City of Ramsey
Agenda
Revised
Regular City Council
Tuesday, May 14, 2024
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

Remote Attendance available at www.cityoframsey.com/meetings.
Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. Call to Order

2. Presentation

1. Proclamation declaring the month of May 2024 as ALS Awareness Month

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Note the following Boards, Commissions and Meeting Minutes:
   - Planning Commission Meeting Minutes Dated March 28, 2024.
   - Economic Development Authority Meeting Minutes Dated March 14, 2024.
   - Public Works Committee Meeting Minutes Dated March 19, 2024.
   - Parks and Recreation Commission Meeting Minutes Dated March 14, 2024.

2. Receive Cash & Investments for Period Ending April 30, 2024

3. Receive March 2024 Financial Reports - General Fund, EDA and Enterprise Funds

4. Approve the Following Meeting Minutes:

   1. City Council Work Session dated April 23, 2024
   2. City Council Regular Session dated April 23, 2024

5. Approve Business Licenses

6. Approve Request to Declare Surplus Equipment

7. Approval of Quit Claim Deeds for Northfork Meadows Outlots

8. Approve Updated JPA with the Anoka-Hennepin Narcotics and Violent Crimes Task Force

9. Authorization to Hire a Building Maintenance Worker

10. Adopt Resolution #24-133 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 18, 2024 through May 8, 2024.

11. Adopt Resolution #24-116 Approving a Final Plat for "Donna Farms"

12. ~~Adopt Resolution #24-120 Approving Change Order No. 1 for COR Infrastructure Improvements, Improvement Project #23-19 -~~ **Please Note**: **this item was removed from the Consent Agenda and moved to the Regular Agenda as item 7.8**

13. Adopt Resolution #24-126 Ordering Plans and Specifications for Fox Ridge Estates 1st and 2nd Street Reconstructions, Improvement Project #24-13

14. Adopt Resolution #24-127 Approving the Final Plat and Development Agreement for Harmony Farms 2nd Addition.

15. Adopt Resolution #24-134 Approving Construction Contingency Expense No. 5 for Improvement Project #21-09, Centralized Water Treatment Plant

6. Public Hearing

7. Council Business

1. Introduce Ordinance #24-02: Rezone a Portion of the Ramsey Landfill from I-1 to CL Northwest of Sunwood Drive and Sunfish Lake Blvd. NW (Connexus Energy).

2. Introduce Ordinance #24-08: Rezone Property in the Donna Farms plat from B-2 to B-3

3. Consider a Zoning Map Amendment and Site Plan for Norhart Ramsey at 7975 and 7979 Sunwood Drive NW

4. Adopt Resolution #24-131 Accepting Bids, Awarding Contract and Authorizing Funding for Improvement Project #24-54, The Waterfront

5. Adopt Resolution #24-125 accepting bids and awarding contract for MSA Xkimo Street Reconstruction, Improvement Project #24-05

6. Adopt Resolution #24-130 Accepting Bids and Awarding Contract for Improvement Project #24-55, 2024 Pavement Patching Contracted Services

7. Adopt Ordinance #24-09 Amending Chapter 2 Regarding the Protection of Data on Residents

8. Adopt Resolution #24-120 Approving Change Order No. 1 for COR Infrastructure Improvements, Improvement Project #23-19 - **Please Note: this item was removed from the Consent Agenda (5.12) and moved to the Regular Agenda as item 7.8**

8. Mayor/Council/Staff Input

1. Legislative Update

9. Adjournment

CC Regular Session

Meeting Date: 05/14/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title:

Proclamation declaring the month of May 2024 as ALS Awareness Month

Purpose/Background:

Purpose: To proclaim the month of May 2024 as ALS Awareness Month

Background: ALS Awareness Month increases the public's awareness of people with ALS' dire circumstances, and acknowledges the terrible impact this disease has, not only on the person but on his or her family and the community, and recognizes the research being done to eradicate this disease.

The attached proclamation will be read at this time.

Attachments

Proclamation

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/08/2024 06:33 PM
Form Started By: Katie Schmidt		Started On: 05/08/2024 08:44 AM
Final Approval Date: 05/08/2024		

Proclamation

May of 2024 is proclaimed as

Amyotrophic Lateral Sclerosis (ALS) Awareness Month

WHEREAS, Amyotrophic lateral sclerosis (ALS), known by many as Lou Gehrig's disease, is a progressive fatal neurodegenerative disease in which a person's brain loses connection with the muscles, slowly taking away their ability to walk, talk, eat, and eventually breathe; and

WHEREAS, every 90 minutes someone is diagnosed with ALS and someone passes away from ALS; and

WHEREAS, on average, patients diagnosed with ALS only survive two to five years from the time of diagnosis; and

WHEREAS, ALS has no cure; and

WHEREAS, people who have served in the military are more likely to develop ALS and die from the disease than those with no history of military service; and

WHEREAS, securing access to new therapies, durable medical equipment, and communication technologies is of vital importance to people living with ALS; and

WHEREAS, clinical trials play a pivotal role in evaluating new treatments, enhancing quality of life, and fostering assistive technologies for those living with ALS; and

WHEREAS, we celebrate the 10th Anniversary of the Ice Bucket Challenge through a renewed commitment to galvanize public awareness and support funding leading to significant investments in ALS research; and

WHEREAS, the ALS Association, as the largest philanthropic funder of ALS research globally, has committed over $154 million to support more than 550 projects across the United States and 18 other countries; and

WHEREAS, our commitment to accelerating the pace of discovery remains unwavering, fueled by the hope that one day, ALS will be a livable disease for everyone, everywhere, until we can cure it.

WHEREAS, ALS Awareness Month increases the public's awareness of people with ALS' dire circumstances, and acknowledges the terrible impact this disease has, not only on the person but on his or her family and the community, and recognizes the research being done to eradicate this disease;

Now, therefore, I, Mayor Kuzma, do hereby proclaim the month of May 2024 as ALS Awareness Month. I call upon all Americans to join in supporting ALS research, advocating for increased funding, and standing in solidarity with those affected by this relentless disease.

_____

Mayor

CC Regular Session

Meeting Date: 05/14/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title:

Note the following Boards, Commissions and Meeting Minutes:

- Planning Commission Meeting Minutes Dated March 28, 2024.
- Economic Development Authority Meeting Minutes Dated March 14, 2024.
- Public Works Committee Meeting Minutes Dated March 19, 2024.
- Parks and Recreation Commission Meeting Minutes Dated March 14, 2024.

Purpose/Background:

Approve Meeting Minutes

Recommendation:

Approval

Outcome/Action:

Approval

Attachments

March PC Minutes

March EDA Minutes

March PW Minutes

Form Review

Inbox	Reviewed By	Date
Mariah Albrecht	Mariah Albrecht	05/01/2024 08:52 AM
Brian Hagen	Brian Hagen	05/07/2024 10:45 PM
Form Started By: Dana Verbeek		Started On: 04/29/2024 03:30 PM
Final Approval Date: 05/07/2024		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, March 28, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Cheri Gengler Commissioner Bruce Anderson (via Zoom) Commissioner Randy Bauer (arrived at 8:23 p.m.) Commissioner Ryan Heineman Commissioner Tom Hunt Commissioner Eric Peters Commissioner Gary Van Scoy
Members Absent:	None
Also Present:	Planning Manager Todd Larson City Planner Adam Martin Senior Planner Chris Anderson City Council Liaison Matt Woestehoff

1. CALL TO ORDER

Chairperson Gengler called the regular meeting to order at 7:05 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Gengler led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

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

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner Van Scoy	aye
Commissioner Heineman	aye

Commissioner Peters aye
Commissioner Anderson aye
Chairperson Gengler aye

Motion Carried.

5. CONSENT AGENDA

5.01: Approve the February 22, 2024 Planning Commission Meeting Minutes

5.02: Pearson Place 2nd Addition Sketch Plan and Variances (Project No. 24-100)

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

A roll call vote was performed:

Commissioner Anderson aye
Commissioner Peters aye
Commissioner Heineman aye
Commissioner Van Scoy aye
Commissioner Hunt aye
Chairperson Gengler aye

Motion Carried.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider a Site Plan, Variance, and Conditional Use Permit for a Proposed Automotive Repair Shop at 5195 142nd Avenue

Public Hearing

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

Presentation

Senior Planner Anderson presented the staff report stating that the Environmental Policy Board recommends approval of the landscape plan, contingent upon compliance with staff's review comments and also recommends approval of the variance to the impervious surfacing coverage. Staff recommends approval of the Site Plan and Conditional Use Permit, contingent upon compliance with staff's review comments. Staff received one written comment from a resident which was provided to the Commission via e-mail and in paper version tonight.

Commissioner Van Scoy asked if the southeastern edge of the fence is where the applicant designed and whether there was a condition to move that.

Senior Planner Anderson replied that is addressed in the staff review comments. He noted that could also be added as a condition if desired by the Commission.

Commissioner Heineman referenced the western entrance proposed for 142nd and asked if that would be a right-in/right-out.

Senior Planner Anderson replied that police raised a concern with shifting the access closer to 47 and the applicant is aware of that concern. He stated that the applicant has stated that the entrances as they exist today would create issues with moving vehicles around the site. He explained that vehicles could enter the site through the second entrance before getting to Xkimo.

Commissioner Heineman commented that he would support a do not enter sign at the western entrance.

Citizen Input

Mitchell Web, applicant, stated that everything within the fenced area would be screened. He stated that he does not operate a business where vehicles sit for a long time as this is not an auto body shop with crashed cars. He stated that the vehicles leave in a short period of time after the repair is completed. He stated that they have spent a lot of time and energy looking at ways to reconfigure the parking lot and entrances. He noted that the more they shift the western entrance away from 47, the more difficult it will be for the vehicles in those parking spots to get out of those spots. He noted that reconfiguration would also cause them to lose three parking stalls and they want to ensure the site has sufficient parking available.

Commissioner Heineman asked if the applicant would see any issues with using the eastern entrance for vehicles coming into the site and the western entrance for people leaving.

Mr. Web stated that he could look into that. He stated that they have been working cooperatively with staff throughout this process and their goal is to ensure it is safe for customers and the public to come in and out of the site. He stated that he would want to ensure that there would not be conflict with vehicles coming into the site and whatever is going on behind the screened area.

Commissioner Heineman asked the hours of the business.

Mr. Web stated that their hours would be 8:00 a.m. to 6:00 p.m. He stated that all three of the current locations have one or two property lines that abut residential, and they have not had any issues or complaints, often serving vehicles of the neighboring residents.

Senior Planner Anderson commented that he spoke with the City of Andover today as that location is very similar to this proposed location. He stated that the staff member had been there for the past five years and has not received any complaints, noting that site actually borders two single-family home properties. He noted that site is clean and well maintained.

Commissioner Peters asked if there would be a zipper drain in the floor.

Mr. Web commented that they would use proper drainage with an array of drainage systems throughout the building and explained how that system functions and is cleaned.

Commissioner Van Scoy commented that the City is concerned with moving the fence and asked for the thoughts from the applicant.

Mr. Web commented that their initial drawing was more drastic, with the fence two feet from the sidewalk and landscaping inside the fence. He stated that if they move the trees to the outside of the fence, they would only have nine to ten feet between the curb and fence in some spots in order for the trees to grow correctly. He believed that they could put some trees and landscaping outside of the fence in an attempt to meet in the middle as he also has concerns with having enough space for snow storage in the winter. He stated that he has talked to staff about potentially leaving the fence as proposed and adding landscaping on the outside of the fence. He stated that the screened fence does not look terrible, and they are a professional business.

Commissioner Van Scoy asked if the fence were required to be moved, would that create a major issue for the applicant.

Mr. Web commented that he feels that would create a major issue. He stated that they do not have a lot of room for snow storage on the western side of the site and therefore want to ensure there is space for snow storage on the east. He noted that they did move the fence on the north to add three or four trees on the outside. He believed that they could collaborate to find a solution that would work for everyone.

Senior Planner Anderson commented that staff could explore shifting some of the plantings into the boulevard if there is sufficient space. He stated that they could also look at column growing arborvitae that do not require much space. He stated that the applicant has been very open to this discussion, and they continue to work together to find a solution.

Commissioner Heineman commented that it does not appear that the other locations have screened fencing and asked if that is correct.

Mr. Web stated that is not correct. He provided details noting that they use black screen privacy fencing, explaining that the installation of the fencing at one location was delayed until the time a tenant moved out of the building and they were able to install the fence.

Commissioner Van Scoy asked for clarification on whether staff wants the fence in a specific location.

Senior Planner Anderson replied that staff is not specifying where the fence will be, they just want the plantings moved to the outside of the fence.

Commissioner Van Scoy referenced the need of the business owner for storage space.

Senior Planner Anderson believed that they could look at alternative species of trees that will require much less growing space. He believed that staff could continue to work with the applicant to find a solution that would leave enough space for snow storage and place plantings on the outside of the fence.

Commissioner Hunt referenced the DNR comments related to stormwater runoff. He asked if the pond would have adequate storage space to accommodate for this site and what would happen if there were not adequate space.

Senior Planner Anderson commented that there is a stretch of undeveloped parcels that face this same situation and therefore staff is confident in this proposed solution for treatment. He believed that the City would be able to obtain the necessary approvals to expand the regional pond.

Chairperson Gengler asked if the east entrance would typically be open during business hours.

Mr. Web replied that the goal would be to have that open during the majority of the time.

Senior Planner Anderson commented that crossing a painted median into a driveway is legal, therefore there is nothing that would prohibit that movement for people to turn into the western entrance.

Wendy West, 14233 Xkimo Street, commented that her neighbor sent the letter mentioned. She noted that her major concerns are related to the entrance. She believed that using the eastern entrance for traffic to enter the site and exit to the west would be the best flow for traffic. She also agreed with the mention to have a narrower growing tree to use on the outside of the fence. She commented that the traffic on Xkimo is awful, and she has difficulty turning out of her driveway. She commented that the applicant appears to be doing a great job working with City staff and therefore does not have any objections. She asked how residents would receive updates on the progress.

Senior Planner Anderson commented that the next step would be to move these recommendations forward to the April 9th or 23rd City Council meeting. He stated that there would not be another mailing, but the City Council agendas can be found on the City website.

Motion by Commissioner Heineman, seconded by Commissioner Van Scoy, to close the public hearing.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner Van Scoy	aye
Commissioner Heineman	aye
Commissioner Peters	aye
Commissioner Anderson	aye
Chairperson Genger	aye

Motion Carried.

Chairperson Gengler closed the public hearing at 7:46 p.m.

Commission Business

Motion by Commissioner Hunt, seconded by Commissioner Peters, to approve Resolution #24-088 Granting a Variance to the Maximum Impervious Surfacing Standard in the Scenic River Protection Overlay District.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Peters	aye
Commissioner Heineman	aye
Commissioner Van Scoy	aye
Commissioner Hunt	aye
Chairperson Genger	aye

Motion Carried.

Motion by Commissioner Heineman, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #24-089 to Approve the Site Plan and Conditional Use Permit with the City Council to consider the feasibility of the alternate entrance.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner Van Scoy	aye
Commissioner Heineman	aye
Commissioner Peters	aye
Commissioner Anderson	aye
Chairperson Genger	aye

Motion Carried.

6.02: Public Hearing: Haviland Fields (Presbyterian Homes) – Comprehensive Plan Amendment, Rezoning, Preliminary Plat, and Site Plan Review for a Multi-Family Residential Development at 14501 Nowthen Boulevard NW

Public Hearing

Chairperson Gengler called the public hearing to order at 7:49 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the Haviland Fields development proposal. Staff received many letters and emails from residents which have been provided to the Commission.

Citizen Input

Councilmember Woestehoff commented that the City Council actually reviewed the EAW twice, asking for additional information on traffic after the first review. He noted that the approved EAW has been posted on the City website.

Sam Jagodzinski, representing the applicant, echoed the comments from the staff report. He stated that they are working with a host of partners who are great at what they do and introduced some of the members present tonight. He stated that they want the development to look intentional with the density transitioning to the south, away from the adjoining residential homes. He provided a recap of the proposal, noting that the existing Lord of Life Church would remain the focus of the site with complimentary uses proposed to be added. He acknowledged the different approvals that would be needed for this development to move forward and reviewed the process thus far which began in 2022. He recapped how the input received from the public, Commission and City Council has helped to guide the development of their plans. He noted that a PUD is being required but they do meet the standards of R-3 zoning with the exception of the density calculation because of the items (including the church property) that must not be included in the overall site calculation.

Chris Palkowitsch, BKV Architects, commented that staff did a thorough job presenting the request. He noted that the intent of the design was to create a park-based campus, focusing on the natural environment and the church. He felt that with the amount of wetlands preserved and the church space, the density will not be as condensed as it would seem in the calculation. He explained how the team worked together to incorporate the feedback from the residents, noting that park homes adjacent to the single-family homes and moving the density to the south.

Michael Rice, 14620 Flourine Street NW, commented that this property backs to the Lord of Life property. He stated that he moved to this area to have a low, calm life. He stated that his main concern is the additional burden that this would place on the schools. He believed that the issues with the schools should be addressed before adding more families to this area.

James Berreau, 14641 Flourine Street, commented that his backyard also overlooks the firepit for Lord of Life Church. He did not think the senior building should be in that location. He stated that many of his concerns are related to traffic, commenting on the gross negligence of the first traffic study that was done. He commented that any data obtained from that study should be considered null and void and believed that traffic counts estimated were significantly underestimated. He commented that for his street it takes about three to four minutes to get out of the neighborhood when school is in session. He believed that at minimum there should also be an exit from this property directly onto 47.

Chad Lindgren, 5561 145th Circle NW, commented that he believes that bringing in more residents will help ease the burden through increased tax base. He commented that the development looks fine, but his concern is with traffic. He noted a previous development concept which required a

turn lane improvement, but thought that this would seem odd to have a bigger development which would not trigger traffic improvements. He commented on a recent accident that his neighbor was involved in on 146th Avenue which caused injuries. He asked that something be done to protect the safety of the existing and new residents in terms of traffic control.

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

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner Van Scoy	aye
Commissioner Bauer	aye
Commissioner Heineman	aye
Commissioner Peters	aye
Commissioner Anderson	aye
Chairperson Genger	aye

Motion Carried.

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

Commission Business

Commissioner Heineman referenced the intersection of Nowthen Boulevard and Sunwood and confirmed that there is no stoplight currently. He asked if there has been consideration to add a stoplight at that location.

Planning Manager Larson replied that the intersection is the top rated for the County radar, with plans to install a roundabout in that location within the next two years or so. He stated that there are other intersections that the County would also like to upgrade. He noted that both of the driveways into this project from County Road 5 would have turn lanes.

Councilmember Woestehoff commented that one of the big takeaways of reviewing the traffic study was the input from the County, as this is a County road. He stated that he defaults to the County in making those decisions and agreed that the Sunwood intersection improvement will help as well.

Commissioner Van Scoy commented that his major concern is with the people that would be leaving this site and traveling south. He stated that the ability to turn right when exiting this site, travel down a short ways and turn around in the roundabout will be a huge benefit, but asked what would be done in the meantime until that is constructed.

Planning Manager Larson replied that vehicles could turn left from the southern exit for the property, but vehicles using the northern exit/entrance would need to turn right and travel in that direction.

Commissioner Bauer commented that he is very familiar with that area and noted the difficulty in making a left turn from that side of Nowthen Boulevard. He believed that the roundabout would be a huge improvement.

Commissioner Hunt agreed, noting that he also travels that stretch of the road multiple times per day. He agreed that a healthy majority of people exiting that property in the morning would be traveling south and that volume of traffic trying to exit from one location would create a traffic problem.

Councilmember Woestehoff asked for details on the phasing of the development.

Mr. Jagodzinski commented that phasing is still not completely set but the all-ages building would most likely be constructed first, beginning in 2025 and the senior buildings would follow. He noted that it would be a multi-year process and therefore the roundabout would most likely be in place prior to full build out.

Councilmember Woestehoff noted that the senior building would also have a much different traffic pattern than the all-ages building.

Commissioner Peters referenced the all ages building and asked the anticipated price point for rentals.

Mr. Jagodzinski replied that those units would start at $1,450 per month.

Commissioner Peters asked the type of air handling units that would be used.

Mr. Jagodzinski replied that they would be using magic-paks.

Commissioner Hunt asked if there are plans for a playground.

Mr. Jagodzinski replied that while it is not currently in the plans, they would be open to discussions.

Chairperson Gengler asked if one HOA would cover all the housing sections or whether they would be separate.

Mr. Jagodzinski replied that most likely they would have one entity to control all of that.

Chairperson Gengler asked for more details on the emergency access gate.

Planning Manager Larson replied that fire and police wanted a connection, but public works was not supportive of a through public street, nor did the applicant, which lead to the addition of the gate to allow emergency access if needed but prevent through traffic.

Commissioner Hunt commented that there have been quite a few times he has noticed the parking lot is very full during events and asked if the church would plan to hold less events or whether the shared parking would accommodate the events.

Michelle Anderson and Woody Nelson, representing Lord of Life Church, replied that they would continue to hold their events and look forward to involving this new community. She believed the allocated parking space would be sufficient.

Motion by Commissioner Peters, seconded by Commissioner Heineman, to recommend that City Council approve the Comprehensive Plan Amendment, Rezoning, Plat, and Site Plan Review for Haviland Fields.

Further discussion

Commissioner Van Scoy commented that his major concern is with traffic control but acknowledged that the County is aware and has plans to take action. He asked if the County would take action sooner if there are significant issues. Planning Manager Larson replied that would be a combination of different City departments with the County taking the lead to find a solution for whatever problem were to pop up. He confirmed that public safety has reviewed the plans.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner Van Scoy	aye
Commissioner Bauer	aye
Commissioner Heineman	aye
Commissioner Peters	aye
Commissioner Anderson	aye
Chairperson Genger	aye

Motion Carried.

6.03: Public Hearing: Consider a Site Plan and Final Plat from St. Katharine Drexel at 7633 161st Avenue NW

Public Hearing

Chairperson Gengler called the public hearing to order at 8:41 p.m.

Commissioners Bauer and Van Scoy recused themselves from this item because of their affiliation with St. Katharine Drexel.

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of the Site Plan and Final Plat.

Citizen Input

Tom Peterson, representing the applicant, stated that he was present to address any questions of the Commission.

Chairperson Gengler asked the anticipated timeline for the building and mentioned expansion.

Mr. Peterson replied that there is no set timeline for a future expansion at this time, noting that they are just providing the ability to expand in the future if that is needed.

Chairperson Gengler asked for details on the site configuration.

Mr. Peterson provided further clarification on how the traffic would flow through the site, noting that the plans also showed how the site could grow in the future as well. He stated that if there were an expansion proposed in the future, that would follow the same review process.

Commissioner Heineman asked if the sidewalk heading west would connect to something.

Mr. Peterson commented that would connect to the parking for PACT Charter School to accommodate for shared parking.

City Planner Martin commented that there is a shared parking agreement between the church and school.

Commissioner Peters asked if there would be church bells.

Randy Bauer, representing St. Katharine Drexel Church, commented that the church does not have immediate plans for bells although they may consider a bell tower at some time in the future. He stated that the multi-purpose space where services would be held would have just under 400 seats, noting that the current space has 200 seats. He commented that will allow quite a bit of growth and anticipated a minimum of ten years before the church would look at plans for phase two.

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

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Heineman	aye
Commissioner Anderson	aye
Commissioner Hunt	aye
Chairperson Genger	aye

Motion Carried.

Chairperson Gengler closed the public hearing at 8:53 p.m.

Commission Business

Motion by Commissioner Hunt, seconded by Commissioner Heineman, to recommend that City Council adopt Resolution #24-093 Approving a Final Plat and Site Plan Review for St. Katharine Drexel Church Addition.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Heineman	aye
Commissioner Hunt	aye
Commissioner Peters	aye
Chairperson Genger	aye

Motion Carried.

Commissioners Bauer and Van Scoy rejoined the Commission.

7. COMMISSION BUSINESS

8. COMMISSION / STAFF INPUT

Planning Manager Larson noted that the Chair and Vice Chair elections will take place at the next meeting. He stated that Commissioner Anderson was reappointed by the City Council and there were no other expiring terms.

Commissioner Hunt noted that he will not be in attendance at the April meeting.

Commissioner Van Scoy noted that he would also not be present at the April meeting.

Planning Manager Larson advised that the Commission is scheduled to hold three public hearings at the April meeting.

Councilmember Woestehoff commented that the City Council will hold a special worksession the following Tuesday to discuss a City position, for or against, State legislature consideration of bills that would limit local land control laws. He stated that he opposes the issue, as do many cities and the League of Minnesota Cities.

9. ADJOURNMENT

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

A roll call vote was performed:

Commissioner Anderson aye

Commissioner Peters	aye
Commissioner Heineman	aye
Commissioner Bauer	aye
Commissioner Van Scoy	aye
Commissioner Hunt	aye
Chairperson Genger	aye

Motion Carried.

The regular meeting of the Planning Commission adjourned at 9:06 p.m.

Respectfully submitted,

_____
Todd Larson
Planning Manager

ATTEST:

_____
Dana Verbeek
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, March 14, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Scott Wiyninger
Member Chelsee Howell
Member Rachal Johnson
Member Brittany Lindahl
Member Chris Riley
Member Shanna Stewart

Members Absent: Member William MacLennan (Excused)

Also Present: Sean Sullivan, Economic Development Manager

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

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

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated February 8, 2024

Motion by Member Johnson, seconded by Member Lindahl, to approve the consent agenda as presented.

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

4. EDA BUSINESS

4.01: Consider Approval of Purchase Agreement and Right of Re-Entry Agreement for 6591 141st Avenue NW; Case of Blanery LLC (Portions of the meeting may be closed to the public)

Economic Development Manager Sullivan presented the staff report.

Aliaksandr Blashchanitsa, applicant, commented that he is a builder, and they are excited to build something for themselves. He stated that Ramsey was chosen because of its location and because they are familiar with the ground conditions as they commonly build in Ramsey. He believed that an autobody shop would have success in this market and the additional office space on the second floor would provide additional income.

Motion by Member Johnson, seconded by Member Stewart, to recommend to City Council to approve the Purchase Agreement and Right of Re-Entry Agreement with Blanery LLC as presented; subject to City Attorney review.

Further discussion: Member Riley commented that this is a great example of the EDA doing work for the City. He believed this to be a great project and he is happy to see the redevelopment of this site. He also liked the multi-use with autobody and office space.

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

4.02: Consider Recommendation to Approve Bossman Inc. Sign and Awning Program Request

Economic Development Manager Sullivan presented the staff report.

Motion by Member Stewart, seconded by Member Johnson, to recommend to City Council to approve a $1,500 grant from the Sign and Awning Program for Bossman, Inc.

Further discussion: Member Riley noted that this is another great example of what the EDA can do in the City. He noted the tools that the EDA has available to assist in getting restaurants into the community, as that is a desired amenity.

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

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan provided an update relating to traffic counts on Armstrong exceeding 10,000 trips per day and noted that they are almost full for the Business Expo. He noted that not all the vendors are Ramsey businesses, and therefore if there are more Ramsey businesses that come forward, they would push out non-Ramsey businesses for the event.

6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 7:48 a.m.

Respectfully submitted,



Sean Sullivan
Economic Development Manager

ATTEST:



Wendy Schlueter
Economic Development Administrative Assistant
p

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, March 19, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Debra Musgrove
Councilmember Chelsee Howell (virtual attendance)
Councilmember Michael Olson

Also Present: City Engineer/Public Works Director Bruce Westby
Assistant City Engineer Joe Feriancek
Parks and Assistant Public Works Director Mark Riverblood
Public Works Streets Supervisor Shane Turner
Civil Engineer IV Leonard Linton
City Administrator Brian Hagen

1. CALL TO ORDER

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

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

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

A roll call vote was performed:

Councilmember Olson	aye
Councilmember Howell	aye
Chairperson Musgrove	aye

Motion carried.

4. APPROVE MINUTES

4.01: Approve February 20, 2024, Meeting Minutes

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

Regular Meeting Minutes dated February 20, 2024

A roll call vote was performed:

Councilmember Olson aye
Councilmember Howell aye
Chairperson Musgrove aye

Motion carried.

5. COMMITTEE BUSINESS

5.01: Consider Recommending City Council Approval of Plans and Specifications and Authorizing Advertisement for Bids for MSA Xkimo Street Reconstruction, Improvement Project #24-05

Assistant City Engineer Feriancek reviewed the staff report and recommendation to recommend City Council approval of plans and specifications and authorizing advertisement for bids for MSA Xkimo Street Reconstruction, Improvement Project #24-05.

Chairperson Musgrove asked how the driveway for the pumphouse would be funded.

Assistant City Engineer Feriancek replied that would be funded from the Water Utility Fund.

Chairperson Musgrove asked if the median work was already completed in 2020.

Assistant City Engineer Feriancek replied that they will be putting that back as is, but the curb requires replacement as it is in poor condition.

Chairperson Musgrove asked if the reclaim material would be used in this project or another project.

Assistant City Engineer Feriancek replied that there is a specification that has to be met, which is not typically an issue. He stated that the material is reused on site and the remainder will be stocked at the Public Works site for use in other projects during the year.

Motion by Councilmember Olson, seconded by Councilmember Howell, to recommend City Council approval of plans and specifications and authorizing advertisement for bids for MSA Xkimo Street Reconstruction, Improvement Project #24-05.

A roll call vote was performed:

Councilmember Olson aye

Councilmember Howell aye
Chairperson Musgrove aye

Motion carried.

5.02: Consider Recommendation for City Council to Accept Bids and Award Contract for Improvement Project #23-19, COR Infrastructure Improvements

City Engineer/Public Works Director Westby reviewed the staff report and recommendation to recommend City Council acceptance of bids and award of a contract for construction for Improvement Project #23-19, COR Infrastructure Improvements, to Douglas-Kerr Underground, LLC in the amount of $2,973,047.22. He noted that constructing all of the proposed COR Infrastructure Improvements at the same time will minimize project costs, duration of construction, and impacts to COR residents and businesses.

Chairperson Musgrove referenced a proposed roundabout at Center Street and Ramsey within the COR analysis and asked for more details.

Parks & Assistant Public Works Director Riverblood replied that was an iteration of a road plan 15 years ago.

Chairperson Musgrove asked if that should be marked in the updated analysis as something that is not being included.

City Engineer/Public Works Director Westby confirmed that element was proposed as an option in the past but did not work and therefore was not included in future plans. He stated that the center islands on Ramsey Parkway would make a roundabout difficult. He stated that the document Chairperson Musgrove referenced was developed a decade or more ago.

Chairperson Musgrove asked if the cost in the bid is for the three streets.

City Engineer/Public Works Director Westby replied that includes the work for the streets, utilities, and adjacent trails. He noted that other street projects within the COR would be opportunity driven as development occurs.

Motion by Councilmember Olson, seconded by Councilmember Howell, to recommend City Council acceptance of bids and award of a contract for construction for Improvement Project #23-19, COR Infrastructure Improvements, to Douglas-Kerr Underground, LLC in the amount of $2,973,047.22.

A roll call vote was performed:

Councilmember Olson aye
Councilmember Howell aye
Chairperson Musgrove aye

Motion carried.

5.03: Refurbish the 25-Year-Old Okapi Street Boardwalk Connection

Parks & Assistant Public Works Director Riverblood presented the staff report and recommendation to proceed with the refurbishment of the 25-year-old boardwalk with the work to be performed by MN Boardwalks LLC, in the amount of $25,872.

Councilmember Olson asked for details on the process of over decking.

Parks & Assistant Public Works Director Riverblood provided more details on that process.

Chairperson Musgrove asked how the Itasca boardwalk is holding up as the same process was used for that project.

Parks & Assistant Public Works Director Riverblood replied that boardwalk has been great after similar repair. He explained that the boardwalk has settled and is composed of treated material, which lends itself to being a good foundation. He noted that this process also eliminates the cost of removal and disposal which for the Itasca boardwalk had an estimate of $36,000 to $50,000.

Councilmember Olson asked if there is a plan to address areas where there may be more decay or substantive issues.

Parks & Assistant Public Works Director Riverblood replied that if there are areas that are soft or areas with voids that would not provide support, they would add additional support through the specifications in the bid.

Motion by Councilmember Howell, seconded by Councilmember Olson, to recommend City Council approval of the refurbishment of the Okapi Street Boardwalk in a not to exceed amount of $25,872.

A roll call vote was performed:

Councilmember Olson	aye
Councilmember Howell	aye
Chairperson Musgrove	aye

Motion carried.

6. COMMITTEE / STAFF INPUT

6.01: Receive Update on Ford Brook Estates Drainage Improvements

City Engineer/Public Works Director Westby provided an update on the most recent findings while preparing plans and specifications for drainage improvements in the Ford Brook Estates residential development in the northeast corner of the city.

Councilmember Olson asked if the grade of the property at 18013 Krypton Street drains to the proposed inlet or whether grading would be necessary.

City Engineer/Public Works Director Westby replied that the inlet would be installed in the low spot requiring minimal grading.

City Engineer/Public Works Director Westby stated this property owner has requested that all of their future stormwater utility fees be waived. He noted that staff would recommend not waiving this fee since numerous properties across the city have drainage issues and that forgiving stormwater utility fees for this property owner could result in other property owners making similar fee forgiveness requests in the future.

Councilmember Olson stated that he would agree with the staff recommendation not to forgive the payment as requested from the property owner as he would not want to set that precedent. He stated that this property owner will now benefit from the fees they have paid over the years, proving the value of these fees.

Chairperson Musgrove referenced the property asking for the forgiveness and commented that hopefully this will address the issue that occurs in the springtime for the property.

City Engineer/Public Works Director Westby confirmed that this would prevent the area from filling up and will prevent the septic from being inundated as well as keeping water away from their home. He commented that water would pool for a few days after rain events, but it does eventually drain which is similar to many properties in Ramsey.

Chairperson Musgrove stated that she also would not support forgiving the payment.

City Engineer/Public Works Director Westby confirmed the consensus of the Committee to move forward with completing the plans and bringing the case forward to the City Council.

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

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

6.03: Review Future Topics Calendar

Noted.

7. ADJOURNMENT

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

A roll call vote was performed:

Councilmember Olson	aye
Councilmember Howell	aye
Chairperson Musgrove	aye

Motion carried.

The regular meeting of the Public Works Committee adjourned at 6:29 p.m.

Respectfully submitted,



_____

Bruce Westby
City Engineer/Public Works Director

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session

Meeting Date: 05/14/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Receive Cash & Investments for Period Ending April 30, 2024

Purpose/Background:

Purpose: Receive reports of the city's cash and investments for the period ending April 30, 2024.

Cash and investment report shows the monthly cash flow - receipts and expenditures through April 30, 2024 with the current listing of the city's investment portfolio.

Recommendation:

No action required. Informational only.

Action:

No action required. Informational only.

Attachments

Cash & Investments for Period Ending April 30, 2024

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/09/2024 03:07 PM
Form Started By: Diana Lund		Started On: 05/06/2024 10:38 AM
Final Approval Date: 05/09/2024		

CITY OF RAMSEY
REPORT OF POOLED CASH FLOWS
Period Ended April 30, 2024

	April-24 CURRENT MONTH	2024 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE (Includes 2022 & 2023 Bond Proceeds)	$ 98,203,361.82	$ 106,429,330.67
CASH INFLOWS:		
Daily Deposit	718,623.52	3,078,179.96
Tax Settlements	-	203,234.45
U/B Receipts	20,736.47	513,139.77
Credit Cards (Includes Utility Billing)	352,645.22	1,855,863.27
Interest Earnings [Net of Interest Paid on Investments]	589,332.24	1,256,944.44
Bond Proceeds-int	8,688.64	36,482.91
TOTAL CASH INFLOW	$ 1,690,026.09	$ 6,943,844.80
TOTAL CASH AVAILABLE	$ 99,893,387.91	$ 113,373,175.47
CASH OUTFLOWS:		
Prepaid Checks	697,833.81	3,945,242.23
Bills Lists	918,890.42	5,409,616.22
Pay Estimates	1,480,206.18	5,428,819.38
Credit Cards	8,199.81	40,476.84
Payroll - Net	514,147.35	2,277,928.05
Flex Reimbursement	334.06	664.18
Void Checks/Dormant Checks Paid	(209.23)	(4,318.94)
Debt Service		
Miscellaneous [Bank Charges; etc.]	261.00	1,023.00
TOTAL CASH OUTFLOW	$ 3,619,663.40	$ 17,099,450.96
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 96,273,724.51**	**$ 96,273,724.51**
MEMO - NET 2024 CASH INFLOW (OUTFLOW)	**(1,929,637.31)**	**(10,155,606.16)**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE - BV	**$ 70,568,370.53**	**71,631,912.26**
Purchases	-	663,073.02
Maturities/Sales	(12,941,494.63)	(14,668,109.38)
ENDING BALANCE	**$ 57,626,875.90**	**$ 57,626,875.90**

Prepared by the City of Ramsey Finance Department
5/8/2024

2024 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2024	PURCH 2024	SOLD/ MATURE 2024	BV PRIN BAL 12/31/2024
230804	4/30/2024	4M	4M TERM SERIES			10,000,000.00		10,000,000.00	0.00
									0.00
161114B	2/1/2024	Northland	ANDOVER MN TAX		034313-ZU-3	300,000.00		300,000.00	0.00
180730	10/1/2024	Northland	HUBBARD COUNTY TAX		443348-DG-9	100,000.00		0.00	100,000.00
201230	5/1/2025	Northland	FREEPORT NY TAX		356731-CA-5	300,000.00		0.00	300,000.00
190227	12/1/2025	Northland	COOK COUNTY SCHOOL DISTRICT		032879-TC-2	500,000.00		0.00	500,000.00
210625	7/15/2026	Northland	EAST LYME CONN TAX		273587-P3-3	200,000.00		0.00	200,000.00
191003A	12/1/2026	Northland	SCOTT BLUFF CTY SCHOOL DIST		810164-CQ-4	385,000.00		0.00	385,000.00
200113	3/1/2027	Northland	RICHLAND SCHOOL DISTRICT		764080-FT-9	165,000.00		0.00	165,000.00
200825A	8/1/2027	Northland	CENTINELA VALLEY CA HS		15239-RP-4	250,000.00		0.00	250,000.00
210401	12/1/2027	Northland	RUSH COUNTY KANSAS TAX		781834-D4-9	180,000.00		0.00	180,000.00
120308C	12/1/2027	Northland	SHOREWOOD WIS TAX		825230-LB-9	225,000.00		0.00	225,000.00
190402	2/1/2028	Northland	CLOQUET MN TAX		189036-PS-9	150,000.00		0.00	150,000.00
191016B	4/1/2028	Northland	COLUMBUS OH TAX		199492E339	285,000.00		0.00	285,000.00
211020A	7/15/2028	Northland	MOUNT HILLS TOWNSHIP SCHOOL		6215S3-E6-7	430,000.00		0.00	430,000.00
200914	8/1/2028	Northland	BURLESON TX IDS ZERO CPN		121403-4E6	500,000.00		0.00	500,000.00
120308D	12/1/2028	Northland	SHOREWOOD WIS TAX		825230-LC-7	465,000.00		0.00	465,000.00
200625	3/1/2029	Northland	LAWRENCE MASS TAX		520228-6Q-5	180,000.00		0.00	180,000.00
200923	7/15/2029	Northland	WILKINSBURGO BORO PA TAX		968529-JV-0	265,000.00		0.00	265,000.00
200825B	8/1/2029	Northland	CENTINELA VALLEY CA HS		15239-RR-0	270,000.00		0.00	270,000.00
210615	8/1/2030	Northland	MN STATE TAX		60412A-VP-5	500,000.00		0.00	500,000.00
									5,350,000.00
210604	7/1/2030	UBS	FLORIDA STATE BOARD TAX		341271AF1	1,000,000.00		0.00	1,000,000.00
221014	1/12/2024	UBS	CD-ISRAEL DISCOUI	19977	465076TW7	244,000.00		244,000.00	0.00
190315	3/15/2024	UBS	CD-COMENITY CAPI	57570	20033AS31	245,000.00		245,000.00	0.00
190325	3/25/2024	UBS	CD-BANK HAPOALI	33686	06251AW48	245,000.00		245,000.00	0.00
200325	4/1/2024	UBS	NEW YORK HOUSING		6498833S2	500,000.00		500,000.00	0.00
190118C	5/22/2024	UBS	CD-CAPITAL ONE	4297	14042RLP4	245,000.00		0.00	245,000.00
190118C	5/22/2024	UBS	CD-CAPITAL ONE U	33954	14042TAP2	245,000.00		0.00	245,000.00
161018	7/1/2024	UBS	SELMA ALA TAX		816459QV6	500,000.00		0.00	500,000.00
161026	10/1/2024	UBS	HONOLULU TAX		4386705W7	300,000.00		0.00	300,000.00
151023	10/1/2024	UBS	MADISON TAXABLE		55844RKN3	640,000.00		0.00	640,000.00
161208B	11/1/2024	UBS	MICHIGAN FIN AUTH REV		59447TJX2	250,000.00		0.00	250,000.00
221118	11/18/2024	UBS	CD-SALLLIE MAE	58177	795451CK7	243,000.00		0.00	243,000.00
191127	11/27/2024	UBS	CD-STATE BANK IN	33682	856285RS2	245,000.00		0.00	245,000.00
201119D	12/1/2024	UBS	WARREN HEIGHTS OH BUILDING		93612JW3	165,000.00		0.00	165,000.00
191107B	12/1/2024	UBS	CORPUS CHRISTI TEX TRANS		220228BK5	400,000.00		0.00	400,000.00
190418	12/5/2024	UBS	CD-DELTA NATIONA	26633	2477RBD6	200,000.00		0.00	200,000.00
201218	12/18/2024	UBS	CD-TEXAS EXCHANGE		88241TJQ4	248,000.00		0.00	248,000.00
220419	3/1/2025	UBS	MARYLAND STATE COMM DEV TAX		57419RC78	750,000.00		0.00	750,000.00
161114A	7/1/2025	UBS	LEXINGTON FAYETTE AIRPORT		52909MCA0	300,000.00		0.00	300,000.00
211223	8/1/2025	UBS	HAWAII STATE		41972YQ3	500,000.00		0.00	500,000.00
191101	8/1/2025	UBS	MASSACHUSETTS ST WATER		576051VFO	400,000.00		0.00	400,000.00
201119E	12/1/2025	UBS	WARREN HEIGHTS OH BUILDING		936121JX1	175,000.00		0.00	175,000.00
191122A	12/1/2025	UBS	WARRENSVILLE HEIGHTS OHIO		936121JM5	500,000.00		0.00	500,000.00
191105	3/1/2026	UBS	MARYLAND STATE COMM DEV		57419TDZ1	320,000.00		0.00	320,000.00
220519	3/15/2026	UBS	NEW YORK DEV		6500355P6	105,000.00		0.00	105,000.00
220316	3/16/2026	UBS	CD-GOLDMAN SACHS			245,000.00		0.00	245,000.00
201105	4/1/2026	UBS	PARAMUS NJ SCHOOL		699347LF5	500,000.00		0.00	500,000.00
200113	4/15/2026	UBS	PHILADELPHIA AUTHORITY-ZERO COUP		71781LBU2	300,000.00		0.00	300,000.00
201204	4/15/2026	UBS	LONG BEACH CITY SCHOOL DIS		542535LY3	750,000.00		0.00	750,000.00
210309	6/1/2026	UBS	BEVERLY HILLS CA PUB		088006KA8	300,000.00		0.00	300,000.00
191115A	7/1/2026	UBS	LEXINGTON FAYETEE URBAN COUNTY		52909MDR2	470,000.00		0.00	470,000.00
210630	7/15/2026	UBS	MICHIGAN CITY IND SCHOOL		594381HJ7	500,000.00		0.00	500,000.00
200326B	8/1/2026	UBS	SAN BERNARDINO COMM		79672ONA47	500,000.00		0.00	500,000.00
210514	10/1/2026	UBS	BOSSIER CITY LA UTIL		100216FZ8	500,000.00		0.00	500,000.00
210621	11/1/2026	UBS	REGIONAL TRANSPORTATION		759136VD3	500,000.00		0.00	500,000.00
191219B	11/1/2026	UBS	OPELIKA ALABAMA TAX		683489ZE1	400,000.00		0.00	400,000.00
191016A	12/1/2026	UBS	DENVER CITY & COUNTY HSG		24917NAG6	500,000.00		0.00	500,000.00
210311	1/1/2027	UBS	FORT LAUDERDALE FLA SPL		347622CW0	500,000.00		0.00	500,000.00
210408B	1/15/2027	UBS	APACHE COUNTY ARIZ		03743TAF9	590,000.00		0.00	590,000.00
200925	4/1/2027	UBS	WESTERN WASHINGTON UNIV		959878RJO	500,000.00		0.00	500,000.00
211206	5/1/2027	UBS	PIMA COUNTY AZ		72178JAF0	500,000.00		0.00	500,000.00
210308B	6/1/2027	UBS	RIO RANCHO NEW MEXICO TAX		767169EP6	580,000.00		0.00	580,000.00
191219A	6/1/2027	UBS	UNIVERSITY OF NORTHERN COLORADO		914733DY3	360,000.00		0.00	360,000.00
210302	8/1/2027	UBS	VISTA CA UNI SCHOOL		928346P45	1,050,000.00		0.00	1,050,000.00
210219	9/1/2027	UBS	VIRGINIA COLLEGE BLDG			500,000.00		0.00	500,000.00
210121	10/1/2027	UBS	MIAMI DADE COUNTY TAX		59333NV91	750,000.00		0.00	750,000.00
191022	10/1/2027	UBS	NEW YORK NY TAX		64966QEK2	500,000.00		0.00	500,000.00
160802	12/1/2027	UBS	TOOLE CITY UT TAX		89033RBU7	400,000.00		0.00	400,000.00

2024 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2024	PURCH 2024	SOLD/ MATURE 2024	BV PRIN BAL 12/31/2024
190725A	12/1/2027	UBS	WRIGHT COUNTY TAXABLE		982276BK2	630,000.00		0.00	630,000.00
210713	2/1/2028	UBS	TEXAS PUB FIN AUTHORITY		882669BW3	325,000.00		0.00	325,000.00
210430	6/1/2028	UBS	BEVERLY HILLS CA PUB		088006KC4	500,000.00		0.00	500,000.00
220207A	7/1/2028	UBS	PHOENIX AZ CIVIC		71883RRS4	165,000.00		0.00	165,000.00
210617A	7/1/2028	UBS	EL SEGUNDO CA PENSION		284035AG7	1,000,000.00		0.00	1,000,000.00
210408A	7/1/2028	UBS	PHOENIX AZ CIVIC		71884AH44	500,000.00		0.00	500,000.00
210930	8/1/2028	UBS	CHARTER OAKS CA		1612855D4	250,000.00		0.00	250,000.00
210301	8/1/2028	UBS	SAN JOSE CA FING AUTHO		79818186P30	1,000,000.00		0.00	1,000,000.00
201007	8/1/2028	UBS	SAN BERNARDINO CALIFORN UNIV TAX		796711H44	1,000,000.00		0.00	1,000,000.00
191108	8/1/2028	UBS	CORONA-NORCO CAL		219764SC2	405,000.00		0.00	405,000.00
210825B	8/15/2028	UBS	NEW HAMPSHIRE MUNI		64465QHA7	550,000.00		0.00	550,000.00
210825A	8/25/2028	UBS	CD-CELTIC BANK	57056	15118RWG8	245,000.00		0.00	245,000.00
210326	9/1/2028	UBS	CHINO CALIF PUB FING		169548FP4	615,000.00		0.00	615,000.00
200320	9/1/2028	UBS	PENNSYLVANIA UNIV TAX		709235P25	425,000.00		0.00	425,000.00
191212	10/1/2028	UBS	UNIVERSITY OF ALABAMA TAX		914745GG2	400,000.00		0.00	400,000.00
210224B	11/1/2028	UBS	WILL COUNTY ILL COMMUNITY		969078QN7	2,500,000.00		0.00	2,500,000.00
191024	2/1/2029	UBS	PULASKI COUNTY		745401EGO3	400,000.00		0.00	400,000.00
211231	3/15/2029	UBS	NEW YORK STATE URBAN DEV		650036AX4	500,000.00		0.00	500,000.00
220207B	4/1/2029	UBS	BAY AREA CA TOLL AUTHORITY		072024XF4	250,000.00		0.00	250,000.00
210113	5/1/2029	UBS	NYC TRANSITIONAL		64971XSZ2	1,000,000.00		0.00	1,000,000.00
210617B	6/1/2029	UBS	ORANGE COUNTY TAX		684184TC8	110,000.00		0.00	110,000.00
210308A	6/1/2029	UBS	RIO RANCHO NEW MEXICO TAX		767169ER2	500,000.00		0.00	500,000.00
200630A	7/1/2029	UBS	NEW YORK STATE DORM AUTH		64990GS86	430,000.00		0.00	430,000.00
200611	11/1/2029	UBS	VENTURA COUNTY CA		923078CZ0	400,000.00		0.00	400,000.00
210114	12/1/2029	UBS	FRANKLIN COUNTY OH		353174JE6	1,000,000.00		0.00	1,000,000.00
200324	3/1/2030	UBS	NEW YORK CITY TAXABLE		64966QJL5	500,000.00		0.00	500,000.00
211014	5/1/2030	UBS	ST. JOHN'S PUBLIC SCHOOL		790450HN3	550,000.00		0.00	550,000.00
200921	7/1/2030	UBS	FLORIDA STATE REV BOND		341271AF1	500,000.00		0.00	500,000.00
210910	9/1/2030	UBS	BROWNSVILLE TX UTIL		1164753D4	1,000,000.00		0.00	1,000,000.00
101013	12/1/2030	UBS	HIDALGO COUNTY TEX TAX		429343BT3	500,000.00		0.00	500,000.00
201102	12/1/2030	UBS	XENIA OH COMM SCHOOL		984071CC2	720,000.00		0.00	720,000.00
210107	6/1/2031	UBS	SAN JOSE CA FING AUTHO		798153NL2	1,000,000.00		0.00	1,000,000.00
210111	6/1/2031	UBS	SAN JOSE CA FING AUTHO		798153NL2	320,000.00		0.00	320,000.00
211020B	8/15/2031	UBS	ALABAMBA FEDERAL AID HWY		010268CT5	500,000.00		0.00	500,000.00
200417	9/1/2031	UBS	CITY OF NORFOLK VA TAX		655867G94	220,000.00		0.00	220,000.00
211115	10/1/2031	UBS	INFRASTRUCTURE BANK		76223MAL6	580,000.00		0.00	580,000.00
230131	9/30/2024	UBS	CD-PLANTERS BANI	34254	72741PGZ4	244,000.00		0.00	244,000.00
230303		UBS	UBS PRIME FUND			51,724.41		51,724.41	0.00
230317	3/17/2025	UBS	CD-MANUFACTURE	588	5647595C3	243,000.00		0.00	243,000.00
230322	3/24/2025	UBS	CD-PINNACLE BANI	35583	72345SLG4	248,000.00		0.00	248,000.00
211209	9/15/2032	UBS	CAPE MAY COUNTY NJ TAX		139501SB7	470,000.00		0.00	470,000.00
201221	10/1/2026	UBS	LANCASTER OH SCHOOL DIST		514264FGO	1,675,000.00		0.00	1,675,000.00
230731		UBS	UBS PRIME FUND			554,843.90		554,843.90	0.00
231204		UBS	UBS PRIME FUND			249,389.65		0.00	249,389.65
230831A		UBS	UBS PRIME FUND			2,769,474.27		1,267,655.08	1,501,819.19
20831B		UBS	UBS PRIME FUND			6,001,637.81		0.00	6,001,637.81
230630		UBS	UBS PRIME FUND			859,359.98		859,359.98	0.00
23093023		UBS	UBS PRIME FUND			64,956.23		0.00	64,956.23
230430		UBS	UBS PRIME FUND			170,879.16		170,879.16	0.00
230531		UBS	UBS PRIME FUND			229,646.85		229,646.85	0.00
240228		UBS	UBS PRIME FUND				361,798.28	0.00	361,798.28
240131		UBS	UBS PRIME FUND				301,274.74	0.00	301,274.74
						-			
									52,276,875.90
	TOTAL INVESTMENTS					71,631,912.26	663,073.02	14,668,109.38	**57,626,875.90**
			Unamortized Premiums			1,759,475.03			1,759,475.03
			Unamortized Discounts			(4,343,552.11)			(4,343,552.11)
			BMO			8,036,228.16	11,458,522.62	17,777,385.08	1,717,365.70
			Bond Proceeds			12,162,050.46	36,482.91	568,245.61	11,630,287.76
			Money Market Accounts			17,183,216.87	10,700,055.36		27,883,272.23
			Net Cash and Investments			106,429,330.67	22,858,133.91	33,013,740.07	96,273,724.51

CC Regular Session

Meeting Date: 05/14/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Receive March 2024 Financial Reports - General Fund, EDA and Enterprise Funds

Purpose/Background:

Purpose: Receive April monthly financial reports for the funds of: General, EDA, Water, Sewer, Street Lighting, Recycling and Storm Drainage.

Brief summary of actual revenues and expenditures-to-date in comparison to adopted budget for the respective funds.

Recommendation:

No action required. Informational only.

Action:

No action required. Informational only.

Attachments

March 2024 General Fund Financial Report - Budget to Actual

March 2024 EDA Fund Financial Report - Budget to Actual

March 2024 Enterprise Funds Financial Reports - Budget to Actual

March 2024 Summary of Adopted Budgets/Expenditures to date

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/09/2024 03:14 PM
Form Started By: Diana Lund		Started On: 05/06/2024 10:39 AM
Final Approval Date: 05/09/2024		

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: March 31, 2024

GENERAL FUND EXPENDITURES
- BY DEPARTMENT -

Dept	2024 BUDGET	2024 YTD GENERAL LEDGER
Admin (inlcd elections, legal & newsletter)	1,323,376.00	314,417.65
Building Inspections	708,859.00	164,875.49
Council/Commissions (incld charter, council contingen	257,656.00	40,471.16
Data Processing	1,063,589.00	229,578.39
Engineering	680,214.00	332,464.66
Finance (incld assessing)	573,666.00	132,644.74
Fire (incld Civil Defense)	2,267,402.00	366,615.94
Gen Govt Buildings	968,079.00	146,789.50
Parks	2,277,155.00	625,673.03
Planning & Zoning	974,899.00	226,431.06
Police (incld animal control & comm orient)	6,090,287.00	1,790,310.22
Streets (incld traffic eng & snow/ice)	3,614,586.00	815,665.13
Grand Total	**20,799,768.00**	**5,185,936.97**

GENERAL FUND EXPENDITURES
- BY CATEGORY -

Category	2024 BUDGET	2024 YTD GENERAL LEDGER
Capital Outlay	2,897,463.00	938,775.30
Other Services & Charges	3,322,185.00	673,444.06
Personal Services	12,902,070.00	3,233,002.53
Supplies	1,571,677.00	340,715.08
Transfers out	106,373.00	
Grand Total	**20,799,768.00**	**5,185,936.97**

GENERAL FUND REVENUES
- BY CATEGORY -

Category	2024 BUDGET	2024 YTD GENERAL LEDGER
Taxes	14,905,220.00	
Charges for Services	686,800.00	202,967.62
Business Licenses/Permits	73,900.00	24,268.30
Fines and Forfeits	48,000.00	9,570.12
Federal Intergovernmental	1,500.00	
State Intergovernmental	732,500.00	127,181.46
Interest	50,000.00	
Miscellaneous	16,830.00	2,824.84
Non-Business Licenses/Permits	848,000.00	274,861.82
Transfers in	3,437,018.00	
Grand Total	**20,799,768.00**	**641,674.16**

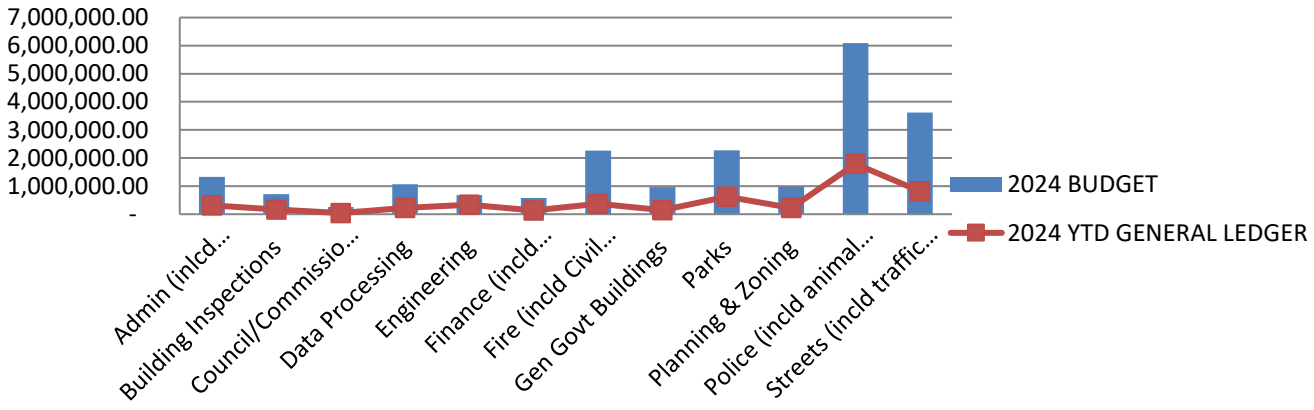
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

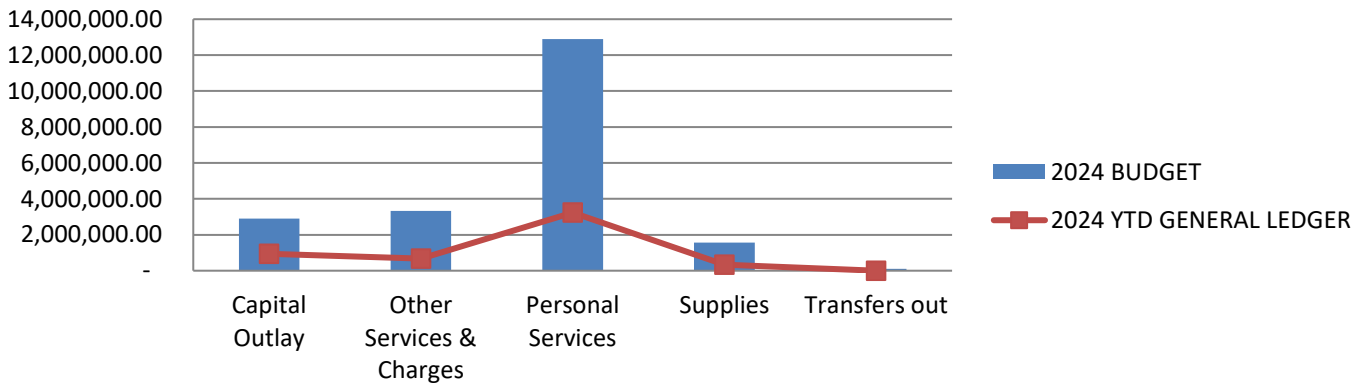
CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: March 31, 2024

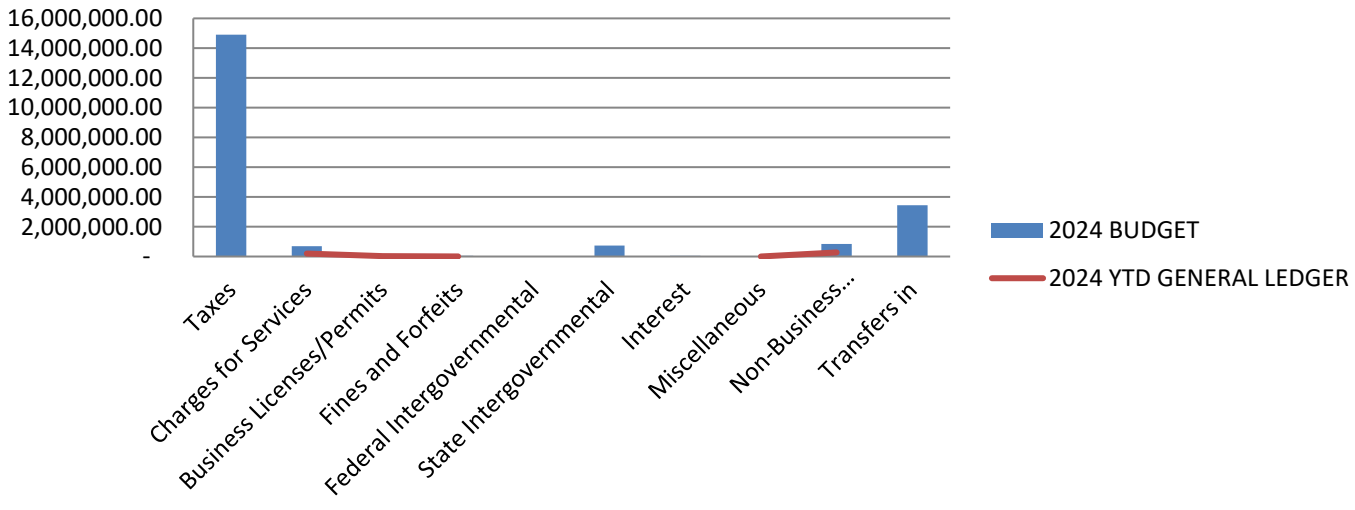
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



GENERAL FUND REVENUES



This report reflects year to date revenue and expenditures as compared to annual budget.
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PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: **March 31, 2024**

REVENUES

BUSINESS UNIT	9230	EDA		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4011	CURRENT-AD VALOREM TAXES	87,390.00		0.00%
4609	OTHER MISCELLANEOUS REVENUES	-	10,000.00	0.00%
4701	INTEREST ON INVESTMENTS	5,000.00		0.00%
Grand Total		**92,390.00**	**10,000.00**	

EXPENDITURES

BUSINESS UNIT	9230	EDA		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6105	TEMPORARY-WAGES & SALARIES	1,000.00	100.00	10.00%
6122	FICA/MEDICARE CONTRIBUTIONS	80.00	7.66	9.58%
6133	WORKERS COMP INSURANCE PREMIUM	10.00	4.75	47.50%
6249	MISCELLANEOUS OPERATING SUPPLY	18,000.00	3,608.14	20.05%
6315	MISCELLANEOUS PROFESSIONAL SER	36,200.00	30,772.70	85.01%
6331	TRAVEL & LODGING	2,300.00		0.00%
6335	TRAINING	6,600.00	20.00	0.30%
6361	GENERAL LIABILITY/PROPERTY INS	1,000.00	267.97	26.80%
6451	MEMBERSHIP DUES	2,200.00	862.94	39.22%
6246	MARKETING & PROMOTIONS	25,000.00	3,011.85	12.05%
Grand Total		**92,390.00**	**38,656.01**	

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: March 31, 2024

REVENUES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		2024 BUDGET	2024 YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(28,000.00)	(6,442.95)	23.01%
4454	ADMINISTRATIVE FINES		100.05	0.00%
4609	OTHER MISCELLANEOUS REVENUES	10,000.00	(185.00)	-1.85%
4651	WATER REVENUE	-	10,409.01	0.00%
4652	WATER SALES - RESIDENTIAL	1,837,500.00	(2,849.34)	-0.16%
4653	WATER SALES-COMMERCIAL	825,270.00	(17,455.07)	-2.12%
4654	WATER PENALTIES	47,000.00	2,937.83	6.25%
4655	WATER METER INSTALLATION	20,000.00	4,500.00	22.50%
4656	WATER METERS	50,000.00	10,299.57	20.60%
4657	CONNECTION/RECONNECTION FEES	200.00	450.00	225.00%
4701	INTEREST ON INVESTMENTS	50,000.00		0.00%
4606	DEVELOPER FEES (WAC)	-	224,784.00	0.00%
4601	MISCELLANEOUS REVENUE		487.65	0.00%
Grand Total		**2,811,970.00**	**227,035.75**	

EXPENSES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		2024 BUDGET	2024 YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	425,984.00	54,434.41	12.78%
6103	FULL TIME-REGULAR-OVERTIME	20,000.00	3,260.59	16.30%
6105	TEMPORARY-WAGES & SALARIES	26,380.00	-	0.00%
6121	PERA CONTRIBUTIONS	45,901.00	5,056.33	11.02%
6122	FICA/MEDICARE CONTRIBUTIONS	36,313.00	5,368.43	14.78%
6131	GROUP INSURANCE	52,339.00	10,113.54	19.32%
6133	WORKERS COMP INSURANCE PREMIUM	18,410.00	19,616.33	106.55%
6208	MISCELLANEOUS OFFICE SUPPLIES	750.00	38.80	5.17%
6223	GASOLINE	9,500.00	1,553.46	16.35%
6225	DIESEL FUEL	500.00		0.00%
6229	SHOP MATERIALS	1,200.00	158.10	13.18%
6231	UNIFORMS & TURN-OUT GEAR	5,000.00	2,583.03	51.66%
6249	MISCELLANEOUS OPERATING SUPPLY	15,500.00	1,310.39	8.45%
6257	OTHER VEHICLE PARTS	12,000.00	1,934.78	16.12%
6273	UTILITY SYSTEM MAINT SUPPLIES	150,000.00	16,631.17	11.09%
6281	SMALL TOOLS & MINOR EQUIPMENT	10,500.00	1,493.52	14.22%
6292	WATER METERS FOR RESALE	125,000.00	45,390.35	36.31%
6315	MISCELLANEOUS PROFESSIONAL SER	58,000.00	19,080.00	32.90%
6322	POSTAGE	2,000.00	110.93	5.55%
6334	MILEAGE REIMBURSEMENT	800.00		0.00%
6335	TRAINING	6,000.00	614.00	10.23%
6352	GENERAL NOTICE & PUBLIC INFOR	350.00		0.00%
6361	GENERAL LIABILITY/PROPERTY INS	35,000.00	43,196.09	123.42%
6371	ELECTRIC UTILITIES	175,000.00	15,181.09	8.67%
6372	WATER/IRRIGATION	2,500.00		0.00%
6373	GAS	9,000.00	1,104.87	12.28%
6374	REFUSE/RECYCLING	1,800.00	264.05	14.67%
6381	BUILDING & STRUCTURE REPAIR	17,035.00	5,643.52	33.13%
6405	OFFICE & DATA PROCESSING EQUIP	8,500.00		0.00%
6439	OTHER MISCELLANEOUS	67,000.00	489.53	0.73%
6451	MEMBERSHIP DUES	1,000.00		0.00%
6489	OTHER CONTRACTED SERVICES	82,000.00	5,149.34	6.28%
6722	DEPRECIATION	958,382.00		0.00%
6820	OPERATING TRANSFERS TO OTHER F	55,000.00		0.00%
6436	WATER EFFICIENCY REBATE PROG		(467.45)	0.00%
Grand Total		**2,434,644.00**	**259,309.20**	

This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: **March 31, 2024**

REVENUES

BUSINESS UNIT 9602 SEWER UTILITY

GENERAL LEDGER ACCOUNT		2024 BUDGET	2024 YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(30,000.00)	(7,558.52)	25.20%
4356	SEWER AVAILABILITY CHARGE-ADM	7,000.00	223.65	3.20%
4661	RESIDENTIAL-SEWER CHARGES	1,727,880.00	1,859.76	0.11%
4662	COMMERCIAL-SEWER CHARGES	513,040.00	250.22	0.05%
4663	SEWER PENALTIES	45,000.00	9,242.26	20.54%
4701	INTEREST ON INVESTMENTS	80,000.00		0.00%
4606	DEVELOPER FEES (WAC)	-	89,667.00	0.00%
4601	MISCELLANEOUS REVENUE		487.65	0.00%
Grand Total		**2,342,920.00**	**94,172.02**	

EXPENSES

BUSINESS UNIT 9602 SEWER UTILITY

GENERAL LEDGER ACCOUNT		2024 BUDGET	2024 YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	279,318.00	29,816.42	10.67%
6103	FULL TIME-REGULAR-OVERTIME	1,000.00	214.64	21.46%
6121	PERA CONTRIBUTIONS	38,949.00	2,533.80	6.51%
6122	FICA/MEDICARE CONTRIBUTIONS	21,476.00	2,686.67	12.51%
6131	GROUP INSURANCE	22,913.00		0.00%
6133	WORKERS COMP INSURANCE PREMIUM	9,600.00	11,708.93	121.97%
6223	GASOLINE	4,300.00	136.73	3.18%
6225	DIESEL FUEL	3,500.00	570.23	16.29%
6229	SHOP MATERIALS	500.00		0.00%
6249	MISCELLANEOUS OPERATING SUPPLY	25,000.00	8,477.45	33.91%
6257	OTHER VEHICLE PARTS	8,000.00	524.73	6.56%
6273	UTILITY SYSTEM MAINT SUPPLIES	5,000.00		0.00%
6275	OTHER EQUIPMENT PARTS	8,000.00		0.00%
6281	SMALL TOOLS & MINOR EQUIPMENT	2,000.00		0.00%
6315	MISCELLANEOUS PROFESSIONAL SER	2,000.00	-	0.00%
6323	CELLULAR PHONES	5,000.00	90.26	1.81%
6334	MILEAGE REIMBURSEMENT	400.00		0.00%
6335	TRAINING	8,000.00	23.00	0.29%
6361	GENERAL LIABILITY/PROPERTY INS	25,000.00	22,238.40	88.95%
6371	ELECTRIC UTILITIES	30,000.00	3,743.68	12.48%
6372	WATER/IRRIGATION	2,000.00		0.00%
6373	GAS	7,500.00	903.57	12.05%
6374	REFUSE/RECYCLING	1,500.00	264.05	17.60%
6377	SEWER SERVICE CHARGE	1,260,238.00	420,079.16	33.33%
6381	BUILDING & STRUCTURE REPAIR	10,835.00	2,839.48	26.21%
6489	OTHER CONTRACTED SERVICES	45,000.00	3,423.34	7.61%
6722	DEPRECIATION	734,900.00		0.00%
6820	OPERATING TRANSFERS TO OTHER F	49,000.00		0.00%
Grand Total		**2,610,929.00**	**510,274.54**	

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: March 31, 2024

REVENUES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	2024 BUDGET	2024 YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(5,500.00)	(1,239.87)	22.54%
4681 CHARGES FOR STREET LIGHTS	176,000.00	195.93	0.11%
4683 STREET LIGHTING PENALTIES	6,000.00	1,235.55	20.59%
4701 INTEREST ON INVESTMENTS	3,000.00		0.00%
4684 PRIORITY STREET LIGHT	57,000.00	35.27	0.06%
Grand Total	**236,500.00**	**226.88**	

EXPENSES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	2024 BUDGET	2024 YTD GENERAL LEDGER	-% of Budget-
6371 ELECTRIC UTILITIES	135,000.00	20,662.01	15.31%
6489 OTHER CONTRACTED SERVICES	19,000.00	3,423.34	18.02%
6722 DEPRECIATION	46,000.00		0.00%
6820 OPERATING TRANSFERS TO OTHER F	29,000.00		0.00%
Grand Total	**229,000.00**	**24,085.35**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: **March 31, 2024**

REVENUES

BUSINESS UNIT	9604	RECYCLING UTILITY	
GENERAL LEDGER ACCOUNT	2024 BUDGET	2024 YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(8,500.00)	(2,032.68)	23.91%
4287 OTHER LOCAL GOVERNMENT GRANTS	75,000.00		0.00%
4609 OTHER MISCELLANEOUS REVENUES	1,200.00	515.20	42.93%
4671 RECYCLING CHARGES	452,000.00	308.60	0.07%
4672 RECYCLING PENALTIES	9,300.00	2,276.83	24.48%
4701 INTEREST ON INVESTMENTS	4,000.00		0.00%
Grand Total	**533,000.00**	**1,067.95**	

EXPENSES

BUSINESS UNIT	9604	RECYCLING UTILITY	
GENERAL LEDGER ACCOUNT	2024 BUDGET	2024 YTD GENERAL LEDGER	-% of Budget-
6102 F.T. REGULAR-WAGES & SALARIES	26,088.00	3,835.91	14.70%
6103 FULL TIME-REGULAR-OVERTIME	1,000.00		0.00%
6104 PART TIME-WAGES & SALARIES	500.00		0.00%
6121 PERA CONTRIBUTIONS	3,157.00	313.64	9.93%
6122 FICA/MEDICARE CONTRIBUTIONS	2,006.00	319.07	15.91%
6131 GROUP INSURANCE	1,451.00		0.00%
6133 WORKERS COMP INSURANCE PREMIUM	210.00	139.86	66.60%
6249 MISCELLANEOUS OPERATING SUPPLY	32,000.00	17,626.11	55.08%
6322 POSTAGE	100.00		0.00%
6489 OTHER CONTRACTED SERVICES	476,000.00	117,139.90	24.61%
Grand Total	**542,512.00**	**139,374.49**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: **March 31, 2024**

REVENUES

BUSINESS UNIT	9605	STORM WATER UTILITY	
GENERAL LEDGER ACCOUNT	2024 BUDGET	2024 YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(15,500.00)	(3,722.97)	24.02%
4693 STORM WATER-RESIDENTIAL	638,400.00	405.38	0.06%
4694 STORM WATER-COMMERCIAL	670,000.00	(13.55)	0.00%
4695 STORM WATER-PENALTIES	25,000.00	5,081.66	20.33%
4701 INTEREST ON INVESTMENTS	5,000.00		0.00%
Grand Total	**1,322,900.00**	**1,750.52**	

EXPENSES

BUSINESS UNIT	9605	STORM WATER UTILITY	
GENERAL LEDGER ACCOUNT	2024 BUDGET	2024 YTD GENERAL LEDGER	-% of Budget-
6102 F.T. REGULAR-WAGES & SALARIES	237,011.00	3,395.62	1.43%
6105 TEMPORARY-WAGES & SALARIES	200.00		0.00%
6121 PERA CONTRIBUTIONS	34,750.00	305.86	0.88%
6122 FICA/MEDICARE CONTRIBUTIONS	18,161.00	312.64	1.72%
6131 GROUP INSURANCE	33,051.00		0.00%
6133 WORKERS COMP INSURANCE PREMIUM	10,000.00	10,451.57	104.52%
6225 DIESEL FUEL	10,000.00	339.70	3.40%
6249 MISCELLANEOUS OPERATING SUPPLY	13,000.00	175.06	1.35%
6257 OTHER VEHICLE PARTS	12,000.00	5,605.96	46.72%
6315 MISCELLANEOUS PROFESSIONAL SER	50,000.00		0.00%
6361 GENERAL LIABILITY/PROPERTY INS	11,500.00	6,086.26	52.92%
6371 ELECTRIC UTILITIES	12,000.00	1,802.89	15.02%
6372 WATER/IRRIGATION	3,500.00		0.00%
6373 GAS	8,500.00	903.56	10.63%
6374 REFUSE/RECYCLING	2,000.00	114.14	5.71%
6451 MEMBERSHIP DUES	63,000.00	1,370.00	2.17%
6489 OTHER CONTRACTED SERVICES	55,000.00	3,423.35	6.22%
6722 DEPRECIATION	490,264.00		0.00%
6820 OPERATING TRANSFERS TO OTHER F	44,000.00		0.00%
Grand Total	**1,107,937.00**	**34,286.61**	

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

CITY OF RAMSEY
YEAR-TO-DATE BY BUSINESS UNIT

JANUARY 1, 2024 THROUGH PERIOD ENDING: **March 31, 2024**

GENERAL FUND EXPENDITURES BY DEPARTMENT	2024 ADOPTED BUDGET	CURRENT YTD POSTED EXP	3/12 ADOPTED BUDGET (Mar)	% of Budget Used (25% is 3/12)	BUDGET AMOUNT REMAINING
Admin (inlcd elections, legal & newsletter)	1,323,376.00	314,417.65	330,844.00	23.76%	1,008,958.35
Building Inspections	708,859.00	164,875.49	177,214.75	23.26%	543,983.51
Council/Commissions (incld charter, council contingency)	257,656.00	40,471.16	64,414.00	15.71%	217,184.84
Data Processing	1,063,589.00	229,578.39	265,897.25	21.59%	834,010.61
Engineering (personnel costs allocated after year-end)	680,214.00	332,464.66	170,053.50	48.88%	347,749.34
Finance (incld assessing) (personnel costs allocated after year-end)	573,666.00	132,644.74	143,416.50	23.12%	441,021.26
Fire (incld Civil Defense)	2,267,402.00	366,615.94	566,850.50	16.17%	1,900,786.06
Gen Govt Buildings	968,079.00	146,789.50	242,019.75	15.16%	821,289.50
Parks	2,277,155.00	625,673.03	569,288.75	27.48%	1,651,481.97
Planning & Zoning	974,899.00	226,431.06	243,724.75	23.23%	748,467.94
Police (incld animal control & comm orient)	6,090,287.00	1,790,310.22	1,522,571.75	29.40%	4,299,976.78
Streets (incld traffic eng & snow/ice)	3,614,586.00	815,665.13	903,646.50	22.57%	2,798,920.87
TOTAL	*20,799,768.00*	*5,185,936.97*	*5,199,942.00*	*24.93%*	*15,613,831.03*

ENTERPRISE EXPENDITURES BY FUND	2024 ADOPTED BUDGET	CURRENT YTD POSTED EXP	3/12 ADOPTED BUDGET (Mar)	% of Budget Used (25% is 3/12)	BUDGET AMOUNT REMAINING	*BUDGETED DEPRECIATION (part of "2024 BUDGET")
Water (budgeted depreciation not booked until after year-end)	2,434,644.00	259,309.20	608,661.00	10.65%	2,175,334.80	$ *958,382.00*
Sewer (budgeted depreciation not booked until after year-end)	2,610,629.00	510,274.54	652,657.25	19.55%	2,100,354.46	$ *734,900.00*
Street Light (budgeted depreciation not booked until after year-end)	229,000.00	24,085.35	57,250.00	10.52%	204,914.65	$ *46,000.00*
Recycling	542,512.00	139,374.49	135,628.00	25.69%	403,137.51	*N/A*
Storm Water (budgeted depreciation not booked until after year-end)	1,107,937.00	34,286.61	276,984.25	3.09%	1,073,650.39	$ *490,264.00*
TOTAL	*6,924,722.00*	*967,330.19*	*1,731,180.50*	*13.97%*	*5,957,391.81*	$ 2,229,546.00

EDA FUND EXPENDITURES	2024 ADOPTED BUDGET	CURRENT YTD POSTED EXP	3/12 ADOPTED BUDGET (Mar)	% of Budget Used (25% is 3/12)	BUDGET AMOUNT REMAINING
Economic Development	92,390.00	38,656.01	23,097.50	41.84%	53,733.99

CC Regular Session

Meeting Date: 05/14/2024

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

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated April 23, 2024
2. City Council Regular Session dated April 23, 2024

Purpose/Background:

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

Background: Attached are the meeting minutes referenced above.

Recommendation:

Approve the meeting minutes.

Action:

Motion to approve the following Council meeting minutes:

1. City Council Work Session dated April 23, 2024
2. City Council Regular Session dated April 23, 2024

Attachments

4-23-24 CCWS

4-23-24 Meeting

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/07/2024 10:56 PM
Form Started By: Katie Schmidt		Started On: 05/07/2024 01:51 PM
Final Approval Date: 05/07/2024		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, April 23, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Acting Mayor Chris Riley Councilmember Chelsee Howell Councilmember Debra Musgrove Councilmember Michael Olson Councilmember Dan Specht
Members Absent:	Mayor Mark Kuzma Councilmember Matt Woestehoff
Also Present:	City Administrator Brian Hagen Administrative Services Director Colleen Lasher City Attorney Fritz Knaak City Clerk Katie Schmidt

1. CALL TO ORDER

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

2. TOPICS FOR DISCUSSION

2.01: Review Community Survey Demographics Questions

City Administrator Hagen reviewed the Staff report in regard to the updates made to the community survey from the Council's last discussion of this item. He shared that Jade Arocha, Director Survey Research with Polco is in attendance online to offer some clarity on the demographic questions that are asked on the survey.

Ms. Arocha explained that the demographic questions are not typically allowed to be removed from the surveys as they help calculate the demographic data. She noted that questions d11, d12, and d14 are half of the questions that they use for the statistical weighting. She said without these results they would not be able to weight the survey data, which offers concerns of not being able to do benchmark comparisons to other communities and that this would have an effect on being able to compare this years and future year's data to historical data.

Acting Mayor Riley asked if they would still be able to compare unweighted historical data if these questions were removed.

Ms. Arocha said she is not sure and explained that they would have to reanalyze all past data sets, which would have a cost associated with it.

Councilmember Howell asked what baseline is used for weighting the data and how they would rate someone who checks 'race not listed' versus any of the other races that are listed.

Ms. Arocha said they use the most recent census and community survey data available to perform the weighting. She explained that for any of the weighting questions when the answer is not specific, it is given a weight of 1 and they do not do any adjustments for this person's response.

Councilmember Howell asked about the weight of all other races versus 'race not listed.'

Ms. Arocha explained that for rating purposes in most of their communities, they divide the data into categories of white and not Hispanic, and not white and/or Hispanic. She noted that they rarely see enough responses outside of these two categories to create a whole new category. She added that they do not want to give the respondents outside of these two categories too much weight. She added that historically, all of the other non-white responses are less than 10% of the total responses.

Councilmember Musgrove asked how Ramsey's data is used to provide the City information as well as compiling a database for Polco.

Ms. Arocha explained that this data is reflected in the City's reporting. She added that they have a benchmark database that consists of around 500 communities, and they are able to compare particular communities' data against the national database.

Councilmember Musgrove asked if this data is ever sold.

Mr. Arocha said no and that they have a privacy policy. She noted the only time they ever share data sets is with the communities they work with.

Councilmember Musgrove asked about the purpose of collecting this data for the database of communities.

Ms. Arocha said it is to provide benchmark comparisons to communities and aid in digesting the data. She added that these benchmarks are very valuable to clients so they can see how they compare to other communities. She noted that they can also use this data to compare communities on a regional level rather than national. She said they have a number of clients in the Twin Cities that want to see how they compare to other Minnesota cities.

Councilmember Musgrove asked if the unweighted data is the same as raw data.

Ms. Arocha said yes.

Councilmember Musgrove asked if it was possible to start a new trend line with just the raw data.

Ms. Arocha said if they removed the weighting questions it would be at a considerably higher cost to the City for Polco to go back and essentially redo previous data.

Councilmember Howell asked if there is a collaboration between ICMA and Polco to create the survey questions and if there is any collaboration on reviewing this aggregated data.

Ms. Arocha explained that this is the only survey product that is endorsed by ICMA as it was developed in collaboration with them. She said ICMA does not have access to the survey data.

Acting Mayor Riley asked if they were to remove these questions from the survey if they would lose the ability to compare their data to other cities as well as not being able to determine what changes in City trends are as they would be starting new trends.

Ms. Arocha explained that if they remove the demographic questions and there is a trend shift then they will not be able to determine if this change in trend is due to changes in resident demographics or not. She noted that it would benefit the City to keep these questions in.

Acting Mayor Riley asked if anything that was presented by Ms. Arocha changes Council's minds on wanting to remove the demographic questions from the survey.

The consensus of the Council was to move forward with the removal of questions d11, d12, and d14 from the community survey.

2.02: Anoka County Elections Integrity Team Presentation

City Administrator Hagen reviewed the Staff report and introduced Mr. Derek Lind and other members from the Anoka County Elections Integrity Team (ACEIT).

Mr. Lind and other members from the ACEIT reviewed their presentation on election integrity with the Council.

Councilmember Olson asked about the post-election review and if it is done by the election judges at the precincts.

One of the ACEIT members shared that the post-election reviews happen 11 to 18 days after an election and the County Canvas Board draws the precincts they will review. He explained that the precincts that are drawn have to supply their election judges and they do a public handcount of the votes from the drawn precincts.

Councilmember Howell asked if Oak Grove is a part of the post-election review at the County, is that funded by the City.

Mr. Lind said yes.

Councilmember Musgrove thanked the members of the ACEIT for their presentation which contained a lot of new information that she did not know. She shared that she has been an election

judge in the past and hand counted votes and added that smaller precincts would make this more feasible. She asked if one of Ramsey's precincts were involved in the last post-election reviews.

City Clerk Schmidt said yes.

Councilmember Musgrove asked if Ramsey had been involved in any post-election reviews prior to this most recent one.

City Clerk Schmidt said this was the only time they had been involved since she started working for the City in 2017.

Mr. Lind shared that if the Council has any questions about anything that was presented to reach out and continue to be in contact with the ACEIT as the Council considers their presentation.

Councilmember Howell stated that adding additional post-election reviews seems like a great idea. She asked if there was anything that seemed complicated about this.

City Clerk Schmidt shared that a lot of the processes are from the County so she is not sure how much control the City would be able to have over certain components.

City Administrator Hagen explained that past post-election reviews have shown accurate results so he is hesitant to say that there should be concern that election results are not accurate.

Councilmember Musgrove shared that her main takeaway from the presentation is how they can protect elections moving forward as well as make the process easier for residents in regard to precinct sizes. She noted that in her time on the Council there have been four elections and they have only been a part of one review which she finds inadequate. She added that she would like to have more discussions on this in the future as far as possibilities for change.

Councilmember Howell said she would like to see a few more post-elections reviews added and to see if that would be an option for the upcoming 2024 election.

Councilmember Musgrove asked how the early voting process differs from the election day voting.

Acting Mayor Riley said early voting is similar to absentee voting.

The consensus of the Council was to direct Staff to look into adding more post-election reviews as well as switching back to paper ballots.

2.03: Continue Discussions Regarding Proposed Updates to the Personnel Policy

Administrative Services Director Lasher reviewed the Staff report in regard to the updates to the Personnel Policy, continuing the discussion on Section 5.8, Severance Pay and discussing Section 6, Leave.

Councilmember Musgrove asked if the leave that would be paid out after an employee leaves the City in good standing would be the sick and safe leave only in the examples that were presented.

Administrative Services Director Lasher explained that this would be specific to sick and safe leave. She said that all cities that she is aware of pays out accrued vacation leave if an employee is in good standing when they resign. She noted that unused vacation time is paid out at 100%, whereas, sick and safe leave is paid out at a percentage based on time in the position.

Acting Mayor Riley asked if the City has any policies that require employees to take vacation.

Administrative Services Director Lasher said yes and explained that vacation time cannot exceed two times the accrual or the employee will lose this vacation time.

Councilmember Howell said she would like to see the payout of sick and safe leave at 33% after five years with the City and do increases after this point for longevity, such as 45% after 10 years and 50% after 15 years.

Councilmember Musgrove says she likes this idea as well. She noted that this would be helpful information to have in a table which will be easier for employees to see how their benefit will increase the longer they stay.

Administrative Services Director Lasher stated that during their last discussion they mentioned offering an incentive to those employees who give a very advanced notice of when they would be leaving. She asked if this is something the Council would like to consider.

City Administrator Hagen noted that Council had agreed to this incentive during the last discussion. He said Staff can bring this back based on the other suggested changes that are made to the policy.

Councilmember Howell asked if they anticipate there to be a large percentage of employees that would give such an advanced notice or if this is mainly for employees who would be retiring.

Administrative Services Director Lasher said their assumption would be that this would be for people who are retiring or know that they will be moving out of the area. She noted that there would be a limited number of people who would utilize this.

Councilmember Musgrove asked if there is a way that Staff could get the dollar amounts on what some of these sick and safe leave payouts could look like.

City Administrator Hagen explained that Finance Director Lund can do these calculations and added that she has done calculations on what the liability would be to the City if all employees walked away. He noted these numbers and considerations are included in the budget calculations.

Councilmember Musgrove asked if they would want specific language in the policy that addresses the payouts for retirements rather than resignations.

City Administrator Hagen said the purpose of offering the additional payout for anyone who gives an advanced, three month notice would be so that the City can get the hiring process started to replace this individual. He said they would not need to specify this is for retirements.

Councilmember Howell asked what would happen if someone accrues three months of vacation time and wants to use this vacation time during their three month notice.

Administrative Services Director Lasher said they discussed not allowing employees to use vacation time during the notice period as it extends benefits. She asked if there is any interest in rounding up the payout amount after five years to 35% from 33%.

Councilmember Howell said no as they have already increased the other numbers and the goal is to incentivize longevity. She noted the 33% with the potential of an additional 10% for three months advance notice is already a good benefit.

The consensus of the Council was to keep the sick and safe leave payout at 33% after five years of service and to offer an additional 10% for an employee who gives a three month notice.

Administrative Services Director Lasher reviewed the changes made based on the Council's previous discussions to the vacation leave policy.

Councilmember Howell asked if what was in the packet was updated based on their previous discussions regarding leave.

Administrative Services Director Lasher said no and explained that she wanted to verify some of the numbers before making all of the updates.

The consensus of the Council was to move forward with front loading five vacation days for new employees and adjusting the accrual schedule for the rest of the first year.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:55 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Major
TimeSaver Off Site Secretarial, Inc.

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CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, April 23, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Acting Mayor Chris Riley Councilmember Chelsee Howell Councilmember Debra Musgrove Councilmember Michael Olson Councilmember Dan Specht
Members Absent:	Mayor Mark Kuzma Councilmember Matt Woestehoff
Also Present:	City Administrator Brian Hagen Parks and Assistant Public Works Director Mark Riverblood City Attorney Fritz Knaak Police Administration Captain Tim Frankfurth

1. CALL TO ORDER

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

2. PRESENTATION

2.01: Proclamation Declaring April 30 as National Therapy Animal Day

Acting Mayor Riley read the proclamation declaring April 30, 2024 as National Therapy Animal Day.

3. CITIZEN INPUT

None.

4. APPROVE AGENDA

Acting Mayor Riley shared he would like to move agenda item 7.03 to a future Work Session meeting. He noted this item was added to the agenda at the last minute and it gave the Council little time to prepare for the item, as well as giving the public little time to react to what the Council may be discussing.

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

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

5. CONSENT AGENDA

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

5.01: Receive February 2024 Financial Reports - General Fund, Enterprise Funds, and Economic Development Authority (EDA) Fund
5.02: Receive Cash and Investments for Period Ending March 31, 2024
5.03: Approve the following Meeting Minutes:
1) City Council Work Session dated March 19, 2024
2) City Council Special City Council dated April 2, 2024
3) City Council Work Session dated April 9, 2024
4) City Council Regular Session dated April 9, 2024
5.04: Approve Business Licenses
5.05: Approve Promoting a Parks Maintenance Worker to Lead Parks Maintenance Worker
5.06: Adopt Resolution #24-117 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 4, 2024 through April 17, 2024.
5.07: Adopt Resolution #24-100 Approving final payment to Northern Lines Contracting, Inc. for Improvement Project #23-01, 161st Avenue Reconstruction.
5.08: Adopt Resolution #24-106 Approving a Development Agreement for Complete Auto Service at 5195 142nd Avenue NW (Project No. 24-102); Case of Complete Auto Service
5.09: Adopt Resolution #24-107 Proclaiming April 26, 2024, as Arbor Day and the Month of May as Arbor Month
5:10: Adopt Resolution #24-109 Approving Plans and Specifications and Authorizing Advertisement for Bids for 2024 NE Ramsey Street Reconstructions, Improvement Project #24-03
5:11: Adopt Resolution #24-110 Approving Plans and Specifications and Authorizing Advertisement for Bids for 2024 Neighborhood Pavement Overlay Improvements, Improvement Project #24-07
5:12: Adopt Resolution #24-111 Approving Plans and Specifications and Authorizing Advertisement for Bids for 2024 Pavement Rejuvenation Improvements, Improvement Project #24-09
5:13: Adopt Resolution #24-112 Approving Plans and Specifications and Authorizing Advertisement for Bids for 2024 MSA Pavement Marking Improvements, Improvement Project #24-10
5:14: Adopt Resolution #24-113 Accepting Proposals and Awarding Televising Contract for Improvement Project #24-05, MSA Xkimo Street Reconstruction and Improvement Project #24-07, 2024 Neighborhood Pavement Overlay Improvements

5:15: Adopt Resolution #24-118 Authorizing Partial Payment #10 to Magney Construction, Inc. for Improvement Project #21-09, Centralized Water Treatment Plant.
5:16: Adopt Resolution #24-119 Approving Change Order No. 8 for Ramsey Gateway Highway 10 Improvements, Improvement Project #20-11

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: The Waterfront - Consider Schematic Design Process for Determining the Community Building Cost

Parks and Assistant Public Works Director Riverblood reviewed the Staff report in regard to The Waterfront community building, discussing the schematic design process and the overall cost of the project.

Acting Mayor Riley shared that the Council had discussed putting a question on the ballot concerning this project, but they wanted more accurate project costs before they could make that decision.

Councilmember Howell asked where the $18,000,000 to $20,000,000 has come from that they have put towards other capital improvements throughout other parks in the City.

Parks and Assistant Public Works Director Riverblood explained that these investments were from the Park Trust Fund, which is made up of development fees paid by developers for new residential and commercial developments. He added that they have also supplemented this funding with grants.

Councilmember Howell asked if the City has taken out any bonds for any of these park projects.

Parks and Assistant Public Works Director Riverblood said no.

Councilmember Musgrove reiterated that the Council discussed this during a Work Session and added that she did not support this project moving forward. She noted that it is in the CIP for 2033. She said there is development on Highway 10 that has paused due to construction and there are current economic vacancies in the City. She added that there is also already a venue area in the City that this project would be competing with. She said she is not sure if the taxpayers are ready to fund a project like this. She noted they just bonded for the roads as they did not want to increase the tax levy. She added that City Hall is not yet paid off and they are still only paying interest on the Public Works building. She stated the funding for this could come from the Parks Trust Fund;

however, there is likely not enough in this fund to pay for the entire project plus others that will come up. She reiterated that she does not support this project moving forward at this time.

Councilmember Specht said he loves the idea of the splash pad and a Community Center. He noted that Andover received a lot of backlash for their Community Center as the residents did not feel like they were able to give enough feedback. He said if they were to move forward with this project then he would like it to be on the ballot for the residents to be able to vote on and share their opinions on. He added that he is not in favor of bonding for this project. He shared he would be in support of spending some funds to get a more accurate cost estimate for this project so they can put it on a ballot to get it in front of the residents.

Councilmember Howell shared her concerns with comparing this project to the $18,000,000 to $20,000,000 that has been spent on the parks as this project will require bonding. She said it is frustrating to even compare the two as the other parks projects were paid for with existing funds and this project would be paid for with money the City does not already have. She noted that in the current economic climate, she finds this project to be irresponsible. She added that she also finds it irresponsible to spend $270,000 on a schematic design for this project. She said she does not support putting a question on the ballot for this.

Councilmember Olson shared that this project is very exciting; however, he does not believe that the City is at a point in time where they are ready to move forward with this and it does not make sense to spend the $270,000 just to get a more accurate project cost to put on the ballot. He added that he does not like the idea of bonding for this. He said he assumes the residents would not like to see what this would cost them after the last tax increase.

Acting Mayor Riley said if they want to ask a ballot question on this project then they would need to get the more accurate cost estimates.

Councilmember Olson asked if they would still be looking at putting a question on the ballot if they do not approve Staff to move forward with spending the $270,000 to get the schematic design.

Acting Mayor Riley said the Council could discuss this more at a future Work Session to see if they still wanted to put a question on the ballot.

City Administrator Hagen said they can discuss the next steps of this project without the schematic design to see the best way to move forward.

The Council reached a consensus to not move forward with authorizing the schematic design of The Waterfront community building.

7.02: Adopt Resolution #24-121 Establishing a $370,140 Budget and Approving the Playground Installation for The Hollow

Parks and Assistant Public Works Director Riverblood reviewed the Staff report concerning the playground installation at The Hollow.

Councilmember Musgrove shared that the Park and Recreation Commission met out at this site and it was very cool to see all of the children very excited with the initial parts of the playground that have already been installed. She said this playground is being built with funds from this development. She added that there will be a lot of surrounding neighborhoods that will benefit from this park.

Motion by Councilmember Musgrove, seconded by Councilmember Howell, to adopt Resolution #24-121 authorizing $370,140 from the Park Trust Fund for the one-acre neighborhood park known as The Hollow, including $177,200 for the playground specific components with installation.

Further discussion:

Councilmember Specht noted that the Pearson Park playground has a similar design to this one. He asked if these designs and concepts are continuing to be used a lot versus a traditional playground design.

Parks and Assistant Public Works Director Riverblood explained that these designs and concepts are very popular. He noted that the Pearson Park playground is a very popular place during the summer.

Councilmember Specht asked where they came up with the name of The Hollow.

Parks and Assistant Public Works Director Riverblood shared that this name came about as a hollow is a safe place to live or play, specifically in the woods.

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

7.03: Introduce Ordinance #24-09 Amending Chapter 2 Regarding the Protection of Data on Residents

City Administrator Hagen reviewed the Staff report in regard to the protection of data on residents.

Councilmember Howell shared that she and Councilmember Musgrove requested that the Council discuss this item after discussions of the citizen survey at a past Work Session meeting. She shared that the draft survey had questions on political beliefs, race, and gender which seem invasive. She stated they would like to have some better practices as a City around not invading resident's privacy.

Councilmember Musgrove added that the Federal and State governments do enough data collection and the City's role has more to do with how they can meet the needs of the residents. She noted that data is valuable, and people should not be forced to give up anything more than what is required by law. She shared that some surveys allow people to opt out of answering certain questions; however, there was not an opt out option on this survey.

Acting Mayor Riley asked Police Administration Captain Frankfurth if these questions cover the information that the Police Department gathers for police work.

Police Administration Captain Frankfurth explained that the Police Department needs to have more data because some of their background checks require more information to do a legitimate background check. He said this would fall until a law requirement so this change would not affect their ability to collect necessary data.

City Attorney Knaak confirmed that this change would not affect the Police Department's ability to gather the necessary information for background checks.

Acting Mayor Riley said he is not opposed to this ordinance; however, he does not like the fact that it was added last minute to the agenda.

Motion by Councilmember Howell, seconded by Councilmember Musgrove, to introduce Ordinance #24-09 regarding the protection of data on residents.

Further discussion:

Councilmember Olson agreed with Acting Mayor Riley that this item seemed rushed onto the agenda when it was not necessary. He said he is in agreement with this change.

A roll call vote was performed:

Councilmember Olson	aye
Councilmember Specht	aye
Councilmember Musgrove	aye
Councilmember Howell	aye
Acting Mayor Riley	aye

Motion carried.

8. MAYOR, COUNCIL AND STAFF INPUT

8.01: Legislative Update

City Administrator Hagen shared the legislative updates can be found in the Staff packet. He announced upcoming meetings and events. He shared that road construction has started and residents can find more information on the City Engineering website where weekly updates are posted.

Councilmember Specht shared that Green Valley will be having a Flowers and Food Trucks event on Saturday, May 4.

Councilmember Musgrove shared that the Parks and Recreation Commission is starting their outdoor season, and the May 9 meeting will be held at Solstice Park. She added that they will be visiting many of the City parks this summer. She gave a kudos to Staff as she had a resident reach out to her with a concern that was addressed and resolved by Staff and yielded a great outcome. She said this resident was so appreciative of how well Staff worked with him to resolve his issue.

Councilmember Specht shared he also had a very similar situation where a resident came to him with an issue and Staff was able to handle it very quickly for this resident.

9. ADJOURNMENT

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

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

The regular meeting of the City Council adjourned at 7:41 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Major
TimeSaver Off Site Secretarial, Inc.

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

CC Regular Session

Meeting Date: 05/14/2024

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

Information

Title

Approve Business Licenses

Purpose/Background:

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

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

Recommendation:

Staff recommends approval of business license applications.

Action:

Motion to approve the attached business license applications.

Attachments

Business License Applications

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	05/09/2024 12:18 PM
Brian Hagen	Brian Hagen	05/09/2024 03:33 PM
Form Started By: Wendy Schlueter		Started On: 05/08/2024 11:57 AM
Final Approval Date: 05/09/2024		

Report Name: License Report - License Types
Council Dates: 5/14/2024 to 5/14/2024
Status: Active, Inactive
License Type(s): 3.2 Beer Off-Sale, 3.2 Beer On-Sale Temporary, Amusement Center, Amusement Devices/Billiard Tables, Broker/Precious Metals Dealer, Business License-1st Year, Business License-Renewal, Garbage Haulers, Gasoline Sales, Hemp, Low-Potency Edible Retailer Registration, Liquor 2 A.M. Closing, Liquor Off-Sale, Liquor On-Sale, Liquor On-Sale Sunday, Mobile Food Unit–90 Days, Mobile Food Unit–Annual, Motor Vehicle Sales/Repair/Rentals, Multi-Family Rental, Pawnbroker, Rental, Rental - Conversion, Rental - Multi-Family, Rental - Short Term, Second Hand Goods Dealer, Special Events, Temporary Amusement/Carnival/Circus, Temporary Intoxicating, Therapeutic Massage Establishment, Therapeutic Massage Therapist, Tobacco, Transient Merchant/Peddler/Solicitor, Wine Off-Sale, Wine On-Sale

City of Ramsey
License Report - License Types

Company	DBA	Complex_Name	Applicant	Location	Exp. Date	Council Date	Status
Mobile Food Unit–90 Days							
Kevin's Gyros			Kevin Tarnowski		8/15/2024	5/14/2024	A
					Mobile Food Unit–90 Days License Count: 1		
Mobile Food Unit–Annual							
Mason's LLC	Mason's Sno & More		Kathryn E Mason-Tierney		12/31/2024	5/14/2024	A
Grumpy's Mini Donuts LLC			Bruce Bachler		12/31/2024	5/14/2024	A
Dougherty Ventures LLC	Sweet & Boozy Ice Cream MN		Heather Rother		12/31/2024	5/14/2024	A
Youniverse Foodie LLC			Lac Nguyen		12/31/2024	5/14/2024	A
					Mobile Food Unit–Annual License Count: 4		
Temporary Intoxicating							
Ramsey Lions		Happy Days	Steve Welch	7550 Sunwood Dr NW	9/9/2024	5/14/2024	A
Ramsey Lions		The Draw	Steve Welch	7401 E Ramsey Pkwy	8/2/2024	5/14/2024	A
Ramsey Lions		The Draw	Steve Welch	7401 E Ramsey Pkwy	6/14/2024	5/14/2024	A
Ramsey Lions		The Draw	Steve Welch	7401 E Ramsey Pkwy	6/21/2024	5/14/2024	A
Ramsey Lions		The Draw	Steve Welch	7401 E Ramsey Pkwy	6/28/2024	5/14/2024	A
Ramsey Lions		The Draw	Steve Welch	7401 E Ramsey Pkwy	7/12/2024	5/14/2024	A
Ramsey Lions		The Draw	Steve Welch	7401 E Ramsey Pkwy	7/19/2024	5/14/2024	A
Ramsey Lions		The Draw	Steve Welch	7401 E Ramsey Pkwy	7/26/2024	5/14/2024	A

City of Ramsey
License Report - License Types

Company	DBA	Complex_Name	Applicant	Location	Exp. Date	Council Date	Status
Temporary Intoxicating							
Ramsey Lions		The Draw	Steve Welch	7401 E Ramsey Pkwy	8/9/2024	5/14/2024	A
Ramsey Lions		The Draw	Steve Welch	7401 E Ramsey Pkwy	8/16/2024	5/14/2024	A
Ramsey Lions		The Draw	Steve Welch	7401 E Ramsey Pkwy	8/23/2024	5/14/2024	A
					Temporary Intoxicating License Count: 11		
Transient Merchant/Peddler/Solicitor							
Everlight Solar			Joseph P Nordquist		12/31/2024	5/14/2024	A
Everlight Solar			James A P Pfarr		12/31/2024	5/14/2024	A
Everlight Solar			Douglas A Boettge		12/31/2024	5/14/2024	A
Everlight Solar			Ryland K Johnson		12/31/2024	5/14/2024	A
Ramsey Garden Club			Kathy Davis	7533 Sunwood Dr NW	7/15/2024	5/14/2024	A
Mama Slamadama & Co. Ltd.	Just Between Friends Maple Grove & Coon Rapids	Adrenaline Sports Center	Jackie Wamhoff	8310 147th Ave NW	7/15/2024	5/14/2024	A
Girl Scouts River Valleys		Game Fair	Alyson Long	8241 161st Ave NW	8/19/2024	5/14/2024	A
					Transient Merchant/Peddler/Solicitor License Count: 7		
					Total Licenses: 23		

CC Regular Session

Meeting Date: 05/14/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title:

Approve Request to Declare Surplus Equipment

Purpose/Background:

Staff is requesting Council declare the following property items as surplus, and authorize sale/recycling of same:

8 PC monitors
2 Desktop PCs
24 Smartphones (mix of android and iPhone)
8 laptop docks
2 iPads
5 laptops
1 Surface tablet

Recommendation:

Staff recommends delaring the items listed above as surplus, so they can be sold or recycled.

Outcome/Action:

Motion to declare the above mentioned items as surplus and authorize their sale or recycling/disposal.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	04/22/2024 07:02 AM
Brian Hagen	Brian Hagen	05/07/2024 10:42 PM
Form Started By: Jason Fredrickson		Started On: 04/19/2024 02:49 PM
Final Approval Date: 05/07/2024		

CC Regular Session

Meeting Date: 05/14/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Approval of Quit Claim Deeds for Northfork Meadows Outlots

Purpose/Background:

As part of the approval of the Northforks Meadows plat (urban single family), outlots were created to provide a buffer from the existing rural lots that are part of the Whispering Pines Estate Plat 2. The outlots are to be sold to the adjacent (rural) landowner at the cost of $1 and the properties must be combined. Three (3) of the six (6) property owners have expressed interest in the outlots. Staff has been unable to get in contact with the remaining three (3) property owners but will continue to try to contact them. The

The following property owners have expressed interest and have been working with staff throughout the process:

15120 Kangaroo St - Barb Volner - Outlot B, Northfork Meadows
15130 Kangaroo St - Laurie Solie - Outlot C, Northfork Meadows
15150 Kangaroo St, Matthew Clark - Outlot D - Northfork Meadows

Fritz Knaak, City Attorney drafted the attached Quit Claim Deeds and the property owners have received copies for review.

Attached for your review are the following: Northfork Meadows plat, Whispering Pines Estate Plat 2, and the Quit Claim Deeds.

Notification:

Not Applicable

Funding Source:

The City of Ramsey will be financially responsible for the executed Quit Claim Deeds to be filed with Anoka County Property and Taxation, along with the Anoka County Property Combination Form.

Recommendation:

Staff recommends approval of the Quit Claim Deeds. Other options could be to deny the Quit Claim Deeds or provide staff with other options.

Action:

Motion to approve the Quit Claim Deeds that deed the city owned outlot from Northfork Meadows to the adjacent property owners with a requirement that the outlot and the rural lot must be combined at Anoka County.

Attachments

Northfork Meadows Plat

Whispering Pines Estates Plat 2

Clark QCD
Solie QCD
Volner QCD

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/08/2024 06:33 PM
Form Started By: Stephanie Hanson		Started On: 05/08/2024 10:34 AM
Final Approval Date: 05/08/2024		

OFFICIAL PLAT

2348404.001

NORTHFORK MEADOWS

City of Ramsey
County of Anoka
Section 20, Township 32, Range 25

KNOW ALL PERSONS BY THESE PRESENTS: That U.S. Home Corporation, a Delaware corporation, owner of the following described property:

Outlot A, ALPHA DEVELOPMENT, Anoka County, Minnesota

AND

Outlot B, ALPHA DEVELOPMENT 2ND ADDITION, Anoka County, Minnesota

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

In witness whereof said U.S. Home Corporation, a Delaware corporation, has caused these presents to be signed by its proper officer this 23RD day of November, 2021.

Signed: U.S. Home Corporation

_____ its VP

Jonathan Arne (Print Name)

State of Minnesota

County of Hennepin

This instrument was acknowledged before me on November 23rd, 2021 by Jon Arne its Vice president, of U.S. Home Corporation, a Delaware corporation, on behalf of the corporation.

_____ (signature)

Carole. Toohey (print)

Notary Public Hennepin County, Minnesota

My Commission expires Jan 31st 2027

SURVEYOR'S CERTIFICATE

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

Dated this 19th day of November, 2021.

Mark A. Schwanz, Licensed Land Surveyor
Minnesota License No. 45817

State of Minnesota
County of Rice

This instrument was acknowledged before me on November 19, 2021 by Mark A. Schwanz.

Stephanie A. Werdan (signature)

Stephanie A. Werdan (print)

Notary Public, Rice County, Minnesota
My Commission expires January 31, 2024

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of **NORTHFORK MEADOWS** was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this this 14th day of September, 2021, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

By: _____ Mayor

By: _____ Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 8th day of December, 2021.

By: David M. Zieglmeier
David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2021 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 8 day of Dec, 2021.

Pamela J LeBlanc
Property Tax Administrator

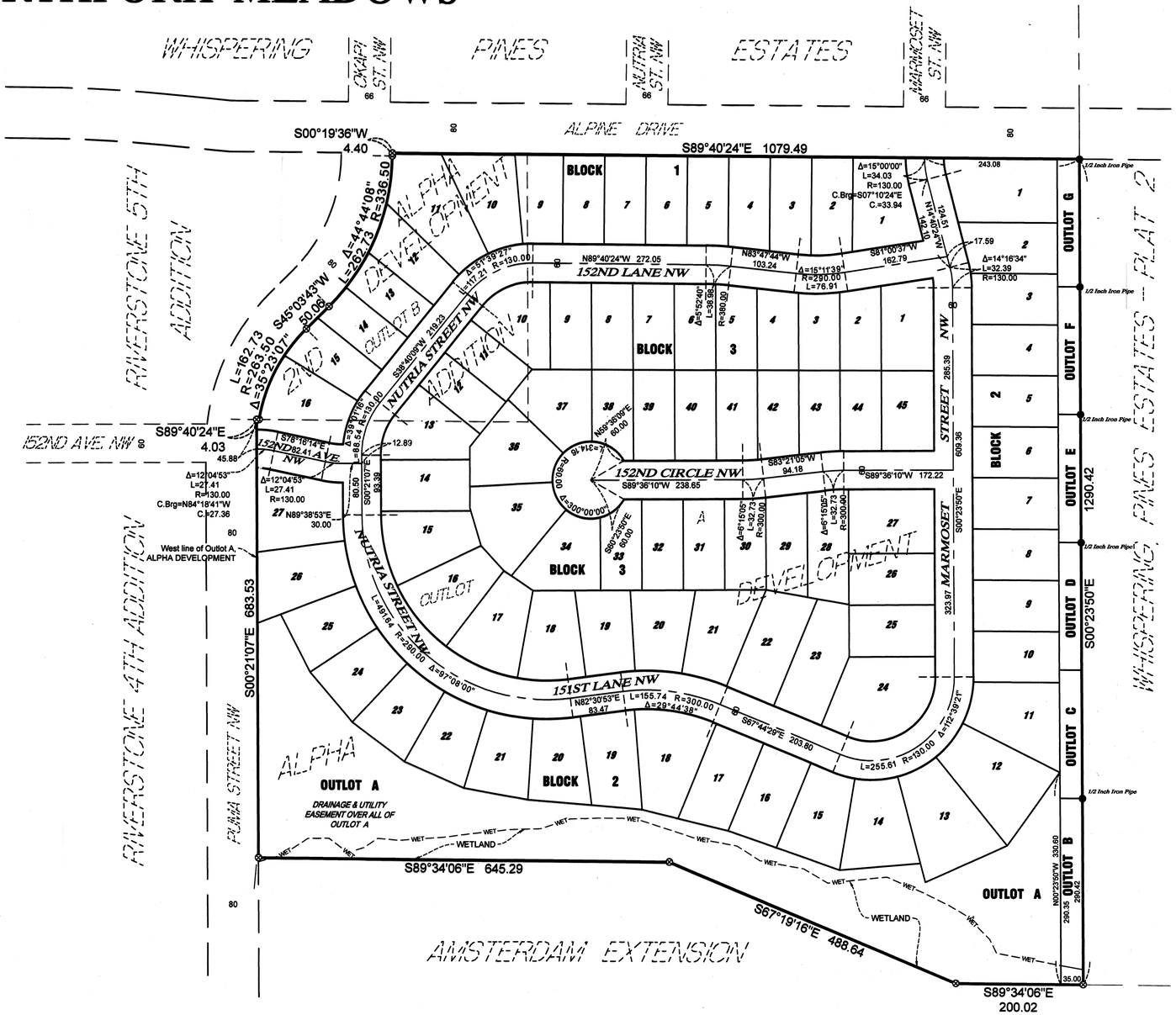
By: Becky Hanson, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of **NORTHFORK MEADOWS** was filed in the office of the County Recorder/Registrar of Titles for public record on this 8 day of Dec, 2021, at 9:45 o'clock A M. and was duly recorded as Document Number 2348404.001.

Pamela J LeBlanc
County Recorder/Registrar of Titles

By: Becky Hanson, Deputy



BEARING NOTE:
For the purposes of this plat, the West line of Outlot A, ALPHA DEVELOPMENT is assumed to bear South 00 degrees 21 minutes 07 seconds East

LEGEND

- ● Found Monument 3/4 Inch Rebar with RLS 40361 (unless otherwise noted)
- ⊗ Indicates 1/2 Inch Diameter by 18 Inch Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 45817 to be set before time of recording.
- ---WET--- Denotes Wetland delineated by Kjolhaug Environmental Services Company in 2017

N

0 100 200
SCALE IN FEET
1 INCH = 100 FEET

$ 56.00

ISG

OFFICIAL PLAT

2348404.001

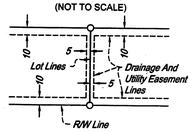
NORTHFORK MEADOWS

City of Ramsey
County of Anoka
Section 20, Township 32, Range 25

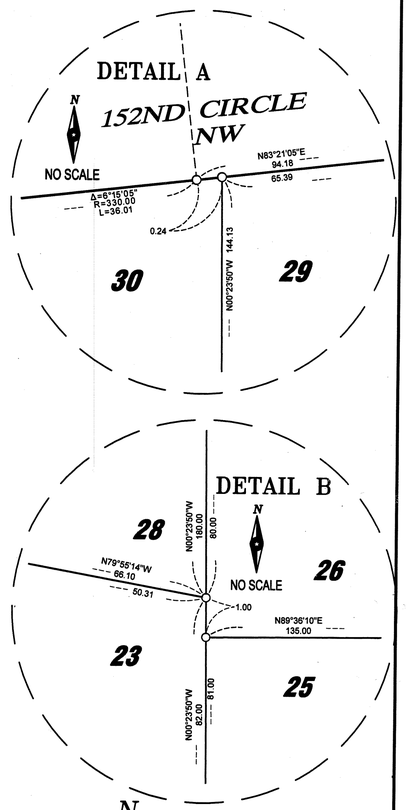
LEGEND

- ● Found Monument 3/4 Inch Rebar with RLS 40361 (unless otherwise noted)
- ⊗ Indicates 1/2 Inch Diameter by 18 Inch Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 45817 to be set before time of recording.
- ○ Indicates 1/2 Inch Diameter by 18 Inch Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 45817 to be set within one year of recording.
- WET Denotes Wetland delineated by Kjolhaug Environmental Services Company in 2017

Drainage And Utility Easements Are Shown Thus: (NOT TO SCALE)



Being 5 feet in width and adjoining lot lines and being 10 feet in width and adjoining right of way lines and rear lot lines, unless otherwise indicated on the plat.



BEARING NOTE:
For the purposes of this plat, the West line of Outlot A, ALPHA DEVELOPMENT is assumed to bear South 00 degrees 21 minutes 07 seconds East

0 60 120
SCALE IN FEET
1 INCH = 60 FEET

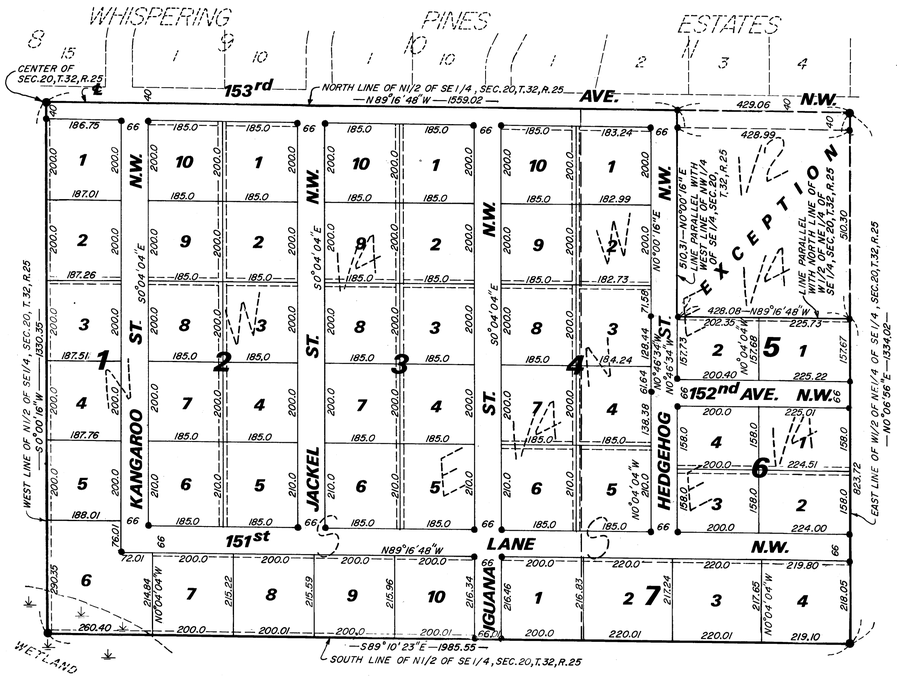
ISG

SHEET 2 OF2 SHEETS

OFFICIAL

WHISPERING PINES ESTATES-PLAT 2

TOWNSHIP OF RAMSEY
ANOKA COUNTY, MINNESOTA



SCALE: ONE INCH = 200 FEET
BEARINGS SHOWN ARE ASSUMED
● DENOTES IRON MONUMENT
10' 10' 10' DENOTES UTILITY AND DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT, BARDIE M. WEIER, SINGLE, OWNER AND PROPRIETOR, AND E. V. BUILDERS, INC., A MINNESOTA CORPORATION, CONTRACT PURCHASERS, OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE COUNTY OF ANOKA AND STATE OF MINNESOTA TO-WIT: THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 32, RANGE 25, EXCEPT THE FOLLOWING DESCRIBED TRACT: COMMENCING AT A POINT ON THE NORTH LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 DISTANT 1559.02 FEET EAST FROM THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 510.31 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 428.08 FEET, MORE OR LESS, TO THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 510.30 FEET TO THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE WEST ALONG THE NORTH LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 429.06 FEET, MORE OR LESS, TO THE POINT OF COMMENCEMENT.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS WHISPERING PINES ESTATES PLAT 2 AND DO HEREBY DONATE AND DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE AVENUES, LANE AND STREETS AS SHOWN ON THE PLAT. ALSO DEDICATING THE EASEMENTS FOR UTILITY AND DRAINAGE PURPOSES AS SHOWN ON THE PLAT. IN WITNESS WHEREOF SAID BARDIE M. WEIER, SINGLE, HAS HEREUNTO SET HIS HAND AND SEAL ON THE 7TH DAY OF July A.D. 1972. ALSO E. V. BUILDERS, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PROPER OFFICER AND ITS CORPORATE SEAL TO BE AFFIXED ON THIS 19th DAY OF June A.D. 1972.

IN THE PRESENCE OF:

James McNeilson AND Mildred H. Vick

Timothy J. Lehr AND N. C. Hoium

SIGNED:

Bardie M Weier
BARDIE M. WEIER

E. V. BUILDERS, INC.
BY Wilfrid L Beaudry PRESIDENT

STATE OF MINNESOTA)
COUNTY OF ANOKA) ss

ON THIS 7th DAY OF July A.D. 1972, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BARDIE M. WEIER, SINGLE, TO ME PERSONALLY KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND HE AFFIRMS AND ACKNOWLEDGES THE SAME AS HIS OWN FREE ACT AND DEED.

MY COMMISSION EXPIRES _____

MILDRED H. VICK
Notary Public, Anoka County, Minn.
My Commission Expires Nov. 1, 1974

Mildred H Vick
NOTARY PUBLIC, ANOKA COUNTY, MINNESOTA

STATE OF MINNESOTA)
COUNTY OF ANOKA) ss

ON THIS 19th DAY OF June A.D. 1972, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WILFRID L. BEAUDRY, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF E. V. BUILDERS, INC., THE CORPORATION NAMED IN THE FOREGOING INSTRUMENT; THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION; AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID WILFRID L. BEAUDRY ACKNOWLEDGES SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES 3-29-1977

JULIE MATTHEWS
NOTARY PUBLIC — MINNESOTA
ANOKA COUNTY
My Commission Expires Mar. 29, 1977

Julie Matthews
NOTARY PUBLIC, ANOKA COUNTY, MINNESOTA

I HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE LAND DESCRIBED IN THE DEDICATION ON THIS PLAT AS WHISPERING PINES ESTATES PLAT 2; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT; THAT ALL MONUMENTS HAVE BEEN CORRECTLY PLACED IN THE GROUND AS SHOWN; AND THAT THE OUTSIDE BOUNDARIES OF THE LAND ARE CORRECTLY DESIGNATED ON SAID PLAT.

N. C. Hoium
REGISTERED LAND SURVEYOR - MINN. REG. NO. 4427

STATE OF MINNESOTA)
COUNTY OF ANOKA) ss

SURVEYOR'S CERTIFICATE SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE ON THIS 17TH DAY OF April A.D. 1972.

MY COMMISSION EXPIRES Oct. 7, 1978

KENNETH E. CAMPTON
Notary Public, Anoka County, Minn.
My Commission Expires Oct. 7, 1978

Kenneth E. Campton
NOTARY PUBLIC, ANOKA COUNTY, MINNESOTA

ANNEXED PLAT OF WHISPERING PINES ESTATES PLAT 2 WAS APPROVED BY THE TOWN BOARD OF THE TOWNSHIP OF RAMSEY AT A REGULAR MEETING THEREOF HELD THIS 17th DAY OF April A.D. 1972.

Robert E. Murphy
CHAIRMAN

James M. Peterson
CLERK

ANNEXED PLAT OF WHISPERING PINES ESTATES PLAT 2 WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF RAMSEY AT A REGULAR MEETING THEREOF HELD THIS 11TH DAY OF April A.D. 1972.

Gary R Reimann
CHAIRMAN

RECOMMENDED FOR APPROVAL THIS 20th DAY OF June A.D. 1972.

E. J. Lundheim
ANOKA COUNTY HIGHWAY ENGINEER

THIS PLAT WAS APPROVED AS TO FORM AND EXECUTION ON THIS 2nd DAY OF October A.D. 1972.

Robert M Johnson
COUNTY ATTORNEY, ANOKA COUNTY, MINNESOTA

CHECKED AND APPROVED THIS 20th DAY OF June A.D. 1972.

Roland W. Anderson
ANOKA COUNTY SURVEYOR

THIS PLAT WAS APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ANOKA, STATE OF MINNESOTA, AT A REGULAR MEETING THEREOF HELD THIS 20th DAY OF June A.D. 1972.

Robert E. Karasch
CHAIRMAN

Charles R. Lefebvre
COUNTY AUDITOR
by Julie E. Lage, Deputy

376924
OFFICE OF REGISTER OF DEEDS
STATE OF MINNESOTA, COUNTY OF ANOKA } ss

I hereby certify that the within instrument was filed in this office for record on the 6th day of OCT 6 1972 A.D., 19__ at 2:45 o'clock P.M., and was duly recorded in book 140 Misc. page 12

Fred J. Osendahl
Register of Deeds
By Margaret Russell
Deputy

"NO DELINQUENT TAXES AND TRANSFER ENTERED"
Oct 6 1972
Charles R. Lefebvre
Auditor, Anoka County
BY Orlon H. Hintz
Deputy

N.C.HOIUM & ASSOCIATES, INC.
Engineers - Surveyors

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED
Business Entity to Individual(s)

Minnesota Uniform Conveyancing Blanks
Form 10.3.4 (2016)

eCRV number: _____

DEED TAX DUE: $ _____

DATE: May___, 2024
(month/day/year)

FOR VALUABLE CONSIDERATION, the City of Ramsey, Minnesota
(insert name of Grantor)

a Charter City under the laws of the State of Minnesota ("**Grantor**"), hereby conveys and quitclaims to Matthew J. Clark, a single person
(insert name of each Grantee)

_____ ("**Grantee**"), as

(Check only one box.)

☐ tenants in common,
☐ joint tenants,

(If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named Grantees as tenants in common.)

real property in Anoka County, Minnesota, legally described as follows:

Outlot D, Northfork Meadows Addition, as recorded in the offices of the Anoka County Recorder's Office

(PIN: 20-32-25-42-0005)

Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto.

Check applicable box:

- ■ The Seller certifies that the Seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: .)
- ☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

City of Ramsey, Minnesota
(name of Grantor)

By: _____
(signature) Mark Kuzma

Its: _____
(type of authority) Mayor

By: _____
(signature) Brian Hagan

Its: _____
(type of authority) City Adminstrator

State of Minnesota, County of Anoka

This instrument was acknowledged before me on May , 2024, by Mark Kuzma
(month/day/year) *(name of authorized signer)*

_____ as Mayor
(type of authority)

and by Brian Hagen
(name of authorized signer)

as City Adminstrator of the City of Ramsey, Minnesota.
(type of authority) *(name of Grantor)*

(Stamp)

_____
(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Frederic W. Knaak, Esq. (Mn.Lic. 0056777)
413 Wacouta Street, Suite 550
St. Paul, MN 55101

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
(insert legal name and residential or business address of Grantee)

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED
Business Entity to Individual(s)

Minnesota Uniform Conveyancing Blanks
Form 10.3.4 (2016)

eCRV number: _____

DEED TAX DUE: $ _____

DATE: May___, 2024
(month/day/year)

FOR VALUABLE CONSIDERATION, the City of Ramsey, Minnesota
(insert name of Grantor)

a Charter City under the laws of the State of Minnesota ("**Grantor**"), hereby conveys and quitclaims to Laurie Solie, a single person
(insert name of each Grantee)

_____ ("**Grantee**"), as

(Check only one box.)

☐ tenants in common,
☐ joint tenants,

(If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named Grantees as tenants in common.)

real property in Anoka County, Minnesota, legally described as follows:

Outlot C, Northfork Meadows Addition, as recorded in the offices of the Anoka County Recorder's Office

(PIN: 20-32-25-42-0005)

Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto.

Check applicable box:

- ■ The Seller certifies that the Seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: .)
- ☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

City of Ramsey, Minnesota
(name of Grantor)

By: _____
(signature) Mark Kuzma

Its: _____
(type of authority) Mayor

By: _____
(signature) Brian Hagan

Its: _____
(type of authority) City Adminstrator

State of Minnesota, County of Anoka

This instrument was acknowledged before me on May , 2024, by Mark Kuzma
(month/day/year) *(name of authorized signer)*

_____ as Mayor
(type of authority)

and by Brian Hagen
(name of authorized signer)

as City Adminstrator of the City of Ramsey, Minnesota.
(type of authority) *(name of Grantor)*

(Stamp)

_____
(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Frederic W. Knaak, Esq. (Mn.Lic. 0056777)
413 Wacouta Street, Suite 550
St. Paul, MN 55101

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
(insert legal name and residential or business address of Grantee)

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED
Business Entity to Individual(s)

Minnesota Uniform Conveyancing Blanks
Form 10.3.4 (2016)

eCRV number: _____

DEED TAX DUE: $ _____

DATE: May __, 2024
(month/day/year)

FOR VALUABLE CONSIDERATION, the City of Ramsey, Minnesota
(insert name of Grantor)

a Charter City under the laws of the State of Minnesota ("**Grantor**"), hereby conveys and quitclaims to Barb Volner, a single person
(insert name of each Grantee)
("**Grantee**"), as

(Check only one box.)

☐ tenants in common,
☐ joint tenants,

(If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named Grantees as tenants in common.)

real property in Anoka County, Minnesota, legally described as follows:

Outlot B, Northfold Meadows Meadow, as recorded in the offices of the Anoka County Recorder's Office

(PIN 20-32-25-42-0006)

Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto.

Check applicable box:

- ■ The Seller certifies that the Seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: .)
- ☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

City of Ramsey, Minnesota
(name of Grantor)

By: _____
(signature) Mark Kuzma

Its: _____
(type of authority) Mayor

By: _____
(signature) Brian Hagan

Its: _____
(type of authority) City Adminstrator

State of Minnesota, County of Anoka

This instrument was acknowledged before me on May , 2024, by Mark Kuzma
(month/day/year) *(name of authorized signer)*

_____ as Mayor
(type of authority)

and by Brian Hagen
(name of authorized signer)

as City Adminstrator of the City of Ramsey, Minnesota.
(type of authority) *(name of Grantor)*

(Stamp)

_____
(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Frederic W. Knaak, Esq. (Mn.Lic. 0056777)
413 Wacouta Street, Suite 550
St. Paul, MN 55101

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
(insert legal name and residential or business address of Grantee)

CC Regular Session

Meeting Date: 05/14/2024

Primary Strategic Plan Initiative: Identify and implement operational efficiencies, cost savings and additional funding sources.

Information

Title

Approve Updated JPA with the Anoka-Hennepin Narcotics and Violent Crimes Task Force

Purpose/Background:

The purpose of this case it to consider approving the updated Joint Powers Agreement between the City of Ramsey and the 9 cities and 1 county which comprise the Anoka Hennepin Narcotics and Violent Crimes Task Force (AHNVCTF) also known as the drug task force. The City of Ramsey joined the AHNVCTF in 2017. The attached JPA defines the agreed upon terms and conditions required for the city of Ramsey to participate in AHNVCTF operations and governance.

This is an annual revision of the JPA. The significant change from 2023 to the JPA was due to the city of Fridley withdrawing from the JPA and re-allocating personnel to a different federal task force.

Funding Source:

The updated JPA requires no additional funding or staffing.

Recommendation:

Staff reviewed the JPA and recommends approval.

Action:

Motion to Authorize the updated Joint and Cooperative Agreement for the Formation and Administration of the Anoka-Hennepin Narcotics and Violent Crimes Task Force.

Attachments

2024 AHNVCTF JPA

Signature Pages

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/09/2024 03:13 PM
Form Started By: Jeff Katers		Started On: 05/09/2024 09:20 AM
Final Approval Date: 05/09/2024		

JOINT AND COOPERATIVE AGREEMENT FOR THE FORMATION AND ADMINISTRATION OF THE ANOKA-HENNEPIN NARCOTICS AND VIOLENT CRIMES TASK FORCE

I. PARTIES

The parties to this agreement are political subdivisions of the State of Minnesota. This agreement is made pursuant to Minnesota Statutes Section § 471.59, as amended.

II. PROBLEM AND PURPOSE

The parties hereto find that drug abuse and related violent criminal activities have increased significantly within and between their communities in recent years. As communities located on or near the northern borders of Minneapolis and St. Paul, a significant amount of drug traffic, violent crime, and organized criminal gang activity has emerged and migrated into their communities. Linked by the 610, 694, and 169 bridges over the Mississippi River, the communities share common borders with easy access which has provided a conduit for drug traffickers and criminal elements to utilize. The nature of drug law enforcement, violent crime, and the criminal enterprise associated with them does not adhere to jurisdictional boundaries. In addition, the individual parties hereto face the difficulty of limited resources and ever-increasing demands for service which make effective organized drug enforcement difficult on an individual basis.

The general purpose of this agreement is to provide coordination and joint enforcement efforts within the jurisdictional boundaries of the parties of controlled substance crimes as defined in federal, state, and local statutes, as well as related violent crime and the criminal enterprise associated with them.

III. NAME

This joint enforcement project shall be known as the Anoka-Hennepin Narcotics and Violent Crimes Task Force (herein referred to as "the Task Force").

IV. MEMBERSHIP

The parties to this agreement shall be the Cities of Anoka, Blaine, Champlin, Columbia Heights, Coon Rapids, Maple Grove, Ramsey, and Rogers, and the County of Anoka (herein collectively referred to as "the parties").

V. ADMINISTRATION

A Task Force Advisory Board is formed consisting of the Chiefs of Police and Sheriff, or his or her designee, from each party. The Task Force Commander and supervisors will serve in an advisory capacity and shall have responsibility for administration of the Task Force. A prosecuting attorney from Anoka County will act in an advisory capacity to the Board. The Anoka County Sheriff's Office will be the coordinating law enforcement agency and provide the day-to-day administration of the Task Force through the assignment of the Investigative Lieutenant, serving as the Task Force Commander. The Commander will be assisted by a Sergeant assigned to the Task Force by any of the participating Police Departments and a Detective Team Leader assigned to the Task Force by the Anoka County Sheriff's Office.

The Task Force Advisory Board members, which have voting authority, will be the Chiefs of Police and the Sheriff, or his or her designee, from each party. The votes

shall be weighed based on the number of officers assigned to the Task Force, capped at two votes per agency.

In any issue requiring a vote of the Advisory Board, a quorum consisting of a majority ofvoting members must be present to vote. In order for a motion or item to pass, a majority of the quorum must vote in favor of the motion or item.

The Advisory Board shall elect a chair to conduct board meetings and serve as liaison between the parties, the Commander, and the Board.

VI. OPERATION

Section 1. Composition

The Task Force shall consist of full-time peace officers POST licensed to practice law enforcement as defined in Minnesota Statutes, Chapter 626. One of the assigned officers shall hold the rank of Sergeant. The assigned Sergeant may come from any member agency. The minimum number of licensed peace officers each member may assign to the Task Force is one (1). Each officer will remain an employee of the party assigning the officer to the Task Force. The Advisory Board may approve a change in the composition of the Task Force upon the request of any party. Members will inform the Board of their staffing commitment in a timely manner as to allow for overall planning by the Task Force Commander. No party may be required to assign additional officers to the Task Force without the consent of the affected party.

Section 2. Chain of Command

Advisory Board: The Advisory Board shall be responsible for the overall management and budget of the Task Force as set forth in section V. of the agreement.

Executive Committee: The Board will establish an Executive Committee whose purpose is to conduct research and gather information to advise the Board, and carry out any other responsibilities or duties as described within this Joint Powers Agreement. The Executive Committee shall consist of the Advisory Board Chair, Advisory Board Vice-Chair and the Task Force Commander. Under the Task Force's prior agreement, the Chair and Vice Chair were elected to a term beginning Jan. 1, 2024 and ending Jan. 1, 2025 and shall remain in those positions under this Agreement. Each year the Board shall elect from its members an Advisory Board Vice-Chair. The term of the Chair and Vice Chair shall be one year. The Vice-Chair will assume a Board Chair vacancy by automatic succession.

Advisory Board Chair: The Advisory Board Chair shall be responsible for conducting business meetings, documenting meeting minutes and facilitating communication with members of the Advisory Board and the Task Force Commander.

Advisory Board Vice-Chair: The Advisory Board Vice-Chair will fill in for the Board Chair during absences.

Commander/Lieutenant: The Task Force Commander shall be the head of the Task Force and will also serve on the Executive Committee. A Lieutenant of the Anoka ~~County Sheriff's Office will act in this capacity at the onset of this agreement. The salary~~

and benefits of the Task Force Commander will be funded 50% from the Anoka County Sheriff's Office, and 50% from the state grant budget.

The Commander shall serve at the pleasure of the Advisory Board and may be removed by a majority vote of the Board. The Commander reports directly to the Advisory Board. The Commander will make the day-to-day operational and administrative decisions of the Task Force.

Sergeant/Team Leader: One Sergeant shall be assigned to the Task Force by one of the member agencies. One Team Leader shall be assigned to the Task Force by the Anoka County Sheriff's Office. The Sergeant and Team Leader operate at the direction of the Task Force Commander. They are responsible for the direct oversight of officers assigned to the Task Force by the parties.

Officers: Officers assigned to the Task Force operate at the direction and under the supervision of the Task Force Commander and Supervisors while assigned.

Clerical: The Task Force may hire clerical support for the Task Force from the grant budget. The County of Anoka agrees to act as the employer of the person hired.

Section 3. Equipment

Equipment purchased by the Task Force during the grant period for Task Force usage shall be divided amongst the parties by the Advisory Board at the end of the grant period if this agreement is not renewed. Upon a mutually agreed dissolution of this Task Force, all equipment owned by the Task Force will be distributed between the parties as decided by the Advisory Board. Parties are expected to also utilize their own equipment

such as body transmitters and surveillance vans on an as-needed basis. All equipment brought into Task Force use by an agency will remain the property of the agency supplying said equipment. Each Party shall be responsible for damages to or loss of its own equipment. Each Party waives the right to, and agrees that it will not, bring any claim or suit against the Task Force or any other Party for damages to or loss of its equipment arising out of participation in or assistance with Task Force operations or activities, even if the damages or losses were caused wholly or partially by the negligence of the Task Force or another Party.

Section 4. Facilities

Each Task force member will work out of a centrally located office furnished and maintained by the Task Force as provided in the annual grant budget.

Section 5. Policy and Procedure

Operational policy and procedure may be developed for the Task Force based on an examination of operational goals and administrative need. These policies and procedures will be proposed to the Advisory Board by supervisory staff who will conduct ongoing evaluations of Task Force operations and need. Policies and procedures will be implemented at the direction of the Advisory Board.

Section 6. Purchase of Evidence/Information

The purchase of evidence and information shall be done in a manner consistent with the approved policy and procedures.

Section 7. Supplies

Office supplies will be provided by the Task Force under the grant annual budget. Any supplies not itemized in the grant annual budget will be provided by that officer's employment agency.

Section 8. Sworn Personnel

Each party is providing licensed peace officers under the conditions outlined herein. Wages and benefits for these officers will be the primary responsibility of the officer's employing agency during the grant period. Wage and benefit reimbursement, to include overtime costs, may be reimbursed through the grant as approved by the Advisory Board.

An officer assigned to the Task Force by a party may be removed from the Task Force by the appointing party or through a majority vote of the Advisory Board. The party shall then appoint a suitable replacement for the removed officer.

Peace officers assigned to the Task Force shall be equipped by their employment parties with appropriate police credentials and suitable firearms. The employment party will be responsible for providing any POST required training to their officers assigned to the Task Force.

The Commander may direct additional, specialized training to be paid through the grant budget.

Section 9. Vehicles

The Task Force shall provide up to one vehicle for each officer assigned to the Task Force. Each party will be responsible for fuel, insurance, and maintenance costs

incurred by the vehicle(s) leased for the officer(s) assigned by that party. Larger unforeseen repair costs may be presented to the Advisory Board for approval to use Task Force forfeiture funds for the repair. Upon termination of this agreement, the vehicles will either be absorbed by the parties agreeing to assume leasing obligations or returned to the leasing agency. Vehicles owned by a party and utilized by the Task Force will remain the responsibility of the party, as will costs incurred for the vehicle's use and maintenance. A party's automobile liability coverage and auto physical damage coverage, or program of self-insurance, shall be primary to any coverage maintained by the Task Force.

VII. TASKS

Section 1. The primary function and responsibility of the Task Force is to detect, investigate, gather evidence, and apprehend drug traffickers, as well as assist in violent crimes and gang related investigations, within the geographic area of the parties. As a result of the nature of covert undercover operations, it is anticipated that undercover operatives may detect or become aware of other crimes, including drug crimes, occurring both within and outside the geographical boundaries of member agencies. The Task Force will pursue other avenues of investigation only upon recommendation of the Task Force Commander and by permission of the Chief of Police or Sheriff of the particular party involved. In addition, the Task Force may be used by any of the parties for other

investigative purposes under exigent circumstances or in a capacity wherein the nature of the investigation being undertaken requires undercover officers.

Section 2. It is the mission priority of this unit to investigate drug wholesalers (those individuals who bring drugs into the Task Force area), street-level drug distributors, those persons involved in the clandestine laboratory manufacturing of illicit drugs, and individuals who attempt to acquire pharmaceutical drugs in violation of the provisions of Minnesota Statutes, Chapter 152.

Section 3. A function of the Task Force will be to gather and to disseminate controlled substance intelligence information. The Task Force will maintain an ongoing intelligence filing system. The Task Force will attempt to investigate those leads, maintain on file that information, and upon request disseminate that information to the parties hereto.

Section 4. With permission of the Task Force Commander, the Task Force will provide training to member parties requesting that service. Requests for community drug education and drug awareness will be provided only upon permission of the Task Force Commander and the department of that particular party.

Section 5. Public announcements concerning the function of the Task Force will be made only by permission of the Advisory Board in conjunction with the parties to this agreement and by approval of the Chief of Police or Sheriff of the party in which that release is to be made.

Section 6. Public announcements concerning arrests or investigations conducted by the Task Force will be made by the Task Force Commander or the Chief of Police or

Sheriff of that party, or his or her designee, where that arrest was made, and upon approval of the Task Force Commander. News releases concerning the Task Force's function, investigations, and/or arrests will not be made by any Task Force officer unless specifically requested by the Task Force Commander or the Chief of Police or Sheriff with permission of the Task Force Commander or the Advisory Board.

VIII. FINANCIAL MATTERS

Section 1. The fiscal year of the Task Force shall be the calendar year.

Section 2. The Finance Department of Anoka County will be responsible for the administration of all funds coming under the direct supervision of the Task Force, whether federal grant funds or contributions of the parties.

Section 3. The Task Force Advisory Board shall direct the Commander to prepare an annual grant application, including proposed budget, which will be presented to the parties on or before the application deadline set by the Office of Justice Programs, Minnesota Department of Public Safety. The Task Force Commander shall submit the approved grant application and budget to the Office of Justice Programs by the deadline established by the Office of Justice Programs.

Section 4. Major funding for the Task force comes from a matchinggrant from the federal government. Under the terms of that grant, the contributions of the parties shall be at least 25% of the total budget established for the current year. An individual party's financial contribution shall be proportioned to the number of officers committed to the

Task Force as shown in the grant application budget. The matching funds will be submitted to the Finance Department of Anoka County by the parties at the beginning of the grant period. Any unused match funds will be returned at the end of the grant period in a manner determined by the Advisory Board. Payment of any outstanding financial obligations shall be made in a manner determined by the Advisory Board.

Section 5. Any assets seized by the Task Force and awarded to the Task Force through administrative or judicial proceedings shall be distributed to the parties on a periodic basis as determined by the Board. The formula for distribution of these assets shall be proportioned based on the number of officers assigned for each participating agency. The Task Force Commander will be responsible for the distribution of funds or assets seized or forfeited by the Task Force.

Section 6. The Commander, upon direction and approval of the Advisory Board, is authorized to sign and enter into contracts on behalf of the Task Force as may be necessary.

Section 7. The Commander has authority to make purchases, payments, and expenditures, outside of yearly budgeted expenses, of up to $1,000 without approval of the Advisory Board. The Executive Committee has the authority to make purchases, payments, and expenditures up to $5,000 without Advisory Board approval.

IX. DEPUTATION

Officers assigned to the Task Force, while performing their assigned duties as Task Force officers in a jurisdiction other than their own jurisdiction, shall have the same

powers, duties, privileges, and immunities as conferred upon them by their own jurisdiction. The authority granted hereunder does not constitute employment by the Task Force or by the city or county in which the duty or duties are being performed. Any workers' compensation claims or work-related injury that may occur as a result of working with the Task Force shall be the sole responsibility of the officer's home jurisdiction. Further, the authority granted hereunder extends only so far as may be necessary to complete the duties assigned to the officers and terminates at the expiration of this agreement and any extension thereof. Each Party waives the right to sue the Task Force and any other Party for any workers' compensation benefits paid to its own employees or their dependents, even if the injuries were caused wholly or partially by the negligence of the Task Force or any other Party.

X. INSURANCE, INDEMNIFICATION, AND HOLD HARMLESS

Section 1. Applicability

The Task Force shall be considered a separate and distinct public entity to which the Parties have transferred all responsibility and control for actions taken pursuant to this Agreement. The Task Force shall comply with all laws and rules that govern a public entity in the State of Minnesota and shall be entitled to the protections of M.S. 466.

Section 2. Indemnification and Hold Harmless

The Task Force shall fully defend, indemnify and hold harmless the Parties against all claims, losses, liability, suits, judgments, costs and expenses by reason of the action or inaction of the Board and/or employees and/or the agents of the Task Force. This Agreement to indemnify and hold harmless does not constitute a waiver by any participant of limitations on liability provided under Minnesota Statutes, Section 466.04. To the full extent permitted by law, actions by the Parties pursuant to this Agreement are intended to be and shall be construed as a "cooperative activity" and it is the intent of the Parties that they shall be deemed a "single governmental unit" for the purpose of liability, as set forth in Minnesota Statutes, Section 471.59, subd. 1a(a); provided further that for purposes of that statute, each Party to this Agreement expressly declines responsibility for the acts or omissions of the other Parties except as provided herein.

Section 3. Insurance

The Task Force shall obtain liability insurance in an amount not less than the municipal tort caps set forth by Minnesota Statutes, Section 466.04 subd. 1, as amended to defend and indemnify the Task Force and its members and each member's officers, employees, and volunteers for actions arising out of this Agreement. The Task Force may obtain such other insurance it deems necessary to indemnify its members for actions arising out of this Agreement. Nothing herein shall be construed to provide insurance coverage or indemnification to an officer, employee, or volunteer of any Party for any act or omission for which the officer, employee, or volunteer is guilty of malfeasance in office, willful neglect of duty, or bad faith.

Section 4.

The Parties of this Agreement are not liable for the acts or omissions of the other participants to this Agreement except to the extent to which they have agreed in writing to be responsible for acts or omissions of the other Parties. Any liability in excess of insured amounts, or uninsured liability, shall be borne jointly by all the Parties, with each party bearing an equal share of the liability. For example, if there are ten parties to the agreement each party shall bear 10% of any excess or uninsured liability. This joint liability does not include liability for the acts or omission of any one party's individual officer, employee, or volunteer which arises from his or her own willful misconduct, willful neglect of duty, or bad faith.

Each party retains the right to assert and utilize any and all defenses and immunities to the fullest extent permitted by law.

XI. DURATION

Section 1. This agreement for Task Force operations shall be in effect beginning Jan. 1, 2024 notwithstanding the dates of signature by the parties, and shall continue in effect until terminated in accordance with the provisions herein. As of January 1, 2024, this agreement replaces the previous Joint Powers agreement between the parties, which began January 1, 2022.

Section 2. Any party may withdraw from this agreement on December 31 of any year by declaring its intention to withdraw in writing and providing the written notice, delivered by mail or in person, to each of the other parties on or before July 1st of that year. Notice by mail shall be deemed received three days after mailing. Withdrawal by a

party shall not result in the discharge of any legal liability incurred by such party before the effective date of withdrawal.

Section 3. This agreement shall terminate under the following circumstances:

(1) There are no remaining parties as a result of withdrawal pursuant to this agreement; or

(2) All remaining parties mutually agree to terminate this agreement; or

(3) This agreement shall terminate automatically when grant funding for Task Force activities is discontinued.

XII. CONTRACTS AND PURCHASES

Any contracts and purchases made pursuant to this agreement shall be made by the County and shall conform to the requirements applicable to Anoka County.

XIII. STRICT ACCOUNTABILITY

Pursuant to Minnesota Statute §471.59, a joint powers agreement is to provide for strict accounting of all funds and report of all receipts and disbursements. Any party to this agreement may request a strict accounting at any time.

XIV. ENTIRE AGREEMENT

This joint powers agreement constitutes the entire agreement of the parties on the matter related hereto. The agreement shall not be altered or amended, except by agreement in writing signed by the parties hereto.

DATE:_____ County of Anoka

By:_____
Micheal R. Gamache

Its: County Board Chair

By:_____
Dee Guthman

Its: Interim County Administrator

By:_____
Brad Wise

Its: Sheriff

Approved as to Form

By: _____
Bryan Frantz

Its: Assistant County Attorney

XV. SIGNATURES

All parties to this agreement need not sign the same copy of the agreement. An original agreement signed by each party to this agreement shall be maintained in the Office of the Anoka County Sheriff.

DATE:_____ City of Anoka

By:_____
Phil Rice

Its: Mayor

By:_____
Greg Lee

Its: City Manager

By:_____
Eric Peterson

Its: Chief of Police

XV. SIGNATURES

All parties to this agreement need not sign the same copy of the agreement. An original agreement signed by each party to this agreement shall be maintained in the Office of the Anoka County Sheriff.

DATE:_____ City of Blaine

By:_____
Tim Sanders

Its: Mayor

By:_____
Michelle Wolfe

Its: City Manager

By:_____
Brian Podany

Its: Chief of Police

XV. SIGNATURES

All parties to this agreement need not sign the same copy of the agreement. An original agreement signed by each party to this agreement shall be maintained in the Office of the Anoka County Sheriff.

DATE:_____ City of Champlin

By:_____
Ryan Sabas

Its: Mayor

By:_____
Bret Heitkamp

Its: City Administrator

By:_____
Glen Schneider

Its: Chief of Police

XV. SIGNATURES

All parties to this agreement need not sign the same copy of the agreement. An original agreement signed by each party to this agreement shall be maintained in the Office of the Anoka County Sheriff.

DATE:_____ City of Columbia Heights

By:_____
Amada Marquez Simula

Its: Mayor

By:_____
Kelly Bourgeois

Its: City Manager

By:_____
Lenny Austin

Its: Chief of Police

XV. SIGNATURES

All parties to this agreement need not sign the same copy of the agreement. An original agreement signed by each party to this agreement shall be maintained in the Office of the Anoka County Sheriff.

DATE:_____ City of Coon Rapids

By:_____
Jerry Koch

Its: Mayor

By:_____
Matt Stemwedel

Its: City Manager

By:_____
Bill Steiner

Its: Chief of Police

XV. SIGNATURES

XV. SIGNATURES

All parties to this agreement need not sign the same copy of the agreement. An original agreement signed by each party to this agreement shall be maintained in the Office of the Anoka County Sheriff.

DATE:_____ City of Maple Grove

By:_____
Mark Steffenson

Its: Mayor

By:_____
Heidi Nelson

Its: City Administrator

By:_____
Eric Werner

Its: Chief of Police

XV. SIGNATURES

All parties to this agreement need not sign the same copy of the agreement. An original agreement signed by each party to this agreement shall be maintained in the Office of the Anoka County Sheriff.

DATE:_____ City of Ramsey

By:_____
Mark E Kuzma

Its: Mayor

By:_____
Brain Hagen

Its: City Administrator

By:_____
Jeff Katers

Its: Chief of Police

XV. SIGNATURES

All parties to this agreement need not sign the same copy of the agreement. An original agreement signed by each party to this agreement shall be maintained in the Office of the Anoka County Sheriff.

DATE:_____ City of Rogers

By:_____
Rick Ihli

Its: Mayor

By:_____
Steve Stahmer

Its: City Administrator

By:_____
Dan Wills

Its: Chief of Police

CC Regular Session

Meeting Date: 05/14/2024

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

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Information

Title:

Authorization to Hire a Building Maintenance Worker

Purpose/Background:

The purpose of this case is to request the City Council's authorization to hire two full-time Building Maintenance Workers.

Both positions were vacated due to the employees departing the City of Ramsey. An internal and external recruitment was conducted and Mr. John Bromen and Mr. Matt Nelson were selected as the top candidates for the positions. Staff completed the necessary background checks and are recommending that Mr. Bromen and Mr. Nelson be hired as both full-time Building Maintenance Workers.

With the City Council's authorization, John Bromen and Matt Nelson will begin as the City's new full-time Building Maintenance Workers on or near May 29, and May 30, respectively. As with all City employees recognized by the American Federation of State, County and Municipal Employees (AFSCME) bargaining unit, they will serve a six-month probationary period and will be subject to the City's Personnel Policy and the AFSCME Labor Agreement.

The primary objectives of this position are to assist in maintaining city facilities including, but not limited to buildings, offices, meeting rooms, HVAC equipment and grounds of the Ramsey Municipal Center, both Fire Stations, City Parks, Public Works facility and the Municipal Parking Facility, as well as assist with elections set-up and take-down.

Funding Source:

The funding required for this position is included in the 2024 budget.

Recommendation:

1) To hire John Bromen as a full-time Building Maintenance Worker, effective on or near May 29, 2024, at $23.839 per hour, which is step 2 of the 2024 wage scale; and
2) To hire Matt Nelson as a full-time Building Maintenance Worker, effective on or near May 30, 2024, at $22.70 per hour, which is step 1 of the 2024 wage scale.

Outcome/Action:

Authorize Hiring of - 1) John Bromen as a full-time Building Maintenance Worker, effective on or near May 29, 2024, at $23.839 per hour, which is step 2 of the 2024 wage scale; and
2) Matt Nelson as a full-time Building Maintenance Worker, effective on or near May 30, 2024, at $22.70 per hour, which is step 1 of the 2024 wage scale.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/09/2024 03:06 PM
Form Started By: Colleen Lasher		Started On: 04/26/2024 11:19 AM
Final Approval Date: 05/09/2024		

CC Regular Session

Meeting Date: 05/14/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Adopt Resolution #24-133 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 18, 2024 through May 8, 2024.

Purpose/Background:

Adopt Resolution #24-133 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 18, 2024 through May 8, 2024.

Recommendation:

Staff Recommends to Adopt Resolution #24-133 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 18, 2024 through May 8, 2024.

Action:

Motion to Adopt Resolution #24-133 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 18, 2024 through May 8, 2024.

