City of Ramsey
Agenda
Revised
Regular City Council
Tuesday, May 28, 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. Annual Public Works Department Update

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Receive April 2024 Financial Reports - General Fund, EDA and Enterprise Funds

2. Approve the Following Meeting Minutes:

   1. City Council Work Session dated May 14, 2024
   2. City Council Regular Session dated May 14, 2024

3. Approve business license applications.

4. Authorization to Hire a Part-time Planning Division Administrative Assistant

5. Adopt Resolution #24-148 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 9, 2024 through May 22, 2024.

6. Adopt Resolution #24-123 Approving Plans and Authorizing Advertisements for Bids for Improvement Project #24-04, Ford Brook Estates Drainage Improvements

7. Adopt Resolution #24-129 Approving Community Benefit Agreement with iDigital Outdoor, LLC, at 9500 Hwy 10 NW.

8. Adopt Resolution #24-132 Authorizing Partial Payment #11 to Magney Construction, Inc. for Improvement Project #21-09, Centralized Water Treatment Plant.

9. Adopt Resolution #24-137 Approving Partial Payment to Douglas-Kerr Underground, LLC for Improvement Project #23-19, The COR Infrastructure Improvements.

10. Adopt Resolution #24-138 Ordering Request for Proposals for 2025 Capital Improvement Program projects topographic surveys, geotechnical services and utility testing

11. Adopt Resolution #24-140 Accepting Bids and Awarding Contract for 2024 Pavement Rejuvenation Improvements, Improvement Project #24-09

12. Adopt Resolution #24-141 Accepting Bids and Awarding Contract for 2024 MSA Pavement Marking Improvements, Improvement Project #24-10

13. Adopt Resolution #24-143 Approving Partial Payment to Northdale Construction Co. Inc., for Improvement Project #21-08, WTP Trunk Watermain Improvements.

14. Adopt Resolution #24-144 Approving Change Order No. 2 for Improvement Project #23-19, COR Infrastructure Improvements.

15. Adopt Resolution #24-145, Approving an Amended Development Agreement for Lightbridge Academy

16. ~~Adopt Resolution #24-146 Approving a Final Plat and Development Agreement for "Waterfront Village"~~ **Please Note: this item was removed from the Consent Agenda and will come back at a future meeting.**

17. ~~Adopt Resolution #24-147 Approving Right of Re-Entry Agreement and Sale of a Portion of Outlot A, Ramsey Properties Addition; Centra Homes~~ **Please Note: this item was removed from the Consent Agenda and will come back at a future meeting.**

18. Adopt Resolution #24-149 Authorizing Requests for Proposals for Riverstone North Intersection Control Evaluations

19. Adopt Resolution #24-150 Approving Plans and Specifications and MnDOT Cooperative Construction Agreement No. 1056358 and Authorizing Bids for Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements

20. Adopt Resolution #24-151 Approving Encroachment Agreement for 6821 146th Cir NW

6. Public Hearing

1. Public Hearing - Adopt Resolution #24-128 Vacating Easements in Harmony Farms.

7. Council Business

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

2. Adopt 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).

3. Adopt Ordinance #24-07: Rezoning property at the southeast corner of Sunwood Drive and Ramsey Parkway from COR-4b to COR-4c (Norhart Ramsey)

4. Adopt Resolutions #24-095 and #24-096 and Introduce Ordinance #24-06 for Haviland Fields (Presbyterian Homes) - Comprehensive Plan Amendment, Rezoning, Preliminary Plat, and Site Plan Review for a Multi-Family Residential Development at 14501 Nowthen Blvd. NW.

5. Adopt Resolution #24-139 Accepting Bids and Awarding Contract for 2024 NE Ramsey Street Reconstructions, Improvement Project #24-03

8. Mayor/Council/Staff Input

1. Legislative Update

9. Adjournment

CC Regular Session

Meeting Date: 05/28/2024

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

Information

Title:

Annual Public Works Department Update

Purpose/Background:

The Public Works Department consists of three divisions; Parks, Streets and Utilities.

Parks
The city has over 500 acres of municipal parkland containing 39 municipal parks, 17 of which have playgrounds, along with 2 regional parks with varying amenities. The city also has approximately 75 miles of trails, 30 miles of sidewalks, and 7 boardwalks. These amenities cumulatively create a comprehensive system with many diverse opportunities to recreate and enjoy the natural environment.

Streets
The city owns, operates and maintains approximately 188 miles of paved streets and 2 miles of gravel roads, over 300 cul-de-sacs, and a municipal parking ramp.

Utilities
The city owns, operates and maintains municipal utility systems, including approximately 78 miles of sanitary sewer, 65 miles of storm sewer, and 107 miles of watermain with 1,260 fire hydrants.

Public Works Department staff are responsible for operating and maintaining all of these systems and will present high-level updates on primary activities and operations from June 2023 through May 2024.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/23/2024 01:43 PM
Form Started By: Bruce Westby		Started On: 05/22/2024 03:03 PM
Final Approval Date: 05/23/2024		

CC Regular Session

Meeting Date: 05/28/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Receive April 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

April 2024 General Fund Financial Report - Budget to Actual

April 2024 EDA Fund Financial Report - Budget to Actual

April 2024 Enterprise Funds - Budget to Actual

April 2024 Summary of Adopted Budgets/expenditures to date

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/23/2024 01:25 PM
Form Started By: Diana Lund		Started On: 05/21/2024 06:57 AM
Final Approval Date: 05/23/2024		

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: April 30, 2024

GENERAL FUND EXPENDITURES
- BY DEPARTMENT -

Dept	2024 BUDGET	2024 YTD GENERAL LEDGER
Admin (inlcd elections, legal & newsletter)	1,323,376.00	408,501.72
Building Inspections	708,859.00	233,894.10
Council/Commissions (incld charter, council contingen	257,656.00	44,879.73
Data Processing	1,063,589.00	270,217.89
Engineering	680,214.00	411,759.51
Finance (incld assessing)	573,666.00	182,890.77
Fire (incld Civil Defense)	2,267,402.00	478,534.39
Gen Govt Buildings	968,079.00	231,976.94
Parks	2,277,155.00	743,114.07
Planning & Zoning	974,899.00	298,745.59
Police (incld animal control & comm orient)	6,090,287.00	2,198,868.13
Streets (incld traffic eng & snow/ice)	3,614,586.00	1,103,090.88
Grand Total	**20,799,768.00**	**6,606,473.72**

GENERAL FUND EXPENDITURES
- BY CATEGORY -

Category	2024 BUDGET	2024 YTD GENERAL LEDGER
Capital Outlay	2,897,463.00	1,157,497.17
Other Services & Charges	3,322,185.00	851,655.86
Personal Services	12,902,070.00	4,168,065.76
Supplies	1,571,677.00	429,254.93
Transfers out	106,373.00	-
Grand Total	**20,799,768.00**	**6,606,473.72**

GENERAL FUND REVENUES
- BY CATEGORY -

Category	2024 BUDGET	2024 YTD GENERAL LEDGER
Taxes	14,905,220.00	-
Charges for Services	686,800.00	309,926.82
Business Licenses/Permits	73,900.00	28,514.64
Fines and Forfeits	48,000.00	13,241.32
Federal Intergovernmental	1,500.00	-
State Intergovernmental	732,500.00	127,188.12
Interest	50,000.00	-
Miscellaneous	16,830.00	14,496.14
Non-Business Licenses/Permits	848,000.00	393,121.80
Transfers in	3,437,018.00	-
Grand Total	**20,799,768.00**	**886,488.84**

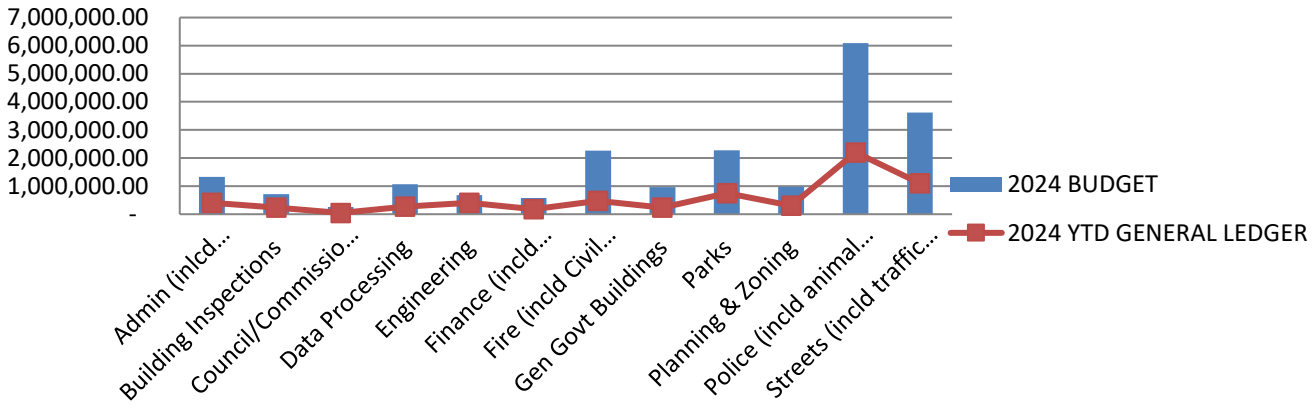
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

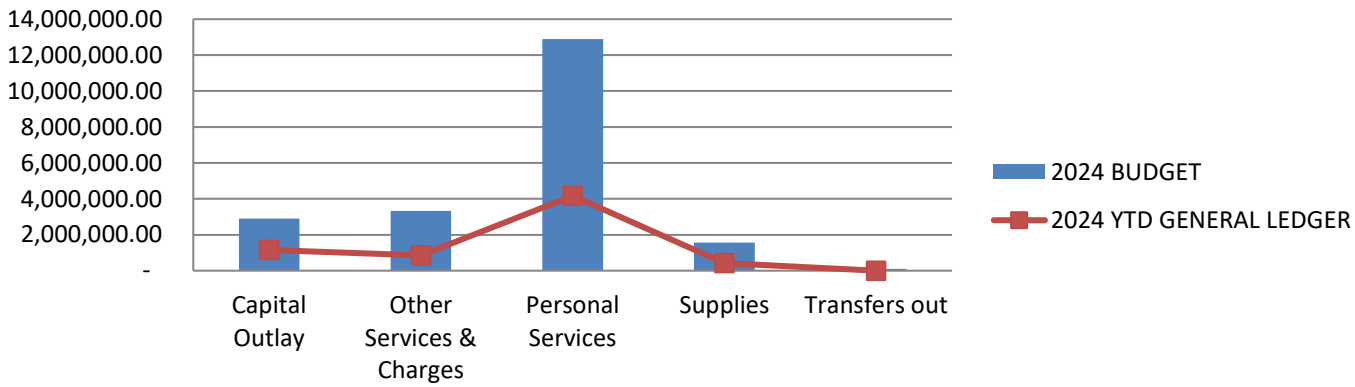
CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: April 30, 2024

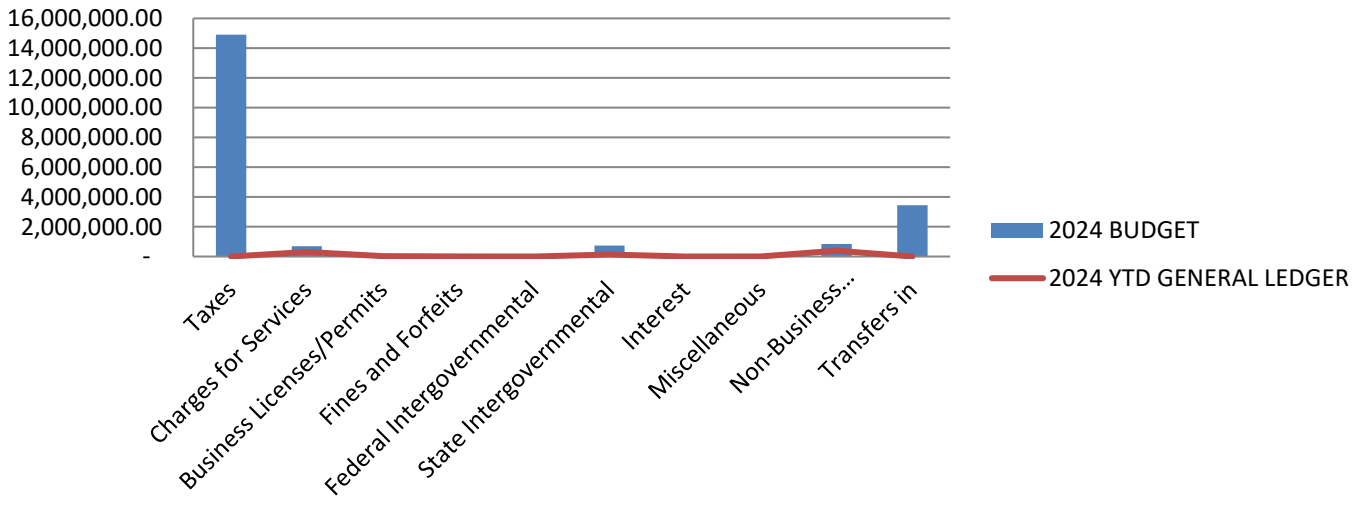
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



GENERAL FUND REVENUES



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PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: **April 30, 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	175.00	17.50%
6122 FICA/MEDICARE CONTRIBUTIONS	80.00	13.39	16.74%
6133 WORKERS COMP INSURANCE PREMIUM	10.00	4.75	47.50%
6249 MISCELLANEOUS OPERATING SUPPLY	18,000.00	3,037.99	16.88%
6315 MISCELLANEOUS PROFESSIONAL SER	36,200.00	30,941.45	85.47%
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	4,246.85	16.99%
Grand Total	**92,390.00**	**39,570.34**	

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: April 30, 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)	(7,298.20)	26.07%
4454	ADMINISTRATIVE FINES		100.05	0.00%
4609	OTHER MISCELLANEOUS REVENUES	10,000.00	2,530.00	25.30%
4651	WATER REVENUE	-	10,439.07	0.00%
4652	WATER SALES - RESIDENTIAL	1,837,500.00	321,304.14	17.49%
4653	WATER SALES-COMMERCIAL	825,270.00	70,938.26	8.60%
4654	WATER PENALTIES	47,000.00	1,370.82	2.92%
4655	WATER METER INSTALLATION	20,000.00	8,400.00	42.00%
4656	WATER METERS	50,000.00	18,489.57	36.98%
4657	CONNECTION/RECONNECTION FEES	200.00	450.00	225.00%
4701	INTEREST ON INVESTMENTS	50,000.00	-	0.00%
4606	DEVELOPER FEES (WAC)	-	417,575.00	0.00%
4601	MISCELLANEOUS REVENUE		487.65	0.00%
Grand Total		**2,811,970.00**	**844,786.36**	

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	75,045.46	17.62%
6103	FULL TIME-REGULAR-OVERTIME	20,000.00	4,146.16	20.73%
6105	TEMPORARY-WAGES & SALARIES	26,380.00	3,883.00	14.72%
6121	PERA CONTRIBUTIONS	45,901.00	6,668.54	14.53%
6122	FICA/MEDICARE CONTRIBUTIONS	36,313.00	7,362.02	20.27%
6131	GROUP INSURANCE	52,339.00	13,484.72	25.76%
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	2,624.16	27.62%
6225	DIESEL FUEL	500.00	-	0.00%
6229	SHOP MATERIALS	1,200.00	173.40	14.45%
6231	UNIFORMS & TURN-OUT GEAR	5,000.00	2,998.42	59.97%
6249	MISCELLANEOUS OPERATING SUPPLY	15,500.00	3,136.72	20.24%
6257	OTHER VEHICLE PARTS	12,000.00	2,218.48	18.49%
6273	UTILITY SYSTEM MAINT SUPPLIES	150,000.00	29,491.73	19.66%
6281	SMALL TOOLS & MINOR EQUIPMENT	10,500.00	1,493.52	14.22%
6292	WATER METERS FOR RESALE	125,000.00	45,490.35	36.39%
6315	MISCELLANEOUS PROFESSIONAL SER	58,000.00	19,080.00	32.90%
6322	POSTAGE	2,000.00	121.81	6.09%
6334	MILEAGE REIMBURSEMENT	800.00	-	0.00%
6335	TRAINING	6,000.00	660.00	11.00%
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	22,328.24	12.76%
6372	WATER/IRRIGATION	2,500.00	-	0.00%
6373	GAS	9,000.00	2,137.43	23.75%
6374	REFUSE/RECYCLING	1,800.00	365.88	20.33%
6381	BUILDING & STRUCTURE REPAIR	17,035.00	6,713.84	39.41%
6405	OFFICE & DATA PROCESSING EQUIP	8,500.00		0.00%
6439	OTHER MISCELLANEOUS	67,000.00	562.96	0.84%
6451	MEMBERSHIP DUES	1,000.00	-	0.00%
6489	OTHER CONTRACTED SERVICES	82,000.00	5,893.06	7.19%
6722	DEPRECIATION	958,382.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	55,000.00	-	0.00%
6436	WATER EFFICIENCY REBATE PROG		532.55	0.00%
Grand Total		**2,434,644.00**	**319,463.67**	

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: April 30, 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)	(8,206.18)	27.35%
4356	SEWER AVAILABILITY CHARGE-ADM	7,000.00	1,043.70	14.91%
4661	RESIDENTIAL-SEWER CHARGES	1,727,880.00	454,014.63	26.28%
4662	COMMERCIAL-SEWER CHARGES	513,040.00	114,031.73	22.23%
4663	SEWER PENALTIES	45,000.00	9,255.79	20.57%
4701	INTEREST ON INVESTMENTS	80,000.00	-	0.00%
4606	DEVELOPER FEES (WAC)	-	184,593.00	0.00%
4601	MISCELLANEOUS REVENUE		487.65	0.00%
Grand Total		**2,342,920.00**	**755,220.32**	

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	36,072.16	12.91%
6103	FULL TIME-REGULAR-OVERTIME	1,000.00	214.64	21.46%
6121	PERA CONTRIBUTIONS	38,949.00	3,003.05	7.71%
6122	FICA/MEDICARE CONTRIBUTIONS	21,476.00	3,166.75	14.75%
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	426.30	9.91%
6225	DIESEL FUEL	3,500.00	878.09	25.09%
6229	SHOP MATERIALS	500.00	-	0.00%
6249	MISCELLANEOUS OPERATING SUPPLY	25,000.00	8,578.09	34.31%
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	189.00	9.45%
6323	CELLULAR PHONES	5,000.00	675.32	13.51%
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	5,349.80	17.83%
6372	WATER/IRRIGATION	2,000.00	-	0.00%
6373	GAS	7,500.00	1,846.20	24.62%
6374	REFUSE/RECYCLING	1,500.00	365.88	24.39%
6377	SEWER SERVICE CHARGE	1,260,238.00	525,098.95	41.67%
6381	BUILDING & STRUCTURE REPAIR	10,835.00	3,360.02	31.01%
6489	OTHER CONTRACTED SERVICES	45,000.00	3,477.06	7.73%
6722	DEPRECIATION	734,900.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	49,000.00	-	0.00%
Grand Total		**2,610,929.00**	**627,196.37**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: April 30, 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)	(1,356.00)	24.65%
4681 CHARGES FOR STREET LIGHTS	176,000.00	45,310.61	25.74%
4683 STREET LIGHTING PENALTIES	6,000.00	1,236.66	20.61%
4701 INTEREST ON INVESTMENTS	3,000.00	-	0.00%
4684 PRIORITY STREET LIGHT	57,000.00	14,441.79	25.34%
Grand Total	**236,500.00**	**59,633.06**	

EXPENSES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	2024 BUDGET	2024 YTD GENERAL LEDGER	-% of Budget-
6371 ELECTRIC UTILITIES	135,000.00	30,956.42	22.93%
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**	**34,379.76**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: **April 30, 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)	(2,203.40)	25.92%
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	114,752.14	25.39%
4672	RECYCLING PENALTIES	9,300.00	2,274.44	24.46%
4701	INTEREST ON INVESTMENTS	4,000.00	-	0.00%
Grand Total		**533,000.00**	**115,338.38**	

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	5,940.43	22.77%
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	471.42	14.93%
6122	FICA/MEDICARE CONTRIBUTIONS	2,006.00	474.99	23.68%
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	20,657.75	64.56%
6322	POSTAGE	100.00	-	0.00%
6489	OTHER CONTRACTED SERVICES	476,000.00	155,045.42	32.57%
Grand Total		**542,512.00**	**182,729.87**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2024 THROUGH PERIOD ENDING: **April 30, 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)	(3,968.58)	25.60%
4693 STORM WATER-RESIDENTIAL	638,400.00	161,585.71	25.31%
4694 STORM WATER-COMMERCIAL	670,000.00	169,719.53	25.33%
4695 STORM WATER-PENALTIES	25,000.00	5,099.22	20.40%
4701 INTEREST ON INVESTMENTS	5,000.00	-	0.00%
Grand Total	**1,322,900.00**	**332,435.88**	

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	12,707.45	5.36%
6105 TEMPORARY-WAGES & SALARIES	200.00	-	0.00%
6121 PERA CONTRIBUTIONS	34,750.00	1,004.32	2.89%
6122 FICA/MEDICARE CONTRIBUTIONS	18,161.00	1,015.69	5.59%
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	3,047.42	23.44%
6257 OTHER VEHICLE PARTS	12,000.00	6,067.87	50.57%
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	2,075.19	17.29%
6372 WATER/IRRIGATION	3,500.00	-	0.00%
6373 GAS	8,500.00	1,846.19	21.72%
6374 REFUSE/RECYCLING	2,000.00	215.98	10.80%
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**	**49,650.99**	

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: **April 30, 2024**

GENERAL FUND EXPENDITURES BY DEPARTMENT	2024 ADOPTED BUDGET	CURRENT YTD POSTED EXP	4/12 ADOPTED BUDGET (Apr)	% of Budget Used (33.3% is 4/12)	BUDGET AMOUNT REMAINING
Admin (inlcd elections, legal & newsletter)	1,323,376.00	408,501.72	441,125.33	30.87%	914,874.28
Building Inspections	708,859.00	233,894.10	236,286.33	33.00%	474,964.90
Council/Commissions (incld charter, council contingency)	257,656.00	44,879.73	85,885.33	17.42%	212,776.27
Data Processing	1,063,589.00	270,217.89	354,529.67	25.41%	793,371.11
Engineering (personnel costs allocated after year-end)	680,214.00	411,759.51	226,738.00	60.53%	268,454.49
Finance (incld assessing) (personnel costs allocated after year-end)	573,666.00	182,890.77	191,222.00	31.88%	390,775.23
Fire (incld Civil Defense)	2,267,402.00	478,534.39	755,800.67	21.10%	1,788,867.61
Gen Govt Buildings	968,079.00	231,976.94	322,693.00	23.96%	736,102.06
Parks	2,277,155.00	743,114.07	759,051.67	32.63%	1,534,040.93
Planning & Zoning	974,899.00	298,745.59	324,966.33	30.64%	676,153.41
Police (incld animal control & comm orient)	6,090,287.00	2,198,868.13	2,030,095.67	36.10%	3,891,418.87
Streets (incld traffic eng & snow/ice)	3,614,586.00	1,103,090.88	1,204,862.00	30.52%	2,511,495.12
TOTAL	*20,799,768.00*	*6,606,473.72*	*6,933,256.00*	*31.76%*	*14,193,294.28*

ENTERPRISE EXPENDITURES BY FUND	2024 ADOPTED BUDGET	CURRENT YTD POSTED EXP	4/12 ADOPTED BUDGET (Apr)	% of Budget Used (33.3% is 4/12)	BUDGET AMOUNT REMAINING	*BUDGETED DEPRECIATION (part of "2024 BUDGET")
Water (budgeted depreciation not booked until after year-end)	2,434,644.00	319,463.67	811,548.00	13.12%	2,115,180.33	$ *958,382.00*
Sewer (budgeted depreciation not booked until after year-end)	2,610,629.00	627,196.37	870,209.67	24.02%	1,983,432.63	$ *734,900.00*
Street Light (budgeted depreciation not booked until after year-end)	229,000.00	34,379.76	76,333.33	15.01%	194,620.24	$ *46,000.00*
Recycling	542,512.00	182,729.87	180,837.33	33.68%	359,782.13	*N/A*
Storm Water (budgeted depreciation not booked until after year-end)	1,107,937.00	49,650.99	369,312.33	4.48%	1,058,286.01	$ *490,264.00*
TOTAL	*6,924,722.00*	*1,213,420.66*	*2,308,240.67*	*17.52%*	*5,711,301.34*	$ 2,229,546.00

EDA FUND EXPENDITURES	2024 ADOPTED BUDGET	CURRENT YTD POSTED EXP	4/12 ADOPTED BUDGET (Apr)	% of Budget Used (33.3% is 4/12)	BUDGET AMOUNT REMAINING
Economic Development	92,390.00	39,570.34	30,796.67	42.83%	52,819.66

CC Regular Session

Meeting Date: 05/28/2024

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 May 14, 2024
2. City Council Regular Session dated May 14, 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 May 14, 2024
2. City Council Regular Session dated May 14, 2024

Attachments

5-14-24 CCWS

5-14-24 Meeting

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Katie Schmidt	05/24/2024 01:02 PM
Form Started By: Katie Schmidt		Started On: 05/24/2024 12:57 PM
Final Approval Date: 05/24/2024		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, May 14, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Mayor Mark Kuzma Councilmember Chelsee Howell (attended remotely) Councilmember Debra Musgrove Councilmember Michael Olson Councilmember Chris Riley Councilmember Dan Specht
Members Absent:	Councilmember Woestehoff
Also Present:	City Administrator Brian Hagen Police Chief Jeff Katers Administrative Services Director Colleen Lasher Economic Development Manager Sean Sullivan City Attorney Fritz Knaak Community Development Director Stephanie Hanson City Clerk Katie Schmidt

1. CALL TO ORDER

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

2. TOPICS FOR DISCUSSION

2.01: Discussion Regarding Union Contract Negotiations for AFSCME, LELS-Patrol, LELS-Sergeants & LELS-Captains (Discussion Closed to the Public)

Administrative Services Director Lasher introduced this item and asked the Council to move to Closed Session.

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to recess the meeting to Closed Session at 5:35 p.m.

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

The meeting reconvened to Open Session at 6:25 p.m.

Administrative Services Director Lasher shared that Council and Staff discussed union negotiation strategies for the upcoming contract which will begin January 1, 2025. She stated Staff has received Council's direction and they will proceed accordingly.

2.02: Anoka County License Center Lease Amendment

City Administrator Hagen reviewed the Staff report in regard to the Anoka County License Center leasing agreement. He shared that the Anoka County License Center is requesting to amend the lease and add additional terms. He reviewed the requested amendments with the Council.

Councilmember Riley asked for the reason why the Anoka County License Center does not want to pay CAM.

City Administrator Hagen said the Anoka County License Center is just looking at how to reduce the expense of operating the center and they are looking to save some money. He noted this is the justification for most of their requests.

Councilmember Riley said he is fine with most of the amendments given that this is a government entity; however, the request to not pay CAM does not make sense to him.

Councilmember Musgrove shared that she is glad that they pulled their initial ask to change the rent amount. She added that she is okay with the change to a three-year term. She agreed with Councilmember Riley that it does not make sense to have them not pay the CAM.

Councilmember Specht said the Anoka County License Center has been a great asset to the community and he likes having them here. He noted they are asking for a lot of amendments and thinks they should push back a little on some of these requests, including the request to not pay the CAM.

Mayor Kuzma asked how the CAM charge is calculated.

Economic Development Manager Sullivan explained that they have a formula that is based off of the Consumer Price Index of urban and clerical workers. He noted that when the Consumer Price Index comes out every April, they plug this into the formula to calculate the current rate. He added that their charge for CAM is under the going rate for this service; however, they are tax exempt, which puts them right where they should be with the market.

Councilmember Riley said he is okay with the $14 per square foot rent; however, he said he would not want to approve this without the CAM charge as he would not want to burden the taxpayers by having to cover this extra amount.

Councilmember Howell agreed.

City Administrator Hagen explained that the request to lower rent to $14 a square foot was rescinded when the Anoka County License Center submitted their new request. He noted the current cost is $16.81 per square foot.

Councilmember Howell asked if there were any space in Anoka County that would compete with this space.

City Administrator Hagen said he does not believe so. He explained that there has to be a certain amount of distance between locations which limits where they can rent.

Councilmember Howell noted that with this in mind they should limit what breaks they give them because they are the best option for this location.

Councilmember Olson asked if they were requesting to change the annual increase from 2% to $0.25.

City Administrator Hagen said yes.

Mayor Kuzma shared that he would be in support of bringing down the base rent a little bit while keeping the CAM charges.

Economic Development Manager Sullivan explained that there are areas of the building that the Anoka County License Center is not using so they are wanting to remove the CAM charges in these areas only. He added that it is his understanding that they are asking to keep the base rent the same but are wanting a smaller square footage for their CAM calculation by removing the bathroom square footage.

Councilmember Musgrove said she is not in favor of changing the increase to $0.25 per square foot as this does not account for any kind of market adjustment. She asked if they are wanting to remove the CAM charges for the bathrooms because people do not use them. She said she is in favor of keeping the CAM charge and making the annual increase 1.75%.

Councilmember Specht explained that every dollar is important; however, he would not want to lose the Anoka County License Center over a small percentage. He noted he would be okay with some kind of reduction of the CAM charge and going to the $0.25 per square foot annual increase.

Councilmember Olson noted that the bathrooms for this facility will be cleaned on the same schedule as City Hall and that he does not see this adding a huge cost to the City. He said he would be okay with reducing the CAM for this area.

Mayor Kuzma shared that he would support reducing the CAM for the bathroom square footage.

Councilmember Musgrove said she supports keeping the CAM as is.

Councilmember Howell agreed that she would like to keep the CAM as is. She noted this cost will have to be absorbed by the taxpayers.

Councilmember Riley added that he would also like to keep the CAM charges as is.

Councilmember Specht asked what the price difference is between the current CAM charges and reducing it to not increase the bathroom square footage.

City Administrator Hagen said if they reduced the CAM in this area they would be losing $4,600 annually.

Councilmember Specht suggested decreasing the CAM square footage but not by the whole amount they requested. He reiterated that the Anoka County License Center adds value to the City and it is important to keep them there.

Councilmember Musgrove asked if they would be able to find out what the Anoka County License Center is paying for their other locations. She said she would hate for them to give in to a lot of these requests if this is the Anoka County License Center's best contract.

City Administrator Hagen said it is public data so he can look into this.

The consensus of the Council was to direct Staff to extend the options terms, leave the CAM charges as is, and change the annual increase amount to $0.25.

2.03: Discuss the Transient Merchant license approval process for Game Fair

Economic Development Manager Sullivan reviewed the Staff report concerning transient merchant licenses at Game Fair. He reviewed the suggested changes of how they could improve this process moving forward.

Councilmember Specht asked if this would supersede the garage sale ordinance.

Economic Development Manager Sullivan explained that this applies to non-residents selling on another resident's property.

Councilmember Howell asked if the section of the garage sale ordinance that addresses multi-family garage sales being permitted if the residence in which the sale is taking place is participating do not also apply to this. She said she does not think that they should be striking part of their ordinances to accommodate Game Fair.

City Attorney Knaak explained that what they have with the Game Fair ordinance is that it is more specific and regulates a more limited period of time, which would supersede any conflicting requirements that may exist elsewhere in the City Code.

Councilmember Howell asked if there is a way that they can accommodate people who choose to have multi-family garage sales. She noted that these residents are already sacrificing their neighborhood for Game Fairs, and it is an inconvenience to them so she would not like to see them be restricted further to accommodate Game Fair.

Councilmember Riley asked if there has ever been an issue with multi-family garage sales.

Police Chief Katers shared that as far as he knows, the Police Department has never reported anything related to multi-family garage sales. He noted that the primary issue is with outside vendors coming in and setting up a booth on someone's property right before the weekend expecting a permit.

RECESS AND RECONVENE

The meeting recessed at 6:59 p.m.

The meeting reconvened at 9:15 p.m.

2.03: Discuss the Transient Merchant license approval process for Game Fair (continued)

Community Development Director Hanson shared the communications that the City sends to educate the public on the licensing requirements.

City Administrator Hagen shared that in previous years they have sent emails; however, this year they will be sending mailed letters to both the license holder and the property owner where they set up their booth. He added that Staff will also be making sure that all departments are on the same page.

Councilmember Olson asked if the communication will be sent through email and regular mail.

City Administrator Hagen said yes.

Councilmember Specht asked if this will also apply to homeowners wanting to have a garage sale.

City Administrator Hagen said that homeowners are still allowed to have a garage sale.

Councilmember Specht asked how this would work for enforcement to prove that a homeowner is having a garage sale at their own home.

Community Development Director Hanson said she is not sure as this is the first time they have even talked about this because they have never had any actual issues come up at Game Fair.

Councilmember Musgrove asked if the need for the transient license is only within the Game Fair mapped area.

City Administrator Hagen said that it is for all through the City. He added that they will be willing to work with transient merchants who initially sign up for Game Fair then want to move and set up to other areas of the City as well.

Councilmember Musgrove noted that the JPA has a set price for police officers. She said this needs to be updated to reflect the current rate. She noted they can look at this at a later time to make sure it has all the current info.

City Administrator Hagen noted that 2006 was the last time they went through this. He explained that the Police Department is sending an invoice to Game Fair showing the number of hours worked, then Game Fair reimburses 50% of that.

Police Chief Katers added that they bill Game Fair at whatever their current rate is for the officers. He noted they have been following the JPA the same way since 2006 without any updates or modifications.

Councilmember Musgrove noted that this would be helpful to have it updated and clarified to residents so that they can have accurate information.

Councilmember Riley agreed.

Councilmember Howell agreed. She asked if they will be selectively choosing what to enforce depending on what is irritating to the people at Game Fair. She said she does not like the idea of this.

Councilmember Riley explained that if someone is having a garage sale or selling things on their own property then no license will be needed; however, if someone who does not live at the residence is trying to sell things on the property then they will be required to have a license.

Councilmember Howell asked if no multi-family garage sales will be allowed for the two weekends of Game Fair.

Councilmember Specht said it will likely come down to enforcement.

Police Chief Katers explained that Police Department enforcement is complaint driven. He shared that the complaint often comes from other vendors who went through the correct process to get their transient merchant license who then see other vendors who did not follow the correct process to get their license. He said the Police Department does not go out and do any proactive inspections. He added that they would not get involved with a garage sale being multi-family.

Councilmember Olson noted that with clear communication to the residents who live in this area they will be responsible for who comes to participate in selling on their property. He said he does not see any complaints coming in from multi-family garage sales.

Councilmember Howell stated that she does not understand why someone would be able to capitalize on the traffic in this neighborhood by having a multi-family garage sale with a resident in the neighborhood but cannot capitalize on the traffic to sell other items. She added that she understands the issue with vendors wanting to set up in someone's yard to sell merchandise for this event; however, she does not understand why people would not be able to take advantage of property that a friend or family member may have that could allow them to make some extra money without a license.

Councilmember Specht asked Councilmember Howell what change she would like to see be made with this.

Councilmember Howell explained that if a property owner is renting space to a vendor then it would be a different situation than if someone's friend wanted to set up a booth on their property.

Mayor Kuzma stated that he believes the Police Department has a good handle on this.

Councilmember Specht asked if they allow organizations to rent out parking spaces in Central Park. He said he received feedback last year that residents were trying to use the playground and did not want to pay to park.

Police Chief Katers shared that it is his understanding that the Lions group takes over the park and shuttles people over to the Game Fair.

Councilmember Riley said you do not have to pay to park, but people have to pay to ride the shuttle.

City Administrator Hagen suggested that they could set aside a number of spots for the playground.

Councilmember Musgrove asked if selling puppies was one of the items listed on the permitted and non-permitted list for Game Fair vendors.

City Administrator Hagen stated that the City will allow neighboring property owners to operate parking or refreshment concessions in their private yards. He added that transient merchants will be required to be properly licensed through the City.

Councilmember Musgrove asked if the letter they sent out to the vendors addresses more of what is and is not allowed to be sold.

City Administrator Hagen shared that the letter that they will be sending to residents within the Game Fair mapped area will outline what they are allowed to do with their property. He added that this letter will also tell them that if they plan on having someone out at their property to sell merchandise for the event that this merchant will need to get a license from the City.

Councilmember Musgrove suggested putting a reminder in *The Ramsey Resident* about transient merchant licenses.

The consensus of the Council was to update the JPA with current information and to send out letters and emails to both the vendors and the property owners in the Game Fair area.

2.04: Discuss Resolution for Post Election Review and Paper Rosters

City Administrator Hagen reviewed the Staff report concerning the resolution for post-election reviews and paper rosters for election.

Councilmember Musgrove stated that based on their last discussion of this, they should have a post-election review based on their Congressional district. She said they will need to have one in

the newly formed District 3 and can address other ones randomly. She added that they have a good template for this with the Oak Grove resolution.

Councilmember Howell agreed that it is always a great idea to randomly check work. She suggested doing a post-election review for two-thirds of Ramsey's precincts. She added that she likes the idea of this being a resolution as it will send the message to the County about what the cities like and hope that the County will get on board with this also.

Councilmember Riley asked what doing the post-election reviews would mean to the City. He added that he suggested pushing the paper rosters forward; however, they are required to use the electronic ballots if the County is involved.

City Clerk Schmidt explained that the County has the authority to do the post-election reviews and the City does not have the authority to take this from the County, the authority would have to be granted to them. She noted they can request this authority; however, it does not mean that the County has to grant it. She added that the County's standpoint seems to be that they would like to keep this in-house so this may not be an option for the City. She shared that the hand-counting of ballots does take time and human error does come into play. She noted that this can prolong things and make them harder from an administrative perspective. She said she would recommend waiting to hear from the County Board on their decision for post-election reviews. She explained that if this authority is granted to them, it would be a learning experience to all who are involved.

Mayor Kuzma asked if the only authority the City has over post-election reviews is if it were a City special election.

City Clerk Schmidt said the County would still have the authority over the special election. She noted that they could recount the votes; however, unless the threshold is low enough which would automatically trigger a recount.

Councilmember Specht suggested they could put a resolution together like Oak Grove did to show the County what they would like to see done with elections.

Councilmember Howell agreed with Councilmember Specht. She said that she has spoken with people from other cities who feel like this is something that residents want not only in Ramsey but these other cities as well. She stated this is the City's opportunity to take a stand and show the County what the residents want.

Councilmember Musgrove noted that if the County does have to do one post-election review per Congressional District they would have to do one in Ramsey's District 3. She added that she is sure there are election judges who would volunteer to go help at the County level. She asked if the County pays for automatic recounts when the threshold is low enough.

City Clerk Schmidt said if it is low enough that it requires a recount then the City pays for it if it is a City race, and the County pays for it if it is a County race. She explained that the candidates would only have to pay for a recount if it was above the threshold.

Councilmember Olson noted that Congressional District lines cross city lines so they would not necessarily be guaranteed to have any post-election reviews in the City.

Councilmember Specht added that District 3 hits other cities than just Ramsey.

City Clerk Schmidt asked what the Council would like to do about the paper rosters.

Councilmember Riley asked if it is a City only election if they can do paper rosters, but if the County is involved then they have to do an electronic roster.

City Clerk Schmidt said this is correct. She said the County does allow paper rosters as a backup if the electronics were to not be working. She shared that paper rosters can be a concern with early voting as it would be hard to keep track of early voting and alert polling locations when someone voted early. She added that the electronic ballots are helpful as there is no way that someone could vote twice on an electronic roster as the system logs the voter's information to ensure they cannot vote twice.

City Attorney Knaak noted that the electronic rosters are great for fraud prevention. He explained that there has been ongoing progress with technology and the accuracy of voting. He said there are a lot of people who do not feel very comfortable about the voting process so the more the City can do to increase the comfort level the better even though it will cost more money and be more work.

Councilmember Riley asked if they are granted authority for post-election reviews from the County what a cost estimate would be for this additional work.

City Clerk Schmidt said if the County allows them to do more post-election reviews, then it will still take place at the County and they would only need to pay the election judges that would go to the County to count the ballots. She added that it would also depend on how many races they were counting.

City Administrator Hagen asked if they would only want to do this for City Council races or all races.

Councilmember Riley said they should do them on all races.

Councilmember Musgrove asked what would happen if someone arrived to vote and they were told that they already voted when they actually had not voted already.

City Attorney Knaak explained that when a situation like this happens, the election judges are supposed to take this person's ballot and set it aside as a provisional vote and they will then have to make the determination on whether or not this person has already voted.

City Administrator Hagen said they would not be able to pull the original vote; however, when a ballot goes in, there is information recorded on who cast a ballot. He explained that they can go back and see if a ballot was applied incorrectly. He said there would be a way to correct this.

Councilmember Olson shared that he would be in favor of using the paper rosters if it is a local City election.

The consensus of the Council was to direct Staff to draft a resolution supporting more post-renewal reviews with two-thirds of their precincts.

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 10:00 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Major
TimeSaver Off Site Secretarial, Inc.

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

The Ramsey City Council conducted a Closed Session on Tuesday, May 14, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Mayor Mark Kuzma Councilmember Chelsee Howell (attended remotely) Councilmember Debra Musgrove Councilmember Michael Olson Councilmember Chris Riley Councilmember Dan Specht
Members Absent:	Councilmember Woestehoff
Also Present:	City Administrator Brian Hagen Administrative Services Director Colleen Lasher City Attorney Fritz Knaak

1. CALL TO ORDER

Mayor Kuzma called the Closed Session of the City Council to order at 5:35 p.m.

2. COUNCIL BUSINESS

2.01: Discussion Regarding Union Contract Negotiations for AFSCME, LELS-Patrol, LELS-Sergeants & LELS-Captains (Discussion Closed to the Public)

Administrative Services Director Lasher reviewed the Staff report in regard to union contract negotiations for AFSCME, LELS-Patrol, LELS-Sergeants, and LELS-Captains.

Staff received direction from the Council

3. ADJOURNMENT

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

Motion carried.

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

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava 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, May 14, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: Councilmember Matt Woestehoff

Also Present: City Administrator Brian Hagen
City Planner Adam Martin
Parks and Assistant Public Works Director Mark Riverblood
Planning Manager Todd Larson
City Attorney Fritz Knaak
Assistant City Engineer Joe Feriancek
City Engineer/Public Works Director Bruce Westby

1. CALL TO ORDER

Mayor Kuzma called the regular meeting of the Ramsey City Council to order at 7:03 p.m., followed by the Pledge of Allegiance led by Mayor Kuzma.

2. PRESENTATION

2.01: Proclamation declaring the month of May 2024 as ALS Awareness Month

Mayor Kuzma read the proclamation declaring May 2024 as Amyotrophic lateral sclerosis (ALS) Awareness Month.

3. CITIZEN INPUT

Michelle Powers, 6821 146th Circle NW, came forward to discuss challenges that she is currently having with her property. She shared that her family moved into their home in the fall of 2016. She explained that with being in a cul-de-sac, their backyard is an odd shape and beyond the yard there is a slope that leads to a chain link fence with a paved walking path behind the fence. She shared that when they moved in there was a significant amount of weed growth encroaching on their fence, and despite their efforts to remove these weeds, they continued to grow through the

fence. She explained that last summer they invited someone from the City out to talk to them about what can be done. She said they were told by this individual that he values this wildlife and was not interested in helping the homeowners maintain this area. She added that they were also told that their fence was likely on City property. She noted that they decided to do this project on their own dime this spring. She shared that they planned on leveling out some of this area in their backyard and building a retaining wall that would hopefully help with the weeds and privacy. She explained that they hired a surveyor and a contractor to do this work. She noted that during this project, someone from the City, Code Enforcement Officer Swalchick would show up and talk to the landscapers and contractors telling them that they could not build that way and needed to build it at least five feet in from the property line and if it were even an inch closer to the line then he would send someone out to tear down the wall. She shared that Code Enforcement Officer Swalchick called the police on her hired workers and even showed up to their shop and treated them in a rude manner. She explained that because of this they felt pressured to move their retaining wall farther in to make sure it was at least five feet from the property line which leaves them with very little yard space and will cause difficulty when mowing. She added that when they hired a fence company to come out, they discovered that another piece of their yard, including a section of their fence, is on City property, which was not revealed to them when they purchased their home. She stated that the fence is over 30 years old so she is unsure of whether or not the original homeowners had the City's permission to put their fence where it is. She said they are now seeking permission to put up their vinyl fence in the same place. She noted that the section of land that their fence surrounds cannot be used for anything practical as it cannot be developed and is not a large enough space to build on. She explained that if they are not able to keep their fence where it is then it will be an inconvenience to their next door neighbors as they will also have to reconfigure their fence. She shared that she has reached out to several City employees, yet no one has granted them permission to keep their fence line and some Staff have not even answered their emails. She added that they are being told that just because the fence has already been there for 30 years it is not a good enough reason to keep the fence line. She said their new fence is scheduled to be installed on May 23 and they would like written permission to keep their fence where it is and would be willing to allow the City onto the property at any time if any work is necessary. She said they would also like compensation for the hassle that Code Enforcement Officer Swalchick put them through during this process. She stated that once all invoices are paid, they have spent a total of $28,533.50 on this whole project. She explained that they love the wildlife and nature view that they have in their backyard and said they are not trying to ruin the beauty of the City.

Councilmember Specht thanked Ms. Powers for coming forward and voicing her concerns. He asked Staff if they can make this a priority to look at.

City Administrator Hagen explained that there are options in this situation that they can look at to resolve this issue. He said Staff can look into this and find potential solutions.

Councilmember Howell shared she would love for solutions to be thoroughly explored for this issue. She said the City has obviously not had a need for this property area in over 30 years and this should be taken into consideration.

Mayor Kuzma asked City Attorney Knaak about the compensation request.

City Attorney Knaak explained that when there is an encroachment like this where the encroachment was unknown to the City, they have granted licenses to property owners to utilize City property. He added that they could also work out an encroachment agreement of some sort.

Councilmember Riley stated that an encroachment agreement seems to make a lot of sense in this area. He said he would like to have a discussion on this or to have Staff figure out what this could look like. He stated that he does not support any kind of compensation for a private project.

Councilmember Olson agreed and said it seems logical to make an encroachment agreement in this area; however, he also does not support any kind of compensation to be given.

Councilmember Musgrove asked for consideration for a quick claim deed. She stated she is not sure if this would be an appropriate use of a quick claim deed; however, she is not sure if the City would even be using this land and with it being such a small, awkward shaped area, she does not see a need for the City to maintain the land.

City Attorney Knaak shared that it is his understanding that this is platted park land and selling park land is one of the more difficult things for the City to do.

Councilmember Specht asked if the license or encroachment agreements are for a set amount of time or if they expire at a certain time.

City Attorney Knaak said it would be up to the Council. He noted that when they are doing a license, it would be based on the individual where an encroachment agreement would be a document in the public record.

Councilmember Olson asked if the encroachment agreement would transfer ownership if the current homeowners were to sell their property.

City Attorney Knaak said it can and that most situations like this would transfer.

Mayor Kuzma asked City Administrator Hagen to work directly with Ms. Powers to get this issue resolved.

Councilmember Specht asked if they could also proactively set up agreements for the other neighbors along this same path who are likely in the same situation.

City Attorney Knaak said what they do for one property owner they will likely have to do for all property owners in this same situation. He noted that they do not have to do these agreements all at once; however, it would be unfair to allow it for one neighbor and not the others down the line.

Councilmember Howell agreed with Councilmember Specht. She said this situation needs to be prioritized; however, they have time to be able to look at all of the properties along this path to see how they can address it with every other property owner.

City Attorney Knaak noted that there is nothing wrong with a City employee defending the City's property interests that are being encroached on. He said Code Enforcement Officer Swalchick was not doing something wrong in this case.

Justin Dahl, the owner of Lawn Monster, the landscaping company doing the work for the Powers family, came forward and shared that he has been in Ramsey for over 15 years and he has never seen anything like this. He explained that what he and his crew went through to try to protect the Powers' land was over-the-top with how City Staff treated them. He said he does work in many cities and has never seen a Code Enforcement Officer jump out of a vehicle and walk up to one of his employees and give them a ticket and ask them questions like "are you hard of hearing?' and accuse his employees of moving the property stake. He stated this treatment of his employees was repetitive and over-the-top. He shared that the only reason that Code Enforcement Officer Swalchick even knew about this job is because he reached out to him to ask him about the setback distance from the bike patch. He added that he is aware that Code Enforcement Officer Swalchick treats other contractors this way as well. He asked the Council to take this into consideration. He noted that the bill to the Powers went up astronomically because of Code Enforcement Officer Swalchick. He added that Code Enforcement Officer Swalchick called the police on his staff.

Mayor Kuzma interrupted Mr. Dahl and said they have enough information on how to handle this situation.

Councilmember Howell said this is citizen input and it is the Council's opportunity to hear from a City business owner in the City that may have some concerns. She said she would like to hear all that Mr. Dahl has to say on this.

Mayor Kuzma said City Administrator Hagen will look into this and they can discuss this further in the future if needed.

City Administrator Hagen asked Council if they would be agreeable to allow himself, City Attorney Knaak, other Staff, and the property owners come to an agreement and sign it before the Council due to the tight turnaround time.

Councilmember Specht stated that as long as the residents are happy with the decision then he is fine with Council not seeing the agreement before it is signed.

Councilmember Musgrove agreed.

Councilmember Howell agreed.

Councilmember Olsen agreed.

4. APPROVE AGENDA

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

A roll call vote was performed:

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

Motion carried.

5. CONSENT AGENDA

Mayor Kuzma shared that they will be pulling item 5.12 and will be discussing it during Council Business as Case 7.8

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

5.01: 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.

5.02: Receive Cash & Investments for Period Ending April 30, 2024

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

5.04: Approve the following Meeting Minutes:
1) City Council Work Session dated April 23, 2024
2) City Council Regular dated April 23, 2024

5.05: Approve Business Licenses

5.06: Approve Request to Declare Surplus Equipment

5.07: Approval of Quit Claim Deeds for Northfork Meadows Outlots

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

5.09: Authorization to Hire a Building Maintenance Worker

5:10: 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

5:11: Adopt Resolution #24-116 Approving a Final Plat for "Donna Farms"

5:12: ~~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**

5:13: Adopt Resolution #24-126 Ordering Plans and Specifications for Fox Ridge Estates 1st and 2nd Street Reconstructions, Improvement Project #24-13

5:14: Adopt Resolution #24-127 Approving the Final Plat and Development Agreement for Harmony Farms 2nd Addition.

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

A roll call vote was performed:

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

Motion carried.

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: 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).

Planning Manager Larson shared that this was brought before the Council in February when the motion failed. He noted that in order to reconsider this topic they will need a Councilmember from the prevailing side of the motion to make another motion to reconsider the topic.

Councilmember Specht shared that he went on to this site and toured it with a representative from Connexus Energy and other Councilmembers. He noted that the concerns with this that he heard from the residents were with how it will affect the park trail and the wooded area by the sledding hill near Alpine Park. He said this location is pretty deep down the property and will not be viewable from the roads and will not affect the park trail or wooded area. He noted that it is important to look at different energy options for the future. He shared that his concerns were answered and he would be supporting this project now.

Councilmember Olson shared that he also toured the location. He said when he voted against this he felt as though he did not have enough information to make a decision. He noted that he is very pleased with the fact that if Connexus is able to move forward with this that it will be virtually unseen from the roads and surrounding areas. He added that this location seems to be an ideal spot for Connexus as there is nothing else the area can really be used for. He said he would like to look at a limit for solar gardens in the City.

Councilmember Musgrove shared that she strongly opposes this reconsideration. She said there is no new information on this item and the only thing that is new is that Councilmembers have toured the location. She stated this would be Ramsey's third solar garden. She said she opposes this reconsideration as well as the request as a whole. She added that she also does not like the Net

Zero policy at the State level. She shared that she is disappointed that they are not trying to help keep Ramsey less of a solar garden.

Councilmember Specht agreed that the Net Neutral policy is a horrible energy policy; however, he does not see that argument being relevant to this discussion.

Motion by Councilmember Specht, seconded by Councilmember Riley, to reconsider introducing 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.

Further discussion:

Councilmember Howell shared that she is very disappointed to see this item come back. She noted that Ramsey is rapidly becoming more suburban and less rural, and this will affect the wildlife in the area. She shared that in California, they are turning landfills into nature preserves. She added that Connexus Energy is not a private enterprise and the City will be forced to buy electricity from them and they are not a private business. She said they need to keep this in mind while they move forward with this. She noted that they have discussed previously that the City would like to look into possibly buying land that they can preserve for nature and this site is an opportunity for that. She added that the State has no way of properly disposing of the pollution of solar panels when they are retired. She explained that it is her understanding that when the solar panels are retired, they are being shipped to other states where they become the other state's issue and she does not think this is a way of being a good steward of the environment and does not set a good precedent for the residents. She said she does not support this.

A roll call vote was performed:

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

Motion carried.

Planning Manager Larson reviewed the Staff report in regard to the rezoning request.

Brian Burandt with Connexus Energy came forward and shared that this site is extremely cost effective, and this is the rationale behind why they have chosen this site. He noted that the solar panels will hardly be seen from the road given the topography and the trees. He added that the berm will not be going away and will be planted with native grasses which will be great for habitat and wildlife.

Councilmember Musgrove asked if this garden would be considered small, medium, or large in size.

Mr. Burandt said this is small on the scale of a utility project; however, this garden would be slightly larger than the current solar garden off of Llama Street.

Councilmember Musgrove asked if the cost of this would be around $10,000,000.

Mr. Burandt said yes.

Councilmember Musgrove asked if the $1,000,000 that will be saved through Brownfield credits is a benefit of Connexus Energy.

Mr. Burandt explained that every Ramsey resident is a Connexus Energy customer. He shared that his job is to bring forward cost effective solutions and this site qualifies for additional credits because it is on a landfill. He noted that the federal government realizes that landfills have minimal other uses and they are encouraging development on these sites with additional tax credits. He added that this site is more cost effective for Ramsey residents.

Councilmember Musgrove asked if these tax credits go to the residents or to Connexus Energy members.

Mr. Burandt explained that the tax credit buys down the power purchase agreement price that Connexus pays and every Connexus member will benefit from this by having lower power supply expenses.

Councilmember Musgrove asked if every Connexus member is going to benefit from having this solar garden, Ramsey is going to get 20% of tax revenue, and the County will be getting 80%. She asked if the City would be able to get more than 20%.

Mr. Burandt said no due to State statute.

Councilmember Musgrove shared her frustration with this solar garden being in Ramsey while all other Connexus members outside the City will be benefiting from it. She added that it is her understanding that smaller scale installations like this one end up being less cost effective than larger installations.

Mr. Burandt explained that this solar power will feed into the substation next to the Ramsey Fire Hall off of Alpine. He said all of this power will stay within the local area, benefiting Ramsey. He added that this project has cleared the hurdle of the mobilization expense for the solar to be developed.

Councilmember Specht asked about the lifespan of the solar panels.

Mr. Burandt said the solar panels would have a 30 year life expectancy with a warranty.

Councilmember Howell asked how long the credit to the members will last and what kind of anticipated savings members can expect.

Mr. Burandt explained that the power purchase agreement dollar per megawatt rate is fixed for the period of 30 years. He shared that the investment tax credits are monetized over the first seven years.

Councilmember Howell asked what will be done with the solar panels when they reach the end of the lifespan.

Mr. Burandt explained that in the State of Minnesota, the retired solar panels are classified as e-waste. He said these panels have to be recycled.

Councilmember Howell asked if it was true that these panels are shipped out of State to be recycled.

Mr. Burandt said he is not sure where Councilmember Howell got this information as the panels they have had to recycle have been recycled in the State.

Motion by Councilmember Olson, seconded by Councilmember Specht, 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.

Further discussion:

Councilmember Riley shared that while people may disagree with the State and the direction that the State has indicated that they are going with energy, this is not the question that the Council is being asked. He noted that this is land that will not otherwise get used as it is unusable for any other purpose which is what makes this a very good spot to consider this solar garden.

Councilmember Specht shared that it is his understanding that Connexus started looking at this site in 2018 when they were working with the State on this at which time the zoning would have allowed it. He said that during the Council's rezoning work, this area got changed to the I-1. He said they are not rezoning this area to allow it; they are rezoning it back to what it used to be.

Councilmember Howell stated that electing officials constantly come and go and to act like a State has a mandate that will last indefinitely with this energy policy is a mistake. She explained that this is not sustainable renewable energy and if they install this third solar garden in the City then they are stuck with it in the City.

Councilmember Musgrove said they do have the ability to not rezone this. She shared that she has spoken to residents since this item was added back onto the agenda and almost every resident had no idea this was being discussed again and that they do not want another solar garden in Ramsey. She noted that this is an opportunity for the City to say to the State that they do not support more solar gardens and that they want to preserve open land and natural areas.

Councilmember Specht shared that Connexus had to appoint a Board Member from Ramsey because no one ran for the open spot. He said this is a great way for residents to get involved and have their voices heard.

A roll call vote was performed:

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

Motion carried.

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

City Planner Martin reviewed the Staff report concerning the request to rezone property in the Donna Farms plat. He shared the Planning Commission's recommendation of approval.

Motion by Councilmember Musgrove, seconded by Councilmember Howell, to waive the City Charter provision to read the ordinance aloud and introduce Ordinance #24-08, Approving a Zoning Map Amendment from B-2 to B-3 for Donna Farms.

A roll call vote was performed:

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

Motion carried.

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

City Planner Martin reviewed the Staff report in regard to the requested zoning map amendment and site plan review for Norhart Ramsey. He shared the Planning Commission's recommendation of approval for both the zoning map amendment and the site plan review.

Mary Beth Wise, the applicant, came forward and gave a presentation to the Council on the background of Norhart, the plan for this project, and the timeline.

Councilmember Musgrove asked about the change order that was submitted for this item that she had previously asked City Administrator Hagen about.

City Administrator Hagen explained that the change order that she is referring to has to do with case 7.8, which is related to this project but is not related to this item they are discussing.

Councilmember Musgrove said she likes this project and likes the new layout. She noted that it should blend well with the tall building structure of the hotel. She added that she also likes that the building will be faced in such a way that the parking will be on the inside behind the hotel.

Ms. Wise added that they also positioned the pool along Zeolite Street to block any views of Zeolite into the parking lot.

Councilmember Olson asked if Norhart will be seeking users for the retail space.

Ms. Wise said yes.

Councilmember Olson asked what kind of retail users are typical for these buildings.

Ms. Wise said they are at the design phase right now and they will need to plan ahead depending on the type of retail user. She shared that she envisions this space being split in two and having two separate users. She noted that they have put feelers out to see what retailers would be interested. She said she is getting a lot of interest.

Motion by Councilmember Musgrove, seconded by Councilmember Olson, 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.

Further discussion:

Councilmember Specht stated he has heard from a lot of residents that they do not want more apartments downtown. He said he will agree with the rezoning and noted that the design looks very nice.

A roll call vote was performed:

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

Motion carried.

Motion by Councilmember Riley, seconded by Councilmember Olson, to adopt Resolution #24-114, Approving a Site Plan for Norhart Ramsey at 7975 and 7979 Sunwood Drive NW, contingent upon rezoning the property.

A roll call vote was performed:

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

Motion carried.

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

Parks and Assistant Public Works Director Riverblood reviewed the Staff report concerning the improvement requests for The Waterfront project.

Councilmember Musgrove shared her excitement for this project as it came in under budget. She said she is excited to see how this can turn into something really nice and beautiful with all of the amenities.

Motion by Councilmember Musgrove, seconded by Councilmember Specht, to Adopt Resolution #24-131 Accepting Bids, Awarding Contract and Authorizing Funding for Improvement Project #24-54, The Waterfront.

A roll call vote was performed:

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

Motion carried.

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

Assistant City Engineer Feriancek reviewed the Staff report in regard to the MSA Xkimo Street reconstruction project.

Motion by Councilmember Riley, seconded by Councilmember Musgrove, 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.

A roll call vote was performed:

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

Motion carried.

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

City Engineer/Public Works Director Westby reviewed the Staff report concerning the 2024 pavement patching contracted services.

Motion by Councilmember Olson, seconded by Councilmember Specht, 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.

Further discussion:

Councilmember Musgrove asked if the remaining funds were going to be used for the spray patching areas.

City Engineer/Public Works Director Westby said yes.

A roll call vote was performed:

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

Motion carried.

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

City Administrator Hagen reviewed the Staff report in regard to amendments to Chapter 2 of the City Code concerning the protection of data on residents.

Councilmember Howell noted that the case mentioned that the regulations in the ordinance are only applicable to the City and could also be placed in a policy to the same effect. She stated that if a Council in the future were to rescind this ordinance, it would give the public an opportunity to make comments on this which would be valuable. She shared that she believes this should be an ordinance and not just a policy.

Motion by Councilmember Howell, seconded by Councilmember Musgrove, 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.

A roll call vote was performed:

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

Motion carried.

7.08: 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

City Engineer/Public Works Director Westby reviewed the Staff report concerning the change order for the COR infrastructure improvements.

Councilmember Musgrove noted the amount of the change order was not in the resolution and asked if the resolution was updated.

City Engineer/Public Works Director Westby shared that they did not change the resolution from what was initially attached to the case.

Councilmember Musgrove stated that it was not identified that Norhart would be reimbursing for this amount. She said she wants to make sure that this resolution speaks to the additional conversations that were had as well as the new information that they received today.

City Administrator Hagen said if Council wants to memorialize the City's intent to get reimbursed from all of these costs, then they can add a second clause in the resolution that would state that the City would be working with the developer to be reimbursed for all or some of the Change Order No. 1 amount and recognize this as part of the developer's agreement for reimbursement. He added

that they would not be able to guarantee that the developer would agree to reimburse the whole amount of the change order.

Councilmember Musgrove shared that she agrees with the need for the change order; however, she just wants to ensure that it is documented that the City would like to see the reimbursement from the developer. She said that adding a second clause to address this would be needed in order to have the resolution follow Council direction.

Councilmember Howell asked if Councilmember Musgrove is just requesting that language surround Norhart reimbursing the City for these changes be incorporated into the resolution language.

Councilmember Musgrove said yes.

Mayor Kuzma asked about the dollar amount that this change order would be.

City Engineer/Public Works Director Westby said the total for the change order is just over $31,000.

Mayor Kuzma shared that he would like to add to the resolution that Norhart would be responsible for reimbursing the whole amount.

City Administrator Hagen explained that the City has no legal authority to force Norhart to pay this amount.

Councilmember Olson asked if they could adopt this resolution as is and tag on to the motion to direct Staff to negotiate the reimbursement of this.

City Attorney Knaak said yes, they could do this; however, he would not recommend it. He explained that if they plan on negotiating this over time then they need to leave as much open and, on the table, as they can before a final decision is made.

Councilmember Riley suggested that they maybe should have discussed this before they rezoned. He added that this case is about paying for a change order that was approved and the work has been completed. He noted that the resolution is fine as is because it is paying the bill that is due. He asked if Staff would like some direction on how to address Norhart about the reimbursement or if they would like Council to add language to the resolution.

City Administrator Hagen said it is up to the Council. He added that Staff's plan has been to incorporate this reimbursement into the developer's agreement.

Motion by Councilmember Riley, seconded by Councilmember Olson, to adopt Resolution #24-120 approving Change Order No. 1 for COR Infrastructure Improvements, Improvement Project #23-19..

A roll call vote was performed:

Councilmember Musgrove	aye
Councilmember Riley	aye
Councilmember Howell	aye
Councilmember Olson	aye
Councilmember Specht	aye
Mayor Kuzma	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 Sunwood Drive near the water tower is closed down for the time being due to some work being done in the area.

City Engineer/Public Works Director Westby said the plan is to open cut Sunwood as it seems during their work a pipe has hit something under the road that is causing settling in the north shoulder. He shared that they have put up concrete barriers around the area of Sunwood that is closed. He added that all businesses still have access to their driveways. He said they will be putting out additional signage to show residents where detours will be.

9. ADJOURNMENT

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

A roll call vote was performed:

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

Motion carried.

The regular meeting of the City Council adjourned at 8:51 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: 05/28/2024

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

Information

Title

Approve business license applications.

Purpose/Background:

The purpose of this case is to obtain City Council approval of business license applications (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.

Notification:

All current business license holders are posted on www.cityofframsey.com once approved.

Funding Source:

License fees are collected at time of application.