Attachments

Bills List 5/14/2024

Resolution 24-133

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	05/08/2024 01:50 PM
Brian Hagen	Brian Hagen	05/08/2024 06:34 PM
Form Started By: Jennifer Morrison		Started On: 05/08/2024 01:37 PM
Final Approval Date: 05/08/2024		

RAMSEY CITY COUNCIL MEETING

5.14.24

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:		SUBMITTED FOR APPROVAL
Prepaids 4.18.24 - 5.8.24		$ 413,286.27
Accounts Payable 4.18.24 - 5.8.24		760,634.43
Payroll	4.26.24	270,535.87
Debt Service		
Pay Estimates- Projects		1,432,513.68
TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)		**$ 2,876,970.25**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	APPROVED PREVIOUS MTG	2024 Y.T.D.
PREPAIDS	$ 387,955.50	$ 3,704,000.43
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	652,379.28	5,410,516.22
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	244,010.99	2,007,791.69
CORRECTION TO PAYROLL		
DEBT SERVICE		
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS	47,692.50	3,996,305.70
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 1,332,038.27**	**$ 15,118,614.04**

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4/18/2024 -- 5/8/2024

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
118721	**4/18/2024**		**111377 ANOKA MUNICIPAL UTILITY**							
		46.22	TRAFFIC SIGNALS		124712	22-612000-01 MAR 2024	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		40.84	STREET LIGHTING		124713	22-610280-00 MAR 2024	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		79.18	TRAFFIC SIGNALS		124714	22-613120-01 MAR 2024	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		78.80	STREET LIGHTING		124715	22-990005-01 MAR 2024	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		245.04								
118722	**4/18/2024**		**100297 CENTERPOINT ENERGY**							
		245.63	3/7-4/5/24 GAS USAGE		124709	6011580-5 MAR 2024	9410.6373	00041012	GAS	RALF FUNDED PROJECTS
		89.92	NATURAL GAS PH 3		124716	8782239-1 MAR 2024	9601.6373		GAS	WATER FUND
		2,813.46	C/H GAS		124717	6702493-5 MAR 2024	0194.6373		GAS	GENERAL GOVERNMENT BUILDINGS
		287.20	GAS UTILITIES STATION 1		124718	5914352-9 MAR 2024	0220.6373		GAS	FIRE PROTECTION
		439.88	GAS UTILITIES STATION 2		124719	5961540-1 MAR 2024	0220.6373		GAS	FIRE PROTECTION
		3,876.09								
118723	**4/18/2024**		**119184 ERLANDSON, MANDY**							
		144.50	REISS CHK 118180 2023 SPEC ASS		124702	01182024	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
118724	**4/18/2024**		**120719 MELTON, ROBIN**							
		64.73	REISSUE CHK 118275 UB REFUND		124703	02072024	9601.4651		WATER REVENUE	WATER FUND
		64.73								
118725	**4/18/2024**		**120867 STILLMAN, JAMES**							
		200.00	WATER EFF REBATE 24-J STILLMAN		124705	040824	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								
118772	**4/25/2024**		**119065 ANOKA COUNTY (PAPER CHECK)**							
		46.00	RECORDING FEE 6014 157TH LANE		124778	04252024	0301.6315		MISCELLANEOUS PROFESSIONAL SERENGINEERING	
		46.00								
118773	**4/25/2024**		**102959 BARNA GUZY AND STEFFEN LTD**							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
118773	**4/25/2024**		**102959 BARNA GUZY AND STEFFEN LTD**							
		80.00	COUNSELING 02-28-24		124786	280066	0130.6315		MISCELLANEOUS PROFESSIONAL SER	ADMINISTRATION
		80.00								
118774	**4/25/2024**		**119151 CAPPS, CAROLANN**							
		144.50	2023 SPEC ASSESSMENT REBATE		124779	04252024	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
118775	**4/25/2024**		**100297 CENTERPOINT ENERGY**							
		660.09	MONTHLY GAS CHARGES		124792	8000014064-2 MAR 2024-1	0211.6373		GAS	POLICE PROTECTION
		982.32	MONTHLY GAS CHARGES		124792	8000014064-2 MAR 2024-1	0452.6373		GAS	PARK & RECREATION
		406.98	MONTHLY GAS CHARGES		124792	8000014064-2 MAR 2024-1	0311.6373		GAS	STREET MAINTENANCE
		147.11	MONTHLY GAS CHARGES		124792	8000014064-2 MAR 2024-1	0220.6373		GAS	FIRE PROTECTION
		406.99	MONTHLY GAS CHARGES		124792	8000014064-2 MAR 2024-1	9601.6373		GAS	WATER FUND
		406.99	MONTHLY GAS CHARGES		124792	8000014064-2 MAR 2024-1	9602.6373		GAS	SEWER FUND
		406.99	MONTHLY GAS CHARGES		124792	8000014064-2 MAR 2024-1	9605.6373		GAS	STORM WATER UTILITY
		3,417.47								
118776	**4/25/2024**		**100116 CONNEXUS ENERGY**							
		21.33	ELECTRIC SERVICE		124795	444931-3270 MAR 2024	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		21.33								
118777	**4/25/2024**		**100167 CORNERSTONE FORD**							
		48.93-	EARLY PAY DISCOUNT		124789	15455703	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		489.25	TRK. #692		124789	15455703	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		144.85-	EARLY PAY DISCOUNT		124790	15456973	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1,448.48	FIRE #569		124790	15456973	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1,743.95								
118778	**4/25/2024**		**120880 JOHNSON, MIKE**							
		200.00	WATER EFF REBATE 24-M JOHNSON		124782	04152024	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								

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									Continued...	
118779	**4/25/2024**		**102219 MAGNEY CONSTRUCTION, INC**							
		1,432,513.68	PAY APP 10 21-09 WTR TRMT PLAN		124781	04252024	9601.1720	00202109	BUILDINGS	WATER FUND
		1,432,513.68								
118780	**4/25/2024**		**120881 POLARIZAUTO LLC**							
		534.00	NEW SQUAD 346 AUTO START		124787	5431	0211.6550		MOTOR VEHICLES	POLICE PROTECTION
		534.00								
118781	**4/25/2024**		**100391 POSTMASTER**							
		2,286.24	04/18/24 USPS RR POSTAGE		124783	04/18/24	0195.6322		POSTAGE	NEWSLETTER
		2,286.24								
118782	**5/2/2024**		**120904 ALIY, ANWAR**							
		100.00	REF OVERPYMT FROM 3.14.24		124885	03142024	9101.4609		OTHER MISCELLANEOUS REVENUES	GENERAL FUND
		100.00								
118783	**5/2/2024**		**100948 ANOKA COUNTY LICENSE CENTER**							
		10,052.43	REG & TAX EXMPT PLATES #639		124886	05022024	9605.1740		OTHER EQUIPMENT	STORM WATER UTILITY
		10,052.43								
118784	**5/2/2024**		**120905 ANOKA HENNEPIN CREDIT UNION**							
		75.00	EXPO FEE REFUND/NOT ATTEND		124899	043024	9230.6249	00923001	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		75.00								
118785	**5/2/2024**		**110734 CITY OF RAMSEY**							
		30.06	ACCT 731147 15840 JUNIPER RIDG		124887	05022024	9601.4651		WATER REVENUE	WATER FUND
		30.06								
118786	**5/2/2024**		**100167 CORNERSTONE FORD**							
		87.69-	EARLY PAY DISCOUNT		124893	16421024	0211.6388		OTHER VEHICLE REPAIR	POLICE PROTECTION
		36.67	SQUAD 313 A/C NOT WORKING		124893	16421024	0211.6229		SHOP MATERIALS	POLICE PROTECTION
		140.32	SQUAD 313 A/C NOT WORKING		124893	16421024	0211.6257		OTHER VEHICLE PARTS	POLICE PROTECTION
		699.93	SQUAD 313 A/C NOT WORKING		124893	16421024	0211.6388		OTHER VEHICLE REPAIR	POLICE PROTECTION
		789.23								
118787	**5/2/2024**		**106583 DELTA DENTAL PLAN OF MINNESOTA**							
		4,790.98	MAY 2024 DENTAL PREM		124903	RIS0005682763	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		4,790.98								
118788	**5/2/2024**		**120903 EDWARD JONES**							
		75.00	EXPO FEE REFUND/NOT ATTEND		124896	042924	9230.6249	00923001	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT

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118788	**5/2/2024**		**120903 EDWARD JONES**						**Continued...**	
		75.00								
118789	**5/2/2024**		**119358 FARMERS INSURANCE**							
		75.00	EXPO FEE REFUND/NOT ATTEND		124900	043024	9230.6249	00923001	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		75.00								
118790	**5/2/2024**		**120898 GREENWALDT, ALAN**							
		75.00	MAILBOX DAMAGE REIMBURSEMENT		124890	05022024	0312.6267		OTHER STREET MAINTENANCE SUPPL	SNOW & ICE REMOVAL
		75.00								
118791	**5/2/2024**		**120895 HARRER, NICHOLAS**							
		200.00	WATER EFF REBATE 24-N HARRER		124892	04192024	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								
118792	**5/2/2024**		**115574 HEALTHPARTNERS**							
		1,763.00	MAY 2024 HEALTH PREM-JB,KH		124901	129258930	0211.6131		GROUP INSURANCE	POLICE PROTECTION
		83,525.00	MAY 2024 HEALTH PREM		124901	129258930	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		85,288.00								
118793	**5/2/2024**		**117570 HEALTHSOURCE CHIROPRACTIC**							
		75.00	EXPO FEE REFUND/NOT ATTEND		124897	042924	9230.6249	00923001	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		75.00								
118794	**5/2/2024**		**119504 KLOCKER, JON**							
		200.00	WATER EFF REBATE 24-J KLOCKER		124891	041924	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								
118795	**5/2/2024**		**100351 NCPERS GROUP LIFE INS**							
		368.00	MAY 2024 PERA LIFE PREM		124904	704800052024	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		368.00								
118796	**5/2/2024**		**119502 NEXGEN EXTERIORS INC**							
		75.00	EXPO FEE REFUND/NOT ATTEND		124898	043024	9230.6249	00923001	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		75.00								
118797	**5/2/2024**		**120896 WS & D PERMIT SERVICE INC**							
		100.00	PERMIT RA057769 CANCEL		124894	4232024	9101.4205		BUILDING PERMIT	GENERAL FUND
		1.00	PERMIT RA057769 CANCEL		124894	4232024	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		101.00								

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1006347	4/19/2024		100291 MET COUNCIL SAC						Continued...	
		82,005.00	SAC REMITTANCE		124704	04182024	9602.2083		SAC CHARGES	SEWER FUND
		820.05-	SAC REMITTANCE-DISCOUNT		124704	04182024	9602.4356		SEWER AVAILABILITY CHARGE-ADM	SEWER FUND
		81,184.95								
1006348	4/19/2024		119638 O'REILLY AUTO PARTS							
		.62-	EARLY PAY DISCOUNT		124708	6193-158385	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		30.98	BOAT SUPPLIES		124708	6193-158385	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		.53-	EARLY PAY DISCOUNT		124710	6193-158410	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		26.39	FIRE #333		124710	6193-158410	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.46-	EARLY PAY DISCOUNT		124711	6193-158421	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		23.20	FIRE #333		124711	6193-158421	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		78.96								
1006349	4/19/2024		100510 VERIZON WIRELESS							
		584.04	SQUAD LAPTOPS/CAMS		124706	9961216082 MAR 2024	0211.6415		OTHER EQUIPMENT RENTAL	POLICE PROTECTION
		4,247.27	STAFF CELL PHONES		124706	9961216082 MAR 2024	0192.6323		CELLULAR PHONES	DATA PROCESSING
		936.82	SQUAD LAPTOPS/CAMS		124707	9958720851 FEB 2024	0211.6415		OTHER EQUIPMENT RENTAL	POLICE PROTECTION
		4,129.66	STAFF CELL PHONES		124707	9958720851 FEB 2024	0192.6323		CELLULAR PHONES	DATA PROCESSING
		9,897.79								
1006391	4/26/2024		110402 ADVANCE AUTO PARTS							
		1,229.34	MISC SUPPLIES MARCH 2024		124777	03312024	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		63.45	MISC SUPPLIES MARCH 2024		124777	03312024	0311.6227		LUBRICANTS & ADDITIVES	STREET MAINTENANCE
		1,292.79								
1006392	4/26/2024		112564 GROUP HEALTH INC WORKSITE							
		220.00	EAP SERVICES - APRIL 2024		124785	7040137	0130.6315		MISCELLANEOUS PROFESSIONAL SERADMINISTRATION	
		220.00								
1006393	4/26/2024		120653 KNOLLWOOD KICKS DBA RED WING SHOES							
		150.00	JASON L		124798	2041/4136-4149 A	0311.6231		UNIFORMS & TURN-OUT GEAR	STREET MAINTENANCE
		150.00	DAVE H		124798	2041/4136-4149 A	0311.6231		UNIFORMS & TURN-OUT GEAR	STREET MAINTENANCE
		150.00	THOMAS KNIGHT		124798	2041/4136-4149 A	0240.6231		UNIFORMS & TURN-OUT GEAR	PROTECTIVE INSPECTIONS

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
1006393	4/26/2024		**120653 KNOLLWOOD KICKS DBA RED WING SHOES**							
		150.00	CRAIG S		124798	2041/4136-4149 A	0240.6231		UNIFORMS & TURN-OUT GEAR	PROTECTIVE INSPECTIONS
		150.00	CHRIS L		124798	2041/4136-4149 A	0311.6231		UNIFORMS & TURN-OUT GEAR	STREET MAINTENANCE
		150.00	JOE M		124798	2041/4136-4149 A	9601.6231		UNIFORMS & TURN-OUT GEAR	WATER FUND
		900.00								
1006394	4/26/2024		**118857 LAUBACH, NICOLE**							
		30.55	PERSONNEL DATA WRKSHP 4.23.24		124780	04252024	0130.6331		TRAVEL & LODGING	ADMINISTRATION
		17.55	SAFETY/LOSS CNTRL WRKSHP 4.25.		124780	04252024	0130.6331		TRAVEL & LODGING	ADMINISTRATION
		22.75	COBORNS MISC SUPPLES 4.24.24		124780	04252024	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		70.85								
1006395	4/26/2024		**119638 O'REILLY AUTO PARTS**							
		1.18-	EARLY PAY DISCOUNT		124788	6193-159058	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		59.20	TRK. #674		124788	6193-159058	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.26-	EARLY PAY DISCOUNT		124791	6193-159152	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		12.99	CONNECTORS		124791	6193-159152	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		.29-	EARLY PAY DISCOUNT		124793	6193-159453	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		14.25	TRK. #680		124793	6193-159453	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1.08-	EARLY PAY DISCOUNT		124794	6193-159434	0311.6227		LUBRICANTS & ADDITIVES	STREET MAINTENANCE
		53.97	FIRE #572		124794	6193-159434	0311.6227		LUBRICANTS & ADDITIVES	STREET MAINTENANCE
		137.60								
1006396	4/26/2024		**100459 STANDARD INSURANCE COMPANY**							
		2,367.85	APRIL 2024 LIFE INS		124796	7725960001 APR 2024	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		2,367.85								
1006397	4/26/2024		**114486 SUN LIFE ASSURANCE COMPANY OF CANADA**							
		521.00	APRIL 2024 VOL LTD		124797	237724 APR 2024	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		449.88	APRIL 2024 NON-VOL LTD		124797	237724 APR 2024	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		970.88								
1006398	4/26/2024		**100529 WENDELL'S INC**							
		11.35	STAMP-N LAUBACH		124784	2934377	0130.6208		MISCELLANEOUS OFFICE SUPPLIES	ADMINISTRATION
		11.35								
1006399	4/29/2024		**100257 LAW ENFORCEMENT LABOR SRV INC**							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1006399	4/29/2024		100257 LAW ENFORCEMENT LABOR SRV INC						Continued...	
		1,022.25			124539	0409241547192	9101.2177		UNION DUES	GENERAL FUND
		1,022.25			124769	0424241554362	9101.2177		UNION DUES	GENERAL FUND
		2,044.50								
1006400	4/29/2024		100298 MN AFSCME COUNCIL 5							
		471.52			124540	0409241547193	9101.2177		UNION DUES	GENERAL FUND
		471.36			124770	0424241554363	9101.2177		UNION DUES	GENERAL FUND
		942.88								
1006401	5/3/2024		116114 AVESIS THIRD PARTY ADMINISTRATORS							
		293.66	MAY 2024 VISION PREM		124902	3086957	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		293.66								
1006402	5/3/2024		117439 ENGLAND, JORDAN							
		14.79	DAIRY QUEEN 4.29.24 CPR TRAIN		124888	04292024	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		14.79								
1006403	5/3/2024		114616 FERIANCEK, JOE							
		122.50	PE LICENSE RENEWAL 4.29.24		124889	05022024	0301.6451		MEMBERSHIP DUES	ENGINEERING
		122.50								
1006404	5/3/2024		116846 MC TOOL AND SAFETY SALES							
		3.33-	EARLY PAY DISCOUNT		124895	019097	0311.6231		UNIFORMS & TURN-OUT GEAR	STREET MAINTENANCE
		221.70	JACKETS-SIVIGNY & LOE		124895	019097	0311.6231		UNIFORMS & TURN-OUT GEAR	STREET MAINTENANCE
		110.86	JACKET- JOE MANN		124895	019097	9601.6231		UNIFORMS & TURN-OUT GEAR	WATER FUND
		329.23								
1006405	5/3/2024		119638 O'REILLY AUTO PARTS							
		3.09-	EARLY PAY DISCOUNT		124905	6193-159800	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		154.50	TRK.#678		124905	6193-159800	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		2.59-	EARLY PAY DISCOUNT		124906	6193-159875	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		129.26	TRK. #678		124906	6193-159875	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		278.08								
98042624	4/26/2024		115568 ALERUS FINANCIAL NA							
		8,929.64			124768	04242415543614	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		8,929.64								
99041824	4/19/2024		100629 MN DEPT OF REV SALES TX							
		53.22	MAR 2024 SALES/TRANS/USE TAX		124731	04182024	9101.4305		RENTAL FEES	GENERAL FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99041824	4/19/2024		100629 MN DEPT OF REV SALES TX						Continued...	
		2.44	MAR 2024 SALES/TRANS/USE TAX		124731	04182024	9101.4328		ACCIDENT REPORTS	GENERAL FUND
		.05	MAR 2024 SALES/TRANS/USE TAX		124731	04182024	9101.4308		SALES OF MAPS & PUBLICATIONS	GENERAL FUND
		1.49-	MAR 2024 SALES/TRANS/USE TAX		124731	04182024	9101.4609		OTHER MISCELLANEOUS REVENUES	GENERAL FUND
		346.45	MAR 2024 SALES/TRANS/USE TAX		124731	04182024	9601.2082		SALES/USE TAX PAYABLE	WATER FUND
		12.60	MAR 2024 SALES/TRANS/USE TAX		124731	04182024	9601.2085		ANOKA COUNTY TRANSIT TAX .25%	WATER FUND
		12.60	MAR 2024 SALES/TRANS/USE TAX		124731	04182024	9601.2086		METRO TAX HOUSING .25%	WATER FUND
		37.79	MAR 2024 SALES/TRANS/USE TAX		124731	04182024	9601.2087		METRO TAX TRANSPORTATION .75%	WATER FUND
		3.68	MAR 2024 SALES/TRANS/USE TAX		124731	04182024	9601.2082		SALES/USE TAX PAYABLE	WATER FUND
		.13	MAR 2024 SALES/TRANS/USE TAX		124731	04182024	9601.2085		ANOKA COUNTY TRANSIT TAX .25%	WATER FUND
		.13	MAR 2024 SALES/TRANS/USE TAX		124731	04182024	9601.2086		METRO TAX HOUSING .25%	WATER FUND
		.40	MAR 2024 SALES/TRANS/USE TAX		124731	04182024	9601.2087		METRO TAX TRANSPORTATION .75%	WATER FUND
		468.00								
99042624	4/26/2024		107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)							
		728.00			124765	04242415543611	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		728.00								
99042924	4/29/2024		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM							
		105.41	MISC SUPPLIES 4.23.24		124799	04262024	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		2.11-	EALRY PAY DISCOUNT		124799	04262024	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		178.88	MISC TOOLS 4.16.24		124799	04262024	0452.6281		SMALL TOOLS & MINOR EQUIPMENT	PARK & RECREATION
		3.58-	EALRY PAY DISCOUNT		124799	04262024	0452.6281		SMALL TOOLS & MINOR EQUIPMENT	PARK & RECREATION
		149.28	MISC SUPPLIES 4.10.24		124799	04262024	0194.6249		MISCELLANEOUS OPERATING SUPPLY	GENERAL GOVERNMENT BUILDINGS
		2.99-	EALRY PAY DISCOUNT		124799	04262024	0194.6249		MISCELLANEOUS OPERATING SUPPLY	GENERAL GOVERNMENT BUILDINGS
		424.89								
99240073	4/26/2024		100301 MN CHILD SUPPORT PAYMENT CNTR							
		266.72			124771	0424241554364	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		266.72								
99427717	4/26/2024		101306 IRS							
		568.95			124722	0422241407122	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		1,655.43			124723	0422241407123	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		1,655.43			124724	0422241407124	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		375.00			124728	0423241004224	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		311.85			124729	0423241004225	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		311.85			124730	0423241004226	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		19,832.40			124764	04242415543610	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		32,158.08			124775	0424241554368	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		19,832.40			124776	0424241554369	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99427717	**4/26/2024**		**101306 IRS**						**Continued...**	
		76,701.39								
99532664	**4/26/2024**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**							
		13,188.35			124766	04242415543612	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		13,188.35								
99537515	**4/26/2024**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**							
		4,694.44			124767	04242415543613	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		4,694.44								
99616677	**4/26/2024**		**100223 ICMA RETIREMENT TRUST 457**							
		1,953.08			124763	0424241554361	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		1,953.08								
99673376	**4/26/2024**		**100601 MN DEPT OF REV WH**							
		468.18			124721	0422241407121	9101.2172		STATE WITHHOLDING	GENERAL FUND
		50.00			124727	0423241004223	9101.2172		STATE WITHHOLDING	GENERAL FUND
		15,562.43			124774	0424241554367	9101.2172		STATE WITHHOLDING	GENERAL FUND
		16,080.61								
99747367	**4/26/2024**		**100398 PUBLIC EMPLOYEES RETIREMENT ASSN**							
		133.33			124725	0423241004221	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		133.33			124726	0423241004222	9101.2183		PERA-EMPLOYER	GENERAL FUND
		31,337.69			124772	0424241554365	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		41,714.59			124773	0424241554366	9101.2183		PERA-EMPLOYER	GENERAL FUND
		73,318.94								
		1,845,799.95	Grand Total							

Payment Instrument Totals

Checks	1,547,887.23
EFT Payments	196,754.06
A/P ACH Payment	101,158.66
Total Payments	1,845,799.95

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Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
120868	A1 RENT IT		PV	125028	001	00999	4/10/2024	196946-2	142.24		120868	A1 RENT IT
	A1 RENT IT			Summary Total					142.24			
	6800 W BROADWAY											
	MINNEAPOLIS MN 55428											
				Payment Amount					142.24			
100058	ANOKA RAMSEY FARM AND GARDEN		PV	124746	001	00999	4/18/2024	04182024	19.99		100058	ANOKA RAMSEY FARM AND GARDEN
	ANOKA RAMSEY FARM AND GARDEN			Summary Total					19.99			
	7435 HIGHWAY 10											
	RAMSEY MN 55303											
				Payment Amount					19.99			
107591	ARMORTHANE BEDLINERS PLUS TRUCK ACCES.		PV	124836	001	00999	4/23/2024	18703	900.00		107591	ARMORTHANE BEDLINE PLUS TRUCK ACCES.
	ARMORTHANE BEDLINERS PLUS TRUCK ACCES.			Summary Total					900.00			
	7451 149TH AVE NW		PV	125011	001	00999	4/30/2024	18710	6,850.00			
	RAMSEY MN 55303			Summary Total					6,850.00			
				Payment Amount					7,750.00			
100063	ASPEN MILLS		PV	124757	001	00999	4/17/2024	331518	189.85		100063	ASPEN MILLS
	ASPEN MILLS			Summary Total					189.85			
	8201 C CENTRAL AVE NE		PV	124758	001	00999	4/15/2024	331410	179.95			
	SPRING LAKE PARK MN 55432			Summary Total					179.95			
			PV	124855	001	00999	4/23/2024	331860	75.50			
				Summary Total					75.50			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
			PV	124881	001	00999	4/29/2024	332188	99.40			
				Summary Total					99.40			
				Payment Amount					544.70			
117516	BEST OUTDOOR SERVICES		PV	125009	001	00999	4/30/2024	6621	3,234.21		117516	BEST OUTDOOR SERVICES
	BEST OUTDOOR SERVICES			Summary Total					3,234.21			
	3098 162ND LANE NW		PV	125010	001	00999	4/30/2024	6620	810.86			
	ANDOVER MN 55304			Summary Total					810.86			
				Payment Amount					4,045.07			
108513	BLAINE LOCK AND SAFE INC		PV	125008	001	00999	4/26/2024	31255	637.00		108513	BLAINE LOCK AND SAFE INC
	BLAINE LOCK AND SAFE INC			Summary Total					637.00			
	10136 SUNSET AVENUE											
	BLAINE MN 55014											
				Payment Amount					637.00			
114430	CE CONTRACT		PV	124944	001	00999	4/25/2024	12545	1,820.00		114430	CE CONTRACT
	CE CONTRACT			Summary Total					1,820.00			
	7174 SHADY OAK ROAD											
	EDEN PRAIRIE MN 55344											
				Payment Amount					1,820.00			
119134	CINTAS (FIRST AID VENDOR)		PV	124821	001	00999	4/15/2024	5206768154	306.96		119134	CINTAS (FIRST AID VENDOR)

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	CINTAS PO BOX 631025 CINCINNATI OH 45263-1025			Summary Total					306.96			
				Payment Amount					306.96			
110483	CITY OF ST PAUL		PV	124956	001	00999	4/16/2024	IN57993	1,158.17		110483	CITY OF ST PAUL
	CITY OF ST PAUL OFFICE OF FINANCIAL SERVICES 15 W KELLOGG BLVD SUITE 700 ST PAUL MN 55102			Summary Total					1,158.17			
				Payment Amount					1,158.17			
117509	CONTRACTING SOLUTIONS INC		PV	124844	001	00999	4/15/2024	969	13,169.00		117509	CONTRACTING SOLUTIONS INC
	CONTRACTING SOLUTIONS INC 6877 173RS STREET W. FARMINGTON MN 55024			Summary Total					13,169.00			
				Payment Amount					13,169.00			
100167	CORNERSTONE FORD	EP DISCOUNT TAKEN	PV	124948	001	00999	4/18/2024	15457754	345.83		100167	CORNERSTONE FORD
	CORNERSTONE FORD			Summary Total					345.83			
	17219 HIGHWAY 10 NW	EP DISCOUNT TAKEN	PV	124950	001	00999	4/18/2024	15457758	65.38			
	PO BOX 304			Summary Total					65.38			
	ELK RIVER MN 55330	EP DISCOUNT TAKEN	PV	124951	001	00999	4/25/2024	15458593	18.63			
				Summary Total					18.63			
		EP DISCOUNT TAKEN	PV	124952	001	00999	4/16/2024	15457398	480.35			
				Summary Total					480.35			

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Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
		EP DISCOUNT TAKEN	PV	124953	001	00999	4/19/2024	15458016	269.12			
				Summary Total					269.12			
		EP DISCOUNT TAKEN	PV	124954	001	00999	4/22/2024	15458161	45.45			
				Summary Total					45.45			
		EP DISCOUNT TAKEN	PV	124955	001	00999	4/25/2024	15458542	30.15			
				Summary Total					30.15			
		EP DISCOUNT TAKEN	PV	124975	001	00999	4/17/2024	15457541	470.56			
				Summary Total					470.56			
				Payment Amount					1,725.47			
112411	COUNTRY SIDE SERVICES OF MN INC		PV	124825	001	00999	4/18/2024	1-112422	78.13		112411	COUNTRY SIDE SERVICES OF MN INC
	COUNTRY SIDE SERVICES OF MN INC			Summary Total					78.13			
	6228 HIGHWAY 10 NW		PV	124854	001	00999	4/26/2024	1-109346-01	9,839.50			
	RAMSEY MN 55303			Summary Total					9,839.50			
				Payment Amount					9,917.63			
114117	CRAWFORD'S EQUIPMENT INC	3 Exmark 60" mowers	PV	124880	001	00999	4/23/2024	01-90756	52,704.00		114117	CRAWFORD'S EQUIPME INC
	CRAWFORD'S EQUIPMENT INC			Summary Total					52,704.00			
	4898 HIGHWAY 95 NW											
	CAMBRIDGE MN 55008											
				Payment Amount					52,704.00			
120341	DAMON FARBER ASSOCIATES, INC		PV	125046	001	00999	4/22/2024	98896	7,730.44		120341	DAMON FARBER ASSOCIATES, INC

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Bank Account 999.1010 CASH IN BANK 00002224
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	DAMON FARBER ASSOCIATES, INC 310 SOUTH 4TH AVE STE 7050 MNNEAPOLIS MN 55415			Summary Total					7,730.44			
				Payment Amount					7,730.44			
115887	DVS RENEWAL	SQUAD 313 TABS	PV	124946	001	00999	4/30/2024	D977297	15.25		115887	DVS RENEWAL
	DVS RENEWAL PO BOX 64587 ST PAUL MN 55164-0587			Summary Total					15.25			
				Payment Amount					15.25			
118931	ELECTRIC SYSTEMS SOLUTIONS		PV	124940	001	00999	4/30/2024	8709	305.90		118931	ELECTRIC SYSTEMS SOLUTIONS
	ELECTRIC SYSTEMS SOLUTIONS 6021 167TH AVENUE NW RAMSEY MN 55303			Summary Total					305.90			
			PV	124941	001	00999	4/30/2024	8715	815.00			
				Summary Total					815.00			
				Payment Amount					1,120.90			
104267	ELITE SANITATION		PV	124869	001	00999	4/19/2024	30530	616.88		104267	ELITE SANITATION
	ELITE SANITATION PO BOX 526 ELK RIVER MN 55330			Summary Total					616.88			
				Payment Amount					616.88			
100169	EMERGENCY APPARATUS MAINTENANCE INC		PV	124807	001	00999	4/22/2024	131855	1,113.05		100169	EMERGENCY APPARATU MAINTENANCE INC

Payment Group Control Number 3816
Bank Account 999.1010 CASH IN BANK 00002224
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	EMERGENCY APPARATUS MAINTENANCE INC			Summary Total					1,113.05			
	7512 4TH AVENUE		PV	124856	001	00999	4/23/2024	131858	1,943.48			
	LINO LAKES MN 55014			Summary Total					1,943.48			
			PV	124858	001	00999	4/25/2024	131530	2,536.15			
				Summary Total					2,536.15			
			PV	124859	001	00999	4/25/2024	131529	811.75			
				Summary Total					811.75			
			PV	124860	001	00999	4/25/2024	131528	734.48			
				Summary Total					734.48			
			PV	124861	001	00999	4/25/2024	131527	780.80			
				Summary Total					780.80			
			PV	124862	001	00999	4/25/2024	131856	1,032.11			
				Summary Total					1,032.11			
			PV	124863	001	00999	4/25/2024	131526	742.20			
				Summary Total					742.20			
				Payment Amount					9,694.02			
106962	FIRE		PV	124736	001	00999	4/16/2024	6835	1,725.00		106962	FIRE
	FIRE-FIRE INSTRUCTION & RESCUE EDUCATION			Summary Total					1,725.00			
	12137 NORTHGATE LANE											
	PO BOX 810											
	CROSSLAKE MN 56442											
				Payment Amount					1,725.00			
110760	FIRE SAFETY USA, INC		PV	124808	001	00999	4/23/2024	186131	200.00		110760	FIRE SAFETY USA, INC
	FIRE SAFETY USA, INC			Summary Total					200.00			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	3253 19TH STREET NW		PV	124857	001	00999	4/25/2024	186215	175.00			
	ROCHESTER MN 55901			Summary Total					175.00			
				Payment Amount					375.00			
110388	FRATTALLONE'S / CAPITAL ONE TRADE CREDIT		PV	125006	001	00999	4/29/2024	C29765/J	35.17		110388	FRATTALLONE'S / CAPITAL ONE TRADE CREDIT
	CAPITAL ONE TRADE CREDIT PO BOX 105525 ATLANTA GA 30348-5525			Summary Total					35.17			
				Payment Amount					35.17			
120442	GOLIATH TOOLS		PV	124816	001	00999	4/12/2024	7200	49.50		120442	GOLIATH TOOLS
	GOLIATH TOOLS 1434 - 138TH LANE NW ANDOVER MN 55304			Summary Total					49.50			
				Payment Amount					49.50			
120899	GRIDDLE ON THE GO LLC		PV	124879	001	00999	4/25/2024	04252024	978.58		120899	GRIDDLE ON THE GO LLC
	GRIDDLE ON THE GO LLC 15231 GERMANIUM CIRCLE NW RAMSEY MN 55303			Summary Total					978.58			
				Payment Amount					978.58			
117332	HEARTLAND TIRE INC		PV	124760	001	00999	4/4/2024	9039482	846.00		117332	HEARTLAND TIRE INC

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Bank Account 999.1010 CASH IN BANK 00002224
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	HEARTLAND TIRE INC			Summary Total					846.00			
	7151 RIVERDALE DRIVE NW		PV	124818	001	00999	4/8/2024	9039522	105.73			
	RAMSEY MN 55303			Summary Total					105.73			
			PV	124977	001	00999	4/18/2024	9039702	98.72			
				Summary Total					98.72			
			PV	124978	001	00999	4/16/2024	9039666	86.39			
				Summary Total					86.39			
			PV	125033	001	00999	4/25/2024	9039827	96.12			
				Summary Total					96.12			
				Payment Amount					1,232.96			
107844	IN TIME SERVICES INC		PV	124945	001	00999	4/30/2024	12729	3,600.00		107844	IN TIME SERVICES INC
	IN TIME SERVICES INC 1375 STONEGATE WAY FERNDALE WA 98248			Summary Total					3,600.00			
				Payment Amount					3,600.00			
101247	INTERSTATE ALL BATTERY CENTER		PV	124819	001	00999	4/5/2024	1901201011305	47.70		101247	INTERSTATE ALL BATTERY CENTER
	INTERSTATE ALL BATTERY CENTER 3560 MAIN ST NW COON RAPIDS MN 55448-1002			Summary Total					47.70			
				Payment Amount					47.70			
100256	LANO EQUIPMENT INC		PV	124829	001	00999	4/18/2024	02-1068014	365.91		100256	LANO EQUIPMENT INC
	LANO EQUIPMENT INC			Summary Total					365.91			

Payment Group Control Number 3816
Bank Account 999.1010 CASH IN BANK 00002224
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	6140 HIGHWAY 10 NW		PV	124960	001	00999	4/19/2024	02-1068407	69.95			
	ANOKA MN 55303			Summary Total					69.95			
			PV	124961	001	00999	4/25/2024	02-1069951	250.00			
				Summary Total					250.00			
			PV	124976	001	00999	4/29/2024	02-1070424	1,090.00			
				Summary Total					1,090.00			
			PV	125034	001	00999	4/29/2024	02-1070564	10.98			
				Summary Total					10.98			
			PV	125035	001	00999	4/29/2024	02-1070562	275.84			
				Summary Total					275.84			
				Payment Amount					2,062.68			
100268	LRRWMO CITY OF ANOKA		PV	125018	001	00999	11/3/2023	576	34.50		100268	LRRWMO CITY OF ANOKA
	LRRWMO CITY OF ANOKA 2015 - 1ST AVENUE NORTH ANOKA MN 55303			Summary Total					34.50			
				Payment Amount					34.50			
100268	LRRWMO CITY OF ANOKA		PV	125019	001	00999	11/3/2023	577	75.00		100268	LRRWMO CITY OF ANOKA
	LRRWMO CITY OF ANOKA 2015 - 1ST AVENUE NORTH ANOKA MN 55303			Summary Total					75.00			
				Payment Amount					75.00			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
117918	MACQUEEN EMERGENCY		PV	125030	001	00999	5/2/2024	P29401	690.00		117918	MACQUEEN EMERGENC
	MACQUEEN EMERGENCY 1125 7TH STREET E ST PAUL MN 55106			Summary Total					690.00			
				Payment Amount					690.00			
100270	MACQUEEN EQUIPMENT INC		PV	124831	001	00999	4/22/2024	P57264	692.63		100270	MACQUEEN EQUIPMENT INC
	MACQUEEN EQUIPMENT INC 1125 7TH STREET EAST ST PAUL MN 55106			Summary Total					692.63			
			PV	124982	001	00999	5/1/2024	P57488	819.70			
				Summary Total					819.70			
			PV	125041	001	00999	5/3/2024	P57569	1,051.49			
				Summary Total					1,051.49			
				Payment Amount					2,563.82			
103472	MAILING SOLUTIONS	Mailing Rec. Day PC	PV	124802	001	00999	4/18/2024	41088	596.62		103472	MAILING SOLUTIONS
	MAILING SOLUTIONS 2951 100TH CT NE #150 BLAINE MN 55449-5126			Summary Total					596.62			
				Payment Amount					596.62			
120041	MARTIN MARIETTA MATERIALS		PV	124964	001	00999	4/24/2024	42258063	238.76		120041	MARTIN MARIETTA MATERIALS
	MARTIN MARIETTA MATERIALS PO BOX 93186 CHICAGO IL 60673-3186			Summary Total					238.76			
			PV	124968	001	00999	4/26/2024	42285123	221.71			
				Summary Total					221.71			

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Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
			PV	125031	001	00999	4/30/2024	42311835	1,800.00			
				Summary Total					1,800.00			
				Payment Amount					2,260.47			
105625	MINNESOTA TRANSPORTATION ALLIANCE		PV	125017	001	00999	4/17/2024	P24-1092	675.00		105625	MINNESOTA TRANSPORTATION ALLIANCE
	MINNESOTA TRANSPORTATION ALLIANCE 525 PARK STREET, SUITE 240 ST PAUL MN 55103-2106			Summary Total					675.00			
				Payment Amount					675.00			
118388	MITCHELL 1		PV	124820	001	00999	1/22/2024	IB30436591	80.00		118388	MITCHELL 1
	MITCHELL 1 25029 NETWORK PLACE CHICAGO IL 60673-1250			Summary Total					80.00			
			PV	124973	001	00999	4/22/2024	IB30868526	80.00			
				Summary Total					80.00			
				Payment Amount					160.00			
100345	NAPA AUTO PARTS ELK RIVER		PV	124827	001	00999	4/18/2024	246372	11.09		100345	NAPA AUTO PARTS ELK RIVER
	NAPA AUTO PARTS ELK RIVER 17137 YALE STREET NW P O BOX 1041 ELK RIVER MN 55330			Summary Total					11.09			
			PV	125038	001	00999	5/3/2024	248189	88.08			
				Summary Total					88.08			
			PV	125039	001	00999	5/3/2024	248188	148.90			
				Summary Total					148.90			
				Payment Amount					248.07			

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Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
100393	PRAIRIE RESTORATIONS INC		PV	124747	001	00999	4/16/2024	INV-009214	2,850.00		100393	PRAIRIE RESTORATIONS INC
	PRAIRIE RESTORATIONS INC 31646 128TH STREET PRINCETON MN 55371			Summary Total					2,850.00			
				Payment Amount					2,850.00			
100409	RAMSEY BICYCLE		PV	124745	001	00999	4/15/2024	1250	132.93		100409	RAMSEY BICYCLE
	RAMSEY BICYCLE 6825 HIGHWAY 10 NW RAMSEY MN 55303			Summary Total					132.93			
				Payment Amount					132.93			
118921	SHRED RIGHT		PV	125002	001	00999	4/25/2024	0023170	18.85		118921	SHRED RIGHT
	SHRED RIGHT 6301 W OLD SHAKOPEE ROAD SUITE A BLOOMINGTON MN 55438			Summary Total					18.85			
				Payment Amount					18.85			
120063	SKYLINE GRAPHICS	04/07/24 Skyline BusCard Oakes	PV	124742	001	00999	4/7/2024	035792	65.00		120063	SKYLINE GRAPHICS
	SKYLINE GRAPHICS			Summary Total					65.00			
	1101 ALDRICH AVE N	Rec. Day Postcard	PV	124805	001	00999	3/30/2024	035784	975.00			
	MINNEAPOLIS MN 55411			Summary Total					975.00			
		04/21/24 Skyline May/June RR	PV	124867	001	00999	4/21/2024	035818	6,971.00			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					6,971.00			
				Payment Amount					8,011.00			
111805	SNAP ON INDUSTRIAL		PV	124959	001	00999	4/24/2024	ARV/61168856	96.20		111805	SNAP ON INDUSTRIAL
	SNAP ON TOOLS			Summary Total					96.20			
	21755 NEWTWORK PLACE		PV	125032	001	00999	5/1/2024	ARV/61238390	763.11			
	CHICAGO IL 60673-1217			Summary Total					763.11			
				Payment Amount					859.31			
100456	ST CROIX RECREATION FUN PLAYGROUNDS		PV	125027	001	00999	4/24/2024	21881	629.20		100456	ST CROIX RECREATION FUN PLAYGROUNDS
	ST CROIX RECREATION FUN PLAYGROUNDS INC			Summary Total					629.20			
	1826 TOWER DRIVE W											
	STILLWATER MN 55082											
				Payment Amount					629.20			
119466	STANDARD SPRING PARTS		PV	124848	001	00999	4/19/2024	404226	1,859.34		119466	STANDARD SPRING PARTS
	STANDARD SPRING PARTS			Summary Total					1,859.34			
	2015 GATEWAY BOULEVARD		PV	124980	001	00999	4/23/2024	404313	1,859.34			
	ARDEN HILLS MN 55112			Summary Total					1,859.34			
				Payment Amount					3,718.68			
100468	STOP STICK LTD		PV	124759	001	00999	4/15/2024	0033188-IN	598.00		100468	STOP STICK LTD
	STOP STICK LTD			Summary Total					598.00			
	365 INDUSTRIAL DRIVE											

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	HARRISON OH 45030-1483											
				Payment Amount					598.00			
100474	SUPERIOR STRIPING INC		PV	125048	001	00999	5/2/2024	53624	630.00		100474	SUPERIOR STRIPING INC
	SUPERIOR STRIPING INC											
	14021 BASALT STREET NW											
	RAMSEY MN 55303											
				Summary Total					630.00			
				Payment Amount					630.00			
111462	SYLVA CORPORATION	Rivers Bend/Playground Refurb	PV	125047	001	00999	4/30/2024	81853	7,151.20		111462	SYLVA CORPORATION
	SYLVA CORPORATION											
	900 AIRPORT ROAD											
	PRINCETON MN 55371											
				Summary Total					7,151.20			
				Payment Amount					7,151.20			
114151	TASC (FEES)		PV	124852	001	00999	4/23/2024	IN3089895	232.50		114151	TASC (FEES)
	TASC											
	CLIENT INVOICES											
	P O BOX 88278											
	MILWAUKEE WI 53288-0001											
				Summary Total					232.50			
				Payment Amount					232.50			
100495	TWIN CITIES FLAG SOURCE		PV	125020	001	00999	5/2/2024	38951	260.00		100495	TWIN CITIES FLAG SOURCE

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	TWIN CITIES FLAG SOURCE 3240 - 199TH AVENUE NW ANOKA MN 55303			Summary Total					260.00			
				Payment Amount					260.00			
120500	UNLIMITED SUPPLIES INC		PV	124957	001	00999	4/24/2024	465648	25.52		120500	UNLIMITED SUPPLIES INC
	UNLIMITED SUPPLIES INC 13021 16TH AVE N PLYMOUTH MN 55441			Summary Total					25.52			
				Payment Amount					25.52			
				Total Amount to be Processed					155,644.98			
				Total Number of Payments to be Processed					49			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
111610	A DYNAMIC DOOR CO. INC.		PV	124864	001	00999	4/25/2024	22404244	2,399.72		111610	A DYNAMIC DOOR CO. INC.
	A DYNAMIC DOOR CO. INC. 4588 194TH AVENUE NE EAST BETHEL MN 55092			Summary Total					2,399.72			
				Payment Amount					2,399.72			
107867	ABM EQUIPMENT LLC		PV	124755	001	00999	4/15/2024	162222-M	73,985.00		107867	ABM EQUIPMENT LLC
	ABM EQUIPMENT LLC 333 2ND STREET NE HOPKINS MN 55343			Summary Total					73,985.00			
				Payment Amount					73,985.00			
116603	ADRENALINE SPORTS CENTER INC		PV	124939	001	00999	4/27/2024	04272024	1,700.00		116603	ADRENALINE SPORTS CENTER INC
	ADRENALINE SPORTS CENTER INC 8310 147TH LANE NW RAMSEY MN 55303			Summary Total					1,700.00			
				Payment Amount					1,700.00			
100017	AIRGAS USA, LLC		PV	124813	001	00999	4/15/2024	9148936610	29.54		100017	AIRGAS USA, LLC
	AIRGAS USA LLC P O BOX 734445			Summary Total					29.54			
			PV	124814	001	00999	4/16/2024	9148936611	71.53			
	CHICAGO IL 60673-4445			Summary Total					71.53			
				Payment Amount					101.07			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
110744	ALLINA HEALTH SYSTEM		PV	125029	001	00999	4/30/2024	CI00050515	2,631.46		110744	ALLINA HEALTH SYSTEM
	ALLINA HEALTH SYSTEM MISC BILLING NW 7710 P O BOX 9383 MINNEAPOLIS MN 55440-9383			Summary Total					2,631.46			
				Payment Amount					2,631.46			
117343	AMAZON CAPITAL SERVICES INC		PV	124732	001	00999	4/15/2024	1HNK-6M6J-XGW9	113.95		117343	AMAZON CAPITAL SERVICES INC
	AMAZON CAPITAL SERVICES INC PO BOX 035184 SEATTLE WA 98124-5184			Summary Total					113.95			
			PV	124735	001	00999	4/15/2024	1KHX-N9KM-YPFF	2,992.18			
				Summary Total					2,992.18			
			PV	124744	001	00999	4/15/2024	19D9-X7KT-1J3M	932.70			
				Summary Total					932.70			
			PV	124762	001	00999	4/15/2024	1TPR-96K6-YP1R	39.96			
				Summary Total					39.96			
			PV	124865	001	00999	4/29/2024	1RT7-JP16-PCCN	43.45			
				Summary Total					43.45			
			PV	124871	001	00999	4/29/2024	1TPL-3KHY-MLPT	1,614.83			
				Summary Total					1,614.83			
			PV	124873	001	00999	4/29/2024	1LP9-GJNG-L6R9	124.78			
				Summary Total					124.78			
			PV	124874	001	00999	4/29/2024	1LP9-GJNG-LJ67	95.19			
				Summary Total					95.19			
			PV	125007	001	00999	4/29/2024	1LXG-FXKN-MWV7	735.49			
				Summary Total					735.49			
				Payment Amount								

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
									6,692.53			
109256	AMERICAN ENGINEERING TESTING INC		PV	124878	001	00999	4/26/2024	INV-188539	1,305.00		109256	AMERICAN ENGINEERIN TESTING INC
	AMERICAN ENGINEERING TESTING INC			Summary Total					1,305.00			
	PO BOX 860678		PV	124884	001	00999	4/26/2024	INV-188581	3,200.00			
	MINNEAPOLIS MN 55486			Summary Total					3,200.00			
			PV	125043	001	00999	5/2/2024	INV-189930	408.00			
				Summary Total					408.00			
			PV	125044	001	00999	5/2/2024	INV-189950	214.00			
				Summary Total					214.00			
			PV	125045	001	00999	5/2/2024	INV-190598	805.00			
				Summary Total					805.00			
				Payment Amount					5,932.00			
100026	ANDERSON IRRIGATION		PV	125012	001	00999	5/1/2024	18370	300.00		100026	ANDERSON IRRIGATION
	ANDERSON IRRIGATION			Summary Total					300.00			
	27066 103RD STREET NW											
	ZIMMERMAN MN 55398											
				Payment Amount					300.00			
100043	ANOKA COUNTY PROPERTY RECORDS TAXATION	Recording	PV	125049	001	00999	4/30/2024	24-12962/24-12986	138.00		100043	ANOKA COUNTY PROPERTY RECORDS TAXATION
	ANOKA COUNTY PROPERTY RECORDS TAXATION			Summary Total					138.00			
	2100 - 3RD AVENUE											
	ANOKA MN 55303											

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Payment Amount					138.00			
107587	ANOKA COUNTY TREASURY DEPARTMENT		PV	124749	001	00999	4/16/2024	B240416M	492.00		107587	ANOKA COUNTY TREASURY DEPARTMEN
	ANOKA COUNTY TREASURY DEPARTMENT			Summary Total					492.00			
	2100 3RD AVE STE 300		PV	124883	001	00999	4/23/2024	AR021959/960/961	19,560.70			
	ANOKA MN 55303-5029			Summary Total					19,560.70			
				Payment Amount					20,052.70			
106346	BAUER BUILT INCORPORATED		PV	124811	001	00999	4/17/2024	940108660	165.08		106346	BAUER BUILT INCORPORATED
	BAUER BUILT INCORPORATED			Summary Total					165.08			
	8270 W 35W SERVICE DR NE		PV	124812	001	00999	4/17/2024	940108657	632.32			
	BLAINE MN 55449			Summary Total					632.32			
			PV	124822	001	00999	4/15/2024	940108326	150.02			
				Summary Total					150.02			
			PV	124823	001	00999	4/15/2024	940108501	607.08			
				Summary Total					607.08			
			PV	124826	001	00999	4/18/2024	940108732	165.08			
				Summary Total					165.08			
			PV	124966	001	00999	4/26/2024	940108974	632.32			
				Summary Total					632.32			
				Payment Amount					2,351.90			
116848	BAYCOM INC		PV	124849	001	00999	4/23/2024	EQUIPINV_049140	1,750.00		116848	BAYCOM INC

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	BAYCOM INC			Summary Total					1,750.00			
	PO BOX 88013											
	MILWAUKEE WI 53288-8013											
				Payment Amount					1,750.00			
100647	BOLTON AND MENK INC		PV	124748	001	00999	4/18/2024	0334220	7,573.50		100647	BOLTON AND MENK INC
	BOLTON AND MENK INC			Summary Total					7,573.50			
	1960 PREMIER DRIVE		PV	124837	001	00999	4/18/2024	0334222	10,206.34			
	MANKATO MN 56001-5900			Summary Total					10,206.34			
			PV	124839	001	00999	4/18/2024	0334224	686.00			
				Summary Total					686.00			
			PV	124840	001	00999	4/18/2024	0334215	2,495.00			
				Summary Total					2,495.00			
			PV	124841	001	00999	4/18/2024	0334217	189.00			
				Summary Total					189.00			
			PV	124842	001	00999	4/18/2024	0334212	2,201.50			
				Summary Total					2,201.50			
			PV	124843	001	00999	4/18/2024	0334219	189.00			
				Summary Total					189.00			
			PV	124870	001	00999	4/18/2024	0334210	378.00			
				Summary Total					378.00			
				Payment Amount					23,918.34			
103641	BOYER TRUCKS		PD	124809	001	00999	5/15/2024	093P12529	102.96-		103641	BOYER TRUCKS
	BOYER TRUCKS			Summary Total					102.96-			
	P O BOX 335		PV	124810	001	00999	4/9/2024	093P12081	1,111.90			

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	BRIGHTON CO 80601			Summary Total					1,111.90			
			PV	124969	001	00999	4/23/2024	16130	262,974.00			
				Summary Total					262,974.00			
				Payment Amount					263,982.94			
116845	CADY BUSINESS TECHNOLOGIES INC		PV	125014	001	00999	5/2/2024	IN-800107287290	39.00		116845	CADY BUSINESS TECHNOLOGIES INC
	CADY BUSINESS TECHNOLOGIES INC 3030 HARBOR LANE SUITE 104 PLYMOUTH MN 55447			Summary Total					39.00			
				Payment Amount					39.00			
112019	CENTRAL HYDRAULICS INC		PV	124971	001	00999	4/5/2024	00614541	85.56		112019	CENTRAL HYDRAULICS INC
	CENTRAL HYDRAULICS INC 21877 INDUSTRIAL COURT ROGERS MN 55374			Summary Total					85.56			
			PV	124972	001	00999	4/16/2024	00615285	146.80			
				Summary Total					146.80			
				Payment Amount					232.36			
116197	CINTAS CORPORATION		PV	124828	001	00999	4/18/2024	4190063695	76.55		116197	CINTAS CORPORATION
	CINTAS CORPORATION CINTAS LOC #4K P O BOX 650838 DALLAS TX 75265-0838			Summary Total					76.55			
			PV	124882	001	00999	4/29/2024	4191025783	60.14			
				Summary Total					60.14			
			PV	124962	001	00999	4/25/2024	4190783288	126.80			
				Summary Total					126.80			
			PV	125037	001	00999	5/2/2024	4191497467	79.43			

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				Summary Total					79.43			
				Payment Amount					342.92			
117810	COORDINATED BUSINESS SYSTEMS LTD		PV	125023	001	00999	4/26/2024	INV378638	100.00		117810	COORDINATED BUSINES SYSTEMS LTD
	COORDINATED BUSINESS SYSTEMS LTD			Summary Total					100.00			
	851 W 128TH STREET		PV	125024	001	00999	4/26/2024	INV378637	170.00			
	BURNSVILLE MN 55337			Summary Total					170.00			
				Payment Amount					270.00			
100141	DAVE PERKINS CONTRACTING INC		PV	124846	001	00999	4/24/2024	28970	4,680.00		100141	DAVE PERKINS CONTRACTING INC
	DAVE PERKINS CONTRACTING INC			Summary Total					4,680.00			
	19745 NOWTHEN BLVD NW											
	ANOKA MN 55303-9655			Payment Amount					4,680.00			
113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC		PV	124800	001	00999	4/22/2024	INV271041	692.45		113306	DEFINITIVE TECHNOLOGY SOLUTIO INC
	DEFINITIVE TECHNOLOGY SOLUTIONS INC			Summary Total					692.45			
	9401 JAMES AVENUE SOUTH		PV	124984	001	00999	4/29/2024	INV271916	31.50			
	SUITE 162											
	BLOOMINGTON MN 55431-2549			Summary Total					31.50			
				Payment Amount					723.95			
100144	DEHN OIL COMPANY		PV	124830	001	00999	4/18/2024	25226658	2,629.80		100144	DEHN OIL COMPANY

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	DEHN OIL COMPANY			Summary Total					2,629.80			
	6735 141ST AVENUE NW		PV	124832	001	00999	4/22/2024	25226784	238.40			
	RAMSEY MN 55303			Summary Total					238.40			
			PV	124965	001	00999	4/25/2024	25226952	2,648.30			
				Summary Total					2,648.30			
			PV	125036	001	00999	5/1/2024	25227172	291.72			
				Summary Total					291.72			
			PV	125040	001	00999	5/2/2024	25227241	5,218.46			
				Summary Total					5,218.46			
				Payment Amount					11,026.68			
100624	DLT SOLUTIONS INC		PV	124733	001	00999	4/16/2024	5228305A	7,165.87		100624	DLT SOLUTIONS INC
	DLT SOLUTIONS INC 2411 DULLES CORNER PARK SUITE 800 HERNDON VA 20171			Summary Total					7,165.87			
				Payment Amount					7,165.87			
100158	ECM PUBLISHERS INC		PV	124739	001	00999	4/12/2024	993997	107.50		100158	ECM PUBLISHERS INC
	ECM PUBLISHERS INC			Summary Total					107.50			
	4095 COON RAPIDS BLVD		PV	124801	001	00999	4/14/2024	994261	159.00			
	COON RAPIDS MN 55433			Summary Total					159.00			
		ECM	PV	124803	001	00999	4/12/2024	993996	107.50			
				Summary Total					107.50			
		ECM	PV	124804	001	00999	4/12/2024	993995	96.75			
				Summary Total					96.75			
			PV	124838	001	00999	4/19/2024	994882	258.00			

Payment Group Control Number 3817
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 5/15/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					258.00			
		ECM	PV	124999	001	00999	4/26/2024	995935	80.62			
				Summary Total					80.62			
			PV	125015	001	00999	4/28/2024	996249	225.00			
				Summary Total					225.00			
				Payment Amount					1,034.37			
114680	ELECTRICAL PRODUCTION SERVICES INC		PV	124734	001	00999	4/15/2024	9472	2,020.20		114680	ELECTRICAL PRODUCTION SERVICES INC
	ELECTRICAL PRODUCTION SERVICES INC 4201 NOREX DRIVE SUITE 200 CHASKA MN 55318			Summary Total					2,020.20			
				Payment Amount					2,020.20			
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC		PV	124942	001	00999	4/30/2024	DL032624-22	291.16		108737	EMERGENCY AUTOMOT TECHNOLOGY INC
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC 2755 GENEVA AVE N OAKDALE MN 55128			Summary Total					291.16			
				Payment Amount					291.16			
100143	FERGUSON WATERWORKS # 2518		PV	124754	001	00999	4/18/2024	0528140	318.97		100143	FERGUSON WATERWOF # 2518
	FERGUSON WATERWORKS 2516 P O BOX 802817			Summary Total					318.97			
			PV	124756	001	00999	4/12/2024	0527960	1,015.02			
	CHICAGO IL 60680-2817			Summary Total					1,015.02			

Payment Group Control Number 3817
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 5/15/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
			PV	124845	001	00999	4/12/2024	0527959	4,021.30			
				Summary Total					4,021.30			
				Payment Amount					5,355.29			
100186	FRANKENSIGNS INC		PV	124847	001	00999	4/12/2024	281950	59.00		100186	FRANKENSIGNS INC
	FRANKENSIGNS 9991 GOODHUE STREET NE P O BOX 490301 BLAINE MN 55449			Summary Total					59.00			
				Payment Amount					59.00			
100200	GOPHER STATE ONE CALL INC		PV	125000	001	00999	4/30/2024	4040697	529.20		100200	GOPHER STATE ONE CALL INC
	GOPHER STATE ONE CALL 7223 PARKWAY DRIVE SUITE 210 HANOVER MD 21076-1317			Summary Total					529.20			
				Payment Amount					529.20			
100204	GRAFIX SHOPPE		PV	124947	001	00999	4/24/2024	156690	120.00		100204	GRAFIX SHOPPE
	GRAFIX SHOPPE 3225 NEIL ARMSTRONG BLVD STE 600 EAGAN MN 55121			Summary Total					120.00			
				Payment Amount					120.00			
100211	HAWKINS INC		PV	124753	001	00999	4/15/2024	6731531	70.00		100211	HAWKINS INC
	HAWKINS INC			Summary Total					70.00			

Payment Group Control Number 3817
Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument T A/P ACH Payment
Pay Through Date 5/15/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	P O BOX 860263		PV	124872	001	00999	4/25/2024	6742985	4,577.44			
	MINNEAPOLIS MN 55486-0263			Summary Total					4,577.44			
				Payment Amount					4,647.44			
112160	HOLIDAY COMPANIES		PV	124943	001	00999	5/1/2024	046801052400	212.50		112160	HOLIDAY COMPANIES
	HOLIDAY COMPANIES			Summary Total					212.50			
	6000 CLEARWATER DR STE 300											
	MINNETONKA MN 55343											
				Payment Amount					212.50			
119037	HOLSTAD & KNAAK, PLC	Apr 2024	PV	125016	001	00999	4/30/2024	04302024	4,150.00		119037	HOLSTAD & KNAAK, PLC
	HOLSTAD & KNAAK,/ NORTH STAR LAW GROUP			Summary Total					4,150.00			
	SUITE 550											
	413 WACOUTA STREET											
	ST PAUL MN 55101											
				Payment Amount					4,150.00			
112475	INNOVATIVE OFFICE SOLUTIONS	S27569	PV	124741	001	00999	4/17/2024	IN4517319	95.40		112475	INNOVATIVE OFFICE SOLUTIONS
	INNOVATIVE OFFICE SOLUTIONS			Summary Total					95.40			
	LOCKBOX 131434	S27569	PV	124850	001	00999	4/24/2024	IN4522273	345.93			
	P O BOX 1414			Summary Total					345.93			
	MINNEAPOLIS MN	S27569	PD	124851	001	00999	5/15/2024	SCN-126502	99.55-			
	55480-1414											
				Summary Total					99.55-			
		S27569	PV	124983	001	00999	5/1/2024	IN4529246	51.98			

Payment Group Control Number 3817
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					51.98			
				Payment Amount					393.76			
107763	JEFFERSON FIRE AND SAFETY INC		PV	124737	001	00999	4/16/2024	IN313670	8,342.92		107763	JEFFERSON FIRE AND SAFETY INC
	JEFFERSON FIRE AND SAFETY INC 7620 DONNA DRIVE MIDDLETON WI 53562			Summary Total					8,342.92			
			PV	124751	001	00999	4/19/2024	IN313847	565.79			
				Summary Total					565.79			
				Payment Amount					8,908.71			
115408	KRIS ENGINEERING INC		PV	124974	001	00999	4/29/2024	39852	439.04		115408	KRIS ENGINEERING INC
	KRIS ENGINEERING INC 1988 247TH STREET SAINT AUGUSTA MN 56301			Summary Total					439.04			
				Payment Amount					439.04			
117425	MAUER MAIN CHEVROLET		PV	124979	001	00999	4/19/2024	5303648	174.43		117425	MAUER MAIN CHEVROL
	MAUER MAIN CHEVROLET 435 WEST MAIN STREET ANOKA MN 55303			Summary Total					174.43			
				Payment Amount					174.43			
100283	MENARDS COON RAPIDS		PV	124743	001	00999	4/16/2024	17026	475.72		100283	MENARDS COON RAPID
	MENARDS COON RAPIDS 3045 MAIN STREET COON RAPIDS MN 55448			Summary Total					475.72			

Payment Group Control Number 3817
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Payment Instrument T A/P ACH Payment
Pay Through Date 5/15/2024

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Payment Amount					475.72			
100284	MENARDS ELK RIVER		PV	124738	001	00999	4/10/2024	93364	85.54		100284	MENARDS ELK RIVER
	MENARDS ELK RIVER			Summary Total					85.54			
	19521 EVANS STREET NW		PV	124752	001	00999	4/18/2024	93844	66.56			
	ELK RIVER MN 55330-1077			Summary Total					66.56			
				Payment Amount					152.10			
100285	MET COUNCIL ENVIRONMENTAL SRV	inv #0001172593	PV	124949	001	00999	5/1/2024	0001172593	105,019.79		100285	MET COUNCIL ENVIRONMENTAL SRV
	MET COUNCIL ENVIRONMENTAL SRV			Summary Total					105,019.79			
	P O BOX 856513											
	MINNEAPOLIS MN 55485-6513											
				Payment Amount					105,019.79			
108208	METRO PRODUCTS INC		PV	124815	001	00999	4/10/2024	179903	178.00		108208	METRO PRODUCTS INC
	METRO PRODUCTS INC			Summary Total					178.00			
	7401 CENTRAL AVENUE NE		PV	124817	001	00999	4/11/2024	179917	28.15			
	FRIDLEY MN 55432			Summary Total					28.15			
			PV	124967	001	00999	4/25/2024	180152	905.12			
				Summary Total					905.12			
			PV	125042	001	00999	5/1/2024	180268	454.54			
				Summary Total					454.54			
				Payment Amount					1,565.81			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
100341	MTI DISTRIBUTING INC		PV	124963	001	00999	4/25/2024	1425704-00	834.00		100341	MTI DISTRIBUTING INC
	MTI DISTRIBUTING INC			Summary Total					834.00			
	SDS 12-1900		PV	124981	001	00999	4/30/2024	1426560-00	332.20			
	P O BOX 86			Summary Total					332.20			
	MINNEAPOLIS MN 55486-1900											
				Payment Amount					1,166.20			
114775	NEOGOV		PV	125001	001	00999	5/2/2024	INV-41649	4,996.90		114775	NEOGOV
	NEOGOV			Summary Total					4,996.90			
	300 CONTINENTAL BLVD SUITE 565											
	EL SEGUNDO CA 90245											
				Payment Amount					4,996.90			
115167	NET TRANSCRIPTS INC		PV	124761	001	00999	4/15/2024	NT18782	220.22		115167	NET TRANSCRIPTS INC
	NET TRANSCRIPTS INC			Summary Total					220.22			
	PO BOX 95777											
	CHICAGO IL 60694-5777											
				Payment Amount					220.22			
101234	NORTH VALLEY, INC		PV	125026	001	00999	4/25/2024	1603	4,868.64		101234	NORTH VALLEY, INC
	NORTH VALLEY, INC			Summary Total					4,868.64			
	20015 IGUANA STREET NW #100											
	NOWTHEN MN 55330											
				Payment Amount					4,868.64			
100363	NORTHERN SANITARY		PV	124750	001	00999	4/19/2024	208865	313.53		100363	NORTHERN SANITARY

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	SUPPLY CO											SUPPLY CO
	NORTHERN SANITARY SUPPLY CO			Summary Total					313.53			
	341 COON RAPIDS BLVD		PV	124834	001	00999	4/23/2024	208893	197.22			
	MINNEAPOLIS MN 55433			Summary Total					197.22			
			PV	124853	001	00999	4/25/2024	208906	332.63			
				Summary Total					332.63			
			PV	125021	001	00999	5/3/2024	208962	323.52			
				Summary Total					323.52			
				Payment Amount					1,166.90			
115071	NORTHLAND OCCUPATIONAL HEALTH		PV	124868	001	00999	4/26/2024	21765	300.00		115071	NORTHLAND OCCUPATIONAL HEALTH
	NORTHLAND OCCUPATIONAL HEALTH 7533 SUNWOOD DRIVE NW SUITE 212 RAMSEY MN 55303			Summary Total					300.00			
				Payment Amount					300.00			
110547	NORTHWEST LIGHTING SYSTEMS CO.		PV	124835	001	00999	4/23/2024	133306	241.00		110547	NORTHWEST LIGHTING SYSTEMS CO.
	NORTHWEST LIGHTING SYSTEMS CO. 736 CRAIG AVENUE TRACY MN 56175			Summary Total					241.00			
				Payment Amount					241.00			
110480	OPUS 21 MANAGEMENT SOLUTIONS	Inv #240316	PV	124720	001	00999	4/15/2024	240316	328.72		110480	OPUS 21 MANAGEMENT SOLUTIONS

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	OPUS 21 MANAGEMENT SOLUTIONS 680 COMMERCE DRIVE SUITE 160 WOODBURY MN 55125			Summary Total					328.72			
				Payment Amount					328.72			
113444	PRECISE		PV	124970	001	00999	4/29/2024	IN200-1048633	900.00		113444	PRECISE
	PRECISE 501 EAST CLIFF ROAD SUITE 100 BURNSVILLE MN 55337			Summary Total					900.00			
				Payment Amount					900.00			
107978	PREMIER COMMERCIAL PROPERTIES INC	Prop Mgmt 6781 Hwy 10	PV	124806	001	00999	4/19/2024	9416	600.00		107978	PREMIER COMMERCIAL PROPERTIES INC
	PREMIER COMMERCIAL PROPERTIES INC 299 COON RAPIDS BLVD NW #200 COON RAPIDS MN 55433			Summary Total					600.00			
				Payment Amount					600.00			
107711	SCHINDLER ELEVATOR		PV	125003	001	00999	5/1/2024	8106545744	816.21		107711	SCHINDLER ELEVATOR
	SCHINDLER ELEVATOR P O BOX 93050 CHICAGO IL 60673-3050			Summary Total					816.21			
				Payment Amount					816.21			
119374	SIGN SOLUTIONS USA, LLC		PV	124833	001	00999	4/22/2024	411283	70.88		119374	SIGN SOLUTIONS USA, LLC
	SIGN SOLUTIONS USA, LLC			Summary Total					70.88			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	PO BOX 1408 FARGO ND 58107-1408											
				Payment Amount					70.88			
119121	SLOTH INSPECTIONS INC		PV	125022	001	00999	5/1/2024	04302024	10,657.99		119121	SLOTH INSPECTIONS INC
	SLOTH INSPECTIONS INC 2089 175TH LANE NW ANDOVER MN 55304			Summary Total					10,657.99			
				Payment Amount					10,657.99			
108703	STERLING TROPHY		PV	124877	001	00999	4/8/2024	33172	11.50		108703	STERLING TROPHY
	STERLING TROPHY 3824 7TH AVENUE ANOKA MN 55303			Summary Total					11.50			
				Payment Amount					11.50			
100469	STREICHER'S POLICE EQUIPMENT		PV	124875	001	00999	4/29/2024	I1696306	69.99		100469	STREICHER'S POLICE EQUIPMENT
	STREICHER'S POLICE EQUIPMENT			Summary Total					69.99			
	10911 WEST HWY 55		PV	124876	001	00999	4/29/2024	I1696256	3,013.30			
	MINNEAPOLIS MN 55441			Summary Total					3,013.30			
				Payment Amount					3,083.29			
119474	THE MPX GROUP		PV	125013	001	00999	5/2/2024	416640	849.48		119474	THE MPX GROUP
	THE MPX GROUP			Summary Total					849.48			

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Payment Instrument T A/P ACH Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	7105 MEDICINE LAKE ROAD GOLDEN VALLEY MN 55427											
				Payment Amount					849.48			
100485	TIMESAVER OFF SITE SECRETARIAL INC		PV	124740	001	00999	4/14/2024	M29093	1,384.88		100485	TIMESAVER OFF SITE SECRETARIAL INC
	TIMESAVER OFF SITE SECRETARIAL INC			Summary Total					1,384.88			
	21021 KAROLINE COURT N		PV	124866	001	00999	4/25/2024	M29136	683.63			
	FOREST LAKE MN 55025			Summary Total					683.63			
				Payment Amount					2,068.51			
113367	TRAFFIC LOGIX CORPORATION		PV	124958	001	00999	4/23/2024	SIN24747	5,000.00		113367	TRAFFIC LOGIX CORPORATION
	TRAFFIC LOGIX CORPORATION PO BOX 222428 CHANTILLY VA 20153			Summary Total					5,000.00			
				Payment Amount					5,000.00			
106990	USABLUEBOOK		PV	125004	001	00999	4/29/2024	INV00349739	29.95		106990	USABLUEBOOK
	USA BLUE BOOK			Summary Total					29.95			
	PO BOX 9004		PV	125005	001	00999	4/29/2024	INV00349711	798.42			
	GURNEE IL 60031-9004			Summary Total					798.42			
				Payment Amount					828.37			
106351	WATER LABORATORIES, INC		PV	125025	001	00999	5/3/2024	9976	690.00		106351	WATER LABORATORIES, INC

Payment Group Control Number	3817		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	5/15/2024		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	WATER LABORATORIES, INC			Summary Total					690.00			
	333 EAST MAIN STREET											
	PO BOX 388											
	ELK RIVER MN 55330											
				Payment Amount					690.00			
100543	ZIEGLER INC		PV	124824	001	00999	4/6/2024	IN001431874	159.68		100543	ZIEGLER INC
	ZIEGLER INC			Summary Total					159.68			
	SDS 12-0436											
	PO BOX 86											
	MINNEAPOLIS MN 55486-0436											
				Payment Amount					159.68			
				Total Amount to be Processed					604,989.45			
				Total Number of Payments to be Processed					61			

Checks - 155,644.98
ACH - 604,989.45
total AP 760,634.43

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #24-133

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF APRIL 18, 2024 THROUGH MAY 8, 2024

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of April 18, 2024 through May 8, 2024 in the amount of $2,876,970.25 and

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

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

1) That the Ramsey City Council hereby approves the cash disbursements made and authorizes payment of the accounts payable invoices as detailed in the attached Bills List for the period April 18, 2024 through May 8, 2024, in the amount of $2,876,970.25.

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

Mayor Kuzma
Councilmember
Councilmember
Councilmember
Councilmember
Councilmember

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of May, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 05/14/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title

Adopt Resolution #24-116 Approving a Final Plat for "Donna Farms"

Purpose/Background:

The City has received an application from Markquart Ramsey, LLC (the "Applicant") for a Final Plat and Zoning Map Amendment from B-2 to B-3 on the property currently described as Outlot B, Riverstone South. The Subject Property is addressed as 8655 and 8725 Riverdale Drive NW. Since a Zoning Map Amendment can only be adopted through an ordinance, Staff decided to process the Applicant's request for a Final Plat separately.

The proposed plat will convert one existing outlot into two buildable lots. Lot 1 (the western portion) will be approximately 8.73 acres in size, and Lot 2 (the eastern portion) will be 6 acres in size. No right-of-way is being platted with this request, and no public utilities are being constructed. Both lots meet the bulk standards of both the current B-2 zoning district and the proposed B-3 zoning district.

Notification:

While notification is not required for a final plat by itself, Staff attempted to notify property owners within 700 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request for a Final Plat and Zoning Map Amendment, and of the Public Hearing held by the Planning Commission on April 25, 2024. A notice of the Public Hearing was published in the Anoka County UnionHerald, the City's official newspaper. A proposed development sign was placed on the property.

Funding Source:

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

Recommendation:

Staff recommends approval of the Final Plat.

Action:

Motion to adopt Resolution #24-116 Approving the Final Plat for Donna Farms.

Attachments

Location Map

Resolution #24-116 Final Plat

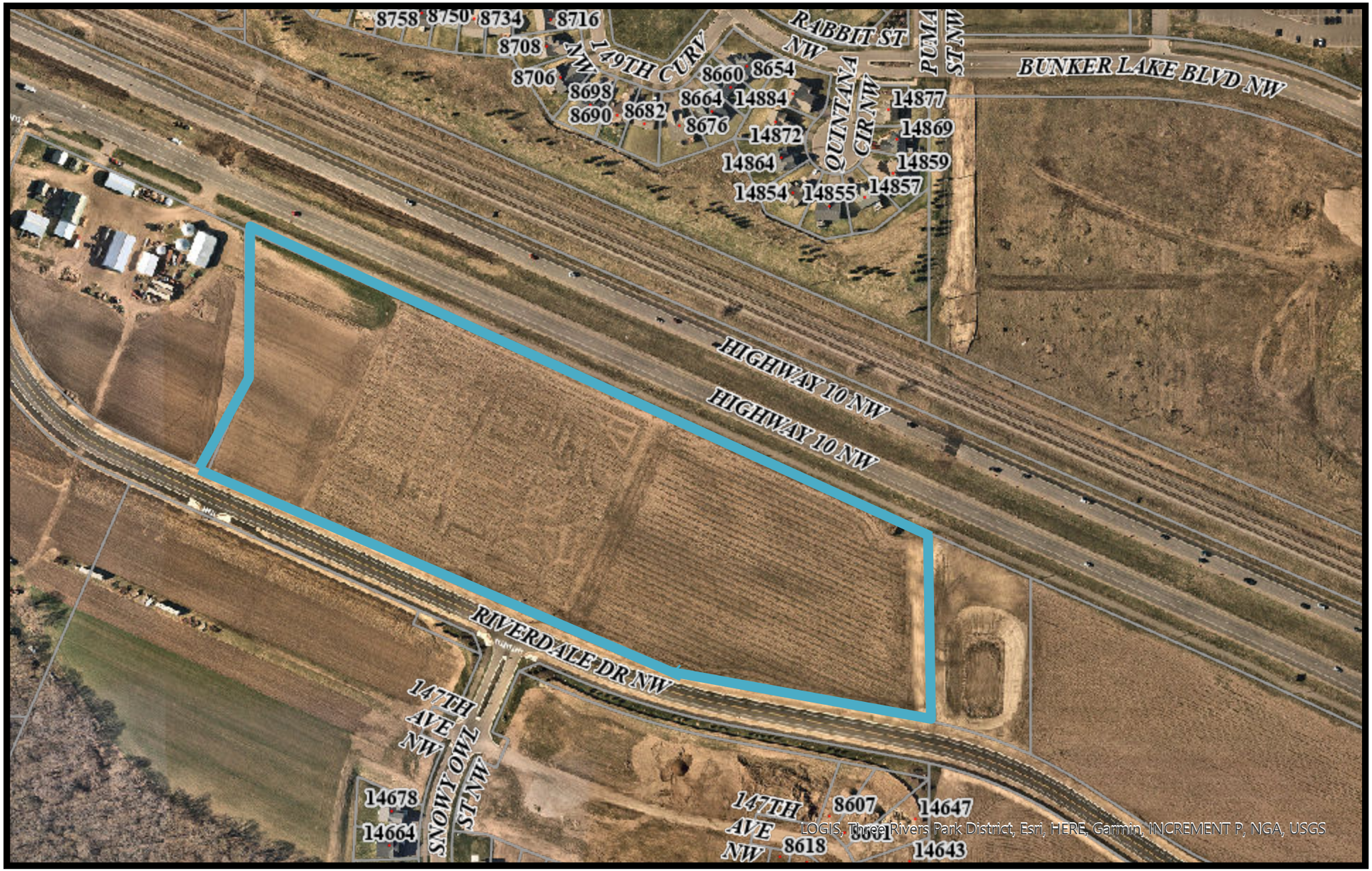
Final Plat

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/08/2024 06:32 PM
Form Started By: Adam Martin		Started On: 04/30/2024 03:13 PM
Final Approval Date: 05/08/2024		

Outlot B Riverstone South
29-32-25-22-0024

DONNA FARMS



Print Date: March 20, 2024

0 0.02 0.04 0.07 0.11 0.14
mi

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

RESOLUTION #24-116

A RESOLUTION APPROVING A FINAL PLAT FOR "DONNA FARMS"

RECITALS

1. **WHEREAS,** The City of Ramsey received an application from Markquart RV (the "**Applicant**") requesting a Sketch Plan and Final Plat on the property legally described as follows:

   Outlot B, Riverstone South, Anoka County, Minnesota

   (the "**Subject Property**")

2. **WHEREAS,** the **Applicant** is replatting one outlot, measuring approximately 14.73 acres in size, into two buildable lots, necessitating the subdivision; and

3. **WHEREAS,** the **Applicant** appeared before the Planning Commission for a public hearing on April 25, 2024, that said public hearing was properly advertised; and

4. **WHEREAS,** the Planning Commission reviewed and recommended approval of the request at a public hearing on April 25, 2024; and

5. **WHEREAS,** the City Council reviewed the request at its meeting on May 14, 2024.

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 Final Plat approval of Donna Farms for a plat with two business lots in accordance with relevant City Codes, subject to the following conditions:

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. Approval of the Final Plat is contingent upon approval of a Development Agreement listing the platting fees.

DONNA FARMS

KNOW ALL PERSONS BY THESE PRESENTS: That Donna Farms, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot B, RIVERSTONE SOUTH, according to the recorded plat thereof, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as DONNA FARMS and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said Donna Farms, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ___ day of _____, 20___.

DONNA FARMS, LLC

_____
Steven M. Jung, President

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on _____ by Steven M. Jung, President of Donna Farms, LLC, a Minnesota limited liability company, on behalf of the company.

_____ (Signed)

_____ (Printed)

Notary Public, _____County, _____

My commission expires _____

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

Dated this ___ day of _____, 20___.

_____
Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on _____ by Jason E. Rud.

_____ (Signed)

_____ (Printed)

Notary Public, _____County, Minnesota

My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

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

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

By:_____, Mayor By:_____, Clerk

COUNTY SURVEYOR

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

By:_____
David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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

_____ By: _____, Deputy
Property Tax Administrator

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of DONNA FARMS was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20__, at ___ o'clock __.M. and was duly recorded as Document Number_____.

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

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 29 & 30, TWP. 32, RGE. 25

FOR THE PURPOSES OF THIS PLAT, THE NORTHEASTERLY LINE OF OUTLOT B, RIVERSTONE SOUTH IS ASSUMED TO HAVE A BEARING OF SOUTH 66 DEGREES 01 MINUTES 43 SECONDS EAST.

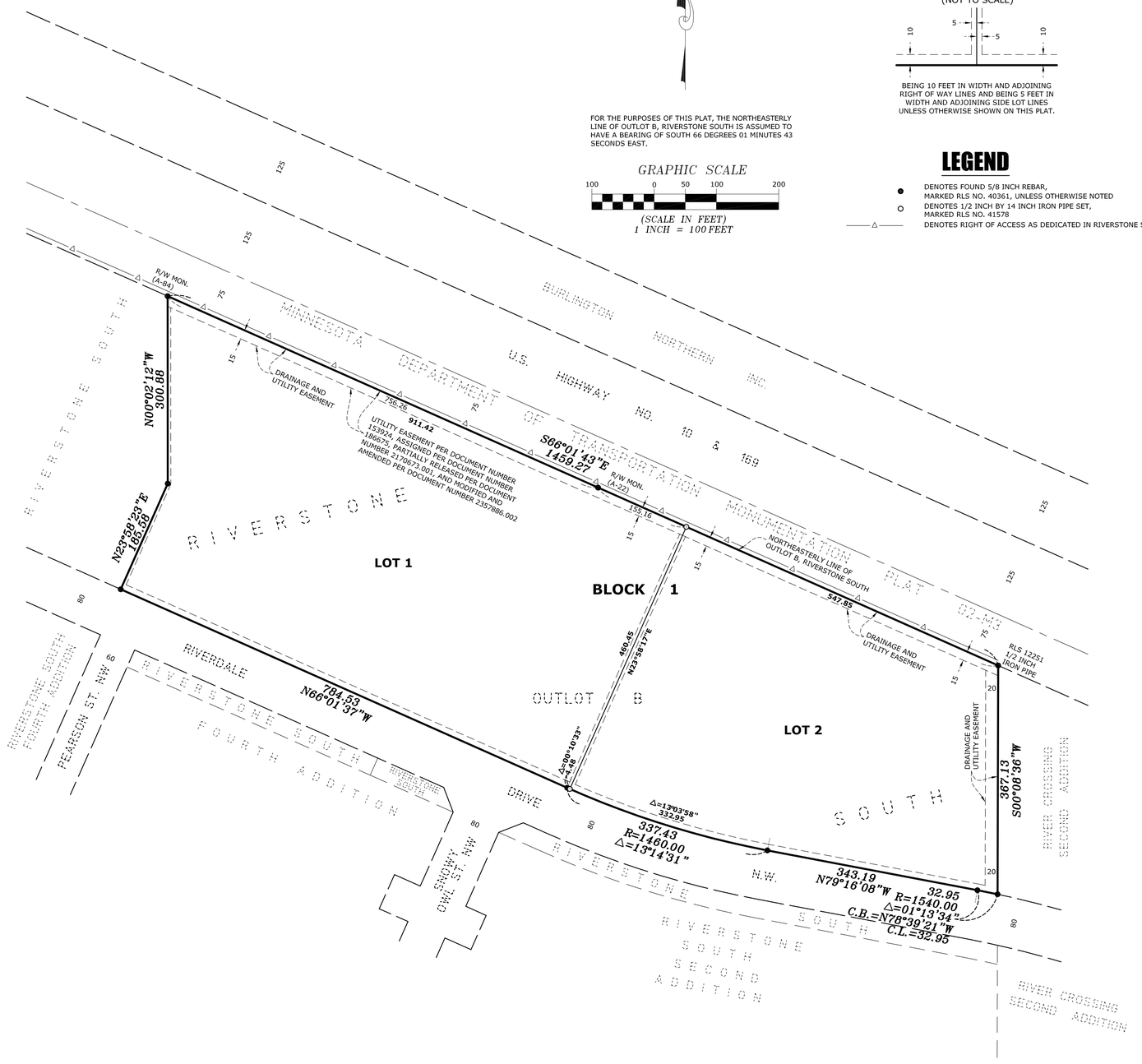
GRAPHIC SCALE
100 0 50 100 200
(SCALE IN FEET)
1 INCH = 100 FEET

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

BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES AND BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES UNLESS OTHERWISE SHOWN ON THIS PLAT.

LEGEND

- DENOTES FOUND 5/8 INCH REBAR, MARKED RLS NO. 40361, UNLESS OTHERWISE NOTED
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 41578
- DENOTES RIGHT OF ACCESS AS DEDICATED IN RIVERSTONE SOUTH



CC Regular Session

Meeting Date: 05/14/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Information

Title

~~Adopt Resolution #24-120 Approving Change Order No. 1 for COR Infrastructure Improvements, Improvement Project #23-19 -~~ **Please Note: this item was removed from the Consent Agenda and moved to the Regular Agenda as item 7.8**

Purpose/Background:

During construction of the COR Infrastructure Improvements project, it was identified that various modifications were required to the municipal utilities (sanitary sewer, storm sewer and watermain) to accommodate the needs of the proposed Norhart Ramsey private development west of Zeolite Street. Therefore, Bolton and Menk, Inc. revised the construction plans in coordination with City staff, Norhart's engineer, and Douglas-Kerr Underground, L.L.C., to prepare Change Order No. 1, which increases construction costs by $31,052.54.

Attached are revised plans showing the required modifications.

Notification:

Notifications are not required.

Observations/Alternatives:

Observations:

This work has already been completed. Though staff strives to request City Council approval of change orders before work occurs, this is generally not feasible during construction given the large expense that would occur if contractor's crews are forced to stop work while waiting for City Council approval to occur. It typically costs thousands of dollars per day to stop a crew from working and these costs can grow significantly if the work involves rental equipment, which can then also significantly delay construction completion.

Alternatives:

Alternative 1 - Adopt Resolution #24-120 approving Change Order No. 1 for COR Infrastructure Improvements, Improvement Project #23-19.

Funding Source:

As identified in attached Change Order No. 1, the associated increase in construction costs amounts to $31,052.54. These costs will initially be funded using the City's Sewer, Stormwater and Water Funds. However, Norhart will ultimately reimburse the City for these costs through their Development Agreement.

Recommendation:

Staff recommends approving Change Order #1.

Action:

Adopt Resolution #24-120 approving Change Order No. 1 for COR Infrastructure Improvements, Improvement Project #23-19.

Attachments

Resolution 24-120
Change Order 1
CO1 Revised Plan Sheets

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/09/2024 02:56 PM
Form Started By: Bruce Westby		Started On: 04/18/2024 12:20 PM
Final Approval Date: 05/09/2024		

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

RESOLUTION #24-120

RESOLUTION APPROVING CHANGE ORDER #1 FOR IMPROVEMENT PROJECT #23-19, COR INFRASTRUCTURE IMPROVEMENTS

WHEREAS, pursuant to Ramsey City Council Resolution #22-241, adopted October 25, 2022, the City Council authorized Bolton & Menk, Inc. to complete The COR Public Infrastructure and Wetland Analysis proposals; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-107, adopted May 9, 2023, the City Council approved The COR Public Infrastructure Design Services proposal of Bolton & Menk, Inc. specifying their scope of services and not-to-exceed fees for design services associated with public infrastructure improvements in The COR; and

WHEREAS, pursuant to City Council direction provided during their Work Session on December 12, 2023, Bolton & Menk, Inc. prepared final plans and specifications for Improvement Project 23-19, COR Infrastructure Improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-046, adopted February 13, 2024, the City Council approved the plans prepared by Bolton and Menk, Inc. and authorized advertising bids for said improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-086, adopted March 26, 2024, the City Council accepted eleven bids, awarded a construction contract to Douglas-Kerr Underground, L.L.C. in the amount of $2,973,047.22, and directed the City Administrator to accept the Construction Services Proposal of Bolton and Menk, Inc. in the not-to-exceed amount of $70,684.00 and the Construction Materials Testing Services Proposal of Braun Intertec in the amount of $54,430, for said improvements; and

WHEREAS, during construction of said improvements it was identified that various modifications were required to municipal utilities to accommodate the Norhart Ramsey private development west of Zeolite Street; and

WHEREAS, Bolton and Menk, Inc. revised the utilities construction plans and coordinated with Douglas-Kerr Underground, L.L.C. to prepare Change Order No. 1 that identifies associated increased construction costs in the amount of $31,052.54.

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

1) The City Administrator is hereby authorized and directed to execute Change Order No. 1 for Improvement Project 23-19, COR Infrastructure Improvements, for and on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of May, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

CHANGE ORDER NO. 1

Owner:	City of Ramsey, Minnesota	Owner's Project No.:	23-19
Engineer:	Bolton & Menk, Inc.	Engineer's Project No.:	0R1.130893
Contractor:	Douglas-Kerr Underground LLC	Contractor's Project No.:	
Project:	The COR Infrastructure Improvements		

Date Issued: April 16, 2024 Effective Date of Change Order: April 16, 2024

The Contract is modified as follows upon execution of this Change Order:

Description:

The following changes to the construction quantities were needed to accommodate the adjacent developments, as depicted in Construction Revision #2. Plan dated 4/11/2024.

Item	Location	Unit	Quantity	Unit Price	Total
DEDUCT 8" SANITARY SEWER STUB	RAMSEY PARKWAY	LIN FT	-90	$39.80	($3,582.00)
DEDUCT 15" RC PIPE SEWER CL. V	ZEOLITE ST NW	LIN FT	-100	$53.70	($5,370.00)
DEDUCT 36" RC PIPE SEWER CL. V	ZEOLITE ST NW	LIN FT	-25	$140.60	($3,515.00)
REVISED 10" SANITARY SEWER STUB	RAMSEY PARKWAY	LIN FT	90	$54.50	$4,905.00
REMOVE WATER MAIN SERVICE STUB	ZEOLITE ST NW	LF	90	$31.45	$2,830.50
REMOVE GATE VALVE & BOX	ZEOLITE ST NW	EACH	1	$353.85	$353.85
CAP AND PLUG EXISTING TEE	ZEOLITE ST NW	EACH	2	$353.85	$707.70
SALVAGE GATE VALVE TO CITY	ZEOLITE ST NW	EACH	1	$353.85	$353.85
EXTRA DUCTILE IRON FITTINGS	RAMSEY PARKWAY	POUND	100	$12.55	$1,2550
REVISED 36" RC PIPE SEWER CL. III	ZEOLITE ST NW	LIN FT	100	$140.60	$14,060.00
30" RC PIPE SEWER CL. III	ZEOLITE ST NW	LIN FT	28	$130.85	$3,663.80
CONSTRUCT DRAINAGE STRUCTURE DES 84-4020	ZEOLITE ST NW	LIN FT	6.6	$2,172.40	$14,337.84
CASTING ASSEMBLY (STORM SEWER)	ZEOLITE ST NW	EACH	1	$1,052.00	$1,052.00
				NET CHANGE ORDER NO. 1 TOTAL	**$31,052.54**

See following page.

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Attachments:

The COR Infrastructure Improvements – Construction Plan Set Revision #2

Change in Contract Price

Original Contract Price: $ 2,973,047.22
Increase this Change Order: $ **$31,052.54**
Contract Price incorporating this Change Order: $ **3,004,099.76**

Authorized by Owner	Accepted by Contractor
By: _____	_____
Title: _____	Manager
Date: _____	4/16/24

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STATEMENT OF ESTIMATED QUANTITIES

ITEM NO.	MNDOT SPEC NO.	ITEM	NOTES	UNIT	TOTAL QUANTITY	RAMSEY PARKWAY QUANTITIES	ZEOLITE STREET NW QUANTITIES	CENTER STREET QUANTITIES
1	2021.501	MOBILIZATION		LUMP SUM	1	0.67	0.17	0.16
2	2104.502	REMOVE HYDRANT		EACH	2		1	1
3	2104.502	REMOVE GATE VALVE & BOX		EACH	1		1	
4	2104.502	REMOVE DRAINAGE STRUCTURE		EACH	7	2		5
5	2104.502	REMOVE PIPE APRON		EACH	2		2	
6	2104.503	REMOVE PIPE SEWERS (STORM)		LIN FT	742	175	100	467
7	2104.503	REMOVE CURB & GUTTER		LIN FT	2116	251	15	1850
8	2104.503	REMOVE BITUMINOUS CURB		LIN FT	215			215
9	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)		LIN FT	40		40	
10	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)		LIN FT	904	247	125	532
11	2104.503	REMOVE WATER MAIN		LIN FT	26		26	
12	2104.504	REMOVE CONCRETE PAVEMENT		SQ YD	25		25	
13	2104.504	REMOVE BITUMINOUS PAVEMENT		SQ YD	5090	160	580	4350
14	2106.507	EXCAVATION - COMMON (EV) (P)	1	CU YD	6080	2600	1350	2130
15	2106.507	COMMON EMBANKMENT (CV)	1	CU YD	5080	4170	300	610
16	2106.601	DEWATERING		LUMP SUM	1	1		
17	2108.504	GEOTEXTILE FABRIC TYPE 5		SQ YD	1170	1170		
18	2112.519	SUBGRADE PREPARATION		SQ YD	27820	14830	6320	6670
19	2123.610	STREET SWEEPER (WITH PICKUP BROOM)		HR	130	60	35	35
20	2130.523	WATER FOR DUST CONTROL		MGAL	2000	1000	500	500
21	2211.509	AGGREGATE BASE, CLASS 5 MODIFIED		TON	11060	6150	2440	2470
22	2232.504	MILL BITUMINOUS SURFACE (2")		SQ YD	1500			1500
23	2357.506	BITUMINOUS MATERIAL FOR TACK COAT		GAL	1350	700	300	350
24	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)		TON	2970	1480	660	830
25	2360.509	TYPE SP 12.5 NON WEARING COURSE MIX (3,C)		TON	4170	2220	980	970
26	2411.502	8" CONCRETE HEADWALL		EACH	2	2		
27	2451.507	COARSE FILTER AGGREGATE (CV)		CU YD	200	200		
28	2502.503	6" PERF PVC PIPE DRAIN		LIN FT	750	750		
29	2503.503	8" PVC PIPE SEWER		LIN FT	410	360	50	
30	2503.503	10" PVC PIPE SEWER		LIN FT	343	343		
31	2503.503	12" RC PIPE SEWER 3006 CLASS V		LIN FT	216	73	98	45
32	2503.503	15" RC PIPE SEWER 3006 CLASS V		LIN FT	580	93	442	45
33	2503.503	18" RC PIPE SEWER 3006 CLASS III		LIN FT	413	413		
34	2503.503	24" RC PIPE SEWER 3006 CLASS III		LIN FT	439			439
35	2503.503	36" RC PIPE SEWER 3006 CLASS III		LIN FT	616	400	216	
36	2503.503	42" RC PIPE SEWER 3006 CLASS III		LIN FT	166	166		
37	2503.602	CONNECT TO EXISTING SANITARY SEWER		EACH	2	1	1	
38	2503.602	CONNECT TO EXISTING STORM SEWER		EACH	9	3	4	2
39	2503.602	PLUG FILL & ABANDON PIPE SEWER		LIN FT	80	80		
40	2503.603	CLEAN & TELEVISE PIPE SEWER		LIN FT	3933	2598	806	529
41	2503.608	DUCTILE IRON FITTINGS		POUND	3543	3241	151	151
42	2504.602	CONNECT TO EXISTING WATER MAIN (WET TAP)		EACH	2		1	1
43	2504.602	CONNECT TO EXISTING WATER MAIN		EACH	6	6		
44	2504.602	6" GATE VALVE & BOX		EACH	5	5		
45	2504.602	8" GATE VALVE & BOX		EACH	5	3	1	1
46	2504.602	12" GATE VALVE & BOX		EACH	6	6		
47	2504.602	HYDRANT		EACH	7	5	2	
48	2504.602	WATERMAIN OFFSET		EACH	3	3		
49	2504.603	6" WATER MAIN DUCTILE IRON CL 53		LIN FT	208	208		
50	2504.603	8" WATER MAIN DUCTILE IRON CL 52		LIN FT	315	230	35	50
51	2504.603	12" WATER MAIN DUCTILE IRON CL 52		LIN FT	1800	1800		
52	2504.604	4" WATERMAIN INSULATION		SQ YD	50	50		
53	2506.502	ADJUST FRAME & RING CASTING		EACH	9	4	1	4
54	2506.502	CASTING ASSEMBLY (SANITARY SEWER)		EACH	2	2		
55	2506.502	CASTING ASSEMBLY (STORM SEWER)		EACH	35	20	7	8
56	2506.603	CONSTRUCT SANITARY SEWER MANHOLE		LIN FT	54	39.6	14	
57	2506.603	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPEC 1 (2'X3')		LIN FT	38	13.8	16.2	7.9
58	2506.603	CONSTRUCT DRAINAGE STRUCTURE DES 48-4020		LIN FT	56	41.2	8.3	6.7
59	2506.603	CONSTRUCT DRAINAGE STRUCTURE DES 60-4020		LIN FT	47	25.6		21.5
60	2506.603	CONSTRUCT DRAINAGE STRUCTURE DES 72-4020		LIN FT	6			5.7
61	2506.603	CONSTRUCT DRAINAGE STRUCTURE DES 84-4020		LIN FT	11	5.6	5.4	
62	2506.603	CONSTRUCT DRAINAGE STRUCTURE DES 60-4020 WITH 4' SUMP		LIN FT	11	10.8		
63	2506.603	CONSTRUCT DRAINAGE STRUCTURE DES 84-4020 WITH 4' SUMP		LIN FT	22	11.3		10.6
64	2521.518	6" CONCRETE WALK		SQ FT	54700	39150	9700	5850
65	2531.503	CONCRETE CURB & GUTTER DESIGN B618		LIN FT	10350	5300	2250	2800

STATEMENT OF ESTIMATED QUANTITIES

ITEM NO.	MNDOT SPEC NO.	ITEM	NOTES	UNIT	TOTAL QUANTITY	RAMSEY PARKWAY QUANTITIES	ZEOLITE STREET NW QUANTITIES	CENTER STREET QUANTITIES
66	2531.503	CONCRETE CURB & GUTTER DESIGN SPECIAL (RIBBON)		LIN FT	1700	1700		
67	2531.503	4" CONCRETE MEDIAN		SQ FT	815	815		
68	2531.504	7" CONCRETE PAVEMENT	3	SQ FT	1317	1112		205
69	2531.504	8" CONCRETE DRIVEWAY PAVEMENT		SQ FT	2950	700	2250	
70	2531.602	CONCRETE MEDIAN NOSE SPECIAL		EACH	2	1		1
71	2531.604	7" CONCRETE VALLEY GUTTER		SQ FT	305			305
72	2531.618	TRUNCATED DOMES		SQ FT	564	500	64	
73	2563.601	TRAFFIC CONTROL		LUMP SUM	1	0.67	0.17	0.16
74	2573.501	STABILIZED CONSTRUCTION EXIT		EACH	6	2	2	2
75	2573.501	STORM DRAIN INLET PROTECTION		EACH	45	20	7	18
76	2573.503	SILT FENCE, TYPE MS		LIN FT	2850	1400	850	600
77	2574.507	FILTER TOPSOIL BORROW (LV)		CU YD	500	500		
78	2574.507	COMMON TOPSOIL BORROW	2	CU YD	2320	740	450	1130
79	2575.505	SEEDING		SQ YD	13840	4400	2670	6770
80	2575.508	SEED MIXTURE 25-121		POUND	190	60	40	90
81	2575.504	SODDING TYPE NATIVE		SQ YD	1250	1250		
82	2575.508	HYDRAULIC BONDED FIBER MATRIX		POUND	13840	4400	2670	6770
83	2574.508	FERTILIZER TYPE 3		POUND	857	272	165	420
84	2582.503	4" SOLID LINE MULTI COMP		LIN FT	9378	4948	2850	1580
85	2582.503	4" BROKEN LINE MULTI COMP		LIN FT	327		300	27
86	2582.503	4" DOTTED LINE MULTI COMP		LIN FT	75			75
87	2582.503	4" DBLE SOLID LINE MULTI COMP		LIN FT	1650		375	1275
88	2582.503	6" SOLID LINE MULTI COMP		LIN FT	35	35		
89	2582.503	12" SOLID LINE MULTI COMP		LIN FT	270			270
90	2582.503	12" DOTTED LINE MULTI COMP		LIN FT	10	10		
91	2582.518	CROSSWALK MULTI COMP		SQ FT	2040	2040		
92	2582.518	PAVEMENT MESSAGE MULTI COMP		SQ FT	314	18	201	95

STRUC NO.	SIZE	TYPE	DETAIL	CASTING ASSEMBLY TYPE	BUILD
1	42"	HEADWALL			
2	84.00"	CBMH	4' SUMP	R-3246R	11.3
3	60.00"	CBMH	STO-3	R-2560-E1	5.9
3A	48.00"	CBMH	STO-2	R-2560-E1	4.1
4	60.00"	CBMH	STO-3	R-3246R	7.2
5	84.00"	CBMH	STO-3	R-3246R	5.6
7	48.00"	CBMH	STO-3	R-3246R	8.5
8	48.00"	CBMH	STO-3	R-3246R	7.7
8A	2'X3'	CB	STO-1	R-3246R	6.1
10	36"	HEADWALL			
11	60.00"	CBMH	4' SUMP	R-3246R	10.8
12	60.00"	CBMH	STO-3	R-2560-E1	5.5
12A	48.00"	CBMH	STO-2	R-2560-E1	3.6
13	60.00"	CBMH	STO-3	R-3246R	7.1
14	2'X3'	CB	STO-1	R-3246R	4.6
15	84.00"	CBMH	STO-3	R-3246R	5.4
15A	2'X3'	CB	STO-1	R-3246R	3.9
15B	84.00"	CBMH	STO-3	R-3246R	6.6
16	48.00"	CBMH	STO-3	R-3246R	4.0
16A	2'X3'	CB	STO-1	R-3246R	3.8
17	48.00"	CBMH	STO-3	R-3246R	4.3
17A	2'X3'	CB	STO-1	R-3246R	4.0
18	48.00"	CBMH	STO-3	R-3246R	4.4
18A	2'X3'	CB	STO-1	R-3246R	4.0
19	48.00"	CBMH	STO-3	R-3246R	4.6
19A	48.00"	CBMH	STO-3	R-3246R	4.6
19B	48.00"	CBMH	STO-3	R-3246R	3.7
19C	2'X3'	CB	STO-1	R-3246R	3.7
20	60.00"	MH	STO-3	R-3246R	4.9
21	48.00"	CBMH	STO-3	R-3246R	6.7
22	2'X3'	CB	STO-1	R-3246R	4.0
23	60.00"	CBMH	STO-3	R-3246R	5.3
24	60.00"	CBMH	STO-3	R-3246R	5.2
25	72.00"	CBMH	STO-3	R-3246R	5.7
25A	2'X3'	CB	STO-1	R-3246R	3.9
26	60.00"	CBMH	STO-3	R-3246R	6.1

NOTES:
1. SITE MATERIALS WILL BE FULLY BALANCED, WITH NO IMPORT OR EXPORT OF COMMON EXCAVATION OR BORROW MATERIALS ANTICIPATED. THE PROJECT SITE CONTAINS SUFFICIENT MATERIALS AND SPACE TO ACHIEVE SUBGRADE SOIL BALANCE.
2. ALL COMMON TOPSOIL BORROW SHALL COME FROM ON SITE STOCKPILE.
3. MOTORCYCLE PARKING AREAS

4

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H:\RAMS\0R113089\CAD\C3D\130893AG101.dwg 4/10/2024 4:35:16 PM

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

KEVIN P. KIELB, P.E.
LIC. NO. 23211 DATE 02/13/2024

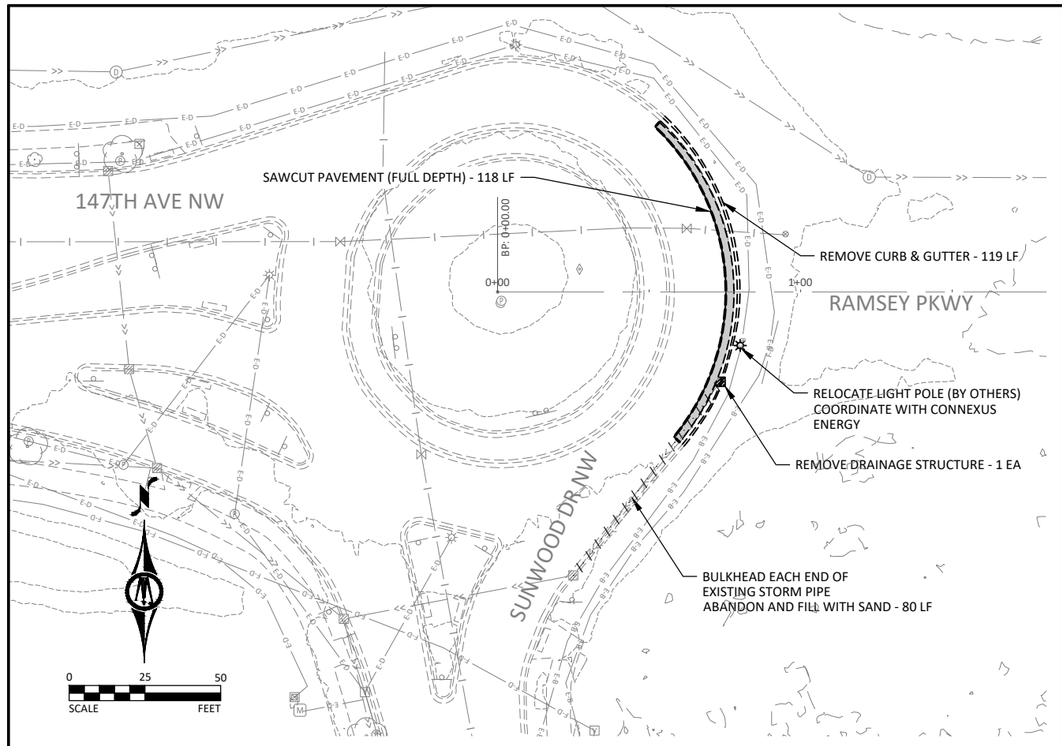
BOLTON & MENK
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RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

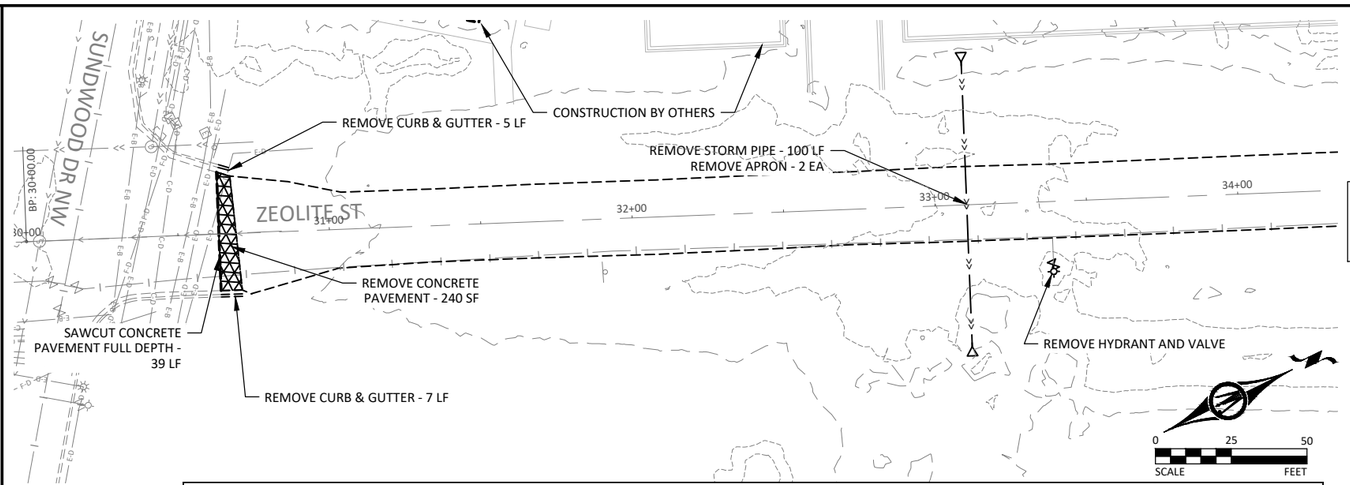
City of RAMSEY

DESIGNED	JDG/ZFL
DRAWN	JDG
CHECKED	KPK
CLIENT PROJ. NO.	23-19

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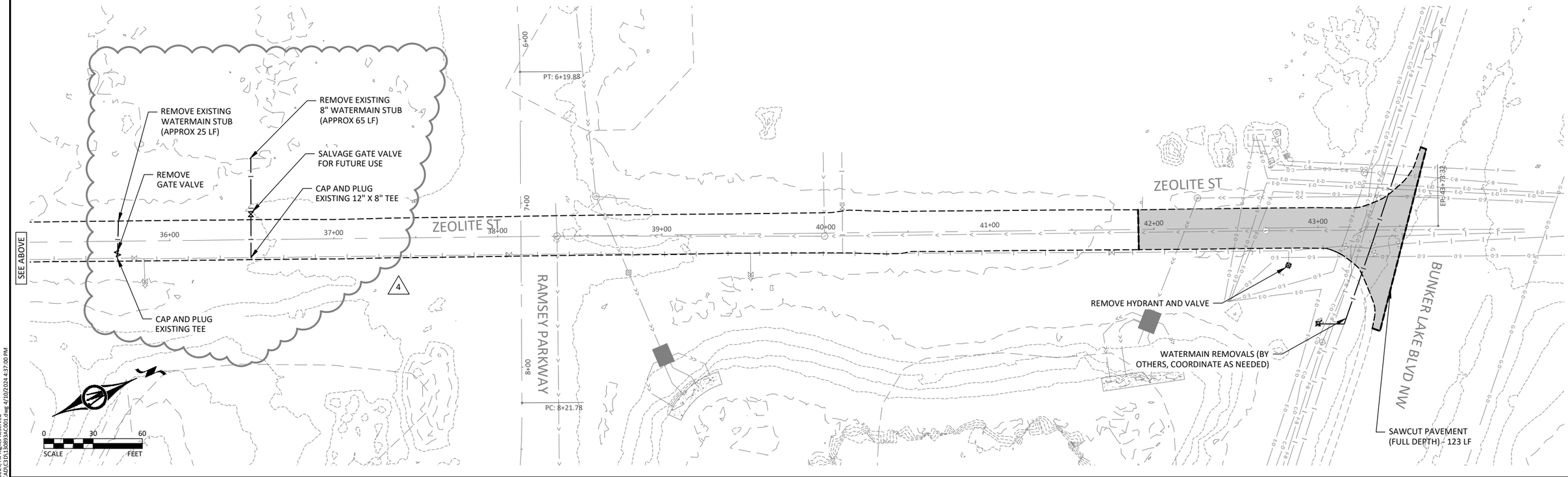
CITY OF RAMSEY, MINNESOTA
THE COR INFRASTRUCTURE IMPROVEMENTS
GENERAL
STATEMENT OF ESTIMATED QUANTITIES





LEGEND

- CONSTRUCTION FENCE (ORANGE)
- SAWCUT PAVEMENT (FULL DEPTH)
- REMOVE PAVEMENT MARKING
- REMOVE CURB & GUTTER
- REMOVE FENCE
- REMOVE MAILBOX & SUPPORT
- REMOVE DRAINAGE STRUCTURE
- REMOVE EXISTING SIGN
- SALVAGE EXISTING SIGN
- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE PAVEMENT
- MILL BITUMINOUS SURFACE (2")
- CLEAR & GRUB TREES
- CLEAR & GRUB BRUSH
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- CLEANOUT
- STORM MANHOLE
- SANITARY MANHOLE
- STORM CATCH BASIN
- FLARED END SECITON
- CURB & GUTTER
- REMOVE CURB & GUTTER
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- FENCE
- UNDERGROUND GAS
- UNDERGROUND COMM
- OVERHEAD UTILITY
- FIBER OPTIC LINE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- REMOVE WATERMAIN
- REMOVE SANITARY SEWER
- REMOVE STORM SEWER
- BOLLARD
- POST
- UTILITY MARKER - GAS
- TRANSFORMER-ELECTRIC
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR
- EXISTING TRAFFIC SIGN
- FIRE HYDRANT
- VALVE



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

KEVIN P. KIELB, P.E.
LIC. NO. 23211 DATE 02/13/2024

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

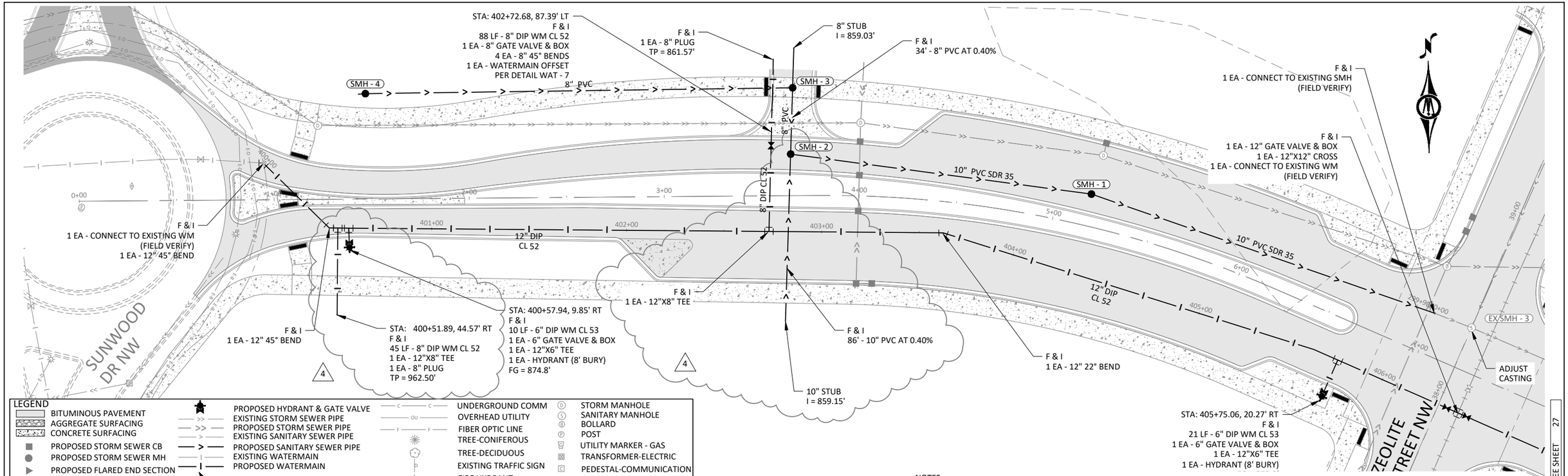
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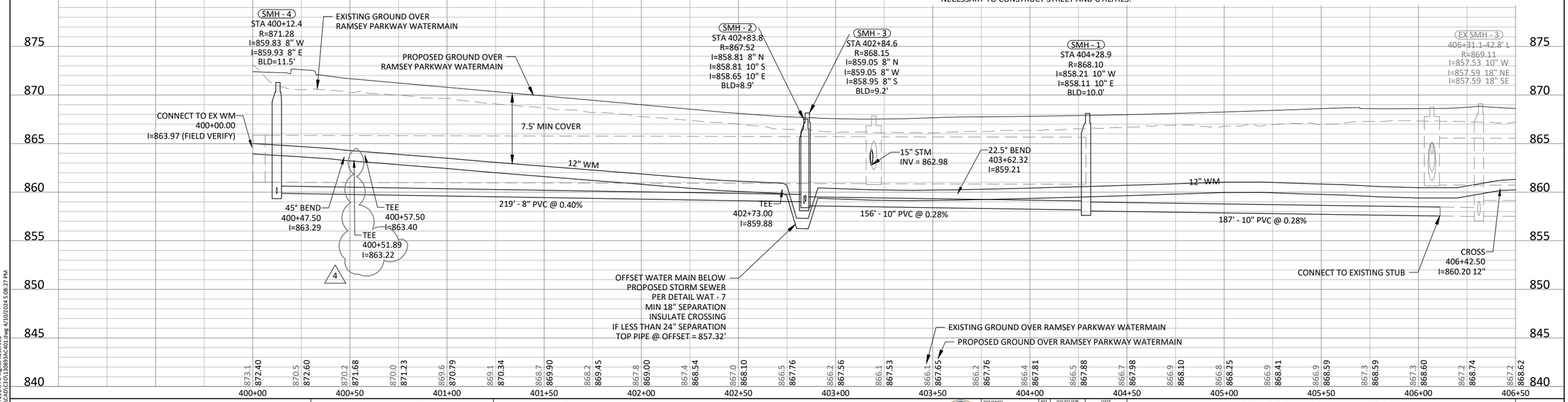
CITY OF RAMSEY, MINNESOTA
THE COR INFRASTRUCTURE IMPROVEMENTS
EXISTING CONDITIONS & REMOVALS
RAMSEY PARKWAY - ZEOLITE STREET NW

SHEET 17 OF 60



RAMSEY PARKWAY

NOTES:
1. SANITARY SEWER PIPE LENGTH AND GRADES ARE CALCULATED AND PAID USING THE DISTANCE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
2. THE CONTRACTOR SHALL MAKE PROVISIONS TO PROTECT ALL SANITARY SEWER MANHOLES FROM DEBRIS AND SEDIMENT ENTERING THE SANITARY SEWER SYSTEM (INCIDENTAL).
3. ALL NEW SANITARY SEWER MAINS SHALL BE CONSTRUCTED STARTING AT THE LOWER END AND PROGRESSING UPSTREAM.
4. ALL CONNECTIONS TO EXISTING SANITARY SEWER SHALL BE FIELD VERIFIED FOR LOCATION AND ELEVATION.
5. POLYSTYRENE INSULATION REQUIRED BETWEEN STORM SEWER & WATERMAIN IF CLEARANCE IS LESS THAN 2 FEET. SEE CONSTRUCTION DETAILS.
6. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH UTILITY OWNERS TO RELOCATE AND PROTECT PRIVATE UTILITIES AS NECESSARY TO CONSTRUCT STREET AND UTILITIES.



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HORZ. SCALE 0 25 50 FEET
VERT. SCALE 0 5 10 FEET

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KEVIN P. KIELB, P.E.
LIC. NO. 23211 DATE 02/13/2024

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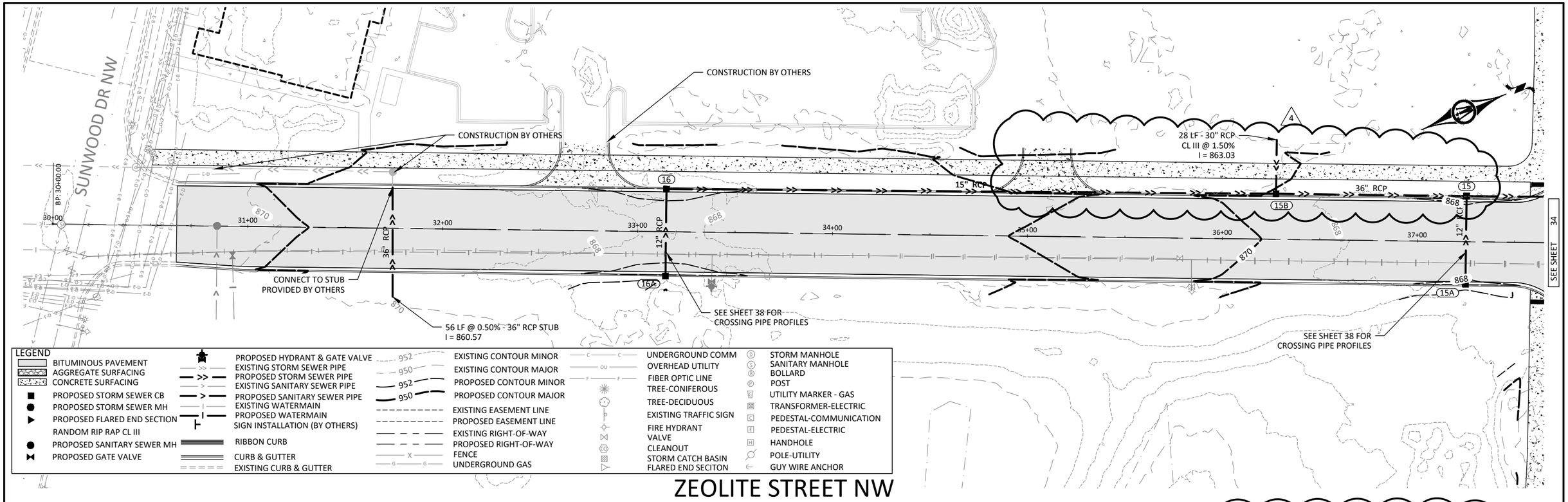
City of RAMSEY

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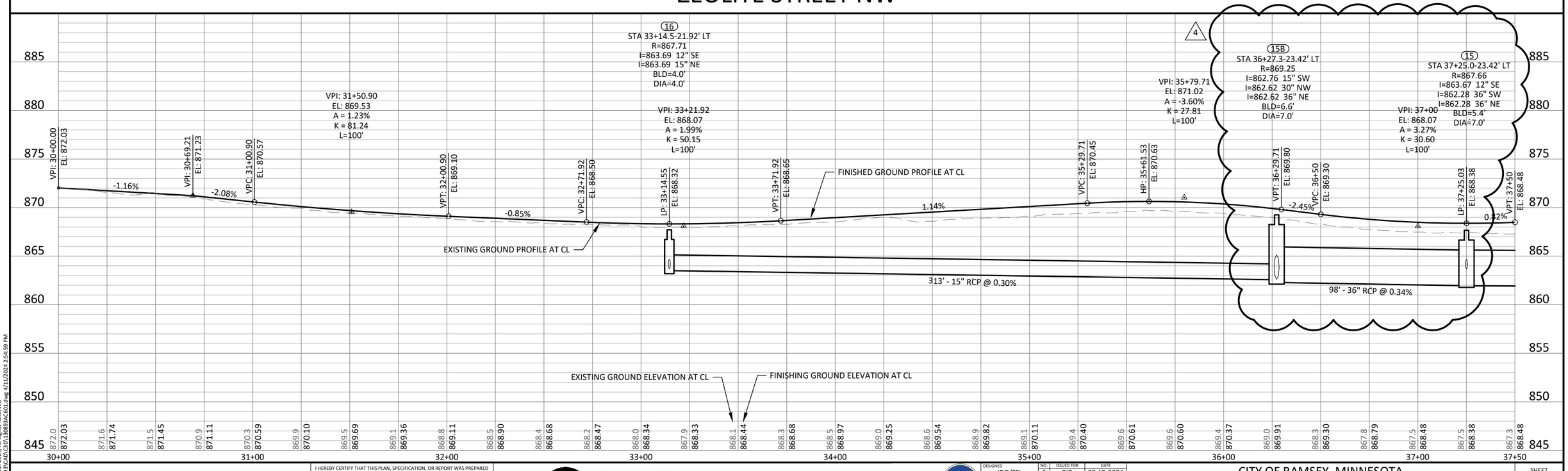
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CITY OF RAMSEY, MINNESOTA
THE COR INFRASTRUCTURE IMPROVEMENTS
WATERMAIN & SANITARY SEWER - PLAN & PROFILE
RAMSEY PARKWAY

SHEET 26 OF 60



ZEOLITE STREET NW



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VERT. SCALE 0 5 10 FEET

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KEVIN P. KIELB, P.E.
LIC. NO. 23211 DATE 02/13/2024

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CITY OF RAMSEY, MINNESOTA
THE COR INFRASTRUCTURE IMPROVEMENTS
STORM SEWER & STREET - PLAN & PROFILE
ZEOLITE STREET NW

CC Regular Session

Meeting Date: 05/14/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Information

Title

Adopt Resolution #24-126 Ordering Plans and Specifications for Fox Ridge Estates 1st and 2nd Street Reconstructions, Improvement Project #24-13

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-126 ordering plans and specifications for Fox Ridge Estates 1st and 2nd Street Reconstructions, Improvement Project #24-13.

Background:

The 2024 – 2033 Capital Improvement Program (CIP) identifies the streets within the Fox Ridge Estates 1st and 2nd subdivision for street reconstruction in 2025. A street segment summary for this project is attached to this case.

Project History

- 2024 – 2033 Capital Improvement Program – listed as street reconstruction for 2025.
- June 13, 2023, Resolution #23-130, the Ramsey City Council accepted proposals for topographic survey of the project area.
- June 27, 2023, Resolution #23-129, the Ramsey City Council accepted proposals for geotechnical report of the project area.
- October 10, 2023, Resolution #23-253, the Ramsey City Council accepted proposals for cleaning and televising of storm sewer pipes within the project area.

Project Scope

This project proposes reconstruction of the streets within the Fox Ridge Estates 1st and 2nd subdivision, which is generally located west of Saint Francis Boulevard (TH 47) between 170th Avenue and 174th Avenue. The streets are generally 31 feet wide urban sections including bituminous curbing, totaling 2.16 miles in length. Traffic counts have not been taken, but Staff anticipates typical neighborhood traffic due to the location of the subdivision and lack of destinations which would increase traffic above normal.

Storm sewer runoff is handled by storm sewer inlets and piping, which generally carries stormwater to the existing wetlands in the center of the subdivision. No sanitary sewer or water exist in the project area, and are not proposed as part of this project as this subdivision is located outside of the 2040 MUSA boundary.

The project is proposing to replace the bituminous curbing with concrete curb and gutter. Additionally, storm sewer inlets are proposed to be replaced, as well as the piping which will be updated to concrete. Based on the initial review of the geotechnical report, a small portion of the project will require subsoil corrections, generally less than 25-percent of the project area. This will be explored in more detail during project design.

Project Timelines

Staff is proposing to prepare plans and specifications for this project in-house, as part of their normal duties. The following are the proposed general project timelines:

- May 14, 2024 City Council authorization to prepare plans and specifications

- June – Oct 2024 Staff prepares plans and specifications
- Fall 2024 Public Open House
- Nov – Dec 2024 City Council approves plans, authorizes bidding
- Jan – Feb 2025 Bid opening, City Council awards contract
- Spring 2025 Begin Construction
- Summer 2025 Finish Construction

The street improvements proposed with this project is identified in the City's current 10-year CIP for construction in 2025. It can be funded using a combination of Pavement Management Funds (Bonding / Tax Levy) and Storm Water Utility Funds. Staff proposes to bid and award 2025 projects as close together as practical, which generally allows for a better bidding environment for the City.

Notification:

If City Council orders plans and specifications for this improvement project, Staff will send notification letters to residents impacted by these improvements.

Observations/Alternatives:

Observations:
Estimates are CIP level and will be updated during the design process.

Alternatives:
Motion to adopt Resolution #24-126 ordering plans and specifications for Fox Ridge Estates 1st and 2nd Street Reconstructions, Improvement Project #24-13.

Funding Source:

Funding for this improvement is proposed to come from Pavement Management Funds and Storm Water Utility Funds.

- Pavement Management Funds $2,630,040
- Storm Water Utility Funds $ 394,506
- **Total Project Funding** **$3,024,546**

Recommendation:

Staff recommends adopting Resolution #24-126 ordering plans and specifications for Fox Ridge Estates 1st and 2nd Street Reconstructions, Improvement Project #24-13.

Action:

Adopt Resolution #24-126 ordering plans and specifications for Fox Ridge Estates 1st and 2nd Street Reconstructions, Improvement Project #24-13.

Attachments

Res 24-126

CIP Sheet - IP 24-13

24-13 Street Summary

24-13 Project Scope

24-13 Geotech Report

Form Review

Inbox	Reviewed By	Date

Bruce Westby	Bruce Westby	05/08/2024 06:25 PM
Brian Hagen	Brian Hagen	05/08/2024 06:33 PM
Form Started By: Joe Feriancek		Started On: 05/07/2024 08:09 AM
Final Approval Date: 05/08/2024		

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

RESOLUTION #24-126

RESOLUTION ORDERING PLANS AND SPECIFICATIONS FOR FOX RIDGE ESTATES 1ST & 2ND STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT #24-13

WHEREAS, the City of Ramsey proposes to reconstruct the streets within the Fox Ridge Estates 1st & 2nd subdivision as identified within the 2024 – 2033 10-Year Capital Improvement Program; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-130, adopted June 13, 2023, the City Council accepted and awarded the proposal to Bolton & Menk, Inc., for topographic survey of the project area; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-129, adopted June 27, 2023, the City Council accepted and awarded the proposal to Independent Testing Technologies, Inc. for geotechnical evaluations of the project area; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-253, adopted October 10, 2023, the City Council accepted and awarded the proposal to Hydro-Klean, LLC, for cleaning and televising of storm sewer pipes within the project area; and

WHEREAS, City Staff has the capacity to prepare plans and specifications for Fox Ridge Estates 1st & 2nd Street Reconstruction, Improvement Project #24-13.

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

1) The Ramsey City Council hereby orders the City Engineer to prepare plans and specifications for Fox Ridge Estates 1st & 2nd Street Reconstruction, Improvement Project #24-13.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of May, 2024.

Mayor

ATTEST:

City Clerk

Capital Improvement Program

2024 *thru* 2033

City of Ramsey, Minnesota

Project #	17-STR-008
Project Name	Reconstruct Streets: Fox Ridge Estates 1st & 2nd

Department	Street Improvements
Contact	
Type	Improvement
Useful Life	60 Years
Category	Street Improvement
Priority	1-Existing Obligation (High)
Status	Active

Total Cost $3,024,546

Description

Reconstruction Streets: Fox Ridge Estates 1st & 2nd: 170th Ave., 172nd Lane, 173rd Ave., 174th Ave., Potassium Court, Potassium Street, Sodium Street, Tungsten Street & Wolfram Street

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Look at Possibility of Using MSA or PIR funds for portion of costs instead of bonding.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Improvements Other than Building Cost		3,024,546									3,024,546
Total		**3,024,546**									**3,024,546**

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Storm Water Utility Fund		394,506									394,506
Pavement Management Fund		2,630,040									2,630,040
Total		**3,024,546**									**3,024,546**

IP 24-13 Fox Ridge Estates 1st & 2nd Street Reconstructions
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	2023 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Fox Ridge Estates 1st & 2nd	170th Avenue	Potassium Street / 172nd Lane	1645	Urban	2	1991	SC 1996	SC 2007	Patch 2024	2.6	3.5	6.1
	172nd Lane	Sodium Street / Tungsten Street	562	Urban	2	1991	SC 1996	SC 2007	Patch 2024	2.8	3.3	6.1
	172nd Lane	TH 47 / Potassium Street	317	Urban	2	1991	SC 1996	SC 2008	Patch 2024	2.6	3.7	6.3
	172nd Lane	Tungsten Street / Wolfram Street	939	Urban	2	1991	SC 1996	SC 2007	Patch 2024	2.8	3.3	6.1
	172nd Lane	Wolfram Street / West Edge of Plat	263	Urban	2	1991	SC 1996	SC 2007	Patch 2024	2.8	3.3	6.1
	173rd Avenue	Quicksilver Street / Sodium Street	533	Urban	2	1991	SC 1996	SC 2007	Patch 2024	2.8	0*	n/a*
	174th Avenue	Sodium Street / 173rd Avenue	648	Urban	2	1991	SC 1996	SC 2007	Patch 2024	2.7	4.2	6.9
	174th Avenue	Sodium Street / West Edge of Plat	226	Urban	2	1991	SC 1996	SC 2007	Patch 2024	2.7	4.2	6.9
	Potassium Court	Potassium Street / 172nd Lane	377	Urban	2	1991	SC 1996	SC 2008	Patch 2024	2.6	3.7	6.3
	Potassium Street	170th Avenue / Potassium Court	452	Urban	2	1991	SC 1996	SC 2007	Patch 2024	2.6	3.7	6.3
	Potassium Street	172nd Lane / Potassium Court	1064	Urban	2	1991	SC 1996	SC 2008	Patch 2024	2.6	3.7	6.3
	Potassium Street	172nd Lane / Quicksilver Street	738	Urban	2	1991	SC 1996	SC 2007	Patch 2024	2.6	3.7	6.3
	Sodium Street	173rd Avenue / Cul-de-sac	1295	Urban	2	1991	SC 1996	SC 2007	Patch 2024	2.6	3.7	6.3
	Sodium Street	174th Avenue / 173rd Avenue	407	Urban	2	1991	SC 1996	SC 2007	Patch 2024	2.7	4.0	6.7
	Tungsten Street	172nd Lane / Cul-de-sac	564	Urban	2	1991	SC 1996	SC 2007	Patch 2024	2.9	3.5	6.4
	Wolfram Street	172nd Lane / 170th Avenue	1372	Urban	2	1991	SC 1996	SC 2007	Patch 2024	2.5	0*	n/a*
	Fox Ridge Estates 1st & 2nd Street Reconstruction Total Length		*11402*	*2.16 mi.*								

**GPR data incomplete, depth unknown*



FOX RIDGE ESTATES 1ST & 2ND PROJECT SCOPE

0 1/10 1/5 3/10

SCALE (FEET)

N

City of RAMSEY

INDEPENDENT TESTING TECHNOLOGIES
337 31st Avenue South • Waite Park, MN 56387 • (320) 253-4338 • www.independenttestingtech.com

AUGUST 8, 2023

PROJECT 23-193
REPORT OF GEOTECHNICAL EXPLORATIONS

For

CITY PROJECT #24-13
FOX RIDGE ESTATES
STREET RECONSTRUCTION
RAMSEY, MINNESOTA

Prepared For:

CITY OF RAMSEY

INDEPENDENT TESTING TECHNOLOGIES
337 31st Avenue South • Waite Park, MN 56387 • (320) 253-4338 • www.independenttestingtech.com

August 8, 2023

Mr. Joe Jeriancek
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: 23-193 Report of Geotechnical Exploration
City Project #24-13
Fox Ridge Estates Street Reconstruction
Ramsey, Minnesota

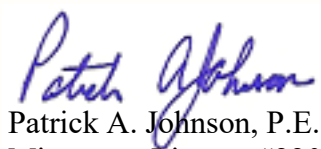
Dear Mr. Jeriancek:

Independent Testing Technologies, Inc. is pleased to submit the results of our subsurface investigation program for this project in Ramsey, Minnesota. This report represents our work on this project as authorized by you. It includes our recommendations regarding earthwork, fill and compaction, subgrade preparation, and pavement design. An electronic copy is enclosed.

The soils encountered were mostly fine grained sands (SM, SP-SM, SP) with layered silt (ML), silty lean clay (CL-ML), lean clay (CL) and highly plastic clay (CH). The sands (SP, SM) are excellent for roadway embankment material and roadway subgrade material. However, the silt (ML), silty clay (CL-ML) and highly plastic clay (CH) are considered very poor for pavement support. Silt (ML) and silty clay (CL-ML) are highly susceptible to frost heave and can lead to premature pavement failure. Highly plastic clays (CH) are susceptible to shrinking and swelling with seasonal moisture changes and can also cause premature pavement failure. We recommend the silt (ML), silty clay (CL-ML) and highly plastic clay (CH) soils be removed from the top four feet of finished roadway subgrade.

Mr. Jeriancek, it has been our pleasure to work with you on this project. Independent Testing appreciated the opportunity to perform this geotechnical evaluation and look forward to continuing our participation during the construction phase of this project. Please contact Patrick Johnson if you have any questions regarding this report. Please contact Tyler Burkes if you would like a proposal for the materials testing services that will be needed.

Sincerely,



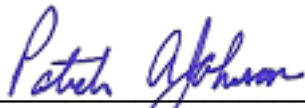
Patrick A. Johnson, P.E.
Minnesota License #22037



Kevin T. Reller
President

CERTIFICATION

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



Patrick A. Johnson

Date: August 8, 2023 License No.: 22037

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Purpose 1

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Penetration Test Results 4

Water Level Observations 5

Laboratory Testing 5

C. Engineering Review 6

Discussion 6

D. Recommendations 6

Utility Installation 7

Trench Backfill 7

Embankment/ Road Fill 8

E. Pavement Recommendations 9

F. Closing 10

Boring Location Plan ..... Appendix 1

Soil Boring Logs ..... Appendix 2

GEOTECHNICAL EXPLORATIONS
CITY OF RAMSEY
CITY PROJECT # 24-13
FOX RIDGE ESTATES
STREET RECONSTRUCTION
RAMSEY, MINNESOTA
ITT PROJECT 23-193

A. Introduction

This report is being prepared for use by our client on this specific project. We intend to present this report and our findings in the same logical manner that led us to arrive at our recommendations. This report is based on some general assumptions regarding the anticipated construction based on experience with similar projects. These assumptions and the entire report should be reviewed immediately upon receipt.

Purpose:

The purpose of our investigation was to evaluate the existing soil and water conditions on this site for the purpose of reconstructing the existing roadway. The project will consist of reconstruction of the existing streets in Fox Ridge Estates 1st and 2nd Additions in the northeast part of Ramsey, Minnesota. The streets include 170th Ave NW, 172nd Lane NW, 173rd Avenue NW, 174th Avenue NW, Wolfram Street NW, Tungsten Street NW, Sodium Street NW and Potassium Street NW. The streets will be reconstructed to an urban section. New storm sewers and watermains will be installed. In accordance with your written authorization, we have conducted a subsurface exploration program for the proposed project.

Scope of Services:

Our authorized scope of services included the following:

1. To core the pavement at twenty-six (26) locations to determine the existing pavement thickness.
2. To investigate the subsurface soil and water conditions encountered at those same twenty-six (26) locations using split spoon sampling. The borings were planned to depths of ten (10) feet at each location.

3. To provide a report of our findings including a summary of our findings with pavement thickness at each boring location as well as recommendations regarding earthwork, fill and compaction, subgrade preparation, and pavement design with an estimated design R-value.

General Site Conditions:

The project is located on the northeast side of the City of Ramsey, on the west side of Minnesota Highway 47 and south of Trott Brook. The project is an existing residential neighborhood. The site is fairly level, with slopes of 2-6 percent.

Available Subsurface Information:

According to the Geologic Map of Minnesota, Quaternary Geology, prepared by Howard C. Hobbs and Joseph E. Goebel (1982, Minnesota Geological Survey), this site lies within an outwash unit not associated with a particular moraine. It is associated with the Des Moines glaciation of Pleistocene, Late Wisconsinan age. The drift is derived from parent material in North Dakota and Manitoba.

According to the Soil Survey of Anoka County prepared by the Soil Conservation Service, the site lies within the Hubbard- Nymore Soil Associations. These consist of nearly level to gently sloping, excessively drained soils that are sandy throughout. The individual soils mapped on the site are sandy with few limitations for development of local streets. However, there are some marsh and silt loams mapped in the center of the site.

B. Exploration Program

Twenty- six (26) split-spoon soil borings were conducted on this project. The borings were advanced to depths of 10 feet using a 3 ¼ inch I.D. hollow stem auger. Samples were obtained every 2 ½ feet using a 2-inch O.D. split-spoon sampler in accordance with the American Society for Testing and Materials (ASTM D1586). Standard penetration values (N-values) were obtained at each sample interval by driving the sampler into the soil using a 140-pound hammer falling 30 inches. After an initial set of 6 inches, the number of blows required to drive the sampler 12 inches is known as the standard penetration resistance or N-value. Where the sampler cannot be driven at least 6 inches by 50 blows of the hammer, the total number of blows as well as the distance driven is reported on the boring logs.

Groundwater levels were noted during drilling and immediately after completion. The holes were backfilled with the auger cuttings and patched with bituminous cold patch. Some settlement of the bore holes may be expected. All the borings were conducted with a truck mounted rig.

Exploration Results:

The pavement was cored at each boring location prior to drilling the boring. The cores were obtained to get accurate pavement thickness. Photos of each core are included in appendix 1.

The borings were all conducted in the existing paved streets and encountered 0.75 to 3.5 inches of bituminous over 2.0 to 7.0 inches of aggregate base. The depth of bituminous and aggregate encountered at each location are shown in the following table:

Boring	Bituminous	Aggregate	Boring	Bituminous	Aggregate	Boring	Bituminous	Aggregate
SB-1	2.0”	4.0”	SB-10	2.75”	6.5”	SB-19	2.0”	3.0”
SB-2	2.0”	4.0”	SB-11	2.0”	5.0”	SB-20	2.5”	2.5”
SB-3	2.5”	4.5”	SB-12	3.25”	4.5”	SB-21	3.5”	2.0”
SB-4	2.5”	4.5”	SB-13	0.75”	5.5”	SB-22	2.0”	3.0”
SB-5	2.75”	6.0”	SB-14	2.25”	3.5”	SB-23	2.5”	5.5”
SB-6	2.25”	4.5”	SB-15	2.25”	5.5”	SB-24	2.25”	4.0”
SB-7	2.5”	3.5”	SB-16	2.0”	4.0”	SB-25	2.0”	5.0”
SB-8	2.5”	2.5”	SB-17	2.5”	7.0”	SB-26	2.5”	5.0”
SB-9	2.0”	5.0”	SB-18	2.25”	5.0”			

Below the pavement and aggregate, most of the borings encountered fine grained, poorly graded sand (SP) to termination at 11.5 feet.

Below the pavement and aggregate, boring SB-3 encountered fine grained, poorly graded sand (SP) to 4.0 feet, followed by highly plastic clay (CH) to 7.5 feet and then fine grained, poorly graded sand (SP) to 10.0 feet and poorly graded sand with wilt (SP-SM) to termination at 11.5 feet. Below the pavement and aggregate, boring SB-7 encountered fine grained, clayey sand (SC) to 5.0 feet, followed by sandy lean clay (CL) to 7.5 feet and then fine grained, poorly graded sand (SP) to termination at 11.5 feet. Below the pavement and aggregate, boring SB-9 encountered fine grained, silty sand (SM) to 4.0 feet, followed by silt (ML) to 8.0 feet, silty lean clay (CL-ML) to 10.0 and

then highly plastic clay (CH) to termination at 11.5 feet.

Below the pavement and aggregate, borings SB-10 and SB-15 both encountered native, fine grained poorly graded sand with silt (SP-SM) to 5.0 feet, followed by poorly graded sand (SP) to termination at 11.5 feet. Below the pavement and aggregate, boring SB-12 encountered fine grained, silty sand (SM) to 5.0 feet, followed by highly plastic clay (CH) to 7.5 feet and then fine grained, poorly graded sand (SP) to termination at 11.5 feet. Below the pavement and aggregate, boring SB-13 encountered fine grained, silty clayey sand (SC-SM) fill to 5.0 feet, followed by native, poorly graded sand (SP) to termination at 11.5 feet. Below the pavement and aggregate, boring SB-14 encountered fine grained, poorly graded sand (SP) to 5.0 feet, followed by clayey sand (SC) to 7.5 feet, silty sand (SM) to 10.0 feet, and then highly plastic clay (CH) to termination at 11.5 feet.

Below the pavement and aggregate, boring SB-20 encountered fine grained, poorly graded sand (SP) to 5.0 feet, followed by highly plastic clay (CH) to termination at 11.5 feet. Below the pavement and aggregate, boring SB-23 encountered fine grained, clayey sand (SC) to 5.0 feet, followed by poorly graded sand (SP) to termination at 11.5 feet. Below the pavement and aggregate, boring SB-24 encountered fine grained, poorly graded sand with silt (SP-SM) to 5.0 feet, followed by silty sand (SM) to 7.5 feet, poorly graded sand with silt (SP-SM) to 10.0 feet and then poorly graded sand (SP) to termination at 11.5 feet. Below the pavement and aggregate, boring SB-26 encountered fine grained, poorly graded sand (SP) to 5.0 feet, followed by silt (ML) to 7.5 feet, and then poorly graded sand (SP) to termination at 11.5 feet.

Penetration Test Results:

The blow counts in the sandy soils (SM, SP-SM, SM, SC-SM) ranged from 2 to 29 which are very low to moderate, indicating they are in a very loose to medium dense condition. The blow counts in the silt (ML) and clay (CH, CL-ML) soils ranged from 4 to 8 which are very low to moderate, indicating they are in a very soft to stiff condition. Refusal of the spoon or auger did not occur in any of the borings. Drilling was relatively easy.

Water Level Observations:

Observations of the subsurface water conditions were made during drilling operations. Groundwater was only encountered in five of the borings at the time of drilling. The following table shows the depth to water at each boring:

Boring	Water	Boring	Water	Boring	Water	Boring	Water
SB-1	None	SB-8	None	SB-15	None	SB-22	None
SB-2	None	SB-9	5’ 0”	SB-16	None	SB-23	None
SB-3	None	SB-10	None	SB-17	None	SB-24	8’ 0”
SB-4	None	SB-11	None	SB-18	None	SB-25	10’ 6”
SB-5	None	SB-12	None	SB-19	None	SB-26	9’ 7”
SB-6	None	SB-13	10’ 0”	SB-20	None		
SB-7	None	SB-14	None	SB-21	None		

The water levels were observed over a short period of time. However, we feel they are an accurate representation of the true groundwater conditions on this site due to the high permeability of the native sandy soils. It should be noted that fluctuations in the level of the groundwater can occur due to variations in rainfall, temperature, spring thaw and other factors not evident at the time of our investigation.

Mottled soils were observed. Mottled native soils are a historical indication of a temporarily or seasonally saturated soil condition. Grey soils were also observed. Grey native soils are an indication of a permanently saturated soil condition.

Laboratory Testing

Moisture Content Tests- Moisture content tests were performed on every split spoon sample in accordance with ASTM method D2216; *Standard Test Method for Laboratory Determination of Water (Moisture) Content of Soil and Rock by Mass*. Individual test results are shown on the boring logs adjacent to the sample that was tested.

C. Engineering Review

Discussion:

The soils encountered near the surface on these sites are predominantly fine grained, silty sands (SM), poorly graded sands with silt (SP-SM) and poorly graded sands (SP). They appear to mostly be outwash materials. The native sands (SM, SP-SM, SP) are considered excellent material for use as roadway subgrade material and for bituminous pavement support.

Highly plastic clay was encountered in borings SB-3, SB-9, SB-12, SB-14, and SB-20. Silt (ML) and silty clay (CL-ML) was encountered in borings SB-9 and SB-26. The silt (ML) and highly plastic clay (CH) encountered in these borings are very poor for subgrade material.

The silt (ML) and silty clay (CL-ML) are very susceptible to frost heave and can move several inches between the frozen and thawed state during seasonal changes. The highly plastic clays are very susceptible to seasonal moisture variations and can also have movements of several inches between wet periods and dry periods. Neither the silt (ML) or highly plastic clay (CH) should remain within four (4) feet of finished grade in pavement areas. For the most part, the silt (ML), silty clay (CL-ML) and highly plastic clay (CH) were encountered at depths deeper than 4 feet. It is likely these poor soils will only be encountered in utility trenches during installation.

Based on our observation, it appears the roadway embankment was stable through the entire project area. Unless it is known that there is some issue in the embankment in the project area, it is our opinion that the existing roadway embankment can remain in place.

D. Recommendations

The following recommendations are based on our understanding of the proposed project. If our understanding of the project is not accurate or if changes are made to the project scope, please inform us so that our recommendations can be amended, if necessary. We have included recommendations regarding earthwork and construction that may help in cost estimates and aid in design. We should be allowed to review the proposed construction plans to provide further detailed recommendations, if necessary. Without the opportunity to review the final construction plans, the recommendations made in this report may no longer be valid.

Utility Installation:

We recommend that all utility pipes lay in non-organic mineral soils capable of supporting the pipes. Excessive over-excavation beneath the pipes should be avoided. We recommend that 2 to 6 inches of granular bedding material be placed and compacted around the pipe to aid in aligning the pipe for line and grade. The natural sand (SP) soils appear suitable for this purpose. The silt (ML) and clay (CL,CL-ML, CH) are not. Compaction should be done very carefully by hand to prevent the pipe from shifting. We recommend that the backfill be compacted with a vibratory sheep's foot roller after the backfill is 2 feet above the top of the pipe. Vibratory compaction should only be used on clean sands or silty sands at or below optimum moisture.

We recommend that excavations slope at a 1.5:1 (horizontal: vertical) ratio from the bottom of the excavation to the surface. Stockpiled material should be kept at least 2 feet from the edge of the excavation. This is the minimum required by OSHA. We recommend all construction vehicles be kept at least 5 feet from the edge of the excavation. An escape ladder should be provided at all times while workers are in the excavation. All excavations must meet OSHA standards (29 CFR1926).

Trench Backfill:

The on-site soils consisting of poorly graded sands (SM, SP) are considered excellent for use as utility trench backfill. These soils are generally easy to work with and compact with vibratory compaction equipment.

The on-site soils consisting of silt (ML), silty clays (CL-ML) and highly plastic clay (CH) are considered very poor material for backfill. These soils will be wet and will require drying or mixing to reach optimum moisture for compaction. In addition, they are highly susceptible to seasonal moisture variations and frost heave. The silts (ML), silty clays (CL-ML) and highly plastic clay (CH) should not be used as utility trench backfill within 4 feet of finished subgrade.

No organic soils, roots, stumps, logs, brush, etc. should be used as structural fill below any

pavement section. We recommend that all fill material be free of soft, wet, or frozen soils, highly expansive soils, rubble, debris, and rocks in excess of 6 inches in diameter. The fill should be as uniform as possible both in composition and moisture content.

We recommend all fill be compacted to the minimum relative density levels shown in the table below:

Location	Recommended Compaction Level (Percent of Std. Proctor ASTM D698)
Below Pavements, deeper than 3 feet from finished subgrade	95%
Below Pavements within 3 feet of finished subgrade	100%
Landscape Areas	90%

We recommend all fill placed in the roadway areas be compacted in 8-inch loose lifts. All fill should be compacted at a moisture content within plus or minus 3% of the optimum moisture as determined by a standard proctor. We recommend compaction tests be taken on any utility trench backfill at a rate of one test per 200 feet in the bottom, middle and top thirds of the trench backfill. We recommend compaction tests be taken at a rate of one test for two feet depth of fill per 200 linear feet of roadway fill. We recommend compaction tests be taken at a rate of one test per 200 linear feet on the finished roadway subgrade and aggregate base layer.

Embankment/ Road Fill:

The on-site soils consisting of fine grained, poorly graded sand (SP), poorly graded sand with silt (SP-SM) and silty sands (SM) are considered excellent material for use as roadway subgrade material. These soils are easy to compact using vibratory compaction equipment near their optimum moisture contents.

The silt (ML), silty clay (CL-ML) and highly plastic clay (CH) should be avoided for embankment fill material within four feet of finished grade.

We recommend that any imported fill and utility trench backfill material consist of mineral soils meeting the requirements specified below. No organic soils, roots, stumps, logs, brush, etc.

should be used as structural fill below any utility structure or pavement section. We recommend that all fill and utility trench backfill material be free of soft, wet, or frozen soils, highly expansive soils, rubble, debris, and rocks in excess of 6 inches in diameter. The fill material should be as uniform as possible both in composition and moisture content.

We recommend that all embankment fill material be placed in 12-inch loose lifts and compacted to a minimum of 95% of standard proctor maximum density (ASTM D698). Any fill placed in the top 3 feet of the road subgrade should be compacted to at least 100% of standard proctor maximum density. All fill material should be compacted at a moisture content within plus or minus 2% of the optimum moisture as determined by a standard proctor. We recommend compaction tests be taken at a minimum rate of one test per two feet of fill per 200 linear feet of roadway subgrade, and aggregate base material.

E. Pavement Recommendations

We recommend the subgrade consist of poorly graded sand (SP). The silt (ML), silty clay (CL-ML) and highly plastic clay (CH) should not be placed within 4 feet of finished subgrade. The silty sand (SM), poorly graded sand with silt (SP-SM) and poorly graded sand (SP) outwash soils on site this site are classified as A-3 soils in accordance with the American Association of State Highway Transportation Officials (AASHTO) classification system. A-3 soils are rated as excellent material for use as roadway subgrade material. Without benefit of a laboratory R-value determination and based on Mn/Dot guidelines, we recommend an R-value of 70 be assumed for the onsite soils.

In using the above R-value for bituminous pavement design, it is essential that the subgrade be constructed of uniform soils at a moisture content and density in accordance with Mn Dot specification 2105 and capable of passing a test roll in accordance with Mn Dot specification 2111. The native, undisturbed soils may need preparation (drying and compacting) to pass a proof roll. If the subgrade is not compacted, uniform and capable of passing a test roll, then we recommend the subgrade be scarified and recompacted or subcut and geotextile fabric placed

along with select granular material meeting Mn Dot specification 3149. The top of subgrade should be compacted to a minimum of 100% of standard proctor maximum density. The subgrade should be sloped towards the edges to provide drainage.

F. Closing

Our work was performed for geotechnical purposes only and not to document the presence or extent of any contamination on the site. We can note that our crew did not detect any obvious contamination by sight or smell during drilling operations. However, human senses are limited in terms of contamination detection and, therefore, the lack of detection through human sensing does not preclude the possibility of the presence of contamination of the site.

This report represents the result of our subsurface investigation and is based on information gathered at specific locations. Subsurface conditions can change a great deal over short horizontal distances. Also, the actual interface between strata will likely be a gradual transition rather than an abrupt change as represented on the boring logs.

Geotechnical engineering is based extensively on opinion. Therefore, the data contained in this report should be used as a guide, and we recommend that construction monitoring be performed by a qualified geotechnical engineer or technician. We recommend ITT be retained to perform construction observation and materials testing on this project due to our familiarity with the soils. Any changes in the subsurface conditions from those found during this geotechnical exploration should be brought to the attention of a soils engineer.

APPENDIX 1

BORING LOCATION PLAN



DATE	REVISION

DESIGNED BY:	---	
DRAWN BY:	LWC	DATE 05/31/23
CHECKED BY:	---	FILE 24-13

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

24-13 SOIL BORING LOCATION MAP

FOX RIDGE ESTATES 1ST & 2ND RECONSTRUCTION CITY PROJECT NO. 24-13 CITY OF RAMSEY, MINNESOTA

SHEET 1 OF 1 SHEETS

APPENDIX 2

SOIL BORING LOGS


2 inches SB-1 #23-193


2 inches SB-2 #23-193


2.5 inches SB-3 #23-193


2.5 inches SB-4 #23-193


2.75 inches SB-5 #23-193


2.25 inches SB-6 #23-193


2.5 inches SB-7 #23-193


2.5 inches SB-8 #23-193


2 inches SB-9 #23-193
Broke apart


2.75 inches SB-10 #23-193


2 inches SB-11 #23-193


3.25 inches SB-12


.75 inch SB-13 #23-193


2.25 inches SB-14 #23-193


2.25 inches SB-15 #23-193


2 inches SB-16 #23-193


2.5 inches SB-17 #23-193


2.25 inches SB-18 #23-193


2 inches SB-19 #22-193


2.5 inches SB-20 #23-193


3.5 inches SB-21 #23-193


2 inches SB-22 #23-193


DVANTAGE
Pickup Boxes
adrian steel
2.5 inches SB-23 #23-193


2.25 inches SB-24 #23-193


2 inches SB-25 #23-193


adrian steel
2.5 inches SB-26 #23-193

INDEPENDENT TESTING TECHNOLOGIES, INC. LOG OF SOIL BORING

PROJECT: **23-193** **CITY OF RAMSEY**
FOX RIDGE ESTATES 1&2
STREET IMPROVEMENTS
RAMSEY, MINNESOTA

DATE: **7/20/23** *BORING #:* **SB-1**
START TIME: **11:40** *END TIME:* **12:00**
METHOD: **3 ¼" I.D. Hollow Stem Auger**
CREW: **CD/NH**

LOCATION: **Wolfram St NW- See Boring Location**
ELEVATION:

Depth (Feet)	ASTM Symbol	Soil Description	Sample #	N Value	W_n	Notes
6.0"		2.0 inches Bituminous, 4.0 inches Aggregate				
	SP	POORLY GRADED SAND, fine grained, brown.				
			1	26	5.0	
5.0						
			2	8	4.2	
		fine to medium grained				
			3	7	8.0	
10.0						
			4	8	7.6	
11.5						
		Boring complete to 11.5 feet. No water encountered during drilling. No water encountered to cave-in at 6' 8" after completion.				

INDEPENDENT TESTING TECHNOLOGIES, INC. LOG OF SOIL BORING

PROJECT: **23-193** **CITY OF RAMSEY**
FOX RIDGE ESTATES 1&2
STREET IMPROVEMENTS
RAMSEY, MINNESOTA

DATE: **7/20/23** *BORING #:* **SB-2**
START TIME: **12:00** *END TIME:* **12:20**
METHOD: **3 ¼" I.D. Hollow Stem Auger**
CREW: **CD/NH**
LOCATION: **Wolfram St NW- See Boring Location** *ELEVATION:*

Depth (Feet)	ASTM Symbol	Soil Description	Sample #	N Value	W_n	Notes
6.0"		2.0 inches Bituminous, 4.0 inches Aggregate				
	SP	POORLY GRADED SAND, fine to medium grained, light greyish brown.				
			1	10	3.2	
5.0						
			2	7	3.0	
			3	16	3.0	
10.0		w/ GRAVEL, light brown.				
			4	17	2.5	
11.5						
		Boring complete to 11.5 feet. No water encountered during drilling. No water encountered to cave-in at 5' 11" after completion.				

INDEPENDENT TESTING TECHNOLOGIES, INC. LOG OF SOIL BORING

PROJECT: **23-193** **CITY OF RAMSEY**
FOX RIDGE ESTATES 1&2
STREET IMPROVEMENTS
RAMSEY, MINNESOTA

DATE: **7/20/23** *BORING #:* **SB-3**
START TIME: **12:20** *END TIME:* **12:45**
METHOD: **3 ¼" I.D. Hollow Stem Auger**
CREW: **CD/NH**
ELEVATION:

LOCATION: **Wolfram St NW- See Boring Location**

Depth (Feet)	*ASTM Symbol*	*Soil Description*	*Sample #*	*N Value*	W_n	*Notes*
7.0"		**2.5 inches Bituminous, 4.5 inches Aggregate**				
4.0	**SP**	**POORLY GRADED SAND, fine grained, grey.**	**1**	**11**	11.7	
5.0	**CH**	**HIGHLY PLASTIC CLAY, grey, motttled.**				
7.5			**2**	**7**	27.8	
10.0	**SP**	**POORLY GRADED SAND, fine grained, brown, mottled.**	**3**	**7**	9.1	
11.5	**SP-SM**	**POORLY GRADED SAND w/ SILT, fine grained, brown.**	**4**	**5**	13.5	
		Boring complete to 11.5 feet. **No water encountered during drilling.** **No water encountered to cave-in at 7' 6" after completion.**				

INDEPENDENT TESTING TECHNOLOGIES, INC. LOG OF SOIL BORING

PROJECT: **23-193** **CITY OF RAMSEY**
FOX RIDGE ESTATES 1&2
STREET IMPROVEMENTS
RAMSEY, MINNESOTA

DATE: **7/21/23** *BORING #:* **SB-4**
START TIME: **9:30** *END TIME:* **9:50**
METHOD: **3 ¼" I.D. Hollow Stem Auger**
CREW: **CD/NH**
ELEVATION:

LOCATION: **Tungsten St NW- See Boring Location**

Depth (Feet)	ASTM Symbol	Soil Description	Sample #	N Value	W_n	Notes
7.0"		**2.5 inches Bituminous, 4.5 inches Aggregate**				
	SP	**POORLY GRADED SAND, fine to medium grained, brown.**				
			1	**9**	2.6	
5.0						
			2	**5**	2.8	
			3	**7**	5.4	
10.0		**light grey.**				
			4	**10**	3.0	
11.5						
		Boring complete to 11.5 feet. **No water encountered during drilling.** **No water encountered to cave-in at 6' 7" after completion.**				

INDEPENDENT TESTING TECHNOLOGIES, INC. LOG OF SOIL BORING

PROJECT: **23-193** **CITY OF RAMSEY**
FOX RIDGE ESTATES 1&2
STREET IMPROVEMENTS
RAMSEY, MINNESOTA

DATE: **7/21/23** *BORING #:* **SB-5**
START TIME: **10:10** *END TIME:* **10:30**
METHOD: **3 ¼" I.D. Hollow Stem Auger**
CREW: **CD/NH**

LOCATION: **Sodium St NW- See Boring Location**
ELEVATION:

Depth (Feet)	ASTM Symbol	Soil Description	Sample #	N Value	W_n	Notes
8.75"		**2.75 inches Bituminous, 6.0 inches Aggregate**				
	SP	**POORLY GRADED SAND, fine grained, brown.**				
			1	**29**	3.6	
5.0						
			2	**14**	4.8	
			3	**9**	4.9	
10.0						
			4	**7**	4.6	
11.5						
		Boring complete to 11.5 feet. **No water encountered during drilling.** **No water encountered to cave-in at 6' 5" after completion.**				

INDEPENDENT TESTING TECHNOLOGIES, INC. LOG OF SOIL BORING

PROJECT: **23-193** **CITY OF RAMSEY**
FOX RIDGE ESTATES 1&2
STREET IMPROVEMENTS
RAMSEY, MINNESOTA

DATE: **7/21/23** *BORING #:* **SB-6**
START TIME: **10:30** *END TIME:* **10:50**
METHOD: **3 ¼" I.D. Hollow Stem Auger**
CREW: **CD/NH**
ELEVATION:

LOCATION: **Sodium St NW- See Boring Location**

Depth (Feet)	ASTM Symbol	Soil Description	Sample #	N Value	W_n	Notes
6.75"		**2.25 inches Bituminous, 4.5 inches Aggregate**				
	SP	**POORLY GRADED SAND, fine to medium grained, brown.**				
			1	**11**	2.9	
5.0		**light brown**				
			2	**6**	2.6	
		light greyish brown.				
			3	**8**	2.4	
10.0						
			4	**14**	2.8	
11.5						
		Boring complete to 11.5 feet. **No water encountered during drilling.** **No water encountered to cave-in at 6' 8" after completion.**				

INDEPENDENT TESTING TECHNOLOGIES, INC. LOG OF SOIL BORING

PROJECT: **23-193** **CITY OF RAMSEY**
FOX RIDGE ESTATES 1&2
STREET IMPROVEMENTS
RAMSEY, MINNESOTA

DATE: **7/21/23** *BORING #:* **SB-7**
START TIME: **11:10** *END TIME:* **11:30**
METHOD: **3 ¼" I.D. Hollow Stem Auger**
CREW: **CD/NH**
ELEVATION:

LOCATION: **Sodium St NW- See Boring Location**

Depth (Feet)	ASTM Symbol	Soil Description	Sample #	N Value	W_n	Notes
6.0"		**2.5 inches Bituminous, 3.5 inches Aggregate**				
	SC	**CLAYEY SAND, fine grained, brown, grey, mottled.**				
			1	**5**	11.2	
5.0						
	CL	**SANDY LEAN CLAY, w/ fine grained SAND, reddish brown.**	**2**	**8**	21.9	
7.5						
	SP	**POORLY GRADED SAND, fine grained, brown.**	**3**	**8**	10.5	
10.0						
			4	**8**	5.1	
11.5						
		Boring complete to 11.5 feet. **No water encountered during drilling.** **No water encountered to cave-in at 7' after completion.**				

INDEPENDENT TESTING TECHNOLOGIES, INC. LOG OF SOIL BORING

PROJECT: **23-193** **CITY OF RAMSEY**
FOX RIDGE ESTATES 1&2
STREET IMPROVEMENTS
RAMSEY, MINNESOTA

DATE: **7/21/23** *BORING #:* **SB-8**
START TIME: **1:00** *END TIME:* **1:30**
METHOD: **3 ¼" I.D. Hollow Stem Auger**
CREW: **CD/NH**
ELEVATION:

LOCATION: **Quicksilver St NW- See Boring Location**

Depth (Feet)	ASTM Symbol	Soil Description	Sample #	N Value	W_n	Notes
5.0"		2.5 inches Bituminous, 2.5 inches Aggregate				
	SP	POORLY GRADED SAND, fine grained, brown.				
			1	7	3.0	
5.0		fine to medium grained				
			2	4	3.3	
		fine grained.				
			3	8	3.2	
10.0		light greyish brown.				
			4	17	4.2	
11.5						
		Boring complete to 11.5 feet. No water encountered during drilling. No water encountered to cave-in at 6' 8" after completion.				

INDEPENDENT TESTING TECHNOLOGIES, INC. LOG OF SOIL BORING

PROJECT: **23-193** **CITY OF RAMSEY**
FOX RIDGE ESTATES 1&2
STREET IMPROVEMENTS
RAMSEY, MINNESOTA

DATE: **7/20/23** *BORING #:* **SB-9**
START TIME: **9:40** *END TIME:* **10:00**
METHOD: **3 ¼" I.D. Hollow Stem Auger**
CREW: **CD/NH**
ELEVATION:

LOCATION: **Potassium Ct NW- See Boring Location**

Depth (Feet)	*ASTM Symbol*	*Soil Description*	*Sample #*	*N Value*	*W_n*	*Notes*
7.0"		**2.0 inches Bituminous, 5.0 inches Aggregate**				
4.0	**SM**	**SILTY SAND, fine grained, reddish brown, mottled.**	**1**	**8**	17.5	
5.0	**ML**	**SILT, brown, mottled.**				**V Water encountered at 5.0 feet during drilling.**
8.0			**2**	**4**	24.7	
10.0	**CL-ML**	**SILTY LEAY CLAY, brown.**	**3**	**4**	29.9	
11.5	**CH**	**HIGHLY PLASTIC CLAY, grey, brown, mottled.**	**4**	**8**	42.4	
		Boring complete to 11.5 feet. **Water encountered at 5.0 feet during drilling.** **No water encountered to cave-in at 8' 4" after completion.**				

INDEPENDENT TESTING TECHNOLOGIES, INC. LOG OF SOIL BORING

PROJECT: **23-193** **CITY OF RAMSEY**
FOX RIDGE ESTATES 1&2
STREET IMPROVEMENTS
RAMSEY, MINNESOTA

DATE: **7/20/23** *BORING #:* **SB-10**
START TIME: **10:00** *END TIME:* **10:20**
METHOD: **3 ¼" I.D. Hollow Stem Auger**
CREW: **CD/NH**

LOCATION: **Potassium Ct NW- See Boring Location**
ELEVATION:

Depth (Feet)	ASTM Symbol	Soil Description	Sample #	N Value	W_n	Notes
9.25"		2.75 inches Bituminous, 6.5 inches Aggregate				
	SP-SM	POORLY GRADED SAND w/ SILT, fine grained, brown.				
			1	9	7.4	
5.0						
	SP	POORLY GRADED SAND, fine grained, brown.	2	10	3.6	
			3	4	6.6	
10.0		light greyish brown.				
			4	8	3.7	
11.5		Boring complete to 11.5 feet. No water encountered during drilling. No water encountered to cave-in at 6' 8" after completion.				

INDEPENDENT TESTING TECHNOLOGIES, INC. LOG OF SOIL BORING

PROJECT: **23-193** **CITY OF RAMSEY**
FOX RIDGE ESTATES 1&2
STREET IMPROVEMENTS
RAMSEY, MINNESOTA

DATE: **7/20/23** *BORING #:* **SB-11**
START TIME: **10:20** *END TIME:* **10:40**
METHOD: **3 ¼" I.D. Hollow Stem Auger**
CREW: **CD/NH**

LOCATION: **Potassium St NW- See Boring Location**
ELEVATION:

Depth (Feet)	ASTM Symbol	Soil Description	Sample #	N Value	W_n	Notes
7.0"		2.0 inches Bituminous, 5.0 inches Aggregate				
	SP	POORLY GRADED SAND, fine grained, reddish brown, mottled.				
			1	7	4.6	
5.0						
			2	3	3.9	
			3	8	3.3	
10.0		fine to medium grained.				
			4	7	2.3	
11.5						
		Boring complete to 11.5 feet. No water encountered during drilling. No water encountered to cave-in at 6' 2" after completion.				

INDEPENDENT TESTING TECHNOLOGIES, INC. LOG OF SOIL BORING

PROJECT: **23-193** **CITY OF RAMSEY**
FOX RIDGE ESTATES 1&2
STREET IMPROVEMENTS
RAMSEY, MINNESOTA

DATE: **7/20/23** *BORING #:* **SB-12**
START TIME: **9:20** *END TIME:* **9:40**
METHOD: **3 ¼" I.D. Hollow Stem Auger**
CREW: **CD/NH**

LOCATION: **Potassium St NW- See Boring Location**
ELEVATION:

Depth (Feet)	ASTM Symbol	Soil Description	Sample #	N Value	W_n	Notes
7.75"		3.25 inches* Bituminous, 4.5 inches Aggregate				* 1.0 inches of solid Bit.
	SM	SILTY SAND, fine grained, brown.				* 1.75 inches of disintegrated Bit.
			1	11	19.7	
5.0						
	CH	HIGHLY PLASTIC CLAY, brown, mottled.	2	8	34.7	
7.5						
	SP	POORLY GRADED SAND, fine grained, light brown.	3	13	3.4	
10.0						
			4	12	3.5	
11.5						
		Boring complete to 11.5 feet. No water encountered during drilling. No water encountered to cave-in at 7' after completion.				

INDEPENDENT TESTING TECHNOLOGIES, INC. LOG OF SOIL BORING

PROJECT: **23-193** **CITY OF RAMSEY**
FOX RIDGE ESTATES 1&2
STREET IMPROVEMENTS
RAMSEY, MINNESOTA

DATE: **7/20/23** *BORING #:* **SB-13**
START TIME: **9:00** *END TIME:* **9:20**
METHOD: **3 ¼" I.D. Hollow Stem Auger**
CREW: **CD/NH**
LOCATION: **Potassium St NW- See Boring Location**
ELEVATION:

Depth (Feet)	ASTM Symbol	Soil Description	Sample #	N Value	W_n	Notes
6.25"		0.75 inches Bituminous, 5.5 inches Aggregate				
	SC-SM	SILTY CLAYEY SAND, fine grained, grey.				
		FILL	1	26	7.1	
5.0						
	SP	POORLY GRADED SAND, fine grained, brown.	2	12	3.1	
		mottled.	3	9	6.3	
10.0		fine to medium grained				
11.5			4	4	18.7	V Water encountered at 10.0 feet during drilling.
		Boring complete to 11.5 feet. Water encountered at 10.0 feet during drilling. No water encountered to cave-in at 6' 8" after completion.				

INDEPENDENT TESTING TECHNOLOGIES, INC. LOG OF SOIL BORING

PROJECT: **23-193** **CITY OF RAMSEY**
FOX RIDGE ESTATES 1&2
STREET IMPROVEMENTS
RAMSEY, MINNESOTA

DATE: **7/21/23** *BORING #:* **SB-14**
START TIME: **1:50** *END TIME:* **2:10**
METHOD: **3 ¼" I.D. Hollow Stem Auger**
CREW: **CD/NH**

LOCATION: **Potassium St NW- See Boring Location**
ELEVATION:

Depth (Feet)	ASTM Symbol	Soil Description	Sample #	N Value	W_n	Notes
5.75"		2.25 inches Bituminous, 3.5 inches Aggregate				
5.0	SP	POORLY GRADED SAND, fine grained, brown.	1	11	13.2	
7.5	SC	CLAYEY SAND, fine grained, brown.	2	8	12.1	
10.0	SM	SILTY SAND, fine grained, brown.	3	7	18.2	
11.5	CH	HIGHLY PLASTIC CLAY, grey.	4	5	38.5	
		Boring complete to 11.5 feet. No water encountered during drilling. No water encountered to cave-in at 7' 7" after completion.				

INDEPENDENT TESTING TECHNOLOGIES, INC. LOG OF SOIL BORING

PROJECT: **23-193** **CITY OF RAMSEY**
FOX RIDGE ESTATES 1&2
STREET IMPROVEMENTS
RAMSEY, MINNESOTA

DATE: **7/21/23** *BORING #:* **SB-15**
START TIME: **11:30** *END TIME:* **12:00**

METHOD: **3 ¼" I.D. Hollow Stem Auger**
CREW: **CD/NH**

LOCATION: **174th Ave NW- See Boring Location**
ELEVATION:

Depth (Feet)	ASTM Symbol	Soil Description	Sample #	N Value	W_n	Notes
7.75"		2.25 inches Bituminous, 5.5 inches Aggregate				
	SP-SM	POORLY GRADED SAND w/ SILT, fine grained, brown, mottled.	1	20	6.3	
5.0						
	SP	POORLY GRADED SAND, fine grained, brown, mottled.	2	6	4.6	
			3	6	7.4	
10.0		fine to medium grained.				
			4	4	7.7	
11.5						
		Boring complete to 11.5 feet. No water encountered during drilling. No water encountered to cave-in at 6' 9" after completion.				

INDEPENDENT TESTING TECHNOLOGIES, INC. LOG OF SOIL BORING

PROJECT: **23-193** **CITY OF RAMSEY**
FOX RIDGE ESTATES 1&2
STREET IMPROVEMENTS
RAMSEY, MINNESOTA

DATE: **7/21/23** *BORING #:* **SB-16**
START TIME: **12:00** *END TIME:* **12:30**

METHOD: **3 ¼" I.D. Hollow Stem Auger**
CREW: **CD/NH**

LOCATION: **174th Ave NW- See Boring Location**
ELEVATION:

Depth (Feet)	ASTM Symbol	Soil Description	Sample #	N Value	W_n	Notes
6.0"		**2.0 inches Bituminous, 4.0 inches Aggregate**				
	SP	**POORLY GRADED SAND, fine grained, brown.**				
			1	**7**	4.9	
5.0		**fine to medium grained.**				
			2	**4**	4.9	
		fine grained.	**3**	**2**	4.0	
10.0						
			4	**5**	5.8	
11.5						
		Boring complete to 11.5 feet. **No water encountered during drilling.** **No water encountered to cave-in at 6' 7" after completion.**				

INDEPENDENT TESTING TECHNOLOGIES, INC. LOG OF SOIL BORING

PROJECT: **23-193** **CITY OF RAMSEY**
FOX RIDGE ESTATES 1&2
STREET IMPROVEMENTS
RAMSEY, MINNESOTA

DATE: **7/21/23** *BORING #:* **SB-17**
START TIME: **10:30** *END TIME:* **11:10**
METHOD: **3 ¼" I.D. Hollow Stem Auger**
CREW: **CD/NH**
LOCATION: **173rd Ave NW- See Boring Location**
ELEVATION:

Depth (Feet)	ASTM Symbol	Soil Description	Sample #	N Value	W_n	Notes
9.5"		**2.5 inches Bituminous, 7.0 inches Aggregate**				
	SP	**POORLY GRADED SAND, fine to medium grained, brown.**				
			1	**6**	5.7	
5.0						
			2	**3**	3.7	
		fine grained				
			3	**11**	3.4	
10.0						
11.5			**4**	**10**	4.4	
		Boring complete to 11.5 feet. **No water encountered during drilling.** **No water encountered to cave-in at 5' 9" after completion.**				

INDEPENDENT TESTING TECHNOLOGIES, INC. LOG OF SOIL BORING

PROJECT: **23-193** **CITY OF RAMSEY**
FOX RIDGE ESTATES 1&2
STREET IMPROVEMENTS
RAMSEY, MINNESOTA

DATE: **7/21/23** *BORING #:* **SB-18**
START TIME: **1:30** *END TIME:* **1:50**

METHOD: **3 ¼" I.D. Hollow Stem Auger**
CREW: **CD/NH**

LOCATION: **173rd Ave NW- See Boring Location**
ELEVATION:

Depth (Feet)	ASTM Symbol	Soil Description	Sample #	N Value	W_n	Notes
7.25"		**2.25 inches Bituminous, 5.0 inches Aggregate**				
	SP	**POORLY GRADED SAND, fine grained, brown.**				
			1	**10**	3.2	
5.0						
			2	**7**	2.4	
		fine to medium grained				
			3	**5**	3.5	
10.0		**light greyish brown.**				
			4	**15**	1.8	
11.5						
		Boring complete to 11.5 feet. **No water encountered during drilling.** **No water encountered to cave-in at 6' 3" after completion.**				

INDEPENDENT TESTING TECHNOLOGIES, INC. LOG OF SOIL BORING

PROJECT: **23-193** **CITY OF RAMSEY**
FOX RIDGE ESTATES 1&2
STREET IMPROVEMENTS
RAMSEY, MINNESOTA

DATE: **7/21/23** *BORING #:* **SB-19**
START TIME: **8:30** *END TIME:* **8:50**
METHOD: **3 ¼" I.D. Hollow Stem Auger**
CREW: **CD/NH**
ELEVATION:

LOCATION: **172nd Ln NW- See Boring Location**

Depth (Feet)	ASTM Symbol	Soil Description	Sample #	N Value	W_n	Notes
5.0"		**2.0 inches Bituminous, 3.0 inches Aggregate**				
	SP	**POORLY GRADED SAND, fine grained, brown.**				
			1	**23**	4.5	
5.0						
			2	**12**	3.2	
		light greyish brown.	**3**	**5**	3.9	
10.0						
11.5			**4**	**6**	5.6	
		Boring complete to 11.5 feet. **No water encountered during drilling.** **No water encountered to cave-in at 6' 8" after completion.**				

INDEPENDENT TESTING TECHNOLOGIES, INC. LOG OF SOIL BORING

PROJECT: **23-193** **CITY OF RAMSEY**
FOX RIDGE ESTATES 1&2
STREET IMPROVEMENTS
RAMSEY, MINNESOTA

DATE: **7/21/23** *BORING #:* **SB-20**
START TIME: **8:50** *END TIME:* **9:10**
METHOD: **3 ¼" I.D. Hollow Stem Auger**
CREW: **CD/NH**
ELEVATION:

LOCATION: **172nd Ln NW- See Boring Location**

Depth (Feet)	ASTM Symbol	Soil Description	Sample #	N Value	W_n	Notes
5.0"		**2.5 inches Bituminous, 2.5 inches Aggregate**				
	SP	**POORLY GRADED SAND, fine grained, grey.**				
			1	**10**	13.5	
5.0						
	CH	**HIGHLY PLASTIC CLAY, grey, brown, mottled.**	**2**	**5**	31.2	
			3	**6**	27.4	
10.0						
			4	**6**	25.8	
11.5						
		Boring complete to 11.5 feet. **No water encountered during drilling.** **No water encountered to cave-in at 5' 5" after completion.**				

INDEPENDENT TESTING TECHNOLOGIES, INC. LOG OF SOIL BORING

PROJECT: **23-193** **CITY OF RAMSEY**
FOX RIDGE ESTATES 1&2
STREET IMPROVEMENTS
RAMSEY, MINNESOTA

DATE: **7/21/23** *BORING #:* **SB-21**
START TIME: **9:10** *END TIME:* **9:30**
METHOD: **3 ¼" I.D. Hollow Stem Auger**
CREW: **CD/NH**
LOCATION: **172nd Ln NW- See Boring Location**
ELEVATION:

Depth (Feet)	ASTM Symbol	Soil Description	Sample #	N Value	W_n	Notes
5.5"		3.5 inches Bituminous, 2.0 inches Aggregate				
	SP	POORLY GRADED SAND, fine to medium grained, brown.				
			1	7	3.7	
5.0		mottled.	2	6	3.9	
		light greyish brown.	3	6	3.4	
10.0						
11.5			4	14	3.9	
		Boring complete to 11.5 feet. No water encountered during drilling. No water encountered to cave-in at 6' 4" after completion.				

INDEPENDENT TESTING TECHNOLOGIES, INC. LOG OF SOIL BORING

PROJECT: **23-193** **CITY OF RAMSEY**
FOX RIDGE ESTATES 1&2
STREET IMPROVEMENTS
RAMSEY, MINNESOTA

DATE: **7/21/23** *BORING #:* **SB-22**
START TIME: **9:50** *END TIME:* **10:10**
METHOD: **3 ¼" I.D. Hollow Stem Auger**
CREW: **CD/NH**
ELEVATION:

LOCATION: **172nd Ln NW- See Boring Location**

Depth (Feet)	ASTM Symbol	Soil Description	Sample #	N Value	W_n	Notes
5.0"		**2.0 inches Bituminous, 3.0 inches Aggregate**				
	SP	**POORLY GRADED SAND, fine grained, brown.**				
			1	**11**	2.2	
5.0						
			2	**7**	3.9	
		light grey				
			3	**14**	4.7	
10.0						
			4	**10**	3.4	
11.5						
		Boring complete to 11.5 feet. **No water encountered during drilling.** **No water encountered to cave-in at 6' 9" after completion.**				

INDEPENDENT TESTING TECHNOLOGIES, INC. LOG OF SOIL BORING

PROJECT: **23-193** **CITY OF RAMSEY**
FOX RIDGE ESTATES 1&2
STREET IMPROVEMENTS
RAMSEY, MINNESOTA

DATE: **7/20/23** *BORING #:* **SB-23**
START TIME: **8:30** *END TIME:* **9:00**
METHOD: **3 ¼" I.D. Hollow Stem Auger**
CREW: **CD/NH**
ELEVATION:

LOCATION: **172nd Ave NW- See Boring Location**

Depth (Feet)	*ASTM Symbol*	*Soil Description*	*Sample #*	*N Value*	*W_n*	*Notes*
8.0"		**2.5 inches Bituminous, 5.5 inches Aggregate**				
	SC	**CLAYEY SAND, fine grained, reddish brown.**	**1**	**11**	11.4	
5.0	**SP**	**POORLY GRADED SAND, fine grained, brown, mottled.**	**2**	**7**	5.9	
		brown.	**3**	**4**	8.9	
10.0			**4**	**4**	7.0	
11.5		**Boring complete to 11.5 feet.** **No water encountered during drilling.** **No water encountered to cave-in at 6' 4" after completion.**				

INDEPENDENT TESTING TECHNOLOGIES, INC. LOG OF SOIL BORING

PROJECT: **23-193** **CITY OF RAMSEY**
FOX RIDGE ESTATES 1&2
STREET IMPROVEMENTS
RAMSEY, MINNESOTA

DATE: **7/20/23** *BORING #:* **SB-24**
START TIME: **11:20** *END TIME:* **11:40**
METHOD: **3 ¼" I.D. Hollow Stem Auger**
CREW: **CD/NH**
ELEVATION:

LOCATION: **170th Ave NW- See Boring Location**

Depth (Feet)	ASTM Symbol	Soil Description	Sample #	N Value	W_n	Notes
6.25"		2.25 inches Bituminous, 4.0 inches Aggregate				
5.0	SP-SM	POORLY GRADED SAND w/ SILT, fine grained, brown.	1	9	7.9	
7.5	SM	SILTY SAND, fine grained, brown, mottled.	2	3	20.2	
10.0	SP-SM	POORLY GRADED SAND w/ SILT, fine grained, brown.	3	11	21.8	V Water encountered at 8 feet during drilling.
11.5	SP	POORLY GRADED SAND, fine grained, brown.	4	9	22.8	
		Boring complete to 11.5 feet. Water encountered at 8 feet during drilling. No water encountered to cave-in at 7' after completion.				

INDEPENDENT TESTING TECHNOLOGIES, INC. LOG OF SOIL BORING

PROJECT: **23-193** **CITY OF RAMSEY**
FOX RIDGE ESTATES 1&2
STREET IMPROVEMENTS
RAMSEY, MINNESOTA

DATE: **7/20/23** *BORING #:* **SB-25**
START TIME: **11:00** *END TIME:* **11:20**

METHOD: **3 ¼" I.D. Hollow Stem Auger**
CREW: **CD/NH**

LOCATION: **170th Ave NW- See Boring Location**
ELEVATION:

Depth (Feet)	ASTM Symbol	Soil Description	Sample #	N Value	W_n	Notes
7.0"		**2.0 inches Bituminous, 5.0 inches Aggregate**				
	SP	**POORLY GRADED SAND, fine grained, brown.**				
			1	**14**	3.4	
5.0						
			2	**8**	3.6	
			3	**6**	5.3	
10.0						
			4	**6**	15.5	**V Water encountered at 10.5 feet during drilling.**
11.5						
		Boring complete to 11.5 feet. **Water encountered at 10.5 feet during drilling.** **No water encountered to cave-in at 7' after completion.**				

INDEPENDENT TESTING TECHNOLOGIES, INC. LOG OF SOIL BORING

PROJECT: **23-193** **CITY OF RAMSEY**
FOX RIDGE ESTATES 1&2
STREET IMPROVEMENTS
RAMSEY, MINNESOTA

DATE: **7/20/23** *BORING #:* **SB-26**
START TIME: **10:40** *END TIME:* **11:00**
METHOD: **3 ¼" I.D. Hollow Stem Auger**
CREW: **CD/NH**
ELEVATION:

LOCATION: **170th Ave NW- See Boring Location**

Depth (Feet)	ASTM Symbol	Soil Description	Sample #	N Value	W_n	Notes
7.5"		**2.5 inches Bituminous, 5.0 inches Aggregate**				
	SP	**POORLY GRADED SAND, fine grained, brown.**	**1**	**21**	6.5	
5.0						
	ML	**SILT, grey, brown, mottled.**	**2**	**8**	25.9	
7.5						**V Water encountered at 9' 7" during drillng.**
	SP	**POORLY GRADED SAND, fine grained, greyish brown. wet.**	**3**	**13**	20.9	
10.0		**grey**	**4**	**9**	26.9	
11.5		**Boring complete to 11.5 feet.** **Water encountered at 9' 7" during drilling.** **No water encountered to cave-in at 6' 10" after completion.**				

Unified Soil Classification (USC) System (from ASTM D 2487)

Major Divisions			Group Symbol	Typical Names
Course-Grained Soils More than 50% retained on the 0.075 mm (No. 200) sieve	**Gravels** 50% or more of course fraction retained on the 4.75 mm (No. 4) sieve	Clean Gravels	GW	Well-graded gravels and gravel-sand mixtures, little or no fines
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines
		Gravels with Fines	GM	Silty gravels, gravel-sand-silt mixtures
			GC	Clayey gravels, gravel-sand-clay mixtures
	Sands 50% or more of course fraction passes the 4.75 (No. 4) sieve	Clean Sands	SW	Well-graded sands and gravelly sands, little or no fines
			SP	Poorly graded sands and gravelly sands, little or no fines
		Sands with Fines	SM	Silty sands, sand-silt mixtures
			SC	Clayey sands, sand-clay mixtures
Fine-Grained Soils More than 50% passes the 0.075 mm (No. 200) sieve	**Silts and Clays** Liquid Limit 50% or less		ML	Inorganic silts, very fine sands, rock four, silty or clayey fine sands
			CL	Inorganic clays of low to medium plasticity, gravelly/sandy/silty/lean clays
			OL	Organic silts and organic silty clays of low plasticity
	Silts and Clays Liquid Limit greater than 50%		MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts
			CH	Inorganic clays or high plasticity, fat clays
			OH	Organic clays of medium to high plasticity
Highly Organic Soils			PT	Peat, muck, and other highly organic soils

Prefix: G = Gravel, S = Sand, M = Silt, C = Clay, O = Organic
Suffix: W = Well Graded, P = Poorly Graded, M = Silty, L = Clay, LL < 50%, H = Clay, LL > 50%

CC Regular Session

Meeting Date: 05/14/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title

Adopt Resolution #24-127 Approving the Final Plat and Development Agreement for Harmony Farms 2nd Addition.

Purpose/Background:

In March, the City Council adopted Resolution #24-060 approving the preliminary plat of Harmony Farms. The Applicant, US Home, LLC (Lennar), is requesting final plat approval in order to start construction on the project this spring. The proposed final plat is named Harmony Farms 2nd Addition since the plat of Harmony Farms was recorded in 1997. The proposed 57-lot single-family residential final plat is consistent with the approved preliminary plat. Construction plans are subject to approval by the City Engineer in order to meet City construction standards.

The proposed Development Agreement follows the standard format with two notable items. The trail dedication will be credited for the construction of the multi-use trail from the neighborhood to Brookside Elementary School. Additionally, provisions for the construction of Coquina Street across the City-owned outlot are added.

An public hearing is scheduled for May 28 to vacate an easement at the southern portion of the site. The proposed plat re-establishes the easement in a slightly different configuration. The vacation document will be recorded prior to the plat being recorded.

Notification:

None required.

Funding Source:

Costs associated with this project are the responsibility of the Applicant. Development fees will be collected with the plat.

Recommendation:

Staff recommends approval of the Final Plat and Development Agreement.

Action:

Motion to adopt Resolution #24-127 Approving the Final Plat and Development Agreement for Harmony Farms 2nd Addition.

Attachments

Location Map

Harmony Farms 2nd Addition Final Plat

Resolution #24-127

Development Agreement Harmoney Farms 2nd Addition

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/08/2024 06:32 PM

Form Started By: Todd Larson Started On: 05/01/2024 02:44 PM

Final Approval Date: 05/08/2024

Site Location Map for Harmony Farms



Print Date: June 13, 2023

0 0.040.07 0.15 0.22 0.3 mi

HARMONY FARMS 2ND ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 10, T. 32, R. 25

KNOW ALL PERSONS BY THESE PRESENTS: That DRP MN 1, LLC, a Delaware limited liability company, fee owner of the following described property situated in the City of Ramsey, County of Anoka, State of Minnesota:

Outlot B, Harmony Farms, Anoka County, Minnesota.

AND

Outlot C, Harmony Farms, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as HARMONY FARMS 2ND ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said DRP MN 1, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____ , 20_____ .

DRP MN 1

_____
signature

_____ as _____
printed Title

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by _____ as _____ of DRP MN 1, LLC, a Delaware limited liability company, on behalf of the company.

_____
signature

_____
signature

_____
printed
Notary Public, _____, County, Minnesota

My Commission Expires _____

SURVEYOR'S CERTIFICATE

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

Dated this _____ day of _____ 20_____ .

_____
Peter J. Hawkinson, Licensed Land Surveyor
Minnesota License No. 42299

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____ , 20_____ by Peter J. Hawkinson.

_____
signature

_____
printed
Notary Public, _____, County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF RAMSEY, Minnesota

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

City Council, City of Ramsey, Minnesota

By: _____ By: _____
Mayor Clerk

COUNTY SURVEYOR

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

By: _____
Charles F. Gitzen
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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

_____
Property Tax Administrator
By: _____,Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

I hereby certify that this plat of HARMONY FARMS 2ND ADDITION was filed in the Office of the County Recorder/Registrar of Titles for public record on this_____ day of_____ , 20_____ , at ____ o'clock ____ .M. and was duly recorded as Document Number_____ .

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

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

HARMONY FARMS 2ND ADDITION

ANOKA HENNEPIN 2ND ADDITION

S89°22'16"E (PLAT)
S89°50'41"E (MEAS.)

1300.75 (PLAT)
1300.69 (MEAS.)

N LINE OF OUTLOT C, HARMONY FARMS

LAMAN'S LOWER ESTATES

S89°50'41"E
1335.52

E 1/4 CORNER OF SEC. 10, TWP. 32, RGE. 25

N89°50'41"W
2664.51

W 1/4 CORNER OF SEC. 10, TWP. 32, RGE. 25

120

72.77
S01°29'26"E (MEAS.)
S01°01'01"E (PLAT)

52.75
R=2924.79
Δ=01°02'00"

BROOK FIELD FIRST ADDITION

NOWTHAN ESTATES

COUNTY STATE AID HIGHWAY NO. 5
(NOWTHAN BLVD N.W.)

576.52

S00°27'26"E (MEAS.)
S00°00'59"E (PLAT)

120

136.50
N00°09'19"E

N89°50'41"W 63.96

168TH LANE NW

168TH AVENUE NW

504.84

OUTLOT C

OUTLOT B

OUTLOT A

EBONY STREET NW

DOLOMITE STREET NW

COQUINA STREET NW

SEE INSET A
SHEET 3 OF 4 SHEETS

SEE INSET B
SHEET 4 OF 4 SHEETS

N89°54'59"W (MEAS.)
N89°26'34"W (PLAT)

737.15

N00°24'04"W (PLAT)
N00°04'21"W (MEAS.) 149.00

S89°54'59"E (MEAS.)
S89°26'34"E (PLAT)

557.00

S00°04'13"E (MEAS.)
S00°24'04"E (PLAT)

HARMONY FARMS

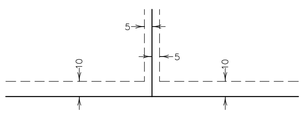
849.35

NW 1/4 NW 1/4
NE 1/4 NW 1/4
SW 1/4 NW 1/4
SE 1/4 NW 1/4
NOWTHEN BOULEVARD (C.S.A.H. NO. 5)
167TH AVE NW
SITE

SECTION 10, TWP. 32, RGE. 25
ANOKA COUNTY
LOCATION MAP
NOT TO SCALE

60 30 0 60
Scale in Feet
1 Inch = 60 Feet

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



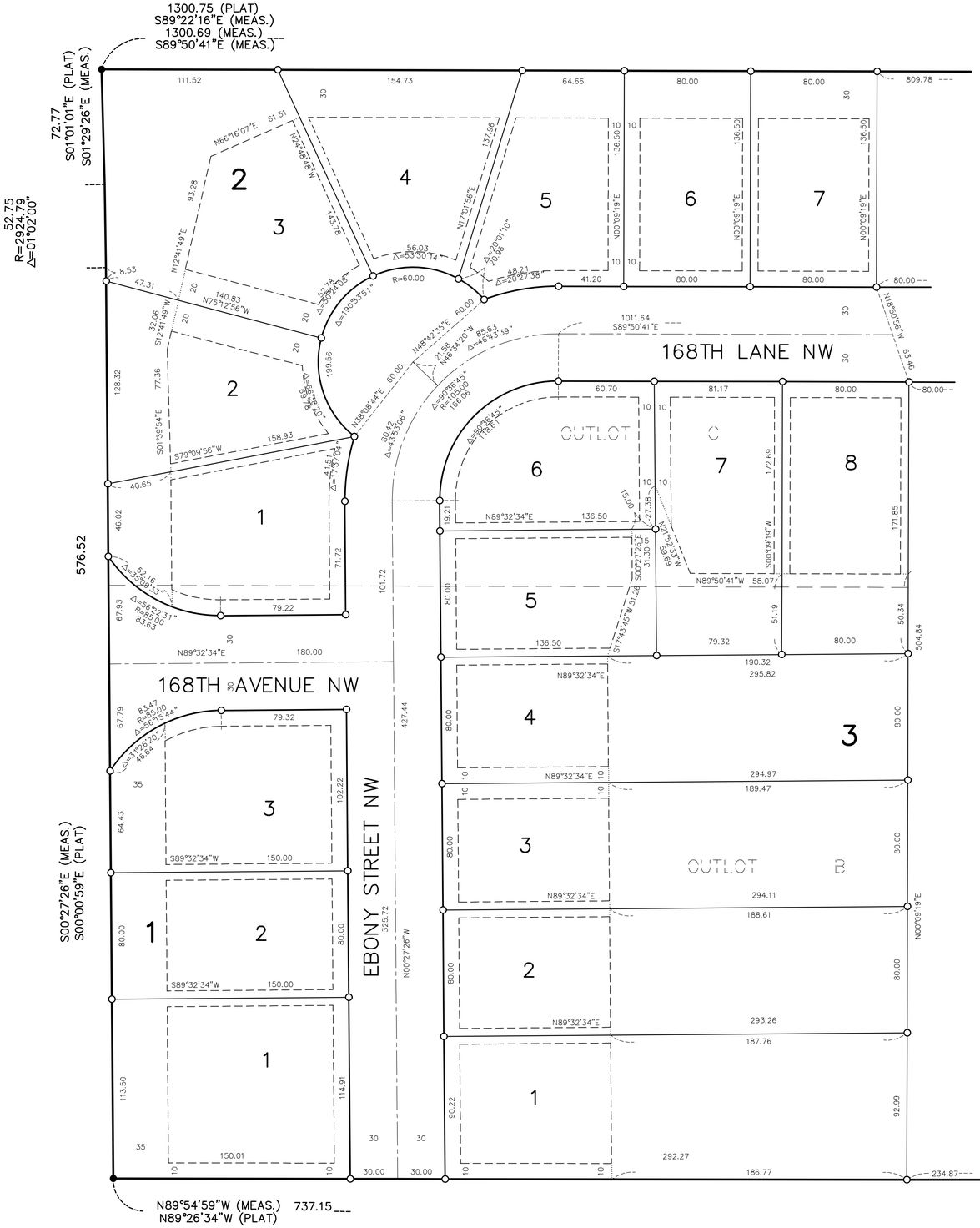
Being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining right of way and rear lot lines unless otherwise indicated on the plat.

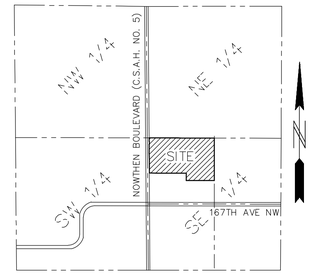
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF OUTLOT C, HARMONY FARMS, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 89°50'41" EAST.

- ◉ DENOTES FOUND CAST IRON MONUMENT
- ○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 42299, OR WILL BE SET IN ACCORDANCE WITH MS SECTION 505.021, SUBD. 10.
- ● DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

HARMONY FARMS 2ND ADDITION



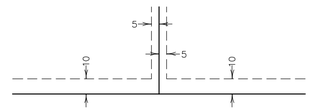


SECTION 10, TWP. 32, RGE. 25
ANOKA COUNTY
LOCATION MAP
NOT TO SCALE

N

40 20 0 40
Scale in Feet
1 Inch = 40 Feet

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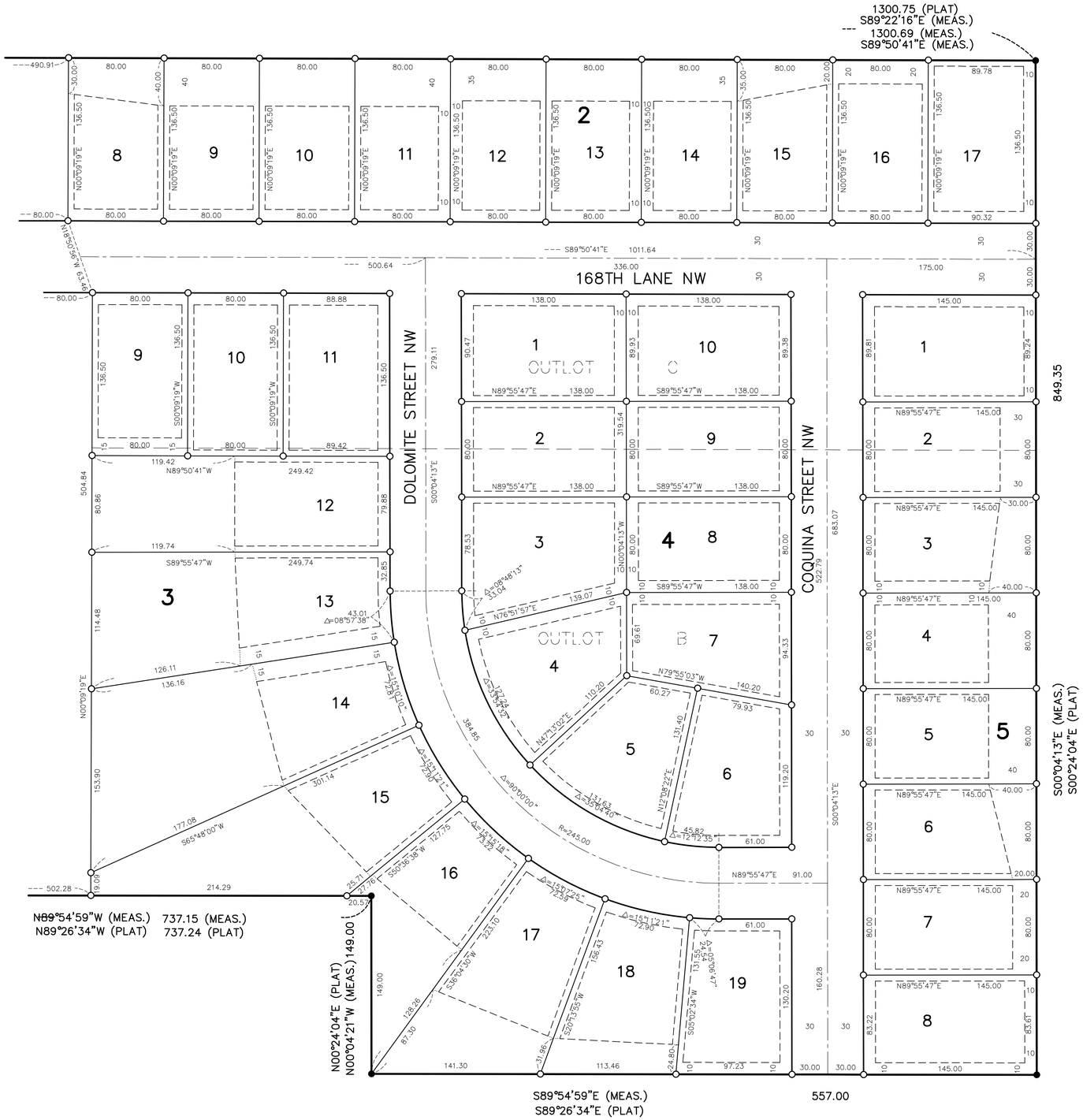
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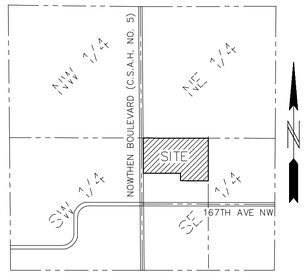
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HARMONY FARMS 2ND ADDITION



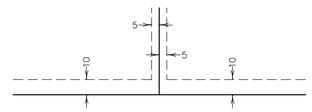


SECTION 10, TWP. 32, RGE. 25

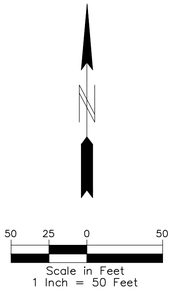
LOCATION MAP

NOT TO SCALE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining right of way and rear lot lines unless otherwise indicated on the plat.



THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF OUTLOT C, HARMONY FARMS, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 89°50'41" EAST.

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PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

RESOLUTION #24-127

RESOLUTION APPROVING FINAL PLAT AND DEVELOPMENT AGREEMENT FOR HARMONY FARMS 2ND ADDITION

WHEREAS, U.S. Home, LLC (Lennar), hereafter referred to as "**Developer**", properly applied for Final Plat approval of the following described property located in the City of Ramsey:

Outlots B and C, Harmony Farms, Anoka County, Minnesota, and

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

WHEREAS, the proposed final plat is consistent with the approved preliminary plat of Harmony Farms, approved by Resolution #24-060; and

WHEREAS, the City Council reviewed the Final Plat of Harmony Farms 2nd Addition on May 14, 2024.

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

1. That the Ramsey City Council hereby approves the Final Plat and Development Agreement for Harmony Farms 2nd Addition, contingent upon:
    a. Approval by the City Attorney as to legal form.
    b. Construction plans subject approval by the City Engineer.
2. The Mayor and City Administrator are authorized to sign the Development Agreement.

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR HARMONY FARMS 2ND ADDITION

This Agreement (hereinafter the "Agreement") is dated as of this 14th day of May, 2024 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**") and U.S. Home, LLC, a Delaware limited liability company under the laws of the state of Delaware (the "**PERMITTEE**").

Recitals

A. The **PERMITTEE** is the owner of land legally described on the attached Exhibit A (the "Subject Property").

B. The **PERMITTEE** has received approval from the **CITY** to subdivide the Subject Property and plat the same as Harmony Farms 2nd Addition (the "Plat").

Agreement

1. Recitals Incorporated. The recitals stated above are hereby incorporated into this Agreement and are made part of this Agreement by reference.

2. Conditions of Approval. The **CITY** has approved the Plat subject to satisfaction of the following conditions subsequent:

   a. The **PERMITTEE'S** Execution of this Agreement. That the **PERMITTEE** enter into this Agreement.

   b. Marketable Title. That prior to recording the Plat, the **PERMITTEE** shall provide the **CITY** with proof of marketable title to the Subject Property either through a currently certified abstract, registered property abstract or title insurance commitment or policy**.**

   c. Proof of Authority. That the **PERMITTEE** provide proof that the respective governing boards of the **PERMITTEE** have authorized the **PERMITTEE'S** execution of this Agreement. This proof of authority may be satisfied by providing

the **CITY** with a certified copy of the minutes of the governing board of each entity which grants such authority.

3. The Plans. The term "Plans" as used in this Agreement means the Final Plat Plans prepared by Pioneer Engineering, dated Click or tap here to enter text. Click or tap here to enter text., 2024. The Plans remain subject to: (a) **CITY** Staff's review and approval of the Plans to, among other things, confirm that the revisions requested in the **CITY** Staff's review letter have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY'S** files.

4. Coquina Street NW Connection. The **PERMITTEE** will be constructing a public roadway outside of the Plat across a **CITY**-owned outlot to provide access and a watermain loop for the Plat. This agreement allows for access to the **CITY** property and for the necessary grading and construction within it. Any additional temporary or permanent easements that are necessary for grading on adjacent properties are the sole responsibility and cost of the **PERMITTEE** with documentation provided to the **CITY**. Restoration of disturbed areas outside of the City-owned outlot is required by the **PERMITTEE**. This document assumes that the Coquina Street Connection costs and work are included as part of the Plat.

5. Stage I Improvements. The public improvements the **PERMITTEE** will construct or install are as follows:

   a. Trunk and lateral sanitary sewer.
   b. Trunk and lateral water main.
   c. Storm drainage facilities (when specified).
   d. Stormwater maintenance through 90 percent buildout.
   e. Streets.
   f. Concrete curb and gutter (urban).
   g. Street traffic control signs.
   h. Lot grading.
   i. Sidewalks and trails.
   j. Electricity (within one-fourth mile).
   k. Telecommunication lines (within one-fourth mile).
   l. Natural gas (within one-fourth mile).
   m. Boulevard sodding.
   n. Water shut off boxes.

   (the "Stage I Improvements").

   The **PERMITTEE** agrees to construct the Stage I Improvements according to the terms and conditions of this Agreement and in accordance with the Plans and the City Code. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of re-producible as-built plans in Computer Aided Drafting (CAD) format upon completion of the Stage I Improvements and acceptance by the **CITY**. As as-built plans are a required Stage I Improvement item per City Code Section 117-615, the **CITY** will not release in its entirety the required Stage I Improvement Financial Guaranty noted in Section 13 agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage I Improvements.

6. Lot Corner Staking. The **PERMITTEE** must install lot corner stakes at all lot corners.

7. Installation of the Stage I Improvements. The **PERMITTEE** shall obtain all necessary permits from all governmental agencies before commencing construction of the Stage I Improvements. The

PERMITTEE must provide the **CITY** with copies of all necessary permits from other governmental agencies prior to or when the **PERMITTEE** applies for a building permit to construct improvements on a lot within the Plat. Within thirty (30) days after the completion of the Stage I Improvements, the **PERMITTEE** shall provide the **CITY** with a complete set of reproducible "As Built" plans for the Stage I Improvements.

8. Time of Performance for the Stage I Improvements. The **PERMITTEE** must complete the Stage I Improvements by October 31, 2025.

9. Ownership of the Stage I Improvements. The **PERMITTEE** owns the Stage I Improvements until the **CITY'S** acceptance of the Stage I Improvements. Title to the Stage I Improvements automatically passes to the **CITY** upon the **CITY'S** written acceptance of the Stage I Improvements. Except to the extent the **CITY** has accepted all or portions of the Stage I Improvements, in writing, prior to the lapse, expiration, or other termination of the **CITY'S** financial guaranty described in Section 13 and except to the extent the **CITY** and the **PERMITTEE** may agree, in writing, to defer the **CITY'S** acceptance of certain specified Stage I Improvements, the **CITY** is deemed to have accepted the Stage I Improvements when the **CITY** releases the financial guaranty described in Section 13 or allows such financial guaranty to lapse, expire or otherwise terminate.

10. Stage I Improvements License. The **PERMITTEE** hereby grants the **CITY** and the **CITY'S** agents, employees, officers, and contractors an irrevocable license to enter the Subject Property to perform all necessary work and/or inspections the **CITY** deems appropriate during the **PERMITTEE'S** installation of the Stage I Improvements. The license shall expire after the **CITY** accepts ownership of Stage I Improvements.

11. Stage II Improvements. The public improvements the **PERMITTEE** must construct or install are as follows:

    a. Street striping (if required by Plans).
    b. Street lights per agreement with Connexus Energy
    c. Street and traffic control signs.
        (i) **CITY** will provide and install Street Name and Traffic Control signs per the Plans, following payment by **PERMITTEE** pursuant to the established rates and charges in effect and outlined in Exhibit B attached hereto.
    d. Installation of survey monumentation.

    (the "Stage II Improvements").

    The **PERMITTEE** must complete the construction of the Stage II Improvements by October 31, 2025.

    PERMITTEE must install the Stage II Improvements in accordance with the Plans, excluding the street and traffic control signs, which will be installed by the **CITY**.

12. Required Private Improvements. The private improvements the **PERMITTEE** will construct or install are as follows:
    a. Lot grading
    b. Landscaping

13. Financial Guaranty for Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall provide a financial guaranty to the **CITY** guaranteeing the construction of the Stage I Improvements, Stage II Improvements, and Required Private Improvements, as well as their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of **($2,814,449.00),** which amount is 125% of the **CITY** Engineer's estimated cost of the Stage I Improvements. Upon completion of Stage I Improvements, Stage II Improvements, and Requited Private Improvements (including the removal of "temporary" erosion control measures as identified in the approved Grading Plan), acceptance by the **CITY**, supported by appropriate lien waivers, The **PERMITTEE** may request a reduction in the amount of the financial guaranty.

The Permittee has expressed a desire to begin site grading as soon as possible. In order to start grading before the plat is recorded, a financial guarantee in the amount of **$64,241.00** is required. At the time the plat is recorded and prior to other work commencing, the remaining **$2,750,208.00** must be posted with the **CITY**.

14. Inspection Escrow for the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall provide an inspection escrow to the **CITY** to inspect the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall be responsible for an inspection escrow in the amount of **($112.578.00)**, which amount is 5% of the City Engineer's estimated cost of the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The inspection escrow must be in the form of cash. The **PERMITTEE** may request a refund of the remaining balance in the escrow upon completion of the Stage I Improvements, Stage II Improvements, and Required Private Improvements, after acceptance by the **CITY**.

The Permittee has expressed a desire to begin site grading as soon as possible. In order to start grading before the plat is recorded, an inspection fee in the amount of **$10,907.00** is required. At the time the plat is recorded and prior to other work commencing, the remaining **$101,671.00** must be posted with the **CITY**.

15. Warranty for Stage I and Stage II Improvements. The **PERMITTEE** shall provide a one-year warranty in the amount of **$562,890.00**, which is 25% of the cost of the Stage I and Stage II Improvements. Said warranty shall be in force for one year following the final acceptance of any required improvements and shall guarantee satisfactory performance of said improvements. The warranty must be in the form of a Letter of Credit, approved as to form by the **CITY**, or a cash escrow.

16. Maintenance Guarantee for Landscaping. It is herein agreed that the **PERMITTEE** shall provide the **CITY** a landscape maintenance guaranty to ensure the survival of the "additional" plantings. Said landscape maintenance guaranty shall consist of cash or a Letter of Credit, approved as to form by the **CITY**, in the amount of **$7,740.00**. [# plantings (86 trees) x cost/planting ($300/tree x 30% average non-survival rate, (zero shrubs) x cost/planting $75/shrub x 30% average non-survival rate], which shall be in effect for a two-year period commencing on the date of the **CITY's** acceptance of said plantings as part of the Required Private Improvements.

At the end of the two-year period, the **PERMITTEE** shall request a final inspection by the **CITY** to determine that all plantings that have been planted in accordance with the Plans have either survived or have been replaced. Upon approval of this final inspection, the landscape maintenance guaranty shall be returned to the **PERMITTEE**. In the event the **PERMITTEE** fails to maintain the required plantings for a two-year period, the City Council may order the replacement of

plantings with **CITY** day labor and/or by letting contracts and draw upon the landscape maintenance guaranty for payment. Only the City Council shall have the authority to direct replacement of the plantings and draw upon the landscape maintenance guaranty. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the Subject Property for the purpose of replacing plantings in the event of the **PERMITTEE's** default.

17. Street Cleaning and Clean Up. After the street surfacing that is a part of the Stage I Improvements is installed, the **PERMITTEE** shall clear any soil, earth, or debris from the streets. From time to time, the **CITY** may remove accumulations of soil, earth, and debris from the streets resulting from the construction of the Stage I Improvements. It shall be the **PERMITTEE'S** responsibility to pay the costs associated with this necessary street cleaning. Invoices from the **CITY** to the **PERMITTEE** for such costs shall be paid within fifteen (15) days of the date of the invoice.

18. Payment of Development Fees. The **PERMITTEE** must pay to the **CITY** the fees described on Exhibit B which may include, but are not limited to, Park Land Dedication and Trail Development Fees, Sanitary Sewer Connection (Trunk) Fees, Water Connection (Trunk) Fees, Storm Management Fees, Street Signage Fees, and Street Light Operation and Maintenance Fees.

19. Requirements for Building and Occupancy Permits.

    a. No building permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) installed a Class 5 driving surface to within 300 feet of the structure; (b) provided the **CITY** Building Official with a Certificate of Survey; c.) the financial guaranty described in Section 13 to the **CITY**; d.) obtained all necessary permits from the Lower Rum River Watershed Management Organization and has provided a copy of such permit to the **CITY;** and

    b. No occupancy permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; (b) constructed all utilities and storm water facilities this Agreement requires to serve the lot and such utilities and storm water facilities are in place, operational and accepted by the **CITY**; (c) for lots that have a slope of less than 2%, provided the **CITY** with a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, certifying that the flattest grade on the lot is 1% or greater; and (d) installed and planted the sod and landscaping that are required as a part of the Stage I Improvements.

20. **PERMITTEE** Defaults. If the **PERMITTEE** defaults in the performance of one or more of the **PERMITTEE'S** obligations under this Agreement, i) the **CITY** gives the **PERMITTEE** thirty (30) days written notice of the default and ii) the **PERMITTEE** fails to cure the default within said thirty (30), then the **CITY** may pursue any and all remedies available at law or in equity including, but not limited to, the following:

    a. The **CITY** may, at its option, perform or engage one or more third parties to perform the **PERMITTEE'S** obligations. If, in the reasonable judgment of the **CITY'S** staff, the **PERMITTEE'S** default creates an immediate risk to public health or safety, the **CITY** may perform or engage one or more third parties to perform the work before the **CITY** provides the notice described in the initial paragraph of this Section, but the **CITY** must use commercially reasonable efforts to notify the **PERMITTEE** as promptly as possible that the **CITY** is undertaking

to perform the **PERMITTEE'S** obligation or obligations. If the **CITY** performs one or more obligations of the **PERMITTEE**, the **PERMITTEE** must reimburse the **CITY** for any costs or expenses the **CITY** incurs, including costs and expenses for **CITY** staff time, to perform the work within 30 days after the **CITY** notifies the **PERMITTEE**, in writing, of the costs and expenses the **CITY** incurred to perform the work. If the **PERMITTEE** does not reimburse the **CITY** within said 30 day period, the **CITY** may pursue any remedies available to the **CITY** either at law or in equity or, in the alternative, the **CITY** may draw on the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to this Agreement to reimburse itself for the expenses the **CITY** incurs to perform the work. This Agreement is a license for the **CITY** to act, and it shall not be necessary for the **CITY** to seek a Court Order for permission to enter the **PERMITTEE** Property. As an alternative to seeking recovery from the **PERMITTEE** or the financial guaranty, the **CITY** may levy special assessments against the **PERMITTEE** Property in accordance with Minnesota Statutes Section 429, and the **PERMITTEE**, for itself and its successors in title, hereby expressly waives any and all substantive and procedural objections or defenses the **PERMITTEE** may have to such special assessments.

b. The **CITY** may commence an action in Anoka County District Court to pursue any remedy available to the **CITY** at law or in equity including, but not limited to, injunctive relief.

c. The **CITY** may refuse to grant building permits for improvements to be constructed on any lots within the Plat until the **PERMITTEE** has cured all of its defaults.

d. The **CITY** may draw upon all or any portion of the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to Section 13 and (i) use all or any portion of the proceeds from the financial guaranty to reimburse the **CITY** pursuant to subsection (a) above; (ii) use all or any portion of the proceeds from the financial guaranty to satisfy any judgment the **CITY** obtains against the **PERMITTEE** pursuant to subsection (b) above; (iii) use all or any portion of the proceeds to reimburse the **CITY** pursuant to Section 20 (j) below; and (iv) hold all or any portion of the proceeds for a reasonable time for the future application as described in subsections (i), (ii) and (iii) of this Section 20 (d).

21. Turn Lane on Nowthen Boulevard. The **PERMITTEE** is required to construct improvements to Anoka County's roadway. The **PERMITTEE** shall secure the necessary approvals and permits from the Anoka County Highway Department and provide copies to the **CITY**. The PERMITTEE is responsible for all conditions and requirements of the County.

22. Miscellaneous.

a. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, paragraph or phrase of this Agreement is for any reason invalid, such decision shall not affect the validity of the remaining portion of this Agreement.

b. Written Amendments Only. The action or inaction of the **CITY** or the **PERMITTEE** shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties, and approved by a resolution of the **CITY** Council. The **CITY'S** or the **PERMITTEE'S** failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

c. Compliance with Laws and Regulations. The **PERMITTEE** represents to the **CITY** that the Plat complies with all **CITY**, County, Metropolitan Council, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the **CITY** determines that the Plat does not comply, the **CITY** may, at its option, refuse to allow any construction or development work in the Plat until the **PERMITTEE** does comply. Upon the **CITY'S** demand **PERMITTEE** shall cease work until there is compliance.

d. Mailbox Locations. If the **PERMITTEE** desires to construct mailboxes within the public right of way, the **PERMITTEE** agrees that the placement of mailboxes along public streets is subject to the approval by the **CITY**. Utility locates will be necessary.

e. Boulevard and Wetland Restoration. The **PERMITTEE** shall be responsible for the cost of establishing seed in all boulevards within thirty (30) days of the completion of the street improvements, and restoring all other areas disturbed by the development grading operation in accordance with the approved Grading and Erosion Control plan. The **PERMITTEE** shall be responsible for the cost of cleaning any soil, earth, or debris from the wetlands within and adjacent to this Plat resulting from grading performed in the development of the Plat.

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

g. Construction Site Maintenance. The **PERMITTEE** shall adhere to all of the **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc. The **CITY** reserves the right to withhold permits, inspections, or certificates of occupancy to correct violations relating to construction site maintenance.

h. Estimated Cost. It is understood and agreed that cost amounts set forth in this Agreement as to Stage I, Stage II, and Required Private Improvements, unless qualified as fixed amounts, are estimated. The **PERMITTEE** agrees to pay the entire cost of said improvements including interest, engineering and legal fees related thereto.

i. Plat Approval Expenses. The **PERMITTEE** agrees that it will pay to **CITY** all **CITY** expenses incurred in the approval of the Plat, including, but not limited to, administration expenses, engineering and legal fees. Said expenses incurred after recording of the Final Plat shall also be paid within said fifteen (15) day billing

period. Failure to pay the **CITY'S** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this Agreement for payment.

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

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

l. The Property is currently encumbered by that certain Development Agreement recorded May 1, 1997 as Document No. 1274789.0 in the Office of the County Recorder/Registrar of Titles (the "Prior Recorded Encumbrance"). Upon the recording of this Agreement the Prior Recorded Encumbrance may be disregarded in the property records as to the property covered by this Agreement, at which time the Registrar is authorized and directed to delete from the pertinent Certificate of Title any memorial of the Prior Recorded Encumbrance.

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

TO PERMITTEE:
U.S. Home, LLC
Attn: Joe Jablonski
16355 36th Avenue N., Suite 100
Plymouth, MN 55446

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

[The remainder of this page is intentionally left blank.]

THE PERMITTEE:
U.S. Home, LLC

By:_____, Jon Aune
Its: Vice President

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by Jon Aune, Vice President of U.S. Home, LLC, a Delaware limited liability company, under the laws of the State of Delaware on behalf of the company.

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Mark E. Kuzma
Its: Mayor

By:_____
Brian Hagen
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this_____ day of_____ 2024, by Mark E. Kuzma and Brian Hagen, the Mayor and the City Administrator of the City of Ramsey, a charter city and municipal corporation organized under the laws of the state of Minnesota on behalf of the City.

_____
Notary Public

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

This document reviewed by:
North Star Law Group
413 Wacouta Street, Suite 550
St. Paul, MN 55101

EXHIBIT A

Legal Description of the Subject Property

Outlots B and C, Harmony Farms, Anoka County, Minnesota

Or upon platting

Lots 1 – 3 (inclusive), Block 1, Harmony Farms 2nd Addition, Anoka County, Minnesota
Lots 1 – 17 (inclusive), Block 2, Harmony Farms 2nd Addition, Anoka County, Minnesota
Lots 1 – 19 (inclusive), Block 3, Harmony Farms 2nd Addition, Anoka County, Minnesota
Lots 1 – 10 (inclusive), Block 4, Harmony Farms 2nd Addition, Anoka County, Minnesota
Lots 1 – 8 (inclusive), Block 5, Harmony Farms 2nd Addition, Anoka County, Minnesota

EXHIBIT B

Fees Payable to the City

1. Park Dedication and Trail Development Fees. The **PERMITTEE** is responsible for satisfying applicable Park Dedication and Trail Development Fee requirements. The **CITY** will credit the **PERMITTEE** $30.00 per linear foot for construction of the cut-through trail from 168th Lane NW to Brookside Elementary School (approximately 630 linear feet). **PERMITTEE** must pay a Park Dedication Fee of **$256,500.00** (57units x $4,500.00 per unit) and a Trail Development Fee of **$66,600.00** (57 units x $1,500.00 per unit less $18,900.00). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

2. Sanitary Sewer Connection (Trunk) Fees. The **PERMITTEE** is responsible for satisfying applicable Sanitary Sewer Trunk Fee requirements. **PERMITTEE** must pay a Sanitary Sewer Trunk Fee of **$114,513.00** (57 units x $2,009.00). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

3. Water Connection (Trunk) Fees. The **PERMITTEE** is responsible for satisfying applicable Water Trunk Fee requirements. **PERMITTEE** must pay a Water Trunk Fee of **$76,893.00** (57 units x $1,349.00 per unit). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

4. Stormwater Management Fee. The **PERMITTEE** is responsible for satisfying applicable Stormwater Trunk Fee requirements. **PERMITTEE** must pay a Stormwater Management Fee of **$30,438.00** (57 units x $534.00 per unit). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

5. Street Light Operation and Maintenance Fee. The **PERMITTEE** is responsible for a Street Light Operation and Maintenance Fee of $294.00 per light. **PERMITTEE** must pay a Street Light Operation and Maintenance Fee of **$2,360.00** ($294.00 x 8 lights). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

6. Street Sign Fee. While the **CITY** provides and installs the street name and traffic control signage, the **PERMITTEE** is responsible for paying for them at a rate of $265.00 per sign. **PERMITTEE** must pay a Street Sign Fee of **$5,565.00** (6 stop signs, 7 street name sign sets, 2 no parking signs, 2 future through street signs, and 4 type-3 barricades.).

CC Regular Session

Meeting Date: 05/14/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Information

Title

Adopt Resolution #24-134 Approving Construction Contingency Expense No. 5 for Improvement Project #21-09, Centralized Water Treatment Plant

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-134 approving Construction Contingency Expense No. 5 for Improvement Project #21-09, Centralized Water Treatment Plan

Background:

The Water Treatment Plant (WTP) project includes a construction contingency cost of $950,000 intended to pay for new items during construction that were not contemplated during the design process or for items that the owner, engineer, or contractor(s) propose to revise during construction.

The attached letter from Resident Project Representative Ryan Hanson with Advanced Engineering and Environmental Services, Inc. (AE2S), the City's contracted project engineer, identifies items proposed to be adjusted during construction to date, including as part of Construction Contingency Expense No. 5. The letter identifies all adjustments and all spent and remaining construction contingency funds.

No extension of time is being requested as part of Construction Contingency Expense No.5. However, the contractor may decide at a later date to request an extension of time depending on the availability of required materials related to Construction Contingency Expense No.5. If a time extension request is made, it will be presented at a later date in the form of a formal Change Order request.

Notification:

Notifications are not required for this case.

Observations/Alternatives:

Observations:

Modifications proposed as part of Construction Contingency Expense No. 5 will improve the maintenance, operations and safety of the Water Treatment Plant.

Alternatives:

Alternative #1:

Motion to adopt Resolution #24-134 approving Construction Contingency Expense No. 5 for Improvement Project #21-09, Centralized Water Treatment Plant.

Funding Source:

Costs associated with Construction Contingency Expense No. 5 total $39,361.69.

The original Construction Contingency amount was $950,000. Approving Construction Contingency Expense No. 5 will reduce the available construction contingency amount to $497,418.77.

Recommendation:

AE2S recommends approving Alternative #1 for reasons summarized in the attached letter.

Staff recommends approving Alternative #1 for the same reasons.

Action:

Motion to adopt Resolution #24-134 approving Construction Contingency Expense No. 5 for Improvement Project #21-09, Centralized Water Treatment Plant.

Attachments

Resolution 24-134

AE2S Ltr CCE 5

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/08/2024 06:33 PM
Form Started By: Bruce Westby		Started On: 05/07/2024 08:43 AM
Final Approval Date: 05/08/2024		

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

RESOLUTION #24-134

RESOLUTION APPROVING CONSTRUCTION CONTINGENCY EXPENSE NO. 5 FOR IMPROVEMENT PROJECT #21-09, CENTRALIZED WATER TREATMENT PLANT

WHEREAS, pursuant to Ramsey City Council Resolution #23-061 adopted March 28, 2023, a contract was awarded to Magney Construction, Inc. in the amount of $31,528,500.00 for construction of a centralized Water Treatment Plant and an amendment was accepted from Advanced Engineering and Environmental Services in the amount of $225,100.00 for additional construction phase services for the Water Treatment Plant, and

WHEREAS, the project includes a general construction contingency cost in the amount of $950,000 to pay for new items during construction that were not contemplated during the design process, or for items that the owner, engineer, or contractor(s) propose to revise during construction; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-226 adopted September 26, 2023, Construction Contingency Expense No. 1 was approved in the amount of $76,446.53; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-277 adopted November 14, 2023, Construction Contingency Expense No. 2 was approved in the amount of $135,654.02; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-073 adopted March 12, 2024, Construction Contingency Expense No. 3 was approved in the amount of $99,095.63; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-103 adopted April 9, 2024, Construction Contingency Expense No. 4 was approved in the amount of $102,023.36; and

WHEREAS, AE2S has identified additional items requiring adjustments during construction under Construction Contingency Expense No. 5 in the amount of $39,361.69.

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

1) The City Administrator is hereby authorized and directed to execute Construction Contingency Expense No. 5 for Improvement Project #21-09 in the amount of $39,361.69 for and on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of May, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

www.ae2s.com

April 23, 2024

Bruce Westby
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Water Treatment Plant – Construction Contingency Expense No. 5

Dear Mr. Westby:

AE2S continues to oversee the construction of the City of Ramsey's new WTP. Magney has completed a majority of the concrete pours at the subgrade level of the Water Treatment Plant along with both the Backwash Tank and Clearwell base slabs and walls. Our engineering team has continued to coordinate with Magney and further refine the installation details of other pieces of equipment. Through those investigations we have identified some items that will require adjustments. This letter is intended to outline those adjustments and summarize the current project budget in order for the City to fully understand the status of the project.

Basis for of Construction Contingency Expenses:

Currently eleven (11) requests for pricing (RFP) have been submitted to Magney. A full list of those requests are shown below. To date AE2S has received pricing back on all eleven (11) of the RFP's, and ten (10) separate proposals. We would like to move forward and process Construction Contingency Expense No. 5, which will include price Proposal No. 019, No. 20, and 021. If the Contractor would like to include a request for extension as a result of these changes, a formal Change Order request will be issued at a different time.

Proposal No.	Initiation	Description	Total Cost	Required	Status
001	RFP 001	Mixing Pumps Pipe Upsizing	$51,287.38	Y	Approved – Construction Contingency Expense 1
002	RFP 003	Admin Ceiling Grid Color	$2,609.25	N	Approved – Construction Contingency Expense 1
003	Incidental	Building Permit Reimbursement	$62,887.28	Y	Approved – Construction Contingency Expense 2
004	RFP 002	Upsizing Air Exchange in Plate Settler Room	$16,580.02	N	Approved – Construction Contingency Expense 2
005	RFP 006	Storm and Plumbing Updates	$22,550.28	Y	Approved – Construction Contingency Expense 1
006	RFP 005	Flowable Fill	-	N	Rejected
007	RFP 004	Blower Pipe Upsizing	$55,230.60	Y	Approved – Construction Contingency Expense 2
008	City Request	Groundbreaking Signage Reimbursement	$956.12	Y	Approved – Construction Contingency Expense 2
009	City Request	Prevailing Wages	$794,153.71	Y	Approved – Change Order 01
010	RFP 007	Backwash Supply Piping Modifications	$3,068.77	Y	Approved – Construction Contingency Expense 3
011	Field Order 002	Electrical Modifications	TBD	TBD	EXPECTED
012	RFI 013	Accordion Folding Security Door	$10,010.85	N	Approved – Construction Contingency Expense 3

013	RFP 005	Jet Mixing System Pump Modifications	$16,834.33	Y	Approved – Construction Contingency Expense 3
014	RFP 009	Backwash Tank Overflow	$1,534.38	Y	Approved – Construction Contingency Expense 3
015	Field Order 004	Field Order No. 4 - Door Hardware Changes	$10,922.45	Y	Approved – Construction Contingency Expense 3
016	Door Hardware Meeting	Door Hardware Changes	$56,724.85	Y	Approved – Construction Contingency Expense 3
017	RFP 010	Filter Slab Modifications	$96,634.23	Y	Pending – Construction Contingency Expense 4
018	Field Directed	Conduit Encasement	$5,389.13	Y	Approved – Construction Contingency Expense 4
019	Field Order 012	North Sump Pit	$6,764.43	Y	Pending – Construction Contingency Expense 5
020	Field Order 013	CB1 Air Flow Sleeves	$4,617.83	Y	Pending – Construction Contingency Expense 5
021	RFP 013	Torpedo Sand Filter Layer	$27,979.43	N	Pending – Construction Contingency Expense 5
Note: Any extension delays will be approved as a separate Change Order and will not be included in this Construction Contingency Expense.					

Proposal No. 019 (Field Order No. 012): North Sump Pit:

During construction and submittal review, it was determined that a drain pipe was required to be added from the sump in the Sump Pump Closet room to connect with the stubbed waste piping from Sanitary Manhole No. 3. Engineer provided additional direction on installation of 8" PVC just above water stop at elevation of 96' to drain to manhole 3. As well as PVC installation, a sloped concrete fill will be placed in sump pit to avoid pooling. Contractor price reflects material and labor.

Proposal No. 020 (Field Order No. 013): CB1 Air Flow Sleeves:

To ensure adequate air flow between structural beams within the Clearwell and Backwash Tank, 3" diameter PVC sleeves will be installed approximately 4' apart in the CB1 beams. This addition limits the possibility of a pressure buildup within the tanks. Contractor price reflects material and labor.

Proposal No. 021 (RFP 013): Torpedo Sand Filter Layer:

Recent information from various suppliers around the industry has suggested that when greensand is installed over support gravel, there is a high likelihood of greensand migration into the gravel layer. This typically results in a reduction in depth of the greensand layer by 1" to 3". The addition of a 3" layer of torpedo sand at the interface between the gravel and greensand layer has been recommended by suppliers. This layer helps create a barrier to prevent the greensand media from infiltrating the support gravel. This is not required, but highly recommended to assist in maintaining media depths for the life of the media. Contractor price reflects material and labor.

www.ae2s.com

Summary of General Construction Contingency Costs:

AE2S has summarized all known construction contingency expenses at this time in order to help the City of Ramsey better understand the current contingency status. As Construction progresses, AE2S will continue to provide cost updates and coordinate with City staff.

Expense No.	General Construction Contingency Amount
	Original Contingency: $950,000.00
Expense No. 1	$76,446.53
Expense No. 2	$135,654.02
Expense No. 3	$99,095.63
Expense No. 4	$102,023.36
Expense No. 5	$39,361.69
Net Expenses to Date:	**$452,581.23**
Available Construction Contingency =	**$497,418.77**

In summary, AE2S continues to support and track the progress of the WTP and will provide updates as necessary for the City to make responsible decisions on the progress of the WTP. This document is being submitted as Construction Contingency Expense No. 5 for the City to formally consider and take action on. Should you have any further questions please do not hesitate to contact me at my e-mail Ryan.Hanson@ae2s.com or on my cell phone at 612-220-0154.

Submitted in Service,
AE2S

Ryan Hanson
Construction Lead

Attachments: *Proposal Documents 019, 020, 021, RFP 013, Field Order 012, Field Order 013*

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: Ryan Hanson	By: _____	By: _____
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: Project Engineer	Title: _____	Title: _____
Date: April 23, 2024	Date: _____	Date: _____

MAGNEY CONSTRUCTION
COMMERCIAL & INDUSTRIAL CONTRACTORS
1401 Park Road - Chanhassen, MN 55317
952.474.1674 Office 952.474.1679 Fax
www.magneyconstruction.com

Proposal

SEND TO		From
Company name: AE2S		Noah Pundsack
Attention: Mr. Ryan Hanson		Date: 4/2/2024
E-mail: Ryan.Hanson@ae2s.com	Phone: (612) 220-0154	Magney Proposal # 19: Field Order No. 012 North Sump Pit

☐ **Urgent** ☐ **Please comment** ☒ **Please review** ☐ **For your information**

Total pages, including cover: 3

COMMENTS

Re: Ramsey Water Treatment Plant - Ramsey, MN

Ryan,
Magney Construction, Inc. is pleased to present the following quotation to furnish the necessary labor, material, and equipment needed to complete the requested changes from Field Order No. 012 / Supplemental Instructions to add a sloped base in the North sump pit up to the invert of the effluent piping. As well as adding a wall pipe and pipe sleeve to pass the effluent line through the stoop. Please see the costs associated with this change are summarized below.

Labor: Pour A Sloped Base In Sump Pit, Install added Wall Sleeve & Pipe	$	1,425.90
Material: Core & Main. (see attached) (includes sales tax)	$	1,461.03
Material: Added 8" PVC Pipe	$	219.28
Material: Sloped Concrete Base	$	486.56
Equipment: Misc. Small Tools and Equipment (10% of Labor)	$	142.59
Subcontractor: Miller Excavating, Inc. (see attached)	$	2,256.00
Subtotal		$5,991.36
General Contractor's Overhead	$	673.10
Bond & Insurance premiums	$	99.97
Lump Sum Total:	**$**	**6,764.43**

Additional Calendar Days Required for this Change (Including material lead time):	**0.0**

Please review this proposal and feel free to contact me with any questions, comments or concerns.

Thank you,

Noah Pundsack
Noah Pundsack
Project Engineer

Accepted By	*Date*

Bid Proposal for Ramsey Field Order 012

MAGNEY CONSTRUCTION 230
Job Location: Ramsey, MN
Bid Date: 03/13/2024
Core & Main 3423069

Core & Main
15800 W 79th St
Eden Prairie, MN 55344
Phone: 9529379666
Fax: 9529378065

Seq#	Qty	Description	Units	Price	Ext Price
10	1	8 MJT X WC X PLN 1'10" CEM/PR	EA	775.70	775.70
20	1	8" MJ GASKET	EA	9.08	9.08
30	1	8" MJ PVC RESTRAINT	EA	79.05	79.05
40	1	6-8 304SS MJ STUD KIT	KIT	20.87	20.87
80	1	10 X 0'8" STEEL SLV W/WC PR	EA	141.54	141.54
100	1	FREIGHT (ESTIMATED)	EA	325.00	325.00
				Sub Total	**1,351.24**
				Tax	0.00
				Total	**1,351.24**

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: https://coreandmain.com/TandC/

Noah Pundsack

From: Steve St. Claire <steve.st.claire@millerexc.com>
Sent: Tuesday, March 26, 2024 1:13 PM
To: Noah Pundsack
Subject: RE: Ramsey MN, WTP RFP

Noah,

North Pit Sump CO

ADD 8" 45 Bend to PVC Sanitary Line Thru Stoop	2 EA	$480.00	$960.00
ADD 8" PVC SCH 40 PVC	12 LF	$108.00	$1296.00

ESTIMATED TOTAL **$2,256.00**

No link seals
No interior concrete slope

Steve St. Claire
President | **Miller Excavating, Inc.**
3741 Stagecoach Trail North | Stillwater, MN 55082
651.439.1637 Office |651.351.7210 Fax
office@millerexc.com | Email



MAGNEY CONSTRUCTION
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1401 Park Road - Chanhassen, MN 55317
952.474.1674 Office 952.474.1679 Fax
www.magneyconstruction.com

Proposal

SEND TO	
Company name AE2S	*From* Noah Pundsack
Attention Mr. Ryan Hanson	*Date: 04/01/2024*
E-mail Ryan.Hanson@ae2s.com *Phone* (612) 220-0154	*Magney Proposal # 020* Field Order No. 013 CB1 Air Flow Sleeve Detail

☐ ***Urgent*** ☐ ***Please comment*** ☒ ***Please review*** ☐ ***For your information***

Total pages, including cover: 2

COMMENTS

Re: Ramsey Water Treatment Plant - Ramsey, MN

Ryan,
Magney Construction, Inc. is pleased to present the following quotation to furnish the necessary labor, material, and equipment needed to complete the requested changes from Field Order No. 013 / Supplemental Instructions to add approximately twenty-four (24) 3" diameter Air Flow sleeves to the CB1 beams in the Pumping Chamber and Backwash tanks. Please see the costs associated with this change are summarized below.

Labor: Cut PVC Sleeves, Tape the Ends, and Install In All Four CB1 Beams	$	3,406.90
Material: 3" SCH 40 PVC Pipe (see attached) (includes sales tax)	$	208.57
Equipment: Misc. Small Tools and Equipment (10% of Labor)	$	340.69
Subcontractor:		
Subtotal		$3,956.16
General Contractor's Overhead	$	593.42
Bond & Insurance premiums	$	68.24
Lump Sum Total:	**$**	**4,617.83**

Additional Calendar Days Required for this Change (Including material lead time)**:**	**0.0**

Please review this proposal and feel free to contact me with any questions, comments or concerns.

Thank you,

Noah Pundsack
Noah Pundsack
Project Engineer

Accepted By	*Date*

INDELCO Plastics Corporation

Sales Quote

6530 Cambridge Street
NORTH DOCK #2
Minneapolis, MN 55426
Phone: 952/925-5075

Quote SQ0230287

Quote Date: 3/27/2024
Customer #: MCM002
Terms: Net 30 Days

Bill To: MAGNEY CONSTRUCTION, INC.
AP-GENERAL
1401 Park Road
CHANHASSEN, MN 55317
United States

Ship To: MAGNEY CONSTRUCTION, INC.
1301 Prairie Lane
MORRIS, MN 56267

REF #:

FOB	Ship Via	SalesPerson	Requested Ship Date	Entered By
Origin		Steve Zukowski	3/27/2024	Steve Zukowski

Item No. Your Item No	Description	Qty	U of M	Unit Price	Total Price
40-030	3" SCH 40 PVC PIPE, 20 FT. PLAIN END	60	FOOT	2.39	143.40
SHIP-DELIVERED	DELIVERY CHARGES	1	EACH	49.50	49.50

All orders are subject to the terms and conditions available @ www.indelco.com/terms-service. All pipe and fabricated items are non-cancelable and non-returnable. Returned goods will not be accepted without an authoriztion # and are subject to a restock charge. Claims for shortages must be made within 5 days after receipt of goods. Pipe prices quoted are valid through end of current business day, all other items quoted are valid for 5 days.

Non-Taxable Subtotal:	192.90
Taxable Subtotal:	0.00
Total Sales Tax:	0.00
Total:	**192.90**

MAGNEY CONSTRUCTION
COMMERCIAL & INDUSTRIAL CONTRACTORS
1401 Park Road - Chanhassen, MN 55317
952.474.1674 Office 952.474.1679 Fax
www.magneyconstruction.com

Proposal

SEND TO		From
Company name: AE2S		Noah Pundsack
Attention: Mr. Ryan Hanson		Date: 4/16/2024
E-mail: Ryan.Hanson@ae2s.com	Phone: (612) 220-0154	Magney Proposal # 021: RFP No. 013 Additional Torpedo Sand Filter Layer

☐ Urgent ☐ Please comment ☒ Please review ☐ For your information

Total pages, including cover: 2

COMMENTS

Re: Ramsey Water Treatment Plant - Ramsey, MN

Ryan,

Magney Construction, Inc. is pleased to present the following quotation to furnish the necessary labor, material, and equipment needed to complete the requested changes from RFP No. 013 to furnish and place an additional 1,152 cubic feet (3" layer) of torpedo sand filter media into the filter cells. Please see the costs associated with this change are summarized below.

Labor: Install Additional 3" Layer Of Filter Media	$	10,782.72
Material: Additional 1,152 Cubic Feet Of Torpedo Sand (incl. tax)	$	10,957.39
Equipment: Lull, Induction/Conveying Equipment	$	1,152.00
Equipment: Misc. Small Tools and Equipment (10% of Labor)	$	1,078.27
Subcontractor:		
Subtotal		$23,970.38
General Contractor's Overhead	$	3,595.56
Bond & Insurance premiums	$	413.49
Lump Sum Total:	**$**	**27,979.43**

Additional Calendar Days Required for this Change (Including material lead time):	**5.0**

Please review this proposal and feel free to contact me with any questions, comments or concerns.

Thank you,

Noah Pundsack
Noah Pundsack
Project Engineer

Accepted By	Date

NORTHERN FILTER MEDIA, INC.
2509 PETTIBONE AVE
MUSCATINE, IA 52761

Estimate

Date	Estimate #
4/9/2024	21061

Name / Address
Magney Construction, Inc. 1401 Park Road Chanhassen, MN 55317

Job	Rep	FOB	Project
	KB	IA	RAMSEY MN

Item	Description	Qty	U/M	Cost	Total
FSSS80-120UC15	.80 - 1.20mm, U.C. 1.5 Filter Sand in 4000# sacks without pallets	1,152	cuft	4.50	5,184.00T
FREIGHTCHRG	Estimated Flatbed Freight Charge to Ramsey, MN			4,950.00	4,950.00
	Current availability of the above media is running approximately two to three weeks after release for shipment.				

Thank you for the opportunity to quote on this project.
Karen Brown Ph.# 800-992-0096

Subtotal	$10,134.00
Sales Tax (0.0%)	$0.00
Total	$10,134.00

Estimated freight rates are listed only as a courtesy. Freight will be billed direct from freight carrier. Current freight rate, at time of shipment, will apply.

Additional accessorial charges may apply to freight charges.

A fee of 5% will be added to all invoices paid by credit card at the time of payment.

Signature _____

Phone #	Fax #	E-mail
(IA) 563-263-2711 (IL) 217-224-3362	563-263-2857	info@northernfiltermedia.com

Request For Proposal No. 013

Date of Issuance: 4/2/2024

Project Representative:
Ryan Hanson
AE2S
Water Tower Place Ste 184
6901 E. Fish Lake Road
Maple Grove, MN 55369

Contractor: Magney Construction Inc.

Project: Ramsey Water Treatment Plant

Owner: City of Ramsey, Minnesota

Re: Additional Torpedo Sand Filter Layer

Please submit a cost proposal for changes to the Contract Documents for the following proposed modifications. THIS IS NOT A WORK CHANGE DIRECTIVE, CHANGE ORDER, OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

Description:

AE2S requests pricing from Magney for the addition of a 3” layer of torpedo sand (0.80 mm – 1.20 mm) between the support gravel and the filter media in each filter. This layer aids in maintaining filter media volumes during operation.

Layout: 23x34
BIM 360://05434-2020-002 Ramsey Water Treatment Plant/Ramsey WTP_P_v20.rvt

3" Torped Sand layer between gravel media layer and Greensand media layer

#	IMPROVEMENTS
1	30" FL DI 90° BEND
35	12" FL DI 90° BEND
39	8" FL DI 90° BEND
40	8" FL DI TEE
41	8" x 6" BW SCH 10 SS CONCENTRIC REDUCER
42	6" BW SCH 10 SS TEE
43	6" FL DI 90° BEND
45	6" FL DI TEE
64	CONCRETE PIPE SUPPORT. SEE DETAIL 1/SD/P704.
67	FLxFL WALL PIPE. SEE DETAIL 5/SD/P701.
68	FLxMJ WALL PIPE. SEE DETAIL 7/SD/P701.
71	OVERFLOW WEIR BOX. SEE DETAIL 9/SD/P704.
82	FILTER UNDERDRAIN BLOCK - INSTALL PER MANUFACTURERS RECOMMENDATION
83	BACKWASH FILTER TROUGH - INSTALL PER MANUFACTURERS RECOMMENDATION
84	18" GREEN SAND MEDIA LAYER
85	12" ANTHRACITE MEDIA LAYER
86	12" GRAVEL MEDIA LAYER
92	14" VENT WITH VENT SCREEN - SEE DETAIL 3/SD/P702.
104	SEALED FLOOR SLEEVE - SEE DETAIL 10/SD/P701

#	CONSTRUCTION NOTES
1	PROVIDE BLOCKOUT IN CONCRETE GULLET WALL FOR FILTER BACKWASH TROUGH (VERIFY REQUIRED OPENING SIZE WITH FILTER SUPPLIER). ONCE INSTALLED, FILL VOID WITH NON-SHRINK GROUT (TYPICAL OF 6 FILTERS).
2	8" STAINLESS STEEL FILTER BACKWASH AIR HEADER WITH J-RISERS AND HEADER SUPPORT BY FILTER SUPPLIER. VERIFY QUANTITY AND SPACING WITH UNDERDRAIN BLOCK MANUFACTURER
3	CONTRACTOR TO CONFIRM LOCATION WITH ENGINEER AND ELECTRICAL DRAWINGS. VERIFY THAT LEVEL TRANSDUCER LOCATION DOES NOT CONFLICT WITH TROUGH LOCATION.

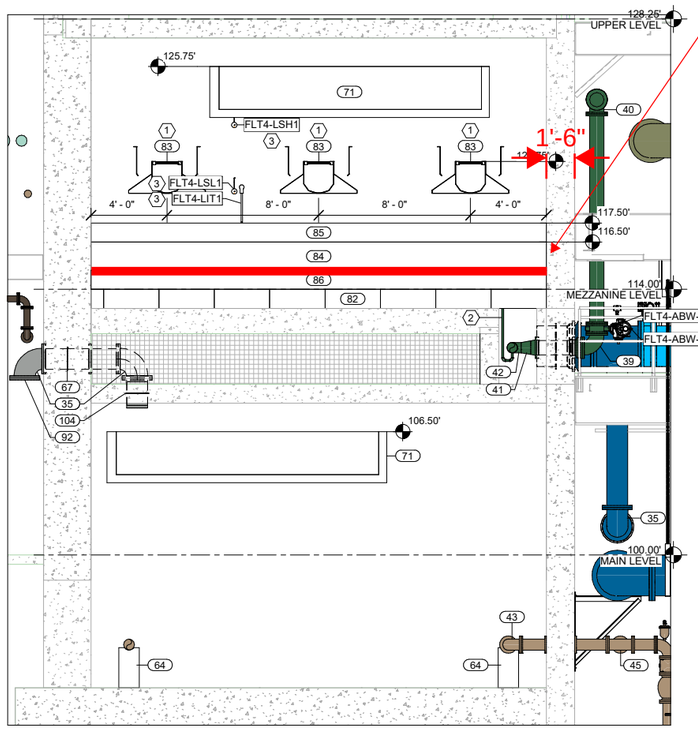
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: Aaron Vollmer

TYPED NAME AARON S. VOLLMER REG. NO. 41398

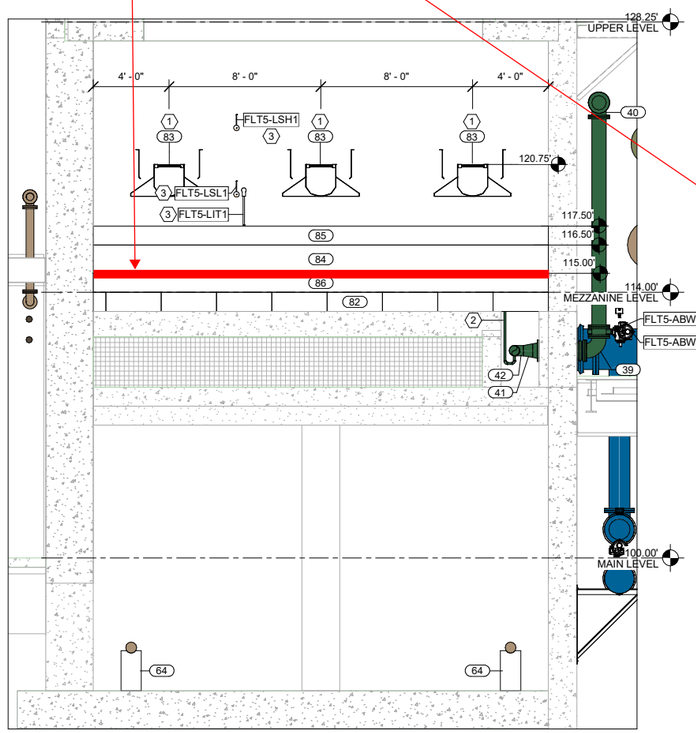
JANUARY 27, 2023

SYM	DATE	DESCRIPTION	APPR



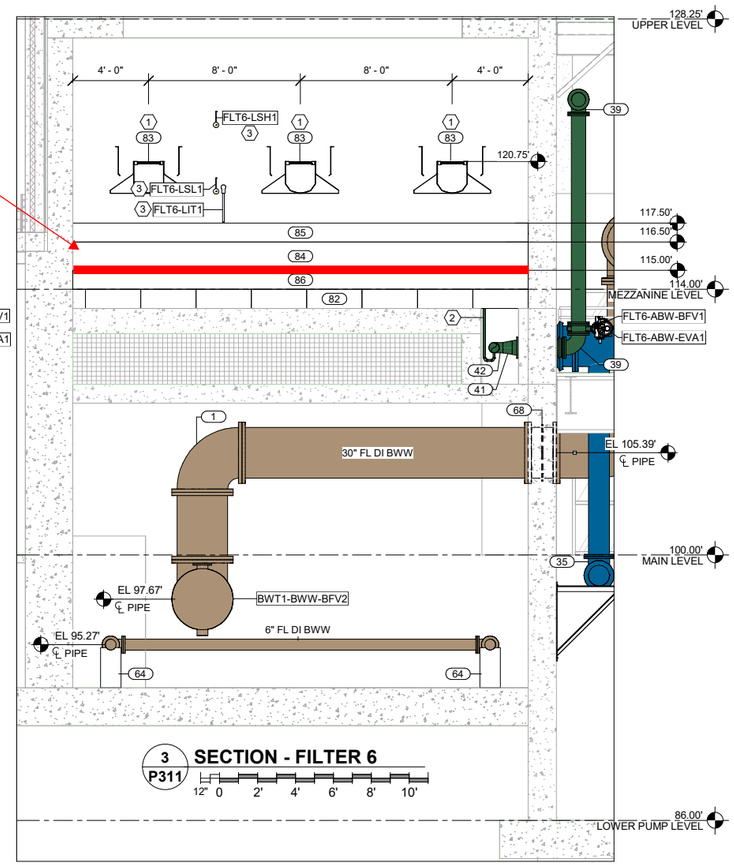
1 P311 SECTION - FILTER 4

12" 0 2' 4' 6' 8' 10'



2 P311 SECTION - FILTER 5

12" 0 2' 4' 6' 8' 10'



3 P311 SECTION - FILTER 6

12" 0 2' 4' 6' 8' 10'

RAMSEY WATER TREATMENT PLANT
CITY OF RAMSEY, MN
RAMSEY, MINNESOTA
WTP - SECTION - FILTERS 4-6

DRAWING TYPE	CONST.
PREPARED BY	SGR
CHECKED / APPROVED	RAH / ASV
DATE	JAN. 2023
PROJECT NUMBER	05434-2020-002
SHEET	
DRAWING	P311

1/23/2023 4:00:46 PM

Layout: 2324
BIM 360://05434-2020-002 Ramsey Water Treatment Plant/Ramsey WTP_P_v20.rvt

3" Torped Sand layer between gravel media layer and Greensand media layer

#	IMPROVEMENTS
7	30" x 20" FL DI TEE
22	20" FL DI 90° BEND
35	12" FL DI 90° BEND
39	8" FL DI 90° BEND
41	8" x 6" BW SCH 10 SS CONCENTRIC REDUCER
42	6" BW SCH 10 SS TEE
67	FLxFL WALL PIPE. SEE DETAIL 5/SD/P701.
68	FLxMJ WALL PIPE. SEE DETAIL 7/SD/P701.
71	OVERFLOW WEIR BOX. SEE DETAIL 9/SD/P704.
82	FILTER UNDERDRAIN BLOCK - INSTALL PER MANUFACTURERS RECOMMENDATION
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85	12" ANTHRACITE MEDIA LAYER
86	12" GRAVEL MEDIA LAYER
92	14" VENT WITH VENT SCREEN - SEE DETAIL 3/SD/P702.
93	14" FL DI 90° BEND
102	FLxPE FLOOR SLEEVE. SEE DETAIL 8/SD/P705.
104	SEALED FLOOR SLEEVE - SEE DETAIL 10/SD/P701

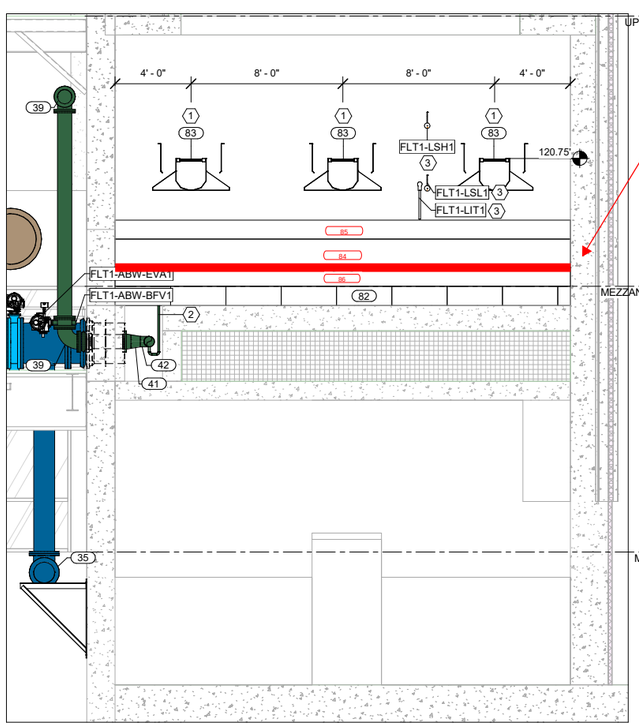
#	CONSTRUCTION NOTES
1	PROVIDE BLOCKOUT IN CONCRETE GULLET WALL FOR FILTER BACKWASH TROUGH (VERIFY REQUIRED OPENING SIZE WITH FILTER SUPPLIER). ONCE INSTALLED, FILL VOID WITH NON-SHRINK GROUT (TYPICAL OF 6 FILTERS).
2	8" STAINLESS STEEL FILTER BACKWASH AIR HEADER WITH J-RISERS AND HEADER SUPPORT BY FILTER SUPPLIER. VERIFY QUANTITY AND SPACING WITH UNDERDRAIN BLOCK MANUFACTURER.
3	CONTRACTOR TO CONFIRM LOCATION WITH ENGINEER AND ELECTRICAL DRAWINGS. VERIFY THAT LEVEL TRANSDUCER LOCATION DOES NOT CONFLICT WITH TROUGH LOCATION.
4	BURIED FLANGED PIPE TO BE ENCASED IN CONCRETE. SEE STRUCTURAL FOR DETAIL.
5	CONTRACTOR TO CORE DRILL PRECAST EXTERIOR WALL BIG ENOUGH TO INSTALL 14" PLAIN END PIPE. CAULK ANNULAR SPACE AROUND PIPE TO ENSURE NO LEAKING WILL OCCUR.

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

SIGNATURE: Aaron Vollmer

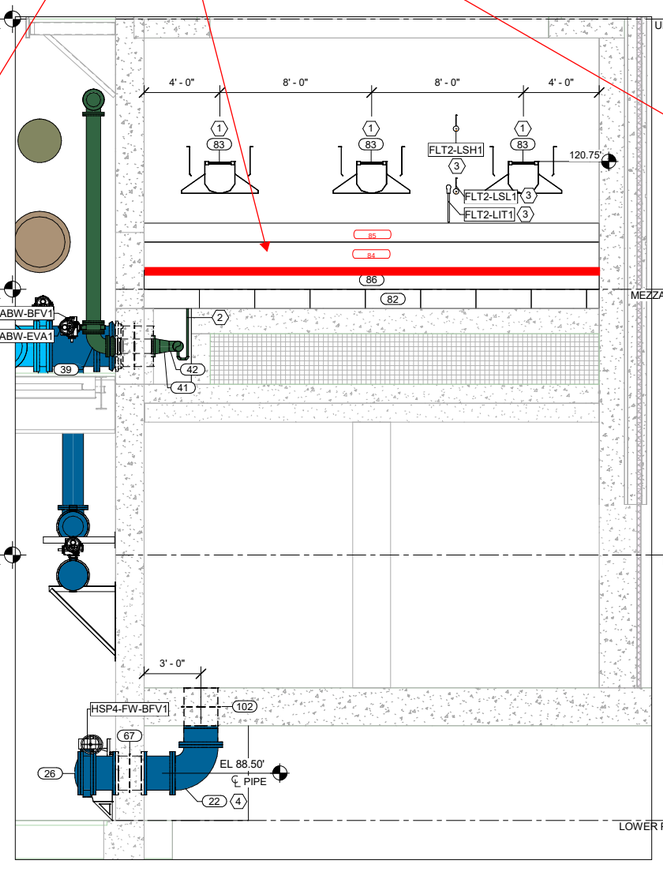
TYPED NAME: AARON S. VOLLMER REG. NO. 41398

JANUARY 27, 2023



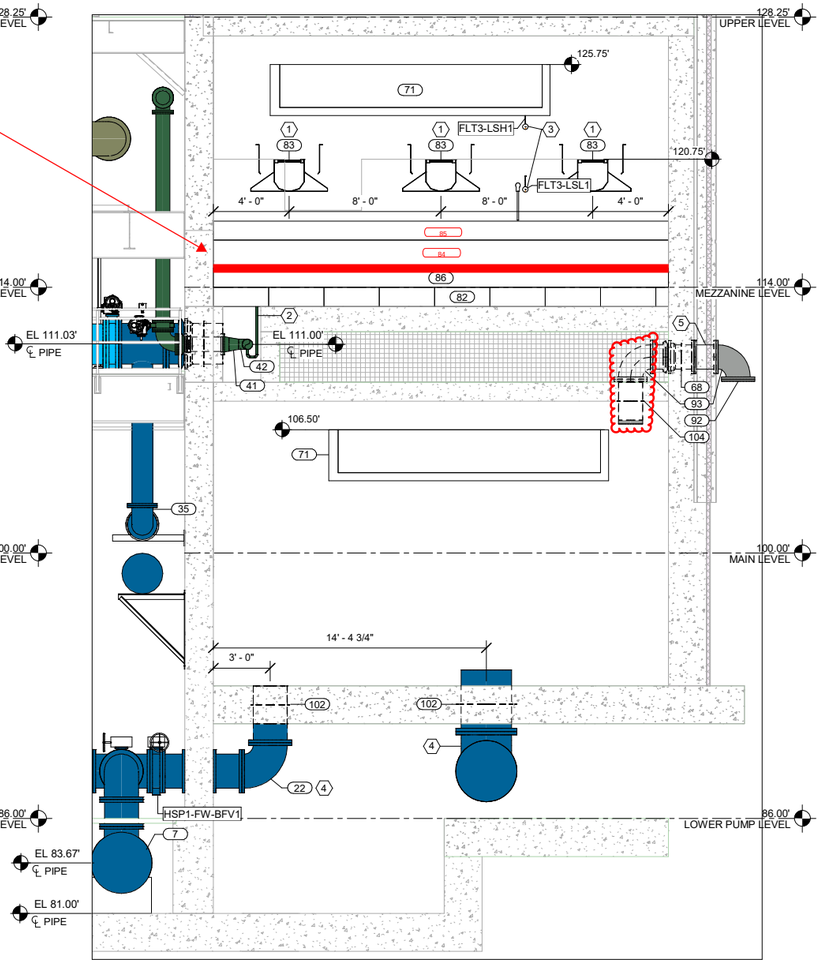
1 P312 SECTION - FILTER 1

12" 0 2' 4' 6' 8' 10'



2 P312 SECTION - FILTER 2

12" 0 2' 4' 6' 8' 10'



3 P312 SECTION - FILTER 3

12" 0 2' 4' 6' 8' 10'

SYM	DATE	DESCRIPTION	APPR.

RAMSEY WATER TREATMENT PLANT
CITY OF RAMSEY, MN
RAMSEY, MINNESOTA
WTP - SECTION - FILTERS 1-3

DRAWING TYPE	CONST.
PREPARED BY	SGR
CHECKED / APPROVED	RAH / ASV
DATE	JAN. 2023
PROJECT NUMBER	05434-2020-002
SHEET	
DRAWING	P312

1/23/2023 4:00:54 PM

Field Order / Supplemental Instruction

Project:	Ramsey Water Treatment Plant	**Field Order No.:**	FO-012
		Date:	3/12/2024

To:	Kevin Vranicar	**From:**	Ryan Hanson
Title:	Project Manager	**Title:**	Resident Project Representative
Company:	Magney Construction, Inc.		
Address:	1401 Park Road Chanhassen, MN 55317	**AE2S No.:**	P05434-2020-002

You are hereby directed to execute this Field Order / Supplemental Instruction that interprets or provides for minor revisions to the Contract Documents without changes to the Contract Price or Time.

Referenced Document(s):	☒	**Specification Section(s):**	
		Drawing(s):	C400, P317, P120

Description of Interpretation or Change:

Supplemental information regarding the North Sump Pit Room's sump pit depth and effluent piping.

Effluent piping to consist of 8" PVC leaving the Sump Pit and convey to Sanitary Manhole #3 at 856.70'. See sheet C400, P317, and P120 for specific information.

Attachments: Supplemental Instructions

Signature: Ryan Hanson

☒ **Attachments** (*list*):

C400, P317, P120

Copies:

- ☐ Posted on Newforma
- ☐ Field Office, Ryan Hanson, AE2S
- ☒ AE2S File
- ☐ Other:

Layout: 22X34
File: H:\Projects\140001\4770\Design\PlanSheets\14770_Utility Plan.dwg

79 LF - 8" PVC SDR
26 SAN @ 2.0%

SAN MANHOLE 1
CONSTRUCT OVER EXISTING SEWER LINE
PROVIDE DEWATERING AS NEEDED FOR CONSTRUCTION
RIM = 865.86
INV (S) UPPER = 855.00
INV (S) LOWER = 852.41
EX. INV = 851.91

PROVIDE DUAL 4" PVC SCH 40 SAN SERVICE LINES @ 7.81%, 56 LF EACH, PROVIDE 12" SEPARATION BETWEEN PIPES

CONNECT TO EXISTING 6" WATER SERVICE STUB 6" GATE VALVE & BOX

INSTALL CASTING ASSEMBLY C-4

143RD AVENUE NW

SAN MANHOLE 2
CONSTRUCT OVER EXISTING SEWER LINE
RIM = 868.55
INV (N) = 856.58
INV (S) = 856.78
INV (W) = 856.78

HOLD STORM SEWER LINE AT CROSSING

20 LF - 8" PVC SDR
26 SAN @ 2.5%

SAN MANHOLE 3
RIM = 868.39
INV (E) = 857.28
INV (S) = 857.38
BOTTOM = 853.28
(SEE DETAIL)

STM CB 102
2'X3' BOX, C - 1
RIM = 867.74
INV (W) = 864.40
INV (E) = 864.50

110 LF - 18" PVC SCH 40 STM @ 0.5%

CONNECT TO EXISTING 6" WATER SERVICE STUB 6" GATE VALVE & BOX

STM CB 104
48" DIAM, C - 1
RIM = 868.10
INV (SW) = 863.75
INV (E) = 863.85

WAT 24" DIP
45 BEND

51 LF - 18" RCP STM @ 0.5%

WAT 24" DIP
45 BEND
24" RAW WATER
24" DOMESTIC WATER

WAT 24" DIP
45 BEND

CONNECT TO PROPOSED DISTRIBUTION LINES (DISTRIBUTION LINES BY OTHERS)

45 Deg bend

WAT 6" DIP
45 BEND

WAT 6" DIP
GATE VALVE
HYDRANT

74 LF - 18" PVC SCH 40 STM @ 0.5%

54 LF - 8" PVC SCH
40 SAN @ 3.0%

STM CB 100
2'X3' BOX, C - 1
RIM = 867.63
INV = 864.77

STUB 5' FROM BLDG
8" PVC SCH 40 (2)
INV = 859.00

STUB 5' FROM BLDG
4" PVC SCH 40 (1)
INV = 861.00

APPROX PROP GAS LINE; COORDINATE WITH OWNER

STM CB 106
48" DIAM, C - 1
RIM = 869.01
INV (NE,S) = 863.38
INV (E) = 865.00

WAT 24" DIP DOMESTIC
WAT 24" DIP RAW WATER
7 LF - 18" RCP STM @ 0.5%

STUB 5' FROM BLDG
8" PVC SCH 40
INV = 865.12 (1)

DRAIN TILE AT PERIMETER OF MAIN LEVEL FOOTING
864.5' (ARCH 95.0')

STM APRON 110
18" RCP
INV = 863.00

24 LF - 8"
PVC SCH 40
STM @ 0.5%

DRAIN TILE AT PERIMETER OF BASEMENT LEVEL FOOTING
853.5' (ARCH 84.0')

19 LF - 18" RCP STM @ 0.5%

PROPOSED BLDG
FFE = 869.50'
(ARCH 100.00')

PROPOSED RESERVOIR

STM MH 109
60" DIAM DESIGN SPECIAL 2
WATER QUALITY BAFFLE, C - 3
RIM = 867.10
INV (E) = 863.09
INV (W) = 863.09
SUMP = 857.09

STM CB 108
27" DIAM, C - 1
RIM = 868.62
INV (W) = 863.14
INV (N) = 863.24

28 LF - 18" RCP
40 STM @ 0.5%

STM MH 118
48" DIAM, C - 2
RIM = 869.00
INV = 865.83

STM MH 112
27" DIAM, C - 2
RIM = 870.00
INV (S) = 866.64

STM MH 120
48" DIAM, C - 2
RIM = 869.00
INV = 865.83

STM MH 114
48" DIAM, C - 3
RIM = 870.00
INV (SW) = 866.54
INV (N) = 866.54

DRAIN TILE AT PERIMETER OF TANK FOOTING
861.5' (ARCH 92.0')

STUB 5' FROM BLDG 10"
PVC SCH 40
INV = 863.50 (1)

WAT 24" DIP

50 LF - 10" PVC SCH
40 STM @ 0.5%

SUMP PUMP CONNECTION - SEE MECH.

20 LF - 15" RCP
STM @ 0.5%

STM APRON 111
10" METAL FES
INV = 863.24

PROVIDE VERTICAL DRAIN TILE CONNECTION
STORMWATER BASIN
BOT = 863.00
100-YR HWL = 865.74

PROVIDE VERTICAL DRAIN TILE CONNECTION

118 LF - 15" PVC SCH
40 STM @ 0.7%

45° BENDS

118 LF - 15" PVC SCH
40 STM @ 0.7%

45° BENDS

120 LF - 15" RCP STM @ 1.0%

107 LF - 15" RCP
STM @ 0.5%

STM APRON 125
24" RCP
INV = 863.23

STM CB 124
48" DIAM, C - 1
RIM = 868.43
INV = 864.43
SUMP = 860.43

STM APRON 116
15" RCP
INV = 866.00

STM CB MH 134
RIM = 866.63
INV (W) = 863.17
INV (E) = 863.30
SUMP = 857.13

STM CB 126
DESIGN SPECIAL 3
RAIN GUARDIAN BUNKER
PRETREATMENT CHAMBER
(SEE SHEET C506)
TOP GRATE = 867.10
PRIMARY OUTLET = 866.22

STM APRON 132
18" RCP
INV = 863.00

STM APRON 138
18" RCP
INV = 863.00

STM APRON 123
15" METAL FES
INV = 865.00

STM APRON 122
15" METAL FES
INV = 865.00

STM APRON 130
18" RCP
INV = 864.50

STM OCS 140
48" DIAM, DES SP 1
RIM = 866.30
INV = 864.50
INV = 862.35

48 LF - 18 RCP STM @ 2.5%
28 LF - 18 RCP STM @ 0.6%

MATCH LINE - SEE BOTTOM RIGHT

MATCH LINE - SEE BOTTOM LEFT

CONNECT INTO EXISTING STRUCTURE
INV = 860.95

300 LF - 18" RCP STM @ 0.50%

UTILITY KEY NOTES (1)

1. COORDINATE EXACT LOCATION OF PIPE WITH MECHANICAL PLANS
2. COORDINATE EXACT LOCATION OF PIPE WITH PROCESS PLUMBING PLANS

UTILITY LEGEND

- PROPERTY LINE
- STORM SEWER (RCP)
- DRAIN TILE
- SANITARY SEWER (PVC)
- WATER MAIN (DIP)
- TELEPHONE (BURIED)
- NATURAL GAS LINE
- LIMITS OF DISTURBANCE
- DRAINAGE & UTILITY EASEMENTS
- STORM MANHOLE/CATCH BASIN
- STORM FLARED END SECTION
- CLEAN OUT (CO)
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE

N

0 30 60
SCALE IN FEET

ELEVATION 869.50 CIVIL = 100.00 ARCHITECTURAL

UTILITY NOTES

1. THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL UTILITY LOCATES. CONTACT GOPHER SATE ONE CALL PER STATE STATUTES FOR PUBLIC UTILITY LOCATES PRIOR TO ANY EXCAVATION. THE CONTRACTOR MUST HIRE A PRIVATE UTILITY LOCATING SERVICE TO LOCATE PRIVATE UTILITIES IN THE CONSTRUCTION AREA PRIOR TO ANY EXCAVATION.
3. SEE EXISTING CONDITIONS FOR SURVEY INFORMATION. THE ENGINEER CAN NOT BE HELD RESPONSIBLE FOR INACCURACIES RELATED TO THE SURVEY INFORMATION.
4. COMPLY WITH ALL LOCAL AND STATE REQUIREMENTS FOR UTILITY MATERIALS, INSTALLATION, AND TESTING.
5. OBTAIN ALL PERMITS OR APPROVALS FROM LOCAL UTILITY OWNERS PRIOR TO BEGINNING UTILITY INSTALLATIONS. NOTIFY UTILITY OWNERS OF THE START OF CONSTRUCTION FOR THE PROJECT AND ANY SPECIFIC UTILITY WORK AT LEAST 48 HOURS IN ADVANCE.
6. FIELD VERIFY AND COORDINATE ALL BUILDING UTILITY CONNECTIONS AND PUBLIC UTILITY SERVICE CONNECTIONS PRIOR TO CONSTRUCTION, INCLUDING LOCATION, TYPE, SIZE, AND INVERT ELEVATION. NOTIFY ENGINEER OF ANY DISCREPANCIES FROM THE PLAN FOR RESOLUTION PRIOR TO BEGINNING UTILITY INSTALLATIONS.
7. ADJUST, OR ARRANGE TO BE ADJUSTED BY UTILITY OWNER, ALL STRUCTURES, PUBLIC AND PRIVATE, TO PROPOSED GRADES WHERE DISTURBED. COMPLY WITH ALL REQUIREMENTS OF UTILITY OWNERS. STRUCTURES RESET IN PAVED AREAS TO MEET OWNER'S TRAFFIC LOADING REQUIREMENTS.
8. SERVICE UTILITIES, SUCH AS ELECTRIC (TRANSFORMER), GAS, TELEPHONE, CABLE, FIBER OPTIC, AND OTHER RELATED SMALL UTILITIES, MAY BE SHOWN FOR GENERAL REFERENCE AND ARE DEEMED CONCEPTUAL LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING ALL LOCATIONS OF SERVICE UTILITY CONNECTIONS AND RELATED ITEMS WITH SERVICE PROVIDERS.
9. WATERMAIN AND WATER SERVICE CONNECTIONS GREATER THAN 6" TO BE CLASS 52 DUCTILE IRON PIPE (DIP), AND ALL WATERMAIN 6" OR LESS SHALL BE DIP CLASS 53. MAINTAIN 7.5' OF COVER ON ALL NEW WATERMAIN, PROVIDE WATERMAIN THRUST RESTRAINTS AT CHANGE OF DIRECTION, AND PROVIDE 18" SEPARATION BETWEEN SEWER PIPE. INSULATION REQUIRED IF SEPARATION WITH SEWER PIPE IS LESS THAN 24". SEE CITY DETAILS SEW-6 AND WAT-6 ON THE CITY WEBSITE. ADJUST WATERMAIN VERTICALLY, AS NECESSARY, AS APPROVED BY THE ENGINEER. IF INSULATION IS REQUIRED, PROVIDE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, AT 4-INCH THICKNESS.
10. WATERMAIN SHALL BE INSTALLED IN CONFORMANCE WITH THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA (CEAM) STANDARDS OR THE CITY'S WATERMAIN INSTALLATION STANDARDS. WHERE CONFLICTS OCCUR, THE MORE RESTRICTIVE REQUIREMENT SHALL GOVERN.
11. SANITARY SEWER PIPE OUTSIDE THE BUILDING SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26. SDR 26 REQUIRED FOR DEPTHS GREATER THAN 15 FT.
12. STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP), WITH R-4 GASKETS. RCP CLASS 5 FOR PIPE DIAMETERS 18" OR SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED. POLYVINYL CHLORIDE PIPE (PVC) TO BE SCHEDULE 40. IF ALLOWED BY THE CITY, HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL MEET REQUIREMENTS OF ASTM F2648. PIPE SHALL BE WATER TIGHT ACCORDING TO ASTM D3212 REQUIREMENTS. FLARED END SECTIONS SHALL BE RCP WITH TRASH GUARDS AND ROCK RIP-RAP.
13. OUTSIDE OF PUBLIC RIGHT OF WAY, INLET AND OUTLET CONNECTIONS TO SEWER STRUCTURES SHALL USE APPROVED RESILIENT RUBBER JOINTS TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, AND OTHER STRUCTURES.
14. ALL MANHOLE COVERS TO BE STAMPED EITHER SANITARY OR STORM SEWER.
15. PIPE LENGTHS THAT MAY BE SHOWN ARE HORIZONTALLY FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
16. SITE UTILITY SERVICES TYPICALLY TERMINATE 5 FEET FROM BUILDING, UNLESS NOTED OTHERWISE.
17. 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.
18. DRAINTILE LOCATIONS AND QUANTITIES ARE APPROXIMATE AS ILLUSTRATED. FIELD VERIFY FINAL LOCATIONS.
19. AFTER CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.

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

SIGNATURE: Michael C. Aaron
PRINT NAME: MICHAEL C. AARON
DATE: 1/27/2023 LIC. NO.: 25721

SYM	DATE	DESCRIPTION	APPR
	1/27/23	BID DOCUMENTS	

LSRF

AES

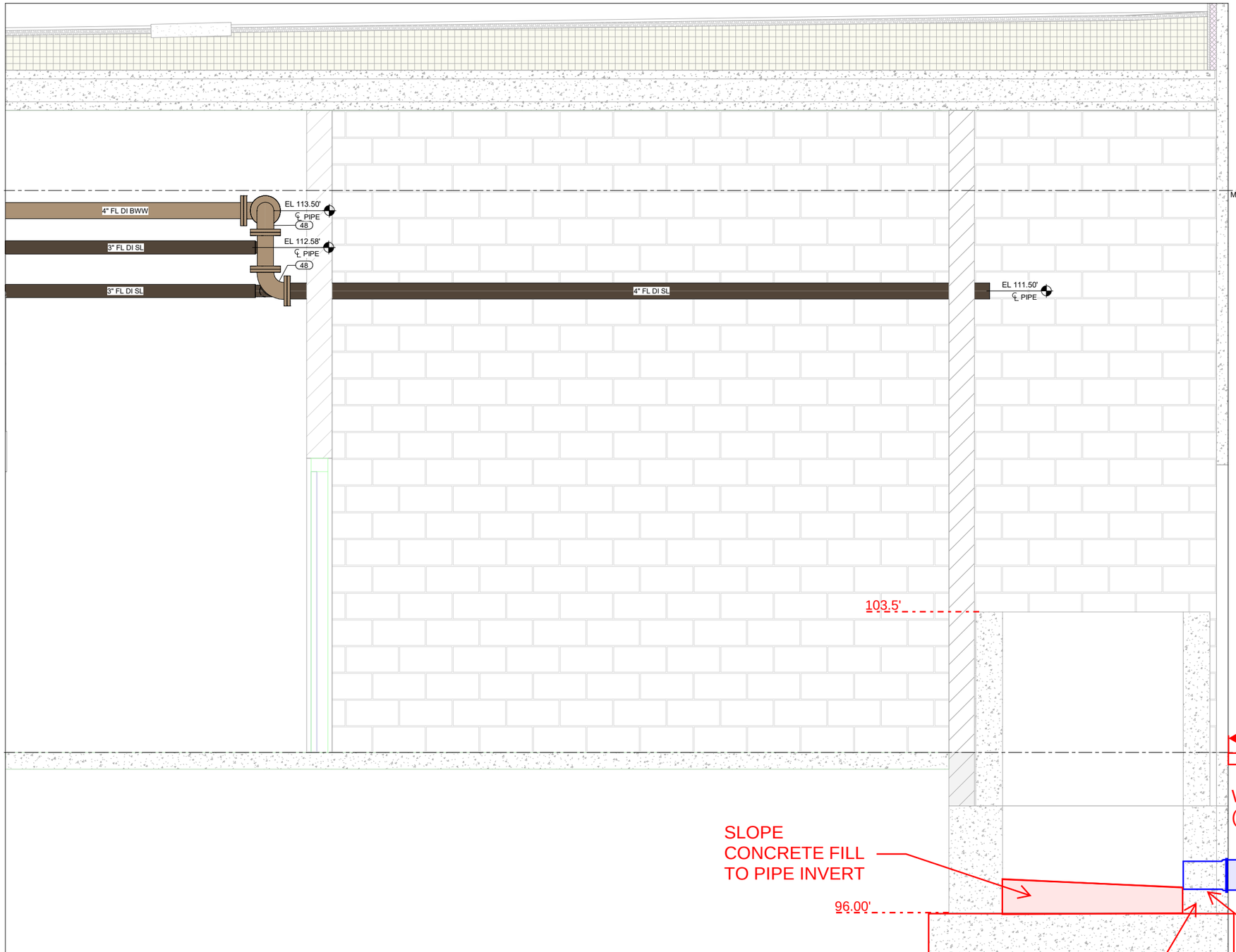
RAMSEY WATER TREATMENT PLANT
CITY OF RAMSEY
RAMSEY, MINNESOTA
UTILITY PLAN

DRAWING TYPE: CONSTRUCTION
PREPARED BY: BPR
CHECKED / APPROVED: MCA / MCA
DATE: JANUARY 27, 2023
PROJECT NUMBER: 05434-2020-002

DRAWING
C400

Plotted By: Nicholas Schaufenbuel Date: Thursday, January 26, 2023
Last Saved By: Nicholas Schaufenbuel Date: Thursday, January 26, 2023 10:51:26 AM

Layout: 2x24
BIM 360://05434-2020-002 Ramsey Water Treatment Plant/Ramsey WTP_P_v20.rvt



1 P317 **SECTION - BACKWASH WASTE CLEANOUT CLOSET - LOOKING WEST**

12" 6" 0 1' 2' 3'

IMPROVEMENTS

48 4" FL DI 90° BEND

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

SIGNATURE: Aaron Vollmer

TYPED NAME: AARON S. VOLLMER

JANUARY 27, 2023

REG. NO. 51398

SYM	DATE	DESCRIPTION	APPR

AES

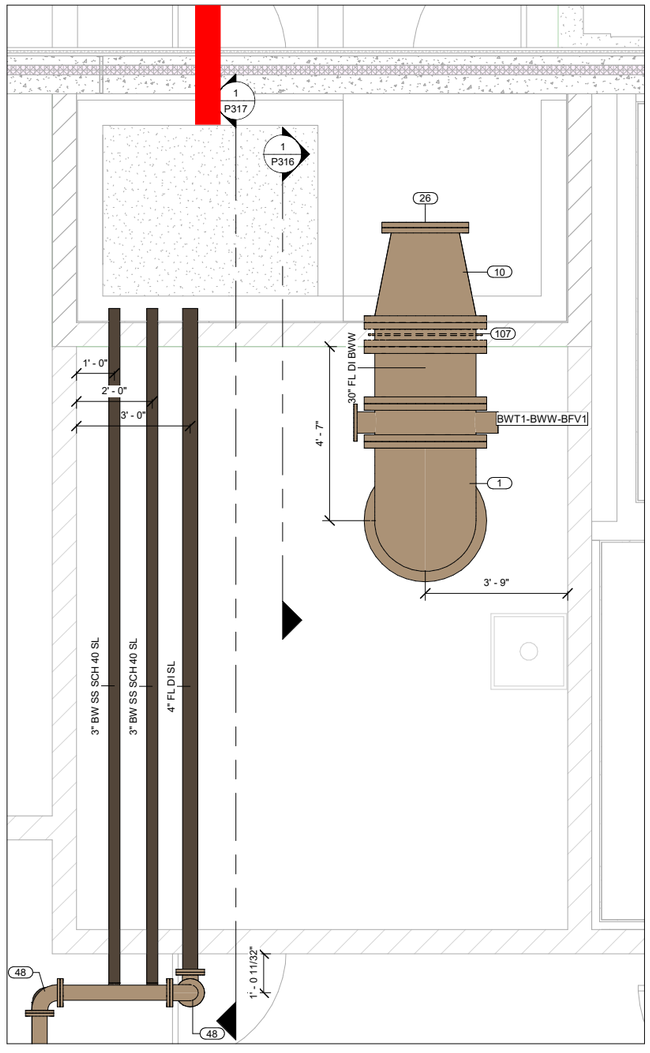
RAMSEY WATER TREATMENT PLANT
CITY OF RAMSEY, MN
RAMSEY, MINNESOTA

WTP - SECTION - BACKWASH WASTE CLEANOUT CLOSET - LOOKING WEST

DRAWING TYPE: CONST.
PREPARED BY: SGR
CHECKED / APPROVED: RAH / ASV
DATE: JAN. 2023
PROJECT NUMBER: 05434-2020-002
SHEET
DRAWING: **P317**

1/23/2023 4:01:15 PM

Layout: 2x24
BIM 360://05434-2020-002 Ramsey Water Treatment Plant/Ramsey WTP_P_v20.rvt



1 / P120 WTP - MAIN LEVEL - ENLARGED PLAN - BACKWASH WASTE CLEANOUT CLOSET

12" 0 1' 2' 3' 4' 5'

NORTH

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

SIGNATURE:

TYPED NAME: AARON S. VOLLMER

DATE: JANUARY 27 , 2023

REG. NO. 51388

#	IMPROVEMENTS
1	30" FL DI 90° BEND
10	30" x 20" FL DI ECCENTRIC REDUCER
26	20" DI BLIND FLANGE
48	4" FL DI 90° BEND

SYM	DATE	DESCRIPTION	APPR

AE2S

RAMSEY WATER TREATMENT PLANT
CITY OF RAMSEY, MN
RAMSEY, MINNESOTA

WTP - MAIN LEVEL - ENLARGED PLAN - BACKWASH WASTE CLEANOUT CLOSET

DRAWING TYPE: CONST.
PREPARED BY: SGR
CHECKED / APPROVED: RAH / ASV
DATE: JAN. 2023
PROJECT NUMBER: 05434-2020-002
SHEET:
DRAWING: **P120**

1/23/2023 3:58:17 PM

Field Order / Supplemental Instruction

Project:	Ramsey Water Treatment Plant	**Field Order No.:**	FO-013
		Date:	3/27/2024

To:	Kevin Vranicar	**From:**	Ryan Hanson
Title:	Project Manager	**Title:**	Resident Project Representative
Company:	Magney Construction, Inc.		
Address:	1401 Park Road Chanhassen, MN 55317	**AE2S No.:**	P05434-2020-002

You are hereby directed to execute this Field Order / Supplemental Instruction that interprets or provides for minor revisions to the Contract Documents without changes to the Contract Price or Time.

Referenced Document(s): ☒

Specification Section(s):

Drawing(s): Concrete beam sleeve detail

Description of Interpretation or Change:

CB1 beams within the Clearwell and the backwash tank are to contain PVC piping to allow for free flow of air through the beams. See attached document for details.

Attachments: Supplemental Instructions

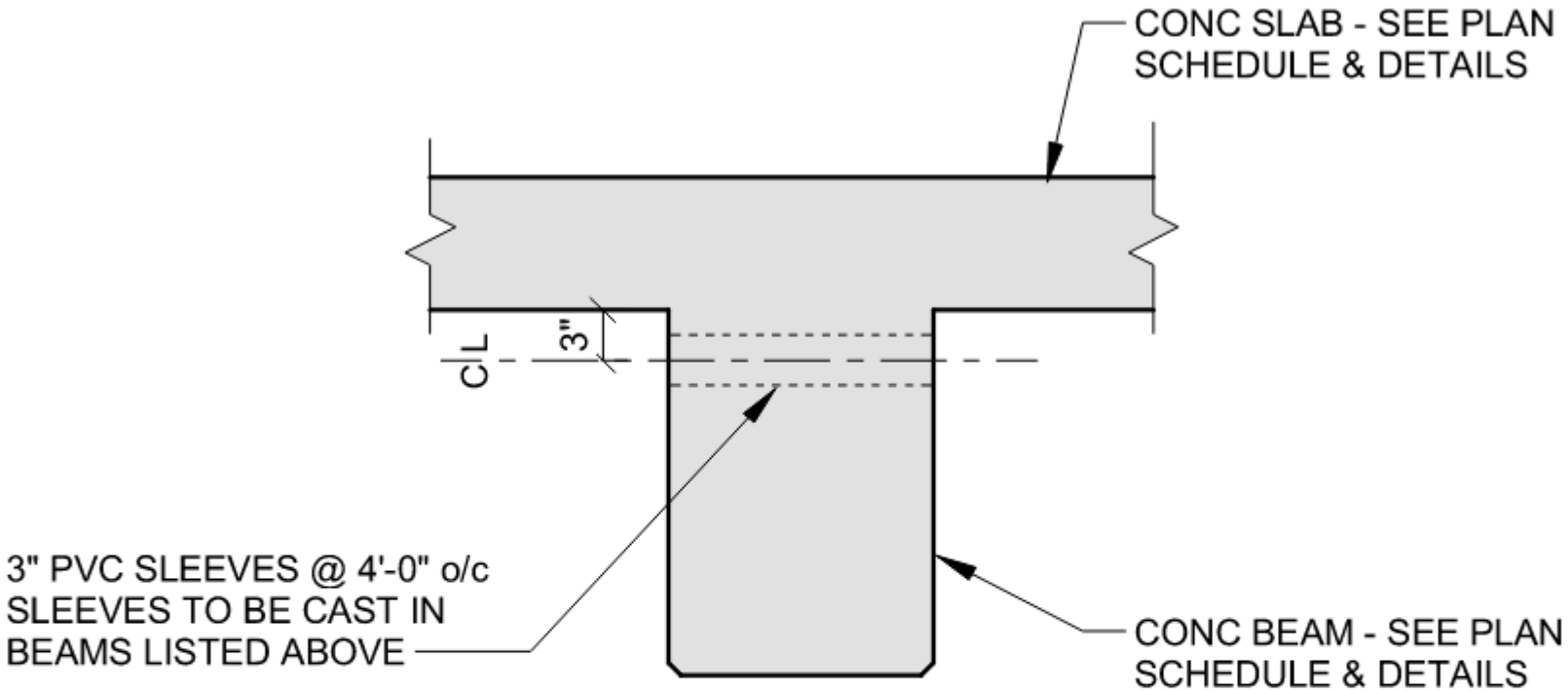
Signature: Ryan Hanson

☒ **Attachments** (*list*):

Concrete beam sleeve detail

Copies:

- ☐ Posted on Newforma
- ☐ Field Office, Ryan Hanson, AE2S
- ☒ AE2S File
- ☐ Other:



NOTE: SEE SCHEDULE FOR
REQUIRED LOCATIONS

CONCRETE BEAM SLEEVE DETAIL

NO SCALE

CC Regular Session

Meeting Date: 05/14/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

Introduce Ordinance #24-02: Rezone a Portion of the Ramsey Landfill from I-1 to CL Northwest of Sunwood Drive and Sunfish Lake Blvd. NW (Connexus Energy).

Purpose/Background:

This item was previously denied by City Council on February 13, 2024. At the request of Council Members Olson and Specht, two of the prevailing voters, this item is being brought forth for reconsideration. Prior to discussion or presentation, a motion to reconsider must be made by a prevailing Council Member.

Rezoning

As staff was preparing a draft zoning map for the Zoning Code update, most of the Ramsey Landfill was proposed to be zoned CL Closed Landfill. A portion of it, though, was purposefully proposed as I-1 Light Industrial so that it would accommodate a future industrial development. The proposed differentiation in zoning followed existing parcel lines. Too much property, however, was assigned the I-1 zoning designation. A large portion of one of these parcels actually has very little development potential due to monitoring wells, pipelines, utilities, and other aspects of the landfill. This portion of the property was recently designated by the State of Minnesota for a solar garden in partnership with Connexus energy as a way to make a positive use on land that has almost no other productive use.

Solar energy systems are allowed as a primary use within the Closed Landfill (CL) district. They are only allowed as an accessory use in the Light Industrial (I-1) district. Without a primary use on the subject property, an accessory use cannot occur. To accommodate the solar garden, the rezoning of approximately 18.4 acres from I-1 to CL is requested. A portion of the property will remain I-1 to accommodate industrial development should the State be able to open up the suitable land in the future. The entire Landfill is guided "Closed Landfill" in the City's 2040 Comprehensive Plan, so a rezoning will be consistent and appropriate.

Site Plan Review

All permitted primary uses within the CL district are required to apply for Site Plan Review. That application is expected in the upcoming months as more detailed plans are prepared. In the meantime, the concept site plan attached to the applicant's narrative and the street view images (both attachments to this case) are to help show that the site is suitable for the intended use. Please provide any feedback on the concept so that the applicant can incorporate any suggestions into the plans that the Planning Commission and Council will see in the future.

Notification:

Public notification was provided in the January 12 Anoka Union Herald Newspaper. Mailed notices were sent to property owners within 350 feet of the site. A Proposed Development sign was placed on the site off Sunwood Drive NW.

The notification included a public hearing for a Site Plan Review, which is not ready for review at this time. That review will be re-notified for a future date as plans are drawn up.

Time Frame/Observations/Alternatives:

Alternatives to Consider:
1. Introduce Ordinance #24-02 as recommended by the Planning Commission.
2. Deny the rezoning based on certain findings.

Funding Source:
Costs associated with this application are the responsibility of the applicant. It should also be noted that the property may become subject to property taxes due to it being leased out by Connexus Energy.

Recommendation:
At its meeting on January 25, the Planning Commission unanimously recommended rezoning a portion of the property from I-1 to CL.

Outcome/Action:
Motion to reconsider the February 13, 2024, action regarding introducing Ordinance #24-02.

Then presentation and discussion may occur. If the motion to reconsider is adopted and then, when ready, the main motion may be proposed:

Motion to introduce Ordinance #24-02 rezoning a portion of the Ramsey Landfill from I-1 to CL at the northwest of Sunwood Drive and Sunfish Lake Boulevard NW.

Roll Call Vote:
Councilmember Olson
Councilmember Woestehoff
Councilmember Specht
Councilmember Musgrove
Councilmember Howell
Councilmember Riley
Mayor Kuzma

Attachments

Location Map
Letter of request & Site Plan
Ordinance #24-02 Rezoning
Rezoning Map
Comprehensive Plan Location Map
Street Views

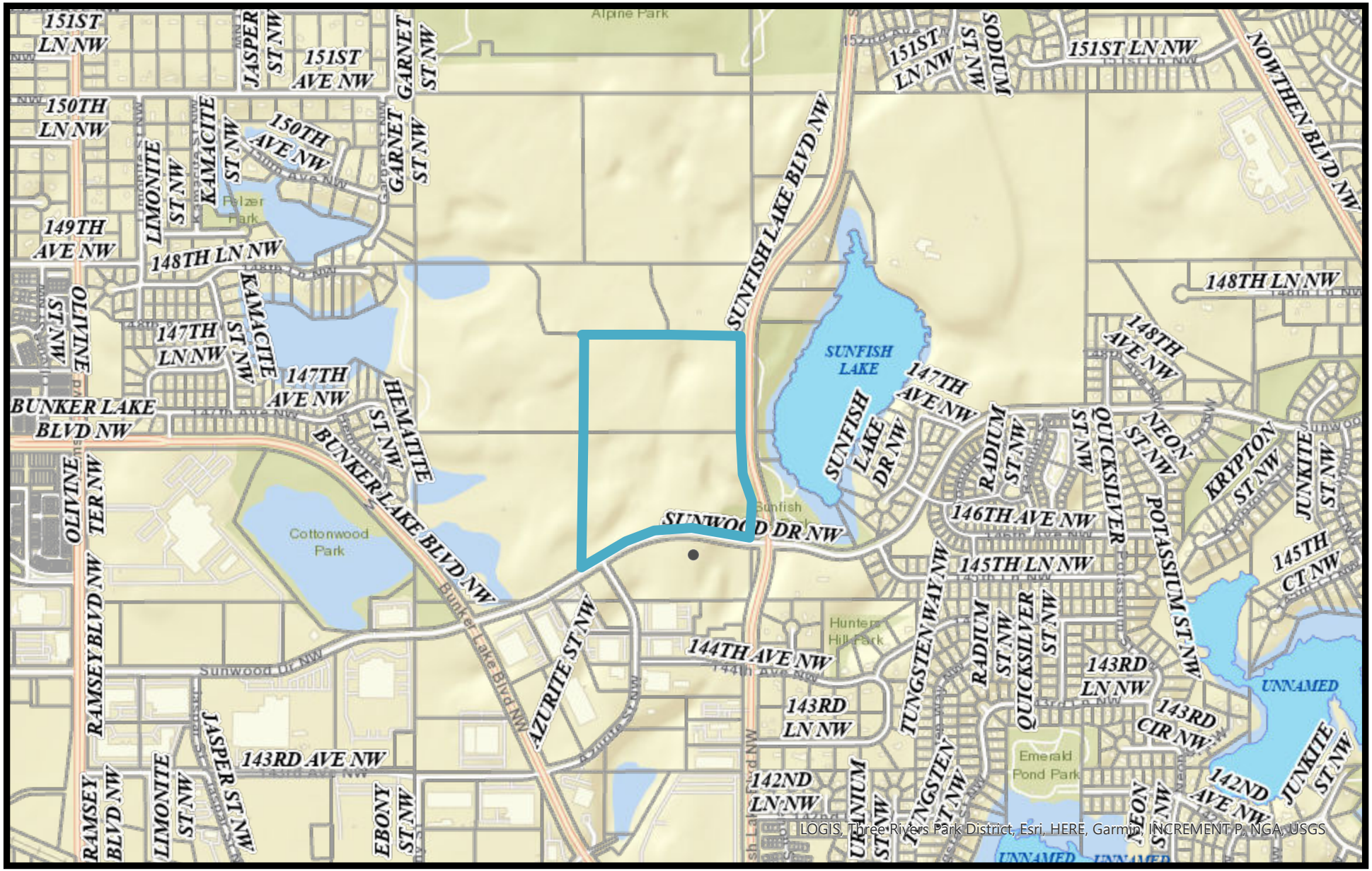
Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/07/2024 10:41 PM
Form Started By: Todd Larson		Started On: 04/17/2024 09:35 AM
Final Approval Date: 05/07/2024		

27-32-25-14-0003

14730 Sunfish Lake Blvd NW

Connexus Energy



Print Date: December 28, 2023

0 0.070.15 0.3 0.45 0.6
mi

CONNEXUS® ENERGY
Your Community Energy Partner

14601 Ramsey Boulevard
Ramsey, Minnesota 55303
763.323.2600
Fax: 763.323.2603
1.800.642.1672
www.connexusenergy.com
info@connexusenergy.com

Stephanie Hanson
Community Development Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: **Zoning Amendment request Parcel ID 27-32-25-14-0003 from I1 – Light Industrial to CL Closed Landfill**

Dear Mrs. Hanson:

Connexus Energy (Connexus) is requesting that Parcel ID 27-32-25-14-0003 be zoned CL Closed Landfill as this designation best reflects the property and permissible uses. This property is subject to the Landfill Cleanup Agreement, effective October 15, 1997, and filed with the Office of the Anoka County Recorder on March 11, 1998, as Document No. 1326786, to provide environmental response for the qualified facility known as the Anoka-Ramsey Closed Landfill. The current zoning classification is inaccurate as the property is not conducive for uses as defined in I1 – Light Industrial.

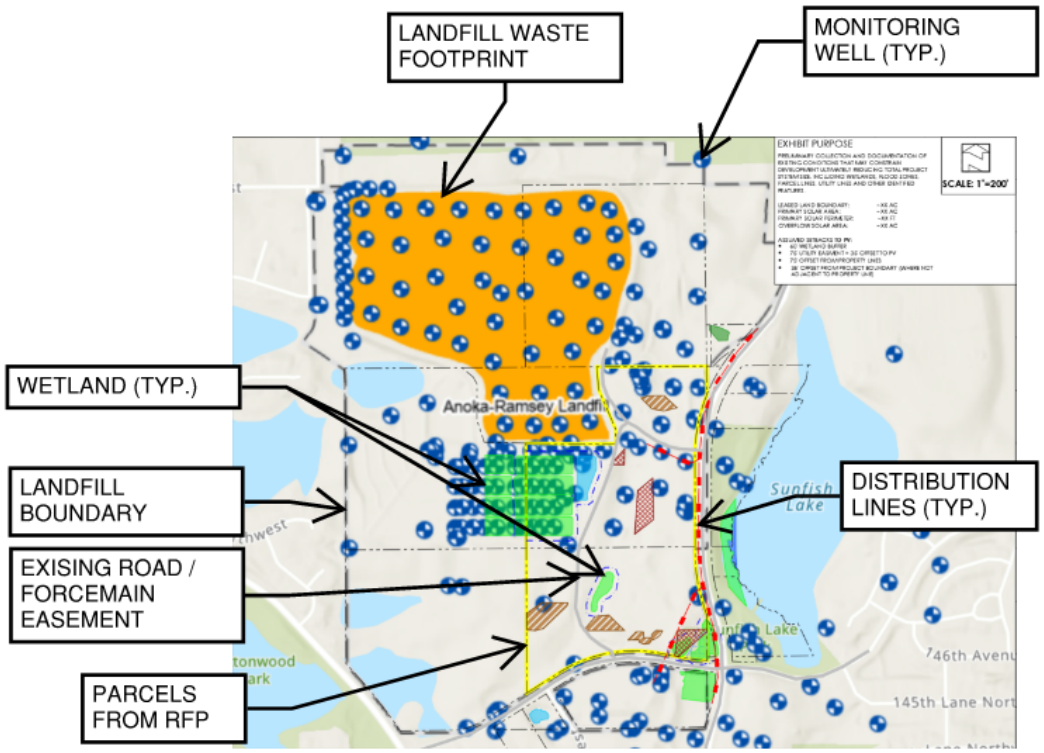
Connexus has an Option to Lease Agreement with the State of Minnesota, acting by and through its Commissioner of the Pollution Control Agency (MPCA). This agreement allows Connexus to construct and operate a renewable energy system on the property. The MPCA has determined that a renewable energy system is compatible with their environmental response action implementation, as specified in Minn. Stat §115B.17, subd. 16(c), under the Landfill Cleanup Program, Minn Stat. § 115B.39-115B.445, and assists the MPCA with carrying out the Landfill Cleanup Program responsibilities and obligations regarding the operation and maintenance of the property including mowing, snowplowing, litter removal and site monitoring.

This Zoning Amendment request is being made under the plans for Connexus to develop a solar energy generation system on the property. The MPCA was granted authority under Laws of Minnesota 2021, 1st Spec. Sess. Chapter 4, article 1, section 2, subd. 10, to take actions and execute agreements to facilitate the beneficial reuse of the Anoka-Ramsey Landfill and, specifically, to install a solar energy generating system.

As part of this submission, we have included a site plan. This site plan works around the existing force main, the berm just north of Sunwood Drive and the tree line just west of Ramsey Blvd. As part of the agreement, the solar generating system will be designed in a manner that will allow for future monitoring wells to be installed in between the rows of solar as deemed necessary by the MPCA.

This parcel includes infrastructure for monitoring the property as a closed landfill. Figure 1 below provides an overview of the site, and specifically identifies the monitoring wells.

Figure 1



SOURCE: Minnesota Pollution Control Agency, Closed Landfill Arc GIS Map Viewer

https://www.arcgis.com/home/webmap/viewer.html?url=https%3A%2F%2Fpca-gis02.pca.state.mn.us%2Farcgis%2Frest%2Fservices%2Fagol%2Fclosedlandfills%2FMapServer&source=sd

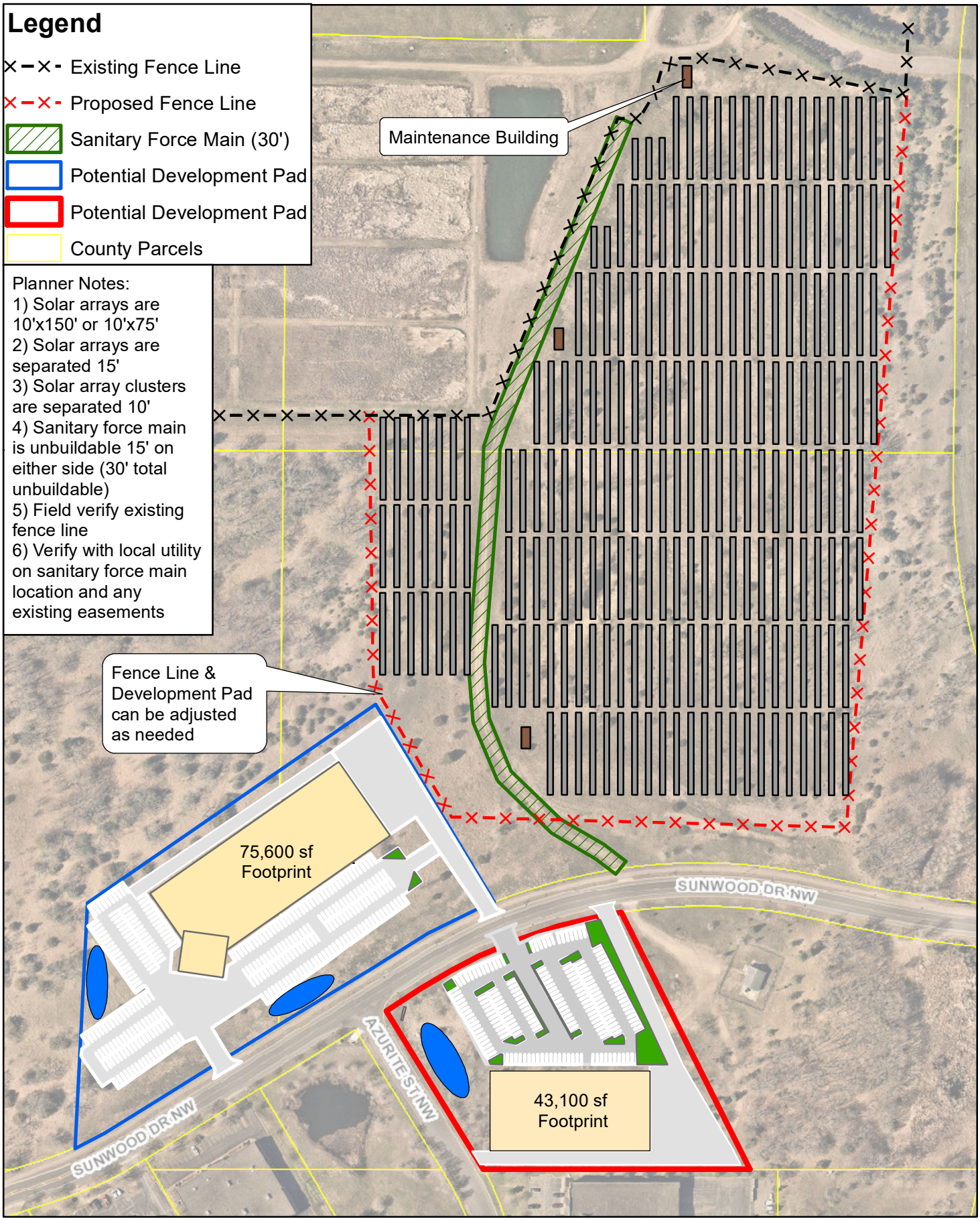
The CL Closed Landfill zoning designation would allow for future monitoring wells and a solar generating system as an acceptable use.

Sincerely,

Brian Burandt
VP Power Supply & Business Development
763.323.2785
Brian.burandt@connexusenergy.com

Enclosure

Connexus Energy Solar Array Conceptual Site Plan With Development Pads



N

1 inch = 235 feet

municipalgroup.org

Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, Municipal Group LLC cannot assume liability for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to function on a particular system. Municipal Group LLC makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.

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STATE OF MINNESOTA

POLLUTION CONTROL AGENCY

OPTION TO LEASE AGREEMENT

ANOKA RAMSEY CLOSED LANDFILL

THIS OPTION TO LEASE AGREEMENT (**"Option to Lease Agreement"**), executed in duplicate, is by and between the State of Minnesota, acting by and through its Commissioner of the Pollution Control Agency, 520 Lafayette Road North, St. Paul, MN 55155 ("**LESSOR**" or "**MPCA**" or "**Commissioner**"), and Connexus Energy, 14601 Ramsey Blvd., Ramsey, MN 55303, a Minnesota cooperative corporation ("**LESSEE**" or "**CO-OP**").

RECITALS

WHEREAS, MPCA is the fee owner of certain real property situated in the County of Anoka, State of Minnesota and depicted in Exhibit "A" and Exhibit "B" attached hereto and incorporated herein (the "Property");

WHEREAS, the Property is subject to a Landfill Cleanup Agreement, effective October 15, 1997, and filed with the Office of the Anoka County Recorder on March 11, 1998, as Document No. 1326786, to provide environmental response for the qualified facility known as the Anoka-Ramsey Landfill (SW-94) or the Anoka-Ramsey Closed Landfill ("Anoka-Ramsey Landfill");

WHEREAS, LESSOR desires to lease to LESSEE and LESSEE desires to lease from LESSOR a portion of the Property consisting of a still to be determined number of developable acres for

DocuSign Envelope ID: 50609158-4DEE-4EE3-AE21-E12F930FEE19

use, estimated to be seven (7) acres of a thirty (30.29) acre parcel ID 27-32-25-11-0004 and sixteen (16) acres of a thirty-five (34.67) acre parcel ID 27-32-25-14-0003 (the "Leased Premises");

WHEREAS, the Leased Premises are subject to the Landfill Cleanup Agreement;

WHEREAS, the Commissioner has determined that this Option to Lease Agreement is compatible with environmental response action implementation, as specified in Minn. Stat. § 115B.17, subd. 16(c), under the Landfill Cleanup Program, Minn. Stat. § 115B.39-115B.445, and assists the Commissioner with carrying out the Commissioner's Landfill Cleanup Program responsibilities and obligations regarding the operation and maintenance of the Leased Premises including building repair and maintenance, mowing, snowplowing, litter removal, and site monitoring;

WHEREAS, the Commissioner was granted authority under Laws of Minnesota 2021, 1st Spec. Sess. chapter 4, article 1, section 2, subd. 10, to take actions and execute agreements to facilitate the beneficial reuse of the Anoka-Ramsey Landfill and, specifically, to install a solar energy generating system as part of a pilot project there.

WHEREAS, LESSEE desires to utilize the Leased Premises to construct and operate renewable energy facilities (the "Facilities") on the Property in accordance with the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lessor hereby grants to Lessee an exclusive option to lease the Leased Premises, subject to the terms and conditions contained in this Option to Lease Agreement.

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1. OPTION TERM AND OPTION PAYMENT

1.01 The lease option period commences on the Effective Date and continues for a period of twelve (12) months (the "Option Period"). For the sum of One Hundred and No/100 Dollars ($100.00) (the "Option Payment"), as nonrefundable option consideration which shall be paid by LESSEE to LESSOR within ten (10) days of the Effective Date, LESSOR and LESSEE agree to the terms set forth in this Agreement.

2. NOTICE REQUIRED TO EXERCISE OPTION

2.01 At any time during the Option Period, LESSEE may exercise its option by delivering notice to LESSOR pursuant to Section 11 below.

3. LEASE TERMS

3.01 Prior to the expiration of the Option Period, LESSOR shall deliver a ground lease agreement incorporating the terms of this Agreement and other commercially reasonable lease terms (the "Ground Lease Agreement") for the Leased Premises for review and full execution by LESSOR and LESSEE.

3.01 Prior to the expiration of the Option Period, LESSEE shall prepare a legal description and survey of the Leased Premises, at its own expense. This legal description and survey shall be incorporated into the Ground Lease Agreement. The final area to be leased by LESSEE will be determined as a surveyed parcel and site plan to be agreed upon by LESSOR and LESSEE

3.02 LESSEE shall agree to pay to LESSOR an annual rental payment beginning at eight hundred seventy-four dollars ($874) per acre per year with one and half percent

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(1.5%) annual increases, for an initial term of thirty (30) years with two (2) five (5) year renewal options.

3.03 In addition to other commercially reasonable lease terms, the Ground Lease Agreement may require LESSEE to:

a) Plant and maintain pollinator habitat;

b) Recycle or otherwise properly dispose of solar equipment at end of project;

c) Work cooperatively in public outreach; and

d) Install solar equipment on top of landfill cover when appropriate.

4. DISCLOSURE RELATING TO CLOSED LANDFILL ADJACENCY

4.01 The CO-OP understands that the Leased Premises is located on land adjacent to a closed landfill containing mixed municipal solid waste and demolition waste for which the MPCA has entered into a Landfill Cleanup Agreement under the provisions of Minn. Stat. §§ 115B.39-115B.445, that the Leased Premises is subject to the Landfill Cleanup Agreement, and that the parcel of land containing the Leased Premises is being used for environmental response action. The CO-OP understands that the MPCA may take environmental response action on or related to the land on which the Leased Premises is located and that such action may affect this Option to Lease Agreement. The CO-OP waives any claims or causes of action, known and unknown, for personal injury or property damage which the CO-OP may now or hereafter have which are caused by or in any way related to the existence of the closed landfill.

5. DEFAULT OR BREACH

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Each of the following events shall constitute a default or breach of this Option to Lease Agreement by the CO-OP:

5.01 If the CO-OP shall fail to perform or comply with any of the conditions of this Option to Lease Agreement and if the nonperformance shall continue for a period of 10 days after notice of nonperformance given by the MPCA to the CO-OP, or if the performance cannot be reasonably had within the 10 day period, the CO-OP shall not in good faith have commenced performance within the 10 day period and thereafter diligently proceeded to completion of performance.

5.02 If this Option to Lease Agreement shall be transferred to or shall pass to or devolve on any other person or party, except in the manner permitted in this Lease Agreement.

6. TERMINATION

6.01 This Option to Lease Agreement may be terminated by the MPCA for default or breach or any reason at any time upon giving sixty (60) days written notice of such termination to the CO-OP.

6.02 The CO-OP may terminate this Option to Lease Agreement for any reason at any time upon giving sixty (60) days written notice of such termination to the MPCA.

6.03 If terminated, LESSEE shall lose entitlement to any refund of the Option Payment.

7. WAIVERS

7.01 A waiver by either party of any breach of any term, condition, or provision herein contained shall not be deemed a waiver of any subsequent breach of such term,

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condition, or provision, or any other term, condition, or provision contained herein.

8. GOVERNING LAW AND VENUE

8.01 It is agreed that this Option to Lease Agreement shall be governed by, construed by, and enforced in accordance with the laws of the State of Minnesota without regard to its choice-of-law provisions. Venue for all legal proceedings arising out of this Option to Lease Agreement, or its breach, must be in the appropriate state court with competent jurisdiction.

9. ENTIRE AGREEMENT

9.01 This Option to Lease Agreement shall constitute the entire agreement between the parties. Any prior understanding or representation of any kind preceding the date of this Option to Lease Agreement shall not be binding upon either party except to the extent incorporated in this Option to Lease Agreement.

10. MODIFICATION OF AGREEMENT

10.01 Any modification of this Option to Lease Agreement or additional obligation assumed by either party in connection with this Option to Lease Agreement shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

11. NOTICES

11.01 All notices, demands, or other writings in this Option to Lease Agreement shall be addressed as follows:

TO MPCA: Minnesota Pollution Control Agency
Closed Landfill Program

DocuSign Envelope ID: 50609158-4DEE-4EE3-AE21-E12F930FEE19

520 Lafayette Road North St. Paul, MN
55155-4194

TO CO-OP: Connexus Energy
14601 Ramsey Blvd.
Ramsey, MN 55303

11.02 The address to which any notice, demand, or other writing shall be sent may be changed by written notice given to the other party.

11.03 Any notice required or permitted to be given under this Agreement shall be given in writing and shall be sent to the address of the party as listed in 11.01 above, as may be updated by either party upon written notice to the other party within five (5) days of any change. Notices shall be delivered by hand delivery, express courier, facsimile or electronic mail. Except as may otherwise be specified in this Agreement, all notices, requests, statements, and other communications shall be deemed to have been duly given on (a) the date of delivery if delivered by hand or by express courier, (b) the time stamp upon delivery if sent by electronic mail (provided, however, any notice timestamped after 5:00 p.m., Central Time, shall be deemed received on the next day), (c) date of receipt of a time-stamped legible copy thereof if sent by facsimile (provided, however, any notice timestamped after 5:00 p.m., Central Time, shall be deemed received on the next day), or (d) the earlier of the date set forth in clauses (a), (b) and (c) if delivery is made by more than one of such means.

12. TIME OF THE ESSENCE

12.01 It is specifically declared and agreed that time is of the essence in all provisions of this Option to Lease Agreement.

DocuSign Envelope ID: 50609158-4DEE-4EE3-AE21-E12F930FEE19

13. PARAGRAPH HEADINGS AND RECITALS

13.01 The titles to the paragraphs of this Option to Lease Agreement are solely for the convenience of the parties and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this Lease Agreement.

13.02 The Recitals are part of the Option to Lease Agreement and are incorporated herein by this reference.

14. BINDING EFFECT

14.01 This Option to Lease Agreement shall bind and inure to the benefit of the respective personal representatives, successors, and assigns of the parties.

15. EFFECTIVE DATE

15.01 The Effective Date shall be the date on which the last party signs this Option to Lease Agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

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IN TESTIMONY WHEREOF, the parties have set their hands on the date(s) appearing beneath their signatures intending to be bound thereby.

LESSEE:

CONNEXUS ENERGY

By: _____

Name: Brian Burandt

Title: VP, Power Supply & Business Development

Date: 11/7/23

LESSOR:

STATE OF MINNESOTA
COMMISSIONER OF THE
POLLUTION CONTROL AGENCY

DocuSigned by:

By: Wayne Cords
B340E366942B4F6...

Name: Wayne Cords

Title: Operations Assistant Division Director

Date: November 8, 2023

ATTEST:

By: _____

Name: Krista Benjamin

Title: Manager, Executive Services

Date: 11/7/2023

DS
CS

ORDINANCE #24-02

CITY OF RAMSEY
ANOKA COUNTY
STATE OF INNESOTA

AN ORDINANCE AMENDING SECTION 106-120 "OFFICIAL ZONING MAP" OF CHAPTER 106 OF THE CITY CODE OF RAMSEY, MINNESOTA.

SECTION 1. AMENDMENT

A portion of the following legally described property is hereby rezoned from Light Industrial I-1 to Closed Landfill CL:

The Southeast quarter of the Northeast quarter of Section 27, Township 32, Range 25, except that part platted as Sunfish Lake Business Park, excluding roads, subject to easements of record, Anoka County, Minnesota

That portion of the above-described parcel being rezoned is the approximate North 800 feet of the East 1000 feet.

SECTION 2. MAP

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Official Zoning Map."

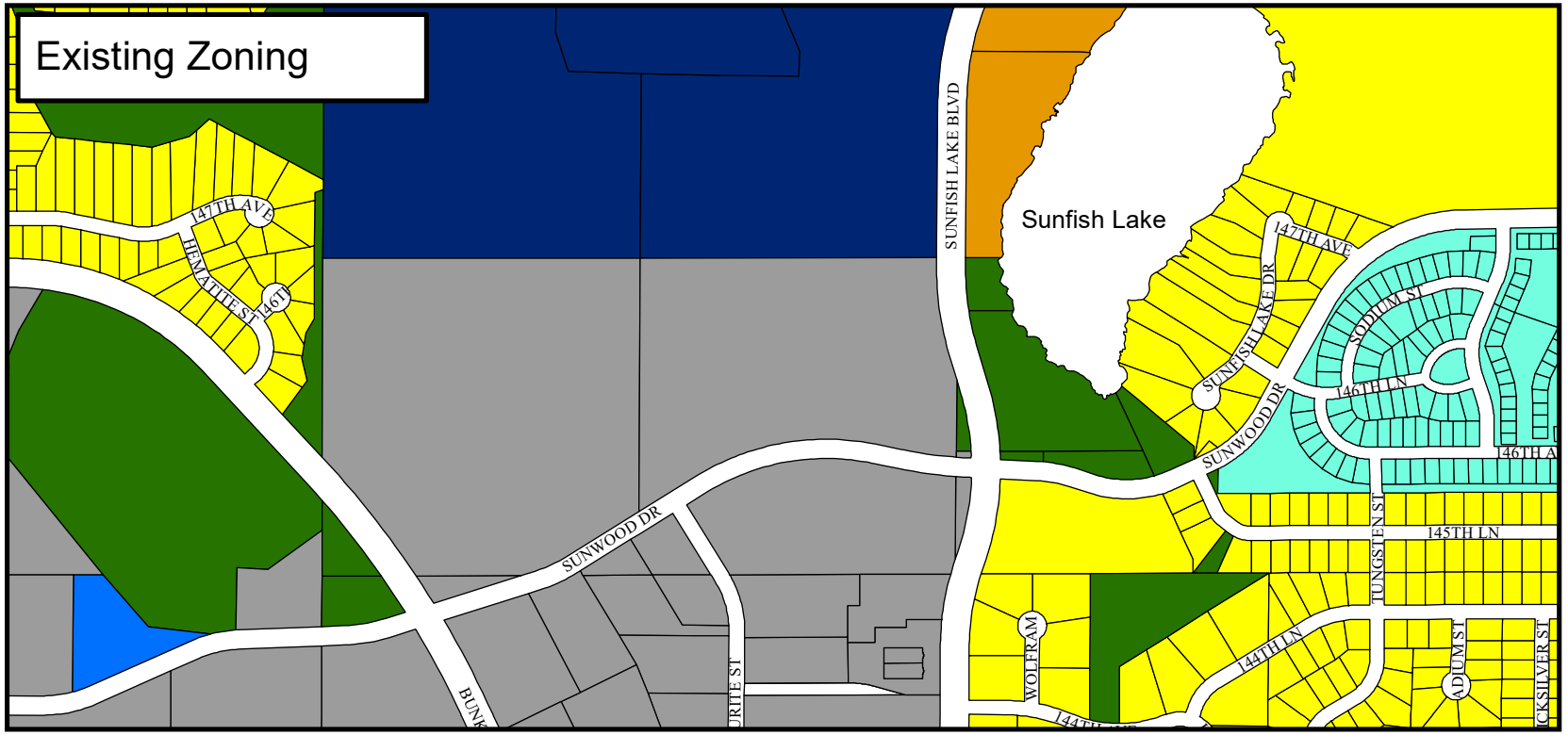
SECTION 3. EFFECTIVE DATE

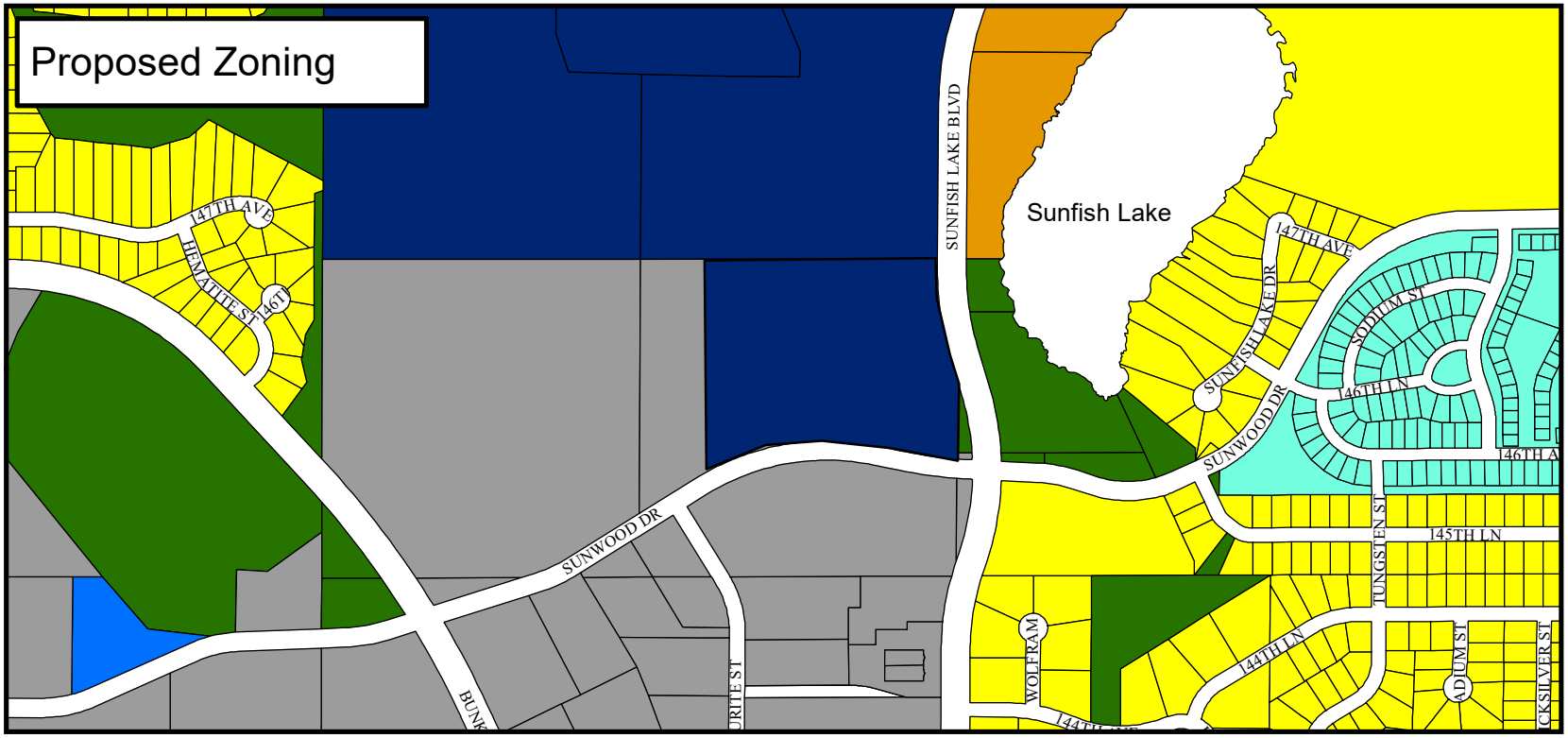
This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the 27th day of February, 2024.

Connexus Energy

Proposed Rezoning





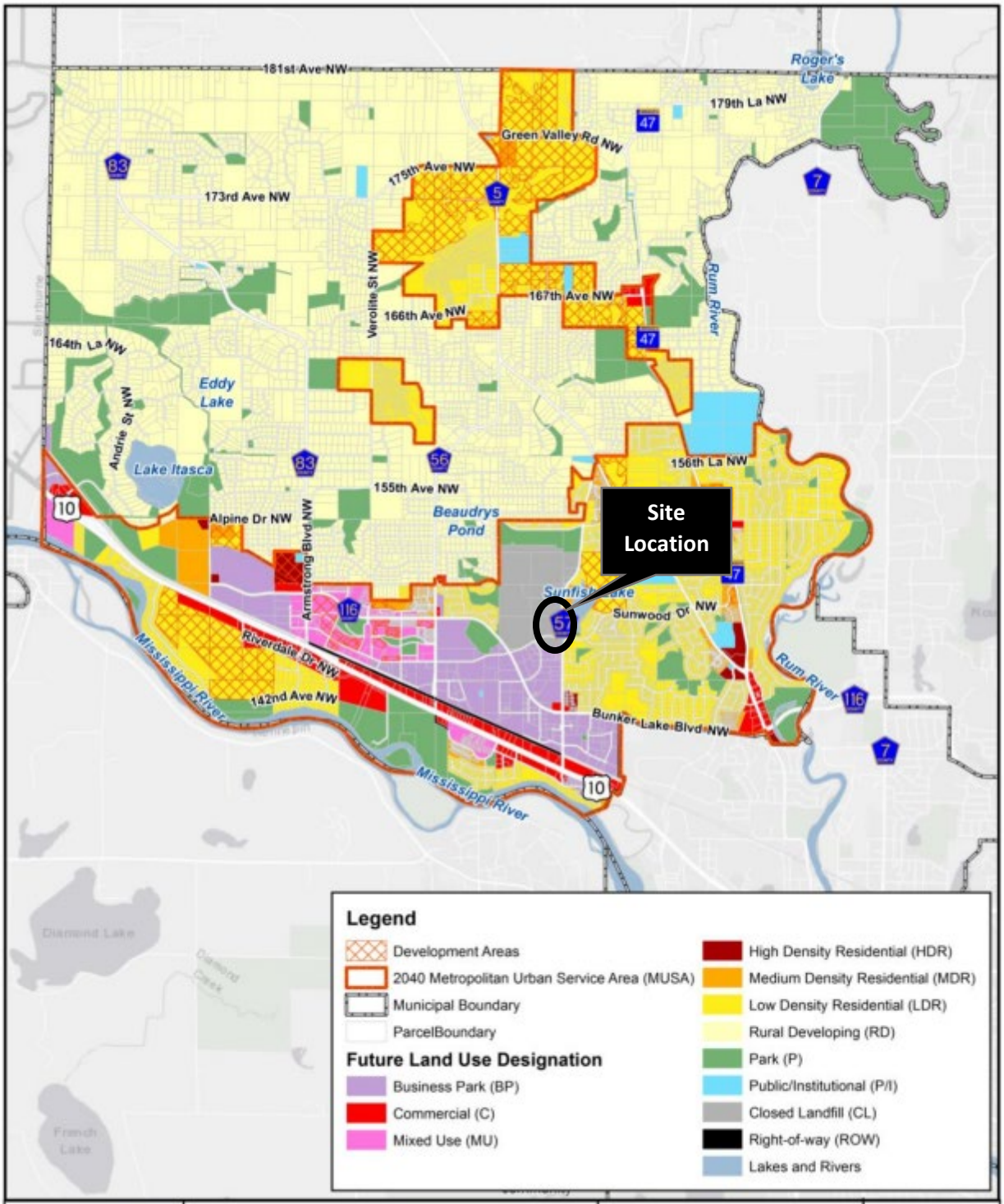
Legend

Zoning Districts

- MUSA Reserve
- RR Rural Residential
- R-1A Single-Family 75'
- R-1B Single-Family 65'
- R-1C Single-Family 50'
- R-2 Medium Density Residential
- R-3 High Density Residential
- B-1 Neighborhood Business
- B-2 Community Business
- B-3 Regional Business
- I-1 Light Industrial
- I-2 General Industrial
- COR-1
- COR-2
- COR-2b
- COR-3
- COR-4a
- COR-4b
- COR-4c
- PUD
- PI Public/Institutional
- P Parks and Open Space
- CL Closed Landfill
- ROW Rights-of-way
- MUSA2040

City of RAMSEY

January 8, 2024



City of RAMSEY

Metropolitan Urban Service Area
Development Areas
Ramsey, MN

N

0 2,500 5,000 Feet

wsb

View from Sunwood Drive NW:

Anoka



The proposed solar project will be located north of the existing screening berm that runs along the majority of the southern site boundary. It is anticipated that the solar design will have a maximum height that will be screened from the street elevation along Sunwood Drive via the berm. *Conifer trees will be planted in areas where the berm and existing topography do not screen the proposed solar project.*

Views from Sunfish Lake Blvd. NW:

It is anticipated that the solar design will have a maximum height that will be screened from the street elevation along the entire Sunfish Lake Blvd boundary by existing trees and by the hill adjacent to the planned solar footprint.





CC Regular Session

Meeting Date: 05/14/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

Introduce Ordinance #24-08: Rezone Property in the Donna Farms plat from B-2 to B-3

Purpose/Background:

The City has received an application from Markquart Ramsey, LLC (the "Applicant") for a Final Plat and Zoning Map Amendment from B-2 to B-3 on the property currently described as Outlot B, Riverstone South. The Subject Property is addressed as 8655 and 8725 Riverdale Drive NW.

The Final Plat has been added to the Consent Agenda for the May 14th meeting. The Zoning Amendment is broken out separately for this case, due to the nature of reviewing and adopting an ordinance to enact a Zoning Map Amendment.

Notification:

Staff attempted to notify property owners within 700 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request and the Public Hearing to be held by the Planning Commission. A notice of the Public Hearing was published in the Anoka County UnionHerald, the City's official newspaper. A proposed development sign was placed on the property.

Time Frame/Observations/Alternatives:

Subject Property and Zoning Map Amendment

The Subject Property is generally located between US Highway 10 and Riverdale Drive NW, east of the Pearson Farm and west of the City-owned stormwater pond constructed as part of the Riverdale Drive extension project in 2022. The Subject Property is currently zoned B-2, Community Business District. The Applicant is requesting a Zoning Map Amendment from B-2 to B-3, Regional Business District. This is to accommodate an RV sales and service facility on one lot for Markquart RV (formerly known as RV World), who is looking to relocate and expand their operations in Ramsey and a U-Haul self-storage facility and truck rental depot on the other lot. It should be noted that both uses will require Conditional Use Permits, and it is anticipated that each business will submit Land Use Applications in the near future. Conceptual site plans are attached to this report and will be refined as part of each businesses' land use applications.

All details pertaining to each business's site plan, building design, landscaping, and other design-related items will be reviewed at the time of receiving a complete Land Use Application.

The site is guided for commercial uses in the Comprehensive Plan. A rezoning from B-2 to B-3 would be consistent with the Comprehensive Plan. When the Zoning Code was updated in 2023, the general rationale for the allotment of commercial uses (the "B" zones) was that B-1 was adjacent to residential uses, B-2 was across a street from residential uses, and B-3 was set away from residential uses. This site is across Riverdale Drive from Riverstone South. It is recommended that the two proposed businesses keep in mind the proximity to the Riverstone South neighborhood when developing their site plans by adding extra beaming and landscaping along Riverdale Drive in order to be better neighbors.

The adjacent properties to the east and west will remain zoned B-2.

Alternatives
Alternative 1: Approve the Zoning Map Amendment, as recommended by Staff and Planning Commission.
Alternative 2: Deny the Zoning Map Amendment, based on supporting findings of fact.

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

Recommendation:
At its meeting on April 25, the Planning Commission unanimously voted to recommend approval of the Zoning Map Amendment.

Outcome/Action:
Motion to introduce Ordinance #24-08, Approving a Zoning Map Amendment from B-2 to B-3 for Donna Farms.

Roll Call Vote
Councilmember Olson
Councilmember Woestehoff
Councilmember Specht
Councilmember Musgrove
Councilmember Howell
Councilmember Riley
Mayor Kuzma

Attachments

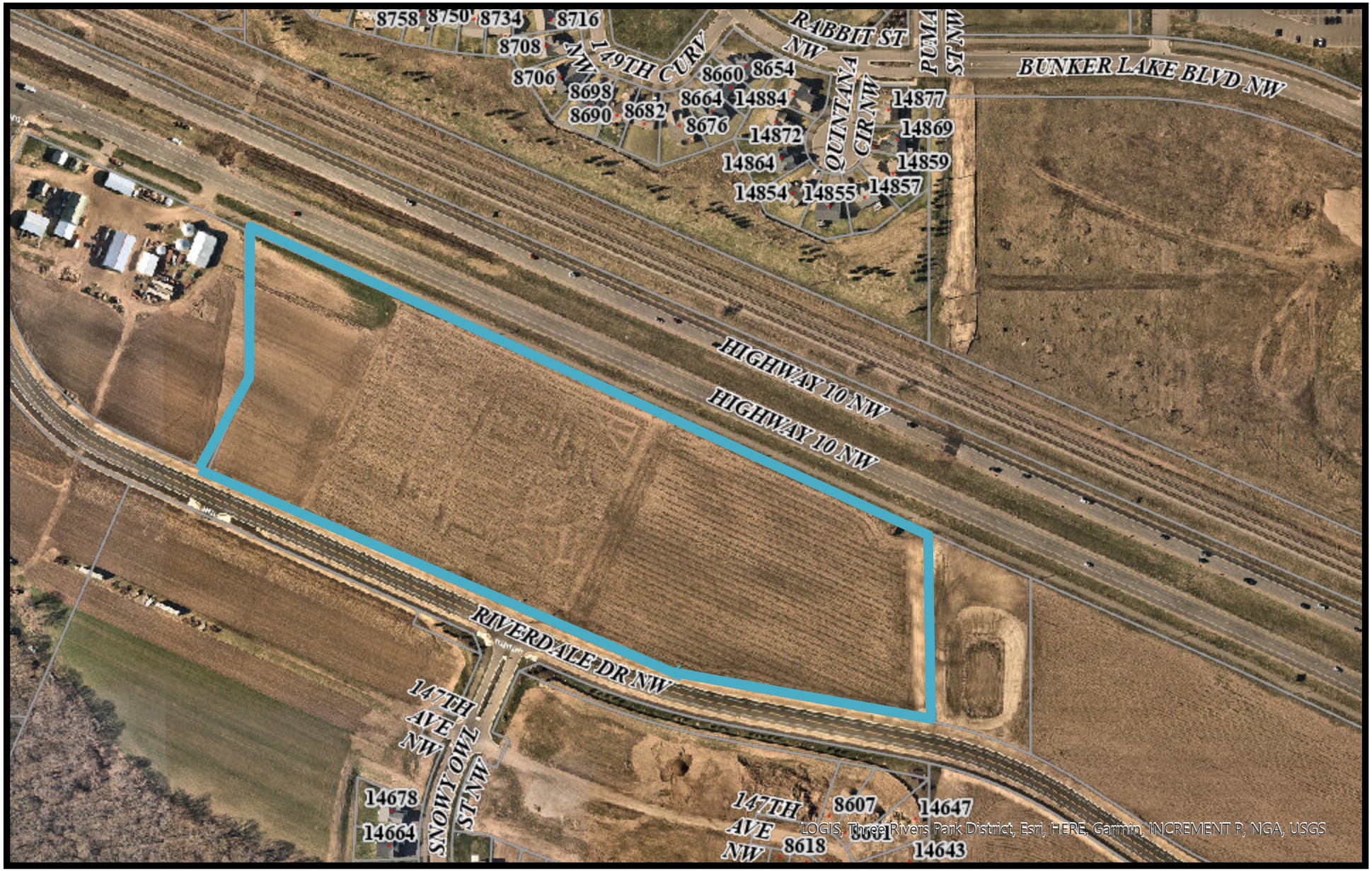
Location Map
Ordinance #24-08
Final Plat
U-Haul Site Plan on Lot 1 - for reference only
Markquart RV Site Plan on Lot 2 - for reference only

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/07/2024 10:43 PM
Form Started By: Adam Martin		Started On: 04/26/2024 04:00 PM
Final Approval Date: 05/07/2024		

Outlot B Riverstone South
29-32-25-22-0024

DONNA FARMS



Print Date: March 20, 2024

0 0.02 0.04 0.07 0.11 0.14
mi

ORDINANCE #24-08
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE AMENDING SECTION 106-120 "OFFICIAL ZONING MAP" OF CHAPTER 106 OF THE CITY CODE OF RAMSEY, MINNEOSTA

The City Council of Ramsey ordains:

SECTION 1. AUTHORITY
This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENT TO SECTION 106-120 PERTAINING TO A ZONING MAP AMENDMENT.

The following legally described properties are hereby rezoned from B-2 – Community Business District to B-3 – Regional Business District:

Parcel 1: 8655 Riverdale Drive NW
Lot 2, Block 1, DONNA FARMS, Anoka County, Minnesota

Parcel 2: 8725 Riverdale Drive NW
Lot 1, Block 1, DONNA FARMS, Anoka County, Minnesota

SECTION 3. MAP
The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Official Zoning Map."

SECTION 4. EFFECTIVE DATE

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

DONNA FARMS

KNOW ALL PERSONS BY THESE PRESENTS: That Donna Farms, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot B, RIVERSTONE SOUTH, according to the recorded plat thereof, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as DONNA FARMS and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said Donna Farms, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ___ day of _____, 20___.

DONNA FARMS, LLC

_____
Steven M. Jung, President

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on _____ by Steven M. Jung, President of Donna Farms, LLC, a Minnesota limited liability company, on behalf of the company.

_____ (Signed)

_____ (Printed)

Notary Public, _____County, _____

My commission expires _____

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

Dated this ___ day of _____, 20___.

_____
Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on _____ by Jason E. Rud.

_____ (Signed)

_____ (Printed)

Notary Public, _____County, Minnesota

My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

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

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

By:_____, Mayor By:_____, Clerk

COUNTY SURVEYOR

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

By:_____
David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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

_____ By: _____, Deputy
Property Tax Administrator

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of DONNA FARMS was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20__, at ___ o'clock __.M. and was duly recorded as Document Number_____.

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

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 29 & 30, TWP. 32, RGE. 25

FOR THE PURPOSES OF THIS PLAT, THE NORTHEASTERLY LINE OF OUTLOT B, RIVERSTONE SOUTH IS ASSUMED TO HAVE A BEARING OF SOUTH 66 DEGREES 01 MINUTES 43 SECONDS EAST.

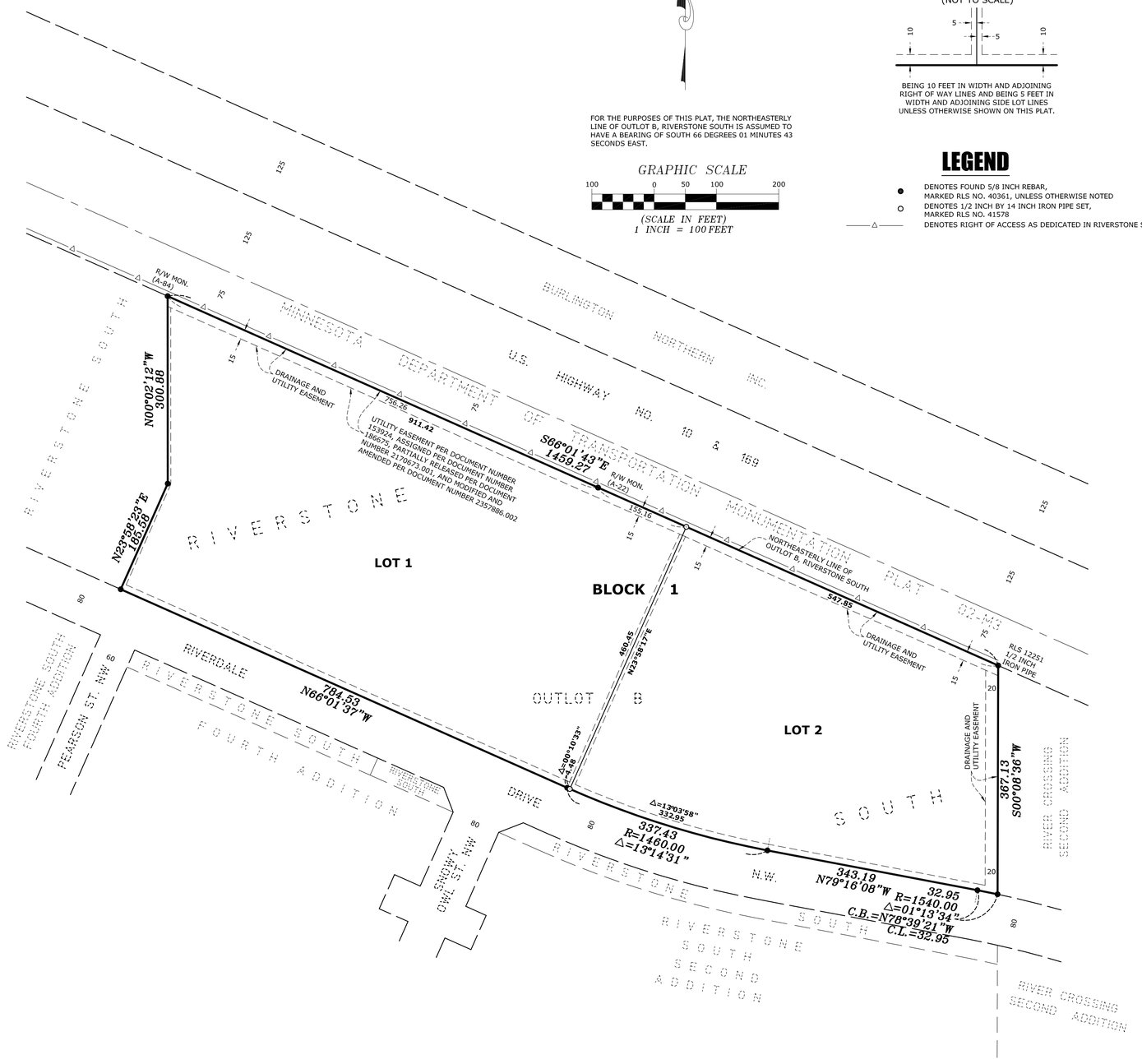
GRAPHIC SCALE
100 0 50 100 200
(SCALE IN FEET)
1 INCH = 100 FEET

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

BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES AND BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES UNLESS OTHERWISE SHOWN ON THIS PLAT.

LEGEND

- DENOTES FOUND 5/8 INCH REBAR, MARKED RLS NO. 40361, UNLESS OTHERWISE NOTED
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 41578
- DENOTES RIGHT OF ACCESS AS DEDICATED IN RIVERSTONE SOUTH





PRELIMINARY SITE PLAN

SCALE: 1" = 50' - 0"



SITE AERIAL

SCALE: N.T.S.

Zoning Information

Project Name:	U-Haul Moving & Storage of Ramsey, MN
Municipality:	City of Ramsey, MN
Project Address:	Hwy 10 & Riverdale Dr., Ramsey, MN
Parcel No. / Area:	7-Acres
Zone:	**Rezoned to B-3**

Uses:
- Self-Storage
- U-Haul Truck & Trailer Sharing
- Related Retail Sales

SITE DATA

- PRELIMINARY -

SHEET NOTES:

REVISIONS:

NO:	DATE:	MMIAS	NOTES
1			Ramsey, MN
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS, NOT FOR CONSTRUCTION, FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY
CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:

U-Haul of Ramsey, MN
Hwy 10 & Riverdale Dr.
RAMSEY, MN

SHEET CONTENTS:

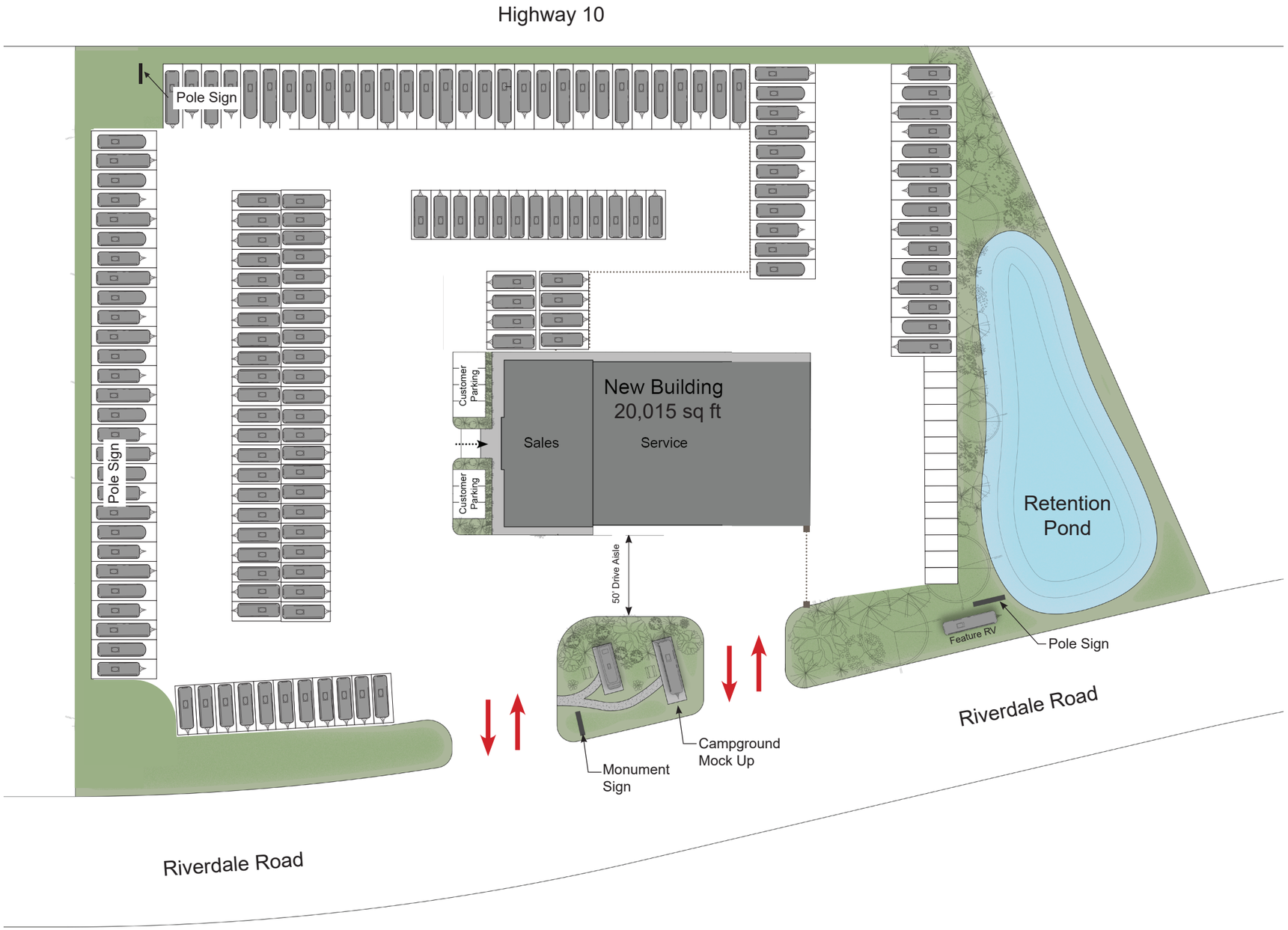
PRELIMINARY
SITE PLAN

729XXX

DRAWN:	GKT	SP1
CHECKED:	PB	
DATE:	04.17.2024	

XXXXXXXXX

© 2024 AMERCO REAL ESTATE COMPANY


Highway 10
Pole Sign
Pole Sign
Customer Parking
New Building
20,015 sq ft
Sales
Service
Customer Parking
50' Drive Aisle
Retention Pond
Feature RV
Pole Sign
Riverdale Road
Monument Sign
Campground Mock Up
Riverdale Road
N

CC Regular Session

Meeting Date: 05/14/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

Consider a Zoning Map Amendment and Site Plan for Norhart Ramsey at 7975 and 7979 Sunwood Drive NW

Purpose/Background:

Norhart (the "**Applicant**") has submitted a Land Use Application for development of a 3.88-acre parcel in the COR, bounded by Sunwood Drive to the west, Zeolite Street to the east, future Ramsey Parkway to the north, and the Home2Suites site (currently under construction) to the south. The project will consist of 218 apartment units distributed through 5 floors, a sunken parking garage, and 5,000 square feet of retail space on the ground floor, situated at the southwest corner of the site. The site is currently zoned COR-4b and guided for Mixed-Use in the City's Comprehensive Plan. The site will be platted as part of Waterfront Village. In order to accommodate the proposed development, the Applicant is requesting a Zoning Map Amendment, a Site Plan Review, and a Variance to Height Regulations in the COR Zoning District.

The Planning Commission approved the Variance to Height Regulations in the COR Zoning District at their regular meeting on April 25th, 2024. During that same meeting, the Planning Commission also voted to recommend the City Council approve the Zoning Map Amendment and Site Plan.

Notification:

Staff attempted to notify property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request and the Public Hearing held by the Planning Commission on April 25, 2024. A notice of the Public Hearing was published in the Anoka County UnionHerald, the City's official newspaper. A proposed development sign was placed on the property facing Sunwood Drive.

Time Frame/Observations/Alternatives:

Subject Property

The Subject Property is located in the COR, bounded by Sunwood Drive to the west, Zeolite Street to the east, future Ramsey Parkway to the north, and the Home2Suites development to the south. The proposed addresses are 7975 Sunwood Drive for the retail space and 7979 Sunwood Drive for the apartments.

The Subject Property is currently zoned COR-4b, which was part of the Waterfront Village lot when the City adopted a new city-wide zoning map in November 2023. It is guided for Mixed-Use in the City's 2040 Comprehensive Plan, and is approximately 3.88 acres in size. Surrounding properties are also guided for Mixed-Use, though this will only be the second instance of vertical mixed-use development in the COR, with the first instance being The Residence at the COR Apartment Homes at 7700 Sunwood Drive.

Site Plan

The proposed building has a footprint of 43,866 square feet, and is roughly L-shaped along Sunwood Drive and Ramsey Parkway, with the amenities corner situated at the northwest corner along the roundabout. The north leg of the building is designed to follow the contour of Ramsey Parkway as it curves along the site. Sixty-four (64) percent of the building frontage is located within 20 feet of the right-of-way of Sunwood Drive and Ramsey Parkway, which satisfies the minimum requirement of 60 percent as stated in the COR Framework. The proposed development has 26.3 percent building coverage and 54 percent hard surfacing coverage (including pavement, sidewalks, outdoor patios, and the pool deck) on the lot, resulting in 81.1 percent impervious surfacing coverage

on the lot. Other developments of this scale in the COR have similar percentages.

The building is designed to have the main residential entrance in the northwest corner of the building, facing southeast toward the parking lot. Additional secure entrances for residents will be located at the northwest corner of the building (facing the roundabout and aligning with the entrance to ALDI across the street), the southwest corner of the building (along Sunwood Drive), and the southeast corner of the building (to align with the pool house and sidewalk along Zeolite Street). Additional entrances to the retail space will come from both the west (along an outdoor patio fronting along Sunwood Drive) and east (along the parking lot). In addition to the pedestrian entrances to the building, there is a vehicular entrance along the east end of the building to access the sunken parking garage. It should be noted that this is the first instance of underground or sunken parking in the COR. Vehicular access to the lot will come from two driveways: a shared driveway with Home2Suites onto Sunwood Drive, located at the southwest corner of the lot, and a standalone driveway onto Zeolite Street at the southeast corner of the lot.

In addition to the proposed mixed-use building, the Applicant is proposing a 580-square foot pool house with restrooms and equipment space for an outdoor pool and patio space situated along Zeolite Street between the parking garage entrance ramp and the southeast driveway onto Zeolite Street. There will be a privacy fence and a vegetation buffer between the pool deck and Zeolite Street which will serve as a visual buffer for both residents of the Norhart site and multi-modal traffic along Zeolite Street. The Applicant is also proposing a trash enclosure southeast of the proposed building, with the gates facing northward, away from Home2Suites and all adjacent streets. Both the pool house and the trash enclosure will be designed with similar building materials to the principal building.

Minimum parking requirements for the 218 apartment units are 1.5 stalls per unit, which results in 327 required parking stalls. Additionally, retail shopping uses require one parking stall for each 200 square feet of floor space for retail uses under 20,000 square feet. While the retail tenant has not yet been determined, which also means the retail build-out of the space has not yet been designed, 25 parking stalls would be required for the full 5,000 square feet of retail space. This results in a total requirement of 352 parking stalls. 344 parking stalls are provided on-site (120 internal parking stalls for residents, and 224 external parking stalls to be shared by residents, employees, and retail customers). It is anticipated by both City Staff and the developer that some of the external parking stalls will be shared throughout the day, as is common in mixed-use developments. There will be on-street parking along Ramsey Parkway to accommodate any overflow of retail customers or visitors. Staff recommends approval of the proposed parking count.

Architecture and Building Elevations

The building will have five stories above-ground, with an additional story of sunken parking that extends up to five feet above grade along portions of the building facade. More information on the building's height can be found under the "Variance" section of this staff report. The building facade will consist of curtain walls (glass with aluminum framing), white EIFS, black EIFS, Magic Pak air conditioners for each residential unit, and a "black Class I material." Since the Applicant is not anticipating to break ground on this project until Spring 2025, it was requested to approve two material options for the "black Class I material" to account for availability and pricing of materials at the time of construction. The two proposed options include Flextile Eco-Stone (which consists of inorganic material, clay, and ore) and Rear Ventilated Rainscreen (which consists of an aluminum composite material). The City's Building Inspection staff have reviewed all proposed materials, which all appear to comply with Minnesota Building Code. It should be noted that the Applicant has used these same materials on other projects in Oakdale and Cottage Grove.

It should be noted that the COR Framework does not discuss Class-I and Class-II materials as the Zoning Code does for business districts. Instead, it discusses the "Use of high quality materials, suggesting a preference towards native materials and masonry elements, with respect for local techniques" (page 27). Furthermore, the metals and the Flextile would be considered Class-II materials for business buildings in Zoning. The proposed building materials are more contemporary in nature than discussed by the COR Framework. The Planning Commission has expressed openness to these designs.

Signage

The following signs are proposed to be installed on the building and site:

- Channel-letter signage for the future retail tenant on the ground floor, along the west, south, and east sides of the building, each measuring approximately 27.5 square feet in area.
- Channel-letter "Norhart" signage on the roof parapet along the south side of the building, measuring approximately 51 square feet in area.
- Channel-letter "Norhart" signage on the fifth floor along the northwest side of the building, measuring approximately 51 square feet in area.
- Channel-letter "n" (Norhart's logo) on the ground floor along the west side of the building, measuring approximately 100 square feet in area.
- The generic "Retail" sign noted on the south and west elevations will be the location of the retail tenant's signs.
- Two freestanding monument signs, each measuring 10 feet tall, with a base of 6 feet in width and 1.5 feet in length. Each sign face will measure approximately 60 square feet in area.
    - One sign will be located at the southwest corner of the site, at the intersection of Sunwood Drive and the shared driveway with Home2Suites;
    - The other sign will be located at the northeast corner of the site, at the intersection of Ramsey Parkway and Zeolite Street.

The total proposed signage is 316 square feet for wall signage, divided between 8 total signs, and 240 square feet of display area on the two freestanding monument signs. It is recommended that the proposed sign package be approved.

Landscape Plan

As noted in the Environmental Policy Board's (EPB) recommendation from March 18, there are no significant trees on the Subject Property and therefore, there was no need for an inventory or preservation plan. The Environmental Policy Board may recall that much of the remaining vacant land in The COR was cleared and grubbed last fall. The proposed landscaping for this project includes forty-five (45) new trees. The combination of plantings for the hotel project, this project, and the Waterfront Village detached townhome project (north of the Subject Property), along with the City's improvements to The Waterfront, which also includes plantings, will ultimately exceed the reforestation requirements from the clearing and grubbing activities last fall.

The landscape plan includes a combination of deciduous trees and both evergreen and deciduous shrubs. The perimeter of the site (all views from public roads and entrances) is well landscaped. Staff had recommended enlarging the parking lot islands to accommodate trees, which would not only provide some shade but also break up the parking lot with some visual relief. However, this would result in the loss of parking spaces, which would drop below the minimum number of stalls required. In lieu of installing trees, Staff has recommended increasing the number of shrubs in these islands. Staff provided a few other minor comments regarding the Landscape Plan, most specifically limiting plantings in the boulevard along Zeolite Street to include only trees (no shrubs) and to utilize a species from the Connector Street pool of species outlined in The COR Design Framework.

Lighting Plan

Section 106-310 of City Code provides lighting regulations for all developments in the City. All photometric readings will measure less than 0.5 footcandles at the property line and will measure at least 1.0 footcandle throughout the parking lot in compliance with City Code. All lighting must be downcast and shielded. The proposed lighting plan shows a 27-foot mounting. It is recommended that the plans be modified to use a 20-foot mounting to match Home2Suites to the south. Additional light poles are likely required to meet the light levels.

Utilities

The building will be connected to municipal water via a stub along the south edge of the property, and connected to sanitary sewer via a stub to the north along Ramsey Parkway, which will be constructed as part of COR Infrastructure Project currently underway.

Stormwater Management

All stormwater from the site will be directed into a network of pipes that flow into the large regional retention basin in Waterfront Park then into the regional infiltration basin at the southeast portion of the COR. A separate

system of pipes will collect stormwater from a trench drain at the bottom of the parking garage ramp. This will help prevent back-up and overflow of stormwater pipes during high-precipitation weather events. The Applicant will contribute the cost of constructing a storm water basin on-site into the regional basin.

Zoning Map Amendment

The Subject Property was rezoned to COR-4b back in November 2023 to accommodate the Waterfront Village development to the north, since the Subject Property was included as part of that larger parcel at that time. However, the COR-4b zoning district allows mutli-family residential uses, but only to a density of 4 to 15 units per acre. The COR-4c zoning district allows 15 or more units per acre, with a theoretical maximum density of 75 units per acre, as defined by the City's 2040 Comprehensive Plan. The only other instance of the COR-4c zoning district in the City is Greenway Terrace Apartments, which was approved in 2017 for a residential density of 26.7 units per acre. The Applicant's proposed density is 56.2 units per acre, which is comparable to Affinity at Ramsey (51.8) and The Residence at the COR (75.9), though both of those developments are zoned COR-1.

To accommodate the proposed density of 56.2 residential units per acre, the Applicant is requesting a Zoning Map Amendment from COR-4b to COR-4c. This was presented to the Planning Commission in February 2024 go receive direction on how to handle the density (via a text amendment or a map amendment).

Variance

As noted above, the Applicant is requesting a Variance to the Height Regulations in the COR Framework to allow for a fifth story in the COR-4c zoning district. The Applicant has stated that the development cannot work without a fifth story, and has stated their practical difficulty through the following items:

- The development needs at least 200 residential units to be economically feasible and to comply with the terms of the Purchase Agreement with the City. Eliminating the fifth story would result in a loss of 46 residential units, leaving only 172 available, which would be insufficient for both the Applicant's pro forma and the City's Purchase Agreement.
- The Applicant is working to maximize the green space on the site while minimizing the building footprint. If the fifth story is eliminated, the building footprint will have to increase, resulting in a loss of green space, landscaped areas, and residential amenities.

The building's proposed height is as follows:

- 54.5 feet from the 1st Floor/Highest Grade to the Roof Line
- 56.5 feet from the 1st Floor/Highest Grade to the Top of the Parapet
- 59.5 feet from the Lowest Grade to the Roof Line
- 61.5 feet from the Lowest Grade to the Top of the Parapet

The COR zoning districts specify height regulations by the number of stories instead of the height in feet. Specifially, the COR-4b and COR-4c zoning districts allow buildings up to 4 stories in height, and the COR-1 zoning district allows buildings between 2 and 5 stories in height. For context, building regulations in the R-3 zoning district allow for a 60-foot-tall building by-right. The proposed building will be 5 stories above-ground, with an additional story of sunken parking that extends up to five feet above grade along portions of the building facade. Since the sunken parking's above-ground exposure does not exceed 6 feet above grade, it does not meet the definition of a "story" in City Code and, thus, does not count towards the height of the building in the COR Framework.

When comparing the proposed building to other similar residential and mixed-use buildings in the COR, the Norhart building is within one foot of the height of Affinity at Ramsey (54 feet) and The Residence at the COR (53.5 feet), and the same height at Parkview East (54.5 feet), as measured from the highest grade to the roof peak. All of these other buildings are 4 stories tall, and two of these buildings have gabled roofs. The Residence at the COR has a flat roof, but its first floor is taller than the other floors to accommodate the retail space and walk-up townhomes along Sunwood Drive.

Three Factor Test

Per State Statute, a variance can be issued if zoning provisions result in practical difficulties for a property owner. This includes reasonableness, uniqueness, and essential character.

- Reasonableness: Impervious surfacing and buildings are essential components of land development. The

subject property has been vacant since the establishment of the COR Framework, and is set aside for mixed-use development. Several other developments in the COR have included buildings of similar size and impervious surfacing of similar scale to the proposed development.

- Uniqueness: The proposed development is unique in that it will be the first in the COR district to include sunken or underground parking, which lessens the impervious surfacing but increases the building height. Additionally, there is a paved driveway that encroaches onto the Subject Property's southern edge to provide shared access to Home2Suites. This driveway increases the impervious surfacing coverage of the lot and decreases the available land to build upon, thus necessitating the fifth story to accommodate the development.
- Essential Character: The Subject Property and neighboring properties are zoned and guided for a mix of commercial and residential land uses. Thus, a mixed-use development on the Subject Property meets the essential character of the neighborhood.

City Code Section 106-220 discusses the practical difficulties that are allowed to be used for justifying variances. Among them, "the variance, if granted, will not alter the essential character of the locality" is used to show that the structure in question will blend in. The proposed height is consistent with other multi-family in the COR plus the adjacent Hilton Home2 Suites building. Additionally, the requested variance meets all conditions in the three-factor test. Staff recommends approval of the variance.

Alternatives

Alternative 1: Approve the Site Plan, and introduce the Ordinance for the Zoning Map Amendment, as recommended by Planning Commission and Staff.
Alternative 2: Approve the Site Plan with modifications based on discussion, and introduce the Ordinance for the Zoning Map Amendment.
Alternative 3: Deny the Site Plan based on supported findings of fact.

Funding Source:

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

The property is City-owned and the Applicant would be purchasing the property. Development fees will be calculated at the time of writing the Development Agreement.

Recommendation:

At its meeting on April 25, 2024, the Planning Commission voted 4-1 to approve the Variance to Height Regulations in the COR Zoning District. During that same meeting, the Planning Commission also voted 4-1 to recommend the City Council approve the Site Plan and Zoning Map Amendment from COR-4b to COR-4c.

The motion to approve the site plan contingent upon rezoning is provided. If the Council chooses to introduce the rezoning ordinance and adopt this resolution, only the adoption of ordinance will be brought back on May 28. Or, the Council could not take action tonight on the site plan resolution and consider it after adoption of the rezoning ordinance.

Outcome/Action:

Motion to waive the City Charter provision to read the ordinance aloud and introduce Ordinance #24-07, rezoning a portion of the COR from COR-4b to COR-4c for Norhart Ramsey.

Roll call vote
Councilmember Olson
Councilmember Woestehoff
Councilmember Specht
Councilmember Musgrove
Councilmember Howell

Councilmember Riley
Mayor Kuzma

-and-

Motion to adopt Resolution #24-114, Approving a Site Plan for Norhart Ramsey at 7975 and 7979 Sunwood Drive NW, contingent upon rezoning the property.

Attachments

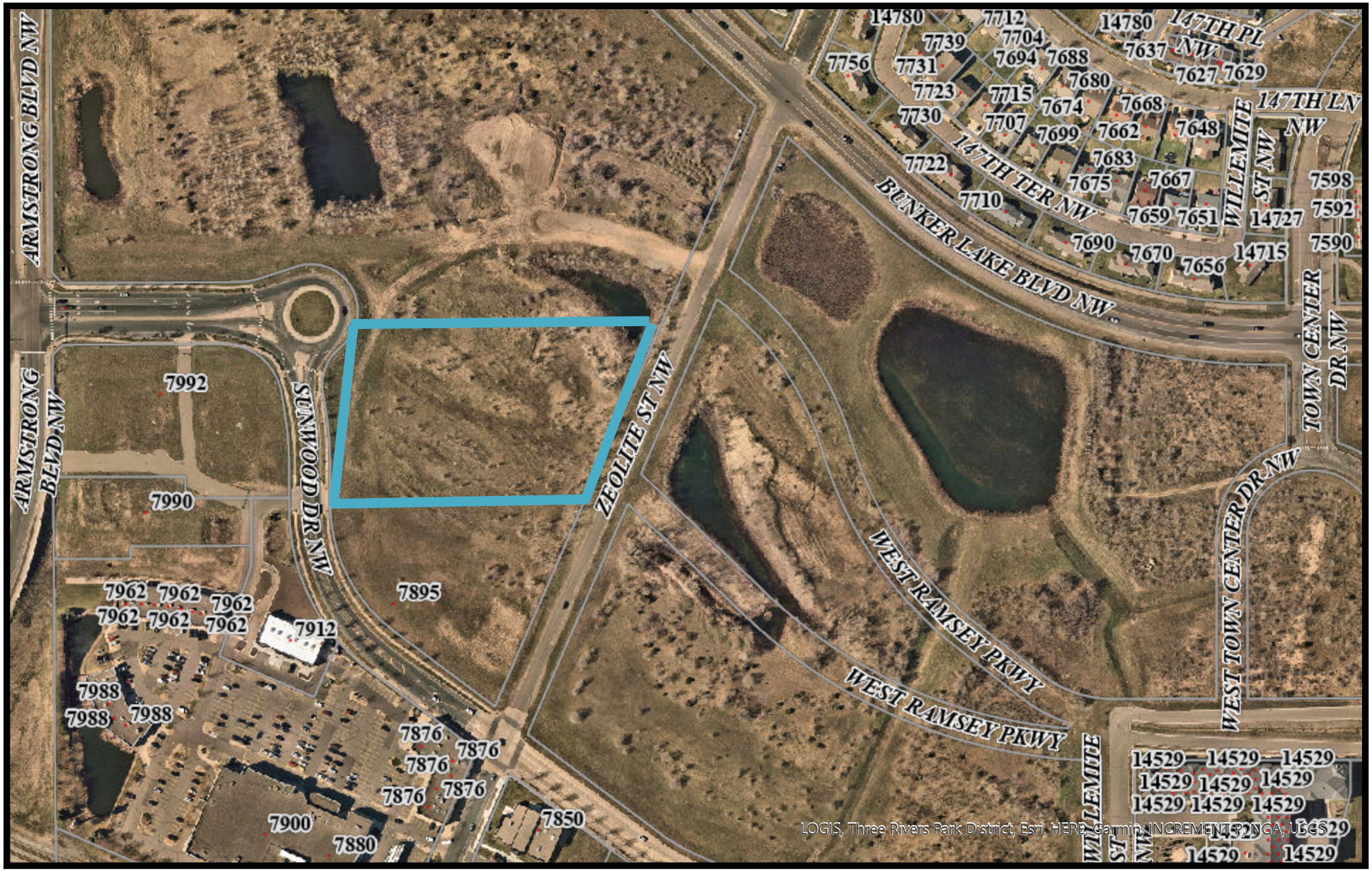
Location Map
Ordinance #24-07 Zoning Map Amendment
Resolution #24-114 Site Plan
Resolution #24-115 Variance (for reference)
Zoning Map Amendment Exhibit
Architectural Plan Set
Civil Plan Set
Landscaping Plan Set
Applicant's Narrative

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/07/2024 10:45 PM
Form Started By: Adam Martin		Started On: 04/26/2024 04:01 PM
Final Approval Date: 05/07/2024		

28-32-25-22-0076

NORHART



ORDINANCE #24-07
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE AMENDING SECTION 106-120 "OFFICIAL ZONING MAP" OF CHAPTER 106 OF THE CITY CODE OF RAMSEY, MINNEOSTA AND TO THE "COR DESIGN FRAMEWORK"
PERTAINING TO A ZONING MAP AMENDMENT ON PROPERTY AT THE SOUTHEAST CORNER OF SUNWOOD DRIVE AND RAMSEY PARKWAY

The City Council of Ramsey ordains:

SECTION 1. AUTHORITY

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

SECTION 2. AMENDMENT TO SECTION 106-120 PERTAINING TO A ZONING MAP AMENDMENT:

The following legally described property is hereby rezoned from COR-4b to COR-4c:

Parcel 1: 7975 and 7979 Sunwood Drive NW
Lot 1, Block 7, WATERFRONT VILLAGE, Anoka County, Minnesota

SECTION 3. MAP

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Official Zoning Map."

SECTION 4. EFFECTIVE DATE

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

PASSED by the City Council of the City of Ramsey, Minnesota the _____, 2024.

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

RESOLUTION #24-114

A RESOLUTION APPROVING A SITE PLAN FOR "NORHART RAMSEY"

WHEREAS, The City of Ramsey received an application from Norhart (the "**Applicant**"), requesting Site Plan approval on the property legally described as follows:

Lot 1, Block 7, Waterfront Village, Anoka County, Minnesota

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

WHEREAS, the **Subject Property** is zoned COR-4c, Neighborhood Subdistrict, which is a mixed-use zoning designation within the COR zoning district, and guided for mixed uses in the 2040 Comprehensive Plan; and

WHEREAS, all principal uses within the COR zoning district, and all developments of multiple-family dwellings with three or more attached units, require a formal Site Plan Review from Planning Commission and City Council; and

WHEREAS, the **Applicant** appeared before the Planning Commission for a public hearing on April 25, 2024, that said public hearing was properly advertised; and

WHEREAS, the Planning Commission reviewed the Site Plan at their regular meeting on April 25, 2024 and recommended approval; and

WHEREAS, the City Council reviewed the request at their meeting on May 14, 2024.

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

That the Ramsey City Council hereby grants approval of the Site Plan for Norhart Ramsey on the **Subject Property** in accordance with relevant City Codes, subject to the following conditions:

1) Final legal form approved by the City Attorney.

2) That the **Applicant** enters into a Development Agreement with the City.

3) That the **Applicant** shall comply with all Staff comments as noted in ProjectDox.

4) That a separate building permit and sign permit(s) are required.

5) Securing all other necessary permits from other agencies and providing a copy of said permits to the City.

6) That the **Applicant** shall install light poles that do not exceed 20 feet in height.

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

RESOLUTION #24-115

A RESOLUTION APPROVING A VARIANCE TO HEIGHT REGULATIONS IN THE COR ZONING DISTRICT FOR NORHART RAMSEY

RECITALS

1. **WHEREAS,** The City of Ramsey received an application from Norhart (the "**Applicant**") requesting a **Variance** to the maximum height regulations on the property legally described as follows:

   Lot 1, Block 7, Waterfront Village, Anoka County, Minnesota

   (the "**Subject Property**")

2. **WHEREAS,** the **Applicant** appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (**Variances**) of the Ramsey City Code on April 25, 2024, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

3. That the **Subject Property** is approximately 3.88 acres in size, which is similar to other commercial properties in the immediate surrounding neighborhood.

4. That the **Subject Property** is zoned COR-4c, Neighborhood Subdistrict, which is part of the overall COR zoning district.

5. That the parcels surrounding the **Subject Property** in all directions are also zoned as subdistricts of the COR zoning district.

6. That the **Subject Property** is guided as Mixed-Use in the 2040 Comprehensive Plan.

7. That City Code Section 106-630 (**Bulk Standards**) adopts all bulk standards within the COR district as specified in the COR development framework, which is incorporated into Chapter 106 of City Code by reference.

8. That the COR development framework specifies that the maximum allowable height in the COR-4 subdistrict is 4 stories.

9. That the **Applicant** is proposing to construct a 5-story mixed-use building, plus an additional story of sunken parking that extends mostly below-grade.

10. That the **Applicant's** proposed sunken parking story only reaches up to 5 feet above-grade, which does not meet the City Code definition of a story, and thus does not count towards the proposed height of the building.

FINDINGS OF FACT

1. That the **Variance** will be in accordance with the objectives of the intent of Section 106-220 (**Variances**) of the Ramsey City Code.

2. That the **Variance** will allow the property owner to use the property in a reasonable manner not otherwise permitted by the zoning code.

3. That the **Variance** will not alter the essential character of the locality.

4. That the **Variance** is not intended to solely satisfy economic considerations.

5. That the **Variance** will not cause inadequate access to direct sunlight for adjacent properties.

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

That the Ramsey Planning Commission hereby grants approval of a variance (the "**Variance**") to deviate from the required maximum height regulation set forth in Section 106-630, which adopts the COR Development Framework by reference, to allow a building up to 5 stories in height on the **Subject Property**, subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. That this variance is based off of plans dated 4/3/2024 with the intent of applying for a building permit with an administrative site plan review.

2. That the **Applicant** shall comply with all Staff comments as noted in ProjectDox.

3. That the **Applicant** shall not expand the building height beyond 5 stories on the **Subject Property** in any way unless in full compliance with City Code.

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

5. That this resolution shall be recorded against the property with the Anoka County Recorder's Office prior to receiving a building permit.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 25th day of April, 2024.