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	05/22/2024 02:02 PM
Brian Hagen	Brian Hagen	05/23/2024 01:40 PM
Form Started By: Wendy Schlueter		Started On: 05/21/2024 12:06 PM
Final Approval Date: 05/23/2024		

Report Name: License Report - License Types
Council Dates: 5/28/2024 to 5/28/2024
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–Annual							
Hot Dog Bar			LaChanta Tidwell		12/31/2024	5/28/2024	A
Thai 1 On Limited			Wariya Thompson		7/29/2024	5/28/2024	A
EPPK Food Truck LLC	Pizza Karma		Rajesh Selvaraj		12/31/2024	5/28/2024	A
Kiel's Dog House LLC			Paula Kiel		12/31/2024	5/28/2024	A
				Mobile Food Unit–Annual License Count: 4			
Transient Merchant/Peddler/Solicitor							
Everlight Solar			Roy E Majors		12/31/2024	5/28/2024	A
Everlight Solar			Mateo D Renta		12/31/2024	5/28/2024	A
Everlight Solar			Jackson T Holmers		12/31/2024	5/28/2024	A
Everlight Solar			Kena L Littlefield		12/31/2024	5/28/2024	A
Everlight Solar			Jadyn B Littlefield		12/31/2024	5/28/2024	A
Everlight Solar			Blake C Tinsley		12/31/2024	5/28/2024	A
Everlight Solar			Jacob W Bragg		12/31/2024	5/28/2024	A
Everlight Solar			Justin RJ Pascua		12/31/2024	5/28/2024	A
Everlight Solar			Brandon A Hillman		12/31/2024	5/28/2024	A
				Transient Merchant/Peddler/Solicitor License Count: 9			

Total Licenses: 13

CC Regular Session

Meeting Date: 05/28/2024

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

Information

Title:

Authorization to Hire a Part-time Planning Division Administrative Assistant

Purpose/Background:

The purpose of this case is to authorize filling the vacant part-time Administrative Assistant position.

On April 1, 2024 the City Council approved promoting Ms. Dana Verbeek to the position of Rental Housing Inspector. As a result, the part-time Administrative Assistant position required filling. In order to fill the vacant position, a recruitment was conducted. Staff conducted the necessary pre-employment background checks and recommends Mr. Sahal for the position. Mr. Sahal will be subject to the terms of the City's Personnel Policy and AFSCME union contract, including a six-month probationary period.

The Administrative Assistant position provides a variety of responsible administrative support functions for the Community Development Department, especially the Planning Division. Position responsibilities include providing excellent customer service to residents, contractors, staff and others; routing phone calls, attending city events, scheduling meetings, writing business letters and documents, and counter help at the Community Development / Economic Development windows.

This is a part-time twenty-five (25) hours per week position; working Monday - Friday.

Funding Source:

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

Recommendation:

To hire Mr. Abdi Sahal as a part-time Administrative Assistant, effective on or near June 17, 2024 at $24.679 per hour, which is step 1 of the 2024 wage scale.

Outcome/Action:

Motion to hire Mr. Abdi Sahal as a part-time Administrative Assistant, effective on or near June 17, 2024 at $24.679 per hour, which is step 1 of the 2024 wage scale.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Colleen Lasher (Originator)	Colleen Lasher	05/23/2024 12:26 PM
Brian Hagen	Brian Hagen	05/23/2024 01:42 PM
Form Started By: Colleen Lasher		Started On: 05/22/2024 12:52 PM
Final Approval Date: 05/23/2024		

CC Regular Session

Meeting Date: 05/28/2024

Primary Strategic Plan Initiative:

Information

Title

Adopt Resolution #24-148 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 9, 2024 through May 22, 2024.

Purpose/Background:

Adopt Resolution #24-148 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 9, 2024 through May 22, 2024.

Recommendation:

Staff Recommends to Adopt Resolution #24-148 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 9, 2024 through May 22, 2024.

Action:

Motion to Adopt Resolution #24-148 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 9, 2024 through May 22, 2024.

Attachments

Bills List 5/28/2024

Resolution 24-148

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	05/23/2024 02:05 PM
Brian Hagen	Brian Hagen	05/23/2024 02:24 PM
Form Started By: Jennifer Morrison		Started On: 05/22/2024 02:36 PM
Final Approval Date: 05/23/2024		

RAMSEY CITY COUNCIL MEETING

5.28.24

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:		SUBMITTED FOR APPROVAL
Prepaids 5.9.24 - 5.22.24		$ 381,759.00
Accounts Payable 5.9.24 - 5.22.24		386,889.74
Payroll	5.10.24	247,594.78
Debt Service		42,681.25
Pay Estimates- Projects		3,089,516.49
TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)		**$ 4,148,441.26**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	APPROVED PREVIOUS MTG	2024 Y.T.D.
PREPAIDS	$ 413,286.27	$ 4,117,286.70
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	760,634.43	6,171,150.65
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	270,535.87	2,278,327.56
CORRECTION TO PAYROLL		
DEBT SERVICE		
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS	1,432,513.68	5,428,819.38
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 2,876,970.25**	**$ 17,995,584.29**

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
118798	**5/9/2024**		**100012 ACE SOLID WASTE INC**							
		37,905.52	MAY RECYCLING		125105	10505764T067 MAY 2024	9604.6489		OTHER CONTRACTED SERVICES	RECYCLING FUND
		146.58	MAY REFUSE/RECYCLING		125106	10510992T067 MAY 2024	0220.6374		REFUSE/RECYCLING	FIRE PROTECTION
		99.78	MAY WASTE SERVICES		125111	10505771T067 MAY 2024	0311.6374		REFUSE/RECYCLING	STREET MAINTENANCE
		338.49	MAY WASTE SERVICES		125111	10505771T067 MAY 2024	0194.6374		REFUSE/RECYCLING	GENERAL GOVERNMENT BUILDING
		736.87	MAY WASTE SERVICES		125111	10505771T067 MAY 2024	0452.6374		REFUSE/RECYCLING	PARK & RECREATION
		99.79	MAY WASTE SERVICES		125111	10505771T067 MAY 2024	9601.6374		REFUSE/RECYCLING	WATER FUND
		99.79	MAY WASTE SERVICES		125111	10505771T067 MAY 2024	9602.6374		REFUSE/RECYCLING	SEWER FUND
		493.44	MAY WASTE SERVICES		125111	10505771T067 MAY 2024	9604.6249		MISCELLANEOUS OPERATING SUPPLY	RECYCLING FUND
		99.78	MAY WASTE SERVICES		125111	10505771T067 MAY 2024	9605.6374		REFUSE/RECYCLING	STORM WATER UTILITY
		40,020.04								
118799	**5/9/2024**		**115203 ALL AMERICAN TITLE CO INC**							
		29.77	ACCT 719685 15311 OKAPI ST NW		125050	05092024	9601.4651		WATER REVENUE	WATER FUND
		29.77								
118800	**5/9/2024**		**120924 BRENDA THE BUYER II LLC**							
		231.85	ACCT 735308 5621 149TH LANE NW		125051	05092024	9601.4651		WATER REVENUE	WATER FUND
		231.85								
118801	**5/9/2024**		**120913 CENTAURI SYSTEMS LLC**							
		220.00	PERMIT RA057713 CANCEL		125101	522024	9101.4214		ELECTRICAL INSPECTION PERMIT	GENERAL FUND
		1.00	PERMIT RA057713 CANCEL		125101	522024	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		220.00	PERMIT RA057712 CANCEL		125102	522024A	9101.4214		ELECTRICAL INSPECTION PERMIT	GENERAL FUND
		1.00	PERMIT RA057712 CANCEL		125102	522024A	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		442.00								
118802	**5/9/2024**		**110734 CITY OF RAMSEY**							
		30.06	ACCT 726019 17301 UNICORN ST		125065	05092024	9601.4651		WATER REVENUE	WATER FUND
		325.00	ACCT 62855296 6263 RIVLYN ST		125065	05092024	9601.4651		WATER REVENUE	WATER FUND
		315.43	C/H WATER BILL		125074	444931294 QTR 1 2024	0194.6372		WATER/IRRIGATION	GENERAL GOVERNMENT BUILDIN

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
118802	5/9/2024		110734 CITY OF RAMSEY						Continued...	
		30.06	STORMWATER FEES		125075	735287 QTR 1 2024	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		144.16	QTR 1 24 UB BILLING		125076	719019 QTR 1 2024	9410.6372	00041012	WATER/IRRIGATION	RALF FUNDED PROJECTS
		144.16	WATER UTILITIES		125077	726528 QTR 1 2024	0220.6372		WATER/IRRIGATION	FIRE PROTECTION
		209.07	QUARTERLY WATER BILL PW BLDG		125084	733061 QTR 1 2024	0311.6372		WATER/IRRIGATION	STREET MAINTENANCE
		209.07	QUARTERLY WATER BILL PW BLDG		125084	733061 QTR 1 2024	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		209.07	QUARTERLY WATER BILL PW BLDG		125084	733061 QTR 1 2024	9601.6372		WATER/IRRIGATION	WATER FUND
		209.06	QUARTERLY WATER BILL PW BLDG		125084	733061 QTR 1 2024	9602.6372		WATER/IRRIGATION	SEWER FUND
		209.06	QUARTERLY WATER BILL PW BLDG		125084	733061 QTR 1 2024	9605.6372		WATER/IRRIGATION	STORM WATER UTILITY
		144.16	RAMP WATER BILL		125085	444931372 QTR 1 2024	9240.6372		WATER/IRRIGATION	PARKING RAMP MAINTENANCE
		52.33	SOLSTICE PARK QTR 1 2024		125091	726294 QTR 1 2024	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		144.16	RIVERDALE PARK QTR 1 2024		125092	723960 QTR 1 2024	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		2.43	N. COMMONS 1ST QTR 2024		125093	722164 QTR 1 2024	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		2.43	DRAW PARK 1ST QTR BILLING		125094	724470 QTR 1 2024	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		2.43	161ST/URANIMITE (E) 1ST QTR 24		125095	727918 QTR 1 2024	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		144.16	ELMCREST BLDG 1ST QTR 2024		125096	724874 QTR 1 2024	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		2.43	ELMCREST IRRIG 1ST QTR 2024		125097	724931 QTR 1 2024	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		144.16	DRAW PARK 1ST QTR 2024		125098	724628 QTR 1 2024	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		2.43	161ST/URANIMITE (W) 1ST QTR 24		125099	727919 QTR 1 2024	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		2,675.32								
118803	5/9/2024		100116 CONNEXUS ENERGY							
		89.25	SIREN UTILITIES		125078	759126-303095	0250.6371		ELECTRIC UTILITIES	CIVIL DEFENSE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
118803	5/9/2024		100116 CONNEXUS ENERGY						Continued...	
						APR 2024				
		6,830.88	3/19-4/18/24 ELECTRIC USE		125079	759126-303107 APR 2024	0194.6371		ELECTRIC UTILITIES	GENERAL GOVERNMENT BUILDING
		1,366.11	3/19-4/18/24 ELECTRIC USE		125079	759126-303107 APR 2024	0220.6371		ELECTRIC UTILITIES	FIRE PROTECTION
		70.85	3/19-4/18/24 ELECTRIC USE		125079	759126-303107 APR 2024	9230.6249		MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHO
		3,533.00	3/19-4/18/24 ELECTRIC USE		125079	759126-303107 APR 2024	9240.6371		ELECTRIC UTILITIES	PARKING RAMP MAINTENANCE
		29.06	3/19-4/18/24 ELECTRIC USE		125079	759126-303107 APR 2024	9410.6371	00041018	ELECTRIC UTILITIES	RALF FUNDED PROJECTS
		606.58	3/19-4/18/24 ELECTRIC USE		125079	759126-303107 APR 2024	9410.6371	00041012	ELECTRIC UTILITIES	RALF FUNDED PROJECTS
		10,144.69	3/19-4/18/24 ELECTRIC USE		125080	759126-303101 APR 2024	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		1,452.10	ELECTRIC		125086	759126-303106 APR 2024	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		190.10	ELECTRIC		125086	759126-303106 APR 2024	0211.6371		ELECTRIC UTILITIES	POLICE PROTECTION
		100.95	ELECTRIC		125086	759126-303106 APR 2024	0220.6371		ELECTRIC UTILITIES	FIRE PROTECTION
		1,074.61	ELECTRIC		125086	759126-303106 APR 2024	0311.6371		ELECTRIC UTILITIES	STREET MAINTENANCE
		723.22	ELECTRIC		125086	759126-303106 APR 2024	9601.6371		ELECTRIC UTILITIES	WATER FUND
		723.22	ELECTRIC		125086	759126-303106 APR 2024	9602.6371		ELECTRIC UTILITIES	SEWER FUND
		723.21	ELECTRIC		125086	759126-303106 APR 2024	9605.6371		ELECTRIC UTILITIES	STORM WATER UTILITY
		932.55	TRAFFIC SIGNALS		125087	759126-303100 APR 2024	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		8,503.77	CONNEXUS ELECTRICITY WATER		125088	759126-303102 APR 2024	9601.6371		ELECTRIC UTILITIES	WATER FUND
		957.49	CONNEXUS ELECTRICITY SEWER		125088	759126-303102 APR 2024	9602.6371		ELECTRIC UTILITIES	SEWER FUND
		72.85	CONNEXUS ELECTRICITY STORM		125088	759126-303102 APR 2024	9605.6371		ELECTRIC UTILITIES	STORM WATER UTILITY
		38,124.49								
118804	5/9/2024		120921 DUNKLEY, JAIME							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
118804	5/9/2024		120921 DUNKLEY, JAIME							
		20.00	PAVILLION RENTAL 5.5.24		125066	05052024	9101.4305		RENTAL FEES	GENERAL FUND
		0.00	PRICE ADJ 4 HRS @ $5/HR		125066	05052024	9101.4305		RENTAL FEES	GENERAL FUND
		20.00								
118805	5/9/2024		115607 DVS							
		78.00	3 MARKED SQUAD TITLE APPS		125104	D203314	0211.6249		MISCELLANEOUS OPERATING SUPPLY	POLICE PROTECTION
		78.00								
118806	5/9/2024		100870 EDINA REALTY TITLE							
		125.45	ACCT 732907 15418 TUNGSTEN WAY		125052	05092024	9601.4651		WATER REVENUE	WATER FUND
		125.45								
118807	5/9/2024		120925 FRESHOUR LIVING TRUST							
		661.62	ACCT 727791 5685 152ND CT NW		125053	05092024	9601.4651		WATER REVENUE	WATER FUND
		661.62								
118808	5/9/2024		120926 JOHNSON, DENNIS C/O THE HOMESTEAD@ ANOKA							
		139.46	ACCT 690871329 15373 IODINE ST		125054	05092024	9601.4651		WATER REVENUE	WATER FUND
		139.46								
118809	5/9/2024		118148 JOHNSON, JEFF OR ARDIS							
		45.03	ACCT 735361 6886 139TH LANE #5		125055	05092024	9601.4651		WATER REVENUE	WATER FUND
		45.03								
118810	5/9/2024		120927 LAJOIE, GARRETT & ADRIENNE							
		168.37	ACCT 735215 15338 IODINE ST NW		125056	05092024	9601.4651		WATER REVENUE	WATER FUND
		168.37								
118811	5/9/2024		120928 LOYOLA, TAMERA							
		251.60	ACCT 732993 15521 SODIUM WAY		125057	05092024	9601.4651		WATER REVENUE	WATER FUND
		251.60								
118812	5/9/2024		100268 LRRWMO CITY OF ANOKA							
		850.00	APP FEE/ESCROW DEP PROJ 24-05		125068	PROJ 24-05	9402.6530	00202405	IMPROVEMENTS OTHER THAN BLDS	STATE AID CONSTRUCTION
		850.00								
118813	5/9/2024		100268 LRRWMO CITY OF ANOKA							
		850.00	APP FEE/ESCROW DEP PROJ 24-03		125069	PROJ 24-03	9435.6530	00202403	IMPROVEMENTS OTHER THAN BLDS	PAVEMENT MANAGEMENT PROGRA
		850.00								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
118814	**5/9/2024**		**100276 MCFOA REGION III**							
		30.00	REGIONAL TRAINING - K SCHMIDT		125070	05092024	0130.6335		TRAINING	ADMINISTRATION
		30.00								
118815	**5/9/2024**		**120920 MILLER, BRIANNA**							
		30.00	SAFETY CAMP 2024 REFUND		125071	05092024	0237.4608		CONTRIBUTIONS & DONATIONS	SAFETY CAMP
		30.00								
118816	**5/9/2024**		**120929 MOORE, JIHAN**							
		697.84	ACCT 726847 7085 148TH LANE NW		125058	05092024	9601.4651		WATER REVENUE	WATER FUND
		697.84								
118817	**5/9/2024**		**120930 MUECKE, KACI & CHRISTOPHER**							
		202.78	ACCT 735449 14210 TUNGSTEN ST		125059	05092024	9601.4651		WATER REVENUE	WATER FUND
		202.78								
118818	**5/9/2024**		**120915 NELSON, DAVID G**							
		184.25	PERMIT RA057490 CANCEL		125103	522024	9101.4205		BUILDING PERMIT	GENERAL FUND
		6.00	PERMIT RA057490 CANCEL		125103	522024	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		190.25								
118819	**5/9/2024**		**119027 OPENDOOR PROPERTY TRUST I**							
		115.45	ACCT 735164 14433 IODINE ST NW		125060	05092024	9601.4651		WATER REVENUE	WATER FUND
		115.45								
118820	**5/9/2024**		**120931 RIEBER, STACY**							
		215.57	ACCT 13241069 14401 POTASSIUM		125061	05092024	9601.4651		WATER REVENUE	WATER FUND
		215.57								
118821	**5/9/2024**		**120932 ROWLETT, BRENDA & MICHAEL**							
		300.00	ACCT 722903 13721 DOLOMITE ST		125062	05092024	9601.4651		WATER REVENUE	WATER FUND
		300.00								
118822	**5/9/2024**		**114606 TITLESMART INC**							
		26.48	ACCT 726772 16290 ROYAL RD N		125063	05092024	9601.4651		WATER REVENUE	WATER FUND
		26.48								
118872	**5/16/2024**		**110734 CITY OF RAMSEY**							
		39.07	ACCT 734608 14649 RHINESTONE S		125149	05162024	9601.4651		WATER REVENUE	WATER FUND
		200.00	ACCT 722258 5080 XKIMO CT		125149	05162024	9601.4651		WATER REVENUE	WATER FUND
		183.23	ACCT 729064 5645 154TH LANE		125149	05162024	9601.4651		WATER REVENUE	WATER FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
118872	**5/16/2024**		**110734 CITY OF RAMSEY**							
		422.30								
118873	**5/16/2024**		**120853 DCA TITLE**							
		131.26	REISS CHK 118672 ACCT 729102		125150	04022024	9601.4651		WATER REVENUE	WATER FUND
		131.26								
118874	**5/16/2024**		**113540 DUSTY'S DRAIN CLEANING**							
		25.00	PERMIT RA057946 CANCEL		125155	05082024	9101.4206		PLUMBING PERMIT	GENERAL FUND
		25.00								
118875	**5/16/2024**		**119280 STRAM, KATHERINE**							
		65.61	REISS CHK 114742 ACCT 731985		125152	03312022	9601.4651		WATER REVENUE	WATER FUND
		65.61								
118876	**5/16/2024**		**120923 U CARE**							
		180.00	CANCELED MTG REF-8.22.24 AR RM		125156	050824	9101.4304		RENTAL FEES - REAL PROPERTY	GENERAL FUND
		180.00								
118877	**5/16/2024**		**120939 VAVRECK, YVONNE**							
		12.50	INTRO TO PICKLEBALL REFUND		125153	05162024	9101.4347		OTHER CULTURE-RECREATION	GENERAL FUND
		12.50								
1006406	**5/10/2024**		**100031 ANOKA COUNTY**							
		10,118.58	00066-2003 PP 2024 PROP TAX		124907	05032024	9410.6315	00041014	MISCELLANEOUS PROFESSIONAL SERRALF FUNDED PROJECTS	
		545.16	20-32-25-44-0002 RP 2024 PR TX		124908	05032024A	0194.6374		REFUSE/RECYCLING	GENERAL GOVERNMENT BUILDING
		545.16	23-32-25-41-0047 RP 2024 PR TX		124909	05032024B	0194.6374		REFUSE/RECYCLING	GENERAL GOVERNMENT BUILDING
		69.14	25-32-25-44-0012 RP 2024 PR TX		124910	05032024C	0194.6374		REFUSE/RECYCLING	GENERAL GOVERNMENT BUILDING
		388.84	28-32-25-31-0016 RP 2024 PR TX		124911	05032024D	0194.6374		REFUSE/RECYCLING	GENERAL GOVERNMENT BUILDING
		545.16	28-32-25-31-0017 RP 2024 PR TX		124912	05032024E	0194.6374		REFUSE/RECYCLING	GENERAL GOVERNMENT BUILDING
		545.16	28-32-25-42-0024 RP 2024 PR TX		124913	05032024F	0194.6374		REFUSE/RECYCLING	GENERAL GOVERNMENT BUILDING
		545.16	34-32-25-12-0008 RP 2024 PR TX		124914	05032024G	9410.6315	00041001	MISCELLANEOUS PROFESSIONAL SERRALF FUNDED PROJECTS	
		545.16	34-32-25-12-0009 RP 2024 PR TX		124915	05032024H	9410.6315	00041012	MISCELLANEOUS PROFESSIONAL SERRALF FUNDED PROJECTS	
		172.86	14-32-25-21-0003 RP 2024 PR TX		124916	05032024I	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		69.14	16-32-25-23-0001 RP 2024 PR TX		124917	05032024J	0194.6374		REFUSE/RECYCLING	GENERAL GOVERNMENT BUILDING
		2,396.12	00066-2012 PP 2024 PR TX		124918	05032024K	9410.6315	00041001	MISCELLANEOUS PROFESSIONAL SERRALF FUNDED PROJECTS	
		4,960.60	00066-2011 PP 2024 PR TX		124919	05032024L	9410.6315	00041012	MISCELLANEOUS PROFESSIONAL SERRALF FUNDED PROJECTS	
		101.82	11-32-25-34-0013 RP 2024 PR TX		124920	05032024M	0452.6374		REFUSE/RECYCLING	PARK & RECREATION
		1.04	20-32-25-32-0051 RP 2024 PR TX		124921	05032024N	0452.6374		REFUSE/RECYCLING	PARK & RECREATION
		1.04	20-32-25-32-0053 RP 2024 PR TX		124922	05032024O	0452.6374		REFUSE/RECYCLING	PARK & RECREATION
		1.04	20-32-25-32-0139 RP 2024 PR TX		124923	05032024P	0452.6374		REFUSE/RECYCLING	PARK & RECREATION

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		6.12	20-32-25-32-0140 RP 2024 PR TX		124924	05032024Q	0452.6374		REFUSE/RECYCLING	PARK & RECREATION
		1.04	20-32-25-33-0037 RP 2024 PR TX		124925	05032024R	0452.6374		REFUSE/RECYCLING	PARK & RECREATION
		1.04	20-32-25-33-0139 RP 2024 PR TX		124926	05032024S	0452.6374		REFUSE/RECYCLING	PARK & RECREATION
		464.26	29-32-25-23-0062 RP 2024 PR TX		124927	05032024T	0452.6374		REFUSE/RECYCLING	PARK & RECREATION
		24.16	29-32-25-32-0048 RP 2024 PR TX		124928	05032024U	0452.6374		REFUSE/RECYCLING	PARK & RECREATION
		44.30	29-32-25-32-0050 RP 2024 PR TX		124929	05032024V	0452.6374		REFUSE/RECYCLING	PARK & RECREATION
		327.28	30-32-25-14-0037 RP 2024 PR TX		124930	05032024W	0452.6374		REFUSE/RECYCLING	PARK & RECREATION
		9,244.50	00066-2001 PP 2024 PR TX		124931	05032024X	9410.6315	00041018	MISCELLANEOUS PROFESSIONAL SER	RALF FUNDED PROJECTS
		981.84	28-32-25-22-0057 RP 2024 PR TX		124932	05032024Y	9214.6315		MISCELLANEOUS PROFESSIONAL SER	TAX INCREMENT DISTRICT#14
		13.00	20-32-25-44-0094 RP 2024 PR TX		124933	05032024Z	0452.6374		REFUSE/RECYCLING	PARK & RECREATION
		26.26	20-32-25-44-0078 RP 2024 PR TX		124934	05032024AA	0452.6374		REFUSE/RECYCLING	PARK & RECREATION
		136.29	27-32-25-34-0009 RP 2024 PR TX		124935	05032024BB	0311.6374		REFUSE/RECYCLING	STREET MAINTENANCE
		136.29	27-32-25-34-0009 RP 2024 PR TX		124935	05032024BB	0452.6374		REFUSE/RECYCLING	PARK & RECREATION
		136.29	27-32-25-34-0009 RP 2024 PR TX		124935	05032024BB	9601.6374		REFUSE/RECYCLING	WATER FUND
		136.29	27-32-25-34-0009 RP 2024 PR TX		124935	05032024BB	9602.6374		REFUSE/RECYCLING	SEWER FUND
		53.24	22-32-25-41-0002 RP 2024 PR TX		124936	05032024CC	0452.6374		REFUSE/RECYCLING	PARK & RECREATION
		49.32	35-32-25-31-0057 RP 2024 PR TX		124937	05032024DD	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		29,031.38	34-32-25-12-0009 PP 2024 PR TX		124938	05032024EE	9410.6315	00041012	MISCELLANEOUS PROFESSIONAL SER	RALF FUNDED PROJECTS
		62,364.08								
1006407	**5/10/2024**		**118892 BARKER, MATTHEW**							
		16.00	WHITE RABBIT 5.2.24 LUNCH		125064	05022024	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		16.00	KENDALL'S 5.3.24 LUNCH		125064	05022024	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		32.00								
1006408	**5/10/2024**		**115261 LOHSE JOHNSON,LAURA**							
		16.00	WHITE RABBIT 5.2.24 LUNCH		125067	05022024	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		16.00	KENDALL'S 5.3.24 LUNCH		125067	05022024	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		32.00								
1006409	**5/10/2024**		**119638 O'REILLY AUTO PARTS**							
		3.40-	EARLY PAY DISCOUNT		125089	6193-160546	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		169.98	ENGINEERING #407		125089	6193-160546	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		9.06-	EARLY PAY DISCOUNT		125090	6193-160517	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		452.92	TRUCK #680 BRAKES		125090	6193-160517	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		2.72-	EARLY PAY DISCOUNT		125107	6193-160684	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		135.96	STREETS #680		125107	6193-160684	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.30-	EARLY PAY DISCOUNT		125108	6193-160683	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		15.15	STAFF #407		125108	6193-160683	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.29-	EARLY PAY DISCOUNT		125109	6193-160670	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE

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1006409	5/10/2024		119638 O'REILLY AUTO PARTS							
		14.69	STAFF #407		125109	6193-160670	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		4.98-	EARLY PAY DISCOUNT		125110	6193-160772	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		249.00	PARKS #601		125110	6193-160772	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1,016.95								
1006410	5/10/2024		111488 POPP.COM INC							
		382.38	CITY MONTHLY PHONE		125100	992831316	0192.6321		TELEPHONE	DATA PROCESSING
		75.28	RAMP-PHONE		125100	992831316	9240.6321		TELEPHONE	PARKING RAMP MAINTENANCE
		80.38	YOUTHFIRST-PHONE		125100	992831316	9410.6315	00041012	MISCELLANEOUS PROFESSIONAL SER	RALF FUNDED PROJECTS
		538.04								
1006411	5/10/2024		116813 SCHMIDT, KATIE							
		12.80	CASA RIO 5.1.24 LUNCH		125072	05012024	0130.6331		TRAVEL & LODGING	ADMINISTRATION
		12.80								
1006412	5/10/2024		109886 WEBB, RICH							
		16.00	WHITE RABBIT 5.2.24 LUNCH		125073	05022024	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		16.00	KENDALL'S 5.3.24 LUNCH		125073	05022024	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		32.00								
1006413	5/10/2024		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC							
		28.95	PD SECURITY		125081	150-1682-6501 MAY 2024	0211.6489		OTHER CONTRACTED SERVICES	POLICE PROTECTION
		57.95	C/H FIRE MONITORING		125082	150-1681-6340 MAY 2024	0194.6489		OTHER CONTRACTED SERVICES	GENERAL GOVERNMENT BUILDING
		52.95	PW FIRE PANEL MONT/TEST		125083	150-1681-4280 MAY 2024	0311.6489		OTHER CONTRACTED SERVICES	STREET MAINTENANCE
		52.95	FS#2 FIRE PANEL MONIT		125083	150-1681-4280 MAY 2024	0220.6489		OTHER CONTRACTED SERVICES	FIRE PROTECTION
		36.90	7550 SUNWOOD MONITORING		125083	150-1681-4280 MAY 2024	0194.6489		OTHER CONTRACTED SERVICES	GENERAL GOVERNMENT BUILDING
		36.90	PW MONITORING		125083	150-1681-4280 MAY 2024	0311.6489		OTHER CONTRACTED SERVICES	STREET MAINTENANCE
		48.95	RAMP FIRE PANEL TEST/MONIT		125083	150-1681-4280 MAY 2024	9240.6315		MISCELLANEOUS PROFESSIONAL SER	PARKING RAMP MAINTENANCE
		27.95	YOUTH FIRST FIRE PANEL MONIT		125083	150-1681-4280 MAY 2024	9410.6315	00041012	MISCELLANEOUS PROFESSIONAL SER	RALF FUNDED PROJECTS
		343.50								
1006475	5/17/2024		119638 O'REILLY AUTO PARTS							

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1006475	**5/17/2024**		**119638 O'REILLY AUTO PARTS**							
		.20-	EARLY PAY DISCOUNT		125158	6193-161336	0311.6249		MISCELLANEOUS OPERATING SUPPLY	STREET MAINTENANCE
		9.99	SPEED TRAILER PAINT		125158	6193-161336	0311.6249		MISCELLANEOUS OPERATING SUPPLY	STREET MAINTENANCE
		1.08	EP DISC TAKEN ON ORIG INV I		125159	6193-160882	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		54.00-	CORE RETURN		125159	6193-160882	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.53-	EARLY PAY DISCOUNT		125160	6193-160859	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		26.39	TRK.#681		125160	6193-160859	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1.04-	EARLY PAY DISCOUNT		125161	6193-161558	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		51.95	PARKS TRK. #640		125161	6193-161558	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.25-	EARLY PAY DISCOUNT		125162	6193-161791	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		12.38	POLICE #373		125162	6193-161791	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		2.16-	EARLY PAY DISCOUNT		125163	6193-161694	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		107.97	FIRE #575		125163	6193-161694	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		151.58								
1006476	**5/17/2024**		**115841 PULLAR, ROBERT**							
		16.00	WHITE RABBIT 5.2.24 LUNCH		125151	05022024-050320 24	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		16.00	KENDALLS 5.3.24 LUNCH		125151	05022024-050320 24	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		32.00								
1006477	**5/17/2024**		**100510 VERIZON WIRELESS**							
		45.06	DATA FOR LIFT STATION		125157	9963025520	9602.6323		CELLULAR PHONES	SEWER FUND
		5,049.28	STAFF CELL PHONES		125164	9963715586 APR 2024	0192.6323		CELLULAR PHONES	DATA PROCESSING
		1,094.06	SQUAD LAPTOPS/CAMS		125164	9963715586 APR 2024	0211.6415		OTHER EQUIPMENT RENTAL	POLICE PROTECTION
		6,188.40								
98051024	**5/10/2024**		**115568 ALERUS FINANCIAL NA**							
		8,994.64			124990	05082410565814	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		8,994.64								
98051624	**5/16/2024**		**100629 MN DEPT OF REV SALES TX**							
		151.53	APRIL 2024 SALES/USE/TRANS TAX		125265	05162024	9101.4305		RENTAL FEES	GENERAL FUND
		9.32	APRIL 2024 SALES/USE/TRANS TAX		125265	05162024	9101.4328		ACCIDENT REPORTS	GENERAL FUND
		.75	APRIL 2024 SALES/USE/TRANS TAX		125265	05162024	9101.4609		OTHER MISCELLANEOUS REVENUES	GENERAL FUND
		562.98	APRIL 2024 SALES/USE/TRANS TAX		125265	05162024	9601.2082		SALES/USE TAX PAYABLE	WATER FUND
		20.47	APRIL 2024 SALES/USE/TRANS TAX		125265	05162024	9601.2085		ANOKA COUNTY TRANSIT TAX .25%	WATER FUND
		20.47	APRIL 2024 SALES/USE/TRANS TAX		125265	05162024	9601.2086		METRO TAX HOUSING .25%	WATER FUND

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98051624	5/16/2024		**100629 MN DEPT OF REV SALES TX**							
		61.42	APRIL 2024 SALES/USE/TRANS TAX		125265	05162024	9601.2087		METRO TAX TRANSPORTATION .75%	WATER FUND
		4,737.66	APRIL 2024 SALES/USE/TRANS TAX		125265	05162024	9601.2082		SALES/USE TAX PAYABLE	WATER FUND
		172.28	APRIL 2024 SALES/USE/TRANS TAX		125265	05162024	9601.2085		ANOKA COUNTY TRANSIT TAX .25%	WATER FUND
		172.28	APRIL 2024 SALES/USE/TRANS TAX		125265	05162024	9601.2086		METRO TAX HOUSING .25%	WATER FUND
		516.84	APRIL 2024 SALES/USE/TRANS TAX		125265	05162024	9601.2087		METRO TAX TRANSPORTATION .75%	WATER FUND
		6,426.00								
99051024	5/10/2024		**107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)**							
		728.00			124987	05082410565811	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		728.00								
99051424	5/14/2024		**107885 DEPARTMENT OF LABOR AND INDUSTRY**							
		4,890.30	APRIL 24 SURCHARGE		125112	05142024	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		97.67-	APRIL 24 SURCHARGE		125112	05142024	9101.4604		SURCHARGES	GENERAL FUND
		4,792.63								
99051524	5/15/2024		**108768 COMDATA NETWORK INC**							
		995.00	BCA - TRAINING		125232	APR 2024 FRANKFURTH	0211.6335		TRAINING	POLICE PROTECTION
		75.00	TLO TRANSUNION - ONLINE INVEST		125232	APR 2024 FRANKFURTH	0211.6315		MISCELLANEOUS PROFESSIONAL SER	POLICE PROTECTION
		128.43	COBORNS STAFF MTG. FOOD		125233	APRIL 2024 LASHER	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		31.66	AMAZON-LEADERSHIP GROWTH BOOKS		125234	APR 2024 HANSON	0191.6335		TRAINING	PLANNING & ZONING
		18.86	AMZN BIZ EXPO - CANDY		125235	APR 2024 SULLIVAN	9230.6249	00923001	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHO
		12.36	AMZN BIZ EXPO - CANDY		125235	APR 2024 SULLIVAN	9230.6249	00923001	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHO
		50.00	FACEBK BIZ EXPO - MARKETING		125235	APR 2024 SULLIVAN	9230.6246	00923001	MARKETING & PROMOTIONS	ECONOMIC DEVELOPMENT AUTHO
		3.26	FACEBK BIZ EXPO - MARKETING		125235	APR 2024 SULLIVAN	9230.6246	00923001	MARKETING & PROMOTIONS	ECONOMIC DEVELOPMENT AUTHO
		1.67	FACEBK BIZ EXPO - MARKETING		125235	APR 2024 SULLIVAN	9230.6246	00923001	MARKETING & PROMOTIONS	ECONOMIC DEVELOPMENT AUTHO
		50.00	FACEBK BIZ EXPO - MARKETING		125235	APR 2024 SULLIVAN	9230.6246	00923001	MARKETING & PROMOTIONS	ECONOMIC DEVELOPMENT AUTHO
		5.19	ECM NEWSPAPER SUBSCRIPTIO		125235	APR 2024 SULLIVAN	9230.6451		MEMBERSHIP DUES	ECONOMIC DEVELOPMENT AUTHO
		265.25	ICC - VERBEEK CODE BOOKS		125236	APR 2024 LARSON	0191.6452		SUBSCRIPTIONS	PLANNING & ZONING
		260.00	TORNADO ALLEY - VERBEEK UNIFOR		125236	APR 2024 LARSON	0191.6249		MISCELLANEOUS OPERATING SUPPLY	PLANNING & ZONING

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99051524	5/15/2024		108768 COMDATA NETWORK INC							
		120.00	ISA-CERT ARBORIST RECERT		125237	APR 2024 ANDERSON	0191.6335		TRAINING	PLANNING & ZONING
		479.79	BEST WESTERN-CHIEFS CONF TRAIN		125238	APR 2024 DIXON	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		128.00	BRICK & BOURBON-TRAINING LUNCH		125239	APR 2024 BLUML	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		2,878.74	BEST WESTERN-TRAINING LODGING		125239	APR 2024 BLUML	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		5.00	ARAPAHOE-CITIZEN'S ACADEMY BAC		125240	APR 2024 TORSETH	0280.6241		COMMUNITY POLICING SUPPLIES	COMMUNITY ORIENTING POLICING
		88.17	CLIVES ROADHOUSE-EMERGENCY DEB		125241	APR 2024 WEBB	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		198.60	BRICK AND BOURBON-TRAINING DIN		125242	APR 2024 KATERS	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		44.47	CAFE ZUPAS-MFF TRAINING LUNCHS		125243	APR 2024 BAGNE	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		14.40	DINOS-MFF TRAINING LUNCH		125243	APR 2024 BAGNE	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		17.99	PIZZA RANCH-MFF TRAINING LUNCH		125243	APR 2024 BAGNE	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		317.83	COBORNS-SPRING SHOOT TRAINING		125244	APR 2024 DAHLBERG	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		115.68	COBORNS-CITIZENS ACADEMY #1		125244	APR 2024 DAHLBERG	0280.6331		TRAVEL & LODGING	COMMUNITY ORIENTING POLICING
		479.79	BEST WESTERN-TRAINING LODGING		125244	APR 2024 DAHLBERG	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		64.00	TONO PIZZERIA-INST SHOOT TRAIN		125244	APR 2024 DAHLBERG	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		441.31	ACAPULCO-RSV APPRECIATION DINN		125244	APR 2024 DAHLBERG	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		20.29	DTF SQUAD FUEL		125245	APR 2024 PD FUEL	0211.6223		GASOLINE	POLICE PROTECTION
		284.61	GASOLINE FUEL		125246	APR 2024 FIRE FUEL	0220.6223		GASOLINE	FIRE PROTECTION
		1,746.89	NORTHERN TOOL - #636 FUEL CELL		125247	APR 2024 TURNER	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		744.19	NORTHERN TOOL-#636 FUEL CELL		125247	APR 2024 TURNER	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		88.17	VINTAGE PARTS-MOTOR GRADER 603		125247	APR 2024 TURNER	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		3,980.00	MN TRUCK & TRLR-JOSH R TRAIN		125247	APR 2024 TURNER	0311.6335		TRAINING	STREET MAINTENANCE
		135.97	NORTHERN TOOL-#636 FUEL CELL		125247	APR 2024 TURNER	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		238.90	NORTHERN TOOL-#636 FUEL CELL		125247	APR 2024 TURNER	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		43.47	FACEBOOK ADS FOR REC PROGRAMS		125248	APR 2024 PROULX	0452.6489		OTHER CONTRACTED SERVICES	PARK & RECREATION
		529.82	AMAZON-PUZZLE COMPETITION		125248	APR 2024 PROULX	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		87.15	COBORNS-CITIZENS ACAD 2 NIGHTS		125250	APR 2024 CURTIS	0280.6331		TRAVEL & LODGING	COMMUNITY ORIENTING POLICIN
		4.49	MENARDS-BLACK DUCT TAPE		125250	APR 2024 CURTIS	0211.6382		MACHINERY & EQUIPMENT REPAIR	POLICE PROTECTION
		16.00	PLAZA RAMP-AUTO THEFT TASK FOR		125250	APR 2024 CURTIS	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		75.95	04/01/24 AMAZON COMPUTER CASES		125251	APR 2024 SCHMITZ	0130.6208		MISCELLANEOUS OFFICE SUPPLIES	ADMINISTRATION

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99051524	5/15/2024		108768 COMDATA NETWORK INC						Continued...	
		66.99	04/01/24 AMAZON HOMERUN LEADER		125251	APR 2024 SCHMITZ	0130.6208		MISCELLANEOUS OFFICE SUPPLIES	ADMINISTRATION
		1.99	04/01/24 TARGET YOS GIFT		125251	APR 2024 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		159.99	04/01/24 TARGET YOS GIFT		125251	APR 2024 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		49.99	04/02/24 TARGET YOS GIFT		125251	APR 2024 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		99.99	04/02/24 TARGET YOS GIFT		125251	APR 2024 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		49.99	04/02/24 TARGET YOS GIFT		125251	APR 2024 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		21.82	04/03/24 TARGET YOS GIFTS		125251	APR 2024 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		49.99	04/03/24 TARGET YOS GIFTS		125251	APR 2024 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		41.96	04/03/24 TARGET YOS GIFTS		125251	APR 2024 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		24.99	04/03/24 TARGET YOS GIFTS		125251	APR 2024 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		39.99	04/03/24 TARGET YOS GIFTS		125251	APR 2024 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		9.77	04/03/24 TARGET YOS GIFTS		125251	APR 2024 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		49.99	04/03/24 TARGET YOS GIFTS		125251	APR 2024 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		41.99	04/03/24 TARGET YOS GIFTS		125251	APR 2024 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		16.45	04/04/24 TARGET YOS GIFTS		125251	APR 2024 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		119.96	04/08/24 TARGET YOS GIFT		125251	APR 2024 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		48.59	04/09/24 COBORNS CC MEALS		125251	APR 2024 SCHMITZ	0111.6249		MISCELLANEOUS OPERATING SUPPLY	MAYOR AND COUNCIL
		29.75	04/09/24 TARGET YOS GIFTS		125251	APR 2024 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		24.99	04/09/24 TARGET YOS GIFTS		125251	APR 2024 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		47.51	04/09/24 TARGET YOS GIFTS		125251	APR 2024	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99051524	**5/15/2024**		**108768 COMDATA NETWORK INC**						**Continued...**	
						SCHMITZ				
		276.17	04/10/24 DOORDASH ACAPULCO MAN		125251	APR 2024 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		22.49	04/16/24 TARGET YOS GIFT		125251	APR 2024 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		45.98	04/16/24 TARGET YOS AND EMP AP		125251	APR 2024 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		114.45	04/23/24 GRUBHUB ERBGERB CC ME		125251	APR 2024 SCHMITZ	0111.6249		MISCELLANEOUS OPERATING SUPPLY	MAYOR AND COUNCIL
		46.98	04/23/24 TARGET YOS GIFT		125251	APR 2024 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		648.23	04/26/24 YOUTH FIRST MAYORS' P		125251	APR 2024 SCHMITZ	0111.6249		MISCELLANEOUS OPERATING SUPPLY	MAYOR AND COUNCIL
		179.00-	HOME DEPOT-REFUND-CHAINSAW		125252	APR 2024 KOHNER	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		118.00-	HOME DEPOT-REFUND-SAWS		125252	APR 2024 KOHNER	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		56.75	BATTERIES PLUS-BATTERY		125252	APR 2024 KOHNER	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		103.95	BATTERIES PLUS-BATTERY BOAT		125252	APR 2024 KOHNER	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		184.80	A1 RENT IT-LIFT PANEL2		125252	APR 2024 KOHNER	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		184.80	A1 RENT IT-LIFT PANEL		125252	APR 2024 KOHNER	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		628.00	HOME DEPOT-CHAINSAW		125252	APR 2024 KOHNER	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		677.00	HOME DEPOT-M18 SAWS		125252	APR 2024 KOHNER	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		8.77	AMAZON-SCREWS		125252	APR 2024 KOHNER	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		107.98	AMAZON-FLOOR MAT		125252	APR 2024 KOHNER	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		75.98	AMAZON-STORAGE RACK		125252	APR 2024 KOHNER	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		37.98	AMAZON-OUTLET STRIP		125252	APR 2024 KOHNER	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		37.21	AMAZON-COUPLER KIT		125252	APR 2024 KOHNER	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		105.98	AMAZON-TOOL RACK		125252	APR 2024 KOHNER	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		275.90	AMAZON-WHITE BOARD		125252	APR 2024 KOHNER	0220.6208		MISCELLANEOUS OFFICE SUPPLIES	FIRE PROTECTION
		7.98	AMAZON-LABELS		125252	APR 2024 KOHNER	0220.6259		BUILDING MAINT/REPAIR SUPPLIES	FIRE PROTECTION
		7.50	AMAZON-DRY ERASER		125252	APR 2024 KOHNER	0220.6208		MISCELLANEOUS OFFICE SUPPLIES	FIRE PROTECTION
		9.50	AMAZON-DRY ERASE MARKER		125252	APR 2024 KOHNER	0220.6208		MISCELLANEOUS OFFICE SUPPLIES	FIRE PROTECTION
		99.98	AMAZON-STORAGE RACK2		125252	APR 2024 KOHNER	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		21.58	AMAZON-CHAIR BUMPER		125252	APR 2024 KOHNER	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		27.61-	EPIC SPORTS-SALES TAX REFUND		125253	APR 2024 BYRON	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		114.61	AT A GLANCE-RING BINDERS		125253	APR 2024 BYRON	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		367.44	EPIC SPORTS-BASEBALL ANCHOR		125253	APR 2024 BYRON	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		11.38	LEHMANS-STRIPER, REPAIR WORK		125253	APR 2024 BYRON	0452.6382		MACHINERY & EQUIPMENT REPAIR	PARK & RECREATION
		340.00	MOWA ANNUAL MEMBERSHIP		125254	APR 2024 SZYKULSKI	0240.6451		MEMBERSHIP DUES	PROTECTIVE INSPECTIONS

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99051524	5/15/2024		108768 COMDATA NETWORK INC						Continued...	
		600.00	MOWA TRAINING KNIGHT SZYKULSKI		125254	APR 2024 SZYKULSKI	0240.6335		TRAINING	PROTECTIVE INSPECTIONS
		.36-	CORR AMT - FIRE BY TRADE-REF		125264	APR 2024 SCHIFERLI C	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		21,177.44								
99051624	5/17/2024		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM							
		67.87	MISC PARTS 4.28.24		125154	05162024	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		1.36-	EARLY PAY DISCOUINT		125154	05162024	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		969.70	MISC SMALL TOOLS 5.8.24		125154	05162024	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		19.39-	EARLY PAY DISCOUINT		125154	05162024	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		1,016.82								
99125024	5/10/2024		100601 MN DEPT OF REV WH							
		15,563.13			124996	0508241056587	9101.2172		STATE WITHHOLDING	GENERAL FUND
		15,563.13								
99240114	5/10/2024		100301 MN CHILD SUPPORT PAYMENT CNTR							
		266.72			124993	0508241056584	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		266.72								
99361948	5/10/2024		114790 GREAT WEST LIFE AND ANNUITY INS CO							
		13,188.35			124988	05082410565812	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		13,188.35								
99365923	5/10/2024		114790 GREAT WEST LIFE AND ANNUITY INS CO							
		4,697.12			124989	05082410565813	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		4,697.12								
99648522	5/10/2024		101306 IRS							
		19,726.05			124986	05082410565810	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		32,171.13			124997	0508241056588	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		19,726.05			124998	0508241056589	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		71,623.23								
99749079	5/10/2024		100398 PUBLIC EMPLOYEES RETIREMENT ASSN							
		31,404.43			124994	0508241056585	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		41,826.02			124995	0508241056586	9101.2183		PERA-EMPLOYER	GENERAL FUND
		73,230.45								

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									Continued...	
99763266	**5/10/2024**		**100223 ICMA RETIREMENT TRUST 457**							
		1,953.08			124985	0508241056581	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		1,953.08								
		381,759.00	Grand Total							

Payment Instrument Totals

Checks	87,358.04
EFT Payments	223,657.61
A/P ACH Payment	70,743.35
Total Payments	381,759.00

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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
119144	ADVANCED ENGINEERING AND ENV SERV (AE2S)		PV	125180	001	00999	5/7/2024	94936	38,451.13		119144	ADVANCED ENGINEE AND ENV SERV (AE2
	ADVANCED ENGINEERING AND ENV SERV 4050 GARDEN VIEW DRIVE STE 200 GRAND FORKS ND 58201							Summary Total	38,451.13			
								Payment Amount	38,451.13			
102953	AMERIGAS OF ANOKA		PV	125187	001	00999	4/30/2024	805963553	119.01		102953	AMERIGAS OF ANOK
	AMERIGAS OF ANOKA P O BOX 660288 DALLAS TX 75266-0288							Summary Total	119.01			
								Payment Amount	119.01			
100040	ANOKA COUNTY FIRE PROTECTION COUNCIL		PV	125138	001	00999	1/1/2024	299	700.00		100040	ANOKA COUNTY FIR PROTECTION COUN
	ANOKA COUNTY FIRE PROTECTION COUNCIL 1710 COUNTY HIGHWAY 10 SPRING LAKE PARK MN 55432							Summary Total	700.00			
			PV	125139	001	00999	5/9/2024	329	220.00			
								Summary Total	220.00			
								Payment Amount	920.00			
100052	ANOKA POLICE DEPARTMENT		PV	125123	001	00999	5/7/2024	04 2024	800.00		100052	ANOKA POLICE DEPARTMENT
	ANOKA POLICE DEPARTMENT 275 HARRISON STREET ANOKA MN 55303							Summary Total	800.00			
								Payment Amount	800.00			

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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
100063	ASPEN MILLS		PV	125272	001	00999	5/13/2024	332775	98.55		100063	ASPEN MILLS
	ASPEN MILLS 8201 C CENTRAL AVE NE SPRING LAKE PARK MN 55432			Summary Total					98.55			
			PV	125273	001	00999	2/12/2024	327970	748.00			
				Summary Total					748.00			
				Payment Amount					846.55			
108513	BLAINE LOCK AND SAFE INC		PV	125145	001	00999	5/7/2024	31355	331.50		108513	BLAINE LOCK AND S INC
	BLAINE LOCK AND SAFE INC 10136 SUNSET AVENUE BLAINE MN 55014			Summary Total					331.50			
			PV	125167	001	00999	5/3/2024	38230	60.45			
				Summary Total					60.45			
				Payment Amount					391.95			
104915	BLUE LINE COLLISION CENTER		PV	125182	001	00999	3/11/2024	24877	3,950.20		104915	BLUE LINE COLLISIC CENTER
	BLUE LINE COLLISION CENTER 6710 HIGHWAY 10 RAMSEY MN 55303			Summary Total					3,950.20			
				Payment Amount					3,950.20			
120058	BRAUN, JOSEPH		PV	125178	001	00999	5/13/2024	5012024	250.00		120058	BRAUN, JOSEPH
	JOSEPH BRAUN 15256 FLOURINE STREET NW RAMSEY MN 55303			Summary Total					250.00			
				Payment Amount					250.00			

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100096	BRYAN ROCK PRODUCTS INC		PV	125277	001	00999	3/31/2024	63319	2,119.27		100096	BRYAN ROCK PRODI INC
	BRYAN ROCK PRODUCTS INC			Summary Total					2,119.27			
	PO BOX 215		PV	125278	001	00999	4/15/2024	63544	4,303.59			
	SHAKOPEE MN 55379			Summary Total					4,303.59			
				Payment Amount					6,422.86			
119134	CINTAS (FIRST AID VENDOR)		PV	125285	001	00999	5/14/2024	5211519003	241.53		119134	CINTAS (FIRST AID VENDOR)
	CINTAS			Summary Total					241.53			
	PO BOX 631025											
	CINCINNATI OH 45263-1025											
				Payment Amount					241.53			
100167	CORNERSTONE FORD	EP DISCOUNT TAKEN	PV	125195	001	00999	5/2/2024	15459324	27.09		100167	CORNERSTONE FOI
	CORNERSTONE FORD			Summary Total					27.09			
	17219 HIGHWAY 10 NW	EP DISC TAKEN ON ORG INV	PD	125196	001	00999	5/29/2024	15459338	30.15-			
	PO BOX 304			Summary Total					30.15-			
	ELK RIVER MN 55330	EP DISCOUNT TAKEN	PV	125197	001	00999	4/29/2024	15458865	45.45			
				Summary Total					45.45			
				Payment Amount					42.39			
120919	CREATIVE HOMES	REF DRIVEWAY ESC/7447 171ST LA	PV	125113	001	00999	5/7/2024	05072024	2,000.00		120919	CREATIVE HOMES

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	CREATIVE HOMES 707 COMMERCE DRIVE WOODBURY MN 55125			Summary Total					2,000.00			
				Payment Amount					2,000.00			
111093	DOUGLAS KERR UNDERGROUND LLC	PAY APP 1 #23-19 COR INFRASTRU	PV	125261	001	09214	5/21/2024	05212024	579,085.11		111093	DOUGLAS KERR UNDERGROUND LLC
	DOUGLAS KERR UNDERGROUND LLC P O BOX 85 MORA MN 55051			Summary Total					579,085.11			
				Payment Amount					579,085.11			
119788	ECM/UNION HERALD		PV	125174	001	00999	4/30/2024	41006	16.00		119788	ECM/UNION HERALD
	ECM/UNION HERALD 4095 COON RAPIDS BLVD COON RAPIDS MN 55433-2523			Summary Total					16.00			
				Payment Amount					16.00			
106624	EHLERS AND ASSOCIATES, INC	Inv# 97642	PV	125166	001	00999	5/8/2024	97642	310.00		106624	EHLERS AND ASSOCIATES, INC
	EHLERS & ASSOCIATES, INC 3060 CENTRE POINTE DRIVE ROSEVILLE MN 55113-1105			Summary Total					310.00			
		TIF 14 IFL Legis	PV	125268	001	00999	5/8/2024	97643	465.00			
				Summary Total					465.00			
				Payment Amount					775.00			
104267	ELITE SANITATION	Spring Recycling	PV	125274	001	00999	5/7/2024	30581	130.50		104267	ELITE SANITATION

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	ELITE SANITATION PO BOX 526 ELK RIVER MN 55330			Summary Total					130.50			
				Payment Amount					130.50			
113711	FOSTER TRUCKING AND EXCAVATING	REF ESC 15740 RAMSEY BLVD NW	PV	125129	001	00999	5/10/2024	A 120775	1,500.00		113711	FOSTER TRUCKING EXCAVATING
	FOSTER TRUCKING AND EXCAVATING 1561 BUNKER LAKE BLVD NE HAM LAKE MN 55304			Summary Total					1,500.00			
				Payment Amount					1,500.00			
109910	GREAT NORTHERN LANDSCAPE INC		PV	125281	001	00999	5/10/2024	16042	2,366.00		109910	GREAT NORTHERN LANDSCAPE INC
	GREAT NORTHERN LANDSCAPE INC			Summary Total					2,366.00			
	19720 IGUANA STREET NW		PV	125282	001	00999	5/10/2024	16044	51,223.50			
	ELK RIVER MN 55330			Summary Total					51,223.50			
				Payment Amount					53,589.50			
117451	INKY ELF LLC		PV	125142	001	00999	5/8/2024	12623	140.00		117451	INKY ELF LLC
	INKY ELF LLC P O BOX 819 ANOKA MN 55303			Summary Total					140.00			
				Payment Amount					140.50			

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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
100256	LANO EQUIPMENT INC		PV	125199	001	00999	5/8/2024	02-1072719	110.27		100256	LANO EQUIPMENT IN
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303			Summary Total					110.27			
			PV	125297	001	00999	5/13/2024	02-1073860	105.48			
				Summary Total					105.48			
			PV	125301	001	00999	5/15/2024	02-1074393	1,371.05			
				Summary Total					1,371.05			
				Payment Amount					1,586.80			
100268	LRRWMO CITY OF ANOKA		PV	125209	001	00999	4/30/2024	597	50,996.00		100268	LRRWMO CITY OF ANOKA
	LRRWMO CITY OF ANOKA 2015 FIRST AVENUE ANOKA MN 55303			Summary Total					50,996.00			
				Payment Amount					50,996.00			
100268	LRRWMO CITY OF ANOKA		PV	125307	001	00999	4/30/2024	595	120.00		100268	LRRWMO CITY OF ANOKA
	LRRWMO CITY OF ANOKA 2015 FIRST AVENUE ANOKA MN 55303			Summary Total					120.00			
				Payment Amount					120.00			
100268	LRRWMO CITY OF ANOKA		PV	125317	001	00999	4/30/2024	591	2,794.00		100268	LRRWMO CITY OF ANOKA
	LRRWMO CITY OF ANOKA 2015 FIRST AVENUE ANOKA MN 55303			Summary Total					2,794.00			

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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
				Payment Amount					2,794.00			
100270	MACQUEEN EQUIPMENT INC		PV	125185	001	00999	5/6/2024	P57601	203.62		100270	MACQUEEN EQUIPMENT INC
	MACQUEEN EQUIPMENT INC			Summary Total					203.62			
	1125 7TH STREET EAST		PV	125186	001	00999	5/6/2024	P57595	19.66			
	ST PAUL MN 55106			Summary Total					19.66			
				Payment Amount					223.28			
102219	MAGNEY CONSTRUCTION, INC	PAY APP 11 21-09 WTR TRMT PLNT	PV	125262	001	09601	5/21/2024	05212024	1,774,740.60		102219	MAGNEY CONSTRUCTION INC
	MAGNEY CONSTRUCTION, INC			Summary Total					1,774,740.60			
	1401 PARK ROAD											
	CHANHASSEN MN 55317											
				Payment Amount					1,774,740.60			
120041	MARTIN MARIETTA MATERIALS		PV	125191	001	00999	5/7/2024	42380893	36.70		120041	MARTIN MARIETTA MATERIALS
	MARTIN MARIETTA MATERIALS			Summary Total					36.70			
	PO BOX 93186		PV	125192	001	00999	5/7/2024	42380906	459.73			
	CHICAGO IL 60673-3186			Summary Total					459.73			
			PV	125205	001	00999	5/10/2024	42420909	182.35			
				Summary Total					182.35			
			PV	125288	001	00999	5/13/2024	42434571	230.88			
				Summary Total					230.88			
			PV	125289	001	00999	5/14/2024	42449307	535.15			

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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
				Summary Total					535.15			
				Payment Amount					1,444.81			
117588	MEDART INC		PV	125183	001	00999	5/7/2024	08690044	16.87		117588	MEDART INC
	MEDART INC 124 MANUFACTURERS DRIVE ARNOLD MO 63010-4727			Summary Total					16.87			
			PV	125201	001	00999	5/9/2024	08692005	117.03			
				Summary Total					117.03			
			PV	125298	001	00999	5/14/2024	08695949	117.03			
				Summary Total					117.03			
			PV	125299	001	00999	5/15/2024	08697023	117.03			
				Summary Total					117.03			
				Payment Amount					367.96			
100293	MIDC ENTERPRISES		PV	125144	001	00999	4/30/2024	I0051141	5,196.77		100293	MIDC ENTERPRISES
	MIDC ENTERPRISES 1450 WEST COUNTY ROAD C ROSEVILLE MN 55113			Summary Total					5,196.77			
				Payment Amount					5,196.77			
101164	MILLER CHEVROLET LLC		PV	125172	001	00999	5/13/2024	723901	1,691.32		101164	MILLER CHEVROLET
	MILLER CHEVROLET 21150 JOHN MILLESS DRIVE ROGERS MN 55374			Summary Total					1,691.32			
				Payment Amount					1,691.32			
101032	MN CITY COUNTY MGMT		PV	125284	001	00999	5/17/2024	05012024-12312024	198.96		101032	MN CITY COUNTY M

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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
	ASSOCIATION											ASSOCIATION
	MN CITY COUNTY MGMT ASSOCIATION MCMA SECRETARIAT/LEAGUE OF MN CITIES 145 UNIVERSITY AVE W ST PAUL MN 55103-2044			Summary Total					198.96			
				Payment Amount					198.96			
120922	MN DEPT OF ADMIN/DATA PRACTICES OFFICE		PV	125175	001	00999	5/7/2024	00000795604	250.00		120922	MN DEPT OF ADMIN/DATA PRACT OFFICE
	MN DEPT OF ADMIN/DATA PRACTICES OFFICE 50 SHERBURNE AVE STE 309 ST PAUL MN 55155			Summary Total					250.00			
				Payment Amount					250.00			
100330	MN FIRE SRV CERTIFICATION BRD		PV	125269	001	00999	5/7/2024	12573	378.00		100330	MN FIRE SRV CERTIFICATION BR
	MN FIRE SRV CERTIFICATION BRD PO BOX 490667 BLAINE MN 55449			Summary Total					378.00			
				Payment Amount					378.00			
100345	NAPA AUTO PARTS ELK RIVER		PV	125125	001	00999	5/4/2024	248344	43.30		100345	NAPA AUTO PARTS RIVER
	NAPA AUTO PARTS ELK RIVER			Summary Total					43.30			
	17137 YALE STREET NW		PV	125198	001	00999	5/6/2024	248482	71.64			
	P O BOX 1041			Summary Total					71.64			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	ELK RIVER MN 55330		PV	125283	001	00999	5/16/2024	249803	56.06			
				Summary Total					56.06			
				Payment Amount					171.00			
117184	NELSON SANITATION AND RENTAL INC		PV	125324	001	00999	5/14/2024	INV/2024/4451	8,993.50		117184	NELSON SANITATION AND RENTAL INC
	NELSON SANITATION AND RENTAL INC			Summary Total					8,993.50			
	P O BOX85		PV	125325	001	00999	5/14/2024	INV/2024/4450	10,195.00			
	1376 105TH ST NW			Summary Total					10,195.00			
	RICE MN 56367											
				Payment Amount					19,188.50			
100360	NORTH STAR TOWING INC		PV	125168	001	00999	4/15/2024	94685	128.00		100360	NORTH STAR TOWING INC
	NORTH STAR TOWING INC			Summary Total					128.00			
	833 NORTH STREET											
	ANOKA MN 55303											
				Payment Amount					128.00			
111090	NORTHDALE CONSTRUCTION	PAYAPP 1 21-08 WTR TRMT TRK IM	PV	125263	001	09601	5/21/2024	05212024	735,690.78		111090	NORTHDALE CONSTRUCTION
	NORTHDALE CONSTRUCTION			Summary Total					735,690.78			
	9760 71ST STREET NE											
	ALBERTVILLE MN 55301											
				Payment Amount					735,690.78			

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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
112959	PREMIUM WATERS INC		PV	125115	001	00999	4/30/2024	621331-04-24	135.86		112959	PREMIUM WATERS
	PREMIUM WATERS INC			Summary Total					135.86			
	P O BOX 9128		PV	125116	001	00999	4/30/2024	621332-04-24	18.90			
	MINNEAPOLIS MN 55480-9128			Summary Total					18.90			
				Payment Amount					154.76			
120195	SIR LINES-A-LOT LLC		PV	125128	001	00999	4/30/2024	H23-1036-003	6,898.90		120195	SIR LINES-A-LOT LI
	SIR LINES-A-LOT LLC			Summary Total					6,898.90			
	7175 CAHILL ROAD											
	EDINA MN 55439											
				Payment Amount					6,898.90			
120063	SKYLINE GRAPHICS	02/05/24 Skyline Mariah BCards	PV	125177	001	00999	2/5/2024	035696	55.00		120063	SKYLINE GRAPHIC
	SKYLINE GRAPHICS			Summary Total					55.00			
	1101 ALDRICH AVE N	05/06/24 Skyline Window Envelo	PV	125214	001	00999	5/2/2024	035835	355.00			
	MINNEAPOLIS MN 55411			Summary Total					355.00			
		05/09/24 Skyline BCard A Blood	PV	125215	001	00999	5/9/2024	035842	55.00			
				Summary Total					55.00			
				Payment Amount					465.00			
115336	SPECTRUM COMMUNICATIONS		PV	125170	001	00999	3/18/2024	24776	1,875.00		115336	SPECTRUM COMMUNICATIONS
	SPECTRUM COMMUNICATIONS			Summary Total					1,875.00			

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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
	80 N DELL AVE UNIT 12		PV	125171	001	00999	3/18/2024	24775	3,675.00			
	KENVIL NJ 07847							Summary Total	3,675.00			
								Payment Amount	5,550.00			
120500	UNLIMITED SUPPLIES INC		PV	125287	001	00999	5/15/2024	467124	122.89		120500	UNLIMITED SUPPLIE INC
	UNLIMITED SUPPLIES INC 13021 16TH AVE N PLYMOUTH MN 55441							Summary Total	122.89			
								Payment Amount	122.89			
								Total Amount to be Processed	3,298,030.06			
								Total Number of Payments to be Processed	41			

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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
111385	ACHIEVE SERVICES INC		PV	125221	001	00999	5/16/2024	35183	100.00		111385	ACHIEVE SERVICES
	ACHIEVE SERVICES INC 1201 89TH AVENUE NE BLAINE MN 55434			Summary Total					100.00			
				Payment Amount					100.00			
100017	AIRGAS USA, LLC		PV	125295	001	00999	5/4/2024	9149567673	5,925.00		100017	AIRGAS USA, LLC
	AIRGAS USA LLC P O BOX 734445 CHICAGO IL 60673-4445			Summary Total					5,925.00			
				Payment Amount					5,925.00			
117343	AMAZON CAPITAL SERVICES INC		PV	125147	001	00999	5/13/2024	1PLL-D94L-3JVX	130.61		117343	AMAZON CAPITAL SERVICES INC
	AMAZON CAPITAL SERVICES INC PO BOX 035184 SEATTLE WA 98124-5184			Summary Total					130.61			
			PV	125169	001	00999	5/13/2024	1K3C-X1F4-3F33	99.97			
				Summary Total					99.97			
			PV	125173	001	00999	5/13/2024	1R7L-41GN-1XJ1	142.68			
				Summary Total					142.68			
			PV	125204	001	00999	5/13/2024	1P9G-FD1N-31QH	171.80			
				Summary Total					171.80			
				Payment Amount					545.06			
109256	AMERICAN ENGINEERING TESTING INC		PV	125208	001	00999	5/6/2024	INV-189482	2,365.00		109256	AMERICAN ENGINEERING TESTING INC
	AMERICAN ENGINEERING TESTING INC			Summary Total					2,365.00			

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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
	LOCKBOX 170023 PO BOX 1691		PV	125212	001	00999	5/15/2024	INV-191711	571.00			
	MINNEAPOLIS MN 55480-1691			Summary Total					571.00			
			PV	125308	001	00999	5/16/2024	INV-192789	2,650.00			
				Summary Total					2,650.00			
			PV	125309	001	00999	5/16/2024	INV-192488	1,704.00			
				Summary Total					1,704.00			
			PV	125310	001	00999	5/16/2024	INV-192559	1,557.50			
				Summary Total					1,557.50			
			PV	125311	001	00999	5/16/2024	INV-192696	2,060.00			
				Summary Total					2,060.00			
			PV	125312	001	00999	5/16/2024	INV-192524	725.00			
				Summary Total					725.00			
			PV	125313	001	00999	5/16/2024	INV-192625	1,810.00			
				Summary Total					1,810.00			
				Payment Amount					13,442.50			
100026	ANDERSON IRRIGATION		PV	125279	001	00999	5/16/2024	18421	1,770.00		100026	ANDERSON IRRIGAT
	ANDERSON IRRIGATION			Summary Total					1,770.00			
	27066 103RD STREET NW		PV	125280	001	00999	5/16/2024	18422	895.00			
	ZIMMERMAN MN 55398			Summary Total					895.00			
				Payment Amount					2,665.00			
100031	ANOKA COUNTY		PV	125207	001	00999	4/24/2024	04242024	1,000.00		100031	ANOKA COUNTY
	ANOKA COUNTY			Summary Total					1,000.00			
	2100 - 3RD AVENUE											

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	ANOKA MN 55303											
				Payment Amount					1,000.00			
107587	ANOKA COUNTY TREASURY DEPARTMENT		PV	125122	001	00999	5/7/2024	AR022056	191.52		107587	ANOKA COUNTY TREASURY DEPART
	ANOKA COUNTY TREASURY DEPARTMENT											
	2100 3RD AVE STE 300			Summary Total					191.52			
	ANOKA MN 55303-5029											
				Payment Amount					191.52			
106346	BAUER BUILT INCORPORATED		PV	125127	001	00999	5/9/2024	940109352	273.78		106346	BAUER BUILT INCORPORATED
	BAUER BUILT INCORPORATED											
	8270 W 35W SERVICE DR NE			Summary Total					273.78			
	BLAINE MN 55449											
				Payment Amount					273.78			
116848	BAYCOM INC		PV	125130	001	00999	5/8/2024	EQUIPINV_049360	4,665.00		116848	BAYCOM INC
	BAYCOM INC											
	PO BOX 88013			Summary Total					4,665.00			
	MILWAUKEE WI 53288-8013											
				Payment Amount					4,665.00			
100647	BOLTON AND MENK INC		PV	125267	001	00999	5/15/2024	0335965	453.00		100647	BOLTON AND MENK
	BOLTON AND MENK INC											
	1960 PREMIER DRIVE			Summary Total					453.00			
			PV	125303	001	00999	5/15/2024	0335964	2,164.50			

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	MANKATO MN 56001-5900			Summary Total					2,164.50			
			PV	125304	001	00999	5/15/2024	0335959	918.00			
				Summary Total					918.00			
			PV	125305	001	00999	5/15/2024	0335967	1,401.00			
				Summary Total					1,401.00			
			PV	125306	001	00999	5/15/2024	0335963	2,708.00			
				Summary Total					2,708.00			
			PV	125314	001	00999	5/15/2024	0335957	7,230.00			
				Summary Total					7,230.00			
			PV	125315	001	00999	5/15/2024	0335958	21,611.50			
				Summary Total					21,611.50			
			PV	125316	001	00999	5/15/2024	0335960	3,038.00			
				Summary Total					3,038.00			
			PV	125318	001	00999	5/15/2024	0335961	2,646.00			
				Summary Total					2,646.00			
				Payment Amount					42,170.00			
114740	BOND TRUST SERVICES CORPORATION	Inv#87117	PV	125118	001	00999	4/15/2024	87117	39,756.25		114740	BOND TRUST SERVI CORPORATION
	BOND TRUST SERVICES CORPORATION			Summary Total					39,756.25			
	ATTEN: ACCOUNTS RECEIVABLE	Inv#87118	PV	125119	001	00999	4/15/2024	87118	2,925.00			
	3060 CENTRE POINTE DRIVE SUITE 110			Summary Total					2,925.00			
	ROSEVILLE MN 55113-1105											
				Payment Amount					42,681.25			

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103641	BOYER TRUCKS		PV	125206	001	00999	5/13/2024	093P14131	21.24		103641	BOYER TRUCKS
	BOYER TRUCKS P O BOX 335 BRIGHTON CO 80601			Summary Total					21.24			
				Payment Amount					21.24			
112663	CAPSTONE HOMES INC	REF BRICK ESC/14540 QUINTANA S	PV	125179	001	00999	5/14/2024	05142024	1,000.00		112663	CAPSTONE HOMES
	CAPSTONE HOMES INC			Summary Total					1,000.00			
	14015 SUNFISH LAKE BLVD SUITE 400	REF ERO ESC 8641 146TH LANE	PV	125223	001	00999	5/17/2024	A120489	1,500.00			
	RAMSEY MN 55303			Summary Total					1,500.00			
		REF ERO ESC 8653 146TH LANE	PV	125224	001	00999	5/17/2024	A120466	1,500.00			
				Summary Total					1,500.00			
		REF ERO ESC 8659 146TH LANE	PV	125225	001	00999	5/17/2024	A120460	8,500.00			
				Summary Total					8,500.00			
		REF LNDSCP ESC 8665 146TH LANE	PV	125226	001	00999	5/17/2024	A120453	8,500.00			
				Summary Total					8,500.00			
		REF ERO ESC 8647 146TH LANE	PV	125266	001	00999	5/17/2024	A120494	8,500.00			
				Summary Total					8,500.00			
				Payment Amount					29,500.00			
118550	CBIZ INVESTMENT ADVISORY SERVICES LLC		PV	125319	001	00999	3/31/2024	19434	42.75		118550	CBIZ INVESTMENT ADVISORY SERVICI

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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
												LLC
	CBIZ INVESTMENT ADVISORY SERVICES LLC P O BOX 645547 CINCINNATI OH 45264-5547			Summary Total					42.75			
				Payment Amount					42.75			
106854	CDWG INC		PV	125121	001	00999	4/25/2024	QX39427	8,940.00		106854	CDWG INC
	CDWG INC 75 REMITTANCE DRIVE SUITE 1515 CHICAGO IL 60675-1515			Summary Total					8,940.00			
				Payment Amount					8,940.00			
116197	CINTAS CORPORATION		PV	125114	001	00999	5/6/2024	4191752029	45.50		116197	CINTAS CORPORATI
	CINTAS CORPORATION			Summary Total					45.50			
	CINTAS LOC #4K		PV	125193	001	00999	5/9/2024	4192218989	129.68			
	P O BOX 650838			Summary Total					129.68			
	DALLAS TX 75265-0838		PV	125293	001	00999	5/16/2024	4192931084	79.43			
				Summary Total					79.43			
				Payment Amount					254.61			
100120	CONTINENTAL RESEARCH CORP		PV	125146	001	00999	5/10/2024	0053865	486.00		100120	CONTINENTAL RESE CORP
	CONTINENTAL RESEARCH CORP PO BOX 15204 ST LOUIS MO 63110			Summary Total					486.00			
				Payment Amount					486.00			

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100144	DEHN OIL COMPANY		PV	125200	001	00999	5/8/2024	107179	868.74		100144	DEHN OIL COMPAN
	DEHN OIL COMPANY			Summary Total					868.74			
	6735 141ST AVENUE NW		PV	125203	001	00999	5/9/2024	25227575	3,138.96			
	RAMSEY MN 55303			Summary Total					3,138.96			
			PV	125292	001	00999	5/16/2024	25227864	275.52			
				Summary Total					275.52			
			PV	125294	001	00999	5/16/2024	25227913	5,361.10			
				Summary Total					5,361.10			
				Payment Amount					9,644.32			
116175	ECKBERG LAMMERS ATTORNEYS AT LAW	Inv 04 2024	PV	125120	001	00999	4/30/2024	04 2024	6,459.61		116175	ECKBERG LAMMER ATTORNEYS AT LA
	ECKBERG LAMMERS ATTORNEYS AT LAW			Summary Total					6,459.61			
	1809 NORTHWESTERN AVENUE											
	STILLWATER MN 55082											
				Payment Amount					6,459.61			
100158	ECM PUBLISHERS INC		PV	125143	001	00999	5/3/2024	997006	37.62		100158	ECM PUBLISHERS
	ECM PUBLISHERS INC			Summary Total					37.62			
	4095 COON RAPIDS BLVD		PV	125176	001	00999	5/3/2024	997007	53.75			
	COON RAPIDS MN 55433			Summary Total					53.75			
		ECM	PV	125275	001	00999	5/10/2024	998035	102.12			
				Summary Total					102.12			
		ECM	PV	125276	001	00999	5/10/2024	998034	96.75			
				Summary Total					96.75			

Payment Group Control Number 3823
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 5/29/2024

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	125320	001	00999	5/3/2024	997011	376.24			
				Summary Total					376.24			
			PV	125321	001	00999	5/3/2024	997008	225.74			
				Summary Total					225.74			
			PV	125322	001	00999	5/3/2024	997010	247.24			
				Summary Total					247.24			
			PV	125323	001	00999	5/3/2024	997009	247.24			
				Summary Total					247.24			
				Payment Amount					1,386.70			
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC		PV	125218	001	00999	5/14/2024	DL042924-22	10.85		108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC 2755 GENEVA AVE N OAKDALE MN 55128			Summary Total					10.85			
			PV	125219	001	00999	5/14/2024	DL04292422A	10.85			
				Summary Total					10.85			
				Payment Amount					21.70			
112564	GROUP HEALTH INC WORKSITE		PV	125222	001	00999	5/10/2024	7046041	220.00		112564	GROUP HEALTH INC WORKSITE
	GROUP HEALTH INC WORKSITE M.S. # 21109A P O BOX 1309 MINNEAPOLIS MN 55440-1309			Summary Total					220.00			
				Payment Amount					220.00			
100211	HAWKINS INC		PV	125227	001	00999	5/15/2024	6757054	60.00		100211	HAWKINS INC
	HAWKINS INC			Summary Total					60.00			

Payment Group Control Number 3823
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 5/29/2024

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
	P O BOX 860263 MINNEAPOLIS MN 55486-0263											
				Payment Amount					60.00			
104027	INK WIZARDS INC		PV	125131	001	00999	5/8/2024	10042	151.10		104027	INK WIZARDS INC
	INK WIZARDS INC 9958 HIGHWAY 10 NW ELK RIVER MN 55330			Summary Total					151.10			
				Payment Amount					151.10			
112475	INNOVATIVE OFFICE SOLUTIONS	S27569	PV	125216	001	00999	5/16/2024	IN4541922	55.65		112475	INNOVATIVE OFFIC SOLUTIONS
	INNOVATIVE OFFICE SOLUTIONS LOCKBOX 131434 P O BOX 1414 MINNEAPOLIS MN 55480-1414			Summary Total					55.65			
				Payment Amount					55.65			
107763	JEFFERSON FIRE AND SAFETY INC		PV	125271	001	00999	5/14/2024	IN314644	3,037.83		107763	JEFFERSON FIRE A SAFETY INC
	JEFFERSON FIRE AND SAFETY INC 7620 DONNA DRIVE MIDDLETON WI 53562			Summary Total					3,037.83			
				Payment Amount					3,037.83			
115408	KRIS ENGINEERING INC		PV	125286	001	00999	5/9/2024	39893	12,718.40		115408	KRIS ENGINEERIN
	KRIS ENGINEERING INC			Summary Total					12,718.40			

Payment Group Control Number 3823
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 5/29/2024

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
	1988 247TH STREET SAINT AUGUSTA MN 56301											
				Payment Amount					12,718.40			
100273	MALLOY MONTAGUE KARNOWSKI RADOSEVIC	INV # 56207	PV	125165	001	00999	5/8/2024	56207	10,405.00		100273	MALLOY MONTAGUE KARNOWSKI RADOS
	MALLOY MONTAGUE KARNOWSKI RADOSEVIC 410 PARK NATIONAL BANK BLDG 5353 WAYZATA BLVD MINNEAPOLIS MN 55416			Summary Total					10,405.00			
				Payment Amount					10,405.00			
117425	MAUER MAIN CHEVROLET		PV	125202	001	00999	5/2/2024	5303806	436.18		117425	MAUER MAIN CHEVR
	MAUER MAIN CHEVROLET 435 WEST MAIN STREET ANOKA MN 55303			Summary Total					436.18			
				Payment Amount					436.18			
100283	MENARDS COON RAPIDS		PV	125270	001	00999	5/13/2024	18997	120.93		100283	MENARDS COON RA
	MENARDS COON RAPIDS 3045 MAIN STREET COON RAPIDS MN 55448			Summary Total					120.93			
				Payment Amount					120.93			
100284	MENARDS ELK RIVER		PV	125132	001	00999	4/29/2024	94567	159.00		100284	MENARDS ELK RIVE
	MENARDS ELK RIVER 19521 EVANS STREET NW			Summary Total					159.00			
			PV	125133	001	00999	5/4/2024	94901	85.84			

Payment Group Control Number 3823
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 5/29/2024

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
	ELK RIVER MN 55330-1077			Summary Total					85.84			
			PV	125134	001	00999	4/30/2024	94613	203.03			
				Summary Total					203.03			
			PV	125135	001	00999	5/8/2024	95108	160.23			
				Summary Total					160.23			
			PV	125136	001	00999	4/25/2024	94300	176.26			
				Summary Total					176.26			
			PV	125137	001	00999	4/30/2024	94631	168.78			
				Summary Total					168.78			
				Payment Amount					953.14			
119825	METRO CREATIVE GRAPHICS INC		PV	125140	001	00999	4/30/2024	293174	99.00		119825	METRO CREATIVE GRAPHICS INC
	METRO CREATIVE GRAPHICS INC PO BOX 2085 LIVINGSTON NJ 07039			Summary Total					99.00			
				Payment Amount					99.00			
108208	METRO PRODUCTS INC		PV	125290	001	00999	5/9/2024	180406	444.90		108208	METRO PRODUCTS
	METRO PRODUCTS INC 7401 CENTRAL AVENUE NE FRIDLEY MN 55432			Summary Total					444.90			
			PV	125291	001	00999	5/8/2024	180387	236.37			
				Summary Total					236.37			
			PV	125296	001	00999	5/10/2024	180421	85.38			
				Summary Total					85.38			
				Payment Amount					766.65			

Payment Group Control Number 3823
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 5/29/2024

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
100341	MTI DISTRIBUTING INC		PV	125184	001	00999	5/7/2024	1427589-00	263.71		100341	MTI DISTRIBUTING I
	MTI DISTRIBUTING INC			Summary Total					263.71			
	SDS 12-1900		PV	125300	001	00999	5/15/2024	1429180-00	159.74			
	P O BOX 86			Summary Total					159.74			
	MINNEAPOLIS MN		PV	125302	001	00999	5/16/2024	1429180-01	32.06			
	55486-1900											
				Summary Total					32.06			
				Payment Amount					455.51			
115375	MUTT MITT		PV	125148	001	00999	5/7/2024	707133	5,399.15		115375	MUTT MITT
	MUTT MITT			Summary Total					5,399.15			
	12316 WORLD TRADE DRIVE SUITE 102											
	SAN DIEGO CA 92128											
				Payment Amount					5,399.15			
100988	NORTHERN SAFETY TECHNOLOGY		PV	125189	001	00999	5/8/2024	57692	287.10		100988	NORTHERN SAFETY TECHNOLOGY
	NORTHERN SAFETY TECHNOLOGY			Summary Total					287.10			
	5708 UPPER 147TH STREET W SUITE 107											
	APPLE VALLEY MN 55124											
				Payment Amount					287.10			
100363	NORTHERN SANITARY SUPPLY CO		PV	125117	001	00999	5/8/2024	208977	158.70		100363	NORTHERN SANITAF SUPPLY CO
	NORTHERN SANITARY SUPPLY CO			Summary Total					158.70			
	341 COON RAPIDS BLVD		PV	125210	001	00999	5/15/2024	209018	492.42			

Payment Group Control Number	3823		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	5/29/2024		

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
	MINNEAPOLIS MN 55433			Summary Total					492.42			
				Payment Amount					651.12			
115071	NORTHLAND OCCUPATIONAL HEALTH		PV	125213	001	00999	5/14/2024	21964	300.00		115071	NORTHLAND OCCUPATIONAL HE
	NORTHLAND OCCUPATIÒNAL HEALTH 7533 SUNWOOD DRIVE NW SUITE 212 RAMSEY MN 55303			Summary Total					300.00			
				Payment Amount					300.00			
112421	PERRILL		PV	125194	001	00999	5/1/2024	262383	200.00		112421	PERRILL
	PERRIL 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305			Summary Total					200.00			
				Payment Amount					200.00			
116092	ROADKILL ANIMAL CONTROL		PV	125188	001	00999	4/30/2024	04302024	103.00		116092	ROADKILL ANIMAL CONTROL
	ROADKILL ANIMAL CONTROL 520 HAROLD DRIVE BURNSVILLE MN 55337			Summary Total					103.00			
				Payment Amount					103.00			
100431	SAFETY KLEEN CORPORATION		PV	125190	001	00999	5/3/2024	R003153475	110.97		100431	SAFETY KLEEN CORPORATION
	SAFETY KLEEN CORPORATION PO BOX 975201			Summary Total					110.97			

Payment Group Control Number 3823
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 5/29/2024

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
	DALLAS TX 75397-5201											
				Payment Amount					110.97			
100440	SHORT ELLIOT HENDRICKSON INC		PV	125211	001	00999	5/6/2024	466144	13,543.58		100440	SHORT ELLIOT HENDRICKSON INC
	SHORT ELLIOT HENDRICKSON INC			Summary Total					13,543.58			
	P O BOX 64780											
	ST PAUL MN 55164-0780											
				Payment Amount					13,543.58			
100469	STREICHER'S POLICE EQUIPMENT		PV	125124	001	00999	5/3/2024	I1697397	124.99		100469	STREICHER'S POLIC EQUIPMENT
	STREICHER'S POLICE EQUIPMENT			Summary Total					124.99			
	10911 WEST HWY 55		PV	125126	001	00999	5/8/2024	I1698082	36.00			
	MINNEAPOLIS MN 55441			Summary Total					36.00			
			PV	125217	001	00999	5/13/2024	I1698892	142.94			
				Summary Total					142.94			
			PV	125220	001	00999	5/14/2024	I1699029	163.96			
				Summary Total					163.96			
				Payment Amount					467.89			
106990	USABLUEBOOK		PV	125181	001	00999	5/10/2024	INV00362191	93.95		106990	USABLUEBOOK
	USA BLUE BOOK			Summary Total					93.95			
	PO BOX 9004											
	GURNEE IL 60031-9004											
				Payment Amount					93.95			

Payment Group Control Number	3823		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	5/29/2024		

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
100529	WENDELL'S INC	05/03/24 Wendells Name Proulx	PV	125141	001	00999	5/3/2024	2941057	5.23		100529	WENDELL'S INC

WENDELL'S INC
6601 BUNKER LAKE BLVD
PO BOX 458
RAMSEY MN 55303-0458

Summary Total	5.23	
Payment Amount	5.23	
Total Amount to be Processed	221,057.42	
Total Number of Payments to be Processed	45	

Checks - 3,298,030.06
ACH - 221,057.42
Total A/P - 3,519,087.48

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #24-148

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF MAY 9, 2024 THROUGH MAY 22, 2024

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of May 9, 2024 through May 22, 2024 in the amount of $4,148,441.26 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 May 9, 2024 through May 22, 2024, in the amount of $4,148,441.26.

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 28th day of May, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 05/28/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Information

Title

Adopt Resolution #24-123 Approving Plans and Authorizing Advertisements for Bids for Improvement Project #24-04, Ford Brook Estates Drainage Improvements

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-123 approving plans and specifications and authorizing advertisements for bids for Improvement Project #24-04, Ford Brook Estates Drainage Improvements.

Background:

For several years the residents at 5725 180th Lane NW have voiced concerns with stormwater runoff that backs up into their property from the drainage ditch in City right-of-way north of 180th Lane NW. They first shared these concerns with Staff during the design and construction of the 2019 City Improvement Project #19-01, Ford Brook Estates Street Reconstructions, which addressed only minor drainage improvements as part of the street reconstruction project. After the project was complete, Staff informed the property owners that if they wanted the City to address their larger drainage concerns Staff could explore drainage improvement options and present them to the Public Works Committee for consideration of further action.

On September 19, 2023, Staff presented attached case #14569 to the Public Works Committee including preliminary design plans that proposed construction of an underground storm sewer system North of 180th Lane and West of Highway 47 to convey stormwater runoff collected within drainage ditches along both sides of 180th Lane and Krypton Street, and also from the low-lying area partially within MnDOT right-of-way on the West side of Highway 47 and partially on the East side of the property at 18013 Krypton Street, to an outlet to the Ford Brook in the City of Nowthen.

The proposed drainage improvements provide positive drainage to prevent stormwater runoff from temporarily ponding near the Southeast corner of the property at 5725 180th Lane NW and backing up into the yard through a swale in the front yard. And as directed by the Public Works Committee, improvements are proposed to provide an outlet for stormwater runoff that temporarily ponds West of Highway 47 on the East side of the property at 18013 Krypton Street NW. It should be noted that no right-of-entry or easements will be required for this work as MnDOT right-of-way along Highway 47 is 120 feet wide so all storm sewer along Highway 47 can be constructed within MnDOT right-of-way, and the low-lying area East of 18013 Krypton Street extends into MnDOT right-of-way.

Preliminary Project Schedule

November 14, 2023	City Council authorized preparation of plans and specifications and awarded topographic survey proposal
Jan – May 2024	Staff prepared plans and specifications
	City Council awards geotechnical evaluation proposal
May 28, 2024	City Council approves plans, authorizes bidding
July 1, 2024	Bid opening
July 9, 2024	City Council awards construction contract
July 2024	Begin construction
August 31, 2024	Substantial completion

October 18, 2024 Final completion

The ideal time to construct drainage improvements is typically during the drier months of July and August. Turf establishment and erosion control removal will occur between substantial and final completion.

Notification:

Upon Council approval, advertisements for bids will be published in the Anoka County Union Herald on Friday, May 31st, and again on Friday, June 7th.

Observations/Alternatives:

Observations:

A MnDOT utility permit is required before construction can begin. Staff has applied for this permit and anticipates receiving it soon. A Lower Rum River WMO permit is not required, and neither is a permit from the City of Nowthen since the work will occur in MnDOT right-of-way.

Alternatives:

Motion to adopt Resolution #24-123 approving plans and specifications and authorizing advertisements for bids for Improvement Project #24-04, Ford Brook Estates Drainage Improvements.

Funding Source:

Estimated construction costs based on final plans and specifications total $231,000. Approximately $131,000 is attributable to the proposed drainage improvements along 180th Lane NW, and $100,000 is attributable to the proposed drainage improvements South of 180th Lane NW. Estimated construction costs for all drainage improvements North of 180th Lane NW to the outlet South of Ford Brook was split evenly between and added to the attributable costs above.

Staff prepared final plans and specifications as part of their normal duties.

Topographic survey along the proposed storm sewer routes was completed by Bolton & Menk in the Fall of 2023 in the not-to-exceed amount of $3,460.

The proposed improvements will benefit various properties within the Ford Brook Estates residential neighborhood. The City of Ramsey charges residents and businesses a monthly stormwater utility fee to provide a dedicated source of revenue for stormwater drainage projects to correct drainage issues and for stormwater maintenance operations. Funding is therefore proposed to come from the stormwater utility fund.

Recommendation:

On March 19, 2024, the Ramsey Public Works Committee reviewed the plans and recommended City Council approval of plans and specifications and authorization to advertise for bids.

Staff recommends adopting Resolution #24-123 approving plans and specifications and authorizing advertisements for bids for Improvement Project #24-04, Ford Brook Estates Drainage Improvements.

Action:

Adopt Resolution #24-123 approving plans and specifications and authorizing advertisements for bids for Improvement Project #24-04, Ford Brook Estates Drainage Improvements.

Attachments

Resolution 24-123

PWC case Sept 19, 2023

PWC Mtg Min Sept 19, 2023

PWC case Oct 17, 2023
PWC Mtg Min Oct 17, 2023
PWC Mtg Min Mar 19, 2024
PWC case Mar 19, 2024
24-04 Title Sheet

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/23/2024 02:24 PM
Form Started By: Bruce Westby		Started On: 04/24/2024 08:29 AM
Final Approval Date: 05/23/2024		

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

RESOLUTION #24-123

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENTS FOR BIDS FOR IMPROVEMENT PROJECT #24-04, FORD BROOK ESTATES DRAINAGE IMPROVEMENTS

WHEREAS, the City of Ramsey proposes to construct drainage improvements to collect stormwater runoff from City streets within the Ford Brook Estates residential development, and from a portion of State Highway 47, and to route the stormwater runoff to Ford Brook to address stormwater runoff encroachment concerns raised by private property owners; and

WHEREAS, the City of Ramsey charges residents and businesses a monthly stormwater utility fee to provide a dedicated source of revenue for stormwater drainage projects to correct drainage issues and for stormwater maintenance operations; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-280 adopted November 14, 2023, the City Engineer was ordered to prepare plans and specifications for Improvement Project #24-04 and Bolton & Menk, Inc. was authorized to collect topographic survey in the amount of $3,460 to assist with preparation of plans and specifications; and

WHEREAS, the City Engineer has completed the plans and specifications for the purpose of advertising bids for Improvement Project #24-04, Ford Brook Estates Drainage Improvements.

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

1) The Ramsey City Council hereby approves the plans and specifications prepared by the City Engineer and authorizes advertisements for bids for Improvement Project #24-04, Ford Brook Estates Drainage Improvements.

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 28th day of May, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

Public Works Committee
Meeting Date: 09/19/2023

Primary Strategic Plan Initiative: Not Applicable

Title:
Review Drainage Concerns at 5725 180th Lane NW

Purpose/Background:
Purpose:
The purpose of this case is review drainage concerns of the property owners at 5725 180th Lane NW. Staff will also present and discuss optional improvements to address their concerns and will seek direction for further action.

Background:
The property owners at 5725 180th Lane NW, Scott and Lisa Monserud, shared their drainage concerns with City Staff during the design and construction of City Improvement Project #19-01, Ford Brook Estates Street Reconstructions. In summary, they purchased this property over 25 years ago and have had concerns about stormwater runoff backing up into the property from the drainage ditch located within City right-of-way along 180th Lane.

When the street was reconstructed in 2019, minor drainage improvements were completed as part of the project. At the time staff informed the property owners that if they wanted the City to address their drainage concerns in greater detail following completion of the project Staff would explore options and present them to the Public Works Committee for review and consideration of further action.

Staff has since identified two primary options.

1. Option 1 - Fill the swale in between the ditch and the shallow pond east of their home that allows water to back up onto their private property. If this option is pursued the fill would have to be designed to allow runoff from the back yard to drain south into the drainage ditch unimpeded. Estimated costs for this option could approach $25,000 depending on the scope of the work.
2. Option 2 - Construct an underground storm sewer system to direct runoff from the ditch to Ford Brook. Estimated costs for this option total $183,000 if completed as a City Improvement project. Below is a cost breakout.

Option 2 estimated project costs -	
48” Inlet Structure w/HC casting	$ 10,000
4 x 48” Storm MH w/casting	$ 30,000
18” Flared End Section w/ grate	$ 3,000
650 LF 18” RCP	$ 60,000
2 Driveway remove & replace	$ 6,000
83 LF Culvert Removal	$ 1,200
0.25 Acre Seeding	$ 1,500
155 CY Topsoil	$ 8,000
Erosion Control	$ 1,200
Traffic Control (TH 47)	$ 5,000
Mobilization	$ 15,000

Construction Total	**$140,900**
Contingency (10%)	$ 14,090
Indirect (18%)	$ 27,898
Total Project	**$182,888 è say $183,000**

A MnDOT right of way permit would be required to construct this project.

A LRRWMO permit would also likely be required since work will likely be required in close proximity to Ford Brook.

Permission from the City of Nowthen would also be required to construct this project.

Staff have visited the site numerous times since 2018 when Improvement Project #19-01 was first being scoped. Staff have taken numerous pictures of the streets, drainage ditches, driveways, culverts and abutting properties. Staff will share some of these pictures during the meeting.

The property owners have also taken and shared many pictures and videos with Staff, some of which will also be shared during Staff's presentation.

Drainage generally runs north to south, towards 180th Lane NW, across the property. Attached is a figure showing 2023 aerial photography with 2-foot contours.

Attached is a figure that shows the proposed storm sewer system outlined in option 2.

Notification:
N/A

Time Frame/Observations/Alternatives:
Timeframe:
Staff anticipates up to 45 minutes will be required to present this case and respond to questions.

Observations/Alternatives:
The property owners received notice of this meeting and a link to the Public Works agenda, including this case, and are planning to attend the meeting in person.

Funding Source:
Dependent on discussions and direction from the Public Works Committee.

Recommendation:
Staff has no recommendations to offer at this time.

Outcome/Action:
Dependent on discussions and direction from the Public Works Committee.

Attachments

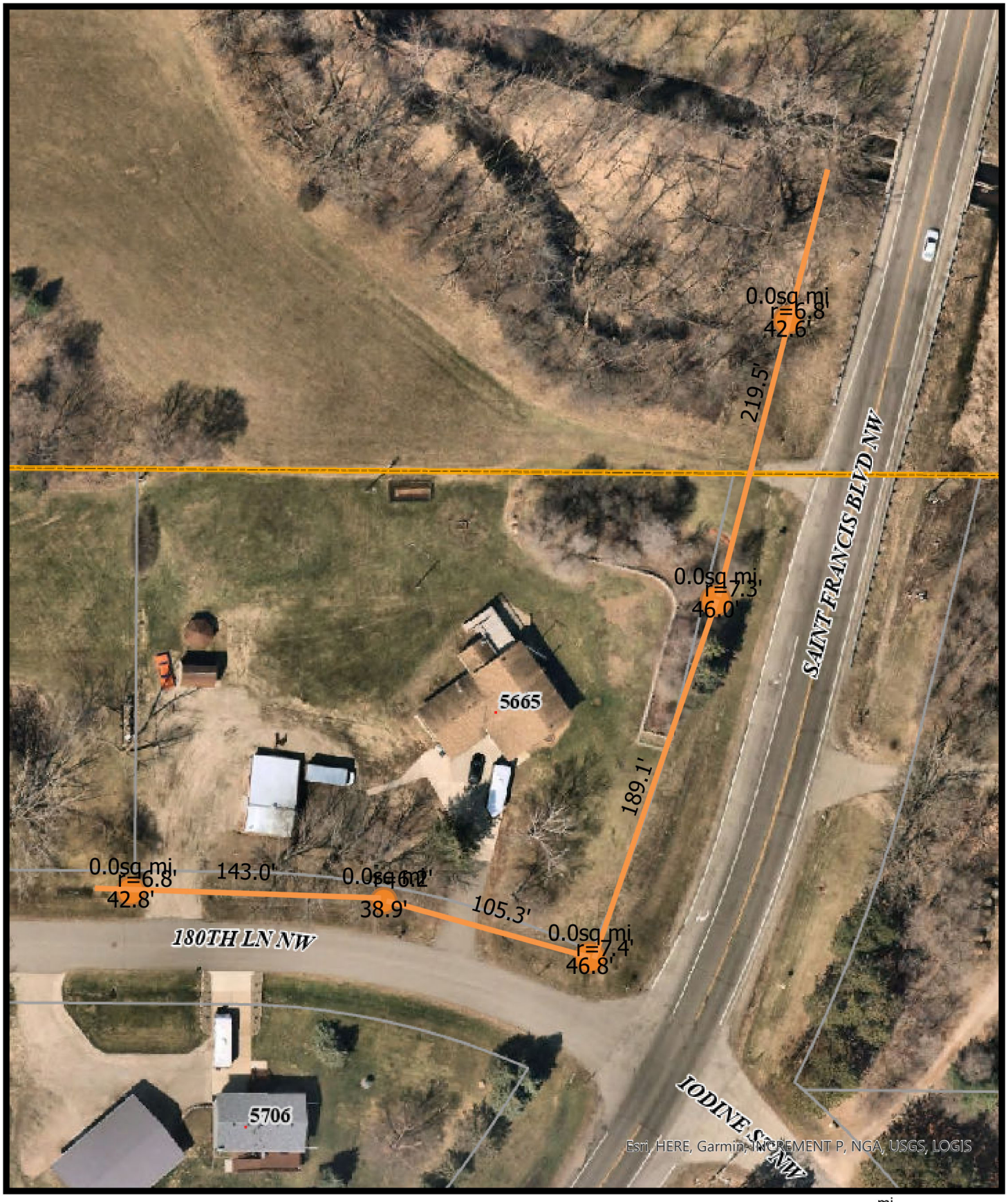
Option 2 Project Layout
2023 Aerial w 2' Contours

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	09/14/2023 03:20 PM

Form Started By: Bruce Westby Started On: 09/12/2023 01:38 PM
Final Approval Date: 09/14/2023

5725 180th Ln Storm Sewer Improvements



Print Date: May 26, 2023

2023 Aerial Image with 2-Foot Contours



Print Date: September 14, 2023

0 0 0.01 0.02 0.03 0.04 mi

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, September 19, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Chris Riley
Councilmember Debra Musgrove
Councilmember Matt Woestehoff (Remote)

Members Absent: None

Also Present: City Engineer/Public Works Director Bruce Westby

1. CALL TO ORDER

Chairperson Riley called the regular meeting of the Public Works Committee to order at 5:33 p.m.

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

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

A roll call vote was performed:

Councilmember Musgrove aye
Councilmember Woestehoff aye
Chairperson Riley aye

Motion carried.

4. APPROVE MINUTES

4.01: Approve July 18, 2023, Meeting Minutes

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

Regular Meeting Minutes dated July 18, 2023

A roll call vote was performed:

Councilmember Musgrove aye
Councilmember Woestehoff aye
Chairperson Riley aye

Motion carried.

5. COMMITTEE BUSINESS

5.01: Review Drainage Concerns at 5725 180th Lane NW

City Engineer/Public Works Director Westby reviewed the staff report.

Chairperson Riley asked the property owners at 5725 180th Lane NW, Scott and Lisa Monserud, if they wanted to add anything to staff's presentation. The Monserud's stated that more water has been ponding on their property since the street was reconstructed. They also stated they feel the City is responsible for fixing this issue since all stormwater runoff from their neighborhood ends up on their property.

City Engineer/Public Works Director Westby displayed the drainage plan from the Ford Brook Estates Street Reconstruction project, Improvement Project #19-01, and confirmed that stormwater runoff from the street and front yards of most of the properties do generally drain to the southeast corner of the Monserud's property via drainage ditches and a culvert crossing 180th Lane NW.

Councilmember Musgrove asked if the driveway culvert on the Monserud's neighbor's property to the east was upsized with IP #19-01.

City Engineer/Public Works Director Westby stated he was uncertain if the culvert had been upsized, but he recalled that the new culvert was raised several inches and the ditch bottom in this area was regraded to help remove the low point west of their neighbor's driveway to reduce the amount of standing water next to and on the Monserud's property.

Chairperson Riley asked if the drainage issues previously raised by the property owners Southeast of the Krypton Street cul-de-sac were proposed to or could be addressed with these drainage improvements.

City Engineer/Public Works Director Westby stated the improvements as currently proposed do not address the concerns previously raised by these property owners.

Chairperson Riley asked if the property owners drainage concerns could be addressed as part of these improvements.

City Engineer/Public Works Director Westby confirmed that staff could further explore this if the Committee directed staff to do so.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to direct staff to prepare preliminary design plans based on the concept plan presented and to update the cost estimate for further review at the October Public Works Committee meeting, and to explore proposed improvements to address the drainage concerns of the property owners Southeast of the Krypton Street cul-de-sac.

A roll call vote was performed:

Councilmember Musgrove aye
Councilmember Woestehoff aye
Chairperson Riley aye

Motion carried.

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

City Engineer/Public Works Director Westby reviewed the staff report and provided a brief update on the current status of pothole patching across the City, and noted that Staff plans to present a formal update on all 2023 pothole patching work to the City Council at an upcoming work session, as well as how Staff plans to prepare for 2024.

Councilmember Woestehoff stated that the south parking lot at Central Park was recently paved but that the pavement surface of the new basketball courts is slick and asked staff to look into this.

A vote was not called for.

6. COMMITTEE / STAFF INPUT

6.01: Review Future Topics Calendar

Chairperson Riley asked if Committee members had questions or comments on the calendar.

Chairperson Riley asked staff to add dates in place of "Future/TBD" for the last two items under "Topics for Discussion – Planning and Budget" titled "Replace City monument sign TH 47 & Bunker Lk Blvd" and "Targeted Trail Gap Connection Planning". He noted that these items have been on the list for a long time and he would like them to be addressed in the near future.

Chairperson Riley inquired if others have noticed any traffic issues at the intersection of TH 47 and Bunker Lake Boulevard due to traffic backing up from the signal system at McKinley Street. He noted that this signal system is proposed to become permanent so he wanted to make sure no signal modifications were needed.

City Engineer/Public Works Director Westby stated staff is not aware of any issues resulting from the McKinley Street signal system.

None of the Committee members had noticed or heard of any traffic issues in this area either.

7. ADJOURNMENT

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

A roll call vote was performed:

Councilmember Musgrove aye
Councilmember Woestehoff aye
Chairperson Riley aye

Motion carried.

The regular meeting of the Public Works Committee adjourned at 6:34 p.m.

Respectfully submitted,



Bruce Westby
City Engineer/Public Works Director

Drafted by Katie Schmidt *
City Clerk

* Timesavers did not prepare these minutes as the meeting was not recorded due to technical difficulties.

Public Works Committee

Meeting Date: 10/17/2023

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Consider Ford Brook Estates Drainage Improvements

Purpose/Background:

Purpose:

The purpose of this case is review Staff's proposed preliminary plans and updated cost estimates and consider authorizing Staff to prepare final construction plans and specifications for drainage improvements in the Ford Brook Estates residential development in the Northeast corner of the City.

Background:

The property owners at 5725 180th Lane NW, Scott and Lisa Monserud, have concerns with stormwater runoff that backs up into their property from the drainage ditch in City right-of-way north of 180th Lane NW. They first shared these concerns with Staff during the design and construction of the 2019 City Improvement Project #19-01, Ford Brook Estates Street Reconstructions, which addressed minor drainage improvements as part of the project. After the project was completed, Staff informed the property owners that if they wanted the City to address their drainage concerns in greater detail Staff could explore drainage improvement options and present them to the Public Works Committee for consideration of further action.

On September 19, 2023, Staff presented the attached case to the Public Works Committee outlining drainage improvement options that would address the Monserud's concerns. The Committee directed staff to develop preliminary design plans for drainage improvements providing positive drainage to prevent stormwater runoff from temporarily ponding on/near the Southeast corner of the Monserud's property, which can then back up into their yard through the existing swale. The Committee also directed staff to explore providing an outlet for stormwater runoff that temporarily ponds West of Highway 47 on the East side of the property at 18013 Krypton Street NW in response to concerns previously raised by these property owners.

The preliminary design proposed in the attached plan sheets includes constructing an underground storm sewer system North of 180th Lane and West of Highway 47 to convey stormwater runoff collected within drainage ditches along both sides of 180th Lane and Krypton Street, and from the low-lying area partially within MnDOT right-of-way on the West side of Highway 47 and partially on the East side of the property at 18013 Krypton Street, to an outlet to the Ford Brook in the City of Nowthen. MnDOT's right-of-way along this segment of Highway 47 is 120-feet wide so all storm sewer along Highway 47 can be constructed within MnDOT's right-of-way, and the low-lying area on the East side of 18013 Krypton Street that has an elevation of less than 884 as shown in the attached figure titled "Ford Brook Estates 2-Foot Contours" extends into MnDOT's right-of-way.

Estimated construction costs for this preliminary design totals $225,000 with approximately $130,000 attributable to the storm sewer system between the Monserud's property and Ford Brook, and $95,000 attributable to the storm sewer system South of 180th Lane. These costs include 10-percent contingency costs.

If the Committee were to direct Staff to prepare final design plans and cost estimates, additional topo survey and geotechnical evaluation work would be required to complete the design. This work is estimated to cost an additional $20,000.

A MnDOT right of way permit would be required to construct this project.

A LRRWMO permit would also be required since work will be required in close proximity to Ford Brook, which could result in additional project costs depending on potential wetland impacts.

The City of Nowthen would also need to be contacted to ensure they don't restrict such work within their City limits.

Notification:

The property owners received notice of this meeting and a link to the Public Works agenda, including this case, and may attend the meeting.

Time Frame/Observations/Alternatives:

Staff anticipates up to 20 minutes will be required to present this case and respond to questions.

Funding Source:

Dependent on Public Works Committee direction.

Recommendation:

Staff has no recommendations to offer at this time.

Outcome/Action:

Dependent on discussions and direction from the Public Works Committee.

Attachments

091923 PWC case
Final Plans IP 19-01
Ford Brook Estates Plat
Ford Brook Estates 2-Ft Contours
180th Lane Plan Sheet
TH 47 North Plan Sheet
TH 47 South Plan Sheet
Title Plan Sheet

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	10/12/2023 03:11 PM
Form Started By: Bruce Westby		Started On: 10/10/2023 04:11 PM
Final Approval Date: 10/12/2023		

Public Works Committee
Meeting Date: 09/19/2023

Primary Strategic Plan Initiative: Not Applicable

Title:
Review Drainage Concerns at 5725 180th Lane NW

Purpose/Background:
Purpose:
The purpose of this case is review drainage concerns of the property owners at 5725 180th Lane NW. Staff will also present and discuss optional improvements to address their concerns and will seek direction for further action.

Background:
The property owners at 5725 180th Lane NW, Scott and Lisa Monserud, shared their drainage concerns with City Staff during the design and construction of City Improvement Project #19-01, Ford Brook Estates Street Reconstructions. In summary, they purchased this property over 25 years ago and have had concerns about stormwater runoff backing up into the property from the drainage ditch located within City right-of-way along 180th Lane.

When the street was reconstructed in 2019, minor drainage improvements were completed as part of the project. At the time staff informed the property owners that if they wanted the City to address their drainage concerns in greater detail following completion of the project Staff would explore options and present them to the Public Works Committee for review and consideration of further action.

Staff has since identified two primary options.

1. Option 1 - Fill the swale in between the ditch and the shallow pond east of their home that allows water to back up onto their private property. If this option is pursued the fill would have to be designed to allow runoff from the back yard to drain south into the drainage ditch unimpeded. Estimated costs for this option could approach $25,000 depending on the scope of the work.
2. Option 2 - Construct an underground storm sewer system to direct runoff from the ditch to Ford Brook. Estimated costs for this option total $183,000 if completed as a City Improvement project. Below is a cost breakout.

<u>Option 2 estimated project costs -</u>

48” Inlet Structure w/HC casting	$ 10,000
4 x 48” Storm MH w/casting	$ 30,000
18” Flared End Section w/ grate	$ 3,000
650 LF 18” RCP	$ 60,000
2 Driveway remove & replace	$ 6,000

83 LF Culvert Removal	$ 1,200
0.25 Acre Seeding	$ 1,500
155 CY Topsoil	$ 8,000
Erosion Control	$ 1,200
Traffic Control (TH 47)	$ 5,000
Mobilization	$ 15,000
Construction Total	**$140,900**
Contingency (10%)	$ 14,090
Indirect (18%)	$ 27,898
Total Project	**$182,888 è say $183,000**

A MnDOT right of way permit would be required to construct this project.

A LRRWMO permit would also likely be required since work will likely be required in close proximity to Ford Brook.

Permission from the City of Nowthen would also be required to construct this project.

Staff have visited the site numerous times since 2018 when Improvement Project #19-01 was first being scoped. Staff have taken numerous pictures of the streets, drainage ditches, driveways, culverts and abutting properties. Staff will share some of these pictures during the meeting.

The property owners have also taken and shared many pictures and videos with Staff, some of which will also be shared during Staff's presentation.

Drainage generally runs north to south, towards 180th Lane NW, across the property. Attached is a figure showing 2023 aerial photography with 2-foot contours.

Attached is a figure that shows the proposed storm sewer system outlined in option 2.

Notification:
N/A

Time Frame/Observations/Alternatives:
Timeframe:
Staff anticipates up to 45 minutes will be required to present this case and respond to questions.

Observations/Alternatives:
The property owners received notice of this meeting and a link to the Public Works agenda, including this case, and are planning to attend the meeting in person.

Funding Source:
Dependent on discussions and direction from the Public Works Committee.

Recommendation:
Staff has no recommendations to offer at this time.

Outcome/Action:
Dependent on discussions and direction from the Public Works Committee.

Attachments

Option 2 Project Layout
2023 Aerial w 2' Contours

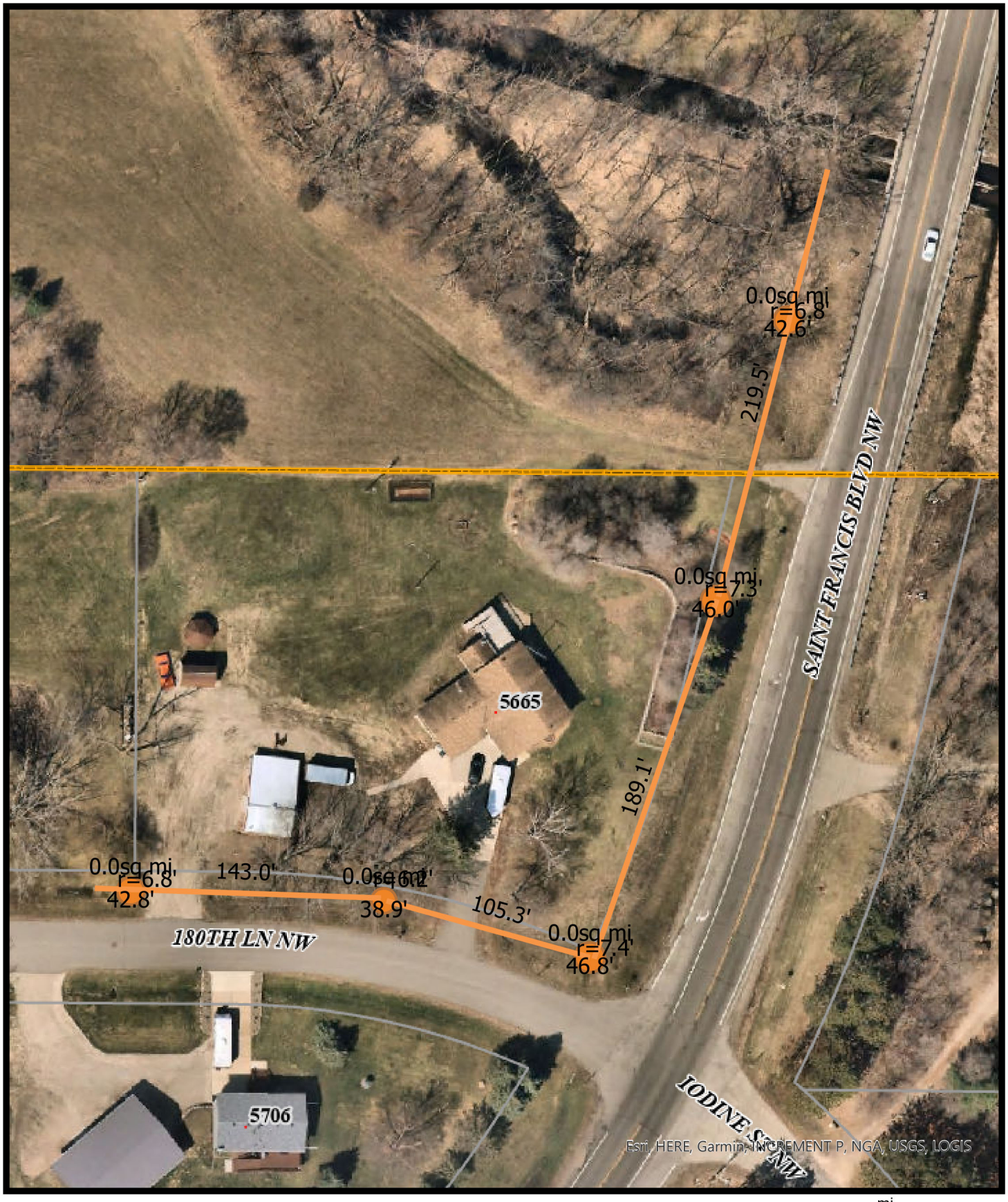
Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	09/14/2023 03:20 PM

Form Started By: Bruce Westby Started On: 09/12/2023 01:38 PM

Final Approval Date: 09/14/2023

5725 180th Ln Storm Sewer Improvements



Print Date: May 26, 2023

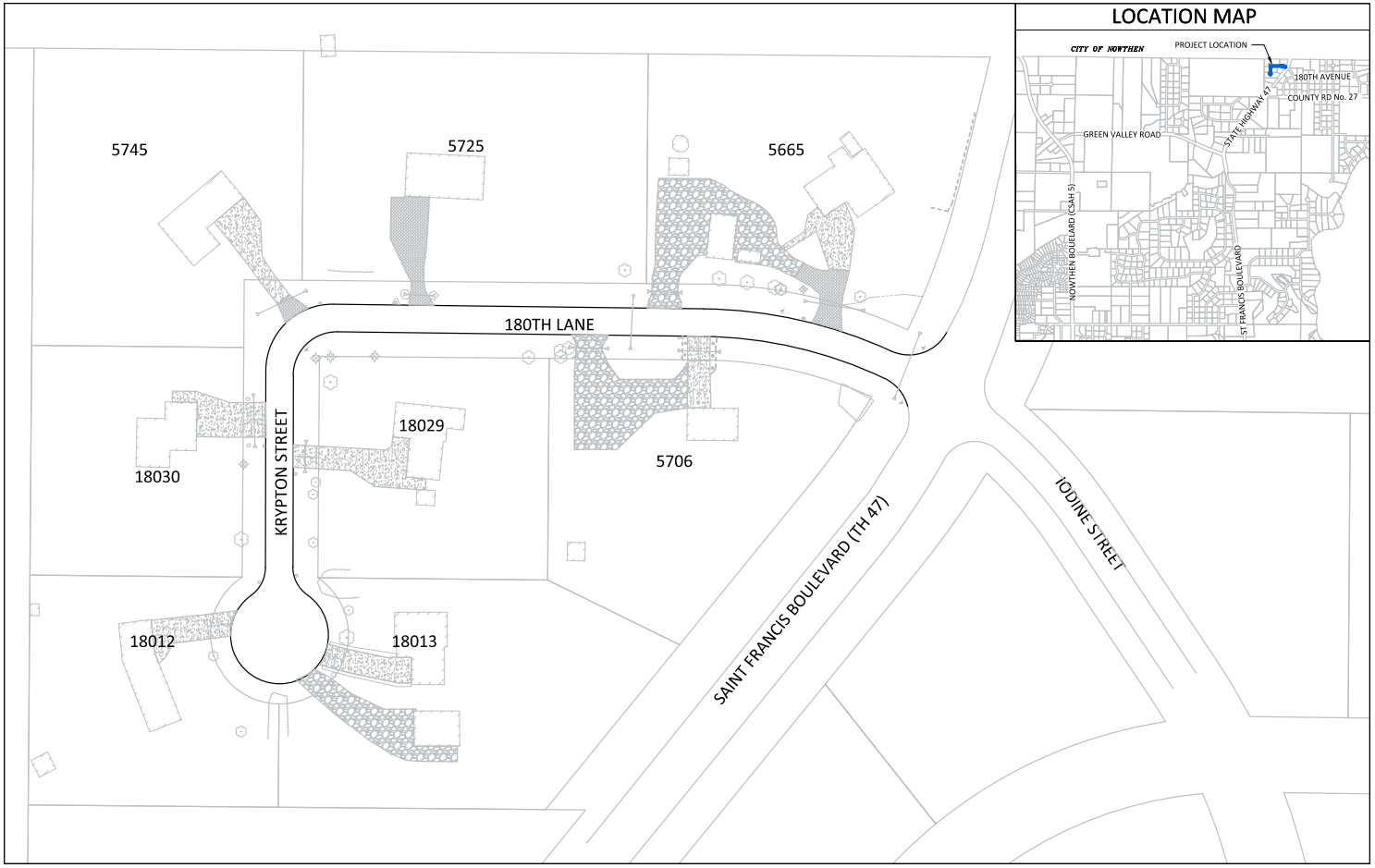
2023 Aerial Image with 2-Foot Contours



Print Date: September 14, 2023

0 0 0.01 0.02 0.03 0.04 mi

CITY OF RAMSEY
FORD BROOK ESTATES STREET RECONSTRUCTIONS
CITY IMPROVEMENT PROJECT NO. 19-01



LOCATION MAP

GOVERNING SPECIFICATIONS

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

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 MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

THIS PLAN CONTAINS 19 SHEETS

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	STATEMENT OF ESTIMATED QUANTITIES
3	TYPICAL SECTION
4	DETAILS
5	EXISTING CONDITIONS AND REMOVALS
6	EROSION CONTROL
7	ALIGNMENT LAYOUT
8	STREET AND STORM SEWER - KRYPTON STREET
9	STREET AND STORM SEWER - 180TH LANE
10	ALT A - KRYPTON STREET CUL-DE-SAC
11	RESTORATION
12	CROSS SECTIONS - KRYPTON STREET CUL-DE-SAC
13	CROSS SECTIONS - STA. 0+50 TO 2+00
14	CROSS SECTIONS - STA. 2+50 TO 4+00
15	CROSS SECTIONS - STA. 4+50 TO 6+00
16	CROSS SECTIONS - STA. 6+15 TO 8+01
17 - 18	SWPPP - NOTES
19	SWPPP - SITE PLAN

LEGEND

LIGHT POLE	EASEMENT
TREE	RIGHT OF WAY
TREE	ELECTRIC
SHRUB	OVERHEAD ELECTRIC
SIGN	GAS
VALVE	TELECOMMUNICATIONS
UTILITY PEDESTAL	STORM SEWER
HAND HOLE	SANITARY SEWER
REMOVE TREE	WATERMAIN
3'X2' CATCH BASIN	SAWCUT PAVEMENT
MANHOLE	TREE LINE
INLET PROTECTION	FENCE
HYDRANT	LANDSCAPING
VALVE	RETAINING WALL
	5' CONTOUR LINE
	1' CONTOUR LINE
	SILT FENCE
	REMOVE BITUMINOUS PAVEMENT
	SODDING TYPE LAWN
	CONCRETE PAVEMENT
	BITUMINOUS PAVEMENT
	GRAVEL SURFACE
	MILL BITUMINOUS PAVEMENT

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.
RAMSEY CITY ENGINEER

LIC. NO. 40116 DATE 4/8/19

DATE	REVISION
5/31/19	REVISE CENTERLINE ALIGNMENT

SCALE (FEET) 0 50 100 150

N

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

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

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL 1-800-252-1166 OR 651-454-0002

Call before you dig 811
651 454-0002 Metro
800 252-1166 Outstate
www.gopherstateonecall.org

SHEET 1 OF 19 SHEETS

May 31, 2019 - 2:34pm
G:\Engineering\AutoCad Dwgs\Projects A-M\Ford Brook Estates 19-01\Plan Drawings\19-01 Cover & Notes.dwg

19-01 FORD BROOK ESTATES STREET RECONSTRUCTIONS STATEMENT OF ESTIMATED QUANTITIES					
PAGE No.	NOTE	MNDOT No.	DESCRIPTION	UNIT	ESTIMATED QUANTITY
		2021.501	MOBILIZATION	LS	1
5	1	2101.502	CLEARING TREE	TREE	4
5	1	2101.507	GRUBBING TREE	TREE	4
5	1	2104.501	REMOVE PIPE CULVERTS	LF	142
5	1	2104.503	REMOVE CONCRETE PAVEMENT - DRIVEWAYS	SF	1,370
5	1	2104.505	REMOVE BITUMINOUS PAVEMENT - DRIVEWAYS	SY	87
5	1	2104.505	REMOVE BITUMINOUS PAVEMENT - ROADWAY	SY	2,641
5	1	2104.505	REMOVE GRAVEL PAVEMENT - DRIVEWAYS	SY	117
5	1	2104.507	SUBGRADE EXCAVATION, REMOVE UNSUITABLE MATERIAL (EV)	CY	2,097
5	1	2104.511	SAWING CONCRETE PAVEMENT - FULL DEPTH	LF	110
5	1	2104.513	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LF	113
5	1	2104.521	SALVAGE AND INSTALL RETAINING WALL	LF	52
5	5, 1	2104.523	SALVAGE AND INSTALL MAIL BOX SUPPORT	EA	8
5		2104.523	TEMPORARY MAIL BOX CLUSTER	EA	1
12 - 16	2	2105.501	COMMON EXCAVATION (EV)	CY	175
8 - 9	2	2105.522	SELECT GRANULAR BORROW (CV)	CY	2,430
8 - 9		2105.604	GEOTEXTILE FABRIC TYPE V	SY	3,036
8 - 9		2112.501	SUBGRADE PREPARATION	RDST	8
11	2	2118.502	AGGREGATE SURFACING, CLASS 5 MODIFIED (LV) - DRIVEWAYS	CY	16
8 - 9		2130.501	WATER	MGAL	16
8 - 9		2211.503	AGGREGATE BASE CLASS 5 MODIFIED (CV)	CY	380
5	1	2232.501	MILL BITUMINOUS PAVEMENT (1.5")	SY	126
11	3	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	200
11	4	2360.501	TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) (1.5")	TON	230
11	4	2360.501	TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) DRIVEWAYS (2.0")	TON	10
11	4	2360.502	TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330C) (2.0")	TON	302
9		2501.511	15" CS PIPE CULVERT	LF	127
9		2501.515	15" CS PIPE APRON	EA	8
8 - 9		2501.602	CLEAN PIPE CULVERT	EA	5
8 - 9		2502.541	4" PERF. PIPE DRAIN	LF	721
9		2506.501	CONSTUCT DRAINAGE STRUCTURE DESIGN 48-4020	LF	5.3
9		2506.516	FURNISH & INSTALL CASTING ASSEMBLY - STORM	EA	1
9		2506.522	ADJUST FRAME & RING CASTING	EA	1
11		2531.507	6" CONCRETE DRIVEWAY PAVEMENT	SF	1,377
5, 11		2540.601	LANDSCAPE RESTORATION	LS	1
	6	2563.601	TRAFFIC CONTROL	LS	1
6		2572.501	TREE PROTECTION FENCE	LF	155
6		2573.502	SILT FENCE, TYPE MS	LF	220
6		2573.530	STORM DRAIN INLET PROTECTION - MANHOLE	EA	1
6		2573.530	STORM DRAIN INLET PROTECTION - CULVERT	EA	20
11		2574.508	FERTILIZER TYPE 3	LBS	52
11		2574.525	TOPSOIL (LV)	CY	173
11		2575.501	HYDROSEEDING	ACRE	0.52
11		2575.502	SEED MIXTURE 25-151	LBS	63
11		2575.505	SODDING TYPE LAWN	SY	83
11		2575.562	HYDRAULIC MATRIX TYPE MULCH	LBS	1,040
ALT A: KRYPTON STREET CUL-DE-SAC (100' DIAMETER)					
PAGE No.	NOTE	MNDOT No.	DESCRIPTION	UNIT	ESTIMATED QUANTITY
10	1	2101.502	CLEARING TREE	TREE	1
10	1	2101.507	GRUBBING TREE	TREE	1
10	1	2104.503	REMOVE CONCRETE PAVEMENT - DRIVEWAYS	SF	208
10	1	2104.507	SUBGRADE EXCAVATION, REMOVE UNSUITABLE MATERIAL (EV)	CY	160
10	2	2105.501	COMMON EXCAVATION (EV)	CY	10
10	2	2105.522	SELECT GRANULAR BORROW (CV)	CY	192
10		2105.604	GEOTEXTILE FABRIC TYPE V	SY	240
10	2	2211.503	AGGREGATE BASE CLASS 5 MODIFIED (CV)	CY	32
10	3	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	17
10	4	2360.501	TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) (1.5")	TON	20
10	4	2360.502	TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330C) (2.0")	TON	26
10		2571.502	DECIDUOUS TREE 2.5" CAL. BR	EA	1

PAY ITEM NOTES:

1. REMOVAL LIMITS SHALL BE MARKED IN THE FIELD BY CITY STAFF.
2. EV TO CV CONVERSION FACTOR = 1.2.
3. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 0.07 GAL/SY.
4. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 110 LB/SY-IN.
5. PAY ITEM INCLUDES ALL EXISTING MAILBOX SUPPORTS, REGARDLESS OF MATERIAL(S), SIZE, FOOTING TYPE, LOCATION, OR EXISTING ELECTRICAL SERVICE.
6. LUMP SUM QUANTITY SHALL INCLUDE ALL COST REQUIRED FOR MAINTAINING ALL FLAGGING OPERATIONS AS NECESSARY, MAINTAINING PEDESTRIAN ACCESS ROUTES, ANY SIGNAGE AND BARRICADES AS NECESSARY.

GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. IT IS NOT GUARANTEED ANY OR ALL EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING IRRIGATION SYSTEMS WITHIN THE PROJECT CONSTRUCTION LIMITS BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO IRRIGATION SYSTEMS WHERE POSSIBLE.
3. SALVAGE AND INSTALL MAILBOX SUPPORTS IN THE SAME LOCATION, UNLESS OTHERWISE DIRECTED. THE INSTALLATION WILL BE THE SAME TYPE AS ORIGINAL INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING MAILBOX SUPPORTS WHICH ARE DAMAGED DURING SALVAGE AND/OR INSTALLATION UNLESS CONTRACTOR NOTIFIES CITY OF DAMAGED MAILBOX SUPPORTS BEFORE SALVAGE OPERATIONS BEGIN. SALVAGED MAILBOX SUPPORTS SHALL BE STORED BY CONTRACTOR DURING PROJECT.