_____
Planning Commission Chairperson

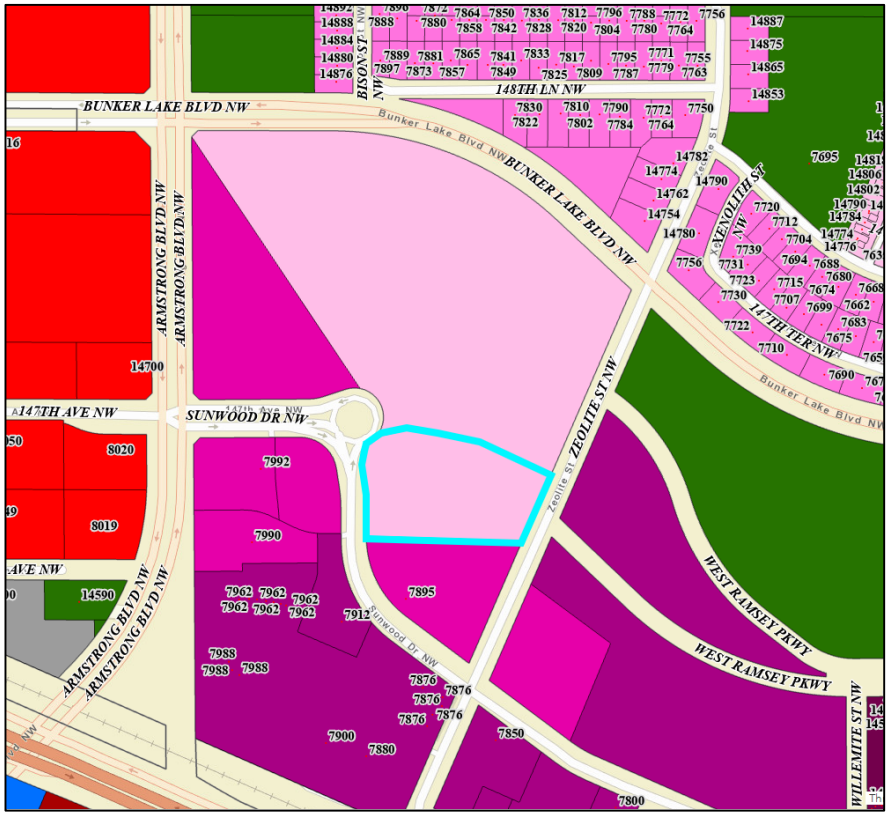
ATTEST:

_____
City Clerk

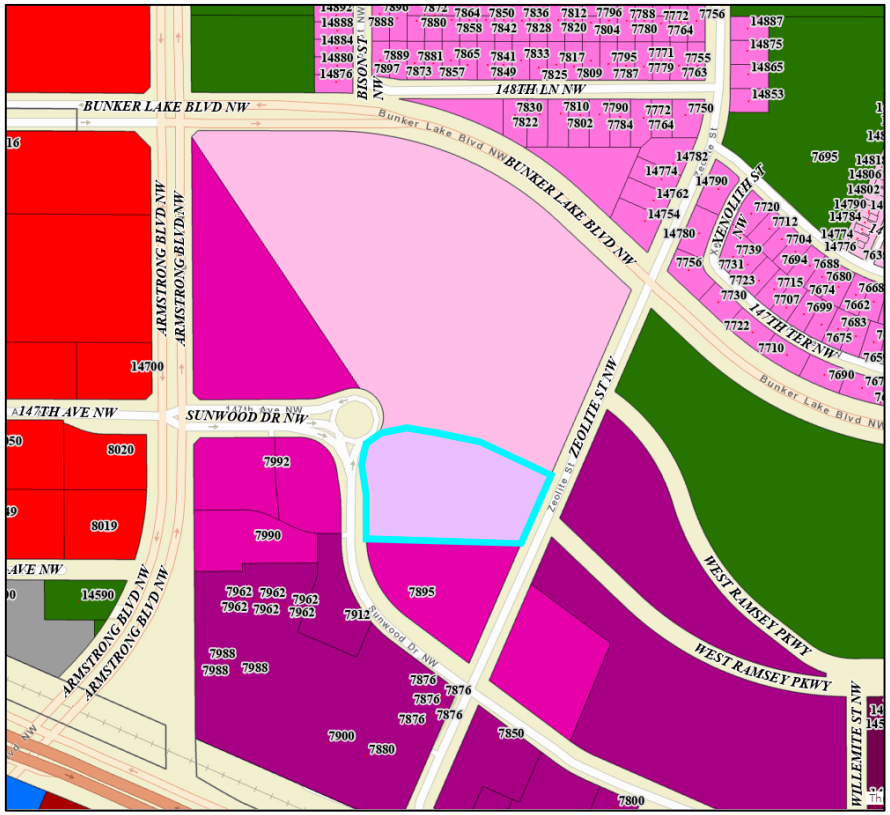
The document drafted by:
The City of Ramsey
7550 Sunwood Dr NW
Ramsey, Minnesota 55303

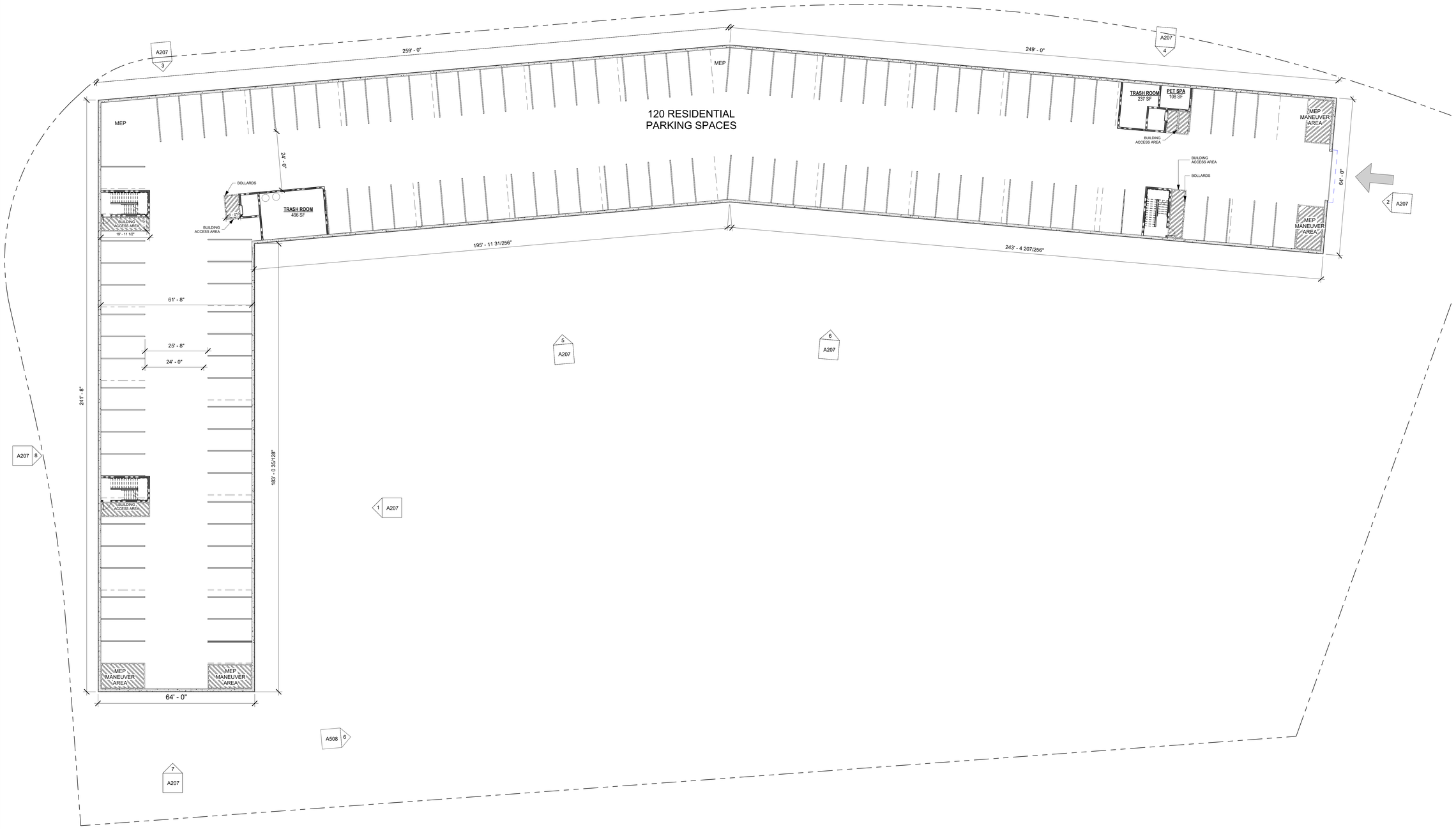
Zoning Map Amendment Exhibit

Current Zoning: COR-4b



Current Zoning: COR-4c





1 A100 — 00 - OVERALL BASEMENT FLOOR
1/16" = 1'-0"

N

norhart

1081 4th St SW
Suite #400
Forest Lake, MN 55025
(651) 689-4830

SEAL

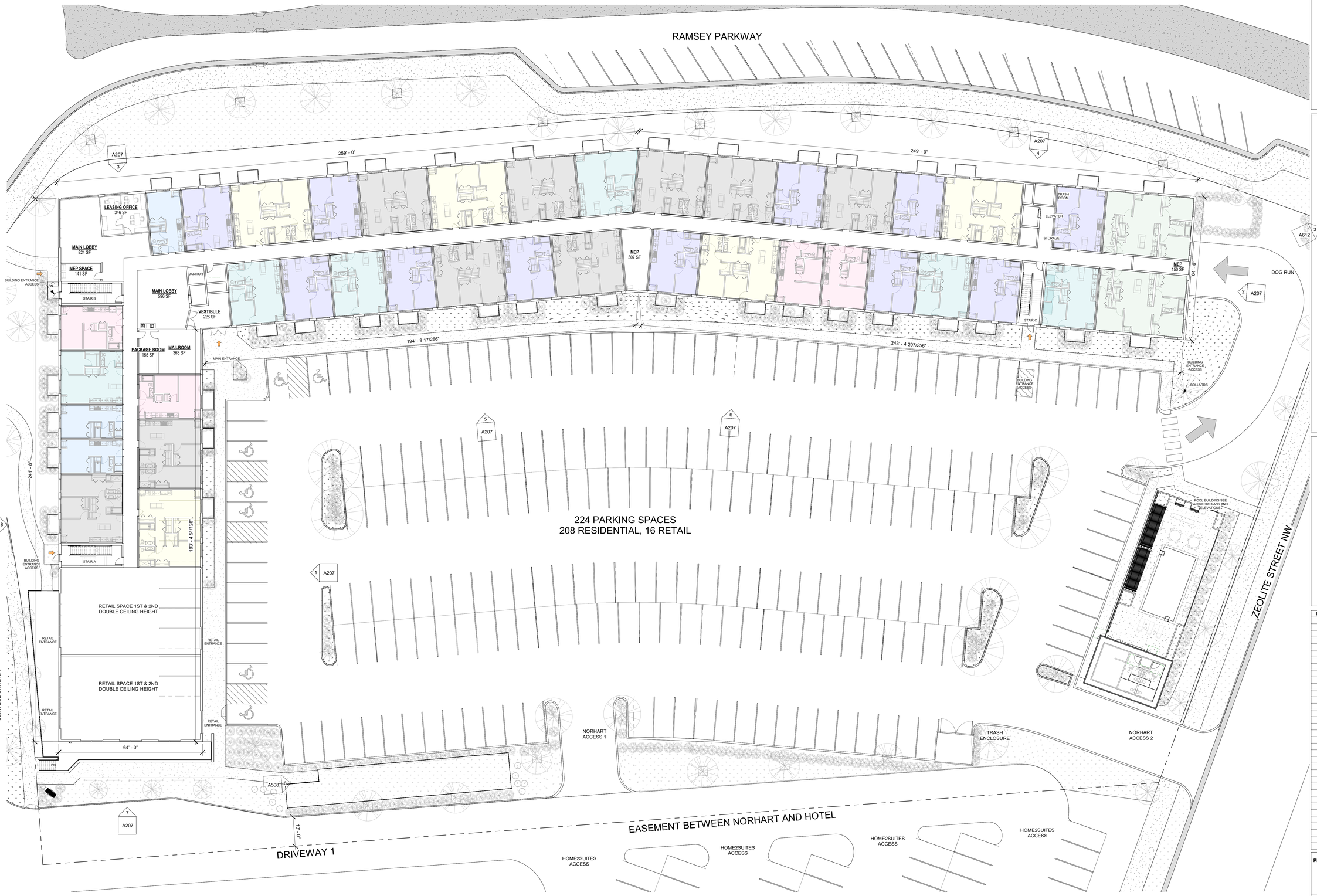
No.	Description	Date

PROJECT NAME:
NORHART RAMSEY

PROJECT ADDRESS:
PID 28-32-25-22-0076

SHEET NAME:
OVERALL BASEMENT FLOOR PLAN

SHEET NUMBER:
A100



1 | A110 — 01 - OVERALL 1ST FLOOR — 1/16" = 1'-0"

N

APARTMENT COUNT				
LEGEND	APT TYPE	1ST & 2ND	3RD, 4TH & 5TH	TOTAL
	STUDIO	3	5	21
	ALCOVE	4	4	20
	1B22	11	13	61
	1B24	6	6	30
	2B31	9	9	45
	2B35	5	5	25
	3B40	2	4	16
	TOTAL:	40	46	218

norhart
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Suite #400
Forest Lake, MN 55025
(651) 689-4830

SEAL

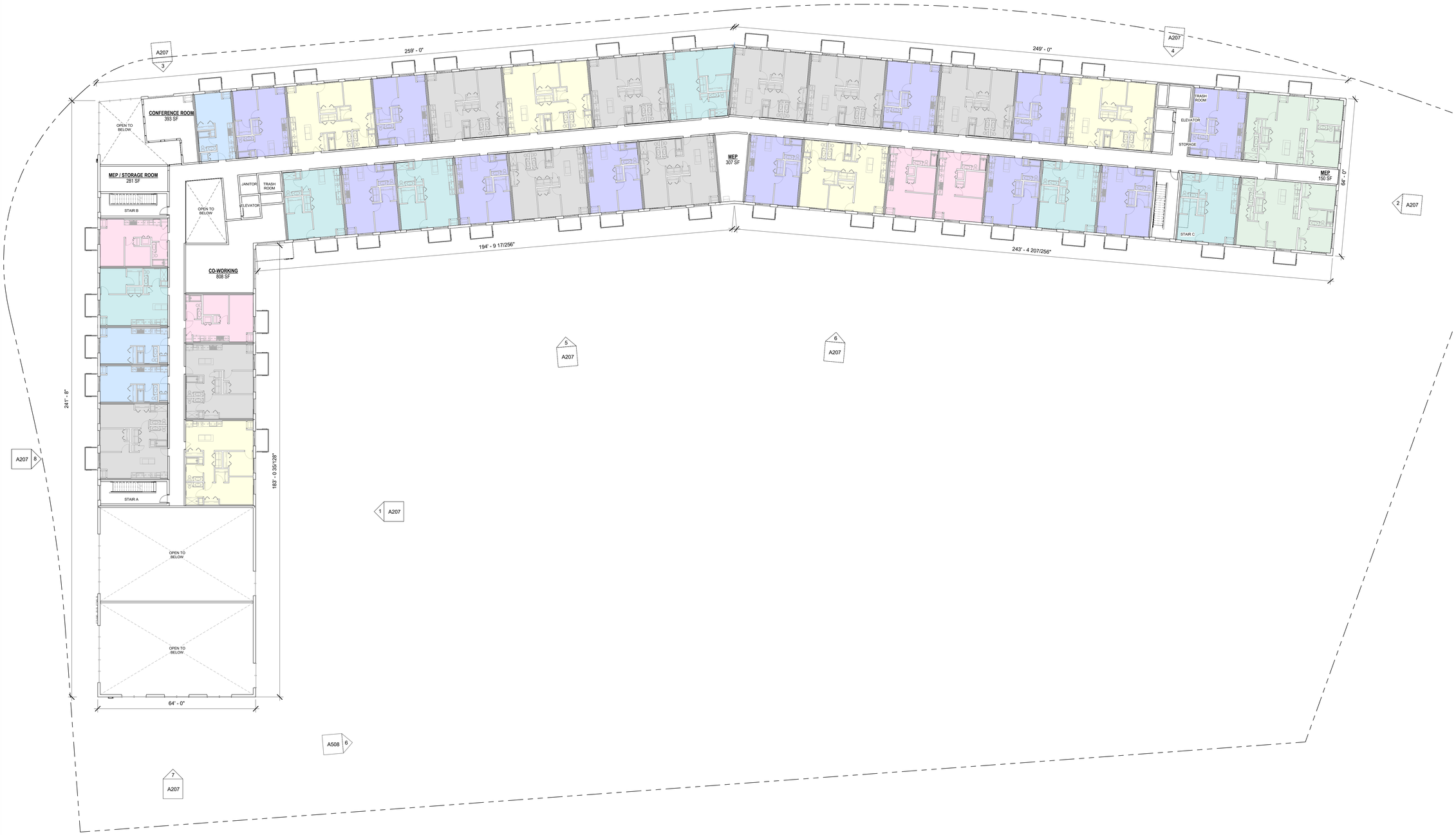
No.	Description	Date

PROJECT NAME:
NORHART RAMSEY

PROJECT ADDRESS:
PID 28-32-25-22-0076

SHEET NAME:
OVERALL FIRST FLOOR PLAN

SHEET NUMBER:
A110



1 02 - OVERALL 2ND FLOOR
A120 1/16" = 1'-0"

N

APARTMENT COUNT				
LEGEND	APT TYPE	1ST & 2ND	3RD, 4TH & 5TH	TOTAL
	STUDIO	3	5	21
	ALCOVE	4	4	20
	1B22	11	13	61
	1B24	6	6	30
	2B31	9	9	45
	2B35	5	5	25
	3B40	2	4	16
	TOTAL:	**40**	**46**	**218**

norhart

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Forest Lake, MN 55025
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SEAL

No.	Description	Date

PROJECT NAME:
NORHART RAMSEY

PROJECT ADDRESS:
PID 28-32-25-22-0076

SHEET NAME:
OVERALL SECOND FLOOR PLAN

SHEET NUMBER:
A120



1	03 - OVERALL 3RD FLOOR
A130	1/16" = 1'-0"

N

APARTMENT COUNT				
LEGEND	APT TYPE	1ST & 2ND	3RD, 4TH & 5TH	TOTAL
	STUDIO	3	5	21
	ALCOVE	4	4	20
	1B22	11	13	61
	1B24	6	6	30
	2B31	9	9	45
	2B35	5	5	25
	3B40	2	4	16
	TOTAL:	**40**	**46**	**218**

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SEAL

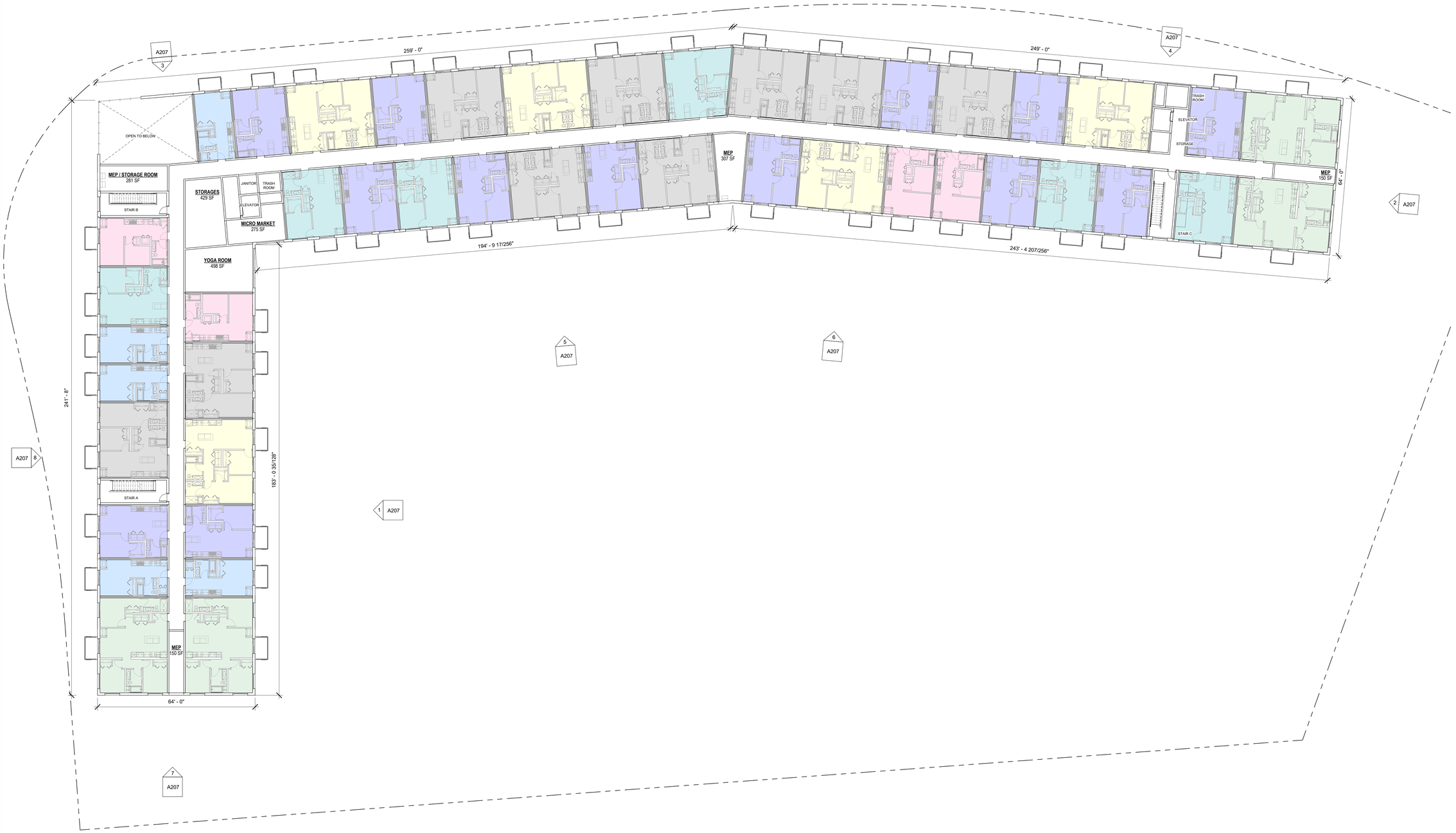
No.	Description	Date

PROJECT NAME:
NORHART RAMSEY

PROJECT ADDRESS:
PID 28-32-25-22-0076

SHEET NAME:
OVERALL THIRD FLOOR PLAN

SHEET NUMBER:
A130



1 A140 — 04 - OVERALL 4TH FLOOR
1/16" = 1'-0"

N

APARTMENT COUNT				
LEGEND	APT TYPE	1ST & 2ND	3RD, 4TH & 5TH	TOTAL
	STUDIO	3	5	21
	ALCOVE	4	4	20
	1B22	11	13	61
	1B24	6	6	30
	2B31	9	9	45
	2B35	5	5	25
	3B40	2	4	16
	TOTAL:	**40**	**46**	**218**

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SEAL

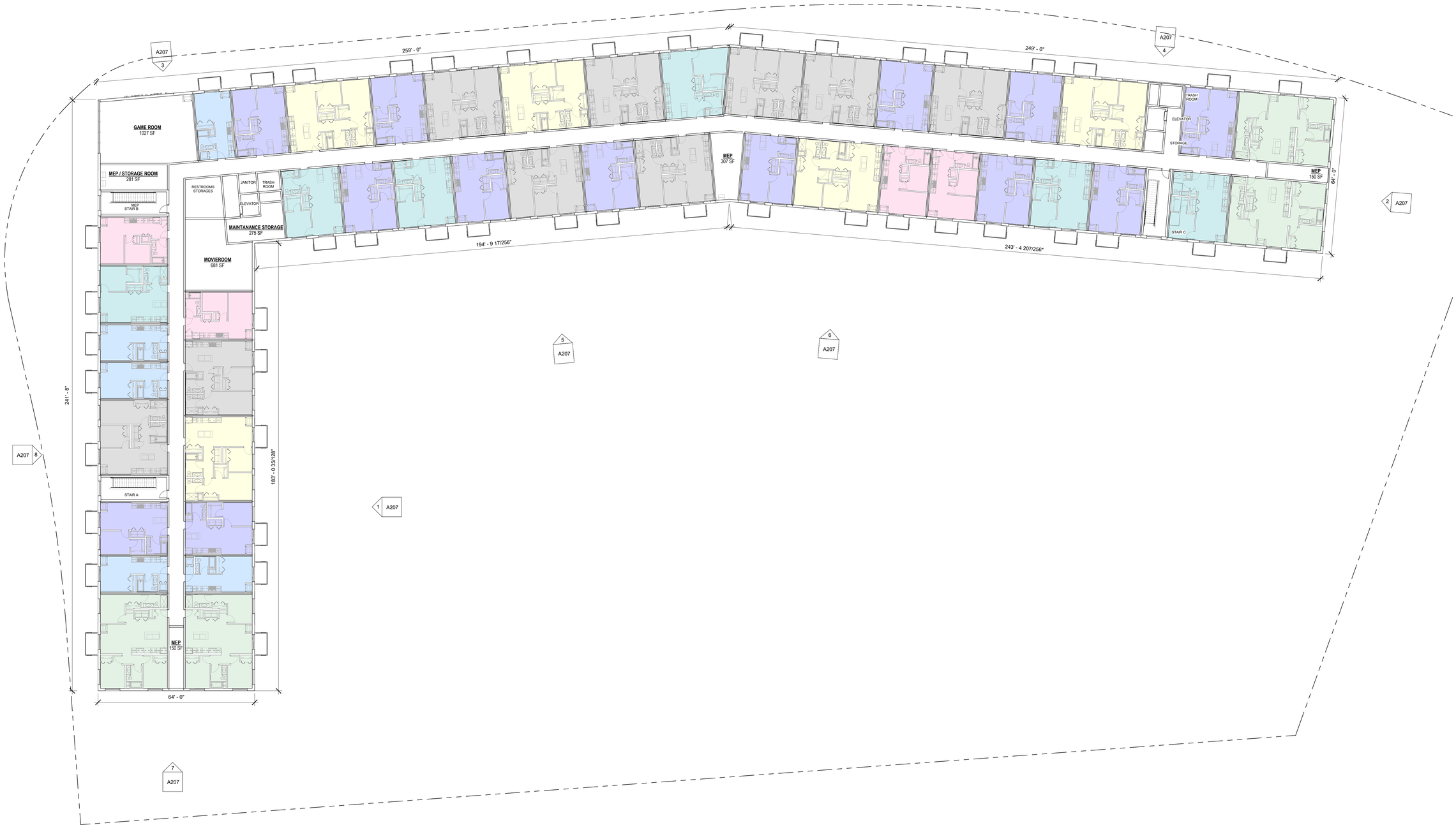
No.	Description	Date

PROJECT NAME:
NORHART RAMSEY

PROJECT ADDRESS:
PID 28-32-25-22-0076

SHEET NAME:
OVERALL FOURTH FLOOR PLAN

SHEET NUMBER:
A140



1 A150 — 05 - OVERALL 5TH FLOOR
1/16" = 1'-0"

N

APARTMENT COUNT				
LEGEND	APT TYPE	1ST & 2ND	3RD, 4TH & 5TH	TOTAL
	STUDIO	3	5	21
	ALCOVE	4	4	20
	1B22	11	13	61
	1B24	6	6	30
	2B31	9	9	45
	2B35	5	5	25
	3B40	2	4	16
	TOTAL:	**40**	**46**	**218**

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SEAL

No.	Description	Date

PROJECT NAME:
NORHART RAMSEY

PROJECT ADDRESS:
PID 28-32-25-22-0076

SHEET NAME:
OVERALL FIFTH FLOOR PLAN

SHEET NUMBER:
A150



1 A201 SOUTH ELEVATION - A
1/8" = 1'-0"



2 A201 SOUTH ELEVATION - B
1/8" = 1'-0"

FACADE MATERIALS	
#	MATERIAL DESCRIPTION
A	CLASS I CURTAIN WALL GLASS & ALUMINIUM
B	CLASS I GLASS (WINDOW & DOOR) ALUMINUM OR VINYL
C	CLASS 1 MATERIAL - BLACK
D	EIFS -BLACK
E	EIFS -WHITE

FACADE MATERIALS INTEND TO USE (AND HISTORICALLY USED) HOWEVER, THE EXACT MATERIAL(S), EXCLUDING THE GLASS, MAY FLUCTUATE DEPENDING ON AVAILABILITY AND COST AT TIME OF SOURCING/PURCHASING.

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Suite #400
Forest Lake, MN 55025
(651) 689-4830

SEAL

No.	Description	Date

PROJECT NAME:
NORHART RAMSEY

PROJECT ADDRESS:
PID 28-32-25-22-0076

SHEET NAME:
SOUTH ELEVATION

SHEET NUMBER:
A201



1 WEST ELEVATION
A202 1/8" = 1'-0"

FACADE MATERIALS	
#	MATERIAL DESCRIPTION
A	CLASS I CURTAIN WALL GLASS & ALUMINIUM
B	CLASS I GLASS (WINDOW & DOOR) ALUMINUM OR VINYL
C	CLASS 1 MATERIAL - BLACK
D	EIFS -BLACK
E	EIFS -WHITE

FACADE MATERIALS INTEND TO USE (AND HISTORICALLY USED) HOWEVER, THE EXACT MATERIAL(S), EXCLUDING THE GLASS, MAY FLUCTUATE DEPENDING ON AVAILABILITY AND COST AT TIME OF SOURCING/PURCHASING.

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SEAL

No.	Description	Date

PROJECT NAME:
NORHART RAMSEY

PROJECT ADDRESS:
PID 28-32-25-22-0076

SHEET NAME:
WEST ELEVATION

SHEET NUMBER:
A202



1 A203 NORTH ELEVATION - A
1/8" = 1'-0"



2 A203 NORTH ELEVATION - B
1/8" = 1'-0"

FACADE MATERIALS	
#	MATERIAL DESCRIPTION
A	CLASS I CURTAIN WALL GLASS & ALUMINIUM
B	CLASS I GLASS (WINDOW & DOOR) ALUMINUM OR VINYL
C	CLASS 1 MATERIAL - BLACK
D	EIFS -BLACK
E	EIFS -WHITE

FACADE MATERIALS INTEND TO USE (AND HISTORICALLY USED) HOWEVER, THE EXACT MATERIAL(S), EXCLUDING THE GLASS, MAY FLUCTUATE DEPENDING ON AVAILABILITY AND COST AT TIME OF SOURCING/PURCHASING.

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SEAL

No.	Description	Date

PROJECT NAME:
NORHART RAMSEY

PROJECT ADDRESS:
PID 28-32-25-22-0076

SHEET NAME:
NORTH ELEVATION

SHEET NUMBER:
A203



1 / A204 EAST ELEVATION
1/8" = 1'-0"

1 / A204 EAST ELEVATION
1/8" = 1'-0"

FACADE MATERIALS	
#	MATERIAL DESCRIPTION
A	CLASS I CURTAIN WALL GLASS & ALUMINIUM
B	CLASS I GLASS (WINDOW & DOOR) ALUMINUM OR VINYL
C	CLASS 1 MATERIAL - BLACK
D	EIFS -BLACK
E	EIFS -WHITE

FACADE MATERIALS INTEND TO USE (AND HISTORICALLY USED) HOWEVER, THE EXACT MATERIAL(S), EXCLUDING THE GLASS, MAY FLUCTUATE DEPENDING ON AVAILABILITY AND COST AT TIME OF SOURCING/PURCHASING.

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SEAL

No.	Description	Date

PROJECT NAME:
NORHART RAMSEY

PROJECT ADDRESS:
PID 28-32-25-22-0076

SHEET NAME:
EAST ELEVATION

SHEET NUMBER:
A204

FLEXTILE CLASS 1 MATERIAL



Why do we do the flexible tiles?

Current situation of building exterior decoration

Problems of imitation stone paint

1.The effect of the imitation stone paint on the exterior wall is realized by the material and construction, which is uncontrollable and the finishing effect is unstable.
2.The increased flatness and crack resistance of the building's external walls cannot be solved, which affects the finishing effect.
3.There is no difference in the same coloring, which can not express the texture effect of the stone. The ordinary paint can not reflect the individualization of the building exterior wall.

Insufficient of insulation and decoration integrated board

The facing can only realize the imitation stone, which can not realize the texture of the natural stone. The installation anchor is uncontrollable and the safety has hidden dangers. The seam is easy to crack and seep, resulting in the water absorption and degumming of the insulation layer.

Insufficient of stone curtain wall

1.The keel installation process is complicated
2.Natural stone is expensive and difficult to construct
3.Natural stone has natural color differences
4.Resources are not renewable

Flexible Tile

By analyzing the advantages and disadvantages of the three types of products, such as imitation stone paint, insulation and decoration integrated board and stone curtain wall, after three years of research and development we finally created this new product - flexible tile ecological wall material, with inspected the domestic and foreign markets and introduced the team.
Flexible tile can make up for all the shortcomings of the above three types of products, which conforms with the national industry policy, and its unique product characteristic is an epoch-making decorative product.

Six characteristics



Light weight and safety　Flexibe,Bendable　Diversify textures



!fficient and integrated　Personalized, customizable　Durable



Light weight and safety

Eco-tiles are light and safe.
The weight is 1/20 of stone, 1/10 of imitation slate, 1/8 of ceramic tiles, which is one of the safest building exterior decorative materials.



Flexibe,Bendable

The tiles are bendable with flexibility (Φ200).
For the complex shape, such as lines, squares columns, cylinders and arched beams, we can install directly on the site.



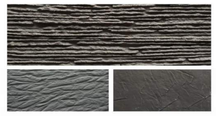
Personalized,customizable

Eco-tiles can be pre-formed according to customer's required size.



Diversify textures

Eco felxible tiles can perfectly replicate almost all the textures of nature, with natural colors, never fade, clear texture, and natural beauty.



Efficient and integrated

Eco-tiles adopts the wet-pasting process, which doesn't require the use of light steel keels or fasteners, and can be directly laid on the site, which can greatly shorten the construction period.



Durable

Eco-tiles passed accelerated aging test of 3500 hours, no powder, no skin, no cracking.
In theory, eco-tiles can achieve the same life as buildings.





What is flexible tiles?

Design concepts of flexible tiles-Ecological

Wall Material

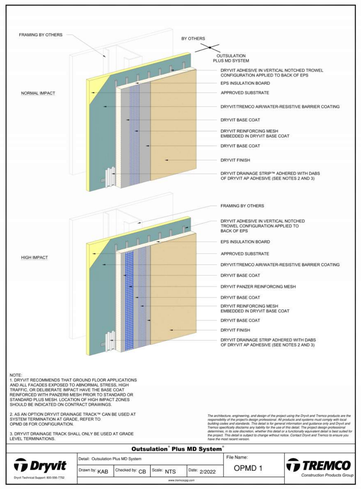
1.Flexible tile was formed through molecular compatibility and low temperature solidification using by inorganic materials such as inorganic clay, ore, powder.
2.Flexible tile can 100% perfectly reproduced the texture and color of stone by 3D technology, which others company can not do that now at the market.
3.Environmental protection and energy saving of Baidai flexible tiles is from nature and back to nature.
4.Fexible tiles is a new flexible wall material for interior and exterior, which is fully upgraded for decoration of the building.

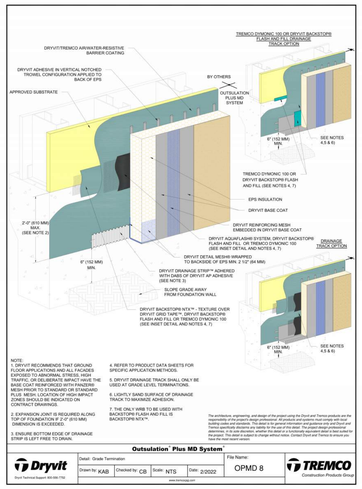


NORHART COLOR SLECTIONS



EIFS


FRAMING BY OTHERS
BY OTHERS
OUTSULATION PLUS MD SYSTEM
DRYVIT ADHESIVE IN VERTICAL NOTCHED TROWEL CONFIGURATION APPLIED TO BACK OF EPS
EPS INSULATION BOARD
APPROVED SUBSTRATE
DRYVIT/TREMCO AIR/WATER-RESISTIVE BARRIER COATING
DRYVIT BASE COAT
DRYVIT REINFORCING MESH EMBEDDED IN DRYVIT BASE COAT
DRYVIT BASE COAT
DRYVIT FINISH
DRYVIT DRAINAGE STRIP™ ADHERED WITH DABS OF DRYVIT AP ADHESIVE (SEE NOTES 2 AND 3)
NORMAL IMPACT
FRAMING BY OTHERS
DRYVIT ADHESIVE IN VERTICAL NOTCHED TROWEL CONFIGURATION APPLIED TO BACK OF EPS
EPS INSULATION BOARD
APPROVED SUBSTRATE
DRYVIT/TREMCO AIR/WATER-RESISTIVE BARRIER COATING
DRYVIT BASE COAT
DRYVIT PANZER REINFORCING MESH
DRYVIT BASE COAT
DRYVIT REINFORCING MESH EMBEDDED IN DRYVIT BASE COAT
DRYVIT BASE COAT
DRYVIT FINISH
DRYVIT DRAINAGE STRIP ADHERED WITH DABS OF DRYVIT AP ADHESIVE (SEE NOTES 2 AND 3)
HIGH IMPACT
NOTE:
1. DRYVIT RECOMMENDS THAT GROUND FLOOR APPLICATIONS AND ALL FACADES EXPOSED TO ABNORMAL STRESS, HIGH TRAFFIC, OR DELIBERATE IMPACT HAVE THE BASE COAT REINFORCED WITH PANZER® REINFORCING MESH PRIOR TO STANDARD OR STANDARD PLUS MESH. LOCATION OF HIGH IMPACT ZONES SHOULD BE INDICATED ON CONTRACT DRAWINGS.
2. AS AN OPTION DRYVIT DRAINAGE TRACK™ CAN BE USED AT SYSTEM TERMINATION AT GRADE. REFER TO OPMD 08 FOR CONFIGURATION.
3. DRYVIT DRAINAGE TRACK SHALL ONLY BE USED AT GRADE LEVEL TERMINATIONS.
The architecture, engineering, and design of the project using the Dryvit and Tremco products are the responsibility of the project's design professional. All products and systems must comply with local building codes and standards. This detail is for general information and guidance only and Dryvit and Tremco assume no responsibility for whether the detail or any system is suitable for a particular project or application. The details and products shown may be altered or omitted by the architect and others involved in the project. For assistance in design without notice, contact Dryvit and Tremco to ensure you have the most recent version.
Outsulation® Plus MD System™
Dryvit Systems Canada Inc.
Detail: Outsulation Plus MD System
Drawn by: KAB　Checked by: CB　Scale: NTS　Date: 2/2022
File Name: OPMD 1
www.tremcosupply.com
TREMCO Construction Products Group





NORHART OAKDALE BLACK AND WHITE EIFS EXAMPLE

norhart
1081 4th St SW
Suite #400
Forest Lake, MN 55025
(651) 689-4830

SEAL

No.	Description	Date
02	PERMIT RESUBMIT/ALL 01	MM/DD/YY

PROJECT NAME:
NORHART RAMSEY

PROJECT ADDRESS:
PID 28-32-25-22-0076

SHEET NAME:
OPTION OF FACADE MATERIALS - FLEX TILE & EIFS

SHEET NUMBER:
A205

ALUMINUM COMPOSITE MATERIAL CLASS 1 MATERIAL



alumitex

A stand-alone facade system that offers maximum integration and design potential without compromising aesthetics or durability.

Alumitex® Aluminum Facade System by Elemex offers maximum design flexibility and durability. Exceeding North American codes, Alumitex® is a smart choice for any project requiring mixed-material facades.

Alumitex® integrates seamlessly with other Elemex facade systems because it is mounted to our proprietary Unity® attachment technology. At Elemex, we understand there are many steps in the life of a project and that the journey from concept to completion can be challenging. We support your vision with solid warranties and complete single point of contact service with our 360° Advantage.

To learn more about UNITY®, our proprietary attachment technology, see page 8.



Aluminum Composite Material (ACM)

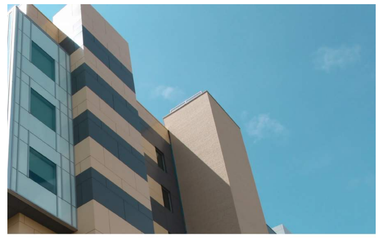
Features & Benefits

Code Compliant
The Alumitex® System has been proven to meet or exceed industry code standards throughout North America.

Climate Defiant
Resistant to expansion and contraction in high temperature or freezing conditions.

UV Resistant
The color is resistant to fading from exposure to the sun or extreme temperatures.

Corrosion Resistant
A PVdF finish protects the panels from the elements making them long-lasting, low maintenance, and corrosion-resistant.



Lightweight
ACM panels with a thickness of (4mm) weigh approximately 2lbs per square foot.

Large Format
Large format ACM panels open a world of design possibilities.

Weatherproof
Weatherproof panels combined with a patented pressure-equalized raincreen system provide the ultimate weather barrier.

Ease of Fabrication
The versatility of ACM allows for fast production and improved lead times.

Completely Customizable
ACM is available in over 30 pre-painted colors and in a range of finishes.



Aluminum Plate

Features & Benefits

Climate Defiant
Resistant to expansion and contraction in high temperature or freezing conditions.

UV Resistant
Color is resistant to fading from exposure to the sun or extreme temperatures.

Weatherproof
Weatherproof panels combined with a patented pressure-equalized raincreen system provide the ultimate weather barrier.

Endless Versatility
Extremely durable, Aluminum plate offers the opportunity to create square, crisp lines and compound curves.

Completely Customizable
Aluminum plate is post-painted which allows an endless possibility of color choices.

Product Specifications

Aluminum Composite Material (ACM) Specifications

Composition + Materials

Aluminum Composite Material consists of two aluminum sheets sandwiching a solid core of extruded thermoplastic material, processed in a continuous process with no glues or adhesives between dissimilar materials. The pre-painted coils ensure color consistency and decrease construction schedules. A protective film is applied to the material in production that should be removed after the fabrication and once panels have been installed.

Sizing + Details

Top: 0.020" (0.5mm) aluminum skin coated with a PVdF roll-coated finish containing a minimum of 70% Kynar 500®/ Hylar 5000® resins.

Core: Anti-toxic low density polyethylene (PE) or mineral-based fire rated (FR) core.

Bottom: 0.020" (0.5mm) aluminum skin coated with either a chrome or polyester finish.



¼" (3mm)
Economical. Select applications (signage + interior)

5/32" (4mm)
Standard. Multi-storey to grade applications

¼" (6mm)
High durability. Ideal for public spaces

Dimensions:
Thickness: ¼" (4mm) standard with ¼" (3mm) & ¼" (6mm)
Width: 60" (1500mm), 48" (1200mm), & 62" (1575mm)
Length: 19'-8" (6000mm) maximum

Aluminum Plate Specifications

Composition + Materials

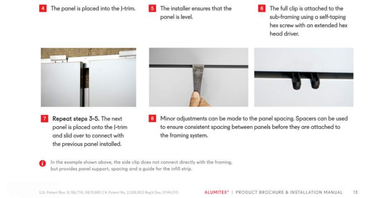
Aluminum Plate is a high strength, low weight aluminum alloy sheet that is durable and has excellent formability. These panels are post-painted to any desired color. Solid aluminum plate panels are non-combustible and therefore have no installation limitations.



¼" (3mm)
Solid. Select applications

Dimensions:
Thickness: ¼" (3mm)
Width: 60" (1524mm)
Length: 120" (3048mm)

NORHART COLOR BLACK SLECTION



Unity® Proprietary Attachment Technology

UNITY®

Unity® is our proprietary concealed attachment technology that supports simple and elaborate designs from flat panels to complex shapes. It seamlessly integrates with all of Elemex's facade surfaces using one proven system that offers multi-panel surface integration and the ability to design and install with absolute confidence. Unity® brings it all together for a new North American standard.



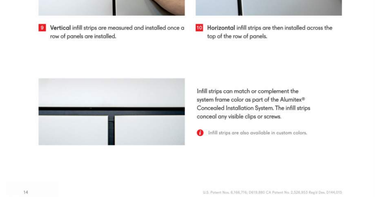


Framing System

The proprietary extruded aluminum framing consists of a perimeter frame and intermediate vertical supports that are fastened to a clip system attached to the substructure or sub-girt system.

Attaching

Aluminum composite material is mounted to the frame and stiffeners are adhered with structural silicone.



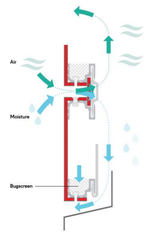
Rear Ventilated Rainscreen

Rear Ventilated Rainscreen (RVR)

Our Rear Ventilated Rainscreen (RVR) System breathes freely and allows panels to repel water and debris.

Pressure-Equalized Rainscreen

Pressure-equalization reduces the pressure difference across the cladding through the use of compartmentalization and back venting. Ingress of incidental water is reduced and residual moisture is returned to the exterior at the drainage plane.

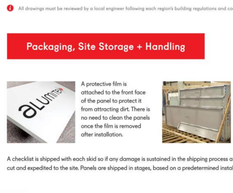


Shop Drawing Details

Shop Drawing Details

Alumitex® panels are cut from shop drawings that are created by a team of experienced, qualified designers who work with the architect and installation contractor to meet the design intent. Once all Alumitex® panel areas have been field measured and finalized with the installation crew, a set of fabrication tickets are created. The panels are then fabricated to the exact size in our highly automated, climate controlled production facility.

SS Sample Shop Drawing



All drawings must be reviewed by a local engineer following each region's building regulations and codes prior to fabrication.

Packaging, Site Storage + Handling

A protective film is attached to the front face of the panel to protect it from attracting dirt. There is no need to clean the panels once the film is removed after installation.

Skids and crates are custom built to ship panels to every project. Panels are numbered, packed and shipped in sequence based on the predetermined plan for installation.

A checklist is shipped with each skid so if any damage is sustained in the shipping process a replacement panel can be cut and expedited to the site. Panels are shipped in stages, based on a predetermined installation plan.

System Components

Supplies Checklist

Clamps · Screws · Drill · Level · Pry Bar · Spacers · Requires 2 Workers

The installation process includes a drill, screws, a level, spacers and a set of clamps to hold the panels in place. Aluminum clips are included to assist in the installation process.

There are two types of system applications:

Insulated Rainscreen

An insulated system starts with a predetermined air/vapor barrier that is affixed to a uniform substrate. Heavy (16-20 gauge) galvanized steel sub-framing attaches the Alumitex® panel to the wall. The sub-framing provides a cavity for the insulation as well as providing a 1" (25mm) airspace.

Non-Insulated Rainscreen

A non-insulated system requires only an air barrier, and the panels may be mounted directly to the substrate providing a 1" (25mm) airspace.

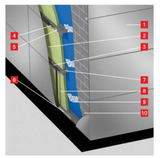


Diagram 1
Typical Outside Corner
Concrete Masonry Unit (CMU) Construction

1. Alumitex® Aluminum Composite Material
2. 1" (25mm) Air Space
3. Unity® Attachment Technology
4. Infill Strip
5. Aluminum Clip
6. Aluminum J-trim
7. "L" angles or Z-girt (Thermally Broken EnviroClip®)
8. 3" (76mm) Insulation
9. Air/Vapor Barrier
10. Concrete Masonry Unit (CMU) or other substrate

Check your local building code for local structural, insulation and air/vapor barrier requirements.

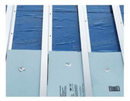
Sub-Framing

The Alumitex® Aluminum Facade System can be mounted on a vertical or horizontal adjustable thermally broken galvanized framing system. Z-girts or back to back "L" angles can be used both vertically and horizontally on concrete masonry units (CMU), concrete or metal structural framing with sheathing. The project design will dictate how the sub-framing will be installed, but in most cases vertical framing is used. If the substrate is constructed with vertical steel studs, horizontal framing is preferred.

Aluminum Composite Material panels are attached using mounting clips at a maximum of 24" (600mm) on center, along the length of the sub-framing.

Technical data on panel size and including additional girts to the layout are available.

Typical Vertical Framing



Typical Horizontal Framing



Panel Installation



1 J-trim is mounted to the sub-framing at the base of the wall over top of the flashing.



2 Before installing the panels, the installer must ensure that the J-trim is clear of all debris.



3 To speed up installation, attachment clips can be installed to the panel perimeter to align with the sub-framing locations.



4 The panel is placed into the J-trim.



5 The installer ensures that the panel is level.



6 The full clip is attached to the sub-framing using a self-taping hex screw with an extended hex head driver.

7 **Repeat steps 3-5.** The next panel is placed onto the J-trim and slid over to connect with the previous panel installed.

8 Minor adjustments can be made to the panel spacing. Spacers can be used to ensure consistent spacing between panels before they are attached to the framing system.

In the example shown above, the side clip does not connect directly with the framing, but provides panel support, spacing and a guide for the infill strip.



Infill Strips



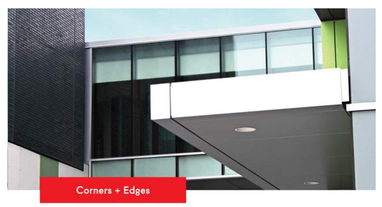
9 **Vertical** infill strips are measured and installed once a row of panels are installed.



10 **Horizontal** infill strips are then installed across the top of the row of panels.

Infill strips can match or complement the system frame color as part of the Alumitex® Concealed Installation System. The infill strips conceal any visible clips or screws.

Infill strips are also available in custom colors.



Corners + Edges

It's recommended that installation begins at a corner or window jamb. Corner and window jamb panels are custom cut and constructed based on approved shop drawings.



Corners or jambs are installed in the same manner flat panels are installed.



Routered infill strips will be required at inside corners and may be required behind windows and door jambs. Alternatively, flashings can be used at window and door jambs.



Infill strips can be routered from the back and bent to create a clean corner.



Once the installation is complete, the Alumitex® protective dust-cover can be removed from the panels.

elemex®

Architectural Facade Systems

elemex.com 530 Admiral Dr. London, Ontario N5V 0B2 T 1 844 435 3639 F 519 455 0253

elemex.com

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SEAL

No.	Description	Date
02	PERMIT RESUBMITALL 01	MM/DD/YY

PROJECT NAME:
NORHART RAMSEY

PROJECT ADDRESS:
PID 28-32-25-22-0076

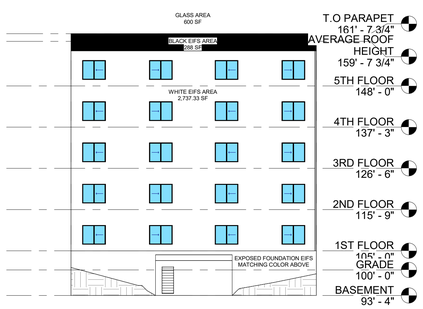
SHEET NAME:
OPTIONS OF FACADE MATERIALS - ACM

SHEET NUMBER:
A206

FAÇADE AREA (DOES NOT INCLUDE GRADE TO FIRST FLOOR)	EIFS WHITE		EIFS BLACK		MAGIC PAK		GLASS		CLASS 1		TOTAL CLASS 1 MATERIAL (GLASS + CLASS 1)	
South	28,445.06	5,896.19	21%	12,039.76	42%	496.42	2%	7272.36	26%	2,740.33	10%	10,012.69	35%
West	13,685.25	4,427.33	32%	0.00	0%	245.29	2%	4012.98	29%	4,999.65	37%	9,012.63	66%
North	28,776.07	12,196.78	42%	7,084.77	25%	484.74	2%	7,572.50	26%	1,437.28	5%	9,009.78	31%
East	14,669.49	6,310.38	43%	1,641.52	11%	157.59	1%	3,252.00	22%	3,308.00	23%	6,560.00	45%
TOTAL	85,575.87	28,830.68	34%	20,766.05	24%	1,384.04	2%	22,109.84	26%	12,485.26	15%	34,595.10	**40%**



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



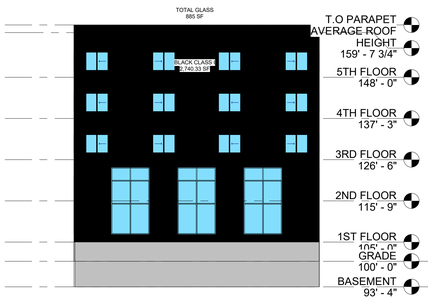
2 MATERIAL_EAST ELEVATION - B
1/16" = 1'-0"



4 MATERIAL_NORTH ELEVATION - B
1/16" = 1'-0"



3 MATERIAL_NORTH ELEVATION - A
1/16" = 1'-0"



7 MATERIAL_RETAIL SOUTH - ELEVATION
1/16" = 1'-0"



5 MATERIAL_SOUTH ELEVATION - A
1/16" = 1'-0"



6 MATERIAL_SOUTH ELEVATION - B
1/16" = 1'-0"



8 MATERIAL_WEST ELEVATION
1/16" = 1'-0"

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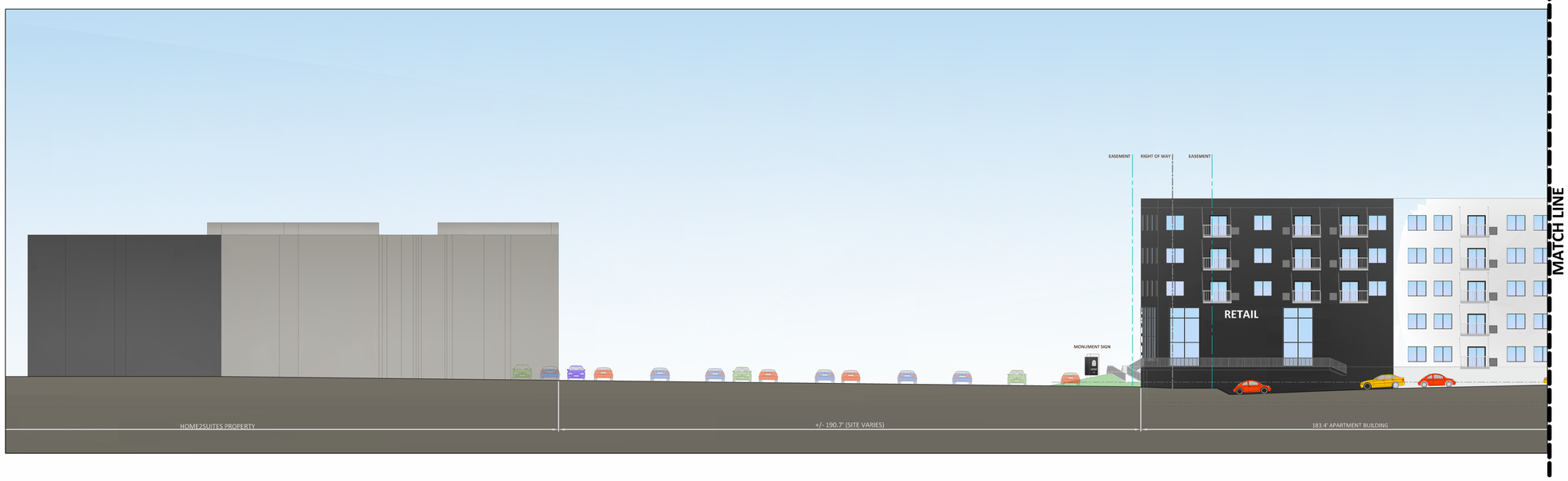
No.	Description	Date

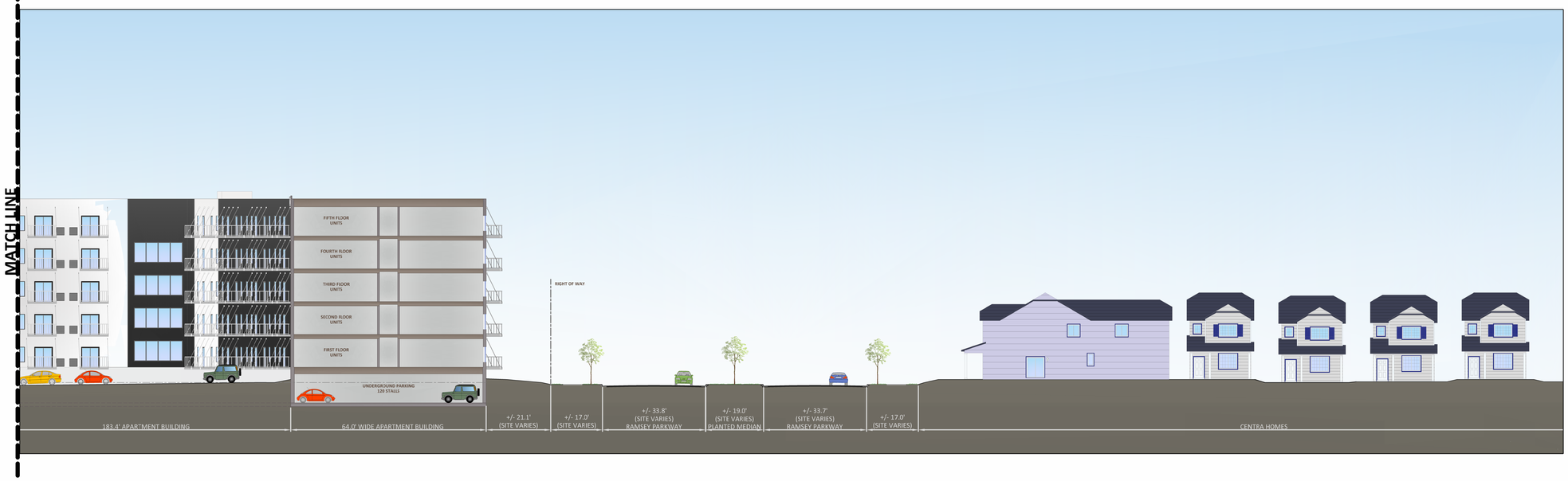
PROJECT NAME:
NORHART RAMSEY

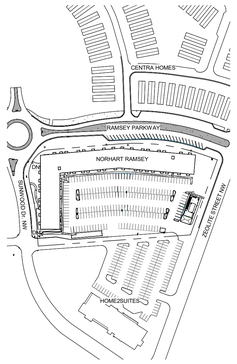
PROJECT ADDRESS:
PID 28-32-25-22-0076

SHEET NAME:
FACADE MATERIAL ELEVATIONS & AREAS

SHEET NUMBER:
A207







1 CONTEXT MAP
1" = 200'-0"

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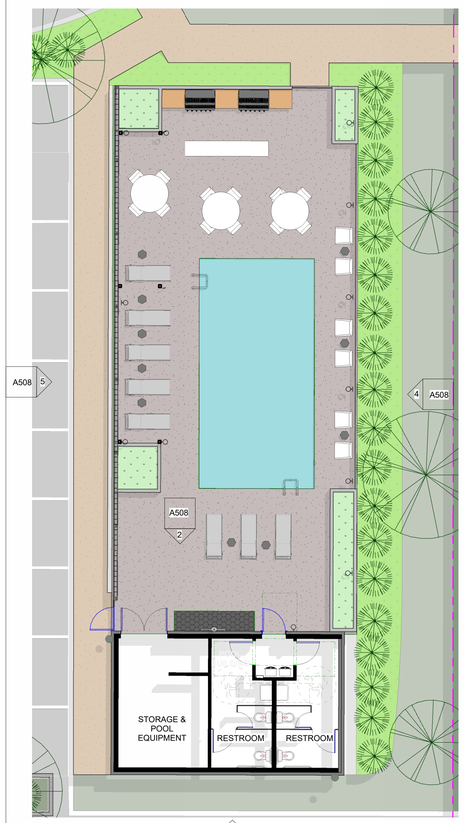
No.	Description	Date

PROJECT NAME:
NORHART RAMSEY

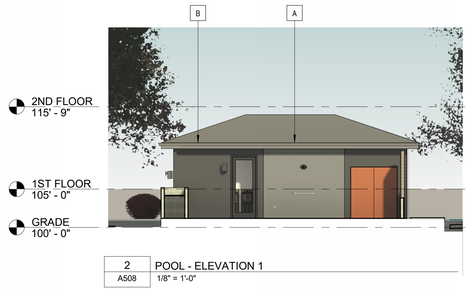
PROJECT ADDRESS:
PID 28-32-25-22-0076

SHEET NAME:
ILLUSTRATIVE SECTION

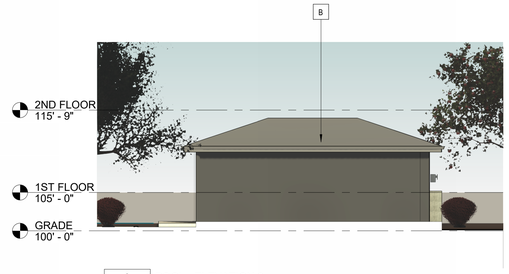
SHEET NUMBER:
A305



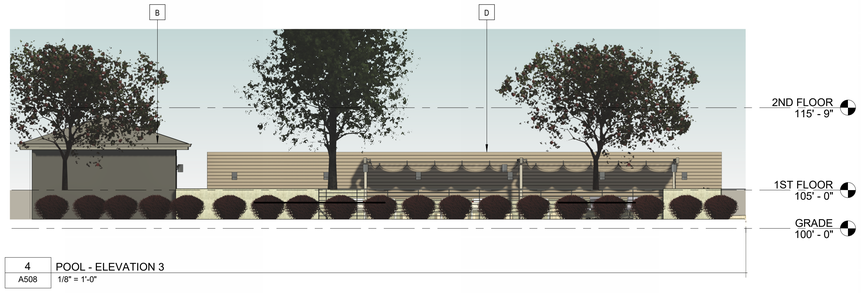
1 A508 ENLARGED PLAN - POOL AREA
1/8" = 1'-0"



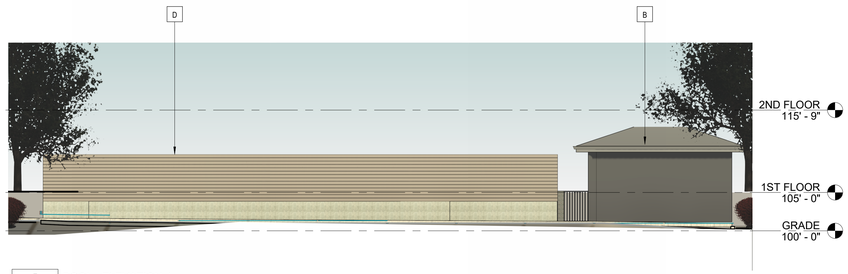
2 A508 POOL - ELEVATION 1
1/8" = 1'-0"



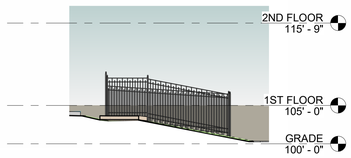
3 A508 POOL - ELEVATION 2
1/8" = 1'-0"



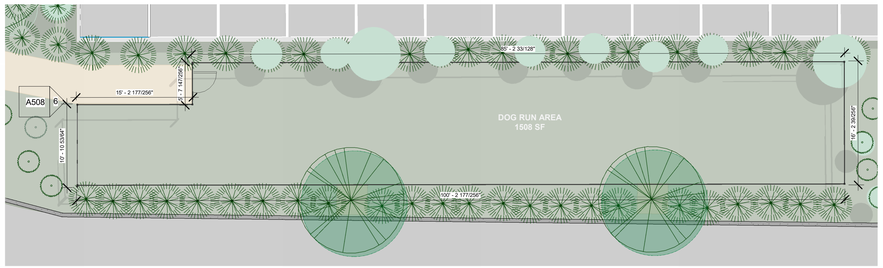
4 A508 POOL - ELEVATION 3
1/8" = 1'-0"



5 A508 POOL - ELEVATION 4
1/8" = 1'-0"



6 A508 DOG RUN AREA - ELEVATION
1/8" = 1'-0"



7 A508 ENLARGED PLAN - DOG RUN AREA
1/8" = 1'-0"

FACADE MATERIALS - POOL	
Material Letter	Description
A	BLACK TILE
B	EIFS -BLACK
D	TREX FENCE
E	CHAIN LINK FENCE

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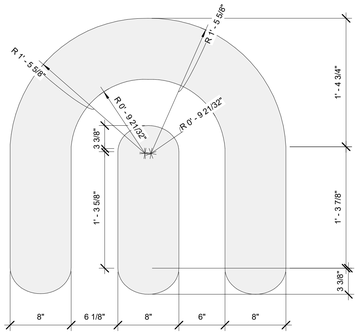
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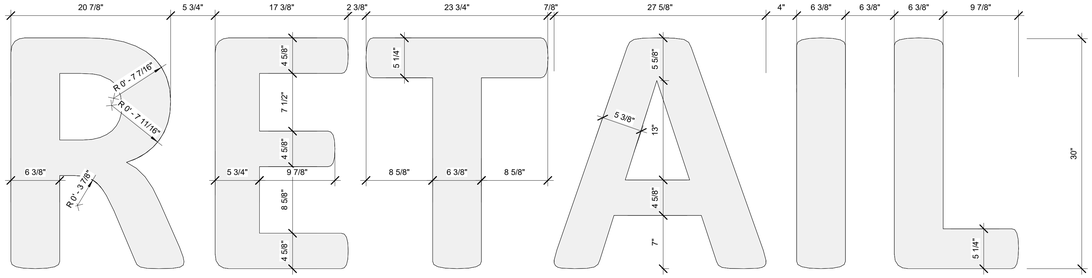
PROJECT NAME:
NORHART RAMSEY

PROJECT ADDRESS:
PID 28-32-25-22-0076

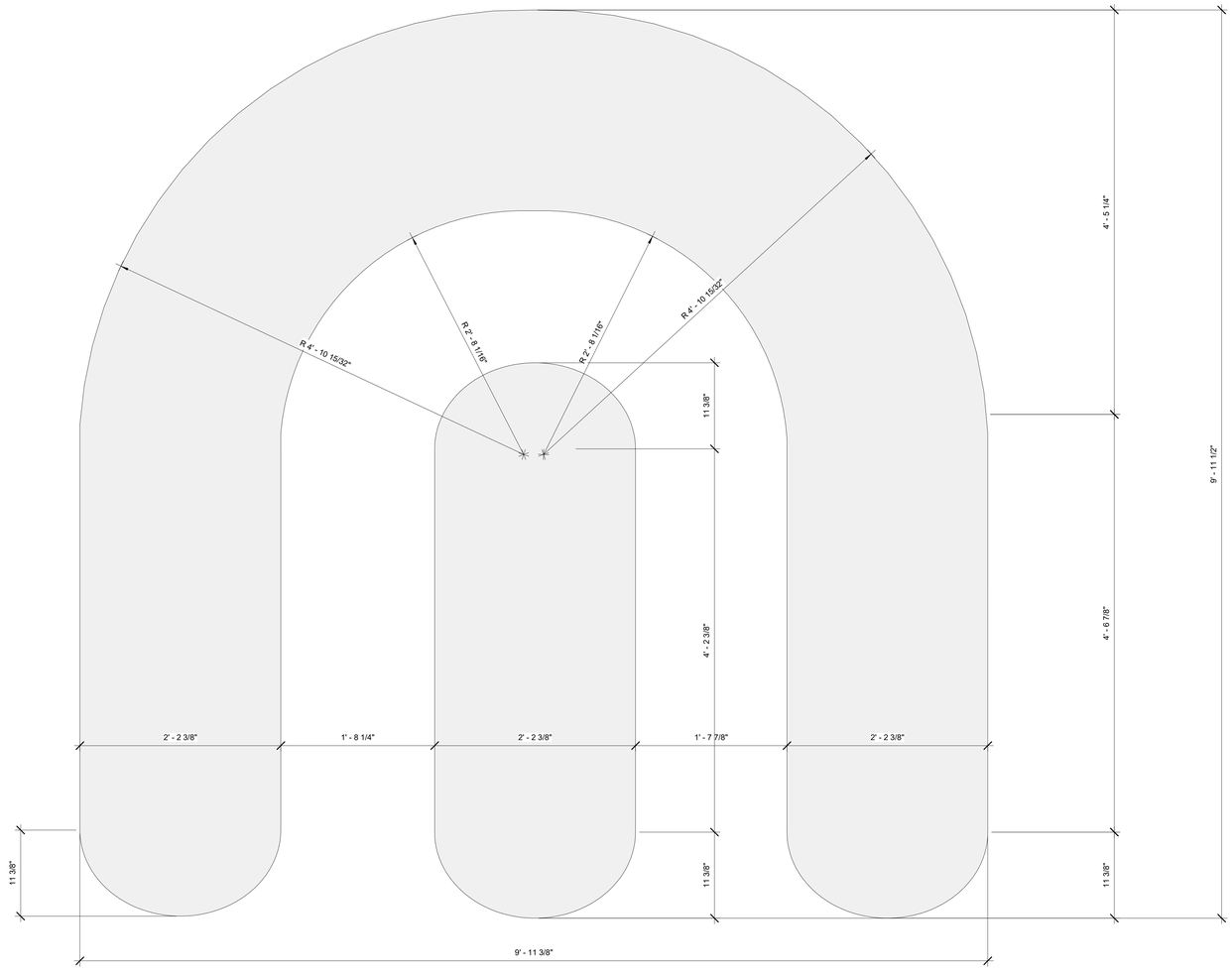
SHEET NAME:
POOL & DOG RUN AREA

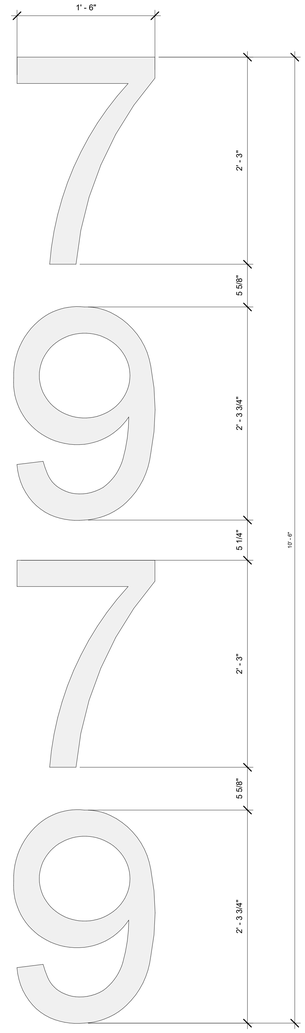
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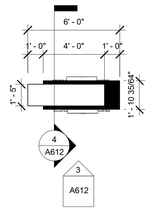




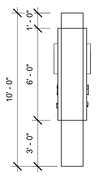
6 A612 RETAIL SIGNAGE
1 1/2" = 1'-0"



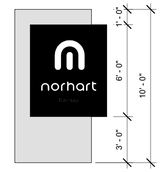




2 A612 ENLARGED PLAN - MONUMENT SIGN
1/4" = 1'-0"



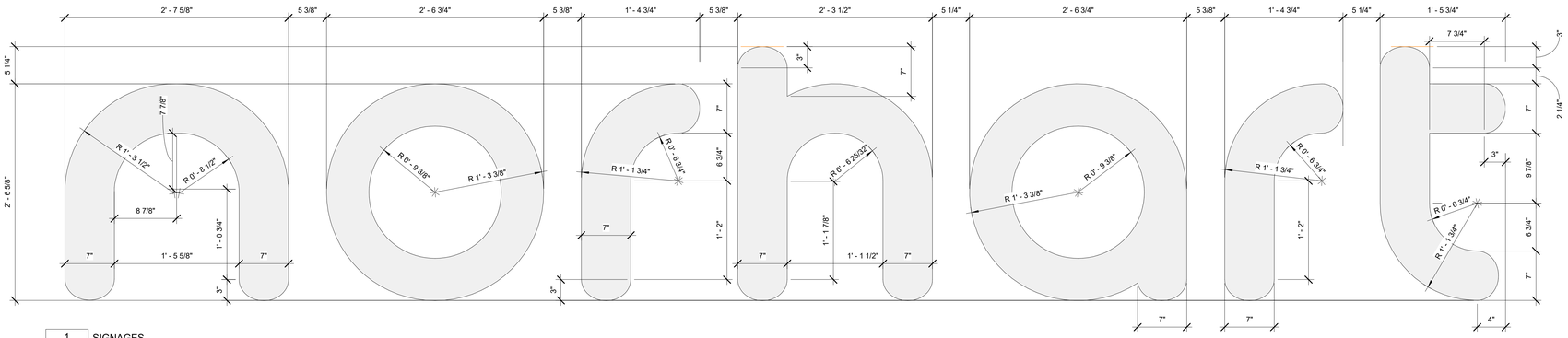
4 A612 MONUMENT SIGN - SECTION
1/4" = 1'-0"



3 A612 MONUMENT SIGN - ELEVATION
1/4" = 1'-0"



5 A612 MONUMENT SIGN - 3D VIEW



1 A612 SIGNAGES
1 1/2" = 1'-0"

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SEAL

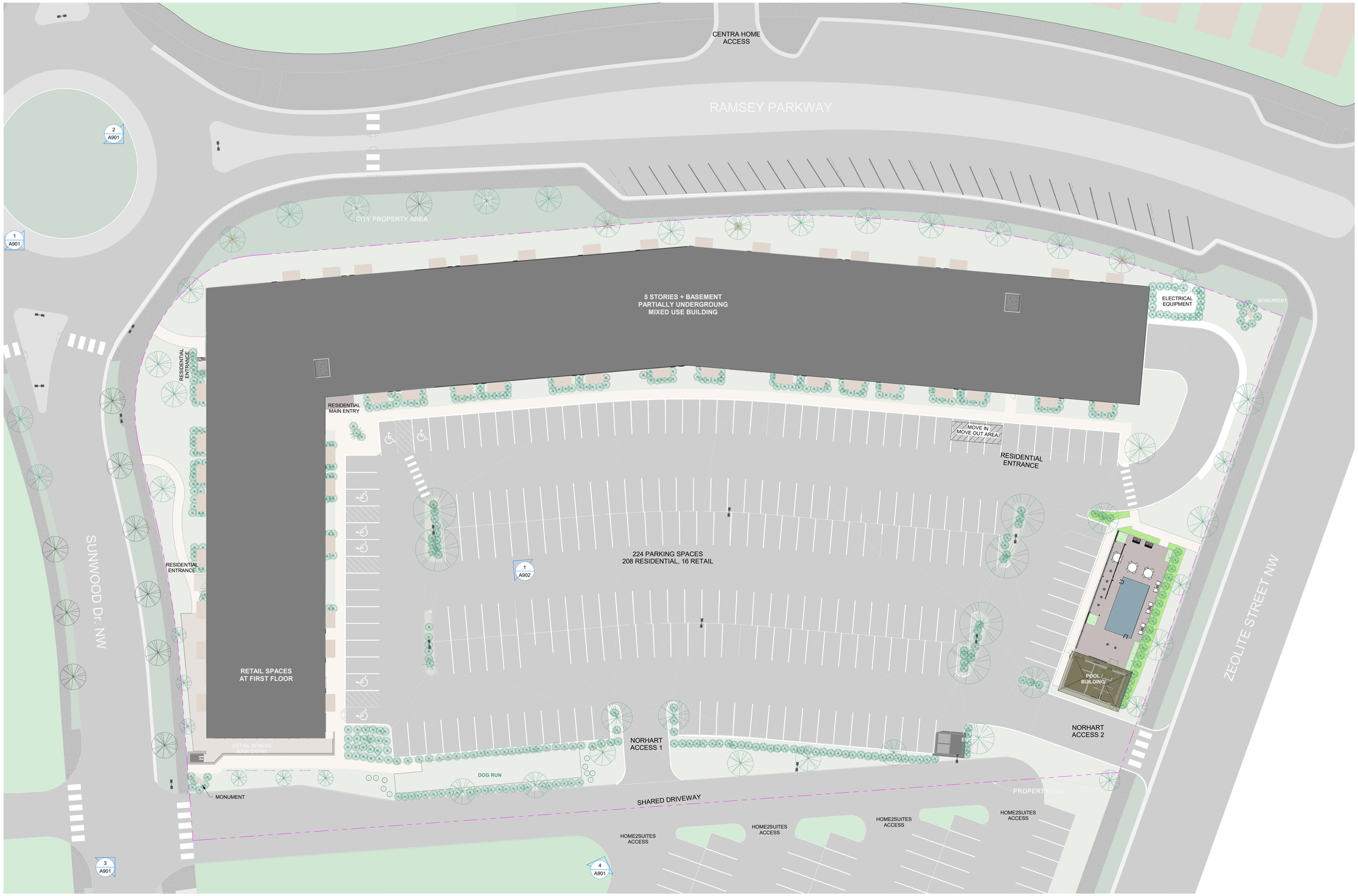
No.	Description	Date

PROJECT NAME:
NORHART RAMSEY

PROJECT ADDRESS:
PID 28-32-25-22-0076

SHEET NAME:
SIGNAGE & MONUMENT

SHEET NUMBER:
A612



1 NORHART RAMSEY VISUAL SITE PLAN
AS101 1" = 20'-0"

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SEAL

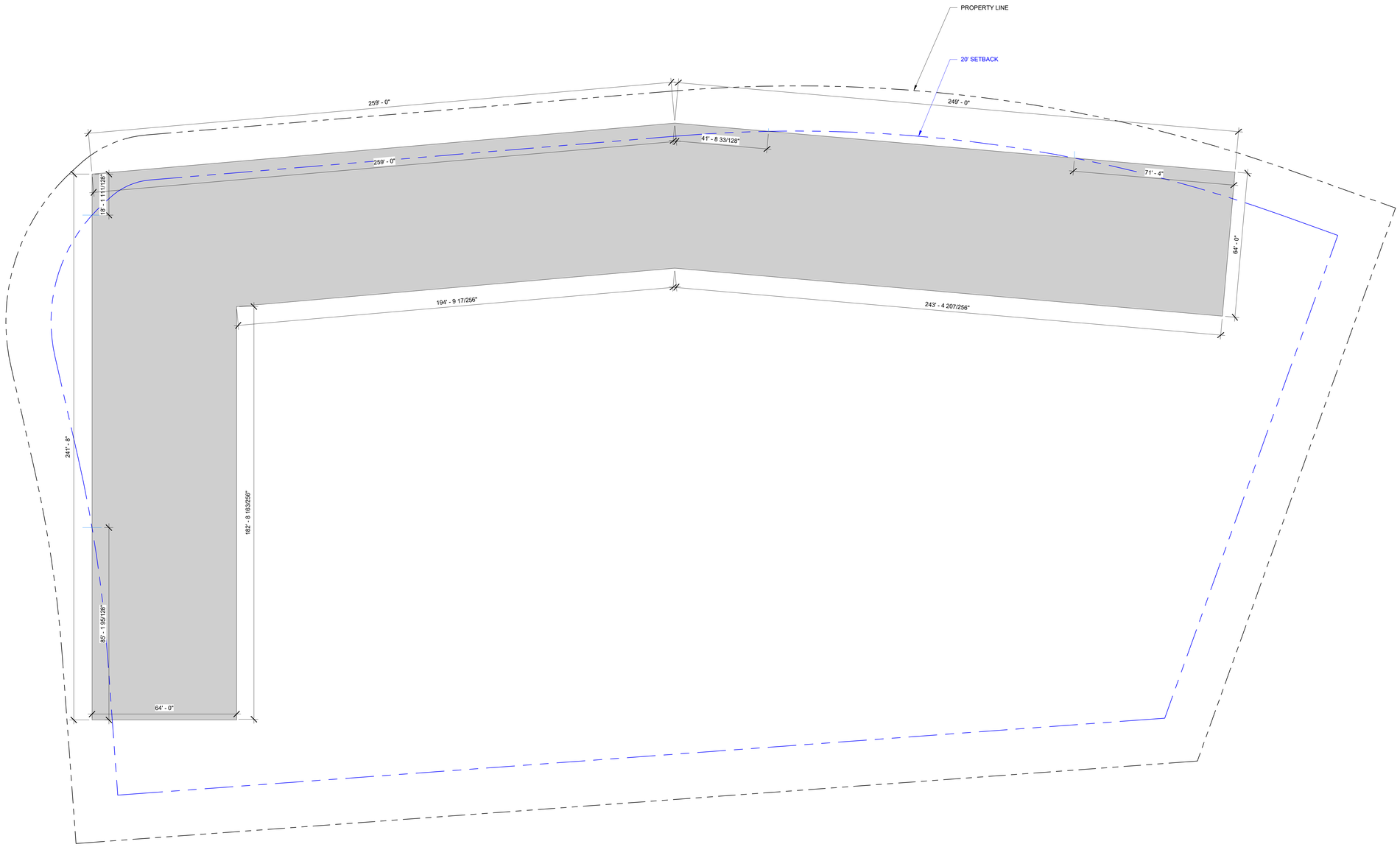
No.	Description	Date

PROJECT NAME:
NORHART RAMSEY

PROJECT ADDRESS:
PID 28-32-25-22-0076

SHEET NAME:
NORHART RAMSEY VISUAL SITE PLAN

SHEET NUMBER:
AS101



AREA WITHIN 20' OF PROPERTY LINE = 85'-1" + 18'-11" + 259'- 0" + 41'-8" + 71'-4"= 476'-0"
FRONTAGE OF BUILDING = 241'-8" + 259'-0" + 249'-0"= 749'-8"

476'-0" / 759'-8"= 62%

PROPERTY LINE

20' SETBACK

1 AS102 BUILD TO LINE DIAGRAM
1" = 20'-0"

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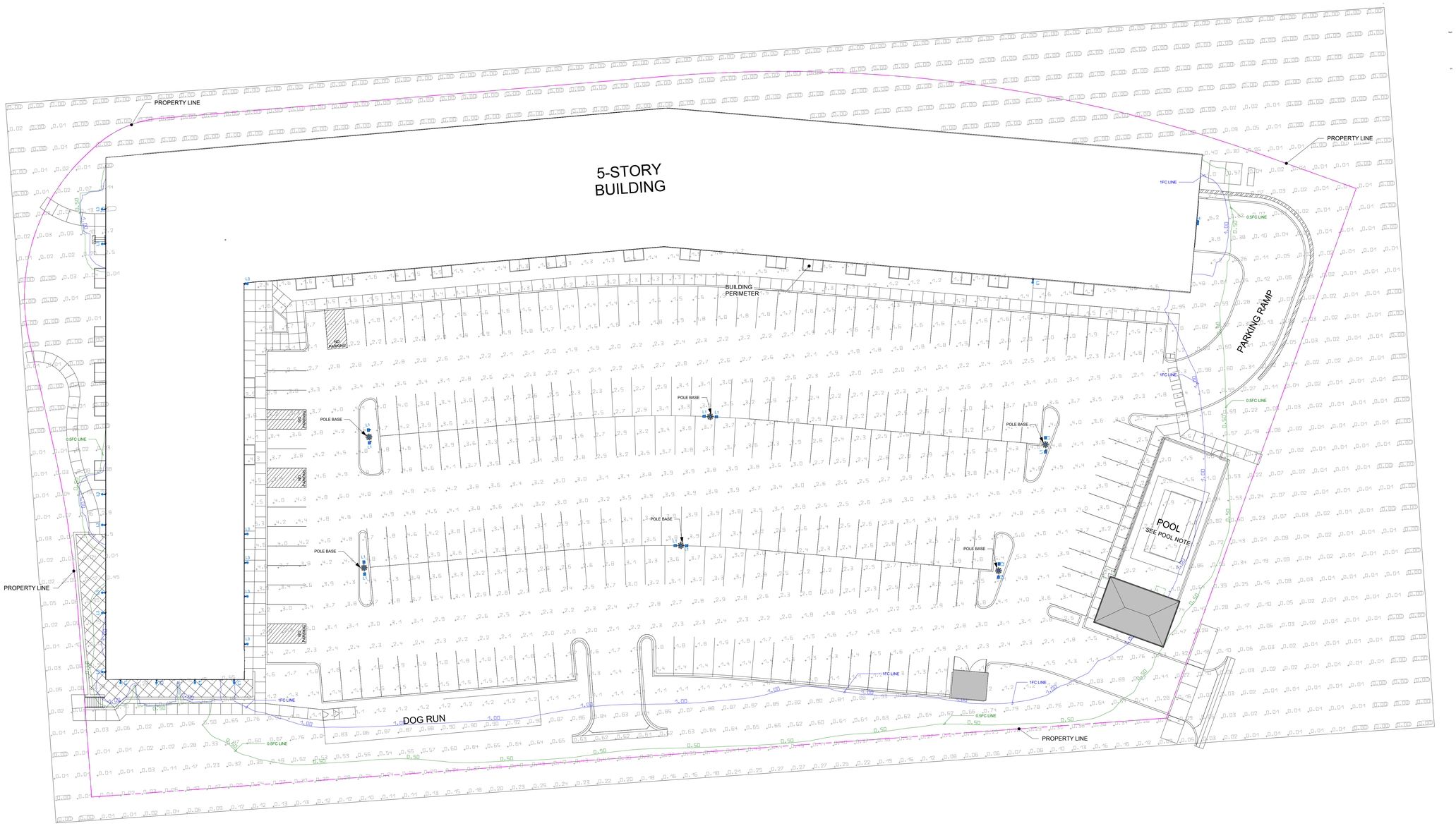
No.	Description	Date

PROJECT NAME:
NORHART RAMSEY

PROJECT ADDRESS:
PID 28-32-25-22-0076

SHEET NAME:
BUILDING & PROPERTY LINE LOCATION

SHEET NUMBER:
AS102



1 AS103 SITE PHOTOMETRIC
1" = 20'-0"

LUMINAIRE SCHEDULE						
Name	Description	Wattage	Luminous Flux	Count	Color Temperature	Remarks
L1	GARDCO ECOFORM ECF-S-64L-1A-NW-G2-5W	205 W	27330 lm	10	4000 K	25 FEET POLE 2 FEET BASE
L2	GARDCO ECOFORM ECF-S-48L-900-NW-G2-5	135 W	18937 lm	2	4000 K	25 FEET POLE 2 FEET BASE
L3	LIGMAN JE-30351-M-W40	15 W	1101 lm	17	4000 K	7 FEET HIGH
L4	GEWISS MIMIK 30M TYPE 2	36 W	2750 lm	1	4000 K	10 FEET HIGH

PHOTOMETRIC CALCULATION SUMMARY			
AREA	AVERAGE	MIN	MAX
PARKING	2.86 fc	1.06 fc	5.41 fc
PROPERTY LINE	0.06 fc	0.00 fc	0.47 fc

POOL NOTE:

POOL OPERATIONAL HOURS TO BE ONLY WHEN NATURAL DAYLIGHT IS SUFFICIENT TO MEET THE ILLUMINATION LEVELS AS REQUIRED BY MINNESOTA RULES CHAPTER 4717, PART 4717.3450.

norhart
1081 4th St SW
Suite #400
Forest Lake, MN 55025
(651) 689-4830

SEAL

No.	Description	Date

PROJECT NAME:
NORHART RAMSEY

PROJECT ADDRESS:
PID 28-32-25-22-0076

SHEET NAME:
SITE PHOTOMETRIC

SHEET NUMBER:
AS103



1 A901 ROUNDABOUT VIEW



2 A901 NORHART AMENITIES CORNER



3 A901 RETAIL VIEW



4 A901 BUILDING VEHICLE ENTRANCE

norhart

1081 4th St SW
Suite #400
Forest Lake, MN 55025
(651) 689-4830

SEAL

No.	Description	Date

PROJECT NAME:
NORHART RAMSEY

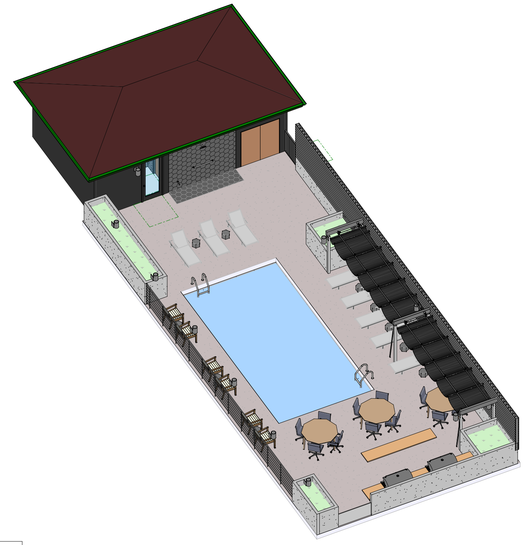
PROJECT ADDRESS:
PID 28-32-25-22-0076

SHEET NAME:
3D VIEWS

SHEET NUMBER:
A901



1 A902 MAIN RESIDENTS ENTRANCE



2 A902 PERSPECTIVE - POOL



NORHART APARTMENT INTERIOR



NORHART BUILDING POOL



NORHART BUILDING LOBBY

3 A902 REFERENCE IMAGES
1/16" = 1'-0"

norhart
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SEAL

No.	Description	Date

PROJECT NAME:
NORHART RAMSEY

PROJECT ADDRESS:
PID 28-32-25-22-0076

SHEET NAME:
RENDERINGS

SHEET NUMBER:
A902

NORHART RAMSEY

RAMSEY, MINNESOTA

ISSUED FOR: CITY SUBMITTAL



PROJECT CONTACTS		
	NAME & ADDRESS	CONTACT
CIVIL ENGINEER	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	ANDERS MELBY 612-615-0060 AMELBY@CIVILSITEGROUP.COM
LANDSCAPE ARCHITECT	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	ROBERT BINDER 612-615-0060 RBINDER@CIVILSITEGROUP.COM
DEVELOPER	NORHART 1081 4TH STREET SW FOREST LAKE, MN 55025	MARYBETH WISE 651-235-5325 MARYBETH.WISE@NORHART.COM
PROPERTY OWNER	NORHART 1081 4TH STREET SW FOREST LAKE, MN 55025	MARYBETH WISE 651-235-5325 MARYBETH.WISE@NORHART.COM
ARCHITECT	NORHART 1081 4TH STREET SW FOREST LAKE, MN 55025	SUSIANE CARVALHO 929-453-6346 SUSIANE.CARVALHO@NORHART.COM
SURVEYOR	JAMES R HILL, INC. 2999 COUNTY ROAD 42 W, SUITE 100 BURNSVILLE, MN 55306	MARCUS HAMPTON 952-890-6044
GEOTECHNICAL ENGINEER	HAUGO GEOTECHNICAL SERVICES, LLC 2825 CEDAR AVENUE SOUTH MINNEAPOLIS, MN 55407	LUCAS MOL 612-729-2959 LMOL@HAUGOGTS.COM

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.

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SHEET NUMBER	SHEET TITLE
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C1.0	REMOVALS PLAN
C2.0	SITE PLAN
C2.1	TURNING MOVEMENT PLAN
C3.0	GRADING PLAN
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C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
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SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
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SW1.3	SWPPP - NARRATIVE

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
NORHART RAMSEY
ZEOLITE ST NW & RAMSEY PKWY, RAMSEY, MN 55303

NORHART
1081 4TH ST SW, FOREST LAKE, MN 55025

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 04/03/24 LICENSE NO. 58960

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
4/3/2024	CITY SUBMITTAL

DRAWN BY	KB, AM
REVIEWED BY	RB, MP
PROJECT MANAGER	AM
PROJECT NUMBER	24151

REVISION SUMMARY

DATE	DESCRIPTION

TITLE SHEET

C0.0

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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.

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 STRIPING 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.

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.
7. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
8. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
9. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
10. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. TOLERANCES
    - 17.1. 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.
    - 17.2. 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.
    - 17.3. 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.
    - 17.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
18. MAINTENANCE
    - 18.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
    - 18.2. 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.
    - 18.3. 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.

GENERAL UTILITY 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 SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
3. 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.
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.

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 1-½" 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.

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 SHREDDED CEDAR MULCH.
3. ALL TREES SHALL BE MULCHED WITH SHREDDED CEDAR 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. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
5. 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.
6. 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.
7. 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.
8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 6" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
9. 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.
10. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
11. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INLCUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

Know what's below. Call before you dig.

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5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com
612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
NORHART RAMSEY
ZEOLITE ST NW & RAMSEY PKWY, RAMSEY, MN 55303

NORHART
1081 4TH ST SW, FOREST LAKE, MN 55025

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICEN

EXISTING CURB AND GUTTER TO REMAIN, PROTECT FROM DAMAGE, TYP.

EXISTING CONCRETE SIDEWALK TO REMAIN, PROTECT FROM DAMAGE, TYP.

CONSTRUCTION LIMITS

ALL DISTURBED AREAS NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACING SHALL BE FINSIHED WITH A MINIMUM OF 4" OF TOPSOIL WITH NOT MORE THAN 35% SAND CONTENT.

EXISTING PEDESTRIAN RAMP TO REMAIN, PROTECT FROM DAMAGE, TYP.

EXISTING CONCRETE SIDEWALK TO REMAIN, PROTECT FROM DAMAGE, TYP.

CONSTRUCTION LIMITS

EXISTING CURB AND GUTTER TO REMAIN, PROTECT FROM DAMAGE, TYP.

EXISTING CONCRETE SIDEWALK TO REMAIN, PROTECT FROM DAMAGE, TYP.

EXISTING LIGHT POLE TO REMAIN, PROTECT FROM DAMAGE, TYP.

EXISTING PEDESTRIAN RAMP TO REMAIN, PROTECT FROM DAMAGE, TYP.

EXISTING CURB AND GUTTER TO REMAIN, PROTECT FROM DAMAGE, TYP.

EXISTING DRIVE AISLE TO REMAIN, PROTECT FROM DAMAGE, TYP.

REMOVE EXISTING PAVEMENT AND BASE MATERIAL FOR UTILITY INSTALLATION

EXISTING CURB AND GUTTER TO REMAIN, PROTECT FROM DAMAGE, TYP.

EXISTING LIGHT POLE TO REMAIN, PROTECT FROM DAMAGE, TYP.

REMOVE AND SALVAGE EXISTING LIGHT POLE. SEE SITE PLAN FOR PROPOSED LOCATION

REMOVE EXISTING CURB AND GUTTER, TYP.

EXISTING CURB AND GUTTER TO REMAIN, PROTECT FROM DAMAGE, TYP.

EXISTING LIGHT POLE TO REMAIN, PROTECT FROM DAMAGE, TYP.

CONSTRUCTION LIMITS

EXISTING PARKING ISLANDS TO REMAIN, PROTECT FROM DAMAGE, TYP.

ALL DISTURBED AREAS NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACING SHALL BE FINSIHED WITH A MINIMUM OF 4" OF TOPSOIL WITH NOT MORE THAN 35% SAND CONTENT.

EXISTING DRIVE AISLE TO REMAIN, PROTECT FROM DAMAGE, TYP.

EXISTING LIGHT POLE TO REMAIN, PROTECT FROM DAMAGE, TYP.

EXISTING CURB AND GUTTER TO REMAIN, PROTECT FROM DAMAGE, TYP.

EXISTING CONCRETE SIDEWALK & PED RAMP TO REMAIN, PROTECT FROM DAMAGE, TYP.

CONSTRUCTION LIMITS

EXISTING CURB AND GUTTER TO REMAIN, PROTECT FROM DAMAGE, TYP.

COORD. SIDEWALK GRADES WITH CITY. POTENTIAL TO AVOID REMOVAL

REMOVE EXISTING PAVEMENT AND BASE MATERIAL, TYP.

REMOVE EXISTING CURB AND GUTTER, TYP.

EXISTING LIGHT POLE TO REMAIN, PROTECT FROM DAMAGE, TYP.

EXISTING CONCRETE SIDEWALK AND CURB & GUTTER TO REMAIN, PROTECT FROM DAMAGE, TYP.

ZEOLITE STREET NW

W RAMSEY

CITY OF RAMSEY REMOVAL NOTES:

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.3

OWNER INFORMATION

NORHART
1081 4TH STREET SW
FOREST LAKE, MN 55025
MARYBETH WISE
651-235-5325
MARYBETH.WISE@NORHART.COM

REMOVALS LEGEND:

- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- CONSTRUCTION LIMITS
- PROPERTY LINE
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.

SEE SHEET C0.1 FOR GENERAL REMOVAL NOTES

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PROJECT
NORHART RAMSEY
ZEOLITE ST NW & RAMSEY PKWY, RAMSEY, MN 55303

NORHART
1081 4TH ST SW, FOREST LAKE, MN 55025

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ANDERS S. MELBY
DATE 04/03/24 LICENSE NO. 58960

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
4/3/2024	CITY SUBMITTAL

DRAWN BY	KR, AM
REVIEWED BY	RB, MP
PROJECT MANAGER	MM
PROJECT NUMBER	24131

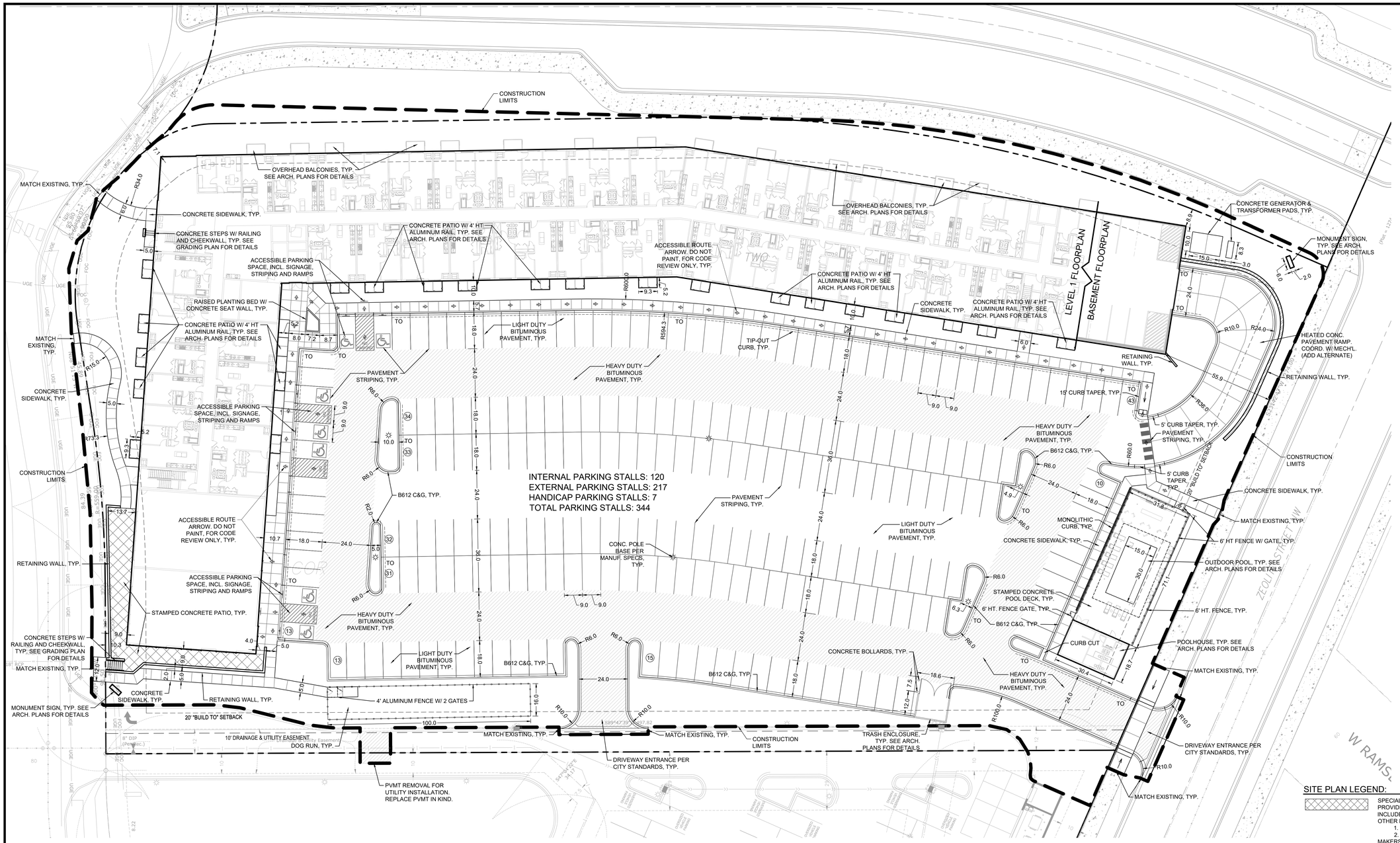
REVISION SUMMARY

DATE	DESCRIPTION

REMOVALS PLAN

C1.0

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SITE AREA CALCULATIONS	EXISTING CONDITION			PROPOSED CONDITION		
IMPERVIOUS SURFACES						
BUILDING COVERAGE	0 SF	0.0%		44,475 SF	26.3%	
PAVEMENT	6,510 SF	3.9%		92,393 SF	54.7%	
TOTAL	6,510 SF	3.9%	0.0 AC	136,868 SF	81.1%	3.1 AC
PERVIOUS SURFACES						
TOTAL	162,285 SF	96.1%	3.7 AC	31,927 SF	18.9%	0.7 AC
TOTAL SITE AREA	168,795 SF	100.0%	3.9 AC	168,795 SF	100.0%	3.9 AC
DIFFERENCE (EX. VS PROP.)	130,358 SF	77.2%				
DISTURBED AREA	168,060 SF	3.9 AC				

CITY OF RAMSEY SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC SITE NOTES.

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 BY BUILDING STAFF AND REMOVED BY COMMERCIAL CO. WEEKLY.
DELIVERIES	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

OWNER INFORMATION

NORHART
1081 4TH STREET SW
FOREST LAKE, MN 55025
MARYBETH WISE
651-235-5325
MARYBETH.WISE@NORHART.COM

SITE PLAN LEGEND:

- SPECIALTY PAVEMENT (IF APPLICABLE) - PROVIDE BID FOR THE FOLLOWING OPTIONS, INCLUDE VARIATIONS OF BASE MATERIAL AND OTHER NECESSARY COMPONENTS.
  1. STAMPED & COLORED CONCRETE
  2. CONCRETE PAVERS
  MAKERS, COLORS, MODELS, & PATTERN TO BE INCLUDED IN SHOP DRAWING SUBMITTAL PRIOR TO CONSTRUCTION.
- 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 ROUTE ARROW (IF APPLICABLE) DO NOT PAINT.

SEE SHEET C0.1 FOR GENERAL SITE NOTES

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612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
NORHART RAMSEY
ZEOLITE ST NW & RAMSEY PKWY, RAMSEY, MN 55303

NORHART
1081 4TH ST SW, FOREST LAKE, MN 55025

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ANDERS S. MELBY
DATE 04/03/24 LICENSE NO. 58960

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
4/3/2024	CITY SUBMITTAL

DRAWN BY	KR, AM
REVIEWED BY	RM, MP
PROJECT MANAGER	AM
PROJECT NUMBER	24101

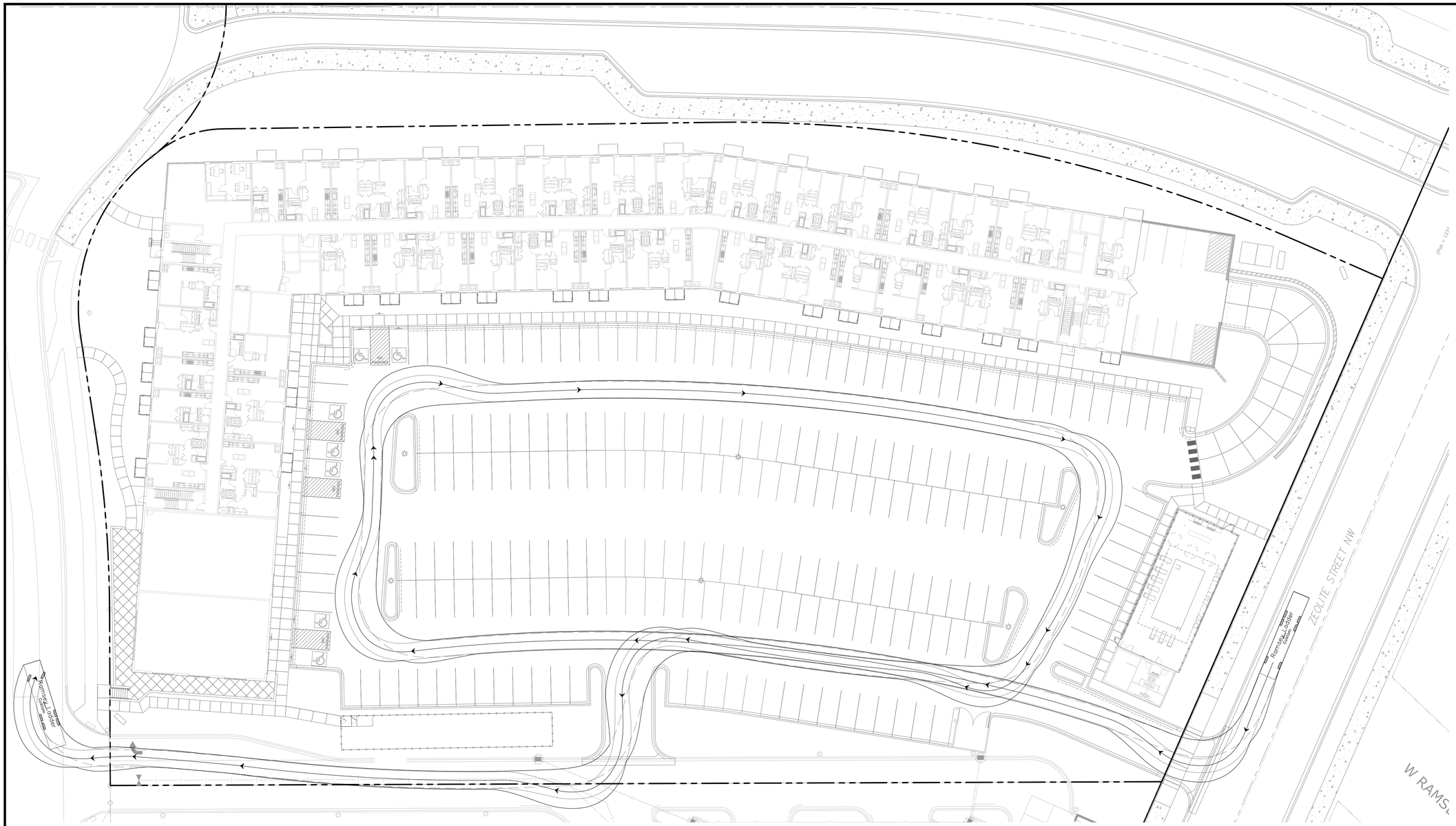
REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN

C2.0

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SEE SHEET C0.1 FOR GENERAL SITE NOTES

SEE SHEET C2.0 FOR GENERAL SITE NOTES & LEGEND

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4/3/2024	CITY SUBMITTAL

DRAWN BY	RD, AM
REVIEWED BY	BS, MP
PROJECT MANAGER	AM
PROJECT NUMBER	24131

REVISION SUMMARY

DATE	DESCRIPTION

TURNING MOVEMENT PLAN

C2.1

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875.00 FFE
863.00 GFE

CONSTRUCTION LIMITS

20' "BUILD TO" SETBACK

10' DRAINAGE & UTILITY EASEMENT

Drainage & Utility Easement

8" DIP (Private)

ZEOLITE STREET NW

W RAMSEY

CITY OF RAMSEY GRADING NOTES:

1. RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.3

GROUNDWATER ELEVATION PER BORING

BORING	GROUND WATER ELEVATION
SB-1	857.70
SB-2	857.60
SB-3	857.40
SB-4	857.50
SB-5	857.60
SB-6	857.50
SB-7	857.60
SB-8	857.60
SB-9	858.40
SB-10	NA
SB-11	NA
SB-12	NA

PER GEOTECHNICAL REPORT COMPLETED BY HAUGO GEOTECHNICAL SERVICES, LLC ON 02/08/24.

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
- GRADE BREAK - HIGH POINTS
- CURB AND GUTTER (T.O = TIP OUT)
- EOF=XXX.XX — EMERGENCY OVERFLOW
- CONSTRUCTION LIMITS

SEE SHEET C0.1 FOR GENERAL GRADING NOTES

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NORHART
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DATE	DESCRIPTION
4/3/2024	CITY SUBMITTAL

DRAWN BY	KB, AM
REVIEWED BY	RB, MP
PROJECT MANAGER	AM
PROJECT NUMBER	24151

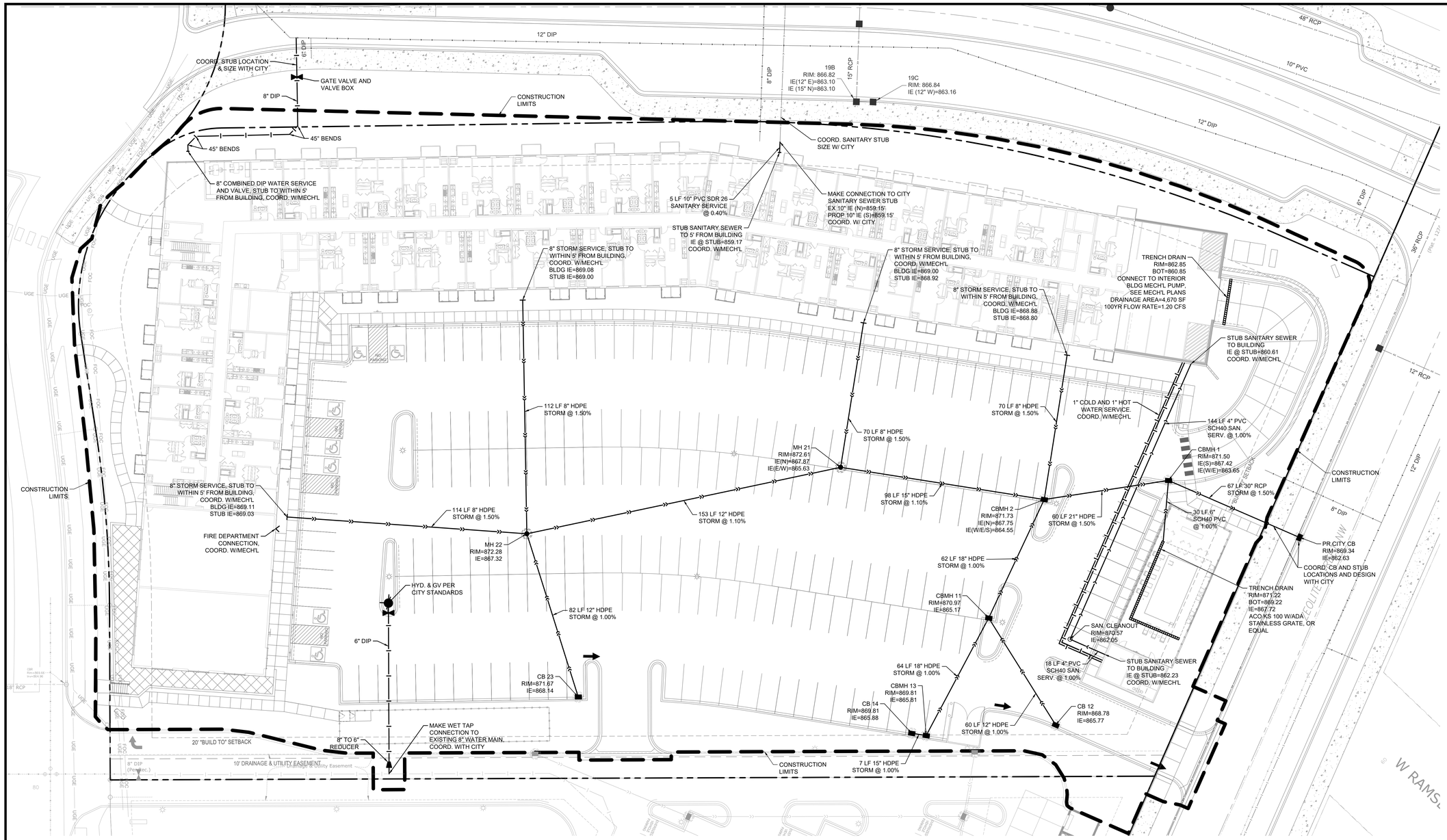
REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN

C3.0

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CITY OF RAMSEY UTILITY NOTES:

1. RESERVED FOR CITY SPECIFIC UTILITY NOTES.

UTILITY LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- TRENCH DRAIN
- CONSTRUCTION LIMITS

SEE SHEET C0.1 FOR GENERAL UTILITY NOTES

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ZEOLITE ST NW & RAMSEY PKWY, RAMSEY, MN 55303

NORHART
1061 47TH ST SW, FOREST LAKE, MN 55025

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ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
4/3/2024	CITY SUBMITTAL

DRAWN BY	KB, AM
REVIEWED BY	RS, MP
PROJECT MANAGER	AM
PROJECT NUMBER	24131

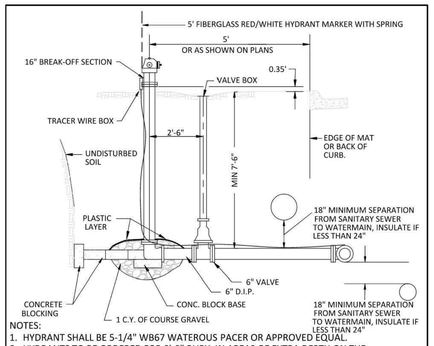
REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN

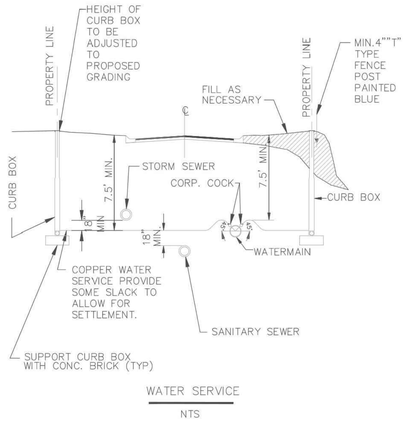
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NOTES:
1. HYDRANT SHALL BE 5-1/4" WB67 WATEROUS PACER OR APPROVED EQUAL.
2. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
3. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
4. TOP NUT OF HYDRANT 2.5' ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE.
5. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW.
6. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE.
7. PUMPER NOZZLE .5.75" O.D. X 4 T.P.I, HOSE NOZZLE 3.06" O.D. X 7 T.P.I.
8. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL WATER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

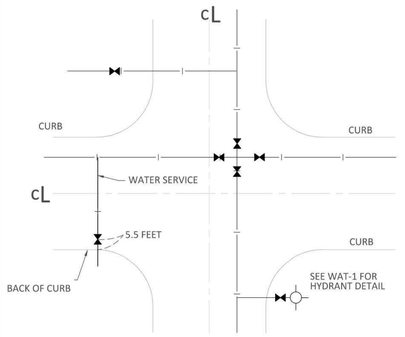
APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: HYDRANT
		CITY PLATE No. WAT-1



WATER SERVICE

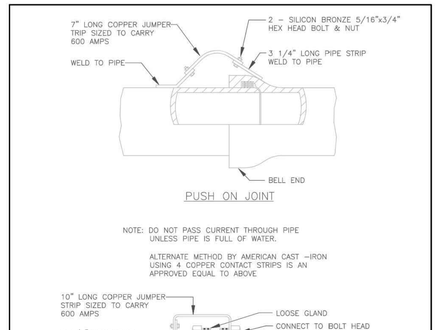
NTS

APPROVED: 3 - 2022	City of RAMSEY	STANDARD DETAILS: WATER SERVICE
		CITY PLATE No. WAT-2

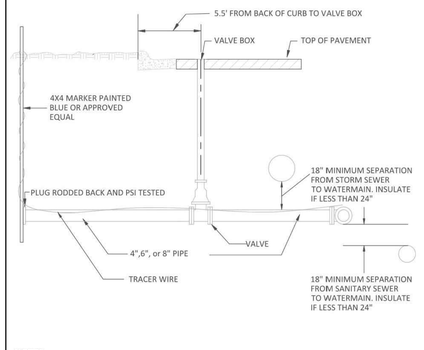


NOTES:
1. VALVES TO BE CLUSTERED AT CROSS ON THE TEE BY PLACING IMMEDIATELY ADJACENT TO FITTINGS.
2. WATERMAIN TO BE LOCATED ON NORTH AND EAST SIDES OF STREET 10 FEET FROM CENTERLINE.
3. ALL SERVICE VALVES IN ROAD WAY SHALL BE 5.5 FEET FROM BACK OF CONCRETE CURB.
4. ALL VALVES NOT IN BITUMINOUS PAVEMENT SHALL BE MARKED WITH A BLUE 5 FOOT CARSONITE MARKER.

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: WATERMAIN VALVE LOCATION
		CITY PLATE No. WAT-3

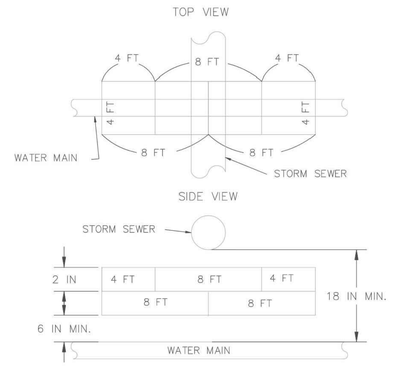


APPROVED: 1 - 2016	City of RAMSEY	STANDARD DETAILS: JOINT CONNECTION
		CITY PLATE No. WAT-4



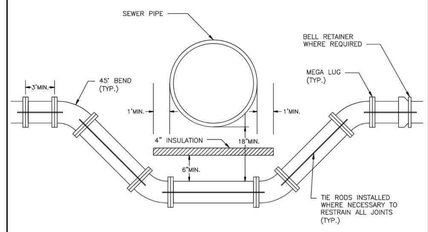
NOTES:
1. SHALL BE BLOCKED OR TIED TO THE MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
2. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL WATER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: COMMERCIAL SERVICE
		CITY PLATE No. WAT-5



NOTES: 1) SHEETS ARE 2 INCHES BY 4 FEET BY 8 FEET
2) SURFACE PREPARATION SHALL BE SMOOTH AND ROCK FREE
3) JOINTS WILL BE OVERLAPPED BY 4 FEET
4) POLYSTYRENE INSULATION OR APPROVED EQUAL
5) INSULATION REQUIRED WHERE PIPE SEPARATION IS < 2 FEET

APPROVED: 3 - 2022	City of RAMSEY	STANDARD DETAILS: WATER MAIN INSULATION
		CITY PLATE No. WAT-6



NOTE:

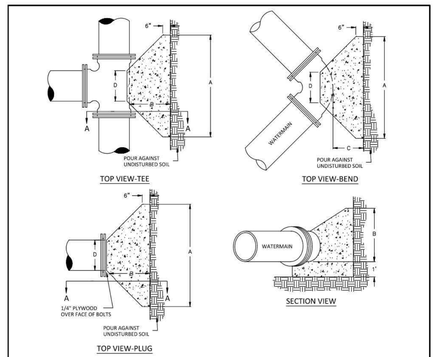
1. PROVIDE MEGA LUGS OR APPROVED EQUAL AT ALL JOINTS ON BENDS AND AS SHOWN ON THIS STANDARD PLATE.

2. USE 2 – ¾" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION.

3. PROVIDE SAND CUSHION BETWEEN TOP OF WATERMAIN AND BOTTOM OF INSULATION, MIN. DIMENSIONS AS SHOWN ON THIS STANDARD PLATE.

NOTE: SEE STANDARD PLATE WAT-6 FOR UTILITY INSULATION REQUIREMENTS.

APPROVED: 6 - 2015	City of RAMSEY	STANDARD DETAILS: WATERMAIN LOWERING
		CITY PLATE No. WAT-7

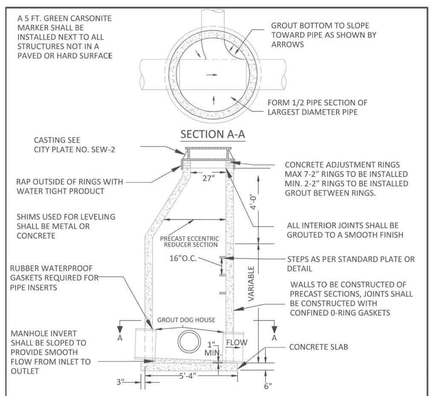


PIPE SIZE	22 ½% BEND			45% BEND			90% BEND		
	A	B	C	A	B	C	A	B	C
12"	1'-10"	1'-10"	2'-0"	3'-4"	2'-0"	2'-0"	6'-9"	2'-6"	2'-0"
16"	3'-0"	2'-0"	2'-0"	3'-10"	3'-0"	2'-0"	6'-2"	3'-6"	2'-6"
20"	3'-6"	2'-8"	3'-0"	5'-6"	3'-4"	3'-0"	8'-4"	4'-0"	
24"	4'-4"	3'-0"	3'-0"	6'-10"	3'-10"	3'-0"	9'-8"	5'-0"	
30"	--	--	3'-6"	9'-3"	6'-0"	3'-6"	17'-0"	6'-0"	3'-6"

DIMENSION D SHALL BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.

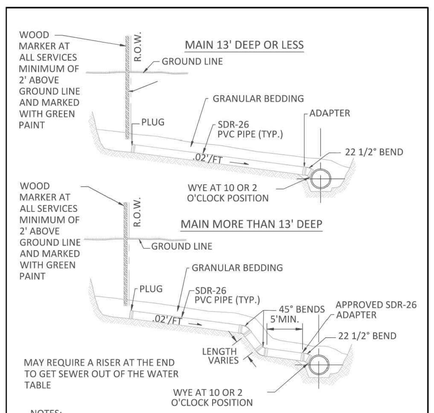
NOTES:
1. BLOCKING TO BE POURED CONCRETE, MNDOT MIX DESIGN 3A32.
2. FITTINGS MUST BE COVERED W/POLY (8 MIL) PRIOR TO POURING CONCRETE
3. KEEP CONCRETE CLEAR OF BOLTS, JOINT AND ACCESSORIES.

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: THRUST BLOCKS
		CITY PLATE No. WAT-8



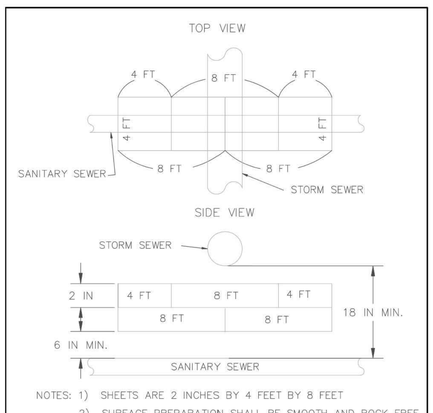
NOTES:
1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL SEWER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)
2. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT
3. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP
4. ALL INVERTS TO BE 0.10' ABOVE OUTLET

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: SANITARY MANHOLE
		CITY PLATE No. SEW-1



NOTES:
1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL SEWER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: SANITARY SEWER SERVICE
		CITY PLATE No. SEW-3



NOTES: 1) SHEETS ARE 2 INCHES BY 4 FEET BY 8 FEET
2) SURFACE PREPARATION SHALL BE SMOOTH AND ROCK FREE
3) JOINTS WILL BE OVERLAPPED BY 4 FEET
4) POLYSTYRENE INSULATION OR APPROVED EQUAL
5) INSULATION REQUIRED WHERE PIPE SEPARATION IS < 2 FEET

APPROVED: 3 - 2022	City of RAMSEY	STANDARD DETAILS: SANITARY SEWER INSULATION
		CITY PLATE No. SEW-6

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
NORHART RAMSEY
ZEOLITE ST NW & RAMSEY PKWY, RAMSEY, MN 55303

NORHART
1081 4TH ST SW, FOREST LAKE, MN 55025

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 04/03/24 LICENSE NO. 58960

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
4/3/2024	CITY SUBMITTAL

DRAWN BY	KR, AM
REVIEWED BY	RB, MP
PROJECT MANAGER	AM
PROJECT NUMBER	24151

REVISION SUMMARY

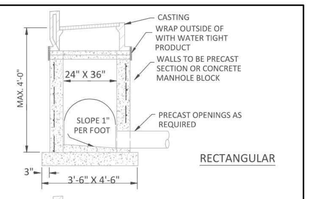
DATE	DESCRIPTION

CIVIL DETAILS

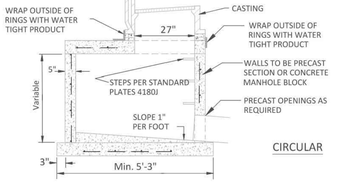
C5.0

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



RECTANGULAR



CIRCULAR

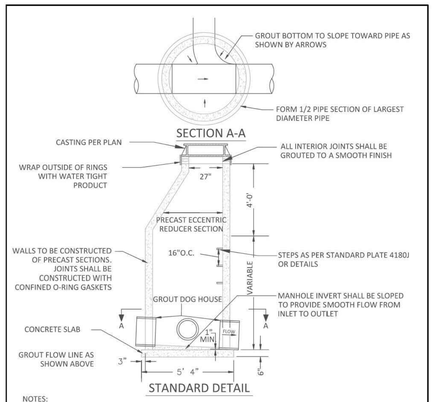
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
9. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET

APPROVED: 1 - 2024

City of RAMSEY

STANDARD DETAILS: CATCH BASIN

CITY PLATE No. STO-1



STANDARD DETAIL

NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
5. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
6. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
9. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED: 1 - 2024

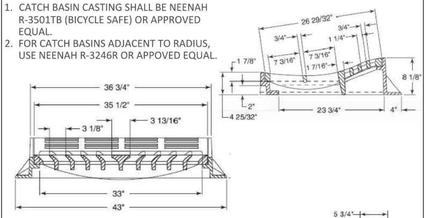
City of RAMSEY

STANDARD DETAILS: STORM MANHOLE

CITY PLATE No. STO-3

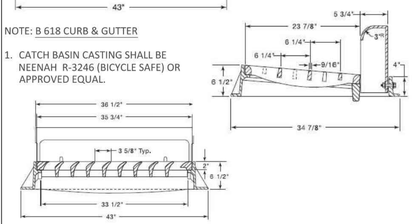
NOTE: SURMOUNTABLE CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3501TB (BICYCLE SAFE) OR APPROVED EQUAL.
2. FOR CATCH BASINS ADJACENT TO RADIUS, USE NEENAH R-3246R OR APPOVED EQUAL.



NOTE: B 618 CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3246 (BICYCLE SAFE) OR APPROVED EQUAL.



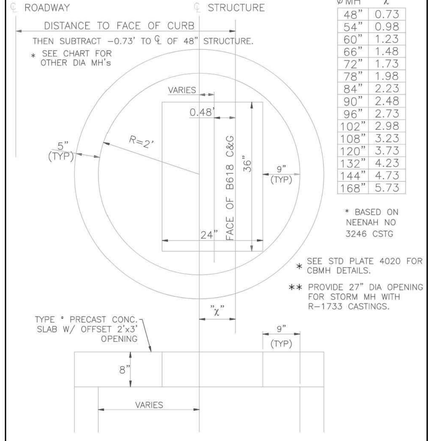
STANDARD CATCHBASIN CASTING

APPROVED: 1 - 2024

City of RAMSEY

STANDARD DETAILS: STORMWATER CASTING

CITY PLATE No. STO-4



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

* BASED ON NEENAH NO 3246 CSTG

* SEE STD PLATE 4020 FOR CBMH DETAILS.

** PROVIDE 27" DIA OPENING FOR STORM MH WITH R-1733 CASTINGS.

APPROVED: 4 - 2005

City of RAMSEY

STANDARD DETAILS: SLAB TOP MANHOLE COVER

CITY PLATE No. STO-5

R-2560 Series or Approved Equal. Beehive Grates with Frames

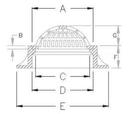
SUITABLE FOR DRAINAGE ON CIRCUMSTANCES WHERE CLOGGING OF A FLAT GRATING IS A PROBLEM. EXCELLENT FOR ROADSIDE OR EARTH DITCH CATCH BASINS.



Illustrating R-2560-E

Catalog No.	Dimensions in inches A	B	C	D	E	F	G	Wt. LBS
R-2560-A	12	1	11	12 1/2	19	4	4	80
R-2560-B	15 1/2	1 1/4	15	15	21	5	3	120
R-2560-C	18	1 1/4	16 1/2	20 1/2	30	8	4	190
R-2560-C1	22	1 1/2	20	23	28	4	4 1/2	195
R-2560-C2	22	1 1/2	20 1/2	24	28 1/4	6	4 1/2	270
R-2560-D	22	1 1/2	20	24 1/2	35	9	4 1/2	315
R-2560-D1	22	1 1/2	20	23	28 1/4	4	7	210
R-2560-D2	22	1 1/2	20 1/2	24	35	6	7	285
R-2560-D3	22	1 1/2	20	24 1/2	36	9	7	345
R-2560-E	23	1 1/2	21	25 1/2	35 1/2	9	7	340
R-2560-EA	25 3/4	7/8	24 1/8	26 1/2	35 1/2	4	6	255
R-2560-EB	25 3/4	7/8	24 1/8	26 1/2	35 1/2	4	6	255
R-2560-E1	25 3/4	7/8	24 1/8	26 1/2	35 1/2	7	6	280
R-2560-E2	25 3/4	7/8	24 1/8	26 1/2	35 1/2	7	6	300
R-2560-E5	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	6	345
R-2560-E6	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	9	365
R-2560-E7	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	6	350
R-2560-E8	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	9	365
R-2560-E9	25 3/4	7/8	24 1/8	26 1/2	35 1/2	10	6	360
R-2560-E10	25 3/4	7/8	24 1/8	26 1/2	35 1/2	10	9	385
R-2560-G	32	1 1/2	30	36	46	7	4	535

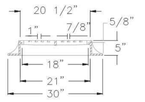
Furnished standard with ground bearing surfaces.



R-2570 Catch Basin Frame, Grate

Light Duty

Total Weight 170 Pounds



Furnished standard with ground bearing surfaces.



STORM CASTINGS FOR NON-TRAFFIC AREAS

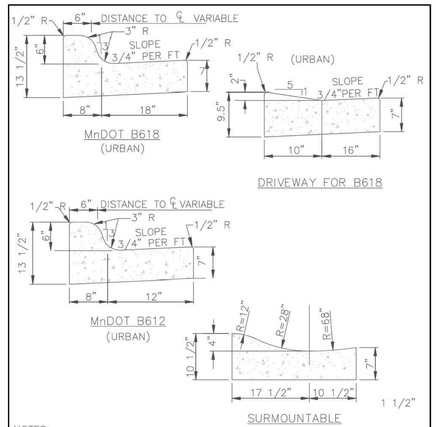
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APPROVED: 9 - 2011

City of RAMSEY

STANDARD DETAILS: STORM CASTING - NON TRAFFIC AREAS

CITY PLATE No. STO-6



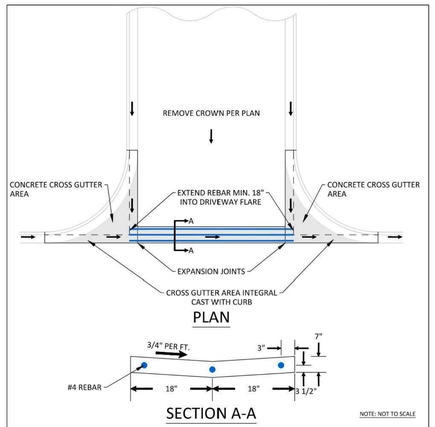
NOTES:
1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

APPROVED: 1 - 2016

City of RAMSEY

STANDARD DETAILS: CURB AND GUTTER

CITY PLATE No. STR-1



NOTE: NOT TO SCALE

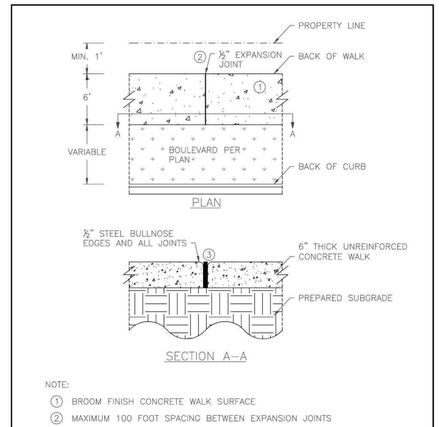
NOTES:
1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" AND A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%.
3. CONCRETE CURB AND GUTTER SHALL BE CAST INTEGRAL WITH CONCRETE CROSS GUTTER AREA.
4. CONCRETE CURB AND GUTTER SHALL BE PAID SEPARATELY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

APPROVED: 3 - 2017

City of RAMSEY

STANDARD DETAILS: CROSS GUTTER

CITY PLATE No. STR-2



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

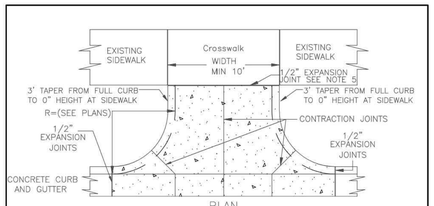
NOT TO SCALE

APPROVED: 10 - 2015

City of RAMSEY

STANDARD DETAILS: CONCRETE SIDEWALK

CITY PLATE No. STR-3



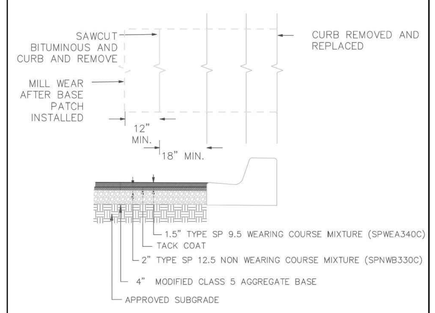
NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 8" THICK FOR COMMERCIAL DRIVEWAYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

APPROVED: 4 - 2016

City of RAMSEY

STANDARD DETAILS: COMMERCIAL DRIVEWAY CURBCUT

CITY PLATE No. STR-14



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

APPROVED: 3 - 2022

City of RAMSEY

STANDARD DETAILS: STREET PATCHING STANDARDS

CITY PLATE No. STR-25

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

% PASSING

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

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

APPROVED: 2 - 2003

City of RAMSEY

STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS

CITY PLATE No. STR-26

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT

NORHART RAMSEY

ZEOLITE ST NW & RAMSEY PKWY, RAMSEY, MN 55303

NORHART

1081 4TH ST SW, FOREST LAKE, MN 55025

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 04/03/24 LICENSE NO. 58960

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
4/3/2024	CITY SUBMITTAL

DRAWN BY	KB, AM
REVIEWED BY	WB, MP
PROJECT MANAGER	AM
PROJECT NUMBER	24101

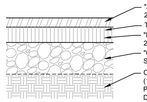
REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C5.1

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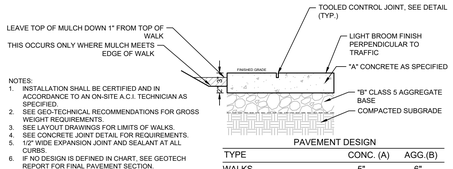


PAVEMENT DESIGN

TYPE	WEAR (A)	BASE (B)	AGG.(C)
LIGHT DUTY	1.5"	2"	6"
HEAVY DUTY	2"	2"	6"

NOTE:
IF NO DESIGN IS DEFINED IN ABOVE CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION. IF DESIGN IS DEFINED IN ABOVE CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

1 BITUMINOUS PAVEMENT - ALL TYPES
NTS



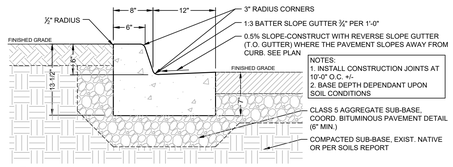
NOTES:
1. INSTALLATION SHALL BE CERTIFIED AND IN ACCORDANCE TO AN ON-SITE A.C.I. TECHNICIAN AS SPECIFIED.
2. SEE GEO-TECHNICAL RECOMMENDATIONS FOR GROSS WEIGHT REQUIREMENTS.
3. SEE LAYOUT DRAWINGS FOR LIMITS OF WALKS.
4. SEE CONCRETE JOINT DETAIL FOR REQUIREMENTS.
5. 1/2" WIDE EXPANSION JOINT AND SEALANT AT ALL CURBS.
6. IF NO DESIGN IS DEFINED IN CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION.
7. IF DESIGN IS DEFINED IN CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

PAVEMENT DESIGN

TYPE	CONC. (A)	AGG.(B)
WALKS	5"	6"
CONC. PVMT.	X"	X"

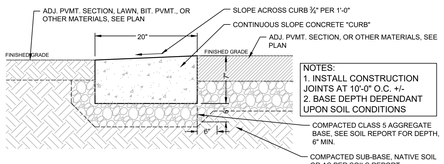
1. CURING:
1.1. APPLY CURING COMPOUNDS IMMEDIATELY UPON FINISHING OF CONC. SURFACE.
1.2. ALL CONC. SURFACES SHALL HAVE CURING COMPOUNDS ALLIED PER ASTM C-309, AT 200 S.F. PER GAL.
1.3. ALL CURING COMPOUNDS SHALL BE TYPE 1 (CLEAR) AND CONTAIN ACRYLIC BASED CLASS B RESTRICTED RESIN SOLIDS.

2 CONCRETE PVMT./WALK/PAD
NTS (PRIVATE PROPERTY)



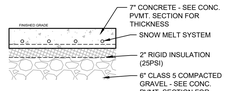
NOTES:
1. INSTALL CONSTRUCTION JOINTS AT 10'-0" O.C. +/-
2. BASE DEPTH DEPENDANT UPON SOIL CONDITIONS

3 B-612 CONCRETE CURB AND GUTTER
N T S



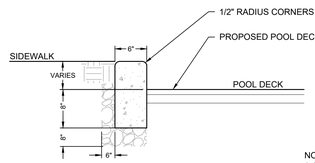
NOTES:
1. INSTALL CONSTRUCTION JOINTS AT 10'-0" O.C. +/-
2. BASE DEPTH DEPENDANT UPON SOIL CONDITIONS

4 RIBBON CURB
N T S



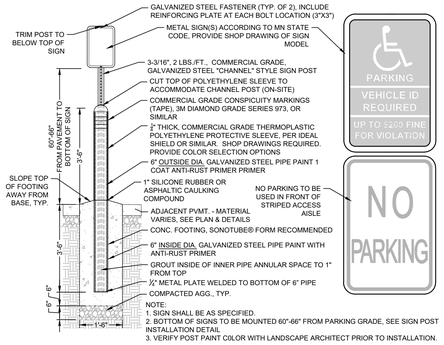
NOTES:
1. COORDINATE SNOW MELT SYSTEM WITH MECHANICAL AND ELECTRICAL ENGINEERS.
2. COORDINATE ALL WIRING, PIPING, AND CONDUITS WITH GRADING AND PAVING CONTRACTORS.
3. SHOP DRAWINGS OF SNOW MELT SYSTEM ARE REQUIRED.
4. ANY REVISIONS TO SYSTEM SHALL BE PRESENTED AND APPROVED PRIOR TO CONSTRUCTION.

5 HEATED CONCRETE PVMT.
N T S (PRIVATE PROPERTY)



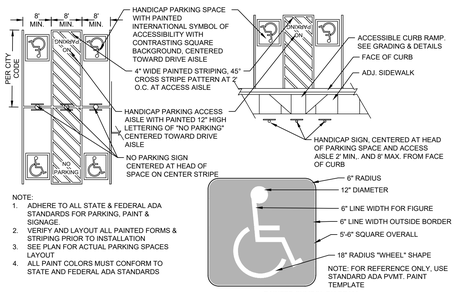
NOTE:
1. INSTALL CONSTRUCTION JOINTS AT 10'-0" O.C. +/-

6 MODIFIED MONOLITHIC CURB
NTS



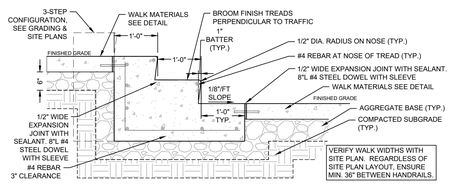
NOTE:
1. SIGN SHALL BE AS SPECIFIED.
2. BOTTOM OF SIGNS TO BE MOUNTED 60"-66" FROM PARKING GRADE, SEE SIGN POST INSTALLATION DETAIL
3. VERIFY POST PAINT COLOR WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

7 ACCESSIBLE SIGN & CHANNEL POST - LOT LOCATION
NTS



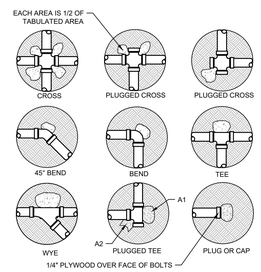
NOTE:
1. ADHERE TO ALL STATE & FEDERAL ADA STANDARDS FOR PARKING, PAINT & SIGNAGE.
2. VERIFY AND LAYOUT ALL PAINTED FORMS & STRIPING PRIOR TO INSTALLATION
3. SEE PLAN FOR ACTUAL PARKING SPACES LAYOUT
4. ALL PAINT COLORS MUST CONFORM TO STATE AND FEDERAL ADA STANDARDS

8 ACCESSIBLE PARKING PAVEMENT MARKING
NTS



NOTES
1. SOIL TESTING, COMPACTION, AND BACKFILLING SHALL BE IN ACCORDANCE TO THE GEO-TECHNICAL RECOMMENDATIONS OR AS SPECIFIED.
2. AS NECESSARY, SUBMIT RAILING SHOP DRAWINGS FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION. COORDINATE FABRICATION OF RAILING WITH OTHER RAIL OR FENCE TYPES. SHOP DRAWINGS SHALL BE COMPLIANT WITH CURRENT ADA ACCESSIBILITY REQUIREMENTS.
3. COORDINATE INSTALLATION OF RETAINING WALL OR ADJACENT CURB PRIOR TO INSTALLATION OF STAIRS-SEE DETAIL.
4. NO SPACE SHALL BE ALLOWED BETWEEN STAIRS AND ADJACENT STRUCTURES UNLESS OTHERWISE SHOWN. CONCRETE SHALL DIRECTLY ABUT FACE OF ADJACENT STRUCTURE. SEE SITE PLAN

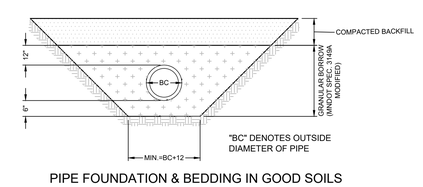
9 EXTERIOR SITE STEP - 2-3 STEP DESIGN
N T S USE ONLY WITH IRC BUILDING TYPES



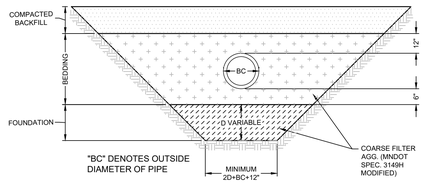
NOTES:
1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
2. KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.
3. IF NOT SHOWN ON PLANS, REQUIRED BEARING AT FITTING SHALL BE AS INDICATED ABOVE, ADJUSTED IF NECESSARY, TO CONFORM TO THE TEST PRESSURE(S) AND ALLOWABLE SOIL BEARING STRESS(ES).
4. BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN THIS STANDARD DETAIL.
5. ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 P.S.I. AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 POUNDS PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA = (TEST PRESSURE/150) X (200/SOIL BEARING STRESS) X (TABLE VALUE).

NOMINAL FITTING SIZE (IN.)	TEE, WYE, PLUG OR CAP	90° BEND, PLUGGED CROSS	TEE PLUGGED ON RUN		45° BEND	22.5° BEND	11.25° BEND
4	1.0	1.4	1.9	1.4	1.0	-	-
6	2.1	3	4.3	3	1.6	1	-
6	3.8	5.3	7.6	5.4	2.9	1.5	1.0
10	5.9	8.4	11.8	8.4	4.6	2.6	1.2
12	8.5	12.0	17.0	12.0	6.6	2.4	1.7
14	11.5	16.3	23.0	16.3	8.9	4.6	2.3
16	15.0	21.3	30.0	21.3	11.6	6.0	3.0
18	19.0	27.0	38.0	27.0	14.6	7.6	3.6
20	23.5	33.3	47.0	33.3	18.1	9.4	4.7
24	34.0	48.0	68.0	48.0	26.2	13.6	6.8

10 THRUST BLOCK
NTS

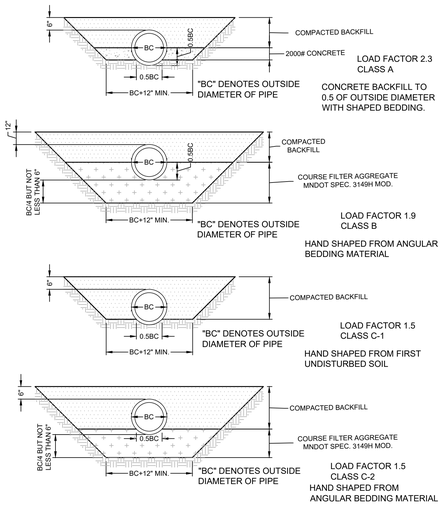


PIPE FOUNDATION & BEDDING IN GOOD SOILS

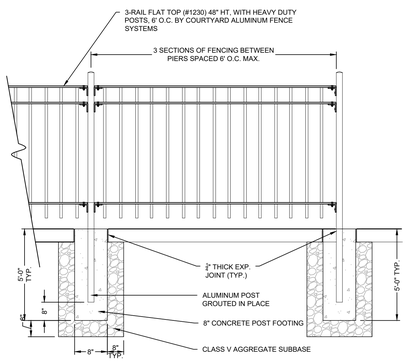


PIPE FOUNDATION & BEDDING IN GOOD SOILS

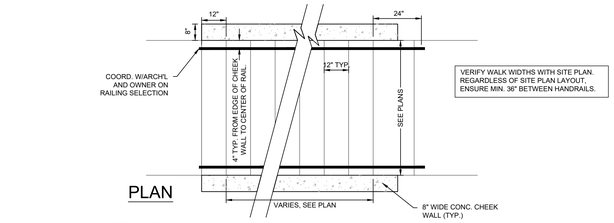
11 PIPE BEDDING - PVC
NTS

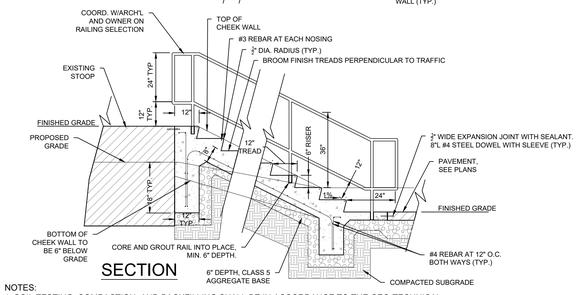


12 PIPE BEDDING - RCP & DIP
NTS



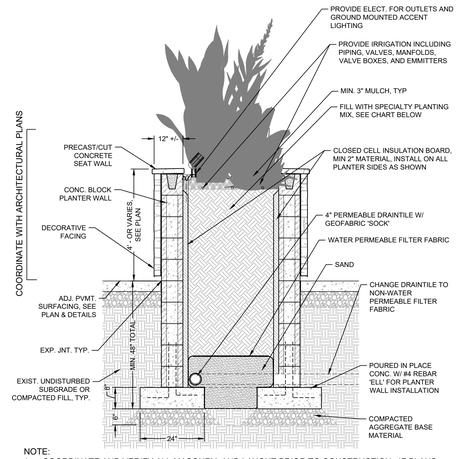
13 ALUMINUM FENCE - 4' HT.
NTS





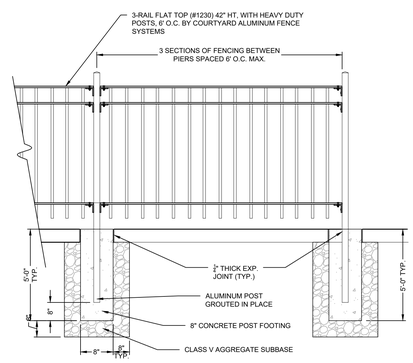
NOTES:
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2. SUBMIT RAILING SHOP DRAWINGS FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION. COORDINATE FABRICATION OF RAILING WITH OTHER RAIL OR FENCE TYPES. SHOP DRAWINGS SHALL BE COMPLIANT WITH CURRENT ADA ACCESSIBILITY REQUIREMENTS.
3. COORDINATE INSTALLATION OF RETAINING WALL PRIOR TO INSTALLATION OF STAIRS-SEE RETAINING WALL DETAIL.
4. NO SPACE SHALL BE ALLOWED BETWEEN STAIRS AND RETAINING WALL UNLESS OTHERWISE SHOWN. CONCRETE SHALL DIRECTLY ABUT FACE OF RETAINING WALL.

14 EXTERIOR SITE STAIR & HANDRAIL
NTS



NOTE:
1. COORDINATE AND VERIFY ALL MASONRY, AND LAYOUT PRIOR TO CONSTRUCTION. IF PLANS DIFFER, CONTACT ARCHITECT AND LANDSCAPE ARCHITECT FOR ON-SITE MEETING TO RESOLVE THE ISSUES.
2. COORDINATE AND VERIFY ALL MECHANICAL SYSTEMS USED WITH MECHANICAL & ARCHITECTURAL PLANS. IF PLANS DIFFER, CONTACT MECHANICAL ENGINEER, ARCHITECT, AND LANDSCAPE ARCHITECT FOR ON-SITE MEETING TO RESOLVE THE ISSUES.
3. SPECIALTY PLANTING SOIL MUST BE THOROUGHLY MIXED. "LAYERING" OF MATERIALS WILL NOT BE PERMITTED
4. MANURE/COMPOST MUST BE SOURCED FROM MIN. 3 DIFFERENT MANUFACUTERS/TYPES (IE COW MANURE COMPOST + MUSHROOM COMPOST + VEGETATIVE WASTE COMPOST). CONTRACTOR SHALL NOT USE COMPOST FROM MUNICIPAL SOURCES. ONLY "COMPOSTED" MATERIALS SHALL BE USED, NO "RAW" MATERIALS SHALL BE PERMITTED.
5. CONTRACTOR MAY SUGGEST ALTERNATE MATERIALS AND CONSTRUCTION TECHNIQUES SUBJECT TO OWNER AND LANDSCAPE ARCHITECT REVIEW AND APPROVAL.

15 TYPICAL CONC. BLOCK PLANTER W/ SOIL & SEAT WALL
NTS



16 ALUMINUM FENCE - 6' HT.
NTS

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
NORHART RAMSEY
ZEOLITE ST NW & RAMSEY PKWY, RAMSEY, MN 55303

NORHART
1081 4TH ST SW, FOREST LAKE, MN 55025

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 04/03/24 LICENSE NO. 58960

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
4/3/2024	CITY SUBMITTAL

DRAWN BY	KB, AM
REVIEWED BY	RB, MP
PROJECT MANAGER	AM
PROJECT NUMBER	24151

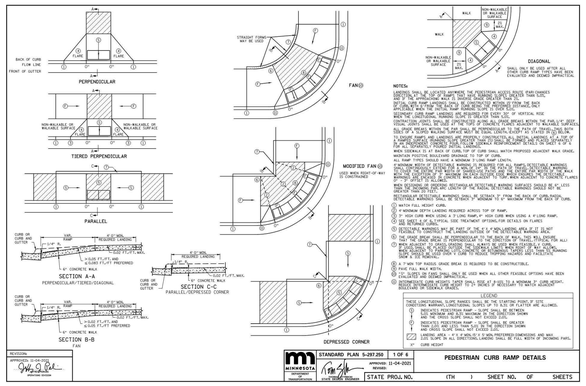
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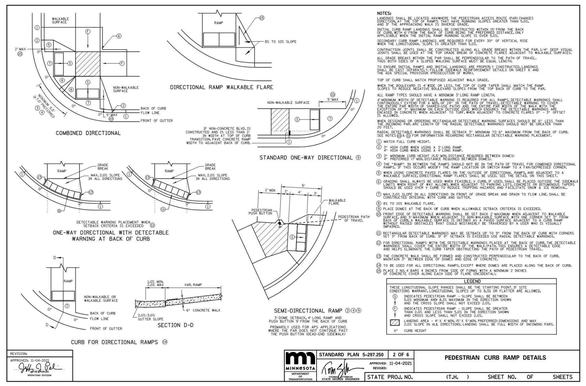
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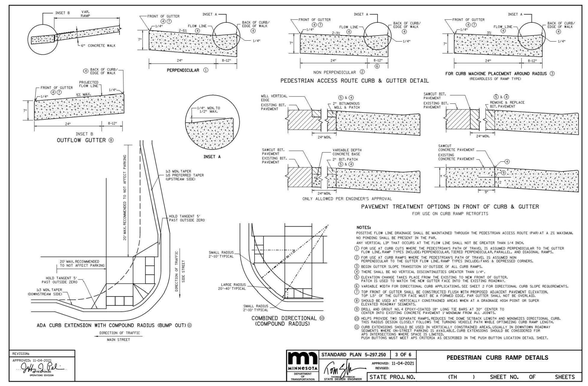
CIVIL DETAILS

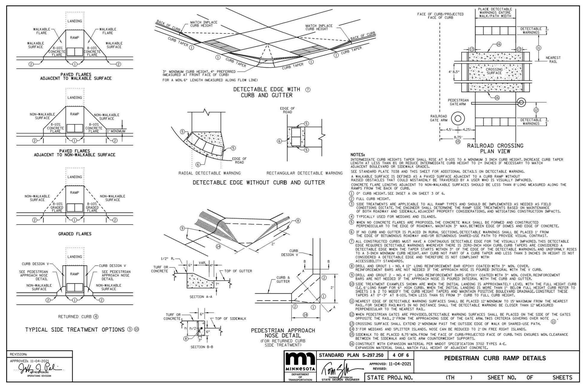
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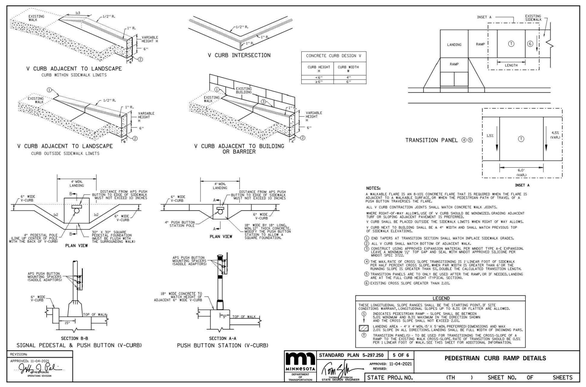
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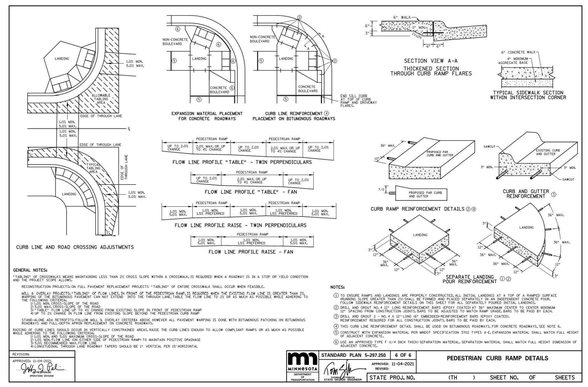


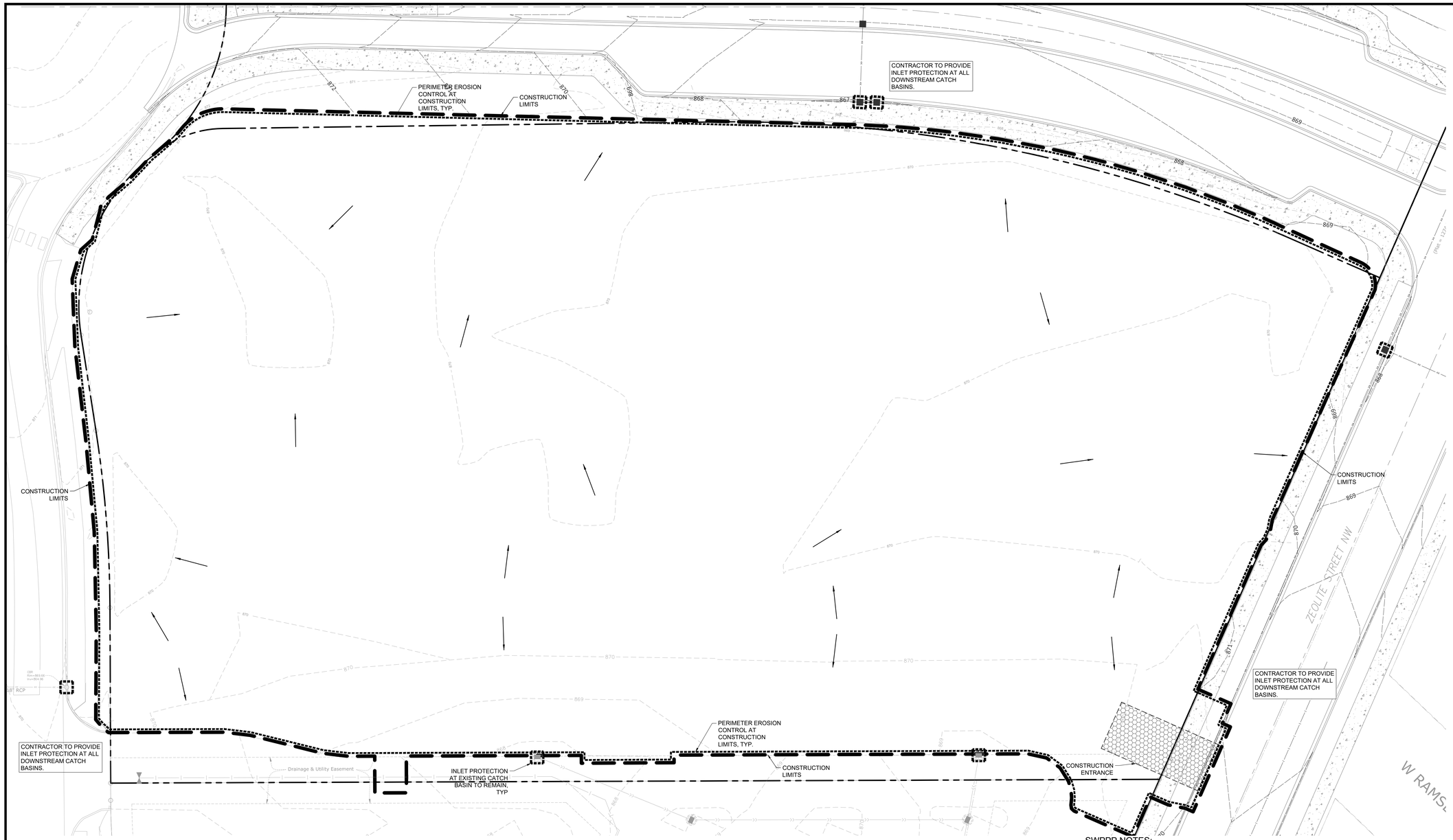









CURB LINE AND ROAD CROSSING ADJUSTMENTS
EXPANSION MATERIAL PLACEMENT FOR CONCRETE ROADWAYS
CURB LINE REINFORCEMENT PLACEMENT ON BITUMINOUS ROADWAYS
SECTION VIEW A-A
THICKENED SECTION THROUGH CURB RAMP FLARES
TYPICAL SIDEWALK SECTION WITHIN INTERSECTION CORNER
FLOW LINE PROFILE "TABLE" - TWIN PERPENDICULARS
FLOW LINE PROFILE "TABLE" - FAN
FLOW LINE PROFILE RAISE - TWIN PERPENDICULARS
FLOW LINE PROFILE RAISE - FAN
CURB RAMP REINFORCEMENT DETAILS
CURB AND GUTTER REINFORCEMENT
SEPARATE LANDING POUR REINFORCEMENT
GENERAL NOTES:
FOR USE OF DETECTABLE WEAVE MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK IS REQUIRED WHEN A ROADWAY IS IN A STOP OR YIELD CONDITION AND CROSSES A RAMP.
RECONSTRUCTION PROJECTS-IN-FULL PAVEMENT REPLACEMENT PROJECTS "TABLING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.
MILL & OVERLAY PROJECTS/"TABLING" AT FLOW LINES IN FRONT OF THE EXTENSION RAMP IS REQUIRED WHEN THE EXISTING FLOW LINE IS GREATER THAN 2% OF AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:
1) FLOW LINES/GUTTERS IN THE RAMP.
2) 2% MAXIMUM CROSS SLOPE IN THE RAMP.
3) 5.0%/5.0% FLOW LINE SLOPE TO BE CHANGED FROM EXISTING SLOPE AT POINT OF PEDESTRIAN RAMP EXTENSION TO 2% MAXIMUM AT THE BACK OF THE RAMP. SEE SHEET 2 FOR FLOW LINE SLOPE DETAILS.
STAND-ALONE MILL AND INTERSECTION MILL & OVERLAY OCCURRING ADJACENT ALL PAVEMENT MARKINGS IN ZONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS SHALL FULL-DEPTH SPOKE REPLACEMENT ON CONCRETE ROADWAYS.
MAINTAIN POSITIVE DRAINAGE AWAY FROM THE CURB RAMP DETAILS AND MINIMIZES DIRECTIONAL CURB.
TWO RADII SLOPE EQUALLY FOLLOW THE TURNING VEHICLE'S PATH WHILE OPTIMIZING CURB RAMP LENGTH.
CURB EXTENSIONS S



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 - SW1.3 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.

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.

LOWER RUM RIVER WMO SITE SPECIFIC NOTES:

1. EROSION CONTROL MEASURES MUST BE INSTALLED AT THE INITIAL STAGE OF SITE GRADING OPERATIONS.
2. UPON COMPLETION OF CONSTRUCTION AND RESTORATION OF DISTURBED AREAS, THE PERMIT APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF ALL EROSION CONTROL MEASURES INSTALLED THROUGHOUT THE CONSTRUCTION SITE.
3. STREET SWEEPING MUST BE UNDERTAKEN AND COMPLETED ON AN AS NEEDED BASIS.
4. COMPLIANCE WITH THE STORM WATER MANAGEMENT REQUIREMENTS OF THE LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION IS TO BE ADMINISTERED FOR THIS PROJECT BY THE CITY OF RAMSEY.
5. IN ALL CASES WHERE DOING BY THE PERMITTEE OF ANYTHING AUTHORIZED BY THIS PERMIT SHALL INVOLVE THE TAKING, USING, OR DAMAGING OF ANY PROPERTY, RIGHT OR INTERESTS OF ANY OTHER PERSON OR PERSONS, OR OF ANY PUBLICLY OWNED LANDS OR IMPROVEMENTS OR INTERESTS, THE PERMITTEE: BEFORE PROCEEDING, SHALL OBTAIN THE WRITTEN CONSENT OF ALL PERSONS, AGENCIES, OR AUTHORITIES CONCERNED, AND SHALL ACQUIRE ALL NECESSARY PROPERTY RIGHTS AND INTEREST.

CITY OF RAMSEY SITE SPECIFIC NOTES:

1. 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.

LEGEND:

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

Know what's below. Call before you dig.

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

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
NORHART RAMSEY
ZEOLITE ST NW & RAMSEY PKWY, RAMSEY, MN 55303

NORHART
1081 4TH ST SW, FOREST LAKE, MN 55025

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 04/03/24 LICENSE NO. 58960

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
4/3/2024	CITY SUBMITTAL

DRAWN BY	KB, AM
REVIEWED BY	RB, MP
PROJECT MANAGER	AM
PROJECT NUMBER	24151

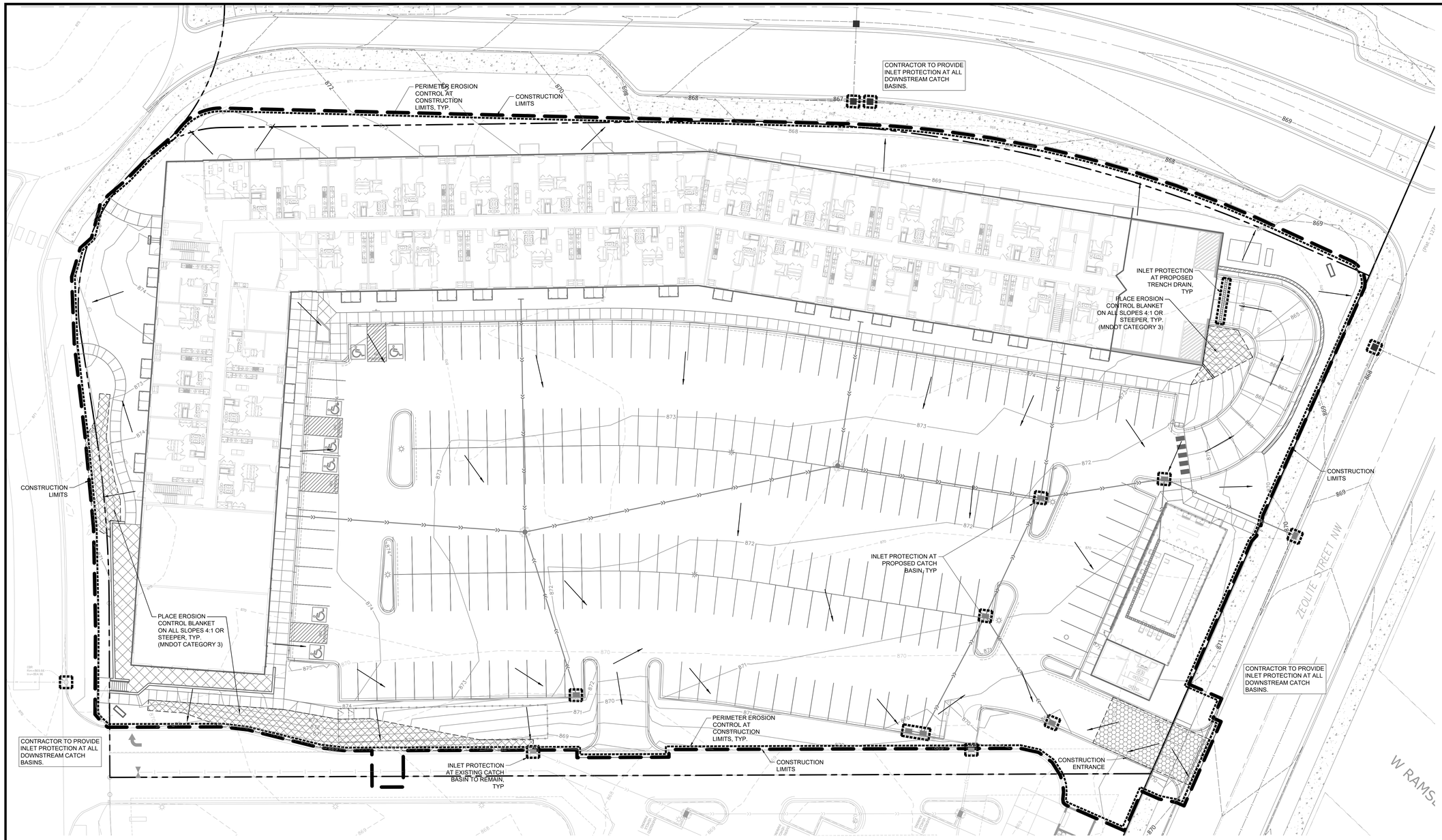
REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - EXISTING CONDITIONS

SW1.0

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LOWER RUM RIVER WMO SITE SPECIFIC NOTES:

1. EROSION CONTROL MEASURES MUST BE INSTALLED AT THE INITIAL STAGE OF SITE GRADING OPERATIONS.
2. UPON COMPLETION OF CONSTRUCTION AND RESTORATION OF DISTURBED AREAS, THE PERMIT APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF ALL EROSION CONTROL MEASURES INSTALLED THROUGHOUT THE CONSTRUCTION SITE.
3. STREET SWEEPING MUST BE UNDERTAKEN AND COMPLETED ON AN AS NEEDED BASIS.
4. COMPLIANCE WITH THE STORM WATER MANAGEMENT REQUIREMENTS OF THE LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION IS TO BE ADMINISTERED FOR THIS PROJECT BY THE CITY OF RAMSEY.
5. IN ALL CASES WHERE DOING BY THE PERMITTEE OF ANYTHING AUTHORIZED BY THIS PERMIT SHALL INVOLVE THE TAKING, USING, OR DAMAGING OF ANY PROPERTY, RIGHT OR INTERESTS OF ANY OTHER PERSON OR PERSONS, OR OF ANY PUBLICLY OWNED LANDS OR IMPROVEMENTS OR INTERESTS, THE PERMITTEE; BEFORE PROCEEDING; SHALL OBTAIN THE WRITTEN CONSENT OF ALL PERSONS, AGENCIES, OR AUTHORITIES CONCERNED, AND SHALL ACQUIRE ALL NECESSARY PROPERTY RIGHTS AND INTEREST.

CITY OF RAMSEY SITE SPECIFIC NOTES:

1. 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.

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 - SW1.3 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
- 1137 — 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET

Know what's below. Call before you dig.

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

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
NORHART RAMSEY
ZEOLITE ST NW & RAMSEY PKWY, RAMSEY, MN 55303

NORHART
1051 4TH ST SW, FOREST LAKE, MN 55025

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 04/03/24 LICENSE NO. 58960

ISSUE/SUBMITTAL SUMMARY

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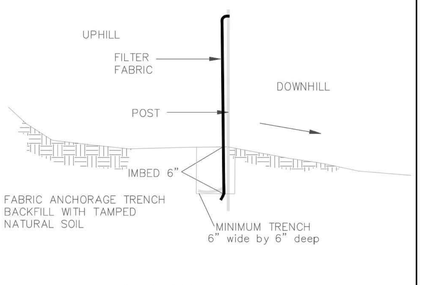
REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS

SW1.1

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INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

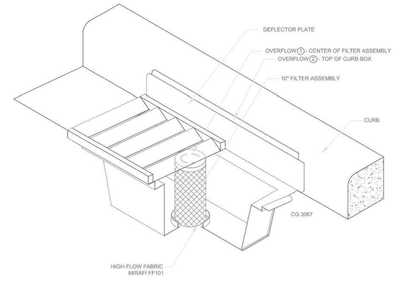
NO SCALE

APPROVED: 1 – 2016

City of RAMSEY

STANDARD DETAILS: SILT FENCE

CITY PLATE No. ERO–1



INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

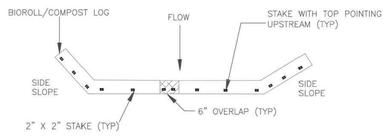
NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 – 2016

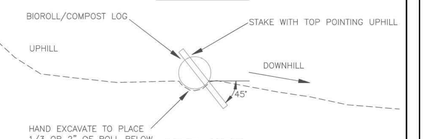
City of RAMSEY

STANDARD DETAILS: INLET PROTECTION

CITY PLATE No. ERO–2



PLAN VIEW



SIDE VIEW

NO SCALE

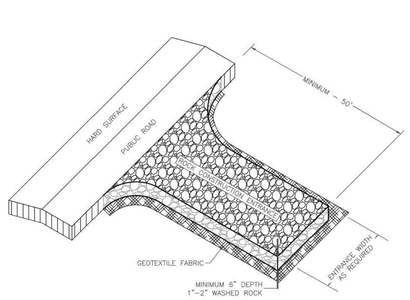
NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH 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

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 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 PERSONNEL 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. 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.
7. PERMITTEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE DOWNGRADIENT PERIMETER.
8. 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.
9. 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.
10. PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET
11. PERMITTEES MUST INSTALL TEMPORARY SEDIMENT BASINS AS REQUIRED IN SECTION 14.
12. IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION.
13. PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE.
14. PERMITTEES MUST DIRECT DISCHARGES FROM BMPS TO VEGETATED AREAS UNLESS INFEASIBLE.
15. 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.

POLLUTION PREVENTION MANAGEMENT (SECTION 12):

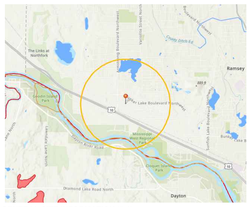
1. PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITTEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE 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 PRODU

ATTACHMENT A: SITE SPECIFIC SWPPP DOCUMENT

PROJECT LOCATION			
ADDRESS	ZEOLITE ST NW & RAMSEY PKWY	CITY/TOWNSHIP	RAMSEY
STATE	MN	COUNTY	ANOKA
ZIP CODE	55303	PROJECT SIZE	3.9 ACRES
LATTITUDE/LONGITUDE OF APPROX. CENTROID OF PROJECT		45.23688 N, -93.46687 W	
METHOD OF LAT/LONG COLLECTION		ONLINE TOOL	
PROJECT TYPE		RESIDENTIAL / COMMERCIAL	
IMPERVIOUS SURFACES (ACRES)			
EXISTING		0.0	
PROPOSED		3.1	
DIFFERENCE		3.1	
ESTIMATED CONSTRUCTION TIMELINE			
START	SPRING 2024	END	FALL 2025
CONSTRUCTION ACTIVITY		APARTMENT BLDG WITH RETAIL	
SOIL TYPES		TOPSOIL, SANDY	

RECEIVING WATER BODIES					
	WATER BODY ID	NAME OF WATER BODY	WATER BODY TYPE	SPECIAL WATER (Y/N)	IMPAIRED WATER (Y/N)
1	07010206-805	MISSISSIPPI RIVER	RIVER	N	Y
2					
3					
4					

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.
REGIONAL TREATMENT
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)
SITE IS LOCATED IN DWSMA. SITE TO BE TREATED IN REGIONAL SYSTEM.
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

EROSION PREVENTION PRACTICES (SECTION 8.1)
DESCRIBE THE TYPES OF TEMPORARY EROSION PREVENTION BMP'S 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.):
N/A
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)
N/A
5. DESCRIBE METHODS TO BE USED FOR ENERGY DISSIPATION AT PIPE OUTLETS (E.G., RIP RAP, SPLASH PADS, GABIONS, ETC.)
N/A
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):
N/A. SITE LOCATED IN DWSMA.
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

SOILS INFORMATION



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

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 10.5 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 (10.6):
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?
NO
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)?
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 WASTER 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.

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?	☐	☐	☐

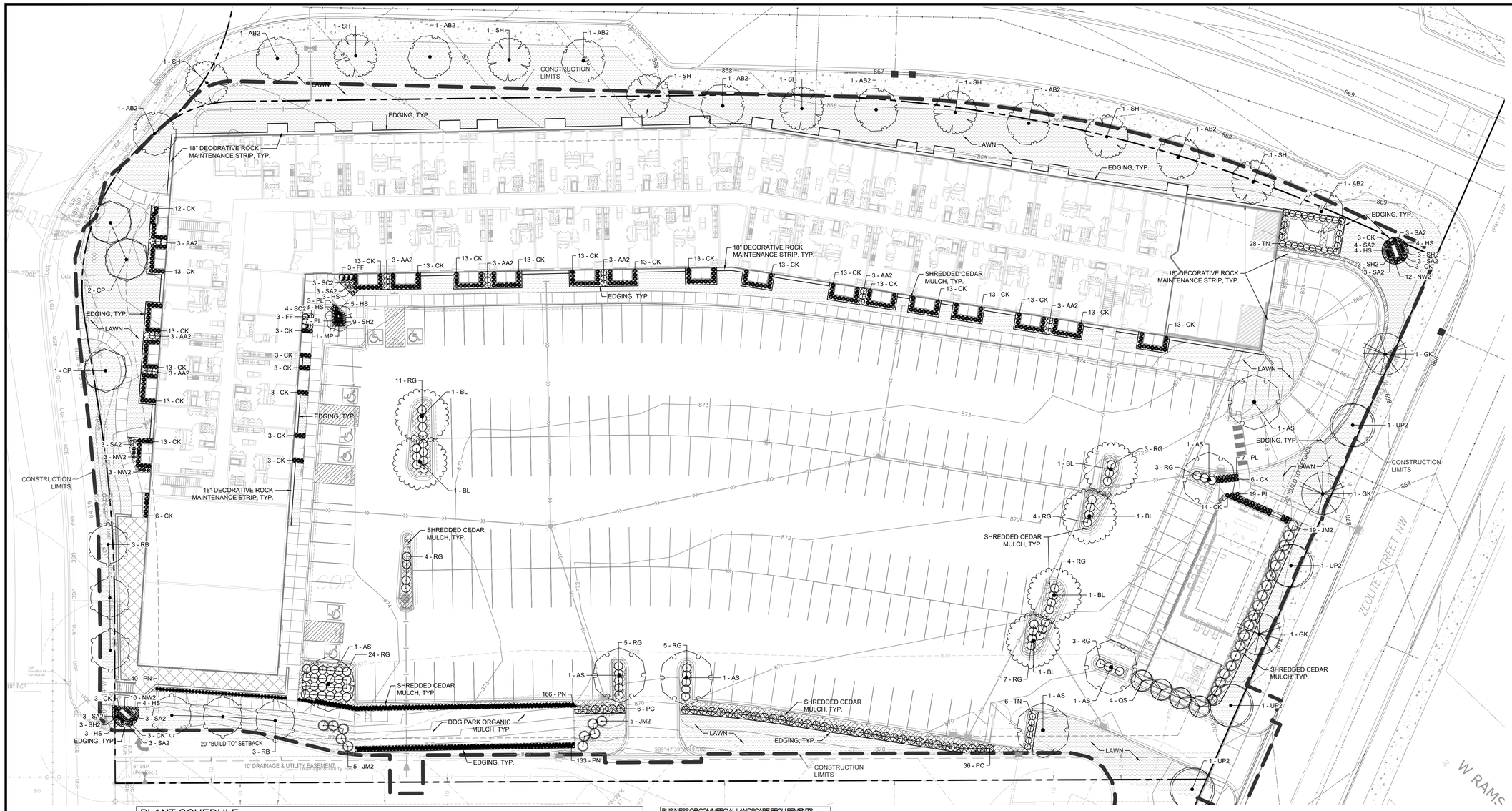
6. DESCRIPTION OF AREAS OF NON-COMPLIANCE NOTED DURING THE INSPECTION, REQUIRED CORRECTIVE ACTIONS, AND RECOMMENDED DATE OF COMPLETION OF CORRECTIVE ACTIONS:

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 RESPONSIB



PLANT SCHEDULE

CODE	COMMON / BOTANICAL NAME	QTY	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
DECIDUOUS TREES					
AS	Sugar Maple / Acer saccharum	7	2.5" Cal. B&B	NATIVE	Y
AB2	Autumn Blaze Maple / Acer x freemanii `Jeffsred` TM	9	2.5" Cal. B&B	NATIVE CULTIVAR	
RB	River Birch / Betula nigra	6	2.5" Cal. B&B	NATIVE	N
CP	Prairie Sentinel Hackberry / Celtis occidentalis `JFS-KSU1` TM	3	2.5" Cal. B&B	NATIVE CULTIVAR	
SH	Skyline Thornless Honey Locust / Gleditsia triacanthos inermis `Skycole` TM	8	2.5" Cal. B&B	NATIVE CULTIVAR	N
GK	Kentucky Coffeetree / Gymnocladus dioicus	3	2.5" CAL. B&B		
QS	Crimson Spire Oak / Quercus robur x alba `Crimschmidt` TM	4	2.5" Cal. B&B	NOT NATIVE	Y
BL	Boulevard Linden / Tilia americana `Boulevard`	6	2.5" Cal. B&B	NATIVE CULTIVAR	Y
UP2	Princeton American Elm / Ulmus americana 'Princeton'	4	2.5" CAL. B&B		
ORNAMENTAL TREES					
MP	Prairifire Crabapple / Malus x `Prairifire`	1	1.5" Cal. B&B	NATIVE CULTIVAR	Y
CODE	COMMON / BOTANICAL NAME	QTY	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
SHRUBS					
AA2	Autumn Magic Black Chokeberry / Aronia melanocarpa `Autumn Magic`	24	24" HT.	NATIVE	Y
FF	Gold Cluster™ Forsythia / Forsythia x intermedia 'Courtaneur'	6	24" HT.		
JM2	Medora Juniper / Juniperus scopulorum `Medora`	29	#5 CONT	NOT NATIVE	N
PC	Dwarf Norway Spruce / Picea abies 'Nana'	42	24" HT.		
RG	Gro-Low Fragrant Sumac / Rhus aromatica 'Gro-Low'	73	24" HT.		
TN	Nova Japanese Yew / Taxus cuspidata 'Nova'	34	#5 CONT		
GRASSES					
CK	Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster`	328	#1 CONT	NOT NATIVE	N
PN	Northwind Switch Grass / Panicum virgatum 'Northwind'	339	#1 CONT		
SH2	Prairie Dropseed / Sporobolus heterolepis	18	#1 CONT		
PERENNIALS					
HS	Stella Supreme Daylily / Hemerocallis x 'Stella Supreme'	27	#1 CONT		
NW2	Walkers Low Catmint / Nepeta x faassenii `Walkers Low`	28	#1 CONT	NOT NATIVE	Y
PL	Little Spire Russian Sage / Perovskia atriplicifolia `Little Spire`	36	#1 CONT	NOT NATIVE	Y
SC2	Cardonna Salvia / Salvia x superba `Caradonna`	7	#1 CONT	NOT NATIVE	Y
SA2	Showy Stonecrop / Sedum spectabile `Autumn Fire`	27	#1 CONT	NOT NATIVE	Y

BUSINESS OR COMMERCIAL LANDSCAPE REQUIREMENTS	
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.