DATE	REVISION

Apr 09, 2019 - 11:40am
G:\Engineering\AutoCad Dwgs\Projects A-M\Ford Brook Estates 19-01\Plan Drawings\19-01 Cover & Notes.dwg

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
Date 4/8/19 Lic. No. 40116

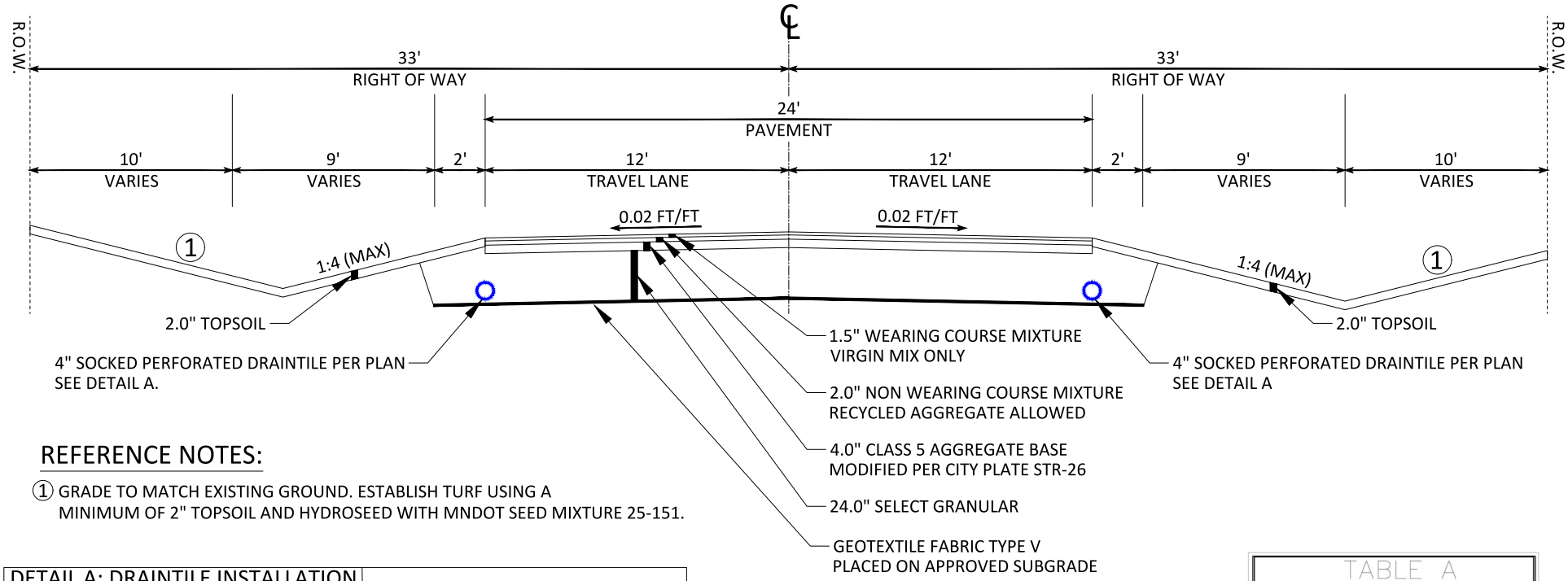
DESIGNED BY:	
JJF	
DRAWN BY: JJF	DATE: 4/8/19
CHECKED BY: BRW	FILE No. 19-01

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STATEMENT OF ESTIMATED QUANTITIES

FORD BROOK ESTATES STREET RECONSTRUCTIONS
CITY PROJECT NO. 19-01
CITY OF RAMSEY, MINNESOTA

180th Lane & Krypton Street Typical Section

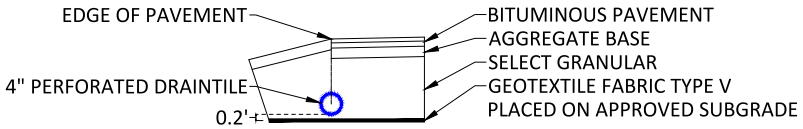


REFERENCE NOTES:

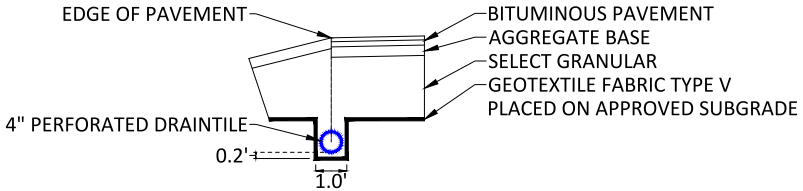
① GRADE TO MATCH EXISTING GROUND. ESTABLISH TURF USING A MINIMUM OF 2" TOPSOIL AND HYDROSEED WITH MNDOT SEED MIXTURE 25-151.

DETAIL A: DRAINTILE INSTALLATION

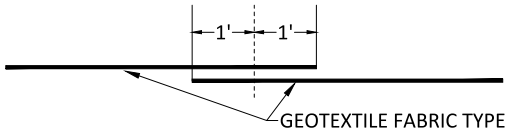
TYPICAL DRAINTILE INSTALLATION



DRAINTILE INSTALLATION: DRAINTILE BELOW SELECT GRANULAR GRADE



DETAIL B: GEOTEXTILE FABRIC SEAM



1. GEOTEXTILE FABRIC SHALL BE OVERLAPPED 2-FEET AS SHOWN.
2. THE GEOTEXTILE FABRIC MUST BE SECURED SO THAT IT IS NOT DISPLACED DURING SUBSEQUENT CONSTRUCTION. NO TRAFFIC OR CONSTRUCTION EQUIPMENT IS TO OPERATE DIRECTLY ON THE FABRIC, 1-FOOT OF SELECT GRANULAR FILL MUST BE PLACED FIRST.
3. MEASUREMENT FOR PAYMENT DOES NOT INCLUDE ALLOWANCE FOR SEAMS OR OVERLAPS.

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

DATE	REVISION

Apr 09, 2019 - 7:32am
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BRUCE WESTBY
Date 4/8/19 Lic. No. 40116

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 4/8/19
CHECKED BY:	BRW	FILE No. 19-01

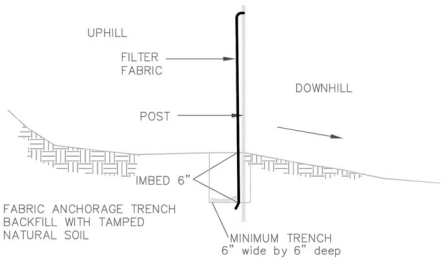
City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

TYPICAL SECTION

FORD BROOK ESTATES STREET RECONSTRUCTIONS
CITY PROJECT NO. 19-01
CITY OF RAMSEY, MINNESOTA

SHEET 3 OF 19 SHEETS

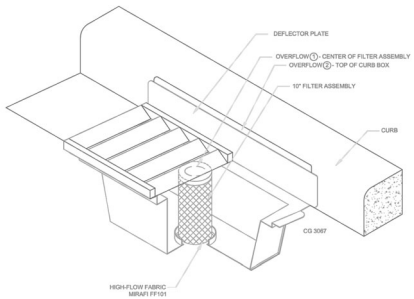


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

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

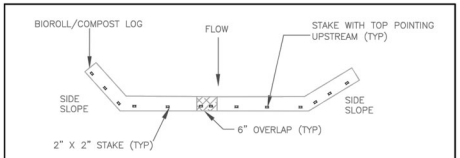


INLET PROTECTION – WIMCO OR EQUAL

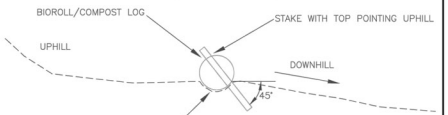
N.T.S.

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

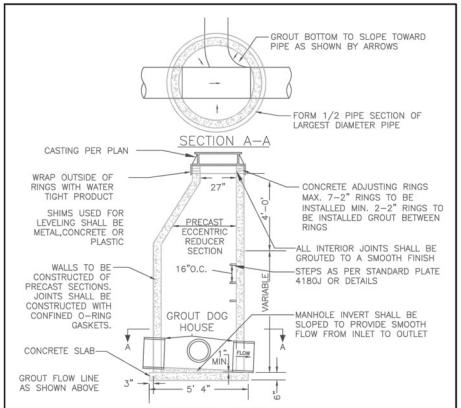


SIDE VIEW

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

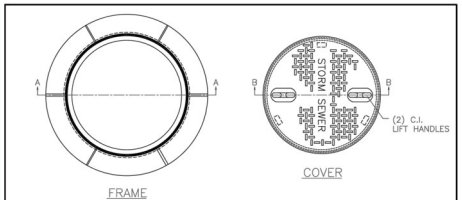
APPROVED: 3 – 2016	City of RAMSEY	STANDARD DETAILS: BIO ROLL (COMPOST LOG)
		CITY PLATE No. ERO–4



STANDARD DETAIL

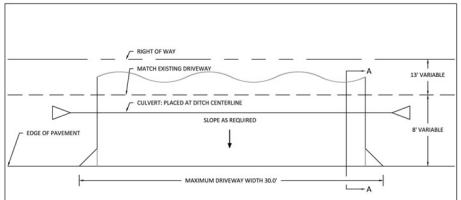
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
5. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
6. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
7. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: STORM MANHOLE
		CITY PLATE No. STO–3



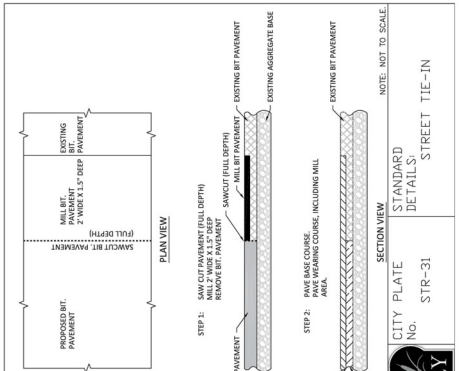
NOTE: NOT TO SCALE

APPROVED: 2 – 2019	City of RAMSEY	STANDARD DETAILS: WATER TIGHT CASTING
		CITY PLATE No. STO–14



NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. CONCRETE DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. CONCRETE DRIVEWAYS TO BE 6" THICK.
4. ½" EXPANSION JOINT, ⅜" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPERATELY.)
5. BITUMINOUS DRIVEWAYS MINIMUM 2" THICK, MATCH EXISTING BITUMINOUS PAVEMENT THICKNESS.
6. GRAVEL DRIVEWAYS USE MODIFIED BASE PER CITY PLATE STR-26, UNLESS SPECIFIED ELSEWHERE.
7. CULVERTS ARE REQUIRED TO BE MINIMUM 15" DIAMETER, REINFORCED CONCRETE PIPE OR CORRUGATED METAL PIPE.
8. PLACE CULVERT AT THE DITCH CENTERLINE AND AS PER PLAN.
9. CULVERTS MUST BE PLACED FAR ENOUGH FROM DRIVEWAY PAVEMENT EDGE FOR MAX 1:3 GRADING SLOPE.

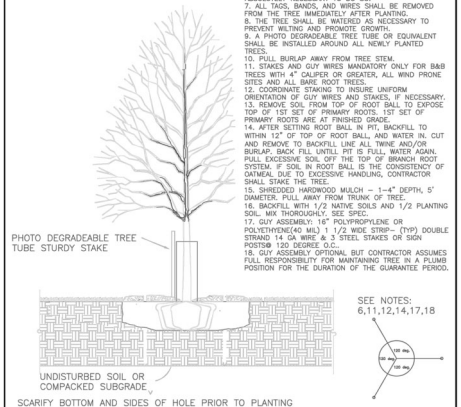
APPROVED: 2 – 2019	City of RAMSEY	STANDARD DETAILS: RESIDENTIAL DRIVEWAY – URBAN SECTION
		CITY PLATE No. STR–33



NOTES:
1. BITUMINOUS SHALL BE SAWCUT BEFORE REMOVAL.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHANICALLY COMPACTED.
3. SEE CITY PLATE STR–26 FOR CLASS 5 SPECIFICATIONS.

STANDARD DETAILS: STREET TIE–IN	CITY PLATE No. STR–31	APPROVED: 3 – 2017

THE PLANTING DEPTH OF EACH TREE WILL BE INSPECTED. ANY TREE PLANTED TOO DEEPLY OR WITH 1ST PRIMARY ROOTS BURIED WILL BE REJECTED.



1. ALL TREES TO BE PREMIUM QUALITY, NO "PARK GRADE" TREES ARE PERMITTED.
2. AFTER INSTALLATION, TRIM OUT DEADWOOD AND/OR DEFORMED TWIGS. DO NOT CUT LEADER.
3. AMENDED SOIL SHALL CONTAIN 5% ORGANIC MATTER BY VOLUME.
4. DIAMETER OF HOLE SHALL BE 1–2' LARGER THAN THE DIAMETER OF THE ROOTBALL OR ROOT MASS.
5. ORGANIC MATTER SHALL NOT BE BANKED AGAINST THE STEM OR TRUNK OF THE TREE.
6. TREE SHALL NOT BE STAKED UNLESS IT IS ABSOLUTELY NECESSARY TO DO SO.
7. ALL TAGS, BANDS, AND WIRES SHALL BE REMOVED FROM THE TREE IMMEDIATELY AFTER PLANTING.
8. THE TREE SHALL BE WATERED AS NECESSARY TO PREVENT WILTING AND PROMOTE GROWTH.
9. A PHOTO DEGRADEABLE TREE TUBE OR EQUIVALENT SHALL BE INSTALLED AROUND ALL NEWLY PLANTED TREES.
10. PULL BURLAP AWAY FROM TREE STEM.
11. STAKES AND GUY WIRES MANDATORY ONLY FOR B&B TREES WITH 4" CALIPER OR GREATER, ALL WNO PRONE SITES AND ALL BARE ROOT TREES.
12. COORDINATE STAKING TO INSURE UNIFORM ORIENTATION OF GUY WIRES AND STAKES, IF NECESSARY.
13. REMOVE SOIL FROM TOP OF ROOT BALL TO EXPOSE TOP OF 1ST SET OF PRIMARY ROOTS. 1ST SET OF PRIMARY ROOTS ARE AT FINISHED GRADE.
14. AFTER SETTING ROOT BALL IN PIT, BACKFILL TO WITHIN 12" OF TOP OF ROOT BALL, AND WATER IN. CUT AND REMOVE TO BACKFILL LINE ALL TWINE AND/OR BURLAP. BACK FILL UNTILL PIT IS FULL, WATER AGAIN. PULL EXCESSIVE SOIL OFF THE TOP OF BRANCH ROOT SYSTEM. IF SOIL IN ROOT BALL IS THE CONSISTENCY OF OATMEAL DUE TO EXCESSIVE HANDLING, CONTRACTOR SHALL STAKE THE TREE.
15. SHREDDED HARDWOOD MULCH – 1–4" DEPTH, 5' DIAMETER. PULL AWAY FROM TRUNK OF TREE.
16. BACKFILL WITH 1/2 NATIVE SOILS AND 1/2 PLANTING SOIL. MIX THOROUGHLY. SEE SPEC.
17. GUY ASSEMBLY: 16" POLYPROPYLENE OR POLYETHENE(40 MIL) 1 1/2 WIDE STRIP– (TYP) DOUBLE STRAND 14 GA WIRE & 3 STEEL STAKES OR SIGN POST@ 120 DEGREE O.C.
18. GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.

APPROVED: 5 – 1997	City of RAMSEY	STANDARD DETAILS: TREE PLANTING
		CITY PLATE No. PARK–2

DATE	REVISION

Apr 09, 2019 - 7:33am
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BRUCE WESTBY
Date 4/8/19 Lic. No. 40116

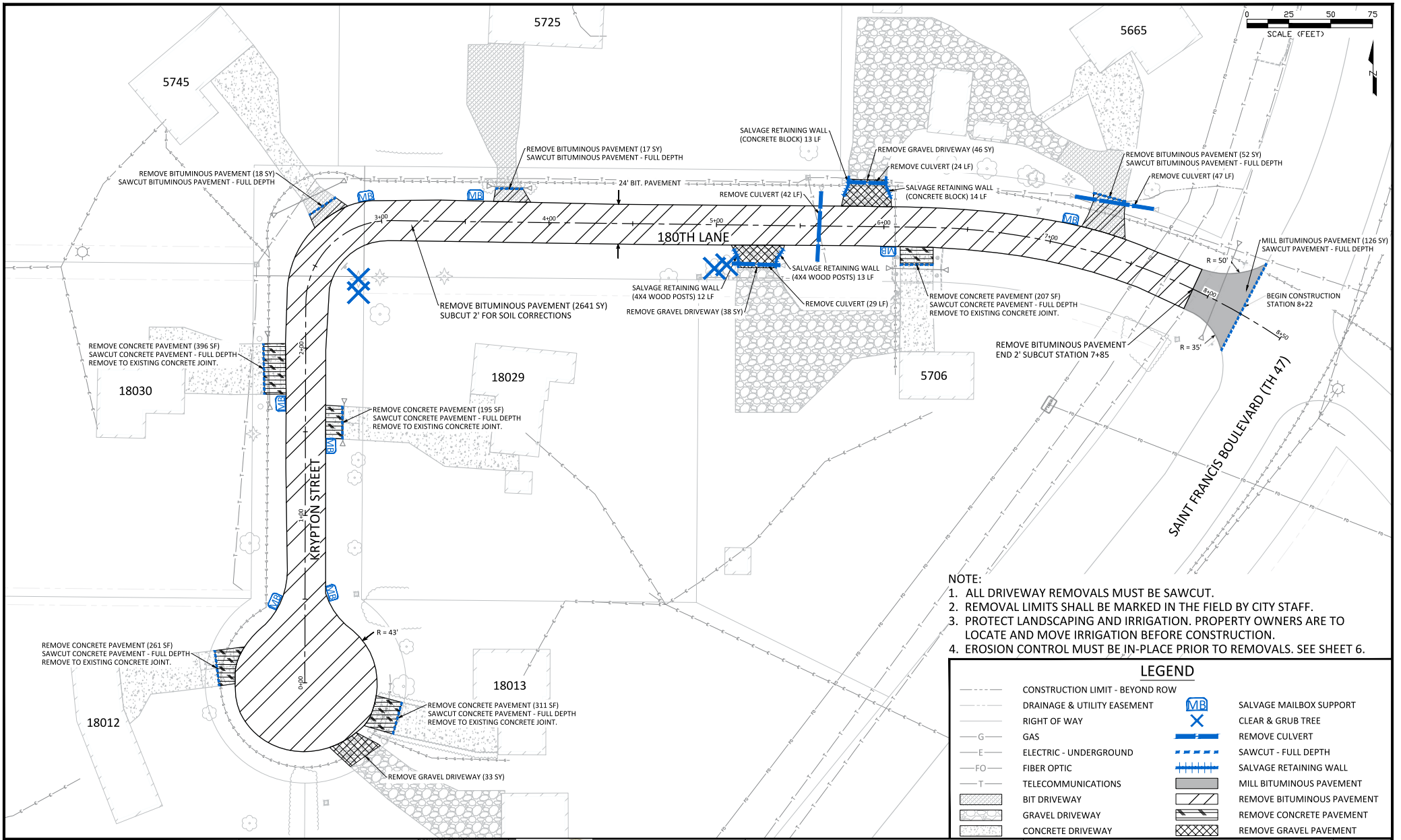
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 4/8/19
CHECKED BY:	BRW	FILE No. 19-01

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

DETAILS

FORD BROOK ESTATES STREET RECONSTRUCTIONS
CITY PROJECT NO. 19-01
CITY OF RAMSEY, MINNESOTA

SHEET 4 OF 19 SHEETS



NOTE:
1. ALL DRIVEWAY REMOVALS MUST BE SAWCUT.
2. REMOVAL LIMITS SHALL BE MARKED IN THE FIELD BY CITY STAFF.
3. PROTECT LANDSCAPING AND IRRIGATION. PROPERTY OWNERS ARE TO LOCATE AND MOVE IRRIGATION BEFORE CONSTRUCTION.
4. EROSION CONTROL MUST BE IN-PLACE PRIOR TO REMOVALS. SEE SHEET 6.

LEGEND

CONSTRUCTION LIMIT - BEYOND ROW	
DRAINAGE & UTILITY EASEMENT	SALVAGE MAILBOX SUPPORT
RIGHT OF WAY	CLEAR & GRUB TREE
GAS	REMOVE CULVERT
ELECTRIC - UNDERGROUND	SAWCUT - FULL DEPTH
FIBER OPTIC	SALVAGE RETAINING WALL
TELECOMMUNICATIONS	MILL BITUMINOUS PAVEMENT
BIT DRIVEWAY	REMOVE BITUMINOUS PAVEMENT
GRAVEL DRIVEWAY	REMOVE CONCRETE PAVEMENT
CONCRETE DRIVEWAY	REMOVE GRAVEL PAVEMENT

DATE	REVISION
5/31/19	REVISED CENTERLINE ALIGNMENT

May 31, 2019 - 2:48pm
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Date 4/8/19 Lic. No. 40116

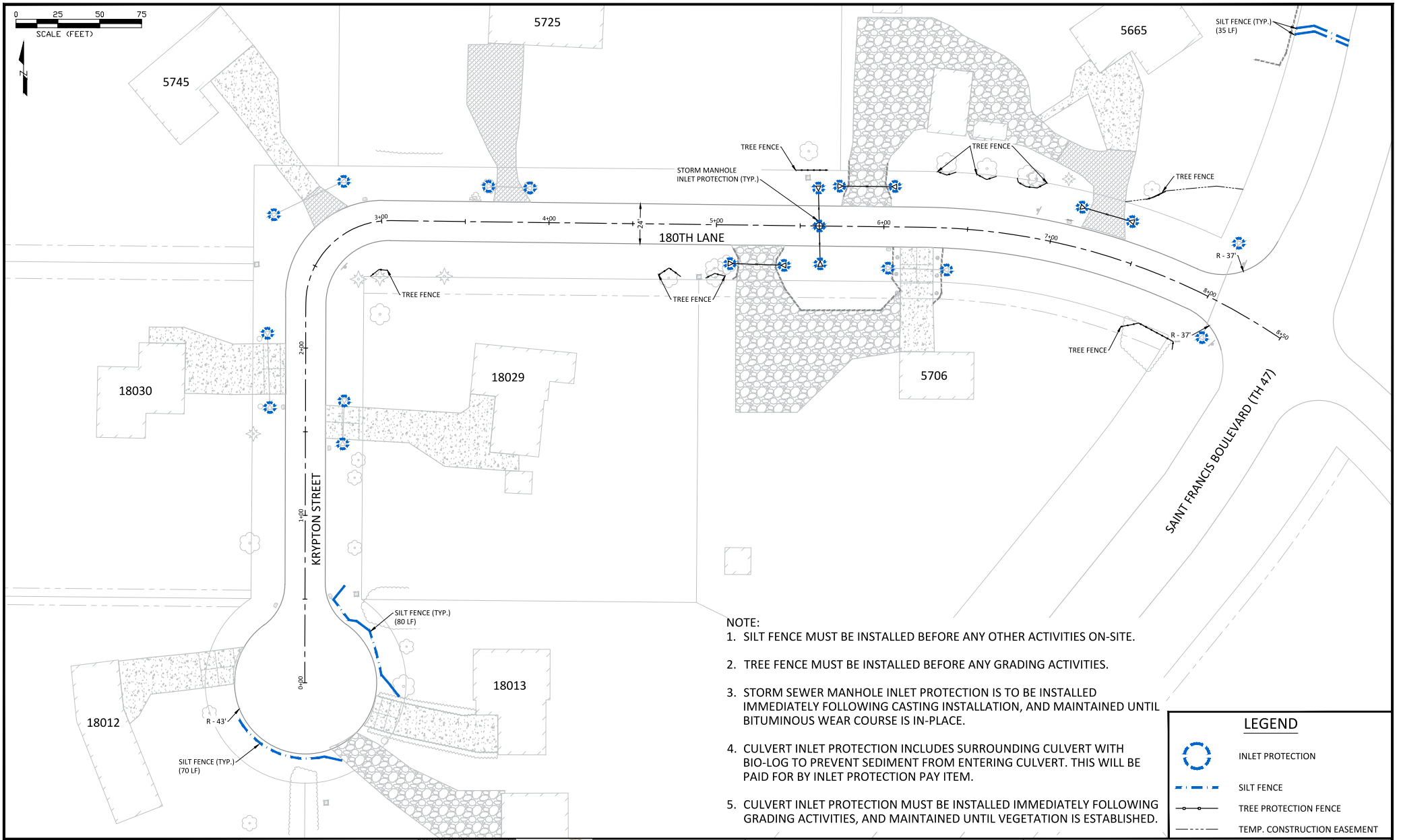
DESIGNED BY: JJF
DRAWN BY: JJF DATE: 4/8/19
CHECKED BY: BRW FILE No. 19-01

City of RAMSEY
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

EXISTING CONDITIONS AND REMOVALS

FORD BROOK ESTATES STREET RECONSTRUCTIONS
CITY PROJECT NO. 19-01
CITY OF RAMSEY, MINNESOTA

SHEET 5 OF 19 SHEETS



NOTE:

1. SILT FENCE MUST BE INSTALLED BEFORE ANY OTHER ACTIVITIES ON-SITE.
2. TREE FENCE MUST BE INSTALLED BEFORE ANY GRADING ACTIVITIES.
3. STORM SEWER MANHOLE INLET PROTECTION IS TO BE INSTALLED IMMEDIATELY FOLLOWING CASTING INSTALLATION, AND MAINTAINED UNTIL BITUMINOUS WEAR COURSE IS IN-PLACE.
4. CULVERT INLET PROTECTION INCLUDES SURROUNDING CULVERT WITH BIO-LOG TO PREVENT SEDIMENT FROM ENTERING CULVERT. THIS WILL BE PAID FOR BY INLET PROTECTION PAY ITEM.
5. CULVERT INLET PROTECTION MUST BE INSTALLED IMMEDIATELY FOLLOWING GRADING ACTIVITIES, AND MAINTAINED UNTIL VEGETATION IS ESTABLISHED.

LEGEND

- INLET PROTECTION
- SILT FENCE
- TREE PROTECTION FENCE
- TEMP. CONSTRUCTION EASEMENT

DATE	REVISION
5/31/19	REVISED CENTERLINE ALIGNMENT

May 31, 2019 - 2:52pm
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BRUCE WESTBY
Date 4/8/19 Lic. No. 40116

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 4/8/19
CHECKED BY:	BRW	FILE No. 19-01

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7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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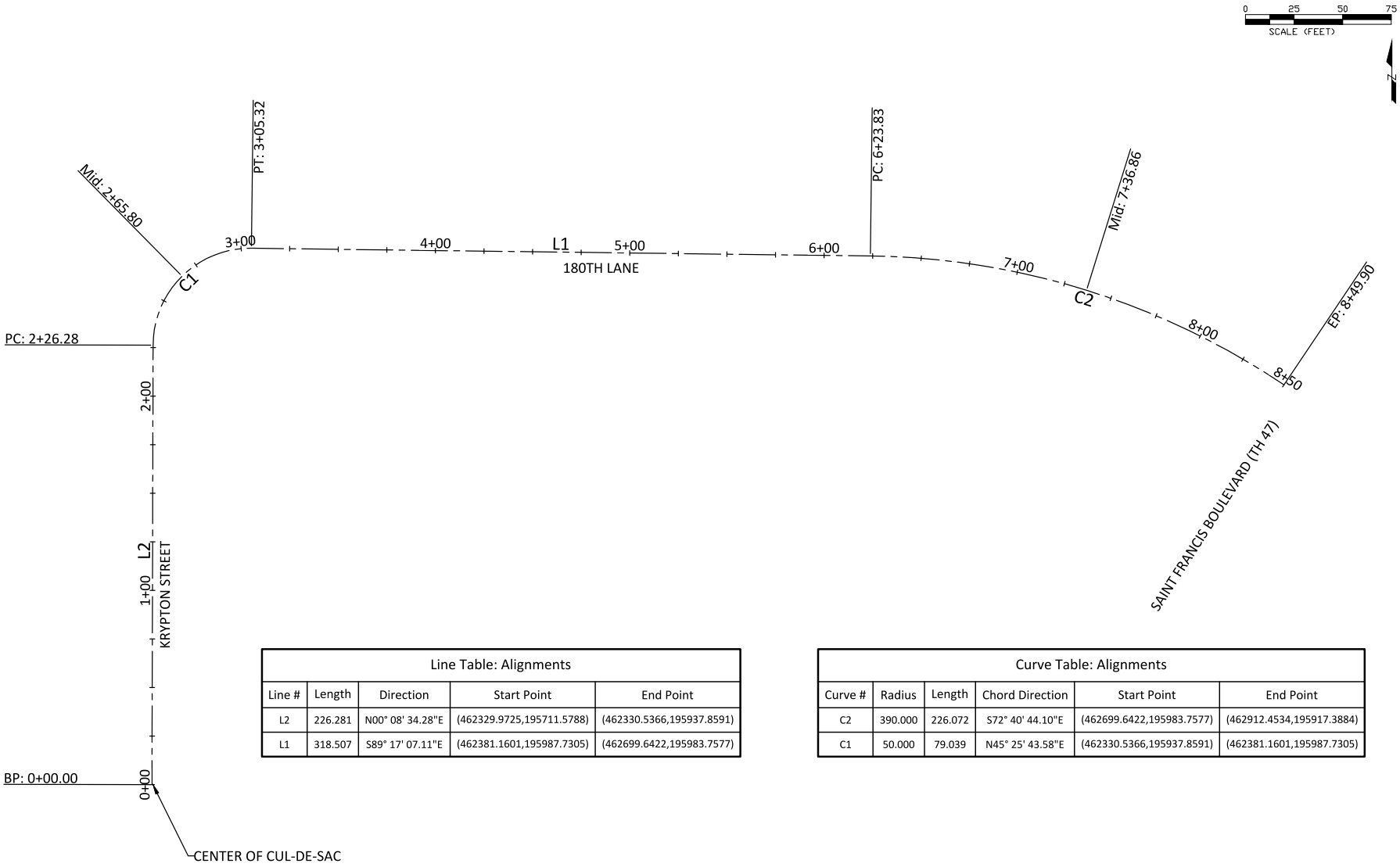
EROSION CONTROL

FORD BROOK ESTATES STREET RECONSTRUCTIONS
CITY PROJECT NO. 19-01
CITY OF RAMSEY, MINNESOTA

SHEET 6 OF 19 SHEETS



Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L2	226.281	N00° 08' 34.28"E	(462329.9725,195711.5788)	(462330.5366,195937.8591)
L1	318.507	S89° 17' 07.11"E	(462381.1601,195987.7305)	(462699.6422,195983.7577)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C2	390.000	226.072	S72° 40' 44.10"E	(462699.6422,195983.7577)	(462912.4534,195917.3884)
C1	50.000	79.039	N45° 25' 43.58"E	(462330.5366,195937.8591)	(462381.1601,195987.7305)

DATE	REVISION
5/31/19	REVISED CENTERLINE ALIGNMENT

May 31, 2019 - 2:53pm
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BRUCE WESTBY
Date 4/8/19 Lic. No. 40116

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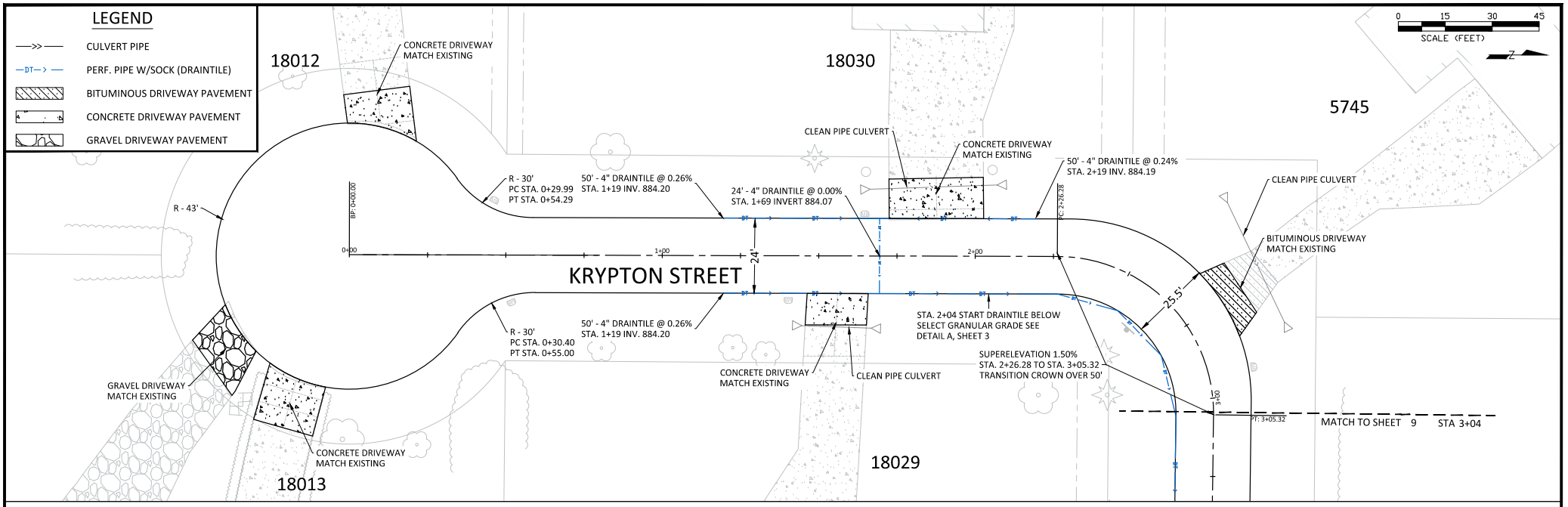
DRAWN BY:	JJF	DATE: 4/8/19
CHECKED BY:	BRW	FILE No. 19-01

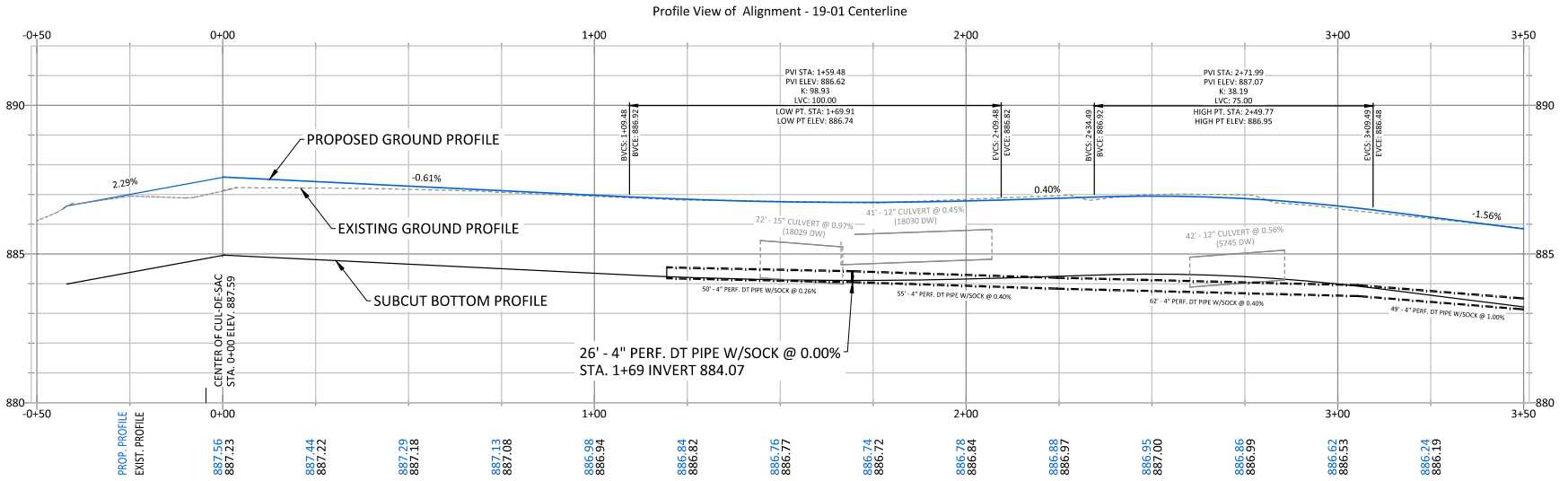
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

ALIGNMENT LAYOUT

FORD BROOK ESTATES STREET RECONSTRUCTIONS
CITY PROJECT NO. 19-01
CITY OF RAMSEY, MINNESOTA

SHEET 7 OF 19 SHEETS





DATE	REVISION
5/31/19	REVISED CENTERLINE ALIGNMENT

May 31, 2019 - 3:30pm
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BRUCE WESTBY
Date 4/8/19 Lic. No. 40116

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JJF	
DRAWN BY: JJF	DATE: 4/8/19
CHECKED BY: BRW	FILE No. 19-01

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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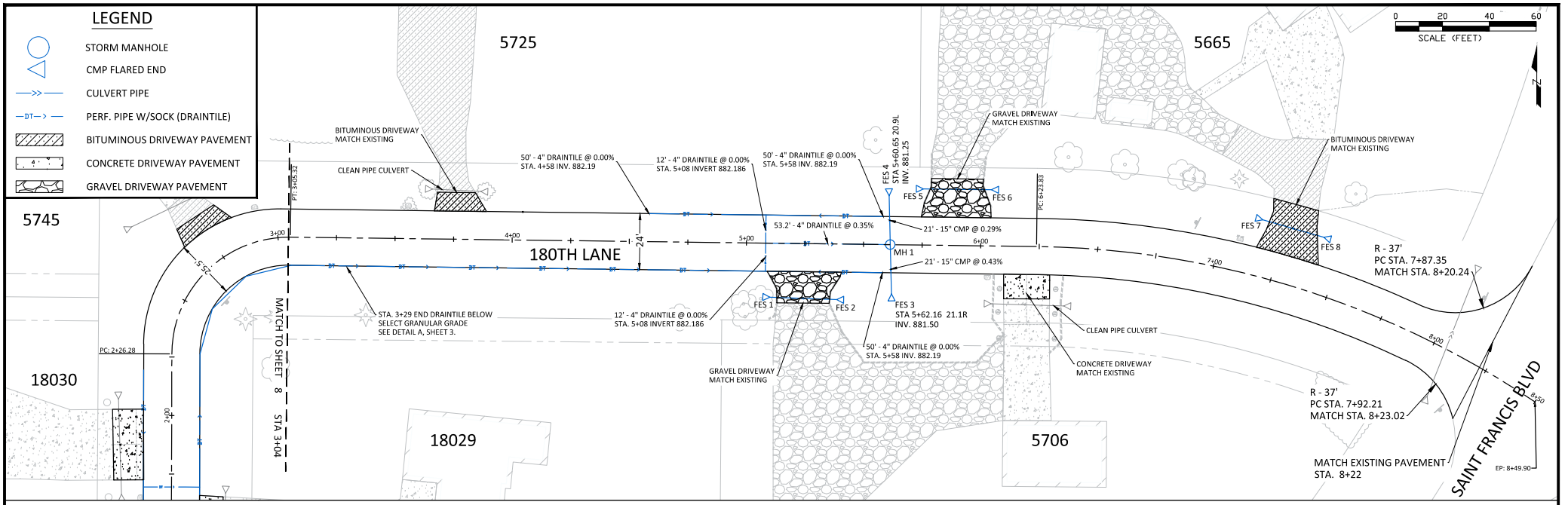
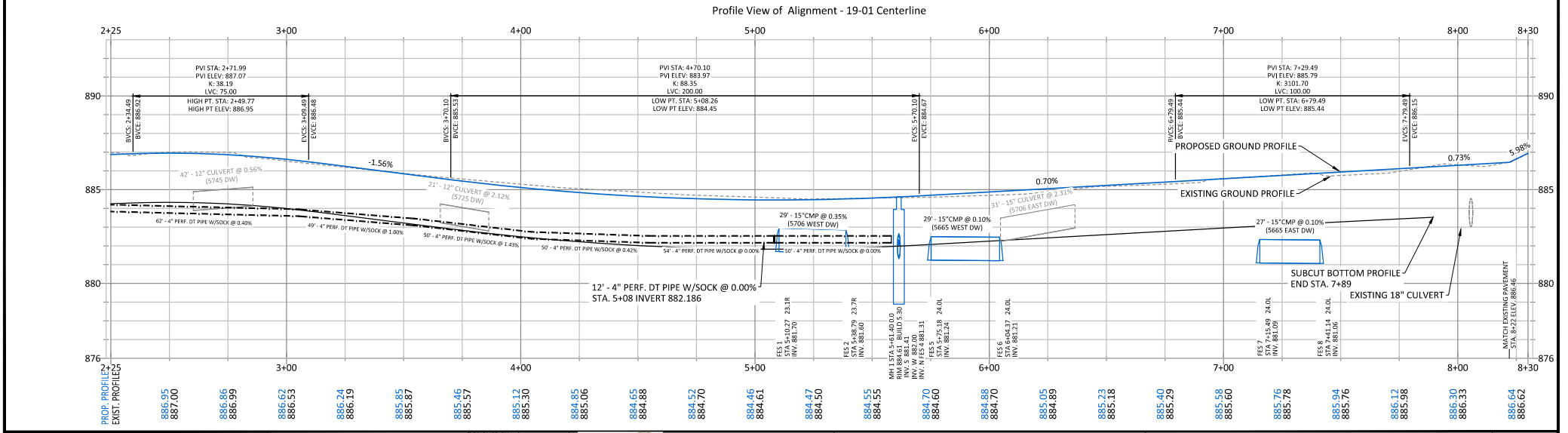
STREET AND STORM SEWER - KRYPTON STREET

FORD BROOK ESTATES STREET RECONSTRUCTIONS
CITY PROJECT NO. 19-01
CITY OF RAMSEY, MINNESOTA

SHEET 8 OF 19 SHEETS





DATE	REVISION
5/31/19	REVISED CENTERLINE ALIGNMENT

May 31, 2019 - 3:42pm
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BRUCE W. STEVENS
Date 4/8/19 Lic. No. 40116

DESIGNED BY: JJF
DRAWN BY: JJF
DATE: 4/8/19
CHECKED BY: BRW
FILE No. 19-01

CITY OF RAMSEY
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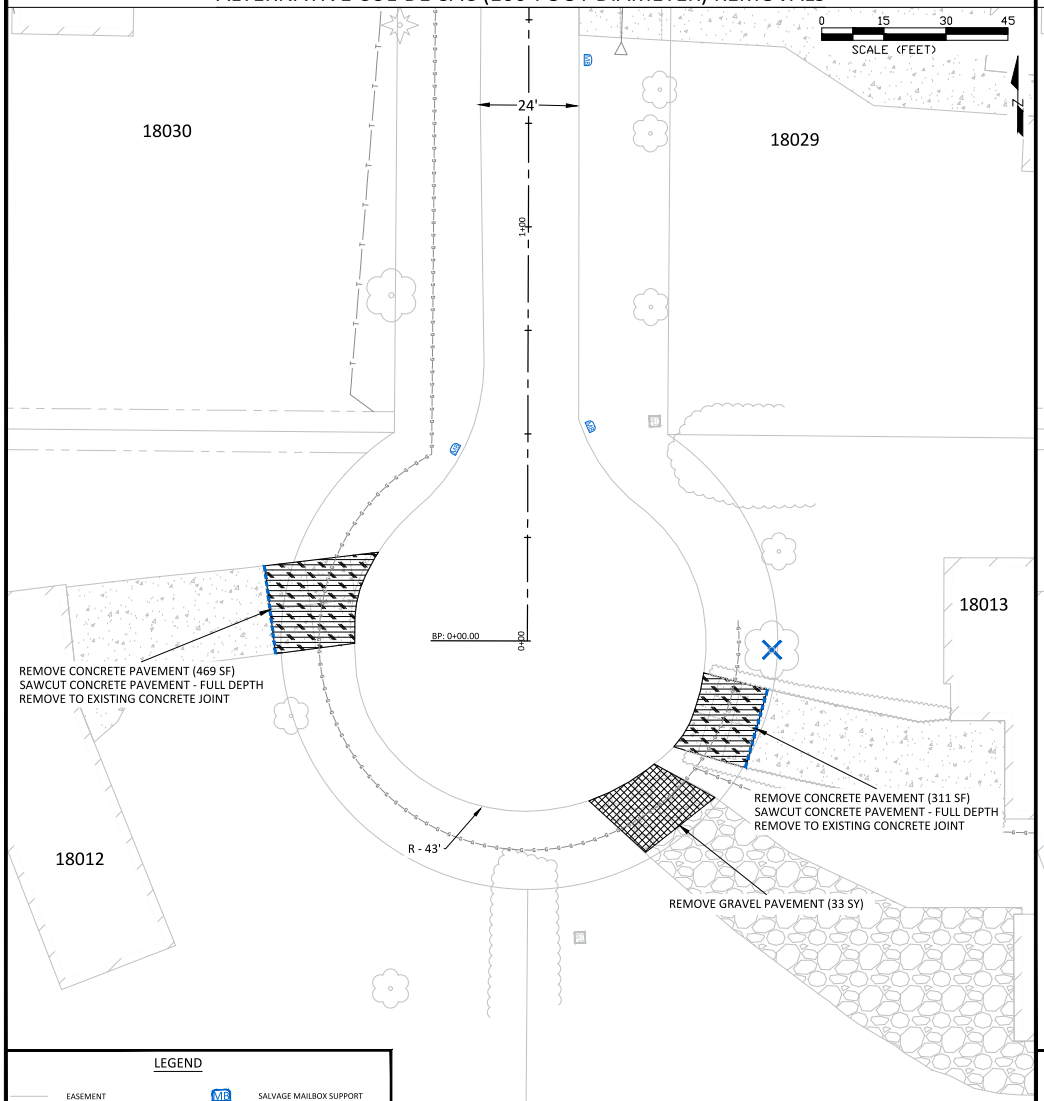
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STREET AND STORM SEWER - 180TH LANE

FORD BROOK ESTATES STREET RECONSTRUCTIONS
CITY PROJECT NO. 19-01
CITY OF RAMSEY, MINNESOTA

SHEET 9 OF 19 SHEETS

ALTERNATIVE CUL-DE-SAC (100-FOOT DIAMETER) REMOVALS

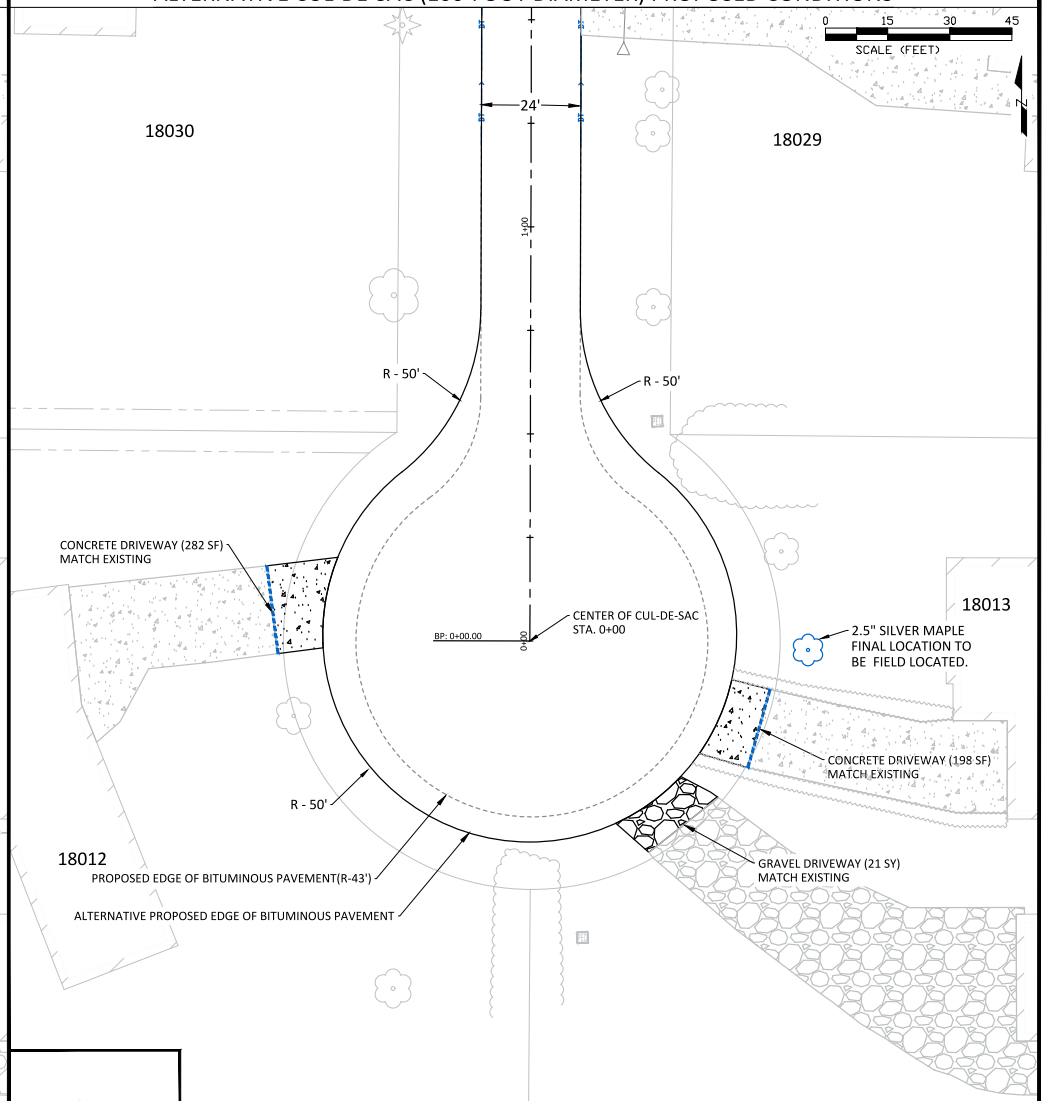


LEGEND

	EASEMENT	MB	SALVAGE MAILBOX SUPPORT
	RIGHT OF WAY	X	CLEAR & GRUB TREE
G	GAS		REMOVE CULVERT
E	ELECTRIC - UNDERGROUND		SAWCUT - FULL DEPTH
FO	FIBER OPTIC		SALVAGE RETAINING WALL
T	TELECOMMUNICATIONS		MILL BITUMINOUS PAVEMENT
	BIT DRIVEWAY		REMOVE BITUMINOUS PAVEMENT
	GRAVEL DRIVEWAY		REMOVE CONCRETE PAVEMENT
	CONCRETE DRIVEWAY		REMOVE GRAVEL PAVEMENT

NOTE:
1. ALL DRIVEWAY REMOVALS MUST BE SAWCUT.
2. REMOVAL LIMITS SHALL BE MARKED IN THE FIELD BY CITY STAFF.
3. PROTECT LANDSCAPING AND IRRIGATION. PROPERTY OWNERS ARE TO LOCATE AND MOVE IRRIGATION BEFORE CONSTRUCTION.
4. EROSION CONTROL MUST BE IN-PLACE PRIOR TO REMOVALS. SEE SHEET 6.

ALTERNATIVE CUL-DE-SAC (100-FOOT DIAMETER) PROPOSED CONDITIONS



LEGEND

	PROPOSED TREE
	CULVERT PIPE
	PERF. PIPE W/SOCK (DRAINTILE)
	BITUMINOUS DRIVEWAY PAVEMENT
	CONCRETE DRIVEWAY PAVEMENT
	GRAVEL DRIVEWAY PAVEMENT

NOTE:
1. PROPOSED CUL-DE-SAC RADIUS ENLARGED TO 50-FEET, EXISTING 43-FEET.
2. ASSUMED DRIVEWAY MATCHES ARE SHOWN 8-FEET BEHIND PROPOSED EDGE OF PAVEMENT.
3. 2-FOOT SUBCUT WILL BE EXTENDED TO ACCOMMODATE THE ENLARGED CUL-DE-SAC DIAMETER.

DATE	REVISION
5/31/19	REVISED CENTERLINE ALIGNMENT

May 31, 2019 - 3:44pm
G:\Engineering\AutoCad Dwgs\Projects A-M\Ford Brook Estates 19-01\Plan Drawings\19-01 Alt Bid - Krypton CDS.dwg

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
Date 4/8/19 Lic. No. 40116

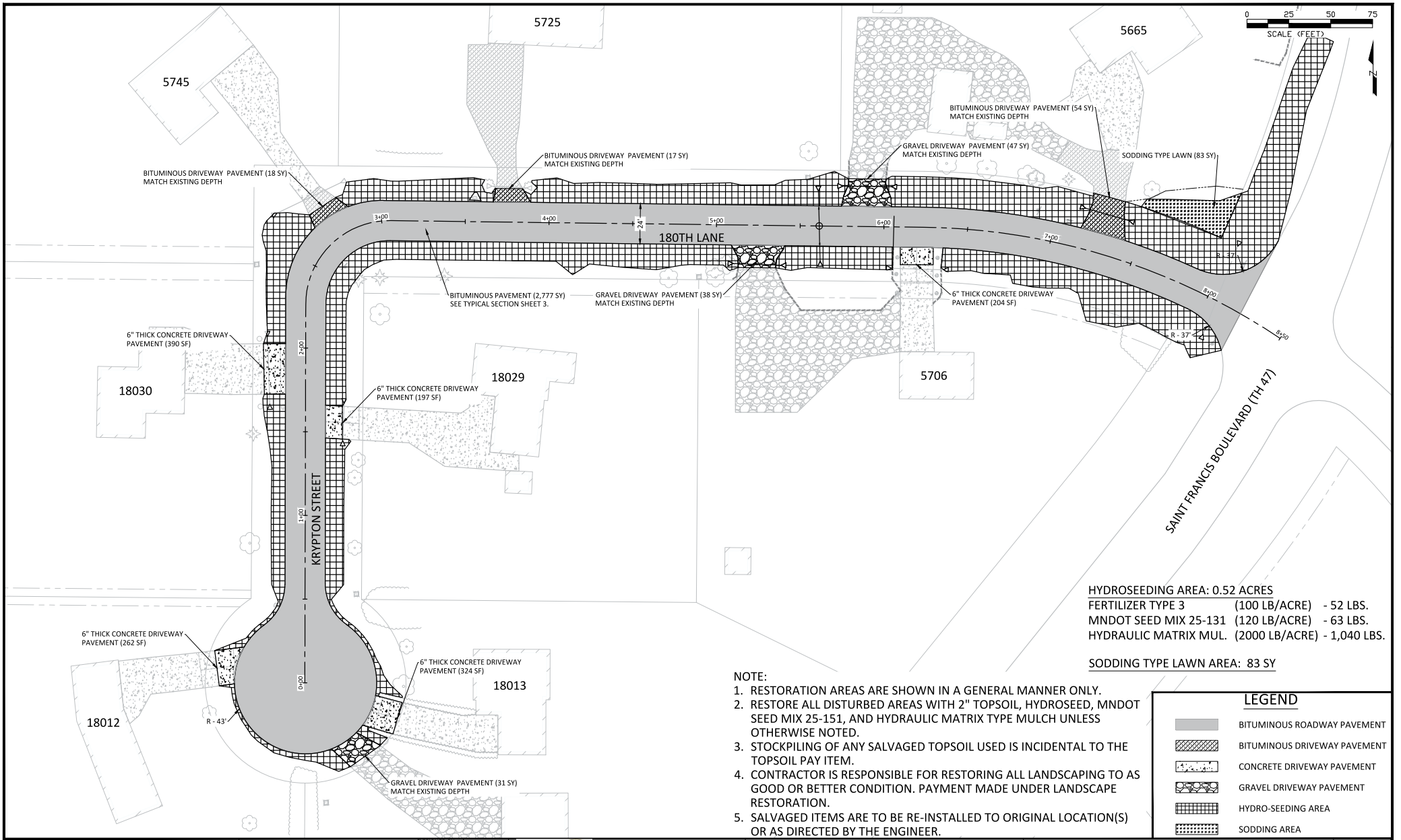
DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	4/8/19
CHECKED BY:	BRW	FILE No.	19-01

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

ALT A - KRYPTON STREET CUL-DE-SAC

FORD BROOK ESTATES STREET RECONSTRUCTIONS
CITY PROJECT NO. 19-01
CITY OF RAMSEY, MINNESOTA

SHEET 10 OF 19 SHEETS



HYDROSEEDING AREA: 0.52 ACRES

FERTILIZER TYPE 3	(100 LB/ACRE)	- 52 LBS.
MNDOT SEED MIX 25-131	(120 LB/ACRE)	- 63 LBS.
HYDRAULIC MATRIX MUL.	(2000 LB/ACRE)	- 1,040 LBS.

SODDING TYPE LAWN AREA: 83 SY

NOTE:
1. RESTORATION AREAS ARE SHOWN IN A GENERAL MANNER ONLY.
2. RESTORE ALL DISTURBED AREAS WITH 2" TOPSOIL, HYDROSEED, MNDOT SEED MIX 25-151, AND HYDRAULIC MATRIX TYPE MULCH UNLESS OTHERWISE NOTED.
3. STOCKPILING OF ANY SALVAGED TOPSOIL USED IS INCIDENTAL TO THE TOPSOIL PAY ITEM.
4. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL LANDSCAPING TO AS GOOD OR BETTER CONDITION. PAYMENT MADE UNDER LANDSCAPE RESTORATION.
5. SALVAGED ITEMS ARE TO BE RE-INSTALLED TO ORIGINAL LOCATION(S) OR AS DIRECTED BY THE ENGINEER.

LEGEND

- BITUMINOUS ROADWAY PAVEMENT
- BITUMINOUS DRIVEWAY PAVEMENT
- CONCRETE DRIVEWAY PAVEMENT
- GRAVEL DRIVEWAY PAVEMENT
- HYDRO-SEEDING AREA
- SODDING AREA

DATE	REVISION
5/31/19	REVISED CENTERLINE ALIGNMENT

May 31, 2019 - 3:46pm
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BRUCE W. STRY
Date 4/8/19 Lic. No. 40116

DESIGNED BY:	JJF
DRAWN BY:	JJF
DATE:	4/8/19
CHECKED BY:	BRW
FILE No.	19-01

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

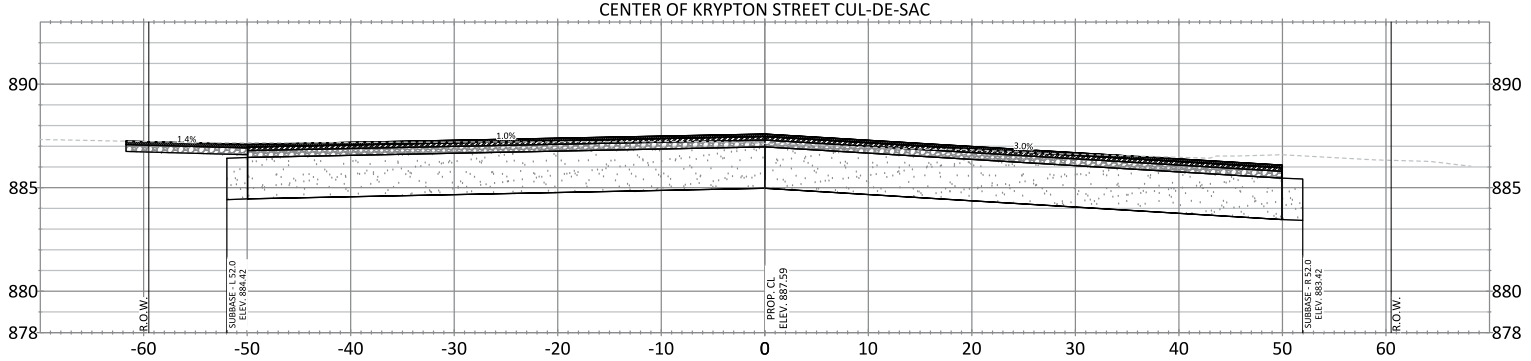
RESTORATION

FORD BROOK ESTATES STREET RECONSTRUCTIONS
CITY PROJECT NO. 19-01
CITY OF RAMSEY, MINNESOTA

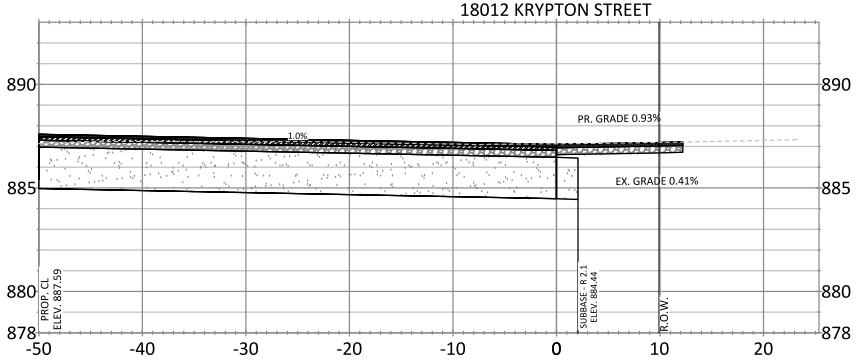
SHEET 11 OF 19 SHEETS

0 6 12 18
SCALE (FEET)

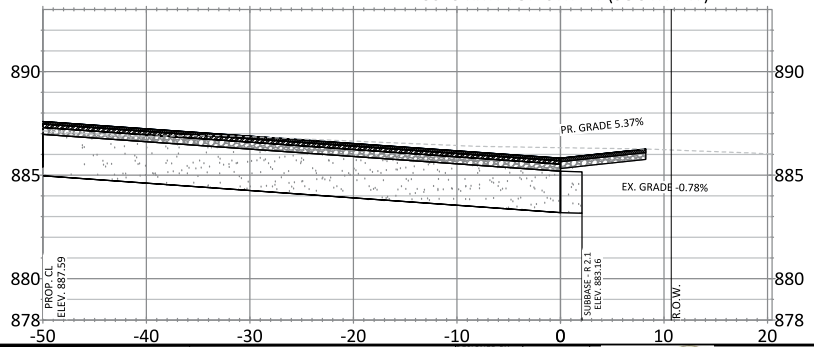
STATION 0+00
CENTER OF KRYPTON STREET CUL-DE-SAC



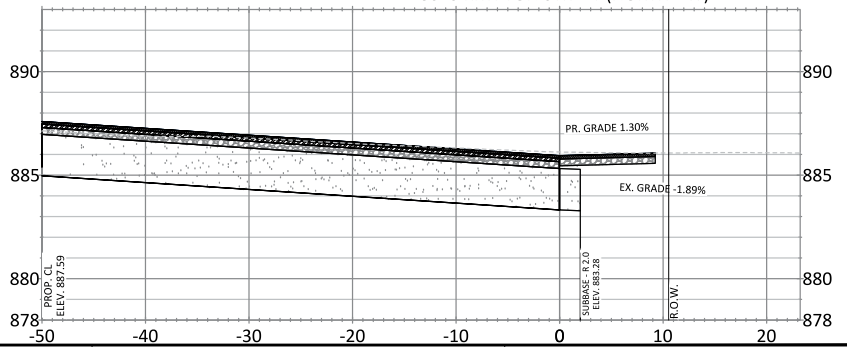
EDGE OF PAVEMENT STATION 9+00
18012 KRYPTON STREET



EDGE OF PAVEMENT STATION 10+19
18013 KRYPTON STREET (SOUTH DW)



EDGE OF PAVEMENT STATION 10+47
18013 KRYPTON STREET (NORTH DW)



DATE	REVISION
5/31/19	REVISED CENTERLINE ALIGNMENT
5/31/19	ALTERNATIVE A CDS DIAMETER - 100'

Jun 03, 2019 - 10:36am
G:\Engineering\AutoCad Dwgs\Projects A-M\Ford Brook Estates 19-01\Plan Drawings\19-01 Cross Sections.dwg

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BRUCE WESTBY
Date 4/8/19 Lic. No. 40116

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 4/8/19
CHECKED BY:	BRW	FILE No. 19-01

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

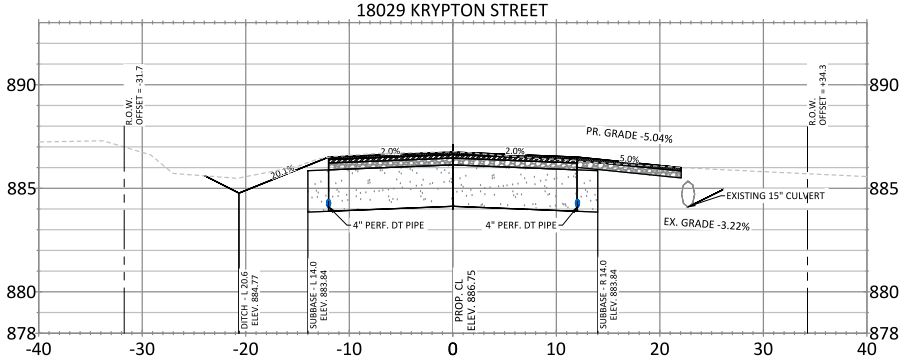
CROSS SECTIONS - KRYPTON STREET CUL-DE-SAC

FORD BROOK ESTATES STREET RECONSTRUCTIONS
CITY PROJECT NO. 19-01
CITY OF RAMSEY, MINNESOTA

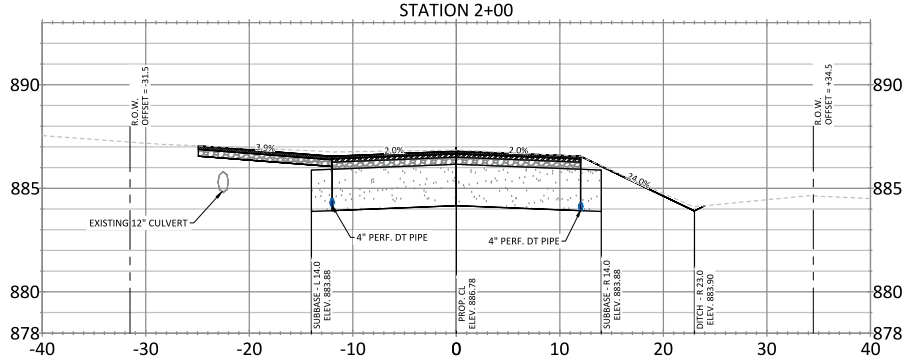
SHEET 12 OF 19 SHEETS

0 6 12 18
SCALE (FEET)

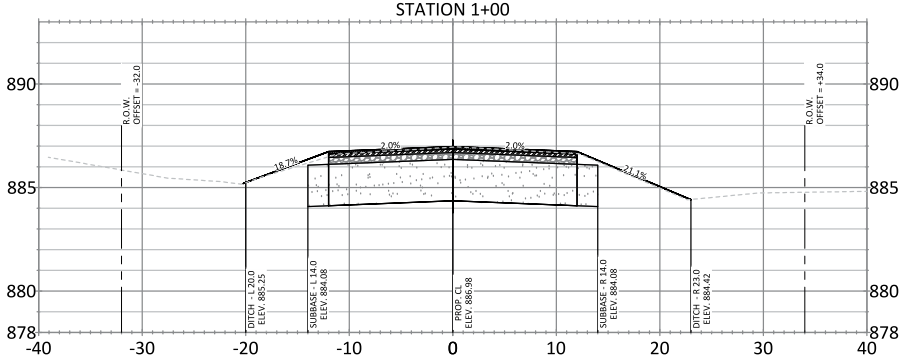
STATION 1+56
18029 KRYPTON STREET



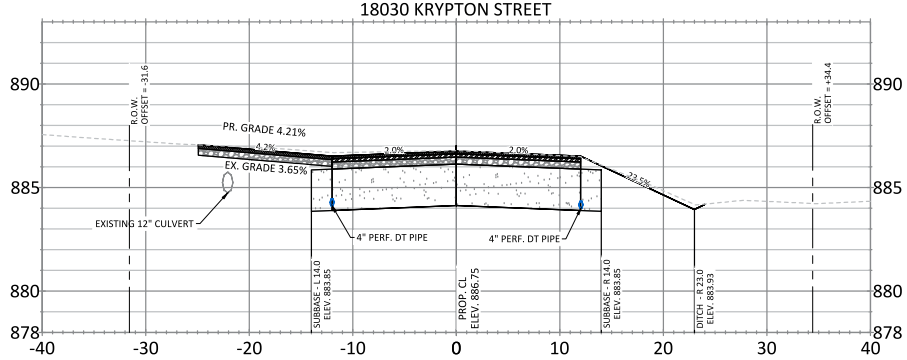
STATION 2+00



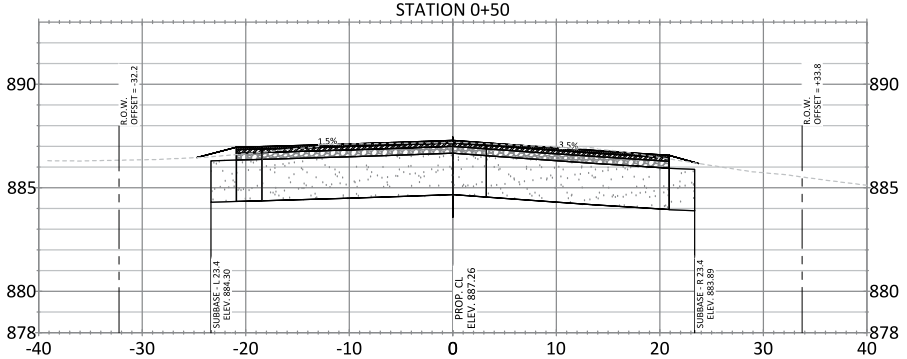
STATION 1+00



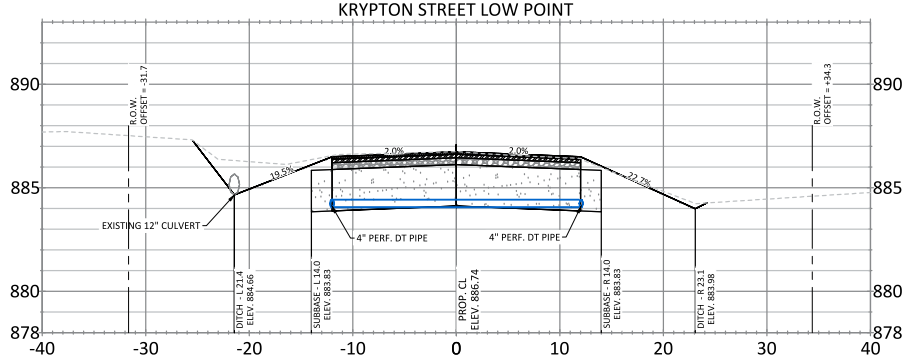
STATION 1+88
18030 KRYPTON STREET



STATION 0+50



STATION 1+69
KRYPTON STREET LOW POINT



DATE	REVISION
5/31/19	REVISED CENTERLINE ALIGNMENT

Jun 03, 2019 - 10:54am
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BRUCE WESTBY
Date 4/8/19 Lic. No. 40116

DESIGNED BY:	
JJF	
DRAWN BY:	DATE:
JJF	4/8/19
CHECKED BY:	FILE No.
BRW	19-01

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

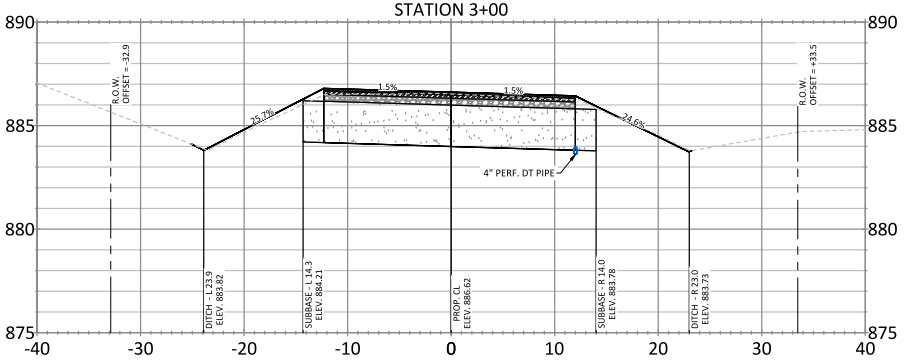
CROSS SECTIONS - STA. 0+50 TO 2+00

FORD BROOK ESTATES STREET RECONSTRUCTIONS
CITY PROJECT NO. 19-01
CITY OF RAMSEY, MINNESOTA

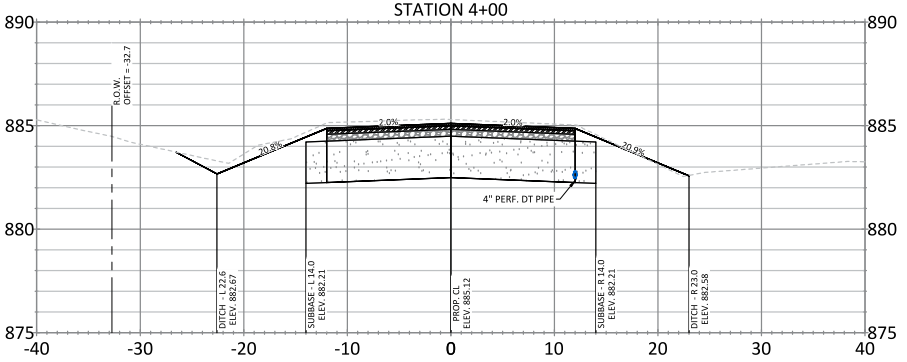
SHEET 13 OF 19 SHEETS

0 6 12 18
SCALE (FEET)

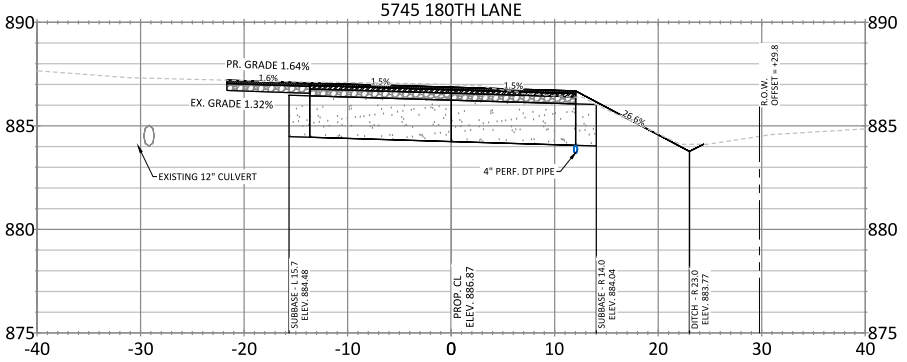
STATION 3+00



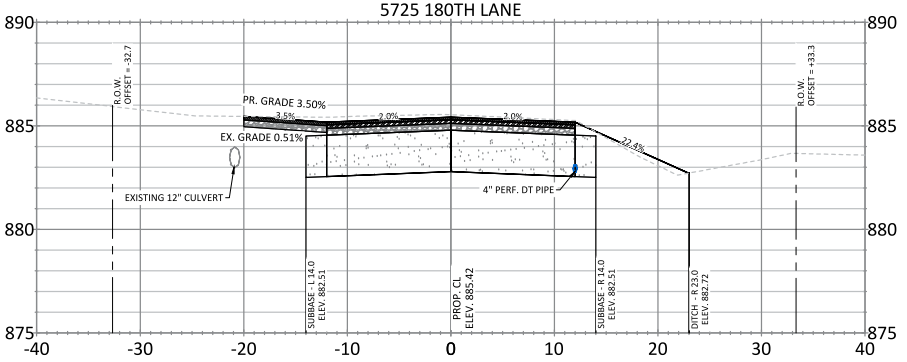
STATION 4+00



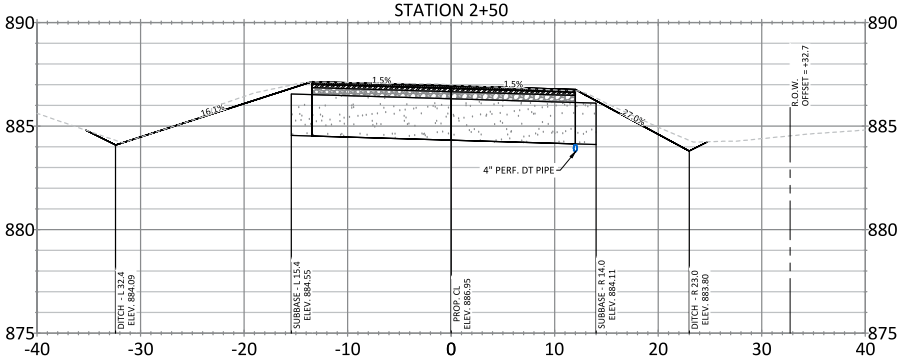
STATION 2+74
5745 180TH LANE



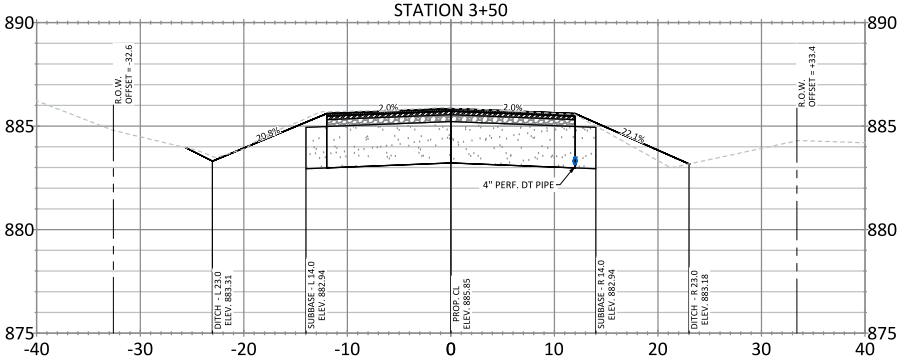
STATION 3+78
5725 180TH LANE



STATION 2+50



STATION 3+50



DATE	REVISION
5/31/19	REVISED CENTERLINE ALIGNMENT

Jun 03, 2019 - 11:47am
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BRUCE WESTBY
Date 4/8/19 Lic. No. 40116

DESIGNED BY:	
JJF	
DRAWN BY: JJF	DATE: 4/8/19
CHECKED BY: BRW	FILE No. 19-01

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

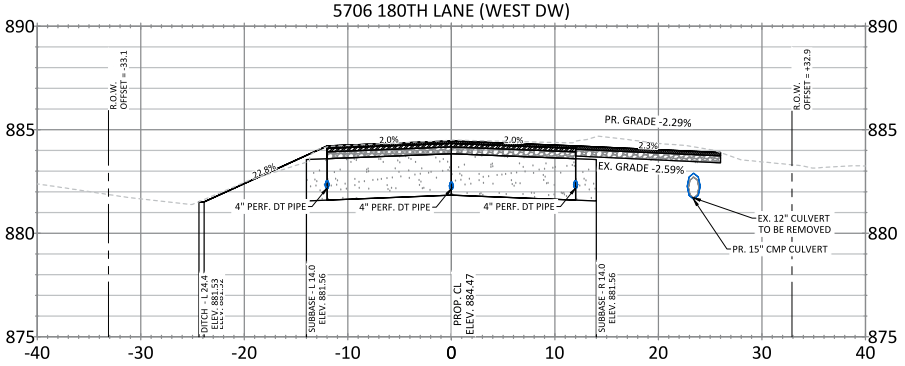
CROSS SECTIONS - STA. 2+50 TO 4+00

FORD BROOK ESTATES STREET RECONSTRUCTIONS
CITY PROJECT NO. 19-01
CITY OF RAMSEY, MINNESOTA

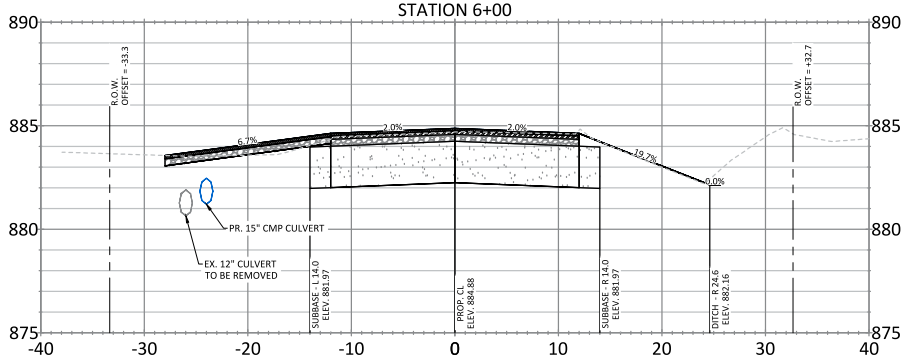
SHEET 14 OF 19 SHEETS

0 6 12 18
SCALE (FEET)

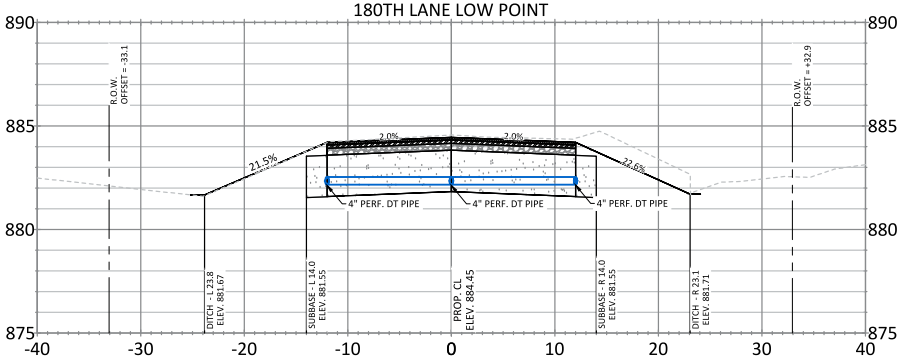
STATION 5+25
5706 180TH LANE (WEST DW)



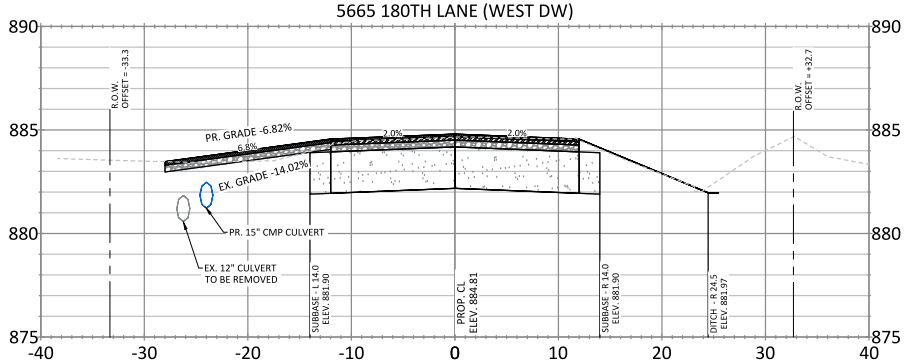
STATION 6+00



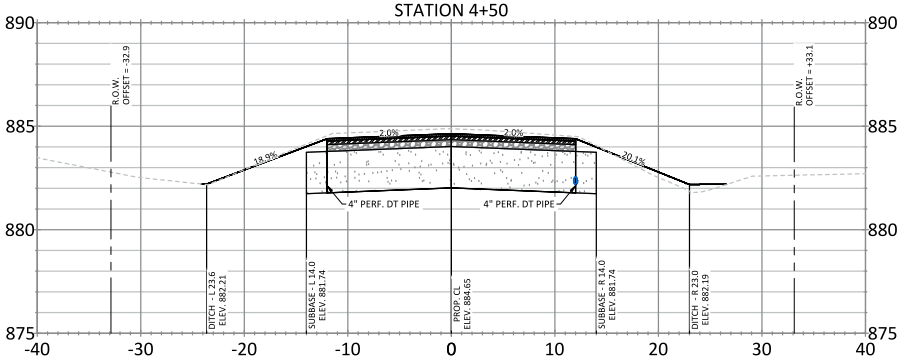
STATION 5+08
180TH LANE LOW POINT



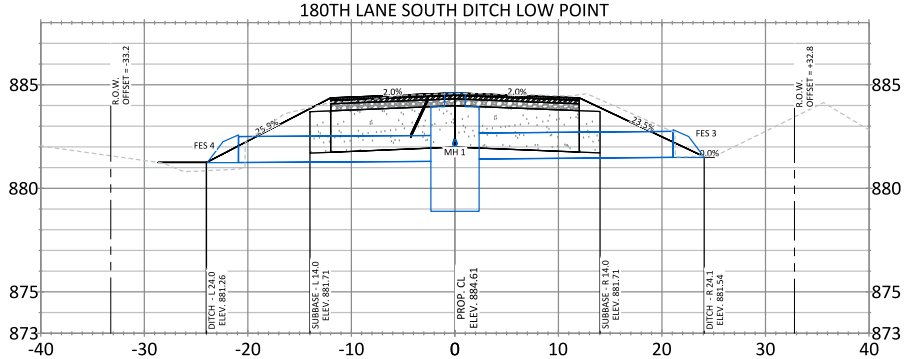
STATION 5+89
5665 180TH LANE (WEST DW)



STATION 4+50



STATION 5+61
180TH LANE SOUTH DITCH LOW POINT



DATE	REVISION
5/31/19	REVISED CENTERLINE ALIGNMENT

Jun 03, 2019 - 12:22pm
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BRUCE WESTBY
Date 4/8/19 Lic. No. 40116

DESIGNED BY:	
JJF	
DRAWN BY:	DATE:
JJF	4/8/19
CHECKED BY:	FILE No.
BRW	19-01

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

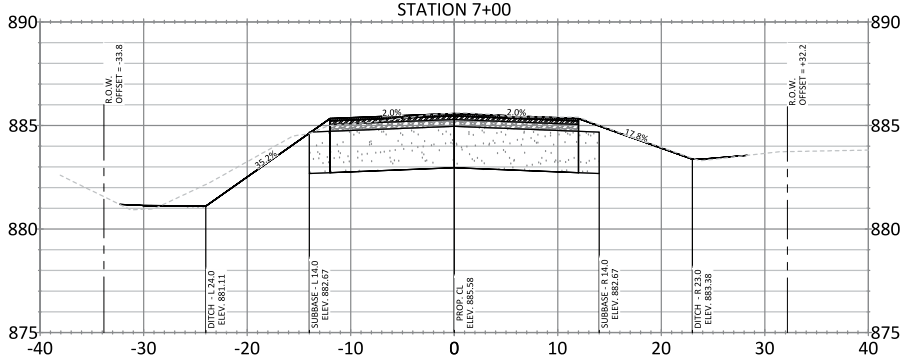
CROSS SECTIONS - STA. 4+50 TO 6+00

FORD BROOK ESTATES STREET RECONSTRUCTIONS
CITY PROJECT NO. 19-01
CITY OF RAMSEY, MINNESOTA

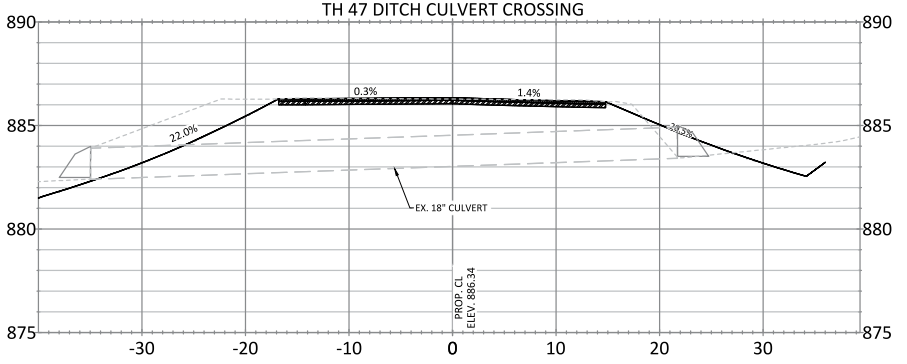
SHEET 15 OF 19 SHEETS

0 6 12 18
SCALE (FEET)

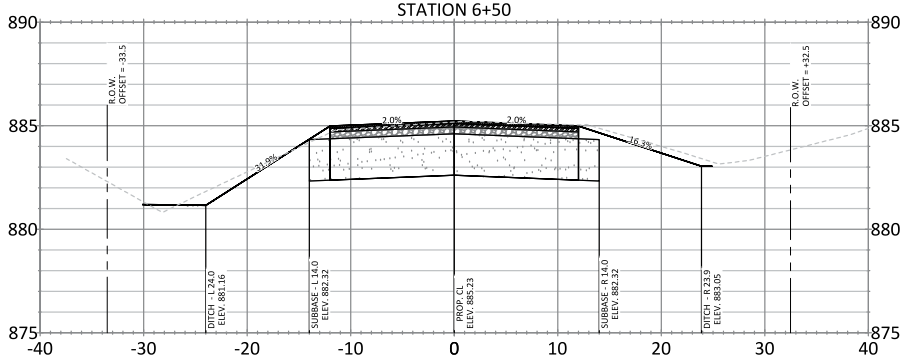
STATION 7+00



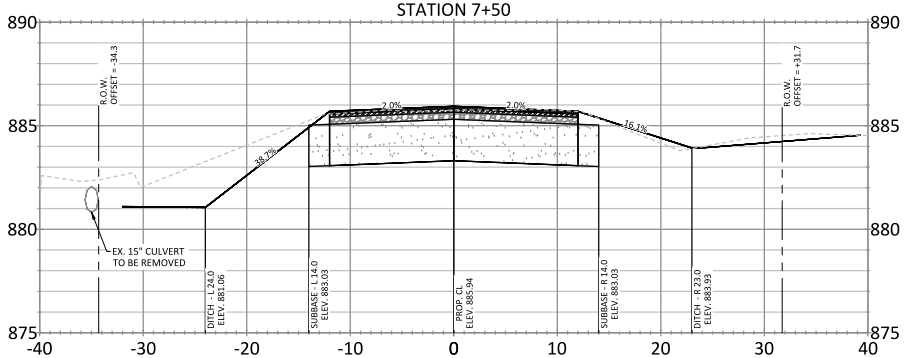
STATION 8+06
TH 47 DITCH CULVERT CROSSING



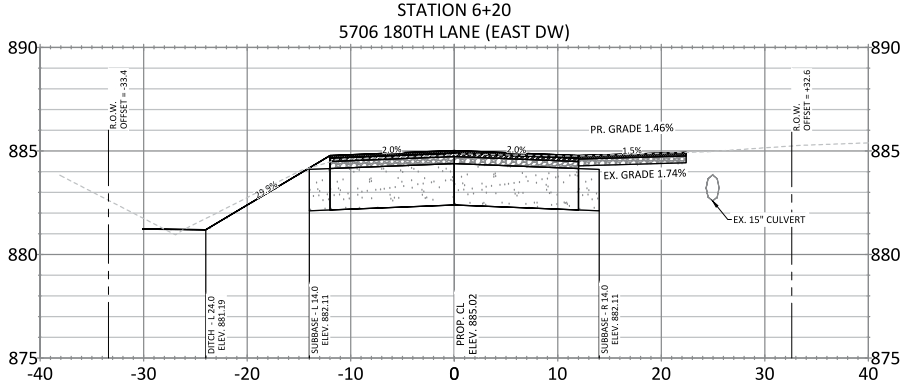
STATION 6+50



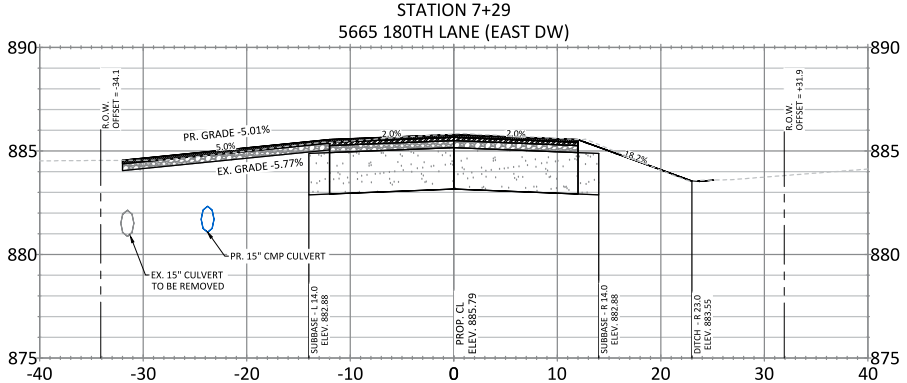
STATION 7+50



STATION 6+20
5706 180TH LANE (EAST DW)



STATION 7+29
5665 180TH LANE (EAST DW)



DATE	REVISION
5/31/19	REVISED CENTERLINE ALIGNMENT

Jun 03, 2019 - 12:25pm
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BRUCE WESTBY
Date 4/8/19 Lic. No. 40116

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	4/8/19
CHECKED BY:	BRW	FILE No.	19-01

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

CROSS SECTIONS - STA. 6+15 TO 8+01

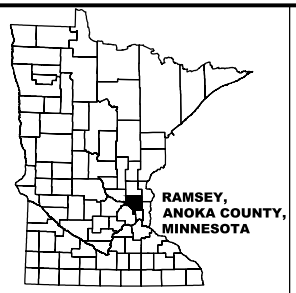
FORD BROOK ESTATES STREET RECONSTRUCTIONS
CITY PROJECT NO. 19-01
CITY OF RAMSEY, MINNESOTA

SHEET 16 OF 19 SHEETS

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

FORD BROOK ESTATES STREET RECONSTRUCTIONS

CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA



DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:
Construction activities include; Site Grading, Storm Sewer Construction, Temporary Erosion and Sediment Control, Roadway Construction, and Permanent Stabilization.

Project Description:

This project consists of reconstruction of 0.16 miles of existing bituminous streets with drainage ditches, replacing with bituminous street to the existing width and grade, with the addition of a 2-foot soil correction. The drainage for the existing street flows to drainage swales to the northeast end of the project, eventually reaching the Ford Brook to the north. The construction will include the addition of drain tile to properly drain the subsoil corrections, minor improvements will be made to the drainage ditches to improve the drainage of the site. There is no change to the outfall location of the storm water runoff.

RESPONSIBLE PARTIES:

The Contractor and Owner must apply for coverage under the MPCA's General Storm Water Permit for Construction Activity as required by the National Pollution Discharge Elimination System (NPDES) Phase II program. Coverage under the permit will begin automatically 7 calendar days after the electronic submittal date or after the postmarked date of a complete application. (Longer time frames will apply to areas disturbing 50 acres or discharge within 1 mile of a special water).

	COMPANY	CONTACT PERSON	PHONE
OWNER:	CITY OF RAMSEY	BRUCE WESTBY, PE	763-433-9825
SWPPP DESIGNER:	CITY OF RAMSEY	LEONARD LINTON, PE	763-433-9834
CONTRACTOR:			
STIE MANAGER:			
PARTY RESPONSIBLE FOR LONG TERM O&M:	CITY OF RAMSEY	BRUCE WESTBY, PE	763-433-9825

Individuals listed above, including the SWPPP preparer, individual overseeing implementation of, revising and amending the SWPPP, Individuals performing or supervising the installation, maintenance and repair of BMP's must be trained. At least one individual present on the permitted project, or available within 72 hours shall be trained in the applicable job duties. 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. Copies of the SWPPP preparer information is included in the Project Manual. The Contractor shall provide information for the individual(s) overseeing implementation, supervising installation, maintenance, and repair of BMP's to be included in the Project Manual prior to the start of construction. This information shall be kept up to date until the project NOT is filed.

Documentation shall include:

a. Names of trained personnel associated with this project.
b. Dates of training, names of instructor(s) and entity providing training.
c. Content of training course or workshop including the number of hours trained.
d. As an alternative to a, b, and c listed above, a photocopy of the current Erosion and Stormwater Management card issued by the University of Minnesota can be attached to the SWPPP as suitable documentation of training.

DOCUMENTATION RETENTION:
The following documentation will be retained for a period of not less than 3-years form the date of submittal of the NOT.

1. The final SWPPP.
2. Copies of all stormwater related permits required for the project.
3. Records of all inspection and maintenance conducted during construction.
4. Copies of all permanent operation and maintenance agreements; including all right-of-way, contracts, covenants and other binding requirements regarding perpetual maintenance.
5. All required calculations for design of temporary and permanent BMP's.

IMPLEMENTATION SCHEDULE AND PHASING:

1. Furnish & Install perimeter sediment control and inlet protection.
2. Removal of existing bituminous street.
3. Rough grade site.
4. Furnish & install bituminous pavement.
5. Add additional temporary BMP's as necessary during construction based on inspection reports.
6. Submit Notice of Termination (NOT) to MPCA within 30 days of final stabilization.

FINAL STABILIZATION:
The permittee(s) must ensure final stabilization of the site. The permittee(s) must submit a NOT within 30 days after final stabilization is complete, or another owner/operator (permittee) has assumed control over all areas of the site which have not undergone final stabilization. Final stabilization can be achieved in one of the following ways:

1. All soil disturbing activities at the site have been completed and all soils must be stabilized by a uniform perennial vegetative cover with a density of 70 percent over the entire pervious surface area, or other equivalent means necessary to prevent soil failure under erosive conditions and;
   a. All drainage ditches, constructed to drain water from the site after construction is complete, must be stabilized to preclude erosion;
   b. All temporary synthetic, and structural erosion prevention and sediment control BMP's (such as silt fence) must be removed as part of the site final stabilization; and
   c. The permittee(s) must clean out all sediment from conveyances and from temporary sedimentation basins to be used as permanent water quality management basins. Sediment must be stabilized to prevent it from being washed back into the basin, conveyances or drainage ways discharging off-site or to surface waters. The cleanout of permanent basins must be sufficient to return the basin to design capacity.
2. Final vegetation cover shall be in the Project Specifications.
3. For residential construction only, final stabilization has been achieved when temporary erosion protection and down gradient perimeter control for individual lots has been completed and the residence has been transferred to the homeowner. Additionally, the permittee must distribute the MPCA "Homeowner fact sheet" to the homeowner to inform the homeowner of the need for, and benefits of, final stabilization.

SPECIAL ENVIRONMENTAL CONSIDERATIONS:

Was an environmental review required for this project or any part of a common plan of development or sale that includes all or any portion of this project?	NO
Does any portion of the site have the potential to affect threatened or endangered species?	NO
Does any portion of this site discharge to a Calcareous Fen and the letter of approval from the DNR is located in the Project Manual?	NO
Will any portion of this site potentially affect properties listed on the National Register of Historic Places or a Known or Discovered Archeological site?	NO
Have any Karst features been identified in the project vicinity?	NO
Is compliance with temporary or permanent stormwater management design requirements infeasible for this project?	NO

POLLUTION PREVENTION MANAGEMENT MEASURES:
The permittee(s) shall implement the following pollution prevention management measures on the site:

1. Solid waste: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal regulations.
2. Hazardous materials: oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
3. External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed on site.

GENERAL STORMWATER DISCHARGE REQUIREMENTS:
All requirements listed in Part 15 of the permit for the design of permanent stormwater treatment system and discharge have been included in the preparation of this SWPPP. These include but are not limited to:

1. The expected amount, frequency, intensity and duration of precipitation.
2. The nature of stormwater runoff and run-on at the site.
3. Peak flow rates and stormwater volumes to minimize erosion at outlets and downstream channel and stream bank erosion.
4. The range of soil particle sizes expected to be present on the site.

RECEIVING WATERS:
Recieving waters, including surface water, wetlands, Public Waters, and stormwater ponds are identified on the USGS 7.5min quad map within 1 mile of the project boundary. Receiving waters that are impaired, the impairment and WLA are listed as follows. All specific BMP's relative to construction activities listed in this permit for special and impaired waters have been incorporated into this plan. All specific BMP's listed in approved TMDLs and those BMP's listed for construction related waste load allocations have also been incorporated.

NAME OF WATER BODY	TYPE (DITCH, POND, WETLAND, LAKE, ETC.)	APPENDIX A SPECIAL WATER?	FLOWS TO IMPAIRED WATER WITHIN 1 MILE?	USEPA APPROVED TMDL?
RUM RIVER	RIVER	YES	YES	YES
IMPAIRMENTS: NOT FOR CONSTRUCTION, MERCURY AND FISH CONSUMPTION				

PROJECT AREAS:

Total project size (disturbed area) =	1.15	acres
Existing area of impervious surface =	0.64	acres
Post construction area of impervious surface =	0.64	acres
New impervious surface area created =	0.00	acres

Planned construction start date: June 2019
Planned construction completion date: September 2019

PROJECT LOCATION:

County: ANOKA Township: 32 Range: 25 Section: 2 Latitude: 45.2980 Longitude: -93.4124

PERMANENT STORMWATER MANAGEMENT SYSTEM:
Type of storm water management used if more than 1 acre of new impervious surface is created:

a. Wet Sedimentation Pond
b. Infiltration / Filtration
c. Regional Pond
d. Permanent Stormwater Management Not Required

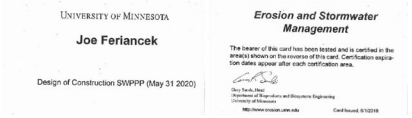
LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN:

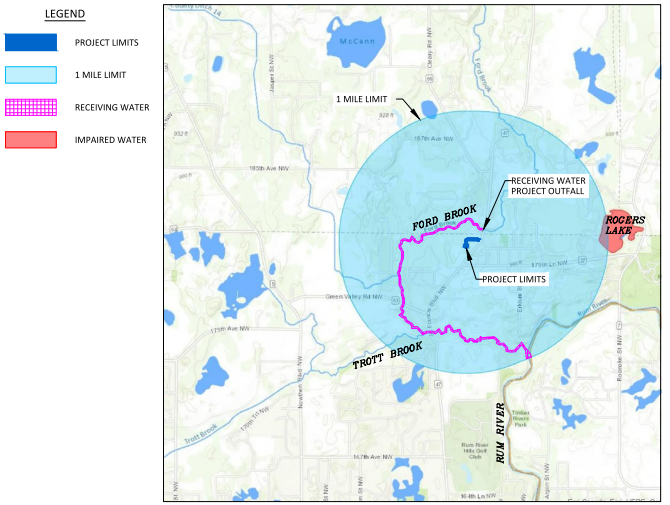
DESCRIPTION	LOCATION
TEMPORARY EROSION CONTROL MEASURES	SHEETS No. 6
FINAL STABILIZATION	SHEETS No. 10
STORM SEWER TABULATION	SHEETS No. 8 - 9
EROSION AND SEDIMENT CONTROL DETAILS	SHEETS No. 4

EROSION AND SEDIMENT CONTROL QUANTITIES:

DESCRIPTION	QUANTITY
SILT FENCE TYPE MS	235 LF
INLET PROTECTION - MANHOLE	1 EA.
INLET PROTECTION - CULVERT	20 EA.

CERTIFICATION:





DATE	REVISION

Apr 09, 2019 - 11:20am
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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

BRUCE WESTBY
Date 4/8/19 Lic. No. 40116

DESIGNED BY: JJF
DRAWN BY: JJF DATE: 4/8/19
CHECKED BY: BRW FILE No. 19-01

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

SWPPP - NOTES

FORD BROOK ESTATES STREET RECONSTRUCTIONS
CITY PROJECT NO. 19-01
CITY OF RAMSEY, MINNESOTA

SHEET 17 OF 19 SHEETS

SEQUENCE OF CONSTRUCTION:

Construction shall proceed in the following sequence:

1. Contractor shall schedule and conduct a pre-construction meeting with the City.
2. Contractor shall secure all necessary permits and licenses.
3. Furnish & install erosion control measures.
4. Maintain erosion control measures, i.e. silt fence, inlet protection.
5. Remove existing bituminous pavement and base.
6. Remove undesirable subcut material.
7. Prepare subbase, finish and install geotextile fabric, select granular base material, and draintile.
8. Furnish and install class 5 aggregate base, grade and compact aggregate.
9. Furnish & install base course of bituminous pavement
10. Grade and compact drainage ditches to final grades, install restoration per plan.
11. Furnish & install wear course of bituminous pavement.
12. Remove erosion control after vegetation is established.

ADDITIONAL STORMWATER POLLUTION PREVENTION, GRADING PLAN, AND SCHEDULE NOTES:

1. All slopes to be 1:4 unless approved by the city engineer.
2. Below grade structures shall be protected and meet drainage requirements per the city engineer.
3. Construction operation hours are from 7:00 a.m. - 10:00 p.m. Monday through Saturday.
4. Call Gopher State One Call for utility locations prior to any work at 1-800-252-1166.
5. Permittee may need to modify SWPPP if the general objectives of controlling pollutants is not being met.
6. Operator shall implement these and any other BMP's that may be required to meet the general permit requirements.
7. Site is not in karst area or pollution or remediation site.
8. Silt fence to be installed downhill from any grading activity.
9. If tracking onto adjacent streets occurs a street sweeper shall be used to clean streets within 8 hours or as directed by the engineer.
10. Dust control may be necessary during rough grading. No grading can take place if wind speed exceeds 25 mph.
11. Solid waste shall be collected and disposed of properly and must comply with MPCA disposal requirements.
12. Hazardous materials shall be stored properly to prevent spills and vandalism.
13. No engine degreasing is allowed on site. External washing of vehicles shall be limited to a defined area (bone yard) on site.
14. Permittee(s) shall adhere to all SWPPP specifications on the plan and other MPCA permit requirements.

EROSION PREVENTION PRACTICES:

1. The permittee(s) must plan for and implement appropriate construction phasing, vegetative buffer strips, horizontal slope grading, and other construction practices that minimize erosion, so that the inspection and maintenance requirements are complied with. The location of areas not to be disturbed must be delineated (e.g. with flags, stakes, signs, silt fence, etc.) on the development site before work begins.
2. All exposed soil areas must be stabilized as soon as practical, but in no case later than 7 days after the construction area has temporarily or permanently ceased.
   These areas include constructed stormwater management pond side slopes, and any exposed soil areas with a positive slope to a stormwater conveyance system, such as a curb and gutter system, storm sewer inlet, temporary or permanent drainage ditch or other natural or man made systems that discharge to a surface water.
3. The normal wetted perimeter of any temporary or permanent drainage ditch that drains water from a construction site, or diverts water around a site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge to any surface water. Stabilization must be completed within 24 hours of connecting to a surface water.
4. Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours of connection to a surface water.
5. All disturbed areas, except roadways, building areas, parking areas, islands and sidewalk, shall be restored with minimum 4 inches topsoil, seeded and mulched within 7 days of completion of site grading. Seeding shall be in accordance with MnDOT Specification 2575. Where side slopes exceed or equal 1:3 and running slope is greater than 1:50, a polypropylene netting or wood fiber blanket shall be provided and staked over the mulched area. Seed and mulch types and applications rates are per plan and specification.
6. Refer to restoration plan for areas to be seeded or sodded for erosion control.

DEWATERING AND BASIN DRAINING:

1. Dewatering or basin draining (e.g. pumped discharges, trench/ditch cuts for drainage) related to the construction activity that may have turbid or sediment laden discharge water must be discharged to a temporary or permanent sedimentation basin on the project site whenever possible. If the water cannot be discharged to a sedimentation basin prior to entering the surface water, it must be treated with the appropriate BMP's, such that the discharge does not adversely affect the receiving water or downstream landowners. The permittee(s) must ensure that discharge points are adequately protected from erosion and scour. The discharge must be dispersed over natural rock rip rap, sand bags, plastic sheeting or other accepted energy dissipation measures. Adequate sedimentation control measures are required for discharge water that contains suspended solids.
2. All water from dewatering or basin draining activities must be discharged in a manner that does not cause nuisance conditions, erosion in receiving channels or on downslope properties, or inundation in wetlands causing significant adverse impact to the wetland.

SEDIMENT CONTROL PRACTICES:

1. Sediment control practices must minimize sediment from entering surface waters, including curb and gutter systems and storm sewer inlets.
   a. Temporary or permanent drainage ditches and sediment basins that are designed as part of a treatment system (e.g. ditches with rock check dams) require sediment control practices only as appropriate for site conditions.
   b. If the down gradient treatment system is overloaded, additional upgradient sediment control practices must be installed to eliminate the overloading, and the SWPPP must be amended to identify these additional practices.
   c. In order to maintain sheet flow and minimize rills and/or gullies, there shall be no unbroken slope length of greater than 75 feet for slopes with a grade of 1:3 or steeper.
2. Sediment control practices must be established on all down gradient perimeters before any upgradient land disturbing activities begin. These practices shall remain in place until final stabilization has been established.
3. The timing of the installation of sediment control practices may be adjusted to accommodate short-term activities such as clearing or grubbing, or passage of vehicles. Any short-term activity must be completed as quickly as possible and the sediment control practices must be installed immediately after the activity is completed. However, sediment control practices must be installed before the next precipitation event even if the activity is not complete.
4. All storm drain inlets must be protected by appropriate BMP's during construction until all sources with potential for discharging to the inlet have been stabilized.
5. Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches.
6. Stockpile areas which remain on the site for more than seven days shall be seeded, mulched, and surrounded by silt fence.
7. Vehicle tracking of sediment from the construction site must be minimized by BMP's such as stone pads, concrete or steel wash racks, or equivalent systems. Street sweeping must be used if such BMPs are not adequate to prevent sediment from being tracked onto the street.
8. The permittee must install temporary sedimentation basins as required.

INSPECTIONS AND MAINTENANCE:

1. The permittee(s) (either the owner or operator, whoever is identified in the SWPPP) must 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. Following an inspection that occurs within 24 hours after a rainfall event, the next inspection must be conducted within 7 days.
2. All inspections and maintenance conducted during construction must be recorded in writing and these records must be retained with the SWPPP. Records of each inspection and maintenance activity shall include:

a. Date and time of inspections;
b. Name of persons conducting inspections;
c. Accurate findings of inspections, including the specific location where corrective actions are needed;
d. Corrective actions taken (including dates, times, and party completing maintenance activities);
e. Date of all rainfall events greater than ½ inches in 24 hours, and the amount of rainfall for each event. Permittee(s) 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;
f. If permittee(s) observe a discharge (i.e., color, odor, settled or suspended solids, oil sheen, and other obvious indicators of pollutant(s);
g. Any amendments to the SWPPP proposed as a result of the inspection must be documented as required in Section 6 of the general permit within seven (7) calendar days.

3. Where parts of the construction site have undergone final stabilization, but work remains on other parts of the site, inspections of the stabilized areas may be reduced to once per month. Where work has been suspended due to frozen ground conditions, the required inspections and maintenance must take place within 24 hours after runoff occurs at the site or 24 hours prior to resuming construction, whichever occurs first.
4. All erosion prevention and sediment control BMP's must be inspected to ensure integrity and effectiveness. All nonfunctional BMP's must be repaired, replaced, or supplemented with functional BMP's. The permittee(s) must investigate and comply with the following inspection and maintenance requirements:

a. All silt fence must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches ½ of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access.
b. Temporary and permanent sedimentation basins must be drained and the sediment removed when the depth of sediment collected in the basin reaches ½ the storage volume. Drainage and removal must be completed within 72 hours of discovery, or as soon as field conditions allow access.
c. Surface waters, including drainage ditches and conveyance systems, must be inspected for evidence of sediment being deposited by erosion. The permittee(s) 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. The removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints. The permittee shall use all reasonable efforts to obtain access. If precluded, removal and stabilization must take place within seven (7) calendar days of obtaining access. The permittee is responsible for contacting all local, regional, state and federal authorities and receiving any applicable permits, prior to conducting any work.
d. Construction site vehicle exit locations must be inspected for evidence of off-site sediment tracking onto paved surfaces. Tracked sediment must be removed from all paved surfaces within 3 hours after notification by the City that sweeping is required.
   e.The permittee(s) are responsible for the operation and maintenance of temporary and permanent water quality management BMP's as well as all erosion prevention and sediment control BMP's, for the duration of the construction work at the site. The permittee(s) are responsible until another permittee has assumed control over all areas of the site that have not been finally stabilized or the site has undergone final stabilization, and a NOT has been submitted to the MPCA.
e. If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts (e.g. fugitive sediment in streets could be washed into storm sewers by the next rain and/or pose a safety hazard to users of public streets).

5. All infiltration areas must be inspected to ensure that no sediment from ongoing construction activities is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
6. Storm sewer pipes and structures to be inspected and cleaned out.

DATE	REVISION

Apr 09, 2019 - 11:20am
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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

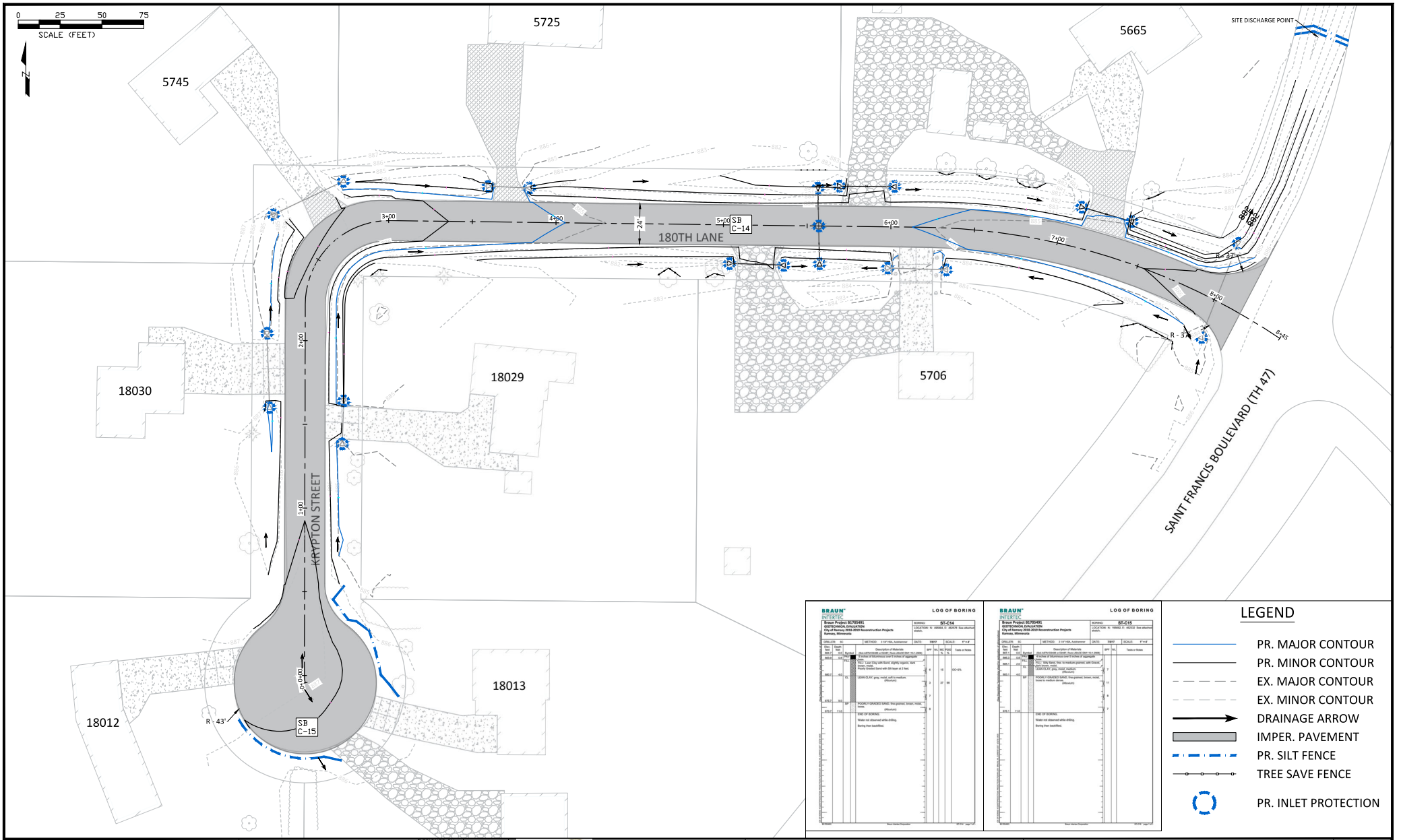
BRUCE WESTBY
Date 4/8/19 Lic. No. 40116

DESIGNED BY:	JJF
DRAWN BY:	JJF
DATE:	4/8/19
CHECKED BY:	BRW
FILE No.	19-01

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

SWPPP - NOTES

FORD BROOK ESTATES STREET RECONSTRUCTIONS
CITY PROJECT NO. 19-01
CITY OF RAMSEY, MINNESOTA



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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

BRUCE WESTBY
Date 4/8/19 Lic. No. 40116

DESIGNED BY:	JJF
DRAWN BY:	JJF
DATE:	4/8/19
CHECKED BY:	BRW
FILE No.	19-01

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

SWPPP - SITE PLAN

FORD BROOK ESTATES STREET RECONSTRUCTIONS
CITY PROJECT NO. 19-01
CITY OF RAMSEY, MINNESOTA

SHEET 19 OF 19 SHEETS

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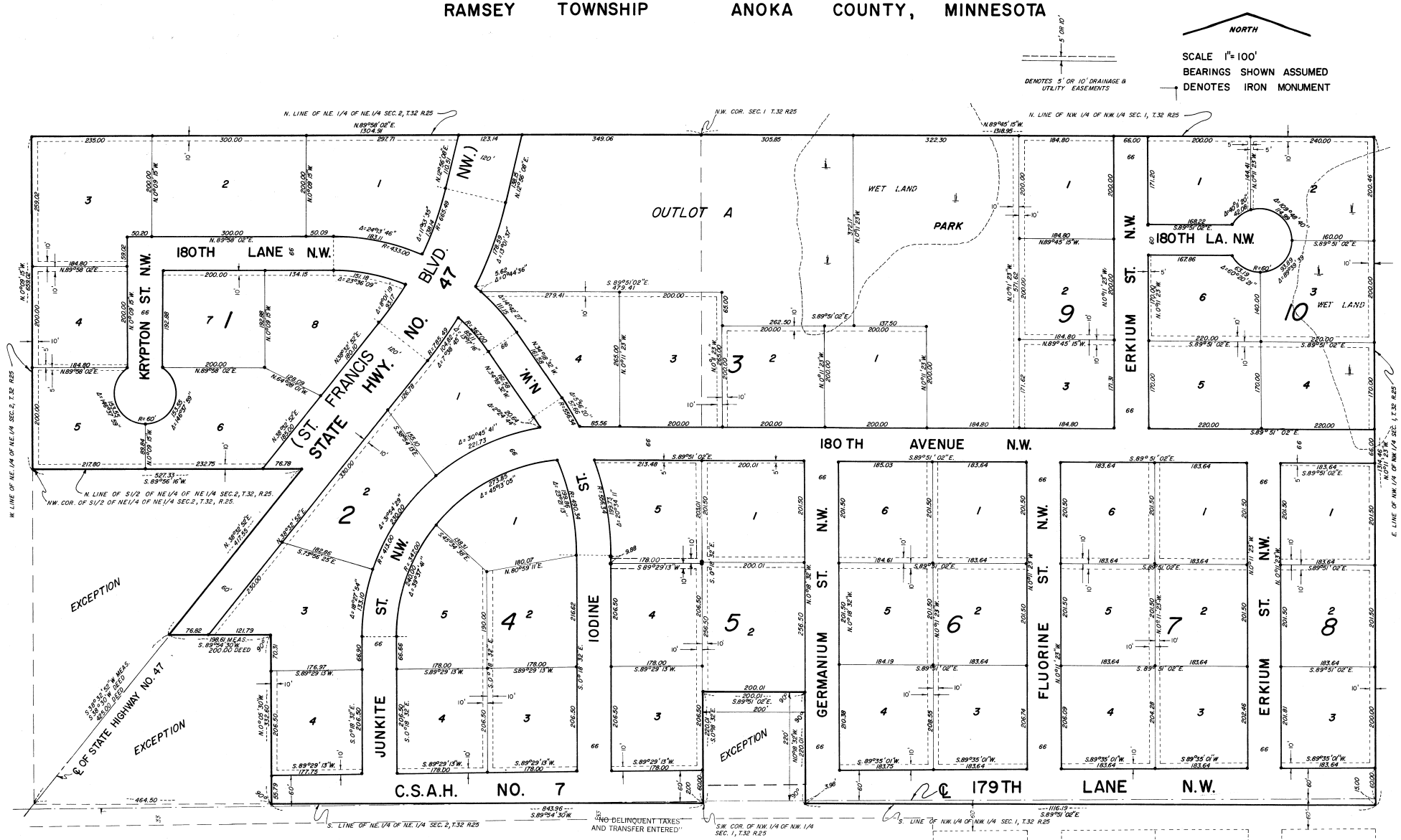
SHEET 1 OF 2

FORD BROOK ESTATES

RAMSEY TOWNSHIP ANOKA COUNTY, MINNESOTA



"NO DELINQUENT TAXES AND TRANSFER ENTERED"

Aug. 7 1972

Charles R. Lefebvre
Auditor, Anoka County

BY Nancy C. Anspes
Deputy

LEROY H. WINNER & ASSOC., INC. — LAND SURVEYORS

FORD BROOK ESTATES

RAMSEY TOWNSHIP ANOKA COUNTY, MINNESOTA

Know all men by these presents that George E. Bauer and Gladys E. Bauer, his wife, owners and proprietors of the following described property situated in the County of Anoka, State of Minnesota, to-wit: All of the NW¼ of the NW¼ of Section 1, Township 32, Range 25 except the South 220 feet of the West 200 feet thereof and all of the NE¼ of the NE¼ of Section 2, Township 32, Range 25 excepting FROM THE LAND IN SECTION 2 THAT PART OF THE S.W. 1/4 OF NE.1/4 OF NE.1/4 LYING NORTH AND WEST OF THE HIGHWAY CROSSING SAID TRACT OF LAND IN A SOUTHWESTERLY AND NORTHEASTERLY DIRECTION ALL IN TOWNSHIP 32 NORTH OF RANGE 25 WEST;

AND EXCEPTING

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (SW 1/4 OF NE1/4 OF NE 1/4) OF SECTION TWO (2), TOWNSHIP THIRTY-TWO (32), RANGE TWENTY-FIVE (25), ANOKA COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH HALF (N½) OF SAID NORTHEAST QUARTER (NE 1/4) WITH THE CENTER LINE OF STATE TRUNK HIGHWAY NO. 47; THENCE EAST ON THE SOUTH LINE OF SAID SW1/4 OF NE 1/4 OF NE 1/4 FOR A DISTANCE OF 464.5 FEET; THENCE NORTH AT RIGHT ANGLES 332.6 FEET; THENCE WEST AT RIGHT ANGLES 200 FEET TO CENTER LINE OF SAID STATE TRUNK HIGHWAY NO. 47; THENCE SOUTH 38½ DEGREES WEST ALONG THE CENTER LINE OF SAID STATE TRUNK HIGHWAY NO. 47, 425 FEET TO PLACE OF BEGINNING, AND CONTAINING 2 1/2 ACRES, MORE OR LESS, AND EXCEPT PUBLIC ROAD RIGHT OF WAYS;

Have caused the same to be surveyed and platted as FORD BROOK ESTATES and do hereby donate and dedicate to the public for public use forever the Lanes, Avenue, Streets, Boulevard, Park and drainage and utility easements as shown on the annexed plat; also dedicating to the County of Anoka the right of access to County State Aid Highway No. 7 from Lot 4, Block 2, Lots 3 and 4, Block 4, Lot 3, Block 5, Lots 3 and 4, Block 6, Lots 3 and 4, Block 7 and Lot 3, Block 8 as shown on the plat and also dedicating to the State of Minnesota the right of access to State Highway No. 47 from Lots 1, 6 and 8, Block 1 and Lots 1, 2 and 3, Block 2 as shown on the plat. In witness whereof said George E. Bauer and Gladys E. Bauer, his wife, have hereunto set their hands and seals this 17th day of July, 1972 A.D.

In the presence of:

Signed:

Eugene Rosburg — Witness — Keith M. Graham — Witness — George E Bauer — George E. Bauer

Eugene Rosburg — Witness — Keith M. Graham — Witness — Gladys E Bauer — Gladys E. Bauer

STATE OF MINNESOTA) (SS
COUNTY OF MILLE LACS)

On this 17th day of July, 1972 A.D. before me, a Notary Public, within and for said County and State, personally appeared George E. Bauer and Gladys E. Bauer, his wife, to me personally known, to be the persons described in and who executed the foregoing instrument; and they affirm and acknowledge that they executed the same as their own free act and deed.

D. W. TEIGEN NOTARY PUBLIC MINNESOTA MILLE LACS COUNTY My Comm. Expires Jan. 22, 1977

D. W. Teigen
Notary Public, MilleLacs County, Minnesota
My commission expires 1-22-77

STATE OF MINNESOTA) (SS
COUNTY OF ANOKA)

I do hereby certify that I have surveyed and platted the property described on this plat as FORD BROOK ESTATES; that this is a correct representation of said survey; that all distances are correctly shown on said plat in feet and decimals of a foot; that all monuments have been correctly placed in the ground as shown on the plat; that the outside boundary lines are correctly designated on the plat; and there are no wet lands or public highways on said plat other than shown thereon.

Surveyor LeRoy H. Winner
Minnesota Registration No. 4987

STATE OF MINNESOTA) (SS
COUNTY OF MILLE LACS)

Above certificate subscribed and sworn to before me, a Notary Public, within and for said County and State on this 14th day of July, 1972 A.D.

D. W. TEIGEN NOTARY PUBLIC MINNESOTA MILLE LACS COUNTY My Comm. Expires Jan. 22, 1977

D. W. Teigen
Notary Public, MilleLacs County, Minnesota
My commission expires 1-22-77

The annexed plat of FORD BROOK ESTATES was approved by the Town Board of the Township of Ramsey at a regular meeting held this 17th day of July, 1972 A.D.

Robert E. Humphrys
Chairman of Town Board

James M. Peterson
Clerk of Town Board

Recommended for approval this 20th day of July, 1972 A.D.

E. J. Lundblom
County Highway Engineer, Anoka County, Minnesota

This plat was approved as to form and execution on this 7th day of August, 1972 A.D.

Robert W. Johnson
County Attorney, Anoka County, Minnesota

This plat was checked and approved on this 25th day of July, 1972 A.D.

Roland W. Anderson
County Surveyor, Anoka County, Minnesota

This plat was approved and accepted by the Board of County Commissioners of the County of Anoka, State of Minnesota, at a regular meeting held this 25 day of July, 1972 A.D.

Chairman

Charles R. Lefebure
County Auditor

"NO DELINQUENT TAXES AND TRANSFER ENTERED"

Aug. 7 1972

Charles R. Lefebure
Auditor, Anoka County

BY Money C. Amps
Deputy

75489

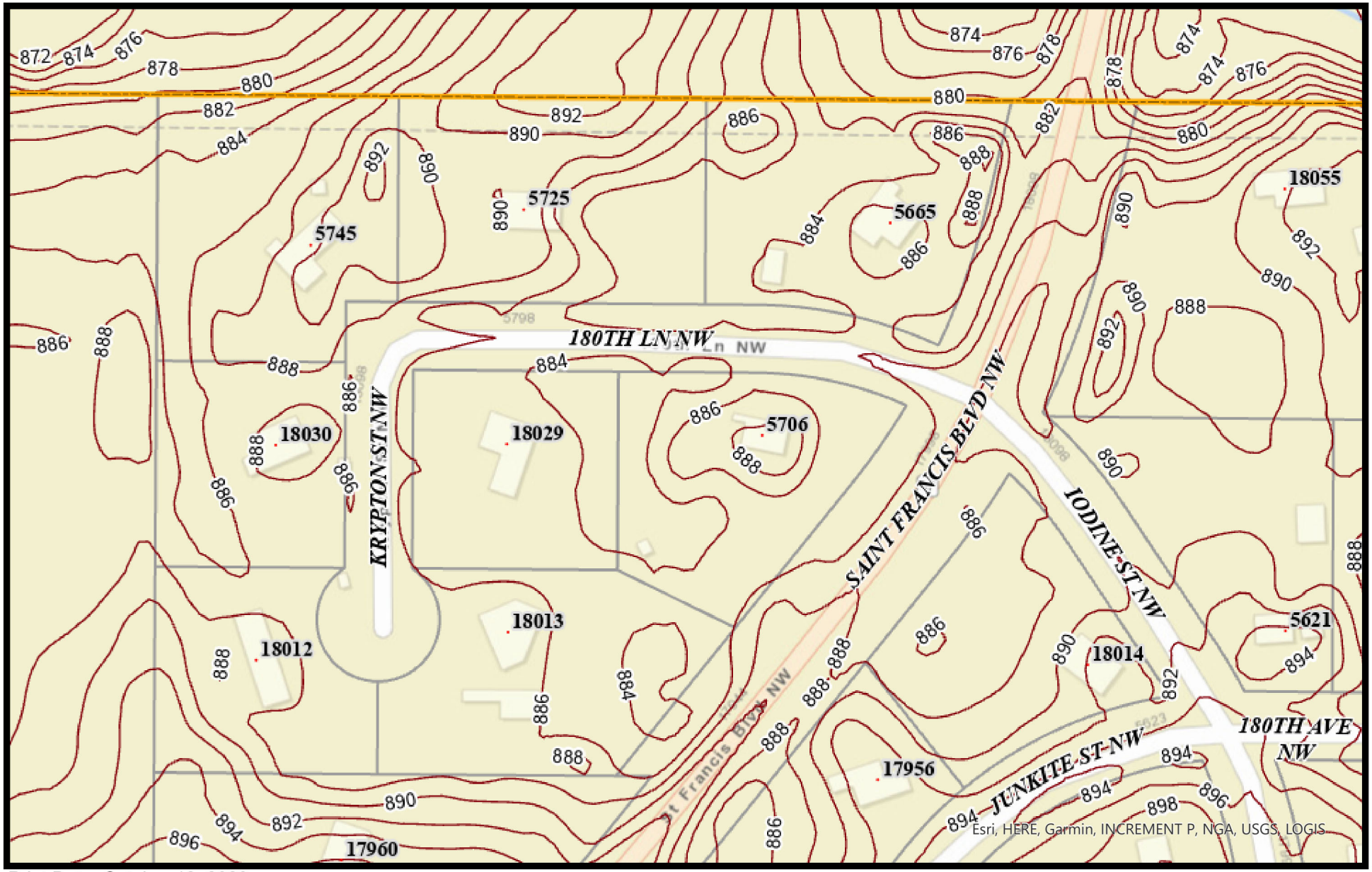
Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA

I hereby certify that the within instrument was filed in this office on the ____ day of AUG 7 1972 A.D. 19__ at 4 o'clock P.M.