BUSINESS OR COMMERCIAL LANDSCAPE REQUIREMENTS				
1 TREE/ 50 LF OF SITE PERIMETER				
1,665 LF	/	50	= 33	TREES REQUIRED
				SEE PLANT SCHEDULE
1 TREE/ 1,000 SF OF BUILDING FOOTPRINT				
43,905 SF	/	1,000	= 44	TREES REQUIRED
				SEE PLANT SCHEDULE
1 SHRUB/ 30 LF OF SITE PERIMETER				
1,665 SF	/	30	= 56	SHRUBS REQUIRED
				SEE PLANT SCHEDULE
1 SHRUB/ 300 SF OF BUILDING FOOTPRINT				
43,905 SF	/	300	= 146	SHRUBS REQUIRED
				SEE PLANT SCHEDULE

MULCH SCHEDULE

AREA	MULCH TYPE	EDGING	FABRIC	REMARKS
TREE RINGS	4" DEPTH, SHREDDED CEDAR	YES	NO	SEE DETAIL SHT. L1.1
PLANTING BEDS	4" DEPTH, SHREDDED CEDAR	YES	NO	
MAINT. STRIP AT BUILDING FOUNDATION	NA	NA	NA	
PLAYGROUND MULCH	12" DEPTH ENGINEERED PLAYGROUND MULCH, SEE REMARKS. DEPTH AS SPECIFIED BY PLAYGROUND EQUIPMENT MANUFACTURER.	SEE SITE PLAN	YES	ORGANIC MULCH DESIGNED SPECIFICALLY FOR USE ON PLAYGROUNDS(CERTIFIED BY ANSI/ASTM FOR PLAYGROUND USE. (I.E. SYLVA SOFTSTEP, SET,INC. PLAYGROUND, OR EQUIVALENT)
DOG PARK MULCH	4" DEPTH, SHREDDED WOOD, SEE REMARKS	YES	YES	ORGANIC MULCH SPECIFICALLY FOR USE IN DOG PARKS OR PLAYGROUNDS. SHALL KNIT TOGETHER TO FORM MATTED, ACCESSIBLE SURFACE, (I.E. SYLVA SOFTSTEP, SET, INC. PLAYGROUND, OR EQUIVALENT), PROVIDE SHOP DRAWINGS/DATA SHEETS FOR REVIEW.
NATIVE SEED AREAS	NA	NA	NA	

NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION. PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS

PLANTING SEASON SCHEDULE

SEASON	CONIFEROUS	DECIDUOUS	REMARKS
SPRING PLANTING	APRIL 15 - JUNE 15	APRIL 15 - JUNE 15	
FALL PLANTING	AUGUST 21 - SEPTEMBER 30	AUGUST 15 - NOVEMBER 15	

NOTE: ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

LEGEND

GROUND COVERS

- Dog Park Organic Mulch / Dog Park Mulch
- Rock Maintanence Strip / Rock Maintanence Strip
- Shredded Cedar Mulch / Shredded Hardwood Mulch
- Blue Grass Based / Sod

- 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 - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR, INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANUF. INSTRUC./SPECS.
- DECORATIVE BOULDERS (ROUNDED & BLOCK STYLE), 18"-30" DIA.
- CONSTRUCTION LIMITS

SEE SHEET C0.1 FOR GENERAL LANDSCAPE NOTES

Know what's below. Call before you dig.

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

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
NORHART RAMSEY
ZEOLITE ST NW & RAMSEY PKWY, RAMSEY, MN 55303

NORHART
1081 4TH ST SW, FOREST LAKE, MN 55025

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.

Robert L. Binder
DATE 04/03/24 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
4/3/2024	CITY SUBMITTAL

DRAWN BY	KB, AM
REVIEWED BY	RB, NP
PROJECT MANAGER	AM
PROJECT NUMBER	24101

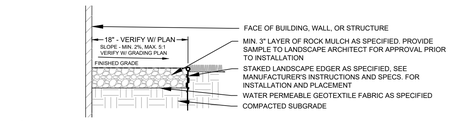
REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN

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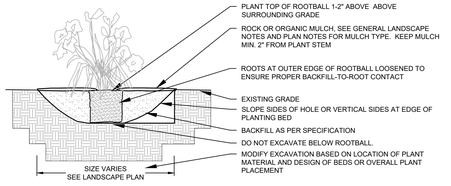
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AGGREGATE MAINTENANCE STRIP

NTS

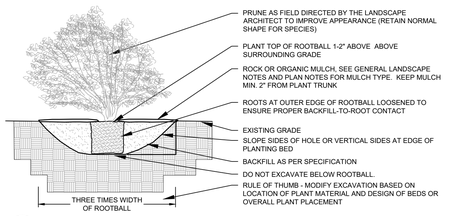
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PERENNIAL BED PLANTING

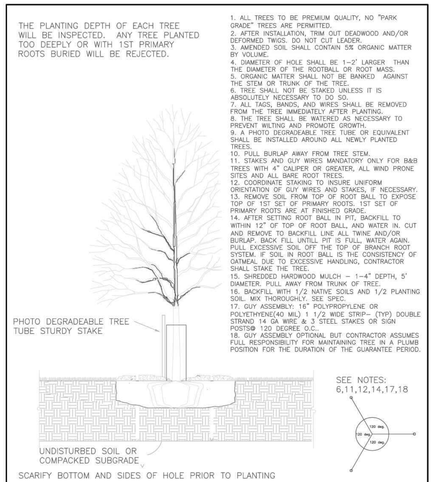
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DECIDUOUS & CONIFEROUS SHRUB PLANTING

NTS



APPROVED: 5 – 1997	City of RAMSEY	STANDARD DETAILS: TREE PLANTING
		CITY PLATE No. PARK–2

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. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
3. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INLCUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.
4. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
5. 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.
6. 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.
7. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
8. IRRIGATION WATER LINE CONNECTION SIZE IS 1-½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.
9. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
10. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
11. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
12. 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.
13. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
14. 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.
15. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
16. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
17. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
18. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
19. 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.
20. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
21. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
22. USE SCREENS ON ALL HEADS.
23. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
24. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
25. 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.
26. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

SEE SHEET C0.1 FOR GENERAL LANDSCAPE NOTES
SEE SHEET L1.0 FOR PLANT SCHEDULE AND LANDSCAPE LEGEND

Know what's below. Call before you dig.

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

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
NORHART RAMSEY
ZEOLITE ST NW & RAMSEY PKWY, RAMSEY, MN 55303
NORHART
1051 4TH ST SW, FOREST LAKE, MN 55025

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.

Robert L. Binder
DATE 04/03/24 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
4/3/2024	CITY SUBMITTAL

DRAWN BY	KR, AM
REVIEWED BY	RB, MP
PROJECT MANAGER	AM
PROJECT NUMBER	24131

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN NOTES & DETAILS

L1.1

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NORHART RAMSEY

Project Narrative

INTRODUCTION

Norhart is pleased to submit application for approval of a 218 unit, mixed use, market rate multifamily development. This development will play a significant role in fulfilling the City of Ramsey's COR housing and retail needs. The building offers luxury amenities and housing options for a variety of lifestyles and includes a vertically integrated retail component. With 64% of the building within the site's build to line, Norhart Ramsey apartment will contribute to the city's walkable, urban feel enhancing the streetscape look and feel of the community.

APPLICATION

1. Site Plan Review

We respectfully request a review of the proposed mix-use multifamily development in the COR of Ramsey.

2. Zoning Amendment

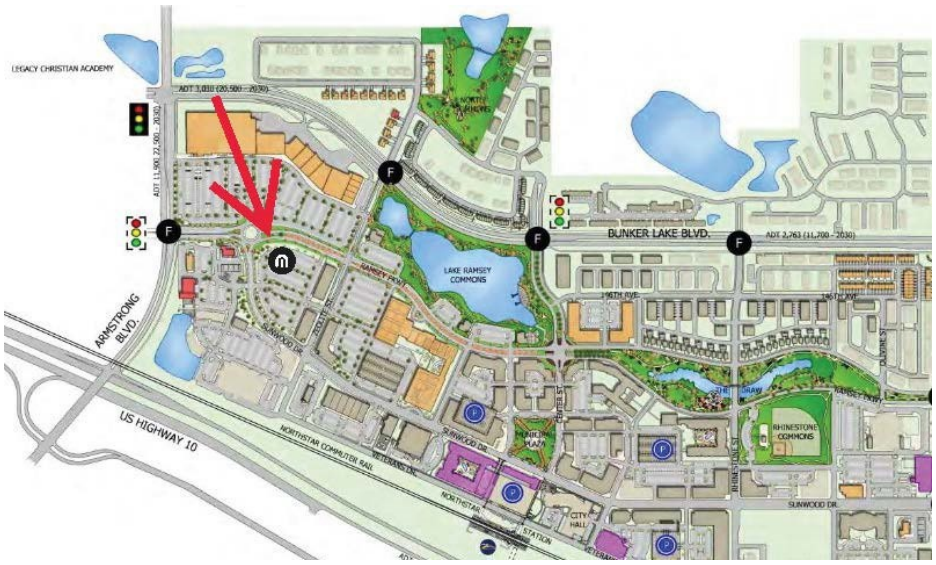
We respectfully request an amendment to the zoning from COR-4b to COR-4c to accommodate the higher proposed density of 56 units per acre. The COR-4b zoning district allows 4 to 15 units per acre while the COR-4c zoning district allows 15 or more units per acre. The development proposes 218 dwelling units on approximately 3.875 acres which is 56 units per acre.

3. Variance Requests - Maximum Building Floors

If the above zoning request is approved, we respectfully request a variance for the maximum floors allowed in COR-4c from 4 stories to 5 stories. Complying with the COR-4c zoning code causes practical difficulties for the project as it does not allow the development to reach the required number of units to financially proceed. If the development utilizes 4 stores it will yield 172 units. For the project to be financially viable, the development needs to achieve 200+ units.

SITE DESCRIPTION

The proposed development is located on the northern corner of Sunwood Drive NW, Ramsey Parkway and Zeolite Street NW. The parcel totals approximately 3.875 acres and will share an entrance access point from Sunwood Drive NW with the Hilton Home2Suites development with a second access point on Zeolite Street NW.



PROJECT DESCRIPTION

The development includes a 5 story apartment building over 1 story of sunken parking. The site will also include a surface parking lot for 224 vehicles, a pool with pool house, fenced dog run and a rich variety of trees and shrubbery. The building offers a mix of studio, one-, two- and three-bedroom units. A grand glass corner houses tenant amenities spanning five floors. Ample building amenities enhance the way residents work, live and interact with each other. Co-working space, a community lounge, game room and fitness facility provide areas where they can connect and elevate their living experience. 5000 SF of retail space is vertically incorporated into the building while bike racks and benches are positioned throughout the development and lead to connecting streets enhancing the urban COR framework.



DEVELOPMENT TIMELINE

Norhart anticipates breaking ground summer 2025. Phase one will open Spring 2026 and a final completion date of winter 2026.

BUILDING FEATURES

The proposed multifamily project stands 60' tall and is on an approximately 3.875 acre parcel. Tenant amenities are located throughout the building and residential units are on floors 1-5. Sub-grade parking will span the entire building footprint. The building footprint is 43,866 SF and the total SF of the building is 263,196.

Underground parking	43,866 SF
First Floor	43,866 SF (Retail, tenant amenities and residential units)
Second Floor	43,866 SF (Tenant amenities and residential units)
Third Floor	43,866 SF (Tenant amenities and residential units)
Fourth Floor	43,866 SF (Tenant amenities and residential units)
Fifth Floor	43,866 SF (Tenant amenities and residential units)

Unit Details

The building consists of a variety of unit layouts and bedroom configurations. Below is an outline of the unit types and proposed rental rates.

	Unit Count	Square Feet	Rental Rate/SF	Cost/Unit
Studio	21	389 SF	$2.35 - $2.50	$914 - $973
Studio+ Alcove	20	512 SF	$2.55 - $2.75	$1,306 - $1,408
One Bedroom	91	567 SF & 621 SF	$2.25 - $2.50	$1,276 - $1,553
Two Bedrooms	70	812 SF & 992 SF	$2.08 - $2.30	$1,689 - $2,282
Three Bedrooms	16	1,041 SF	$2.00 - $2.15	$2,082 - $2,238
Number of Units	**218 TOTAL**			

Parking

Underground parking is a desired amenity with tenants. A geotechnical consultant has been engaged in research to determine the water table level for various points around the site. The preliminary data from the geotechnical site investigation aligns with the historic data for the site, allowing us to establish an estimated water table elevation. This water table elevation was used as the controlling variable to establish the acceptable building elevations. The parking level will be roughly 7' below the surrounding grade, while the first floor will be roughly 5' above surrounding grade. Building perimeter grade manipulation, creative uses of raised patios and ramps, and site landscaping are being utilized to minimize the visual impact of this elevation.

Parking Spaces

Tenants	**Retail**
328 Total • Underground 120 • Surface 208 • 1.50 spaces per unit	16 Total surface

Amenities

Norhart Ramsey amenities offer something for everyone. The building boasts a feature for each lifestyle and age group. Whether you are a fitness buff, movie fanatic or pet lover, the building caters to you!

Outside, a feature pool is situated slightly away from the building to minimize noise for the residents and maximize splashing enjoyment. The area includes lounge chairs, grilling stations, cabana bar, table and chairs and fire pits. An additional building is located within the pool area housing bathrooms and pool equipment.

Four-legged tenants are catered to with multiple doggy bag stations throughout the development, a dog run and a pet spa to keep them looking their best.

Approximately 5000 SF of retail space is conveniently located on the Southeast corner of the development along Sunwood Drive NW. Dedicated parking spaces will be provided. Desired retail tenants include restaurants and services and products that cater to the needs of the residents, i.e., Jimmy Johns, Jamba Juice, coffee shop, health food store, salon/spa, etc. Entry points to the retail space will be located off the parking lot and along Sunwood Drive NW via the patio. For tenant safety, there will not be an entry point from inside the building. Retail signage will be visible from Sunwood Drive NW.

Building Amenities

- On-site staffing office
- Community room
- Game room
- Lobby area with coffee station
- Movie room
- Fitness & yoga center
- Pet spa
- Micro market
- Co-working space
- Mail room
- Secure package room
- Bike repair station
- Heated, sunken parking
- Storage

Unit Amenities

- Granite countertops
- Luxury vinyl plank flooring
- Central heat & A/C
- Fiber optic internet
- In unit washer & dryer
- Private balcony
- Stainless steel appliances
- Master walk-in closet

Exterior Amenities

- Heated pool
- Lounge seating
- BBQs
- Fire pits
- Table and chairs
- Dog run
- Pet stations
- Bike racks
- Benches



Norhart unit



Norhart pool

DEVELOPMENT FEATURES

Our obsessive care and attention to design details, fit and finish, and relentless dedication to providing our residents with a refined and sophisticated living environment are all evident in our design-build development of Norhart Ramsey.

Architectural Design

The architectural design of Norhart Ramsey is defined by its modern and minimalist look and feel. We highlight this incredible design with a prominent expansive glass corner with state-of-the-art amenities to enhance and enrich our resident's living experience.



Norhart glass corner

Our design language is simple and thoughtful, featuring expansive walls with architectural panels that creates a visually appealing facade with dynamic elevations designed to impress from all angles. The design is further enhanced by metal balconies, large windows and doors, providing a simple, clean, and timeless look and feel.

Exterior Materials

A combination of architectural panels (composite or flex tile), glass and EIFS will be incorporated into the exterior of the building façade. The Norhart corner and retail façade will be glass and composite or flex tile. The remaining residential façade is EIFS.

Enclosures

A trash enclosure will be located on the South end of the parking lot along the shared driveway and will be screened with similar materials as the building façade. Trash enclosure will be used by building maintenance and retail tenants.

Entry Points

Residents have several entry points to the building. The main entrance is through the Norhart Corner in the parking lot. Two secondary building entrances are available on Sunwood Drive NW. The first is located next to the Norhart Corner stairwell near the roundabout and the other next to the retail tenant's patio. The third secondary entrance is located near the pool on the East side of the building. Secondary access doors will be controlled with key cards to ensure the safety of the apartment community.

Signage

The development incorporates several signs throughout the site. The Norhart logo and Norhart name will utilize a Wall Sign on the front of the building facing Sunwood Drive NW and Project Signs (monuments) will be at the main entrance near Sunwood Drive NW and on the corner of Ramsey Parkway and Zeolite Street NW. An additional Wall Sign will be on the back side of the building facing the parking lot.

Retail tenant signage will be Wall Signs placed on the building near the entrance(s) of the user as well as on the building by the patio along Sunwood Drive NW. All signs will conform with city requirements and measurements.

Photometric Plan

The parking lot will not exceed 0.5 foot candle measured at any point in the property line. This ensures the lighting is adequate for safety and visibility along the parking lot edges. Low illuminance level in the perimeter around the building (5 feet around the building) will help to prevent intrusive lighting to tenant units which can be disruptive to tenants.

RAMSEY COR DESIGN

The COR district of Ramsey boasts a walkable, urban downtown that promotes vibrant living, community engagement and pedestrian activity. Norhart is pleased to join this thriving and growing community. We understand the importance of building a development that is attractive and inviting to the community. We kept the surrounding neighborhood and COR design framework in mind when designing the building and landscape. The framework was carefully considered, and the following elements are an example of what was incorporated:

- Prominent street frontage
- Parking screened from major streets, away from view
- '4-Sided" architectural design along public street frontage
- Bike racks and benches accessible to community inviting bicycle and pedestrian traffic
- Shady trees and appropriately placed shrubbery landscaping
- Retail space accessible from sidewalks with large, inviting patio encouraging outdoor dining



NORHART HISTORY

Norhart has been family owned and based in Forest Lake since 1995. Named one of the "Top Work Places," our employees are problem solvers, achievers, optimists, and leaders. We do not just construct apartment buildings - we create communities where people can build their families and live their lives. We aspire to give people a safe, clean, and comfortable place to live.

When we build an apartment building, we aim to change the entire neighborhood for the better. Bringing new people into the community increases business for local shops, markets and restaurants. As a result, often new businesses are established to serve the growing community as well. We are proud to be part of this growth.

NORHART COMMUNITIES

Each Norhart building is designed with the community in mind and the resident experience foremost including luxury amenities, attractive aesthetics and well-designed units. Below are two recent Norhart projects depicting this style.



NORHART OAKDALE



NORHART COTTAGE GROVE

CC Regular Session

Meeting Date: 05/14/2024

Primary Strategic Plan Initiative: Connect the community through Parks, Trails and Recreational Programming.

Information

Title:

Adopt Resolution #24-131 Accepting Bids, Awarding Contract and Authorizing Funding for Improvement Project #24-54, The Waterfront

Purpose/Background:

Background

As part of the city's community park system, a water-centric park known as The Waterfront has been envisioned for more than a decade in Ramsey's downtown. In the Fall of 2023, the mass grading and establishment seeding for the park was completed. At the Park & Commission's regular January 2024 meeting, the Commission recommended, and City Council subsequently approved, preparing plans and specifications and obtaining bids for the trail around the 7 acre pond and associated improvements, which included trees and site furnishings (benches, bike racks and trash receptacles with concrete pads). The following were the preliminary project cost estimates:

	Estimate
Grading, Trail and Boulder Wall	$222,613
Trees (60)	$47,900
Concrete Flat Work	$88,060
Furnishings	$33,700
Contingency (approx. 10%)	$39,000
Construction Staking/Survey	$15,000
Total	**$446,273**

Purpose

The purpose of this case is to award a contract for the construction of the trail and authorize the balance of funding for planting 60 trees and providing concrete pads, benches, trash receptacles and bike racks for the park.

Time Frame/Observations/Alternatives:

Observations

Following authorization to obtain costs for the construction of the trails, trees and furnishings, the aforementioned Ad for Bid and Requests for Quotations were issued—and the following actual costs were determined to complete the park project in the Summer of 2024.

Estimate		**Actual**	
Grading, Trail and Boulder Wall	*$222,613*	Grading, Trail and Boulder Wall	$169,165
Trees (60)	*$47,900*	Trees (60)	$32,730
Concrete Flat Work	*$88,060*	Concrete Flat Work	$66,320
Furnishings	*$33,700*	Furnishings	$33,700
Contingency (approx. 10%)	*$39,000*	Contingency (approx. 10%)	$30,000
Construction Staking/Survey	*$15,000*	Construction Staking/Survey	$13,844
Total	*$446,273*	**Total**	**$345,759**

Alternatives

Alternatives include:
1) Not proceeding with park improvements at this time.
2) Proceeding with park improvements as identified.
3) Some other unspecified option.

Additional information will be available at the meeting.

Funding Source:

The funding for Improvement Project #24-54, The Waterfront, would be from the Park Trust Fund, which has a present balance of >$7M.

Recommendation:

On March 14th 2024, the Park & Recreation Commission recommended to City Council up to $430,000 in funding from the Park Trust Fund for the improvements Resolution #24-131 and this case discusses for The Waterfront.

Outcome/Action:

Motion to Adopt Resolution #24-131 Accepting Bids, Awarding Contract and Authorizing Funding for Improvement Project #24-54, The Waterfront

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Attachments

Resolution 24-131
Trail Paving Plan Final
Concrete and bench pads
Tree Plans
2024 CIP worksheet

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	05/09/2024 12:47 PM
Brian Hagen	Brian Hagen	05/09/2024 03:16 PM
Form Started By: Mark Riverblood		Started On: 05/07/2024 08:04 AM
Final Approval Date: 05/09/2024		

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

RESOLUTION #24-131

RESOLUTION ACCEPTING BIDS, AWARDING CONTRACT AND AUTHORIZING FUNDING FOR IMPROVEMENT PROJECT #24-54, THE WATERFRONT

WHEREAS, Ramsey City Council and the Park & Recreation Commission recognizes the importance of Parks, Trails, Open Space and Recreation to the quality of life for Ramsey residents; and

WHEREAS, the Park & Recreation Commission recommends constructing a trail that would circumnavigate the 7-acre pond at The Waterfront, plant trees and install furnishings at the park; and

WHEREAS, pursuant to Ramsey City Council Case #5.06, adopted February 13, 2024, Council approved plans and specifications and authorized advertising bids for improvement Project #24-54; and

WHEREAS, bids were advertised in the Anoka County Union Herald on March 1st, and 8th, 2024; and

WHEREAS, eleven (11) bids were received for the trail construction, opened and tabulated on May 7th, 2024 and the following bids were found to comply with the approved plans and specifications and advertisements for bids; and

Company	Bid
Kurilla Contracting	**$ 169,165.00**
Vada Contracting, LLC	$ 180,766.60
Landall Services LLC	$ 185,537.50
Douglas-Kerr Underground, L.L.C	$ 226,890.32
Veit & Company, Inc.	$ 227,091.25
Sunram Construction, Inc.	$ 243,353.00
JL Theis, Inc.	$ 244,181.60
New Look Contracting, Inc.	$ 246,443.50
Rachel Contracting, LLC	$ 250,338.00
Forest Lake Contracting, Inc.	$ 308,820.00
Urban Companies	$ 320,415.00
Engineer's Estimate	*$ 222.613.00*

WHEREAS, the bid of Kurilla Contracting of Buffalo, Minnesota, in the amount of $169,165.00 for the total bid for construction of the improvements in accordance with the approved

plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted.

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

1) That, the Mayor and City Administrator are hereby authorized and directed to enter into a contract with said bidder for the construction of trail related improvements for and on behalf of the City of Ramsey.
2) That, up to three hundred and forty-five thousand, seven hundred and fifty nine dollars ($345,759), are hereby allocated from the Park Trust Fund, for the construction of trails, trees and other park amenities, and further to direct staff to implement the associated park improvements as recommended by the Park & Recreation Commission.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of May, 2024.

_____
Mayor

ATTEST:

City Clerk

THE WATERFRONT

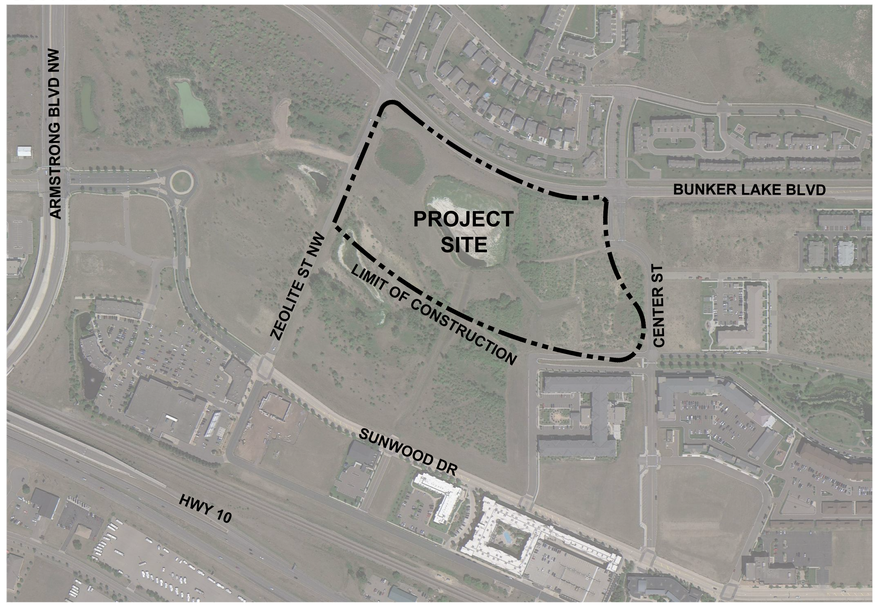
CITY OF RAMSEY PROJECT NO. 20-54

RAMSEY, MN 55303

100% EARTHWORK, UTILITIES & TRAIL PAVING PLAN CONSTRUCTION DRAWINGS

PROJECT # 23-176

CONTEXT MAP





01 SITE ORIENTATION PLAN

1" = 50'-0"

0 70' 140' 210'

SCALE: 1"=70'

NORTH

PROJECT DIRECTORY

OWNER

CITY OF RAMSEY

MARK RIVERBLOOD | PARKS & ASSISTANT PUBLIC WORKS DIRECTOR
7550 SUNWOOD DRIVE NW
RAMSEY, MINNESOTA 55303
MRIVERBLOOD@CITYOFRAMSEY.COM
P: 763.433.9853

LANDSCAPE ARCHITECT

DAMON FARBER LANDSCAPE ARCHITECTS

310 S 4TH AVE
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CONTACT: CHUCK EVENS, PLA
CEVENS@DAMONFARBER.COM
651.216.6115
ABBY GLASTETTER, PLA
AGLASTETTER@DAMONFARBER.COM
314.413.7180

CIVIL ENGINEER

REHDER & ASSOCIATES

CONTACT: NICK ADAM, P.E.
NADAM@REHDER.COM
651.337.6729

Sheet List Table

Sheet Number	Sheet Title
G000	COVER SHEET
G001	EXISTING CONDITIONS
G002	NOTES, ABBREVIATIONS & SYMBOLS
C101	GRADING & EROSION CONTROL PLAN
C102	GRADING & EROSION CONTROL PLAN
C103	MNDOT STANDARD DETAILS
C104	SWPPP
L110	SITE MATERIALS PLAN
L500	SITE DETAILS

STATEMENT OF ESTIMATED QUANTITIES

NOTES	ITEM NUMBER	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY
		Mobilization	LS	1
		Rock Construction Entrance	Each	1
Incidental		Saw Cutting Pavement	LF	20
		Common Excavation & Berm Grading	LS	1
		Boulder Retaining Wall	SF	475
		Class 3 (Crushed Granite)	CY	40
		Class 5 Aggregate Base (Med.)	Ton	1,080
		SPWEA340C Bituminous Wear Coarse	Ton	500
		Storm Sewer (Culvert & Adjust Casting)	LS	1
		Traffic Control	LS	1
		Erosion Control (Silt Fence)	LF	4,840
		Site Seeding	AC	1.95
		EC Blanket Category 20	SY	2,530

GOVERNING SPECIFICATIONS:

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

DF/

DAMON FARBER LANDSCAPE ARCHITECTS

310 South 4th Avenue, Suite 7050
Minneapolis, MN 55415
p: 612.332.7522

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors

100% BID PACKAGE

EARTHWORK , UTILITIES & TRAIL PAVING

THE WATERFRONT TRAIL IMPROVEMENTS

RAMSEY, MINNESOTA

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

Name	Charles Evens
Registration#	50575
Signature	04/05/2024
	Date

Date	04/05/2024
DF/ Project #	23-176
Scale	AS SHOWN
Drawn/Checked	AG/CE
REVISION	--

COVER SHEET

G000



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H:\RAMS\26113\09\CAD\CSH\138836C501.dwg 7/27/2023 2:35:57 PM

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

KEVIN P. KIELB, P.E.
LIC. NO. 23211 DATE 07/21/2023

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MINNESOTA 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

City of RAMSEY

DESIGNED	NO.	ISSUED FOR	DATE
JDG/ZFL	0	BID	07/21/2023
DRAWN JDG/ICB/MAJ	1	ADD 2	07/28/2023
CHECKED KPK			
CLIENT PROJ. NO. 23-20			

CITY OF RAMSEY, MINNESOTA
THE COR GRADING IMPROVEMENTS
GRADING PLAN
PROJECT AREA

SHEET 19 OF 36

01 EXISTING CONDITIONS

DF/
DAMON FARBER LANDSCAPE ARCHITECTS
310 South 4th Avenue, Suite 7050
Minneapolis, MN 55415
p: 612.332.7522

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors

100% BID PACKAGE

EARTHWORK , UTILITIES & TRAIL PAVING

THE WATERFRONT TRAIL IMPROVEMENTS

RAMSEY, MINNESOTA

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

Name Charles Evens
Registration# 50575
Signature 04/05/2024 Date

Date 04/05/2024
DF/ Project # 23-176
Scale AS SHOWN
Drawn/Checked AG/CE

REVISION --

EXISTING CONDITIONS

G001

GENERAL PROJECT NOTES

CONTRACT DOCUMENTS

1. THE WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. READ THE DRAWINGS IN CONJUNCTION WITH THE SPECIFICATIONS AND EXECUTE THE WORK.
3. THE WORK IS DEPENDENT ON SEVERAL DISCIPLINES. READ THE DRAWINGS BY CROSS-REFERENCING BETWEEN DISCIPLINES.
4. REPORT DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR DIRECTION BEFORE PROCEEDING WITH THE WORK.

SITE ACCESS & PROTECTION

1. STAGING AREA IS WITHIN THE CONTRACT LIMIT (OR "PROJECT LIMITS") LINE. STAGING AREA DOES NOT INCLUDE ACCESS ROUTES TO THE SITE. THE CONSTRUCTION (AND REMOVAL) OF TEMPORARY STAGING AREAS AND/OR ACCESS ROUTES SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
2. CONSTRUCTION RELATED VEHICLES REQUIRED FOR THE WORK EXITING AND/OR ENTERING THE SITE SHALL NOT DEPOSIT DIRT, MUD, OR OTHER DELETERIOUS MATERIALS THAT WOULD PRESENT A NUISANCE OR HAZARD TO THE PUBLIC TRAVELING ON RIGHT OF WAYS. PREVENTION AND CLEANING SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
3. NO WORK, EQUIPMENT OR STAGING IS PERMITTED OUTSIDE THE LIMIT LINES UNLESS THE CONTRACTOR HAS APPROVAL FROM AUTHORITIES. COORDINATION PERMITS AND TRAFFIC CONTROL REQUIRED SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
4. THE DOCUMENTS DO NOT SPECIFY SAFETY MATERIALS, EQUIPMENT, METHODS OR SEQUENCING TO PROTECT PERSONS AND PROPERTY. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE TO DIRECT AND IMPLEMENT SAFETY OPERATIONS TO PROTECT PERSONS AND PROPERTY.

QUALITY ASSURANCE

1. EXECUTE THE WORK AND SCHEDULE INSPECTIONS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL STANDARDS, LAWS AND REGULATIONS.
2. ENSURE SUBCONTRACTORS, MANUFACTURERS AND SUPPLIERS HAVE THE LATEST CONTRACT DOCUMENTS PRIOR TO THE SUBMITTAL OF THEIR SHOP DRAWINGS AND/OR DELEGATED DESIGN DRAWINGS.
3. REFER TO THE SPECIFICATIONS FOR REQUIRED SUBMITTALS, INSPECTIONS AND NOTICE TO PROCEED.

EXISTING CONDITIONS SURVEY

1. THE DOCUMENTS ARE BASED ON THE FOLLOWING TOPOGRAPHIC SURVEY:
   - TOPOGRAPHIC SURVEY BY BOLTON & MENK, 2003
2. SURVEYED UNDERGROUND UTILITIES ARE PROVIDED FOR INFORMATION ONLY AS THEY ARE INFERRED BY SURFACE MARKINGS AND FEATURES AND AS SUCH MAY NOT BE ACCURATE OR COMPLETE.

UTILITIES

1. THE LOCATIONS AND SIZES OF EXISTING UTILITIES (IF SHOWN) ARE APPROXIMATE ONLY. IDENTIFY, LOCATE AND PROTECT UNDERGROUND AND OVERHEAD UTILITIES TO REMAIN.
2. COORDINATE WITH THE LOCAL UTILITY COMPANIES AND/OR AGENCIES. CALL LOCAL '811' OR REQUEST LOCATES ONLINE NO LESS THAN 48 HOURS PRIOR TO DIGGING TO LOCATE UNDERGROUND UTILITIES OR AS REQUIRED BY LOCAL REGULATIONS.
3. BE FULLY RESPONSIBLE FOR THE COST OF DAMAGES WHICH OCCUR AS A RESULT OF A FAILURE TO ACCURATELY LOCATE AND/OR RETAIN UTILITIES TO REMAIN.

LAYOUT

1. THE VERTICAL CONTROL FOR THE PROJECT IS: NORTH AMERICAN VERTICAL DATUM (NAV88) OR NATIONAL GEODETIC DATUM (NGDV29) UNLESS OTHERWISE NOTED.
2. VERIFY THE LOCATION OF EXISTING FEATURES TO REMAIN THAT CONNECT TO NEW WORK, DIMENSIONAL CLEARANCES, SETBACKS AND OFFSETS AND VERTICAL DATUM. REPORT DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
3. VERIFY PREVIOUS UNDERLYING TRADEWORK CONFORMS TO THE DOCUMENTS PRIOR TO PROCEEDING WITH OVERLYING TRADEWORK. REPORT DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
4. GENERAL CONTRACTOR SHALL RETAIN SURVEY CONTROL FOR LAYOUT OF THE WORKS AND AS-BUILT SURVEYS.
5. COORDINATE AND COLLATE SUBCONTRACTOR'S SURVEYS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING SITE CONDITIONS AND EVOLVING SITE CONDITIONS PRIOR TO THE START OF SITE WORK. DISCREPANCY AND/OR UNFORESEEN CONDITIONS FOUND SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO STARTING THE SITE WORK. DO NOT BEGIN WORK IN SUCH AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
6. ERECT AND INSTALL ALL WORK LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT AND IN PROPER ALIGNMENT.
7. DO NOT SCALE FROM DRAWINGS. USE DIMENSIONS SHOWN AND/OR SUPPLIED CAD DRAWING FILE AND SURVEY INTERPOLATION.
8. DIMENSIONS NOTED "CLR" OR "CLEAR" MUST BE STRICTLY MAINTAINED ALLOWING FOR THICKNESS OF FINISHES. FIELD VERIFY PRIOR TO CONSTRUCTION.
9. ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
10. CURVES FOR PAVING, BANDS, PATHS, EDGING AND HEADER BOARDS SHALL BE SMOOTH AND CONTINUOUS WITHOUT ABRUPT CHANGES, OBVIOUS TANGENTS OR BENDS.
11. PITCH EVENLY BETWEEN SPOT GRADES AND CONTOUR LINES UNLESS GRADE BREAKS, RIDGELINES, SWALES ARE INDICATED OR OTHERWISE NOTED. PAVED AREAS SHALL PITCH AT A MINIMUM OF 1% UNLESS OTHERWISE NOTED ON DRAWINGS. DISCREPANCIES OR CONDITIONS NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE FOR RESOLUTIONS PRIOR TO CONTINUING WORK.
12. PEDESTRIAN SIDEWALKS AND PAVING SHALL HAVE A CROSS PITCH LESS THAN 2% UNLESS OTHERWISE NOTED TO MEET ADA REQUIREMENTS.
13. REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF THE LAYOUT OF ELEMENTS AS SHOWN. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF LAYOUT BEFORE INSTALLING THE FOLLOWING:
   - FIRST TYPICAL SITE LIGHTING FIXTURES, JUNCTION BOXES, TRANSFORMERS.
   - FIRST TYPICAL SITE UTILITY FIXTURES, INCLUDING BUT NOT LIMITED TO BOXES, VAULTS, PULL BOXES, MAN HOLES, AIR RELEASE VALVES, VENTS, BFP, AND OTHER CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, TELECOM, HEATING/COOLING, AND IRRIGATION STRUCTURES.
   - FIRST TYPICAL FORMWORK OF WALLS.
   - TREE LOCATIONS. STAKE ALL TREE LOCATIONS. OBTAIN APPROVAL OF LANDSCAPE ARCHITECT BEFORE PLANTING TREES.
   - FIRST TYPICAL CURVED EDGING AND CUTTING.
   - FIRST TYPICAL EXPANSION JOINTS IN CONCRETE PAVING.

WORK BY OTHERS

1. COOPERATE AND COORDINATE WITH OTHER CONTRACTORS WORKING CONCURRENTLY SO AS TO NOT VIOLATE EACH OTHER'S PERMITS AND TO AVOID DAMAGE TO EACH OTHER'S WORK.
2. EACH CONTRACTOR SHALL PROTECT AND MAINTAIN THEIR OWN WORK FOR THE DURATION OF THEIR CONTRACTS.

CODE COMPLIANCE

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES AND REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN THE WORK AND APPLICABLE CODES. DO NOT WORK IN AN AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.
4. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AND PAY FOR CONSTRUCTION RELATED PERMITS.

CODES IN EFFECT

1. REVISIONS TO THE APPROVED AND PERMITTED DRAWINGS OR DOCUMENTS SHALL BE SUBMITTED TO THE CODE AUTHORITIES FOR REVIEW. NOTIFY THE OWNER'S REPRESENTATIVE OF THE PROCESSING TIME FOR EACH REVISION SUBMITTED FOR PLAN CHECK.

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1. THE USE OF REPRODUCTIONS OF THE CONTRACT DOCUMENTS OR ELECTRONIC FILES AS SHOP DRAWING DOCUMENTS BY THE CONTRACTOR IS AT THEIR OWN RISK. THE DESIGN CONSULTANTS ASSUME NO LIABILITY AS A RESULT OF THE USE OF REPRODUCTIONS OF THE CONTRACT DOCUMENTS FOR SHOP DRAWINGS AND/OR DELEGATED DESIGN DRAWINGS.
2. THE ENTIRE CONTRACT DOCUMENT PACKAGE HEREIN IS THE ORIGINAL AND UNPUBLISHED PROPERTY OF THE OWNER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE PRIOR EXPLICIT WRITTEN CONSENT.
3. THE USE OF DIGITAL DESIGN FILES SHALL REQUIRE THE CONTRACTOR TO AGREE TO PRIME CONSULTANT'S LICENSE CONDITIONS BEFORE USE.

CONSTRUCTION LOADS, DAMAGES & REPAIRS

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SLOPE STABILITY AND DE-WATERING DURING THE WORKS UNLESS UNKNOWN CONDITIONS ARE ENCOUNTERED.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING THE WORKS FROM CONSTRUCTION LOADS AND DAMAGES TO EXISTING STRUCTURES TO REMAIN, NEW STRUCTURES AND NEW PAVEMENTS DURING THE WORKS.
3. BE FULLY RESPONSIBLE FOR THE COST OF DAMAGES WHICH OCCUR AS A RESULT OF A FAILURE TO MITIGATE CONSTRUCTION LOADS AND/OR PROTECT THE WORKS FROM CONSTRUCTION RELATED IMPACTS. REPAIRS SHALL BE TO A NEW OR BETTER CONDITION COMPARED TO THE EXISTING CONDITION BEFORE DAMAGE, AND AS APPROVED BY THE OWNER'S REPRESENTATIVE.
4. CONFIRM ON-STRUCTURE UNIFORM AND POINT LOAD LIMITS WITH ENGINEER PRIOR TO IMPORTING AND HANDLING LANDSCAPE MATERIALS OVER VAULTS, AND/OR TUNNELS, INCLUDING UTILITY STRUCTURES, AND FLOOD CONTROL STRUCTURES.

CONSTRUCTION WASTE MANAGEMENT

1. REMOVE FROM THE SITE EXCESS MATERIAL AND/OR DEBRIS. DISPOSAL OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. EXCESS MATERIAL AND/OR DEBRIS TO ABLE TO BE RECYCLED OR REUSED SHALL BE DISPOSED OF OFF THE PROJECT SITE IN A PERMITTED LANDFILL.

EXISTING CONDITIONS & SITE REMOVAL NOTES

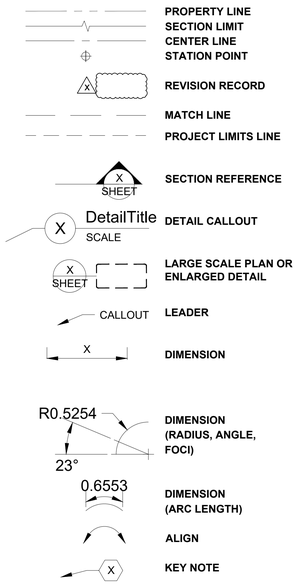
SITE REMOVAL NOTES

1. EXISTING SITE INFORMATION WAS PROVIDED BY BOLTON & MENK. ACTUAL FIELD CONDITIONS MAY VARY. FIELD VERIFY UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
2. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE.
3. CONTRACTOR TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION BY CALLING GOPHER STATE ONE-CALL AT 651-454-0002 (METRO) OR 1-800-252-1166 (OUT-STATE).
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY UTILITY COMPANY'S FORCES AND FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FEES AND CHARGES.
5. ALWAYS VERIFY BENCHMARK ELEVATIONS BETWEEN TWO BENCHMARKS.
6. REMOVAL ITEMS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFIED OTHERWISE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER PER LOCAL GOVERNING AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
7. PRIOR TO DEMOLITION, EROSION CONTROL DEVICES ARE TO BE INSTALLED WHERE NECESSARY AND OBTAIN AN NPDES STORM WATER PERMIT. REFER TO CIVIL FOR EROSION CONTROL.
8. DAMAGE TO REMAINING EXISTING CONDITIONS WILL BE REPLACED AT CONTRACTOR'S EXPENSE AND SHALL BE EQUAL TO OR EXCEED THE QUALITY OF CONSTRUCTION PRIOR TO DAMAGE.
9. CONCRETE PAVEMENT, SIDEWALKS, CURB AND GUTTER, AND OTHER POURED CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT.
10. CONTRACTOR SHALL LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS. IF DAMAGE IS INCURRED ON THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO THE OWNER. BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE WITH A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
11. CONTRACTOR SHALL PRESERVE VEGETATION NOT TO BE REMOVED BY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-SEEDING OR SODDING AREAS DISTURBED BY CONSTRUCTION.
12. LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET (OR AVOIDED) SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT DISCREPANCIES BETWEEN THEIR MEASUREMENTS AND THESE PLANS. CONTRACTOR SHALL ALSO MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
13. EXISTING UTILITIES TO REMAIN IN PLACE UNLESS SPECIFICALLY MARKED ON THIS SHEET.

ABBREVIATIONS

APPROX	APPROXIMATE
AVG	AVERAGE
BLDG	BUILDING
BM	BENCHMARK
BOS	BOTTOM OF STAIR
BOT	BOTTOM
C	CHILLER
CB	CATCH BASIN
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR
CLL	CONTRACT LIMIT LINE
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CTR	CENTER
DAT	DATUM
DEG	DEGREE
DIA	DIAMETER
DIM	DIMENSION
DIST	DISTANCE
DIV	DIVISION
DWG	DRAWING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
EP	EDGE OF PAVEMENT
EQ	EQUAL
EQSP	EQUAL SPACING
EQUIV	EQUIVALENT
EX	EXISTING
F	FAHRENHEIT
FC	FOOTCANDLE
FFE	FINISH FLOOR ELEVATION
FF&E	FURNITURE, FIXTURE, AND EQUIPMENT
FG	FINISHED GRADE
FOC	FACE OF CURB
FOW	FACE OF WALL
FV	FIELD VERIFY
GALV	GALVANIZED
GDR	GUARDRAIL
H	HIGH
HB	HOSE BIBB
HDPE	HIGH DENSITY POLYETHYLENE
HH	HAND HOLE
HDR	HANDRAIL
HORIZ	HORIZONTAL
HT	HEIGHT
HV	HIGH VOLTAGE
ID	INSIDE DIMENSION
INV.EL	INVERT ELEVATION
KW	KILOWATT
LDPE	LOW DENSITY POLYETHYLENE
LED	LIGHT EMITTING DIODE
LF	LINEAR FEET
LPT	LOW POINT
LTD	LIMITED
LV	LOW VOLTAGE
LW	LOW WATER
MAX	MAXIMUM
MFR.REC	MANUFACTURER'S RECOMMENDATIONS
MH	MANHOLE
MID	MIDDLE
MIN	MINIMUM
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHANG
PB	PULL BOX
PC	POINT OF CURVE
PCC	PRECAST CONCRETE
PERF	PERFORATED
PERP	PERPENDICULAR
pH	ACID/ALKALINE SCALE
PH	PHASE
PI	POINT OF INTERSECTION
PKG	PACKAGE
PL	PROPERTY LINE
PLBG	PLUMBING
PRCST	PRECAST
PREFAB	PREFABRICATE
PROV	PROVISIONAL
PVC	POLYVINYL CHLORIDE
PWR	POWER
QTR	QUARTER
QTY	QUANTITY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RECIRC	RECIRCULATE
RECPT	RECEPTACLE
REINF	REINFORCE
REQD	REQUIRED
REV	REVISION
RLG	RAILING
ROW	RIGHT OF WAY
S	SOUTH
SALV	SALVAGE
SEG	SEGMENT
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SSD	SUBSOIL DRAIN
SST	STAINLESS STEEL
STA	STATION
STD	STANDARD
SUCT	SUCTION
T	TRANSFORMER
TAN	TANGENT
TBD	TO BE DETERMINED
TB-XX	TEST BORING
TD	TRENCH DRAIN
TEMP	TEMPORARY
THK	THICKNESS
THRU	THROUGH
TO_	TOP OF _
TOC	TOP OF CURB
TOL	TOLERANCE
TOS	TOP OF SLOPE
TOW	TOP OF WALL
TR	TRASH
TS	TOP OF STAIR
TYP	TYPICAL
UGND	UNDERGROUND
UNIF	UNIFORM
UP	UTILITY POLE
UV	ULTRAVIOLET
VAR	VARIES
VERT	VERTICAL
VRFY	VERIFY
W	WEST
W/	WITH
W/O	WITHOUT
WL	WATERLINE
WLD	WELDED
WT.EL	WATER ELEVATION
XFMR	TRANSFORMER
YR	YEAR
@	AT
&	AND
- / +	DIMENSION TOLERANCE
IJ	ISOLATION JOINT
HW	HIGH WATER
NP	NORMAL POOL
GB	GRADE BREAK

SYMBOLS



PROPERTY LINE
SECTION LIMIT
CENTER LINE
STATION POINT
REVISION RECORD
MATCH LINE
PROJECT LIMITS LINE
SECTION REFERENCE
DETAIL CALLOUT
LARGE SCALE PLAN OR ENLARGED DETAIL
LEADER
DIMENSION
DIMENSION (RADIUS, ANGLE, FOCI)
DIMENSION (ARC LENGTH)
ALIGN
KEY NOTE

DF/
DAMON FARBER LANDSCAPE ARCHITECTS
310 South 4th Avenue, Suite 7050
Minneapolis, MN 55415
p: 612.332.7522

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors

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EARTHWORK , UTILITIES & TRAIL PAVING

THE WATERFRONT TRAIL IMPROVEMENTS

RAMSEY, MINNESOTA

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

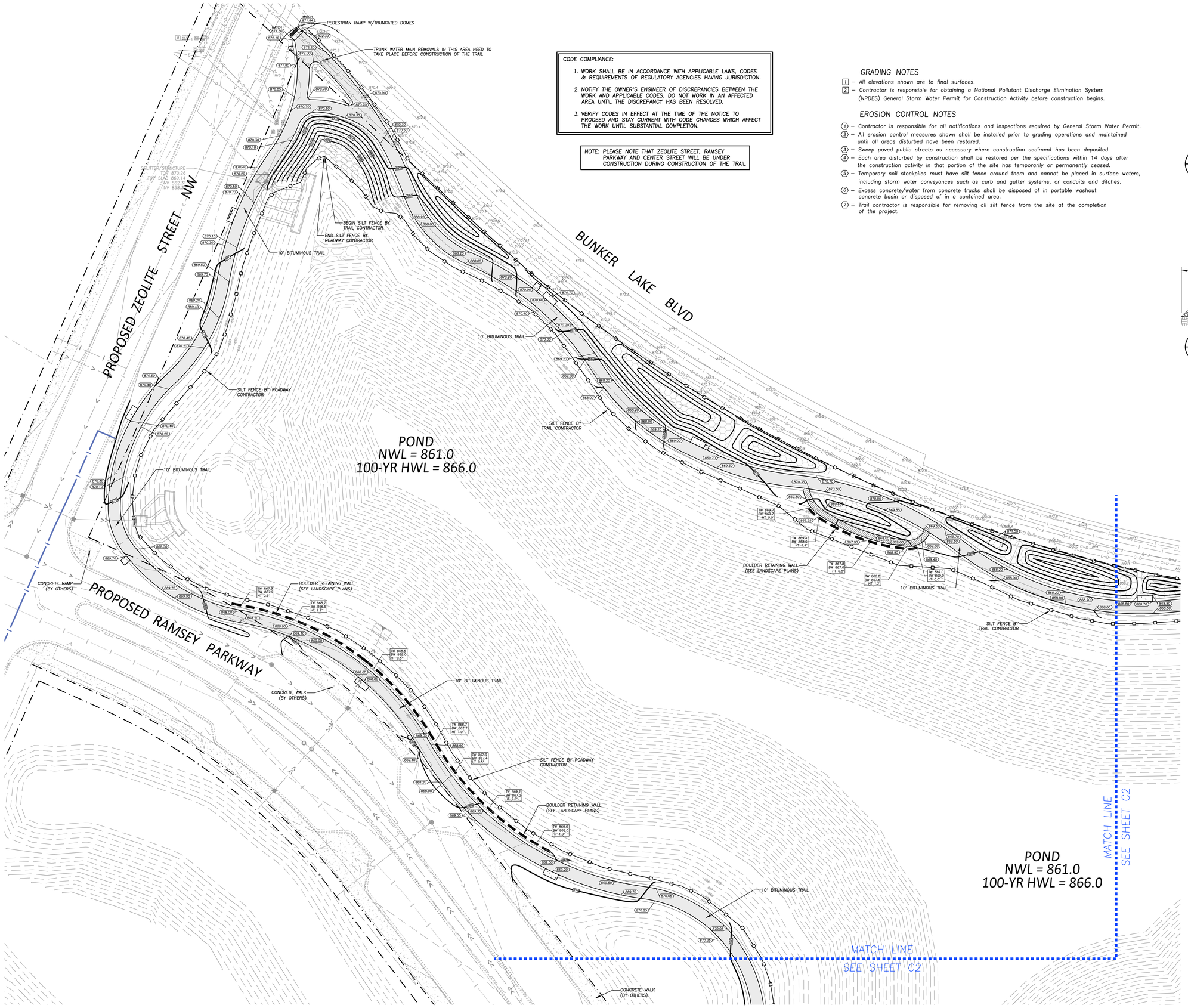
Name: Charles Evens
Registration#: 50575
Signature: 04/05/2024 Date

Date: 04/05/2024
DF/ Project #: 23-176
Scale: AS SHOWN
Drawn/Checked: AG/CE

REVISION: --

NOTES, ABBREVIATIONS & SYMBOLS

G002



CODE COMPLIANCE:

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES & REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
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3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.

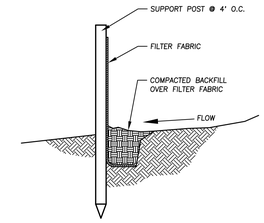
NOTE: PLEASE NOTE THAT ZEOLITE STREET, RAMSEY PARKWAY AND CENTER STREET WILL BE UNDER CONSTRUCTION DURING CONSTRUCTION OF THE TRAIL

GRADING NOTES

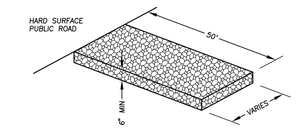
1 – All elevations shown are to final surfaces.
2 – Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.

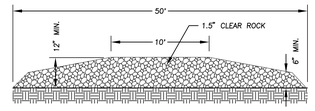
EROSION CONTROL NOTES

1 – Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
2 – All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
3 – Sweep paved public streets as necessary where construction sediment has been deposited.
4 – Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
5 – Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
6 – Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.
7 – Trail contractor is responsible for removing all silt fence from the site at the completion of the project.



1 / C1 SILT FENCE
NO SCALE

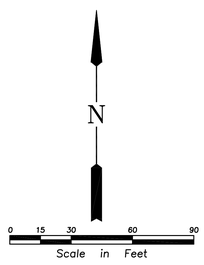




2 / C1 ROCK CONSTRUCTION ENTRANCE
NO SCALE

LEGEND

- PROPOSED CONCRETE
- PROPOSED BITUMINOUS
- PROPOSED CRUSHED GRANITE
- 980 PROPOSED CONTOUR
- 1023.54 PROPOSED ELEVATION
- SILT FENCE
- PROPOSED EC BLANKET CATEGORY 20 (MNDOT 3885)
- PROPOSED RETAINING WALL
- PROPOSED FLARED END
- PROPOSED STORM SEWER
- BOUNDARY/ROW/BLOCK LINE
- BUILDING/PARKING SETBACK LINE
- DRAINAGE ARROW
- 980 EXISTING CONTOUR
- × 995.50 EXISTING ELEVATION



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Project No: 221-3242.012
PROJECT NO.: 231-3242.016
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EARTHWORK , UTILITIES & TRAIL PAVING

THE WATERFRONT TRAIL IMPROVEMENTS

RAMSEY, MN

I hereby certify that this document 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.

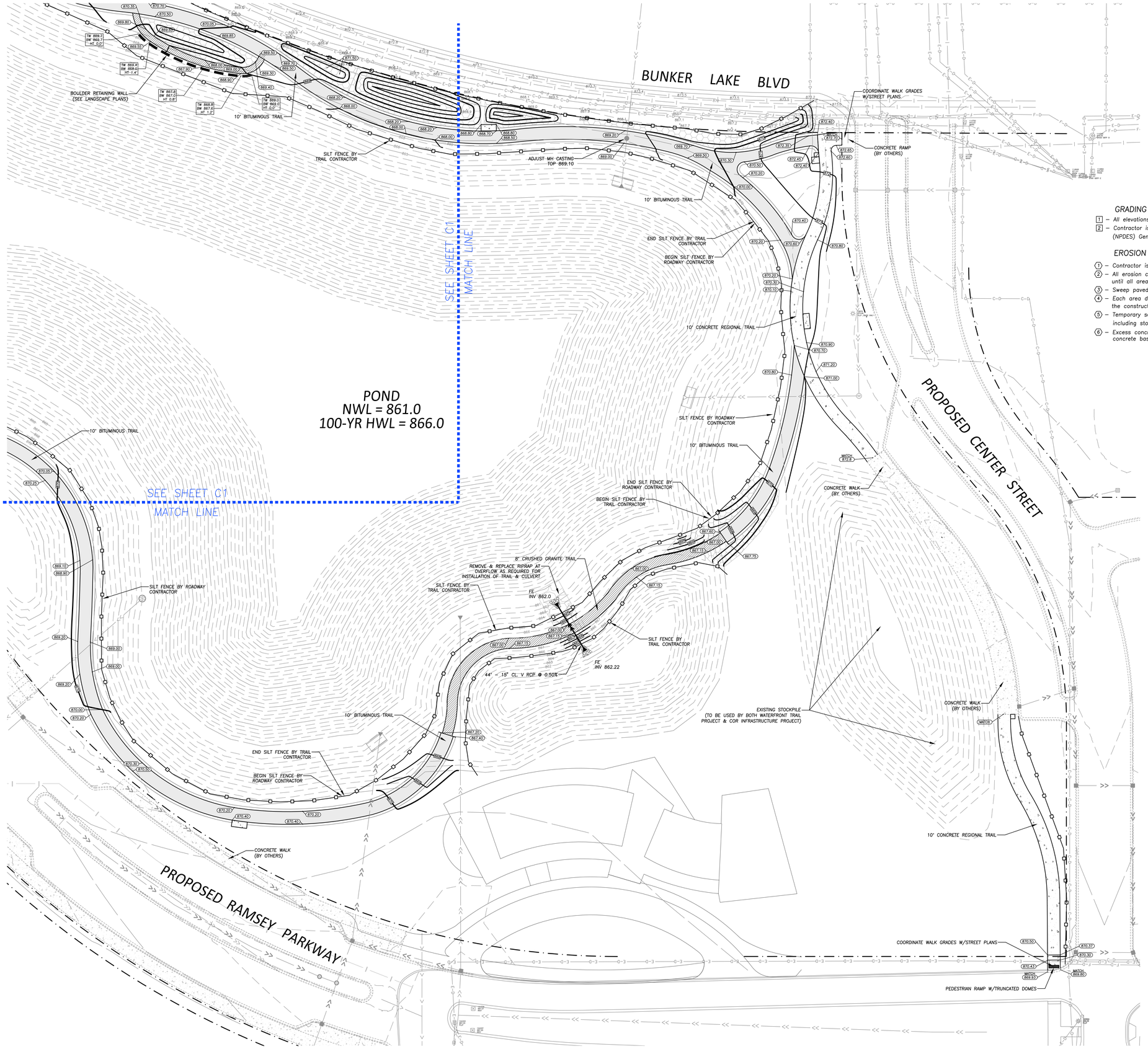
Name: Nicholas P. Adam
Registration#: 43856
Signature: Nicholas P. Adam — Date: 04/05/2024

Date: 04/05/2024
DF/ Project #: 23-176
Scale: 1 INCH = 30 FEET
Drawn/Checked: BJQ/NPA

REVISION: --

GRADING & EROSION CONTROL PLAN

C101



CODE COMPLIANCE:

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES & REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S ENGINEER OF DISCREPANCIES BETWEEN THE WORK AND APPLICABLE CODES. DO NOT WORK IN AN AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.

NOTE: PLEASE NOTE THAT ZEOLITE STREET, RAMSEY PARKWAY AND CENTER STREET WILL BE UNDER CONSTRUCTION DURING CONSTRUCTION OF THE TRAIL

GRADING NOTES

1 – All elevations shown are to final surfaces.
2 – Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.

EROSION CONTROL NOTES

1 – Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
2 – All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
3 – Sweep paved public streets as necessary where construction sediment has been deposited.
4 – Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
5 – Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
6 – Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.

SPECIFICATIONS

GENERAL

I. GENERAL
A. Before construction begins, the Contractor will contact all utility companies, both public and private and have them locate all utilities within the construction limits.
B. The Contractor shall be responsible for arranging all required inspections with the governing authority that has jurisdiction over the work that is to be performed.
C. The Contractor shall stay within the construction limits unless approved otherwise by the Owner and or Engineer. Construction limits are defined by the property boundary unless shown different on the plan.
D. The Contractor shall be responsible for protecting all existing structures, utilities, trees, etc. from damage during construction.
E. The Contractor shall be responsible for correcting any damage (at Contractor's expense).
F. Any discrepancies found on the site that affect the proposed work shall be reported to the Owner and/or Engineer before the completion of any additional work.
G. No soils report provided. Subgrade soils assumed adequate for the proposed construction.
H. Existing Topography and Boundary Survey provided by Bolton & Menk.

SITE CLEARING

I. GENERAL
A. Remove trees, shrubs, grass, and other vegetation or obstructions, as required, to permit installation of improvements shown on the Plans.
II. EXECUTION
A. Trees and stumps shall be hauled from the site. Burial on-site or burning of trees and stumps will not be allowed.
B. Where existing trees are indicated to remain, leave existing topsoil in place within drip lines to prevent damage to root system.
C. Topsoil shall be stripped from disturbed areas and stockpiled in piles not exceeding 8-feet in depth.
D. Remove all back dirt and unsuitable material from under drives and roadways within 3-feet of final pavement subgrade.
E. Remove all waste materials and unsuitable or excess topsoil from Owner's property.

GRADING, EROSION CONTROL, AND TURF ESTABLISHMENT

I. GENERAL
A. All grading, erosion control and turf establishment shall be according to the materials, workmanship, and other applicable requirements of the Minnesota Department of Transportation "Standard Specifications for Construction", latest edition, unless otherwise specified.
B. All erosion control measures shown on the plans must be installed prior to commencement of grading operations and maintained until all areas altered on the site have been restored.
C. All areas disturbed by construction shall be restored with seed and disked mulch, sod, wood fiber blanket, or be hard surfaced within two weeks of substantial completion of construction.
D. Provide approved borrow soil materials from off-site when sufficient approved soil materials are not available from excavations. Remove all excess and unsatisfactory material from the site.
E. Protect structures, utilities, sidewalks, pavements, and other facilities from damage caused by settlement, lateral movement, undermining, washout, and other hazards created by earthwork operations.
F. Compaction shall not be less than the following percentages of maximum dry density according to ASTM D 698:
i. Under structures, building slabs, steps, and pavements, compact the top 12 inches below subgrade and each layer of backfill or fill material at 100 percent maximum dry density.
ii. Under walkways, compact the top 6 inches below subgrade and each layer of backfill or fill material at 100 percent maximum dry density.
iii. Under lawn or unpaved areas, compact the top 6 inches below subgrade and each layer of backfill or fill material at 95 percent maximum dry density.
G. Grades as shown on the plan are to finished grade.
H. Backfill trenches involving utilities under building slabs to be designed by Others (per their requirements).
II. PRODUCTS
A. Satisfactory soils include ASTM D 2487 soil classification groups GW, GP, GM, SW, SP, and SM; free of rock or gravel larger than 2-inches in any dimension, debris waste, frozen materials, vegetation and other deleterious matter.
B. Unsatisfactory soils include ASTM D 2487 soil classification groups GC, SC, ML, MH, CL, CH, OL, OH, and PT.
C. All backfill and fill materials must be satisfactory soil materials.
D. Topsoil shall be per ASTM D 5268, free of stones 1" or larger.
E. Subbase and base material must be a naturally or artificialy graded mixture of natural or crushed gravel, crushed stone, and natural or crushed sand meeting MNDOT Specifications for Class 5 gravel.
F. Spring/Summer temporary turf establishment: seed shall be MNDOT Mixture 110 @ 100 lbs/acre and mulch shall be MNDOT Type 1.
G. Winter temporary turf establishment: seed shall be MNDOT Mixture 100 @ 100 lbs/acre and mulch shall be MNDOT Type 1.
III.EXECUTION
A. Place 4-inches of topsoil over all areas to be re-established with turf or as specified in the landscape plans.
B. Provide erosion control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.
C. Place inlet protection devices in catch basins and maintain until all areas disturbed have been restored.
D. Wherever construction vehicle access routes intersect paved public roads, provisions must be made to minimize the transport of sediment (mud) by runoff or vehicles tracking onto the paved road surface. Where sediment is transported onto a public road surface, the roads shall be cleaned thoroughly at the end of each day. Sediment shall be removed by shoveling or sweeping and be transported to a sediment controlled disposal area. Street washing shall be allowed only after sediment is removed in this manner.

LEGEND

- PROPOSED CONCRETE
- PROPOSED BITUMINOUS
- PROPOSED CRUSHED GRANITE
- 1050 PROPOSED CONTOUR
- (1023.54) PROPOSED ELEVATION
- SILT FENCE
- PROPOSED EC BLANKET CATEGORY 20 (MNDOT 3885)
- PROPOSED RETAINING WALL
- PROPOSED FLARED END
- PROPOSED STORM SEWER
- BOUNDARY/ROW/BLOCK LINE
- BUILDING/PARKING SETBACK LINE
- DRAINAGE ARROW
- 980 EXISTING CONTOUR
- x 995.50 EXISTING ELEVATION

N

0 15 30 60 90
Scale in Feet

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Telephone: 651-452-5051
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Project No: 221-3242.012

PROJECT NO.: 231-3242.016
DRAWING FILE: 3242016.DWG

100% BID PACKAGE

EARTHWORK , UTILITIES & TRAIL PAVING

THE WATERFRONT TRAIL IMPROVEMENTS

RAMSEY, MN

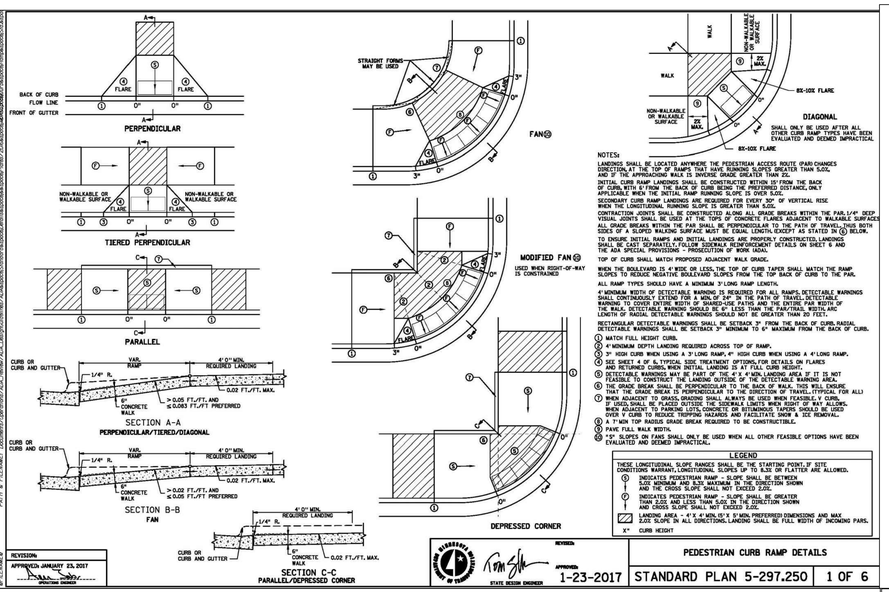
I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Name Nicholas P. Adam
Registration# 43856
Signature 04/05/2024
Date

Date 04/05/2024
DF/ Project # 23-176
Scale 1 INCH = 30 FEET
Drawn/Checked BJO/NPA
REVISION –

GRADING & EROSION CONTROL PLAN

C102



NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.00%, AND IF THE APPROACHING WALK IS INVERSE GRADE GREATER THAN 2%.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 5' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.00%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.00%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR, 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES. ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. LINES BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE SHALL BE CONSTRUCTED AS AN INDEPENDENT CONCRETE POUR. SEE THE APPROPRIATE PLAN AND PROFILE DETAILS AND REINFORCEMENT DETAILS ON SHEET 9 AND THE ADA SPECIAL PROVISIONS – PRODUCTION OF WORK (ADAL).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

A MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO EXTEND THE ENTIRE WIDTH OF RAMP, TAPER, PATH, AND THE ENTIRE PAR WIDTH OF LANDINGS. DETECTABLE WARNINGS SHALL BE PLACED WITHIN THE PERIMETER AND LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

① MATCH FULL HEIGHT CURB.
② 6" MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
③ 3" HIGH CURB WHEN USING A 3' LONG RAMP, 4" HIGH CURB WHEN USING A 4' LONG RAMP.
④ SEE SHEET 4 & 5 TYPICAL SIDE TREATMENT OPTIONS FOR DETAILS ON FLARES AND RETURNED CURBS, WHEN INITIAL LANDING IS AT FULL CURB HEIGHT.
⑤ DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
⑥ THE CURB RAMP SHALL BE LOCATED SO THAT ANY CROSSWALK TACTILE TEXT WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL, ITYPICAL FOR ALL
⑦ WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, 3" USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
⑧ A 7' MIN TOP RADIUS GRADE BREAK REQUIRED TO BE CONSTRUCTIBLE.
⑨ PAVE FULL WALK WIDTH.
⑩ * 5' SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT, IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.33% OR FLATTER ARE ALLOWED.

① INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE BETWEEN 5.00% MINIMUM AND 8.33% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.00%.

② INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE GREATER THAN 2.00 AND LESS THAN 5.00% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.00%.

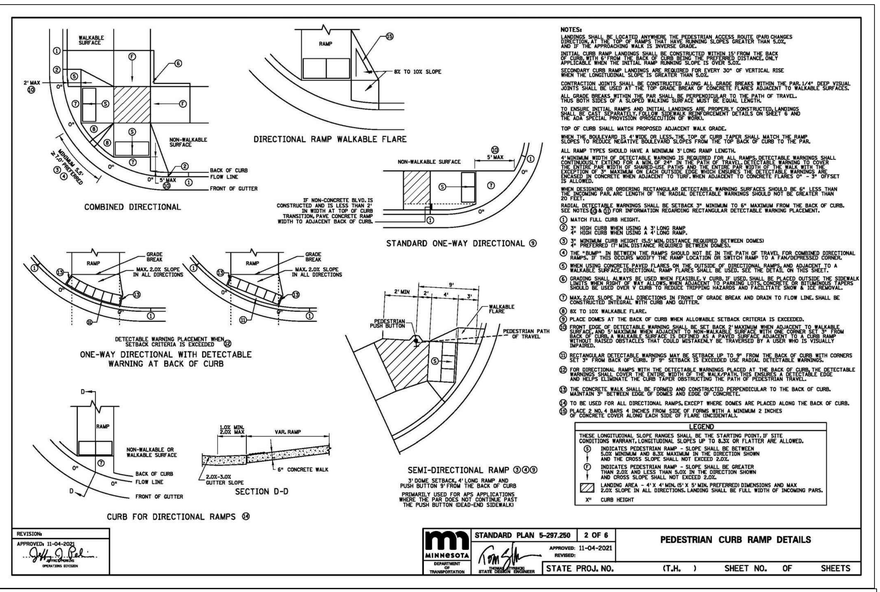
LANDING AREA – 4' X 4' MIN.(5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.00% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

X" CURB HEIGHT

REVISIONS
APPROVED: JANUARY 23, 2017
STATE BRIDGE ENGINEER

APPROVED: 1-23-2017
STATE BRIDGE ENGINEER

PEDESTRIAN CURB RAMP DETAILS		
STANDARD PLAN 5-297.250	1 OF 6	



NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.00%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 5' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.00%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.00%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR, 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP GRADE BREAK & CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. LINES BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE SHALL BE CONSTRUCTED AS AN INDEPENDENT CONCRETE POUR. SEE THE APPROPRIATE PLAN AND PROFILE DETAILS AND REINFORCEMENT DETAILS ON SHEET 9 AND THE ADA SPECIAL PROVISIONS – PRODUCTION OF WORK (ADAL).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

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RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

① MATCH FULL CURB HEIGHT.
② 3" HIGH CURB WHEN USING A 3' LONG RAMP.
③ 4" HIGH CURB WHEN USING A 4' LONG RAMP.
④ SEE SHEET 4 & 5 FOR TYPICAL SIDE TREATMENT OPTIONS.
⑤ DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
⑥ THE CURB RAMP SHALL BE LOCATED SO THAT ANY CROSSWALK TACTILE TEXT WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL, ITYPICAL FOR ALL
⑦ WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, 3" USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
⑧ A 7' MIN TOP RADIUS GRADE BREAK REQUIRED TO BE CONSTRUCTIBLE.
⑨ PAVE FULL WALK WIDTH.
⑩ * 5' SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT, IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.33% OR FLATTER ARE ALLOWED.

① INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE BETWEEN 5.00% MINIMUM AND 8.33% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.00%.

② INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE GREATER THAN 2.00 AND LESS THAN 5.00% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.00%.

LANDING AREA – 4' X 4' MIN.(5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.00% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

X" CURB HEIGHT

REVISIONS
APPROVED: 11-04-2021
STATE BRIDGE ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION
STANDARD PLAN 5-297.250 | 2 OF 6
APPROVED: 11-04-2021
REVISED:
STATE BRIDGE ENGINEER
STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

PEDESTRIAN CURB RAMP DETAILS

NOTES:

POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2X MAXIMUM. NO PONDING SHALL BE PRESENT IN THE PAR.
ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.

① FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDED: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.
② FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDED: FANS & DEPRESSED CORNERS.
③ BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.
④ THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".
⑤ ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE GUTTER FACE INTO THE EXISTING ROADWAY.
⑥ VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.
⑦ TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. TOP 1/8" OF THE GUTTER FACE MUST BE A FORMED EDGE. PAR GUTTER SHALL NOT BE OVERLAID.
⑧ SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHICH AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.
⑨ DRILL AND GROUT NO.4 EPOXY-COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT 1'MINIMUM FROM ALL JOINTS.
⑩ HELPS PROVIDE TWO SEPARATE RAMPS, REDUCES THE CROSS SLOPE LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING MOVEMENTS OF VEHICLES AND CAN REDUCE CROSS SLOPE LENGTH.
⑪ SIDEWALK CROSS SLOPES SHALL BE VERTICALLY CONSTRAINED AREAS USUALLY IN DOWNTOWN ROADWAY SEGMENTS WHERE 20-FOOT OR LESS RIGHT-OF-WAYS EXIST. CURB EXTENSIONS SHOULD BE CONSIDERED FOR APS INTERSECTIONS WHERE SPACE IS LIMITED.
PUSH BUTTONS MUST MEET APS CRITERIA AS DESCRIBED IN THE PUSH BUTTON LOCATION DETAIL SHEET.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT, IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.33% OR FLATTER ARE ALLOWED.

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② INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE GREATER THAN 2.00 AND LESS THAN 5.00% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.00%.

LANDING AREA – 4' X 4' MIN.(5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.00% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

TRANSITION PANELS – TO BE USED FOR TRANSITIONING THE CROSS-SLOPE OF A RAMP TO THE EXISTING WALK CROSS-SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK. SEE THIS SHEET FOR ADDITIONAL INFORMATION.

X" CURB HEIGHT

REVISIONS
APPROVED: 11-04-2021
STATE BRIDGE ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION
STANDARD PLAN 5-297.250 | 3 OF 6
APPROVED: 11-04-2021
REVISED:
STATE BRIDGE ENGINEER
STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

PEDESTRIAN CURB RAMP DETAILS

NOTES:

INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8.00% TO A MINIMUM 3 INCH CURB HEIGHT. INCREASE CURB TAPER LENGTH AS NECESSARY TO ACHIEVE INTERMEDIATE CURB HEIGHT TO 2" INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.
SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.
A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.

① 0" CURB HEIGHT, SEE INSET A ON SHEET 3 OF 6.
② FULL CURB HEIGHT.
③ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.
④ TYPICALLY USED FOR MEDIANS AND ISLANDS.
⑤ WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" MAX. BETWEEN EDGE OF CURB AND EDGE OF CONCRETE.
⑥ IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.
⑦ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIREMENT IS SATISFIED BY DETECTABLE WARNINGS WHENEVER THERE IS ZERO-INCH HIGH CURB. DETECTABLE WARNINGS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS, AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.
⑧ DRILL AND GROUT 1 - NO. 4 12" LONG REINFORCEMENT BAR EPOXY COATED WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.
⑨ DRILL AND GROUT 2 - NO. 4 12" LONG REINFORCEMENT BARS EPOXY COATED WITH 3" MIN. COVER, REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.
⑩ WHEN THE LANDING IS AT FULL CURB HEIGHT AND IS CONSTRUCTED INTEGRAL WITH THE FULL HEIGHT CURB (I.E. FLOOR PLANK FOR 8" HIGH CURB), WHEN THE INITIAL LANDING IS MORE THAN 7" BELOW FULL HEIGHT CURB REFER TO SHEETS 3 & 5 WHERE THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE. CONSTRUCT THESE TAPERS AT 0"-3" AT 8.00%, THEN LESS THAN 5% FROM 3" CURB TO FULL CURB HEIGHT.
⑪ NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12" MINIMUM TO 15' MAXIMUM FROM THE NEAREST RAIL. FOR SKEWED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12" MEASURED PERPENDICULAR TO THE NEAREST RAIL.
⑫ WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 3' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS CRITERIA GOVERNS OVER NOTE ⑪.
⑬ CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK OR SHARED-USE PATH.
⑭ 3' FOR MEDIANS AND SPLITTER ISLANDS. NOSE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.
⑮ SIDEWALK TO BE PLACED 8.5% MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.
⑯ CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3702 TYPES A-C. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.

REVISIONS
APPROVED: 11-04-2021
STATE BRIDGE ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION
STANDARD PLAN 5-297.250 | 4 OF 6
APPROVED: 11-04-2021
REVISED:
STATE BRIDGE ENGINEER
STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

PEDESTRIAN CURB RAMP DETAILS

NOTES:

A WALKABLE FLARE IS AN 8-10% CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE, OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON IS DIRECTED TOWARDS THE FLARE.

ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.

WHERE RIGHT-OF-WAY ALLOWS, USE OF V CURB SHOULD BE MINIMIZED. GRADING ADJACENT TURF OR SLOPING ADJACENT PAVEMENT IS PREFERRED.
V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.
V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.

① END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.
② ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.
③ CONSTRUCT USING APPROVED EXPANSION MATERIAL PER MNDOT TYPE A-C EXPANSION. LEAVE A MINIMUM 1/2" TOP GAP AND SEAL WITH MNDOT APPROVED SILICONE PER MNDOT SPEC 3705.
④ THE MAX. RATE OF CROSS SLOPE TRANSITIONING IS 1' LINEAR FOOT OF SIDEWALK PER HALF PERCENT CROSS SLOPE. WHEN PAR WIDTH IS GREATER THAN 6' OR THE RUNNING SLOPE IS GREATER THAN 5%, DOUBLE THE CALCULATED TRANSITION LENGTH.
⑤ TRANSITION PANELS ARE TO ONLY BE USED AFTER THE RAMP, OR 5' NEEDED, LANDING ARE AT THE FULL CURB HEIGHT (TYPICAL SECTION).
⑥ EXISTING CROSS SLOPE GREATER THAN 2.0%.

LEGEND

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② INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE GREATER THAN 2.00 AND LESS THAN 5.00% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.00%.

LANDING AREA – 4' X 4' MIN.(5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.00% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

X" CURB HEIGHT

REVISIONS
APPROVED: 11-04-2021
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MINNESOTA DEPARTMENT OF TRANSPORTATION
STANDARD PLAN 5-297.250 | 5 OF 6
APPROVED: 11-04-2021
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PEDESTRIAN CURB RAMP DETAILS

GENERAL NOTES:

"SAW CUT" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2X CROSS SLOPE WITHIN A CROSSWALK, IS REQUIRED WHEN A ROADWAY IS IN A STOP OR YIELD CONDITION AND THE PROJECT SCOPE ALLOWS.

RECONSTRUCTION PROJECTS OR FULL PAVEMENT REPLACEMENT PROJECTS "TABLING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.

MILL & OVERLAY PROJECTS "TABLING" OF FLOW LINES, IN FRONT OF THE PEDESTRIAN RAMP, IS REQUIRED WHEN THE EXISTING FLOW LINE IS GREATER THAN 2%. WARPING OF THE BITUMINOUS PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE. TABLE THE FLOW LINE TO 2% OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:
① 5% MAX. CROSS-SLOPE OF THE ROAD
② 8% MAX. CROSS-SLOPE OF THE ROAD
③ 5.00% MIN. SLOPE OF THE FLOW LINE FROM EXISTING SLOPE IN FRONT OF PEDESTRIAN RAMP
④ UP TO 2% CHANGE IN FLOW LINE FROM EXISTING SLOPE BEYOND THE PEDESTRIAN CURB RAMP

STAND-ALONE ADA RETROFITS FOLLOW WELL & OVERLAY CRITERIA ABOVE HOWEVER ALL PAVEMENT WARPING IS DONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS AND FULL-DEPTH SAWCUT REPLACEMENT ON CONCRETE ROADWAYS.

RAISING OF CURB LINES SHOULD OCCUR IN VERTICALLY CONSTRAINED AREAS. RAISE THE CURB LINES ENOUGH TO ALLOW COMPLIANT RAMPS OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:
① 5.00% MIN. AND 8.00% MAXIMUM CROSS-SLOPE OF THE ROAD
② 5.00% MIN. FLOW LINE ON EITHER SIDE OF PEDESTRIAN RAMP TO MAINTAIN POSITIVE DRAINAGE
③ 5.00% RECOMMENDED MAX. FLOW LINE SLOPE
④ LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 15' HORIZONTAL

NOTES:

① TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE SHALL BE CONSTRUCTED AS AN INDEPENDENT CONCRETE POUR. FOLLOW STANDARD REINFORCEMENT DETAILS ON THIS SHEET FOR ALL SEPARATELY POURED INITIAL LANDINGS.
② DRILL AND GROUT NO.4 12" LONG REINFORCEMENT BARS EPOXY COATED AT 36" MAXIMUM CENTER TO CENTER MINIMUM 12" SPACING FROM EXISTING CONCRETE. REINFORCEMENT BARS SHALL BE ADJUSTED TO MATCH RAMP GRADE DUE TO BE PAID BY EACH.
③ DRILL AND GROUT 2 – NO. 4 X 12"LONG 18" EMBEDDED REINFORCEMENT BARS EPOXY COATED AT 36" MAXIMUM CENTER TO CENTER MINIMUM 12" SPACING REQUIRED FOR ALL CONSTRUCTION JOINTS. BARS TO BE PAID BY EACH.
④ THIS CURB LINE REINFORCEMENT DETAIL SHALL BE USED ON BITUMINOUS ROADWAYS. FOR CONCRETE ROADWAYS, SEE NOTE 6.
⑤ CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3702 TYPES A-C. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.
⑥ USE AN APPROVED TYPE F OR F G/4 INCH THICK SEPARATION MATERIAL. SEPARATION MATERIAL SHALL MATCH FULL HEIGHT DIMENSION OF ADJACENT CONCRETE.

REVISIONS
APPROVED: 11-04-2021
STATE BRIDGE ENGINEER

MINNESOTA DEPARTMENT OF TRANSPORTATION
STANDARD PLAN 5-297.250 | 6 OF 6
APPROVED: 11-04-2021
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STATE BRIDGE ENGINEER
STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

PEDESTRIAN CURB RAMP DETAILS

DF/
DAMON FARBER LANDSCAPE ARCHITECTS

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PROJECT NO.: 221–3242.016
DRAWING FILE: 3242016.DWG

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EARTHWORK , UTILITIES & TRAIL PAVING

THE WATERFRONT TRAIL IMPROVEMENTS

RAMSEY, MN

I hereby certify that this document 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.

Name: Nicholas P. Adam
Registration#: 43856
Signature: Nicholas P. Adam Date: 04/05/2024

Date: 04/05/2024
DF/ Project #: 23-176
Scale: 1 INCH = 30 FEET
Drawn/Checked: BJO/NPA

REVISION: --

MNDOT STANDARD DETAILS

SWPPP NOTES

1. THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING A BITUMINOUS & CONCRETE WALKING TRAIL LOOP AROUND A REGIONAL POND.

2. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:
   - 2.1. INSTALL VEHICLE TRACKING BMP.
   - 2.2. INSTALL SILT FENCE & INLET PROTECTION AROUND SITE.
   - 2.3. STRIP AND STOCKPILE TOPSOIL.
   - 2.4. ROUGH GRADE SITE.
   - 2.5. IMPORT CLEAN FILL OR EXPORT CUT FOR SITE BALANCE.
   - 2.6. INSTALL UTILITIES.
   - 2.7. INSTALL PAVEMENTS AND WALKS (AS REQUIRED).
   - 2.8. FINAL GRADE SITE.
   - 2.9. SEED AND MULCH.
   - 2.10. INSTALL BIO-ROLLS OR SILT FENCE AT BACK OF CURB OR PAVEMENT, AS NECESSARY THROUGH BUILDING CONSTRUCTION PROCESS.
   - 2.11. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.
   - 2.12. ENSURE FINAL STABILIZATION MEASURE ARE COMPLETE.
   - 2.13. PROVIDE DIGITAL COPY OF ALL FIELD SWPPP DOCUMENTATION INCLUDING INSPECTION REPORTS AND SWPPP REVISIONS TO THE OWNER.
   - 2.14. SUBMIT NOTICE OF TERMINATION TO MPCA. NOTE: THE NOTICE OF TERMINATION MUST BE SUBMITTED TO MPCA BEFORE FINAL STABILIZATION IS CONSIDERED COMPLETE.

3. SITE DATA:

3.1.	SITE ADDRESS:	SOUTHEAST INTERSECTION OF BUNKER LAKE BLVD & ZEOLITE ST IN RAMSEY, MN 55303
3.2.	SITE AREA:	12.87 ACRES
3.3.	AREA OF DISTURBANCE:	3.61 ACRES
3.4.	PRE-CONSTRUCTION IMPERVIOUS AREA:	0.00 ACRES
3.5.	POST-CONSTRUCTION IMPERVIOUS AREA:	0.91 ACRES
3.6.	PLANNED CONSTRUCTION START DATE:	5-1-24
3.7.	ESTIMATED CONSTRUCTION COMPLETION DATE:	12-6-24

   GENERAL SOIL TYPE: LOAMY SANDS (HUBBARD & DUELM) PER THE USDA'S WEB SOIL SURVEY

4. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.

5. NO DRAINAGE AREA TO BE MORE THAN FIVE (5) ACRES OF RUNOFF CAUSING THE NEED FOR A TEMPORARY SEDIMENT BASIN.

6. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.

7. ON SLOPES 3:1 OR GREATER, MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES. SLOPE LENGTHS SHALL BE NO GREATER THAN 75 FEET.

8. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.

9. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX: CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.

10. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.

11. SOLID WASTES MUST BE STORED, COLLECTED AND DISPOSED OF PROPERLY PER MPCA STANDARDS.

12. EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE PROPERLY CONTAINED.

13. NO ENGINE DEGREASING IS ALLOWED ON SITE.

14. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION, CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.

15. THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR (CONTRACTOR) WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITEE FOR PARTS 2.8-2.F, PART 5, PART 6, AND APPLICABLE CONSTRUCTION ACTIVITY REQUIREMENTS FOUND IN APPENDIX A, PART C OF THE NPDES PERMIT AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.

16. DOCUMENT RETENTION: PERMITTEE(S) MUST MAKE THE SWPPP, INCLUDING ALL INSPECTION REPORTS, MAINTENANCE RECORDS, TRAINING RECORDS AND OTHER INFORMATION REQUIRED BY THIS PERMIT, AVAILABLE TO FEDERAL, STATE, AND LOCAL OFFICIALS WITHIN THREE (3) DAYS UPON REQUEST FOR THE DURATION OF THE PERMIT AND FOR THREE (3) YEARS FOLLOWING THE NOTICE OF TERMINATION.

17. SWPPP AMENDMENTS AND SUBMITTALS:
   - 17.1. CONTRACTOR MUST PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT AS NECESSARY TO INCLUDE ADDITIONAL BEST MANAGEMENT PRACTICES (BMP'S) TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS THE FOLLOWING SITUATIONS:
     - 17.1.1. UPDATE CONTRACT INFORMATION AND TRAINING DOCUMENTATION FOR CONSTRUCTION SWPPP MANAGER AND BMP INSTALLER.
     - 17.1.2. THERE IS A CHANGE IN CONSTRUCTION METHOD OF PHASING, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS NOT ANTICIPATED DURING THE DESIGN OF THE SWPPP INCLUDING BUT NOT LIMITED TO:
       - 17.1.2.1. TYPES AND/OR LOCATION OF BMP'S
       - 17.1.2.2. MATERIAL STORAGE AND SPILL RESPONSE
       - 17.1.2.3. FUELING PLANS
       - 17.1.2.4. LOCATION FOR STOCKPILES, CONCRETE WASHOUT, AND SANITATION FACILITIES
       - 17.1.2.5. PROJECT PHASING
     - 17.1.3. IT IS DETERMINED THAT THE SWPPP IS NOT ACHIEVING OBJECTIVES OF MINIMIZING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
     - 17.1.4. THE SWPPP IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.
     - 17.1.5. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE.
   - 17.2. THE CONTRACTOR MAY IMPLEMENT SWPPP AMENDMENTS IMMEDIATELY AND IS NOT REQUIRED TO WITH FOR ENGINEER REVIEW OF THE SUBMITTAL. THE RESPONSIBILITY FOR COMPLETENESS OF SWPPP AMENDMENTS AND COMPLIANCE WITH THE PERMIT LIES WITH THE CONTRACTOR. REVIEW, COMMENT, OR LACK OF COMMENT BY THE ENGINEER ON A SWPPP AMENDMENT SHALL NOT ABSOLVE THE RESPONSIBILITIES OF THE CONTRACTOR IN ANY WAY.
   - 17.3. IF A CHANGE ORDER IS ISSUED FOR A DESIGN CHANGE THE SWPPP AMENDMENT WILL BE PREPARED BY THE ENGINEER AND INCLUDED IN THE CHANGE ORDER.
   - 17.4. IN ADDITION TO SWPPP AMENDMENTS, THE CONTRACT SHALL SUBMIT TO THE ENGINEER WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULE MEETING THE REQUIREMENTS OF MNDOT 1717.
   - 17.5. THE CONTRACTOR SHALL KEEP COPIES OF ALL SWPPP AMENDMENTS, WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULES, INSPECTION LOGS, AND MAINTENANCE LOGS WITH THE FILED COPY OF THE SWPPP. A PDF COPY OF THESE DOCUMENTS WILL BE PROVIDED ALONG WITH A COPY OF THE FINAL FIELD COPY OF THE SWPPP TO THE ENGINEER ALONG WITH THE SIGNED NOTICE OF TERMINATION WHEN FINAL STABILIZATION IS COMPLETE.

18. INSPECTION & MAINTENANCE
   - 18.1. A TRAINED PERSON SHALL ROUTINELY INSPECT THE ENTIRE SITE AT THE TIME INTERVAL INDICATED ON THIS SHEET OF THE SWPPP DURING ACTIVE CONSTRUCTION AND WITHIN 24-HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.
   - 18.2. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED ON THE DAY IT IS COMPLETED AND RETAINED WITH THE SWPPP. INSPECTION REPORT FORMS WILL BE PROVIDED BY THE CONTRACTOR BUT A TEMPLATE CAN BE PROVIDED BY THE ENGINEER UPON REQUEST.
   - 18.3. THE CONTRACTOR MAY REQUEST A CHANGE IN INSPECTION SCHEDULE FOR THE FOLLOWING CONDITIONS:
     - 18.3.1. INSPECTION OF AREAS WITH PERMANENT COVER TO BE REDUCED TO ONCE PER MONTH,
     - 18.3.2. INSPECTION OF AREAS THAT HAVE PERMANENT COVER AND HAVE NO CONSTRUCTION ACTIVITY FOR 12 MONTHS TO BE SUSPENDED UNTIL CONSTRUCTION RESUMES,
     - 18.3.3. INSPECTION OF AREAS WHERE CONSTRUCTION IS SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTION TO BE SUSPENDED UNTIL THE EARLIER OF WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION.
   - 18.4. NO CHANGE IN INSPECTION SCHEDULE SHALL OCCUR UNTIL AUTHORIZED BY THE ENGINEER
   - 18.5. INSPECTIONS MUST INCLUDE:
     - 18.5.1. ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND POLLUTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS.
     - 18.5.2. SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION.
     - 18.5.3. 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.
     - 18.5.4. INFILTRATION AREAS TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITY IS REACHING THE INFILTRATION AREA AND THAT EQUIPMENT IS NOT BEING DRIVEN ACROSS THE INFILTRATION AREA.
   - 18.6. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GUAGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF THE SITE LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES.
   - 18.7. ALL NON-FUNCTIONING BMP'S AND THOSE BMP'S WHERE SEDIMENT REACHES ONE-HALF (1/2) OF THE DEPTH OF THE BMP, OR IN THE CASE OF SEDIMENT BASINS ONE-HALF (1/2) OF THE STORAGE VOLUME, MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.
   - 18.8. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMP'S WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.
   - 18.9. ANY SEDIMENT THAT ESCAPES THE SITE MUST BE REMOVED AND THE AREA STABILIZED WITHIN 7 CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS IN WHICH CASE THE WORK SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS OF AUTHORIZATION. PAVED SURFACES SUCH AS STREETS SHALL HAVE ANY ESCAPED OR TRACKED SEDIMENT REMOVED BY THE END OF THE DAY THAT IT IS DISCOVERED. SEDIMENT RELEASE, OTHER THAN PAVED SURFACES THAT CAN BE CLEANED UP WITH STREET SWEEPING SHALL BE REPORTED IMMEDIATELY UPON DISCOVERY TO THE ENGINEER.
   - 18.10. SILT FENCE TO BE REPAIRED, REPLACED, SUPPLEMENTED WHEN NONFUNCTIONAL, OR 1/3 FULL, WITHIN 24 HOURS.

20. CONCRETE WASHOUT AREA:
   - 20.1. CONTRACTOR TO PROVIDE PORTABLE OR PREFABRICATED CONCRETE WASH-OUT CONTAINER WITH RAIN PROTECTION.
   - 20.2. CONCRETE WASH-OUT TO BE IDENTIFIED WITH SIGNAGE STATING "CONCRETE WASHOUT AREA DO NOT OVERFILL".
   - 20.3. CONCRETE WASH-OUT WATER NEEDS TO BE PUMPED WITHIN 24 HOURS OF STANDING WATER IN WASH-OUT AREA.

21. POLLUTION PREVENTION AND OTHER BMP'S:
   - 21.1. PESTICIDES, HERBICIDES, FERTILIZERS, TREATMENT CHEMICALS, ETC. MUST BE UNDER COVER.
   - 21.2. HAZARDOUS MATERIALS (OIL, GAS, PAINT, ETC.) MUST BE PROPERLY STORED IN SEALED CONTAINERS AND MEET STATE SECONDARY CONTAINMENT REQUIREMENTS.
   - 21.3. PORTABLE TOILETS MUST BE SECURED.
   - 21.4. ADEQUATE SPILL RESPONSE KIT AND DISPOSAL PLAN ON-SITE. SPILLS MUST BE CLEANED UP IMMEDIATELY.
   - 21.5. ALL MPCA LIQUID AND SOLID WASTE (CONCRETE, STUCCO, PAINT, CURES, ETC) WASHOUT REQUIREMENTS MUST BE MET ON SITE.

22. EROSION PREVENTION PRACTICES:
   - 22.1. STORM WATER CONVEYANCE CHANNELS SHALL BE ROUTED AROUND UNSTABILIZED AREAS. EROSION CONTROLS AND VELOCITY DISSIPATION DEVICES SHALL BE USED AT OUTLETS WITHIN AND ALONG THE LENGTH OF ANY CONSTRUCTED CONVEYANCE CHANNEL.
   - 22.2. THE NORMAL WETTED PERIMETER OF ALL DITCHES OR SWALES, INCLUDING STORM WATER MANAGEMENT POND SLOPES, THAT DRAIN WATERS FROM THE SITE MUST BE STABILIZED WITHIN 200' OF ANY PROPERTY EDGE OR DISCHARGE POINT, INCLUDING STORM SEWER INLETS, WITHIN 24 HOURS OF CONNECTION.
   - 22.3. TEMPORARY OR PERMANENT DITCHES OR SWALES USED AS SEDIMENT CONTAINMENT DURING CONSTRUCTION DO NOT NEED TO BE STABILIZED DURING TEMPORARY PERIOD OF USE AND SHALL BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER USED AS SEDIMENT CONTAINMENT.
   - 22.4. MULCH, HYDROMULCH, TACKIFIER, OR OTHER SIMILAR PRACTICE SHALL NOT BE USED IN ANY PORTION OF THE WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
   - 22.5. ENERGY DISSIPATION SHALL BE INSTALLED AT ALL TEMPORARY OR PERMANENT PIPE OUTLETS WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER OR PERMANENT STORM WATER TREATMENT SYSTEM.
   - 22.6. THE CONTRACTOR SHALL PHASE CONSTRUCTION AND USE CONSTRUCTION METHODS TO THE EXTENT PRACTICAL TO MINIMIZE EXPOSED SOILS. THE PROJECT PHASING SHALL BE DOCUMENTED IN THE WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULE.

23. SEDIMENT CONTROL PRACTICES:
   - 23.1. DOWN GRADIENT BMP'S, INCLUDING PERIMETER BMP'S, MUST BE IN PLACE BEFORE UP GRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION.
   - 23.2. ALL BMP'S THAT HAVE BEEN ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SHALL BE REINSTALLED OR REPLACED THE EARLIER OF THE END OF THE WORK DAY OR BEFORE THE NEXT PRECIPITATION EVENT, EVEN IF THE ACTIVITY IS NOT COMPLETE.
   - 23.3. INLET BMP'S MAY BE REMOVED FOR SPECIFIC SAFETY CONCERNS. THE BMP'S SHALL BE REPLACED AS SOON AS THE SAFETY CONCERN IS RESOLVED. THE REMOVAL SHALL BE DOCUMENTED IN THE SWPPP AS A SWPPP AMENDMENT.
   - 23.4. TEMPORARY STOCKPILES MUST HAVE SEDIMENT CONTROL BMP'S. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT SHOWING THE LOCATION OF TEMPORARY STOCKPILES AND THE BMP'S FOR EACH STOCKPILE. THE SWPPP AMENDMENT MUSH MEET THE MINIMUM REQUIREMENTS OF SECTION 9 OF THE PERMIT.
   - 23.5. SOIL COMPACTION SHALL BE MINIMIZED AND TOPSOIL SHALL BE PRESERVED, UNLESS INFEASIBLE OR IF CONSTRUCTION ACTIVITIES DICTATE SOIL COMPACTION OR TOPSOIL STRIPPING.
   - 23.6. THE USE OF POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS ARE NOT PROPOSED AS PART OF THIS SWPPP AS DESIGNED BY THE ENGINEER. IF METHODS OR PHASING OF CONSTRUCTION REQUIRE THE USE OF ANY OF THESE CHEMICALS, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT THAT MEETS THE MINIMUM REQUIREMENTS OF SECTION 09 OF THE PERMIT.

24. TEMPORARY SEDIMENTATION BASIN:
   - 24.1. A TEMPORARY SEDIMENTATION BASIN HAS NOT BEEN INCLUDED IN THIS SWPPP AS DESIGNED BY THE ENGINEER. IF A BASIN IS LATER DETERMINED TO BE DESIRABLE OR NECESSARY, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT. TEMPORARY SEDIMENTATION BASINS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 14 OF THE PERMIT AND SHALL INCLUDE A BASIN DRAINING PLAN MEEDING OR EXCEEDING THE MINIMUM REQUIREMENTS OF SECTION 10 OF THE PERMIT. WHERE THE SITE DISCHARGES TO SPECIAL AND/OR IMPAIRED WATERS, THE SWPPP AMENDMENT SHALL ALSO MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 23 OF THE PERMIT.

25. DEWATERING:
   - 25.1. A DEWATERING PLAN HAS NOT BEEN INCLUDED IN THIS SWPPP AS DESIGNED BY THE ENGINEER. IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT. ALL DEWATERING SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 10 OF THE PERMIT.

26. FINAL STABILIZATION:
   - 26.1. FINAL STABILIZATION IS NOT COMPLETE UNTIL ALL THE FOLLOWING REQUIREMENTS HAVE BEEN MET:
     - 26.1.1. SUBSTANTIAL COMPLETION HAS BEEN REACHED AND NO GROUND DISTURBING ACTIVITIES ARE ANTICIPATED.
     - 26.1.2. PERMANENT COVER HAS BEEN INSTALLED WITH AN ESTABLISHED MINIMUM UNIFORM PERENNIAL VEGETATION DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED IN AREAS WHERE NO VEGETATION IS PROPOSED BY THIS PROJECT SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
     - 26.1.3. ACCUMULATED SEDIMENT HAS BEEN REMOVED FROM ALL PERMANENT STORM WATER TREATMENT SYSTEMS AS NECESSARY TO ENSURE THE SYSTEM IS OPERATING AS DESIGNED.
     - 26.1.4. ALL SEDIMENT HAS BEEN REMOVED FROM CONVEYANCE SYSTEMS.
     - 26.1.5. ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S HAVE BEEN REMOVED. BMP'S DESIGNATED ON THE SWPPP TO REMAIN TO DECOMPOSE ON-SITE MAY REMAIN.

27. TERMINATION OF COVERAGE:
   - 27.1. PERMITTE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOTICE OF TERMINATION WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:
     - 27.1.1. FINAL STABILIZATION, PER SECTION 9 OF THE PERMIT HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
     - 27.1.2. TRANSFER OF OWNERSHIP AS DESCRIBED IN THE PERMIT.

RESPONSIBLE PARTIES

THE CONTRACTOR AND OWNER WILL BE JOINT APPLICANTS UNDER THE MPCA'S GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY AS REQUIRED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II PROGRAM.

THE CONTRACTOR SHALL PROVIDE ONE OR MORE TRAINED CONSTRUCTION SWPPP MANAGER(S) KNOWLEGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S THAT WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S.

A CONSTRUCTION SWPPP MANAGER MUST BE AVAILABLE FOR AN ON-SITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA.

THE SWPPP DESIGNER, CONSTRUCTION SWPPP MANAGER, AND BMP INSTALLER MUST HAVE APPROPRIATE TRAINING. DOCUMENTATION SHOWING TRAINING COMMENSURATE WITH THE JOB DUTIES AND RESPONSIBILITIES IS REQUIRED TO BE INCLUDED IN THE SWPPP PRIOR TO ANY WORK BEGINNING ON THE SITE. TRAINING DOCUMENTATION FOR THE SWPPP DESIGNER IS INCLUDED BELOW. THE CONTRACTOR SHALL ATTACH TRAINING DOCUMENTATION TO THIS SWPPP FOR THE CONSTRUCTION SWPPP MANAGER AND BMP INSTALLER PRIOR TO THE START OF CONSTRUCTION. THIS INFORMATION SHALL BE KEPT UP TO DATE UNTIL THE PROJECT NOTICE OF TERMINATION IS FILED.

OWNER:

BY: CITY OF RAMSEY
NAME: MARK RIVERBLOOD
TITLE: PARKS & ASSISTANT PUBLIC WORKS DIRECTOR
PHONE: 763-433-9853
EMAIL: MRIVERBLOOD@CI.RAMSEY.MN.US

SWPPP DESIGNER:

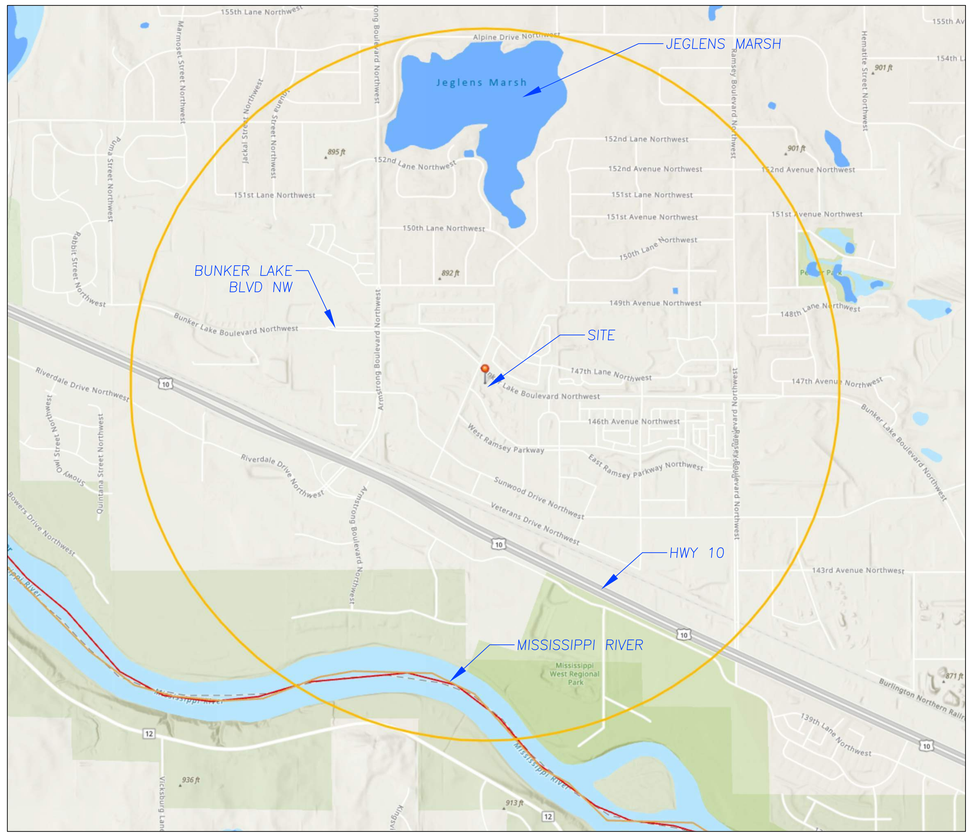
BY: REHDER & ASSOCIATES, INC.
NAME: NICHOLAS ADAM, P.E.
TITLE: PROJECT ENGINEER
PHONE: 651-337-6729
EMAIL: NADAM@REHDER.COM

UNIVERSITY OF MINNESOTA
Nick Adam
Design of Construction SWPPP (May 31 2025)

CONTRACTOR:

BY: XXXXXXXXXXX
NAME: XXXXXXXXXXX
TITLE: XXXXXXXXXXX
PHONE: XXXXXXXXXX
EMAIL: XXXXXXXXXXX

SURFACE WATERS WITHIN 1-MILE OF SITE



RECEIVING WATERS

NAME OF WATER BODY	TYPE OF WATER BODY	SPECIAL WATER	IMPAIRED WATER
MISSISSIPPI	RIVER	YES	YES

MPCA COVERAGE LETTER (PROVIDED AT A LATER DATE)

PERMANENT STORMWATER MANAGEMENT SYSTEM

	INFILTRATION/FILTRATION
	WET SEDIMENTATION BASIN
X	REGIONAL PONDING
	PERMANENT STORMWATER MANAGEMENT NOT REQUIRED

ESTIMATED BMP QUANTITIES

DESCRIPTION	QUANTITY	UNIT
ROCK CONSTRUCTION ENTRANCE (1" - 2" WASHED ROCK)	50	TONS
SILT FENCE	5,050	L.F.
EROSION CONTROL BLANKET (CATEGORY 20)	2,530	S.Y.

SITE STABILIZATION COMPLETION:

STABILIZATION OF EXPOSED SOILS SHALL BEGIN IMMEDIATELY AND SHALL BE COMPLETED AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED NO LATER THAN: 7 DAYS

SITE INSPECTION INTERVAL:

A TRAINED PERSON SHALL ROUTINELY INSPECT THE ENTIRE CONSTRUCTION SITE DURING ACTIVE CONSTRUCTION AT AN INTERVAL OF NO MORE THAN: 7 DAYS

DF/
DAMON FARBER LANDSCAPE ARCHITECTS
310 South 4th Avenue, Suite 7050
Minneapolis, MN 55415
p: 612.332.7522

REHDER & ASSOCIATES, INC.
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Project No: 221-3242.012

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DRAWING FILE: 3242016.DWG

100% BID PACKAGE

EARTHWORK , UTILITIES & TRAIL PAVING

THE WATERFRONT TRAIL IMPROVEMENTS

RAMSEY, MN

I hereby certify that this document 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.

Name: Nicholas P. Adam
Registration#: 43856
Signature: Nicholas P. Adam Date: 04/05/2024

Date: 04/05/2024
DF/ Project #: 23-176
Scale: 1 INCH = 30 FEET
Drawn/Checked: BJQ/NPA

REVISION: --

SWPPP

C104

REFERENCE NOTES SCHEDULE

	PAVING				
SYMBOL	DESCRIPTION	QTY	DETAIL	MATERIAL PROFILE/ASSEMBLY	COLOR/FINISH
P-01	PAVING TYPE 01 - BITUMINOUS PATH	235.61 CY	3/L500	2.5" WEARING COURSE, OVER 4" CLASS 5 BASE, OVER COMPACTED SUBGRADE	
P-02	PAVING TYPE 02 - CLASS 3 CRUSHED GRANITE TRAIL	40 CY	4/L500	4" DEPTH CLASS 3 CRUSHED GRANITE	
P-04	PAVING TYPE 04 - CLASS 5 CONCRETE BASE	92 CY	NA	6" DEPTH CLASS 5 COMPACTED AGGREGATE BASE, COMPACTED SUBGRADE	
	WALL				
SYMBOL	DESCRIPTION	QTY	DETAIL	MATERIAL PROFILE/ASSEMBLY	PRODUCT/MODEL
WL-01	WALL TYPE 01 - GLACIAL BOULDER WALL	475 SF	5/L500	GLACIAL BOULDER RETAINING WALL OVER COMPACTED AGGREGATE BASE WITH DRAINAGE PIPE	GLACIAL BOULDER 12"-36"
	SEEDING				
SYMBOL	DESCRIPTION	QTY	DETAIL	MATERIAL PROFILE	PRODUCT/MODEL
LA-01	SEED TYPE 01 - RESEEDING DISTURBED AREAS	1.95 AC	N/A	SEEDING RATE 19.9 LBS/AC. COVER CROP, WINTER WHEAT. SEEDING RATE 17 LBS/AC.	BWSR MIX: POLLINATOR PLOT URBAN SE 38-631

ZEOLITE ST NW

BUNKER LAKE BLVD

RAMSEY PARKWAY

CENTER STREET

LA-01

P-01

P-02

P-04

WL-01

Normal water line

100-year storm event water bounce line

AMENITIES (BENCHES, RECEPTACLES, BIKE PARKING) AND CONCRETE PAVING BY OTHERS, TYP.

CONCRETE PATH NOT IN CONTRACT, PART OF COR INFRASTRUCTURE PROJECT

EXISTING STORMWATER POND

AMENITIES AND CONCRETE PAVING BY OTHERS, TYP.

Multi-Purpose Trail
10' wide bituminous paving

Regional Trail
10' wide concrete paving

CONCRETE BASE COURSE INCLUDED IN PROJECT; CONCRETE PAVING BY OTHERS

Crushed Granite Trail
8' Crushed Granite Path

EXISTING TOPSOIL STOCKPILE

FUTURE SITE OF COMMUNITY BUILDING

01 SITE MATERIALS PLAN
1" = 50'-0"

SCALE: 1"=50'
0 50' 100' 150
NORTH

DF/
DAMON FARBER LANDSCAPE ARCHITECTS
310 South 4th Avenue, Suite 7050
Minneapolis, MN 55415
p: 612.332.7522

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EARTHWORK , UTILITIES & TRAIL PAVING

THE WATERFRONT TRAIL IMPROVEMENTS

RAMSEY, MINNESOTA

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

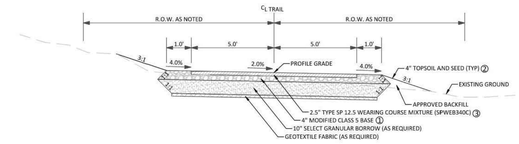
Name: Charles Evens
Registration#: 50575
Signature / Date: 04/05/2024

Date: 04/05/2024
DF/ Project #: 23-176
Scale: AS SHOWN
Drawn/Checked: AG/CE

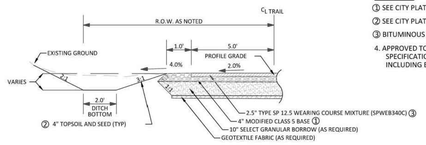
REVISION: --

SITE MATERIALS PLAN

L110



TYPICAL SECTION



DITCH SECTION

NOTES:

① SEE CITY PLATE STR-26

② SEE CITY PLATE ERO-6

③ BITUMINOUS MIXTURE MAY BE MODIFIED PER PLAN.

4. APPROVED TOPSOIL MUST MEET ORGANIC CONTENT SPECIFICATIONS FOR ENTIRE BOULEVARD IN AREAS INCLUDING BOULEVARD TREES.

NOTE: NOT TO SCALE

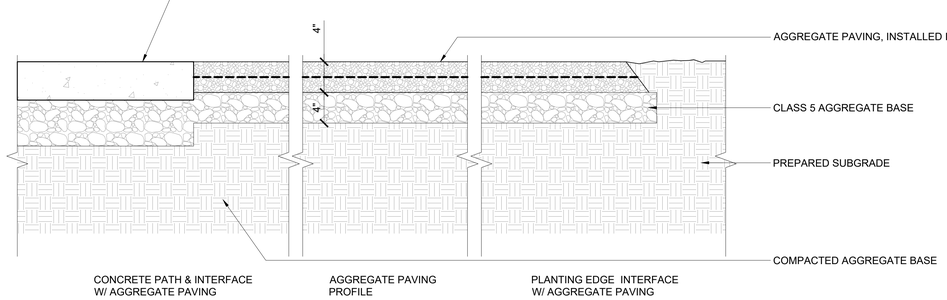
3 DETAIL-BITUMINOUS TRAIL SECTION - STANDARD

NTS

P-23 176-92

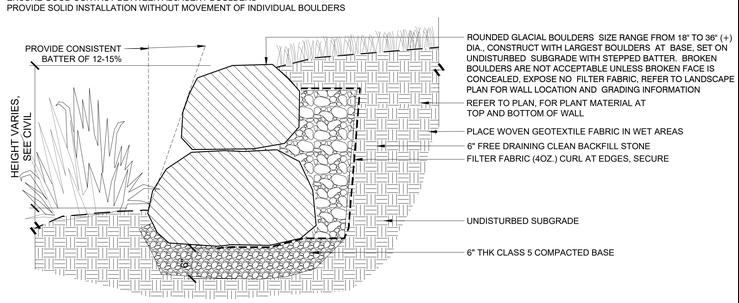
NOTES:

- REFER TO CIVIL PLAN FOR LOCATION, TOP OF WALL AND BOTTOM OF WALL ELEVATIONS.
- BOULDERS SHALL BE STABLE AND FREE FROM MOVEMENT.
- SELECT BOULDERS FOR APPROPRIATE SCALE AND FIT WITH ADJACENT BOULDERS
- INSTALL LARGEST BOULDERS ON THE BOTTOM COURSE
- PROPERLY SELECTED BOULDERS WILL LIMIT SIZE OF VOIDS AND PROVIDE SECURE WALL
- ENSURE GOOD CONTACT BETWEEN ADJACENT BOULDERS
- PROVIDE SOLID INSTALLATION WITHOUT MOVEMENT OF INDIVIDUAL BOULDERS SELECT BOULDERS FOR APPROPRIATE SCALE AND FIT WITH ADJACENT BOULDERS
- INSTALL LARGEST BOULDERS ON THE BOTTOM COURSE
- PROPERLY SELECTED BOULDERS WILL LIMIT SIZE OF VOIDS AND PROVIDE SECURE WALL
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- PROVIDE SOLID INSTALLATION WITHOUT MOVEMENT OF INDIVIDUAL BOULDERS



4 DETAIL - AGGREGATE PAVING

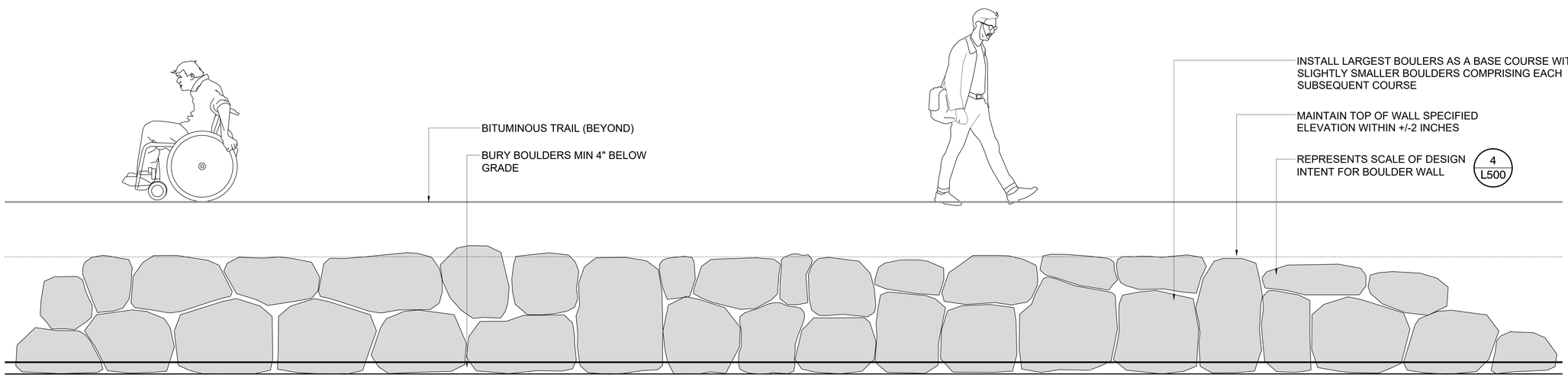
1 1/2" = 1'-0"



2 WALL TYPE 01 - BOULDER RETAINING WALL

1" = 1'-0"

P-23 176-14



1 WALL TYPE 01 - BOULDER RETAINING WALL ELEVATION

3/4" = 1'-0"

P-23 176-94

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THE WATERFRONT TRAIL IMPROVEMENTS

RAMSEY, MINNESOTA

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Name Charles Evens

Registration# 50575

04/05/2024
Signature Date

Date 04/05/2024
DF/ Project # 23-176
Scale AS SHOWN
Drawn/Checked AG/CE

REVISION --

SITE DETAILS

L500

THE WATERFRONT

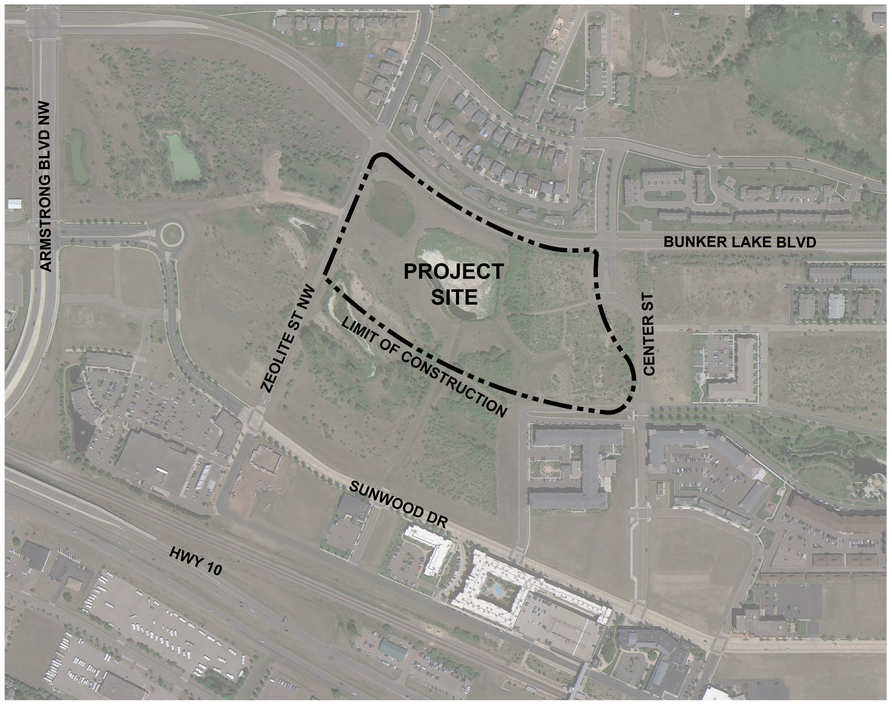
CITY OF RAMSEY

RAMSEY, MN 55303

100% CONCRETE PAVING & INSTALLATION OF SITE FURNISHINGS CONSTRUCTION DRAWINGS

PROJECT # 23-176

CONTEXT MAP





01 SITE ORIENTATION PLAN

1" = 50'-0"

PROJECT DIRECTORY

OWNER

CITY OF RAMSEY
MARK RIVERBLOOD | PARKS & ASSISTANT PUBLIC WORKS DIRECTOR
7550 SUNWOOD DRIVE NW
RAMSEY, MINNESOTA 55303
MRIVERBLOOD@CITYOFRAMSEY.COM
P: 763.433.9853

LANDSCAPE ARCHITECT

DAMON FARBER LANDSCAPE ARCHITECTS
310 S 4TH AVE
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CONTACT: CHUCK EVENS, PLA
CEVENS@DAMONFARBER.COM
651.216.6115
ABBY GLASTETTER, PLA
AGLASTETTER@DAMONFARBER.COM
314.413.7180

CIVIL ENGINEER

REHDER & ASSOCIATES
CONTACT: NICK ADAM, P.E.
NADAM@REHDER.COM
651.337.6729

Sheet List Table

Sheet Number	Sheet Title
G000	COVER SHEET
G001	EXISTING CONDITIONS
G002	NOTES, ABBREVIATIONS & SYMBOLS
C101	GRADING & EROSION CONTROL PLAN
C102	GRADING & EROSION CONTROL PLAN
L110	SITE MATERIALS PLAN

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REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder.com
Project No: 221-3242.012
PROJECT NO.: 231-3242.016
DRAWING FILE: 3242016.DWG

100% CONSTRUCTION SET FOR CONTRACTOR QUOTES

CONCRETE PAVING & INSTALLATION OF SITE FURNISHINGS

THE WATERFRONT

RAMSEY, MINNESOTA

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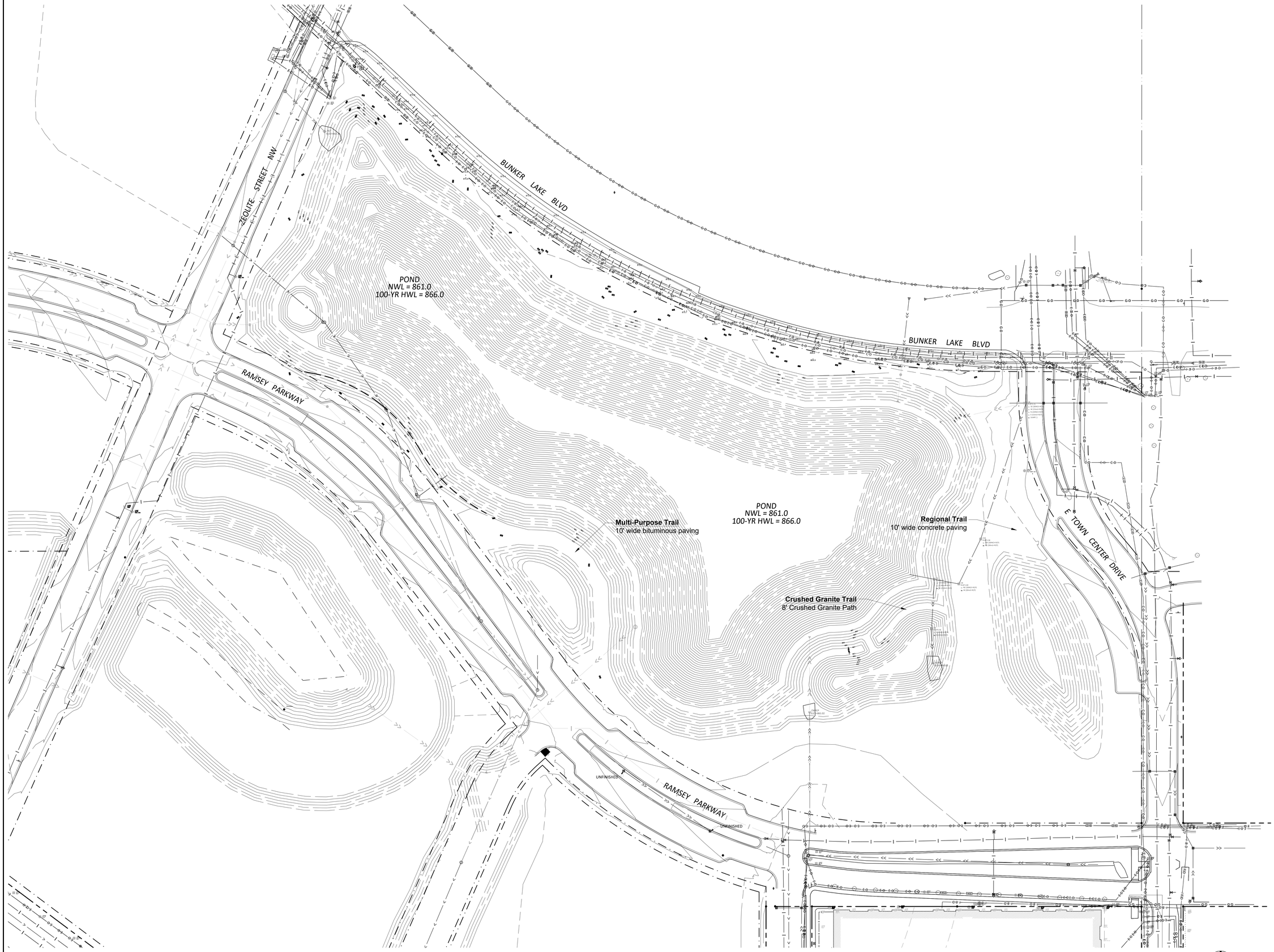
Name: Charles Evens
Registration#: 50575
Signature: [signature] Date: 03/08/2024

Date: 03/08/2024
DF/ Project #: 23-176
Scale: AS SHOWN
Drawn/Checked: AG/CE

REVISION: --

COVER SHEET

G000



01 EXISTING CONDITIONS
1" = 50'-0"

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Date	03/08/2024
DF/ Project #	23-176
Scale	AS SHOWN
Drawn/Checked	AG/CE
REVISION	--

EXISTING CONDITIONS

G001

GENERAL PROJECT NOTES

CONTRACT DOCUMENTS

1. THE WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. READ THE DRAWINGS IN CONJUNCTION WITH THE SPECIFICATIONS AND EXECUTE THE WORK.
3. THE WORK IS DEPENDENT ON SEVERAL DISCIPLINES. READ THE DRAWINGS BY CROSS-REFERENCING BETWEEN DISCIPLINES.
4. REPORT DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR DIRECTION BEFORE PROCEEDING WITH THE WORK.

SITE ACCESS & PROTECTION

1. STAGING AREA IS WITHIN THE CONTRACT LIMIT (OR "PROJECT LIMITS") LINE. STAGING AREA DOES NOT INCLUDE ACCESS ROUTES TO THE SITE. THE CONSTRUCTION (AND REMOVAL) OF TEMPORARY STAGING AREAS AND/OR ACCESS ROUTES SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
2. CONSTRUCTION RELATED VEHICLES REQUIRED FOR THE WORK EXITING AND/OR ENTERING THE SITE SHALL NOT DEPOSIT DIRT, MUD, OR OTHER DELETERIOUS MATERIALS THAT WOULD PRESENT A NUISANCE OR HAZARD TO THE PUBLIC TRAVELING ON RIGHT OF WAYS. PREVENTION AND CLEANING SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
3. NO WORK, EQUIPMENT OR STAGING IS PERMITTED OUTSIDE THE LIMIT LINES UNLESS THE CONTRACTOR HAS APPROVAL FROM AUTHORITIES. COORDINATION PERMITS AND TRAFFIC CONTROL REQUIRED SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
4. THE DOCUMENTS DO NOT SPECIFY SAFETY MATERIALS, EQUIPMENT, METHODS OR SEQUENCING TO PROTECT PERSONS AND PROPERTY. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE TO DIRECT AND IMPLEMENT SAFETY OPERATIONS TO PROTECT PERSONS AND PROPERTY.

QUALITY ASSURANCE

1. EXECUTE THE WORK AND SCHEDULE INSPECTIONS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL STANDARDS, LAWS AND REGULATIONS.
2. ENSURE SUBCONTRACTORS, MANUFACTURERS AND SUPPLIERS HAVE THE LATEST CONTRACT DOCUMENTS PRIOR TO THE SUBMITTAL OF THEIR SHOP DRAWINGS AND/OR DELEGATED DESIGN DRAWINGS.
3. REFER TO THE SPECIFICATIONS FOR REQUIRED SUBMITTALS, INSPECTIONS AND NOTICE TO PROCEED.

EXISTING CONDITIONS SURVEY

1. THE DOCUMENTS ARE BASED ON THE FOLLOWING TOPOGRAPHIC AND UTILITY SURVEY:
   - TOPOGRAPHIC SURVEY BY **[INSERT SURVEYOR NAME AND ATE PERFORMED]**
2. SURVEYED UNDERGROUND UTILITIES ARE PROVIDED FOR INFORMATION ONLY AS THEY ARE INFERRED BY SURFACE MARKINGS AND FEATURES AND AS SUCH MAY NOT BE ACCURATE OR COMPLETE.

GEOTECHNICAL REPORT

1. THE GEOTECHNICAL REPORTS ARE MADE AVAILABLE FOR INFORMATION ONLY AS SOME RECOMMENDATIONS IN THE REPORT MAY NOT BE RELEVANT OR USED IN THE DOCUMENTS.

UTILITIES

1. THE LOCATIONS AND SIZES OF EXISTING UTILITIES (IF SHOWN) ARE APPROXIMATE ONLY. IDENTIFY, LOCATE AND PROTECT UNDERGROUND AND OVERHEAD UTILITIES TO REMAIN.
2. COORDINATE WITH THE LOCAL UTILITY COMPANIES AND/OR AGENCIES. CALL LOCAL '811' OR REQUEST LOCATES ONLINE NO LESS THAN 48 HOURS PRIOR TO DIGGING TO LOCATE UNDERGROUND UTILITIES OR AS REQUIRED BY LOCAL REGULATIONS.
3. BE FULLY RESPONSIBLE FOR THE COST OF DAMAGES WHICH OCCUR AS A RESULT OF A FAILURE TO ACCURATELY LOCATE AND/OR RETAIN UTILITIES TO REMAIN.

LAYOUT

1. THE VERTICAL CONTROL FOR THE PROJECT IS: NORTH AMERICAN VERTICAL DATUM (NAV88) OR NATIONAL GEODETIC DATUM (NGDV29) UNLESS OTHERWISE NOTED.
2. VERIFY THE LOCATION OF EXISTING FEATURES TO REMAIN THAT CONNECT TO NEW WORK, DIMENSIONAL CLEARANCES, SETBACKS AND OFFSETS AND VERTICAL DATUM. REPORT DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
3. VERIFY PREVIOUS UNDERLYING TRADEWORK CONFORMS TO THE DOCUMENTS PRIOR TO PROCEEDING WITH OVERLYING TRADEWORK. REPORT DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
4. GENERAL CONTRACTOR SHALL RETAIN SURVEY CONTROL FOR LAYOUT OF THE WORKS AND AS-BUILT SURVEYS.
5. COORDINATE AND COLLATE SUBCONTRACTOR'S SURVEYS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING SITE CONDITIONS AND EVOLVING SITE CONDITIONS PRIOR TO THE START OF SITE WORK. DISCREPANCY AND/OR UNFORESEEN CONDITIONS FOUND SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO STARTING THE SITE WORK. DO NOT BEGIN WORK IN SUCH AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
6. ERECT AND INSTALL ALL WORK LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT AND IN PROPER ALIGNMENT.
7. DO NOT SCALE FROM DRAWINGS. USE DIMENSIONS SHOWN AND/OR SUPPLIED CAD DRAWING FILE AND SURVEY INTERPOLATION.
8. DIMENSIONS NOTED "CLR" OR "CLEAR" MUST BE STRICTLY MAINTAINED ALLOWING FOR THICKNESS OF FINISHES. FIELD VERIFY PRIOR TO CONSTRUCTION.
9. ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
10. CURVES FOR PAVING, BANDS, PATHS, EDGING AND HEADER BOARDS SHALL BE SMOOTH AND CONTINUOUS WITHOUT ABRUPT CHANGES, OBVIOUS TANGENTS OR BENDS.
11. PITCH EVENLY BETWEEN SPOT GRADES AND CONTOUR LINES UNLESS GRADE BREAKS, RIDGELINES, SWALES ARE INDICATED OR OTHERWISE NOTED. PAVED AREAS SHALL PITCH AT A MINIMUM OF 1% UNLESS OTHERWISE NOTED ON DRAWINGS. DISCREPANCIES OR CONDITIONS NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE FOR RESOLUTIONS PRIOR TO CONTINUING WORK.
12. PEDESTRIAN SIDEWALKS AND PAVING SHALL HAVE A CROSS PITCH LESS THAN 2% UNLESS OTHERWISE NOTED TO MEET ADA REQUIREMENTS.
13. REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF THE LAYOUT OF ELEMENTS AS SHOWN. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF LAYOUT BEFORE INSTALLING THE FOLLOWING:
    - FIRST TYPICAL SITE LIGHTING FIXTURES, JUNCTION BOXES, TRANSFORMERS.
    - FIRST TYPICAL SITE UTILITY FIXTURES, INCLUDING BUT NOT LIMITED TO BOXES, VAULTS, PULL BOXES, MAN HOLES, AIR RELEASE VALVES, VENTS, BFP, AND OTHER CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, TELECOM, HEATING/COOLING, AND IRRIGATION STRUCTURES.
    - FIRST TYPICAL FORMWORK OF WALLS.
    - TREE LOCATIONS. STAKE ALL TREE LOCATIONS. OBTAIN APPROVAL OF LANDSCAPE ARCHITECT BEFORE PLANTING TREES.
    - FIRST TYPICAL CURVED EDGING AND CUTTING.
    - FIRST TYPICAL EXPANSION JOINTS IN CONCRETE PAVING.

WORK BY OTHERS

1. COOPERATE AND COORDINATE WITH OTHER CONTRACTORS WORKING CONCURRENTLY SO AS TO NOT VIOLATE EACH OTHER'S PERMITS AND TO AVOID DAMAGE TO EACH OTHER'S WORK.
2. EACH CONTRACTOR SHALL PROTECT AND MAINTAIN THEIR OWN WORK FOR THE DURATION OF THEIR CONTRACTS.

CODE COMPLIANCE

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES AND REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN THE WORK AND APPLICABLE CODES. DO NOT WORK IN AN AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.
4. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AND PAY FOR CONSTRUCTION RELATED PERMITS.

CODES IN EFFECT

1. THE FOLLOWING CODES ARE APPLICABLE AND IN EFFECT:
   - **[INSERT BUILDING CODE INFORMATION]**
2. REVISIONS TO THE APPROVED AND PERMITTED DRAWINGS OR DOCUMENTS SHALL BE SUBMITTED TO THE CODE AUTHORITIES FOR REVIEW. NOTIFY THE OWNER'S REPRESENTATIVE OF THE PROCESSING TIME FOR EACH REVISION SUBMITTED FOR PLAN CHECK.

COPYRIGHT AND REPRODUCTION

1. THE USE OF REPRODUCTIONS OF THE CONTRACT DOCUMENTS OR ELECTRONIC FILES AS SHOP DRAWING DOCUMENTS BY THE CONTRACTOR IS AT THEIR OWN RISK. THE DESIGN CONSULTANTS ASSUME NO LIABILITY AS A RESULT OF THE USE OF REPRODUCTIONS OF THE CONTRACT DOCUMENTS FOR SHOP DRAWINGS AND/OR DELEGATED DESIGN DRAWINGS.
2. THE ENTIRE CONTRACT DOCUMENT PACKAGE HEREIN IS THE ORIGINAL AND UNPUBLISHED PROPERTY OF THE OWNER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE PRIOR EXPLICIT WRITTEN CONSENT.
3. THE USE OF DIGITAL DESIGN FILES SHALL REQUIRE THE CONTRACTOR TO AGREE TO PRIME CONSULTANT'S LICENSE CONDITIONS BEFORE USE.

CONSTRUCTION LOADS, DAMAGES & REPAIRS

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SLOPE STABILITY AND DE-WATERING DURING THE WORKS UNLESS UNKNOWN CONDITIONS ARE ENCOUNTERED.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING THE WORKS FROM CONSTRUCTION LOADS AND DAMAGES TO EXISTING STRUCTURES TO REMAIN, NEW STRUCTURES AND NEW PAVEMENTS DURING THE WORKS.
3. BE FULLY RESPONSIBLE FOR THE COST OF DAMAGES WHICH OCCUR AS A RESULT OF A FAILURE TO MITIGATE CONSTRUCTION LOADS AND/OR PROTECT THE WORKS FROM CONSTRUCTION RELATED IMPACTS. REPAIRS SHALL BE TO A NEW OR BETTER CONDITION COMPARED TO THE EXISTING CONDITION BEFORE DAMAGE, AND AS APPROVED BY THE OWNER'S REPRESENTATIVE.
4. CONFIRM ON-STRUCTURE UNIFORM AND POINT LOAD LIMITS WITH ENGINEER PRIOR TO IMPORTING AND HANDLING LANDSCAPE MATERIALS OVER VAULTS, AND/OR TUNNELS, INCLUDING UTILITY STRUCTURES, AND FLOOD CONTROL STRUCTURES.

CONSTRUCTION WASTE MANAGEMENT

1. REMOVE FROM THE SITE EXCESS MATERIAL AND/OR DEBRIS. DISPOSAL OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. EXCESS MATERIAL AND/OR DEBRIS TO ABLE TO BE RECYCLED OR REUSED SHALL BE DISPOSED OF OFF THE PROJECT SITE IN A PERMITTED LANDFILL.

EXISTING CONDITIONS & SITE REMOVAL NOTES

SITE REMOVAL NOTES

1. EXISTING SITE INFORMATION WAS PROVIDED BY OTHERS. ACTUAL FIELD CONDITIONS MAY VARY. FIELD VERIFY UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
2. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE.
3. CONTRACTOR TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION BY CALLING GOPHER STATE ONE-CALL AT 651-454-0002 (METRO) OR 1-800-252-1166 (OUT-STATE).
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY UTILITY COMPANY'S FORCES AND FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FEES AND CHARGES.
5. ALWAYS VERIFY BENCHMARK ELEVATIONS BETWEEN TWO BENCHMARKS.
6. REMOVAL ITEMS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFIED OTHERWISE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER PER LOCAL GOVERNING AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
7. PRIOR TO DEMOLITION, EROSION CONTROL DEVICES ARE TO BE INSTALLED WHERE NECESSARY AND OBTAIN AN NPDES STORM WATER PERMIT. REFER TO CIVIL FOR EROSION CONTROL.
8. DAMAGE TO REMAINING EXISTING CONDITIONS WILL BE REPLACED AT CONTRACTOR'S EXPENSE AND SHALL BE EQUAL TO OR EXCEED THE QUALITY OF CONSTRUCTION PRIOR TO DAMAGE.
9. CONCRETE PAVEMENT, SIDEWALKS, CURB AND GUTTER, AND OTHER POURED CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT.
10. CONTRACTOR SHALL LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS. IF DAMAGE IS INCURRED ON THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO THE OWNER. BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE WITH A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
11. CONTRACTOR SHALL PRESERVE VEGETATION NOT TO BE REMOVED BY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-SEEDING OR SODDING AREAS DISTURBED BY CONSTRUCTION.
12. LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET (OR AVOIDED) SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT DISCREPANCIES BETWEEN THEIR MEASUREMENTS AND THESE PLANS. CONTRACTOR SHALL ALSO MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
13. EXISTING UTILITIES TO REMAIN IN PLACE UNLESS SPECIFICALLY MARKED ON THIS SHEET.

SYMBOLS

PROPERTY LINE
SECTION LIMIT
CENTER LINE
STATION POINT
REVISION RECORD
MATCH LINE
PROJECT LIMITS LINE
SECTION REFERENCE (X / SHEET)
DETAIL CALLOUT (X / DetailTitle / SCALE)
LARGE SCALE PLAN OR ENLARGED DETAIL (X / SHEET)
LEADER (CALLOUT)
DIMENSION (X)
DIMENSION (RADIUS, ANGLE, FOCI) (R0.5254 / 23°)
DIMENSION (ARC LENGTH) (0.6553)
ALIGN
KEY NOTE (X)

ABBREVIATIONS

APPROX	APPROXIMATE
AVG	AVERAGE
BLDG	BUILDING
BM	BENCHMARK
BOS	BOTTOM OF STAIR
BOT	BOTTOM
C	CHILLER
CB	CATCH BASIN
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR
CLL	CONTRACT LIMIT LINE
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CTR	CENTER
DAT	DATUM
DEG	DEGREE
DIA	DIAMETER
DIM	DIMENSION
DIST	DISTANCE
DIV	DIVISION
DWG	DRAWING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
EP	EDGE OF PAVEMENT
EQ	EQUAL
EQSP	EQUAL SPACING
EQUIV	EQUIVALENT
EX	EXISTING
F	FAHRENHEIT
FC	FOOTCANDLE
FFE	FINISH FLOOR ELEVATION
FF&E	FURNITURE, FIXTURE, AND EQUIPMENT
FG	FINISHED GRADE
FOC	FACE OF CURB
FOW	FACE OF WALL
FV	FIELD VERIFY
GALV	GALVANIZED
GDR	GUARDRAIL
H	HIGH
HB	HOSE BIBB
HDPE	HIGH DENSITY POLYETHYLENE
HH	HAND HOLE
HDR	HANDRAIL
HORIZ	HORIZONTAL
HT	HEIGHT
HV	HIGH VOLTAGE
ID	INSIDE DIMENSION
INV.EL	INVERT ELEVATION
KW	KILOWATT
LDPE	LOW DENSITY POLYETHYLENE
LED	LIGHT EMITTING DIODE
LF	LINEAR FEET
LPT	LOW POINT
LTD	LIMITED
LV	LOW VOLTAGE
LW	LOW WATER
MAX	MAXIMUM
MFR.REC	MANUFACTURER'S RECOMMENDATIONS
MH	MANHOLE
MID	MIDDLE
MIN	MINIMUM
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHANG
PB	PULL BOX
PC	POINT OF CURVE
PCC	PRECAST CONCRETE
PERF	PERFORATED
PERP	PERPENDICULAR
pH	ACID/ALKALINE SCALE
PH	PHASE
PI	POINT OF INTERSECTION
PKG	PACKAGE
PL	PROPERTY LINE
PLBG	PLUMBING
PRCST	PRECAST
PREFAB	PREFABRICATE
PROV	PROVISIONAL
PVC	POLYVINYL CHLORIDE
PWR	POWER
QTR	QUARTER
QTY	QUANTITY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RECIRC	RECIRCULATE
RECPT	RECEPTACLE
REINF	REINFORCE
REQD	REQUIRED
REV	REVISION
RLG	RAILING
ROW	RIGHT OF WAY
S	SOUTH
SALV	SALVAGE
SEG	SEGMENT
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SSD	SUBSOIL DRAIN
SST	STAINLESS STEEL
STA	STATION
STD	STANDARD
SUCT	SUCTION
T	TRANSFORMER
TAN	TANGENT
TBD	TO BE DETERMINED
TB-XX	TEST BORING
TD	TRENCH DRAIN
TEMP	TEMPORARY
THK	THICKNESS
THRU	THROUGH
TO_	TOP OF _
TOC	TOP OF CURB
TOL	TOLERANCE
TOS	TOP OF SLOPE
TOW	TOP OF WALL
TR	TRASH
TS	TOP OF STAIR
TYP	TYPICAL
UGND	UNDERGROUND
UNIF	UNIFORM
UP	UTILITY POLE
UV	ULTRAVIOLET
VAR	VARIES
VERT	VERTICAL
VRFY	VERIFY
W	WEST
W/	WITH
W/O	WITHOUT
WL	WATERLINE
WLD	WELDED
WT.EL	WATER ELEVATION
XFMR	TRANSFORMER
YR	YEAR
@	AT
&	AND
- / +	DIMENSION TOLERANCE
IJ	ISOLATION JOINT
HW	HIGH WATER
NP	NORMAL POOL
GB	GRADE BREAK

DF/
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Telephone: 651-452-5051
www.rehder.com
Project No: 221-3242.012
PROJECT NO.: 231–3242.016
DRAWING FILE: 3242016.DWG

100% CONSTRUCTION SET FOR CONTRACTOR QUOTES

CONCRETE PAVING & INSTALLATION OF SITE FURNISHINGS

THE WATERFRONT

RAMSEY, MINNESOTA

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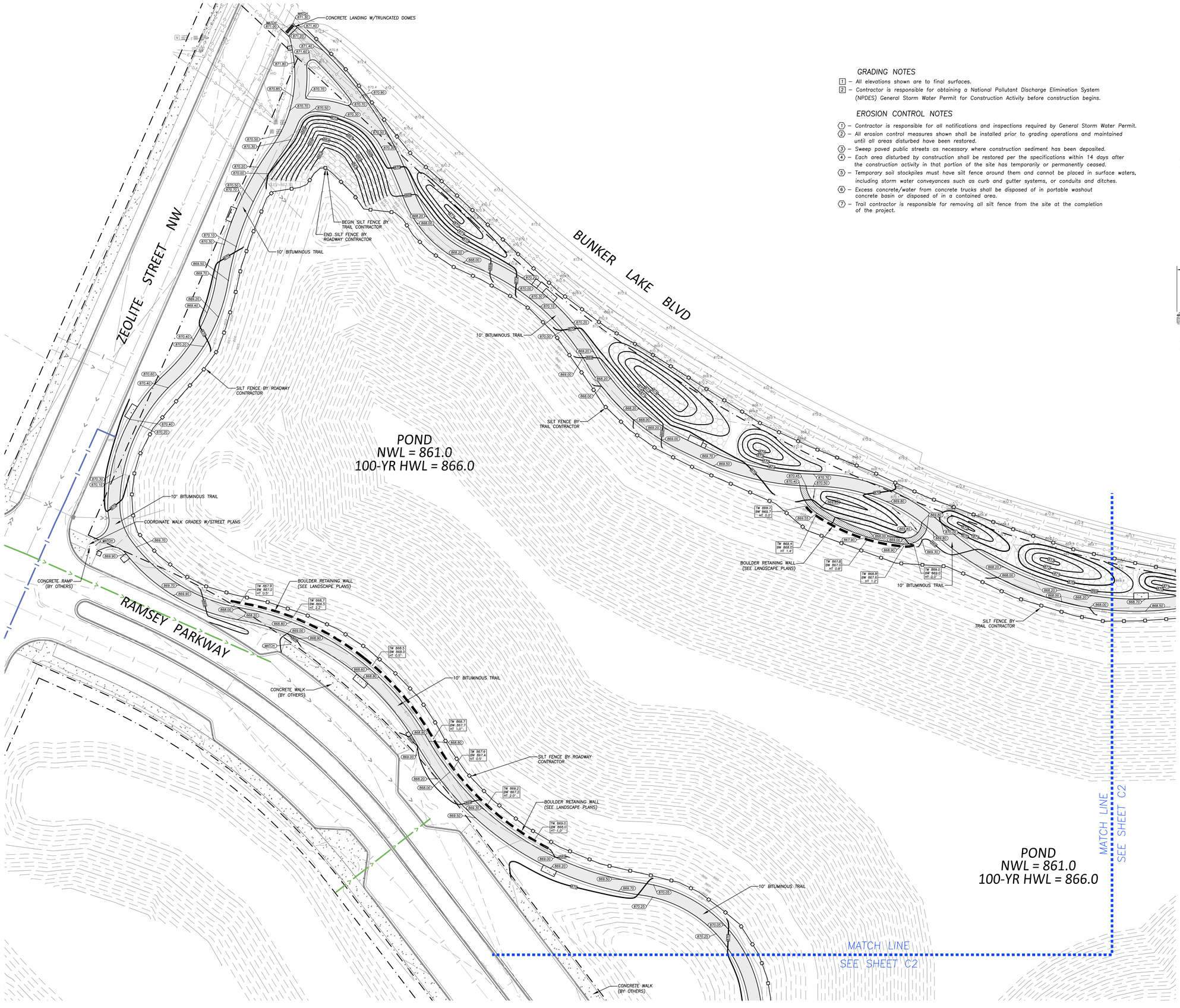
Name: Charles Evens
Registration#: 50575
Signature: 03/08/2024
Date

Date: 03/08/2024
DF/ Project #: 23-176
Scale: AS SHOWN
Drawn/Checked: AG/CE

REVISION: --

NOTES, ABBREVIATIONS & SYMBOLS

G002

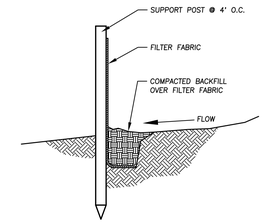


GRADING NOTES

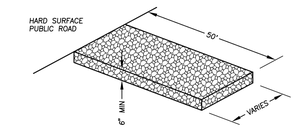
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2 – Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.

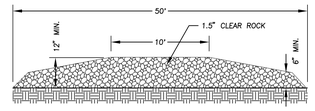
EROSION CONTROL NOTES

1 – Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
2 – All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
3 – Sweep paved public streets as necessary where construction sediment has been deposited.
4 – Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
5 – Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
6 – Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.
7 – Trail contractor is responsible for removing all silt fence from the site at the completion of the project.



1/C1 SILT FENCE
NO SCALE

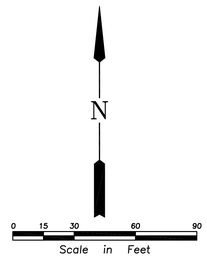




2/C1 ROCK CONSTRUCTION ENTRANCE
NO SCALE

LEGEND

- PROPOSED CONCRETE
- PROPOSED BITUMINOUS
- PROPOSED CRUSHED GRANITE
- 1050 PROPOSED CONTOUR
- 1023.54 PROPOSED ELEVATION
- SILT FENCE
- PROPOSED EC BLANKET CATEGORY 20 (MNDOT 3885)
- BOUNDARY/ROW/BLOCK LINE
- BUILDING/PARKING SETBACK LINE
- DRAINAGE ARROW
- 980 EXISTING CONTOUR
- × 995.50 EXISTING ELEVATION



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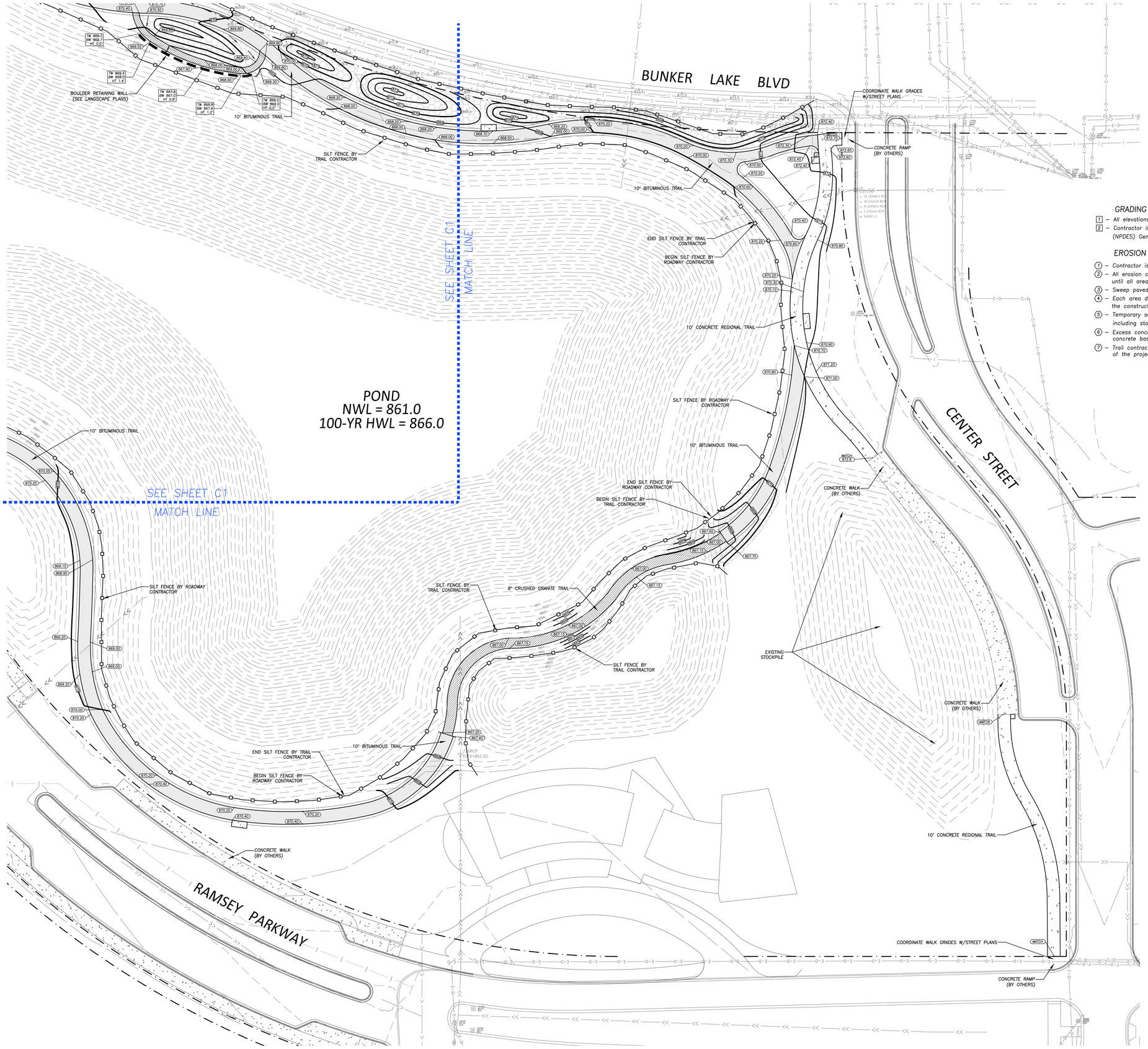
Name: Nicholas P. Adam
Registration#: 43856
Signature: Nicholas P. Adam Date: 03/08/2024

Date: 03/08/2024
DF/ Project #: 23-176
Scale: 1 INCH = 30 FEET
Drawn/Checked: BJO/NPA

REVISION: –

GRADING & EROSION CONTROL PLAN

C101



GRADING NOTES

1 – All elevations shown are to final surfaces.
2 – Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.

EROSION CONTROL NOTES

1 – Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
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3 – Sweep paved public streets as necessary where construction sediment has been deposited.
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5 – Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
6 – Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.
7 – Trail contractor is responsible for removing all silt fence from the site at the completion of the project.

SPECIFICATIONS

GENERAL

I. GENERAL
A. Before construction begins, the Contractor will contact all utility companies, both public and private and have them locate all utilities within the construction limits.
B. The Contractor shall be responsible for arranging all required inspections with the governing authority that has jurisdiction over the work that is to be performed.
C. The Contractor shall stay within the construction limits unless approved otherwise by the Owner and or Engineer. Construction limits are defined by the property boundary unless shown different on the plan.
D. The Contractor shall be responsible for protecting all existing structures, utilities, trees, etc. from damage during construction.
E. The Contractor shall be responsible for correcting any damage (at Contractor's expense).
F. Any discrepancies found on the site that affect the proposed work shall be reported to the Owner and/or Engineer before the completion of any additional work.
G. No soils report provided. Subgrade soils assumed adequate for the proposed construction.
H. Existing Topography and Boundary Survey provided by Bolton & Menk.

SITE CLEARING

I. GENERAL
A. Remove trees, shrubs, grass, and other vegetation or obstructions, as required, to permit installation of improvements shown on the Plans.
II. EXECUTION
A. Trees and stumps shall be hauled from the site. Burial on–site or burning of trees and stumps will not be allowed.
B. Where existing trees are indicated to remain, leave existing topsoil in place within drip lines to prevent damage to root system.
C. Topsoil shall be stripped from disturbed areas and stockpiled in piles not exceeding 8–feet in depth.
D. Remove all back dirt and unsuitable material from under drives and roadways within 3–feet of final pavement subgrade.
E. Remove all waste materials and unsuitable or excess topsoil from Owner's property.

GRADING, EROSION CONTROL, AND TURF ESTABLISHMENT

I. GENERAL
A. All grading, erosion control and turf establishment shall be according to the materials, workmanship, and other applicable requirements of the Minnesota Department of Transportation "Standard Specifications for Construction", latest edition, unless otherwise specified.
B. All erosion control measures shown on the plans must be installed prior to commencement of grading operations and maintained until all areas altered on the site have been restored.
C. All areas disturbed by construction shall be restored with seed and disked mulch, sod, wood fiber blanket, or be hard surfaced within two weeks of substantial completion of construction.
D. Provide approved borrow soil materials from off–site when sufficient approved soil materials are not available from excavations. Remove all excess and unsatisfactory material from the site.
E. Protect structures, utilities, sidewalks, pavements, and other facilities from damage caused by settlement, lateral movement, undermining, washout, and other hazards created by earthwork operations.
F. Compaction shall not be less than the following percentages of maximum dry density according to ASTM D 698:
i. Under structures, building slabs, steps, and pavements, compact the top 12 inches below subgrade and each layer of backfill or fill material at 100 percent maximum dry density.
ii. Under walkways, compact the top 6 inches below subgrade and each layer of backfill or fill material at 100 percent maximum dry density.
iii. Under lawn or unpaved areas, compact the top 6 inches below subgrade and each layer of backfill or fill material at 95 percent maximum dry density.
G. Grades as shown on the plan are to finished grade.
H. Backfill trenches involving utilities under building slabs to be designed by Others (per their requirements).
II. PRODUCTS
A. Satisfactory soils include ASTM D 2487 soil classification groups GW, GP, GM, SW, SP, and SM; free of rock or gravel larger than 2–inches in any dimension, debris waste, frozen materials, vegetation and other deleterious matter.
B. Unsatisfactory soils include ASTM D 2487 soil classification groups GC, SC, ML, MH, CL, CH, OL, OH, and PT.
C. All backfill and fill materials must be satisfactory soil materials.
D. Topsoil shall be per ASTM D 5268, free of stones 1" or larger.
E. Subbase and base material must be a naturally or artificially graded mixture of natural or crushed gravel, crushed stone, and natural or crushed sand meeting MNDOT Specifications for Class 5 gravel.
F. Spring/Summer temporary turf establishment: seed shall be MNDOT Mixture 110 @ 100 lbs/acre and mulch shall be MNDOT Type 1.
G. Winter temporary turf establishment: seed shall be MNDOT Mixture 100 @ 100 lbs/acre and mulch shall be MNDOT Type 1.
III.EXECUTION
A. Place 4–inches of topsoil over all areas to be re–established with turf or as specified in the landscape plans.
B. Provide erosion control measures to prevent erosion or displacement of soils and discharge of soil–bearing water runoff or airborne dust to adjacent properties and walkways.
C. Place inlet protection devices in catch basins and maintain until all areas disturbed have been restored.
D. Wherever construction vehicle access routes intersect paved public roads, provisions must be made to minimize the transport of sediment (mud) by runoff or vehicles tracking onto the paved road surface. Where sediment is transported onto a public road surface, the roads shall be cleaned thoroughly at the end of each day. Sediment shall be removed by shoveling or sweeping and be transported to a sediment controlled disposal area. Street washing shall be allowed only after sediment is removed in this manner.

LEGEND

- PROPOSED CONCRETE
- PROPOSED BITUMINOUS
- PROPOSED CRUSHED GRANITE
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- SILT FENCE
- PROPOSED EC BLANKET CATEGORY 20 (MNDOT 3885)
- BOUNDARY/ROW/BLOCK LINE
- BUILDING/PARKING SETBACK LINE
- DRAINAGE ARROW
- EXISTING CONTOUR
- EXISTING ELEVATION

N

0 15 30 60 90
Scale in Feet

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THE WATERFRONT

RAMSEY, MN

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Name: Nicholas P. Adam
Registration#: 43856
Signature: Nicholas P. Adam Date: 03/08/2024

Date: 03/08/2024
DF/ Project #: 23-176
Scale: 1 INCH = 30 FEET
Drawn/Checked: BJQ/NPA
REVISION: –

GRADING & EROSION CONTROL PLAN

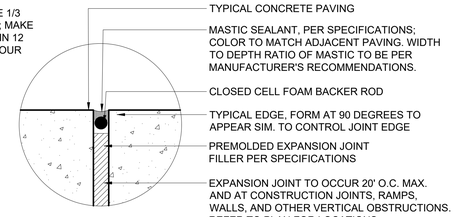
C102

REFERENCE NOTES SCHEDULE

	PAVING						
SYMBOL	DESCRIPTION	QTY	DETAIL	MATERIAL PROFILE/ASSEMBLY	COLOR/FINISH	COMMENTS	
P-01	PAVING TYPE 01 - CONCRETE	14.15 CY	2/L500	6" UNREINFORCEDCONCRETE PAVING, OVER COMPACTED AGGREGATE BASE	STANDARD GRAY, MEDIUM BROOM FINISH	BROOM FINISH PERPENDICULAR TO FLOW OF TRAFFIC	
	SITE FURNITURE						
SYMBOL	DESCRIPTION	QTY	DETAIL	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH
SF-01	SITE FURNISHING TYPE 01 - BENCH	9		BENCH MODEL PER OWNER / SURFACE MOUNT	PER OWNER	PER OWNER	PER OWNER
SF-02	SITE FURNISHING TYPE 02 - TRASH RECEPTACLE	7		BENCH MODEL PER OWNER / SURFACE MOUNT	PER OWNER	PER OWNER	PER OWNER
SF-03	SITE FURNISHING TYPE 03 - BIKE RACK	11		BENCH MODEL PER OWNER / SURFACE MOUNT	PER OWNER	PER OWNER	PER OWNER

2 PAVING TYPE 03 - CONCRETE PAVING
1 1/2" = 1'-0" P-23 176-12

TYPICAL SAWCUT CONTROL JOINT

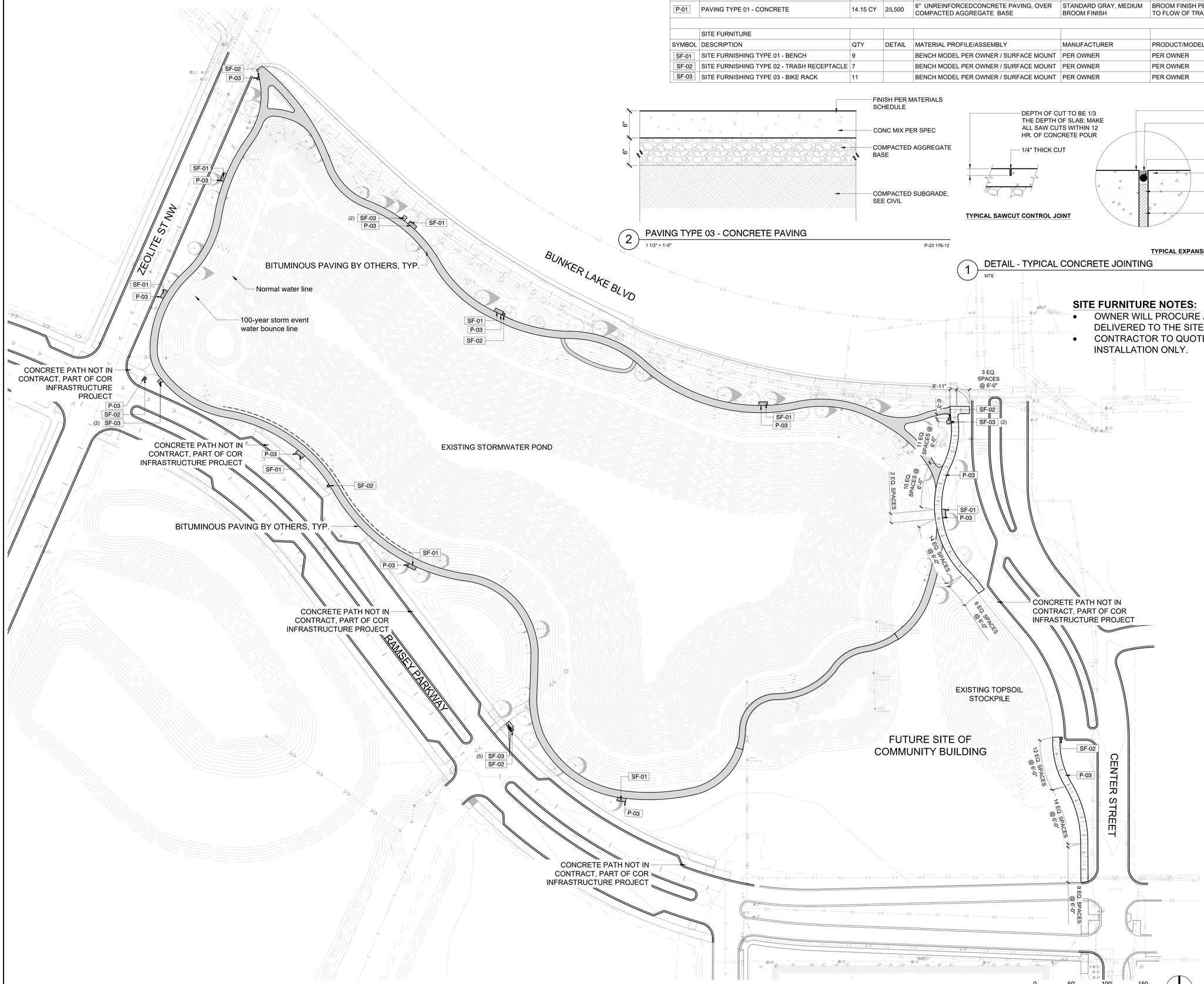


TYPICAL EXPANSION JOINT - ENLARGED

1 DETAIL - TYPICAL CONCRETE JOINTING
NTS P-23 176-06

SITE FURNITURE NOTES:

- OWNER WILL PROCURE ALL SITE FURNITURE AND HAVE DELIVERED TO THE SITE
- CONTRACTOR TO QUOTE ON-SITE HANDLING AND INSTALLATION ONLY.



01 SITE MATERIALS PLAN
1" = 50'-0"

SCALE: 1"=50'
0 50' 100' 150
NORTH

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Name	Charles Evens
Registration#	50575
Signature	03/08/2024
	Date

Date	03/08/2024
DF/ Project #	23-176
Scale	AS SHOWN
Drawn/Checked	AG/CE
REVISION	--

SITE MATERIALS PLAN

L110

THE WATERFRONT

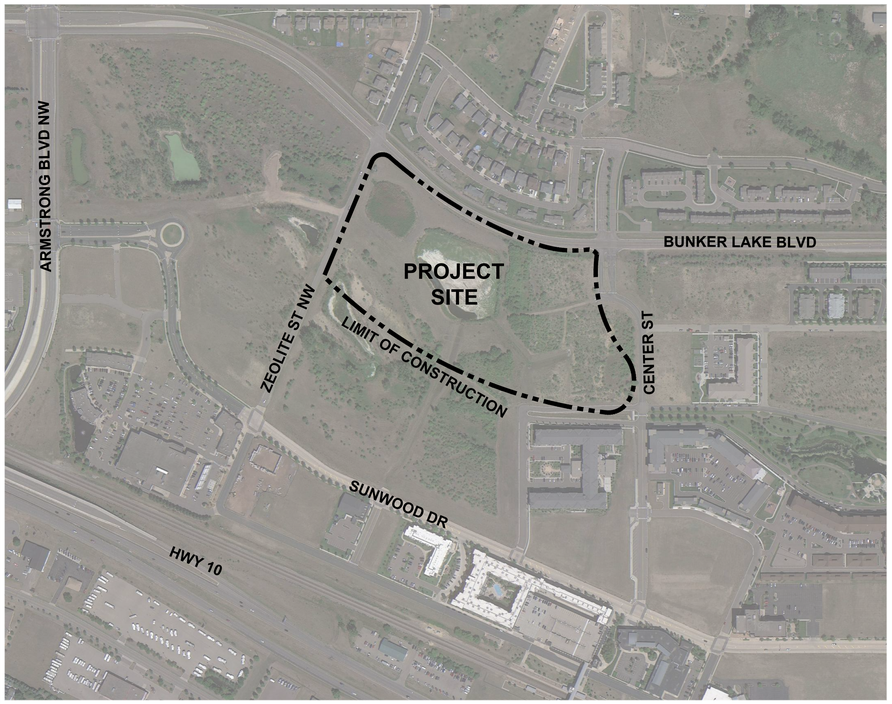
CITY OF RAMSEY

RAMSEY, MN 55303

PROJECT # 23-176

TREE PLANTING PLAN

CONTEXT MAP





01 SITE ORIENTATION PLAN

1" = 50'-0"

SCALE: 1" = 70'

0 70' 140' 210'

NORTH

PROJECT DIRECTORY

OWNER

CITY OF RAMSEY

MARK RIVERBLOOD | PARKS & ASSISTANT PUBLIC WORKS DIRECTOR
7550 SUNWOOD DRIVE NW
RAMSEY, MINNESOTA 55303
MRIVERBLOOD@CITYOFRAMSEY.COM
P: 763.433.9853

LANDSCAPE ARCHITECT

DAMON FARBER LANDSCAPE ARCHITECTS

310 S 4TH AVE
MINNEAPOLIS, MN 55415
CONTACT: CHUCK EVENS, PLA
CEVENS@DAMONFARBER.COM
651.216.6115
ABBY GLASTETTER, PLA
AGLASTETTER@DAMONFARBER.COM
314.413.7180

Sheet List Table

Sheet Number	Sheet Title
G000	COVER SHEET
G001	EXISTING CONDITIONS
G003	NOTES, ABBREVIATIONS & SYMBOLS
L100	TREE PLANTING PLAN
L500	SITE DETAILS

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TREE PLANTING PLAN

THE WATERFRONT

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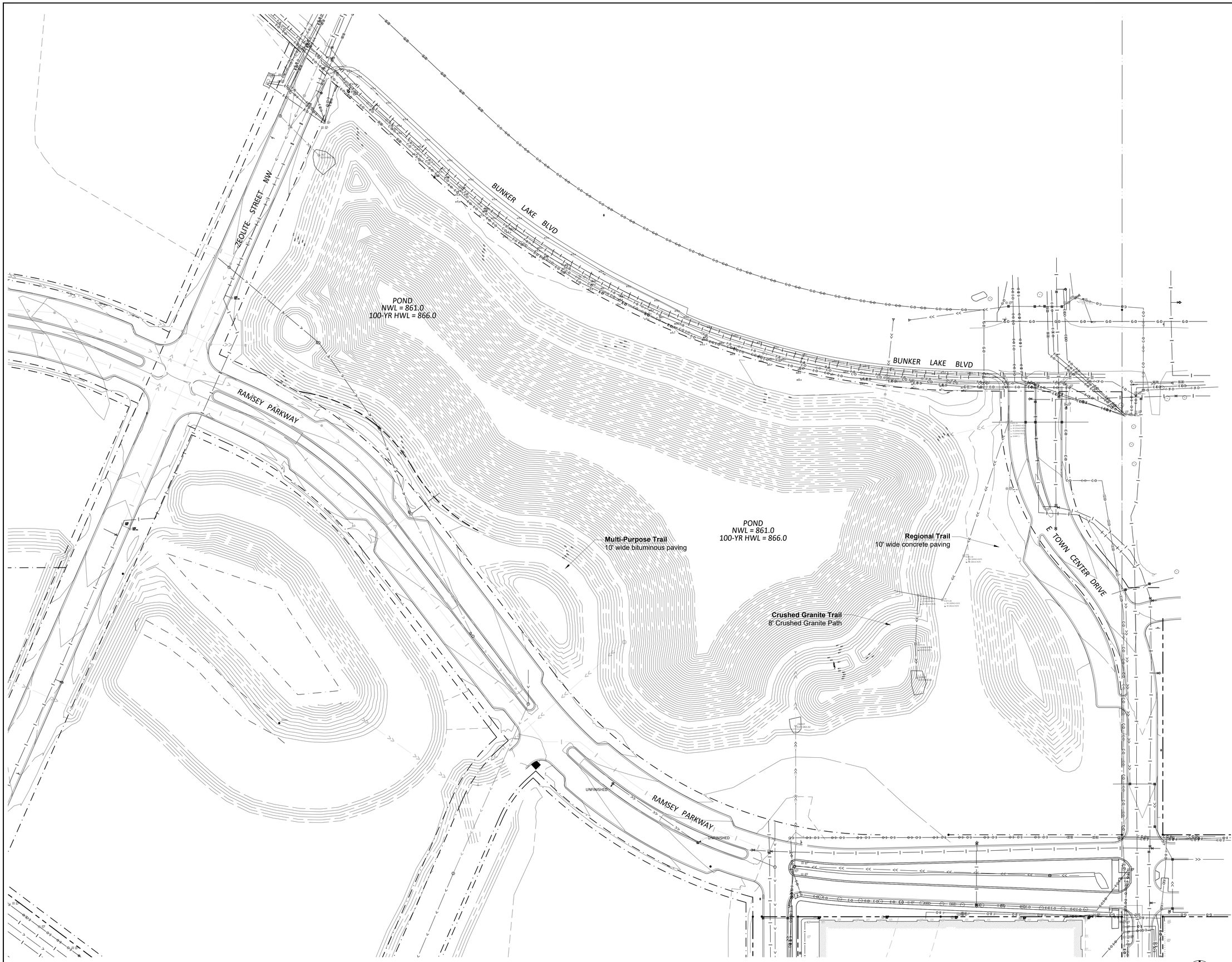
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COVER SHEET

G000



01 EXISTING CONDITIONS
1" = 50'-0"

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REVISION	--

EXISTING CONDITIONS

G001

GENERAL PROJECT NOTES

CONTRACT DOCUMENTS

1. THE WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. READ THE DRAWINGS IN CONJUNCTION WITH THE SPECIFICATIONS AND EXECUTE THE WORK.
3. THE WORK IS DEPENDENT ON SEVERAL DISCIPLINES. READ THE DRAWINGS BY CROSS-REFERENCING BETWEEN DISCIPLINES.
4. REPORT DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR DIRECTION BEFORE PROCEEDING WITH THE WORK.

SITE ACCESS & PROTECTION

1. STAGING AREA IS WITHIN THE CONTRACT LIMIT (OR "PROJECT LIMITS") LINE. STAGING AREA DOES NOT INCLUDE ACCESS ROUTES TO THE SITE. THE CONSTRUCTION (AND REMOVAL) OF TEMPORARY STAGING AREAS AND/OR ACCESS ROUTES SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
2. CONSTRUCTION RELATED VEHICLES REQUIRED FOR THE WORK EXITING AND/OR ENTERING THE SITE SHALL NOT DEPOSIT DIRT, MUD, OR OTHER DELETERIOUS MATERIALS THAT WOULD PRESENT A NUISANCE OR HAZARD TO THE PUBLIC TRAVELING ON RIGHT OF WAYS. PREVENTION AND CLEANING SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
3. NO WORK, EQUIPMENT OR STAGING IS PERMITTED OUTSIDE THE LIMIT LINES UNLESS THE CONTRACTOR HAS APPROVAL FROM AUTHORITIES. COORDINATION PERMITS AND TRAFFIC CONTROL REQUIRED SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE.
4. THE DOCUMENTS DO NOT SPECIFY SAFETY MATERIALS, EQUIPMENT, METHODS OR SEQUENCING TO PROTECT PERSONS AND PROPERTY. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY AND EXPENSE TO DIRECT AND IMPLEMENT SAFETY OPERATIONS TO PROTECT PERSONS AND PROPERTY.

QUALITY ASSURANCE

1. EXECUTE THE WORK AND SCHEDULE INSPECTIONS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL STANDARDS, LAWS AND REGULATIONS.
2. ENSURE SUBCONTRACTORS, MANUFACTURERS AND SUPPLIERS HAVE THE LATEST CONTRACT DOCUMENTS PRIOR TO THE SUBMITTAL OF THEIR SHOP DRAWINGS AND/OR DELEGATED DESIGN DRAWINGS.
3. REFER TO THE SPECIFICATIONS FOR REQUIRED SUBMITTALS, INSPECTIONS AND NOTICE TO PROCEED.

EXISTING CONDITIONS SURVEY

1. THE DOCUMENTS ARE BASED ON THE FOLLOWING TOPOGRAPHIC AND UTILITY SURVEY:
   - SURVEYED UNDERGROUND UTILITIES ARE PROVIDED FOR INFORMATION ONLY AS THEY ARE INFERRED BY SURFACE MARKINGS AND FEATURES AND AS SUCH MAY NOT BE ACCURATE OR COMPLETE.

GEOTECHNICAL REPORT

1. THE GEOTECHNICAL REPORTS ARE MADE AVAILABLE FOR INFORMATION ONLY AS SOME RECOMMENDATIONS IN THE REPORT MAY NOT BE RELEVANT OR USED IN THE DOCUMENTS.

UTILITIES

1. THE LOCATIONS AND SIZES OF EXISTING UTILITIES (IF SHOWN) ARE APPROXIMATE ONLY. IDENTIFY, LOCATE AND PROTECT UNDERGROUND AND OVERHEAD UTILITIES TO REMAIN.
2. COORDINATE WITH THE LOCAL UTILITY COMPANIES AND/OR AGENCIES. CALL LOCAL '811' OR REQUEST LOCATES ONLINE NO LESS THAN 48 HOURS PRIOR TO DIGGING TO LOCATE UNDERGROUND UTILITIES OR AS REQUIRED BY LOCAL REGULATIONS.
3. BE FULLY RESPONSIBLE FOR THE COST OF DAMAGES WHICH OCCUR AS A RESULT OF A FAILURE TO ACCURATELY LOCATE AND/OR RETAIN UTILITIES TO REMAIN.