Fred J. Sondalle Registrar of Titles
By Ellen Brettschen
DEPUTY REGISTRAR OF TITLES

LEROY H. WINNER & ASSOC., INC. — LAND SURVEYORS

Ford Brook Estates 2-Ft Contours



Print Date: October 12, 2023

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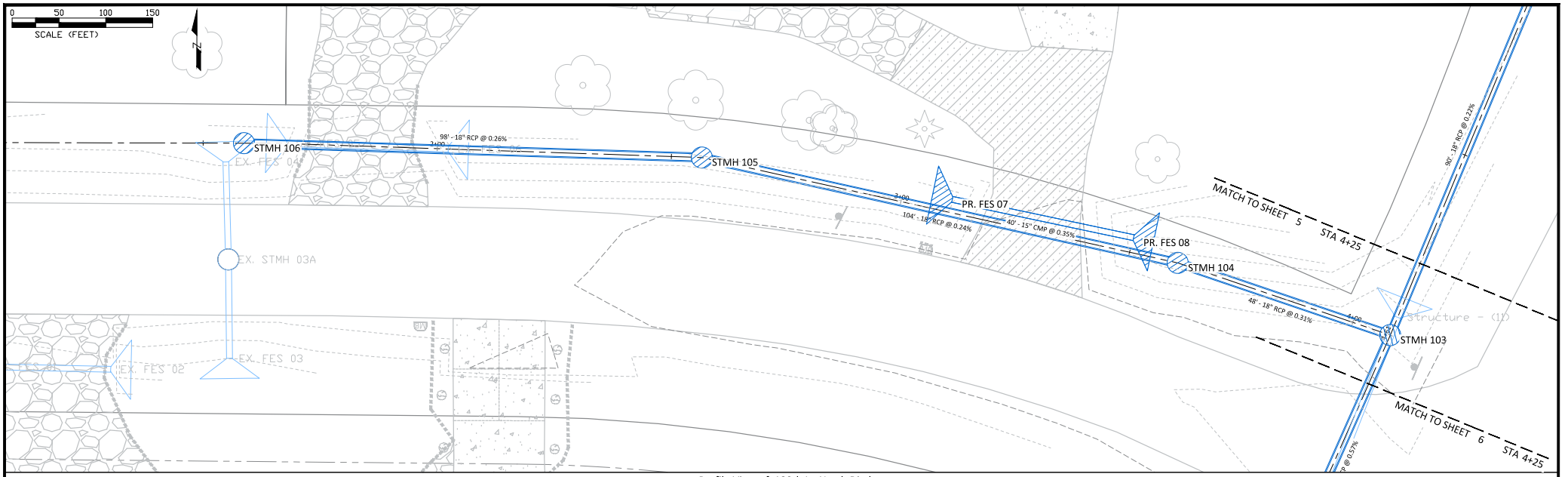
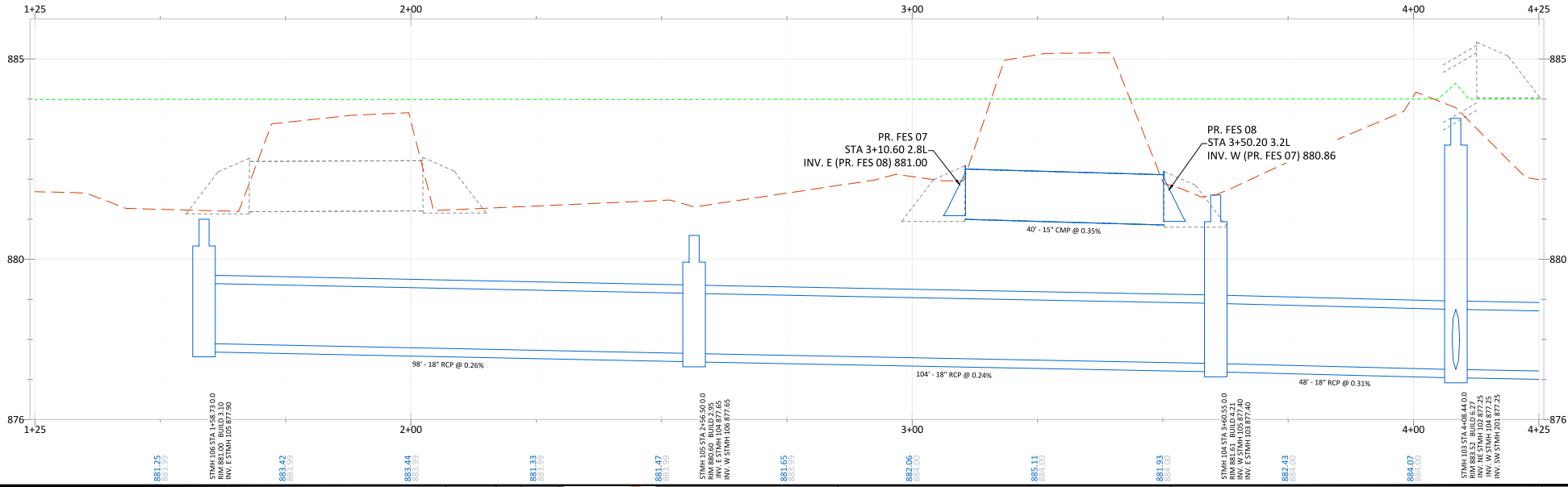


Profile View of 180th Ln North Ditch



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

JOE FERIANCEK
Date -- / -- / -- Lic. No. 57095

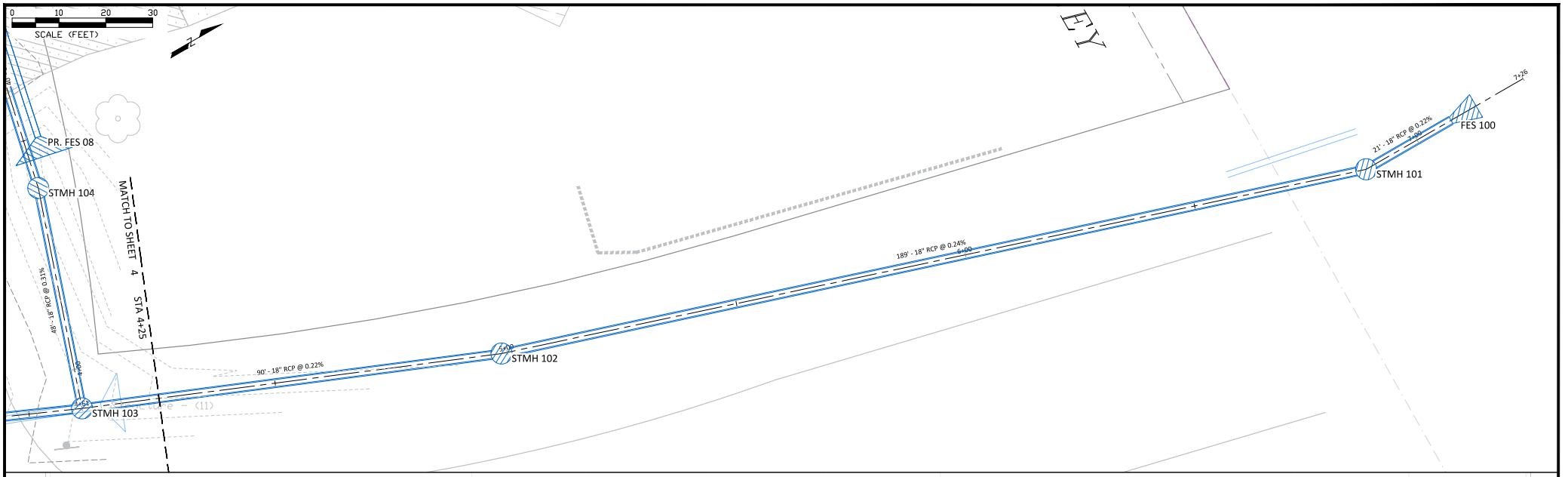
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 09/28/23
CHECKED BY:	---	FILE: 22-16

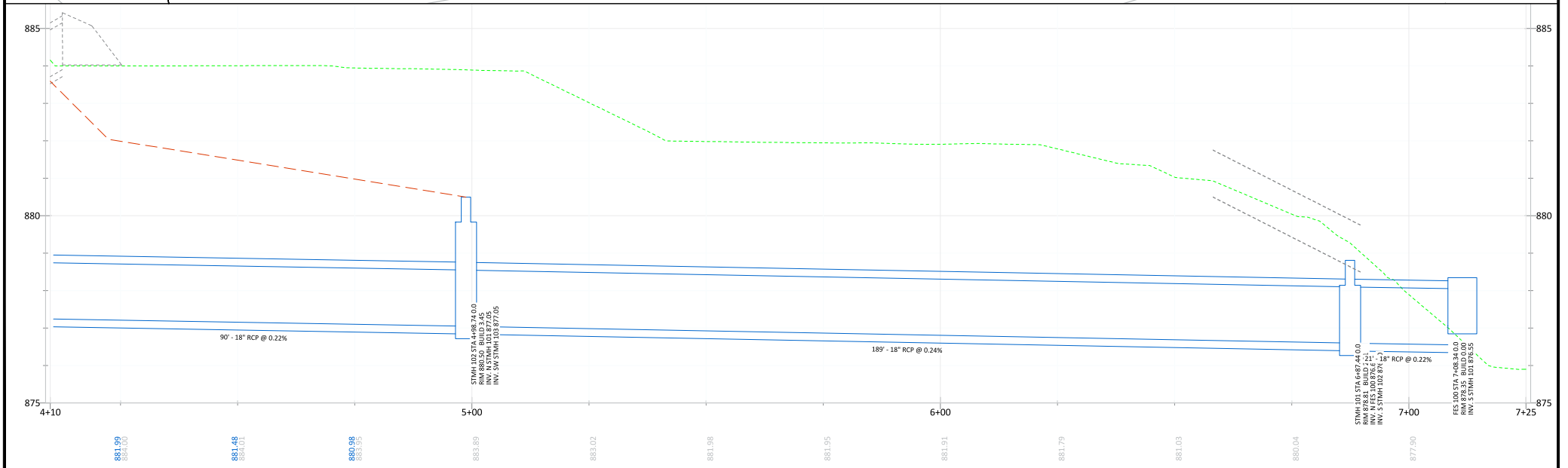
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STORM SEWER
180TH LANE

180TH LANE DRAINAGE IMPROVEMENTS
CITY PROJECT NO. 22-16
CITY OF RAMSEY, MINNESOTA

SHEET 04 OF 07 SHEETS





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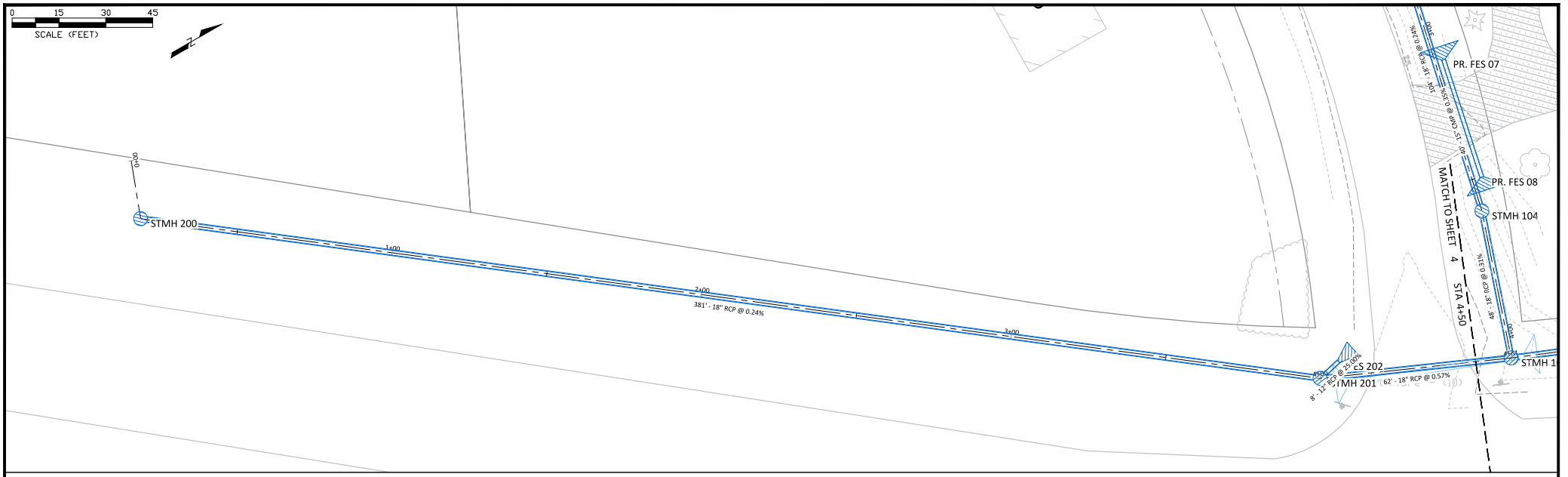
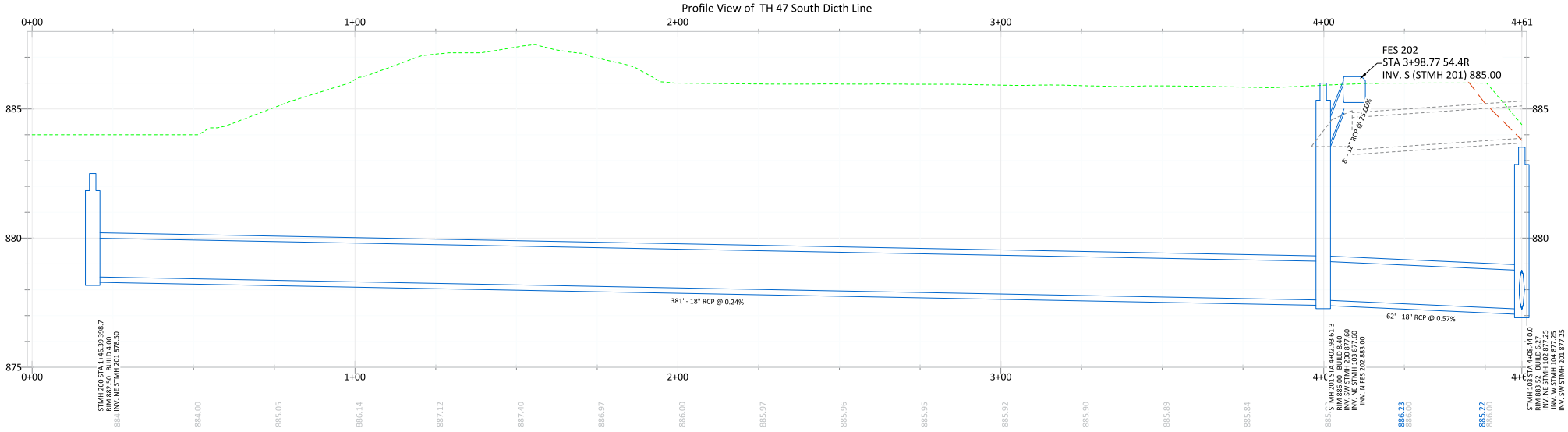
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STORM SEWER
TH 47 DITCH NORTH

180TH LANE DRAINAGE IMPROVEMENTS
CITY PROJECT NO. 22-16
CITY OF RAMSEY, MINNESOTA

SHEET 05 OF 07 SHEETS





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

JOE FERIANCEK
Date: -- / -- / -- Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 09/28/23
CHECKED BY:	---	FILE: 22-16

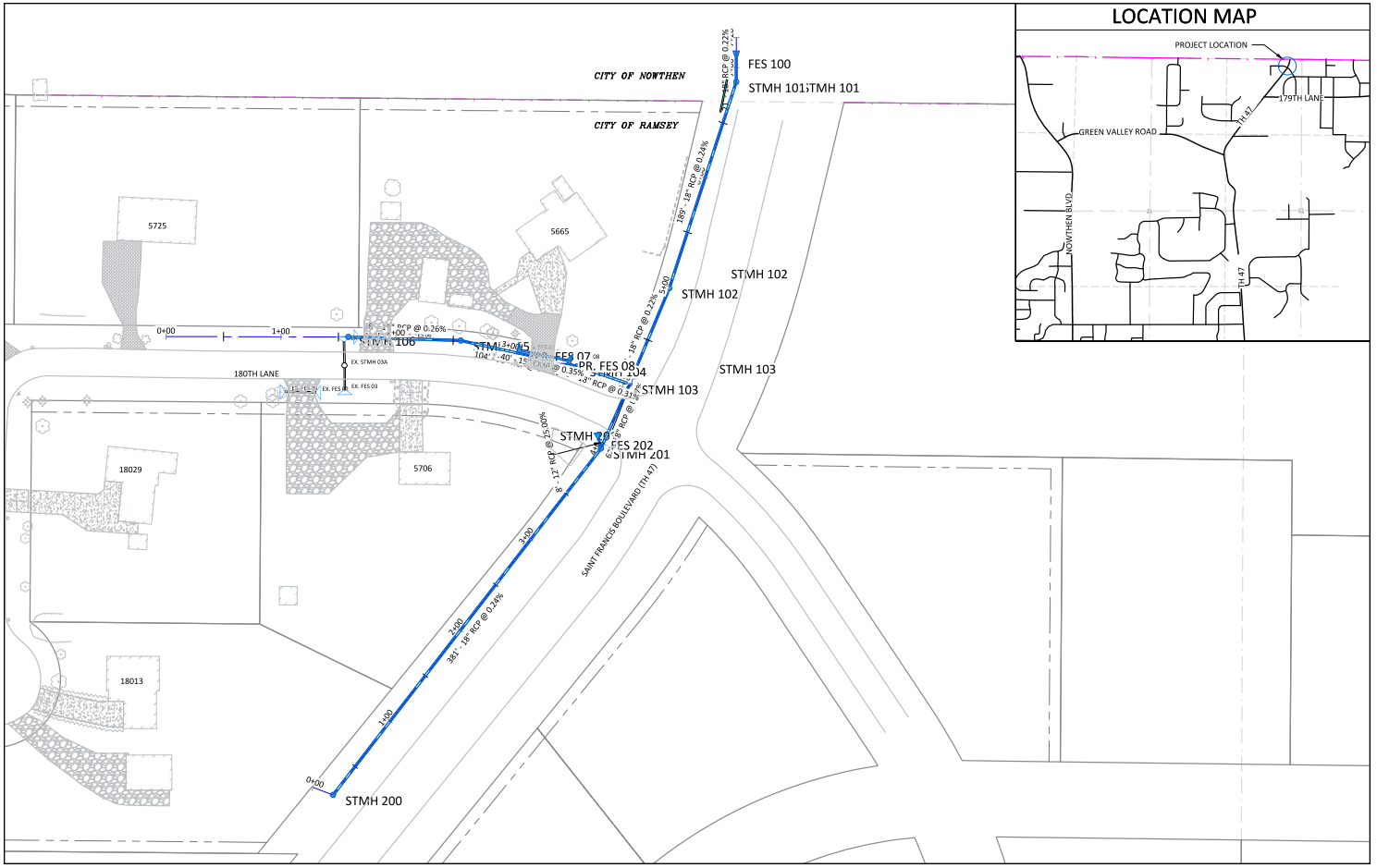
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STORM SEWER
TH 47 DTICH SOUTH

180TH LANE DRAINAGE IMPROVEMENTS
CITY PROJECT NO. 22-16
CITY OF RAMSEY, MINNESOTA

SHEET 06 OF 07 SHEETS

CITY OF RAMSEY
180TH LANE DRAINAGE IMPROVEMENTS
CITY IMPROVEMENT PROJECT NO. 22-16



PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, October 17, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Chris Riley
Councilmember Debra Musgrove
Councilmember Matt Woestehoff

Also Present: City Engineer/Public Works Director Bruce Westby
Parks & Assistant Public Works Director Mark Riverblood

1. CALL TO ORDER

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

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve September 19, 2023, Meeting Minutes

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to approve the following minutes with a note that the minutes were not drafted by Timesavers via recording:

Regular Meeting Minutes dated September 19, 2023

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

5. COMMITTEE BUSINESS

5.01: Consider Ford Brook Estates Drainage Improvements

City Engineer/Public Works Director Westby explained that the purpose of the case is to review the proposed preliminary plans and updated cost estimates and to consider authorizing staff to prepare final construction plans and specifications for drainage improvements at Ford Brook Estates residential development in the northeast corner of the city.

Councilmember Woestehoff asked if the reason this could not be terminated prior to the border with Nowthen is because of the elevation.

City Engineer/Public Works Director Westby confirmed that to be true.

Councilmember Musgrove asked if the proposed storm sewer improvements south of 180th Lane NW would be underground sewer or just ditch improvements.

City Engineer/Public Works Director Westby replied that would be underground sewer.

Chairperson Riley asked if the residents from 5725 180th Lane NW had any questions or concerns with the proposed plan.

Mr. Monserud replied that he does not and believes this plan would work.

Mrs. Monserud asked and received confirmation that they would receive ample notification of the project as she has a buried dog fence she would need to move.

Councilmember Musgrove noted the lack of easements on other properties and asked if the work would occur in the right-of-way or whether easements would be needed.

City Engineer/Public Works Director Westby replied thus far they believe the work could be done within the right-of-way along 180th Lane and Highway 47. He stated that more details will be flushed out in the final design and there may be a couple places where a right of entry would be needed from one or more property owners, but that typically people are receptive to that.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to direct staff to move forward with the additional work needed to complete final design.

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

5.02: Consider Replacement of Entrance Monument at TH #47 and Bunker Lake Boulevard

Parks & Assistant Public Works Director Mark Riverblood reviewed background information noting that around the later 1990s, the City placed an entrance monument at the northwest intersection of Bunker Lake Boulevard and St. Francis Boulevard and several years ago an automobile crash destroyed the same sign. The entrance sign to the city was not replaced due to the substantial construction taking place at the intersection, which has now been completed. The

purpose of this case is to ascertain if the Committee wishes to recommend to City Council to replace the entrance monument at this time.

Chairperson Riley asked if the sign would be lit.

Parks & Assistant Public Works Director Mark Riverblood replied that this design did not call for the sign to be lit. He noted that the previous lit sign received a power drop from Super America and the gas station has changed ownership since that time. He noted that the intersection has a lot of light spill from the well-lit location and therefore lighting would not necessarily be needed.

Chairperson Riley commented that he prefers the aluminum design.

Councilmember Musgrove commented that she also favors that design. She noted that this style does seem similar to Riversbend, which she likes.

Councilmember Woestehoff asked if it would be possible to have a design similar to Riversbend with the faux timbers.

Parks & Assistant Public Works Director Mark Riverblood replied that they could, but they may look odd with the scale of this sign proposed.

Councilmember Musgrove asked if the Riversbend sign uses the blue color that has been used in newer signage.

Parks & Assistant Public Works Director Mark Riverblood replied on the colors that he recalled in the Riversbend sign and did not believe there was blue in that sign.

Councilmember Specht commented that they have been discussing the consistency in branding and asked if that has been considered.

Chairperson Riley commented that the same logo and style is carried through as well as the sign design that they have chosen. He noted that the Highway 10 bridges will also have the City logo.

Parks & Assistant Public Works Director Mark Riverblood commented on the time that was spent by the Council in developing the sign plan which does provide consistency at an affordable price range.

Councilmember Musgrove referenced the landscaping and asked if they would add flowers or plantings that would need to be maintained. She recognized that there are plantings along 47 that require maintenance and that does add ongoing costs.

Parks & Assistant Public Works Director Mark Riverblood replied that he did not put much thought into the landscape other than understanding that this area is impacted by salt and snow storage and does not have irrigation, therefore he believes that some type of minimal green landscaping could be added that may hold up better in those conditions.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to proceed with the aluminum monument sign with plantings as directed by staff with tolerance for salt at a cost not to exceed $26,000.

Further discussion: Parks & Assistant Public Works Director Mark Riverblood asked for direction on funding, noting that the EDA budget does have available funds. Councilmember Woestehoff stated that he believes that EDA would be appropriate to fund a portion but believes the funding could be left to staff.

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

5.03: Trail Gap Connection Planning

Parks & Assistant Public Works Director Mark Riverblood presented the staff report noting that staff recommends continuing to look for cost effective means to connect the community through trails, with priority consideration for key gaps.

Councilmember Musgrove noted other gaps in the system, specifically a portion along 47.

Parks & Assistant Public Works Director Mark Riverblood confirmed that gap is mentioned and noted that there is development interest in one of those parcels which could provide an opportunity to address that gap along 47. He noted that more urban areas like that would have more complications and costs.

Chairperson Riley commented that he would like to hear more about that as the development moves forward as that is the most obvious gap and it has been discussed multiple times. He appreciated the overall circle of Ramsey approach, but noted a gap along Sunfish Lake Boulevard, south of Alpine and would like to hear a plan for that segment as well. He noted another gap on Nowthen Boulevard, perhaps on the church property, that may resolve itself. He stated that his intention was to address the glaring gaps between existing trail sections.

Parks & Assistant Public Works Director Mark Riverblood replied that he does have cost estimates for some of those gaps that have been mentioned but noted that some of those are costly because of the ditch sections. He commented that those could be moved up on the priority list. He stated that the segment along the church property would most likely be development driven as may the segment along Sunfish Lake Boulevard.

Chairperson Riley asked if they would like to focus on filling the existing gaps or purchasing the trail easements to complete the circle.

Councilmember Woestehoff commented that this is a frustrating topic, noting that off-street trails along 167th would have filled in a large gap in the circle and that was a missed opportunity. He noted a missing section near the new PACT development that should be listed on the map. He commented that Variolite was also a missed opportunity for off-street facilities. He agreed that

the gaps on Sunfish Lake and Alpine would make sense to fill. He noted that this is a difficult and expensive problem to solve, and they should look at every project to find opportunities.

Councilmember Musgrove commented that the segment along 47 would enhance safety for those that walk that area while also making those business parcels more attractive and therefore would want to prioritize that segment.

Parks & Assistant Public Works Director Mark Riverblood commented that there is a full-sized sidewalk along Xkimo for pedestrians which runs the same alignment.

Councilmember Musgrove commented that she appreciates that but believes that people walk and bike on the street in the winter.

Councilmember Woestehoff stated that it would not be a bad idea to talk with property owners about the right-of-way needed for the trail segments mentioned in the staff presentation, but did not think it would be a priority to construct the trail segment at this time.

Councilmember Musgrove suggested obtaining updated pricing for the 47 segment as it was indicated that there is development interest in one of the parcels.

6. COMMITTEE / STAFF INPUT

6.01: Staff Updates on Improvement Projects 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.

6.02: Review Future Topics Calendar

Chairperson Riley commented that he has been asked by two different residents about a potential roundabout at Sunwood and CR 5.

City Engineer/Public Works Director Westby replied that has been identified as a potential improvement for the corridor in that location. He stated that he could pass on that desire for priority to the County.

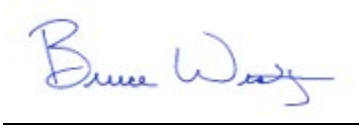
7. ADJOURNMENT

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

Motion carried.

The regular meeting of the Public Works Committee adjourned at 6:28 p.m.

Respectfully submitted,



Bruce Westby
City Engineer/Public Works Director

Drafted 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.

Public Works Committee

Meeting Date: 03/19/2024

Primary Strategic Plan Initiative: Not Applicable

Title:

Receive Update on Ford Brook Estates Drainage Improvements

Purpose/Background:

Purpose:

The purpose of this case is update the Public Works Committee on Staff's 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.

Background:

The property owners at 5725 180th Lane NW, Scott and Lisa Monserud, have concerns with stormwater runoff that backs up into their property from the drainage ditch in City right-of-way north of 180th Lane NW. They first shared these concerns with Staff during the design and construction of the 2019 City Improvement Project #19-01, Ford Brook Estates Street Reconstructions, which addressed minor drainage improvements as part of the project. After the project was completed, Staff informed the property owners that if they wanted the City to address their drainage concerns in greater detail Staff could explore drainage improvement options and present them to the Public Works Committee for consideration of further action.

On September 19, 2023, Staff presented attached case #14569 to the Public Works Committee outlining drainage improvement options that would address the Monserud's concerns. The Committee directed staff to develop preliminary design plans for drainage improvements providing positive drainage to prevent stormwater runoff from temporarily ponding on/near the Southeast corner of the Monserud's property, which can then back up into their yard through the existing swale. The Committee also directed staff to explore providing an outlet for stormwater runoff that temporarily ponds West of Highway 47 on the East side of the property at 18013 Krypton Street NW in response to concerns previously raised by these property owners.

On October 17, 2023, Staff presented attached case #14665 to the Public Works Committee outlining the latest proposed drainage improvements to address the Monserud's concerns, as well as to provide an outlet for stormwater runoff that temporarily ponds West of Highway 47 on the East side of the property at 18013 Krypton Street NW.

Since then, Staff has further explored the concerns and requests of the property owners of 18013 Krypton Street NW and has found that the City cannot reasonably provide drainage improvements to the west side of their property as requested. Staff will present more detail on this during the meeting. A copy of the latest draft plans are attached to this case.

A MnDOT right of way permit will be required to construct this project.

A LRRWMO permit will also be required since work will be required in close proximity to Ford Brook, which could result in additional project costs depending on potential wetland impacts.

Coordination with the City of Nowthen will also be required.

Notification:

N/A

Time Frame/Observations/Alternatives:

Timeframe:
Staff anticipates up to 10 minutes will be required to present this case and respond to questions.

Observations:
Both property owners received notice of this meeting and a link to the Public Works agenda, including this case, and may attend the meeting.

Funding Source:
Dependent on Public Works Committee direction.

Recommendation:
Staff has no recommendations to offer at this time.

Outcome/Action:
Dependent on discussions and direction from the Public Works Committee.

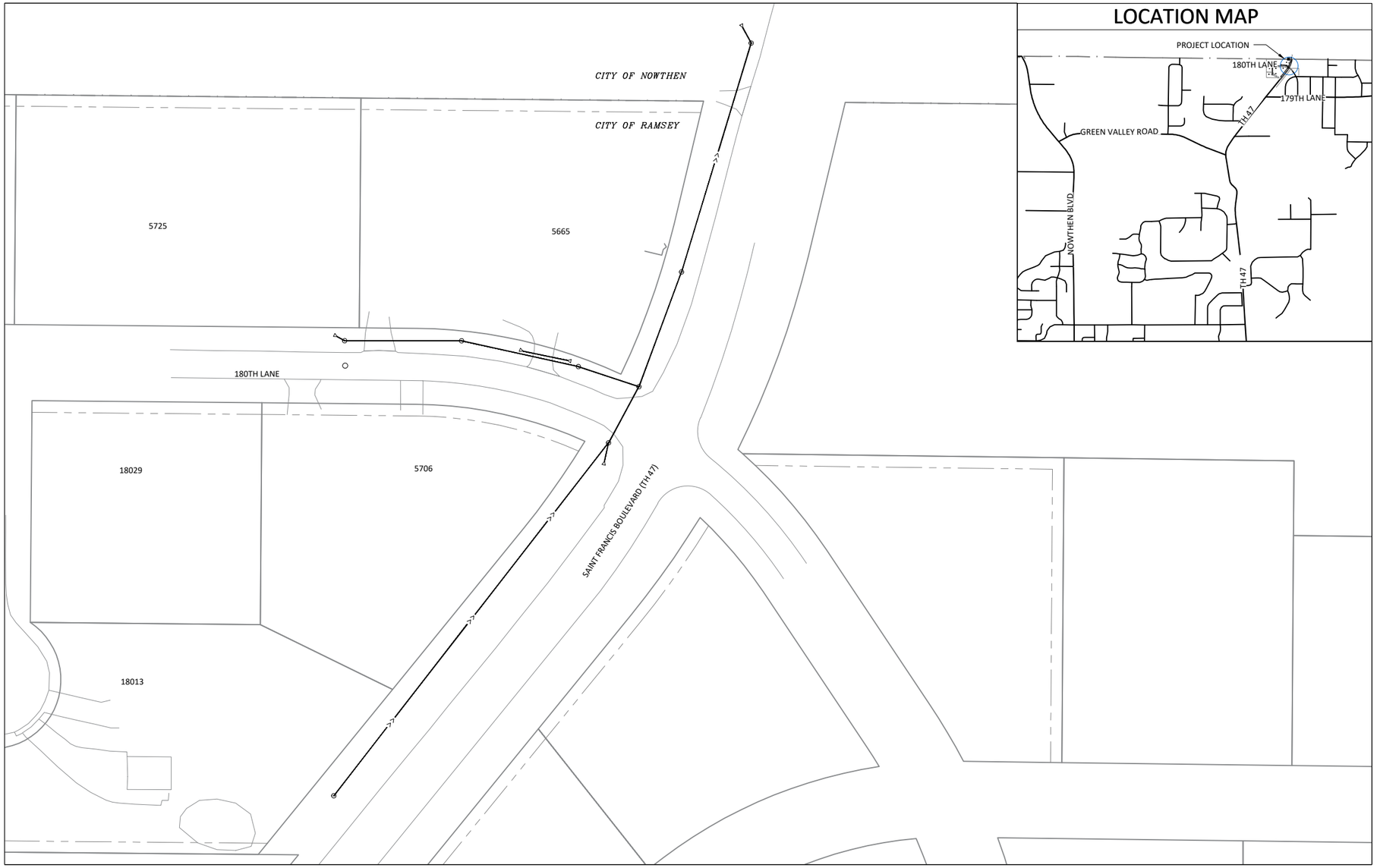
Attachments

Plans
PWC Case 14569 wAtts
PWC Case 14665 wAtts

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Marsha Weidner	03/14/2024 01:01 PM
Form Started By: Bruce Westby		Started On: 03/13/2024 12:53 PM
Final Approval Date: 03/14/2024		

CITY OF RAMSEY
FORD BROOK ESTATES DRAINAGE IMPROVEMENTS
CITY IMPROVEMENT PROJECT NO. 24-04



LOCATION MAP

GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN

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 MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

THIS PLAN CONTAINS 11 SHEETS

SHEET No.	DESCRIPTION
01	TITLE SHEET
02	STATEMENT OF ESTIMATED QUANTITIES
03 - 04	DETAILS
05	STORM SEWER INDEX SHEET
06 - 08	STORM SEWER CONSTRUCTION
09	EROSION CONTROL & RESTORATION
10 - 11	SWPPP

LEGEND

SANITARY MANHOLE	Easement - Drainage & Utility
STORM SEWER MANHOLE	Easement - Roadway
CATCH BASIN MANHOLE	LOT LINE
CATCH BASIN	ELECTRIC LINE
CATCH BASIN - GROUT	ELECTRIC LINE - BURIED
CATCH BASIN - RESET	ELECTRIC LINE - OVERHEAD
FLARED END SECTION	GAS LINE
CULVERT END SECTION	TELECOMMUNICATION LINE
HYDRANT	TELECOMM - OVERHEAD
VALVE	FIBER OPTIC LINE
TREE - CONIFEROUS	TREE LINE
TREE - DECIDUOUS	LANDSCAPE
SHRUB	RETAINING WALL
LIGHT POLE	FENCE
SIGN	SILT FENCE
MAILBOX	WATERMAIN
PEDESTAL - TELECOM	SANITARY SEWER
PEDESTAL - ELECTRIC	STORM SEWER
HAND HOLE	DRAIN TILE

0 50 100 150
SCALE (FEET)

N

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

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

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL 1-800-252-1166 OR 651-454-0002

Call before you dig
811
651 454-0002 Metro
800 252-1166 Outstate
www.gopherstateonecall.org

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.

JOE FERIANCEK, P.E.
ASSISTANT CITY ENGINEER

57095 LIC. NO.

DATE 05/16/24

DATE	REVISION

SHEET 01 OF 11 SHEETS

May 23, 2024 - 3:58pm
G:\engineering\autocad dwgs\Projects A-M\Ford Brook Estates Drainage Improvements 24-04\Plan Drawings\24-04 Title Sheet.dwg

CC Regular Session

Meeting Date: 05/28/2024

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

Information

Title

Adopt Resolution #24-129 Approving Community Benefit Agreement with iDigital Outdoor, LLC, at 9500 Hwy 10 NW.

Purpose/Background:

On July 11, 2023, the City Council approved iDigital's request for a conditional use permit (CUP) for an off-premise digital billboard. The approved location of the sign is on the Nathe property south of Highway 10 opposite Alpine Dr. NW. One of the requirements of City Code for this type of sign is a community benefit agreement for certain types of messages from the City:

117-468(c)(10)

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

The attached agreement fulfills the requirement of City Code and the CUP. Once approved and signed, a building permit can be issued for the billboard.

Notification:

None required. The standard notification procedure was made in 2023 as part of the conditional use permit process.

Observations/Alternatives:

Alternatives to consider.

1. Approve the agreement as proposed.
2. Make modifications to the proposed agreement.
3. Deny the agreement based on certain findings.

Funding Source:

All costs associated with this project are the responsibility of the applicant.

Recommendation:

Staff recommends approving the community benefit agreement.

Action:

Motion to adopt Resolution #24-129 Approving a Community Benefit Agreement with iDigital Outdoor, LLC.

Attachments

Location Map
Resolution #24-129
Community Benefit Agreement
Approved Sign Plan
CUP Approval Resolution

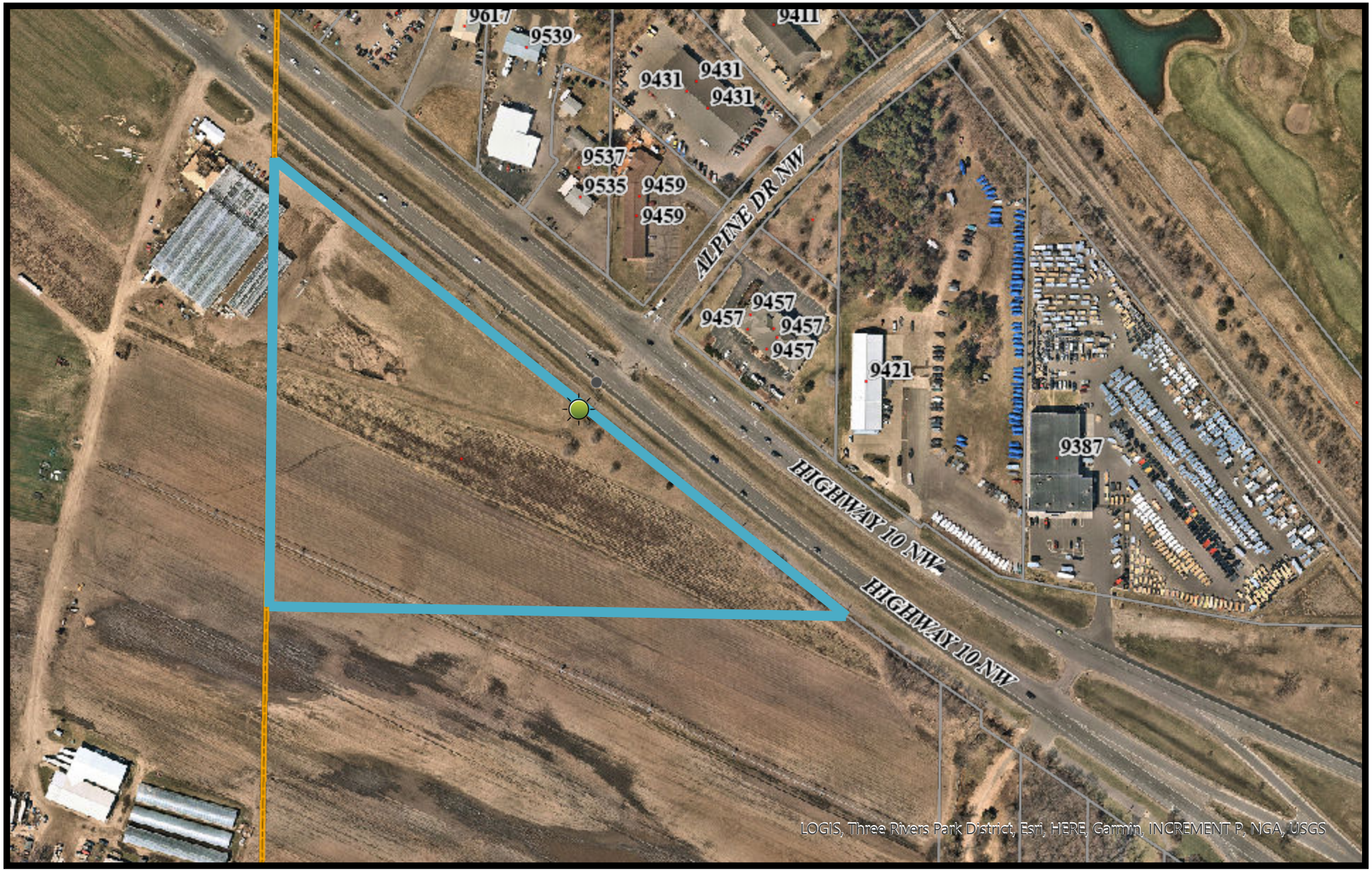
Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/23/2024 01:09 PM
Form Started By: Todd Larson		Started On: 05/06/2024 12:38 PM
Final Approval Date: 05/23/2024		

19-32-25-23-0001

9500 Hwy 10 NW

iDigitial Outdoor LLC



Print Date: June 6, 2023

0 0.02 0.04 0.07 0.11 0.14
mi

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

RESOLUTION #24-129

RESOLUTION APPROVING A COMMUNITY BENEFIT AGREEMENT WITH iDIGITAL OUTDOOR, LLC.

WHEREAS, iDigital Outdoor, LLC, properly applied for a Conditional Use Permit for an off-premise digital for the property generally known as 9500 Highway 10 NW and legally described as:

That part of the Southwest quarter of the Northwest quarter lying South of US Highway No. 10 as it now exists in Section 19, Range 32, Township 25, Anoka County, Minnesota.

(the 'Subject Property');

WHEREAS, the City Council approved the Conditional Use Permit on July 11, 2023, conditioned upon future review of a community benefit agreement as required by City Code Section 117-468(c)(10),

WHEREAS, the proposed community benefit agreement addresses the requirements of City Code.

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

1. That the Ramsey City Council hereby grants approval of the community benefit agreement with iDigital Outdoor, LLC, and authorizes the Mayor and City Manager to sign it.

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 ___ day of May, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

Community Benefit Agreement

This Community Benefit Agreement ("Agreement") is made and entered into as of May 28, 2024, by and between iDigital Outdoor, LLC, a Minnesota Limited Liability Company ("Company"), located at 25113 21st Ave, St Cloud, MN 56301, and the City of Ramsey, Minnesota ("City"), located at 7550 Sunwood Dr NW, Ramsey, MN 55303.

Whereas, the Company wishes to obtain a permit for the construction of off-premises digital billboard signs at the location approximately 9500 US-10, Ramsey, MN 55303, Property Identification Number 19-32-25-23-0001, and legally described as That part of the Southwest quarter of the Northwest quarter lying South of US Highway No. 10 as it now exists in Section 19, Range 32, Township 25, Anoka County, Minnesota

Whereas, the City requires an agreement for the provision of community and public service messages as part of the permit approval process;

Now, Therefore, the parties agree as follows:

1. **Scope of Agreement**. The Company agrees to provide the City with no less than 20 hours of digital display time per month per dynamic display off-premises sign face located within the City. This display time shall consist of 9,000 eight-second spots, which will be used exclusively for community and public service messages.
2. **Timing and Scheduling**. The Company will integrate the community and public service messages into its open inventory, scheduling these messages at least 15 days in advance of the display date. Each public service message will commence on the selected day and continue until the agreed number of spots is reached, consistent with the monthly allocation, unless the City requests a shorter duration. The City may select the days for display; however, messages must run in 24-hour cycles without specific time slots within the day, ensuring flexibility and manageability for the Company.
3. **Content of Messages**. The content of the community and public service messages shall be provided by the City, and the Company agrees to display such messages as provided without alterations unless prior written consent is obtained from the City.
4. **Artwork and Design**. The City may choose to design its own content for the public service messages. Alternatively, the Company can provide design services at a rate of $60 per hour. Any design work requested by the City will be billed accordingly and requires prior approval from the City before commencement.
5. **Approval and Permit Issuance**. This Agreement must be approved by the City Council of Ramsey. Following such approval, the City's building official may issue the necessary permit for the construction or conversion of the off-premises digital billboard signs as requested by the Company.
6. **Term**. This Agreement shall commence on the date first written above and shall continue in effect until terminated by either party with thirty (30) days written notice to the other party.
7. **Amendment**. This Agreement may only be amended or modified by a written agreement signed by both parties.

8. **Miscellaneous**. This Agreement constitutes the entire agreement between the parties regarding the subject matter hereof and supersedes all prior agreements and understandings, whether written or oral, relating to such subject matter.

In witness whereof, the parties hereto have executed this Community Benefit Agreement as of the day and year first above written.

iDigital Outdoor, LLC

By: _____

Name: _____

Title: _____

Date: _____

City of Ramsey

By: _____

Name: Mark E. Kuzma

Title: Mayor

Date: _____

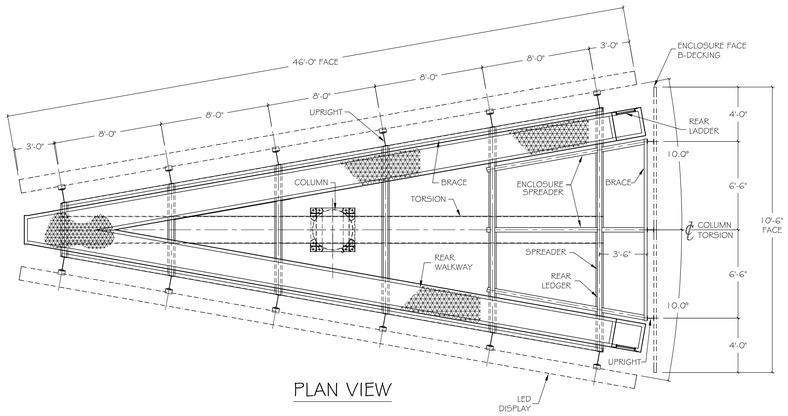
By: _____

Name: Brian Hagen

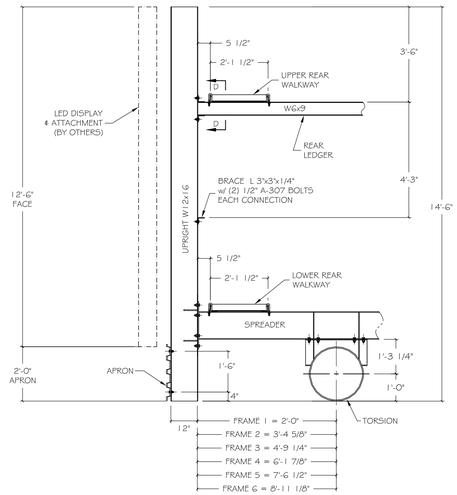
Title: City Administrator

Date: _____

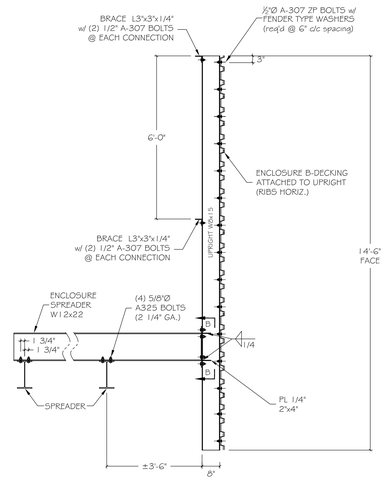
Site Plan Approved



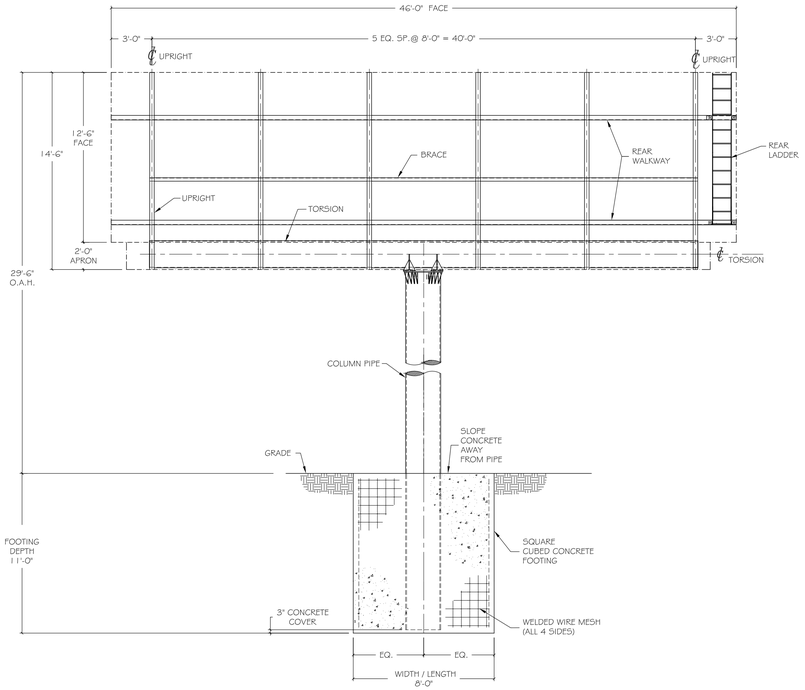
PLAN VIEW



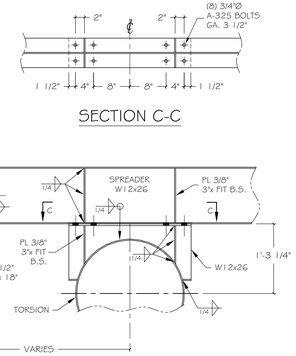
TYPICAL SECTION THRU SIGN



TYPICAL SECTION THRU ENCLOSURE



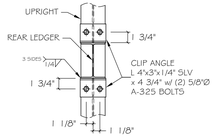
ELEVATION



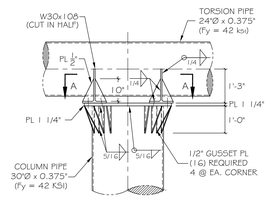
SECTION B-B

SECTION C-C

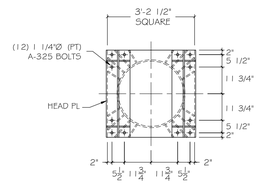
UPRIGHT-SPREADER-TORSION CONNECTION



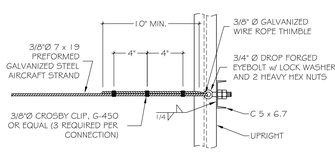
SECTION D-D



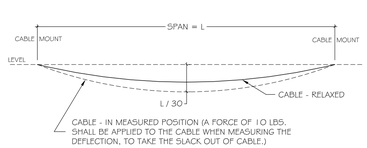
COLUMN-TORSION CONNECTION



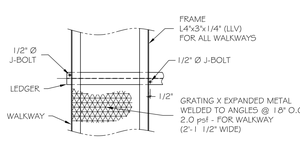
SECTION A-A



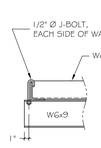
SAFETY CABLE MOUNTING



SAFETY CABLE TENSION



TYPICAL WALKWAY DETAIL



WALKWAY MOUNTING DETAIL

SIGN / SITE NOTES AND SPECIFICATIONS

(APPLY UNLESS OTHERWISE NOTED)

CODE - 2018 INTERNATIONAL BUILDING CODE

WIND DESIGN - SIGN STRUCTURE WIND LOADS ARE DETERMINED IN ACCORDANCE WITH ASCE 7-16 SECTION 29.3.1.
BASIC WIND SPEED: 109 MPH (3 SECOND GUST)
RISK CATEGORY: II
EXPOSURE: C
DESIGN WIND PRESSURE (ULTIMATE LEVEL): 38.4 PSF (AVERAGE), 56.5 PSF (MAXIMUM)
REFER TO ASCE 7-16 FIGURE 29.3-1.
ANY SIGN COMPONENTS NOT SPECIFICALLY DETAILED ON THESE DRAWINGS BUT ATTACHED TO THE STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH THE INFORMATION ABOVE.

DESIGN LIVE LOAD - 2'-0" WIDE REAR MAINTENANCE PLATFORM. 40 PSF OR 300 LBS CONCENTRATED LOAD.

DESIGN DEAD LOAD - LED DISPLAY: 7500 LBS. EACH SIDE

FOOTING - EMBEDMENT DEPTH FOR FOOTING DOES NOT APPLY TO LOCATIONS WHERE WALLS OF THE HOLE WILL NOT STAND WITHOUT SUPPLEMENTAL SUPPORT, OR WHERE UNCOMPACTED FILL OR ORGANIC FILL EXISTS. FOUNDATION IS DESIGNED UTILIZING LATERAL BEARING PER IBC SECTION 1807.3.2.1. ALLOWABLE LATERAL SOIL PRESSURE PER IBC TABLE 1806.2 IS 150 PSF/FT (SOIL CLASS 4 - TYPE: SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL), DESIGNED LATERAL SOIL PRESSURE HAS BEEN MULTIPLIED BY 2 PER SECTION 1806.3.4. VERIFY SOIL TYPE DURING EXCAVATION. NOTIFY ENGINEER OF ANY DISCREPANCY.

EXTEND COLUMN PIPE TO BOTTOM OF FOOTING (3" CONCRETE COVER REQUIRED)

GENERAL NOTES AND SPECIFICATIONS

(APPLY UNLESS OTHERWISE NOTED)

STEEL - WIDE FLANGES - ASTM A-992, OTHER SHAPES & PLATES - ASTM A-36.

PIPE SECTIONS - ASTM A-53 GR B OR A 252 GR 2, OR API - LX WITH MINIMUM YIELD STRENGTH AS INDICATED ON DRAWINGS.

EXPANDED METAL GRATING - EXPANDED METAL GRATING SHALL BE MANUFACTURED FROM CARBON STEEL IN CONFORMANCE WITH THE EXPANDED METAL MANUFACTURERS ASSOCIATION (EMMA) STANDARD NO. 557-99, 'STANDARDS FOR EXPANDED METAL.' EMMA IS A DIVISION OF THE NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS (NAAMM).

ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED ACCORDING TO LATEST AISC SPECIFICATIONS AND STANDARD PRACTICE.

REINFORCING STEEL - FOR CUBE FOOTING, REINFORCING STEEL SHALL BE WELDED WIRE FABRIC 4x4 - W4 x W4 PER ASTM A185 OR A497M. WELDED WIRE FABRIC CAN BE SUBSTITUTED WITH POLYPROPYLENE FIBER MESH INCORPORATED INTO THE CONCRETE MIX AT THE RATE OF 3 LBS. PER CUBIC YARD. REINFORCING SHALL BE FABRICATED AND SECURED IN ACCORDANCE WITH ACI 318 AND CRSI MANUAL OF STANDARD PRACTICE. DO NOT WELD REINFORCING STEEL UNLESS APPROVAL IS OBTAINED FROM THE ENGINEER PRIOR TO CONSTRUCTION.

PAINTING - ALL STRUCTURAL STEEL, EXPOSED TO WEATHER, SHALL BE SHOP PRIMED AND PAINTED IN ACCORDANCE WITH AISC 335 (SPECIFICATION) AND AISC 303 (STANDARD PRACTICE).

CONCRETE - CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS AND BE PLACED IN ACCORDANCE WITH ACI 318. CONCRETE MIX SHALL BE PROPORTIONED WITH A MAXIMUM WATER CEMENT RATIO OF 0.50.

WELDING - ALL WELDING MATERIALS AND COMPONENTS SHALL BE IN COMPLIANCE WITH AWS D1.1 USING E70XX ELECTRODES.

BOLTS - ALL REGULAR SHALL CONFORM TO ASTM A-307. HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A-325N. ALL BOLTS SHALL BE INSTALLED TO A SNUG TIGHT CONDITION UNLESS NOTED TO BE PRE-TENSIONED (PT). PT BOLTS SHALL BE FULLY TENSIONED PER AISC TURN OF THE NUT METHOD (1/3 OF A TURN PAST A SNUG TIGHT CONDITION) OR OTHER AISC APPROVED TENSIONING METHOD.

SPECIAL INSPECTIONS - SPECIAL INSPECTIONS ARE REQUIRED PER CHAPTER 17 FOR THE FOLLOWING ITEMS:
--- STEEL CONSTRUCTION: MATERIAL VERIFICATION OF STRUCTURAL STEEL
PERIODIC INSPECTION OF JOINT DETAILS
-- HIGH STRENGTH BOLTS: PERIODIC INSPECTION TO REVIEW FASTENER COMPONENTS AND TENSIONING.
-- FOUNDATION: PERIODIC INSPECTION TO VERIFY EXCAVATION DIMENSIONS

STEEL FABRICATOR - ALL STRUCTURAL STEEL SHALL BE SHOP FABRICATED BY THE FOLLOWING FABRICATOR:
PAGE STEEL
2040 INDUSTRIAL DRIVE
PAGE, AZ 85040

UNLESS SPECIFICALLY INDICATED AS FIELD WORK, NO FIELD WELDING IS ALLOWED WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD. SPECIAL INSPECTIONS IS REQUIRED FOR ALL FIELD WELDING.

THE ERECTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE ERECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. ERECTORS SHALL NOTIFY ENGINEER IF STRUCTURE IS LOCATED NEAR ANY BUILDINGS.

THE UNDERSIGNED ENGINEER WILL NOT SUPERVISE THE FABRICATION OR ERECTION OF THIS STRUCTURE.

THIS PRINT IS THE PROPERTY OF *RMG* OUTDOOR, INC.
PROFESSIONAL SEAL VALID ONLY WHEN FABRICATED BY THE ABOVE. IT IS PROVIDED FOR PERMIT PURPOSES ONLY.

ANY OTHER USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM *RMG* OUTDOOR, INC.

Professional Engineer
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.
Signature:
Typed or Printed Name: John Skwiot
Date: 05/31/2023 License Number: 46853

CUSTOMER
IDIGITAL

SIGN LOCATION
RAMSEY, MN

12'-6" x 46' SINGLE POST CENTER MOUNT DOUBLE FACE 20° V-BUILD LED READY

FJS ENGINEERING
STRUCTURAL | CIVIL
DESIGN | CONSULTING
FJS Engineering
Tucson, AZ
T: 520.490.3311
contact@fjsengineering.com
PROJ. NO. RMGO-23-105

RMG Outdoor Inc.
4425 North 24th Street, Suite 200
Phoenix, Arizona 85016
Phn: (602) 230-8634 Fax: (602) 230-9071

ENG. NO.	DR.	CH.
G-12311	DBM	JS
	DATE	
	05/31/2023	
JOB NO.	SHEET NO.	
	S1 of 1	

W:\RMG OUTDOOR - RMGO\RMGO-23-105_PHL - RAMSEY, MN - G-12311 - 12.5X46 CMDF20V LED 29.5\DM\04_DRAWINGS\12'6CM20V - LED - 29 OAH - G-12311 - IDIGITAL - RAMSEY MN

Document No.: 2397253.004 ABSTRACT
08/22/2023 10:09 AM
Fees/Taxes In the Amount of: $46.00

Pamela J. LeBlanc
Anoka Cty Property Records and Taxation
Property Tax Administrator and
Recorder/Registrar of Titles
Deputy: ratendoh

CERTIFICATION

State of Minnesota)
)
County of Anoka)
)
City of Ramsey)

I hereby certify that the foregoing Resolution #23-137, is a true and correct copy of the Resolution adopted by the City Council of the City of Ramsey at a meeting thereof held in the City of Ramsey, Minnesota, on the 11th day of July, 2023, as disclosed by the records of said City in my possession.

Dated this 28th day of July, 2023.

City Clerk

(CITY SEAL)

The foregoing instrument was acknowledged before me the 28th day of July, 2023, by Katie Schmidt, City Clerk for the City of Ramsey, Minnesota.

SUSAN M HURD
Notary Public
Minnesota
My Commission Expires January 31, 2024

Signature of Notary

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

RESOLUTION #23-137

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR AN OFF-PREMISE DIGITAL BILLBOARD AT 9500 HIGHWAY 10 NORTHWEST

RECITALS

1. iDigital, hereafter referred to as the "**Permittee**", has properly applied for a Conditional Use Permit to construct and operate a digital billboard on the property generally known as 7559 Riverdale Drive NW and legally described as:

   That part of the Southwest quarter of the Northwest quarter lying South of US Highway No. 10 as it now exists in Section 19, Range 32, Township 25, Anoka County, Minnesota

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

2. David R. Nathe is the **Owner** of the **Subject Property** and has a lease agreement with the **Permittee**.

3. That the **Subject Property** is zoned B-2 Business District and is approximately 11.30 acres in size.

4. That the **Subject Property** is guided as Mixed Use in the City's 2040 Comprehensive Plan.

5. That an off-site digital billboard is classified as a conditional use in the B-2 Business District.

6. That the Planning Commission did not produce a quorum at its scheduled meeting on June 22, 2023, and no recommendation was made.

7. That the City Council instead held the public hearing on July 11, 2023.

FINDINGS OF FACT

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

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

3. That the billboard will not be hazardous to existing or future neighboring uses.

4. That the billboard will not negatively impact essential public facilities and services, such as highways, streets, police and fire protection.

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

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

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

1) That the Ramsey City Council hereby grants approval of a Conditional Use Permit (the "**Permit**") for the construction and operation of a billboard on the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. That this **Permit** conform to site plan dated 5/23/23 (revised).

2. That this **Permit** conform to the plans dates 5/31/2023 with an eight-foot tall stone base.

3. That a signed lease be executed for the property between the **Owner** and the **Permittee**.

4. That a signed agreement guaranteeing the City no less than 20 hours (provided in 9,000 eight-second spots) per month for community and public service messages at such times as shall be reasonably determined by the City.

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

6. That the **Permittee** shall apply for and obtain a building permit for the sign and all conditions therein.

7. That the **Permittee** shall be responsible for operating in full compliance with all applicable local, county, state and federal regulations and agrees to provide a copy of any other required permits for ongoing operation of the sign.

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

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

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

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

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

Mayor

ATTEST:

City Clerk

CC Regular Session

Meeting Date: 05/28/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Information

Title

Adopt Resolution #24-132 Authorizing Partial Payment #11 to Magney Construction, Inc. for Improvement Project #21-09, Centralized Water Treatment Plant.

Purpose/Background:

Resolution and Pay Estimate #11 attached.

Recommendation:

The Resident Project Representative from Advanced Engineering and Environmental Services (AE2S) has inspected the completed work and recommends partial payment #11 to Magney Construction, Inc. for said project in the amount of $1,774,740.60.

Action:

Motion to adopt Resolution #24-132 approving partial payment #11 to Magney Construction, Inc. for Improvement Project #21-09, Centralized Water Treatment Plant in the amount of $1,774,740.60.

Attachments

Resolution

Pay Application

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	05/23/2024 12:59 PM
Brian Hagen	Brian Hagen	05/23/2024 01:09 PM
Form Started By: Marsha Weidner		Started On: 05/08/2024 12:33 PM
Final Approval Date: 05/23/2024		

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

RESOLUTION #24-132

RESOLUTION AUTHORIZING PARTIAL PAYMENT #11 TO MAGNEY CONSTRUCTION, INC. FOR IMPROVEMENT PROJECT #21-09; CENTRALIZED WATER TREATMENT PLANT

WHEREAS, pursuant to Ramsey City Council Resolution #19-248 adopted October 8, 2019, five (5) proposals were accepted and a professional services contract was awarded to SEH, Inc. for analyzing the City's municipal water supply system source water, developing a water system model, and preparing a preliminary design report for a centralized water treatment plant to ensure that the City's municipal water supply system will continue to provide adequate quantities of safe drinking water into the foreseeable future; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-143 adopted May 25, 2021, the final Feasibility Study dated March 4, 2021, for the centralized water treatment plant was approved; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-150 adopted May 25, 2021, Requests for Proposals for professional engineering services to prepare final plans and specifications, to administer the bid process, and to provide construction administration services for construction of a municipal water treatment plant was approved and the advertising and direct soliciting of said proposal was authorized; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-220 adopted July 27, 2021, Staff was authorized to negotiate a contract with Advanced Engineering and Environmental Services (AE2S) in an amount not to exceed $1,198,600 in response to their professional engineering services proposal, subject to review and approval of the contract by the City Attorney; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-032 adopted January 24, 2023, final plans and specifications as prepared by AE2S were approved and advertisements for bids were authorized for Improvement Project #21-09; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-061 adopted March 28, 2023, the lowest responsible bid of Magney Construction, Inc. was accepted in the amount of $31,528,500, for the Base Bid and Section 01 21 00 Allowances, the Mayor and City Administrator were directed to enter into a construction contract with Magney Construction, Inc., and the Mayor was directed to accept the amendment from AE2S in the amount of $225,100 for additional construction phase services for said improvements for and on behalf of the City of Ramsey; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-059 adopted February 13, 2024, Change Order No. 1 was approved in the amount of $794,153.71 for Improvement Project #21-09, Centralized Water Treatment Plant; and" per the attached pdf.

WHEREAS, as of May 28th, 2024 $9,654,667.68 has been paid to date; and

WHEREAS, the Resident Project Representative from Advanced Engineering and Environmental Services (AE2S) has inspected the completed work and recommends partial payment #11 to Magney Construction, Inc. for said project in the amount of $1,774,740.60.

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

1) That the City Council hereby authorizes partial payment #11 to Magney Construction, Inc. of Chanhassen, Minnesota, for Improvement Project #21-09, Centralized Water Treatment Plant, in the amount of $1,774,740.60.

2) That the City Council hereby accepts the project and authorizes the Mayor or City Administrator to sign the release for this payment.