LAYOUT

1. THE VERTICAL CONTROL FOR THE PROJECT IS: NORTH AMERICAN VERTICAL DATUM (NAV88) OR NATIONAL GEODETIC DATUM (NGDV29) UNLESS OTHERWISE NOTED.
2. VERIFY THE LOCATION OF EXISTING FEATURES TO REMAIN THAT CONNECT TO NEW WORK, DIMENSIONAL CLEARANCES, SETBACKS AND OFFSETS AND VERTICAL DATUM. REPORT DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
3. VERIFY PREVIOUS UNDERLYING TRADEWORK CONFORMS TO THE DOCUMENTS PRIOR TO PROCEEDING WITH OVERLYING TRADEWORK. REPORT DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
4. GENERAL CONTRACTOR SHALL RETAIN SURVEY CONTROL FOR LAYOUT OF THE WORKS AND AS-BUILT SURVEYS.
5. COORDINATE AND COLLATE SUBCONTRACTOR'S SURVEYS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING SITE CONDITIONS AND EVOLVING SITE CONDITIONS PRIOR TO THE START OF SITE WORK. DISCREPANCY AND/OR UNFORESEEN CONDITIONS FOUND SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO STARTING THE SITE WORK. DO NOT BEGIN WORK IN SUCH AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
6. ERECT AND INSTALL ALL WORK LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT AND IN PROPER ALIGNMENT.
7. DO NOT SCALE FROM DRAWINGS. USE DIMENSIONS SHOWN AND/OR SUPPLIED CAD DRAWING FILE AND SURVEY INTERPOLATION.
8. DIMENSIONS NOTED "CLR" OR "CLEAR" MUST BE STRICTLY MAINTAINED ALLOWING FOR THICKNESS OF FINISHES. FIELD VERIFY PRIOR TO CONSTRUCTION.
9. ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
10. CURVES FOR PAVING, BANDS, PATHS, EDGING AND HEADER BOARDS SHALL BE SMOOTH AND CONTINUOUS WITHOUT ABRUPT CHANGES, OBVIOUS TANGENTS OR BENDS.
11. PITCH EVENLY BETWEEN SPOT GRADES AND CONTOUR LINES UNLESS GRADE BREAKS, RIDGELINES, SWALES ARE INDICATED OR OTHERWISE NOTED. PAVED AREAS SHALL PITCH AT A MINIMUM OF 1% UNLESS OTHERWISE NOTED ON DRAWINGS. DISCREPANCIES OR CONDITIONS NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE FOR RESOLUTIONS PRIOR TO CONTINUING WORK.
12. PEDESTRIAN SIDEWALKS AND PAVING SHALL HAVE A CROSS PITCH LESS THAN 2% UNLESS OTHERWISE NOTED TO MEET ADA REQUIREMENTS.
13. REQUEST A FIELD REVIEW BY THE LANDSCAPE ARCHITECT OF THE LAYOUT OF ELEMENTS AS SHOWN. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF LAYOUT BEFORE INSTALLING THE FOLLOWING:
   - FIRST TYPICAL SITE LIGHTING FIXTURES, JUNCTION BOXES, TRANSFORMERS.
   - FIRST TYPICAL SITE UTILITY FIXTURES, INCLUDING BUT NOT LIMITED TO BOXES, VAULTS, PULL BOXES, MAN HOLES, AIR RELEASE VALVES, VENTS, BFP, AND OTHER CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, TELECOM, HEATING/COOLING, AND IRRIGATION STRUCTURES.
   - FIRST TYPICAL FORMWORK OF WALLS.
   - TREE LOCATIONS. STAKE ALL TREE LOCATIONS. OBTAIN APPROVAL OF LANDSCAPE ARCHITECT BEFORE PLANTING TREES.
   - FIRST TYPICAL CURVED EDGING AND CUTTING.
   - FIRST TYPICAL EXPANSION JOINTS IN CONCRETE PAVING.

WORK BY OTHERS

1. COOPERATE AND COORDINATE WITH OTHER CONTRACTORS WORKING CONCURRENTLY SO AS TO NOT VIOLATE EACH OTHER'S PERMITS AND TO AVOID DAMAGE TO EACH OTHER'S WORK.
2. EACH CONTRACTOR SHALL PROTECT AND MAINTAIN THEIR OWN WORK FOR THE DURATION OF THEIR CONTRACTS.

CODE COMPLIANCE

1. WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES AND REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION.
2. NOTIFY THE OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN THE WORK AND APPLICABLE CODES. DO NOT WORK IN AN AFFECTED AREA UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
3. VERIFY CODES IN EFFECT AT THE TIME OF THE NOTICE TO PROCEED AND STAY CURRENT WITH CODE CHANGES WHICH AFFECT THE WORK UNTIL SUBSTANTIAL COMPLETION.
4. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AND PAY FOR CONSTRUCTION RELATED PERMITS.

CODES IN EFFECT

1. THE FOLLOWING CODES ARE APPLICABLE AND IN EFFECT:
   - REVISIONS TO THE APPROVED AND PERMITTED DRAWINGS OR DOCUMENTS SHALL BE SUBMITTED TO THE CODE AUTHORITIES FOR REVIEW. NOTIFY THE OWNER'S REPRESENTATIVE OF THE PROCESSING TIME FOR EACH REVISION SUBMITTED FOR PLAN CHECK.

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1. THE USE OF REPRODUCTIONS OF THE CONTRACT DOCUMENTS OR ELECTRONIC FILES AS SHOP DRAWING DOCUMENTS BY THE CONTRACTOR IS AT THEIR OWN RISK. THE DESIGN CONSULTANTS ASSUME NO LIABILITY AS A RESULT OF THE USE OF REPRODUCTIONS OF THE CONTRACT DOCUMENTS FOR SHOP DRAWINGS AND/OR DELEGATED DESIGN DRAWINGS.
2. THE ENTIRE CONTRACT DOCUMENT PACKAGE HEREIN IS THE ORIGINAL AND UNPUBLISHED PROPERTY OF THE OWNER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE PRIOR EXPLICIT WRITTEN CONSENT.
3. THE USE OF DIGITAL DESIGN FILES SHALL REQUIRE THE CONTRACTOR TO AGREE TO PRIME CONSULTANT'S LICENSE CONDITIONS BEFORE USE.

CONSTRUCTION LOADS, DAMAGES & REPAIRS

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SLOPE STABILITY AND DE-WATERING DURING THE WORKS UNLESS UNKNOWN CONDITIONS ARE ENCOUNTERED.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING THE WORKS FROM CONSTRUCTION LOADS AND DAMAGES TO EXISTING STRUCTURES TO REMAIN, NEW STRUCTURES AND NEW PAVEMENTS DURING THE WORKS.
3. BE FULLY RESPONSIBLE FOR THE COST OF DAMAGES WHICH OCCUR AS A RESULT OF A FAILURE TO MITIGATE CONSTRUCTION LOADS AND/OR PROTECT THE WORKS FROM CONSTRUCTION RELATED IMPACTS. REPAIRS SHALL BE TO A NEW OR BETTER CONDITION COMPARED TO THE EXISTING CONDITION BEFORE DAMAGE, AND AS APPROVED BY THE OWNER'S REPRESENTATIVE.
4. CONFIRM ON-STRUCTURE UNIFORM AND POINT LOAD LIMITS WITH ENGINEER PRIOR TO IMPORTING AND HANDLING LANDSCAPE MATERIALS OVER VAULTS, AND/OR TUNNELS, INCLUDING UTILITY STRUCTURES, AND FLOOD CONTROL STRUCTURES.

CONSTRUCTION WASTE MANAGEMENT

1. REMOVE FROM THE SITE EXCESS MATERIAL AND/OR DEBRIS. DISPOSAL OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. EXCESS MATERIAL AND/OR DEBRIS TO ABLE TO BE RECYCLED OR REUSED SHALL BE DISPOSED OF OFF THE PROJECT SITE IN A PERMITTED LANDFILL.

EXISTING CONDITIONS & SITE REMOVAL NOTES

SITE REMOVAL NOTES

1. EXISTING SITE INFORMATION WAS PROVIDED BY OTHERS. ACTUAL FIELD CONDITIONS MAY VARY. FIELD VERIFY UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
2. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE.
3. CONTRACTOR TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION BY CALLING GOPHER STATE ONE-CALL AT 651-454-0002 (METRO) OR 1-800-252-1166 (OUT-STATE).
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY UTILITY COMPANY'S FORCES AND FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FEES AND CHARGES.
5. ALWAYS VERIFY BENCHMARK ELEVATIONS BETWEEN TWO BENCHMARKS.
6. REMOVAL ITEMS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFIED OTHERWISE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER PER LOCAL GOVERNING AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
7. PRIOR TO DEMOLITION, EROSION CONTROL DEVICES ARE TO BE INSTALLED WHERE NECESSARY AND OBTAIN AN NPDES STORM WATER PERMIT. REFER TO CIVIL FOR EROSION CONTROL.
8. DAMAGE TO REMAINING EXISTING CONDITIONS WILL BE REPLACED AT CONTRACTOR'S EXPENSE AND SHALL BE EQUAL TO OR EXCEED THE QUALITY OF CONSTRUCTION PRIOR TO DAMAGE.
9. CONCRETE PAVEMENT, SIDEWALKS, CURB AND GUTTER, AND OTHER POURED CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT.
10. CONTRACTOR SHALL LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS. IF DAMAGE IS INCURRED ON THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO THE OWNER. BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE WITH A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
11. CONTRACTOR SHALL PRESERVE VEGETATION NOT TO BE REMOVED BY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-SEEDING OR SODDING AREAS DISTURBED BY CONSTRUCTION.
12. LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET (OR AVOIDED) SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT DISCREPANCIES BETWEEN THEIR MEASUREMENTS AND THESE PLANS. CONTRACTOR SHALL ALSO MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
13. EXISTING UTILITIES TO REMAIN IN PLACE UNLESS SPECIFICALLY MARKED ON THIS SHEET.

SITE AND LANDSCAPE NOTES

SITE PREPARATION NOTES

1. CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
3. CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
4. CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS (MINIMUM 10' CLEARANCE).
6. CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
7. EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
8. CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
9. CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF SUBSTANTIAL COMPLETION. REPAIR OF ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO SUBSTANTIAL COMPLETION SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
10. CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE SUBSTANTIAL COMPLETION INSPECTION OF LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.
11. SYMBOLS ON PLAN DRAWING TAKE PRECEDENCE OVER SCHEDULES IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.
10. CONTRACTOR SHALL PROVIDE PROPER EROSION CONTROL MEASURES AS REQUIRED TO ENSURE THAT EROSION IS KEPT TO AN ABSOLUTE MINIMUM.

SOIL TESTING

1. CONTRACTOR SHALL OBTAIN A SOIL SAMPLE(S) FROM PROJECT SITE AND/OR SALVAGED TOPSOIL STOCKPILE AND SUBMIT TO INDEPENDENT TESTING AGENCY. ANALYSIS AND RECOMMENDATIONS FOR (INCLUDING BUT NOT LIMITED TO) MACRONUTRIENTS, MICRONUTRIENTS, COMPOSITION AND SOLUBLE SALTS SHALL BE PROVIDED.
2. CONTRACTOR SHALL PROVIDE ANALYSIS RESULTS AND RECOMMENDATIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SOIL AMENDMENT AND PRIOR TO PLANTING.

PLANTING

1. SPRING PLANT MATERIAL INSTALLATION IS FROM APRIL 15 TO JUNE 15.
2. FALL CONIFEROUS PLANTING IS ACCEPTABLE FROM AUGUST 21 TO SEPTEMBER 30.
3. FALL DECIDUOUS PLANTING IS ACCEPTABLE FROM AUGUST 15 UNTIL NOVEMBER 15.
4. ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
5. STAKE PROPOSED PLANTING LOCATIONS PER PLAN FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALL.
6. PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACE.
7. INSTALL PLANT MATERIAL AFTER FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
8. INSTALL PLANT MATERIALS PER PLANTING DETAILS.
9. SUBSTITUTION REQUESTS FOR PLANT MATERIAL TYPE & SIZE SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION PRIOR TO BIDDING. SUBSTITUTIONS AFTER BIDDING MUST BE APPROVED BY LANDSCAPE ARCHITECT AND ARE SUBJECT TO CONTRACT ADJUSTMENTS.
10. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
11. FERTILIZE PLANT MATERIAL UPON INSTALLATION WITH DRIED BONE MEAL AND OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL (PER THE MANUFACTURER'S INSTRUCTIONS) OR TREAT FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 10-0-5 OF 12 OZ. PER 2.5" CALIPER TREE AND 6 OZ. PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-0-10 THE FOLLOWING SPRING IN THE TREE SAUCER.]
12. TREE WRAPPING MATERIAL SHALL BE PAPER APPLIED FROM TRUNK FLARE TO FIRST BRANCH. WRAP SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1. APPLY PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL) IN ANNUAL, PERENNIAL, AND SHRUB BEDS FOLLOWED BY SHREDDED HARDWOOD MULCH. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING USE OF HERBICIDES.

MULCHING

1. INSTALL 4" DEEP FINELY SHREDDED HARDWOOD MULCH RINGS AT CONIFEROUS & DECIDUOUS TREES WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
2.

WATERING

1. PLANTED MATERIALS SHALL BE WATERED BY TEMPORARY MEANS UNTIL PLANTS ARE ESTABLISHED.
2. TEMPORARY WATERING MEANS, METHODS, AND SCHEDULING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. REMOVE TEMPORARY WATERING EQUIPMENT UPON PLANT ESTABLISHMENT.

WARRANTY

1. WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

SYMBOLS

PROPERTY LINE
SECTION LIMIT
CENTER LINE
STATION POINT
REVISION RECORD
MATCH LINE
PROJECT LIMITS LINE
SECTION REFERENCE
DETAIL CALLOUT
LARGE SCALE PLAN OR ENLARGED DETAIL
LEADER
DIMENSION
DIMENSION (RADIUS, ANGLE, FOCI)
DIMENSION (ARC LENGTH)
ALIGN
KEY NOTE

ABBREVIATIONS

APPROX	APPROXIMATE
AVG	AVERAGE
BLDG	BUILDING
BM	BENCHMARK
BOS	BOTTOM OF STAIR
BOT	BOTTOM
C	CHILLER
CB	CATCH BASIN
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR
CLL	CONTRACT LIMIT LINE
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CTR	CENTER
DAT	DATUM
DEG	DEGREE
DIA	DIAMETER
DIM	DIMENSION
DIST	DISTANCE
DIV	DIVISION
DWG	DRAWING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
EP	EDGE OF PAVEMENT
EQ	EQUAL
EQSP	EQUAL SPACING
EQUIV	EQUIVALENT
EX	EXISTING
F	FAHRENHEIT
FC	FOOTCANDLE
FFE	FINISH FLOOR ELEVATION
FF&E	FURNITURE, FIXTURE, AND EQUIPMENT
FG	FINISHED GRADE
FOC	FACE OF CURB
FOW	FACE OF WALL
FV	FIELD VERIFY
GALV	GALVANIZED
GDR	GUARDRAIL
H	HIGH
HB	HOSE BIBB
HDPE	HIGH DENSITY POLYETHYLENE
HH	HAND HOLE
HDR	HANDRAIL
HORIZ	HORIZONTAL
HT	HEIGHT
HV	HIGH VOLTAGE
ID	INSIDE DIMENSION
INV.EL	INVERT ELEVATION
KW	KILOWATT
LDPE	LOW DENSITY POLYETHYLENE
LED	LIGHT EMITTING DIODE
LF	LINEAR FEET
LPT	LOW POINT
LTD	LIMITED
LV	LOW VOLTAGE
LW	LOW WATER
MAX	MAXIMUM
MFR.REC	MANUFACTURER'S RECOMMENDATIONS
MH	MANHOLE
MID	MIDDLE
MIN	MINIMUM
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHANG
PB	PULL BOX
PC	POINT OF CURVE
PCC	PRECAST CONCRETE
PERF	PERFORATED
PERP	PERPENDICULAR
pH	ACID/ALKALINE SCALE
PH	PHASE
PI	POINT OF INTERSECTION
PKG	PACKAGE
PL	PROPERTY LINE
PLBG	PLUMBING
PRCST	PRECAST
PREFAB	PREFABRICATE
PROV	PROVISIONAL
PVC	POLYVINYL CHLORIDE
PWR	POWER
QTR	QUARTER
QTY	QUANTITY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RECIRC	RECIRCULATE
RECPT	RECEPTACLE
REINF	REINFORCE
REQD	REQUIRED
REV	REVISION
RLG	RAILING
ROW	RIGHT OF WAY
S	SOUTH
SALV	SALVAGE
SEG	SEGMENT
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SSD	SUBSOIL DRAIN
SST	STAINLESS STEEL
STA	STATION
STD	STANDARD
SUCT	SUCTION
T	TRANSFORMER
TAN	TANGENT
TBD	TO BE DETERMINED
TB-XX	TEST BORING
TD	TRENCH DRAIN
TEMP	TEMPORARY
THK	THICKNESS
THRU	THROUGH
TO_	TOP OF _
TOC	TOP OF CURB
TOL	TOLERANCE
TOS	TOP OF SLOPE
TOW	TOP OF WALL
TR	TRASH
TS	TOP OF STAIR
TYP	TYPICAL
UGND	UNDERGROUND
UNIF	UNIFORM
UP	UTILITY POLE
UV	ULTRAVIOLET
VAR	VARIES
VERT	VERTICAL
VRFY	VERIFY
W	WEST
W/	WITH
W/O	WITHOUT
WL	WATERLINE
WLD	WELDED
WT.EL	WATER ELEVATION
XFMR	TRANSFORMER
YR	YEAR
@	AT
&	AND
- / +	DIMENSION TOLERANCE
IJ	ISOLATION JOINT
HW	HIGH WATER
NP	NORMAL POOL
GB	GRADE BREAK

DF/
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310 South 4th Avenue, Suite 7050
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p: 612.332.7522

100% CONSTRUCTION SET FOR CONTRACTOR QUOTES

TREE PLANTING PLAN

THE WATERFRONT

RAMSEY, MINNESOTA

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

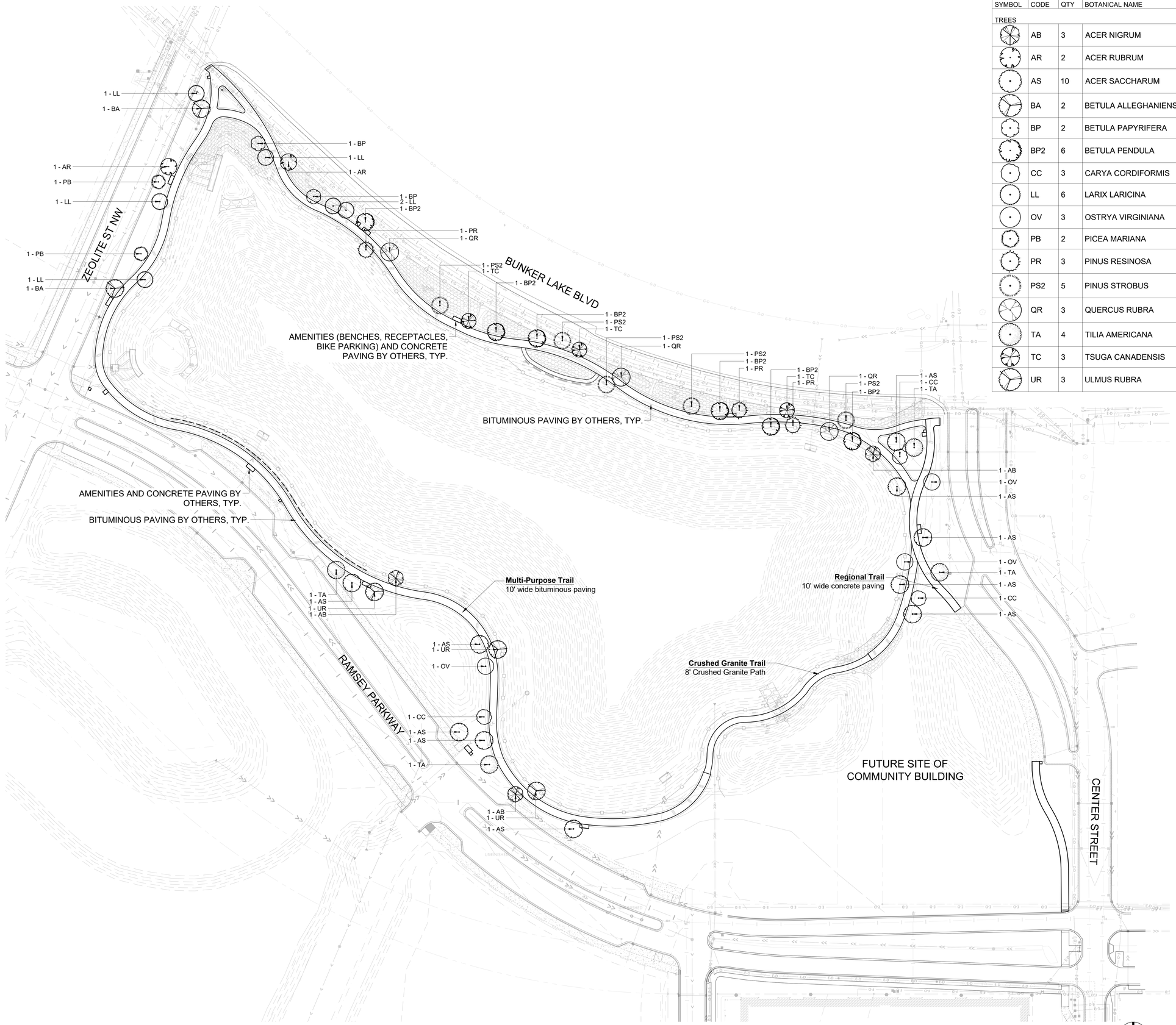
Name: Charles Evens
Registration#: 50575
Signature / Date: 03/08/2024

Date: 03/08/2024
DF/ Project #: 23-176
Scale: AS SHOWN
Drawn/Checked: AG/CE

REVISION: --

NOTES, ABBREVIATIONS & SYMBOLS

G002



01 TREE PLANTING PLAN
1" = 50'-0"

0 50' 100' 150
SCALE: 1"=50'

NORTH

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
TREES						
	AB	3	ACER NIGRUM	BLACK MAPLE	#15	CONT.
	AR	2	ACER RUBRUM	RED MAPLE	2.5" CAL.	B&B
	AS	10	ACER SACCHARUM	SUGAR MAPLE	#15	CONT.
	BA	2	BETULA ALLEGHANIENSIS	YELLOW BIRCH	2.5" CAL.	B&B
	BP	2	BETULA PAPYRIFERA	PAPER BIRCH	2.5" CAL.	B&B
	BP2	6	BETULA PENDULA	EUROPEAN WHITE BIRCH	2.5" CAL.	B&B
	CC	3	CARYA CORDIFORMIS	BITTERNUT HICKORY	#15	CONT.
	LL	6	LARIX LARICINA	TAMARACK	6` HT.	B&B
	OV	3	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	#15	CONT.
	PB	2	PICEA MARIANA	BLACK SPRUCE	6` HT.	B&B
	PR	3	PINUS RESINOSA	RED PINE	6` HT.	B&B
	PS2	5	PINUS STROBUS	WHITE PINE	6` HT.	B&B
	QR	3	QUERCUS RUBRA	RED OAK	2.5" CAL.	B&B
	TA	4	TILIA AMERICANA	AMERICAN LINDEN	#15	CONT.
	TC	3	TSUGA CANADENSIS	EASTERN HEMLOCK	6` HT.	B&B
	UR	3	ULMUS RUBRA	SLIPPERY ELM	#15	CONT.

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p: 612.332.7522

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TREE PLANTING PLAN

THE WATERFRONT TRAIL IMPROVEMENTS

RAMSEY, MINNESOTA

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

Name Chuck Evens
Registration# 50575

04/05/2024
Signature Date

Date 04/05/2024
DF/ Project # 23-176
Scale AS SHOWN
Drawn/Checked AG/CE

REVISION --

TREE PLANTING PLAN

L100

DF/
DAMON FARBER
LANDSCAPE ARCHITECTS

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100% CONSTRUCTION SET FOR CONTRACTOR QUOTES

TREE PLANTING PLAN

THE WATERFRONT

RAMSEY, MINNESOTA

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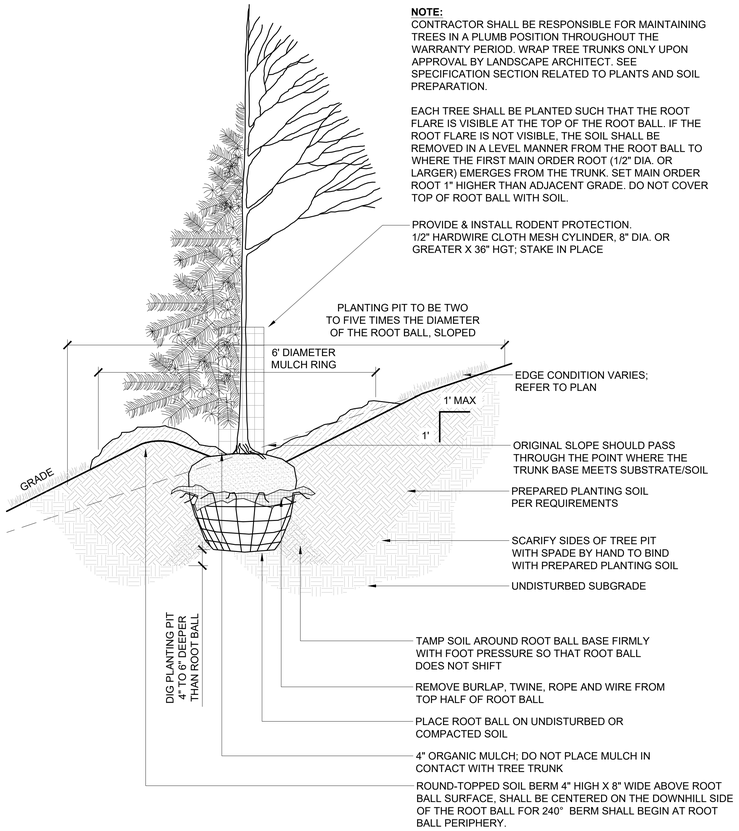
Name Charles Evens
Registration# 50575
Signature 03/08/2024
Date

Date 03/08/2024
DF/ Project # 23-176
Scale AS SHOWN
Drawn/Checked AG/CE

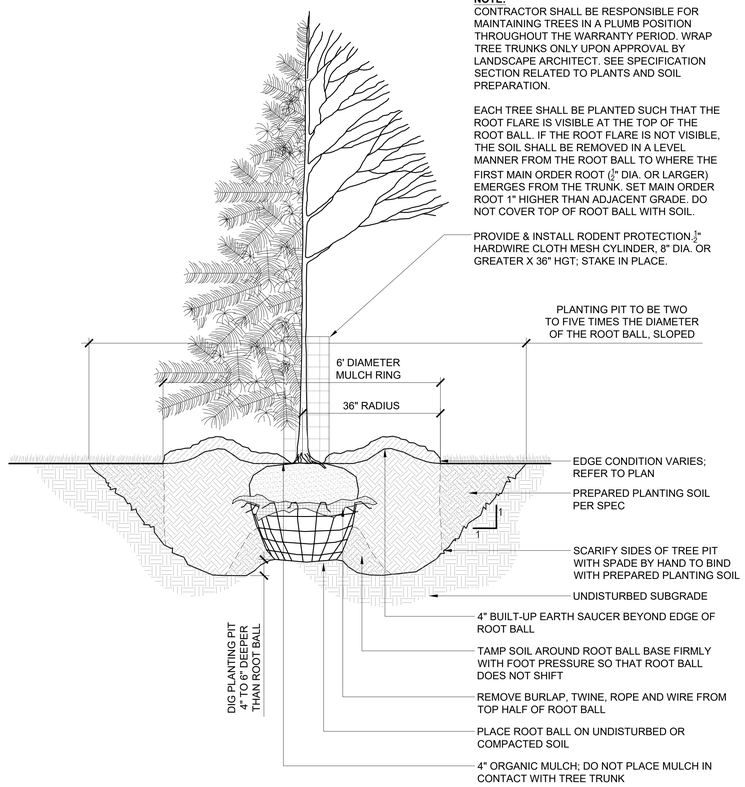
REVISION --

SITE DETAILS

L500



2 DETAIL - TREE PLANTING ON SLOPE 5% (20:1) TO 50% (2:1)
3/4" = 1'-0" P-23 176-29



1 DETAIL - TREE PLANTING
3/4" = 1'-0" P-23 176-01

Capital Improvement Program

2024 *thru* 2033

City of Ramsey, Minnesota

Project # 08-PARK-005

Project Name Park Development in The COR

Department Park Improvements
Contact
Type Improvement
Useful Life 20 Years
Category Park Improvement
Priority 2-New Addition (High)
Status Active

Total Cost $1,350,000

Description

This proposed capital improvement represents additional park development in The COR, beginning in 2023. The project may be landscape improvements at Municipal Plaza and/or first phase development of The Waterfront to include a splash pad.

Justification

A splash pad continues to be requested by residents, and mass grading for The Waterfront park will generate fill for areas of The COR the city desires to sell.

Prior	Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
150,000	Improvements Other than Building Cost	1,200,000										1,200,000
Total	Total	**1,200,000**										**1,200,000**

Prior	Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
150,000	Park Improvement Trust Fund	1,200,000										1,200,000
Total	Total	**1,200,000**										**1,200,000**

CC Regular Session

Meeting Date: 05/14/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Information

Title:

Adopt Resolution #24-125 accepting bids and awarding contract for MSA Xkimo Street Reconstruction, Improvement Project #24-05

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-125 accepting bids and awarding a contract for MSA Xkimo Street Reconstruction, Improvement Project #24-05.

Background:

The 2024 – 2033 Capital Improvement Program (CIP) identifies Xkimo Street between 142nd Avenue and Saint Francis Boulevard (TH 47) for street reconstruction in 2024. Additionally, the CIP identifies pavement improvements to the streets within the Riversbend 3rd, Riversbend 4th, and Riversbend Plaza subdivisions in 2027. Previous City Council action has proposed moving the 2027 improvements up to 2024, and combining with the Xkimo Street project. The streets total approximately 3,500 lineal feet (0.66 miles) in length.

Project History

- August 22, 2023, Resolution #23-200, the Ramsey City Council executed a proposal from Hakanson Anderson to prepare final plans and specifications for MSA Xkimo Street Reconstruction.
- October 10, 2023, Resolution #23-251, the Ramsey City Council accepted a proposal from hydro-Klean, LLC for cleaning and televising of the sanitary and storm sewer within the project area.
- November 14, 2023, Resolution #23-279, the Ramsey City Council accepted a proposal from Haugo Geotechnical Services, LLC to prepare a geotechnical report of the project area.
- January 16, 2024, the Ramsey Public Works Committee recommended the project include the streets within Riversbend 3rd, Riversbend 4th, and Riversbend Plaza.
- January 23, 2024, Resolution #24-034, the Ramsey City Council approved the addition of the streets within Riversbend 3rd, Riversbend 4th, and Riversbend Plaza subdivisions to Improvement Project #24-05, MSA Xkimo Street Reconstruction.
- March 19, 2024, the Ramsey Public Works Committee considered recommending City Council approval of plans and specifications and advertisement for bids.
- March 26, 2024, Resolution #24-085, the Ramsey City Council approved plans and specifications and authorized advertisement for bids.
- April 23, 2024, Resolution #24-113, the Ramsey City Council accepted a proposal from Nelson Sanitation & Rental, Inc. for cleaning and televising of the sanitary and storm sewer within Riversbend Plaza subdivision.

Pavement History

The streets were built between 1985 and 2000, with the majority of construction occurring between 1993 and 1995. Riversbend Plaza (Xkimo Street cul-de-sac south of 142nd Avenue), the only street constructed in 1985, received an overlay improvement in 2010. No other street segments have received an overlay improvement. All other street segments received crack seal / seal coat improvements in 2001 and 2011. Maintenance crews have performed patching over the last several years, including extensive patching in 2023.

Existing Conditions

Xkimo Street between 142nd Avenue and Saint Francis Boulevard (TH 47) is 42 feet wide urban section with storm sewer catch basins in the curb line. Average daily traffic is approximately 2,050 vehicles. The west side of Xkimo Street is approximately 50-percent developed commercial, including a business park and gas station. The east side and adjacent cul-de-sacs are single-family residential. The Riversbend 3rd, 4th, and Plaza subdivisions are 31 feet wide urban section.

Sewer and water exist under all the streets within the project area. During project design, these utilities were televised. Based on the televising, minor storm sewer repairs have been incorporated into the plans. Two commercial properties on the west side of Xkimo Street are currently in the development process. Staff has coordinated necessary utility connections with the developments as part of this project, this will avoid future impacts to the City infrastructure when construction begins on those projects, which is anticipated to occur following the street reconstruction.

Proposed Improvements

This project proposes to follow the typical full-depth reclamation (FDR) design process. The majority of concrete curb and gutter was found to be in good condition, and generally only spot curb and gutter replacement will be performed. This includes removal and replacement of the concrete median splitting Xkimo Street on the east leg of the Saint Francis Boulevard intersection. Complete removal of the median was considered; however, it is required to remain for traffic safety concerns. Additionally, many of the concrete valley gutters at crossing streets and drives were found to require replacement.

Xkimo Street is a Municipal State Aid (MSA) street and must comply with State Aid design requirements. MSA design requires a 10-ton pavement strength design. This is proposed to be achieved using 6-inches of recycled full-depth reclamation aggregate base under 4.5-inches of new bituminous pavement. This same section will be used for the Xkimo Street cul-de-sac, which serves several commercial sites, and will handle more truck traffic than typical local streets.

The local streets including 143rd Avenue, 143rd Lane, and Xkimo Court will be reconstructed to the current City standard pavement design. This is proposed to be achieved using 4-inches of recycled full-depth reclamation aggregate base under 3.5-inches of new bituminous pavement.

An existing concrete sidewalk runs in the boulevard along the west side of Xkimo Street between 142nd Avenue and Saint Francis Boulevard. The project proposes spot repairs to the sidewalk where it is damaged and where trip hazards occur. Additionally, 6 pedestrian ramps will be replaced to bring them up to current ADA requirements. One existing pedestrian ramp, near Xkimo Court, is proposed to be removed. This is an unsafe crossing location, and pedestrians will be routed to the signalized crossing at Saint Francis Boulevard.

Stormwater runoff along the streets is collected by storm sewer inlets along Xkimo Street, which eventually flow into a pond adjacent to Rivers Bend Park, and eventually into the Rum River. Only minor repairs to 3 damaged sections of pipe and structures are proposed with this project.

Repairs are not proposed to municipal water with this project. Sanitary sewer repairs include replacing the existing sanitary sewer castings, which are no longer specified.

Preliminary Schedule Remaining

- Council awards contract to the lowest responsible bidder
  - May 14, 2024
- Contractor begins construction
  - On or around June 1, 2024 (dependent on Contractor's schedule)
- Substantial completion
  - New bituminous pavement in-place, topsoil and seed in-place
  - Concrete repairs complete
  - August 31, 2024
- Final completion

- Pavement markings in-place, verify final restoration; punch list created
- September 6, 2024

Permit Approvals

MSA approval was received prior to bid opening, which was required to use MSA Funds on the project.

The proposed improvements are designated as City Improvement Project #24-05, MSA Xkimo Street Reconstruction.

Notification:

If Council accepts the bids and awards a contract for construction of the improvements, letters will be mailed to property owners with updates on the project status. Engineering Staff maintains City Improvement project web pages with the most current project information under the Engineering Department web page on the City's website.

Time Frame/Observations/Alternatives:

Timeframe:

Staff estimates up to 10 minutes will be needed to present this case and respond to questions.

Alternatives:

Alternative #1 – Motion to adopt Resolution #24-125 accepting bids and awarding a contract for MSA Xkimo Street Reconstruction, Improvement Project #24-05, to Northwest Asphalt for the total bid in the amount of $842,253.75.

Alternative #2 – Motion of other.

Funding Source:

Funding for the improvements within the Xkimo Street right of way is proposed to come from a combination of Municipal State Aid Funds, Storm Water Utility Funds, Sanitary Sewer Utility Funds, and Water Utility Funds. Improvements within the Riversbend 3rd, Riversbend 4th, and Riversbend Plaza subdivisions are proposed to come from a combination of Pavement Management Funds, Storm Water Utility Funds, Sanitary Sewer Utility Funds, and Water Utility Funds.

On May 8, 2024 a total of four (4) bids were received, opened and tabulated, and the following bids were found to comply with the advertisement for bids.

Contractor	**Total Bids**
Northwest Asphalt, Inc.	$842,253.75
GMH Asphalt Corporation	$853,371.91
North Valley, Inc.	$859,516.03
Park Construction Company	$887,581.54
Engineer's Estimate	*$845,570.00*

The bid of Northwest Asphalt of Shakopee, Minnesota, in the amount of $842,253.75 for the total bid for said improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder.

Adding indirect costs in the amount of 23-percent, brings the total project costs to $1,035,972.12. The high level 2024 – 2033 CIP estimated total project costs were $942,534.15 for these improvements.

The low bid is 0.4-percent below the engineer's estimate. Bidding was competitive, with all bids being within 5-percent of the low bid.

Funding source breakdown:

Funding Source	Construction Costs	Indirect Costs	Total Costs
MSA Funds	$411,692.04	$94,689.17	$506,381.21
PM Funds	$288,310.28	$66,311.36	$354,621.64
Storm Sewer Utility Funds	$96,064.38	$22,094.81	$118,159.19
Sanitary Sewer Utility Funds	$19,428.55	$4,468.57	$23,897.12
Water Utility Funds	$26,758.50	$6,154.46	$32,912.96
Project Total Funds	**$842,253.75**	**$193,718.37**	**$1,035,972.12**

Hakanson Anderson submitted a proposal for construction services including construction administration, staking, and observation for a total not-to-exceed amount of $32,000.00. The construction services are included in the indirect project costs.

Recommendation:

Per the recommendation letter attached to this case, the Hakanson Anderson Project Engineer, Shane Nelson, recommends award of the contract to the low bidder, Northwest Asphalt.

Staff recommends Alternative #1.

Outcome/Action:

Motion to adopt Resolution #24-125 accepting bids and awarding a contract for MSA Xkimo Street Reconstruction, Improvement Project #24-05, to Northwest Asphalt for the total bid in the amount of $842,253.75.

Attachments

HAA Construction Services Proposal

Res 24-125

24-05 Final Plans

24-05 Street Summary

HAA Bid Award Recommendation

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	05/09/2024 10:43 AM
Brian Hagen	Brian Hagen	05/09/2024 03:16 PM
Form Started By: Joe Feriancek		Started On: 05/07/2024 08:10 AM
Final Approval Date: 05/09/2024		

Hakanson Anderson

Main Office:
3601 Thurston Avenue, Anoka, MN 55303
Phone: 763/427-5860 Fax: 763/427-0520
www.haa-inc.com

45 YEARS

December 5, 2023

Joe Feriancek, Assistant City Engineer
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Proposal for Construction Period Services
Improvement Project 24-05, Xkimo Street

Dear Mr. Feriancek:

Hakanson Anderson is pleased to submit our Proposal for Construction Period Services for Improvement Project 24-05, Xkimo Street.

PROPOSED SCOPE OF SERVICES

Hakanson Anderson will provide Construction Period services as necessary for the Improvement Project 24-05, Xkimo Street. Construction Period services includes Construction Administration, Construction Staking, and Construction Observation.

Construction Administration will consist of interpreting questions on the plans and specifications, reviewing Contractor Pay Requests and providing recommendations to the City, reviewing Change Order requests, attending weekly meetings, and providing various technical support tasks during the course of the project.

Construction Staking will consist of marking construction limits and other miscellaneous requests.

Construction Observation services will be provided while key elements of the work are being performed. Our construction observer(s) will visit the construction project to ensure that all work conforms to the approved plans and specifications and City of Ramey standards. We will record actual quantities of work and evaluate Change Order requests, if necessary. We will perform observations at critical stages of the work and ensure that all testing meets or exceeds specifications prior to the Contractor advancing to the next step in the construction process. We will provide necessary information for preparation of Pay Applications, and other pertinent items in administering the construction contract. We will keep a written record of the construction activities and provide Construction Observation Reports to the City such that a construction diary is maintained.

KEY PERSONEL

The key personnel for this project were carefully selected based on their qualifications, experience and availability. Due to the importance we have placed in serving you, your team will include many of our key employees with a wealth of relevant experience. We have assembled a team of qualified staff members to complete the work efficiently, cost effectively and professionally.

Shane Nelson, P.E., is proposed to be the Project Manager. Shane is a Vice President of the firm and brings over 23 years of experience in street and utility construction to the team. Shane has designed and managed municipal engineering projects in the cities of St. Michael, Elk River, Ramsey, Nowthen, St. Francis, Otsego, and Credit River. Shane will preform the Construction Administration services as required for this project.

Timothy Eggerichs, P.E., is proposed to be the Lead Design Engineer. Tim is in his 23rd year with Hakanson Anderson and his focus has been on development of plans and specifications for street and utility projects. Tim has successfully designed, managed, and completed numerous municipal engineering projects for the cities of Coon Rapids, East Bethel, Anoka, St. Michael, Ramsey, Otsego, and St. Francis. Tim will be available to answer questions and respond to requests in the event that Shane is unavailable.

Jim Stenglein, Senior Construction Observer. Jim is a Senior Construction Observer and has over 20 years of construction experience. His construction observation experience includes: street construction and reconstruction, sanitary sewer, pipe jackings and borings, watermain, grading and storm sewer. Jim holds his Mn/DOT Certification in Level 1 Aggregate Production, Level 1 and 2 Bituminous Street, Concrete Field, Grading and Base and also Construction Installer and Construction Site Manger. Jim will coordinate the required construction observation services from Hakanson Anderson and will effectively communicate with affected property owners and City personnel on various aspects of the project.

Luke Buchholz, Senior Construction Observer. Luke is a Senior Construction Observer and has over 20 years of construction experience. His construction observation experience includes: street construction and reconstruction, sanitary sewer, watermain, grading and storm sewer. Luke holds his Mn/DOT Certification in Level 1 Aggregate Production, Level 1 and 2 Bituminous Street, Concrete Field, Grading and Base and also Construction Installer and Construction Site Manger. Luke will coordinate the required construction observation services from Hakanson Anderson and will effectively communicate with affected property owners and City personnel on various aspects of the project.

Alex Wilde, Engineer-in-Training. Alex is an Engineer-in-Training and has a bachelor's degree in civil engineering. Prior to joining Hakanson Anderson, Alex provided various civil engineering services to municipal clients. Alex also has experience as an estimator and project manager intern for a large locally based grading contractor. If necessary, Alex will provide construction observation services under the direction of our Senior Construction Observers.

Brian Person, P.L.S. is proposed to be the Survey Manager. Brian has over 20 years of experience in land surveying and is a Vice President with our firm. Brian has worked on a variety of projects throughout the State of Minnesota and Wisconsin. His projects range from individual lot surveys to large complex right-of-way acquisition projects for roadway and utility construction. Brian will manage the construction staking and will ensure that adequate personnel are available.

PROPOSED COMPENSATION

It is proposed that the Construction Period services will be invoiced on an hourly basis in accordance with our standard Municipal Hourly Rates. The 2024 hourly rates for the staff identified in this proposal are as follows:

Shane Nelson, P.E., Principal Engineer / Project Manager	**$160/Hr**
Tim Eggerichs, P.E., Lead Design Engineer	**$145/Hr**
Jim Stenglein, Senior Construction Observer	**$118/Hr**
Luke Buchholz, Senior Construction Observer	**$118/Hr**
Alex Wilde, Engineer in Training	**$105/Hr**
Brian Person, P.L.S., Survey Manger	**$150/Hr**
Survey Crew Member	**$75 - $124/Hr**
GPS / Robot	**$40/Hr**

In addition to the hourly rate, **mileage will be invoiced at the current IRS rate for construction observation services**. All other costs, such as cell phones, computers systems and inspection equipment are included in our hourly rates.

Experience with past projects allows us to estimate the cost of our services, barring any unusual circumstances or delay in the construction timeframe. **Assuming a construction period of 3-4 weeks, we would estimate the cost of our services provided under this proposal to be $24,000-$32,000.**

Once again, we appreciate the opportunity in providing you with our Proposal for Construction Period services. If you have any questions or need additional information, please contact me at 763-852-0479 or ShaneN@HAA-inc.com.

Sincerely,
Hakanson Anderson

Shane Nelson, P.E.
Vice President/Proposed Project Manager

Hakanson Anderson

ACCEPTANCE OF PROPOSAL: The above fees and conditions are satisfactory and hereby accepted. Hakanson Anderson Associates, Inc. is authorized to do the work as specified. Invoices for the above work will be issued on a monthly basis and at the completion of the project. Payment for invoices will be due within thirty (30) days of the date of billing.

Accepted by: _____ Date: _____

Printed Name:_____ Title:_____

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

RESOLUTION #24-125

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR MSA XKIMO STREET RECONSTRUCTION, IMPROVEMENT PROJECT #24-05

WHEREAS, the City of Ramsey proposes to reconstruct MSA Xkimo Street between Trunk Highway 47 and 142nd Avenue as identified within the 2024 – 2033 10-Year Capital Improvement Program; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-200, adopted August 22, 2023 Hakanson Anderson's proposal for engineering design services, including preparing final plans and specifications, for MSA Xkimo Street Reconstruction, Improvement Project #24-05 in the amount of $38,000.00 was accepted; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-279, adopted November 14, 2023 the City Council awarded the proposal for geotechnical reports to Haugo Geotechnical Services, LLC. for Improvement Project #24-05; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-034, adopted January 23, 2024, the Riversbend 3rd, Riversbend 4th, and Riverbend Plaza subdivisions were approved to be included as part of the MSA Xkimo Street Reconstruction, Improvement Project #24-05; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-085, adopted on March 26, 2024, the City Council approved final plans and specifications as prepared by Hakanson Anderson and authorized advertisement for bids for the same improvements; and

WHEREAS, Hakanson Anderson submitted a proposal to provide construction services included construction administration, construction staking, and construction observation of $32,000 for said improvements; and

WHEREAS, bids were advertised in the Anoka Union Herald on March 29 and April 5, 2023; and

WHEREAS, four (4) bids were publicly opened and tabulated on May 8, 2024 and the following bids were found to comply with the approved plans and specifications and advertisement for bids; and

Contractor	Total Bid
Northwest Asphalt, Inc.	$842,253.75
GMH Asphalt Corporation	$853,371.91
North Valley, Inc.	$859,516.03
Park Construction Company	$887,581.54

WHEREAS, the bid Northwest Asphalt, Inc. of Shakopee, Minnesota, in the amount of $842,253.75 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted.

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

1) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with said bidder for the construction and said improvements for and on behalf of the City of Ramsey.

2) The City Administrator is hereby authorized and directed to accept Hakanson Andersons proposal for construction services for said improvements for and on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of May, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

MINNESOTA DEPARTMENT OF TRANSPORTATION

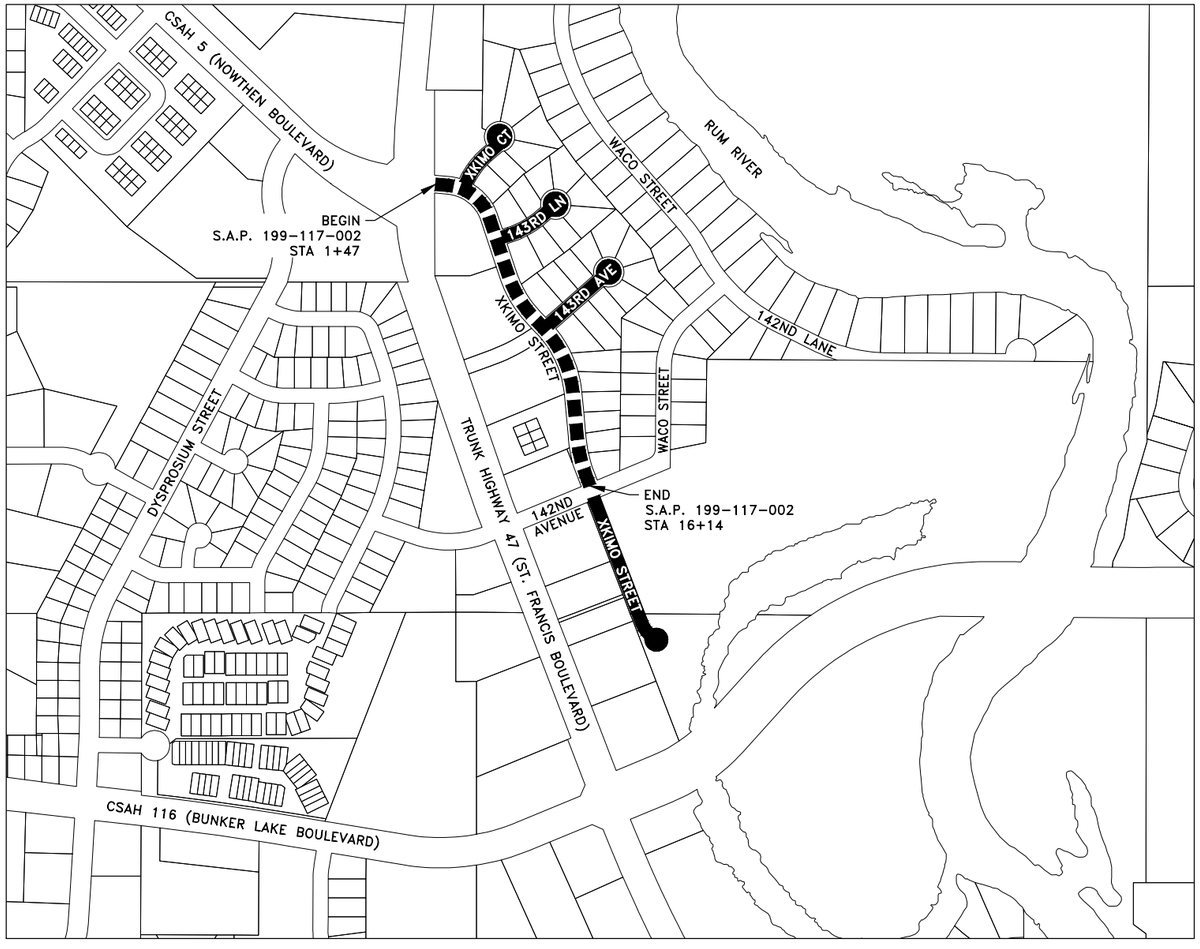
XKIMO STREET SURFACE IMPROVEMENT PROJECT

CONSTRUCTION PLANS FOR BITUMINOUS PAVEMENT REMOVAL, BITUMINOUS SURFACING, STRIPING AND MISCELLANEOUS CONSTRUCTION

CITY OF RAMSEY

CITY PROJECT 24-05

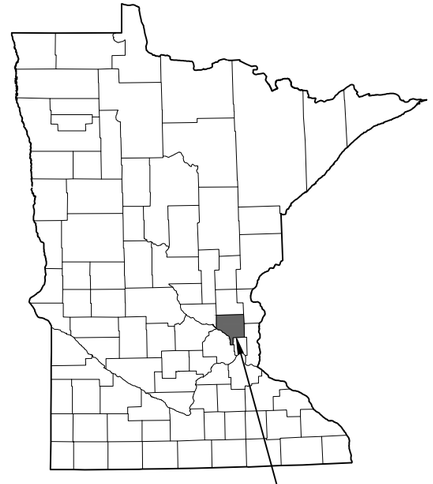
S.A.P. 199-117-002 LOCATED ON XKIMO STREET FROM HIGHWAY 47 TO THE CUL-DE-SAC SOUTH OF 142ND AVENUE
SECTIONS 25 AND 36 TOWNSHIP 32, RANGE 25



N

300 0 300 600
SCALE IN FEET

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."



CITY OF RAMSEY,
ANOKA COUNTY,
MINNESOTA

LEGEND

PROJECT LOCATION-LOCAL FUNDING

PROJECT LOCATION-STATE AID FUNDING

PROJECT	STA. TO STA.	GROSS LENGTH (FEET)	BRIDGE LENGTH (FEET)	EXCEPTION LENGTH (FEET)	NET LENGTH (FEET)	NET LENGTH (MILES)	ADT (2024)	ADT (2044)	DESIGN ESAL	R VALUE	TON DESIGN	DESIGN SPEED	NUMBER OF LANES	NUMBER OF PARKING LANES	FUNCTIONAL CLASSIFICATION
S.A.P. 199-117-002 XKIMO STREET	1+47 TO 16+14	1467	0	0	1467	0.278	2050	2460	286000	50	10	30	2	2	COLLECTOR

STOPPING SIGHT DISTANCE BASED ON:
3.5 FT - HEIGHT OF EYE
2.0 FT - HEIGHT OF OBJECT

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

Apr 15, 2024 - 10:22am
K:\MUNICIPAL\RA3188\ENGINEERING\PLAN DWG\RA3188_TITLE.dwg

GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL APPLY.

THE 2023 EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS SHALL APPLY.

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

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

ALL REQUIREMENTS OF THE PROJECT MANUAL FOR THE XKIMO STREET SURFACE IMPROVEMENT PROJECT.

SHEET INDEX

THIS PLAN CONTAINS 47 SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	ESTIMATED QUANTITIES, TABULATIONS AND PROJECT LEGEND
3	CONSTRUCTION NOTES AND TYPICAL SECTIONS
4-5	DETAILS
6	CITY STANDARD PLATES
7-12	PEDESTRIAN CURB RAMP DETAILS
13	TRAFFIC CONTROL PLAN
14-15	EXISTING CONDITIONS AND REMOVALS PLAN-XKIMO STREET
16	EXISTING CONDITIONS AND REMOVALS PLAN-XKIMO STREET AND XKIMO COURT
17	EXISTING CONDITIONS AND REMOVALS PLAN-143RD LANE AND 143RD AVENUE
18-22	CONSTRUCTION PLAN-XKIMO STREET
23	CONSTRUCTION PLAN-XKIMO COURT
24	CONSTRUCTION PLAN-143RD LANE
25	CONSTRUCTION PLAN-143RD AVENUE
26-27	PEDESTRIAN CURB RAMP CONSTRUCTION PLANS
28-29	SIGNAGE AND STRIPING PLAN-XKIMO STREET
30	STRIPING NOTES AND LEGEND
31-38	MN/DOT SIGN DETAILS
X1-X6	CROSS SECTIONS-XKIMO STREET
X7	CROSS SECTIONS-XKIMO COURT
X8	CROSS SECTIONS-143RD LANE
X9	CROSS SECTIONS-143RD AVENUE

DATE _____
APPROVED: RAMSEY CITY ENGINEER

DATE _____
DISTRICT STATE AID ENGINEER: REVIEWED FOR COMPLIANCE WITH STATE AID RULES/POLICY

DATE _____
STATE AID ENGINEER: APPROVED FOR STATE AID FUNDING

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.

43381 DATE 4/12/24
LIC. NO.

SHANE M. NELSON, P.E.
HAKANSON ANDERSON
DESIGN ENGINEER

DATE	REVISION

S.A.P. 199-117-002 SHEET 1 OF 38 SHEETS

RA3188

ESTIMATED QUANTITIES

ITEM NO.	REF. NOTES	Mn/DOT SPEC. NO.	DESCRIPTION	UNIT	TOTAL ESTIMATED QUANTITY	S.A.P. 199-117-002 ESTIMATED QUANTITY	LOCAL FUNDING ESTIMATED QUANTITY
1		2021.501	MOBILIZATION	LUMP SUM	1	0.57	0.43
2	11	2104.502	REMOVE CONCRETE STRUCTURE	EACH	6	5	1
3		2104.502	REMOVE MANHOLE OR CATCH BASIN	EACH	4	3	1
4		2104.502	REMOVE CASTING	EACH	17	10	7
5		2104.502	REMOVE SIGN	EACH	3	3	
6	10	2104.502	SALVAGE CASTING	EACH	15	11	4
7	2	2104.503	SAWING CONCRETE PAVEMENT - FULL DEPTH	LIN FT	444	298	146
8		2104.503	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LIN FT	530	311	219
9		2104.503	REMOVE SEWER PIPE (STORM)	LIN FT	124	100	24
10	2	2104.503	REMOVE CURB AND GUTTER	LIN FT	2077	1262	815
11		2104.503	REMOVE WATER SERVICE PIPE	LIN FT	47		47
12		2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	293	105	188
13	2	2104.518	REMOVE CONCRETE WALK	SQ FT	4641	3703	938
14	8	2106.507	EXCAVATION - COMMON	CU YD	258	155	103
15		2112.519	SUBGRADE PREPARATION	ROAD STA	30.8	14.7	16.1
16	4	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	40	20	20
17	4	2130.523	WATER	MGAL	22	10	12
18	3	2211.509	AGGREGATE BASE CLASS 5 MODIFIED	TON	387	195	192
19		2215.504	FULL DEPTH RECLAMATION	SQ YD	12930	6496	6434
20	6	2215.507	HAUL FULL DEPTH RECLAMATION (LV)	CU YD	1869	1056	813
21		2232.504	MILL BITUMINOUS SURFACE (2.0")	SQ YD	32	21	11
22		2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GALLONS	912	461	451
23		2360.504	TYPE SP 9.5 WEARING COURSE MIXTURE (3;C) 1.5" THICK	SQ YD	577	77	500
24		2360.504	TYPE SP 9.5 WEARING COURSE MIXTURE (3;C) 2.5" THICK	SQ YD	80	53	27
25		2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	1679	844	835
26		2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	1807	1055	752
27		2433.603	SAW AND SEAL JOINT	LIN FT	160	80	80
28		2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	16	16	
29		2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	54	46	8
30		2503.503	21" RC PIPE SEWER DESIGN 3006 CLASS III	LIN FT	8	8	
31		2503.503	24" RC PIPE SEWER DESIGN 3006 CLASS III	LIN FT	76	76	
32		2503.503	30" RC PIPE SEWER DESIGN 3006 CLASS III	LIN FT	8		8
33		2503.503	36" RC PIPE SEWER DESIGN 3006 CLASS III	LIN FT	8		8
34		2503.602	CONNECT TO EXISTING STORM SEWER	EACH	8	5	3
35		2504.602	CONNNECT TO EXISTING WATERMAIN	EACH	1	1	
36	5	2504.602	VALVE BOX	EACH	5		5
37		2504.602	ADJUST VALVE BOX	EACH	14	9	5
38		2504.602	6" GATE VALVE AND BOX	EACH	1		1
39		2504.603	6" WATERMAIN DUCTILE IRON CL 53	LIN FT	50		50
40		2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (2'X3')	EACH	2	2	
41		2506.502	CASTING ASSEMBLY	EACH	17	10	7
42	10	2506.502	INSTALL CASTING	EACH	15	11	4
43		2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	LIN FT	3.7	3.7	
44		2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 84-4020	LIN FT	8.4		8.4
45		2506.602	GROUT CATCH BASIN OR MANHOLE	EACH	18	13	5
46		2506.602	CLEAN OUT CATCH BASIN	EACH	14	9	5
47		2506.602	PRECAST CONCRETE MANHOLE COVER (48")	EACH	5	4	1
48		2506.602	PRECAST CONCRETE MANHOLE COVER (72")	EACH	1	1	
49		2506.602	CONNECT INTO EXISTING MH OR CB	EACH	1	1	
50	2	2521.518	4" CONCRETE WALK	SQ FT	1264	1264	
51		2521.518	6" CONCRETE WALK	SQ FT	686	474	212
52	2	2531.503	CONCRETE CURB AND GUTTER DESIGN SPECIAL (SURMOUNTABLE)	LIN FT	379	245	134
53		2531.503	CONCRETE CURB AND GUTTER DESIGN B418	LIN FT	270	270	
54	2	2531.503	CONCRETE CURB AND GUTTER DESIGN B612	LIN FT	36	25	11
55	2	2531.503	CONCRETE CURB AND GUTTER DESIGN B618	LIN FT	1415	839	576
56		2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	19		19
57		2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	216	177	39
58		2531.604	7" CONCRETE VALLEY GUTTER	SQ YD	79	34	45
59		2531.618	TRUNCATED DOMES	SQ FT	65	38	27
60	9	2545.503	3" NON-METALLIC CONDUIT	LIN FT	150	100	50

ESTIMATED QUANTITIES

ITEM NO.	REF. NOTES	Mn/DOT SPEC. NO.	DESCRIPTION	UNIT	TOTAL ESTIMATED QUANTITY	S.A.P. 199-117-002 ESTIMATED QUANTITY	LOCAL FUNDING ESTIMATED QUANTITY
61		2563.601	TRAFFIC CONTROL SUPERVISOR	LUMP SUM	1	0.57	0.43
62		2563.601	TRAFFIC CONTROL	LUMP SUM	1	0.57	0.43
63		2563.601	ALTERNATE PEDESTRIAN ROUTE	LUMP SUM	1	0.57	0.43
64		2564.518	SIGN PANELS TYPE C	SQ FT	20.8	20.8	
65		2565.602	RIGID PVC LOOP DETECTOR 6'X6'	EACH	2	2	
66		2572.503	TEMPORARY FENCE	LIN FT	200	200	
67		2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	1	0.57	0.43
68		2573.502	STORM DRAIN INLET PROTECTION	EACH	14	9	5
69	7	2574.507	COMMON TOPSOIL BORROW	CU YD	323	202	121
70	1	2575.605	TURF ESTABLISHMENT	ACRE	1.00	0.60	0.40
71		2582.503	4" SOLID LINE MULTI-COMPONENT	LIN FT	2660	2660	
72		2582.503	12" SOLID LINE MULTI-COMPONENT	LIN FT	40	40	
73		2582.503	24" SOLID LINE MULTI-COMPONENT	LIN FT	40	25	15
74		2582.503	4" DOUBLE SOLID LINE MULTI-COMPONENT	LIN FT	1230	1230	
75		2582.518	PAVEMENT MESSAGE MULTI-COMPONENT	SQ FT	91.1	91.1	

REFERENCE NOTES:

1. SEE SHEET 3 FOR ADDITIONAL INFORMATION REGARDING TURF ESTABLISHMENT.
2. ADDITIONAL CURB AND SIDEWALK REMOVAL MAY BE DETERMINED IN THE FIELD. THE QUANTITIES SHOWN INCLUDE THE QUANTITIES NOTED IN THE PLANS PLUS ADDITIONAL ESTIMATED QUANTITIES.
3. AGGREGATE BASE PLACEMENT SHALL BE APPROVED BY THE ENGINEER. CLASS 5 AGGREGATE BASE SHALL MEET THE REQUIREMENTS OF CITY PLATE NO. STR-26.
4. SEE SHEET 3 AND SECTION 01 35 00 SPECIAL PROJECT PROCEDURES OF THE PROJECT MANUAL FOR ADDITIONAL INFORMATION.
5. THIS ITEM INCLUDES REMOVING AND REPLACING DAMAGED VALVE BOXES WITH NEW VALVE BOXES AT THE DISCRETION OF THE ENGINEER.
6. THIS ITEM INCLUDES ALL LABOR AND EQUIPMENT REQUIRED TO PLACE THE FULL DEPTH RECLAMATION MATERIAL AT THE PUBLIC WORKS SITE, LOCATED AT 14210 JASPER STREET NW.
7. TOPSOIL SHALL BE BLACK DIRT COMPOSED OF UNCOSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS A SUITABLE FOUNDATION FOR VEGETATIVE GROWTH. THE TOPSOIL SHALL CONTAIN LESS THAN 35% SAND CONTENT.
8. ITEM SHALL INCLUDE PAYMENT FOR EXCAVATION OF THE SOIL AT THE PUMP HOUSE DRIVEWAY EXPANSION AND CURB AND SIDEWALK REMOVAL.
9. ITEM INCLUDES PAYMENT FOR CONDUIT PLACED FOR UTILITY CROSSINGS. THE NEED FOR THE CONDUIT WILL BE DETERMINED IN THE FIELD.
10. ITEMS SALVAGED AS PART OF THE STATE AID PROJECT SHALL BE INSTALLED ON THE STATE AID PROJECT.
11. ITEM INCLUDES PAYMENT FOR REMOVAL OF SELECT MANHOLE COVERS.

STANDARD PLATES	
THESE STANDARD PLATES AS APPROVED BY THE FHWA SHALL APPLY	
PLATE NO.	DESCRIPTION
3000M	REINFORCED CONCRETE PIPE (6 SHEETS)
3006H	GASKET JOINT FOR R.C. PIPE (2 SHEETS)
4010I	CONCRETE ADJUSTING RINGS
4011E	PRECAST CONCRETE BASE
4020J	MANHOLE OR CATCH BASIN (FOR USE WITH OR WITHOUT TRAFFIC LOADS) (2 SHEETS)
4022A	MANHOLE OR CATCH BASIN COVER (3 FT. X 2 FT. OPENING)
4026B	CONCRETE ENCASED CONCRETE ADJUSTING RINGS
4101D	RING CASTING FOR MANHOLE OR CATCH BASIN
4110F	COVER CASTING FOR MANHOLE
7038A	DETECTABLE WARNING SURFACE TRUNCATED DOMES
7100H	CONCRETE CURB AND GUTTER (DESIGN B AND DESIGN V)
7113A	CONCRETE APPROACH NOSE DETAIL
8000K	TEMPORARY CHANNELIZERS (3 SHEETS)
8132B	PREFORMED RIGID PVC CONDUIT LOOP DETECTOR - LAYOUT DETAILS, LAYOUT NOTES, TYPICAL INSTALLATION (3 SHEETS)

BASIS OF ESTIMATED QUANTITIES	
NON WEARING BITUMINOUS COURSE MIXTURE	113 lbs/yd^2/in
WEARING COURSE BITUMINOUS MIXTURE	113 lbs/yd^2/in
BITUMINOUS MATERIAL FOR TACK COAT	0.05 gal/yd^2
SEED MIXTURE 25-131	220 lbs/acre
HYDRAULIC BONDED FIBER MATRIX	3500 lbs/acre
TYPE 3, SLOW RELEASE FERTILIZER	400 lbs/acre

LEGEND

- CITY RIGHT-OF-WAY/PROPERTY LINE
- MN/DOT RIGHT-OF-WAY LINE
- EASEMENT LINE
- SECTION LINE
- P-BUR BURIED ELECTRIC LINE
- T-BUR BURIED TELEPHONE LINE
- FO-BUR BURIED FIBER OPTIC LINE
- G BURIED GAS LINE
- P-OH OVERHEAD UTILITY LINE
- TV-BUR BURIED TELEVISION LINE
- EXISTING CONCRETE CURB AND GUTTER
- PROPOSED CONCRETE CURB AND GUTTER
- SP TRAFFIC SIGNAL POLE
- LIGHT POLE
- HH HANDHOLE
- E T UTILITY PEDESTALS
- UTILITY POLE
- EXISTING CATCH BASINS
- D EXISTING STORM SEWER MANHOLE
- S EXISTING SANITARY SEWER MANHOLE
- EXISTING HYDRANT
- EXISTING WATERMAIN VALVE
- STREET SIGN
- STREET NAME SIGN
- XXXX PROPERTY ADDRESS
- C-X BITUMINOUS CORING LOCATION
- B-X SOIL BORING LOCATION
- X/X DETAIL NUMBER / SHEET NUMBER

S.A.P. 199-117-002

DATE	REVISION

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

SHANE M. NELSON, P.E.
Date 4/12/24 Lic. No. 43381

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN

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XKIMO STREET SURFACE IMPROVEMENT PROJECT

ESTIMATED QUANTITIES, TABULATIONS AND PROJECT LEGEND

CITY OF RAMSEY, MINNESOTA

SHEET 2 OF 38 SHEETS

RA3188

Apr 15, 2024 - 11:09am
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GENERAL CONSTRUCTION AND SOILS NOTES:

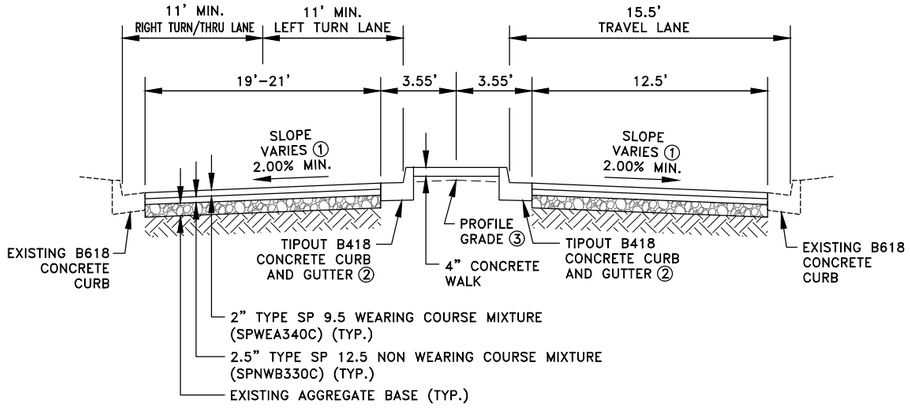
1. SUITABLE GRADING MATERIAL FOR THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, SILT, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL.
2. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL EXPLORATION REPORT PREPARE BY HAUGO GEOTECHNICAL SERVICES, DATED JANUARY 26, 2024, FOR ADDITIONAL CONSTRUCTION REQUIREMENTS.
3. WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT CUT VERTICALLY TO THE BOTTOM OF INPLACE SURFACING OR TOP OF GRADING SUBGRADE, WHICHEVER IS DEEPER, AT A 1(V):2(H) TO THE BOTTOM OF EXCAVATION.
4. PROVIDE A SAW CUT WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
5. BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH MN/DOT SPEC. 2104.
6. USE TACK COAT BETWEEN ALL BITUMINOUS MIXTURES. THE BITUMINOUS TACK COAT MATERIAL SHALL BE APPLIED AT A UNIFORM RATE OF 0.04 GAL/SY TO 0.06 GAL/SY BETWEEN BITUMINOUS LAYERS. THE APPLICATION RATES ARE FOR UNDILUTED EMULSIONS.
7. PERFORMANCE GRADED (PG) ASPHALT BINDER PG 58H-34, PER MN/DOT SPEC. 3151, SHALL BE USED FOR ALL BITUMINOUS MIXES ON THIS PROJECT.
8. THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.
9. IF NECESSARY, THE UTILITY COMPANIES WILL RELOCATE THEIR FACILITIES CONCURRENTLY WITH THE CONSTRUCTION OPERATIONS UNDER THIS CONTRACT. CONTRACTOR SHALL SCHEDULE CONSTRUCTION IN COOPERATION WITH UTILITY RELOCATION.
10. CURB AND SIDEWALK REPLACEMENT AREAS WILL BE DETERMINED IN THE FIELD BY THE ENGINEER. CONTRACTOR WILL BE PAID TO SAWCUT SIDEWALK OR CONCRETE CURB AND GUTTER PER ITEM 2104-SAWING CONCRETE PAVEMENT-FULL DEPTH. RESTORATION ADJACENT TO CURB AND SIDEWALK REMOVAL AREAS SHALL BE PER (3/4) AND (4/4).
11. CONTRACTOR SHALL PREPARE SUBGRADE UNDER CONCRETE CURB AND GUTTER AND SIDEWALKS WITH SUITABLE GRADING MATERIAL. PREPARATION OF THE SUBGRADE SHALL BE INCIDENTAL.
12. ALL DISTURBED AREAS SHALL BE RESTORED WITH A MINIMUM OF 4" OF TOPSOIL, SEED MIXTURE 25-131 AT A RATE OF 220 LBS/ACRE, TYPE 3 FERTILIZER AT A RATE OF 400 LBS/ACRE AND HYDRAULIC BONDED FIBER MATRIX AT A RATE OF 3500 LBS/ACRE. PAY ITEM 2575-TURF ESTABLISHMENT, MEASURED BY THE ACRE, SHALL INCLUDE PAYMENT FOR THE SEED, FERTILIZER AND HYDRAULIC BONDED FIBER MATRIX.
13. CONTRACTOR SHALL OBTAIN A MN/DOT PERMIT PRIOR TO WORKING IN THE TRUNK HIGHWAY 47 RIGHT-OF-WAY.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

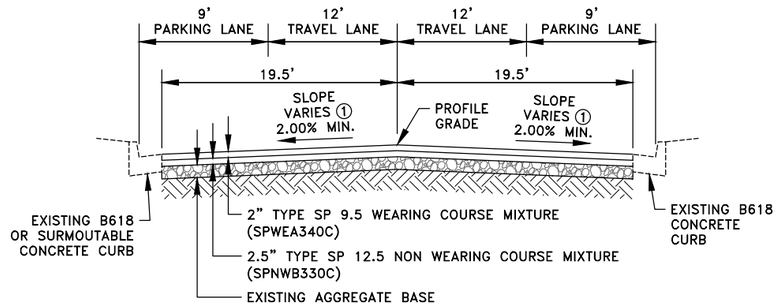
1. EROSION AND SEDIMENT CONTROL SHALL CONFORM TO THE MN/DOT EROSION CONTROL HANDBOOK.
2. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) PRIOR TO GRADING AND REMOVAL ACTIVITIES. BMP'S SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND POTENTIAL FOR EROSION HAS PASSED.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION.
4. DUST CONTROL-ALL PUBLIC OR HAUL ROADS USED DURING CONSTRUCTION OF THE PROJECT SHALL BE TREATED WITH WATER OR OTHER ENGINEER APPROVED METHODS AS NECESSARY TO SUPPRESS DUST. THIS WORK SHALL BE PAID PER ITEM 2130-WATER. CONTRACTOR CAN PURCHASE WATER AT EITHER THE ELMCREST PARK FILL STATION, LOCATED NEAR THE INTERSECTION OF QUICKSILVER STREET AND 167TH AVENUE, OR THE PUBLIC WORKS WATER FILL STATION, LOCATED AT 14100 JASPER STREET NW.
5. STREET CLEANING-THE CONTRACTOR SHALL CONTINUOUSLY CLEAN AND SWEEP ANY CONSTRUCTION MATERIAL AND DEBRIS THAT MAY BE TRACKED OR DEPOSITED ONTO STREETS LEADING TO OR ADJACENT TO THE PROJECT AREA. IF, UPON THREE HOURS NOTICE FROM THE ENGINEER, STREETS HAVE NOT BEEN CLEANED, THE ENGINEER MAY ORDER SUCH CLEANING BY OTHERS WITH THE COSTS OF SUCH SWEEPING OR CLEANING DEDUCTED FROM CONTRACT PAYMENTS. THIS WORK SHALL BE PAID PER ITEM 2123-STREET SWEEPER (WITH PICKUP BROOM).
6. ALTERNATE STORM DRAIN INLET PROTECTION DEVICES MAY BE SUBSTITUTED WITH ENGINEER'S APPROVAL.
7. CONTRACTOR SHALL PREPARE A STABILIZED CONSTRUCTION EXIT PER CITY PLATE NO. ERO-5 AT ALL ACCESS POINTS PRIOR TO CONSTRUCTION.

REFERENCE NOTES:

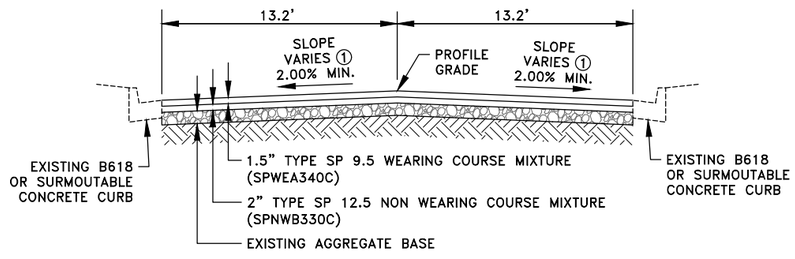
① SEE CROSS SECTION SHEETS FOR ROAD CROSS SECTION GRADES.
② TIPOUT CURB SHALL BE PER (4/3).
③ CROSS SLOPE FROM THE CENTERLINE PROFILE TO THE TOE OF THE CURB SHALL BE 2.00%.
④ BITUMINOUS DRVEWAY PAVEMENT SHALL BE PAID PER ITEM 2360-TYPE SP 9.5 WEARING COURSE MIXTURE (3;C) 2.5" THICK.
⑤ BITUMINOUS DRVEWAY PAVEMENT SHALL BE PAID PER ITEM 2360-TYPE SP 9.5 WEARING COURSE MIXTURE (3;C) 1.5" THICK.



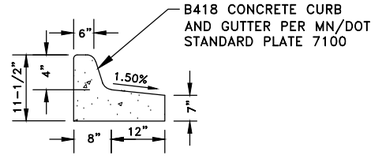
1/3 TYPICAL SECTION
XKIMO STREET (STA 1+62 TO 2+84)



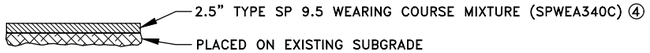
2/3 TYPICAL SECTION
XKIMO STREET (STA 2+84 TO 16+14)



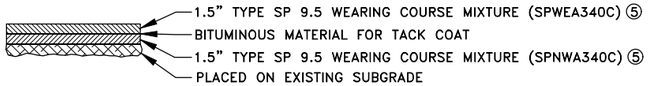
3/3 TYPICAL SECTION
XKIMO STREET (STA 16+46 TO 23+19),
XKIMO COURT, 143RD LANE, AND 143RD AVENUE



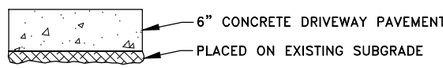
4/3 TIPOUT CURB DETAIL
NO SCALE



5/3 RESIDENTIAL DRIVEWAY
BITUMINOUS PAVEMENT SECTION
NO SCALE



6/3 COMMERCIAL DRIVEWAY
BITUMINOUS PAVEMENT SECTION
NO SCALE



7/3 RESIDENTIAL DRIVEWAY
CONCRETE PAVEMENT SECTION
NO SCALE

S.A.P. 199-117-002

DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
SHANE M. NELSON, P.E.
Date 4/12/24 Lic. No. 43381

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN

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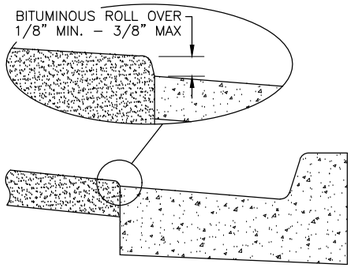
XKIMO STREET SURFACE IMPROVEMENT PROJECT

CONSTRUCTION NOTES AND TYPICAL SECTIONS
CITY OF RAMSEY, MINNESOTA

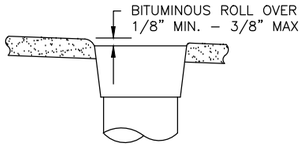
SHEET 3 OF 38 SHEETS

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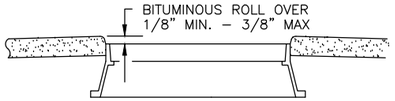
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PAVING AT CURB DETAIL



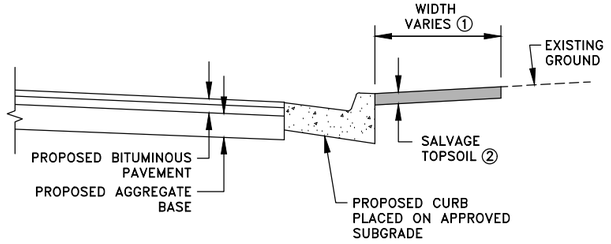
PAVING AT VALVE BOX DETAIL



PAVING AT MANHOLE DETAIL

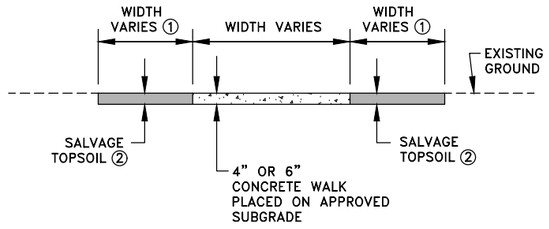
1/4 PAVING DETAILS

N.T.S.



3/4 RESTORATION AT CURB AND CATCH BASIN REPLACEMENT LOCATIONS

NO SCALE



4/4 RESTORATION AT SIDEWALK AND PEDESTRIAN CURB RAMP REPLACEMENT LOCATIONS

NO SCALE

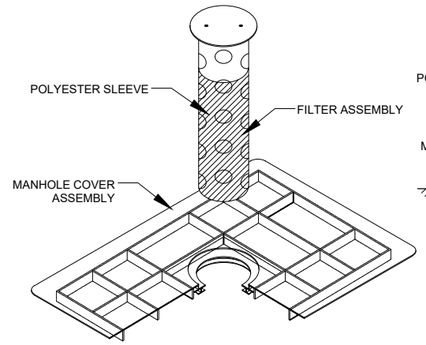
REFERENCE NOTES:

① SEE SHEET 3 FOR RESTORATION REQUIREMENTS.

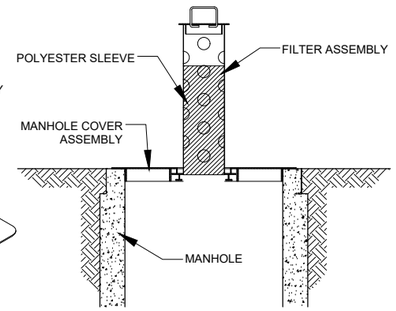
② CONTRACTOR SHALL SALVAGE AND REPLACE EXISTING TOPSOIL. THIS WORK SHALL BE INCIDENTAL.

③ CONTRACTOR SHALL BE PAID FOR THE NUMBER OF INDIVIDUAL STORM DRAIN INLETS PROTECTED OVER THE LIFE OF THE CONTRACT, REGARDLESS OF THE TYPE AND NUMBER OF DEVICES USED AT EACH STORM DRAIN INLET.

④ INLET PROTECTION SHALL BE INSTALLED ON ALL CASTINGS RECEIVING RUNOFF FROM THE PROJECT AREA. WIMCO MODELS CG 3067, RD 23 AND CG 3501 TR ARE SHOWN.

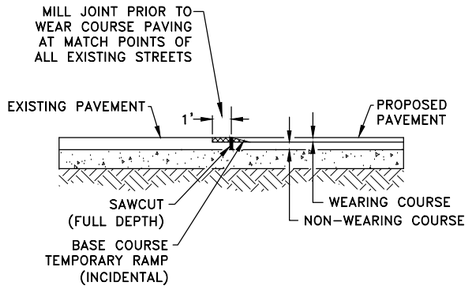


ISOMETRIC VIEW

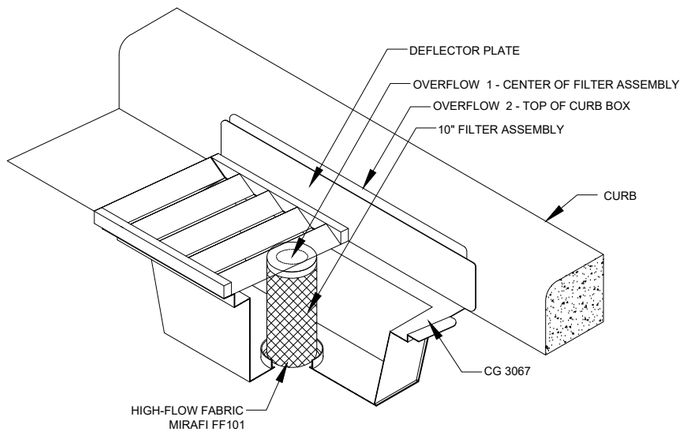


IN-PLACE ELEVATION VIEW

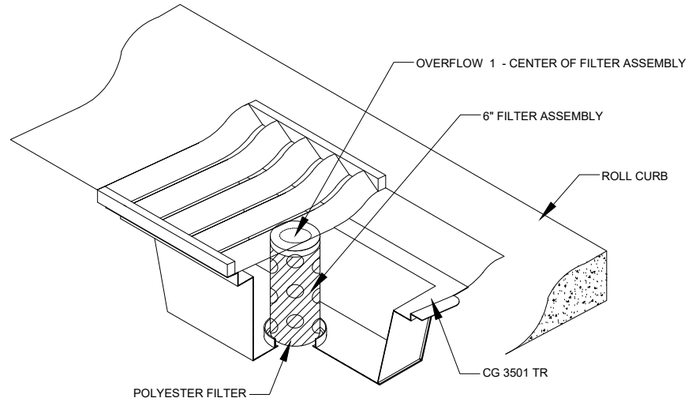
6/4 STORM DRAIN INLET PROTECTION ③④



2/4 WEAR COURSE JOINT MILLING



5/4 STORM DRAIN INLET PROTECTION ③④



7/4 STORM DRAIN INLET PROTECTION ③④

S.A.P. 199–117–002

DATE	REVISION

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XKIMO STREET SURFACE IMPROVEMENT PROJECT

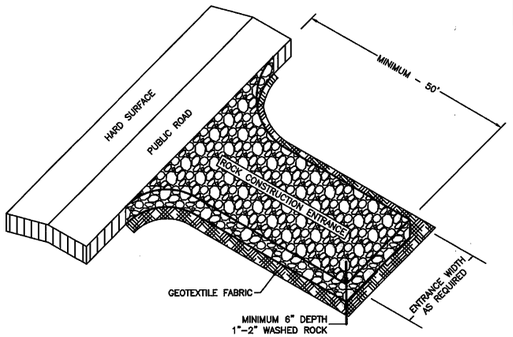
DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET 4 OF 38 SHEETS

RA3188

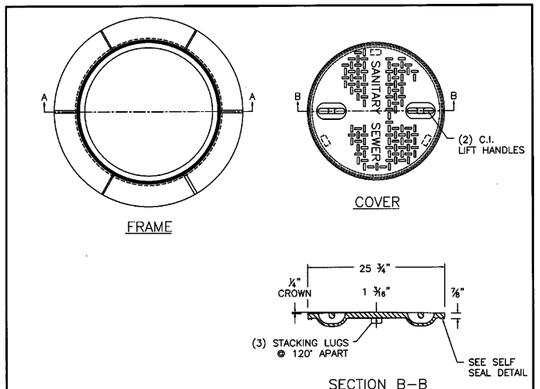
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NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING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

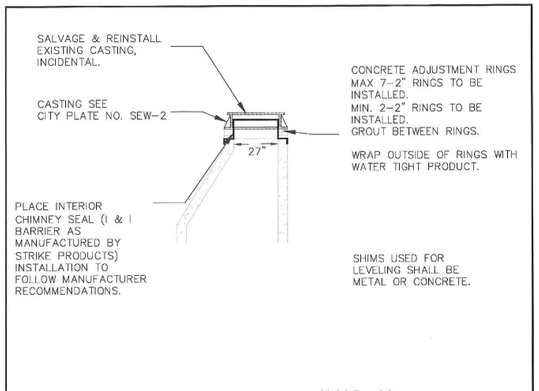
NOT TO SCALE

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



NOTE: NOT TO SCALE

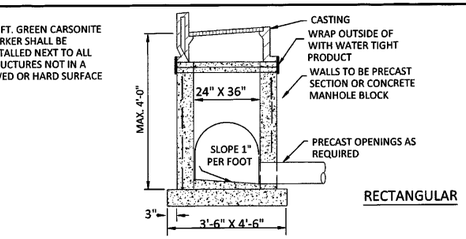
APPROVED: 11 – 2015	City of RAMSEY	STANDARD DETAILS: WATER TIGHT CASTING
		CITY PLATE No. SEW–2

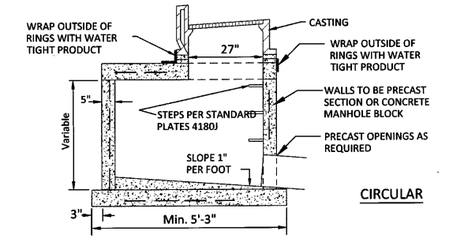


NOT TO SCALE

APPROVED: 1 – 2022	City of RAMSEY	STANDARD DETAILS: SANITARY MANHOLE ADJUSTING RINGS & CHIMNEY SEAL
		CITY PLATE No. SEW–7

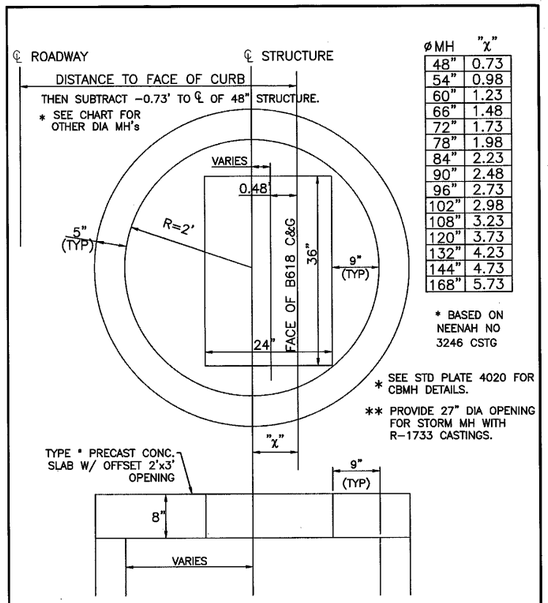
A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE





NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
9. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: CATCH BASIN
		CITY PLATE No. STO-1



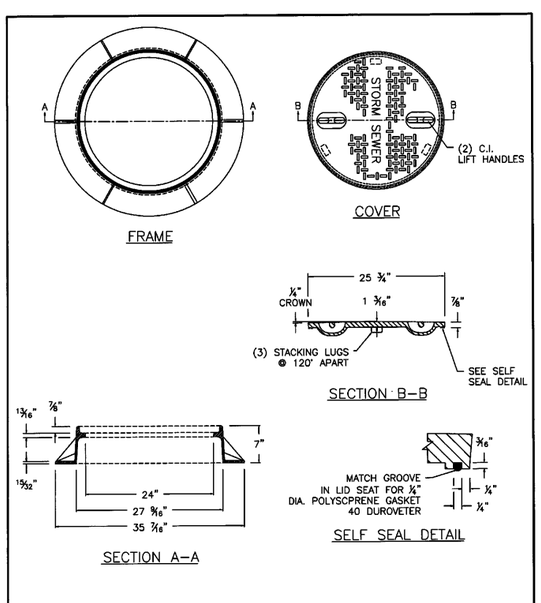
ØMH	"X"
48"	0.73
54"	0.98
60"	1.23
66"	1.48
72"	1.73
78"	1.98
84"	2.23
90"	2.48
96"	2.73
102"	2.98
108"	3.23
120"	3.73
132"	4.23
144"	4.73
168"	5.73

* BASED ON NEENAH NO 3246 CSTG

* SEE STD PLATE 4020 FOR CBMH DETAILS.

** PROVIDE 27" DIA OPENING FOR STORM MH WITH R-1733 CASTINGS.

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



NOTE: NOT TO SCALE

APPROVED: 2 – 2019	City of RAMSEY	STANDARD DETAILS: WATER TIGHT CASTING
		CITY PLATE No. STO–14

S.A.P. 199–117–002

DATE	REVISION

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

SHANE M. NELSON, P.E.
Date 4/12/24 Lic. No. 43381

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN

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

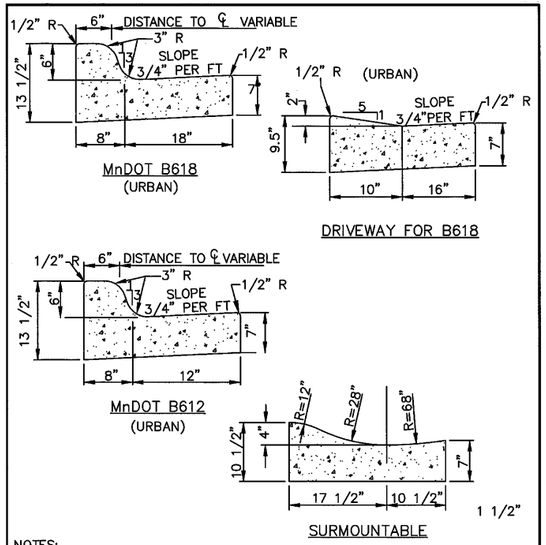
DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET 5 OF 38 SHEETS

RA3188

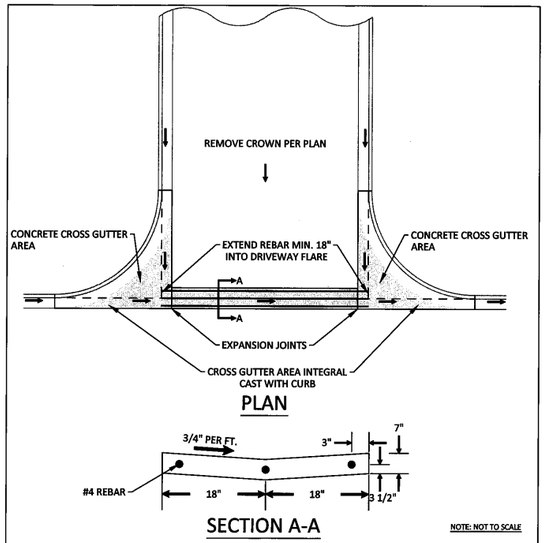
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NOTES:

1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

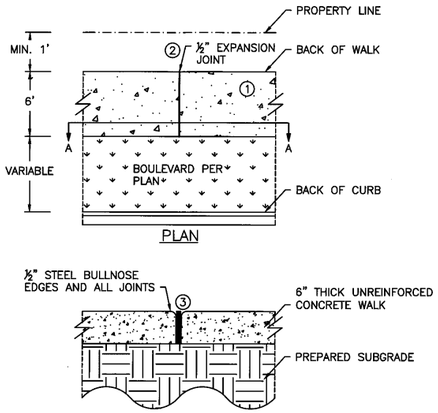
APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: CURB AND GUTTER
		CITY PLATE No. STR-1



NOTES:

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

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



NOTE:

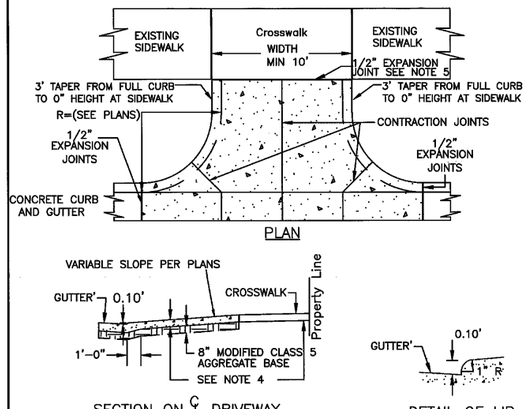
① BROOM FINISH CONCRETE WALK SURFACE

② MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS

③ 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

NOT TO SCALE

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



NOTES:

1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 8" THICK FOR COMMERCIAL DRIVEWAYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

APPROVED: 4 – 2016	City of RAMSEY	STANDARD DETAILS: COMMERCIAL DRIVEWAY CURBCUT
		CITY PLATE No. STR-14

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

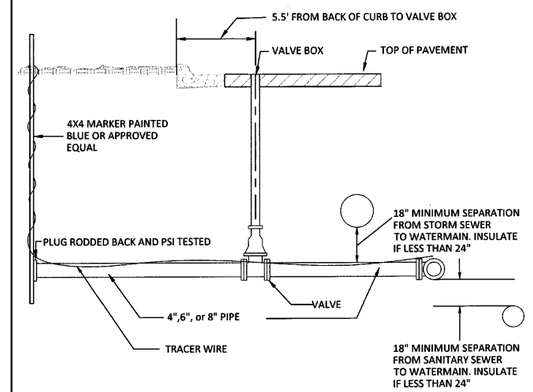
% PASSING

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

NOTES:

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

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



NOTES:

1. SHALL BE BLOCKED OR TIED TO THE MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
2. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL WATER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: COMMERCIAL SERVICE
		CITY PLATE No. WAT-5

S.A.P. 199–117–002

DATE	REVISION

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

SHANE M. NELSON, P.E.
Date 4/12/24 Lic. No. 43381

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN

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XKIMO STREET SURFACE IMPROVEMENT PROJECT

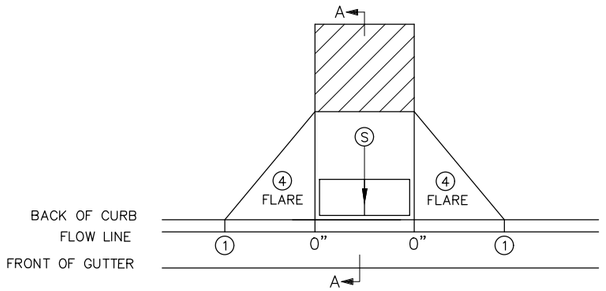
CITY STANDARD PLATES

CITY OF RAMSEY, MINNESOTA

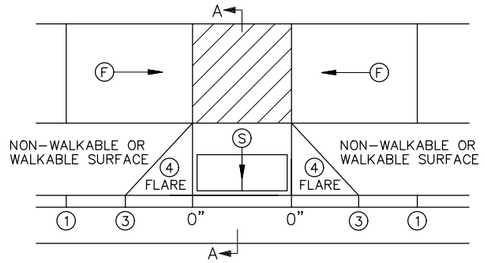
SHEET 6 OF 38 SHEETS

RA3188

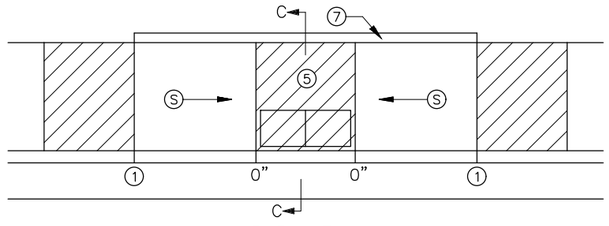
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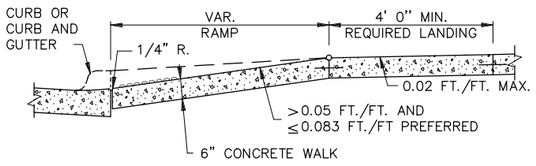
PERPENDICULAR



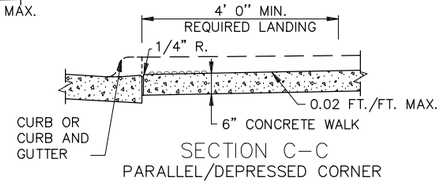
TIERED PERPENDICULAR



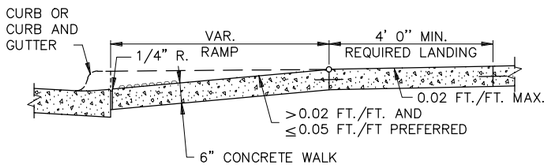
PARALLEL



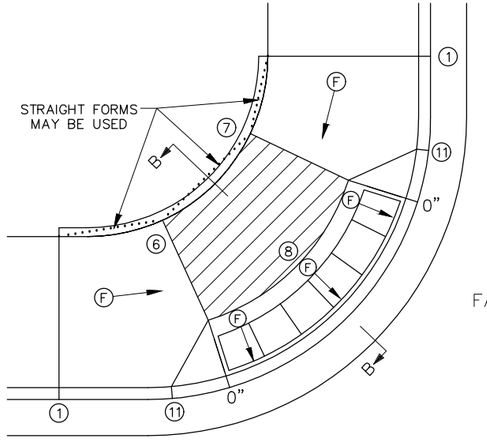
SECTION A–A
PERPENDICULAR/TIERED/DIAGONAL



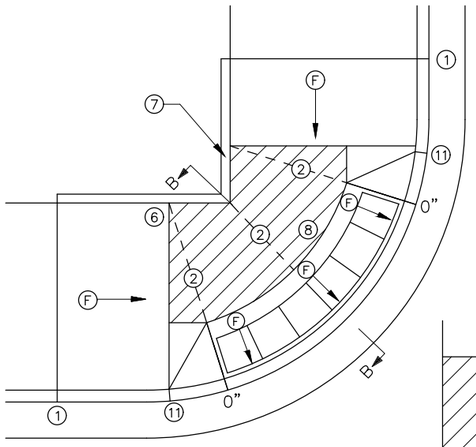
SECTION C–C
PARALLEL/DEPRESSED CORNER



SECTION B–B
FAN

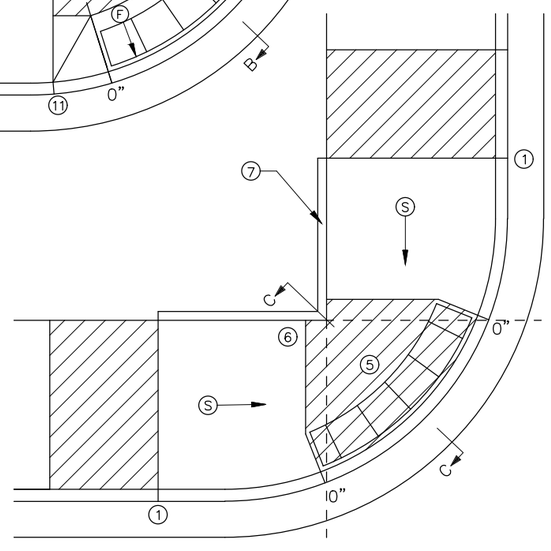


FAN (10)

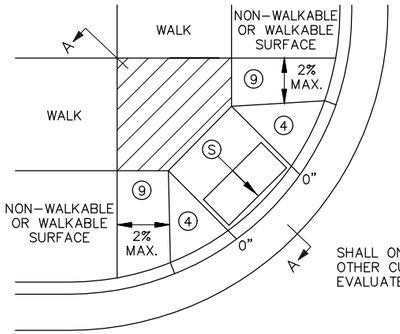


MODIFIED FAN (10)

USED WHEN RIGHT–OF–WAY
IS CONSTRAINED



DEPRESSED CORNER



DIAGONAL

SHALL ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE GREATER THAN 2%.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL, THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH. (EXCEPT AS STATED IN (6) BELOW.

TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 OF 6 FOR ALL SEPARATELY POURED INITIAL LANDINGS.

WHEN SIDEWALK IS AT BACK OF CURB, TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

MAINTAIN POSITIVE BOULEVARD DRAINAGE TO TOP OF CURB.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER THE ENTIRE PAR WIDTH OF SHARED–USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK WITH THE EXCEPTION OF 3" MAXIMUM ON EACH OUTSIDE EDGE WHICH ENSURES THE DETECTABLE WARNINGS ARE ENCASED IN CONCRETE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 0" – 3" OFFSET IS ALLOWED.

WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6" LESS THAN THE INCOMING PAR. ARC LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

(1) MATCH FULL HEIGHT CURB.

(2) 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.

(3) 3" HIGH CURB WHEN USING A 3' LONG RAMP, 4" HIGH CURB WHEN USING A 4' LONG RAMP.

(4) SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS.

(5) DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.

(6) THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL. (TYPICAL FOR ALL)

(7) WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS LESS THAN 5% RUNNING SLOPE SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.

(8) A 7' MIN TOP RADIUS GRADE BREAK IS REQUIRED TO BE CONSTRUCTIBLE.

(9) PAVE FULL WALK WIDTH.

(10) "S" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.

(11) INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8–10% TO A MINIMUM 3" CURB HEIGHT. REDUCE INTERMEDIATE CURB HEIGHT TO 2+ INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

(S) INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

(F) INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA – 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

X" CURB HEIGHT

REVISION:

APPROVED: 11–04–2021

JEFFREY PERKINS
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

THOMAS STYRBICKI
STATE DESIGN ENGINEER

APPROVED: 11–04–2021
REVISED:

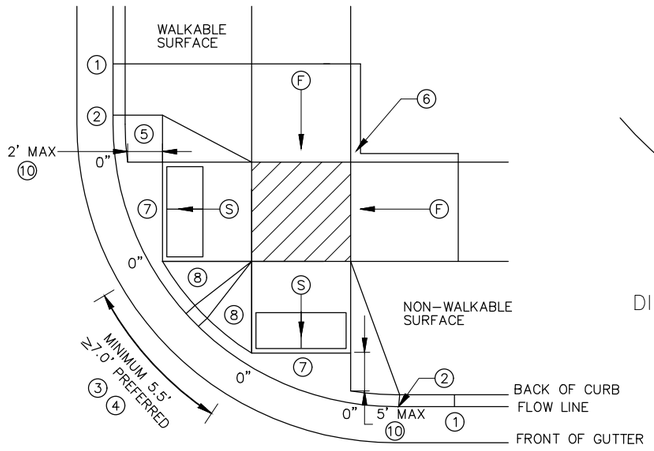
STANDARD PLAN 5–297.250 | 1 OF 6

PEDESTRIAN CURB RAMP DETAILS

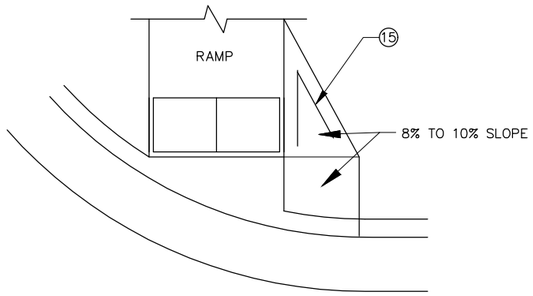
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SHEET NO. 7 OF 38 SHEETS

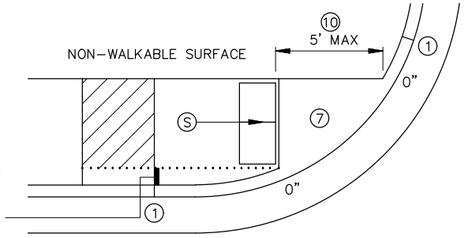
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COMBINED DIRECTIONAL

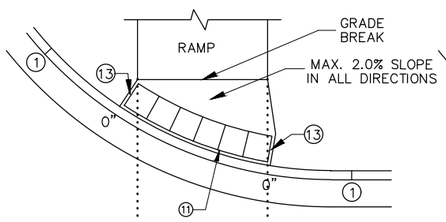


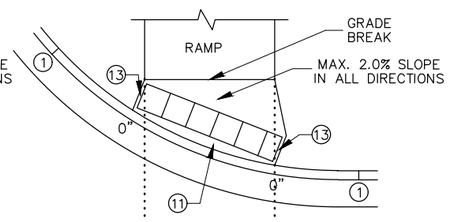
DIRECTIONAL RAMP WALKABLE FLARE



IF NON-CONCRETE BLVD. IS CONSTRUCTED AND IS LESS THAN 2' IN WIDTH AT TOP OF CURB TRANSITION, PAVE CONCRETE RAMP WIDTH TO ADJACENT BACK OF CURB.

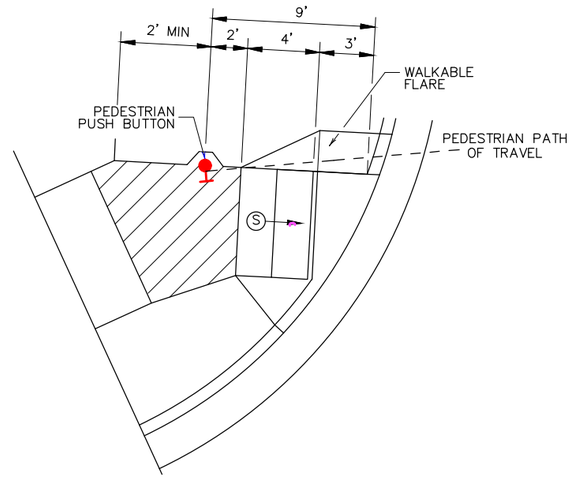
STANDARD ONE-WAY DIRECTIONAL ⑨





DETECTABLE WARNING PLACEMENT WHEN SETBACK CRITERIA IS EXCEEDED ⑫

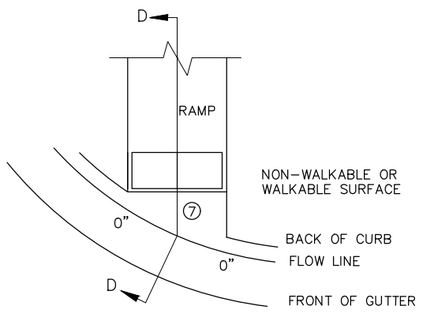
ONE-WAY DIRECTIONAL WITH DETECTABLE WARNING AT BACK OF CURB

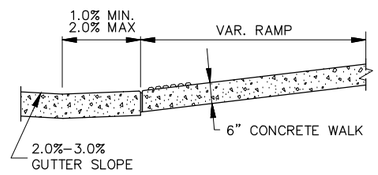


SEMI-DIRECTIONAL RAMP ③④⑨

3' DOME SETBACK, 4' LONG RAMP AND PUSH BUTTON 9' FROM THE BACK OF CURB

PRIMARILY USED FOR APS APPLICATIONS WHERE THE PAR DOES NOT CONTINUE PAST THE PUSH BUTTON (DEAD-END SIDEWALK)





SECTION D-D

CURB FOR DIRECTIONAL RAMPS ⑭

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP GRADE BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISION (PROSECUTION OF WORK).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER THE ENTIRE PAR WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK WITH THE EXCEPTION OF 3" MAXIMUM ON EACH OUTSIDE EDGE WHICH ENSURES THE DETECTABLE WARNINGS ARE ENCASED IN CONCRETE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 0" – 3" OFFSET IS ALLOWED.

WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6" LESS THAN THE INCOMING PAR. ARC LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES ⑩ & ⑪ FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

① MATCH FULL CURB HEIGHT.

② 3" HIGH CURB WHEN USING A 3' LONG RAMP
4" HIGH CURB WHEN USING A 4' LONG RAMP.

③ 3" MINIMUM CURB HEIGHT (5.5' MIN. DISTANCE REQUIRED BETWEEN DOMES)
4" PREFERRED (7' MIN. DISTANCE REQUIRED BETWEEN DOMES).

④ THE "BUMP" IN BETWEEN THE RAMPS SHOULD NOT BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS OCCURS MODIFY THE RAMP LOCATION OR SWITCH RAMP TO A FAN/DEPRESSED CORNER.

⑤ WHEN USING CONCRETE PAVED FLARES ON THE OUTSIDE OF DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHALL BE USED. SEE THE DETAIL ON THIS SHEET.

⑥ GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.

⑦ MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.

⑧ 8% TO 10% WALKABLE FLARE.

⑨ PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.

⑩ FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE, AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 3" FROM BACK OF CURB. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

⑪ RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK UP TO 9" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. IF 9" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.

⑫ FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALK/PATH. THIS ENSURES A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB TAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.

⑬ THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

⑭ TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.

⑮ PLACE 2 NO. 4 BARS 4 INCHES FROM SIDE OF FORMS WITH A MINIMUM 2 INCHES OF CONCRETE COVER ALONG EACH SIDE OF FLARE (INCIDENTAL).

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

(S) INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

(F) INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA – 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

X" CURB HEIGHT

REVISION:

APPROVED: 11-04-2021

JEFFREY PERKINS
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

THOMAS STYRBICKI
STATE DESIGN ENGINEER

STANDARD PLAN 5-297.250 | 2 OF 6

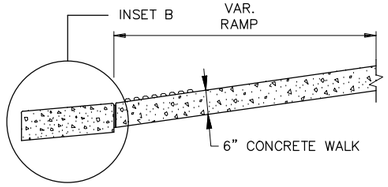
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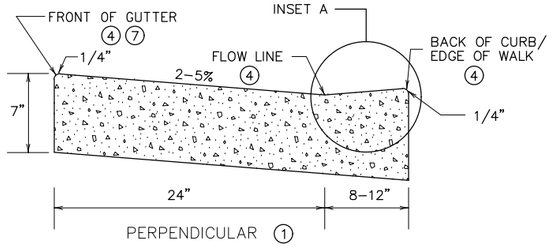
PEDESTRIAN CURB RAMP DETAILS

S.A.P. 199-117-002

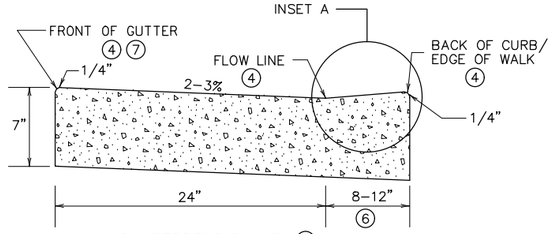
SHEET NO. 8 OF 38 SHEETS

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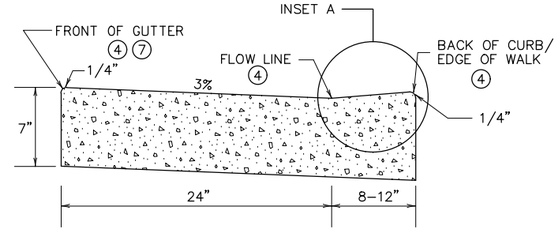




PERPENDICULAR ①

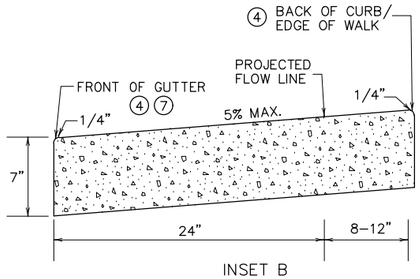


NON PERPENDICULAR ②

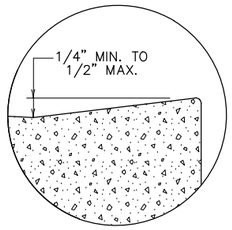


FOR CURB MACHINE PLACEMENT AROUND RADIUS ③
(REGARDLESS OF RAMP TYPE)

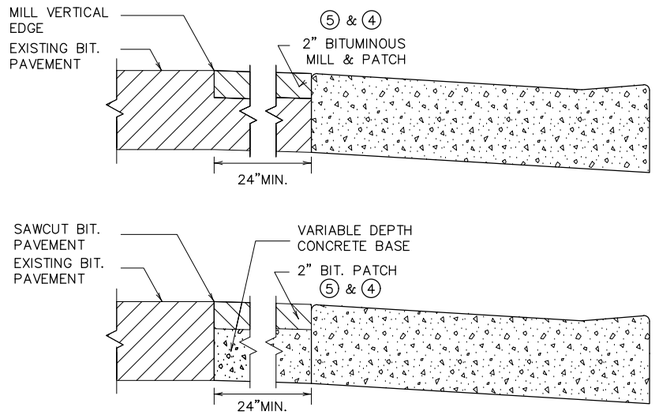
PEDESTRIAN ACCESS ROUTE CURB & GUTTER DETAIL



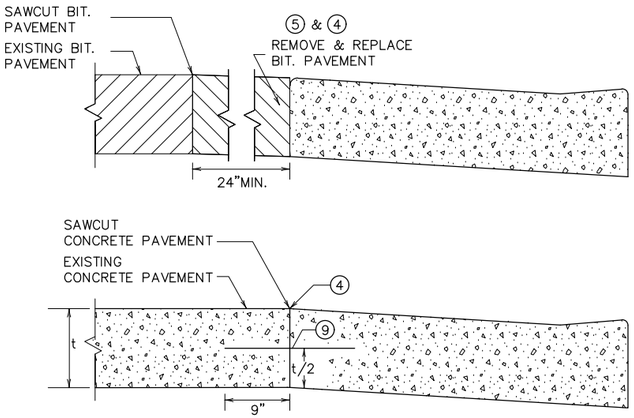
INSET B
OUTFLOW GUTTER ⑧



INSET A

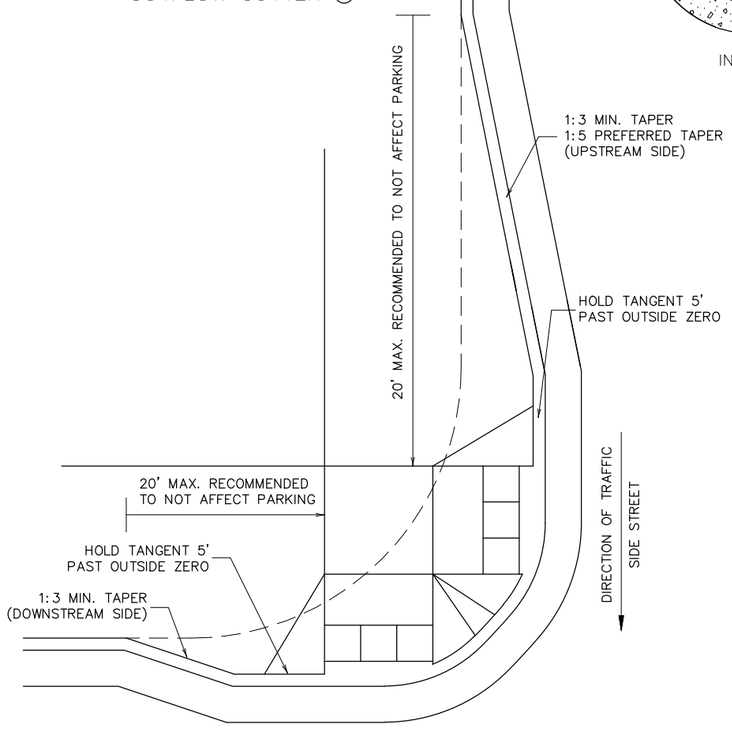


ONLY ALLOWED PER ENGINEER'S APPROVAL

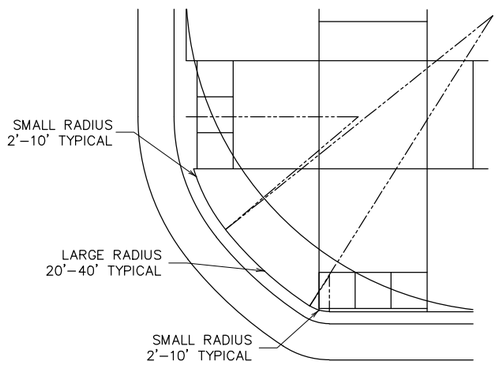


PAVEMENT TREATMENT OPTIONS IN FRONT OF CURB & GUTTER

FOR USE ON CURB RAMP RETROFITS



ADA CURB EXTENSION WITH COMPOUND RADIUS (BUMP OUT) ⑪



COMBINED DIRECTIONAL ⑩
(COMPOUND RADIUS)

NOTES:

POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM.

NO PONDING SHALL BE PRESENT IN THE PAR.

ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.

① FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.

② FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS & DEPRESSED CORNERS.

③ BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.

④ THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".

⑤ ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.

⑥ VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.

⑦ TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. TOP 1.5" OF THE GUTTER FACE MUST BE A FORMED EDGE. PAR GUTTER SHALL NOT BE OVERLAID.

⑧ SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.

⑨ DRILL AND GROUT NO. 4 EPOXY–COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT 1' MINIMUM FROM ALL JOINTS.

⑩ HELPS PROVIDE TWO SEPARATE RAMPS, REDUCES THE DOME SETBACK LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING VEHICLE PATH WHILE OPTIMIZING CURB RAMP LENGTH.

⑪ CURB EXTENSIONS SHOULD BE USED IN VERTICALLY CONSTRAINED AREAS, USUALLY IN DOWNTOWN ROADWAY SEGMENTS WHERE ON–STREET PARKING IS AVAILABLE. CURB EXTENSIONS SHOULD BE CONSIDERED FOR APS INTERSECTIONS WHERE SPACE IS LIMITED.
PUSH BUTTONS MUST MEET APS CRITERIA AS DESCRIBED IN THE PUSH BUTTON LOCATION DETAIL SHEET.

REVISION:

APPROVED: 11–04–2021
JEFFREY PERKINS
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5–297.250 | 3 OF 6

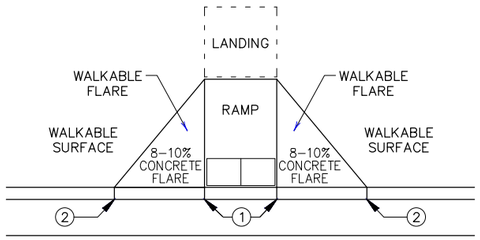
APPROVED: 11–04–2021
REVISED:
THOMAS STYRBICKI
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

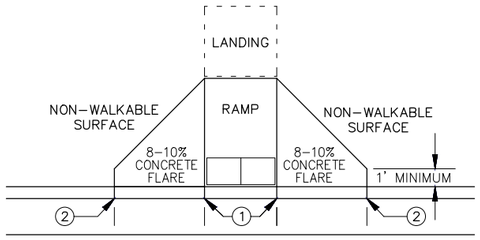
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SHEET NO. 9 OF 38 SHEETS

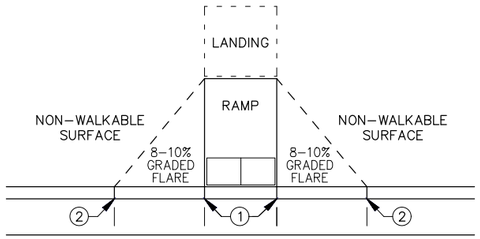
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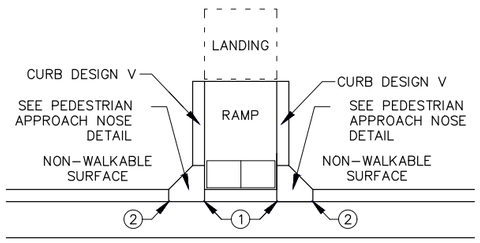
PAVED FLARES
ADJACENT TO WALKABLE SURFACE



PAVED FLARES
ADJACENT TO NON–WALKABLE SURFACE

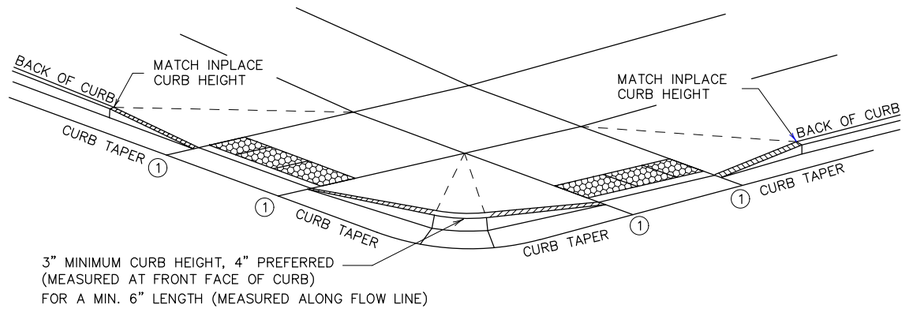


GRADED FLARES

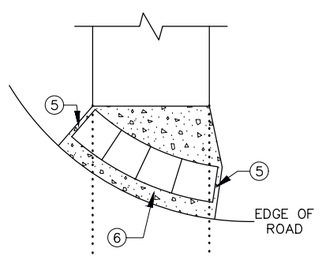


RETURNED CURB ④

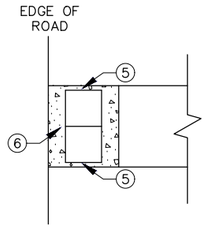
TYPICAL SIDE TREATMENT OPTIONS ③ ⑩



DETECTABLE EDGE WITH ⑦
CURB AND GUTTER

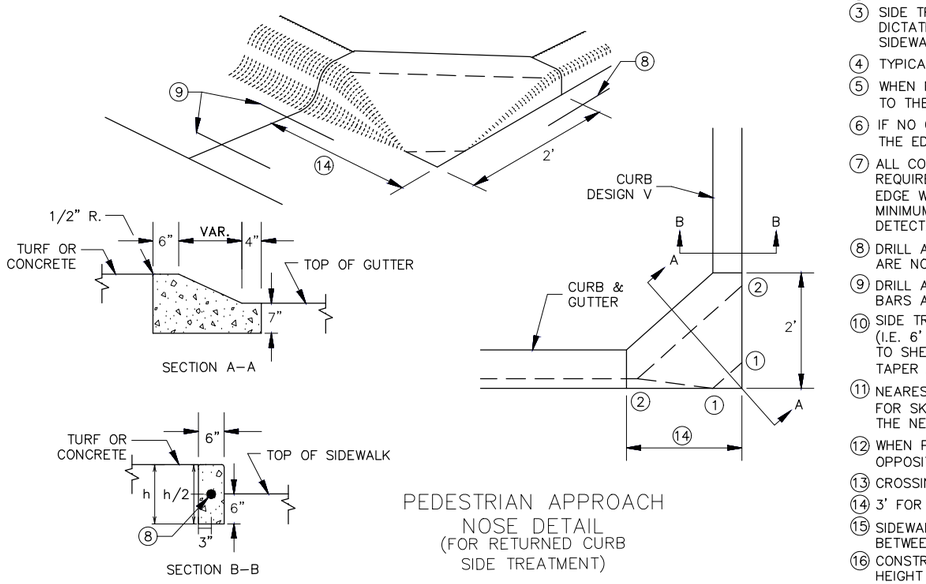


RADIAL DETECTABLE WARNING

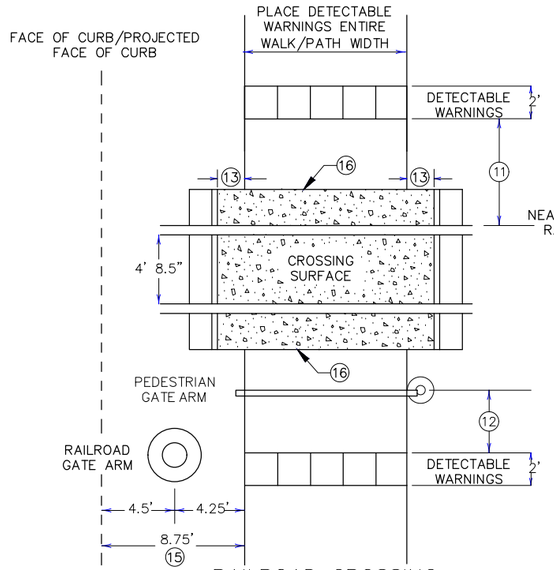


RECTANGULAR DETECTABLE WARNING

DETECTABLE EDGE WITHOUT CURB AND GUTTER



PEDESTRIAN APPROACH
NOSE DETAIL
(FOR RETURNED CURB
SIDE TREATMENT)



RAILROAD CROSSING
PLAN VIEW

NOTES:

INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8–10% TO A MINIMUM 3 INCH CURB HEIGHT. INCREASE CURB TAPER LENGTH AT LESS THAN 8% OR REDUCE INTERMEDIATE CURB HEIGHT TO 2+ INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.

SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.

A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

CONCRETE FLARE LENGTHS ADJACENT TO NON–WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.

① 0" CURB HEIGHT. SEE INSET A ON SHEET 3 OF 6.

② FULL CURB HEIGHT.

③ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.

④ TYPICALLY USED FOR MEDIANS AND ISLANDS.

⑤ WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" MAX. BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

⑥ IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED–USE PATH TO PROVIDE VISUAL CONTRAST.

⑦ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO–INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS AND UNIFORMLY RISES TO A 3–INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.

⑧ DRILL AND GROUT 1 – NO. 4 12" LONG REINFORCEMENT BAR (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.

⑨ DRILL AND GROUT 2 – NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.

⑩ SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (I.E. 6' LONG RAMP FOR 6" HIGH CURB). WHEN THE INITIAL LANDING IS MORE THAN 1" BELOW FULL HEIGHT CURB REFER TO SHEETS 1 & 2 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE. CONSTRUCT THESE TAPER AT 0"–3" AT 8–10%, THEN LESS THAN 5% FROM 3" CURB TO FULL CURB HEIGHT.

⑪ NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12' MINIMUM TO 15' MAXIMUM FROM THE NEAREST RAIL. FOR SKEWED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12' MEASURED PERPENDICULAR TO THE NEAREST RAIL.

⑫ WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FORM THE APPROACHING SIDE OF THE GATE ARM. THIS CRITERIA GOVERNS OVER NOTE ⑪.

⑬ CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK OR SHARED–USE PATH.

⑭ 3' FOR MEDIANS AND SPLITTER ISLANDS. NOSE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.

⑮ SIDEWALK TO BE PLACED 8.75' MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.

⑯ CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3702 TYPES A–E. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.

REVISION:

APPROVED: 11–04–2021
JEFFREY PERKINS
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5–297.250 | 4 OF 6

APPROVED: 11–04–2021
REVISED:

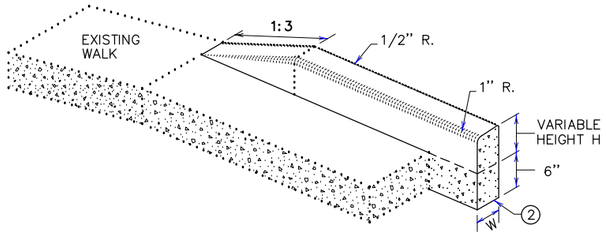
THOMAS STYRBICKI
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

S.A.P. 199–117–002

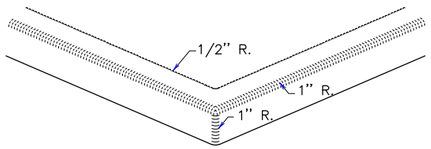
SHEET NO. 10 OF 38 SHEETS

Apr 15, 2024 – 10:23am
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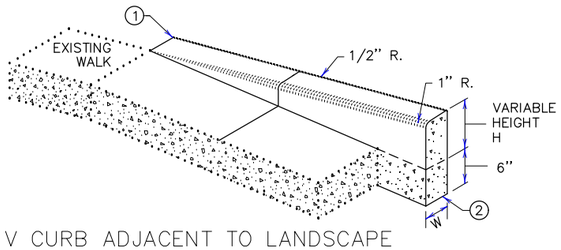
V CURB ADJACENT TO LANDSCAPE

CURB WITHIN SIDEWALK LIMITS



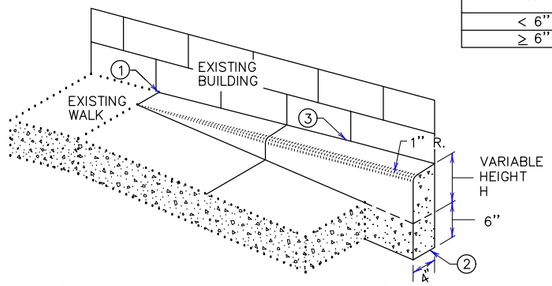
V CURB INTERSECTION

CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
< 6"	4"
≥ 6"	6"

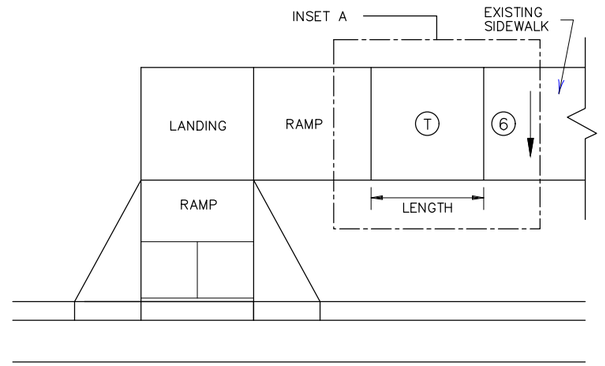


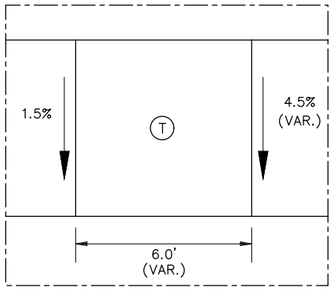
V CURB ADJACENT TO LANDSCAPE

CURB OUTSIDE SIDEWALK LIMITS



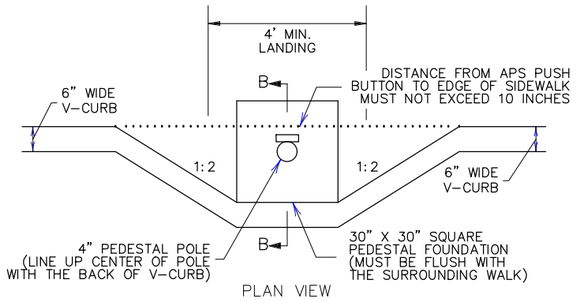
V CURB ADJACENT TO BUILDING OR BARRIER



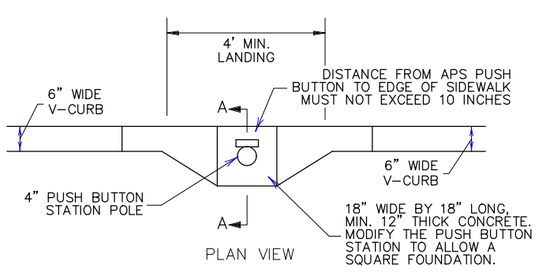


TRANSITION PANEL ④⑤

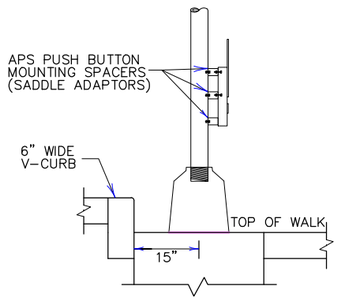
INSET A



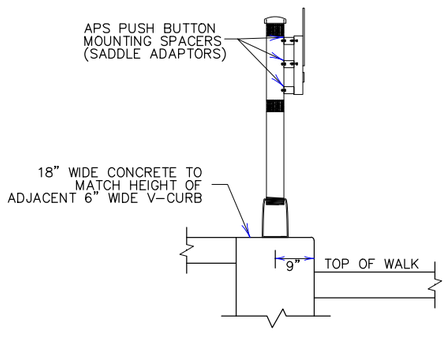
PLAN VIEW



PLAN VIEW



SECTION B–B



SECTION A–A

SIGNAL PEDESTAL & PUSH BUTTON (V-CURB)

PUSH BUTTON STATION (V-CURB)

NOTES:

A WALKABLE FLARE IS AN 8–10% CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE, OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.

ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.

WHERE RIGHT–OF–WAY ALLOWS, USE OF V CURB SHOULD BE MINIMIZED. GRADING ADJACENT TURF OR SLOPING ADJACENT PAVEMENT IS PREFERRED.

V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.

V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.

① END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.

② ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.

③ CONSTRUCT USING APPROVED EXPANSION MATERIAL PER MNDOT TYPE A–E EXPANSION. LEAVE A MINIMUM 1/2" TOP GAP AND SEAL WITH MNDOT APPROVED SILICONE PER MNDOT SPEC 3722.

④ THE MAX. RATE OF CROSS SLOPE TRANSITIONING IS 1' LINEAR FOOT OF SIDEWALK PER HALF PERCENT CROSS SLOPE. WHEN PAR WIDTH IS GREATER THAN 6' OR THE RUNNING SLOPE IS GREATER THAN 5%, DOUBLE THE CALCULATED TRANSITION LENGTH.

⑤ TRANSITION PANELS ARE TO ONLY BE USED AFTER THE RAMP, OR IF NEEDED, LANDING ARE AT THE FULL CURB HEIGHT (TYPICAL SECTION).

⑥ EXISTING CROSS SLOPE GREATER THAN 2.0%.

LEGEND
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.
Ⓢ INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
LANDING AREA – 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
Ⓣ TRANSITION PANEL(S) – TO BE USED FOR TRANSITIONING THE CROSS–SLOPE OF A RAMP TO THE EXISTING WALK CROSS–SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK. SEE THIS SHEET FOR ADDITIONAL INFORMATION.

REVISION:

APPROVED: 11–04–2021

JEFFREY PERKINS
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

THOMAS STYRBICKI
STATE DESIGN ENGINEER

STANDARD PLAN 5–297.250 | 5 OF 6

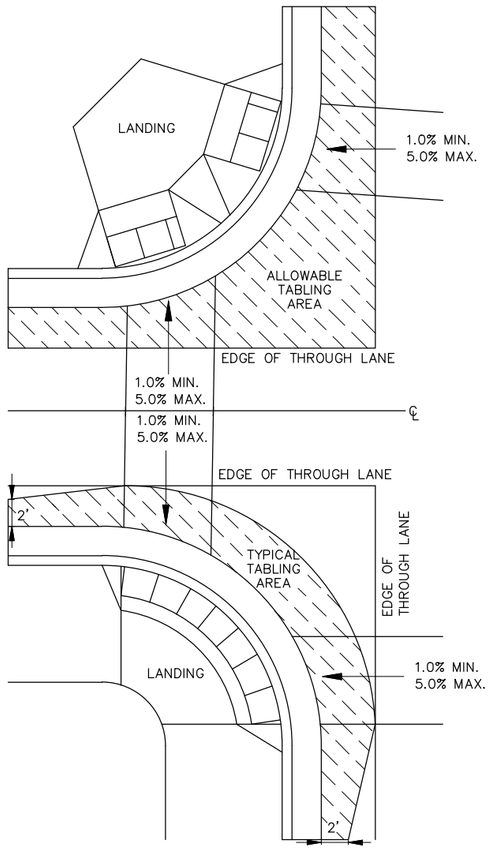
APPROVED: 11–04–2021
REVISED:

PEDESTRIAN CURB RAMP DETAILS

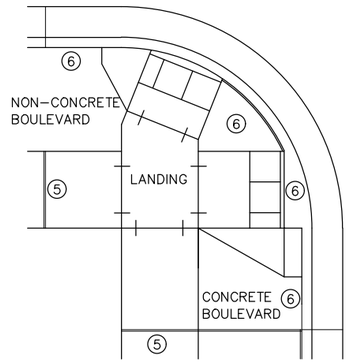
S.A.P. 199–117–002

SHEET NO. 11 OF 38 SHEETS

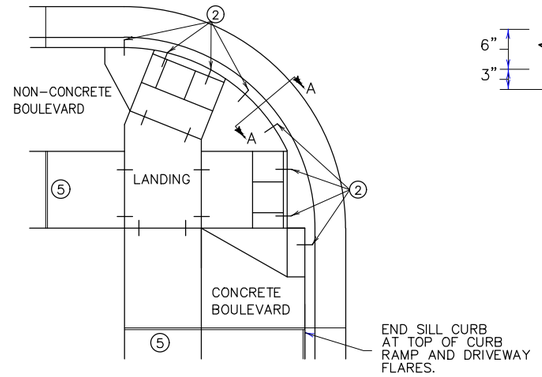
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CURB LINE AND ROAD CROSSING ADJUSTMENTS



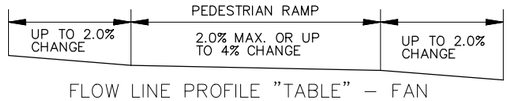
EXPANSION MATERIAL PLACEMENT
FOR CONCRETE ROADWAYS



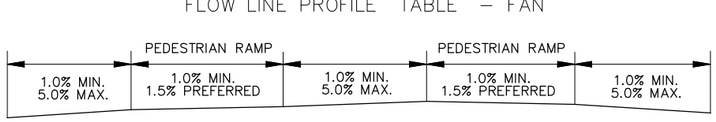
CURB LINE REINFORCEMENT ④
PLACEMENT ON BITUMINOUS ROADWAYS



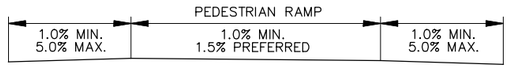
FLOW LINE PROFILE "TABLE" – TWIN PERPENDICULARS



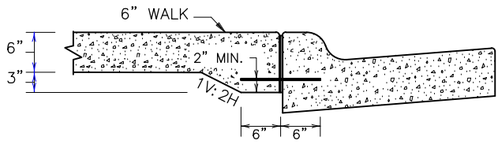
FLOW LINE PROFILE "TABLE" – FAN



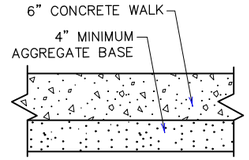
FLOW LINE PROFILE RAISE – TWIN PERPENDICULARS



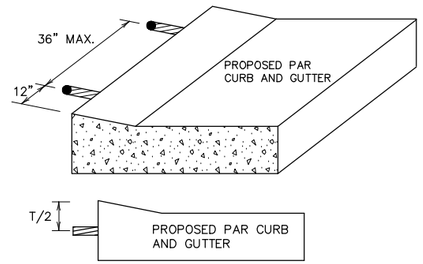
FLOW LINE PROFILE RAISE – FAN

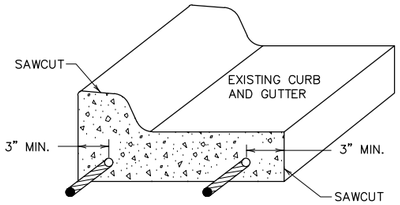


SECTION VIEW A–A
THICKENED SECTION
THROUGH CURB RAMP FLARES



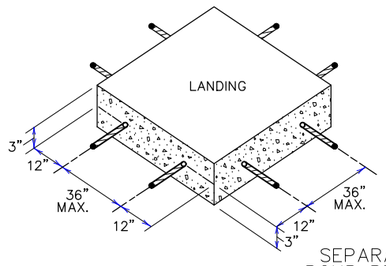
TYPICAL SIDEWALK SECTION
WITHIN INTERSECTION CORNER

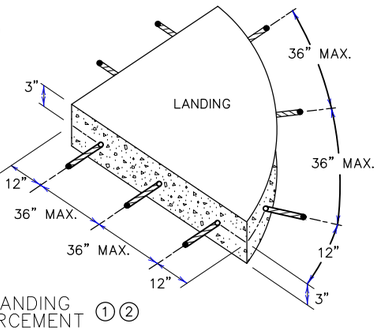




CURB AND GUTTER
REINFORCEMENT ③

CURB RAMP REINFORCEMENT DETAILS ②④





SEPARATE LANDING
POUR REINFORCEMENT ①②

GENERAL NOTES:

"TABLING" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK, IS REQUIRED WHEN A ROADWAY IS IN A STOP OR YIELD CONDITION AND THE PROJECT SCOPE ALLOWS.

RECONSTRUCTION PROJECTS: ON FULL PAVEMENT REPLACEMENT PROJECTS "TABLING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.

MILL & OVERLAY PROJECTS: "TABLING" OF FLOW LINES, IN FRONT OF THE PEDESTRIAN RAMP, IS REQUIRED WHEN THE EXISTING FLOW LINE IS GREATER THAN 2%. WARPING OF THE BITUMINOUS PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE. TABLE THE FLOW LINE TO 2% OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA;

1) 1.0% MIN. CROSS–SLOPE OF THE ROAD
2) 5.0% MAX. CROSS–SLOPE OF THE ROAD
3) "TABLE" FLOW LINE UP TO 4% CHANGE FROM EXISTING SLOPE IN FRONT OF PEDESTRIAN RAMP
4) UP TO 2% CHANGE IN FLOW LINE FROM EXISTING SLOPE BEYOND THE PEDESTRIAN CURB RAMP

STAND–ALONE ADA RETROFITS: FOLLOW MILL & OVERLAY CRITERIA ABOVE HOWEVER ALL PAVEMENT WARPING IS DONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS AND FULL–DEPTH APRON REPLACEMENT ON CONCRETE ROADWAYS.

RAISING OF CURB LINES SHOULD OCCUR IN VERTICALLY CONSTRAINED AREAS. RAISE THE CURB LINES ENOUGH TO ALLOW COMPLIANT RAMPS OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA;

1) 1.0% MIN. AND 5.0% MAXIMUM CROSS–SLOPE OF THE ROAD
2) 1.0% MIN. FLOW LINE (ON EITHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
3) 5.0% RECOMMENDED MAX. FLOW LINE
4) LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 15' HORIZONTAL

NOTES:

① TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON THIS SHEET FOR ALL SEPARATELY POURED INITIAL LANDINGS.

② DRILL AND GROUT NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) AT 36" MAXIMUM CENTER TO CENTER MINIMUM 12" SPACING FROM CONSTRUCTION JOINTS. BARS TO BE ADJUSTED TO MATCH RAMP GRADE. BARS TO BE PAID BY EACH.

③ DRILL AND GROUT 2 – NO. 4 X 12" LONG (6" EMBEDDED) REINFORCEMENT BARS (EPOXY COATED). REINFORCEMENT REQUIRED FOR ALL CONSTRUCTION JOINTS. BARS TO BE PAID BY EACH.

④ THIS CURB LINE REINFORCEMENT DETAIL SHALL BE USED ON BITUMINOUS ROADWAYS. FOR CONCRETE ROADWAYS, SEE NOTE 6.

⑤ CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3702 TYPES A–E. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.

⑥ USE AN APPROVED TYPE F (1/4 INCH THICK) SEPARATION MATERIAL. SEPARATION MATERIAL SHALL MATCH FULL HEIGHT DIMENSION OF ADJACENT CONCRETE.

REVISION:

APPROVED: 11–04–2021
JEFFREY PERKINS
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5–297.250 | 6 OF 6

APPROVED: 11–04–2021
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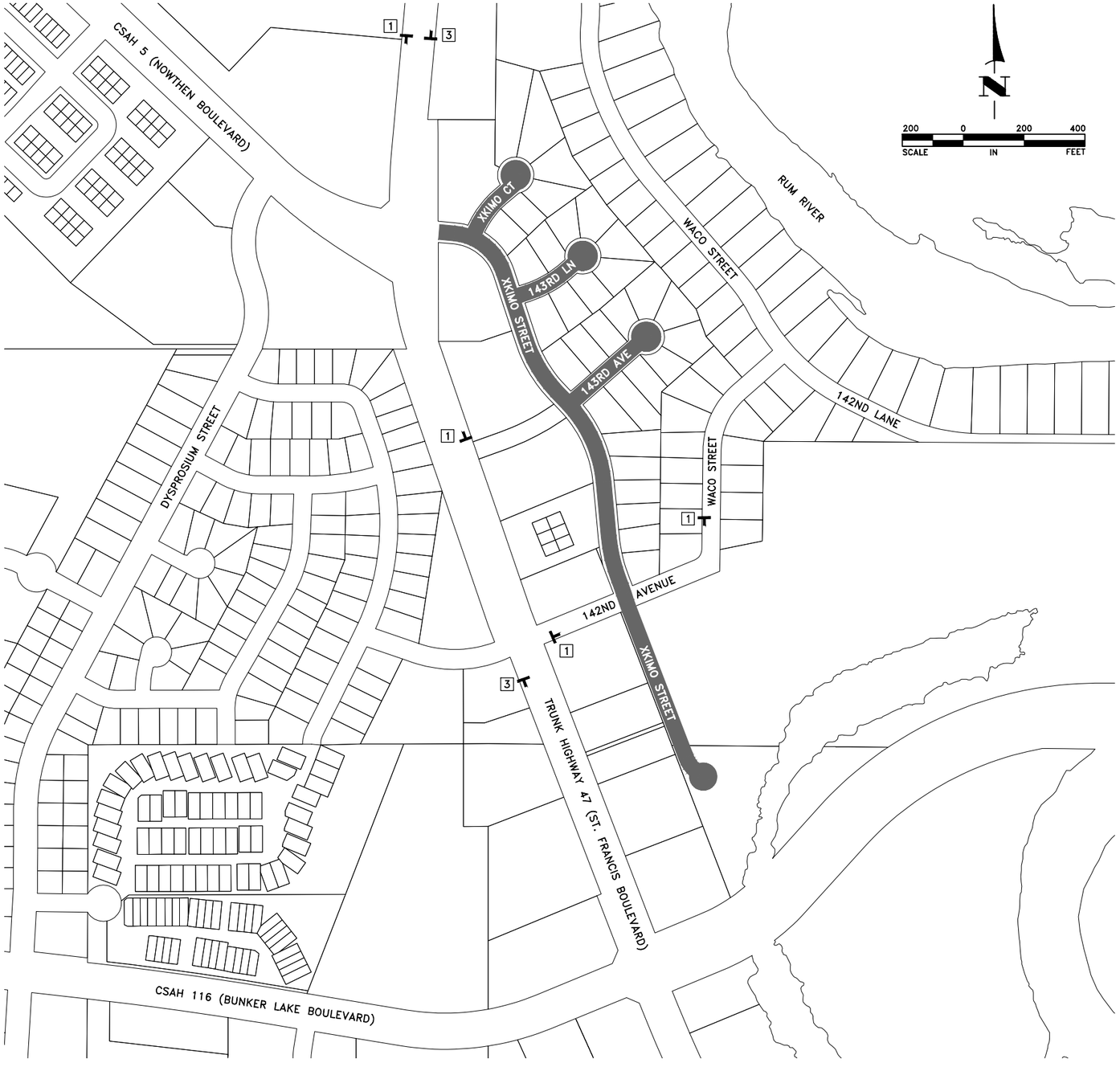
THOMAS STYRBICKI
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

S.A.P. 199–117–002

SHEET NO. 12 OF 38 SHEETS

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LEGEND

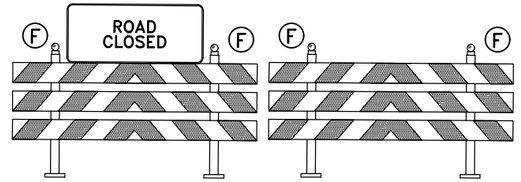
WORK ZONE

1 ROAD WORK AHEAD — W20-1

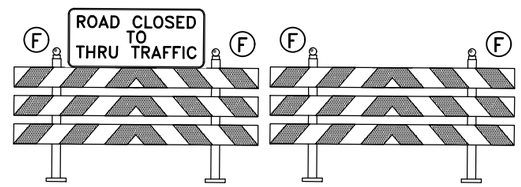
2 ROAD CLOSED AHEAD — W20-3

3 END ROAD WORK — G20-2

4 R11-2M ROAD CLOSED



5 R11-4 ROAD CLOSED TO THRU TRAFFIC



GENERAL NOTES:

1. ALL TEMPORARY TRAFFIC SIGNS SHOWN ON THIS PLAN SHEET SHALL BE PLACED PRIOR TO THE START OF CONSTRUCTION AND REMAIN INPLACE UNTIL CONSTRUCTION IS COMPLETE.
2. ALL TEMPORARY TRAFFIC CONTROL SIGNS, UNLESS OTHERWISE NOTED, SHALL BE CONSTRUCTED ON TWO PERMANENT POSTS. POSTS SHALL BE REMOVED UPON COMPLETION OF THE PROJECT, OR UNTIL NO LONGER NEEDED, AND ALL DISTURBED AREAS SHALL BE RESTORED.
3. THE TRAFFIC CONTROL SHOWN IS CONSIDERED THE MINIMUM TRAFFIC CONTROL REQUIRED TO COMPLETE THE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL AND EQUIPMENT REQUIRED TO PROVIDE A SAFE WORK ZONE AT ALL TIMES. THE TRAFFIC CONTROL SHOWN DOES NOT DEPICT TRAFFIC CONTROL THAT IS REQUIRED FOR CONSTRUCTION OF THE BITUMINOUS WEAR COURSE. CONTRACTOR SHALL PROVIDE LAYOUTS FOR APPROVAL BY THE ENGINEER FOR THESE WORK ITEMS. ALL TRAFFIC CONTROL REQUIRED TO COMPLETE THIS PROJECT SHALL BE PAID PER ITEM 2563–TRAFFIC CONTROL.
4. ALL CONTRACTOR TRAFFIC WITHIN THE CITY OF RAMSEY SHALL BE LIMITED TO THE PROJECT AREA, DESIGNATED HAUL ROUTES, APPROVED CITY COLLECTOR STREETS OR COUNTY AND STATE HIGHWAYS.
5. ALL SIGNS SHALL BE REMOVED WITHIN 24 HOURS AFTER THEY ARE NO LONGER NEEDED OR AS DIRECTED BY THE ENGINEER.
6. ORANGE SAFETY FENCE SHALL BE CONSTRUCTED AS NEEDED AND AS DIRECTED BY THE ENGINEER. PAYMENT FOR THE FENCE SHALL BE PER ITEM 2572–TEMPORARY FENCE.
7. FULL ACCESS AT ALL DRIVEWAYS SHALL BE MAINTAINED AND REMAIN FULLY OPERATIONAL AT ALL TIMES. DRIVEWAYS WITHIN THE WORK ZONE MAY BE CLOSED FOR A SHORT PERIOD OF TIME FOR REMOVALS AND PAVEMENT CONSTRUCTION. CLOSURE OF ALL DRIVEWAYS SHALL BE COORDINATED WITH THE PROPERTY OWNER AND CITY. AFTER REMOVAL OF THE PAVEMENT ADJACENT TO THE DRIVEWAYS IN THE WORK ZONE, THE CONTRACTOR SHALL IMMEDIATELY RAMP THE MATCH POINTS WITH BITUMINOUS MILLINGS. ALL LABOR, MATERIAL AND WORK REQUIRED TO MAINTAIN ACCESS SHALL BE INCIDENTAL.
8. CONTRACTOR SHALL FURNISH AND INSTALL TEMPORARY PEDESTRIAN ACCESS ROUTE DEVICES, INCLUDING BUT NOT LIMITED TO PEDESTRIAN CHANNELIZERS AND PEDESTRIAN RAILING SYSTEMS, SIDEWALK BARRICADES, TEMPORARY WALKWAY SURFACES, DETECTABLE WARNING SURFACES, AUDIBLE MESSAGE DEVICES, CURB RAMPS, CHANNELIZERS AND ALL REQUIRED SIGNAGE TO MEET ALL REQUIREMENTS OF THE NOVEMBER 2005 VERSION OF THE PUBLIC RIGHT–OF–WAY ACCESSIBILITY GUIDELINES, THE LATEST VERSION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL–PART 6 AND THE AMERICANS WITH DISABILITIES ACT. THE CONTRACTOR SHALL PROVIDE TEMPORARY PEDESTRIAN ACCESS ROUTE LAYOUTS AND DETOURS FOR ANY PROPOSED SIDEWALK OR TRAIL CLOSURES. ALL LABOR, MATERIAL AND EQUIPMENT REQUIRED TO MAINTAIN PEDESTRIAN ACCESS ROUTES SHALL BE INCIDENTAL TO ITEM 2563–ALTERNATE PEDESTRIAN ROUTE.

S.A.P. 199–117–002

DATE	REVISION

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

SHANE M. NELSON, P.E.
Date 4/12/24 Lic. No. 43381

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN

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XKIMO STREET SURFACE IMPROVEMENT PROJECT

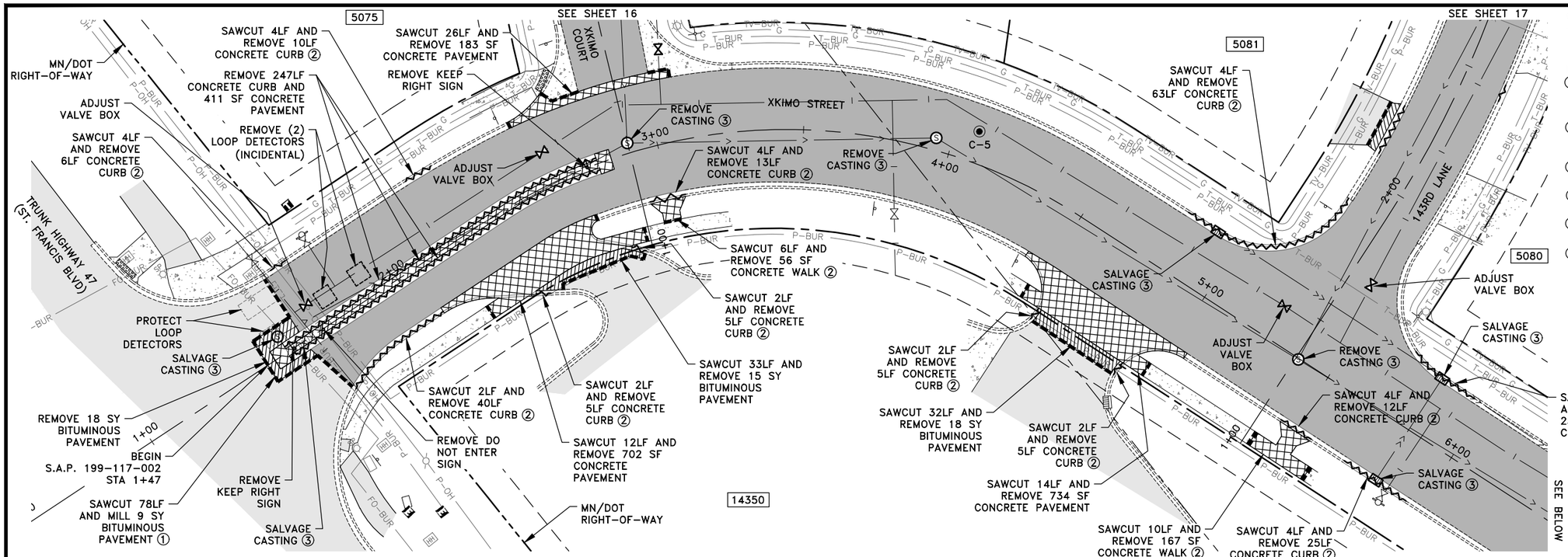
TRAFFIC CONTROL PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 13 OF 38 SHEETS

RA3188

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GENERAL NOTES:

1. CONTRACTOR SHALL CLEAN LEAVES AND DEBRIS OUT OF ALL CATCH BASINS. THIS WORK SHALL BE PAID PER ITEM 2506–CLEAN OUT CATCH BASIN.

REFERENCE NOTES:

① SAWING AND MILLING BITUMINOUS PAVEMENT SHALL BE PER (2/4).

② SAWCUTTING CURB AND CONCRETE WALK SHALL BE PAID PER ITEM 2104–SAWING CONCRETE PAVEMENT–FULL DEPTH.

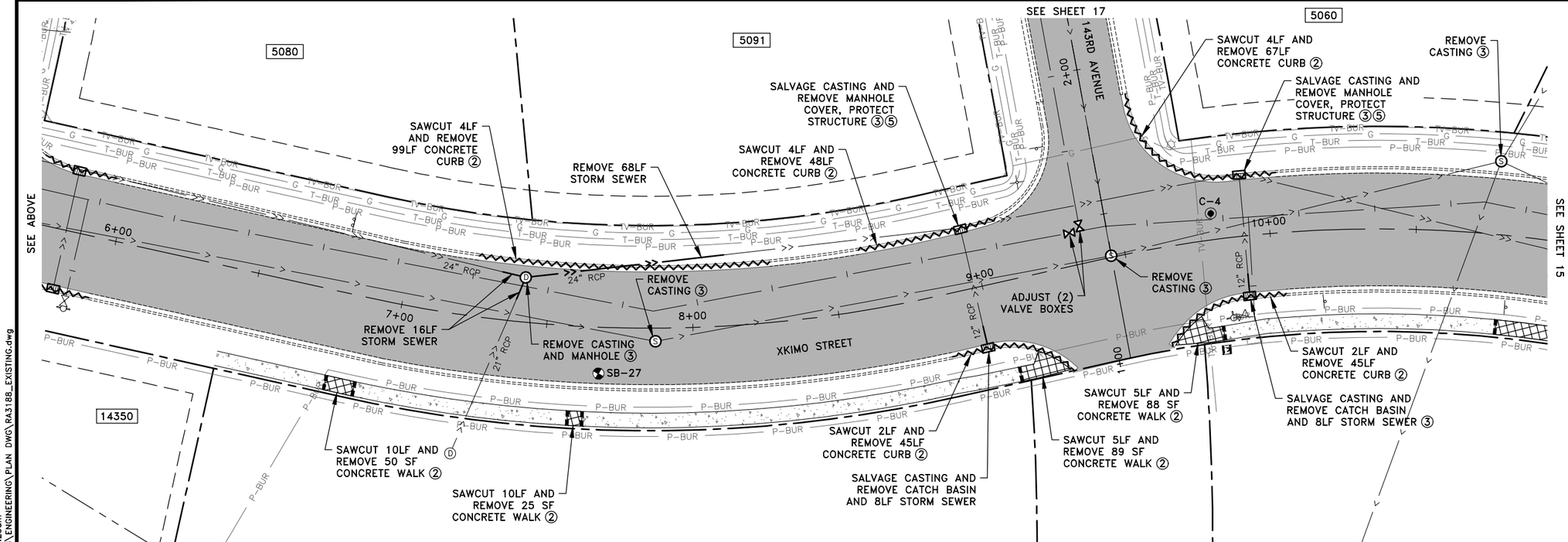
③ REMOVE ADJUSTING RINGS. THIS WORK SHALL BE INCIDENTAL.

④ CONCRETE WALK AND PAVEMENT REMOVAL SHALL BE PAID PER ITEM 2104–REMOVE CONCRETE WALK.

⑤ REMOVAL OF THE MANHOLE COVER SHALL BE PAID PER ITEM 2104–REMOVE CONCRETE STRUCTURE.

⑥ CONTRACTOR SHALL HAUL AND PLACE 3.5" OR 4.5" OF FULL DEPTH RECLAMATION MATERIAL TO THE PUBLIC WORKS SITE LOCATED AT 14210 JASPER STREET NW. THIS WORK SHALL BE PAID PER ITEM 2215–HAUL FULL DEPTH RECLAMATION. CONTRACTOR SHALL THEN SALVAGE THE REMAINING FULL DEPTH RECLAMATION MATERIAL, SCARIFY AND COMPACT 12" OF SUBGRADE MATERIAL AND REPLACE THE FULL DEPTH RECLAMATION MATERIAL. THIS WORK SHALL BE PAID PER ITEM 2112–SUBGRADE PREPARATION.

SCALE 20 0 20 40 IN FEET



LEGEND

- EXISTING BITUMINOUS PAVEMENT
- EXISTING CONCRETE PAVEMENT
- FULL DEPTH RECLAMATION ⑥
- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE WALK/PAVEMENT ④
- CURB REMOVAL

SCALE 20 0 20 40 IN FEET

S.A.P. 199-117-002

DATE	REVISION

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SHANE M. NELSON, P.E.
Date 4/12/24 Lic. No. 43381

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN

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

XKIMO STREET SURFACE IMPROVEMENT PROJECT

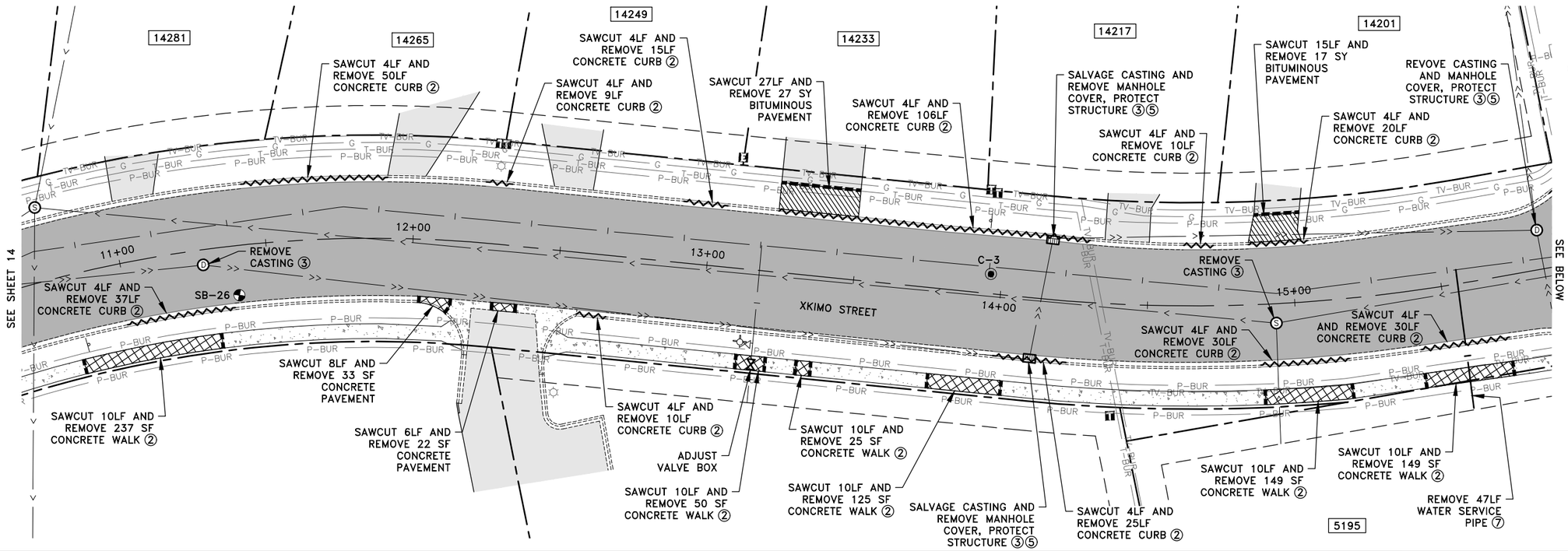
EXISTING CONDITIONS AND REMOVALS PLAN

XKIMO STREET
CITY OF RAMSEY, MINNESOTA

SHEET 14 OF 38 SHEETS

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GENERAL NOTES:

1. CONTRACTOR SHALL CLEAN LEAVES AND DEBRIS OUT OF ALL CATCH BASINS. THIS WORK SHALL BE PAID PER ITEM 2506–CLEAN OUT CATCH BASIN.

REFERENCE NOTES:

① SAWING AND MILLING BITUMINOUS PAVEMENT SHALL BE PER (2/4).

② SAWCUTTING CURB AND CONCRETE WALK SHALL BE PAID PER ITEM 2104–SAWING CONCRETE PAVEMENT–FULL DEPTH.

③ REMOVE ADJUSTING RINGS. THIS WORK SHALL BE INCIDENTAL.

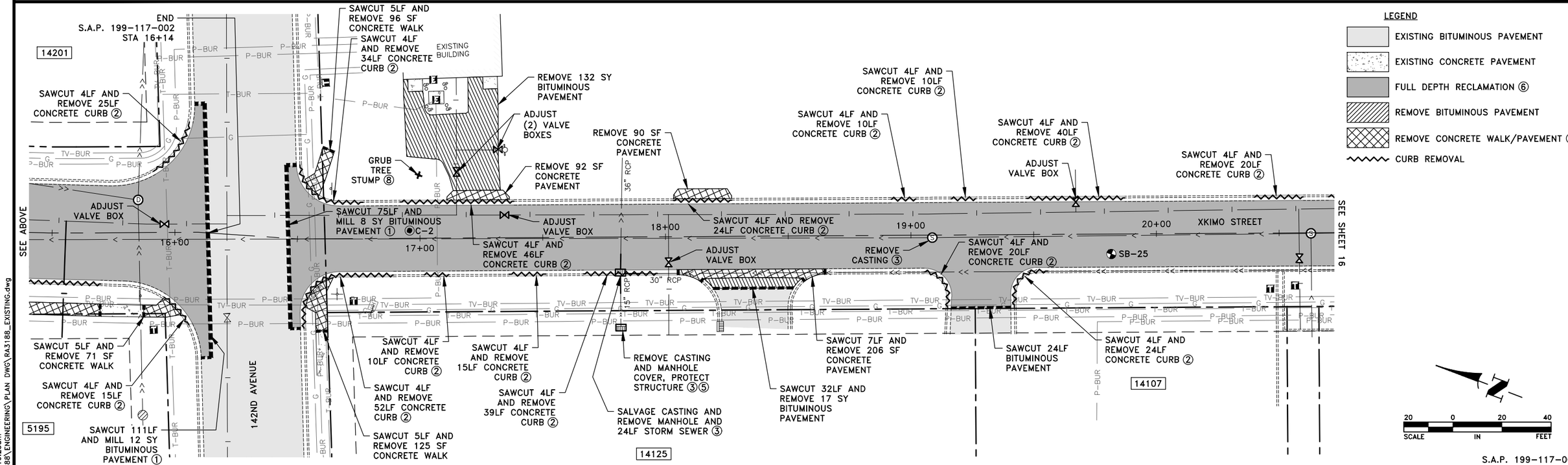
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⑤ REMOVAL OF THE MANHOLE COVER SHALL BE PAID PER ITEM 2104–REMOVE CONCRETE STRUCTURE.

⑥ CONTRACTOR SHALL HAUL AND PLACE 3.5" OR 4.5" OF FULL DEPTH RECLAMATION MATERIAL TO THE PUBLIC WORKS SITE LOCATED AT 14210 JASPER STREET NW. THIS WORK SHALL BE PAID PER ITEM 2215–HAUL FULL DEPTH RECLAMATION. CONTRACTOR SHALL THEN SALVAGE THE REMAINING FULL DEPTH RECLAMATION MATERIAL, SCARIFY AND COMPACT 12" OF SUBGRADE MATERIAL AND REPLACE THE FULL DEPTH RECLAMATION MATERIAL. THIS WORK SHALL BE PAID PER ITEM 2112–SUBGRADE PREPARATION.

⑦ CLOSE CORPORATION VALVE AT WATERMAIN.

⑧ THIS WORK SHALL BE INCIDENTAL.



LEGEND

- EXISTING BITUMINOUS PAVEMENT
- EXISTING CONCRETE PAVEMENT
- FULL DEPTH RECLAMATION ⑥
- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE WALK/PAVEMENT ④
- CURB REMOVAL

S.A.P. 199-117-002

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XKIMO STREET SURFACE IMPROVEMENT PROJECT

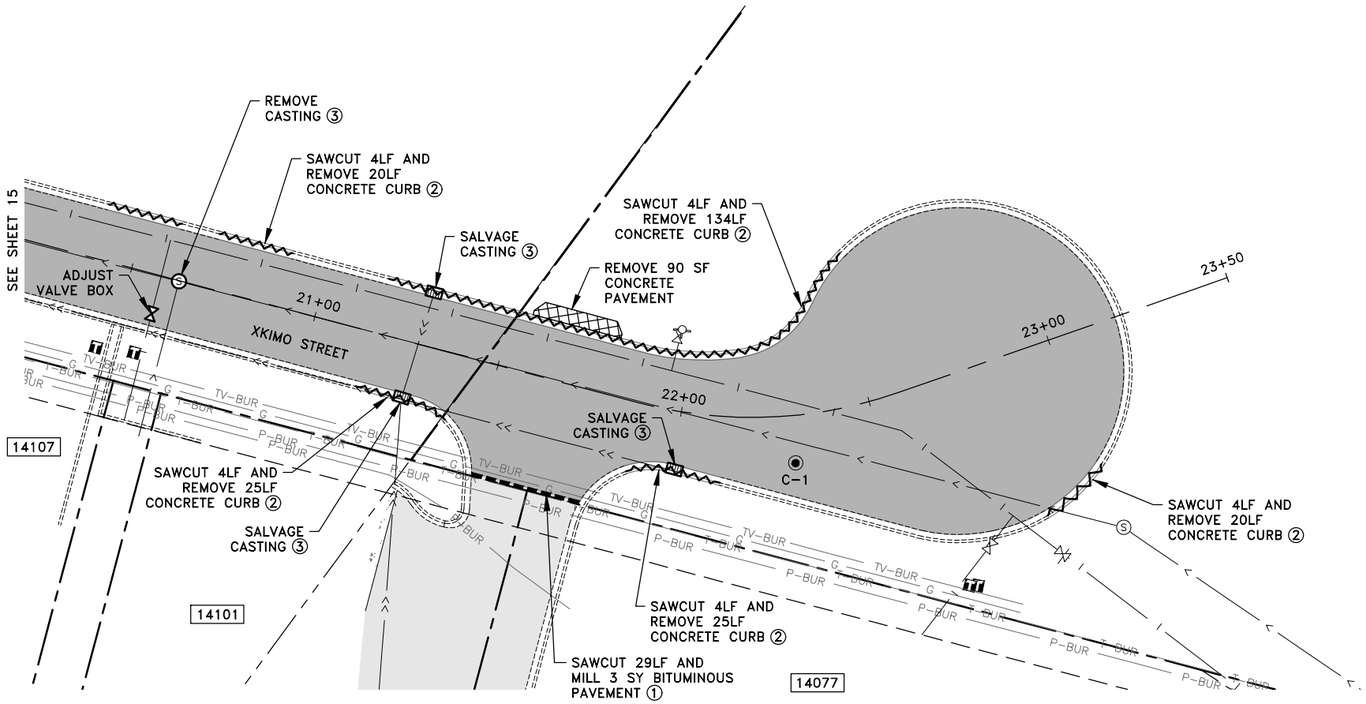
EXISTING CONDITIONS AND REMOVALS PLAN

XKIMO STREET
CITY OF RAMSEY, MINNESOTA

SHEET 15 OF 38 SHEETS

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GENERAL NOTES:

1. CONTRACTOR SHALL CLEAN LEAVES AND DEBRIS OUT OF ALL CATCH BASINS. THIS WORK SHALL BE PAID PER ITEM 2506–CLEAN OUT CATCH BASIN.

REFERENCE NOTES:

① SAWING AND MILLING BITUMINOUS PAVEMENT SHALL BE PER (2/4).

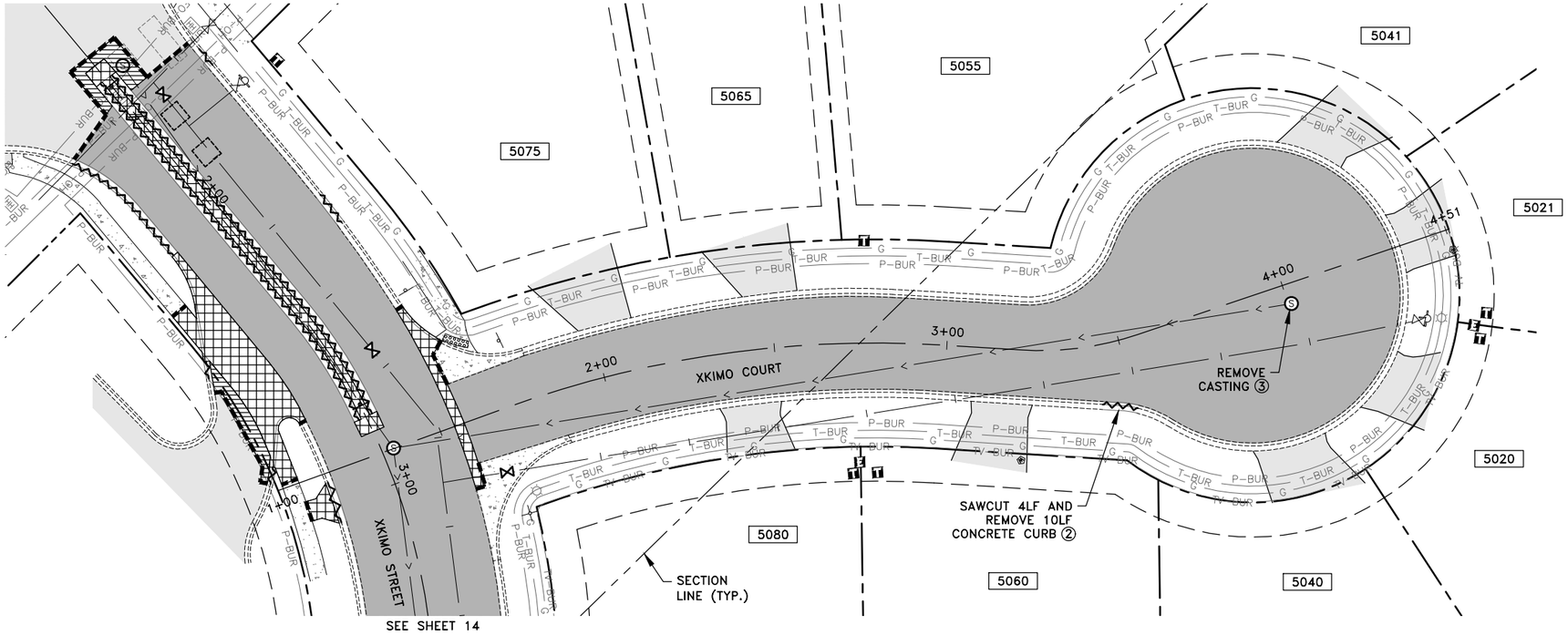
② SAWCUTTING CURB SHALL BE PAID PER ITEM 2104–SAWING CONCRETE PAVEMENT–FULL DEPTH.

③ REMOVE ADJUSTING RINGS. THIS WORK SHALL BE INCIDENTAL.

④ CONCRETE WALK AND PAVEMENT REMOVAL SHALL BE PAID PER ITEM 2104–REMOVE CONCRETE WALK.

⑤ CONTRACTOR SHALL HAUL AND PLACE 3.5" OR 4.5" OF FULL DEPTH RECLAMATION MATERIAL TO THE PUBLIC WORKS SITE LOCATED AT 14210 JASPER STREET NW. THIS WORK SHALL BE PAID PER ITEM 2215–HAUL FULL DEPTH RECLAMATION. CONTRACTOR SHALL THEN SALVAGE THE REMAINING FULL DEPTH RECLAMATION MATERIAL, SCARIFY AND COMPACT 12" OF SUBGRADE MATERIAL AND REPLACE THE FULL DEPTH RECLAMATION MATERIAL. THIS WORK SHALL BE PAID PER ITEM 2112–SUBGRADE PREPARATION.