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of May 28, 2024.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

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 28rd day of May, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

Contractor's Application For Payment No. 11

	Application Period: 4/6/2024 - 5/7/2024	Application Date: 5/7/2024
To (Owner): City of Ramsey, MN	From (Contractor): Magney Construction, Inc.	Via (Engineer): Advanced Engineering and Environmental Services, Inc.
Project: Ramsey Water Treatment Plant	Contract: All Construction	
Owner's Contract No.:	Contractor's Project No.: 00599	Engineer's Project No.: 05434-2020-002

Application for Payment

Change Order Summary

Approved Change Orders

Number	Additions	Deductions
1	$ 794,153.71	
TOTALS	$794,153.71	$0.00
NET CHANGE BY CHANGE ORDERS	$794,153.71	

1.	**ORIGINAL CONTRACT PRICE**		$31,528,500.00
2.	**Net change by Change Orders**		$794,153.71
3.	**CURRENT CONTRACT PRICE (Line 1 ± 2)**		$32,322,653.71
4.	**TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate)**		$12,030,956.08
5.	**RETAINAGE:**		
	a. 5.0% $10,967,486.08	**Work Completed**	$548,374.30
	b. 5% x $1,063,470.00	**Stored Materials**	$53,173.50
	c. **Total Retainage (Line 5a + Line 5b)**		$601,547.80
6.	**AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)**		$11,429,408.28
7.	**LESS PREVIOUS PAYMENTS (Line 6 from prior Application)**		$9,654,667.68
8.	**AMOUNT DUE THIS APPLICATION**		**$1,774,740.60**
9.	**BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above)**		$20,893,245.43

Contractor's Certification

The undersigned Contractor certifies that: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By:	Date:
Ken K	5/7/2024

Payment of: $1,774,740.60
(Line 8 or other - attach explanation of other amount)

is recommended by: RYAN HANSON (AE2S) — 5/8/2024
(Engineer) — (Date)

Payment of: $1,774,740.60
(Line 8 or other - attach explanation of other amount)

is approved by: Bruce Weitz — 5/20/2024
(City of Ramsey, ~~MN~~) — (Date)

Approved by: _____ — _____
Funding Agency (if applicable) — (Date)

Schedule of Values

Ramsey Water Treatment Plant

Payment Application No. 11

Date of Application: 5/7/2024

Work completed through: 5/7/2024

Item			C	D	E	Total Completed and Stored to Date (C + D + E)	% (G)	Balance to Finish
Specification Section No.	Description	Scheduled Value	From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)			
01 10 00	Mobilization	$1,250,424.00	$578,221.00	$52,100.00	$0.00	$630,321.00	50	$620,103.00
01 10 01	General Conditions	$268,800.00	$110,850.00	$11,200.00	$0.00	$122,050.00	45	$146,750.00
01 10 02	Supervision	$384,000.00	$160,000.00	$16,000.00	$0.00	$176,000.00	46	$208,000.00
01 10 03	Bond & Insurance	$425,600.00	$425,600.00	$0.00	$0.00	$425,600.00	100	$0.00
01 21 00	ALLOWANCES							
1	Office Furniture ($50,000)	$50,000.00	$0.00	$0.00	$0.00	$0.00	0	$50,000.00
2	Computer Hardware ($80,000)	$80,000.00	$0.00	$0.00	$0.00	$0.00	0	$80,000.00
3	IT Equipment ($100,000)	$100,000.00	$0.00	$0.00	$0.00	$0.00	0	$100,000.00
4	Security and Access Control Hardware and Equipment ($60,000)	$60,000.00	$0.00	$0.00	$0.00	$0.00	0	$60,000.00
5	Irrigation System ($60,000)	$60,000.00	$0.00	$0.00	$0.00	$0.00	0	$60,000.00
6	General Construction Allowance ($950,000)	$950,000.00	$91,076.53	$0.00	$0.00	$91,076.53	10	$858,923.47
03 20 00	Concrete Reinforcement - Building	$1,602,777.00	$834,820.00	$8,963.00	$230,008.00	$1,073,791.00	67	$528,986.00
03 20 00	Concrete Reinforcement - Reservoir	$864,856.00	$683,273.01	$180,230.00	$0.00	$863,503.01	100	$1,352.99
03 30 00	Cast-in-Place Concrete Work - Site	$108,600.00	$6.00	$0.00	$0.00	$6.00	0	$108,594.00
03 30 00	Cast-in-Place Concrete Work - Building	$3,885,960.00	$1,955,074.00	$235,200.00	$0.00	$2,190,274.00	56	$1,695,686.00
03 30 00	Cast-in-Place Concrete Work - Reservoir	$1,410,075.00	$1,132,104.00	$275,220.00	$0.00	$1,407,324.00	100	$2,751.00
03 35 30	Polished Concrete Finish	$6,800.00	$0.00	$0.00	$0.00	$0.00	0	$6,800.00
03 41 00	Structural Precast Concrete	$1,042,796.00	$461,154.00	$0.00	$0.00	$461,154.00	44	$581,642.00
04 22 00	Unit Masonry	$269,000.00	$0.00	$0.00	$0.00	$0.00	0	$269,000.00
05 12 00	Structural Steel Framing, Misc. Metals, Metal Stairs and Aluminum Railing	$1,990,378.00	$381,800.00	$0.00	$0.00	$381,800.00	19	$1,608,578.00
06 00 00	Carpentry	$375,128.00	$3,150.00	$0.00	$0.00	$3,150.00	1	$371,978.00
06 73 00	Fiberglass Reinforced Plastic Grating	$353,707.00	$0.00	$0.00	$0.00	$0.00	0	$353,707.00
07 12 00	Fluid Applied Waterproofing	$78,130.00	$55,470.00	$6,375.00	$0.00	$61,845.00	79	$16,285.00
07 12 50	Hot Mopped Waterproofing	$7,420.00	$0.00	$0.00	$0.00	$0.00	0	$7,420.00
07 17 13	Bentonite Waterproofing	$124,650.00	$116,270.00	$0.00	$0.00	$116,270.00	93	$8,380.00
07 21 00	Thermal Insulation and Air Barriers	$15,600.00	$0.00	$0.00	$0.00	$0.00	0	$15,600.00
07 23 00	Weather Barrier	$39,800.00	$0.00	$0.00	$0.00	$0.00	0	$39,800.00
07 24 00	Exterior Insulation and Finish System	$67,955.00	$0.00	$0.00	$0.00	$0.00	0	$67,955.00
07 42 15	Architectural Metal Panels	$229,910.00	$13,160.00	$0.00	$0.00	$13,160.00	6	$216,750.00
07 50 10	Concrete Faced Insulated Panels	$15,000.00	$0.00	$0.00	$0.00	$0.00	0	$15,000.00
07 53 23	EPDM Roof System, Flashing & Sheet Metal	$589,225.00	$0.00	$0.00	$0.00	$0.00	0	$589,225.00
07 92 00	Caulking & Sealants	$37,465.00	$0.00	$0.00	$0.00	$0.00	0	$37,465.00
08 11 13	Doors, Frames & Hardware	$328,136.00	$0.00	$0.00	$0.00	$0.00	0	$328,136.00
08 31 15	Access Doors	$6,513.00	$5,120.00	$0.00	$0.00	$5,120.00	79	$1,393.00
08 35 13	Accordion Folding Fire Door	$65,683.00	$0.00	$0.00	$0.00	$0.00	0	$65,683.00

Schedule of Values

Ramsey Water Treatment Plant

Payment Application No. 11

Date of Application: 5/7/2024

Work completed through: 5/7/2024

Item			C	D	E	Total Completed and Stored to Date (C + D + E)	% (G)	Balance to Finish
Specification Section No.	Description	Scheduled Value	From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)			
08 35 16	Heavy Duty Folding Door	$49,985.00	$0.00	$0.00	$0.00	$0.00	0	$49,985.00
08 36 00	Sectional Overhead Doors	$14,900.00	$0.00	$0.00	$0.00	$0.00	0	$14,900.00
08 41 13	Aluminum Framed Entrances and Storefronts/Curtainwall/Glazing	$254,163.00	$0.00	$0.00	$0.00	$0.00	0	$254,163.00
08 95 00	Translucent Wall Panels	$275,400.00	$0.00	$0.00	$0.00	$0.00	0	$275,400.00
09 20 00	Metal Framing and Gypsum Board	$190,345.00	$0.00	$0.00	$0.00	$0.00	0	$190,345.00
09 30 00	Tiling	$8,195.00	$0.00	$0.00	$0.00	$0.00	0	$8,195.00
09 51 00	Acoustical Ceilings	$47,000.00	$0.00	$0.00	$0.00	$0.00	0	$47,000.00
09 65 13	Resilient Base and Accessories	$3,000.00	$1,435.00	$0.00	$0.00	$1,435.00	48	$1,565.00
09 68 13	Carpet Tile	$12,299.00	$5,845.00	$0.00	$0.00	$5,845.00	48	$6,454.00
09 90 00	Painting	$846,400.00	$0.00	$0.00	$0.00	$0.00	0	$846,400.00
10 14 16	Plaques/Dimensional Letter Signage and Panel Signage	$16,310.00	$0.00	$0.00	$0.00	$0.00	0	$16,310.00
10 28 00	Toilet Accessories	$708.00	$0.00	$0.00	$0.00	$0.00	0	$708.00
10 44 16	Fire Extinguishers	$1,656.00	$0.00	$0.00	$0.00	$0.00	0	$1,656.00
12 24 13	Roller Window Shades	$1,500.00	$0.00	$0.00	$0.00	$0.00	0	$1,500.00
12 35 30	Architectural Casework	$51,850.00	$0.00	$0.00	$0.00	$0.00	0	$51,850.00
12 35 35	Solid Polymer Fabrications	$15,000.00	$0.00	$0.00	$0.00	$0.00	0	$15,000.00
21 13 13	Wet Pipe Sprinkler System	$65,835.00	$5,250.00	$0.00	$0.00	$5,250.00	8	$60,585.00
22 00 00	Plumbing Install, Rough-in & Finish - Labor	$76,500.00	$31,862.00	$0.00	$0.00	$31,862.00	42	$44,638.00
22 00 01	Plumbing Pipe, Fittings & Fixtures - Material	$270,000.00	$15,990.00	$0.00	$0.00	$15,990.00	6	$254,010.00
22 07 00	Plumbing Insulation	$49,670.00	$0.00	$0.00	$0.00	$0.00	0	$49,670.00
23 00 00	HVAC General Conditions, Permits & Mobilization	$15,200.00	$0.00	$0.00	$0.00	$0.00	0	$15,200.00
23 00 00.01	Testing, Adjusting & Balancing	$5,900.00	$0.00	$0.00	$0.00	$0.00	0	$5,900.00
23 00 00.02	Ductwork Insulation	$29,400.00	$0.00	$0.00	$0.00	$0.00	0	$29,400.00
23 00 00.03	HVAC Controls	$76,000.00	$0.00	$0.00	$0.00	$0.00	0	$76,000.00
23 00 00.04	Refrigerant Piping - Labor	$10,400.00	$0.00	$0.00	$0.00	$0.00	0	$10,400.00
23 00 00.05	Refrigerant Piping - Material	$2,800.00	$0.00	$0.00	$0.00	$0.00	0	$2,800.00
23 00 00.06	Ductwork - Labor	$70,900.00	$0.00	$0.00	$0.00	$0.00	0	$70,900.00
23 00 00.07	Ductwork - Material	$65,100.00	$0.00	$0.00	$0.00	$0.00	0	$65,100.00
23 00 00.08	Louvers and Dampers - Labor	$8,100.00	$0.00	$0.00	$0.00	$0.00	0	$8,100.00
23 00 00.09	Louvers and Dampers - Material	$12,500.00	$0.00	$0.00	$0.00	$0.00	0	$12,500.00
23 00 00.10	VAV and GRD - Labor	$6,800.00	$0.00	$0.00	$0.00	$0.00	0	$6,800.00
23 00 00.11	VAV and GRD - Material	$7,600.00	$0.00	$0.00	$0.00	$0.00	0	$7,600.00
23 00 00.12	HVAC Fans - Labor	$13,800.00	$0.00	$0.00	$0.00	$0.00	0	$13,800.00
23 00 00.13	HVAC Fans - Material	$39,600.00	$0.00	$0.00	$0.00	$0.00	0	$39,600.00
23 00 00.14	Gas Unit Heaters - Labor	$14,000.00	$0.00	$0.00	$0.00	$0.00	0	$14,000.00
23 00 00.15	Gas Unit Heaters - Material	$16,200.00	$0.00	$0.00	$0.00	$0.00	0	$16,200.00

Schedule of Values

Ramsey Water Treatment Plant

Payment Application No. 11

Date of Application: 5/7/2024

Work completed through: 5/7/2024

Item			C	D	E	Total Completed and Stored to Date (C + D + E)	% (G)	Balance to Finish
Specification Section No.	Description	Scheduled Value	From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)			
23 00 00.16	Make-Up Air Units - Labor	$5,600.00	$0.00	$0.00	$0.00	$0.00	0	$5,600.00
23 00 00.17	Make-Up Air Units - Material	$76,000.00	$0.00	$0.00	$0.00	$0.00	0	$76,000.00
23 00 00.18	Roof Top Units - Labor	$1,400.00	$0.00	$0.00	$0.00	$0.00	0	$1,400.00
23 00 00.19	Roof Top Units - Material	$50,200.00	$0.00	$0.00	$0.00	$0.00	0	$50,200.00
23 00 00.20	Split System A/C Unit - Labor	$3,000.00	$0.00	$0.00	$0.00	$0.00	0	$3,000.00
23 00 00.21	Split System A/C Unit - Material	$56,400.00	$0.00	$0.00	$0.00	$0.00	0	$56,400.00
23 00 00.22	Dehumidification Units - Labor	$3,500.00	$0.00	$0.00	$0.00	$0.00	0	$3,500.00
23 00 00.23	Dehumidification Units - Material	$37,500.00	$0.00	$0.00	$0.00	$0.00	0	$37,500.00
26 00 00	Electrical Mobilization & Permit	$10,000.00	$0.00	$0.00	$0.00	$0.00	0	$10,000.00
26 00 01	Temporary Power	$30,000.00	$11,000.00	$0.00	$0.00	$11,000.00	37	$19,000.00
26 05 19	Conductors	$222,000.00	$2,600.00	$0.00	$0.00	$2,600.00	1	$219,400.00
26 05 26	Grounding and Bonding	$10,000.00	$0.00	$0.00	$0.00	$0.00	0	$10,000.00
26 05 29	Hangers and Supports	$20,000.00	$0.00	$0.00	$0.00	$0.00	0	$20,000.00
26 05 33	Raceways and Boxes	$336,600.00	$94,900.00	$6,800.00	$0.00	$101,700.00	30	$234,900.00
26 22 13	Transformers	$20,000.00	$0.00	$0.00	$0.00	$0.00	0	$20,000.00
26 23 00	Electric Heat	$40,000.00	$15,500.00	$0.00	$0.00	$15,500.00	39	$24,500.00
26 24 11	Electrical Service	$30,000.00	$0.00	$0.00	$0.00	$0.00	0	$30,000.00
26 24 13	Switchboards	$30,000.00	$0.00	$0.00	$0.00	$0.00	0	$30,000.00
26 24 15	Transfer Switches	$30,000.00	$0.00	$0.00	$0.00	$0.00	0	$30,000.00
26 24 16	Panelboards	$30,000.00	$0.00	$0.00	$0.00	$0.00	0	$30,000.00
26 24 19	Motor Controls	$30,000.00	$0.00	$0.00	$0.00	$0.00	0	$30,000.00
26 27 26	Wiring Devices	$30,000.00	$0.00	$0.00	$0.00	$0.00	0	$30,000.00
26 28 16	Enclosed Switches	$20,000.00	$0.00	$0.00	$0.00	$0.00	0	$20,000.00
26 32 13	Engine Generators	$420,400.00	$0.00	$0.00	$0.00	$0.00	0	$420,400.00
26 51 00	Lighting	$150,000.00	$0.00	$0.00	$0.00	$0.00	0	$150,000.00
26 90 01	Measuring and Control Instruments/Water Treatment Controls/I & C	$1,506,000.00	$450,000.00	$0.00	$0.00	$450,000.00	30	$1,056,000.00
28 31 00	Fire Alarm	$50,000.00	$0.00	$0.00	$0.00	$0.00	0	$50,000.00
27 00 00	Cabling	$25,000.00	$0.00	$0.00	$0.00	$0.00	0	$25,000.00
31 10 00	Site Clearing/ Site Prep/ Erosion Control	$94,700.00	$80,426.00	$120.00	$0.00	$80,546.00	85	$14,154.00
31 20 00	Earth Moving - Excavation	$242,600.00	$215,164.00	$0.00	$0.00	$215,164.00	89	$27,436.00
31 20 01	Earth Moving - Backfill	$267,800.00	$70,159.00	$0.00	$0.00	$70,159.00	26	$197,641.00
31 20 02	Finish Grading	$69,900.00	$0.00	$0.00	$0.00	$0.00	0	$69,900.00
31 23 19	Dewatering	$35,900.00	$35,020.00	$0.00	$0.00	$35,020.00	98	$880.00
32 12 16	Asphalt Paving	$183,097.00	$0.00	$0.00	$0.00	$0.00	0	$183,097.00
32 13 13	Concrete Paving	$59,400.00	$0.00	$0.00	$0.00	$0.00	0	$59,400.00
32 17 13	Plastic Bollard Covers	$1,700.00	$0.00	$0.00	$0.00	$0.00	0	$1,700.00

Schedule of Values

Ramsey Water Treatment Plant

Payment Application No. 11

Date of Application: 5/7/2024

Work completed through: 5/7/2024

Item			C	D	E	Total Completed and Stored to Date (C + D + E)	% (G)	Balance to Finish
Specification Section No.	Description	Scheduled Value	From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)			
32 31 13	Chain Link Fencing, Gates and Equipment	$207,654.00	$0.00	$0.00	$0.00	$0.00	0	$207,654.00
32 92 00	Turfs and Grasses	$63,500.00	$0.00	$0.00	$0.00	$0.00	0	$63,500.00
32 93 00	Plants	$50,000.00	$0.00	$0.00	$0.00	$0.00	0	$50,000.00
33 11 13	Facility Water Distribution Systems	$727,300.00	$449,211.00	$0.00	$0.00	$449,211.00	62	$278,089.01
33 13 13	Facility Sanitary Sewer Systems	$87,800.00	$5,748.00	$0.00	$0.00	$5,748.00	7	$82,052.00
33 41 00	Storm Utility Drainage	$124,600.00	$39,709.00	$0.00	$0.00	$39,709.00	32	$84,891.00
33 46 00	Subdrainage	$61,400.00	$6,725.00	$0.00	$0.00	$6,725.00	11	$54,675.00
40 23 19	Process Pipe & Fittings	$2,202,644.00	$832,087.55	$9,480.00	$167,151.00	$1,008,718.55	46	$1,193,925.46
40 27 87	Process Pipe Supports, Anchors and Sleeves	$139,344.00	$127,888.00	$0.00	$0.00	$127,888.00	92	$11,456.00
40 27 89	Process Pipe Specialties	$51,300.00	$0.00	$0.00	$0.00	$0.00	0	$51,300.00
40 27 97	Process Gauges	$5,327.00	$0.00	$0.00	$0.00	$0.00	0	$5,327.00
40 92 00	Process Valves - Plug, Butterfly, Air and Check	$655,400.00	$0.00	$0.00	$0.00	$0.00	0	$655,400.00
40 92 01	Process Valves - Pressure Reducing Valves	$149,439.00	$149,439.00	$0.00	$0.00	$149,439.00	100	$0.00
41 23 14	Overhead Crane Systems	$131,775.00	$0.00	$0.00	$0.00	$0.00	0	$131,775.00
43 05 10	Disinfection of Water Systems	$24,000.00	$0.00	$0.00	$0.00	$0.00	0	$24,000.00
43 11 16	Gas Handling Blowers	$107,240.00	$0.00	$0.00	$0.00	$0.00	0	$107,240.00
43 23 22	Split Case Pumps	$281,247.00	$0.00	$0.00	$0.00	$0.00	0	$281,247.00
43 32 76	Chlorine Gas Feed Equipment	$129,661.00	$0.00	$0.00	$0.00	$0.00	0	$129,661.00
43 32 77	Chemical Feed System Pumps	$94,650.00	$0.00	$0.00	$0.00	$0.00	0	$94,650.00
43 32 78	Chemical Feed System Accessories	$82,275.00	$0.00	$0.00	$0.00	$0.00	0	$82,275.00
44 42 24	Plate Settlers	$868,280.00	$0.00	$2,460.00	$590,386.00	$592,846.00	68	$275,434.00
46 33 20	Liquid Chemical Storage Tanks	$94,360.00	$0.00	$0.00	$0.00	$0.00	0	$94,360.00
46 33 33	Polymer Blending and Feed Equipment	$26,940.00	$0.00	$0.00	$0.00	$0.00	0	$26,940.00
46 43 47	Jet Mixing System	$159,793.00	$62,749.00	$530.00	$75,925.00	$139,204.00	87	$20,589.00
46 61 00	Filtration Equipment	$984,470.00	$446,952.00	$0.00	$0.00	$446,952.00	45	$537,518.00
CO # 01	Change Order No. 01 - MN Prevailing Wage Rates (draft)	$794,153.71	$0.0000	$0.00	$0.00	$0.00	0	$794,153.71
	Totals	$32,322,653.71	$10,162,808.08	$804,678.00	$1,063,470.00	$12,030,956.08	37.2%	$20,291,697.63

EJCDC No. C-620 (2002 Edition)
Prepared by the Engineers' Joint Contract Documents Committee and endorsed by the Associated General Contractors of America and the Construction Specifications Institute.

CC Regular Session

Meeting Date: 05/28/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Adopt Resolution #24-137 Approving Partial Payment to Douglas-Kerr Underground, LLC for Improvement Project #23-19, The COR Infrastructure Improvements.

Purpose/Background:

Resolution and Pay Request attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to Douglas-Kerr Underground, LLC. for improvement project #23-19, The COR Infrastructure Improvements in the amount of $579,085.11.

Action:

Motion to adopt Resolution #24-137 Approving Partial Payment to Douglas-Kerr Underground, LLC. for Improvement Project #23-19, The COR Infrastructure Improvements in the amount of $579,085.11.

Attachments

Pay Resolution

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	05/23/2024 12:59 PM
Brian Hagen	Brian Hagen	05/23/2024 01:11 PM
Form Started By: Stacie Damjanovich		Started On: 05/16/2024 12:22 PM
Final Approval Date: 05/23/2024		

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

RESOLUTION #24-137

RESOLUTION APPROVING PARTIAL PAYMENT NO. 1 TO DOUGLAS-KERR UNDERGROUND, LLC. FOR IMPROVEMENT PROJECT #23-19, THE COR INFRASTRUCTURE IMPROVEMENTS

WHEREAS, the City of Ramsey proposes to construct infrastructure improvements within The COR for the purpose of advancing economic development; and

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

WHEREAS, 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 Ramsey City Council resolution #23-176, adopted August 8, 2023, the City Council accepted bids, awarded a contract for construction to Enebak Construction Company, and accepted the Construction Services Proposal of Bolton and Menk, Inc. for Improvement Project #23-20, COR Mass Grading; and

WHEREAS, pursuant to Ramsey City Council resolution #23-268, adopted October 24, 2023, the City Council approved the issuance and sale of $8,315,000 General Obligation Bonds, Series 2023A, approximately $7,000,000 of which will fund TIF 14 area improvements including TIF eligible expenses for Improvement Project #23-19, COR Infrastructure Improvements; and

WHEREAS, pursuant to City Council direction provided to City staff during the December 12, 2023 work session, Bolton & Menk, Inc. prepared final plans and specifications for Improvement Project #23-19, COR Infrastructure Improvements, for the purpose of advertising bids for construction in 2024; and

WHEREAS, pursuant to Ramsey City Council resolution #24-046, adopted February 13, 2024, the City Council approved the plans and specification prepared by Bolton and Menk, Inc. and authorized advertisements for bids for Improvement Project #23-19, COR Infrastructure Improvements; and

WHEREAS, pursuant to Ramsey City Council resolution #24-086, adopted March 26, 2024, a contract was awarded to Douglas-Kerr Underground, LLC of Mora, Minnesota, in the amount of $2,973,047.22 for said improvements; and

WHEREAS, as of May 28, 2024 $0.00 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment No. 1 to Douglas-Kerr Underground, LLC. of Mora, Minnesota, for improvement project #23-19, The COR Infrastructure Improvements, in the amount of $579,085.11.

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

1) The City Council hereby authorizes partial payment No. 1 to Douglas-Kerr Underground, LLC. of Mora, Minnesota for Improvement Project #23-19, The COR Infrastructure Improvements in the amount of $579,085.11.

2) The City Council hereby authorizes the Mayor and City Administrator to sign the release form for this payment.

3) The total amount of this payment is not included in resolutions approving payment of bills for the date of May 28, 2024.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

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 28th day of May, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

24-137

Contractor's Application for Payment

Owner:	City of Ramsey	**Owner's Project No.:**	23-19
Engineer:	Bolton & Menk, Inc.	**Engineer's Project No.:**	0R1.130893 & 0R1.134180
Contractor:	Douglas-Kerr Underground	**Agency's Project No.:**	
Project:	The COR Intrastructure Improvements		
Contract:			

Application No.: 1 **Application Date:** 5/16/2024

Application Period: From 4/1/2024 to 4/30/2024

1. Original Contract Price		$ 2,973,047.22
2. Net change by Change Orders		$ 31,052.54
3. Current Contract Price (Line 1 + Line 2)		$ 3,004,099.76
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)		$ 609,563.27
5. Retainage		
a. 5% X $ 609,563.27 Work Completed		$ 30,478.16
b. X $ - Stored Materials		$ -
c. Total Retainage (Line 5.a + Line 5.b)		$ 30,478.16
6. Amount eligible to date (Line 4 - Line 5.c)		$ 579,085.11
7. Less previous payments		
8. Amount due this application		$ 579,085.11
9. Balance to finish, including retainage (Line 3 - Line 4)		$ 2,394,536.49

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: Douglas-Kerr Underground, LLC

Signature: [signature] **Date:** 5/16/24

Name: Kyle R. Kerr **Title:** Manager

Recommended by Engineer		Approved by Owner	
By:	[signature]	**By:**	[signature]
Name:	Zach Lingl, PE	**Name:**	Bruce Westby
Title:	Project Manager	**Title:**	City Engineer/PWD
Date:	5/16/2024	**Date:**	5/20/2024

EJCDC C-620 Contractor's Application for Payment
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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Ramsey
Engineer:	Bolton & Menk, Inc.
Contractor:	Douglas-Kerr Underground
Project:	The COR Intrastructure Improvements
Contract:	

Owner's Project No.:	23-19
Engineer's Project No.:	0R1.130893 & 0R1.134180
Contractor's Project No.:	
Agency's Project No.:	

Application No.: 1 Application Period: From 04/01/24 to 04/30/24 Application Date: 05/16/24

A	B	C	D	E	F	F1	F2	G	H	I	J	K	L
		Contract Information				Previous Estimate		Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Quantity Previous Estimate	Value Previous Estimate	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
	Original Contract												
1	MOBILIZATION	1.00	LUMP SUM	130,250.00	130,250.00			0.50	65,125.00		65,125.00	50%	65,125.00
2	REMOVE HYDRANT	2.00	EACH	1,415.00	2,830.00			4.00	5,660.00		5,660.00	200%	(2,830.00)
3	REMOVE GATE VALVE & BOX	1.00	EACH	353.85	353.85			6.00	2,123.10		2,123.10	600%	(1,769.25)
4	REMOVE DRAINAGE STRUCTURE	7.00	EACH	621.20	4,348.40			1.00	621.20		621.20	14%	3,727.20
5	REMOVE PIPE APRON	2.00	EACH	358.40	716.80			-	-		-		716.80
6	REMOVE PIPE SEWERS (STORM)	742.00	LIN FT	20.50	15,211.00			74.00	1,517.00		1,517.00	10%	13,694.00
7	REMOVE CURB & GUTTER	2,116.00	LIN FT	3.20	6,771.20			1,837.00	5,878.40		5,878.40	87%	892.80
8	REMOVE BITUMINOUS CURB	215.00	LIN FT	0.50	107.50			319.00	159.50		159.50	148%	(52.00)
9	SAWING CONCRETE PAVEMENT (FULL DEPTH)	40.00	LIN FT	3.40	136.00			45.00	153.00		153.00	113%	(17.00)
10	SAWING BIT PAVEMENT (FULL DEPTH)	904.00	LIN FT	2.50	2,260.00			683.00	1,707.50		1,707.50	76%	552.50
11	REMOVE WATER MAIN	26.00	LIN FT	13.60	353.60			112.00	1,523.20		1,523.20	431%	(1,169.60)
12	REMOVE CONCRETE PAVEMENT	25.00	SQ YD	7.15	178.75			-	-		-		178.75
13	REMOVE BITUMINOUS PAVEMENT	5,090.00	SQ YD	2.05	10,434.50			5,912.00	12,119.60		12,119.60	116%	(1,685.10)
14	EXCAVATION - COMMON (EV) (P)	6,080.00	CU YD	15.20	92,416.00			767.20	11,661.44		11,661.44	13%	80,754.56
15	COMMON EMBANKMENT (CV)	5,080.00	CU YD	8.65	43,942.00			-	-		-		43,942.00
16	DEWATERING	1.00	LUMP SUM	71,480.00	71,480.00			1.00	71,480.00		71,480.00	100%	-
17	GEOTEXTILE FABRIC TYPE 5	1,170.00	SQ YD	1.15	1,345.50			-	-		-		1,345.50
18	SUBGRADE PREPARATION	27,820.00	SQ YD	0.40	11,128.00			-	-		-		11,128.00
19	STREET SWEEPER (WITH PICKUP BROOM)	130.00	HR	183.45	23,848.50			-	-		-		23,848.50
20	WATER FOR DUST CONTROL	2,000.00	MGAL	9.40	18,800.00			-	-		-		18,800.00
21	AGGREGATE BASE, CLASS 5 MODIFIED	11,060.00	TON	19.35	214,011.00			-	-		-		214,011.00
22	MILL BITUMINOUS SURFACE (2")	1,500.00	SQ YD	1.65	2,475.00			-	-		-		2,475.00
23	BITUMINOUS MATERIAL FOR TACK COAT	1,350.00	GAL	2.85	3,847.50			-	-		-		3,847.50
24	TYPE SP 9.5 WEARING COURSE MIX (3,C)	2,970.00	TON	86.90	258,093.00			-	-		-		258,093.00
25	TYPE SP 12.5 NON WEARING COURSE MIX (3,C)	4,170.00	TON	82.75	345,067.50			-	-		-		345,067.50
26	8" CONCRETE HEADWALL	2.00	EACH	15,835.00	31,670.00			-	-		-		31,670.00
27	COARSE FILTER AGGREGATE (CV)	200.00	CU YD	81.35	16,270.00			-	-		-		16,270.00
28	6" PERF PVC PIPE DRAIN	750.00	LIN FT	21.80	16,350.00			-	-		-		16,350.00
29	8" PVC PIPE SEWER	410.00	LIN FT	39.80	16,318.00			333.00	13,253.40		13,253.40	81%	3,064.60
30	10" PVC PIPE SEWER	343.00	LIN FT	40.85	14,011.55			343.00	14,011.55		14,011.55	100%	-
31	12" RC PIPE SEWER 3006 CLASS V	216.00	LIN FT	47.10	10,173.60			22.00	1,036.20		1,036.20	10%	9,137.40
32	15" RC PIPE SEWER 3006 CLASS V	580.00	LIN FT	53.70	31,146.00			114.00	6,121.80		6,121.80	20%	25,024.20
33	18" RC PIPE SEWER 3006 CLASS III	413.00	LIN FT	56.70	23,417.10			-	-		-		23,417.10
34	24" RC PIPE SEWER 3006 CLASS III	439.00	LIN FT	71.20	31,256.80			-	-		-		31,256.80
35	36" RC PIPE SEWER 3006 CLASS III	616.00	LIN FT	140.60	86,609.60			31.00	4,358.60		4,358.60	5%	82,251.00
36	42" RC PIPE SEWER 3006 CLASS III	166.00	LIN FT	185.35	30,768.10			-	-		-		30,768.10
37	CONNECT TO EXISTING SANITARY SEWER	2.00	EACH	1,062.00	2,124.00			2.00	2,124.00		2,124.00	100%	-
38	CONNECT TO EXISTING STORM SEWER	9.00	EACH	1,544.00	13,896.00			6.00	9,264.00		9,264.00	67%	4,632.00
39	PLUG FILL & ABANDON PIPE SEWER	80.00	LIN FT	27.60	2,208.00			-	-		-		2,208.00
40	CLEAN & TELEVISE PIPE SEWER	3,933.00	LIN FT	3.20	12,585.60			-	-		-		12,585.60
41	DUCTILE IRON FITTINGS	3,543.00	POUND	12.50	44,287.50			3,466.00	43,325.00		43,325.00	98%	962.50
42	CONNECT TO EXISTING WATER MAIN (WET TAP)	2.00	EACH	1,415.00	2,830.00			1.00	1,415.00		1,415.00	50%	1,415.00
43	CONNECT TO EXISTING WATER MAIN	6.00	EACH	983.75	5,902.50			6.00	5,902.50		5,902.50	100%	-
44	6" GATE VALVE & BOX	5.00	EACH	2,800.00	14,000.00			7.00	19,600.00		19,600.00	140%	(5,600.00)
45	8" GATE VALVE & BOX	5.00	EACH	4,781.00	23,905.00			2.00	9,562.00		9,562.00	40%	14,343.00
46	12" GATE VALVE & BOX	6.00	EACH	5,644.00	33,864.00			4.00	22,576.00		22,576.00	67%	11,288.00
47	HYDRANT	7.00	EACH	5,587.00	39,109.00			7.00	39,109.00		39,109.00	100%	-
48	WATERMAIN OFFSET	3.00	EACH	3,540.00	10,620.00			3.00	10,620.00		10,620.00	100%	-
49	6" WATER MAIN DUCTILE IRON CL 53	208.00	LIN FT	47.80	9,942.40			154.00	7,361.20		7,361.20	74%	2,581.20
50	8" WATER MAIN DUCTILE IRON CL 52	315.00	LIN FT	68.30	21,514.50			281.50	19,226.45		19,226.45	89%	2,288.05

EJCDC C-620 Contractor's Application for Payment
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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Ramsey
Engineer:	Bolton & Menk, Inc.
Contractor:	Douglas-Kerr Underground
Project:	The COR Intrastructure Improvements
Contract:	

Owner's Project No.:	23-19
Engineer's Project No.:	0R1.130893 & 0R1.134180
Contractor's Project No.:	
Agency's Project No.:	

Application No.: 1 **Application Period:** From 04/01/24 to 04/30/24 **Application Date:** 05/16/24

A	B	C	D	E	F	F1	F2	G	H	I	J	K	L
		Contract Information				Previous Estimate		Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Quantity Previous Estimate	Value Previous Estimate	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
51	12" WATER MAIN DUCTILE IRON CL 52	1,800.00	LIN FT	88.30	158,940.00			1,750.00	154,525.00		154,525.00	97%	4,415.00
52	4" WATERMAIN INSULATION	50.00	SQ YD	22.60	1,130.00			21.30	481.38		481.38	43%	648.62
53	ADJUST FRAME & RING CASTING	9.00	EACH	1,205.00	10,845.00			-	-		-		10,845.00
54	CASTING ASSEMBLY (SANITARY SEWER)	2.00	EACH	1,759.00	3,518.00			-	-		-		3,518.00
55	CASTING ASSEMBLY (STORM SEWER)	35.00	EACH	1,052.00	36,820.00			-	-		-		36,820.00
56	CONSTRUCT SANITARY SEWER MANHOLE	53.60	LIN FT	388.25	20,810.20			53.01	20,581.13		20,581.13	99%	229.07
57	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPEC 1 (2'X3')	37.90	LIN FT	478.05	18,118.10			16.04	7,667.92		7,667.92	42%	10,450.18
58	CONSTRUCT DRAINAGE STRUCTURE DES 48-4020	56.20	LIN FT	525.55	29,535.91			21.63	11,367.65		11,367.65	38%	18,168.26
59	CONSTRUCT DRAINAGE STRUCTURE DES 60-4020	47.10	LIN FT	774.90	36,497.79			-	-		-		36,497.79
60	CONSTRUCT DRAINAGE STRUCTURE DES 72-4020	5.70	LIN FT	1,063.00	6,059.10			-	-		-		6,059.10
61	CONSTRUCT DRAINAGE STRUCTURE DES 84-4020	5.40	LIN FT	2,501.00	13,505.40			-	-		-		13,505.40
62	CONSTRUCT DRAINAGE STRUCTURE DES 60-4020 WITH 4'	10.80	LIN FT	642.55	6,939.54			-	-		-		6,939.54
63	CONSTRUCT DRAINAGE STRUCTURE DES 84-4020 WITH 4'	31.40	LIN FT	867.85	27,250.49			-	-		-		27,250.49
64	6" CONCRETE WALK	54,700.00	SQ FT	5.65	309,055.00			-	-		-		309,055.00
65	CONCRETE CURB & GUTTER DESIGN B618	10,350.00	LIN FT	17.65	182,677.50			-	-		-		182,677.50
66	CONCRETE CURB & GUTTER DESIGN SPECIAL (RIBBON)	1,700.00	LIN FT	25.75	43,775.00			-	-		-		43,775.00
67	4" CONCRETE MEDIAN	815.00	SQ FT	9.00	7,335.00			-	-		-		7,335.00
68	7" CONCRETE PAVEMENT	1,317.00	SQ FT	9.25	12,182.25			-	-		-		12,182.25
69	8" CONCRETE DRIVEWAY PAVEMENT	2,950.00	SQ FT	9.10	26,845.00			-	-		-		26,845.00
70	CONCRETE MEDIAN NOSE SPECIAL	2.00	EACH	1,000.00	2,000.00			-	-		-		2,000.00
71	7" CONCRETE VALLEY GUTTER	305.00	SQ FT	51.10	15,585.50			-	-		-		15,585.50
72	TRUNCATED DOMES	564.00	SQ FT	50.00	28,200.00			-	-		-		28,200.00
73	TRAFFIC CONTROL	1.00	LUMP SUM	3,225.00	3,225.00			-	-		-		3,225.00
74	STABILIZED CONSTRUCTION EXIT	6.00	EACH	1,017.00	6,102.00			-	-		-		6,102.00
75	STORM DRAIN INLET PROTECTION	45.00	EACH	90.25	4,061.25			23.00	2,075.75		2,075.75	51%	1,985.50
76	SILT FENCE, TYPE MS	2,850.00	LIN FT	1.90	5,415.00			1,330.00	2,527.00		2,527.00	47%	2,888.00
77	FILTER TOPSOIL BORROW (LV)	500.00	CU YD	22.65	11,325.00			-	-		-		11,325.00
78	COMMON TOPSOIL BORROW	2,320.00	CU YD	14.20	32,944.00			-	-		-		32,944.00
79	SEEDING	13,840.00	SQ YD	0.10	1,384.00			-	-		-		1,384.00
80	SEED MIXTURE 25-121	190.00	POUND	4.70	893.00			-	-		-		893.00
81	SODDING TYPE NATIVE	1,250.00	SQ YD	34.00	42,500.00			-	-		-		42,500.00
82	HYDRAULIC BONDED FIBER MATRIX	13,840.00	POUND	1.25	17,300.00			-	-		-		17,300.00
83	FERTILIZER TYPE 3	857.05	POUND	0.90	771.34			-	-		-		771.34
84	4" SOLID LINE MULTI COMP	9,378.00	LIN FT	2.50	23,445.00			-	-		-		23,445.00
85	4" BROKEN LINE MULTI COMP	327.00	LIN FT	2.00	654.00			-	-		-		654.00
86	4" DOTTED LINE MULTI COMP	75.00	LIN FT	6.00	450.00			-	-		-		450.00
87	4" DBLE SOLID LINE MULTI COMP	1,650.00	LIN FT	2.00	3,300.00			-	-		-		3,300.00
88	6" SOLID LINE MULTI COMP	35.00	LIN FT	6.00	210.00			-	-		-		210.00
89	12" SOLID LINE MULTI COMP	270.00	LIN FT	6.00	1,620.00			-	-		-		1,620.00
90	12" DOTTED LINE MULTI COMP	10.00	LIN FT	20.00	200.00			-	-		-		200.00
91	CROSSWALK MULTI COMP	2,040.00	SQ FT	6.00	12,240.00			-	-		-		12,240.00
92	PAVEMENT MESSAGE MULTI COMP	314.00	SQ FT	7.00	2,198.00			-	-		-		2,198.00
				Original Contract Totals	$ 2,973,047.22		$ -		$ 607,821.47	$ -	$ 607,821.47	20%	$ 2,365,225.75

EJCDC C-620 Contractor's Application for Payment
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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: City of Ramsey
Engineer: Bolton & Menk, Inc.
Contractor: Douglas-Kerr Underground
Project: The COR Intrastructure Improvements
Contract:

Owner's Project No.: 23-19
Engineer's Project No.: 0R1.130893 & 0R1.134180
Contractor's Project No.:
Agency's Project No.:

Application No.: 1 **Application Period:** From 04/01/24 to 04/30/24 **Application Date:** 05/16/24

A	B	C	D	E	F	F1	F2	G	H	I	J	K	L
		Contract Information				Previous Estimate		Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Quantity Previous Estimate	Value Previous Estimate	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
						Change Orders							
CO-1.1	DEDUCT 8" SANITARY DEWER STUB	(90.00)	LIN FT	39.80	(3,582.00)			(90.00)	(3,582.00)		(3,582.00)	100%	-
CO-1.2	DEDUCT 15" RC PIPE SEWER CL.V	(100.00)	LIN FT	53.70	(5,370.00)			-	-		-		(5,370.00)
CO-1.3	DEDUCT 36" RC PIPE SEWER CL.V	(25.00)	LIN FT	140.60	(3,515.00)			-	-		-		(3,515.00)
CO-1.4	REVISED 10" SANTIARY SEWER STUB	90.00	LIN FT	54.50	4,905.00			94.00	5,123.00		5,123.00	104%	(218.00)
CO-1.5	REMOVE WATER MAIN SERVICE STUB	90.00	LF	31.45	2,830.50			-	-		-		2,830.50
CO-1.6	REMOVE GATE VALVE & BOX	1.00	EACH	353.85	353.85			-	-		-		353.85
CO-1.7	CAP AND PLUG EXISTING TEE	2.00	EACH	353.85	707.70			-	-		-		707.70
CO-1.8	SALVAGE GATE VALVE TO CITY	1.00	EACH	353.85	353.85			-	-		-		353.85
CO-1.9	EXTRA DUCTILE IRON FITTINGS	100.00	LB	12.55	1,255.00			16.00	200.80		200.80	16%	1,054.20
C0-1.10	REVISED 36" PIPE SEWER CL.III	100.00	LIN FT	140.60	14,060.00			-	-		-		14,060.00
CO-1.11	30" RC PIPE SEWER CL.III	28.00	LIN FT	130.85	3,663.80			-	-		-		3,663.80
CO-1.12	CONSTRUCT DRAINAGE STRUCTURE DES 84-4020	6.60	LIN FT	2,172.40	14,337.84			-	-		-		14,337.84
CO-1.13	CASTING ASSEMBLY (STORM SEWER)	1.00	EACH	1,052.00	1,052.00			-	-		-		1,052.00
				Change Order Totals	$ 31,052.54		$ -		$ 1,741.80	$ -	$ 1,741.80	6%	$ 29,310.74
						Original Contract and Change Orders							
				Project Totals	$ 3,004,099.76		$ -		$ 609,563.27	$ -	$ 609,563.27	20%	$ 2,394,536.49

EJCDC C-620 Contractor's Application for Payment
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Project Cost Estimate Breakdown

Owner: City of Ramsey
Engineer: Bolton & Menk, Inc.
Contractor: Douglas-Kerr Underground
Project: The COR Intrastructure Improvements
Contract:

Owner's Project No.: 23-19
Engineer's Project No.: 0R1.130893 & 0R1.134180
Contractor's Project No.:
Agency's Project No.:

Total Contract Amount: $3,004,099.76

Item No.	MnDOT Number	Description	Current Contract				Street		Storm		Sanitary		Watermain		TOTAL PROJECT	
			Approximate Quantity	Units	Unit Price	AMOUNT	Quantity	Value	Quantity	Value	Quantity	Value	Quantity	Value	Quantity	Cost
1	2021.501	MOBILIZATION	1.00	LUMP SUM	$130,250.00	$130,250.00	0.13	$16,932.50	0.23	$29,957.50	0.02	$2,605.00	0.12	$15,630.00	0.50	$65,125.00
2	2104.502	REMOVE HYDRANT	2.00	EACH	$1,415.00	$2,830.00							4.00	$5,660.00	4.00	$5,660.00
3	2104.502	REMOVE GATE VALVE & BOX	1.00	EACH	$353.85	$353.85							6.00	$2,123.10	6.00	$2,123.10
4	2104.502	REMOVE DRAINAGE STRUCTURE	7.00	EACH	$621.20	$4,348.40			1.00	$621.20					1.00	$621.20
5	2104.502	REMOVE PIPE APRON	2.00	EACH	$358.40	$716.80										
6	2104.503	REMOVE PIPE SEWERS (STORM)	742.00	LIN FT	$20.50	$15,211.00			74.00	$1,517.00					74.00	$1,517.00
7	2104.503	REMOVE CURB & GUTTER	2116.00	LIN FT	$3.20	$6,771.20	1,837.00	$5,878.40							1,837.00	$5,878.40
8	2104.503	REMOVE BITUMINOUS CURB	215.00	LIN FT	$0.50	$107.50	319.00	$159.50							319.00	$159.50
9	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	40.00	LIN FT	$3.40	$136.00	45.00	$153.00							45.00	$153.00
10	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	904.00	LIN FT	$2.50	$2,260.00	683.00	$1,707.50							683.00	$1,707.50
11	2104.503	REMOVE WATER MAIN	26.00	LIN FT	$13.60	$353.60							112.00	$1,523.20	112.00	$1,523.20
12	2104.504	REMOVE CONCRETE PAVEMENT	25.00	SQ YD	$7.15	$178.75										
13	2104.504	REMOVE BITUMINOUS PAVEMENT	5090.00	SQ YD	$2.05	$10,434.50	5,912.00	$12,119.60							5,912.00	$12,119.60
14	2106.507	EXCAVATION - COMMON (EV) (P)	6080.00	CU YD	$15.20	$92,416.00	767.20	$11,661.44							767.20	$11,661.44
15	2106.507	COMMON EMBANKMENT (CV)	5080.00	CU YD	$8.65	$43,942.00										
16	2106.601	DEWATERING	1.00	LUMP SUM	$71,480.00	$71,480.00					1.00	$71,480.00			1.00	$71,480.00
17	2108.504	GEOTEXTILE FABRIC TYPE 5	1170.00	SQ YD	$1.15	$1,345.50										
18	2112.519	SUBGRADE PREPARATION	27820.00	SQ YD	$0.40	$11,128.00										
19	2123.61	STREET SWEEPER (WITH PICKUP BROOM)	130.00	HR	$183.45	$23,848.50										
20	2130.523	WATER FOR DUST CONTROL	2000.00	MGAL	$9.40	$18,800.00										
21	2211.509	AGGREGATE BASE, CLASS 5 MODIFIED	11060.00	TON	$19.35	$214,011.00										
22	2232.504	MILL BITUMINOUS SURFACE (2")	1500.00	SQ YD	$1.65	$2,475.00										
23	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	1350.00	GAL	$2.85	$3,847.50										
24	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	2970.00	TON	$86.90	$258,093.00										
25	2360.509	TYPE SP 12.5 NON WEARING COURSE MIX (3,C)	4170.00	TON	$82.75	$345,067.50										
26	2411.502	8" CONCRETE HEADWALL	2.00	EACH	$15,835.00	$31,670.00										
27	2451.507	COARSE FILTER AGGREGATE (CV)	200.00	CU YD	$81.35	$16,270.00										
28	2502.503	6" PERF PVC PIPE DRAIN	750.00	LIN FT	$21.80	$16,350.00										
29	2503.503	8" PVC PIPE SEWER	410.00	LIN FT	$39.80	$16,318.00					333.00	$13,253.40			333.00	$13,253.40
30	2503.503	10" PVC PIPE SEWER	343.00	LIN FT	$40.85	$14,011.55					343.00	$14,011.55			343.00	$14,011.55
31	2503.503	12" RC PIPE SEWER 3006 CLASS V	216.00	LIN FT	$47.10	$10,173.60			22.00	$1,036.20					22.00	$1,036.20
32	2503.503	15" RC PIPE SEWER 3006 CLASS V	580.00	LIN FT	$53.70	$31,146.00			114.00	$6,121.80					114.00	$6,121.80
33	2503.503	18" RC PIPE SEWER 3006 CLASS III	413.00	LIN FT	$56.70	$23,417.10										
34	2503.503	24" RC PIPE SEWER 3006 CLASS III	439.00	LIN FT	$71.20	$31,256.80										
35	2503.503	36" RC PIPE SEWER 3006 CLASS III	616.00	LIN FT	$140.60	$86,609.60			31.00	$4,358.60					31.00	$4,358.60
36	2503.503	42" RC PIPE SEWER 3006 CLASS III	166.00	LIN FT	$185.35	$30,768.10										
37	2503.602	CONNECT TO EXISTING SANITARY SEWER	2.00	EACH	$1,062.00	$2,124.00					2.00	$2,124.00			2.00	$2,124.00
38	2503.602	CONNECT TO EXISTING STORM SEWER	9.00	EACH	$1,544.00	$13,896.00			6.00	$9,264.00					6.00	$9,264.00
39	2503.602	PLUG FILL & ABANDON PIPE SEWER	80.00	LIN FT	$27.60	$2,208.00										
40	2503.603	CLEAN & TELEVISE PIPE SEWER	3933.00	LIN FT	$3.20	$12,585.60										
41	2503.608	DUCTILE IRON FITTINGS	3543.00	POUND	$12.50	$44,287.50										
42	2504.602	CONNECT TO EXISTING WATER MAIN (WET TAP)	2.00	EACH	$1,415.00	$2,830.00							3,466.00	$43,325.00	3,466.00	$43,325.00
43	2504.602	CONNECT TO EXISTING WATER MAIN	6.00	EACH	$983.75	$5,902.50							1.00	$1,415.00	1.00	$1,415.00
44	2504.602	6" GATE VALVE & BOX	5.00	EACH	$2,800.00	$14,000.00							6.00	$5,902.50	6.00	$5,902.50
45	2504.602	8" GATE VALVE & BOX	5.00	EACH	$4,781.00	$23,905.00							7.00	$19,600.00	7.00	$19,600.00
46	2504.602	12" GATE VALVE & BOX	6.00	EACH	$5,644.00	$33,864.00							2.00	$9,562.00	2.00	$9,562.00
47	2504.602	HYDRANT	7.00	EACH	$5,587.00	$39,109.00							4.00	$22,576.00	4.00	$22,576.00
48	2504.602	WATERMAIN OFFSET	3.00	EACH	$3,540.00	$10,620.00							7.00	$39,109.00	7.00	$39,109.00
49	2504.603	6" WATER MAIN DUCTILE IRON CL 53	208.00	LIN FT	$47.80	$9,942.40							3.00	$10,620.00	3.00	$10,620.00
50	2504.603	8" WATER MAIN DUCTILE IRON CL 52	315.00	LIN FT	$68.30	$21,514.50							154.00	$7,361.20	154.00	$7,361.20
51	2504.603	12" WATER MAIN DUCTILE IRON CL 52	1800.00	LIN FT	$88.30	$158,940.00							281.50	$19,226.45	281.50	$19,226.45
52	2504.604	4" WATERMAIN INSULATION	50.00	SQ YD	$22.60	$1,130.00							1,750.00	$154,525.00	1,750.00	$154,525.00
53	2506.502	ADJUST FRAME & RING CASTING	9.00	EACH	$1,205.00	$10,845.00							21.30	$481.38	21.30	$481.38
54	2506.502	CASTING ASSEMBLY (SANITARY SEWER)	2.00	EACH	$1,759.00	$3,518.00										
55	2506.502	CASTING ASSEMBLY (STORM SEWER)	35.00	EACH	$1,052.00	$36,820.00										
56	2506.603	CONSTRUCT SANITARY SEWER MANHOLE	53.60	LIN FT	$388.25	$20,810.20					53.01	$20,581.13			53.01	$20,581.13
57	2506.603	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPEC 1 (2'X3')	37.90	LIN FT	$478.05	$18,118.10			16.04	$7,667.92					16.04	$7,667.92
58	2506.603	CONSTRUCT DRAINAGE STRUCTURE DES 48-4020	56.20	LIN FT	$525.55	$29,535.91			21.63	$11,367.65					21.63	$11,367.65
59	2506.603	CONSTRUCT DRAINAGE STRUCTURE DES 60-4020	47.10	LIN FT	$774.90	$36,497.79										
60	2506.603	CONSTRUCT DRAINAGE STRUCTURE DES 72-4020	5.70	LIN FT	$1,063.00	$6,059.10										
61	2506.603	CONSTRUCT DRAINAGE STRUCTURE DES 84-4020	5.40	LIN FT	$2,501.00	$13,505.40										
62	2506.603	CONSTRUCT DRAINAGE STRUCTURE DES 60-4020 WITH 4' SUMP	10.80	LIN FT	$642.55	$6,939.54										
63	2506.603	CONSTRUCT DRAINAGE STRUCTURE DES 84-4020 WITH 4' SUMP	31.40	LIN FT	$867.85	$27,250.49										
64	2521.518	6" CONCRETE WALK	54700.00	SQ FT	$5.65	$309,055.00										
65	2531.503	CONCRETE CURB & GUTTER DESIGN B618	10350.00	LIN FT	$17.65	$182,677.50										
66	2531.503	CONCRETE CURB & GUTTER DESIGN SPECIAL (RIBBON)	1700.00	LIN FT	$25.75	$43,775.00										
67	2531.503	4" CONCRETE MEDIAN	815.00	SQ FT	$9.00	$7,335.00										
68	2531.504	7" CONCRETE PAVEMENT	1317.00	SQ FT	$9.25	$12,182.25										

5/16/2024

Project Cost Estimate Breakdown

Owner: City of Ramsey
Engineer: Bolton & Menk, Inc.
Contractor: Douglas-Kerr Underground
Project: The COR Intrastructure Improvements
Contract:

Owner's Project No.: 23-19
Engineer's Project No.: 0R1.130893 & 0R1.134180
Contractor's Project No.:
Agency's Project No.:

Total Contract Amount: $3,004,099.76

Item No.	MnDOT Number	Description	Current Contract				Street		Storm		Sanitary		Watermain		TOTAL PROJECT	
			Approximate Quantity	Units	Unit Price	AMOUNT	Quantity	Value	Quantity	Value	Quantity	Value	Quantity	Value	Quantity	Cost
69	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	2950.00	SQ FT	$9.10	$26,845.00										
70	2531.602	CONCRETE MEDIAN NOSE SPECIAL	2.00	EACH	$1,000.00	$2,000.00										
71	2531.604	7" CONCRETE VALLEY GUTTER	305.00	SQ FT	$51.10	$15,585.50										
72	2531.618	TRUNCATED DOMES	564.00	SQ FT	$50.00	$28,200.00										
73	2563.601	TRAFFIC CONTROL	1.00	LUMP SUM	$3,225.00	$3,225.00										
74	2573.501	STABILIZED CONSTRUCTION EXIT	6.00	EACH	$1,017.00	$6,102.00										
75	2573.501	STORM DRAIN INLET PROTECTION	45.00	EACH	$90.25	$4,061.25										
76	2573.503	SILT FENCE, TYPE MS	2850.00	LIN FT	$1.90	$5,415.00	1,330.00	$2,527.00	23.00	$2,075.75					23.00	$2,075.75
77	2574.507	FILTER TOPSOIL BORROW (LV)	500.00	CU YD	$22.65	$11,325.00									1,330.00	$2,527.00
78	2574.507	COMMON TOPSOIL BORROW	2320.00	CU YD	$14.20	$32,944.00										
79	2575.505	SEEDING	13840.00	SQ YD	$0.10	$1,384.00										
80	2575.508	SEED MIXTURE 25-121	190.00	POUND	$4.70	$893.00										
81	2575.504	SODDING TYPE NATIVE	1250.00	SQ YD	$34.00	$42,500.00										
82	2575.508	HYDRAULIC BONDED FIBER MATRIX	13840.00	POUND	$1.25	$17,300.00										
83	2574.508	FERTILIZER TYPE 3	857.05	POUND	$0.90	$771.34										
84	2582.503	4" SOLID LINE MULTI COMP	9378.00	LIN FT	$2.50	$23,445.00										
85	2582.503	4" BROKEN LINE MULTI COMP	327.00	LIN FT	$2.00	$654.00										
86	2582.503	4" DOTTED LINE MULTI COMP	75.00	LIN FT	$6.00	$450.00										
87	2582.503	4" DBLE SOLID LINE MULTI COMP	1650.00	LIN FT	$2.00	$3,300.00										
88	2582.503	6" SOLID LINE MULTI COMP	35.00	LIN FT	$6.00	$210.00										
89	2582.503	12" SOLID LINE MULTI COMP	270.00	LIN FT	$6.00	$1,620.00										
90	2582.503	12" DOTTED LINE MULTI COMP	10.00	LIN FT	$20.00	$200.00										
91	2582.518	CROSSWALK MULTI COMP	2040.00	SQ FT	$6.00	$12,240.00										
92	2582.518	PAVEMENT MESSAGE MULTI COMP	314.00	SQ FT	$7.00	$2,198.00										
93	CO-1.1	DEDUCT 8" SANITARY DEWER STUB	-90.00	LIN FT	$39.80	-$3,582.00										
94	CO-1.2	DEDUCT 15" RC PIPE SEWER CL.V	-100.00	LIN FT	$53.70	-$5,370.00					-90.00	-$3,582.00			-90.00	-$3,582.00
95	CO-1.3	DEDUCT 36" RC PIPE SEWER CL.V	-25.00	LIN FT	$140.60	-$3,515.00										
96	CO-1.4	REVISED 10" SANTIARY SEWER STUB	90.00	LIN FT	$54.50	$4,905.00					94.00	$5,123.00			94.00	$5,123.00
97	CO-1.5	REMOVE WATER MAIN SERVICE STUB	90.00	LF	$31.45	$2,830.50										
98	CO-1.6	REMOVE GATE VALVE & BOX	1.00	EACH	$353.85	$353.85										
99	CO-1.7	CAP AND PLUG EXISTING TEE	2.00	EACH	$353.85	$707.70										
100	CO-1.8	SALVAGE GATE VALVE TO CITY	1.00	EACH	$353.85	$353.85										
101	CO-1.9	EXTRA DUCTILE IRON FITTINGS	100.00	LB	$12.55	$1,255.00							16.00	$200.80	16.00	$200.80
102	CO-1.10	REVISED 36" PIPE SEWER CL.III	100.00	LIN FT	$140.60	$14,060.00										
103	CO-1.11	30" RC PIPE SEWER CL.III	28.00	LIN FT	$130.85	$3,663.80										
104	CO-1.12	CONSTRUCT DRAINAGE STRUCTURE DES 84-4020	6.60	LIN FT	$2,172.40	$14,337.84										
105	CO-1.13	CASTING ASSEMBLY (STORM SEWER)	1.00	EACH	$1,052.00	$1,052.00										
106																
107																
								$51,138.94		$73,987.62		$125,596.08		$358,840.63		$609,563.27

Street	Storm	Sanitary	Watermain

5/16/2024

CC Regular Session

Meeting Date: 05/28/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Information

Title

Adopt Resolution #24-138 Ordering Request for Proposals for 2025 Capital Improvement Program projects topographic surveys, geotechnical services and utility testing

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-138 ordering request for proposals for 2025 Capital Improvement Program projects topographic surveys, geotechnical services and utility testing.

Background:

The current 2024 thru 2033 10-Year Capital Improvement Program (CIP) proposes street reconstructions of the following streets in 2025:

- Fox Ridge Estates 1st & 2nd subdivision
  - Design material for this subdivision were gathered in 2023, project design is currently underway.
- MSA Sunwood Drive between Nowthen Boulevard (CSAH 5) and Erkium Street
- MSA Alpine Drive between Sunfish Lake Boulevard (CR 57) and Saint Francis Boulevard (TH 47)
  - The CIP identifies two segments of Alpine Drive which are proposed to be combined into one project.
- Dickenson Mississippi Estate subdivision
- High Point subdivision
  - The CIP identified Section 22 Unplatted, which is proposed to be combined with the High Point subdivision project.
- Sorteberg's subdivision

The following streets are proposed to receive a pavement mill and overlay in 2025:

- Beaudry's 2nd subdivision
- Ramsey Town Center subdivision
- Ramsey Town Center 2nd subdivision
- Ramsey Town Center 4th subdivision
- Ramsey Town Center 6th subdivision
- Ramsey Town Center 7th subdivision
- Ramsey Town Center IP 05-22 subdivision
- Rum River Hills subdivision
- Village of Sunfish Lake subdivision
  - Generally, pavement mill and overlay projects only require topographic survey of the pedestrian ramps for ADA upgrades.

In total the 2024 – 2033 CIP proposes to reconstruct approximately 5.85 miles and overlay 4.38 miles of public roads in 2025. For comparison in 2024 the Pavement Management Program included 7.03 miles of reconstructions, and 5.76 miles of overlays, in addition to the 0.83 miles of streets included in the COR Infrastructure Improvements.

Staff will use the materials as design aids for the improvement projects. Topographic surveys are essential to locate all existing site features and to create an existing ground surface, used as the base for designing the project.

Geotechnical reports inform Staff of subsoil conditions, which is essential when designing the pavement section for the reconstructed streets. Also included are groundwater elevations and support capabilities of the soils for utilities and trenches, as well as associated backfilling recommendations.

Televising sewer pipes informs Staff of the condition of the pipes, and locates existing damage. This allows Staff to include fixing damaged pipes into the construction plans, which can be more cost effective than doing repairs as standalone projects, or as change orders during the reconstruction project.

Street segment summaries and the 2025 Draft Pavement Management Program map is attached to this case for reference.

Notification:

No notifications are required with this case.

Observations/Alternatives:

Alternatives:

Motion to adopt Resolution #24-138 ordering request for proposals for 2025 Capital Improvement Program projects topographic surveys, geotechnical services and utility testing.

Funding Source:

Funding for this work is proposed to come from the respective pavement and utility funds; Pavement Management Funds, Municipal State Aid Funds, Sanitary Sewer Utility Funds, and Storm Water Utility Funds.

Funding Source:

Funding for this work is proposed to come from the respective pavement and utility funds; Pavement Management Funds, Municipal State Aid Funds, Sanitary Sewer Utility Funds, and Storm Water Utility Funds.

Recommendation:

May 21, 2024 the Ramsey Public Works Committee considered recommending City Council ordering request for proposals for 2025 CIP projects topographic surveys, geotechnical services and utility testing. The Committee unanimously recommended City Council approval.

Staff recommends adopting Resolution #24-138 ordering request for proposals for 2025 Capital Improvement Program projects topographic surveys, geotechnical services and utility testing.

Action:

Adopt Resolution #24-138 ordering request for proposals for 2025 Capital Improvement Program projects topographic surveys, geotechnical services and utility testing.

Attachments

2025 PMP Draft Map

Res 24-138

25-02 Street Summary

25-03 Street Summary

25-04 Street Summary

25-05 Street Summary

25-06 Street Summary

25-07 Street Summary

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	05/23/2024 01:00 PM
Brian Hagen	Brian Hagen	05/23/2024 01:11 PM
Form Started By: Joe Feriancek		Started On: 05/17/2024 11:11 AM
Final Approval Date: 05/23/2024		

2025 DRAFT Proposed Pavement Management Program Projects

IP 24-13
FOX RIDGE ESTATES 1ST & 2ND
STREET RECONSTRUCTIONS

IP 25-07
2025 NEIGHBORHOOD OVERLAYS
RUM RIVER HILLS

IP 25-05
HIGH POINT
STREET RECONSTRUCTIONS

IP 25-06
SORTEBERG'S
STREET RECONSTRUCTIONS

IP 25-07
2025 NEIGHBORHOOD OVERLAYS
BEAUDRY'S 2ND

IP 25-03
MSA ALPINE DRIVE RECONSTRUCTION
(CR 57 / TH 47)

IP 25-02
MSA SUNWOOD DRIVE RECONSTRUCTION
(CSAH 5 / ERKIUM STREET)

IP 25-07
2025 NEIGHBORHOOD OVERLAYS
VILLAGE OF SUNFISH LAKE

IP 25-07
2025 NEIGHBORHOOD OVERLAYS
RAMSEY TOWN CENTER
1ST; 2ND; 4TH; 6TH; 7TH; IP 05-22

IP 25-04
DICKENSON'S MISSISSIPPI ESTATE
STREET RECONSTRUCTIONS

Legend

- 2025 MSA Recon.
- 2025 Overlay
- 2025 Reconstruction
- Streets
- MuniBndry
- ScoutCamp
- Golf_Courses
- Parks
- Rivers
- Lakes_Ponds
- Creeks

0 0.25 0.5 1 Miles

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

RESOLUTION #24-138

RESOLUTION ORDERING REQUEST FOR PROPOSALS FOR TOPOGRAPHIC SURVEYS, GEOTECHNICAL EVALUATIONS AND UTILITY TESTING FOR 2025 CAPITAL IMPROVEMENT PROGRAM PROJECTS

WHEREAS, the streets within the Dickenson Mississippi Estate subdivision, High Point and Section 22 Unplatted subdivision, Sorteberg's subdivision, Sunwood Drive between Nowthen Boulevard (CSAH 5) and Erkium Street, and Alpine Drive between Sunfish Lake Boulevard (CR 57) and Saint Francis Boulevard (TH 47) are proposed to be reconstructed in 2025; and

WHEREAS, the streets within Beaudry's 2nd subdivision, Ramsey Town Center 1st, 2nd, 4th, 6th, 7th, and IP 05-22 subdivision, Rum River Hills subdivision, and Village of Sunfish Lake subdivision are proposed to be milled and overlaid in 2025; and

WHEREAS, topographic surveys, geotechnical evaluations, televising of sanitary and storm sewer, and leak testing of watermain is required to accurately evaluate and design proposed 2025 capital improvement program projects; and

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 request proposals for said services.