SCALE IN FEET: 20 0 20 40



LEGEND

- EXISTING BITUMINOUS PAVEMENT
- EXISTING CONCRETE PAVEMENT
- FULL DEPTH RECLAMATION ⑤
- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE WALK/PAVEMENT ④
- CURB REMOVAL

SCALE IN FEET: 20 0 20 40

S.A.P. 199–117–002

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XKIMO STREET SURFACE IMPROVEMENT PROJECT

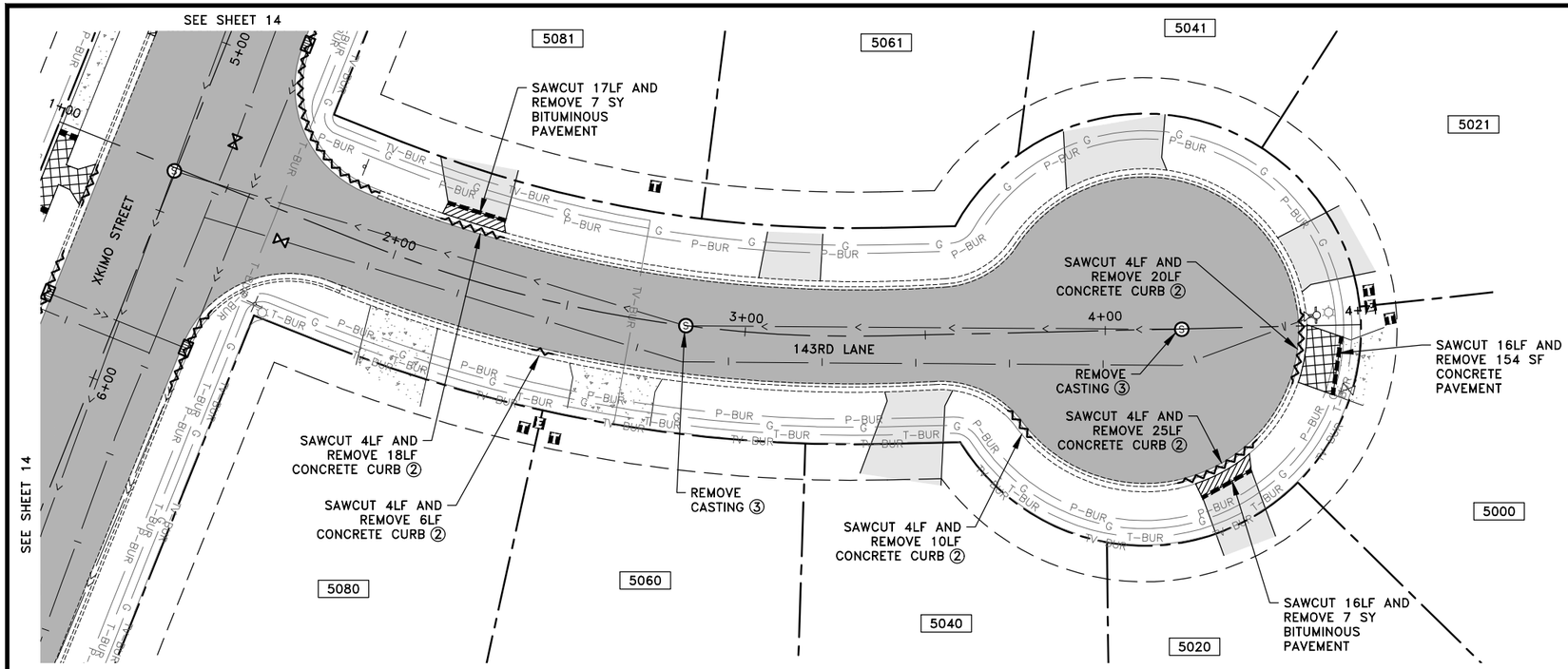
EXISTING CONDITIONS AND REMOVALS PLAN

XKIMO STREET AND XKIMO COURT
CITY OF RAMSEY, MINNESOTA

SHEET 16 OF 38 SHEETS

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Apr 15, 2024 – 10:23am
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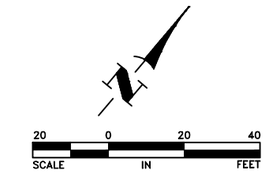
REFERENCE NOTES:

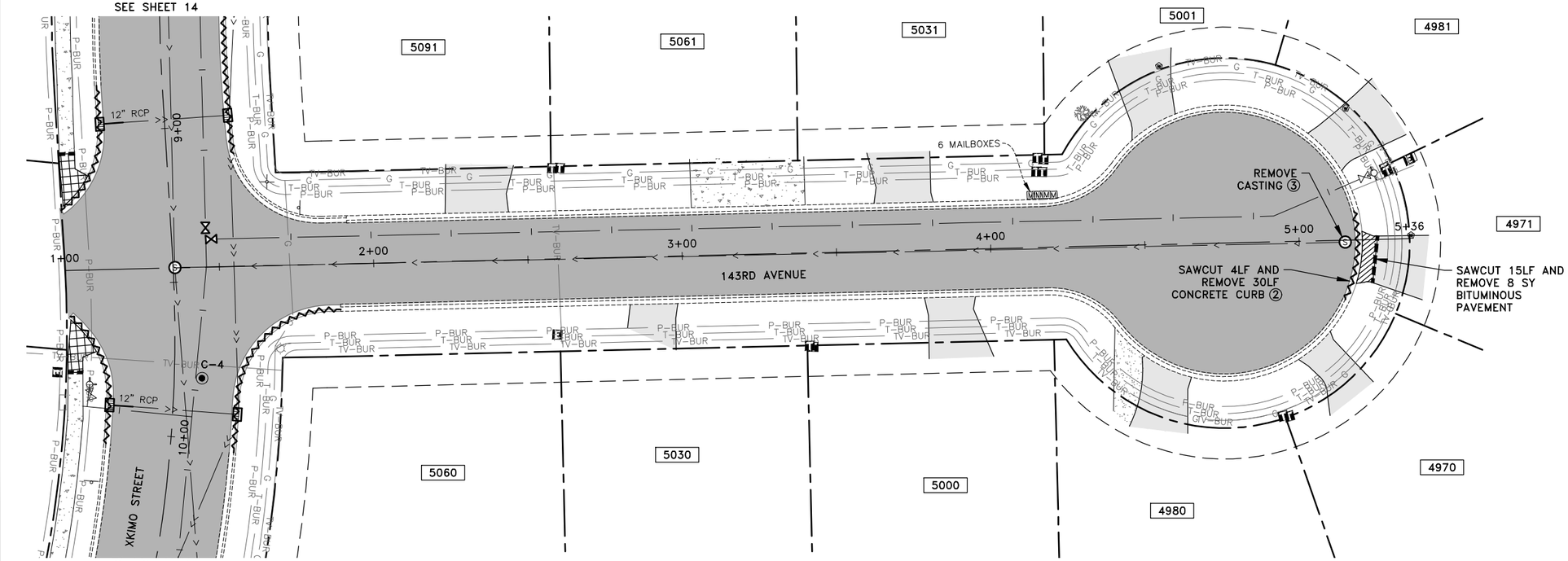
① CONCRETE WALK AND PAVEMENT REMOVAL SHALL BE PAID PER ITEM 2104–REMOVE CONCRETE WALK.

② SAWCUTTING CURB SHALL BE PAID PER ITEM 2104–SAWING CONCRETE PAVEMENT–FULL DEPTH.

③ REMOVE ADJUSTING RINGS. THIS WORK SHALL BE INCIDENTAL.

④ CONTRACTOR SHALL HAUL AND PLACE 3.5" OR 4.5" OF FULL DEPTH RECLAMATION MATERIAL TO THE PUBLIC WORKS SITE LOCATED AT 14210 JASPER STREET NW. THIS WORK SHALL BE PAID PER ITEM 2215–HAUL FULL DEPTH RECLAMATION. CONTRACTOR SHALL THEN SALVAGE THE REMAINING FULL DEPTH RECLAMATION MATERIAL, SCARIFY AND COMPACT 12" OF SUBGRADE MATERIAL AND REPLACE THE FULL DEPTH RECLAMATION MATERIAL. THIS WORK SHALL BE PAID PER ITEM 2112–SUBGRADE PREPARATION.





LEGEND

- EXISTING BITUMINOUS PAVEMENT
- EXISTING CONCRETE PAVEMENT
- FULL DEPTH RECLAMATION ④
- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE WALK/PAVEMENT ①
- CURB REMOVAL

S.A.P. 199–117–002

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XKIMO STREET SURFACE IMPROVEMENT PROJECT

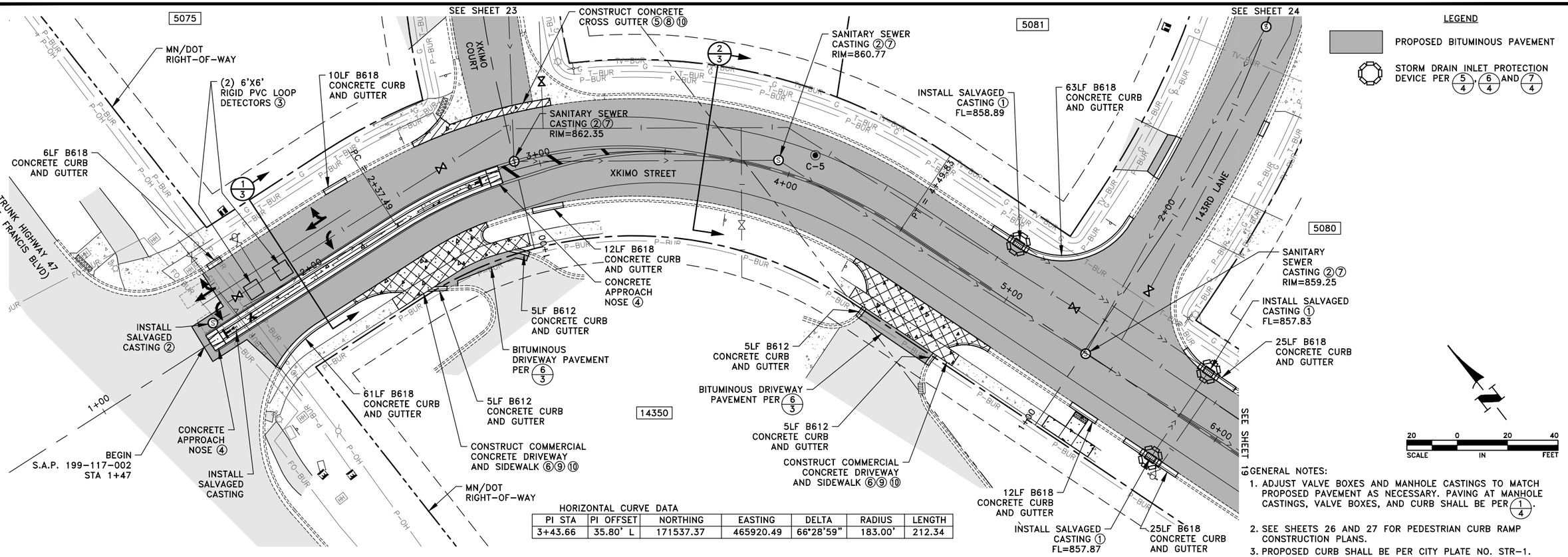
EXISTING CONDITIONS AND REMOVALS PLAN

143RD LANE AND 143RD AVENUE
CITY OF RAMSEY, MINNESOTA

SHEET 17 OF 38 SHEETS

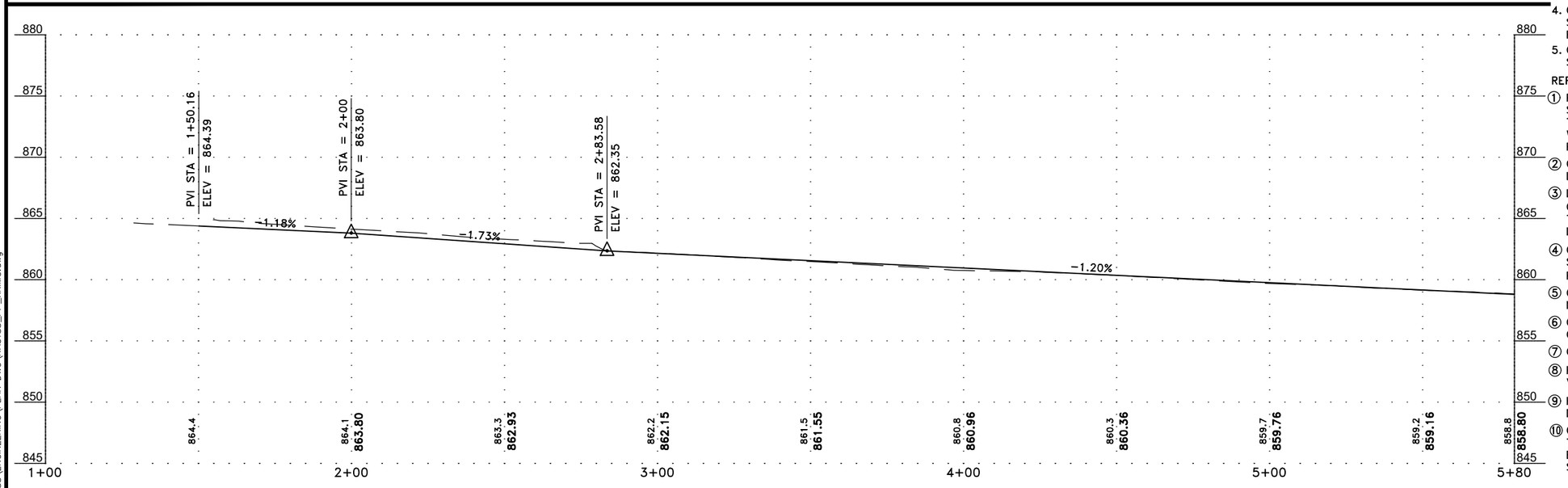
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HORIZONTAL CURVE DATA

PI STA	PI OFFSET	NORTHING	EASTING	DELTA	RADIUS	LENGTH
3+43.66	35.80' L	171537.37	465920.49	66°28'59"	183.00'	212.34



GENERAL NOTES:

1. ADJUST VALVE BOXES AND MANHOLE CASTINGS TO MATCH PROPOSED PAVEMENT AS NECESSARY. PAVING AT MANHOLE CASTINGS, VALVE BOXES, AND CURB SHALL BE PER 1/4.
2. SEE SHEETS 26 AND 27 FOR PEDESTRIAN CURB RAMP CONSTRUCTION PLANS.
3. PROPOSED CURB SHALL BE PER CITY PLATE NO. STR-1.
4. CONTRACTOR SHALL GROUT THE INVERTS AND DOGHOUSES OF ALL STORM MANHOLES AND CATCH BASINS. THIS WORK SHALL BE PAID PER ITEM 2506-GROUT CATCH BASIN OR MANHOLE.
5. CONCRETE WALK SHALL BE CONSTRUCTED PER CITY PLATE NO. STR-3.

REFERENCE NOTES:

① PLACE CASTING WITH CONCRETE ADJUSTING RINGS. CONTRACTOR SHALL USE STANDARD AVAILABLE RING THICKNESSES THAT MINIMIZE THE NUMBER OF RINGS REQUIRED. WRAP OUTSIDE OF THE RINGS WITH A WATERTIGHT PRODUCT AND GROUT THE INSIDE OF THE RINGS TO A SMOOTH FINISH. THIS WORK SHALL BE INCIDENTAL.

② CASTING SHALL BE INSTALLED PER CITY PLATE NO. SEW-7. INTERNAL AND EXTERNAL CHIMNEY SEALS SHALL BE INCIDENTAL.

③ LOOP DETECTOR CONSTRUCTION SHALL BE COORDINATED WITH THE CITY AND MN/DOT. LOOP DETECTORS SHALL BE CONSTRUCTED IN THE AGGREGATE BASE. SEE PROJECT MANUAL FOR ADDITIONAL LOOP DETECTOR INFORMATION.

④ CONCRETE APPROACH NOSE SHALL BE CONSTRUCTED PER MN/DOT STANDARD PLATE 7113. CONCRETE APPROACH NOSE SHALL BE PAID PER ITEM 2521-6" CONCRETE WALK.

⑤ CONCRETE CROSS GUTTER SHALL BE CONSTRUCTED PER CITY PLATE NO. STR-2.

⑥ COMMERCIAL CONCRETE DRIVEWAY SHALL BE CONSTRUCTED PER CITY PLATE NO. STR-14.

⑦ CASTING SHALL BE PER CITY PLATE NO. SEW-2.

⑧ HATCHED AREA SHALL BE PAID PER ITEM 2531-7" CONCRETE VALLEY GUTTER.

⑨ HATCHED AREA SHALL BE PAID PER ITEM 2531-8" CONCRETE DRIVEWAY PAVEMENT.

⑩ CONCRETE SHALL BE CONSTRUCTED IN TWO PHASES TO ALLOW TRAFFIC TO PASS. CONTRACTOR SHALL PROTECT CONCRETE WITH BARRICADES AND FLASHERS AS NECESSARY FOR A MINIMUM OF SEVEN DAYS PRIOR TO ALLOWING TRAFFIC ON THE NEW CONCRETE.

S.A.P. 199-117-002

DATE	REVISION

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SHANE M. NELSON, P.E.
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XKIMO STREET SURFACE IMPROVEMENT PROJECT

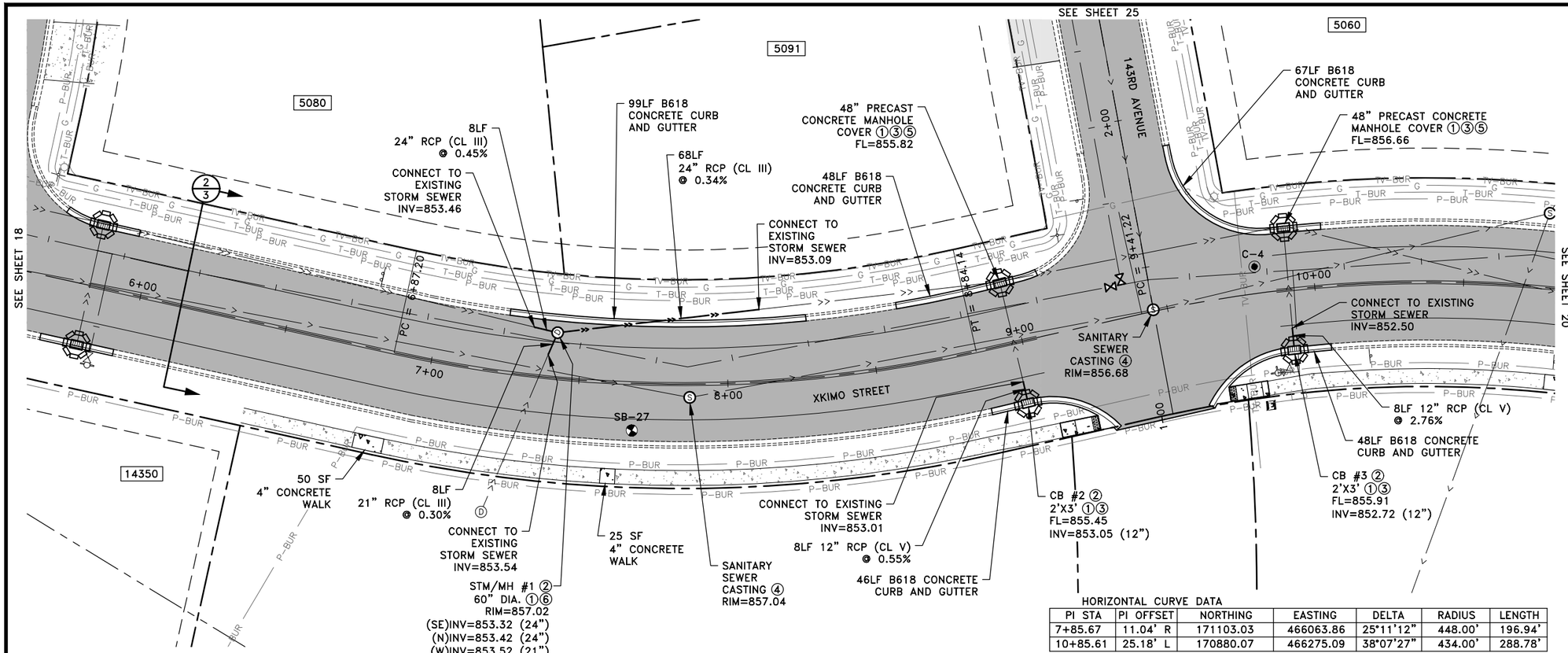
CONSTRUCTION PLAN

XKIMO STREET
CITY OF RAMSEY, MINNESOTA

SHEET 18 OF 38 SHEETS

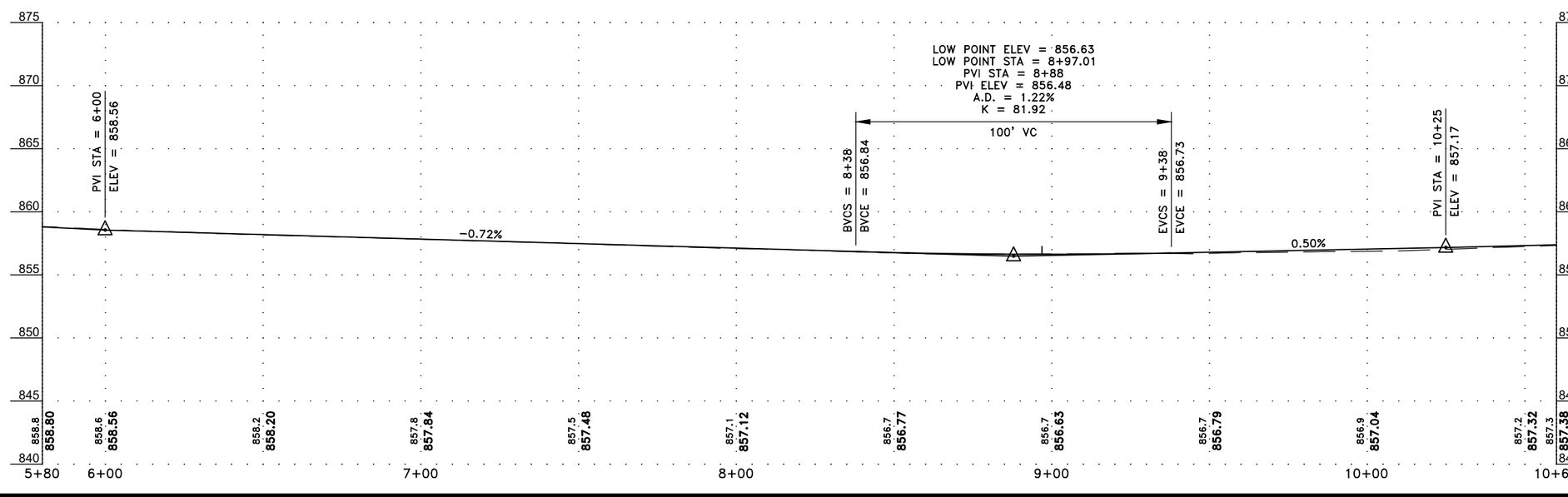
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HORIZONTAL CURVE DATA

PI STA	PI OFFSET	NORTHING	EASTING	DELTA	RADIUS	LENGTH
7+85.67	11.04' R	171103.03	466063.86	25°11'12"	448.00'	196.94'
10+85.61	25.18' L	170880.07	466275.09	38°07'27"	434.00'	288.78'



GENERAL NOTES:

1. ADJUST VALVE BOXES AND MANHOLE CASTINGS TO MATCH PROPOSED PAVEMENT AS NECESSARY. PAVING AT MANHOLE CASTINGS, VALVE BOXES, AND CURB SHALL BE PER 1/4.
2. SEE SHEETS 26 AND 27 FOR PEDESTRIAN CURB RAMP CONSTRUCTION PLANS.
3. PROPOSED CURB SHALL BE PER CITY PLATE NO. STR-1.
4. CONTRACTOR SHALL GROUT THE INVERTS AND DOGHOUSES OF ALL STORM MANHOLES AND CATCH BASINS. THIS WORK SHALL BE PAID PER ITEM 2506-GROUT CATCH BASIN OR MANHOLE.
5. CONCRETE WALK SHALL BE CONSTRUCTED PER CITY PLATE NO. STR-3.

REFERENCE NOTES:

① PLACE CASTING WITH CONCRETE ADJUSTING RINGS. CONTRACTOR SHALL USE STANDARD AVAILABLE RING THICKNESSES THAT MINIMIZE THE NUMBER OF RINGS REQUIRED. WRAP OUTSIDE OF THE RINGS WITH A WATERTIGHT PRODUCT AND GROUT THE INSIDE OF THE RINGS TO A SMOOTH FINISH. THIS WORK SHALL BE INCIDENTAL.

② CONSTRUCT STRUCTURE PER CITY PLATE NO. STO-1.

③ INSTALL SALVAGED CASTING.

④ CASTING SHALL BE PER CITY PLATE NO. SEW-2. CASTING SHALL BE INSTALLED PER CITY PLATE NO. SEW-7. INTERNAL AND EXTERNAL CHIMNEY SEALS SHALL BE INCIDENTAL.

⑤ MANHOLE COVER SHALL HAVE A 2'X3' OPENING PER CITY PLATE NO. STO-5.

⑥ CASTING SHALL BE PER CITY PLATE NO. STO-14 WITH A 4" FRAME.

S.A.P. 199-117-002

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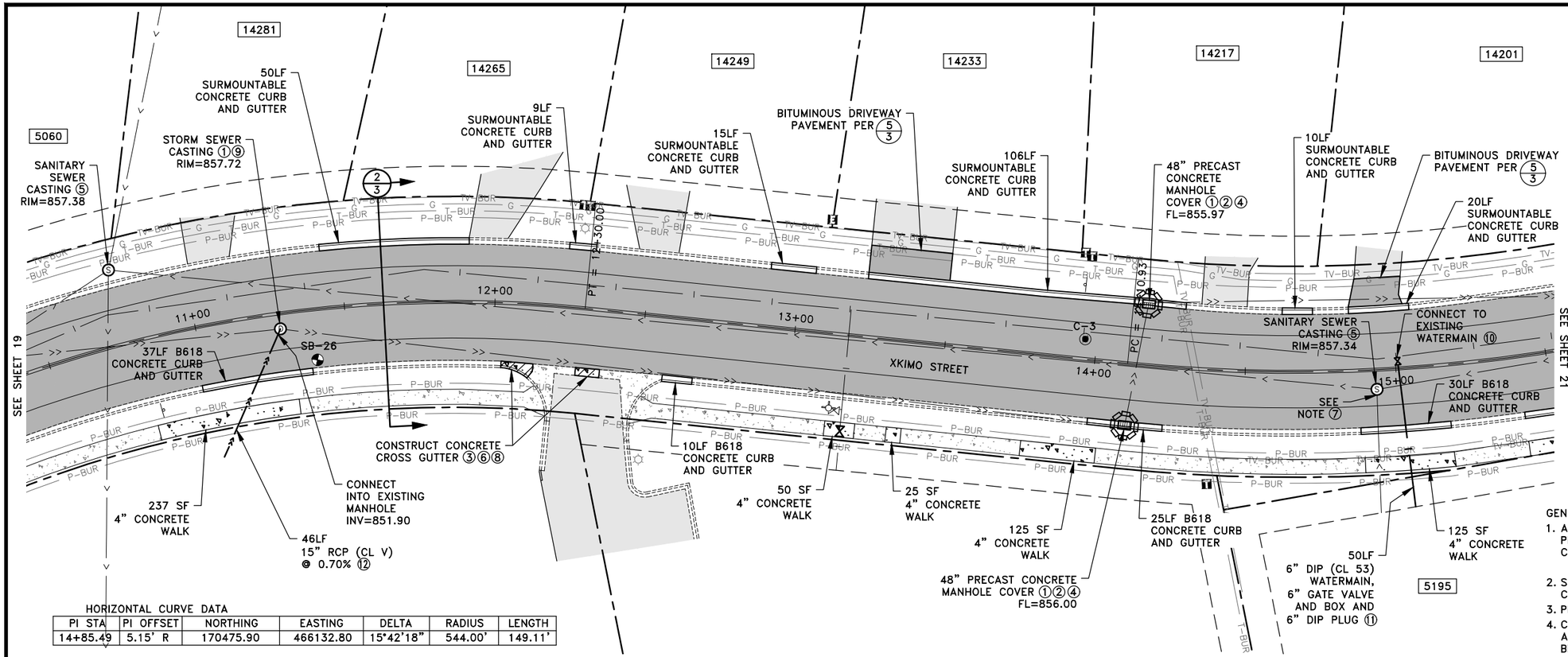
CONSTRUCTION PLAN

XKIMO STREET
CITY OF RAMSEY, MINNESOTA

SHEET 19 OF 38 SHEETS

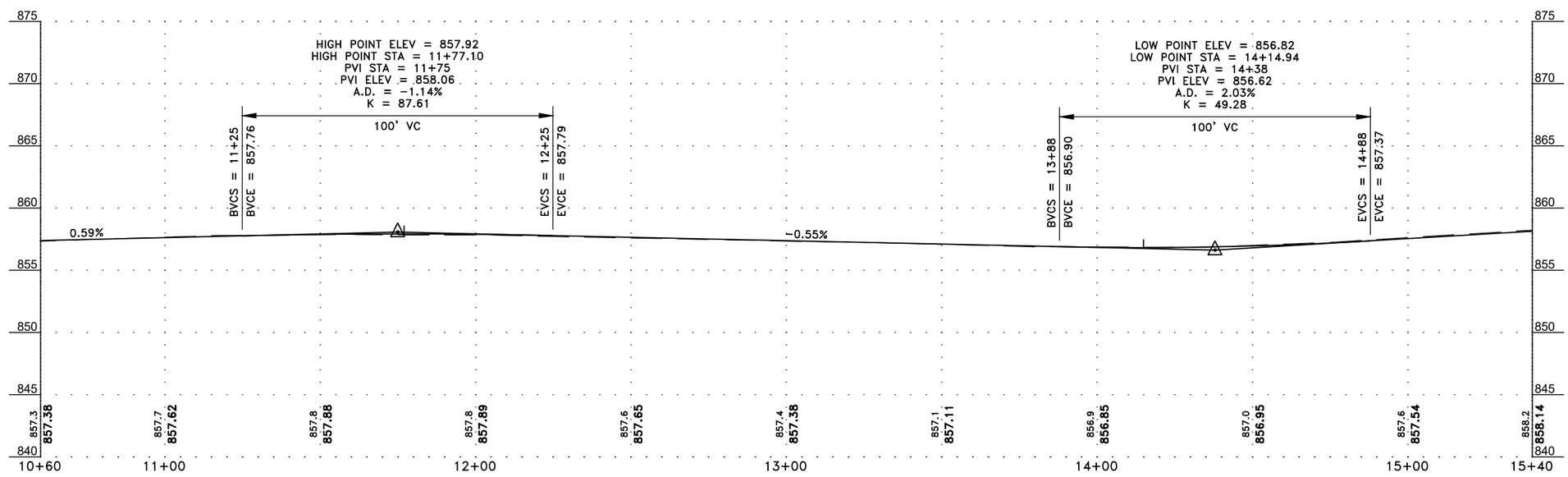
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Apr 15, 2024 - 10:24am
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HORIZONTAL CURVE DATA

PI STA	PI OFFSET	NORTHING	EASTING	DELTA	RADIUS	LENGTH
14+85.49	5.15' R	170475.90	466132.80	15°42'18"	544.00'	149.11'



GENERAL NOTES:

1. ADJUST VALVE BOXES AND MANHOLE CASTINGS TO MATCH PROPOSED PAVEMENT AS NECESSARY. PAVING AT MANHOLE CASTINGS, VALVE BOXES, AND CURB SHALL BE PER 1/4.
2. SEE SHEETS 26 AND 27 FOR PEDESTRIAN CURB RAMP CONSTRUCTION PLANS.
3. PROPOSED CURB SHALL BE PER CITY PLATE NO. STR-1.
4. CONTRACTOR SHALL GROUT THE INVERTS AND DOGHOUSES OF ALL STORM MANHOLES AND CATCH BASINS. THIS WORK SHALL BE PAID PER ITEM 2506-GROUT CATCH BASIN OR MANHOLE.
5. CONCRETE WALK SHALL BE CONSTRUCTED PER CITY PLATE NO. STR-3.

REFERENCE NOTES:

① PLACE CASTING WITH CONCRETE ADJUSTING RINGS. CONTRACTOR SHALL USE STANDARD AVAILABLE RING THICKNESSES THAT MINIMIZE THE NUMBER OF RINGS REQUIRED. WRAP OUTSIDE OF THE RINGS WITH A WATERTIGHT PRODUCT AND GROUT THE INSIDE OF THE RINGS TO A SMOOTH FINISH. THIS WORK SHALL BE INCIDENTAL.

② MANHOLE COVER SHALL HAVE A 2'X3' OPENING PER CITY PLATE NO. STO-5.

③ CONCRETE CROSS GUTTER SHALL BE CONSTRUCTED PER CITY PLATE NO. STR-2.

④ INSTALL SALVAGED CASTING.

⑤ CASTING SHALL BE PER CITY PLATE NO. SEW-2. CASTING SHALL BE INSTALLED PER CITY PLATE NO. SEW-7. INTERNAL AND EXTERNAL CHIMNEY SEALS SHALL BE INCIDENTAL.

⑥ HATCHED AREA SHALL BE PAID PER ITEM 2531-7" CONCRETE VALLEY GUTTER.

⑦ GROUT THE DOGHOUSE OF THE SERVICE PIPE FROM THE WEST. THIS WORK SHALL BE PAID PER ITEM 2506-GROUT CATCH BASIN OR MANHOLE.

⑧ CONTRACTOR SHALL PROTECT CONCRETE WITH BARRICADES AND FLASHERS AS NECESSARY FOR A MINIMUM OF SEVEN DAYS PRIOR TO ALLOWING TRAFFIC ON THE NEW CONCRETE.

⑨ CASTING SHALL BE PER CITY PLATE NO. STO-14.

⑩ WET TAP THE EXISTING 10" DIP WATERMAIN FOR THE 6" DIP WATER SERVICE. VERIFY SIZE AND MATERIAL OF THE EXISTING WATERMAIN PRIOR TO CONSTRUCTION.

⑪ CONSTRUCT WATER SERVICE PER CITY PLATE NO. WAT-5. DIP PLUG SHALL BE INCIDENTAL.

⑫ BULKHEAD STORM SEWER BY PLACING A GASKETED CONCRETE PLUG IN THE BELL END OF THE PIPE. THIS WORK SHALL BE INCIDENTAL.

S.A.P. 199-117-002

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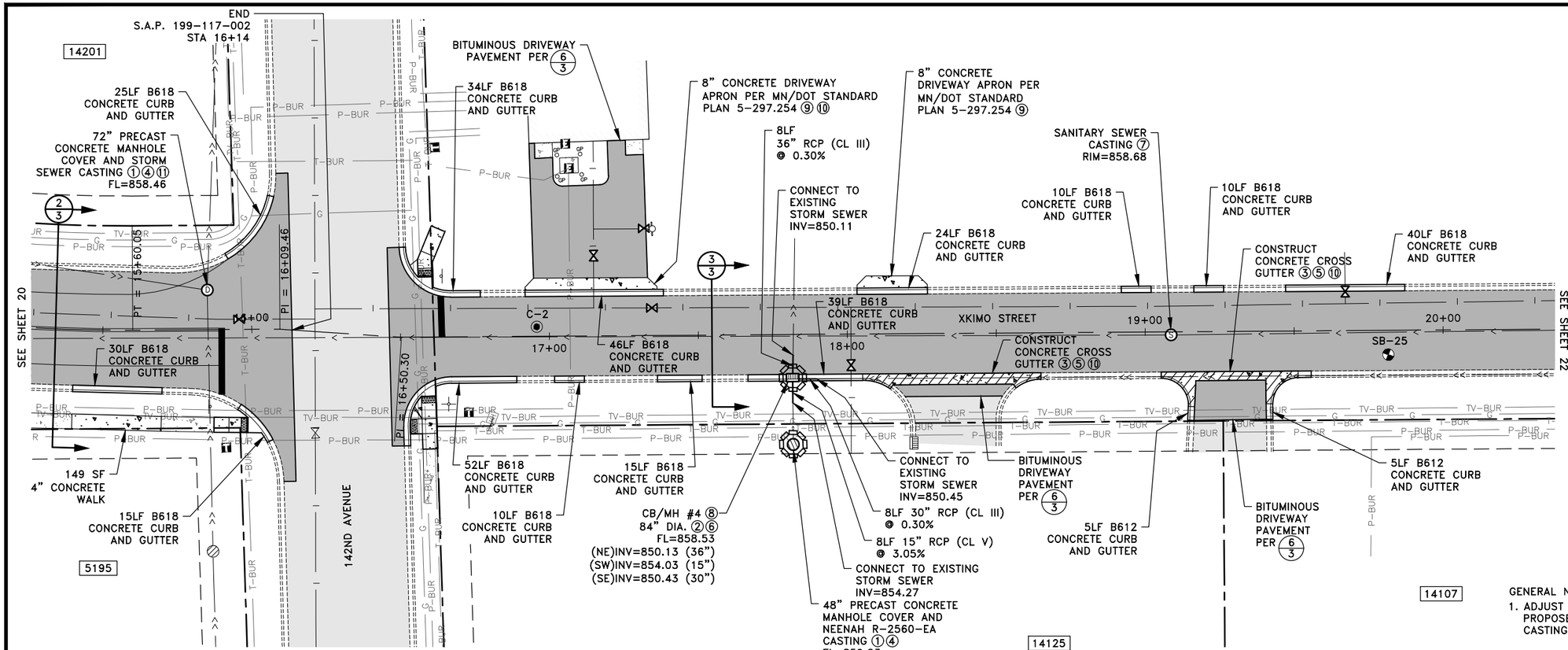
CONSTRUCTION PLAN

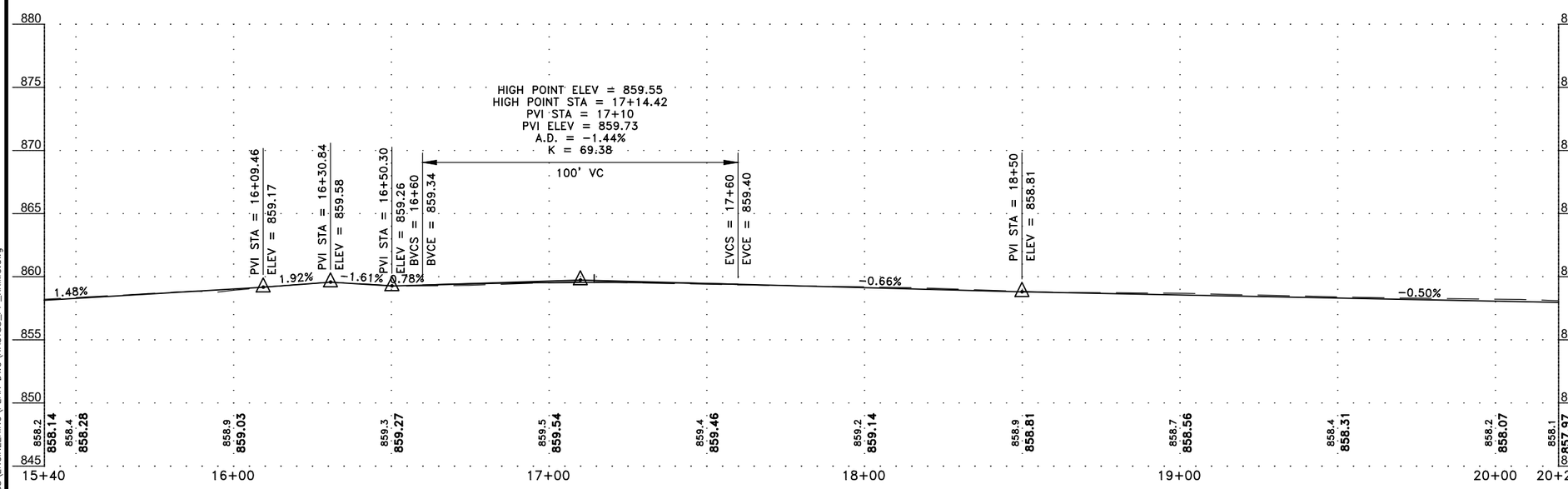
XKIMO STREET
CITY OF RAMSEY, MINNESOTA

SHEET 20 OF 38 SHEETS

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Apr 15, 2024 - 10:24am
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GENERAL NOTES:

1. ADJUST VALVE BOXES AND MANHOLE CASTINGS TO MATCH PROPOSED PAVEMENT AS NECESSARY. PAVING AT MANHOLE CASTINGS, VALVE BOXES, AND CURB SHALL BE PER 1/4.
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3. PROPOSED CURB SHALL BE PER CITY PLATE NO. STR-1.
4. CONTRACTOR SHALL GROUT THE INVERTS AND DOGHOUSES OF ALL STORM MANHOLES AND CATCH BASINS. THIS WORK SHALL BE PAID PER ITEM 2506-GROUT CATCH BASIN OR MANHOLE.
5. CONCRETE WALK SHALL BE CONSTRUCTED PER CITY PLATE NO. STR-3.

REFERENCE NOTES:

① PLACE CASTING WITH CONCRETE ADJUSTING RINGS. CONTRACTOR SHALL USE STANDARD AVAILABLE RING THICKNESSES THAT MINIMIZE THE NUMBER OF RINGS REQUIRED. WRAP OUTSIDE OF THE RINGS WITH A WATERTIGHT PRODUCT AND GROUT THE INSIDE OF THE RINGS TO A SMOOTH FINISH. THIS WORK SHALL BE INCIDENTAL.

② MANHOLE COVER SHALL HAVE A 2'X3' OPENING PER CITY PLATE NO. STO-5.

③ HATCHED AREA SHALL BE PAID PER ITEM 2531-7" CONCRETE VALLEY GUTTER.

④ MANHOLE COVER SHALL HAVE A 27" DIAMETER OPENING.

⑤ CONCRETE CROSS GUTTER SHALL BE CONSTRUCTED PER CITY PLATE NO. STR-2.

⑥ INSTALL SALVAGED CASTING.

⑦ CASTING SHALL BE PER CITY PLATE NO. SEW-2. CASTING SHALL BE INSTALLED PER CITY PLATE NO. SEW-7. INTERNAL AND EXTERNAL CHIMNEY SEALS SHALL BE INCIDENTAL.

⑧ CONSTRUCT STRUCTURE PER CITY PLATE NO. STO-1.

⑨ CONCRETE DRIVEWAY APRON SHALL BE PAID PER ITEM 2531-8" CONCRETE DRIVEWAY PAVEMENT.

⑩ CONCRETE SHALL BE CONSTRUCTED IN TWO PHASES TO ALLOW TRAFFIC TO PASS. CONTRACTOR SHALL PROTECT CONCRETE WITH BARRICADES AND FLASHERS AS NECESSARY FOR A MINIMUM OF SEVEN DAYS PRIOR TO ALLOWING TRAFFIC ON THE NEW CONCRETE.

⑪ CASTING SHALL BE PER CITY PLATE NO. STO-14.

S.A.P. 199-117-002

DATE	REVISION

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SHANE M. NELSON, P.E.
Date 4/12/24 Lic. No. 43381

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN

Hakanson Anderson
Civil Engineers and Land Surveyors
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763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

XKIMO STREET SURFACE
IMPROVEMENT PROJECT

CONSTRUCTION PLAN

XKIMO STREET
CITY OF RAMSEY, MINNESOTA

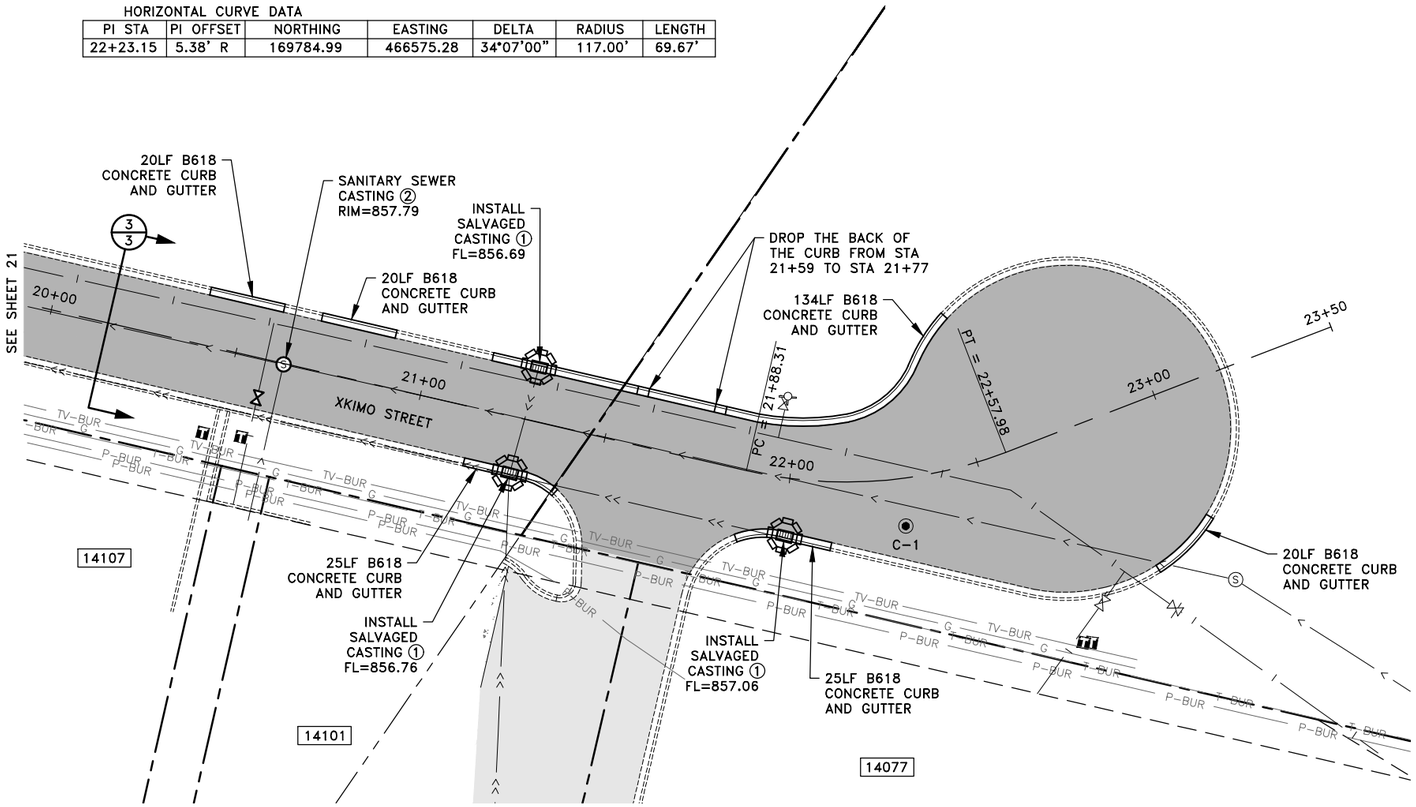
SHEET 21 OF 38 SHEETS

RA3188

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HORIZONTAL CURVE DATA

PI STA	PI OFFSET	NORTHING	EASTING	DELTA	RADIUS	LENGTH
22+23.15	5.38' R	169784.99	466575.28	34°07'00"	117.00'	69.67'

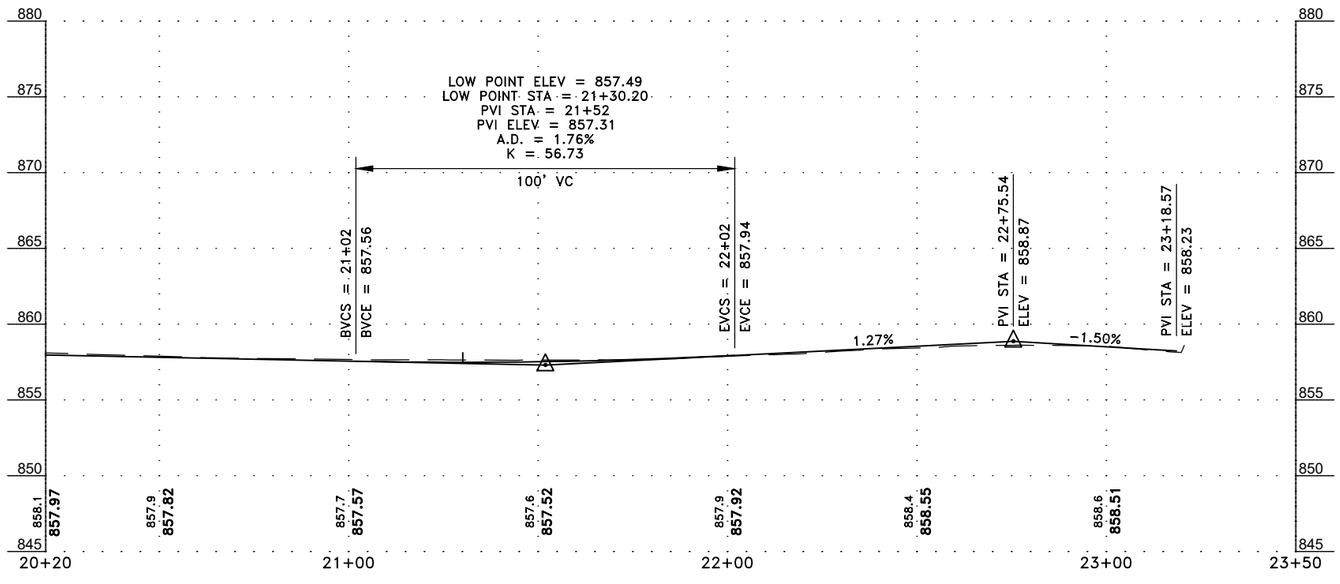


LEGEND

PROPOSED BITUMINOUS PAVEMENT

STORM DRAIN INLET PROTECTION DEVICE PER (5/4), (6/4) AND (7/4)

SCALE 20 0 20 40 IN FEET



GENERAL NOTES:

1. ADJUST VALVE BOXES AND MANHOLE CASTINGS TO MATCH PROPOSED PAVEMENT AS NECESSARY. PAVING AT MANHOLE CASTINGS, VALVE BOXES, AND CURB SHALL BE PER (1/4).
2. PROPOSED CURB SHALL BE PER CITY PLATE NO. STR-1.
3. CONTRACTOR SHALL GROUT THE INVERTS AND DOGHOUSES OF ALL STORM MANHOLES AND CATCH BASINS. THIS WORK SHALL BE PAID PER ITEM 2506-GROUT CATCH BASIN OR MANHOLE.

REFERENCE NOTES:

(1) PLACE CASTING WITH CONCRETE ADJUSTING RINGS. CONTRACTOR SHALL USE STANDARD AVAILABLE RING THICKNESSES THAT MINIMIZE THE NUMBER OF RINGS REQUIRED. WRAP OUTSIDE OF THE RINGS WITH A WATERTIGHT PRODUCT AND GROUT THE INSIDE OF THE RINGS TO A SMOOTH FINISH. THIS WORK SHALL BE INCIDENTAL.

(2) CASTING SHALL BE PER CITY PLATE NO. SEW-2. CASTING SHALL BE INSTALLED PER CITY PLATE NO. SEW-7. INTERNAL AND EXTERNAL CHIMNEY SEALS SHALL BE INCIDENTAL.

S.A.P. 199-117-002

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XKIMO STREET SURFACE IMPROVEMENT PROJECT

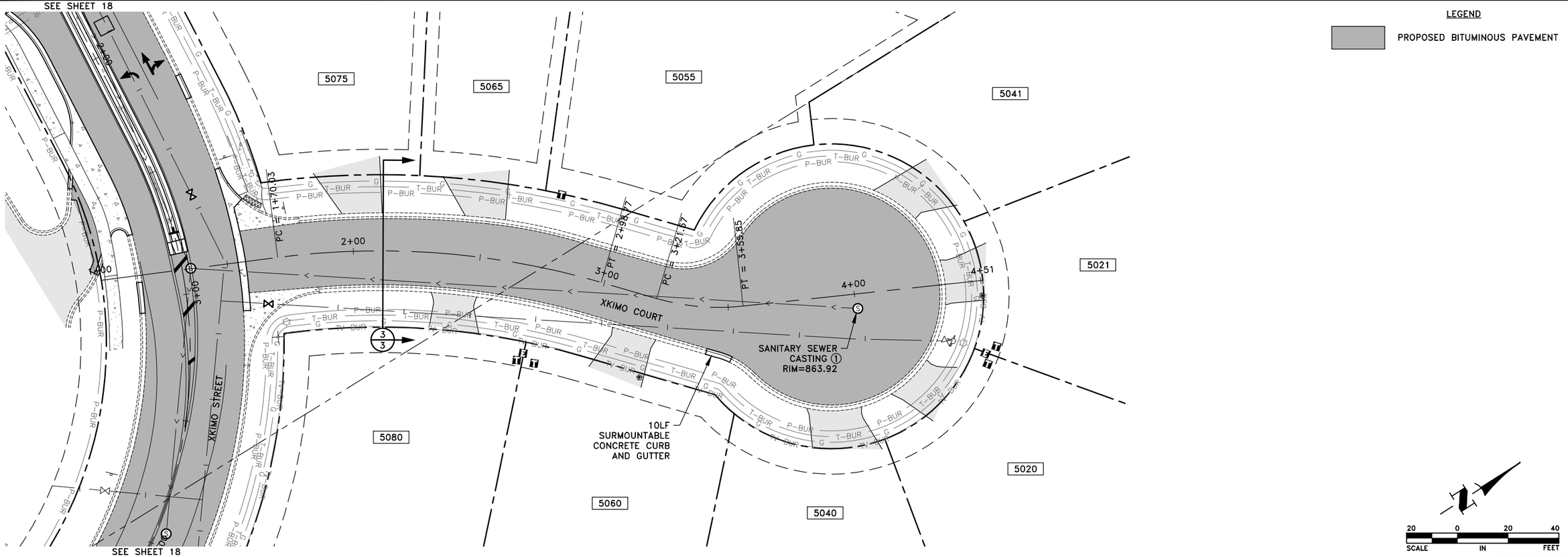
CONSTRUCTION PLAN

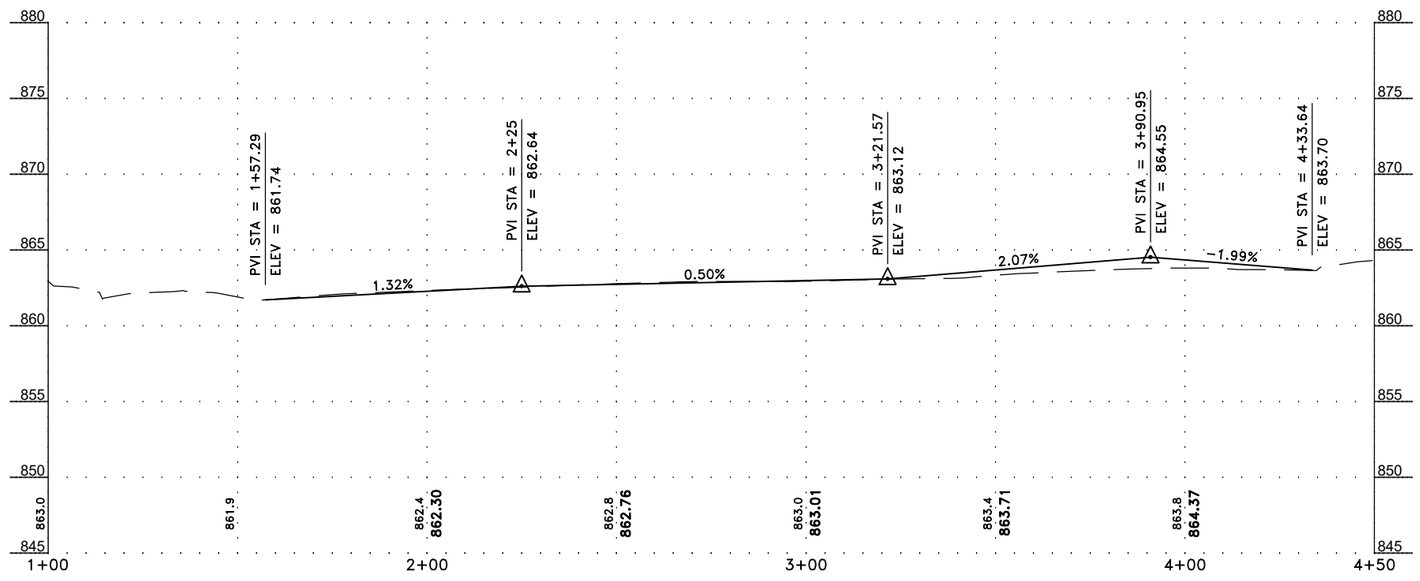
XKIMO STREET
CITY OF RAMSEY, MINNESOTA

SHEET 22 OF 38 SHEETS

RA3188

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GENERAL NOTES:

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2. PROPOSED CURB SHALL BE PER CITY PLATE NO. STR-1.

REFERENCE NOTES:

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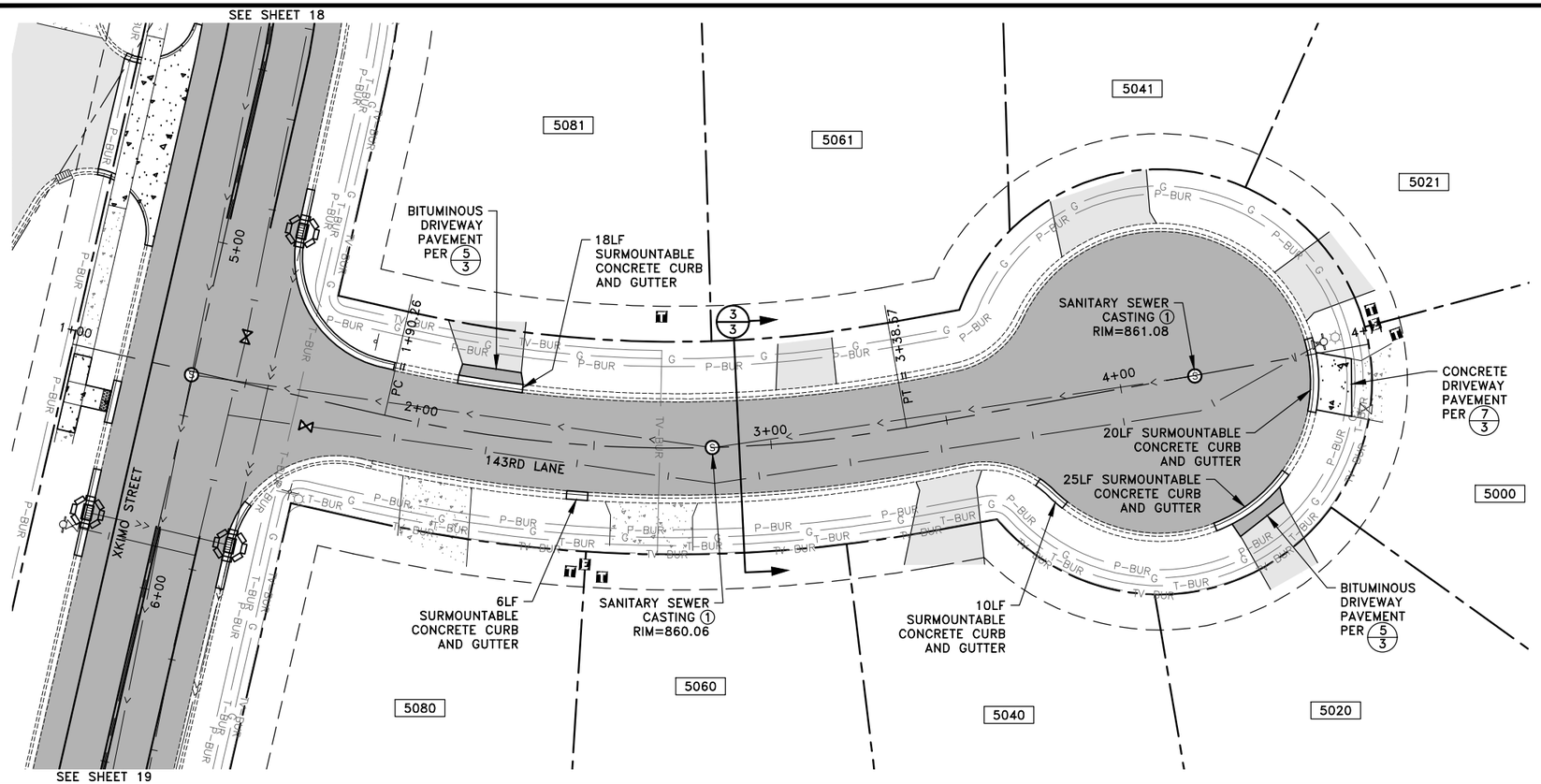
CONSTRUCTION PLAN

XKIMO COURT
CITY OF RAMSEY, MINNESOTA

SHEET 23 OF 38 SHEETS

RA3188

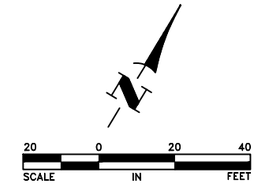
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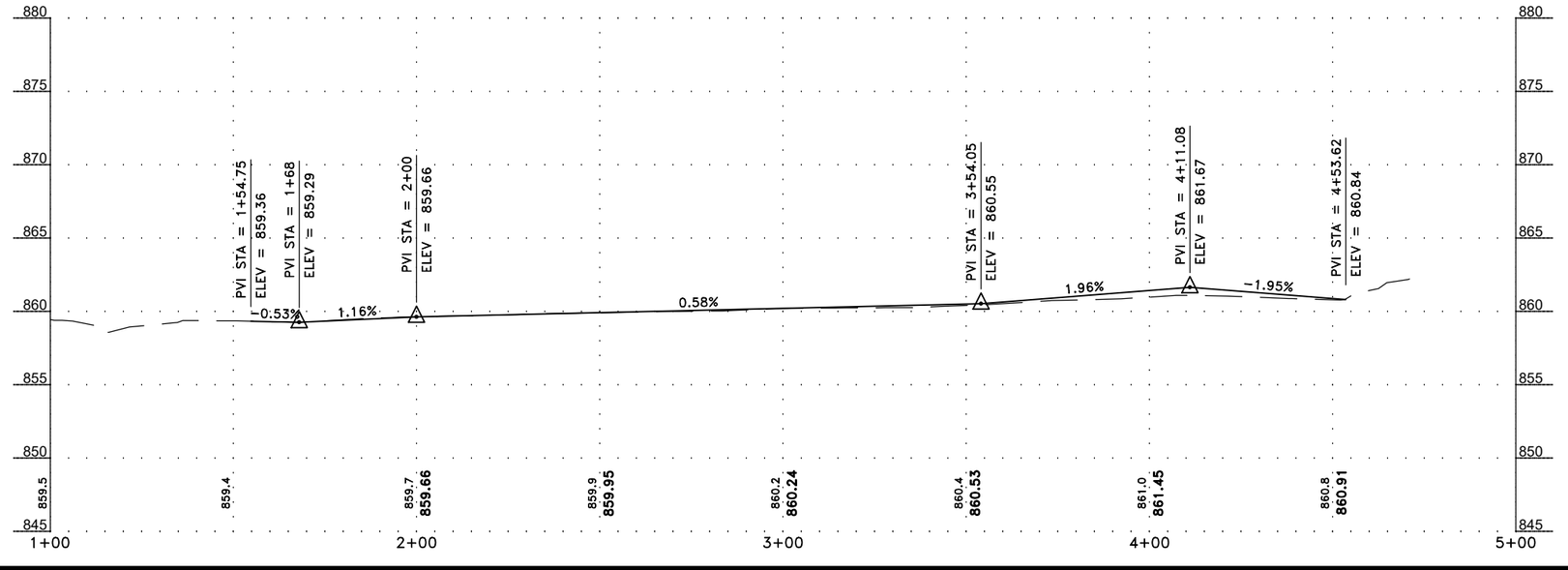


LEGEND

PROPOSED BITUMINOUS PAVEMENT

STORM DRAIN INLET PROTECTION DEVICE PER 5/4, 6/4 AND 7/4





GENERAL NOTES:

1. ADJUST VALVE BOXES AND MANHOLE CASTINGS TO MATCH PROPOSED PAVEMENT AS NECESSARY. PAVING AT MANHOLE CASTINGS, VALVE BOXES, AND CURB SHALL BE PER 1/4.
2. PROPOSED CURB SHALL BE PER CITY PLATE NO. STR-1.

REFERENCE NOTES:

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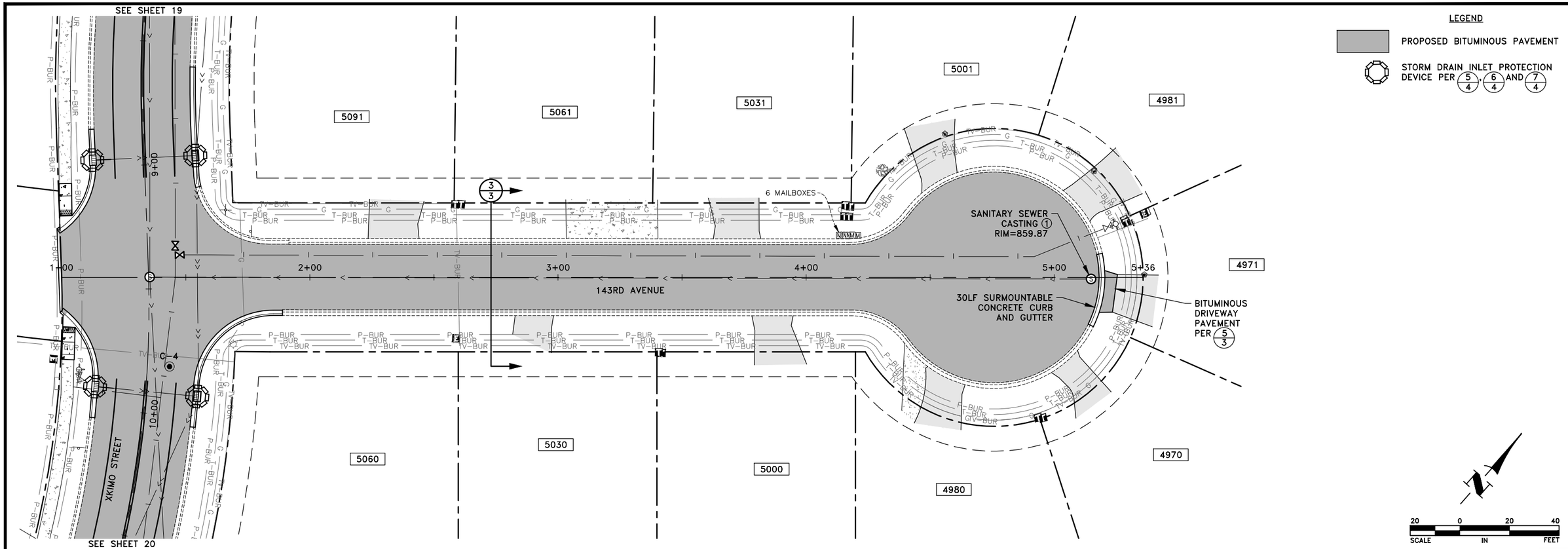
CONSTRUCTION PLAN

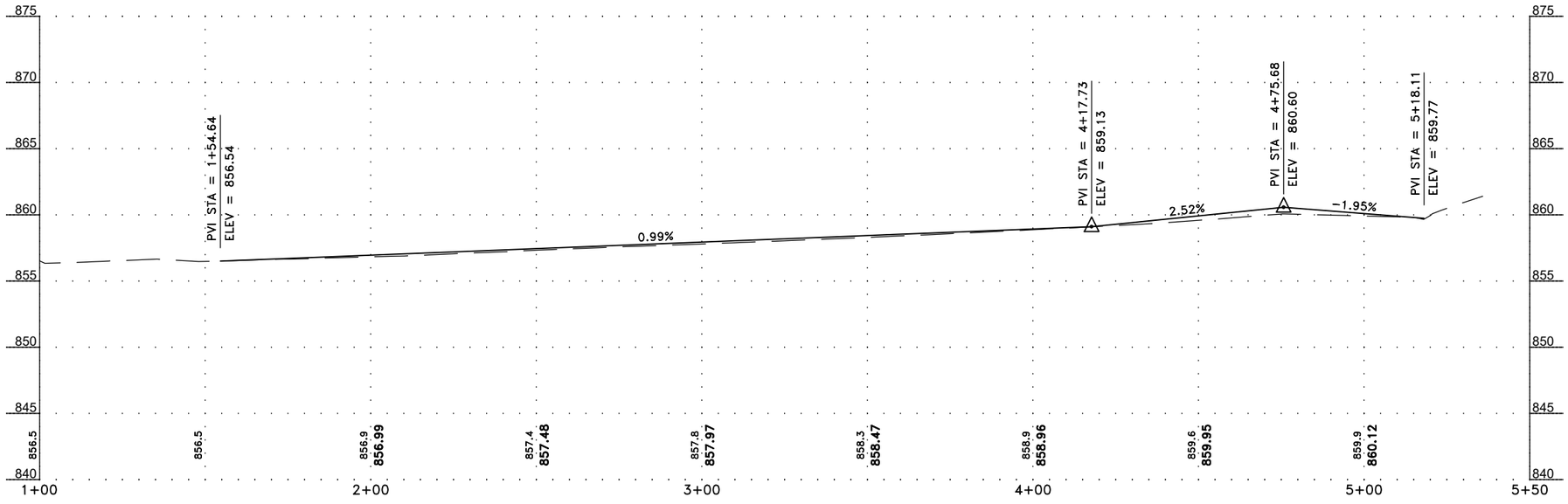
143RD LANE
CITY OF RAMSEY, MINNESOTA

SHEET 24 OF 38 SHEETS

RA3188

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GENERAL NOTES:

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2. PROPOSED CURB SHALL BE PER CITY PLATE NO. STR-1.

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XKIMO STREET SURFACE IMPROVEMENT PROJECT

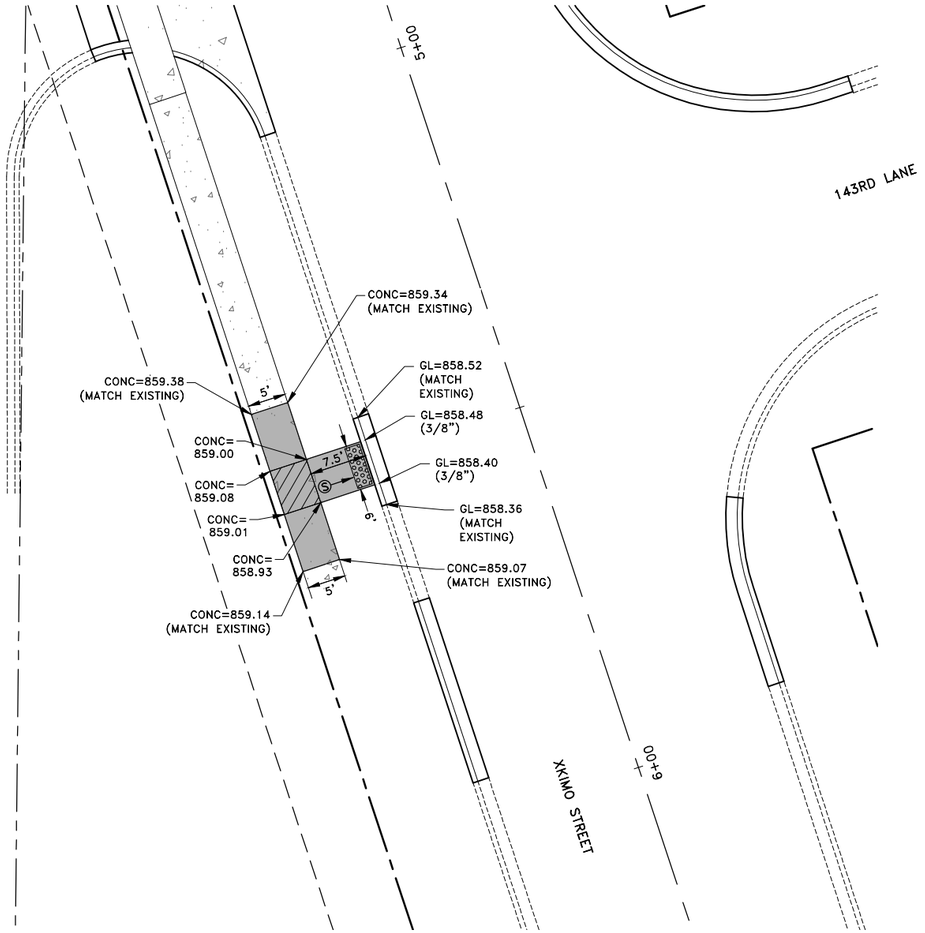
CONSTRUCTION PLAN

143RD AVENUE
CITY OF RAMSEY, MINNESOTA

SHEET 25 OF 38 SHEETS

RA3188

Apr 15, 2024 - 10:24am
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GENERAL NOTES:

1. SEE SHEETS 7 THROUGH 12 FOR ADDITIONAL PEDESTRIAN CURB RAMP DETAILS.

LEGEND

- LANDING AREA–MAXIMUM 2% SLOPE IN ALL DIRECTIONS
- 6" CONCRETE WALK
- TRUNCATED DOMES
- CONC= XXX.XX — PROPOSED CONCRETE WALK ELEVATION
- GL= XXX.XX — PROPOSED GUTTER LINE ELEVATION
- Ⓢ — PEDESTRIAN RAMP–SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%
- Ⓕ — PEDESTRIAN RAMP–SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%

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SCALE IN FEET

S.A.P. 199–117–002

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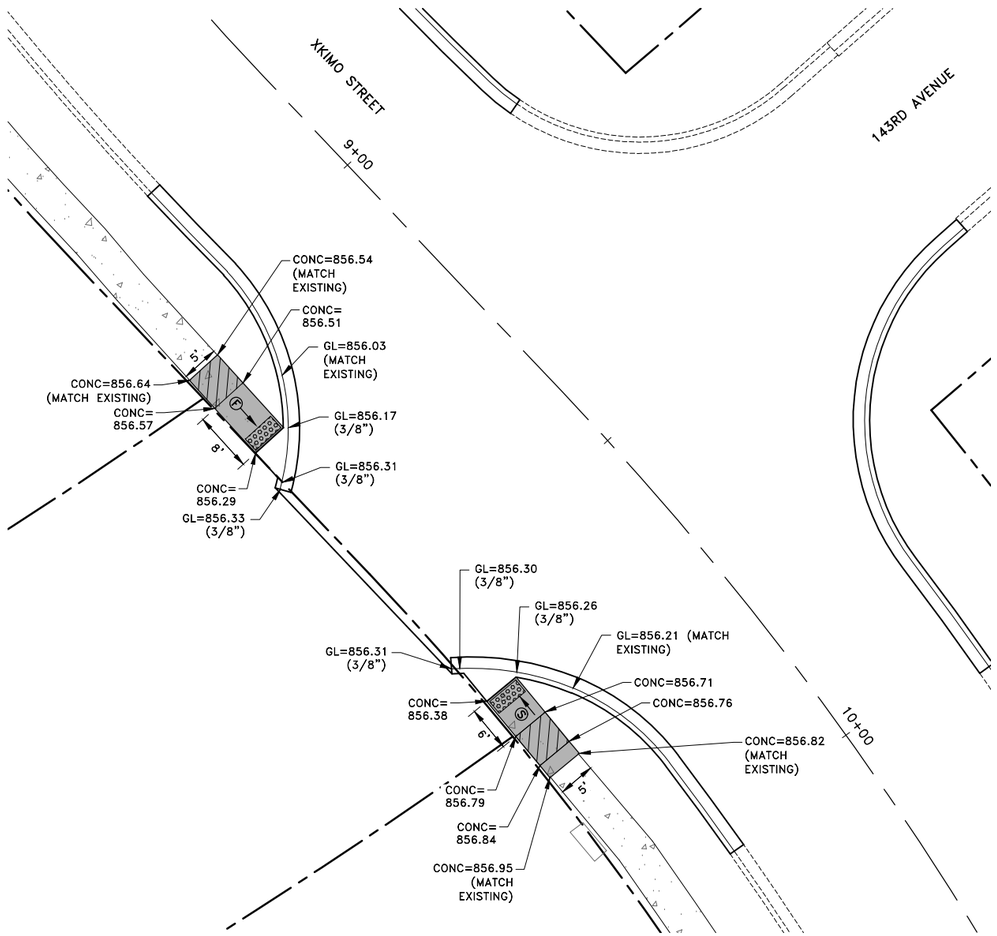
PEDESTRIAN CURB RAMP CONSTRUCTION PLANS

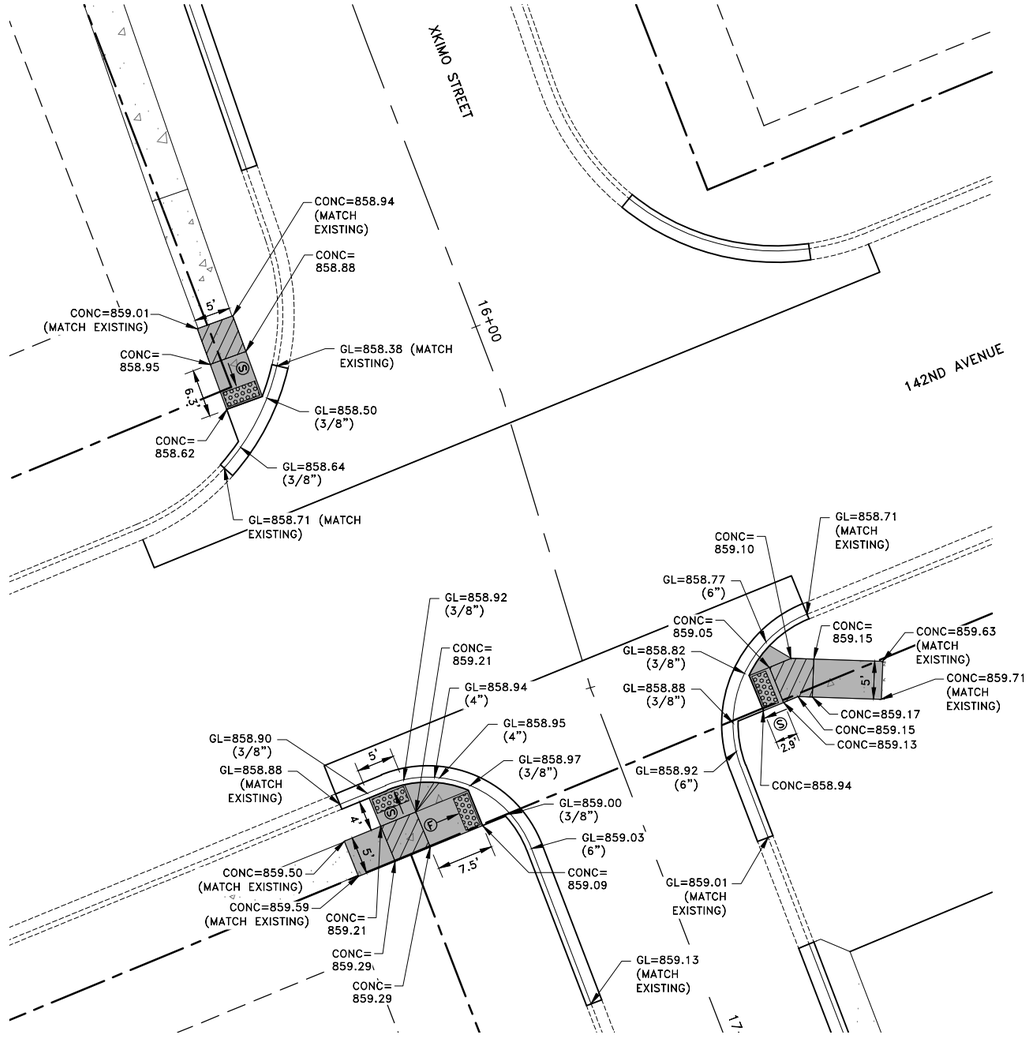
CITY OF RAMSEY, MINNESOTA

SHEET 26 OF 38 SHEETS

RA3188

Apr 15, 2024 – 10:24am
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LEGEND

- LANDING AREA–MAXIMUM 2% SLOPE IN ALL DIRECTIONS
- 6" CONCRETE WALK
- TRUNCATED DOMES
- CONC= XXX.XX — PROPOSED CONCRETE WALK ELEVATION
- GL= XXX.XX — PROPOSED GUTTER LINE ELEVATION
- Ⓢ — PEDESTRIAN RAMP–SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%
- Ⓕ — PEDESTRIAN RAMP–SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%

GENERAL NOTES:

1. SEE SHEETS 7 THROUGH 12 FOR ADDITIONAL PEDESTRIAN CURB RAMP DETAILS.

N

10 0 10 20
SCALE IN FEET

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XKIMO STREET SURFACE IMPROVEMENT PROJECT

PEDESTRIAN CURB RAMP CONSTRUCTION PLANS

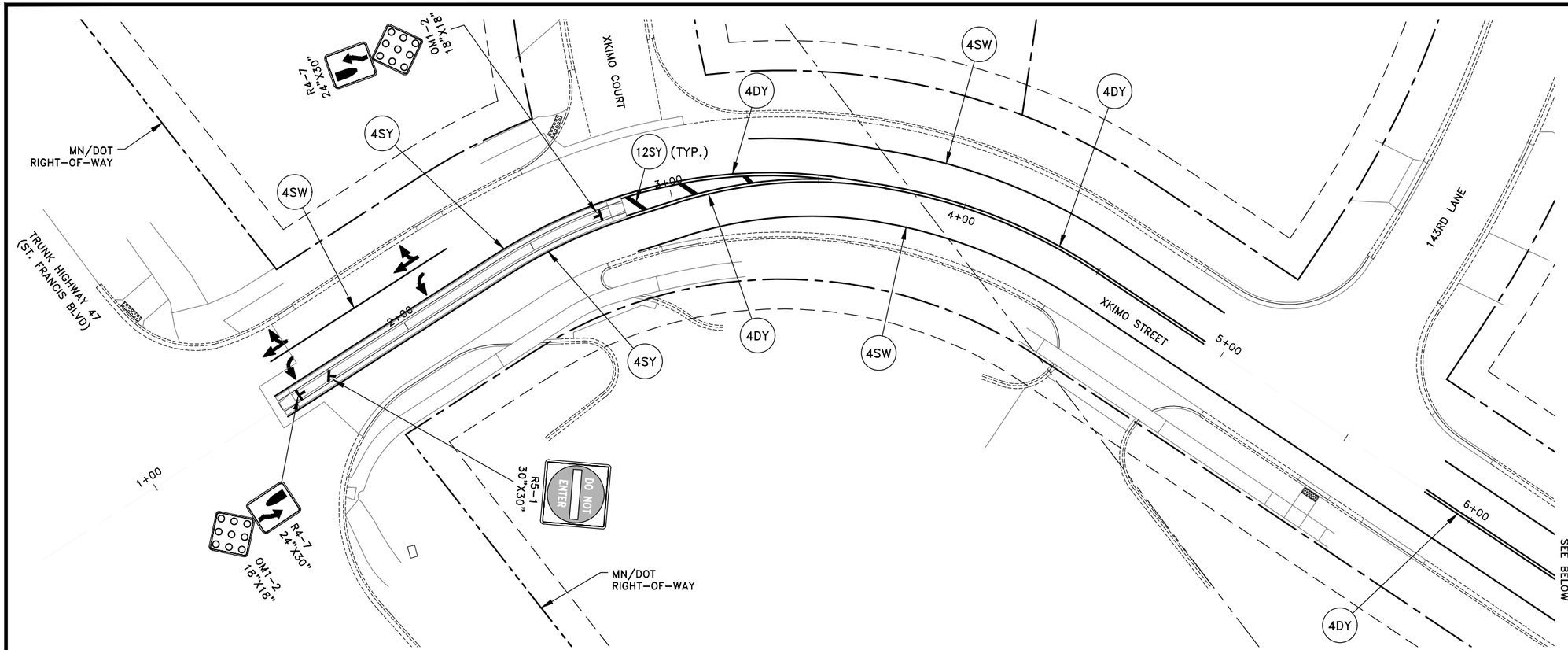
CITY OF RAMSEY, MINNESOTA

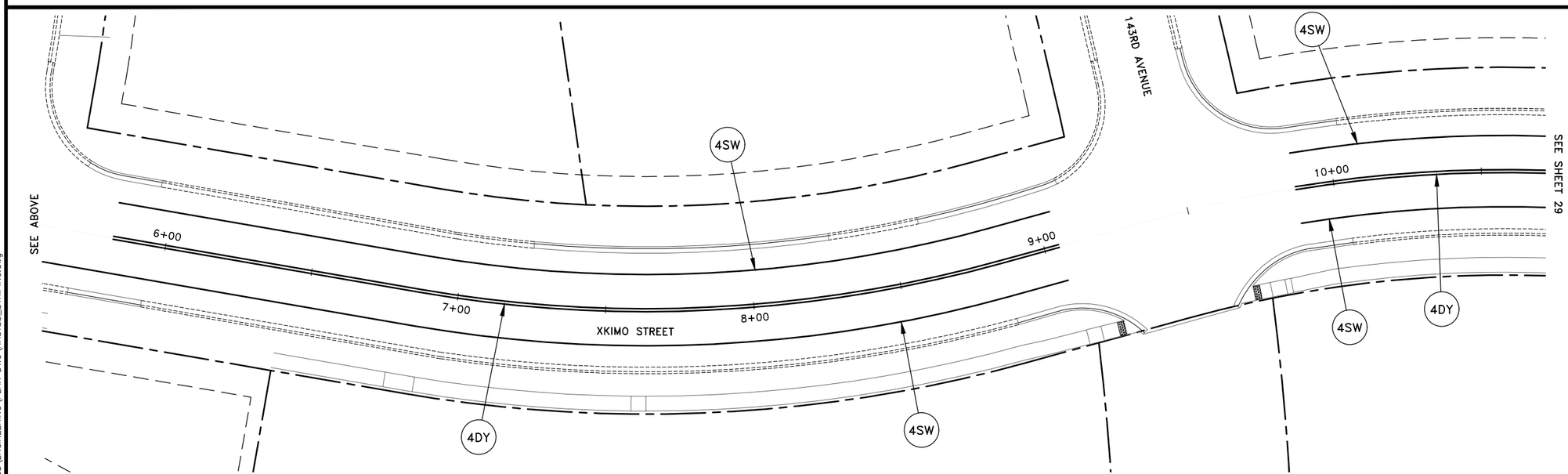
SHEET 27 OF 38 SHEETS

RA3188

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GENERAL NOTES:
1. SEE SHEET 30 FOR STRIPING KEY AND NOTES.
2. SEE SHEETS 31 TO 38 FOR SIGN INSTALLATION DETAILS.





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SCALE IN FEET

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XKIMO STREET SURFACE IMPROVEMENT PROJECT

SIGNAGE AND STRIPING PLAN

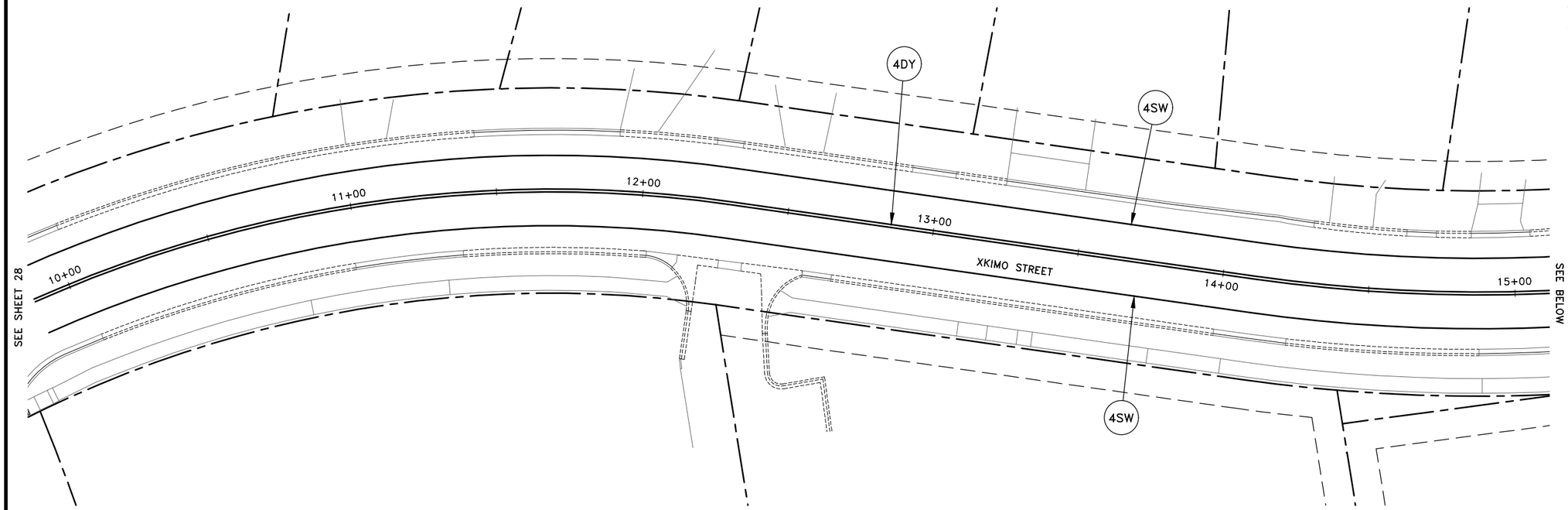
XKIMO STREET
CITY OF RAMSEY, MINNESOTA

SHEET 28 OF 38 SHEETS

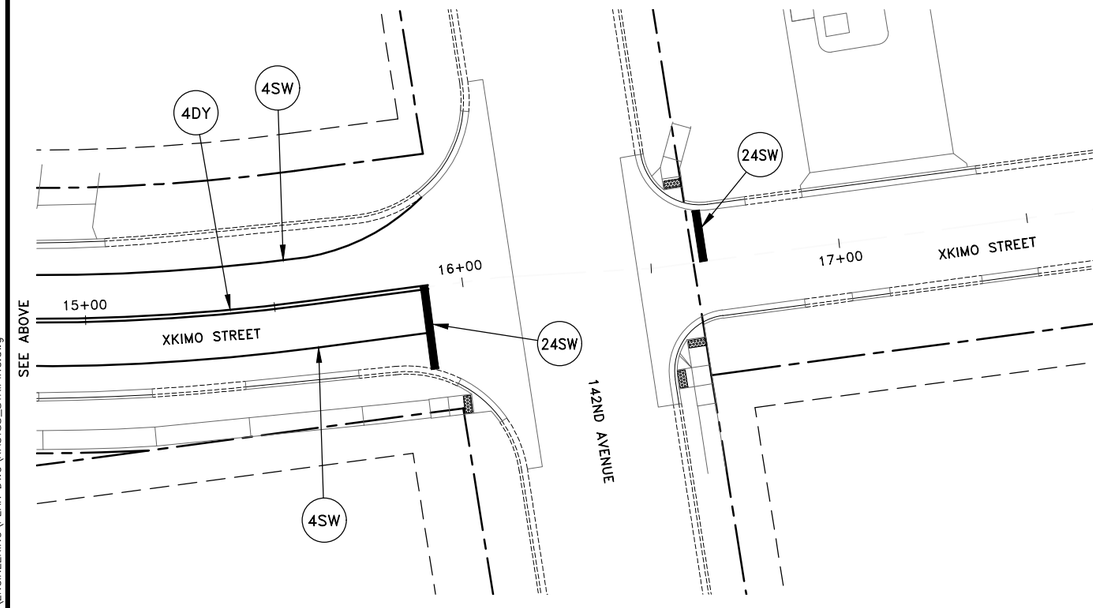
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GENERAL NOTES:
1. SEE SHEET 30 FOR STRIPING KEY AND NOTES.
2. SEE SHEETS 31 TO 38 FOR SIGN INSTALLATION DETAILS.



SCALE 20 0 20 40 IN FEET



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XKIMO STREET SURFACE IMPROVEMENT PROJECT

SIGNAGE AND STRIPING PLAN

XKIMO STREET
CITY OF RAMSEY, MINNESOTA

SHEET 29 OF 38 SHEETS

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STRIPING KEY

CIRCLE–MULTI–COMPONENT LIQUID

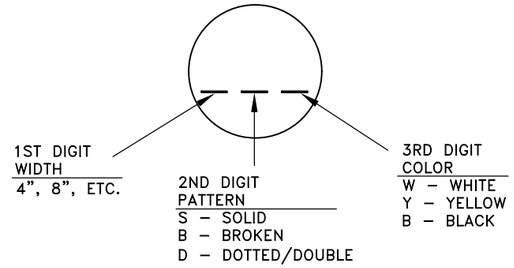
SQUARE–PREFORMED THERMOPLASTIC

TRIANGLE–PAINT

PENTAGON–REMOVABLE PREFORMED PLASTIC MARKING

LEFT ARROW ①

THRU AND RIGHT ARROW ①



EXAMPLE: (4SW) = 4" SOLID LINE WHITE–MULTI–COMPONENT LIQUID

PERMANENT PAVEMENT MARKING GENERAL NOTES AND GUIDELINES:

1. THE ENGINEER'S INVOLVEMENT IN THE APPLICATION OF THE MATERIAL SHALL BE LIMITED TO FIELD CONSULTATION AND INSPECTION. THE CONTRACTOR WILL PLACE NECESSARY "SPOTTING" AT APPROPRIATE POINTS TO PROVIDE HORIZONTAL CONTROL FOR STRIPING AND TO DETERMINE NECESSARY STARTING AND CUTOFF POINTS. LONGITUDINAL JOINTS, PAVEMENT EDGES AND EXISTING MARKINGS MAY SERVE AS HORIZONTAL CONTROL WHEN SO DIRECTED.
2. EDGE LINES AND LANE LINES ARE TO BE BROKEN ONLY AT INTERSECTIONS WITH PUBLIC ROADS AND AT PRIVATE ENTRANCES IF THEY ARE CONTROLLED BY A YIELD SIGN, STOP SIGN OR TRAFFIC SIGNAL. THE BREAK POINT IS TO BE AT THE START OF THE RADIUS FOR THE INTERSECTION OR AT MARKED STOP LINES OR CROSSWALKS.
3. A TOLERANCE OF 1/4 INCH UNDER OR 1/4 OVER THE SPECIFIED WIDTH WILL BE ALLOWED FOR STRIPING PROVIDED THE VARIATION IS GRADUAL AND DOES NOT DETRACT FROM THE GENERAL APPEARANCE. BROKEN LINE SEGMENTS MAY VARY UP TO ONE–HALF FOOT FROM THE SPECIFIED LENGTHS PROVIDED THE OVER AND UNDER VARIATIONS ARE REASONABLY COMPENSATORY. ALIGNMENT DEVIATIONS FROM THE CONTROL GUIDE SHALL NOT EXCEED 1 INCH. MATERIAL SHALL NOT BE APPLIED OVER LONGITUDINAL JOINTS. ESTABLISHMENT OF APPLICATION TOLERANCES SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO COMPLY AS CLOSELY AS PRACTICABLE WITH THE PLANNED DIMENSIONS.
4. THE ROAD SURFACE SHALL BE CLEANED AT THE DIRECTION OF THE ENGINEER JUST PRIOR TO APPLICATION. PAVEMENT CLEANING SHALL CONSIST OF AT LEAST BRUSHING WITH A ROTARY BROOM (NON–METALLIC) OR AS RECOMMENDED BY THE MATERIAL MANUFACTURER AND ACCEPTABLE TO THE ENGINEER. THIS WORK SHALL BE INCIDENTAL.
5. THE STRIPING APPLICATION SHALL IMMEDIATELY FOLLOW THE PAVEMENT CLEANING.
6. OPERATIONS SHALL BE CONDUCTED ONLY WHEN THE ROAD PAVEMENT SURFACE TEMPERATURES ARE 50 DEGREES (°F) OR GREATER.
7. PERMANENT PAVEMENT MARKINGS SHALL NOT BE PLACED OVER TEMPORARY TAPE MARKINGS.

REFERENCE NOTES:

① PAVEMENT MESSAGE SHALL BE MULTI–COMPONENT LIQUID.

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XKIMO STREET SURFACE IMPROVEMENT PROJECT

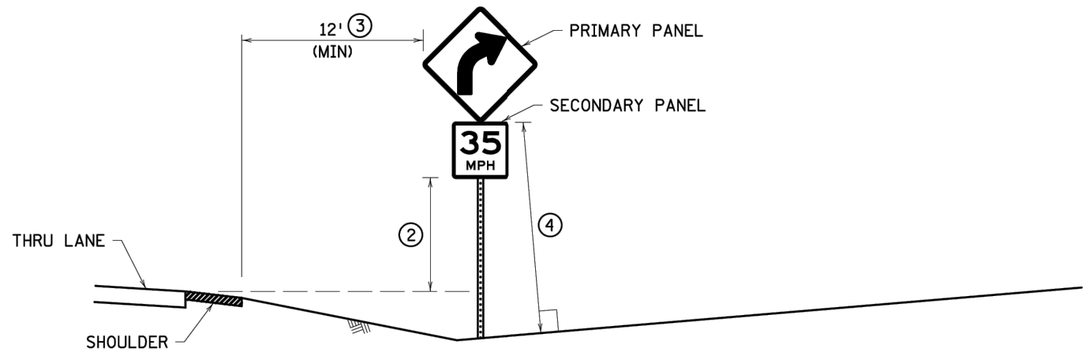
STRIPING NOTES AND LEGEND

CITY OF RAMSEY, MINNESOTA

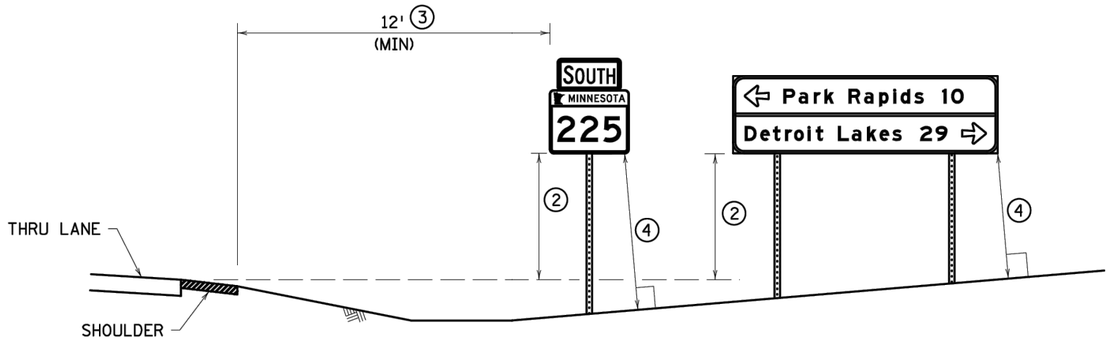
SHEET 30 OF 38 SHEETS

RA3188

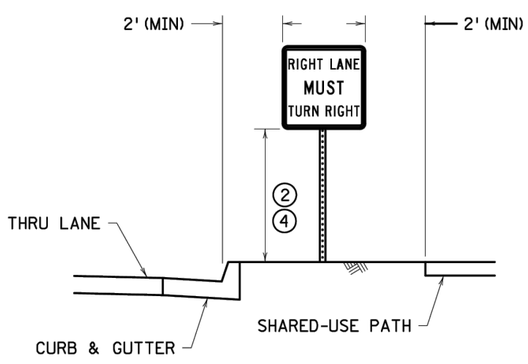
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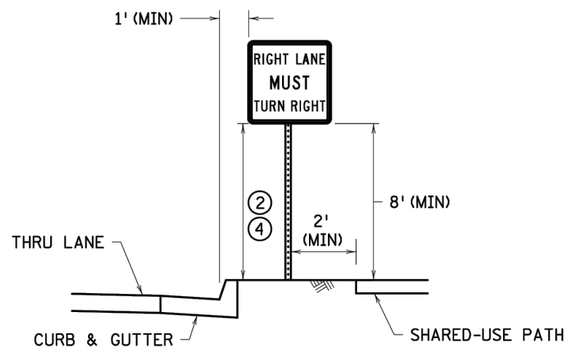
PRIMARY AND SECONDARY PANELS



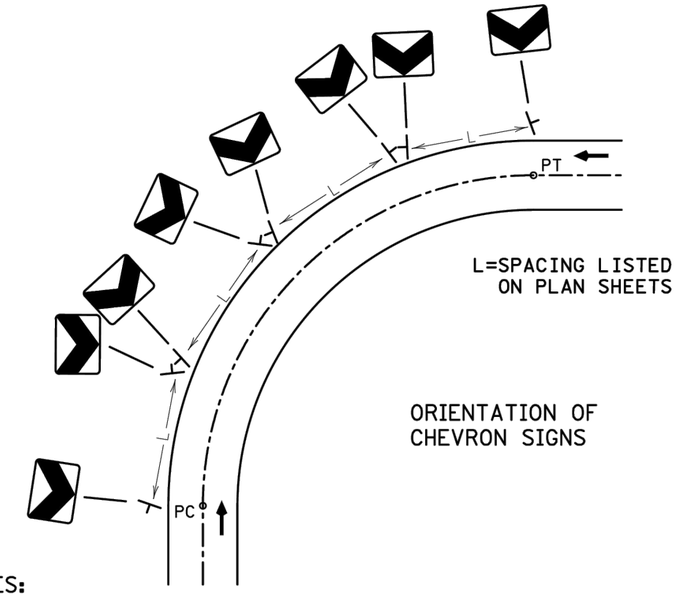
STANDARD LOCATIONS



BOULEVARD LOCATIONS
6' TO 12' WIDE



BOULEVARD LOCATIONS (1)
LESS THAN 6' WIDE



ORIENTATION OF
CHEVRON SIGNS

NOTES:

PLACE SIGNS AND ORIENT THEM APPROXIMATELY AS SHOWN IN THE PLAN, AT RIGHT ANGLES TO THE DIRECTION OF, AND FACING THE TRAFFIC THEY ARE INTENDED TO SERVE, UNLESS OTHERWISE SPECIFIED. TO AVOID SPECULAR GLARE, TURN SIGNS APPROXIMATELY THREE DEGREES AWAY FROM APPROACHING TRAFFIC.

IF A SIGN NEEDS TO BE REPOSITIONED FROM THE PROPOSED PLAN LOCATION IN ORDER TO AVOID CONFLICTS WITH UTILITIES OR OBSTACLES, CONTACT THE PROJECT ENGINEER.

MOUNT SIGN FACES PLUMB.

LATERAL CLEARANCES GIVEN APPLY TO RIGHT AND/OR LEFT SIDE INSTALLATION.

ERECT OR CONSTRUCT SIGN SUPPORT SO THAT NO PORTION OF THE SIGN PANEL IS WITHIN 15' OF THE RAIL OF A RAILROAD TRACK.

PLACE SIGNS SUCH THAT OBSTACLES DO NOT BLOCK THEM FROM BEING VIEWED BY THE APPROACHING TRAFFIC.

PLACE SIGNS A MINIMUM OF 10' FROM THE NEAREST OBSTACLE. OBSTACLES MAY INCLUDE, BUT ARE NOT LIMITED TO, LIGHT POLES, TREES, SIGNS, AND BUILDINGS. SIGNS MAY BE PLACED CLOSER TO SIGNS IN TIGHT AREAS, BUT NO MORE THAN TWO POSTS IN A 7' DIAMETER CIRCLE.

AVOID PLACING SIGNS IN DITCH BOTTOMS.

(1) ONLY USE WHEN BOULEVARD IS TOO NARROW TO OBTAIN ADEQUATE CURBED LOCATION SIGN OFFSETS.

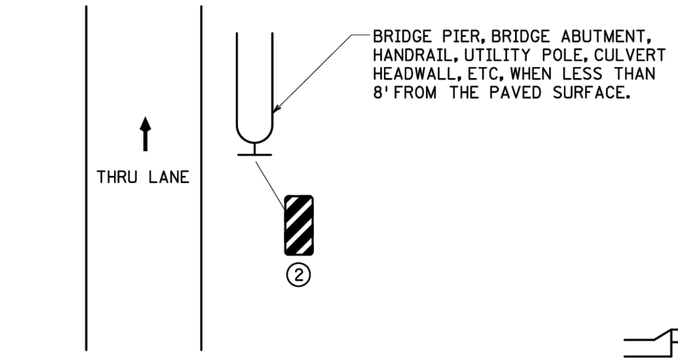
(2) ALL SIGN MOUNTING HEIGHTS ARE MEASURED VERTICALLY FROM THE BOTTOM OF THE LOWEST SIGN PANEL TO THE TOP OF THE CURB, OR IN ABSENCE OF CURB, TO THE NEAR EDGE OF THE THRU-LANE PAVEMENT. SEE SIGN TABULATIONS.

(3) MINIMUM OFFSET MAY BE REDUCED TO AT LEAST 6' FROM SHOULDER AND AT LEAST 12' FROM THRU LANE IF SITE CONDITIONS PROHIBIT A 12' OFFSET FROM SHOULDER.

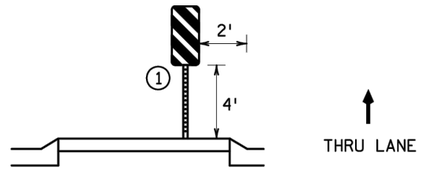
(4) CRASHWORTHY HEIGHT IS AT LEAST 7' FOR BREAKAWAY STRUCTURES AND AT LEAST 4' FOR BENDABLE STRUCTURES. SEE SPECIFIC SQUARE TUBE BASE STRUCTURE PLAN FOR CRASH RESPONSE TYPE. THE CRASHWORTHY HEIGHT IS MEASURED TO THE BOTTOM OF THE PRIMARY SIGN PANEL EXCLUDING ANY SECONDARY SIGN PANELS, MARKERS, DELINEATORS, AND REFERENCE LOCATION SIGN PANELS. ANY SECONDARY SIGN PANELS MOUNTED TO MORE THAN ONE POST ARE CONSIDERED PRIMARY SIGN PANELS FOR CRASHWORTHY PURPOSES.

LEAD EXPERT OFFICE	BRIAN SORENSON STATE TRAFFIC ENGINEER OFFICE OF TRAFFIC ENGINEERING	STANDARD SIGN PLACEMENT	APPROVED: 08-09-2023 REVISED:	THOMAS STYRBICKI STATE DESIGN ENGINEER	STANDARD PLAN 5-297.701	1 OF 1
DEPARTMENT OF TRANSPORTATION		STANDARD PLAN	STATE PROJ. NO. 199–117–002		SHEET NO.	31
			TRUNK HWY. 47		TOTAL SHEETS	38

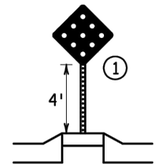
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OBSTRUCTION
TYPE 3 OBJECT MARKER

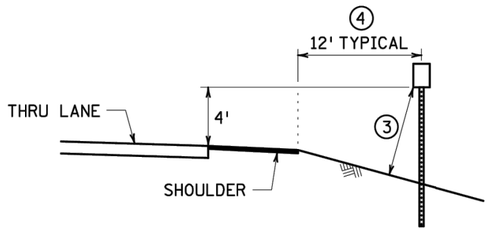


RAISED ISLAND
TYPE 3 OBJECT MARKER

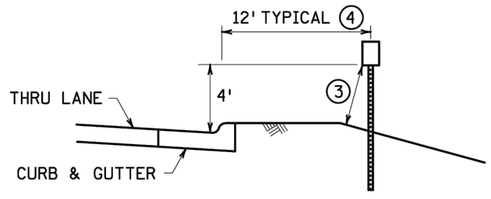


RAISED ISLAND
TYPE 1 OBJECT MARKER

MARKER TYPICAL PLACEMENT



LOCATIONS WITHOUT CURB



LOCATIONS WITH CURB

DELINEATOR TYPICAL PLACEMENT

NOTES:

FOR DELINEATOR OFFSETS AT RAMP GORES, SEE STANDARD PLAN 5-297.703.

(1) PLACE MARKER AS CLOSE TO THE BEGINNING OF MEDIAN AS POSSIBLE.

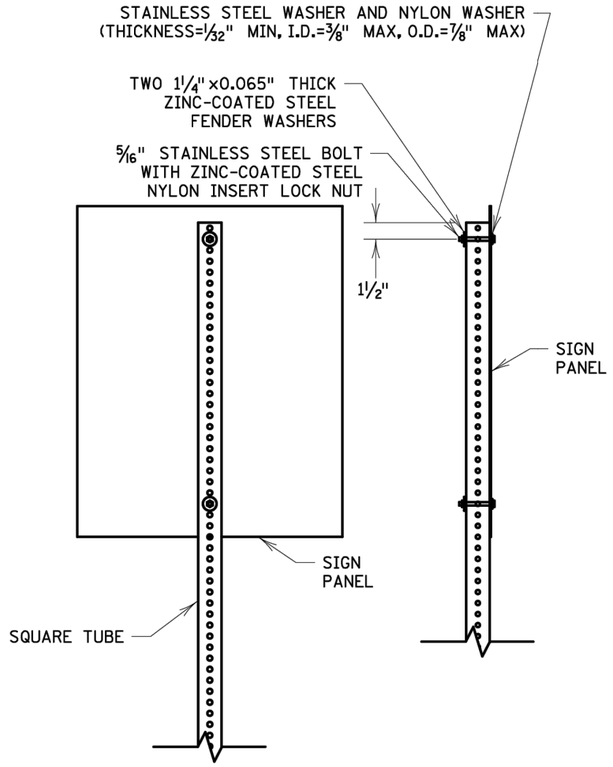
(2) PLACE THE EDGE OF THE OBJECT MARKER THAT IS CLOSEST TO THE ROAD USER IN LINE WITH THE CLOSEST EDGE OF THE OBSTRUCTION. ANGLE THE STRIPES DOWNWARD TOWARDS THE SIDE TRAFFIC IS TO PASS THE OBSTRUCTION.

(3) THE CRASHWORTHY HEIGHT FROM THE GROUND TO ANY PORTION OF THE SIGN PANEL IS AT LEAST 7' FOR BREAKAWAY STRUCTURES AND AT LEAST 4' FOR BENDABLE STRUCTURES. SEE SPECIFIC SQUARE TUBE BASE STRUCTURE PLAN FOR CRASH RESPONSE TYPE.

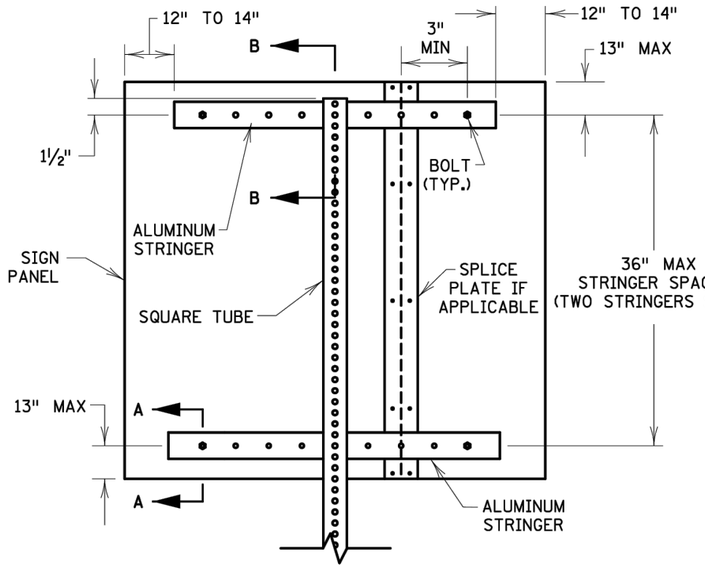
(4) ADJUST OFFSET TO MATCH OTHER SIGN OFFSETS ALONG ROADWAY CORRIDOR, BUT NOT MORE THAN 12' NOR LESS THAN 2'.

LEAD EXPERT OFFICE	BRIAN SORENSON STATE TRAFFIC ENGINEER OFFICE OF TRAFFIC ENGINEERING		DELINEATOR AND MARKER PLACEMENT	APPROVED: 02-28-2022 REVISED:	THOMAS STYRBICKI STATE DESIGN ENGINEER	STANDARD PLAN 5-297.702	1 OF 1
	DEPARTMENT OF TRANSPORTATION		STANDARD PLAN	STATE PROJ. NO. 199-117-002		SHEET NO.	32
				TRUNK HWY. 47		TOTAL SHEETS	38

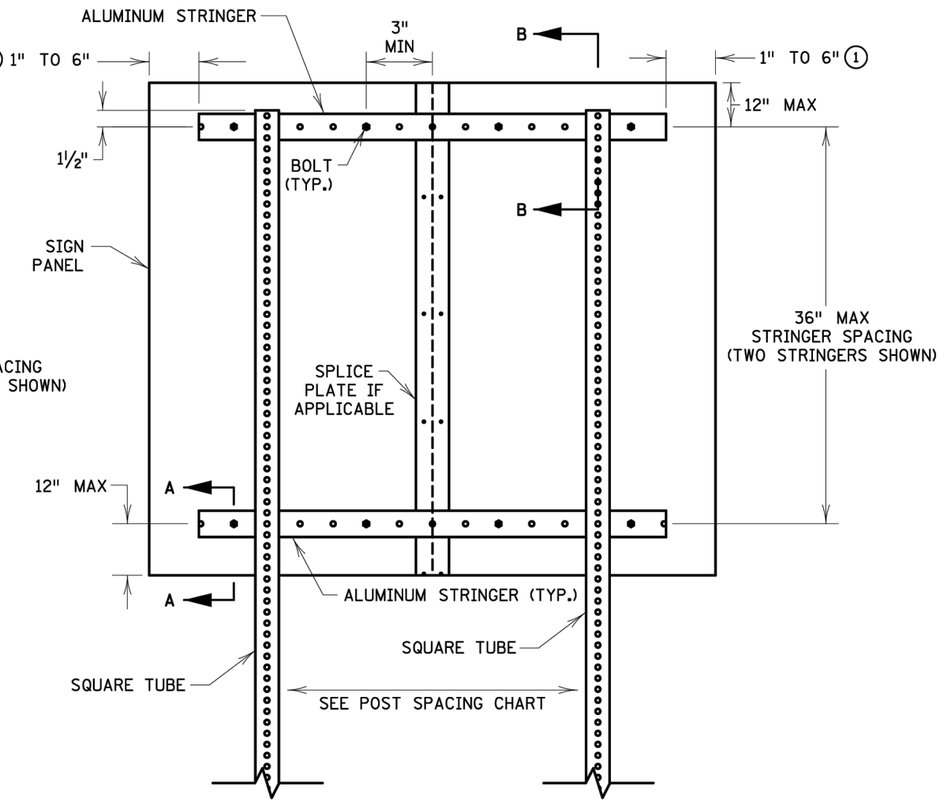
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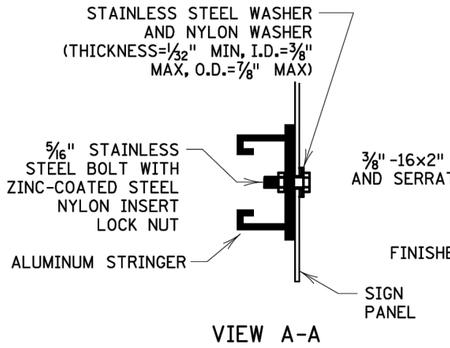
FOR SIGN PANELS UP TO 30" WIDE



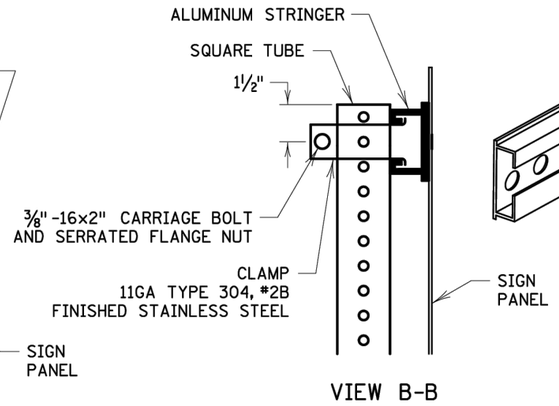
FOR SIGN PANELS 36" WIDE OR GREATER ON ONE POST



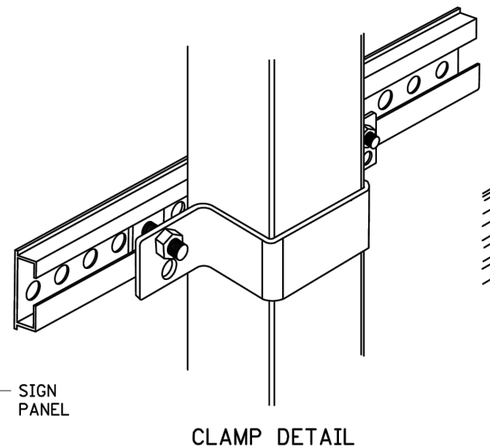
FOR SIGN PANELS ON TWO OR MORE POSTS



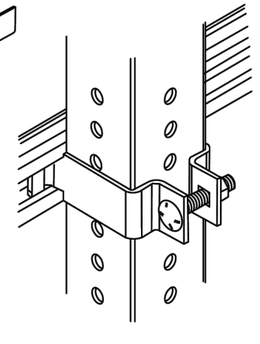
VIEW A-A



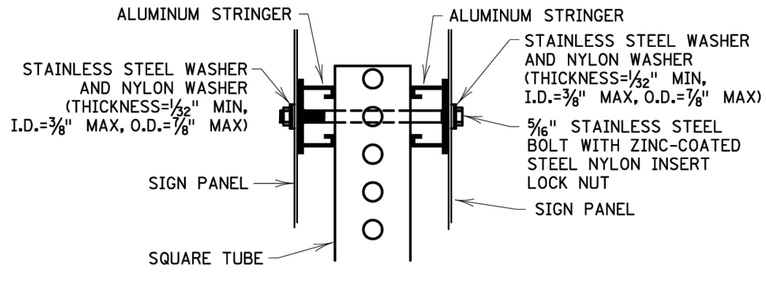
VIEW B-B



CLAMP DETAIL
4" SQUARE TUBE



CLAMP DETAIL
2" AND 2 1/2" SQUARE TUBE



BACK-TO-BACK SIGN MOUNTING WITH STRINGERS

NOTES:

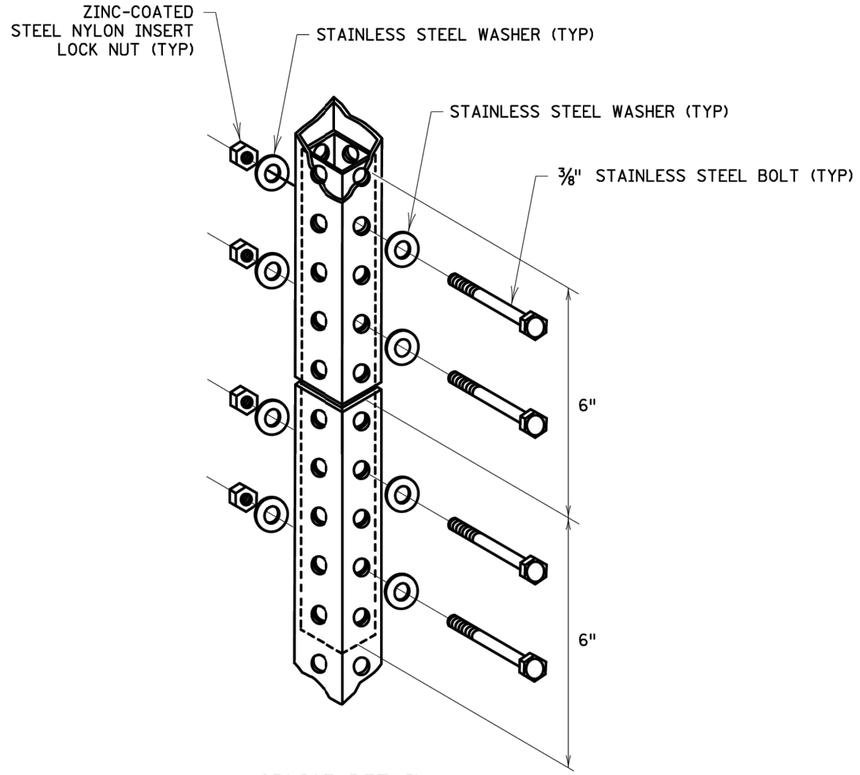
BOLT SIGN PANELS TO STRINGERS OR RISER POSTS AT NO GREATER THAN 24" SPACING OR ACCORDING TO THE MNDOT STANDARD SIGNS AND MARKINGS MANUAL FOR MOUNTING HOLES (PUNCH CODES) INFORMATION.

CENTER STRINGERS ON SIGN PANEL.

(1) IF POST SPACING REQUIRES PLACEMENT OF A POST WITHIN THIS AREA, EXTEND STRINGERS AS NEEDED TO ACCOMMODATE THE STRINGER TO POST CLAMP.

LEAD EXPERT OFFICE	BRIAN SORENSON STATE TRAFFIC ENGINEER OFFICE OF TRAFFIC ENGINEERING		SQUARE-TUBE SIGN MOUNTING DETAILS	APPROVED: 08-09-2023 REVISED:	THOMAS STYRBICKI STATE DESIGN ENGINEER	STANDARD PLAN 5-297.718	1 OF 3
	DEPARTMENT OF TRANSPORTATION		STANDARD PLAN	STATE PROJ. NO. 199-117-002	SHEET NO.	33	
				TRUNK HWY. 47	TOTAL SHEETS	38	

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SPLICE DETAIL

PANEL WIDTH	SQUARE TUBE POST SPACING						
	2 POSTS	3 POSTS	4 POSTS	5 POSTS	6 POSTS	7 POSTS	8 POSTS
(IN)	(IN)	(IN)	(IN)	(IN)	(IN)	(IN)	(IN)
42	15						
48	21						
54	30						
60	36						
66	36						
72	42						
78	42						
84	48						
90	48	42					
96	48	42					
102	54	42					
108	54	42					
114	60	42					
120	60	48					
126	66	48					
132	66	48	42				
138	72	48	42				
144	72	48	42				
150	78	54	42				
156	78	54	42				
162	84	54	42				
168	84	60	48				
174	90	60	48	42			
180	90	60	48	42			
186	96	66	48	42			
192	96	66	48	42			
198	102	66	54	42			
204	102	72	54	42			
210	108	72	54	42			
216	108	72	54	48	42		
222	114	78	60	48	42		
228	114	78	60	48	42		
234	120	78	60	48	42		
240	120	84	60	48	42		
246		84	66	54	42		
252		84	66	54	42		
258		90	66	54	42	42	
264		90	66	54	48	42	
270		90	72	54	48	42	
276		96	72	60	48	42	
282		96	72	60	48	42	
288		96	72	60	48	42	
294		102	78	60	54	42	
300		102	78	60	54	42	42
306		102	78	66	54	42	42
312		108	78	66	54	48	42
318		108	84	66	54	48	42
324		108	84	66	54	48	42
330		114	84	66	60	48	42
336		114	84	72	60	48	42

DISTANCES ARE CENTER-TO-CENTER OF POSTS

NOTES:

NO MORE THAN ONE SPLICE PER POST.

WHEN USED, THE SPLICE MUST BE PLACED AT LEAST 8' ABOVE GROUND. THE PREFERRED PLACEMENT LOCATION IS BEHIND THE SIGN PANEL.

INTERIOR POST STUD SHALL BE ONE SIZE SMALLER FOR TIGHT FIT. IF RISER POST IS 2½", INTERIOR POST IS 2 3/16". IF RISER POST IS 2", INTERIOR POST IS 1¾".

LEAD EXPERT OFFICE	BRIAN SORENSON STATE TRAFFIC ENGINEER OFFICE OF TRAFFIC ENGINEERING	SQUARE-TUBE SIGN MOUNTING DETAILS	APPROVED: 08-09-2023 REVISED:	THOMAS STYRBICKI STATE DESIGN ENGINEER	STANDARD PLAN 5-297.718	2 OF 3
DEPARTMENT OF TRANSPORTATION		STANDARD PLAN	STATE PROJ. NO. 199-117-002		SHEET NO.	34
			TRUNK HWY. 47		TOTAL SHEETS	38

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NUMBER OF ALUMINUM STRINGERS FOR 2½" OR SMALLER POSTS

PANEL HEIGHT (INCHES)

	12	18	24	30	36	42	48	54	60	66	72	78	84	90	96	102	108	114	120	126	132	138	144	150	156	162	168	174	180	186	192	198	204	210	216	222	228	234	240	246	252	258	264	270	276	282	288	294	300	306	312	318	324	330	336
120	0	0	0	0	4	4	4	4	4					4																																														
114	0	0	0	0	4	4	4	4	4	4				4	4																																													
108	0	0	0	0	4	4	4	4	4	4	4			4	4	4						4	4																																						
102	0	0	0	0	4	4	4	4	4	4	4			4	4	4	4	4				4	4	4	4				4	4	4																														
96	0	0	0	0	3	3	3	3	3	3	3	3		3	3	3	3	3	3			3	3	3	3	3	3		3	3	3	3	3	3		3	3	3	3	3																	
90	0	0	0	0	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3									
84	0	0	0	0	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3							
78	0	0	0	0	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3		
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1 POST | 2 POST | 3 POST | 4 POST | 5 POST | 6 POST

PANEL WIDTH (INCHES)

NUMBER OF STRINGERS FOR 4" POSTS

PANEL HEIGHT (INCHES)

	12	18	24	30	36	42	48	54	60	66	72	78	84	90	96	102	108	114	120	126	132	138	144	150	156	162	168	174	180	186	192	198	204	210	216	222	228	234	240	246	252	258	264	270	276	282	288	294	300	306	312	318	324	330	336
144			5	5	5	5	5	6	6	5	5	5	5	5	5	6	6	6	6	7	5	5	5	5	6	6	6	6	6	7	5	5	6	6	6	6	6	6	7	7																	
138			5	5	5	5	5	6	6	7	5	5	5	5	5	5	6	6	6	6	7	7	5	5	5	5	6	6	6	6	6	7	7	5	6	6	6	6	6	6	7	7	7													
132			4	4	4	4	5	5	6	7	7	4	4	5	5	5	5	6	6	6	7	7	5	5	5	5	6	6	6	6	6	6	7	7	7	5	6	6	6	6	6	6	7	7	7	7									
126				4	4	4	5	5	6	6	7	7	4	4	5	5	5	5	6	6	6	7	7	7	5	5	5	6	6	6	6	6	6	7	7	7	7	5	6	6	6	6	6	6	7	7	7	7							
120				4	4	4	4	5	5	6	6	7	7	4	4	5	5	5	5	6	6	6	6	7	7	7	5	5	5	6	6	6	6	6	6	7	7	7	7	7	6	6	6	6	6	6	6	7	7	7	7	7		
114					4	4	4	5	5	6	6	7	7	8	4	5	5	5	5	5	6	6	6	6	7	7	7	7	5	5	6	6	6	6	6	6	7	7	7	7	7	7	6	6	6	6	6	6	7	7	7	7	7	7	7
108					4	4	4	5	5	5	6	6	7	7	8	4	5	5	5	5	5	6	6	6	6	7	7	7	7	7	5	5	6	6	6	6	6	6	7	7	7	7	7	7	6	6	6	6	6	6	7	7	7		
102						4	4	4	5	5	6	6	6	7	7	8	4	5	5	5	5	5	6	6	6	6	6	7	7	7	7	8	5	5	6	6	6	6	6	6	7	7	7	7	7	7	6	6	6	6	6	6	6			
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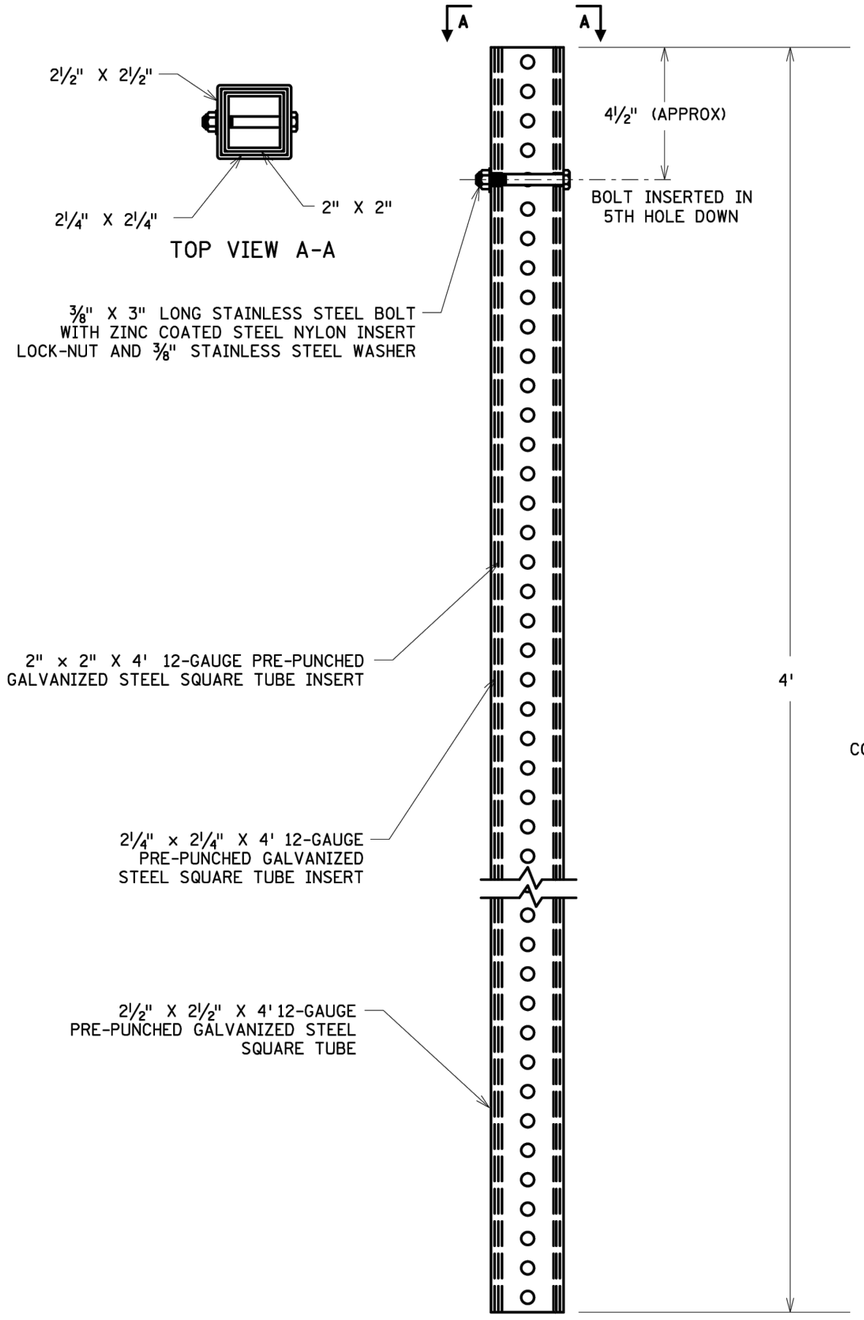
4 POST

1 POST | 2 POST | 3 POST

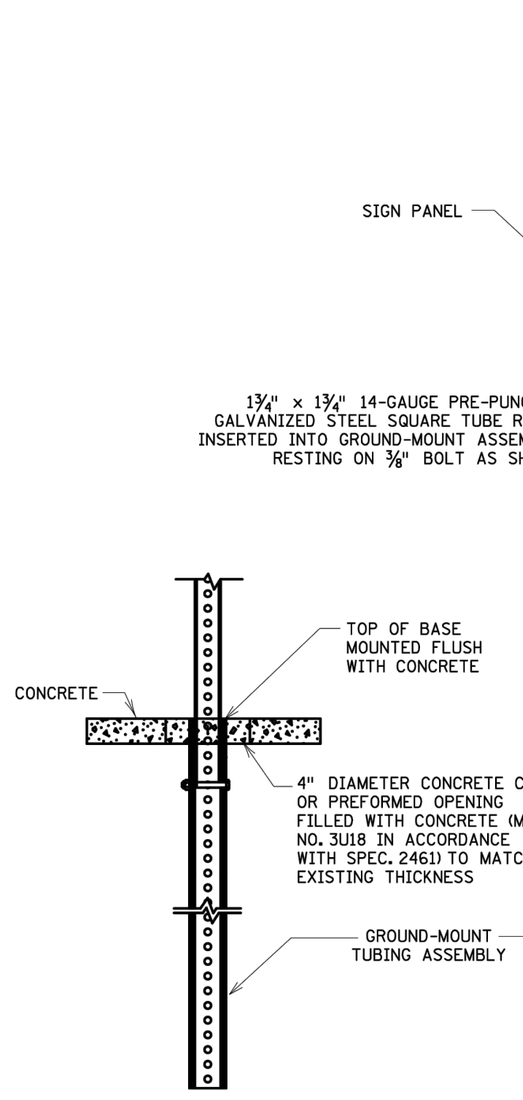
PANEL WIDTH (INCHES)

LEAD EXPERT OFFICE	BRIAN SORENSON STATE TRAFFIC ENGINEER OFFICE OF TRAFFIC ENGINEERING	SQUARE-TUBE SIGN MOUNTING DETAILS	APPROVED: 08-09-2023 REVISED:	THOMAS STYRBICKI STATE DESIGN ENGINEER	STANDARD PLAN 5-297.718	3 OF 3
DEPARTMENT OF TRANSPORTATION		STANDARD PLAN	STATE PROJ. NO. 199–117–002	SHEET NO.	35	
			TRUNK HWY. 47	TOTAL SHEETS	38	

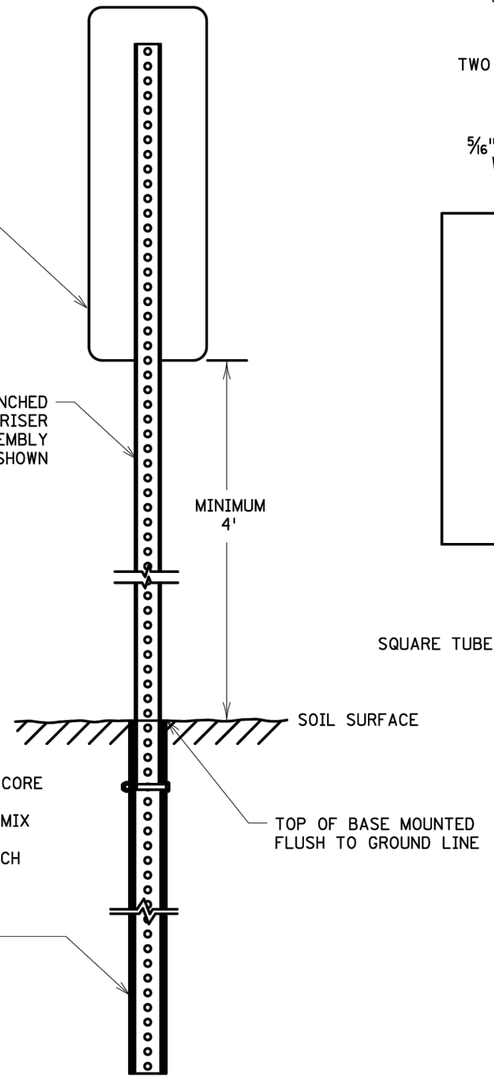
Apr 15, 2024 – 10:25am
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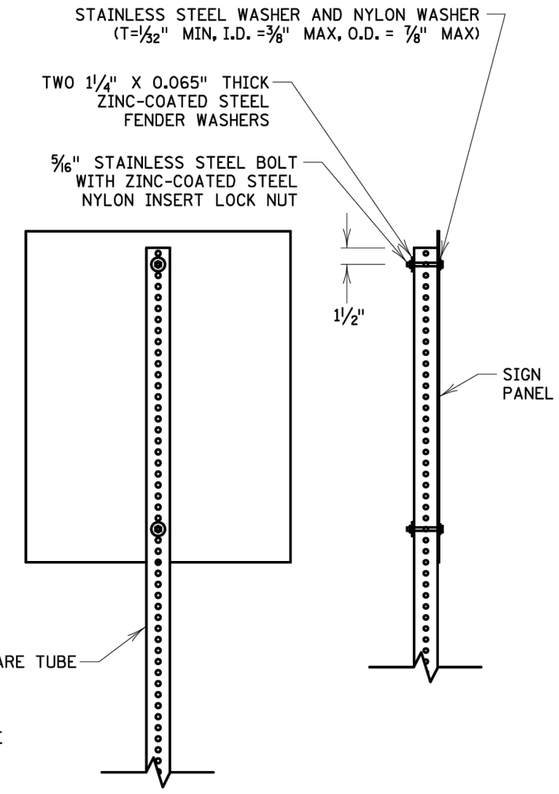
GROUND MOUNT TUBING ASSEMBLY



THREE-WALL BASE CORED
THROUGH CONCRETE



THREE-WALL BASE IN SOIL



MOUNTING DETAIL

NOTES:

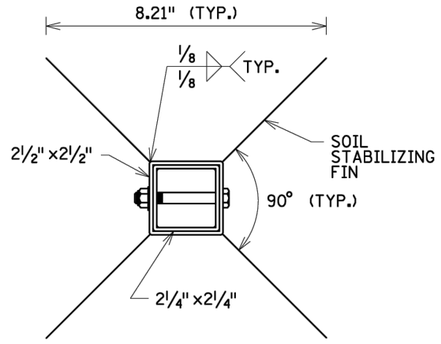
THE CRASH RESPONSE FOR THIS STRUCTURE IS BENDABLE.

TO MEET CRASHWORTHY REQUIREMENTS THE DISTANCE BETWEEN THE BOTTOM OF THE SIGN PANEL AND THE GROUND SURFACE BELOW ANY PORTION OF THE SIGN PANEL SHALL BE A MINIMUM OF 4'. SEE TABULATIONS FOR MOUNTING HEIGHT.

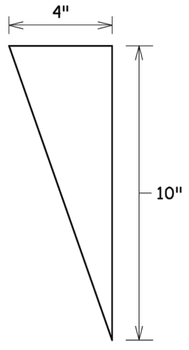
SQUARE TUBE SIGN POSTS PER MnDOT SPEC. 3402.

LEAD EXPERT OFFICE	BRIAN SORENSON STATE TRAFFIC ENGINEER OFFICE OF TRAFFIC ENGINEERING		THREE-WALL BASE FOR 1¾" SQUARE-TUBE RISER POST	APPROVED: 11-29-2022 REVISED:	THOMAS STYRBICKI STATE DESIGN ENGINEER	STANDARD PLAN 5-297.721	1 OF 1
	DEPARTMENT OF TRANSPORTATION		STANDARD PLAN	STATE PROJ. NO. 199–117–002		SHEET NO. 36	
				TRUNK HWY. 47		TOTAL SHEETS 38	

Apr 15, 2024 – 10:25am
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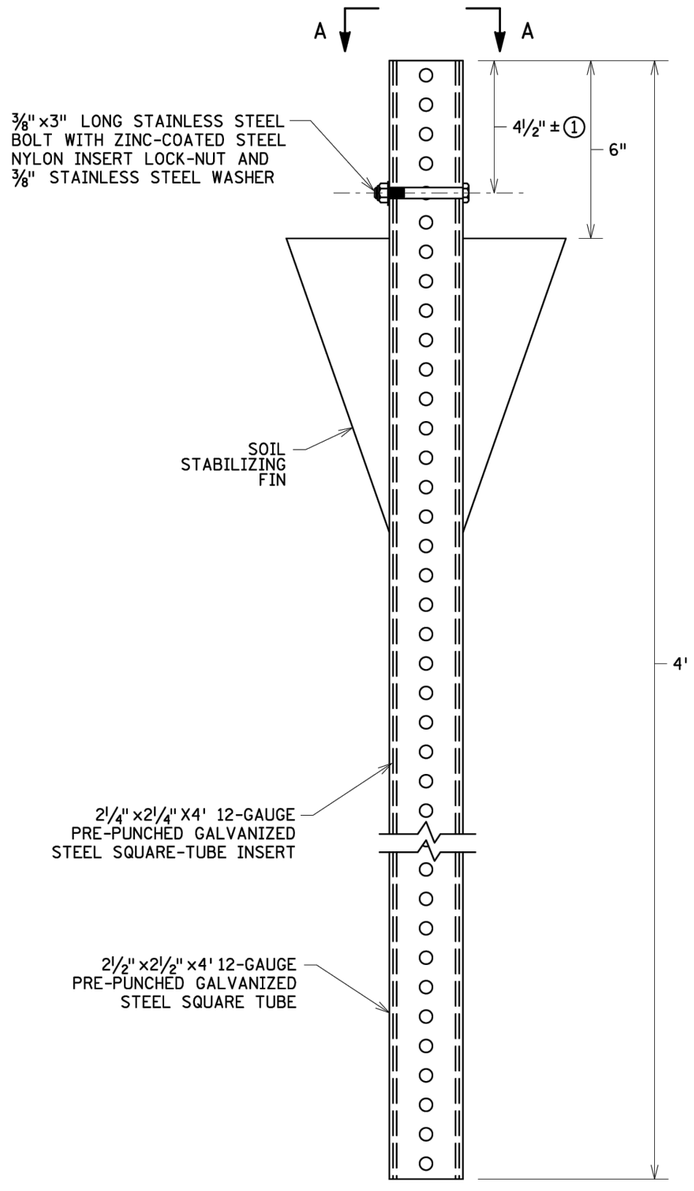


VIEW A-A

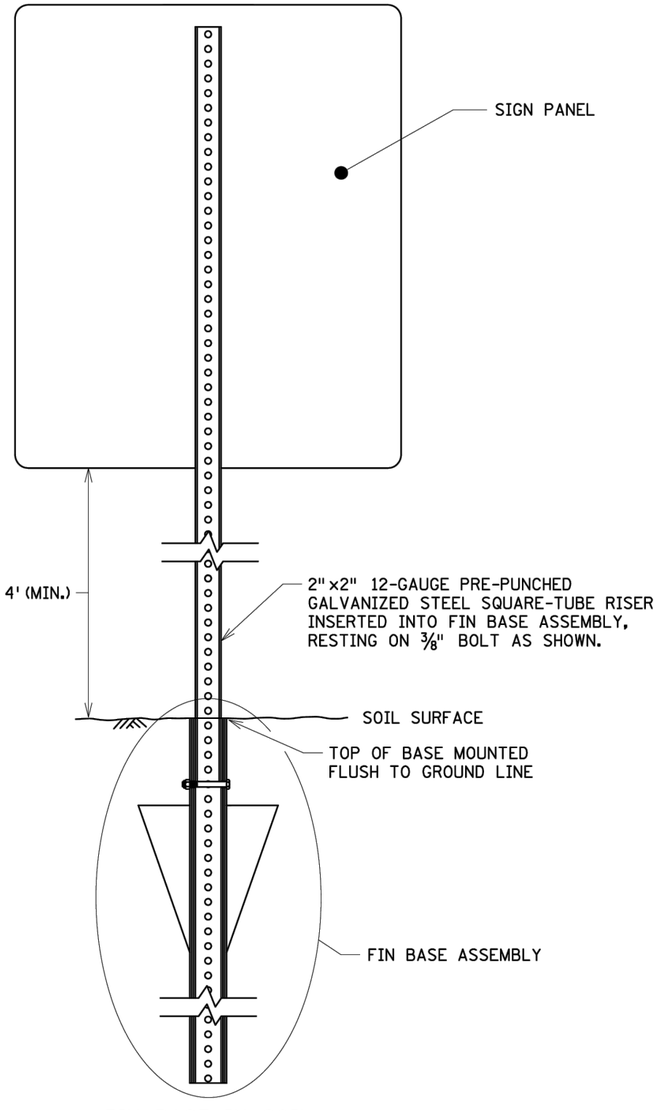


SOIL STABILIZING FIN
FOUR REQUIRED

12-GAUGE PRE-GALVANIZED ASTM A569 STEEL. WELD THE 10" EDGE OF EACH FIN TO EACH CORNER OF THE 2½" SQUARE TUBE. SEE VIEW A-A FOR WELDING DETAILS. WELDS MUST BE ZINC-COATED.



FIN BASE ASSEMBLY



FIN BASE IN SOIL

NOTES:

THE CRASH RESPONSE TYPE FOR THIS STRUCTURE IS BENDABLE.

TO MEET CRASHWORTHY REQUIREMENTS, THE DISTANCE BETWEEN THE BOTTOM OF THE SIGN PANEL AND THE GROUND SURFACE BELOW ANY PORTION OF THE SIGN PANEL MUST BE A MINIMUM OF 4'. SEE TABULATIONS FOR MOUNTING HEIGHT.

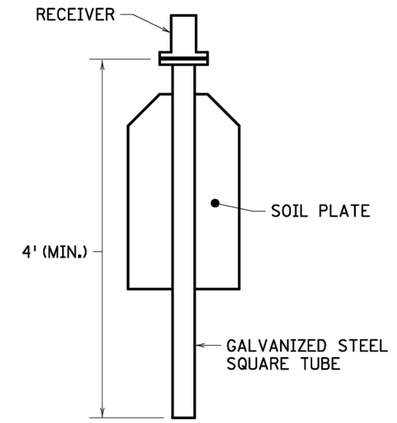
SEE STANDARD PLAN 5-297.718 FOR ADDITIONAL MOUNTING DETAILS.

SQUARE-TUBE SIGN POSTS IN ACCORDANCE WITH SPEC. 3402.

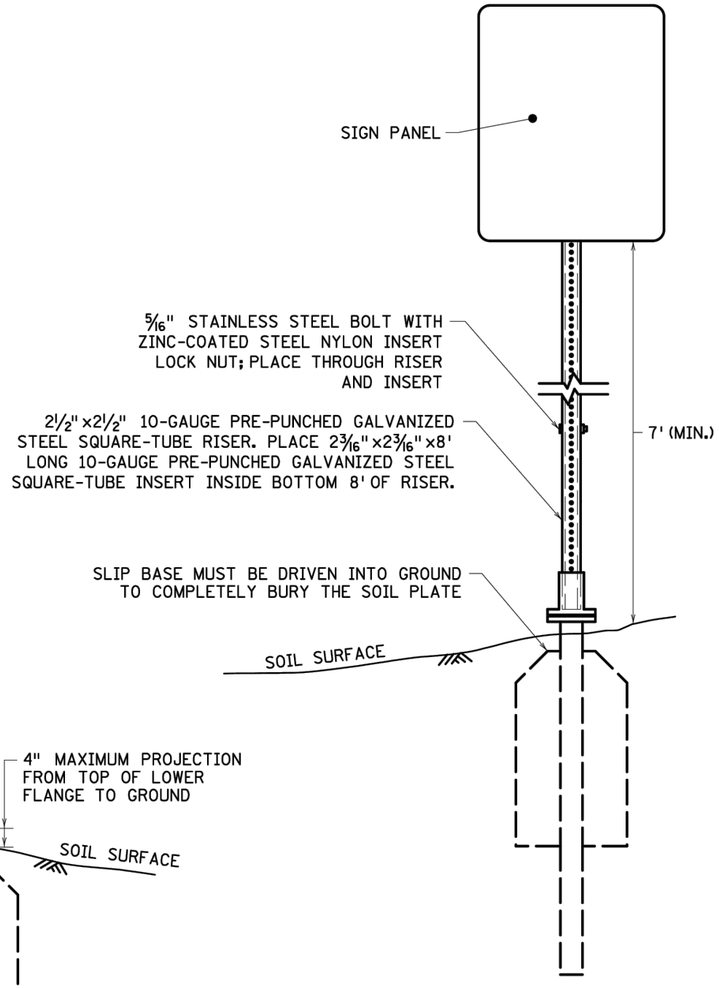
① INSERT BOLT IN 5TH HOLE DOWN.

LEAD EXPERT OFFICE	BRIAN SORENSON STATE TRAFFIC ENGINEER OFFICE OF TRAFFIC ENGINEERING		FIN BASE FOR 2" SQUARE-TUBE RISER POST IN SOIL	APPROVED: 08-09-2023 REVISED:	THOMAS STYRBICKI STATE DESIGN ENGINEER	STANDARD PLAN 5-297.722	1 OF 1
	DEPARTMENT OF TRANSPORTATION		STANDARD PLAN	STATE PROJ. NO. 199–117–002		SHEET NO. 37
				TRUNK HWY. 47		TOTAL SHEETS 38

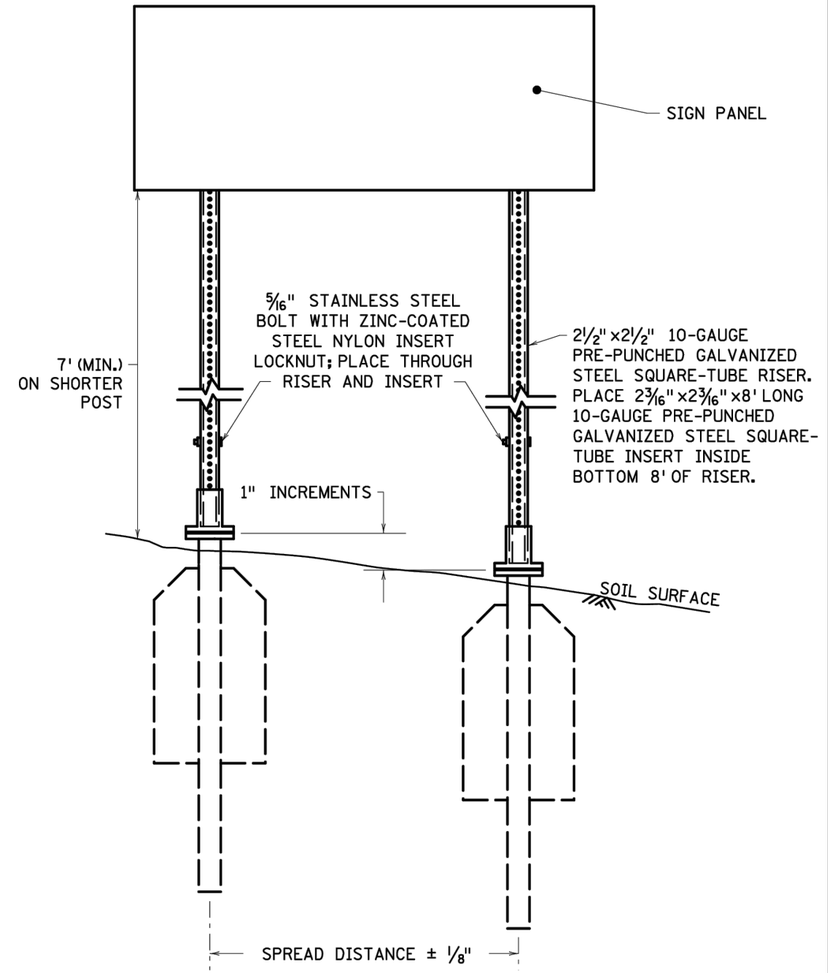
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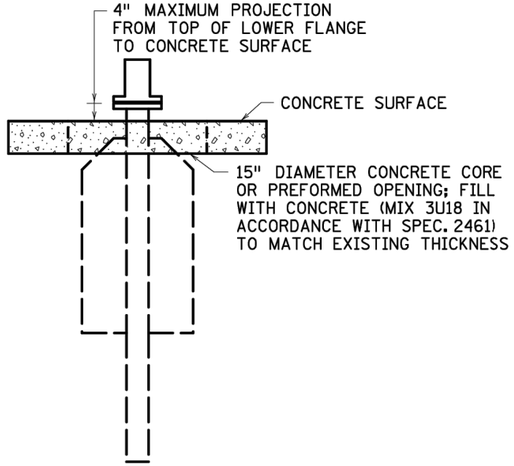
PROPRIETARY SLIP BASE ASSEMBLY ①



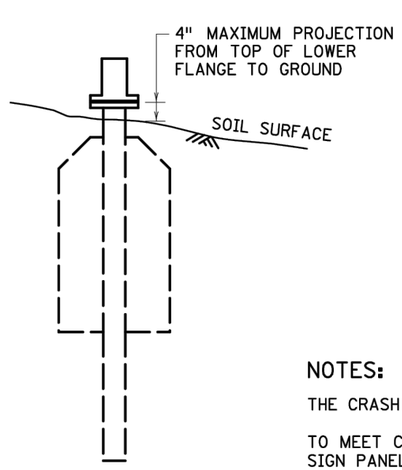
SLIP BASE ASSEMBLY WITH SINGLE-POST SIGN
TYPICAL PLACEMENT IN SOIL



SLIP BASE ASSEMBLY WITH MULTIPLE-POST SIGN ②
TYPICAL PLACEMENT IN SOIL



SLIP BASE ASSEMBLY IN CONCRETE



SLIP BASE ASSEMBLY IN SOIL

NOTES:

THE CRASH RESPONSE TYPE FOR THIS STRUCTURE IS BREAKAWAY.

TO MEET CRASHWORTHY REQUIREMENTS, THE DISTANCE BETWEEN THE BOTTOM OF THE PRIMARY SIGN PANEL AND THE GROUND SURFACE BELOW ANY PORTION OF THE PRIMARY SIGN PANEL MUST BE A MINIMUM OF 7'. SEE SIGNING PLAN TABULATIONS FOR MOUNTING HEIGHT.

1/16"-THICK LEVELING SHIMS MAY BE USED TO PLUMB TOP HALF. PLACE SHIMS UNDER TEFLON-COATED SLIP WASHER. MAXIMUM OF TWO SHIMS PER NOTCH POINT.

FOR SIGN PANEL MOUNTING DETAILS, SEE STANDARD PLAN 5-297.718.

SQUARE TUBE SIGN POST IN ACCORDANCE WITH MnDOT SPEC. 3402.

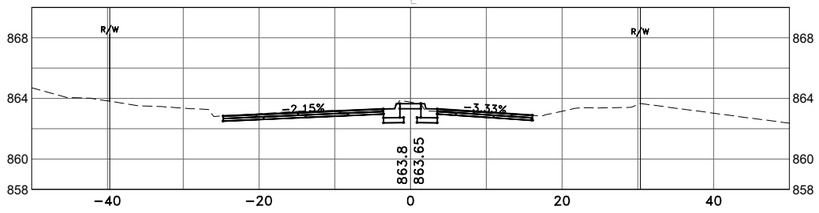
① USE APPROVED PRODUCT FROM THE SIGN STRUCTURES PAGE OF THE SIGNING SECTION OF THE APPROVED PRODUCTS LIST.

② FOR MULTIPLE-POST APPLICATIONS, ENSURE SOIL PLATES ARE COMPLETELY BURIED. IF SOIL SURFACE IS NOT LEVEL, DRIVE THE BASES UNTIL THEY ARE OFFSET IN 1" INCREMENTS. THE BASES MUST BE TRUE AND SQUARE WITH ONE ANOTHER TO ENSURE PROPER UNRESTRICTED INSERTION OF STEEL TUBE RISERS. MOUNT SIGN PANELS LEVEL.

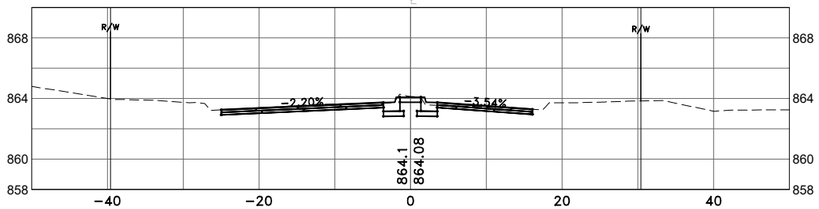
LEAD EXPERT OFFICE	BRIAN SORENSON STATE TRAFFIC ENGINEER OFFICE OF TRAFFIC ENGINEERING		SLIP BASE ASSEMBLY FOR 2½" SQUARE-TUBE RISER POST	APPROVED: 08-09-2023 REVISED:	THOMAS STYRBICKI STATE DESIGN ENGINEER	STANDARD PLAN 5-297.724	1 OF 1
	DEPARTMENT OF TRANSPORTATION		STANDARD PLAN	STATE PROJ. NO. 199–117–002		SHEET NO.	38
				TRUNK HWY. 47		TOTAL SHEETS	38

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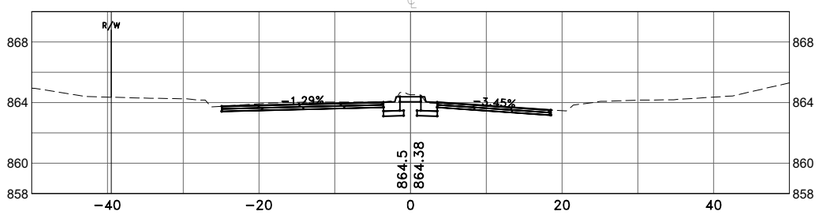
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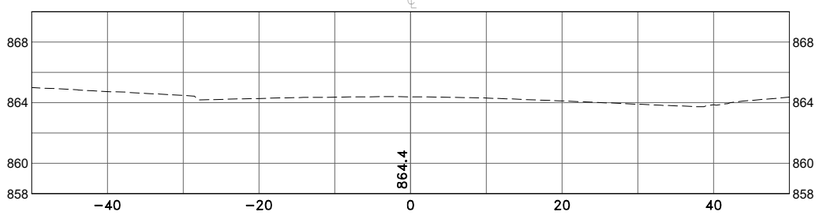
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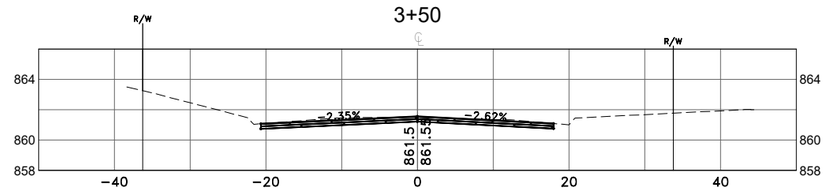
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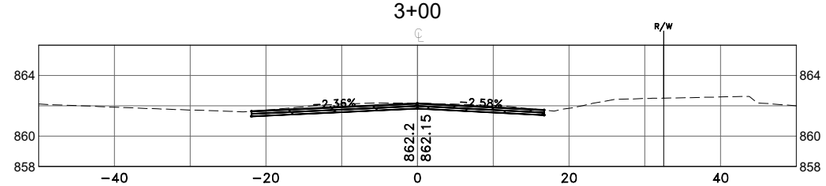
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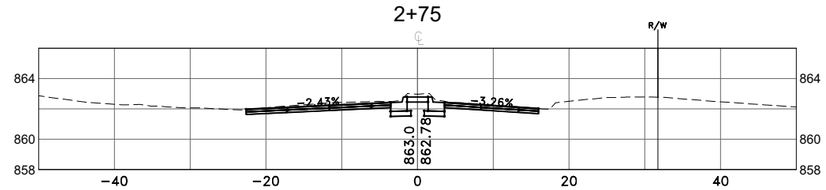
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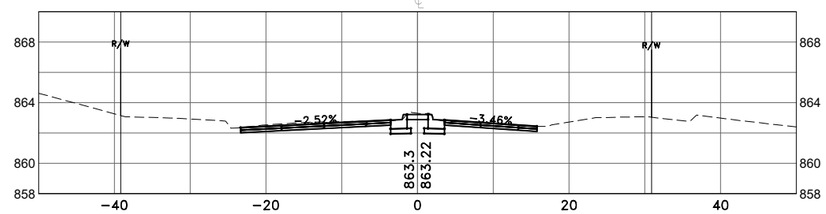
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2+75



2+50



S.A.P. 199-117-002

DATE	REVISION

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN

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

XKIMO STREET SURFACE IMPROVEMENT PROJECT

CROSS SECTIONS

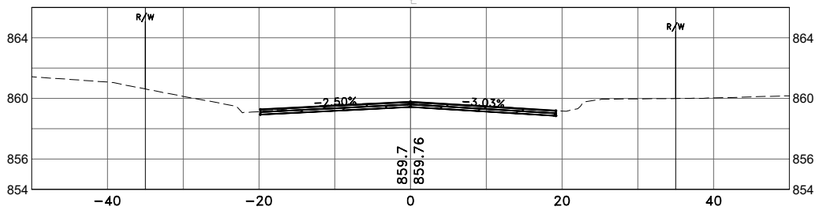
XKIMO STREET
CITY OF RAMSEY, MINNESOTA

SHEET X1 OF X9 SHEETS

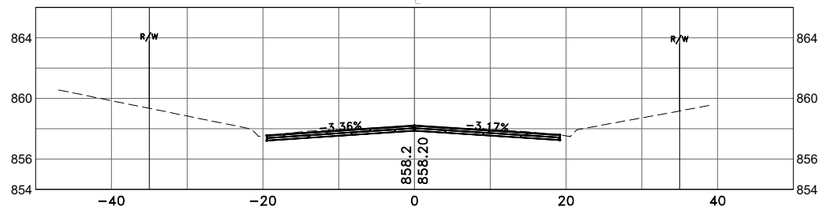
RA3188

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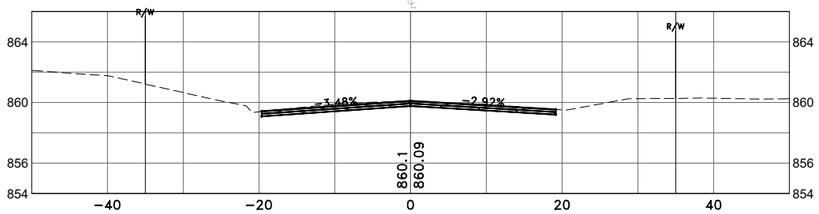
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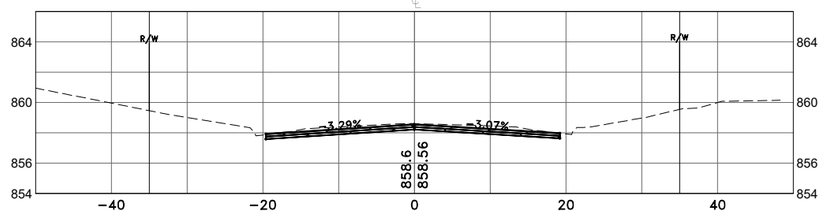
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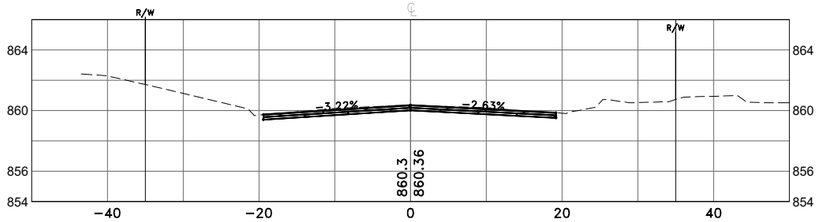
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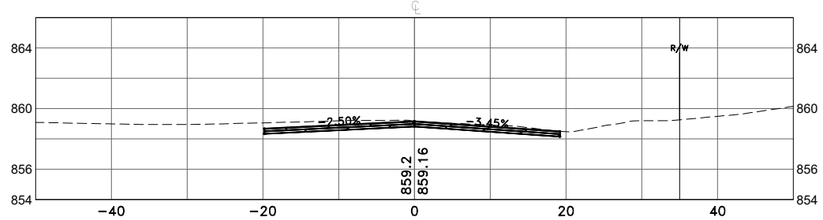
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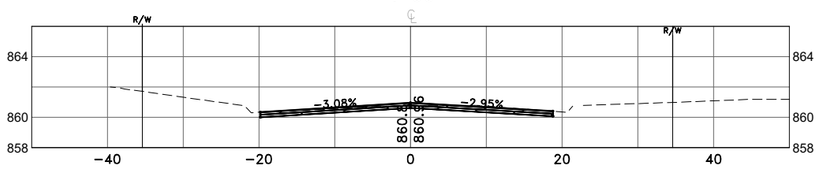
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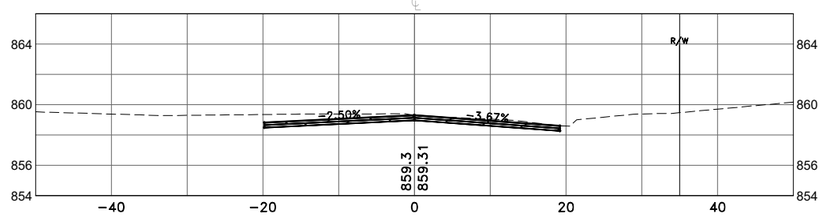
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4+00



5+37



S.A.P. 199-117-002

DATE	REVISION

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN

Hakanson Anderson
Civil Engineers and Land Surveyors
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XKIMO STREET SURFACE IMPROVEMENT PROJECT

CROSS SECTIONS

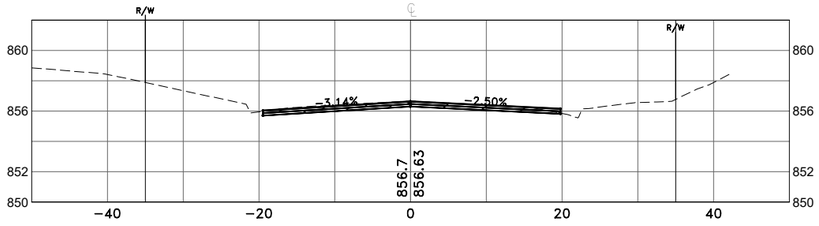
XKIMO STREET
CITY OF RAMSEY, MINNESOTA

SHEET X2 OF X9 SHEETS

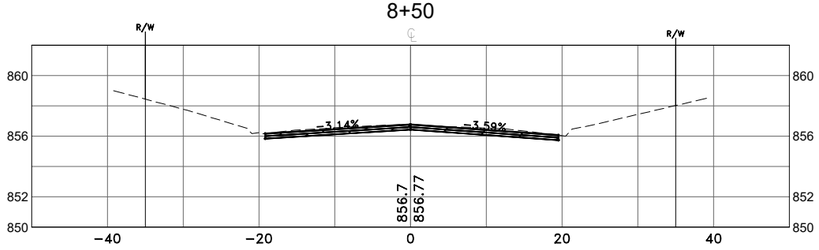
RA3188

Apr 15, 2024 - 10:25am
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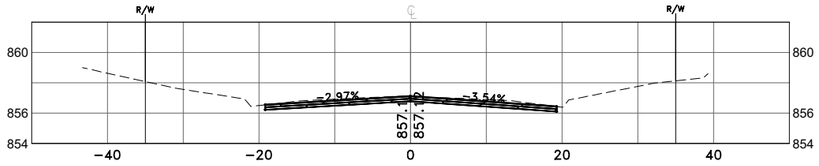
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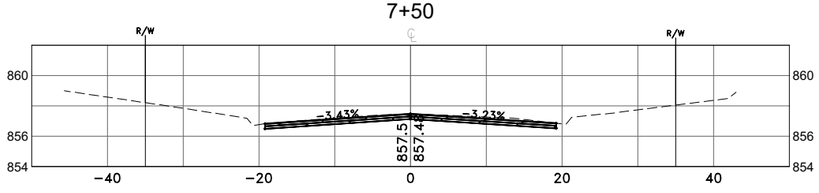
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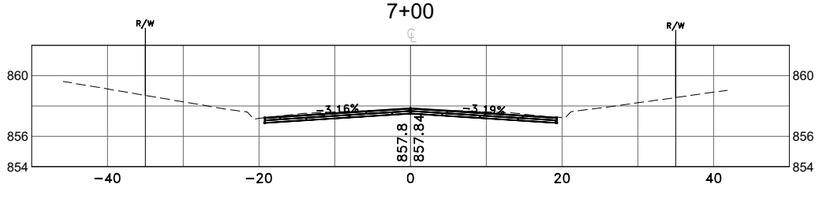
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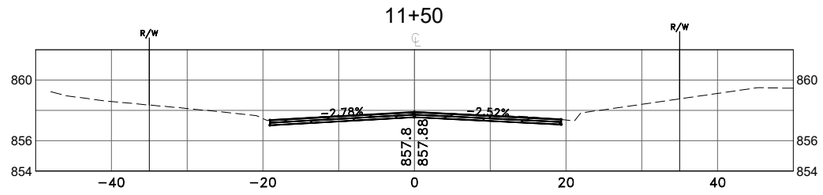
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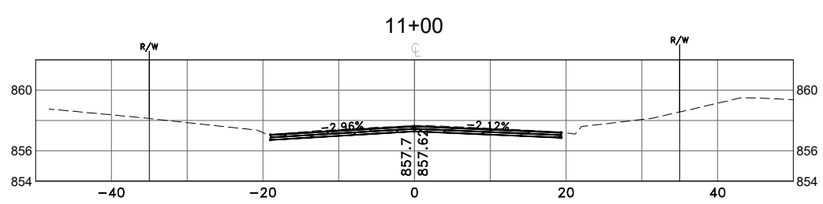
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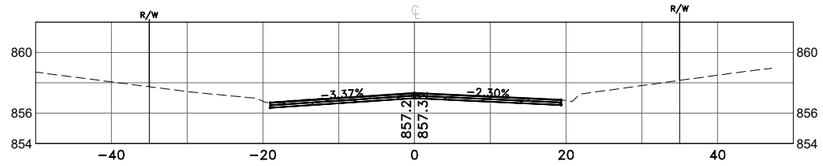
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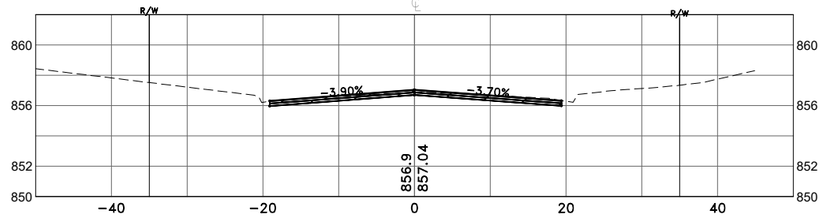
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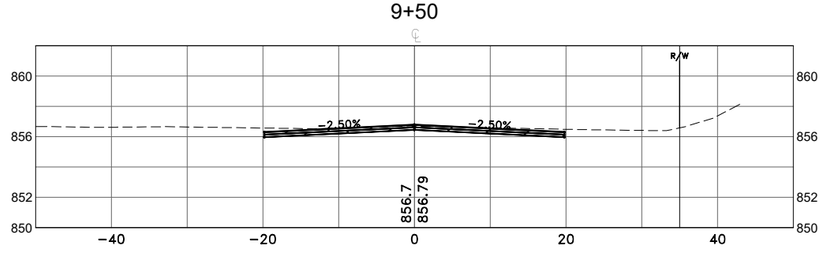
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9+50



S.A.P. 199-117-002

DATE	REVISION

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN

Hakanson Anderson
Civil Engineers and Land Surveyors
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763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

XKIMO STREET SURFACE IMPROVEMENT PROJECT

CROSS SECTIONS

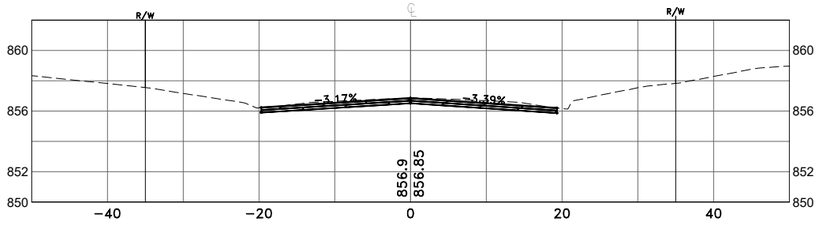
XKIMO STREET
CITY OF RAMSEY, MINNESOTA

SHEET X3 OF X9 SHEETS

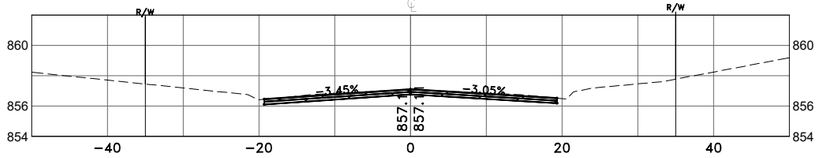
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Apr 15, 2024 - 10:25am
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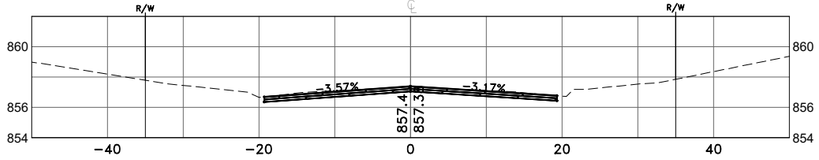
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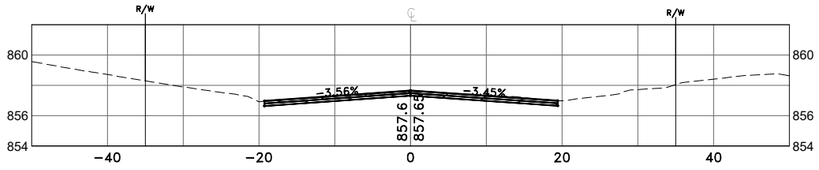
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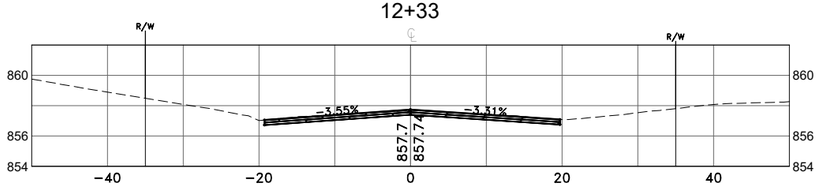
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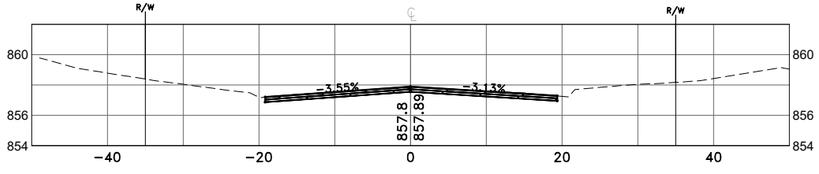
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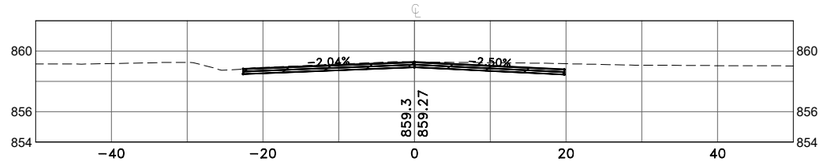
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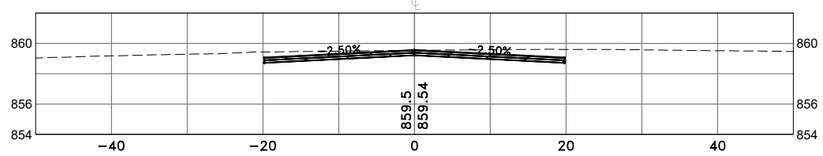
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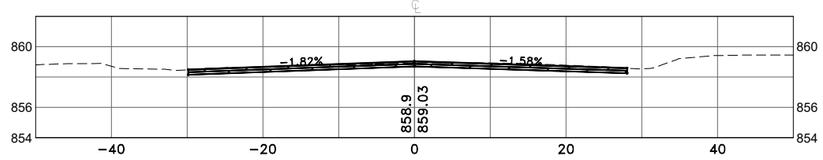
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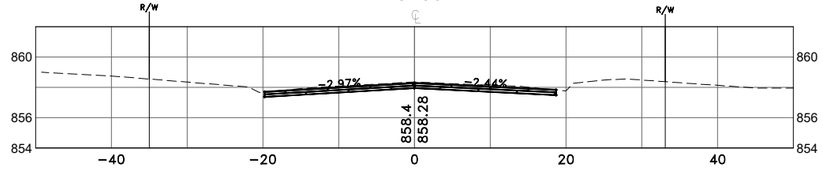
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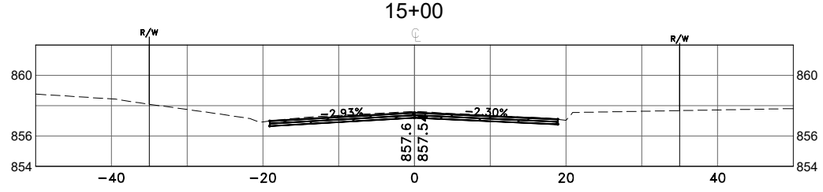
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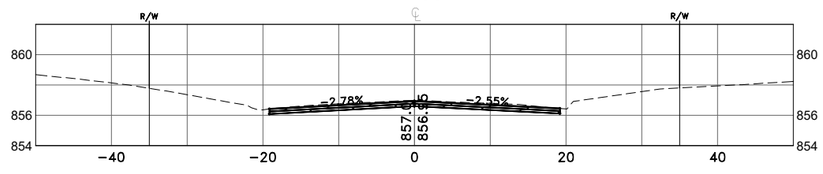
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15+00



14+50



S.A.P. 199-117-002

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CHECKED BY: SMN

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XKIMO STREET SURFACE IMPROVEMENT PROJECT

CROSS SECTIONS

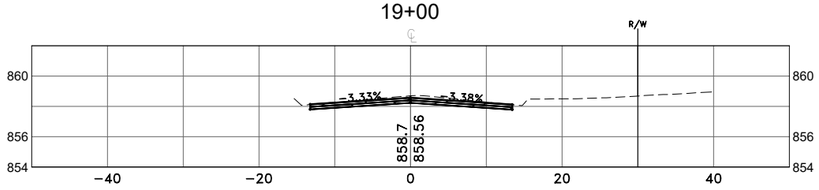
XKIMO STREET
CITY OF RAMSEY, MINNESOTA

SHEET X4 OF X9 SHEETS

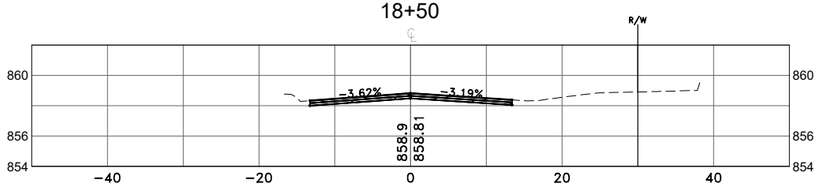
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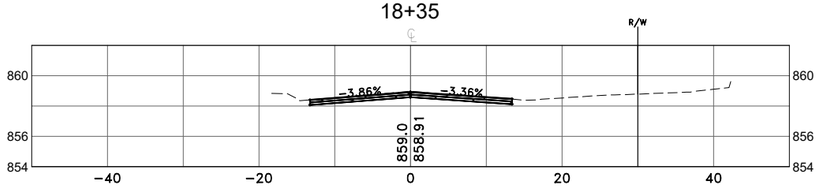
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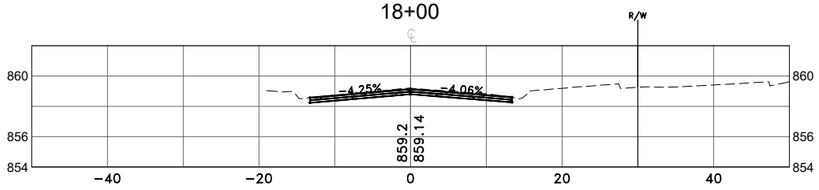
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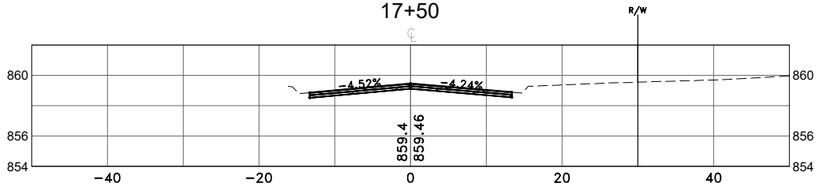
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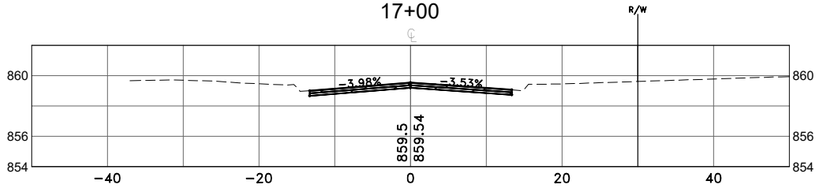
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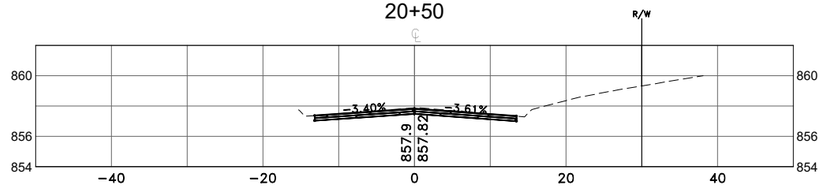
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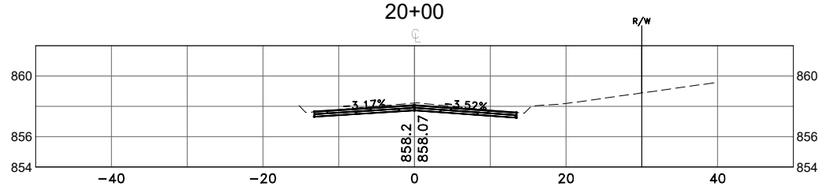
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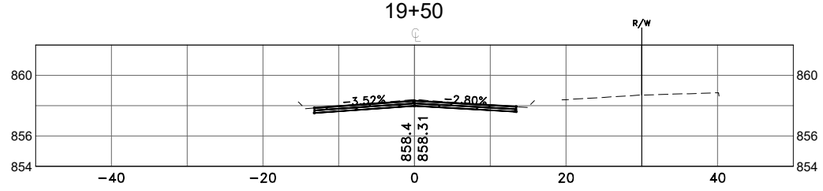
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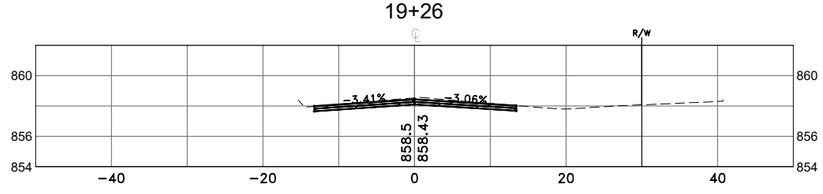
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S.A.P. 199−117−002

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CHECKED BY: SMN

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XKIMO STREET SURFACE IMPROVEMENT PROJECT

CROSS SECTIONS

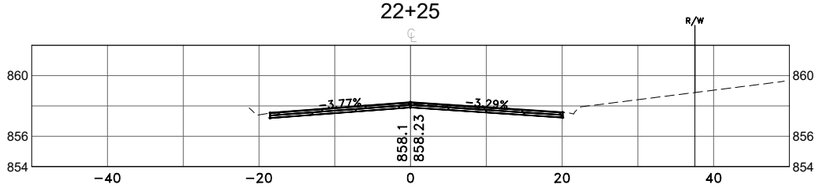
XKIMO STREET
CITY OF RAMSEY, MINNESOTA

SHEET X5 OF X9 SHEETS

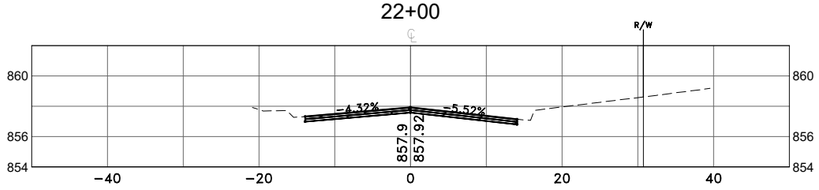
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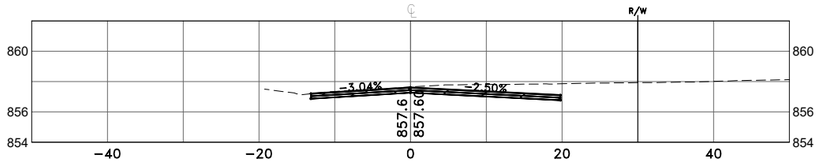
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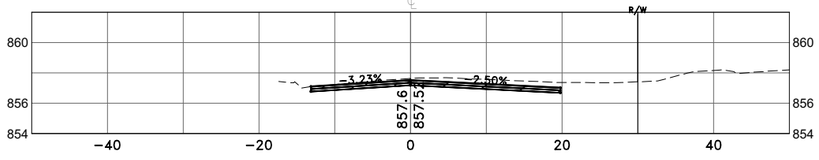
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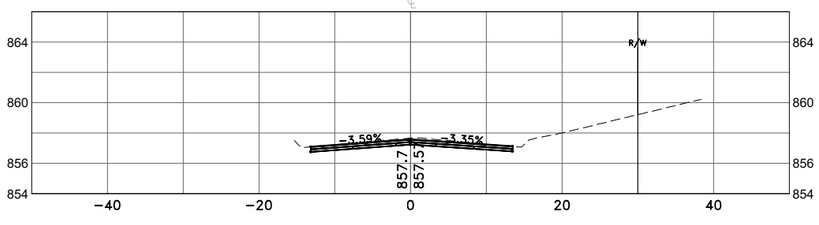
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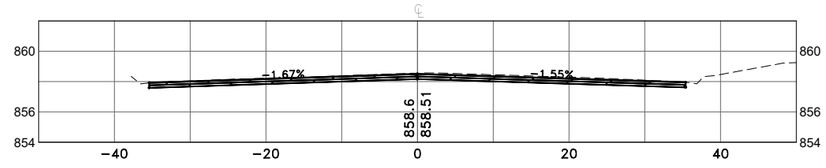
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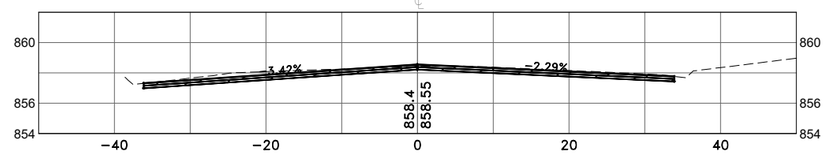
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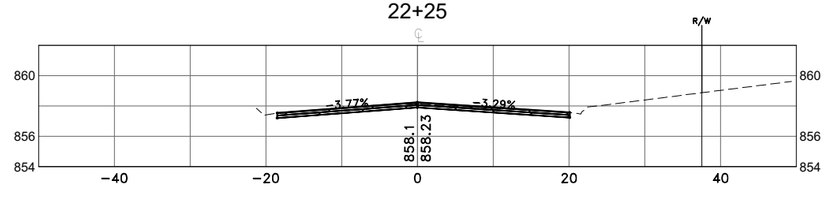
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22+50



22+25



S.A.P. 199−117−002

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XKIMO STREET SURFACE IMPROVEMENT PROJECT

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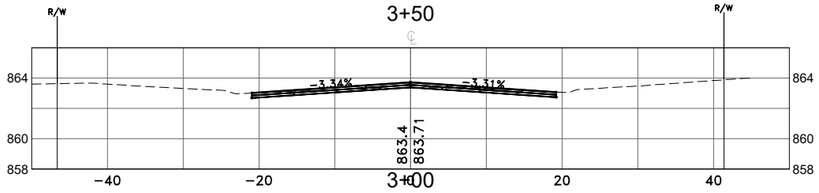
XKIMO STREET
CITY OF RAMSEY, MINNESOTA

SHEET X6 OF X9 SHEETS

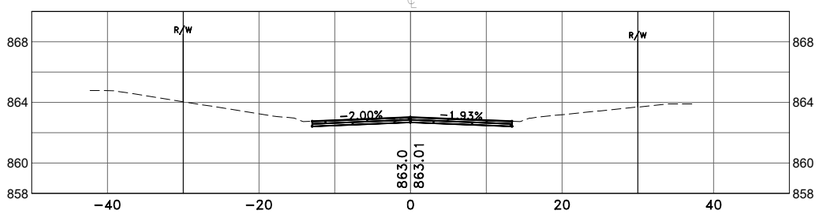
RA3188

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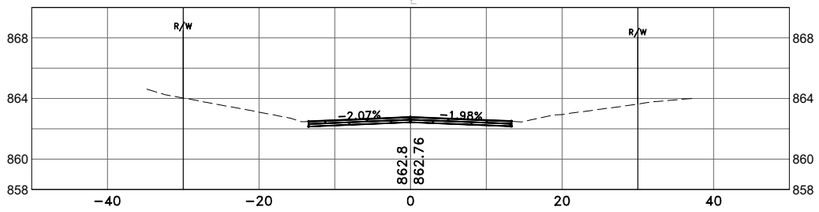
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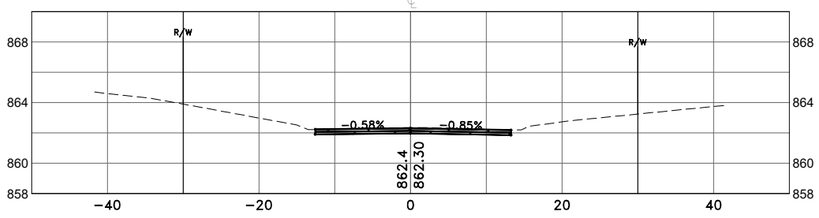
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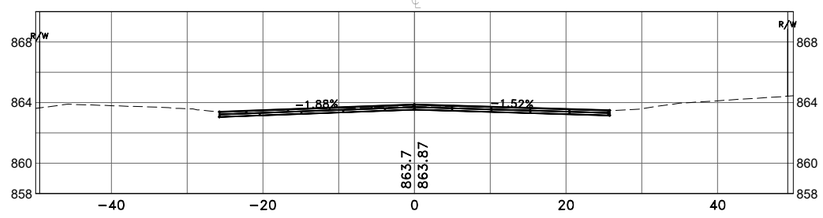
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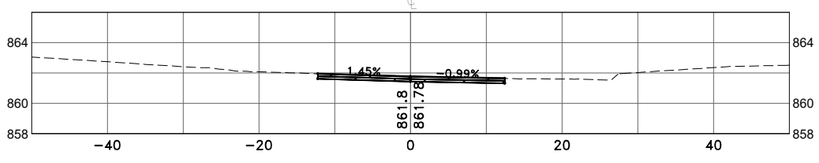
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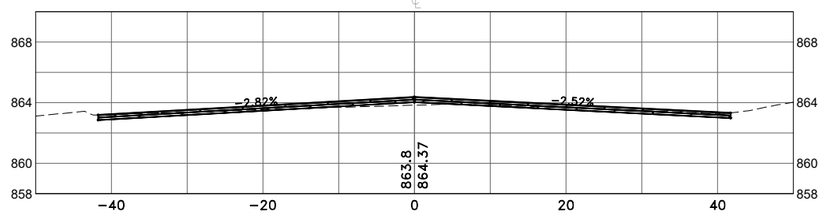
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4+00



S.A.P. 199-117-002

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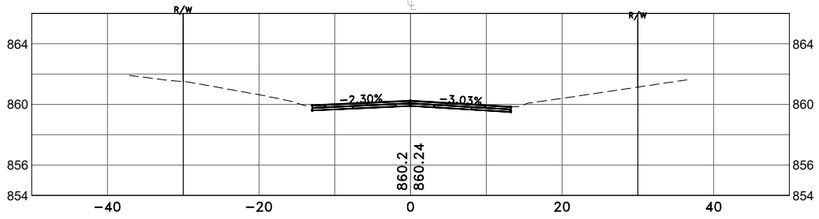
XKIMO COURT
CITY OF RAMSEY, MINNESOTA

SHEET X7 OF X9 SHEETS

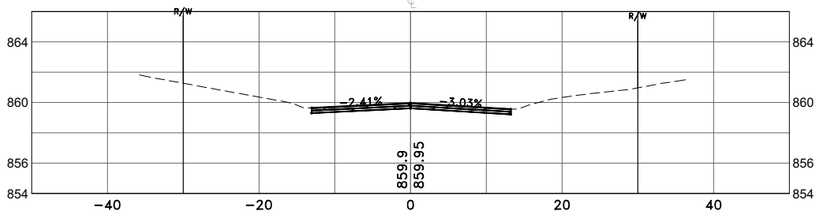
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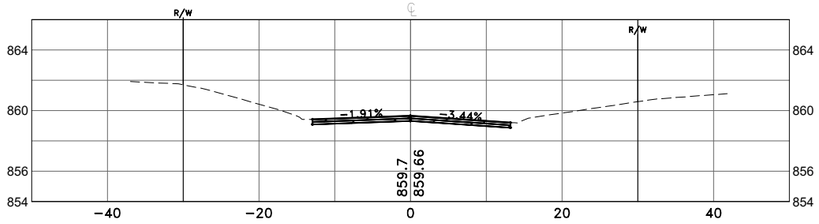
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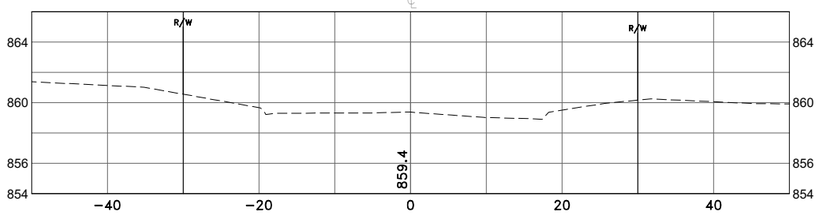
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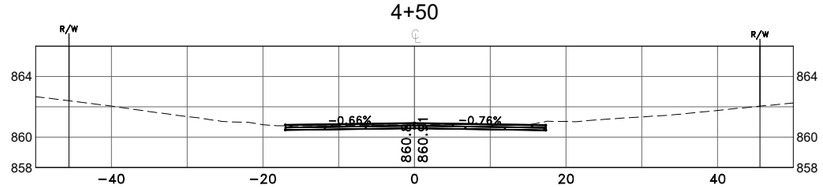
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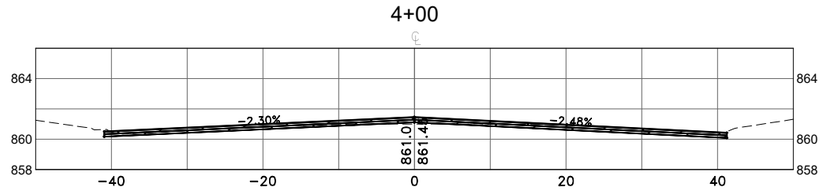
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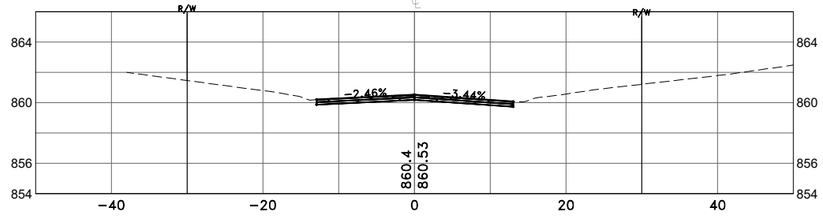
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S.A.P. 199-117-002

DATE	REVISION

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN

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

XKIMO STREET SURFACE IMPROVEMENT PROJECT

CROSS SECTIONS

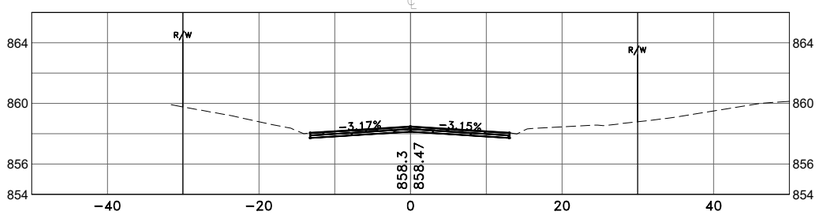
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CITY OF RAMSEY, MINNESOTA

SHEET X8 OF X9 SHEETS

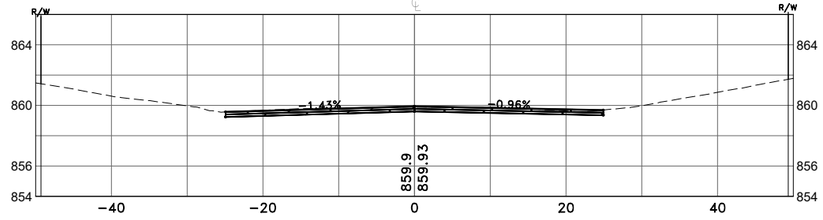
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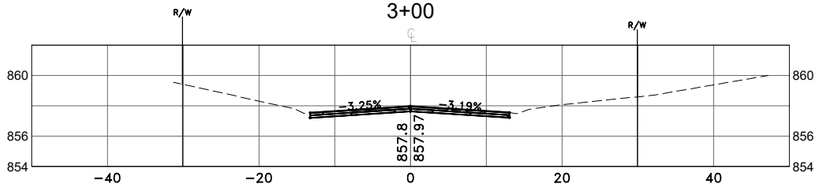
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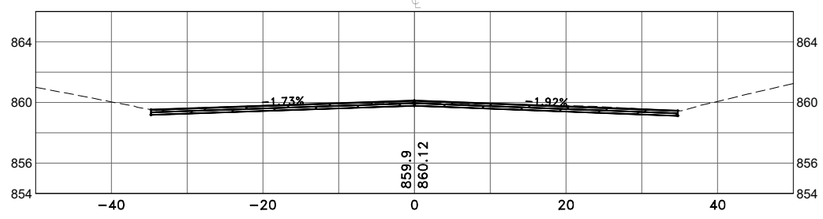
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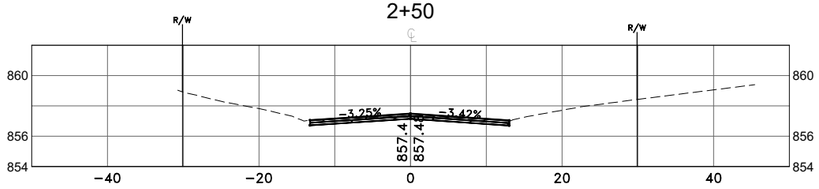
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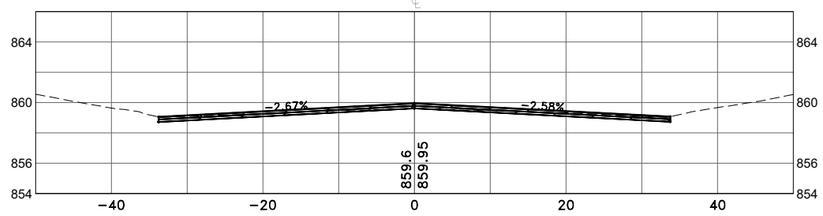
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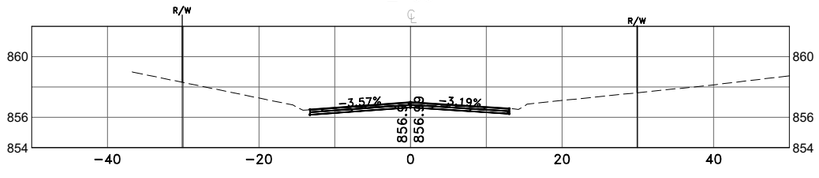
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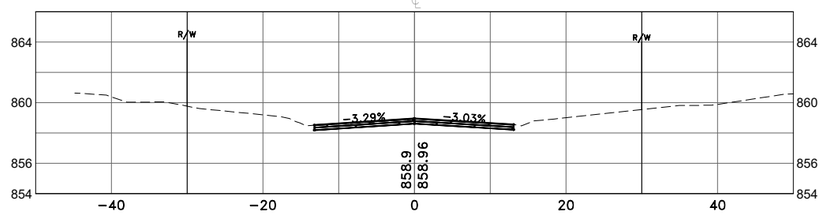
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4+00



S.A.P. 199-117-002

DATE	REVISION

DESIGNED BY: TAE
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XKIMO STREET SURFACE IMPROVEMENT PROJECT

CROSS SECTIONS

143RD AVENUE
CITY OF RAMSEY, MINNESOTA

SHEET X9 OF X9 SHEETS

RA3188

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IP 24-05 MSA Xkimo Street Reconstruction
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	2023 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
MSA	Xkimo Street	142nd Avenue / 143rd Avenue	692	Urban	4	1993	SC 2001	SC 2011			3.8	6.8	10.6
	Xkimo Street	143rd Avenue / Xkimo Court	656	Urban	3	1995	SC 2001	SC 2011			3.8	6.8	10.6
	Xkimo Street	Xkimo Court / Trunk Highway 47	196	Urban	3	2000	SC 2011				3.8	6.8	10.6
	Xkimo Street Total Length		*1544*	*0.29 mi.*									
Riversbend 3rd	143rd Avenue	Xkimo Street / cul-de-sac	391	Urban	3	1993	SC 2001	SC 2011			2.8	5.3	8.1
	Riversbend 3rd Total Length		*391*	*0.07 mi.*									
Riversbend 4th	143rd Lane	Xkimo Street / cul-de-sac	334	Urban	5	1995	SC 2001	SC 2011			2.5	3.6*	6.1
	Xkimo Court	Xkimo Street / cul-de-sac	302	Urban	4	1995	SC 2001	SC 2011			2.6	0.0*	6.0**
	Riversbend 4th Total Length		*636*	*0.12 mi.*	**GPR Limited or no base visible **(Original Grading Plan, 2" bit over 4" Agg. Base)*								
Riversbend Plaza	Xkimo Street	142nd Avenue / cul-de-sac	936	Urban	7	1985	SC 1988	SC 1995	OL 2010	CS 2020	4.4	6.4	10.8
	Riversbend Plaza Total Length		*936*	*0.18 mi.*									
IP 24-05 Project Total Length			**3507**	***0.66 mi.***									

Hakanson Anderson

Main Office:
3601 Thurston Avenue, Anoka, MN 55303
Phone: 763/427-5860
www.haa-inc.com

45 YEARS

May 8, 2024

Honorable City Council
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Xkimo Street Surface Improvement Project

Dear Honorable City Council:

Bids were received and opened on May 8, 2024, for the Xkimo Street Surface Improvement Project. A total of four bids were received as shown on the attached Bid Tabulation and as listed below:

	Total Bid
Northwest Asphalt	$842,253.75
GMH Asphalt Corporation	$853,371.91
North Valley, Inc.	$859,516.03
Park Construction Company	$887,581.54

It was found that Northwest Asphalt is the low bidder with a Total Bid of $842,253.75. Northwest Asphalt has successfully completed other similar projects in the past.

Therefore, we recommend award of the contract to the low bidder, Northwest Asphalt.

Sincerely,
Hakanson Anderson

Shane Nelson, Project Engineer

CC Regular Session

Meeting Date: 05/14/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Information

Title:

Adopt Resolution #24-130 Accepting Bids and Awarding Contract for Improvement Project #24-55, 2024 Pavement Patching Contracted Services

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-130 accepting bids and awarding a construction contract for Improvement Project #24-55, 2024 Pavement Patching Contracted Services.

Background:

In 2023, the number of City streets having significant numbers of deep potholes and surface stripping increased to the point that Public Works staff were able to maintain only a small portion of them. This was due in part to the previous winter's severe weather conditions, but also due to the age and composition of the pavement sections, as well as to not receiving regular proactive maintenance treatments over the life of the pavement sections. In 2023, the City spent almost $1.3M on contracted pavement patching services.

The mild conditions this winter helped prevent a repeat of last year as related to the scope and severity of potholes observed across the City. This spring, staff drove all City streets and identified various street segments in 4 residential neighborhoods totaling 4.12 miles that will benefit most from skim patching, which is generally a one-inch minus bituminous overlay. Other streets were identified that would benefit most from spray patching, which include streets in 2 neighborhoods totaling 0.91 miles. City staff will patch pavement on all remaining 182-plus miles of paved City streets.

Attached is a figure showing the streets staff proposes to patch using contracted services in 2024. Streets highlighted in red are proposed to be spray patched, whereas streets highlighted in blue are proposed to be skim patched. This case only addresses the proposed skim patching work.

City streets identified for skim patching in 2024 have numerous deep potholes (deeper than 2-inches) that will require hand patching before skim patching operations commence. Below is a summary of the skim patching process;

- City crews will sweep streets first.
- Contractor will blow debris and water out of deep potholes using compressed air.
- Contractor will apply bituminous tack coat to potholes.
- Contractor will patch deep potholes with hot mix, then compact it.
- Contractor will apply bituminous tack coat to existing pavement and patched potholes.
- Contractor will skim patch/overlay both sides of street centerlines to a total width of 26-feet, leaving the outside 2+ feet in each direction unpatched to ensure drainage will continue to work.
- Contractor will compact the new pavement with rubber-tired rollers.
- City will sweep patched streets full width following completion of skim patching.

On May 7, 2024, a total of four (4) bids were received, publicly opened, and tabulated for Improvement Project #24-55, 2024 Pavement Patching Contracted Services. All bids were found to comply with the approved plans and specifications and advertisement for bids, and are tabulated below.

Contractor	Bid
GMH Asphalt Corporation	$276,560.00
Diversified Paving	$324,475.62
Allied Blacktop Company	$389,080.00
Asphalt Surface Technologies Corp.	$448,280.00
Engineer's Estimate	*$275,000.00*

The lowest responsible bid was submitted by GMH Asphalt Corporation of Chaska, Minnesota, in the amount of $276,560 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids.

Staff contacted GMH Asphalt after bids were opened to confirm that their bid was accurate and that they agreed that they could complete the work as per their bid, which GMH confirmed.

Notification:

Advertisements for bids were published in the Anoka Union Herald on April 12 and 19, 2024.

Bids were publicly opened on May 7, 2024.

Time Frame/Observations/Alternatives:

Observations:

The contractor that performed last year's skim patching work, Diversified Paving, Inc., warrantied their work for one-year from the date all work was completed, which was September 21, 2023. Based on discussions staff held with DPI last year this work is anticipated to have a useful life of 3 years or more. To date this work product appears to be holding up very well.

Tentative project schedule:

- June/July - Start construction
- August - Final completion

Alternatives:

Alternative #1: Motion to adopt Resolution #24-130 accepting bids and awarding a construction contract for Improvement Project #24-55, 2024 Pavement Patching Contracted Services, to GMH Asphalt Corporation in the amount of $276,560.

Alternative #2: Motion of other.

Funding Source:

Payment for this work is proposed to come from the $575,000 in funds budgeted for 2024 crackseal, pavement rejuvenator, and pavement patching projects.

Staff will request Council approval to solicit quotes for spray patching for the identified 0.91 miles of streets after it is known how much funding remains from the $575,000 budgeted for 2024 crackseal, pavement rejuvenator, and pavement patching projects.

Recommendation:

Staff recommends Alternative #1.

Outcome/Action:

Motion to adopt Resolution #24-130 accepting bids and awarding a construction contract for Improvement Project #24-55, 2024 Pavement Patching Contracted Services, to GMH Asphalt Corporation in the amount of $276,560.

Attachments

Resolution 24-130

Contract Documents

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/09/2024 03:17 PM
Form Started By: Bruce Westby		Started On: 05/07/2024 08:22 AM
Final Approval Date: 05/09/2024		

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

RESOLUTION #24-130

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR IMPROVEMENT PROJECT #24-55, 2024 PAVEMENT PATCHING CONTRACTED SERVICES

WHEREAS, assistance from pavement patching contractors is required in 2024 to skim patch (1-inch minus overlay) the bituminous pavement on approximately 4 miles of public streets in the City of Ramsey awaiting reconstruction improvements; and

WHEREAS, the City of Ramsey adopted a budget for 2024 including $375,000 to temporarily repair bituminous pavement on numerous public street segments in support of the City's Pavement Management Program, with another $200,000 reserved for temporary pavement repair projects in 2024; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-087 adopted April 9, 2024, the City Council approved plans and specifications and authorized advertisements for bids for Maintenance Project #24-55, 2024 Pavement Patching Contracted Services; and

WHEREAS, bids were advertised in the Anoka County Union Herald on April 12 and April 19, 2024; and

WHEREAS, four (4) bids were received, opened and tabulated on May 7, 2024, and the following bids were found to comply with the approved plans and specifications and advertisements for bids; and

Contractor	**Bid**
GMH Asphalt Corporation	$276,560.00
Diversified Paving	$324,475.62
Allied Blacktop Company	$389,080.00
Asphalt Surface Technologies Corp.	$448,280.00
Engineer's Estimate	*$275,000.00*

WHEREAS, the bid of GMH Asphalt Corporation of Chaska, Minnesota, in the amount of $276,560.00 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted.

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

1.) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with GMH Asphalt Corporation in the amount of $276,560.00 for the construction of said improvements for and on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of May, 2024.

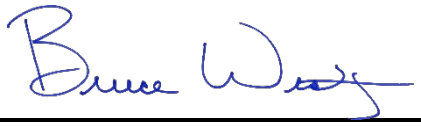
_____
Mayor

ATTEST:

_____
City Clerk

CONTRACT DOCUMENTS AND
TECHNICAL SPECIFICATIONS FOR
CITY OF RAMSEY, MINNESOTA
2024 PAVEMENT PATCHING CONTRACTED SERVICES
MAINTENANCE PROJECT #24-55

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.



Bruce Westby, P.E.

Date: 4/18/2024 License No. 40116

Prepared By:

City of Ramsey
Engineering Department
7550 Sunwood Drive N.W.
Ramsey, Minnesota 55303
(763) 427-1410

April 2024

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ADVERTISEMENT FOR BIDS

The City of Ramsey will receive sealed online bids via Quest CDN for furnishing all labor, material, machinery and tools necessary for City Pavement Maintenance Project #24-55, 2024 Pavement Patching Contracted Services. Bids will be publicly opened Tuesday, May 7, 2024 at 9:00 a.m. via virtual meeting; https://us02web.zoom.us/j/82545540006?pwd=RUJMTmRjeUhZbHg5QUhoejB0SU5TUT09
Meeting ID: 825 4554 0006, Passcode: 121877

The work generally consists of hand patching potholes in excess of two (2) inches deep before applying a three-quarter (3/4) inch overlay at twenty-six (26) feet wide on approximately four (4) miles of City streets. The work is estimated to include:

- 2,800 Tons Type SP 9.5 Bituminous Mixture for Patching
- 1,300 Gallons Bituminous Material for Tack Coat (CSS-1h)
- 120 Hours 4-Person Crew
- Mobilization (Lump Sum)
- Traffic Control (Lump Sum)

It is anticipated that a contract will be awarded on May 14, 2024, and that work may begin on or after June 3, 2024.

Digital copies of the contract documents are available on QuestCDN for a non-refundable cost of $42. These documents may be downloaded by selecting this project and by entering eBidDoc Number **9072651** on the Search Projects page. For assistance and free membership registration, contact QuestCDN at (952) 233-1632 or info@questcdn.com.

For this project we will accept only online electronic bids through QuestCDN. Instructions for online bidding are included in the Project Specifications. Each bidder shall submit a bid bond made payable to the City of Ramsey in the amount of 5% of the total bid, to be forfeited as liquidated damages in the event that the bid is accepted and the bidder shall fail to promptly enter into a written contract and furnish the required bond. The online bid must be completed and submitted, all addenda acknowledged and acknowledgement uploaded to the site, and a copy of the bid bond uploaded to the site. No bidder may withdraw their bid for at least 45 days after the scheduled closing time for the receipt of bids. The City of Ramsey reserves the right to reject any or all bids, and to waive informalities.

By order of the City of Ramsey, Minnesota: April 9, 2024

Published:

Anoka County Union Herald April 12 and 19, 2024

INFORMATION FOR BIDDERS

1. DEFINED TERMS

The capitalized terms used in these Information for Bidders and all other Contract Documents are defined in the General Conditions, are referring the reader to another section or article in the Contract Documents, or are grammatically needed for proper nouns. The terms used are applicable in both the singular and plural forms. Terms not defined in the General Conditions are to be interpreted according to the ordinary industry standards.

2. PLANS AND CONTRACT DOCUMENTS

Set of the Plans and Contract Documents are available for a fee and from the place set forth in the Advertisement for Bids.

The Contract Documents will consist of Advertisement for Bids, Information for Bidders, Executed Bid Form, Executed Bid Guaranty, Executed Agreement, Executed Bond, Notice of Award, Notice to Proceed, Special Provisions, Technical Provisions, General Conditions, Executed Payment Forms, Addenda and all Plans and Drawings. Any or all of these may exist for a Contract if so provided by the City.

3. PREQUALIFICATION OF BIDDERS

To submit a Bid, the Owner may make such investigations as he deems necessary to determine the ability of the Bidder to perform the Work and the Bidder shall furnish to the Owner all such information and data for this purpose as the Owner may request. The Owner reserves the right to reject any Bid if the evidence submitted by, or investigation of, such Bidder fails to satisfy the Owner that such Bidder is properly qualified to carry out the obligations of the Agreement and to complete the Work contemplated therein.

A conditional or qualified Bid will not be accepted. Award will be made to the lowest responsible Bidder.

All applicable laws, ordinances and the rules and regulations of all authorities having jurisdiction over construction of the Project shall apply to the contract throughout.

4. EXAMINATION OF PLANS, CONTRACT DOCUMENTS AND SITE

The Bidder will examine to his/her satisfaction the quantities of work to be done as determined from the Plans and Contract Documents. Quantities indicated by the Engineer on drawings, on the Statement of Estimated Quantities, on the Bid Worksheet, or elsewhere are estimated only and Bidders must rely on their own calculations. Each Bidder is responsible for being thoroughly familiar with the Contract Documents, including all Specifications and all Special Provisions.

Bidders must satisfy themselves of the accuracy of the estimated quantities, character and magnitude of the Work and the conditions under which the Work is to be performed concerning, the site of the Work, the structure of the ground, the existence of surface and ground water, the availability of drainage, the obstacles which may be encountered, the means of approach to the site, the manner of delivering and handling materials, the facilities for transporting and installing

a construction plant and equipment, and all other relevant matters pertaining to the complete execution of this Contract.

After Bids have been submitted, the Bidder shall not assert that there was a misunderstanding concerning the quantities of Work or of the nature of the Work to be done. The failure or omission of any Bidder to do any of the foregoing shall in no way relieve any Bidder from any obligation in respect to their Bid.

The Contract Documents contain the provisions required for the construction of the Project. Information obtained from an officer, agent or employee of the Owner or any other person shall not affect the risks or obligations assumed by the Contractor or relieve the Contractor from fulfilling any of the conditions of the contract.

The Contractor certifies that it has been provided full opportunity to review the construction documents and field conditions so as to ensure that it fully understands the design intent shown and that all elements for construction shown thereon have been included in the contract price. The contractor will have 30 days from award of contract in which to identify any design deficiencies in the construction documents. The contractor agrees to waive any claim for extra cost or delay related to any error or omission in the construction documents that reasonably should have been observed during this 30-day review period.

The site is identified in the Plans and Contract Documents. All additional land(s) and access thereto required by the Bidder for temporary construction facilities, equipment or storage of material and equipment to be incorporated in the Work are to be obtained and paid for by the Bidder. See General Conditions Article 11 for additional instructions to Contractors on additional land(s) and access thereto that may be required for temporary construction facilities or storage of materials and equipment.

5. USE OF ONLINE BIDDING PLATFORM

This project will be bid using on-line bidding platform know as Quest VirtuBid (VBID). No paper bids will be allowed. See the appendices of these specifications for instructions on use of bidding tools.

6. INTERPRETATIONS AND ADDENDA

All questions regarding the Plans and Contract Documents are to be submitted to the Engineering in writing. Addition, revisions, corrections and/or clarifications considered necessary by the Engineer in response to such question will be issued by Addenda posted by the Engineer to the QuestCDN website referenced in the Advertisement for Bids, and emailed to the plan holders in accordance with their notification settings assigned to their QuestCDN account. Responses not deemed necessary or within too short of time period to the receiving of bids may not be issued. Only questions responded to by Addenda will be binding. Oral interpretations to the Contract Documents which are available to the Bidder will be without legal effect.

Quest VirtuBid will not allow a submittal of a bid without properly acknowledging any addenda.

7. PREPARATION OF PROPOSAL

The Bidder will submit his/her Bid Worksheet by using the VBID portal. The bidder will also submit his/her Bid Proposal, an executed Affidavit of Non-Collusion, and the Responsible Contractor Affidavit. These forms can be downloaded and printed from VBID, signed and then uploaded to the site.

The Affidavit of Non-Collusion is required to be signed and uploaded to evidence fair bidding laws were adhered to in preparing the Proposal. The Responsible Contractor Affidavit is required to be signed and uploaded to evidence the Contractor is a responsible contractor according to the Minnesota State Statute 16C.285, subd. 3.

On the VBID Bid Worksheet, Bidders will complete all the Unit Prices. If a Unit Price of zero dollars proposed, enter 0.00 into the Unit Price and if a Unit Price or extended amount of less than one dollar is proposed enter the zero before the decimal point in those blanks. If a correction is necessary, simply unsubmit your bid, modify the amount in the Bid Worksheet and resubmit your bid. The bid amounts can be changed multiple times and resubmitted until the bid time and date has passed. View the instructions in the appendices on submitting, unsubmitting and, if applicable, resubmitting your bid.

8. BID SECURITY

To ensure that the Bidder enters into a contract with the Owner for the work described in the Proposal, a minimum of five percent (5%) of the Total Base Bid will be required as a Bid Security, made payable to the Treasurer of the City of Ramsey. This Bid Security will be uploaded in VBID in order to submit a bid. Refer to the instructions in the Electronic Bidding Information documents for more information on submitting your bid security.

9. SUBMITTAL OF PROPOSALS

Proposals must be received no later than the time set for receiving them in the Advertisement for Bids. View the instructions in the Electronic Bidding Information documents on submitting your bid. Make sure you actually submit your bid using VBID.

Submitting a proposal will be considered evidence of the Bidder's authority and qualifications to do business in the State of Minnesota. Proposals may only be submitted by a Bidder proposing to complete the entire project. Proposals may only be submitted by a Bidder who has purchased the Plans and Contract Documents from the Owner. Any partial Proposals or Proposals by Bidders who did not purchase the Plans and Contract Documents from the Owner may be cause for rejection of the Proposal.

10. WITHDRAWAL OF PROPOSAL

A Bidder may withdraw his/her proposal without prejudice to himself/herself by unsubmitting their bid by clicking the unsubmit button. View the instructions in the appendices on how to unsubmit a bid.

11. PUBLIC OPENING OF PROPOSALS

The City of Ramsey will provide an online meeting where the VBID project portal will be open for viewing. After the bid time has passed, City Staff will refresh the site and bid results will be displayed. A bid abstract of the amount of the Total Base Bids and major alternates, if any, will be made available to the public shortly after the bid results are known. Bid tabulations showing unit prices, correct extended amounts, subtotals and totals will be made available only after approval of a contract by The Ramsey City Council with the successful bidder.

12. PROPOSAL TO REMAIN SUBJECT TO ACCEPTANCE

All Proposals will remain subject to acceptance for a period of time stated in the Advertisement for bids in which time the City Staff will conduct the evaluation process.

13. EVALUATION OF PROPOSALS

The Bidder will indicate a Unit Price for each item on the Bid Worksheet; the Total Base Bid will be the sum of the products of those Unit Prices multiplied by the estimated quantities. The Engineer's estimated quantities will be used for the calculation and comparison of Bids, and determining the Award of Contract. The Engineer's estimated quantities are not guaranteed to be accurate and are furnished without liability on the part of the City.

Any conditional or qualified Bid stipulated by the Bidder and not provided for a Bid Worksheet, may be cause for rejection of the Proposal.

14. EVALUATION OF BIDDERS

The Owner may conduct investigations as deemed necessary by the City to establish the responsibility qualifications, experience, and financial ability of the Bidder, proposed Subcontractors, suppliers, individuals or entities to perform the Work in accordance with the Contract Documents.

When requested by the Owner the Bidder shall furnish to the Owner all such information and data for this purpose. The Owner reserves the right to reject any Bid if the evidence submitted by, or investigation of, such Bidder fails to satisfy the Owner that such Bidder is properly qualified to carry out the obligations of the Agreement and to complete the Work contemplated therein.

All applicable laws, ordinances and the rules and regulations of all authorities having jurisdiction over construction of the Project shall apply to the contract throughout.

15. AWARD OF CONTRACT

The City reserves the right to reject any and all Proposals including without limitations: non-conforming, unbalanced, or conditional Bids. The City may also reject the Proposals of all Bidders if the City believes that it would not be in the best interest of the City and/or the Project to make an award. The City reserves the right to disqualify any Bidder whom it finds, after reasonable inquiry and evaluation, to not be responsible. The City further reserves the right to waive all informalities not involving price, time, or change in the Work, and to negotiate contract terms with the Successful Bidder.

More than one Bid for the same Work from all individual or entity under the same or different names will not be considered. Reasonable grounds for believing that any Bidder has an interest in more than one Bid for the same Work may be cause for disqualification of the Bidder and the rejection of all Bids in which that Bidder has an interest.

If the Contract is awarded, the City will acknowledge the Award by the Notice of Award indicating the Successful Bidder and the amount of the Award.

16. CONTRACT BONDS AND INSURANCE

The Successful Bidder, at the time of the execution of the Contract, will furnish and at all times maintain satisfactory and sufficient Performance Bond and Payment Bond, both in the amount of one hundred percent (100%) of the Contract Price, as required by the law with a Corporate Surety approved by the Owner, in favor of the City. The form of bonds is that required by Statue. Personal surety will not be approved.

Attorneys-in-fact who sign Bid Bonds or Payment Bonds and Performance Bonds must file with each Bond a certified and effective dated copy of their power of attorney.

A Successful Bidder, at the time of the execution of the Contract, will furnish Proof of Insurance with insurance Certificates evidencing that the insurance is in force as required by the General Conditions.

When the Successful Bidder delivers the executed Agreement to the City, it must be accompanied by such Contract Bonds and Proof of Insurance.

17. FAILURE TO EXECUTE CONTRACT

If the Contract is awarded, the City will deliver an unsigned Contract to the Successful Bidder for execution along with the Notice of Award. Failure to execute the Contract, and deliver it back to the City within ten (10) calendar days of receiving the unsigned Contract or failure to furnish the Contract Bonds in separate sums both equal to the amount of the Award and Proof of Insurance within said ten (10) day period, will be just cause for annulment of the Award. It will be understood by the successful Bidder that in the event of the annulment of the Award, the amount of the Bid Security accompanying the Proposal will be retained by the City, not as penalty, but as liquidated damages.

ELECTRONIC BIDDING INFORMATION

How to Electronically Bid City of Ramsey Projects

The City of Ramsey is only accepting bid submittals electronically through http://www.questcdn.com. Digital copies of the Bidding Documents are available at http://www.questcdn.com. These documents may be downloaded by selecting this projects eBidDoc# on the "Search Projects" page. For assistance and free membership registration, contact QuestCDN at (952) 233-1632 or info@questcdn.com.

For New Users to QuestCDN vBid

Prior to starting use of the Quest CDN vBid, be sure to set up your firm's On-Line Bid ID Code and update your password to higher security if required. You can do this by logging in at http://www.questcdn.com and going to the "My Account" page. If you do not have a "My Account" page, please contact the administrator at your firm.

A summary of steps for using http://www.questcdn.com for submitting electronic bids are as follows:

1. From QuestCDN, download the project documents.

2. Click on "On-Line Bid" button to go to Quest vBid (may need to refresh after download).

3. Fill out the "Qualification" tab and download the required documents – Save.

4. Upload any required completed documents – Save.

5. Upload bid bond – Save.

6. Go to the "Worksheet" tab and fill out all required fields or use the export and import to complete – Save.

7. Be sure to download any issued addenda(s).

8. When finished with both "Qualification" and "Worksheet" tabs, click "Submit" – you will need the company *On-Line Bid ID Code*. This is a special pass code required only at bid submittal. It can be added or changed at http://www.questcdn.com on the "My Account" page.

Bid Openings

The bid time on the QuestCDN server screen is the official time of the bid opening. At the time of bid opening, the City will open and review all electronic bids received. Base bid results will be shared with all bidders on the project once City Staff has reviewed and accepted all the electronic bids. Bid results may be viewed at http://www.questcdn.com. This information will be shared via email from QuestCDN.

FAQ

What kind of equipment and software do I need?
It is required to have Internet capabilities on a computer running the operating systems required by QuestCDN. A scanner will be required to electronically submit scanned copies of required documents for bid submission. No software needs to be downloaded to submit electronic bids.

Why is the City accepting only electronic bid submission for their projects?
Electronic bid submission reduces the number of nonconforming bids and math errors commonly seen in paper bids. Bidders now have the option to attend bid openings electronically. It also allows bidders to make changes closer to bid opening.

What Internet browsers can be used?
Internet browsers as required by QuestCDN shall be used.

How do I ensure my bids are secure?
The software program uses an encryption code and other security methods which prohibit anyone, including the City of Ramsey and the service provider from reading your bid. Once the bid opening time is reached, City of Ramsey Staff has the ability to read bids, but cannot alter the bid in anyway. Bidders do not have the ability to see other bids until City of Ramsey Staff chooses to share the bids. The City of Ramsey will only share base bid results with all bidders on the project, once they have reviewed all the electronic bids.

Can I make changes to my bid and submit a bid more than once?
Yes. Bidders can withdraw a bid, make changes and resubmit a bid as many times as they wish, until the bid opening time has occurred.

Will I know if my bid changes are accepted?
Yes. Each time a bid is withdrawn and resubmitted, the bidder will receive an email from QuestCDN confirming they have successfully submitted a bid.

Can I withdraw a Bid?
Yes. Bidders may withdraw a bid prior to the bid opening time. If a bidder withdraws a bid prior to the bid opening time, the City of Ramsey will not see the bid.

What occurs when an addendum is posted for the project?
If a bidder already submitted a bid, QuestCDN will withdraw the bid and email the bidder. The bidder will need to sign into QuestCDN, download the addendum, make changes to the bid, and resubmit the bid. If the bidder has not already submitted a bid, the bidder will need to sign into QuestCDN and download the addendum prior to submitting a bid.

How do I submit a Bid Bond electronically?
All bids must be accompanied by a Bid Bond as required by the project bid documents. Bid Bonds ensure that only legitimate bids are submitted. A scanned copy of the Bid Bond must be uploaded prior to submitting a bid.

BID PROPOSAL

This Bid is submitted to the City of Ramsey for City Maintenance Project #24-55, 2024 Pavement Patching Contracted Services.

That _____, the undersigned bidder, proposes and agrees, if this bid is accepted, to enter into an agreement with the Owner in the form included in the contract documents to perform and furnish all work as specified or indicated in the contract documents for the Contract Price and within the contract time indicated in this Bid and in accordance with the other terms and conditions of the contract documents.

In submitting this bid, bidder represents, as more fully set forth in the Agreement, that:

(a) Bidder has examined copies of all bidding documents and of the following addenda (receipt of all which is hereby acknowledged):

Addenda _____ (Insert Date as Applicable)

Addenda _____ (Insert Date as Applicable)

(b) Bidder has familiarized himself with the nature and extent of the contract documents, work, site, locality and all local conditions and laws and regulations that in any manner may affect cost, progress, performance or furnishing of the work.

(c) Bidder has given Engineer written notice of all conflicts, errors or discrepancies that it has discovered in the contract documents and the written resolution thereof by Engineer is acceptable to bidder.

(d) This bid is genuine, is not made in the interest of or on behalf of any undisclosed person, firm or corporation, and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; bidder has not directly or indirectly induced or solicited any other bidder to submit a false or sham bid; bidder has not solicited or induced any person, firm or corporation to refrain from bidding and bidder has not sought by collusion to obtain for itself any advantages over any other bidder or over owner.

(e) Bidder agrees that final completion will occur by August 30, 2024, and agrees to pay liquidated damages as provided for therein.

(f) A bid bond in the amount of five percent (5%) of the basic bid contained herein is attached. This bid bond shall be forfeited if the bidder fails to execute and file the required contract and bond within ten (10) days after notification of the bid award by the owner.

(g) The contractor agrees to perform all work described in the contract documents for the amount sum of $_____ as submitted in the VBID Bid Worksheet as defined in the Information For Bidders.

Business Entity Information

This Bid Submitted by:

Bidders Business Name: _____

Address: _____

_____

Phone: _____ Facsimile: _____

Submitted on _____, 2023

State Contractor License No. _____. (If Applicable)

If Bidder is:

An Individual

Name (typed or printed): _____

By: _____ (SEAL)
(Individuals Signature)

Doing Business as: _____

A Partnership

Partnership Name: _____ (SEAL)

By: _____
(Signature of general partner – attach evidence of authority to sign)

Name (typed or printed): _____

Business Entity Information (Con't)

A Corporation

Corporation Name: _____ (SEAL)

State of Incorporation: _____
Type: _____

By: _____
(Signature of general partner – attach evidence of authority to sign)

Name (typed or printed): _____

Title: _____
(CORPORATE SEAL)

Attest: _____
(Signature of Corporate Secretary)

Date of Qualification to do business in Minnesota is: _____

A Joint Venture

Name of Joint Venture: _____ (SEAL)

First Joint Venturer Name: _____

By: _____
(Signature of first joint venture partner – attach evidence of authority to sign)

Name (typed or printed): _____

Title: _____

Second Joint Venturer Name: _____

By: _____
(Signature of second joint venture partner – attach evidence of authority to sign)
(Each Joint Venture must sign. The manner of signing for each Individual, Partnership, and Corporation that is party to the Joint Venture should be in the manner indicated above.)

S-1 RESPONSIBLE CONTRACTOR

In accordance with Laws of Minnesota, 2014, chapter 253 (Minnesota Statutes §16C.285), Bidders are hereby advised that the Department cannot award a construction contract in excess of $50,000 unless the contractor is a "responsible contractor" as defined in Minnesota Statutes §16C.285, subdivision 3. A bidder submitting a Proposal for this Project must verify that it meets the minimum criteria specified in Minnesota Statutes §16C.285, subdivision 3, by completing the Responsible Contractor Certificate within this Proposal. Statements in the certificate must be certified by a company officer. Bidders are responsible for obtaining verifications of compliance from all subcontractors, using a form provided by the Department. A bidder must submit signed verifications from subcontractors upon the Department's request.

A Bidder or subcontractor who does not meet the minimum criteria established in Minnesota Statutes §16C.285, subdivision 3, or who fails to verify compliance with the minimum requirements, will not be a "responsible contractor" and will be ineligible to be awarded the Contract for this Project or to work on this Project. Bidders and subcontractors are also advised that making a false statement verifying compliance with any of the minimum criteria will render the Bidder or subcontractor ineligible to be awarded a construction contract for this Project and may result in the termination of a contract awarded to a Bidder or subcontractor that makes a false statement.

S-2 (1801) SUBLETTING OF CONTRACT
REVISED 11/24/14

The provisions of MnDOT 1801 are modified as follows:

S-2.1 For Projects in excess of $50,000, the Contractor may sublet work only to subcontractors that meet the definition of "responsible contractor" in Minnesota Statutes §16C.285, subdivision 3. The Contractor is responsible for obtaining verifications of compliance with §16C.285 from subcontractors using a form provided by the Department. The Contractor must provide such verifications to the Department upon the Department's request.

S-2.2 The third paragraph of MnDOT 1801 is modified to read:

On Contracts with Disadvantaged Business Enterprise (DBE), the Contractor's organization shall perform Work amounting to not less than 30 percent of the total original Contract Amount. The Department will deduct specialty items from the total original Contract Amount before calculating the amount of Work that the Contractor shall perform.

STATE OF MINNESOTA - RESPONSIBLE CONTRACTOR CERTIFICATE

Applies to all prime contracts in excess of $50,000

A responsible contractor is defined in Minnesota Statutes §16C.285, subdivision 3.

Any prime contractor or subcontractor who does not meet the minimum criteria under Minnesota Statutes §16C.285, subdivision 3, or who fails to verify that it meets those criteria, is not a responsible contractor and is not eligible to be awarded a construction contract for the project or to perform work on the project.

A false statement under oath verifying compliance with any of the minimum criteria shall render the prime contractor or subcontractor that makes the false statement ineligible to be awarded a construction contract for the project and may result in termination of a contract awarded to a prime contractor or subcontractor that makes a false statement.

A prime contractor shall submit to the contracting authority upon request copies of the signed verifications of compliance from all subcontractors of any tier pursuant to subdivision 3, clause 7.

By signing this statement, I, _____(typed or printed name), _____(title) certify that I am an owner or officer of the company and do verify under oath that my company is in compliance with each of the minimum criteria listed in the law.

_____

(*name of the person, partnership or corporation submitting this proposal*)

_____

(*business address*)

Signed: _____ _____

(bidder or authorized representative) *Date*

Affidavit of Non-Collusion:

I hereby swear (or affirm) under the penalty for perjury:

a. That I am the bidder (if the bidder is an individual), a partner in the company (if the bidder is a partnership), or an officer or employee of the bidding corporation having authority to sign on its behalf (if the bidder is a corporation);

b. That the attached proposal summited in response to the _____ Invitation to Bid have been arrived at by the bidder independently, and have been submitted without collusion with, and without any agreement, understanding, or planned common course of action with, any other Bidder of materials, supplies, equipment or services described in the invitation to bid, designed to limit independent bidding or competition;

c. That the contents of the bid or bids have not been communicated by the bidder or its employees or agents to any person not an employee or agent of the bidder or its surety on any bond furnished with the bid or bids, and will not be communicated to any such person prior to the official opening of the bid or bids; and

d. That I have fully informed myself regarding the accuracy of the statements made in this affidavit.

_____

(Bidder's Firm Name submitting this proposal)

_____

(Business address)

Signed: _____ _____

(Bidder or authorized representative) *(Date)*

Subscribed and sworn to me this _____ day of _____.

Signed: _____

Notary Public

(Stamp)

*My Commission Expires:*_____

CONSTRUCTION CONTRACT

THIS AGREEMENT (the "Agreement") is made and entered into this ____ day of _____, 2024, by and between _____, a Minnesota Corporation (the"Contractor"), and the City of Ramsey, a Minnesota Municipal Corporation, 7550 Sunwood Drive NW, Ramsey, Minnesota 55303 (the "Owner").

WITNESSETH

WHEREAS, the City of Ramsey proposes a public maintenance project to skim patch bituminous pavement on approximately 4 miles of public streets throughout the city, with City Maintenance Project No. 24-55, 2024 Pavement Patching Contracted Services (the "Project"); and

WHEREAS, the plans and specifications necessary for construction of the Project are defined in the Contract Documents and Technicial Specifications dated April 18, 2024 (the "Contract Documents"); and

WHEREAS, the work required to complete the Project is defined in the Contract Documents (the "Work"); and

WHEREAS, the Contractor has made a written proposal and bid to the Owner to furnish the material, equipment, labor and everything necessary for the completion of the Work for the price and within the time schedule required by the Contract Documents; and

WHEREAS, the Contractor, as the lowest responsible bidder, has been awarded the contract for the Work by the City; and

WHEREAS, the Contractor, in consideration of the payments hereinafter provided, for itself and its successors, as the case may be, hereby covenants and agrees to and with the Owner to perform the Work and furnish the material, under the supervision of the City Engineer; and

WHEREAS, the Contractor acknowledges:

1. That it understands the Contract Documents;

2. That it has the equipment, technical ability, personnel and facilities to construct the Project in accordance with the Contract Documents and that it is licensed by all applicable agencies and governmental entities;

3. That the Contract Documents are, in its opinion, appropriate and adequate for the complete construction of the Project in a sound and suitable manner.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, it is agreed and understood as follows:

1. Work Performance. Contractor shall perform the Work as described in the Contract Documents which are incorporated herein by reference. Contractor agrees to comply

with all federal, state, and local laws and ordinances applicable to the services to be performed under this Agreement, including all safety standards. The Contractor shall be solely and completely responsible for conditions of the job site, including the safety of all persons and property during the performance of the services.

2. Commencement of Work. The Contractor shall commence work on the Project within ten (10) days of the date of the Notice to Proceed given by the City Engineer and shall have the Work substantially complete within the period specified in the Contract Documents. Failure to complete the work within this period will be cause for the Contractor to forfeit the amount as required by the Special Provisions terms of the Contract Documents and that it is appropriately licensed by all applicable agencies and governmental entities.

3. Contractor Compensation. The Owner shall compensate Contractor for the Work in the amount of $_____ based upon the Contractor's accepted bid subject to any additions or deductions provided therein, payment shall be made pursuant to the payment provisions outlined in the Contract Documents.

4. Independent Contractor Relationship. It is expressly understood that the Contractor is an "independent contractor" and not an employee of the City. The Contractor shall have control over the manner in which the services are performed under this Agreement. The Contractor shall supply, at its own expense, all materials, supplies, equipment and tools required to accomplish the work contemplated by this Agreement. The Contractor shall not be entitled to any benefits from the City, including, without limitation, insurance benefits, sick and vacation leave, workers' compensation benefits, unemployment compensation, disability, severance pay, or retirement benefits.

5. Insurance Requirements.

   A. Liability. The Contractor agrees to maintain commercial general liability insurance in a minimum amount of $1,500,000 per occurrence; $2,000,000 annual aggregate. The policy shall cover liability arising from premises, operations, products-completed operations, personal injury, advertising injury, and contractually assumed liability. The City shall be named as an additional insured.
   B. Automobile Liability. If the Contractor operates a motor vehicle in performing the services under this Agreement, the Contractor shall maintain commercial automobile liability insurance, including owned, hired, and non-owned automobiles, with a minimum liability limit of $1,000,000, combined single limit.
   C. Workers' Compensation. The Contractor agrees to comply with all applicable workers' compensation laws in Minnesota.
   D. Certificate of Insurance. The Contractor shall, prior to commencing services, deliver to the City a Certificate of Insurance as evidence that the above coverage's are in full force and effect.

6. Indemnification. To the fullest extent permitted by law, the Contractor agrees to defend, indemnify and hold harmless the City, and its employees, officials, volunteers and agents from and against all claims, actions, damages, losses and expenses, including attorney fees, arising out of the Contractor's negligence or the Contractor's performance or failure to perform its obligations under this Agreement. The Contractor's indemnification obligation shall apply to the Contractor's subcontractor(s), or anyone directly or indirectly employed or hired by the Contractor, or anyone for whose acts the Contractor

may be liable. The Contractor agrees this indemnity obligation shall survive the completion or termination of this Agreement.

7. Dispute Resolution. The Parties shall cooperate and use their best efforts to ensure that the various provisions of the Agreement are fulfilled. The Parties agree to act in good faith to undertake resolution of disputes, in an equitable and timely manner and in accordance with the provisions of this Agreement. If disputes cannot be resolved informally by the Parties, the following procedures shall be used:

   A. Whenever there is a failure between the Parties to resolve a dispute on their own, the Parties shall first attempt to mediate the dispute. The parties shall agree upon a mediator, or if they cannot agree, shall obtain a list of court-approved mediators from the Anoka County District Court Administrator and select a mediator by alternately striking names until one remains. The City shall strike the first name followed by the Contractor, and shall continue in that order until one name remains.
   B. Litigation. If the dispute is not resolved within thirty (30) days after the end of mediation proceedings, the Parties may litigate the matter.

8. General Provisions.

   A. Entire Agreement. This Agreement supersedes any prior or contemporaneous representations or agreements, whether written or oral, between the Parties and contains the entire agreement.

   B. Assignment. The Contractor may not assign this Agreement to any other person unless written consent is obtained from the City.

   C. Amendments. Any modification or amendment to this Agreement shall require a written agreement signed by both Parties.

   D. Nondiscrimination. In the hiring of employees to perform work under this Agreement, the Contractor shall not discriminate against any person by reason of any characteristic protected by state or federal law.

   E. Force Majeure. Except for payment of sums due, neither party shall be liable to the other or deemed in default under this Agreement, if and to the extent that such party's performance is prevented by reason of Force Majeure, as determined by the City.

   F. Notices. All notices and other communications under this Agreement must be in writing and must be given by registered or certified mail, postage prepaid, or delivered by hand at the addresses set forth below:

      Notice to City: City of Ramsey
      Attention: City Engineer/Public Works Director
      7550 Sunwood Drive NW
      Ramsey, MN 55303

      Notice to Contractor: _____
      _____
      _____

G. Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Minnesota. All proceedings related to this Agreement shall be venued in the State of Minnesota.

H. Waivers. The waiver by either party of any breach or failure to comply with any provision of this Agreement by the other party shall not be construed as, or constitute a continuing waiver of such provision or a waiver of any other breach of or failure to comply with any other provision of this Agreement.

I. Ownership of Documents. All reports, plans, specifications, data, maps, and other documents produced by the Contractor in the performance of services under this Agreement shall be the property of the City.

J. Government Data. The Contractor agrees to maintain all data received from the City in the same manner as the City as required under the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13.

K. Counterparts. This Agreement may be signed in counterparts, each of which shall be deemed an original, and which taken together shall be deemed to be one and the same document.

L. Savings Clause. If any court finds any portion of this Agreement to be contrary to law, invalid, or unenforceable, the remainder of the Agreement will remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in triplicate counterparts the day and year first above written.

CONTRACTOR:

By:_____

Its:_____

OWNER:

CITY OF RAMSEY

By:_____
Mark E. Kuzma, Its Mayor

ATTEST:

By:_____
Brian Hagen, Its City Administrator

CERTIFICATE OF OWNER'S ATTORNEY

I, the undersigned, _____, the duly authorized and acting legal representative of the City of Ramsey, do hereby certify that I have reviewed the attached contract dated _____, 2024, between the City of Ramsey as Owner, and _____ as Contractor. I have also examined the attached Performance Bond of said Contractor as Principal, and _____ as Surety, dated _____ ___, 2024, and which is the Surety's Bond _____. In addition, I have examined the attached Payment Bond of said Contractor as Principal, and _____ as Surety, dated _____ ___, 2024, and which is the Surety's Bond _____. Based upon said review, I approve these documents to be Legal Form.

Dated: _____ ____, 2024

_____
Ramsey City Attorney

NOTICE TO BIDDERS

Minnesota Statutes that require prompt payment to subcontractors:

471.425 Prompt payment of local government bills.

Subd. 1. Definitions. For the purposes of this section, the following terms have the meanings here given them.

(d) "Municipality" means any home rule charter or statutory city, county, town, school district, political subdivision or agency of local government. "Municipality" means the metropolitan council or any board or agency created under chapter 473.

Subd. 4a. Prompt payment to subcontractors.

Each contract of a municipality must require the prime contractor to pay any subcontractor within ten days of the prime contractor's receipt of payment from the municipality for undisputed services provided by the subcontractor. The contract must require the prime contractor to pay interest of 1-1/2 percent per month or any part of a month to the subcontractor on any undisputed amount not paid on time to the subcontractor. The minimum monthly interest penalty payment for an unpaid balance of $100 or more is $10. For an unpaid balance of less than $100, the prime contractor shall pay the actual penalty due to the subcontractor. A subcontractor who prevails in a civil action to collect interest penalties from a prime contractor must be awarded its costs and disbursements, including attorney's fees, incurred in bringing the action.

HIST: 1985 c 136 s 5; 1995 c 31 s 1

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

NOTICE OF AWARD

TO: _____
_____
_____
_____

Date:

PROJECT DECRIPTION: **City of Ramsey Maintenance Project #24-55**
2024 Pavement Patching Contracted Services

The Ramsey City Council accepted your bid of $_____ for the above referenced project on _____, 2024.

Enclosed please find two (2) copies of the Contract Documents. Please sign, date, and return the Contract Documents within ten (10) calendar days of receipt of this Notice of Award, along with Performance and Payment Bonds in the amount of 100% of the Contract price, and a Certificate of Insurance naming the City as an additional insured. Upon receipt, the City will sign, date, and return an executed copy of the Contract Documents for your files, pending verification by the City Attorney that the Contract Documents, bonds, and insurance are in proper legal form. Your Bid Bond will also be returned, along with a Notice to Proceed.

To avoid delays, please apply for required permits at your earliest convenience and feel free to contract me by phone at 763-433-9825, or by email at bwestby@cityoframsey.com, with any questions. We look forward to working with you on this important project.

Sincerely,

CITY OF RAMSEY

Bruce Westby, P.E.
City Engineer/Public Works Director

Enclosures

City of RAMSEY

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

NOTICE TO PROCEED

TO: _____
_____
_____
_____

Date:

PROJECT DESCRIPTION: **City of Ramsey Maintenance Project #24-55**
2024 Pavement Patching Contracted Services

You are hereby authorized to commence work on the above-referenced project in accordance with the Contract dated _____, 2024. Substantial and final completion of the project shall be consistent with the requirements of the Contract Documents.

Please acknowledge receipt of this Notice to Proceed by completing the section below, then sign, date and return a copy to me via U.S. Mail (7550 Sunwood Drive NW, Ramsey, MN 55303) or Email (bwestby@cityoframsey.com).

(Owner) City of Ramsey

By _____
Bruce Westby, P.E.
City Engineer/PW Director

ACCEPTANCE OF NOTICE: Receipt of the above Notice to Proceed is hereby acknowledged.

BY: _____ this the ____ day of _____, 2024.

By _____ Title _____

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ARTICLE 1. Definitions

The following words, phrases or terms hereinafter used in the agreement of any contract documents shall be interpreted according to each designated meaning as follows:

1.1 Addenda: Written or graphic instruments issued prior to the execution of the agreement which modify or interpret the contract documents, drawings and specifications, by additions, deletions, clarifications or corrections.

1.2 Agreement: The written agreement between the Owner and the Contractor covering the work to be performed, including all contract documents.

1.3 Bid Guaranty: The term means the security designated in the contract documents to be furnished by the bidder as a guaranty of good faith to enter into a contract with the Owner if the work is awarded to him.

1.4 Bid Proposal: The offer or proposal of the bidder submitted on the prescribed form setting forth the prices for the work to be performed.

1.5 Bidder: Any individual, partnership, or corporation submitting a proposal for the work to be completed.

1.6 Calendar Day: Every day shown on the calendar.

1.7 Change Order: A written order to the Contractor signed by the Owner authorizing an addition, deletion or revision in the work, or an adjustment in the contract price or the contract time issued after execution of this agreement.

1.8 Contract Bonds: Performance, labor and material payment bonds, maintenance or guarantee-instruments of security, furnished by the Contractor and his surety in accordance with the contract documents.

1.9 Contract Documents: The contract documents shall consist of the following:

(1) Legal and Procedural Documents
   a. Advertisements for Bids
   b. Information for Bidders
   c. Executed Bid Form
   d. Executed Bid Guaranty
   e. Executed Agreement
   f. Executed Bond
   g. Notice of Award
   h. Notice to Proceed
(2) Special Provisions
(3) Technical Provisions
(4) General Conditions
(5) Executed Payment Forms

(6) Drawing(s)
(7) All addenda issued by the Engineer prior to the time of the opening of the bids.
(8) Supplemental Agreements & Change Orders

1.10 Contract Price: The total monies payable to the Contractor under the contract documents.

1.11 Contract Time: The number of calendar days stated in the contract documents for the completion of the work.

1.12 Contractor: The individual, partnership, or corporation undertaking the execution of the work under the terms of the contract and acting directly or through a duly authorized representative.

1.13 Engineer: By the term "Engineer" is meant City Engineer for the City of Ramsey, who has been appointed by the Owner to take charge of the work contemplated by these specifications and accompanying drawings and is designated and referred to in these specifications as the "Engineer". (The Engineer or Owner may appoint an authorized representative or inspector, limited in authority, assigned to make inspection of the work performed and materials furnished by the Contractor. Such a representative has no authority to order or permit deviation from plans and specifications.)

1.14 Field Order: A written order affecting a change in the work not involving an adjustment in the contract price or an extension of the contract time, issued by the Engineer to the Contractor during construction.

1.15 Notice of Award: The written notice of the acceptance of the bid issued by the Owner to the Successful bidder.

1.16 Notice to Proceed: The written notice issued by the Owner to the Contractor authorizing him to proceed with the work and establishing the date of commencement of the work.

1.17 Owner: A private, public or quasi-public body or authority, corporation, association, partnership, or individual for whom the work is to be performed.

1.18 Plans: The term means the official drawings, plans, profiles, elevation, cross sections and supplemental drawings, or reproductions thereof, approved by the Engineer, which show the location, character, dimensions and details of work to be performed. All such drawings, as listed elsewhere in the contract documents, are a part of the plans whether attached to the contract documents or separate therefrom.

1.19 Project: The undertaking to be performed as provided in the contract documents.

1.20 Project Representative: The term means an authorized representative of the Engineer, assigned to make any or all necessary inspections of the work performed and the materials furnished by the Contractor.

1.21 Shop Drawings: All drawings, diagrams, illustrations, brochures, schedules and other data which are prepared by the Contractor, a subcontractor, manufacturer, supplier or distributor and which illustrate the equipment, material or some portion of the work.

1.22 Special Provisions: The term means contract requirements peculiar to the project which are not otherwise thoroughly or satisfactorily detailed and set forth in the standard detail specifications or plans.

1.23 Specifications: The term means the directions, provisions, and requirements contained herein, together with all written agreements made or to be made pertaining to the method and manner of performing the work, or to the quantities and qualities of materials to be furnished under the contract.

1.24 Subcontractor: The term means those having a direct contract with the Contractor and it includes one who furnished materials worked to a special design according to the plans and specifications of this work, but does not include one who merely furnishes material so worked.

1.25 Substantial Completion: That date as certified in writing by the Engineer when the construction of the project or a specified part thereof is sufficiently complete in accordance with the contract documents for use by the Owner.

1.26 Supplemental General Conditions: Modification to the general conditions that supplement, add to, delete from or change the articles therein.

1.27 Surety: The Guarantor for the Contractor who, with the Contractor, signs an instrument or instruments known as the bond or bonds guaranteeing that the Contractor will fully comply with the plans, specifications and agreements.

1.28 Work: The entire completed construction or the various separately identifiable parts thereof required to be furnished under the Contract Documents. Work is the result of performing services, furnishing labor and furnishing and incorporating materials and equipment into the construction, all as required by the Contract Documents.

Abbreviations

A.A.S.H.O.: The American Association of State Highway Officials. All references to A.S.S.H.O. specifications or methods of tests shall be understood to refer to their latest published edition of the "Standard Specifications for Highway Materials and Methods of Sampling and Testing".

A.N.S.I.: American National Standards Institute, Inc. All references to A.N.S.I. specifications shall be understood to refer to their latest published edition.

A.S.A.: The American Standards Association. All references to A.S.A. specifications shall be understood to refer to their latest published edition.

A.S.T.M.: The American Society for Testing Materials. All references to A.S.T.M. specifications or methods shall be understood to refer to their latest published edition of the A.S.T.M. Standards.

A.W.W.A.: The American Water Works Association. All references to A.W.W.A. specifications shall be understood to refer to their latest published edition.

MnDOT: The Minnesota Department of Transportation. All references to MnDOT specifications shall be understood to refer to their latest published edition.

M.S.S.: Minnesota State Statutes. All references to M.S.S. shall be understood to refer to the latest published edition.

ARTICLE 2. Progress and Submission Schedule; Pre-Construction Conference; Time of Starting Work

2.1 Within 10 Calendar Days after execution of this Agreement, the Contractor shall prepare and submit to the Engineer for review an estimated progress schedule indicating the starting and completion dates of the various stages of the Work and a schedule of Shop Drawing submissions.

2.2 Before starting the Work, a conference will be held to review the above schedules, to establish procedures for handling Shop Drawings and other submissions and to establish a working understanding between the parties as to the Project. Present at the conference will be the Engineer, Project Representative, the Contractor, his superintendent, the Owner and any others who may have an interest in the Project.

2.3 Prior to starting the Work, the Contractor will furnish the Engineer certificates of insurance as required by the appropriate provisions of the Contract Documents.

2.4 The Work contemplated hereunder shall be commenced within ten (10) Calendar Days after receipt by the Contractor of written Notice to Proceed from the Engineer and shall be completed within the time limits set forth in the Special Provisions or as specified elsewhere in the Contract Documents.

2.5 If the Contractor is delayed in the performance of the Work by any neglect of Owner or Engineer, or by an employee, agent or representative of either, or by changes ordered in the Work, or by the combined action of workmen (either those employed on the Work or in any industry essential to the conduct of the Work) in no way caused by or resulting from the default or collusion on the part of the Contractor, or by strikes, lockouts, embargoes, fire, unavoidable casualties, unusual delays in transportation, national emergency, or by any other causes which Contractor could not reasonably control or circumvent, the scheduled completion date and interim completion dates shall be extended for a period equal to the length of such delay if within five Calendar Days after expiration of any such delay Contractor delivers to Engineer a written request for extension for such delay, and such request is approved by the Owner or Engineer, which approval shall not be unreasonably withheld by Owner or Engineer. In case of a continuing cause of delay of a particular nature, Contractor shall be required to make only one such request with respect thereto. Extension of time shall be the Contractor's sole remedy for any such delay (except for Contractor's right to terminate this Agreement pursuant to the provisions of Article 43 hereinafter), unless the same shall be caused by acts constituting intentional interference by the Owner or Engineer with Contractor's performance of the Work and where to the

extent that such acts continue after Contractor's notice to Owner or Engineer of such interference. Owner' s or Engineer's exercise of any of its rights under Article 20, Changes in the Work, regardless of the extent or number of such changes, or Owner's exercise of any of its remedies of suspension of the Work, or requirement of correction or re-execution of any defective Work, shall not under any circumstances be construed as intentional interference with Contractor's performance of the Work.

2.6 All time limits stated in the Contract Documents are of the essence of the Agreement. The provisions of this Article shall not exclude recovery for damages (including compensation for additional professional services) for delay by either party.

ARTICLE 3. Plans and Specifications

3.1 It is the intent of the Plans and Specifications to describe a complete Project to be constructed in accordance with the Contract Documents.

3.2 The Contract Documents are complementary; what is called for by one is as binding as if called for by all. If the Contractor finds a conflict, error or discrepancy in the Contract Documents, he will call it to the Engineer's attention in writing before proceeding with the Work affected thereby. In resolving such conflicts, errors and discrepancies, the Contract Documents shall be given precedence in the following order: Agreement, Specifications, Plans. Within the Specifications, the order of precedence shall be as follows: Special Provisions, Addenda, General Conditions, Technical Specifications Provisions. Figure dimensions on Plans shall govern over scale dimensions, and detailed Plans shall govern over general Plans. Any Work that may reasonably be inferred from the Plans or Specifications as being required to produce the intended results shall be supplied whether or not it is specifically called for. Work, materials or equipment described in words which so applied have a well-known technical or trade meaning shall be deemed to refer to such recognized standards.

ARTICLE 4. Detailed Drawings and Instructions

4.1 Unless otherwise provided, the Contractor shall furnish all labor, materials, equipment, tools, transportation, supplies and incidentals which may be necessary to construct and complete the Work in accordance with the Contract Documents.

4.2 The Engineer will furnish to the Contractor with reasonable promptness additional instructions by means of drawings and/or otherwise necessary information for the proper execution of the Work when, in the opinion of the Engineer, such are required. All drawings and instructions shall be consistent with the Plans and Specifications, true developments thereof, and reasonably inferable therefrom. The Contractor shall do no Work without proper drawings and instructions. In giving such additional instructions, the Engineer shall have authority to make minor changes in the Work, not involving extra cost, and not inconsistent with the purpose of the Work.

4.3 The Contractor shall submit, with such promptness as to cause no delay in the Work or in that of any other Contractor, three (3) copies of all Shop (or setting) Drawings and schedules required for the Work of the various trades and the Engineer shall pass upon them with reasonable promptness. The Contractor shall make any corrections required by the Engineer, file with the Engineer two (2) corrected copies and furnish such other copies as may be needed. The Engineer's approval of such

drawings or schedules shall not relieve the Contractor from responsibility for deviation from Plans or Specifications, unless the Contractor has, in writing, called the Engineer's attention to such deviation at the time of submission, nor shall it relieve the Contractor from responsibility for errors of any sort in Shop Drawings or schedules.

4.4 Unless otherwise set forth in the Contract Documents or bidding documents, it shall be the Contractor's sole responsibility to determine subsoil conditions prior to the bidding of the job. If under the terms of the Contract Documents, the responsibility for subsoil conditions is with the Contractor, Contractor hereby represents that he has inspected the location or locations of the Work and has satisfied himself as to the condition thereof, including subsoil conditions, and that the Contract Price as set forth herein is just and reasonable compensation for all Work, including all foreseen or unforeseeable risks, hazards, and difficulties in connection therewith.

4.5 The Engineer will furnish and set stakes as may be necessary for the Contractor in order that the Contractor may construct the Work to the proper grade and alignment.

4.6 The Contractor shall carefully preserve benchmarks, reference points and stakes and, in case of willful or careless destruction, he shall be charged with the resulting expense and shall be responsible for any mistakes that may be caused by their unnecessary loss or disturbance.

4.7 The Engineer shall furnish such survey lines and grades as may be necessary for the proper control of the Work; but this shall not relieve the Contractor of responsibility for making careful and accurate measurements and for constructing the Work accurately to the lines furnished by the Engineer. The Contractor shall give the Engineer reasonable notice of his requirements for such survey lines and grade as the Contractor may require.

4.8 The Contractor shall furnish and place, as directed, all necessary guide boards and appurtenances and give such other incidental assistance at the Work site as may be required by the Engineer, for staking out the Work. The Contractor's working operations which interfere with the activities of the Engineer shall be temporarily suspended for such reasonable time as the Engineer may deem necessary. The Contractor shall carefully preserve the points furnished by the Engineer and shall receive no extra compensation for any materials or services furnished by the Contractor incidental to these operations of the Engineer.

ARTICLE 5. Ownership and Copies of Documents, Record Documents and Security Thereof

5.1 All Specifications, Plans and copies thereof furnished by the Owner, through the Engineer, shall remain the Owner's property. They shall not be used on another project, and, with the exception of those sets which have been signed in connection with the execution of the Agreement, shall be returned to the Owner upon completion of the Project.

5.2 The Owner, through the Engineer, will furnish to the Contractor up to three (3) copies of the Specifications and Plans as are reasonably necessary for the execution of the Work. Additional copies will be furnished, upon request, at the cost of reproduction.

5.3 The Contractor will keep one record copy of all Specifications, Plans, Addenda, modifications, and Shop Drawings at the Work site in good order and annotated to show all changes made during the construction process. These shall be made available to the Engineer as the Project is completed.

ARTICLE 6. Patent Fees and Royalties

The Contractor will pay all license fees and royalties and assume all costs incidental to the use of any invention, design, process or device which is the subject of patent rights or copyrights held by others. The Contractor will indemnify and hold harmless the Owner and the Engineer and anyone directly or indirectly employed by the Owner from and against all claims, damages, losses and expenses (including attorney's fees) arising out of any infringement of such rights during or after completion of the Work, and shall defend all such claims in connection with any alleged infringement of such rights.

ARTICLE 7. Work by Others and Subcontractors

7.1 The Owner may perform additional work related to the Project or may let other direct contracts therefrom which shall contain general conditions similar to these. The Contractor will afford the other contractors who are parties to such direct contracts (or the Owner, if performing the additional work), reasonable opportunity for the introduction and storage of materials and equipment and the execution of work, and shall properly connect and coordinate the Work with other contractors.

7.2 If any part of the Contractor's Work depends upon the work of any such other contractor (or the Owner) for proper execution or results, the Contractor will inspect and promptly report to the Engineer in writing any defects or deficiencies in such work that render it unsuitable for such proper execution and results. The Contractor's failure to report shall constitute an acceptance of the other work as fit and proper for the relationship of his Work except as to defects and deficiencies which may appear in the other work after the execution of this Work.

7.3 The Contractor will do all cutting, fitting and patching of the Work that may be required to make several parts come together properly and fit to receive or be received by such other work. The Contractor will not endanger any work of others by cutting, excavating or otherwise altering other's work and will only cut or alter their work with the written consent of the Engineer.

7.4 Within 10 Calendar Days of execution of this Agreement, the Contractor will submit to the Engineer for acceptance a list of the names of Subcontractors and such other persons and organizations (including those who are to furnish materials or equipment fabricated to a special design) proposed for those portions of the Work for which the identity of the Subcontractors and other persons and organizations must be submitted as specified in the Contract Documents. Prior to the execution of the Work, the Engineer will notify the Contractor in writing if either the Owner or the Engineer, after due investigation, has reasonable objection to any Subcontractor, person or organization on such list. The failure of the Owner or the Engineer to make objection to any Subcontractor, person or organization on the list prior to the execution of the Work shall constitute an acceptance of such Subcontractor, person or organization. Acceptance of any such Subcontractor,

person or organization shall not constitute a waiver of any right of the Owner or the Engineer to reject defective workmanship, material, equipment, employees of the Contractor, or Work, material or equipment not in conformance with the requirements of the Contract Documents.

7.5 If, prior to the commencing of the Work, the Owner or the Engineer has reasonable objection to and refuses to accept any Subcontractor, person or organization on such list, the Contractor may, prior to such commencement, either 1) submit an acceptable substitute without an increase in his Contract Price or 2) withdraw his bid and forfeit his bid security. If, after the commencement of the Work, the Owner or the Engineer refuses to accept any Subcontractor, person or organization on such list, the Contractor will submit an acceptable substitute and the Contract Price shall be increased or decreased by the difference in cost occasioned by such substitution and an appropriate Change Order shall be issued; however, no such increase in the Contract Price shall be allowed in respect of any substitution unless the Contractor has acted promptly and reasonably in submitting a name with respect thereto prior to the execution of the Work.

7.6 The Contractor will not employ any Subcontractor (whether initially or as a substitute) against whom the Owner or the Engineer may have reasonable objection, nor will the Contractor be required to employ any Subcontractor against whom the Contractor has reasonable objection. The Contractor will not make any substitution for any Subcontractor who has been accepted by the Owner and the Engineer, unless the Engineer determines that there is good cause for doing so.

7.7 The Contractor will be fully responsible for all acts and omissions of his Subcontractors and of persons directly employed by them and of persons for whose acts any of them may be liable to the same extent that the Contractor is responsible for the acts and omissions of persons directly employed by the Contractor. Nothing in the Contract Documents shall create any contractual relationship between any Subcontractor and the Owner or the Engineer or any obligation on the part of the Owner.

7.8 The divisions and sections of the Specifications and the identifications of any Plans shall not control the Contractor in dividing the Work among Subcontractors or delineating the Work to be performed by any trade.

7.9 The Contractor agrees to specifically bind every Subcontractor to all of the applicable terms and conditions of the Contract Documents. Every Subcontractor, by undertaking to perform any of the Work, will thereby automatically be deemed to be bound by such terms and conditions.

7.10 All Work performed for the Contractor by a Subcontractor shall be pursuant to an appropriate agreement between the Contractor and the Subcontractor which shall contain provisions that waive all rights the contracting parties may have against one another for damages caused by fire or other perils covered by insurance provided in accordance with Contract Documents. The Contractor shall upon request from the Engineer provide copies of the written subcontract agreements to the Engineer. The Contractor will pay each Subcontractor a just share of any insurance monies received by the Contractor.

ARTICLE 8: Materials, Equipment and Labor; Substitute Material or Equipment

8.1 The Contractor will provide and pay for all materials, equipment, labor, transportation, construction equipment and machinery, tools, appliances, fuel, power, light, heat, telephone, water and sanitary facilities and all other facilities and incidentals necessary for the execution, testing, initial operation and completion of the Work.

8.2 The Contractor covenants that all Work shall be done in a good and workmanlike manner and that all materials furnished and used in connection therewith shall be new and approved by the Engineer, except as otherwise expressly provided for in the Plans and Specifications.

8.3 If it is indicated in the Specifications that the Contractor may furnish or use a substitute that is equal to any material or equipment specified, and if the Contractor wishes to furnish or use a proposed substitute, the Contractor will, promptly after the Notice of Award, make written application to the Engineer for approval of such a substitute certifying in writing that the proposed substitute will perform adequately the duties imposed by the general design, be similar and/or equal substance to that specified and be suited to the same use and capable of performing the same function as that specified. No substitute shall be ordered or installed without the written approval of the Engineer who shall be the judge of equality.

8.4 All materials and equipment shall be applied, installed, connected, erected, used, cleaned and conditioned in accordance with the instructions of the applicable manufacturer, fabricator or processors, except as otherwise specifically provided in the Contract Documents.

ARTICLE 9. Errors, Omissions, Etc.

Should it appear that the Work here intended to be done or any of the materials or matters relative thereto are not sufficiently detailed or explained on the Plans or in the Specifications, or should any error, discrepancy or inconsistency appear between any of the Plans and the Specifications, the Engineer shall furnish additional drawings, details or explanations and shall have power to interpret, correct, adjust and explain all errors, omissions, discrepancies, doubts and misunderstandings between such Plans and Specifications, or between several drawings and Specifications, or between several drawings, and the decision of the Engineer therein shall be final and conclusive.

ARTICLE 10. Permits Laws Taxes and Regulations

10.1 The Contractor will secure and pay for all construction permits and licenses and will pay all governmental and public utility charges and inspection fees necessary for the performance of the Work.

10.2 If the Contractor observes that the Specifications or Plans are at variance therewith, the Contractor will give the Engineer prompt written notice thereof, and any necessary changes shall be adjusted by an appropriate modification. If the Contractor performs any of the Work knowing or when with the exercise of due care he should have known, it be contrary to any such laws,

ordinances, rules and regulations applicable to said Work and fails to give the Owner or Engineer notice thereof prior to the performance thereof, Contractor shall bear all costs, including reasonable attorney's fees, arising therefrom. Further, Contractor shall observe and abide by and perform all of its obligations hereunder in accordance with all applicable laws, rules and regulations of all governmental authorities having jurisdiction, including the Federal Occupational, Safety and Health Act. Contractor agrees to take affirmative action to not discriminate against any employee or applicant for employment because of race, creed, color or national origin. To the extent applicable, Contractor will comply with all provisions of any executive orders and any rules, regulations, orders, instructions, designations and other directives promulgated by any governmental unit with jurisdiction thereof. Violation of this provision, after notice, shall be a material breach of this Agreement and may result, at the Owner's option, in a termination or suspension of this Agreement in whole or in part.

10.3 The Contractor will pay all sales, consumer, use and other similar taxes required by the law of the place where the Work is to be performed.

ARTICLE 11. Availability of Lands; Physical and Subsurface Conditions; Reference Points

11.1 The Owner will provide, as indicated in the Contract Documents and not later than the date when needed by the Contractor, the lands upon which the Work is to be done, rights-of-way for access thereto, and such other lands which are designated for the use of the Contractor, the Contractor will provide all additional lands and access thereto that may be required for temporary construction facilities or storage of materials and equipment.

11.2 The Contractor will properly notify the Owner and Engineer in writing of any subsurface or latent physical conditions at the site differing materially from those indicated in the Contract Documents. The Engineer will promptly investigate those conditions and advise the Owner in writing if further surveys or subsurface tests are necessary. Promptly thereafter, the Owner will obtain the necessary additional surveys and tests and furnish copies to the Engineer and the Contractor. If the Engineer finds that the results of such surveys or tests indicate subsurface or latent physical conditions differing significantly from those indicated in the Contract Documents, a Change Order shall be issued incorporating the necessary revisions.

11.3 The Engineer will establish such general reference points as in his judgment will enable the Contractor to proceed with the Work. The Contractor will be responsible for the layout cf the Work and will protect and preserve the established reference points and will make no changes or relocations without the prior written approval of the Owner and Engineer. He will report to the Engineer whenever any reference point is lost or destroyed or requires relocation because of necessary changes in grades or locations. The Contractor will replace and accurately relocate all reference points so lost, destroyed or moved.

ARTICLE 12. Use of Premises

12.1 The Contractor will confine his equipment, the storage of materials and equipment and the operations of his workmen to areas permitted by law, ordinances, permits or the requirements of the Contract Documents, and shall not unreasonably encumber the premises with materials or equipment.

12.2 The Contractor will not load nor permit any part of the structure to be loaded with weights that will endanger the structure, nor will he subject any part of the Work to stresses or pressures that will endanger it.

ARTICLE 13. Engineer's Status During Construction

13.1 The Engineer shall be the Owner's representative during the construction period. All instructions of the Owner to the Contractor shall be issued through the Engineer. The duties and responsibilities and the limitations of authority of the Engineer as the Owner's representative during construction are set forth in all Articles of these General Conditions and shall not be extended without written consent of the Owner and the Engineer.

13.2 The Engineer will make regular visits to the Work site to observe the progress and quality of the executed Work and to determine, in general, if the Work is proceeding in accordance with the Contract Documents. The Engineer's efforts will be directed toward providing assurance for the Owner that the completed Project will conform to the requirements of the Contract Documents. On the basis of the Engineer's on-site observations as an experienced and qualified design professional, he will advise the Owner as to the progress of the Work and the performance of the Contractor.

13.3 The Engineer will have authority to disapprove of or reject Work which is defective; i.e., is unsatisfactory, faulty or defective, or does not conform to the requirements of the Contract Documents or does not meet the requirements of any inspection, test or approval. The Engineer will also have authority to require special inspection or testing of the Work whether or not the Work is fabricated, installed or completed.

13.4 The Engineer will provide one or more full-time resident Project Representatives to assist the Engineer in carrying out his responsibilities at the Work site during construction activity. The duties, responsibilities and limitations of authority of any such resident project representative shall be as set forth in the pre-construction meeting held by the Engineer.

13.5 Neither the Engineer's authority to act under this article nor any decision made by him in good faith either to exercise or not exercise such authority shall give rise to any duty or responsibility of the Engineer to the Contractor, any Subcontractor, any of their agents or employees or any other person performing any of the Work.

ARTICLE 14. Engineer's Interpretations and Decisions

14.1 The Engineer will issue with reasonable promptness such written clarifications or interpretations to be consistent with or reasonably inferable from the overall intent of the Contract Documents.

14.2 The Engineer will be the initial interpreter of the terms and conditions of the Contract Documents and the judge of the performance thereunder. In his capacity as interpreter and judge, the Engineer will exercise his best efforts to insure faithful performance by the Contractor. The Engineer will not show partiality and shall not be liable for the result of any interpretation or decision rendered

in good faith. Claims, disputes and other matters relating to the execution and progress of the Work or the interpretation of or performance under the Contract Documents shall be referred initially to the Engineer for decision, which the Engineer shall render in writing within a reasonable time.

ARTICLE 15. Shop Drawings and Samples

15.1 After checking and verifying all field measurements, the Contractor will submit to the Engineer for approval, in accordance with the accepted schedule of Shop Drawing submissions, five copies (or at the Engineer's option, one reproducible copy) of all Shop Drawings, which shall have been checked by and stamped with the approval of the Contractor and identified as the Engineer may require. The data shown on the Shop Drawings will be complete with respect to dimensions, design criteria, materials of construction and the like to enable the Engineer to review the information as required.

15.2 The Contractor will also submit to the Engineer for approval, with such promptness as to cause no delay in Work, all samples required by the Contract Documents. All samples will have been checked by and stamped with the approval of the Contractor, identified clearly as to material, manufacturer, any pertinent catalog numbers and the use for which intended.

15.3 At the time of each submission, the Contractor will, in writing, call the Engineer's attention to any deviations that the Shop Drawing or sample may have from the requirements of the Contract Documents.

15.4 The Engineer will check and approve with reasonable promptness Shop Drawings and samples; however, checking and approval shall be only for conformance with the design concept of the Project and for compliance with the information given in the Contract Documents. The approval of a separate item as such will not indicate approval of the assembly in which the item functions. The Contractor will make any corrections required by the Engineer and will return the required number of corrected copies of Shop Drawings and resubmit new samples until approved. The Contractor shall direct specific attention in writing or on resubmitted Shop Drawings to revisions other than the corrections called for by the Engineer on previous submissions.

15.5 No Work requiring a Shop Drawing or sample submission shall be commenced until the submission has been approved by the Engineer.

15.6 The Engineer's approval of Shop Drawings or samples shall not relieve the Contractor from his responsibility for any deviations from the requirements of the Contract Documents unless the Contractor has in writing the Engineer's attention to such deviations at the time of submission and the Engineer has given written approval to the specific deviation, nor shall any approval by the Engineer relieve the Contractor from responsibility for errors or omissions in the Shop Drawings.

ARTICLE 16. Tests and Inspections

16.1 If the Contract Documents, laws, ordinances, rules, regulations or orders of any public authority having jurisdiction require any Work to specifically be inspected, tested, or approved by someone other than the Contractor, the Contractor will give the Engineer timely notice of readiness

thereof. The Contractor will give the Engineer the required certificates of inspection, testing or approval. All such tests will be in accordance with the methods prescribed by the American Society for Testing and Materials or such other applicable organization as may be required by law or the Contract Documents. If any such Work required so to be inspected, tested, or approved is covered up without written approval or consent of the Engineer, it must, if directed by the Engineer, be uncovered at the Contractor's expense for observation. The cost of all such inspections, test and approvals shall be borne by the Owner unless otherwise provided.

16.2 Any Work which fails to meet the requirements of any such test, inspection or approval and any Work which meets the requirements of any such test or approval but does not meet the requirements of the Contract Documents shall be considered defective. Such defective Work may be rejected, corrected or accepted as provided elsewhere in the Contract Documents. The costs of all retests and follow up inspections shall be borne by the Contractor.

16.3 Neither observations by the Engineer nor inspections, tests or approvals by persons other than the Contractor shall relieve the Contractor from his obligations to perform the Work in accordance with the requirements of the Contract Documents.

ARTICLE 17 Contractor's Supervision and Superintendence

17.1 The Contractor will supervise and direct the Work efficiently and with skill and attention. The Contractor will be solely responsible for the means, methods, techniques, sequences and procedures of construction. Before undertaking the Work the Contractor will carefully study and compare the Contract Documents and check and verify all figures shown thereon and all field measurements. The Contractor will at once report in writing to the Engineer any conflict, error or discrepancy which he may discover. The Contractor will be responsible to see that the finished Work complies accurately with the Contract Documents.

17.2 The Contractor will keep on the Work site at all times during its progress a resident superintendent satisfactory to the Engineer. The superintendent shall not be replaced without the consent of the Engineer except under extraordinary circumstances. The superintendent will be the Contractor's representative at the site and shall have authority to act on behalf of the Contractor. All communications given to the superintendent shall be as binding as if given to the Contractor.

17.3 The Contractor will provide competent, suitably qualified personnel to survey and lay out the Work and perform construction as required by the Contract Documents. He will at all times maintain good discipline and order among his employees and the employees of his Subcontractors at the Work site.

17.4 The Engineer and/or Owner will not be responsible for the acts or omissions of the Contractor, or any Subcontractors, or any agents or employees or any other persons performing any of the Work.

ARTICLE 18. Safety and Protection: Emergencies

18.1 The Contractor will be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work. The Contractor will take all necessary precautions for the safety of, and will provide the necessary protection to prevent damage, injury or loss to:

18.1.1 All employees on the Work and other persons who may be affected thereby;

18.1.2 All the Work and all materials or equipment to be incorporated therein, whether in storage on or off the Work site; and

18.1.3 Other property at the Work site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.

18.2 The Contractor will comply with all applicable laws, ordinances, rules, regulations and orders of any public body having jurisdiction for the safety of persons or property or to protect them from damage, injury or loss. The Contractor will erect and maintain, as required by the conditions and progress of the Work, all necessary safeguards for safety and protection, including posting danger signs and other warnings against hazards and promulgating safety regulations. The Contractor will notify owners of adjacent utilities when execution of Work may affect them. When the use or storage of explosives or other hazardous materials is necessary for the performance of the Work, the Contractor will exercise the utmost care and will carry on such activities under the supervision of properly qualified personnel. All damage, injury or loss to any property referred to in this paragraph caused, directly or indirectly, in whole or in part, by the Contractor, or Subcontractor or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, will be remedied by the Contractor, except damage or loss attributable to the fault of Plans or Specifications or to the acts or omissions of the Owner or the Engineer or anyone employed by either of them or for whose acts either of them may be liable, and not attributable to the fault or negligence of the Contractor.

18.3 The Contractor will designate a responsible employee at the Work site whose duty shall be the prevention of accidents. This person shall be the Contractor's superintendent unless otherwise designated in writing by the Contractor to the Owner and the Engineer.

18.4 In emergencies affecting the safety of persons or the Work or property at the Work site or adjacent thereto, the Contractor, without special instruction or authorization from the Engineer, is obligated to act, at his discretion, to prevent threatened damage, injury or loss. The Contractor will give the Engineer prompt written notice of any significant changes in the Work or deviations from the Contract Documents caused thereby, and a Change Order shall thereupon be issued covering the changes and deviations involved if said emergency is not a direct cause of the neglect of the Contractor or Subcontractor or a deviation by the Contractor from any of the provisions of the Contract Documents.

ARTICLE 19. Access to the Work: Uncovering Finished Work

19.1 The Engineer will at all times have access to the Work. The Contractor will provide proper facilities for such access and observation of the Work and also for any inspection, or testing thereof by others.

19.2 If any Work is covered contrary to the request of the Engineer, it must, if requested by the Engineer, be uncovered for observation and replaced at the Contractor's expense.

19.3 If any Work has been covered which the engineer has not specifically requested to observe prior to its being covered, or if the Engineer considers it necessary or advisable that covered Work be inspected or tested by others, the Contractor, at the Engineer's request, will uncover, expose or otherwise make available for observation, inspection or testing as the Engineer may require, that portion of the Work in question, furnishing all necessary labor, material and equipment. If it is found that such Work is defective or does not meet the requirements of the Contract Documents, the Contractor will bear all the expenses of such uncovering, exposure, observation, inspection and testing and of satisfactory reconstruction, including compensation for additional professional services, and an appropriate Change Order shall be issued depicting all such costs from the Contract Price. If, however, such Work is found to be non-defective and meets the requirements of the Contract Documents, the Contractor will be allowed an increase in the Contract Price or extension of the Contract Time directly attributable to such uncovering, exposure, observation, inspection, testing and reconstruction, provided the Engineer first obtained uncovering approval from the Owner.

ARTICLE 20. Changes in the Work

20.1 Without invalidating the Agreement, the Owner may, at any time or from time to time, order additions, deletions or revisions in the Work; these will be authorized by Change Orders. Upon receipt of a Change Order, the Contractor will proceed with the Work involved. All such Work shall be executed under the applicable conditions of the Contract Documents. If any Change Order causes an increase or decrease in the Contract Price or an extension or shortening of the Contract Time, an equitable adjustment will be made as provided in the Contract Documents.

20.2 The Engineer may authorize minor changes or alterations in the Work not involving extra cost and not inconsistent with the overall intent of the Contract Documents. These may be accomplished by a Field Order.

20.3 Additional Work performed by the Contractor without authorization of a Change Order will not entitle him to an increase in the Contract Price or an extension of the Contract Time, except in the case of an emergency as provided in elsewhere herein.

20.4 The Owner will execute any appropriate Change Order prepared by the Engineer covering changes in the Work to be performed and work performed in an emergency and any other claim of the Contractor for a change in the Contract Time or the Contract Price which is approved by the Owner and Engineer.

20.5 It is the Contractor's responsibility to notify his Surety of any changes affecting the general scope of the Work or changes in the Contract Price and the amount of the applicable bonds shall be adjusted accordingly. The Contractor will furnish proof of such adjustment to the Engineer upon its occurrence.

ARTICLE 21. Change of the Contract Price

21.1 The Contract Price constitutes the total compensation payable to the Contractor for performing the Work. All duties, responsibilities and obligations assigned to or undertaken by the Contractor shall be at the Contractor's expense without change in the Contract Price.

21.2 The Contract Price may only be changed by a Change Order. If the Contractor is entitled by the Contract Documents to a change in the Contract Price, the claim shall be in writing delivered to the Engineer within five (5) calendar days of the occurrence of the event giving rise to the claim. All valid claims for adjustments in the Contract Price shall be determined by the Engineer. Any change in the Contract Price resulting from any such claim shall be incorporated in a Change Order.

21.3 The value of any Work covered by a Change Order or of any claims for a change in the Contract Price shall be determined in one of the following ways:

21.3.1 Where the Work involved is covered by unit prices contained in the Contract Documents, by application of unit prices to the quantities of the items involved;

21.3.2 By mutual acceptance of a lump sum;

21.3.3 By cost and a mutually acceptable fixed amount for overhead and profit;

21.3.4 If none of the above methods is agreed upon, the value shall be determined by the Engineer on the basis of costs and a percentage for overhead and profit. Costs shall only include labor (payroll, payroll taxes, fringe benefits, workmen's compensation, etc.), materials, equipment, directly related to the Work involved. The maximum percentage which shall be allowed for Contractors combined overhead and profit shall be as follows:

21.3.4.1 For all such Work done by his own organization, the Contractor may add up to fifteen percent (15%) of actual net costs for combined overhead and profit; provided that no overhead or profit shall be allowed on costs incurred in connection with premiums for public liability insurance or other special insurance directly related to such Work. In such case and also under this paragraph, the Contractor will submit in the form prescribed by the Engineer, an itemized cost breakdown together with supporting data.

21.4 The amount of credit to be allowed by the Contractor to the Owner for any such changes in cost, will be the amount of the actual net cost plus fifteen percent (15%).

ARTICLE 22. Change of Contract Time

22.1 The Contract Time may only be changed by a Change Order. If the Contractor is entitled by the Contract Documents to make a claim for an extension in the Contract Time, the claim shall be in writing delivered to the Engineer within five (5) calendar days after expiration of any such delay of the occurrence of the event giving rise to the claim. All valid claims for adjustment in the Contract Time shall be determined by the Engineer. Any change in the Contract Time resulting from any such claim shall be incorporated into a Change Order.

22.2 The Contract Time will be extended in an amount equal to time lost due to delays beyond the control of the Contractor, if he makes a claim therefrom as provided in this Agreement. Such delays shall include, but not be restricted to, acts or neglect by any separate Contractor employed by the Owner, fires, floods, labor disputes, epidemics, abnormal weather conditions, or acts of God.

22.3 All time limits stated in the Contract Documents are of the essence of the Agreement. The provisions of this Article shall not exclude recovery for damages (including compensation for additional professional services) for delay by either party.

ARTICLE 23. Neglected Work

If the Contractor should neglect to prosecute the Work in accordance with the Contract Documents, including any requirements of the progress schedule, the Owner, after five (5) Calendar Day's written notice to the Contractor may, without prejudice to any other remedy, make good such deficiencies and the cost thereof (including compensation for additional professional services) shall be charged against the Contractor, in which case a Change Order shall be issued incorporating the necessary revisions in the Contract Documents including an appropriate reduction in the Contract Price. If the payments then or thereafter due to the Contractor are not sufficient to cover such amount, the Contractor will pay the difference to the Owner.

ARTICLE 24. Warranty and Guarantee: Correction, Removal or Acceptance of Defective Work

24.1 The Contractor warrants and guarantees to the Owner that all materials and equipment will be new unless otherwise specified and that all Work will be of good quality and free from faults or defects and in accordance with the requirements of the Contract Documents and of any inspections, tests or approvals referred to elsewhere in the Contract Documents. All unsatisfactory Work, all faulty or defective Work and all Work not conforming to the requirements of the Contract Documents or of such inspections, tests or approvals shall be considered defective. Prompt notice of all defects shall be given to the Contractor. All defective Work, whether or not in place, may be rejected.

24.2 If required by the Engineer, prior to approval of final payment, the Contractor will promptly, without cost to the Owner and as required by the Engineer, either correct any defective Work, whether or not fabricated, installed or completed, or, if the Work has been rejected by the Engineer, remove it from the Work site and replace it with non-defective Work. If the Contractor does not

correct such defective Work or remove and replace such rejected Work within a reasonable time, all as required by written notice from the Engineer, the Owner may have the deficiency corrected or the rejected Work removed and replaced. All direct or indirect costs of such correction or removal and replacement, including compensation for additional professional services shall be paid by the Contractor, and an appropriate Change Order shall be issued deducting all such costs from the Contract Price. The Contractor will also bear the expenses of making good all Work of others destroyed or damaged by his correction, removal or replacement of his defective Work.

24.3 If, after the approval of final payment and prior to the expiration of one (1) year after the date of Substantial Completion or such longer period of time as may be prescribed by law or by the terms of any applicable special guarantee required by the Contract Documents, any Work is found to be defective, the Contractor will, promptly, without cost to the Owner and in accordance with the Owner's written instructions, either correct such defective Work, or, if it has been rejected by the Owner, remove it from the Work site and replace it with non-defective Work. If the Contractor does not promptly comply with the terms of such instructions, the Owner may have the defective Work corrected or the rejected Work removed and replaced, and all direct and indirect costs of such removal and replacement, including compensation for additional professional services, will be paid by the Contractor.

24.4 If, instead of requiring correction or removal and replacement of defective Work, the Owner (prior to approval of final payment) and also the Engineer prefer to accept it, they may do so. In such case, if acceptance occurs prior to approval of final payment, a Change Order shall be issued incorporating the necessary revisions in the Contract Documents, including appropriate reduction in the Contract Price; or, if the acceptance occurs after approval of final payment, an appropriate amount shall be paid by the Contractor.

ARTICLE 25. Application for Partial Payment

25.1 Prior to the first Friday of the following month for which payment is to be requested, the Contractor shall submit to the Engineer a detailed estimate of the amount earned for the separate portions of the Work for the previous month, and request payment. As used in this Article, the words "amount earned" means the value, on the date of the estimate for partial payment, of the Work completed in accordance with the Contract Documents, and the value of approved materials delivered to the Project site suitably stored and protected prior to incorporation into the Work. If the Contractor's estimate of amount earned conforms with the Engineer's evaluation, the Engineer will calculate the amount due the Contractor and make recommendation to the Owner for payment.

25.2 After deducting the retain amounts and the amount of all previous partial payments made to the Contractor, the amount earned as of the end of the previous month will be made payable to the Contractor after the fourth Tuesday of the following month.

25.3 The Contractor warrants and guarantees that title to all Work, materials and equipment covered by an application for payment, will have passed to the Owner prior to the making of the application for payment free and clear of all liens, claims, security interests and encumbrances (hereafter in these General Conditions referred to as "liens"); and that no Work, materials or equipment covered by an application for payment will have been acquired by the Contractor or by

any other person performing the Work at the Work site or furnishing materials and equipment for the Project, subject to an agreement under which an interest therein or encumbrance thereon is retained by the seller or otherwise imposed by the Contractor or such other person.

25.4 The Engineer will, within fifteen (15) Calendar Days after receipt of application for payment, either indicate in writing his approval of payment and present the application to the Owner, or return the application to the Contractor indicating in writing his reasons for refusing to approve payment. In the latter case, the Contractor may make the necessary corrections and resubmit the application. The Owner will pay the Contractor the amount approved by the Engineer and Owner.

ARTICLE 26. Prompt Payment to Subcontractors

The Contractor shall pay any subcontractor within ten days of the prime contractor's receipt of payment from the municipality for undisputed services provided by the subcontractor. The contract must require the prime contractor to pay interest of 1 ½ percent per month or any part of a month to the subcontractor on any undisputed amount not paid on time to the subcontractor. The minimum monthly interest penalty payment for an unpaid balance of $100 or more is $10. For an unpaid balance of less than $100, the prime contractor shall pay the actual penalty due to the subcontractor. A subcontractor who prevails in a civil action to collect interest penalties from a prime contractor must be awarded its costs and disbursements, including attorney's fees, incurred in bringing the action.

ARTICLE 27. Approval of Payment

27.1 The Engineer's approval of any payment requested in an application for payment shall constitute a representation by the Engineer to the Owner, based on the Engineer's on-site observations of the Work in progress as an experienced and qualified design professional and on their review of the application for payment and the supporting data, that the Work has progressed to the point indicated; that, to the best of their knowledge, information and belief, the quality of the Work is in accordance with the Contract Documents (subject to an evaluation of the Work as a functioning Project upon completion, to the results of any subsequent tests called for in the Contract Documents and any qualifications stated in his approval); and that the Contractor is entitled to payment of the amount approved.

27.2 The Engineer's approval of final payment shall constitute an additional representation by the Engineer to the Owner that the conditions precedent to the Contractor's being entitled to final payment as set forth in the Agreement have been fulfilled.

27.3 The Engineer may refuse to approve the payment if, in the Engineer's opinion, the Engineer is unable to make such representations to the Owner. They may also refuse to approve any such payment or, because of subsequently discovered evidence or the results of subsequent inspections or tests, nullify any such payment previously approved, to such extent as may be necessary in their opinion to protect the Owner from loss because:

27.3.1 The Work is defective;

27.3.2 Claims have been filed or there is reasonable evidence to suggest such filing thereof;

27.3.3 The Contract Price has been reduced because of modifications or changes;

27.3.4 The Owner has been required to correct defective Work or complete the Work;

27.3.5 Unsatisfactory performance of the Work, including failure to clean up.

ARTICLE 28. Project Completion

28.1 Prior to final payment, the Contractor may, in writing to the Owner and the Engineer, certify that the entire Project is complete and request that the Engineer issue a certificate of completion. Within a reasonable time thereafter, the Owner, Contractor and Engineer will make an inspection of the Project to determine the status of completion. If the Engineer and Owner do not consider the Project complete, they will notify the Contractor in writing giving reasons thereof. If the Engineer and Owner consider the Project complete, they will prepare and deliver to the Owner an application for final payment.

28.2 The Owner shall have the right to exclude the Contractor from the Project after the date of completion, but the Owner will allow the Contractor reasonable access to complete or correct items of repair and maintenance.

ARTICLE 29. Final Payment

29.1 After the Contractor has completed any corrections to the satisfaction of the Engineer and delivered all maintenance and operating instruction, schedules, guarantees, bonds, certificates of inspection and other documents, all as required by the Contract Documents, he may make application for final payment. The final application for payment shall be accomplished by such supporting data as the Engineer may require, together with complete and legally effective releases or waivers (satisfactory to the Owner) of all liens arising out of the Contract Documents and the labor and services performed and the material and equipment furnished thereunder. In lieu thereof and as approved by the Owner, the Contractor may furnish receipts of releases in full; an affidavit of the Contractor that the releases and receipts include all labor, services, material and equipment for which a lien could be filed, and that all payrolls, State and Federal withholding taxes, material and equipment bills, and other indebtedness connected with the Work for which the Owner or his property might in any way be responsible, have been paid or otherwise satisfied; and consent of the Surety, if any, to final payment. If any Subcontractor or supplier fails to furnish a release or receipt in full, the Contractor may furnish a bond satisfactory to the Owner to indemnify him against any lien.

29.2 If, on the basis of his observation and review of the Work during construction, his final inspection and his review of the final application for payment all as required by the Contract Documents, the Engineer is satisfied that the Work has been completed and the Contractor has fulfilled all of his obligations under the Contract Documents, he will, within fifteen (15) Calendar Days after receipt of the final application for payment, indicate in writing his approval of payment and present the application to the Owner for payment. Otherwise, he will return the application to the Contractor, indicating in writing his reasons for refusing to approve final payment, in which case the Contractor will make the necessary corrections and resubmit the application. The Owner, will, within

twenty (20) Calendar Days of presentation of an approved application for payment, and receipt of final payment documents pay the Contractor the amount approved by the Engineer.

ARTICLE 30. Retention of a Portion of the Contract Sum

The Owner may retain up to a maximum of five percent (5%) of value of Work completed and requested for payment. The Owner must release all retainage no later than 60 days after Substantial Completion, subject to the terms of these General Conditions. After Substantial Completion, the Owner may withhold no more than: (1) two hundred and fifty percent (250%) of the cost to correct or complete work known at the time of Substantial Completion; and (2) one percent (1%) of the value of the Contract or $500, whichever is greater, pending completion and submission of all required documentation under Article 29 of these General Conditions. If the Owner reduces the amount of retainage, the Contractor must reduce retainage for any Subcontractors at the same rate. Those amounts released shall be considered not required to be retained to protect the Owner's interest in satisfactory completion of the Agreement.

ARTICLE 31. Waivers of Claims and Continuing Obligations

31.1 The Contractor's obligation to perform the Work and complete the Project in accordance with the Contract Documents shall be absolute. Neither approval of any payment by the Engineer, nor the issuance of a certificate of completion, nor any payment by the Owner to the Contractor under the Contract Documents, nor any use or occupancy of the Project or any part thereof by the Owner, nor any act of acceptance by the Owner nor any failure to do so, nor any correction of faulty or defective Work by the Owner shall constitute an acceptance of Work not in accordance with the Contract Documents.

31.2 The making and acceptance of payments shall constitute:

31.2.1 A waiver of all claims by the Owner against the Contractor other than those arising from unsettled liens, from faulty or defective Work appearing after final payment or from failure to comply with the requirements of the Contract Documents or the terms of any special guarantees specified therein; and

31.2.2 A waiver of all claims by the Contractor against the Owner other than those previously made in writing and still unsettled.

ARTICLE 32. Indemnification

32.1 To the fullest extent permitted by law, the Contractor shall indemnify and save harmless, the Owner and Engineer of and from loss or damage caused to any person or property by reasons of any carelessness or neglect in the doing or making of this improvement or furnishing of material and by reason or failure to pay all laborers, materials, mechanics, and subcontractors, and all persons who shall supply said Contractor with materials, provisions and supplies for the performance and completion of said Agreement to promptly pay all just debts, dues and demands incurred in the performance of said Agreement, and of and from all expenses of inspection and/or of whatever kind of nature, which shall be caused by delay or failure in the performance and completion of this Agreement, and further to indemnify and save harmless of and from all suits and action of the Owner and Engineer on account of any injuries or damages sustained by any person or persons by reason of

any act, omission, or negligence or by the use of improper or defective materials on the part of said Contractor in the performance of any part of this Agreement, and further to indemnify and protect and save the Owner and Engineer harmless against any or all demands, fees, or royalties for any patented invention, materials, methods, arrangements, or process of manufacturer of any infringement thereon, that may be used or be in any manner connected with the construction, erection, or maintenance of the Work, material, or any part thereon encompassed by this Project.

32.2 The Contractor shall indemnify and hold harmless the Owner and the Engineer and their agents and employees from and against all claims, damages, losses and expenses including attorney's fees arising out of or resulting from the performance of the Work, provided that any such claim, damage, loss or expense (a) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom and (b) is caused in whole or in part by any negligent act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder.

32.3 In any and all claims against the Owner or the Engineer of any of their agents or employees by any employee of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them be liable, the indemnification obligation under this Article shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or from the Contractor or any Subcontractor under Worker's Compensation acts, disability benefit acts or other employee benefit acts.

32.4 The obligations of the Contractor under this Article shall not extend to the liability of the Engineer, his agents or employees arising out of (a) the preparation or approval or maps, drawings, opinions, reports, surveys, Change Orders, designs or Plans and Specifications or (b) the giving of or the failure to give directions or instructions by the Engineer, his agents or employees, provided such giving or failure to give is the primary cause of injury or damage.

ARTICLE 33. Contract Bonds

The Contractor will furnish performance, payment and maintenance bonds as security for the faithful performance, payment and maintenance of all his obligations under the Contract Documents. These bonds shall be in amounts of at least 100% of the Contract Price and in such form and with such Sureties as approved by the Securities Exchange and by the Insurance Commissioner of the State in which the Project is located. Prior to execution of the Contract Documents, the Owner may require the Contractor to furnish such other bonds, in such form and with such Sureties as he may require.

ARTICLE 34. Insurance

34.1 The Contractor shall provide (from insurance companies acceptable to the Owner) the insurance coverage designated hereinafter and pay all costs.

34.2 Before commencing Work under this Agreement, the Contractor shall furnish the Owner with certificates of insurance specified herein showing the type, amount, class of operations covered, effective dates, and date of expiration of policies, and containing substantially the following

statement:

"The insurance covered by this certificate will not be cancelled or materially altered, except after 10 days written notice has been received by the Owner."

34.3 In case of the breach of any provision of this Article, the Owner, at his option, may take out and maintain, at the expense of the Contractor, such insurance as the Owner may deem proper and may deduct the cost of such insurance from any monies which may be due or become due the Contractor under this Agreement.

ARTICLE 35. Contractor and Subcontractor Insurance

The Contractor shall not commence Work on this Agreement until he has obtained all the insurance and it has been reviewed by the Owner, nor shall the Contractor allow any Subcontractor to commence Work on his subcontract until all similar insurance required for that portion of the Work has been so obtained and reviewed. Review of the insurance by the Owner shall not relieve or decrease the liability of the Contractor hereunder.

ARTICLE 36. Compensation and Employer's Liability Insurance

The Contractor shall maintain during the life of this Agreement the statutory Worker's Compensation, in addition to, Employer's Liability Insurance in an amount not less than $100,000 for each occurrence and a combined single limit of liability of $1,000,000 for each occurrence for all of his employees to be engaged in Work on the Project under this Agreement and, in case any such Work is sublet, the Contractor shall require the Subcontractor similarly to provide Worker's Compensation and Employer's Liability Insurance for all of the latter's employees to be engaged in such Work. Where Work under this Agreement includes any water or navigational exposure, coverage shall be included to cover the Federal Longshoremen's and Harborworker's Act and the Federal Jones Act.

ARTICLE 37. Public Liability (including Automotive) and Property Damage Insurance

37.1 The Contractor shall maintain during the life of this Agreement such public liability and property damage insurance and automobile public liability and property damage insurance and shall protect him, the Owner, the Engineer, and any Subcontractor performing Work covered by this Agreement from claims for damages for personal injury, including accidental death, as well as from claims for property damage, which may arise from negligent operations under this Agreement, whether such operations are by himself or by any Subcontractor or by anyone directly or indirectly employed by either of them, and the amounts of such insurance shall be not less than:

(1) Public liability insurance in an amount not less than $500,000 for injuries, including wrongful death to any one person, and subject to the same limit for each person in an amount not less than $1,000,000 for each occurrence.

(2) "Broad Form" property damage liability insurance in an amount not less than $500,000 for each occurrence.

37.2 The Contractor's public liability insurance and property damage insurance shall provide the primary coverage on all claims arising out of the performance of the Agreement, and shall name the Owner, its officers, agents and employees, and the Engineer as additional insureds therein.

ARTICLE 38. Insurance Coverage for Special Conditions

When the construction is to be accomplished within a public or private right-of-way requiring insurance coverage, the Contractor shall conform to the particular requirements and provide the required insurance. The Contractor shall include in his liability policy all endorsements that the said authority may require for the protection of the authority, its officers, agents and employees. Insurance coverage for special conditions, when required, shall be provided as set forth in the Special Provisions.

ARTICLE 39. Cleaning Up

The Contractor will keep the premises free from accumulations of waste materials, rubbish and other debris resulting from the Work, and at the completion of the Work he will remove all waste materials, rubbish and debris from and about the premises and will remove all items of personal property such as all tools, construction equipment and machinery, and surplus materials, and further will leave the site broom-clean and ready for occupancy by the Owner. The Contractor will restore to the original condition those portions of the Work site not designated for alteration by the Contract Documents.

ARTICLE 40. Owner's Right to Stop or Suspend Work

40.1 If the Work is defective, or the Contractor fails to supply sufficiently skilled workmen or suitable materials or equipment, or if the Contractor fails to make prompt payments to Subcontractors, or for labor, materials or equipment, the Owner may order the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated.

40.2 The Owner may, at any time and without cause, suspend the Work or any portion thereof, for a period of not more than one hundred eighty (180) days by notice in writing to the Contractor and the Engineer which shall fix the date on which Work shall be resumed. The Contractor will resume the Work on the date so fixed.

ARTICLE 41. Owner's Right to Terminate

41.1 If the Contractor is adjudged bankrupt or insolvent, or if he makes a general assignment for the benefit of his creditors, or if a trustee or receiver is appointed for the Contractor or for any of his property, or if he files a petition to take advantage of any debtor's act, or to reorganize under the bankruptcy or similar laws, or if he repeatedly fails to supply sufficiently skilled workmen or suitable materials or equipment, or if he repeatedly fails to make prompt payments to Subcontractors, or for labor, materials or equipment, or if he disregards laws, ordinances, rules, regulations or orders of any public body having jurisdiction, or if he disregards the authority of the Engineer, or if he otherwise violates any provision of the Contract Documents, then the Owner may, without prejudice to any other right or remedy and after giving the Contractor and his Surety seven (7) Calendar Days written notice, terminate the services of the Contractor and take possession of the Project and of all materials,

equipment, tools, construction equipment and machinery thereon owned by the Contractor, and finish the Work by whatever method he may deem expedient. In such case, the Contractor shall not be entitled to receive any further payment until the Work is finished. If the unpaid balance of the Contract Price exceeds the direct and indirect costs of completing the Project, including compensation for additional professional services, such excess shall be paid to the Contractor. If such costs exceed such unpaid balance, the Contractor will pay the difference to the Owner. Such costs incurred by the Owner will be determined by the Engineer and incorporated into a Change Order.

41.2 Where the Contractor's services have been so terminated by the Owner, said termination shall not affect any rights of the Owner against the Contractor or his Surety then existing or which may thereafter accrue. Any retention or payment of monies by the Owner due the Contractor will not release the Contractor or his Surety from liability.

41.3 Upon seven (7) Calendar Days written notice to the Contractor and the Engineer, the Owner may, without cause and without prejudice to any other right or remedy, elect to abandon the Project and terminate the Agreement. In such case, the Contractor and Engineer shall be paid for all Work executed and any expense sustained plus a reasonable profit.

ARTICLE 42. Contractor's Right to Terminate

If, through no act or fault of the Contractor, the Work is suspended for a period of more than one hundred eighty (180) Calendar Days by the Owner or under an order of court or other public authority, or the Engineer fails to act on any application for payment within thirty (30) Calendar Days after it is submitted, or the Owner fails to pay the Contractor any sum approved by the Engineer within sixty (60) Calendar Days of its approval and presentation, then the Contractor may, upon seven (7) Calendar Days written notice to the Owner and the Engineer, terminate the Agreement and recover from the Owner payment for all Work executed.

ARTICLE 43. Miscellaneous

43.1 Whenever any provision of the Contract Documents requires the giving of written notice it shall be deemed to have been validly given if delivered in person to the individual or to a member of the firm or to an officer of the corporation for whom it is intended, or if delivered at or sent by registered or certified mail, postage prepaid, to the last business address known to him who gives the notice.

43.2 The duties and obligations imposed by these General Conditions and the rights and remedies available hereunder, and in particular but without limitation, the warranties, guarantees, and obligations imposed upon the Contractor and the rights and remedies available to the Owner and Engineer thereon, shall be in addition to and not a limitation of any otherwise imposed or available by law, by special guarantee or other provisions of the Contract Documents.

43.3 The Contract Documents shall be governed by the law of the place where the Project is located.

43.4 Except as otherwise provided, or approved in writing, Contractor shall not assign this Agreement or sublet it as a whole without the written consent of the Owner; nor shall the Contractor assign any monies due or to become due to it hereunder, without the previous written consent of the Owner. Owner may, however, assign this Agreement to any other party or entity, provided Owner continues to be responsible for the performance by such assignee of all undertakings of the Owner hereunder. Subject to the foregoing, this Agreement shall inure to the benefit of and be binding on the parties hereto and their respective successors and assigns.

43.5 Contractor shall treat all information relating to the Project and all information supplied to the Contractor by the Owner and/or Engineer as confidential and propriety information of the Owner and/or Engineer and shall not permit its release to any other parties or make any public announcement or any publicity releases without the Owner's written authorization. Contractor shall also require Subcontractors and vendors to comply with this Agreement.

43.6 In performing its obligations hereunder, Contractor shall be deemed an independent Contractor and not an agent or employee of Owner and/or Engineer. Contractor shall have the exclusive authority to manage, direct and control the Work subject to the terms and conditions of this Agreement and approval of Owner and/or Engineer as provided herein. Owner is interested in only the results obtained and not in the methods used in achieving the results.

BITUMINOUS PAVEMENT PATCHING TECHNICAL SPECIFICATIONS

1. General

This project shall generally consist of patching potholes by hand that are greater than 2 inches in depth on City streets identified on the attached project plan sheet, then skim patching the patched pavement. The Contractor shall conduct his work in conformance with the specifications set forth herein and in accordance with the Minnesota Department of Transportation Standard Specification for Construction, 2020 Edition, which is incorporated by reference to these specifications. In addition, the Contractor shall conduct the pavement patching operations in strict conformance with the material manufacturer's written instructions.

2. Materials

Bituminous material for tack coat shall be CSS-1h meeting MnDOT Specification 2357.

Bituminous mixture for patching shall be Type SP 9.5 Bituminous Mixture for Patching (½-inch minus) meeting MnDOT Specification 2231.

3. Equipment

One-ton rubber-tired rollers shall be used to compact bituminous mixture for patching. Plate compacters may be used when a one-ton rubber-tired roller is unable to achieve compaction.

4. Pavement Patching Procedure

First, potholes (pavement voids) greater than 2-inches in depth as measured from existing pavement surface shall be patched by hand prior to skim patching. This shall be accomplished by clearing all foreign matter, water and loosened particles from the pothole using compressed air. Once the pothole is clean and dry, CSS-1h bituminous material for tack coat shall be evenly applied to bituminous surfaces within the pothole. After tack coat has been applied, the pothole shall be filled with bituminous mixture for patching and compacted in lifts not to exceed 3 inches to match existing pavement surface elevations.

Next, the Contractor shall notify the City of Ramsey that streets are ready to be swept full-width to allow skim patching operations to commence. Skim patching operations shall consist of blowing all remaining debris and water off the surface of the street using compressed air. Tack coat shall then be applied evenly across the pavement at a rate of 0.05 gallons per square yard of pavement. The skim patch shall then be applied using one lift of bituminous mixture for patching applied to the bituminous pavement at an average depth of one-inch and an average width of 26-feet, 13-feet either side of centerline. The skim patch shall then be compacted. Traffic shall not be allowed on the patch until compaction is achieved.

Once skim patching operations are complete, the Contractor shall notify the City that the street can be swept to remove residual debris.

5. Method of Payment

The City shall issue partial and final payments using contract unit bid prices following satisfactory completion of work. Partial payments shall be issued on a monthly basis unless the Contractor requests payment less often. Payment shall be for all materials, labor and equipment necessary to complete the work. Payments are typically processed at the second City Council meeting of the month, which occurs on the fourth Tuesday. The Contractor must therefore submit their payment requests to the City by the first Friday of the month for payment to be processed that same month.

SPECIAL PROVISIONS

1. General

This project shall generally consist of patching potholes by hand that are greater than 2 inches in depth on City streets identified on the attached project plan sheet, then skim patching the patched pavement. The Contractor shall conduct his work in conformance with the specifications set forth herein and in accordance with the Minnesota Department of Transportation Standard Specification for Construction, 2020 Edition, which is incorporated by reference to these specifications. In addition, the Contractor shall conduct the pavement patching operations in strict conformance with the material manufacturer's written instructions.

2. Project Schedule

The City of Ramsey anticipates, but does not guarantee, award of contract for Maintenance Project No. 24-55, 2024 Pavement Patching Contracted Services, on May 14, 2024. Construction is anticipated to commence on or about June 3, 2024.

3. Time for Completion and Liquidated Damages

The Contractor shall complete the work on or before August 30, 2024. Failure to complete the project within this specified time shall result in the payment as liquidated damages according to the schedule contained in Table 1807-1 of the Minnesota Department of Transportation Standard Specifications for Construction, 2020 Edition.

4. Working Hours

The work shall be carried out during normal daylight working hours in accordance with local ordinance and so as not to cause any unreasonable nuisance to affected residents. Under emergency conditions, this limitation may be waived in writing by the Engineer in conjunction with qualified local authority. Normal working hours in the City of Ramsey are considered to be from 7:00 a.m. to 10:00 p.m. on Monday through Saturday. Any work proposed on a Saturday must be approved 72 hours in advance to ensure adequate field oversight by a City representative. Work on a Sunday is only allowed by City Council approval.

5. Protection of Utilities and Structures

Overhead utilities, poles, mailboxes, irrigation systems, etc. shall be protected against damage by the Contractor, and if damaged by the Contractor, shall be replaced by them at their expense.

6. Maintenance of Traffic

A minimum of one lane of traffic shall be maintained on all residential streets during the work. The Contractor shall have an operator on call at all times to ensure traffic movement within the project. Local access shall be maintained at all times.

The Contractor shall notify the local Police and Fire Departments prior to commencing construction that will restrict traffic on any City street to the degree that emergency traffic could not be immediately facilitated. The Contractor shall provide necessary signs, flashers and barricades for any parking or driving lane closures. All signing shall conform to the most current version of the MNDOT Manual of Uniform Traffic Control Devices. All plans for lane closures shall be submitted to the Engineer for approval prior to any closures.

The cost of all work related to continuation and control of traffic, including maintenance of traffic, provision of continued access and the placement, maintenance or removal of traffic control devices should be included in the bid item unit price for Traffic Control. In the event the Contractor fails to maintain the street or provide signing, the City may perform the work and deduct the cost from any amount due the Contractor.

7. Parking Restrictions

The Contractor will be responsible for posting "No Parking" signs as needed in advance of commencing work. The Contractor shall also be responsible for the removal of the "No Parking" signs at the end of the work day as work in completed in each project area. The City will arrange for the moving of any parked cars which would interfere with the work. However, the Contractor shall include in their bid the cost of returning to up to 10 street segments to complete pothole patching due to parked cars.

8. Cleanup and Restoration

When the work has been completed, the Contractor shall remove from the site all extra materials, equipment, debris and other supplies. All surfaces disturbed during the construction period shall be returned to their original condition or better.

9. Permits

Wherever the work shall enter into the right-of-way of any County Highway, the Contractor shall obtain a permit from the Anoka County Highway Department. Contact the Anoka County Highway Department at (763) 862-4200. Whenever work shall enter the right-of-way of Highway 10 or Trunk Highway 47, the Contractor shall obtain a permit from MnDOT. A City Contractor's License ($50) is also required from the building department at (763) 433-9833.

10. Equipment Storage

Any equipment required to complete work on this project that is not actively being used, including overnight and weekends, may be stored on unsecured City-owned property near the City's Public Works Facility at 14199 Jasper Street NW until the project is complete.

2024
STREET PATCHING

AREA 1
2.17 MILES

AREA 2
0.88 MILES

AREA 3
0.48 MILES

AREA 4
0.59 MILES

AREA 5
0.47 MILES

AREA 6
0.44 MILES

Legend

PATCH TYPE

- SKIM PATCH
- SPRAY PATCH
- CITY STREETS
- STREET CENTERLINES
- ScoutCamp
- Golf_Courses
- Parks
- Rivers
- Lakes_Ponds
- Creeks

0 0.25 0.5 1 Miles

CC Regular Session

Meeting Date: 05/14/2024

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

Information

Title:

Adopt Ordinance #24-09 Amending Chapter 2 Regarding the Protection of Data on Residents

Purpose/Background:

This ordinance would regulate certain data from being collected on residents by the City. At times, the City collects information from its residents to provide a service or to gather feedback on the quality of services the City is providing. Most commonly, this information is collected either through event sign up or a community survey. The ordinance would prohibit the City from collecting information related to religion, race, gender or political affiliation unless required by federal or state laws. The regulations identified in the ordinance are only applicable to the City, and therefore, could be placed in a policy with the same effect.

Recommendation:

Staff does not hold a recommendation.

Outcome/Action:

Motion to waive the City Charter provision that an ordinance is read aloud and adopt Ordinance #24-09 amending Chapter 2 Regarding the Protection of Data on Residents.

Roll call vote:
Councilmember Olson
Councilmember Woestehoff
Councilmember Specht
Councilmember Musgrove
Councilmember Howell
Councilmember Riley
Mayor Kuzma

Attachments

Ordinance #24-09

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/09/2024 03:11 PM
Brian Hagen	Brian Hagen	05/09/2024 03:13 PM
Form Started By: Brian Hagen		Started On: 04/23/2024 08:27 PM
Final Approval Date: 05/09/2024		

ORDINANCE #24-09

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN AMENDMENT TO CHAPTER 2 OF THE CITY CODE:
"ADMINISTRATION"
REGARDING THE PROTECTION OF DATA ON RESIDENTS.

The City of Ramsey ordains:

SECTION 1. AUTHORITY

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

SECTION 2. AMENDMENT TO CITY CODE SECTION 2 BY AMENDING ARTICLE I PROVISIONS BY INSERTING THE FOLLOWING:

ARTICLE I. – GENERAL

Sec. 2-4. – City collection of certain data.

(a) For the purpose of providing better service or determining the effectiveness of service to its residents the city may seek certain data from residents from time to time. This may be by general surveys, direct inquiries or other similar means.
(b) Unless required by Federal or State laws, data related to religion, race, gender or political affiliation shall not be collected.

SECTION 3. Sec. 2-5 – 2-22 Reserved

SECTION 4. EFFECTIVE DATE

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

ADOPTED this ___ day of _____, 2024, by the City Council of the City of Ramsey.

CITY OF RAMSEY

By: _____
Mark E. Kuzma, Mayor

ATTEST:

_____
Katie Schmidt, City Clerk

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

CC Regular Session

Meeting Date: 05/14/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Information

Title

Adopt Resolution #24-120 Approving Change Order No. 1 for COR Infrastructure Improvements, Improvement Project #23-19 - **Please Note: this item was removed from the Consent Agenda (5.12) and moved to the Regular Agenda as item 7.8**

Purpose/Background:

During construction of the COR Infrastructure Improvements project, it was identified that various modifications were required to the municipal utilities (sanitary sewer, storm sewer and watermain) to accommodate the needs of the proposed Norhart Ramsey private development west of Zeolite Street. Therefore, Bolton and Menk, Inc. revised the construction plans in coordination with City staff, Norhart's engineer, and Douglas-Kerr Underground, L.L.C., to prepare Change Order No. 1, which increases construction costs by $31,052.54.

Attached are revised plans showing the required modifications.

Notification:

Notifications are not required.

Observations/Alternatives:

Observations:

This work has already been completed. Though staff strives to request City Council approval of change orders before work occurs, this is generally not feasible during construction given the large expense that would occur if contractor's crews are forced to stop work while waiting for City Council approval to occur. It typically costs thousands of dollars per day to stop a crew from working and these costs can grow significantly if the work involves rental equipment, which can then also significantly delay construction completion.

Alternatives:

Alternative 1 - Adopt Resolution #24-120 approving Change Order No. 1 for COR Infrastructure Improvements, Improvement Project #23-19.

Funding Source:

As identified in attached Change Order No. 1, the associated increase in construction costs amounts to $31,052.54. These costs will initially be funded using the City's Sewer, Stormwater and Water Funds. However, Norhart will ultimately reimburse the City for these costs through their Development Agreement.

Recommendation:

Staff recommends approving Change Order #1.

Action:

Adopt Resolution #24-120 approving Change Order No. 1 for COR Infrastructure Improvements, Improvement Project #23-19.

Attachments

Resolution 24-120
Change Order 1
CO1 Revised Plan Sheets

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/09/2024 02:56 PM
Form Started By: Bruce Westby		Started On: 04/18/2024 12:20 PM
Final Approval Date: 05/15/2024		

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

RESOLUTION #24-120

RESOLUTION APPROVING CHANGE ORDER #1 FOR IMPROVEMENT PROJECT #23-19, COR INFRASTRUCTURE IMPROVEMENTS

WHEREAS, pursuant to Ramsey City Council Resolution #22-241, adopted October 25, 2022, the City Council authorized Bolton & Menk, Inc. to complete The COR Public Infrastructure and Wetland Analysis proposals; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-107, adopted May 9, 2023, the City Council approved The COR Public Infrastructure Design Services proposal of Bolton & Menk, Inc. specifying their scope of services and not-to-exceed fees for design services associated with public infrastructure improvements in The COR; and

WHEREAS, pursuant to City Council direction provided during their Work Session on December 12, 2023, Bolton & Menk, Inc. prepared final plans and specifications for Improvement Project 23-19, COR Infrastructure Improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-046, adopted February 13, 2024, the City Council approved the plans prepared by Bolton and Menk, Inc. and authorized advertising bids for said improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-086, adopted March 26, 2024, the City Council accepted eleven bids, awarded a construction contract to Douglas-Kerr Underground, L.L.C. in the amount of $2,973,047.22, and directed the City Administrator to accept the Construction Services Proposal of Bolton and Menk, Inc. in the not-to-exceed amount of $70,684.00 and the Construction Materials Testing Services Proposal of Braun Intertec in the amount of $54,430, for said improvements; and

WHEREAS, during construction of said improvements it was identified that various modifications were required to municipal utilities to accommodate the Norhart Ramsey private development west of Zeolite Street; and

WHEREAS, Bolton and Menk, Inc. revised the utilities construction plans and coordinated with Douglas-Kerr Underground, L.L.C. to prepare Change Order No. 1 that identifies associated increased construction costs in the amount of $31,052.54.

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

1) The City Administrator is hereby authorized and directed to execute Change Order No. 1 for Improvement Project 23-19, COR Infrastructure Improvements, for and on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of May, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

CHANGE ORDER NO. 1

Owner:	City of Ramsey, Minnesota	Owner's Project No.:	23-19
Engineer:	Bolton & Menk, Inc.	Engineer's Project No.:	0R1.130893
Contractor:	Douglas-Kerr Underground LLC	Contractor's Project No.:	
Project:	The COR Infrastructure Improvements		

Date Issued: April 16, 2024 Effective Date of Change Order: April 16, 2024

The Contract is modified as follows upon execution of this Change Order:

Description:

The following changes to the construction quantities were needed to accommodate the adjacent developments, as depicted in Construction Revision #2. Plan dated 4/11/2024.

Item	Location	Unit	Quantity	Unit Price	Total
DEDUCT 8" SANITARY SEWER STUB	RAMSEY PARKWAY	LIN FT	-90	$39.80	($3,582.00)
DEDUCT 15" RC PIPE SEWER CL. V	ZEOLITE ST NW	LIN FT	-100	$53.70	($5,370.00)
DEDUCT 36" RC PIPE SEWER CL. V	ZEOLITE ST NW	LIN FT	-25	$140.60	($3,515.00)
REVISED 10" SANITARY SEWER STUB	RAMSEY PARKWAY	LIN FT	90	$54.50	$4,905.00
REMOVE WATER MAIN SERVICE STUB	ZEOLITE ST NW	LF	90	$31.45	$2,830.50
REMOVE GATE VALVE & BOX	ZEOLITE ST NW	EACH	1	$353.85	$353.85
CAP AND PLUG EXISTING TEE	ZEOLITE ST NW	EACH	2	$353.85	$707.70
SALVAGE GATE VALVE TO CITY	ZEOLITE ST NW	EACH	1	$353.85	$353.85
EXTRA DUCTILE IRON FITTINGS	RAMSEY PARKWAY	POUND	100	$12.55	$1,2550
REVISED 36" RC PIPE SEWER CL. III	ZEOLITE ST NW	LIN FT	100	$140.60	$14,060.00
30" RC PIPE SEWER CL. III	ZEOLITE ST NW	LIN FT	28	$130.85	$3,663.80
CONSTRUCT DRAINAGE STRUCTURE DES 84-4020	ZEOLITE ST NW	LIN FT	6.6	$2,172.40	$14,337.84
CASTING ASSEMBLY (STORM SEWER)	ZEOLITE ST NW	EACH	1	$1,052.00	$1,052.00
				NET CHANGE ORDER NO. 1 TOTAL	**$31,052.54**

See following page.

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Attachments:

The COR Infrastructure Improvements – Construction Plan Set Revision #2

Change in Contract Price

Original Contract Price: $ 2,973,047.22
Increase this Change Order: $ **$31,052.54**
Contract Price incorporating this Change Order: $ **3,004,099.76**

Authorized by Owner	Accepted by Contractor
By: _____	_____
Title: _____	Manager
Date: _____	4/16/24

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STATEMENT OF ESTIMATED QUANTITIES

ITEM NO.	MNDOT SPEC NO.	ITEM	NOTES	UNIT	TOTAL QUANTITY	RAMSEY PARKWAY QUANTITIES	ZEOLITE STREET NW QUANTITIES	CENTER STREET QUANTITIES
1	2021.501	MOBILIZATION		LUMP SUM	1	0.67	0.17	0.16
2	2104.502	REMOVE HYDRANT		EACH	2		1	1
3	2104.502	REMOVE GATE VALVE & BOX		EACH	1		1	
4	2104.502	REMOVE DRAINAGE STRUCTURE		EACH	7	2		5
5	2104.502	REMOVE PIPE APRON		EACH	2		2	
6	2104.503	REMOVE PIPE SEWERS (STORM)		LIN FT	742	175	100	467
7	2104.503	REMOVE CURB & GUTTER		LIN FT	2116	251	15	1850
8	2104.503	REMOVE BITUMINOUS CURB		LIN FT	215			215
9	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)		LIN FT	40		40	
10	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)		LIN FT	904	247	125	532
11	2104.503	REMOVE WATER MAIN		LIN FT	26		26	
12	2104.504	REMOVE CONCRETE PAVEMENT		SQ YD	25		25	
13	2104.504	REMOVE BITUMINOUS PAVEMENT		SQ YD	5090	160	580	4350
14	2106.507	EXCAVATION - COMMON (EV) (P)	1	CU YD	6080	2600	1350	2130
15	2106.507	COMMON EMBANKMENT (CV)	1	CU YD	5080	4170	300	610
16	2106.601	DEWATERING		LUMP SUM	1	1		
17	2108.504	GEOTEXTILE FABRIC TYPE 5		SQ YD	1170	1170		
18	2112.519	SUBGRADE PREPARATION		SQ YD	27820	14830	6320	6670
19	2123.610	STREET SWEEPER (WITH PICKUP BROOM)		HR	130	60	35	35
20	2130.523	WATER FOR DUST CONTROL		MGAL	2000	1000	500	500
21	2211.509	AGGREGATE BASE, CLASS 5 MODIFIED		TON	11060	6150	2440	2470
22	2232.504	MILL BITUMINOUS SURFACE (2")		SQ YD	1500			1500
23	2357.506	BITUMINOUS MATERIAL FOR TACK COAT		GAL	1350	700	300	350
24	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)		TON	2970	1480	660	830
25	2360.509	TYPE SP 12.5 NON WEARING COURSE MIX (3,C)		TON	4170	2220	980	970
26	2411.502	8" CONCRETE HEADWALL		EACH	2	2		
27	2451.507	COARSE FILTER AGGREGATE (CV)		CU YD	200	200		
28	2502.503	6" PERF PVC PIPE DRAIN		LIN FT	750	750		
29	2503.503	8" PVC PIPE SEWER		LIN FT	410	360	50	
30	2503.503	10" PVC PIPE SEWER		LIN FT	343	343		
31	2503.503	12" RC PIPE SEWER 3006 CLASS V		LIN FT	216	73	98	45
32	2503.503	15" RC PIPE SEWER 3006 CLASS V		LIN FT	580	93	442	45
33	2503.503	18" RC PIPE SEWER 3006 CLASS III		LIN FT	413	413		
34	2503.503	24" RC PIPE SEWER 3006 CLASS III		LIN FT	439			439
35	2503.503	36" RC PIPE SEWER 3006 CLASS III		LIN FT	616	400	216	
36	2503.503	42" RC PIPE SEWER 3006 CLASS III		LIN FT	166	166		
37	2503.602	CONNECT TO EXISTING SANITARY SEWER		EACH	2	1	1	
38	2503.602	CONNECT TO EXISTING STORM SEWER		EACH	9	3	4	2
39	2503.602	PLUG FILL & ABANDON PIPE SEWER		LIN FT	80	80		
40	2503.603	CLEAN & TELEVISE PIPE SEWER		LIN FT	3933	2598	806	529
41	2503.608	DUCTILE IRON FITTINGS		POUND	3543	3241	151	151
42	2504.602	CONNECT TO EXISTING WATER MAIN (WET TAP)		EACH	2		1	1
43	2504.602	CONNECT TO EXISTING WATER MAIN		EACH	6	6		
44	2504.602	6" GATE VALVE & BOX		EACH	5	5		
45	2504.602	8" GATE VALVE & BOX		EACH	5	3	1	1
46	2504.602	12" GATE VALVE & BOX		EACH	6	6		
47	2504.602	HYDRANT		EACH	7	5	2	
48	2504.602	WATERMAIN OFFSET		EACH	3	3		
49	2504.603	6" WATER MAIN DUCTILE IRON CL 53		LIN FT	208	208		
50	2504.603	8" WATER MAIN DUCTILE IRON CL 52		LIN FT	315	230	35	50
51	2504.603	12" WATER MAIN DUCTILE IRON CL 52		LIN FT	1800	1800		
52	2504.604	4" WATERMAIN INSULATION		SQ YD	50	50		
53	2506.502	ADJUST FRAME & RING CASTING		EACH	9	4	1	4
54	2506.502	CASTING ASSEMBLY (SANITARY SEWER)		EACH	2	2		
55	2506.502	CASTING ASSEMBLY (STORM SEWER)		EACH	35	20	7	8
56	2506.603	CONSTRUCT SANITARY SEWER MANHOLE		LIN FT	54	39.6	14	
57	2506.603	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPEC 1 (2'X3')		LIN FT	38	13.8	16.2	7.9
58	2506.603	CONSTRUCT DRAINAGE STRUCTURE DES 48-4020		LIN FT	56	41.2	8.3	6.7
59	2506.603	CONSTRUCT DRAINAGE STRUCTURE DES 60-4020		LIN FT	47	25.6		21.5
60	2506.603	CONSTRUCT DRAINAGE STRUCTURE DES 72-4020		LIN FT	6			5.7
61	2506.603	CONSTRUCT DRAINAGE STRUCTURE DES 84-4020		LIN FT	11	5.6	5.4	
62	2506.603	CONSTRUCT DRAINAGE STRUCTURE DES 60-4020 WITH 4' SUMP		LIN FT	11	10.8		
63	2506.603	CONSTRUCT DRAINAGE STRUCTURE DES 84-4020 WITH 4' SUMP		LIN FT	22	11.3		10.6
64	2521.518	6" CONCRETE WALK		SQ FT	54700	39150	9700	5850
65	2531.503	CONCRETE CURB & GUTTER DESIGN B618		LIN FT	10350	5300	2250	2800

STATEMENT OF ESTIMATED QUANTITIES

ITEM NO.	MNDOT SPEC NO.	ITEM	NOTES	UNIT	TOTAL QUANTITY	RAMSEY PARKWAY QUANTITIES	ZEOLITE STREET NW QUANTITIES	CENTER STREET QUANTITIES
66	2531.503	CONCRETE CURB & GUTTER DESIGN SPECIAL (RIBBON)		LIN FT	1700	1700		
67	2531.503	4" CONCRETE MEDIAN		SQ FT	815	815		
68	2531.504	7" CONCRETE PAVEMENT	3	SQ FT	1317	1112		205
69	2531.504	8" CONCRETE DRIVEWAY PAVEMENT		SQ FT	2950	700	2250	
70	2531.602	CONCRETE MEDIAN NOSE SPECIAL		EACH	2	1		1
71	2531.604	7" CONCRETE VALLEY GUTTER		SQ FT	305			305
72	2531.618	TRUNCATED DOMES		SQ FT	564	500	64	
73	2563.601	TRAFFIC CONTROL		LUMP SUM	1	0.67	0.17	0.16
74	2573.501	STABILIZED CONSTRUCTION EXIT		EACH	6	2	2	2
75	2573.501	STORM DRAIN INLET PROTECTION		EACH	45	20	7	18
76	2573.503	SILT FENCE, TYPE MS		LIN FT	2850	1400	850	600
77	2574.507	FILTER TOPSOIL BORROW (LV)		CU YD	500	500		
78	2574.507	COMMON TOPSOIL BORROW	2	CU YD	2320	740	450	1130
79	2575.505	SEEDING		SQ YD	13840	4400	2670	6770
80	2575.508	SEED MIXTURE 25-121		POUND	190	60	40	90
81	2575.504	SODDING TYPE NATIVE		SQ YD	1250	1250		
82	2575.508	HYDRAULIC BONDED FIBER MATRIX		POUND	13840	4400	2670	6770
83	2574.508	FERTILIZER TYPE 3		POUND	857	272	165	420
84	2582.503	4" SOLID LINE MULTI COMP		LIN FT	9378	4948	2850	1580
85	2582.503	4" BROKEN LINE MULTI COMP		LIN FT	327		300	27
86	2582.503	4" DOTTED LINE MULTI COMP		LIN FT	75			75
87	2582.503	4" DBLE SOLID LINE MULTI COMP		LIN FT	1650		375	1275
88	2582.503	6" SOLID LINE MULTI COMP		LIN FT	35	35		
89	2582.503	12" SOLID LINE MULTI COMP		LIN FT	270			270
90	2582.503	12" DOTTED LINE MULTI COMP		LIN FT	10	10		
91	2582.518	CROSSWALK MULTI COMP		SQ FT	2040	2040		
92	2582.518	PAVEMENT MESSAGE MULTI COMP		SQ FT	314	18	201	95

STRUC NO.	SIZE	TYPE	DETAIL	CASTING ASSEMBLY TYPE	BUILD
1	42"	HEADWALL			
2	84.00"	CBMH	4' SUMP	R-3246R	11.3
3	60.00"	CBMH	STO-3	R-2560-E1	5.9
3A	48.00"	CBMH	STO-2	R-2560-E1	4.1
4	60.00"	CBMH	STO-3	R-3246R	7.2
5	84.00"	CBMH	STO-3	R-3246R	5.6
7	48.00"	CBMH	STO-3	R-3246R	8.5
8	48.00"	CBMH	STO-3	R-3246R	7.7
8A	2'X3'	CB	STO-1	R-3246R	6.1
10	36"	HEADWALL			
11	60.00"	CBMH	4' SUMP	R-3246R	10.8
12	60.00"	CBMH	STO-3	R-2560-E1	5.5
12A	48.00"	CBMH	STO-2	R-2560-E1	3.6
13	60.00"	CBMH	STO-3	R-3246R	7.1
14	2'X3'	CB	STO-1	R-3246R	4.6
15	84.00"	CBMH	STO-3	R-3246R	5.4
15A	2'X3'	CB	STO-1	R-3246R	3.9
15B	84.00"	CBMH	STO-3	R-3246R	6.6
16	48.00"	CBMH	STO-3	R-3246R	4.0
16A	2'X3'	CB	STO-1	R-3246R	3.8
17	48.00"	CBMH	STO-3	R-3246R	4.3
17A	2'X3'	CB	STO-1	R-3246R	4.0
18	48.00"	CBMH	STO-3	R-3246R	4.4
18A	2'X3'	CB	STO-1	R-3246R	4.0
19	48.00"	CBMH	STO-3	R-3246R	4.6
19A	48.00"	CBMH	STO-3	R-3246R	4.6
19B	48.00"	CBMH	STO-3	R-3246R	3.7
19C	2'X3'	CB	STO-1	R-3246R	3.7
20	60.00"	MH	STO-3	R-3246R	4.9
21	48.00"	CBMH	STO-3	R-3246R	6.7
22	2'X3'	CB	STO-1	R-3246R	4.0
23	60.00"	CBMH	STO-3	R-3246R	5.3
24	60.00"	CBMH	STO-3	R-3246R	5.2
25	72.00"	CBMH	STO-3	R-3246R	5.7
25A	2'X3'	CB	STO-1	R-3246R	3.9
26	60.00"	CBMH	STO-3	R-3246R	6.1

NOTES:
1. SITE MATERIALS WILL BE FULLY BALANCED, WITH NO IMPORT OR EXPORT OF COMMON EXCAVATION OR BORROW MATERIALS ANTICIPATED. THE PROJECT SITE CONTAINS SUFFICIENT MATERIALS AND SPACE TO ACHIEVE SUBGRADE SOIL BALANCE.
2. ALL COMMON TOPSOIL BORROW SHALL COME FROM ON SITE STOCKPILE.
3. MOTORCYCLE PARKING AREAS

4

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KEVIN P. KIELB, P.E.
LIC. NO. 23211 DATE 02/13/2024

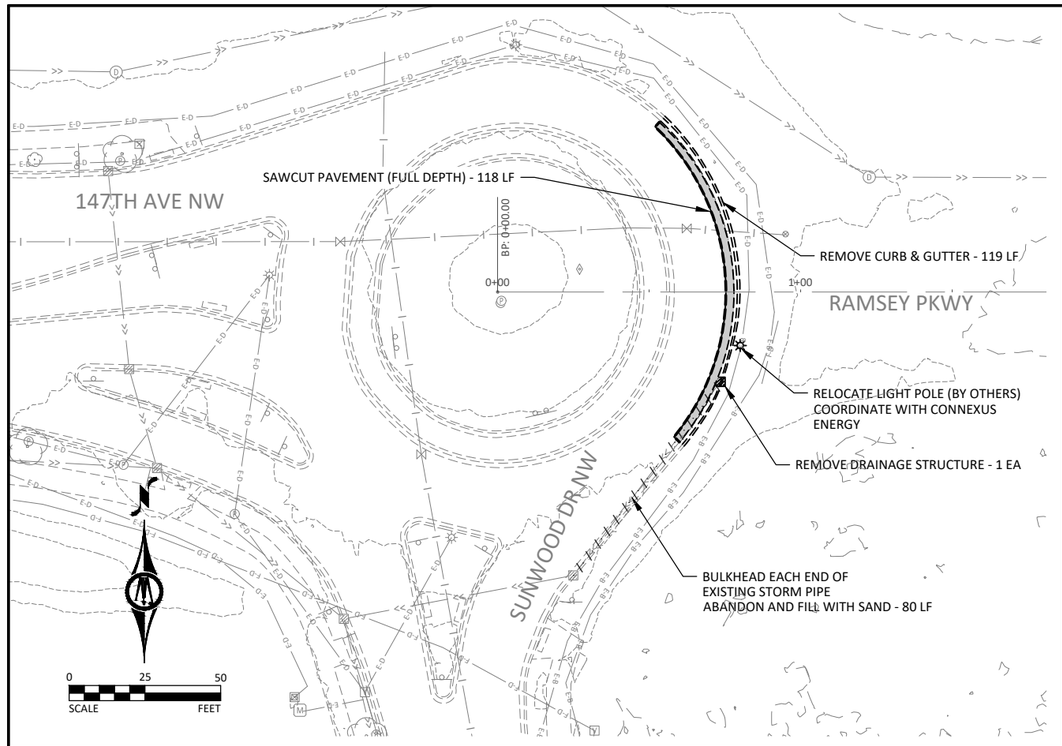
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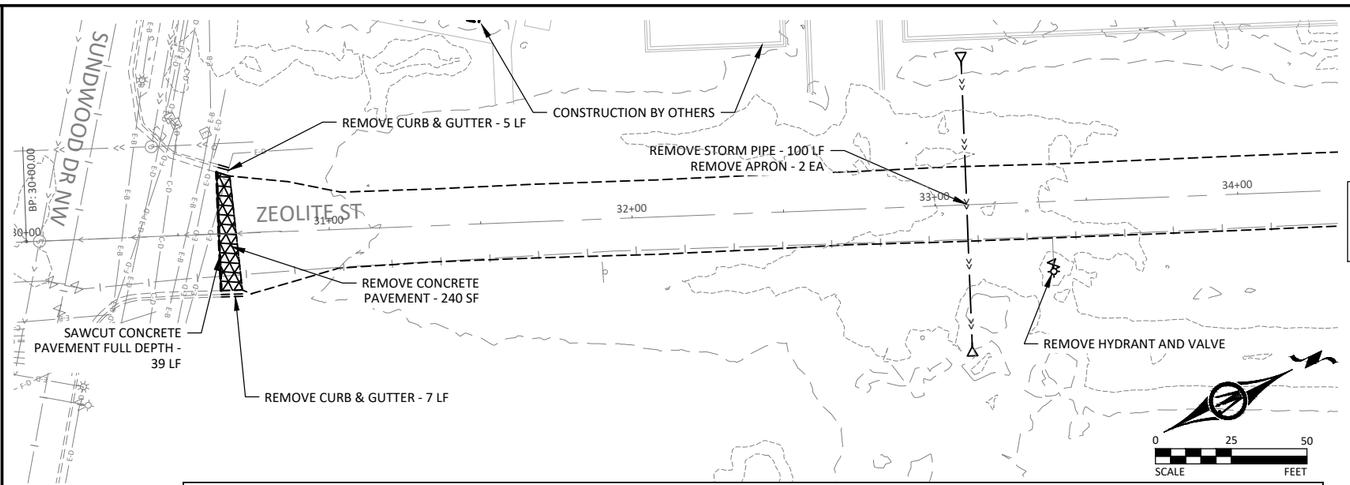
City of RAMSEY

DESIGNED	JDG/ZFL
DRAWN	JDG
CHECKED	KPK
CLIENT PROJ. NO.	23-19

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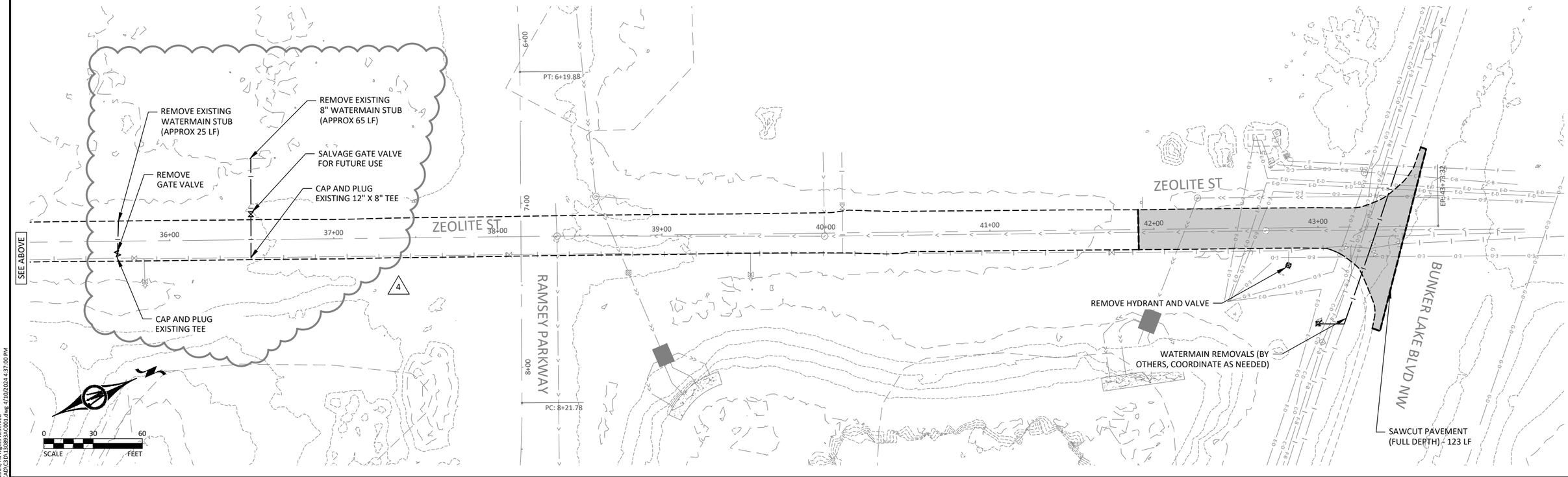
CITY OF RAMSEY, MINNESOTA
THE COR INFRASTRUCTURE IMPROVEMENTS
GENERAL
STATEMENT OF ESTIMATED QUANTITIES





LEGEND

- CONSTRUCTION FENCE (ORANGE)
- SAWCUT PAVEMENT (FULL DEPTH)
- REMOVE PAVEMENT MARKING
- REMOVE CURB & GUTTER
- REMOVE FENCE
- REMOVE MAILBOX & SUPPORT
- REMOVE DRAINAGE STRUCTURE
- REMOVE EXISTING SIGN
- SALVAGE EXISTING SIGN
- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE PAVEMENT
- MILL BITUMINOUS SURFACE (2")
- CLEAR & GRUB TREES
- CLEAR & GRUB BRUSH
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- CLEANOUT
- STORM MANHOLE
- SANITARY MANHOLE
- STORM CATCH BASIN
- FLARED END SECITON
- CURB & GUTTER
- REMOVE CURB & GUTTER
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- FENCE
- UNDERGROUND GAS
- UNDERGROUND COMM
- OVERHEAD UTILITY
- FIBER OPTIC LINE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- REMOVE WATERMAIN
- REMOVE SANITARY SEWER
- REMOVE STORM SEWER
- BOLLARD
- POST
- UTILITY MARKER - GAS
- TRANSFORMER-ELECTRIC
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- HANDHOLE
- POLE-UTILITY
- GUY WIRE ANCHOR
- EXISTING TRAFFIC SIGN
- FIRE HYDRANT
- VALVE



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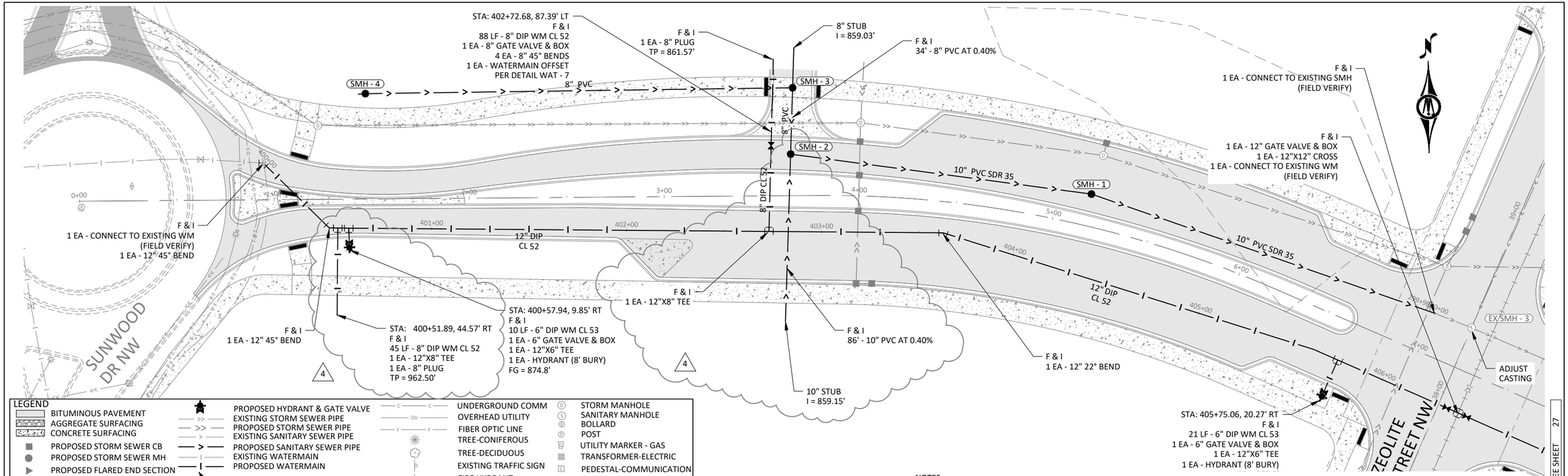
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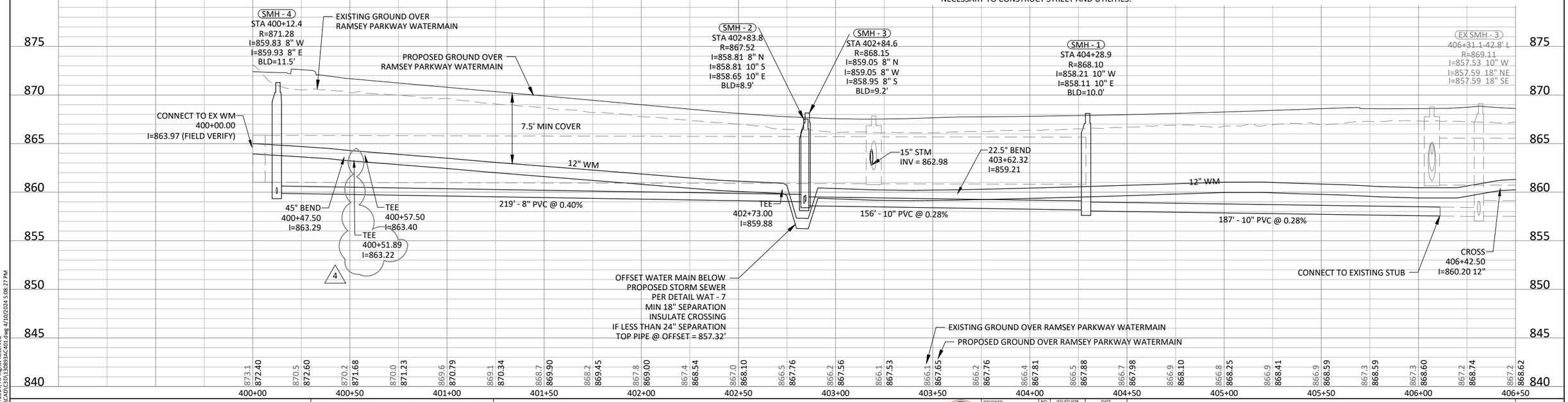
CITY OF RAMSEY, MINNESOTA
THE COR INFRASTRUCTURE IMPROVEMENTS
EXISTING CONDITIONS & REMOVALS
RAMSEY PARKWAY - ZEOLITE STREET NW

SHEET 17 OF 60



RAMSEY PARKWAY

NOTES:
1. SANITARY SEWER PIPE LENGTH AND GRADES ARE CALCULATED AND PAID USING THE DISTANCE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
2. THE CONTRACTOR SHALL MAKE PROVISIONS TO PROTECT ALL SANITARY SEWER MANHOLES FROM DEBRIS AND SEDIMENT ENTERING THE SANITARY SEWER SYSTEM (INCIDENTAL).
3. ALL NEW SANITARY SEWER MAINS SHALL BE CONSTRUCTED STARTING AT THE LOWER END AND PROGRESSING UPSTREAM.
4. ALL CONNECTIONS TO EXISTING SANITARY SEWER SHALL BE FIELD VERIFIED FOR LOCATION AND ELEVATION.
5. POLYSTYRENE INSULATION REQUIRED BETWEEN STORM SEWER & WATERMAIN IF CLEARANCE IS LESS THAN 2 FEET. SEE CONSTRUCTION DETAILS.
6. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH UTILITY OWNERS TO RELOCATE AND PROTECT PRIVATE UTILITIES AS NECESSARY TO CONSTRUCT STREET AND UTILITIES.



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HORZ. SCALE 0 25 50 FEET
VERT. SCALE 0 5 10 FEET

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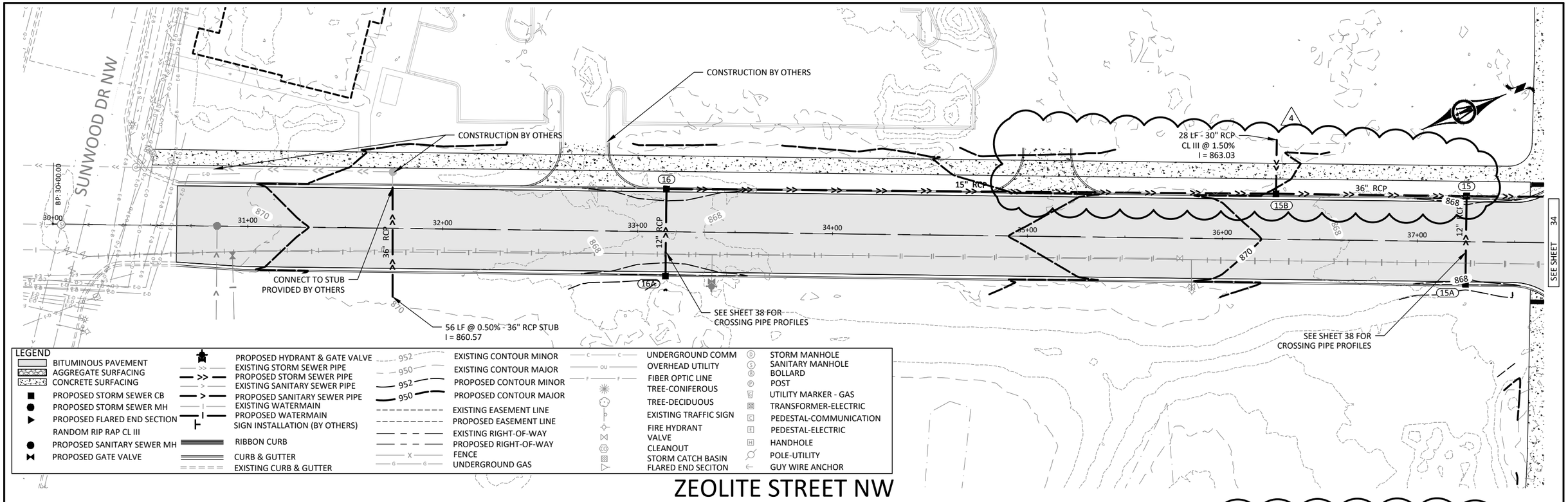
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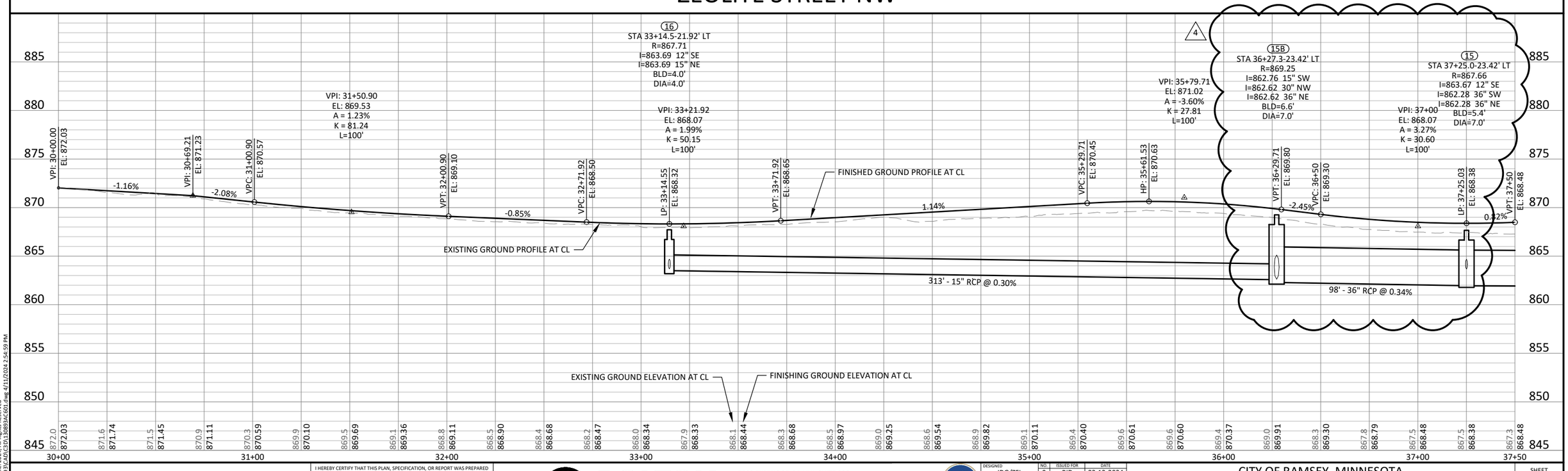
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CITY OF RAMSEY, MINNESOTA
THE COR INFRASTRUCTURE IMPROVEMENTS
WATERMAIN & SANITARY SEWER - PLAN & PROFILE
RAMSEY PARKWAY

SHEET 26 OF 60



ZEOLITE STREET NW



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VERT. SCALE 0 5 10 FEET

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CITY OF RAMSEY, MINNESOTA
THE COR INFRASTRUCTURE IMPROVEMENTS
STORM SEWER & STREET - PLAN & PROFILE
ZEOLITE STREET NW

CC Regular Session

Meeting Date: 05/14/2024

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

Information

Title:
Legislative Update

Purpose/Background:
The 2024 Minnesota Legislative Session must end by May 20th.

SF4371/HF4340 City of Ramsey special tax increment financing authority modifications
This bill amends past special legislation related to TIF District 14. The language clarifies that the city would be exempt from interfund loan requirements for projects that are identified in the original 2010 Legislation. These projects include the city's share of the costs necessary to provide for the construction of the Northstar Transit Station and related infrastructure, including structured parking, a pedestrian overpass, and roadway improvements, (2) the cost of land acquired by the city or the housing and development authority in and for the city of Ramsey within the district prior to the establishment of the district, and (3) the cost of public improvements installed within the tax increment financing district prior to the establishment of the district.

- Staff testified in front of the House Property Tax Division on April 3, 2024. The bill will be considered as part of the Omnibus Tax Bill.
- Staff testified in front of the Senate Tax Division on April 17, 2024. This bill will be considered as part of the Ominbus Tax Bill.
    - Following concerns expressed by both the House and the Senate about exempting all interfund loan requirements, staff supported an amendment to the original bill that would require the City to adopt interfund loans to repay previous expenses by December 31, 2024.
- As of May 6th, provisions of this request are included in the Omnibus Tax Bill SF5234/HF5247.

SF4795/HF4869 Ramsey sales and use tax exemption for certain construction materials modification
This bill amends 2023 approval related to the Water Treatment Plant project. In 2023, language only included the Water Treatment Plant and not the trunk watermain improvements.

- Staff testified in front of the Senate Tax Committee on March 19, 2024. The bill will be considered as part of the Ominbus Tax Bill.
- This language is in the Senate's version of the Omnibus Tax Bill SF5234.

SF5214/HF5153 City of Ramsey clean water infrastructure bond issuance and appropriation
This bill requests $6.8 million in state bonding appropriations for the Water Treatment Plant and Trunk Watermain improvements.

- This bill has been introduced, but has not received any committee hearings.

SF4307/HF3631 Miscellaneous capital projects apparitions modifications
This bill incorporates a language amendment to mirror our request in 2023 to allow state bonding dollars to be eligible for both the Water Treatment Plant and necessary Trunk Watermain Improvements.

- Staff testified in front of the Senate Capital Investment Committee on March 12, 2024.
- Both the Senate and the House have passed the bill.

SF5046/HF5031 City of Ramsey pedestrian overpass over Highway 10 and Highway 169 bond issuance and appropriation
This bill requests state bonding appropriation to construct a pedestrian overpass over Highway 10. An amount was not initially identified. However, the request will be for 50% of the project cost. The current project cost

estimate is $7.5 million. Staff will work with legislatures to solidify the requested amount.

- Staff testified in front of the House Capital Investment Committee on April 3, 2024. This bill will be considered as part of the Omnibus Capital Investment Bill.
- Staff testified in front of the House Transportation Committee on April 18, 2024. An amount of $3,750,000 appropriation is now included in HF5242 Transportation Supplemental Budget Bill.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/04/2024 04:28 PM
Brian Hagen	Brian Hagen	04/18/2024 03:13 PM
Brian Hagen	Brian Hagen	04/18/2024 03:14 PM
Brian Hagen	Brian Hagen	05/07/2024 10:57 PM
Form Started By: Brian Hagen		Started On: 04/04/2024 03:58 PM
Final Approval Date: 05/07/2024		