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 28th day of May, 2024.

_____
Mayor

ATTEST:

City Clerk

25-02 MSA Sunwood Drive (CSAH 5 / Erkium Street) Reconstruction Street Segment Summary											
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)**
Sunwood Drive	Nowthen Boulevard (CSAH 5) / Erkium Street	1065	Urban	4	1993	SC 1998	SC 2006	SC 2013	4.2	2.2	6.4
Sunwood Drive Total Length		*1065*	*0.2 mi.*								

IP 25-03 MSA Alpine Drive (CR 57 / TH 47) Reconstruction
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)
MSA Alpine Drive	Alpine Drive	CR 57 / Pt 500 feet east of CR 57	510	Urban	6	1991	SC 1995	SC 2002	SC 2017	5.1	n/a*	n/a*
	Alpine Drive	Pt 500 feet east of CR 57 / CSAH 5	1944	Urban	5	1991	SC 1995	SC 2002	SC 2017	5.1	n/a*	n/a*
	Alpine Drive	CSAH 5 / Junkite Street	1297	Urban & Rural	5	1980	SC 1989	OL 2002	SC 2009	4.3	n/a*	n/a*
	Alpine Drive	Junkite Street / TH 47	1621	Urban	5	1980	SC 1989	OL 2002	SC 2009	4.3	n/a*	n/a*
MSA Alpine Drive (CR 57 / TH 47) Total Length			5372	1.017 mi.		* GPR Inconsistency with apparent base thickness, value could not be determined						

IP 25-04 Dickenson's Mississippi Estate 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)
Dickenson's Mississippi Estate	Tungsten Street	Rivlyn Avenue / Riverdale Drive	393	Urban	4	1990	SC 1996	SC 2003	SC 2013	3.4	n/a*	n/a*
	Rivlyn Avenue	West cul-de-sac / East Edge of Plat	992	Urban	4	1990	SC 1996	SC 2003	SC 2013	2.7	3.7	6.4
Dickenson's Mississippi Estate Total Length			1385	0.262 mi.		* GPR No Base visible, value could not be determined						

IP 24-05 High Point Street Reconstructions
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	2023 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Section 22 Unplatted	156th Avenue	CR 56 / West Edge of Plat High Point	2587	Urban (Bit. Curb)	5	1989	SC 1996	OL 2001	SC 2007	SC 2014		2.5	4.8	7.2
Section 22 Unplatted Total Length			*2587*	*0.49 mi.*										
High Point	155th Avenue	NW PC Dolomite Street / Zirconium Street	1607	Urban (Bit. Curb)	3	1979	SC 1985	SC 1993	OL 2001	SC 2007	SC 2014	4.3	4.2	8.5
	156th Avenue	Coquina Street / NW PC Basalt Street & 156th Avenue	411	Urban (Bit. Curb)	5	1979	SC 1985	SC 1993	OL 2001	SC 2007	SC 2014	3.5	n/a*	n/a*
	156th Avenue	West Edge of Plat / Dolomite Street	211	Urban (Bit. Curb)	5	1979	SC 1985	SC 1993	OL 2001	SC 2007	SC 2014	2.5	4.8	7.3
	157th Avenue	Dolomite Street / NW PC Coquina Street & 157th Avenue	440	Urban (Bit. Curb)	4	1979	SC 1985	SC 1993	OL 2001	SC 2007	SC 2014	4.1	4.4	8.5
	Basalt Street	155th Avenue / NW PC 156th Avenue & Basalt Street	681	Urban (Bit. Curb)	5	1979	SC 1985	SC 1993	OL 2001	SC 2007	SC 2014	3.7	2.5	6.2
	Coquina Street	155th Avenue / NW PC 157th Avenue & Coquina Street	844	Urban (Bit. Curb)	4	1979	SC 1985	SC 1993	OL 2001	SC 2007	SC 2014	3.6	3.7	7.3
	Dolomite Street	NW PC 155th Avenue & Dolomite Street / North Edge of Plat	1079	Urban (Bit. Curb)	4	1979	SC 1985	SC 1993	OL 2001	SC 2007	SC 2014	3.9	3.9	7.8
	Zirconium Street	155th Avenue / Cul-de-sac	763	Urban (Bit. Curb)	4	1979	SC 1985	SC 1993	OL 2001	SC 2007	SC 2014	3.4	n/a*	n/a*
	Zirconium Street	South Edge of Plat / 155th Avenue	211	Urban (Bit. Curb)	3	1979	SC 1985	SC 1993	OL 2001	SC 2012		3.4	n/a*	n/a*
High Point Total Length			*6247*	*1.183 mi.*	** GPR Base not visible, value could not be determined*									
High Point & Section 22 Unplatted Total Length			8834	1.673 mi.										

IP 25-06 Sorteberg's 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)
Sorteberg's	159th Lane	CSAH 83 / Xenolith Street	1929	Urban (Bit Curb)	4	1979	OL 1994	SC 2001		3.3	4.1	7.4
	Xenolith Street	159th Lane / 161st Avenue	898	Urban (Bit Curb)	4	1979	OL 1994	SC 2001		3.7	6.6	10.3
Dickenson's Mississippi Estate Total Length			2827	0.535 mi.								

IP 24-07
2024 Neighborhood Pavement Overlay Improvements
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2023 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Beaudry's 2nd	152nd Avenue	Hematite Street / East Cul-de-sac	226	Rural	n/a	6	1983	SC 1989	SC 1996	OL 2005	SC 2010	CS 2019	3.6	3.8	7.4
	152nd Avenue	Jaspar Street / Hematite Street	773	Rural	n/a	6	1983	SC 1989	SC 1996	OL 2005	SC 2010	CS 2019	3.6	3.8	7.4
	152nd Avenue	West Edge of Plat / Jaspar Street	968	Urban	Bit	6	1983	SC 1989	SC 1996	OL 2005	SC 2010	CS 2019	3.6	3.8	7.4
	153rd Avenue	CR 56 / Jaspar Street	843	Rural	n/a	6	1983	SC 1989	SC 1996	OL 2005	SC 2010	CS 2019	3.4	2.1	5.5
	Hematite Street	152nd Avenue / Alpine Drive	692	Rural	n/a	6	1983	SC 1989	SC 1996	OL 2005	SC 2010	CS 2019	3.9	3.7	7.6
	Jaspar Street	152nd Avenue / 153rd Avenue	795	Urban	Conc.	6	1983	SC 1989	SC 1996	OL 2005	SC 2010	CS 2019	3.6	3.6	7.2
	Jaspar Street	152nd Avenue / South Edge of Plat	339	Rural	n/a	6	1983	SC 1989	SC 1996	OL 2005	SC 2010	CS 2019	3.6	3.4	7.0
	Beaudry's 2nd Total		*4636*	*0.88 mi.*											
Ramsey Town Center	East Ramsey Parkway EB	Center Street / Rhinestone Street	1313	Urban	Conc.	7	2004	Wear 2010	SC 2014	CS 2021			5.8	7.5	13.3
	East Ramsey Parkway EB	Rhinestone Street / Peridot Street	704	Urban	Conc.	7	2004	Wear 2010	SC 2014	CS 2021			5.8	7.5	13.3
	East Ramsey Parkway EB	Peridot Street / Olivine Street	326	Urban	Conc.	6	2004	Wear 2010	SC 2014	CS 2021			5.8	7.5	13.3
	East Ramsey Parkway EB	Olivine Street / CR 56	424	Urban	Conc.	6	2004	Wear 2010	SC 2014	CS 2021			5.8	7.5	13.3
	East Ramsey Parkway WB	Center Street / Rhinestone Street	1208	Urban	Conc.	7	2004	Wear 2010	SC 2014	CS 2021			5.5	7.0	12.5
	East Ramsey Parkway WB	Rhinestone Street / Peridot Street	678	Urban	Conc.	7	2004	Wear 2010	SC 2014	CS 2021			5.5	7.0	12.5
	East Ramsey Parkway WB	Peridot Street / Olivine Street	410	Urban	Conc.	6	2004	Wear 2010	SC 2014	CS 2021			5.5	7.0	12.5
	East Ramsey Parkway WB	Olivine Street / CR 56	426	Urban	Conc.	6	2004	Wear 2010	SC 2014	CS 2021			5.5	7.0	12.5
	Peridot Street	Sunwood Drive / East Ramsey Parkway EB	774	Urban	Conc.	7	2004	Wear 2010	SC 2010	CS 2020			5.5	4.5	10.0
	Ramsey Town Center Total		*6263*	*1.19 mi.*											
Ramsey Town Center 2nd	146th Avenue	Peridot Street / Olivine Street	335	Urban	Conc.	7	2004	SC 2010	CS 2020				*	*	*
	Olivine Street	East Ramsey Parkway WB / 146th Avenue	608	Urban	Conc.	7	2004	SC 2010	CS 2020				*	*	*
	Peridot Street	East Ramsey Parkway WB / 146th Avenue	386	Urban	Conc.	7	2004	SC 2010	CS 2020				*	*	*
	Ramsey Town Center 2nd Total		*1329*	*0.25 mi.*											
Ramsey Town Center 4th	145th Avenue	Rhinestone Street / Peridot Street	679	Urban	Conc.	7	2004	SC 2010	CS 2020				5.3	0**	5.3**
	Ramsey Town Center 4th Total		*679*	*0.13 mi.*											

* Per As-Built, GPR not available
** No Base Visible, GPR Data not available
*** No Wear Course Pavement; Rehabilitation Project

IP 24-07
2024 Neighborhood Pavement Overlay Improvements
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2023 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Ramsey Town Center 6th	146th Avenue	Rhinestone Street / Peridot Street	664	Urban	Conc.	7	2005	SC 2010	CS 2020				5.3	6.3	11.6
	Ramsey Town Center 6th Total		*664*	*0.13 mi.*											
Ramsey Town Center 7th	146th Avenue	Center Street / Rhinestone Street	1210	Urban	Conc.	6	2005	SC 2010					3.4***	6.0	9.4
	Traprock Street	East Ramsey Parkway WB / 146th Avenue	328	Urban	Conc.	6	2005	SC 2010					3.5***	6.3	9.8
	Ramsey Town Center 7th Total		*1538*	*0.29 mi.*											
Ramsey Town Center IP 05-22	Sapphire Street	Sunwood Drive / Veterans Drive	397	Urban	Conc.	7	2005	SC 2016	CS 2023				5.4	0**	5.4**
	Ramsey Town Center IP 05-22 Total		*397*	*0.08 mi.*											
Rum River Hills	169th Avenue	170th Lane / Iodine Street	1422	Urban	Bit	7	1986	SC 1992	OL 2004	SC 2009	SC 2018		4.0	2.7	6.7
	Iodine Street	Helium Street / Cul-de-sac	1823	Urban	Bit	6	1986	SC 1992	OL 2004	SC 2009	SC 2018		3.8	1.8	5.6
	Rum River Hills Total		*3245*	*0.61 mi.*											
Village of Sunfish Lake	146th Avenue	146th Lane / Tungsten Way	393	Urban	Conc.	8	2004	SC 2009	SC 2016	CS 2023			*	*	*
	146th Avenue	Radium Street / East Edge of Plat	404	Urban	Conc.	8	2004	SC 2009	SC 2016	CS 2023					
	146th Avenue	Tungsten Way / Radium Street	459	Urban	Conc.	8	2004	SC 2009	SC 2016	CS 2023					
	146th Lane	Sodium Street / Park Circle	322	Urban	Conc.	8	2004	SC 2009	SC 2016	CS 2023					
	146th Lane	Sunwood Drive / Sodium Street	287	Urban	Conc.	8	2004	SC 2009	SC 2016	CS 2023					
	146th Lane North	Park Circle / Radium Street	244	Urban	Conc.	8	2004	SC 2009	SC 2016	CS 2023					
	146th Lane South	Park Circle / Radium Street	219	Urban	Conc.	8	2004	SC 2009	SC 2016	CS 2023					
	Radium Street	146th Lane / 146th Avenue	297	Urban	Conc.	8	2004	SC 2009	SC 2016	CS 2023					
	Radium Street	Sodium Street / 146th Way South	409	Urban	Conc.	8	2004	SC 2009	SC 2016	CS 2023					
	Radium Street	Sunwood Drive / Sodium Street	306	Urban	Conc.	8	2004	SC 2009	SC 2016	CS 2023					
	Sodium Street	146th Lane / Radium Street	862	Urban	Conc.	8	2004	SC 2009	SC 2016	CS 2023					
	Tungsten Way	146th Avenue / South Edge of Plat	161	Urban	Conc.	8	2004	SC 2009	SC 2016	CS 2023					
	Village of Sunfish Lake Total		*4363*	*0.83 mi.*											
2025 Neighborhood Pavement Overlay Total			**23114**	**4.38 mi.**											

* Per As-Built, GPR not available
** No Base Visible, GPR Data not available
*** No Wear Course Pavement; Rehabilitation Project

CC Regular Session

Meeting Date: 05/28/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Information

Title

Adopt Resolution #24-140 Accepting Bids and Awarding Contract for 2024 Pavement Rejuvenation Improvements, Improvement Project #24-09

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-140 accepting bids and awarding a contract for 2024 Pavement Rejuvenation Improvements, Improvement Project #24-09.

Background:

Rejuvenator Use History

In 2019, the City Council indefinitely suspended seal coat improvements due to observed issues of pavement striping under seal coat, which causes approximately the top inch of pavement to strip away from underlying pavement. These areas of striping originally show as small spots in the surface of the pavement, but quickly migrate across the pavement into large sections

In alignment with many other metro cities confronted with these same pavement issues, Staff feels pavement rejuvenators will provide the greatest overall benefit at the lowest cost. The City is proposing to use Reclamite, a maltene-based petroleum product with the ability to penetrate into asphalt pavement and restore reactive components (maltenes) which have been lost due to the nature process of oxidation.

Reclamite has been used nationally for more than 50 years and is proven to add 5 to 7 years of service life to pavements. The application is intended to be performed on pavements 5 years old or less, though several cities are completing pilot project applications on pavement sections older than 5 years. Staff will continue to monitor such applications and adjust future projects within the City of Ramsey based on observed results.

Future Considerations

Regional contractors have taken note of metro Cities moving away from seal coating and toward pavement rejuvenators, and as a result several newer products are becoming available in our region. The Minnesota Local Road Research Board (LRRB) along with MnROADs is one year into an evaluation of proprietary rejuvenators, including the most common used product in the metro area, Reclamite. Early results indicate Reclamite is performing well. Ideally, once the evaluation is complete, additionally reliable products will result in a competitive bidding market. Because of its proven track record, and the potential risks associated with using new products, Staff recommends continuing to use Reclamite on all street segments proposed to receive pavement rejuvenator.

2024 Proposed Rejuvenator Improvements

The City's current pavement maintenance schedule calls for public streets to receive pavement rejuvenator the second year following construction, reconstruction, and overlay improvements. However, while this is the typical maintenance schedule it is important to note that Staff reviews the condition of all streets annually and adjusts the schedule of maintenance operations based on actual pavement conditions. Additionally, in past years Staff has had to reduce the miles of street segments receiving pavement rejuvenation due to budget limitations.

A map of the proposed 2024 Pavement Rejuvenator Improvements is attached to this case. After revisions due to

overall pavement maintenance budgeting, the project includes a total of 12.43 miles of public street segments across 34 subdivisions. 6.00 miles of the street segments are proposed to receive the rejuvenation on the 2-year schedule, having bituminous wear course placed in 2022. The remaining 6.43 miles were previously passed over due to budget restraints, but are still in the window where treatment is cost-effective.

Final plans and specifications were prepared in-house as part of Staff's normal duties.

Preliminary Schedule Remaining

- Council awards contract to the lowest responsible bidder
  - May 28, 2024
- Contractor begins construction
  - July 2024
- Final Completion
  - August 31, 2024

The proposed improvements are designated as City Improvement Project #24-09, 2024 Pavement Rejuvenation Improvements.

Notification:

Notices will be mailed to property owners prior to the work being performed, notifying parking restrictions and lawn sprinkling restrictions associated with the proposed project.

Observations/Alternatives:

Observations:

Because the improvements are larger then past years, and the estimated costs are above the $175,000 cap for requesting proposals. This project is required to be publicly bid, though since Corrective Asphalt Materials are the soul source provider for Reclamite in our region, we are anticipated only one bid on this project.

Alternatives:

Motion to adopt Resolution #24-140 accepting bids and awarding a contract for 2024 Pavement Rejuvenation Improvements, Improvement Project #24-09 to Corrective Asphalt Materials for the total bid amount of $239,816.16.

Funding Source:

The City budgeted $575,000 for crack seal and pavement rejuvenator improvements in 2024. Municipal State Aid (MSA) street segments may be paid using MSA maintenance funds. Approximately 9-percent of the proposed project area is composed of MSA street segments. In addition, the City budgeted funds are proposed to be used for Improvement Project #24-54, 2024 Pavement Patching Contracted Services, which was awarded at the May 14th City Council meeting. Improvement Project #24-08, 2024 Crack Seal Improvements, was awarded at the March 12th City Council Meeting.

City Budgeted Funds	$203,910.48
Municipal State Aid Funds	$35,905.68
Total Project Costs	**$239,816.16**

City Staff proposes to administer and inspect construction in-house, as part of their normal duties.

Recommendation:

Staff recommends adopting Resolution #24-140 accepting bids and awarding a contract for 2024 Pavement Rejuvenation Improvements, Improvement Project #24-09 to Corrective Asphalt Materials for the total bid amount of $239,816.16.

Action:

Adopt Resolution #24-140 accepting bids and awarding a contract for 2024 Pavement Rejuvenation Improvements, Improvement Project #24-09 to Corrective Asphalt Materials for the total bid amount of $239,816.16.

Attachments

Res 24-140

24-09 Project Map

24-09 Street Summary

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	05/23/2024 01:01 PM
Brian Hagen	Brian Hagen	05/23/2024 01:13 PM
Form Started By: Joe Feriancek		Started On: 05/20/2024 07:55 AM
Final Approval Date: 05/23/2024		

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

RESOLUTION #24-140

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR 2024 PAVEMENT REJUVENATION IMPROVEMENTS, IMPROVEMENT PROJECT #24-09

WHEREAS, the City of Ramsey can most cost-effectively maximize the life of the bituminous pavement on public streets by applying pavement rejuvenators; and

WHEREAS, the City of Ramsey adopted budget for 2024 includes $575,000.00 for street maintenance contracted services, including to apply pavement rejuvenator on numerous public street segments in support of the City's Pavement Management Program; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-013, adopted January 9, 2024 the City Council ordered the City Engineer to prepare plans and specifications for 2024 Pavement Rejuvenation, Improvement Project #24-09, and

WHEREAS, pursuant to Ramsey City Council Resolution #24-111, adopted April 23, 2024, the City Council approved final plans and specifications and authorized advertisement for bids for the same improvements; and

WHEREAS, bids were advertised in the Anoka Union Herald on April 26 and May 3, 2024; and

WHEREAS, one (1) bid was publicly opened and tabulated on May 20, 2024 and the following bid was found to comply with the approved plans and specifications and advertisement for bids; and

Contractor	Total Bid
Corrective Asphalt Materials, LLC	$239,816.16

WHEREAS, the bid of Corrective Asphalt Materials of South Roxana, Illinois, in the amount of $239,816.16 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted.

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

1) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

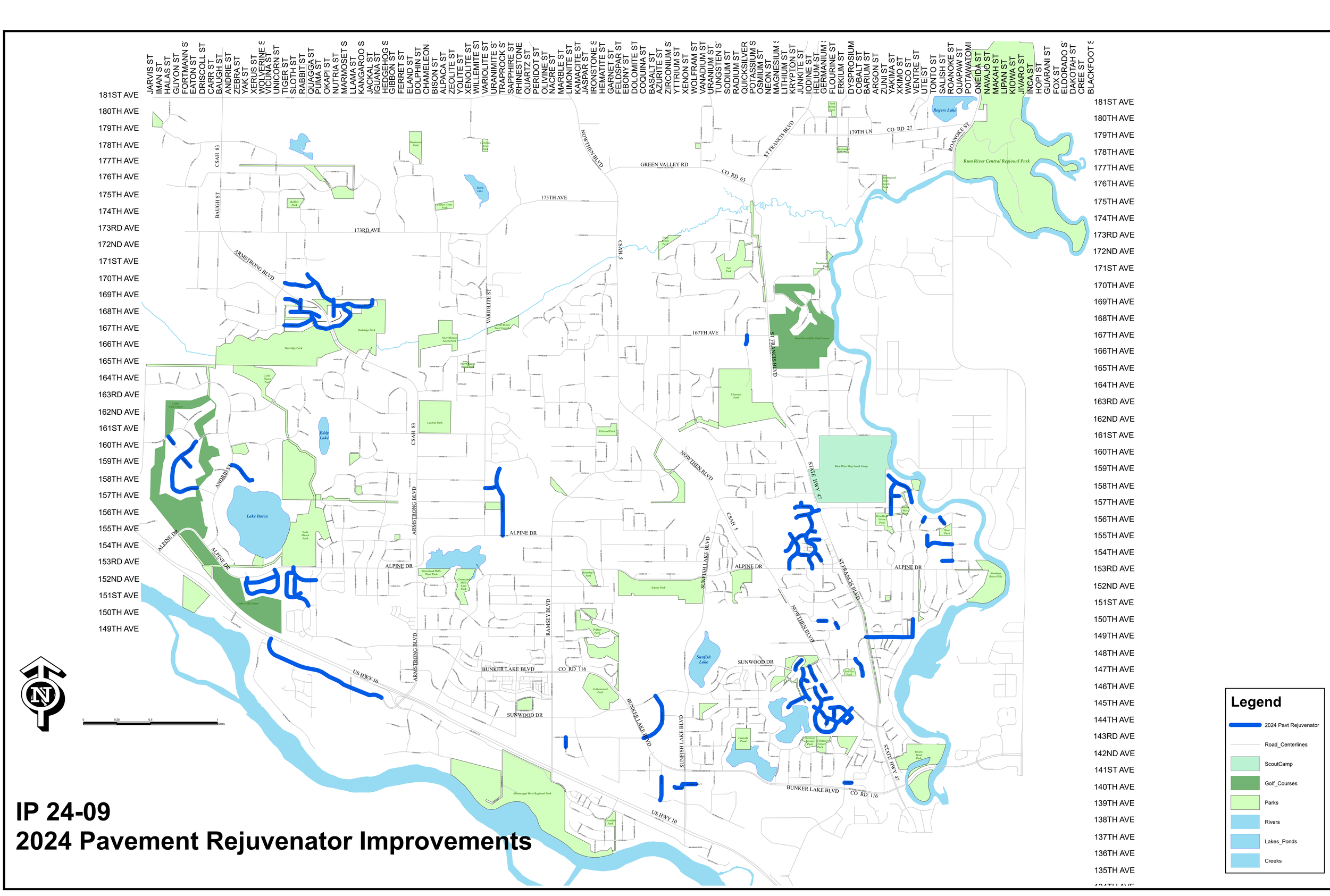
Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 28th day of May, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

IP 24-09
2024 Pavement Rejuvenator Improvements



MATERIALS ESTIMATE
CITY OF RAMSEY
2024 PAVEMENT REJUVENATOR IMPROVEMENTS
UPDATED 4/2/2024

SUBDIVISION	STREET	SEGMENT DESCRIPTION	CONC. C&G (YES/NO)	LENGTH (MILES)	LENGTH (FEET)	AREA (SF)	AREA (SY)	CUL-DE-SAC AREA (SF)	CUL-DE-SAC AREA (SY)	TOTAL AREA (SY)	CONSTR. YEAR	OVERLAY YEAR	RECON. YEAR
AUTUMN HEIGHTS	167TH LANE	ARMSTRONG BLVD / 168TH LN	NO	0.27	1425	34655	3850.6	0	0.0	3850.6			2022
	167TH LANE	PUMA ST / ARMSTRONG BLVD	NO	0.17	906	23785	2642.8	0	0.0	2642.8			2022
	167TH LANE	W EOP / PUMA ST	NO	0.23	1196	29441	3271.2	0	0.0	3271.2			2022
	168TH AVENUE	PUMA ST / CDS	NO	0.06	326	4900	544.4	7840	871.1	1415.6			2022
	168TH AVENUE	RABBIT ST / CDS	NO	0.07	393	6499	722.1	8151	905.7	1627.8			2022
	168TH AVENUE	RABBIT ST / PUMA ST	NO	0.09	457	10954	1217.1	0	0.0	1217.1			2022
	168TH LANE	167TH LN / N EOP	NO	0.26	1375	30131	3347.9	5336	592.9	3940.8			2022
	168TH LANE	NUTRIA ST / 167TH LN	NO	0.07	348	8731	970.1	0	0.0	970.1			2022
	169TH AVENUE	W EOP / RABBIT ST	NO	0.12	646	16907	1878.6	0	0.0	1878.6			2022
	NUTRIA STREET	168TH LN / CDS	NO	0.08	397	6639	737.7	7235	803.9	1541.6			2022
	NUTRIA STREET	N EOP / 168TH LN	NO	0.04	227	5399	599.9	0	0.0	599.9			2022
	PUMA STREET	167TH LN / 168TH AVE	NO	0.04	204	5637	626.3	0	0.0	626.3			2022
	RABBIT STREET	168TH AVE / ARMSTRONG BLVD	NO	0.09	468	12027	1336.3	0	0.0	1336.3			2022
		AUTUMN HEIGHTS TOTAL		1.58	8368	195705	21745	28562	3173.555556	24918.55556			
BIRCH HILL LODGES	COBALT STREET	SUNWOOD DR / S EOP	YES	0.14	763	20228	2247.6	0	0.0	2247.6		2021	
		BIRCH HILL LODGES TOTAL		0.14	763	20228	2247.6	0	0.0	2247.6			
FERRUM 1ST & 2ND	AZURITE STREET	McKINLEY ST / 141ST AVE	YES	0.17	909	30462	3384.7	0	0.0	3384.7		2021	
		FERRUM 1ST & 2ND TOTAL		0.17	909	30462	3384.7	0	0.0	3384.7			
GATEWAY INDUSTRIAL PARK	LIMONITE STREET	143RD AVE / 280' NORTH OF 142ND AVE	YES	0.07	386	14166	1574.0	0	0.0	1574.0		2021	
		GATEWAY INDUSTRIAL PARK TOTAL		0.07	386	14166	1574.0	0	0.0	1574.0			
MALLARD PONDS	140TH AVENUE	DYSPROSIUM ST / CDS	YES	0.05	285	5068	563.1	6295	699.4	1262.6		2021	
		MALLARD PONDS TOTAL		0.05	285	5068	563.1	6295	699.4	1262.6			
MSA - RIVERDALE DRIVE	RIVERDALE DRIVE	TH 10 / W PC ARMSTRONG INTERCHANGE	YES	1.00	5260	192867	21429.7	0	0.0	21429.7			2022
		MSA - RIVERDALE DRIVE TOTAL		1.00	5260	192867	21429.7	0	0.0	21429.7			
MSA - SUNWOOD DRIVE	SUNWOOD DRIVE	TH 47 / WACO STREET	YES	0.33	1734	72407	8045.2	0	0.0	8045.2			2022
		MSA - SUNWOOD DRIVE TOTAL		0.33	1734	72407	8045.2	0	0.0	8045.2			
MSA - WACO STREET	WACO STREET	SUNWOOD DR / 150TH AVE	YES	0.15	815	33942	3771.3	0	0.0	3771.3			2022
		MSA - WACO STREET TOTAL		0.15	815	33942	3771.3	0	0.0	3771.3			
NORTHFORK ITASCA POINT	159TH LANE	ANDRIE ST / CDS	NO	0.20	1038	27193	3021.4	7871	874.6	3896.0		2021	
		NORTHFORK ITASCA POINT TOTAL		0.20	1038	27193	3021.4	7871	874.6	3896.0			
NORTHFORK ST. ANDREWS	INVERNESS COURT	INVERNESS LN / CDS	NO	0.06	307	5994	666.0	7738	859.8	1525.8		2021	
	ST. ANDREWS COURT	ST. ANDREWS LN / CDS	NO	0.10	528	12371	1374.6	7891	876.8	2251.3		2021	
	ST. ANDREWS LANE	INVERNESS LN / ST. ANDREWS CRT	NO	0.15	804	23296	2588.4	0	0.0	2588.4		2021	
	ST. ANDREWS LANE	ST. ANDREWS CRT / SE EOP	NO	0.47	2458	71265	7918.3	0	0.0	7918.3		2021	
		NORTHFORK ST. ANDREWS TOTAL		0.78	4097	112926	12547.3	15629	1736.6	14283.9			
OAKRIDGE INDUSTRIAL PARK	SUNFISH LAKE COURT	CR 57 / E. CDS	YES	0.07	356	10037	1115.2	6551	727.9	1843.1		2021	
		SUNFISH LAKE COURT TOTAL		0.07	356	10037	1115.2	6551	727.9	1843.1			
PRESERVE AT NORTHFORK	151ST LANE	VICUNA ST / WOLVERINE ST	YES	0.19	1014	25684	2853.8	0	0.0	2853.8	2020		
	WOLVERINE STREET	151ST LN / 152ND LN	YES	0.10	521	13199	1466.6	0	0.0	1466.6	2020		
	WOLVERINE STREET	ALPINE DR / 152ND LN	YES	0.03	173	4605	511.7	0	0.0	511.7	2020		
		PRESERVE AT NORTHFORK TOTAL		0.32	1708	43488	4832.0	0	0.0	4832.0			

SUBDIVISION	STREET	SEGMENT DESCRIPTION	CONC. C&G (YES/NO)	LENGTH (MILES)	LENGTH (FEET)	AREA (SF)	AREA (SY)	CUL-DE-SAC AREA (SF)	CUL-DE-SAC AREA (SY)	TOTAL AREA (SY)	CONSTR. YEAR	OVERLAY YEAR	RECON. YEAR
PRESERVE AT NORTHFORK 2ND	152ND LANE	VICUNA ST / WOLVERINE ST	YES	0.24	1276	32830	3647.8	0	0.0	3647.8	2021		
	VICUNA STREET	151ST LN / 152ND LN	YES	0.13	668	16913	1879.2	0	0.0	1879.2	2021		
	VICUNA STREET	152ND LN / ALPINE DR	YES	0.04	214	5644	627.1	0	0.0	627.1	2021		
		PRESERVE AT NORTHFORK 2ND TOTAL		0.41	2158	55387	6154.1	0	0.0	6154.1			
RABBIT RUN	QUICKSILVER STREET	167TH AVE / CDS	NO	0.06	324	7183	798.1	8402	933.6	1731.7		2021	
		RABBIT RUN TOTAL		0.06	324	7183	798.1	8402	933.6	1731.7			
RAMSEY MEADOWS 2ND	150TH LANE	W. EOP / CDS	YES	0.06	310	5430	603.3	6349	705.4	1308.8		2021	
	FLUORINE STREET	149TH LN / CDS	YES	0.04	206	2745	305.0	6276	697.3	1002.3		2021	
		RAMSEY MEADOWS 2ND TOTAL		0.10	516	8175	908.3	12625	1402.8	2311.1			
REILLEY ESTATES	SALISH STREET	JUNIPER RIDGE DR / CDS	NO	0.05	267	4322	480.2	8980	997.8	1478.0		2021	
	WACO STREET	S EOP / JUNIPER RIDGE DR	NO	0.03	175	5611	623.4	0	0.0	623.4		2021	
		REILLEY ESTATES TOTAL		0.08	442	9933	1103.7	8980	997.8	2101.4			
REILLEY ESTATES 2ND	JUNIPER RIDGE DRIVE	CDS / E EOP	NO	0.28	1487	42437	4715.2	7769	863.2	5578.4		2021	
	YAKIMA STREET	SW EOP / JUNIPER RIDGE DR	NO	0.03	171	5464	607.1	0	0.0	607.1		2021	
		REILLEY ESTATES 2ND TOTAL		0.31	1658	47901	5322.3	7769	863.2	6185.6			
REILLEY ESTATES 3RD	157TH LANE	YAKIMA ST / CDS	NO	0.05	287	5402	600.2	7769	863.2	1463.4		2021	
	YAKIMA STREET	S EOP N EOP	NO	0.21	1109	34737	3859.7	0	0.0	3859.7		2021	
		REILLEY ESTATES 3RD TOTAL		0.26	1396	40139	4459.9	7769	863.2	5323.1			
RIVERSTONE 4TH	151ST AVENUE	QUINTANA ST / CDS	YES	0.04	217	2248	249.8	8042	893.6	1143.3	2020		
	152ND AVENUE	PUMA ST / W EOP	YES	0.07	360	8966	996.2	0	0.0	996.2	2020		
	QUINTANA STREET	RABBIT ST / 151ST AVE	YES	0.12	637	16806	1867.3	0	0.0	1867.3	2020		
	SNOWY OWL STREET	151ST AVE / N EOP	YES	0.09	449	10916	1212.9	0	0.0	1212.9	2020		
		RIVERSTONE 4TH TOTAL		0.31	1663	38936	4326.2	8042	893.6	5219.8			
RIVERSTONE 5TH	151ST AVENUE	SNOWY OWL ST / RABBIT ST	YES	0.08	416	10323	1147.0	0	0.0	1147.0	2021		
	152ND AVENUE	ALPINE DR / E EOP	YES	0.15	807	19648	2183.1	0	0.0	2183.1	2021		
	152ND LANE	152ND AVE / TIGER ST	YES	0.05	251	6322	702.4	0	0.0	702.4	2021		
	SNOWY OWL STREET	152ND AVE / S EOP	YES	0.07	373	9281	1031.2	0	0.0	1031.2	2021		
	TIGER STREET	151ST AVE / 152ND LN	YES	0.16	844	20533	2281.4	0	0.0	2281.4	2021		
		RIVERSTONE 5TH TOTAL		0.51	2691	66107	7345.2	0	0.0	7345.2			
STANHOPE TERRACE	153RD COURT	ROANOKE ST / CDS	YES	0.07	356	5979	664.3	7936	881.8	1546.1			2018
	154TH AVENUE	UTE ST / ROANOKE ST	YES	0.18	958	24660	2740.0	0	0.0	2740.0			2018
	UTE STREET	154TH AVE / CDS	YES	0.07	391	6928	769.8	8612	956.9	1726.7			2018
		STANHOPE TERRACE TOTAL		0.32	1705	37567	4174.1	16548	1838.7	6012.8			
SUNFISH GATEWAY BUSINESS PARK	140TH COURT	CR 57 / CDS	YES	0.10	517	25022	2780.2	0	0.0	2780.2		2021	
		SUNFISH GATEWAY BUSINESS PARK TOTAL		0.10	517	25022	2780.2	0	0.0	2780.2			
SUNFISH LAKE BUSINESS PARK 2ND	AZURITE STREET	CR 116 / SUNWOOD DR	YES	0.38	2022	7674	852.7	0	0.0	852.7		2022	
		SUNFISH LAKE BUSINESS PARK 2ND TOTAL		0.38	2022	7674	852.7	0	0.0	852.7			
SUNFLOWER RIDGE	154TH AVENUE	IODINE ST / W EOP	YES	0.06	299	8279	919.9	0	0.0	919.9		2022	
	154TH LANE	IODINE ST / E EOP	YES	0.09	451	12837	1426.3	0	0.0	1426.3		2022	
	GERMANIUM STREET	IODINE ST / E EOP	YES	0.04	202	5809	645.4	0	0.0	645.4		2022	
	IODINE STREET	ALPINE DR / 155TH LN	YES	0.29	1557	43589	4843.2	0	0.0	4843.2		2022	
		SUNFLOWER RIDGE TOTAL		0.48	2509	70514	7834.9	0	0.0	7834.9			

SUBDIVISION	STREET	SEGMENT DESCRIPTION	CONC. C&G (YES/NO)	LENGTH (MILES)	LENGTH (FEET)	AREA (SF)	AREA (SY)	CUL-DE-SAC AREA (SF)	CUL-DE-SAC AREA (SY)	TOTAL AREA (SY)	CONSTR. YEAR	OVERLAY YEAR	RECON. YEAR
THE PONDS OF RAMSEY	144TH AVENUE	IODINE ST / CDS	YES	0.03	182	2032	225.8	6920	768.9	994.7		2022	
	144TH AVENUE	IODINE ST / FLUORINE ST	YES	0.14	713	19713	2190.3	0	0.0	2190.3		2022	
	144TH AVENUE	IODINE ST E. / FLUORINE ST	YES	0.04	192	5428	603.1	0	0.0	603.1		2022	
	144TH COURT	144TH AVE / CDS	YES	0.04	200	2472	274.7	6920	768.9	1043.6		2022	
	144TH WAY	IODINE ST N / IODINE ST S	YES	0.14	744	20770	2307.8	0	0.0	2307.8		2022	
	145TH AVENUE	FLUORINE ST / CDS	YES	0.04	204	2396	266.2	6933	770.3	1036.6		2022	
	145TH AVENUE	IODINE ST / FLUORINE ST	YES	0.11	603	16688	1854.2	0	0.0	1854.2		2022	
	FLUORINE STREET	145TH AVE / 144TH AVE	YES	0.09	457	12900	1433.3	0	0.0	1433.3		2022	
	IODINE STREET	144TH AVE W / W EOP	YES	0.06	304	8303	922.6	0	0.0	922.6		2022	
	IODINE STREET	144TH AVE E / 144TH AVE W	YES	0.33	1768	48328	5369.8	0	0.0	5369.8		2022	
	IODINE STREET	145TH AVE / 144TH WAY	YES	0.05	254	6941	771.2	0	0.0	771.2		2022	
	IODINE STREET	CSAH 5 / 145TH AVE	YES	0.04	200	6985	776.1	0	0.0	776.1		2022	
	IODINE STREET	144TH WAY S / 144TH WAY E	YES	0.06	319	8799	977.7	0	0.0	977.7		2022	
		THE PONDS OF RAMSEY TOTAL		1.16	6140	161755	17972.8	20773	2308.1	20280.9			
THE PONDS OF RAMSEY 2ND	145TH COURT	E EOP / CDS	YES	0.09	488	10155	1128.3	7266	807.3	1935.7			2022
		THE PONDS OF RAMSEY 2ND TOTAL		0.09	488	10155	1128.3	7266	807.3	1935.7			
TIGER MEADOWS	RABBIT STREET	170TH AVE / NUTRIA ST	YES	0.21	1126	31398	3488.7	0	0.0	3488.7		2022	
	RABBIT STREET	170TH AVE / N EOP	YES	0.06	317	6212	690.2	8843	982.6	1672.8		2022	
	170TH AVENUE	TIGER STREET / RABBIT ST	YES	0.23	1212	34005	3778.3	0	0.0	3778.3		2022	
		TIGER MEADOWS TOTAL		0.50	2655	71615	7957.2	8843	982.6	8939.8			
TRAPROCK COMMONS	158TH AVENUE	TRAPROCK ST / VARIOLITE ST	NO	0.08	444	13493	1499.2	0	0.0	1499.2		2021	
	TRAPROCK STREET	155TH AVE / 158TH AVE	NO	0.37	1975	59413	6601.4	0	0.0	6601.4		2021	
	TRAPROCK STREET	158TH AVE / CDS	NO	0.13	706	18248	2027.6	6083	675.9	2703.4		2021	
		TRAPROCK COMMONS TOTAL		0.59	3125	91154	10128.2	6083	675.9	10804.1			
WILDLIFE SANCTUARY 2ND	156TH LANE	IODINE ST / CDS	YES	0.10	530	10374	1152.7	9106	1011.8	2164.4		2021	
	156TH LANE	TH 47 / IODINE ST	YES	0.08	408	11521	1280.1	0	0.0	1280.1		2021	
	157TH AVENUE	156TH LN / KRYPTON ST	YES	0.11	569	15705	1745.0	0	0.0	1745.0		2021	
	157TH AVENUE	KRYPTON ST / CDS	YES	0.05	279	3473	385.9	9132	1014.7	1400.6		2021	
	IODINE COURT	IODINE ST / CDS	YES	0.04	189	2161	240.1	7788	865.3	1105.4		2021	
	IODINE STREET	156TH LN / S EOP	YES	0.18	944	26042	2893.6	0	0.0	2893.6		2021	
		WILDLIFE SANCTUARY 2ND TOTAL		0.55	2919	69276	7697.3	26026	2891.8	10589.1			
WILDLIFE SANCTUARY 3RD	154TH LANE	KRYPTON ST / E EOP	YES	0.04	210	5903	655.9	0	0.0	655.9		2021	
	155TH LANE	KRYPTON ST / IODINE ST	YES	0.10	506	14195	1577.2	0	0.0	1577.2		2021	
	155TH LANE	KRYPTON ST / W EOP	YES	0.10	522	14523	1613.7	0	0.0	1613.7		2021	
	KRYPTON STREET	155TH LN / CDS	YES	0.06	296	4731	525.7	8131	903.4	1429.1		2021	
	KRYPTON STREET	ALPINE DR / 155TH LN	YES	0.24	1267	34801	3866.8	0	0.0	3866.8		2021	
		WILDLIFE SANCTUARY 3RD TOTAL		0.53	2801	74153	8239.2	8131	903.4	9142.7			
WOOD POND HILLS 2ND	IODINE STREET	SUNWOOD DR / CDS	YES	0.11	581	12564	1396.0	6357	706.3	2102.3			2022
		WOOD POND HILLS 2ND TOTAL		0.11	581	12564	1396.0	6357	706.3	2102.3			
WOOD POND HILLS 3RD	146TH CIRCLE	JUNKITE ST / CDS	YES	0.04	201	2646	294.0	6655	739.4	1033.4			2022
	JUNKITE STREET	146TH CIR / 146TH AVE	YES	0.10	524	13811	1534.6	0	0.0	1534.6			2022
	JUNKITE STREET	SUNWOOD DR / 146TH CIR	YES	0.07	374	9895	1099.4	0	0.0	1099.4			2022
	KRYPTON COURT	SUNWOOD DR / CDS	YES	0.08	435	8828	980.9	6528	725.3	1706.2			2022
		WOOD POND HILLS 3RD TOTAL		0.29	1534	35180	3908.9	13183	1464.8	5373.7			
WOOD POND HILLS 4TH	145TH COURT	JUNKITE ST / W EOP	YES	0.07	357	9833	1092.6	0	0.0	1092.6			2022
	JUNKITE STREET	145TH CRT / 146TH AVE	YES	0.04	208	5558	617.6	0	0.0	617.6			2022
	JUNKITE STREET	145TH CRT / CDS	YES	0.03	178	1795	199.4	6605	733.9	933.3			2022
		WOOD POND HILLS 4TH TOTAL		0.14	743	17186	1909.6	6605	733.9	2643.4			

SUBDIVISION	STREET	SEGMENT DESCRIPTION	CONC. C&G (YES/NO)	LENGTH (MILES)	LENGTH (FEET)	AREA (SF)	AREA (SY)	CUL-DE-SAC AREA (SF)	CUL-DE-SAC AREA (SY)	TOTAL AREA (SY)	CONSTR. YEAR	OVERLAY YEAR	RECON. YEAR
WOOD POND HILLS 5TH	145TH CIRCLE	IODINE ST / CDS	YES	0.08	402	8373	930.3	6695	743.9	1674.2			2022
	HELIUM STREET	146TH AVE / CDS	YES	0.05	272	4567	507.4	6649	738.8	1246.2			2022
	IODINE STREET	145TH CIR / S EOP	YES	0.02	103	2789	309.9	0	0.0	309.9			2022
	IODINE STREET	146TH AVE / 145TH CIR	YES	0.10	545	15023	1669.2	0	0.0	1669.2			2022
		WOOD POND HILLS 5TH TOTAL		0.25	1322	30752	3416.9	13344	1482.7	4899.6			

	LENGTH (MILES)	LENGTH (FEET)	AREA (SF)	AREA (SY)	CUL-DE-SAC AREA (SF)	CUL-DE-SAC AREA (SY)	
	12.43	**65,628**	**1,746,817**	**194,091**	**251,654**	**27,962**	**222,052**

CC Regular Session

Meeting Date: 05/28/2024

Primary Strategic Plan Initiative: Improve the safety and mobility of transportation corridors.

Information

Title

Adopt Resolution #24-141 Accepting Bids and Awarding Contract for 2024 MSA Pavement Marking Improvements, Improvement Project #24-10

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-141 accepting bids and awarding a contract for 2024 MSA Pavement Marking Improvements, Improvement Project #24-10.

Background:

The current 2024 – 2033 Capital Improvement Program (CIP) includes an annual MSA Pavement Marking Improvements project to perform pavement markings on a 5-year cycle, outside of reconstructions and pavement overlays.

Pavement markings are a critical component of driver and pedestrian safety, and are a required maintenance operation per MSA rules and standards.

A total of 2.94 miles of public street segments are proposed to receive pavement marking improvements in 2024. These street segments were selected based on age since last treatment and the next proposed trigger for a treatment (i.e. seasons until a street reconstruction or pavement overlay).

Preliminary Schedule Remaining

- Council awards contract to the lowest responsible bidder
  - May 28, 2024
- Contractor begins construction
  - June / July 2024
- Final Completion
  - August 3, 2024

The overall project map and street segment summary is attached to this case for reference.

Notification:

If Council awards a construction contract, letters will be mailed to property owners prior to the work being performed, notifying them of parking restrictions associated with the proposed project.

Observations/Alternatives:

Alternatives:

Motion to adopt Resolution #24-141 accepting bids and awarding a contract for 2024 MSA Pavement Marking Improvements, Improvement Project #24-10.

Funding Source:

Funding for these services is proposed to come from Municipal State Aid Funds.

On May 20, 2024 a total of one (1) bid was received, opened and tabulated, and the following bid was found to comply with the advertisement for bids.

Contractor	**Total Bid**
Sir Lines-A-Lot	$46,151.95
Engineer's Estimate	*$64,389.25*

Sir Lines-A-Lot submitted the lowest responsible quote. Based on the submitted quote, which was 28-percent below engineer's estimate, Staff recommends accepting the proposal for pavement marking improvements from Sir Lines-A-Lot.

Sir Lines-A-Lot is required to complete their work by August 3, 2024.

Recommendation:

Staff recommends adopting Resolution #24-141 accepting bids and awarding a contract for 2024 MSA Pavement Marking Improvements, Improvement Project #24-10 to Sir Lines-A-Lot for the total bid of $64,389.25.

Action:

Adopt Resolution #24-141 accepting bids and awarding a contract for 2024 MSA Pavement Marking Improvements, Improvement Project #24-10 to Sir Lines-A-Lot for the total bid of $64,389.25.

Attachments

Res 24-141

24-10 Final Plans

24-10 Street Summary

Form Review

Inbox	**Reviewed By**	**Date**
Bruce Westby	Bruce Westby	05/23/2024 01:02 PM
Brian Hagen	Brian Hagen	05/23/2024 01:13 PM
Form Started By: Joe Feriancek		Started On: 05/20/2024 07:57 AM
Final Approval Date: 05/23/2024		

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

RESOLUTION #24-141

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR 2024 MSA PAVEMENT MARKING IMPROVEMENTS, IMPROVEMENT PROJECT #24-10

WHEREAS, visible pavement marking is a critical component of driver and pedestrian safety and are a required maintenance operation per MSA rules and standards; and

WHEREAS, the 2024 – 2033 Capital Improvement Program includes an annual MSA Pavement Marking Improvements project to perform pavement markings on a 5-year cycle, outside of reconstructions and pavement overlays; and

WHERAS, pursuant to Ramsey City Council Resolution #24-112, adopted April 23, 2024, the City Council approval final plans and specifications and authorized advertisement for bids for the same improvements; and

WHEREAS, bids were advertised in the Anoka Union Herald on April 26 and May 3, 2024; and

WHEREAS, one (1) bid was publicly opened and tabulated on May 20, 2024 and the following bid was found to comply with the approved plans and specifications and advertisement for bids; and

Contractor	Total Bid
Sir Lines-A-Lot	$46,151.95

WHEREAS, the bid of Sir Lines-A-Lot of Edina, Minnesota, in the amount of $46,151.95 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 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:

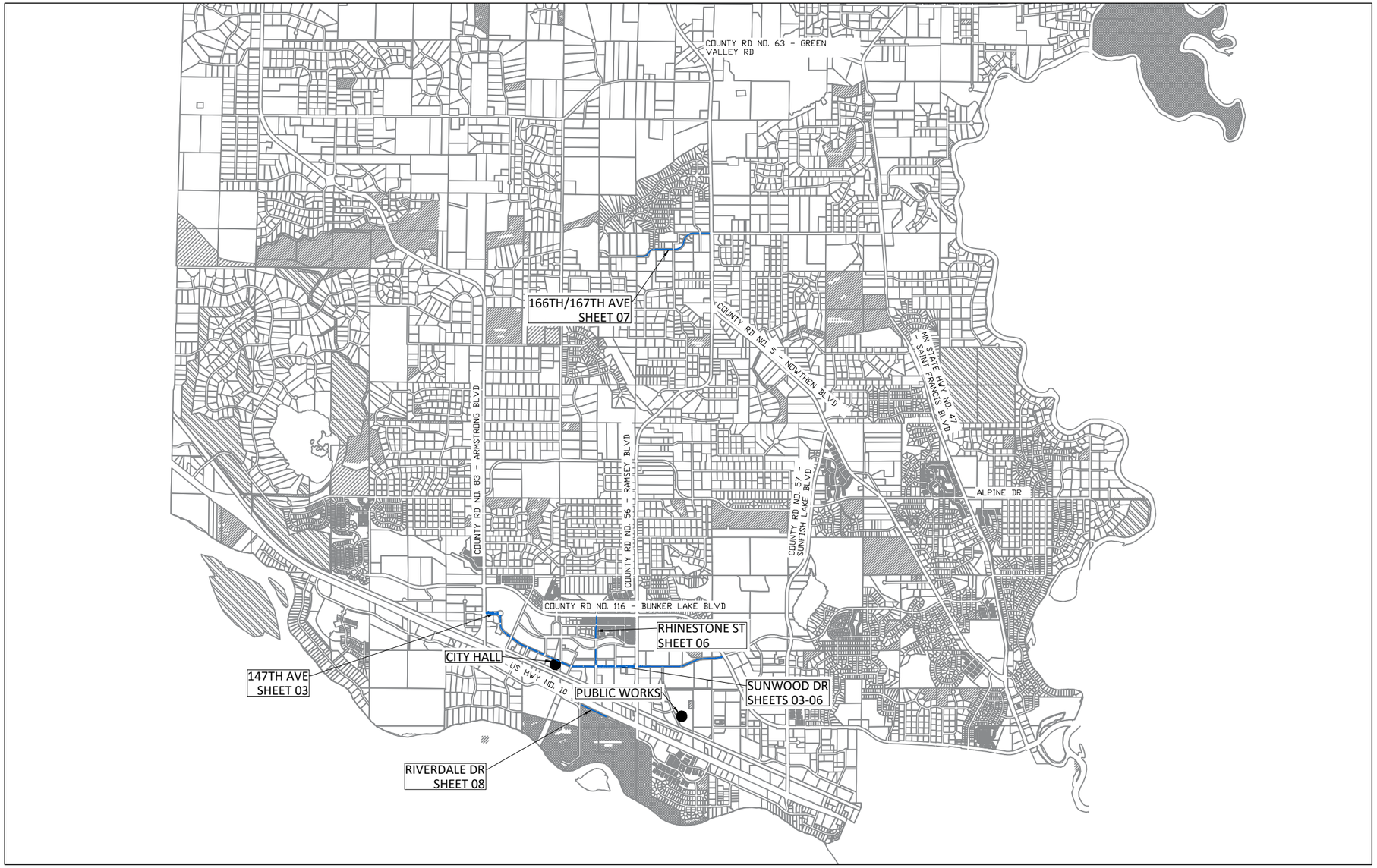
Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 28th day of May, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

CITY OF RAMSEY
2024 MSA PAVEMENT MARKING IMPROVEMENTS
CITY IMPROVEMENT PROJECT NO. 24-10



0 1500 3000 4500
SCALE (FEET)

N

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

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

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL 1-800-252-1166 OR 651-454-0002

GSOC
Call before you dig
811
651 454-0002 Metro
800 252-1166 Outstate
www.gopherstateonecall.org

GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

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 MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

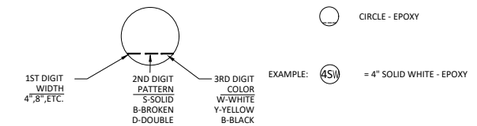
THIS PLAN CONTAINS 08 SHEETS

SHEET No.	DESCRIPTION
01	TITLE SHEET
02	STATEMENT OF ESTIMATED QUANTITIES
03	PAVEMENT MARKING 147TH AVE
03 - 06	PAVEMENT MARKING SUNWOOD DR
06	PAVEMENT MARKING RHINESTONE ST
07	PAVEMENT MARKING 166TH/167TH AVE
08	PAVEMENT MARKING RIVERDALE DR

LEGEND

- PAVEMENT MARKING REMOVAL
- PAVEMENT MARKING
- CROSSWALK MARKING
- STOP BAR MARKING
- TURN ARROW

STRIPING KEY & LEGEND



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.

JOE FERIANCEK, P.E.
ASSISTANT CITY ENGINEER

57095
LIC. NO.

DATE 04/29/24

DATE	REVISION

Apr 29, 2024 - 1:29pm
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24-10 2024 MSA PAVEMENT MARKING IMPROVEMENTS					
STATEMENT OF ESTIMATED QUANTITIES					
NOTE	ITEM No.	MNDOT No.	DESCRIPTION	UNIT	ESTIMATED QUANTITY
	1	2021.501	MOBILIZATION	LS	1
	2	2563.601	TRAFFIC CONTROL	LS	1
1	3	2102.503	PAVEMENT MARKING REMOVAL	LF	100
1	4	2102.503	PAVEMENT MARKING REMOVAL	SF	20
2	5	2582.502	4" DOUBLE SOLID LINE YELLOW (MULTI-COMP)	LF	13,730
	6	2582.502	4" SOLID LINE YELLOW (MULTI-COMP)	LF	995
	7	2582.502	4" SOLID LINE WHITE (MULTI-COMP)	LF	25,100
	8	2582.502	4" BROKEN LINE YELLOW (MULTI-COMP)	LF	180
	9	2582.502	4" BROKEN LINE WHITE (MULTI-COMP)	LF	500
	10	2582.502	18" BROKEN LINE WHITE (MULTI-COMP)	LF	55
	11	2582.502	24" SOLID LINE YELLOW (MULTI-COMP)	LF	750
	12	2582.502	24" SOLID LINE WHITE (MULTI-COMP)	LF	200
	13	2582.518	CROSSWALK MARKING (MULTI-COMP)	SF	600
	14	2582.602	PAVT MSSG -TURN ARROW (MULTI-COMP)	EA	53
	15	2582.602	PAVT MSSG -THRU ARROW (MULTI-COMP)	EA	2
	16	2582.602	PAVT MSSG -THRU/TURN ARROW (MULTI-COMP)	EA	3
	17	2582.602	PAVT MSSG - ONLY (MULTI-COMP)	EA	8

PAY ITEM NOTES:

1. REMOVALS SHALL BE MARKED IN THE FIELD BY CITY STAFF.

2. 4" DOUBLE SOLID LINE SHALL BE SPACED 4" APART AS MEASURED AT THE INSIDE EDGES OF THE LINES.

PERMANENT PAVEMENT MARKING GENERAL NOTES AND GUIDELINES:

1. THE ENGINEER'S INVOLVEMENT IN THE APPLICATION OF THE MATERIAL SHALL BE LIMITED TO FIELD CONSULATATION AND INSPECTION. THE CONTRACTOR WILL PLACE NECESSARY "SPOTTING" AT APPROPRIATE POINTS TO PROVIDE HORIZONTAL CONTROL FOR STRIPING TO DETERMINE NECESSARY STARTING AND CUTOFF POINTS. LONGITUDINAL JOINTS, PAVEMENT EDEGES 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. 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 1/2 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 TO PAVEMENT MARKING.

5. THE EPOXY MARKING APPLICATION SHALL IMMEDIATELY FOLLOW THE PAVEMENT CLEANING. GLASS BEADS SHALL BE APPLIED IMMEDIATELY AFTER APPLICATION OF THE EPOXY RESIN LINE TO PROVIDE AN IMMEDIATE NO-TRACK SYSTEM.

6. APPLY EPOXY MARKINGS WITH A MINIMUM THICKNESS OF 20 MILS, GLASS BEADS SHALL BE APPLIED AT A RATE OF AT LEAST 25 LB/GAL. THE "NO-TRACKING" CONDITION SHALL BE DETERMINED ON AN APPLICATION OF SPECIFIED THICKNESS TO THE PAVEMENT AND COVERED WITH GLASS BEADS AT THE RATE OF AT LEAST 25 LB/GAL.

7. OPERATIONS SHALL BE CONDUCTED ONLY WHEN THE ROAD PAVEMENT SURFACE TEMPERATURES ARE 50 DEGREES OR GREATER.

8. PERMANENT PAVEMENT MARKINGS SHALL NOT BE PLACED OVER TEMPORARY TAPE MARKINGS.

9. CONTRACTOR IS RESPONSIBLE FOR ANY TEMPORARY "NO PARKING" SIGN PLACEMENTS AS NECESSARY FOR PLACING

DATE	REVISION

Apr 29, 2024 - 2:11pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Pavement Marking\2024 Pavement Marking\Plan Drawings\24-10 Title & SEQ.dwg

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

JOE FERIANCEK
Date 04/29/24 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 04/29/24
CHECKED BY:	JJF	FILE: 24-10

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STATEMENT OF ESTIMATED QUANTITIES

2024 MSA PAVEMENT MARKING IMPROVEMENTS
CITY PROJECT NO. 24-10
CITY OF RAMSEY, MINNESOTA

ARMSTRONG BLVD (CSAH 83)

2' X 48' STOP BAR

RIGHT TURN ARROW

THRU ARROW

ONLY MARKING (4)

4SY

4SW

PID 283225220076

147TH AVE

1+00 2+00 3+00 4+00 5+00

4BW

4SY

LEFT TURN ARROW (2)

7992

4SW

LEFT TURN ARROW

7992

RIGHT TURN ARROW

THRU ARROW

LEFT TURN ARROW (2)

3' X 6' CROSSWALK MARKINGS (5)

4BW

4SW

3' X 6' CROSSWALK MARKINGS (3)

18BW

4SW

THRU/RIGHT ARROW

LEFT TURN ARROW

3' X 6' CROSSWALK MARKINGS (3)

LEFT TURN ARROW

MATCH BELOW

0 20 40 60 SCALE (FEET)

N

LEGEND

- PAVEMENT MARKING REMOVAL
- PAVEMENT MARKING
- CROSSWALK MARKING
- STOP BAR MARKING
- TURN ARROW

STRIPING KEY & LEGEND

1ST DIGIT WIDTH 4",8",ETC.

2ND DIGIT PATTERN S-SOLID B-BROKEN D-DOUBLE

3RD DIGIT COLOR W-WHITE Y-YELLOW B-BLACK

CIRCLE - EPOXY

EXAMPLE: 4SW = 4" SOLID WHITE - EPOXY

MATCH ABOVE

3' X 6' CROSSWALK MARKINGS (4)

4SY

THRU/LEFT ARROW

4DY

4SW

7895

1+00 2+00 3+00 4+00 5+00 6+00

SUNWOOD DRIVE

MATCH TO SHEET 4 STA 6+00

LEFT TURN ARROW (2)

4SY

4DY

24" CHEVRON - YELLOW

3' X 6' CROSSWALK MARKINGS (3)

4DY

7912

0 20 40 60 SCALE (FEET)

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DATE	REVISION

Apr 29, 2024 - 1:15pm
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City of RAMSEY

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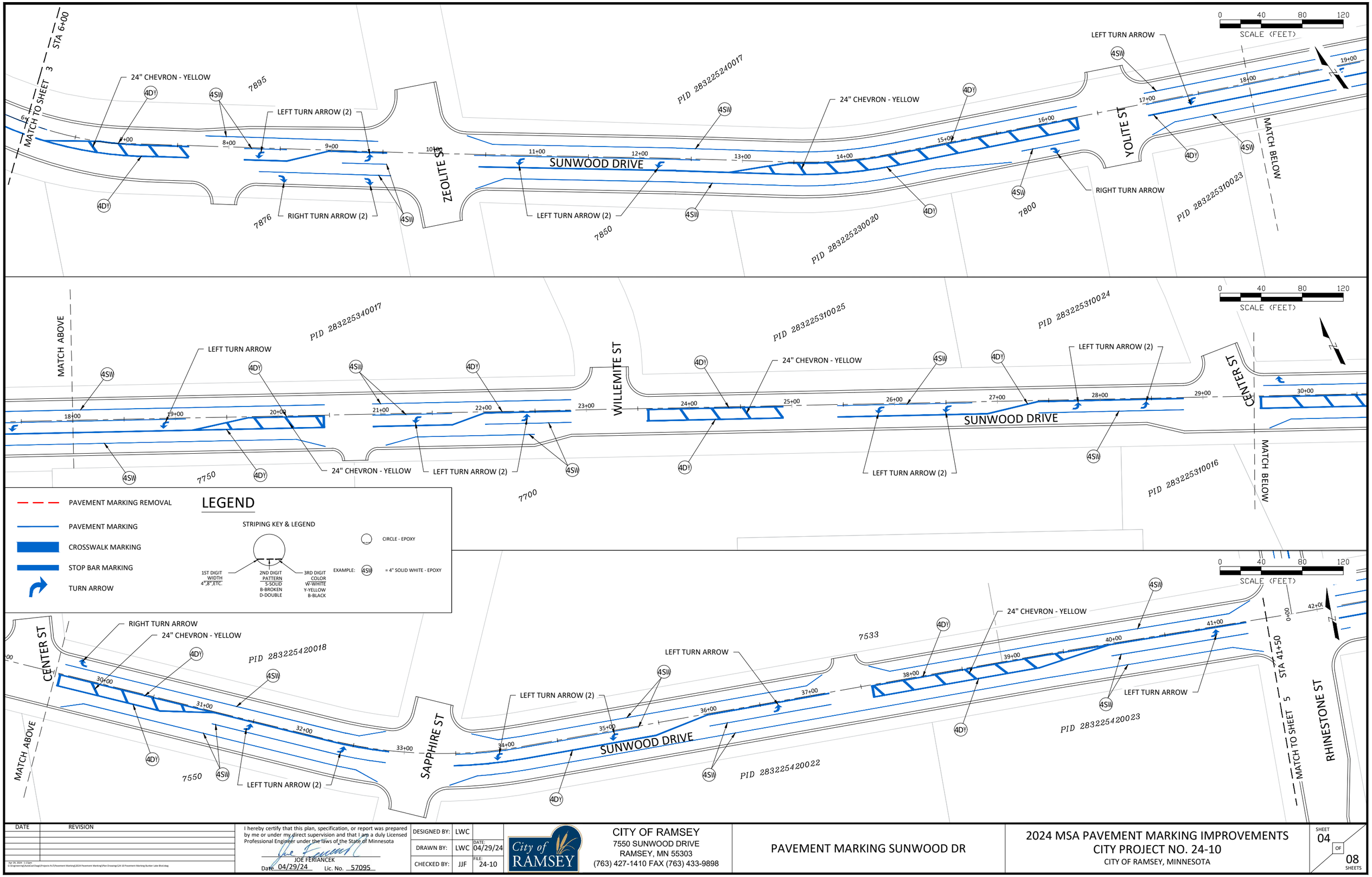
PAVEMENT MARKING 147TH AVE & SUNWOOD DR

2024 MSA PAVEMENT MARKING IMPROVEMENTS
CITY PROJECT NO. 24-10
CITY OF RAMSEY, MINNESOTA

SHEET 03 OF 08 SHEETS



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City of RAMSEY

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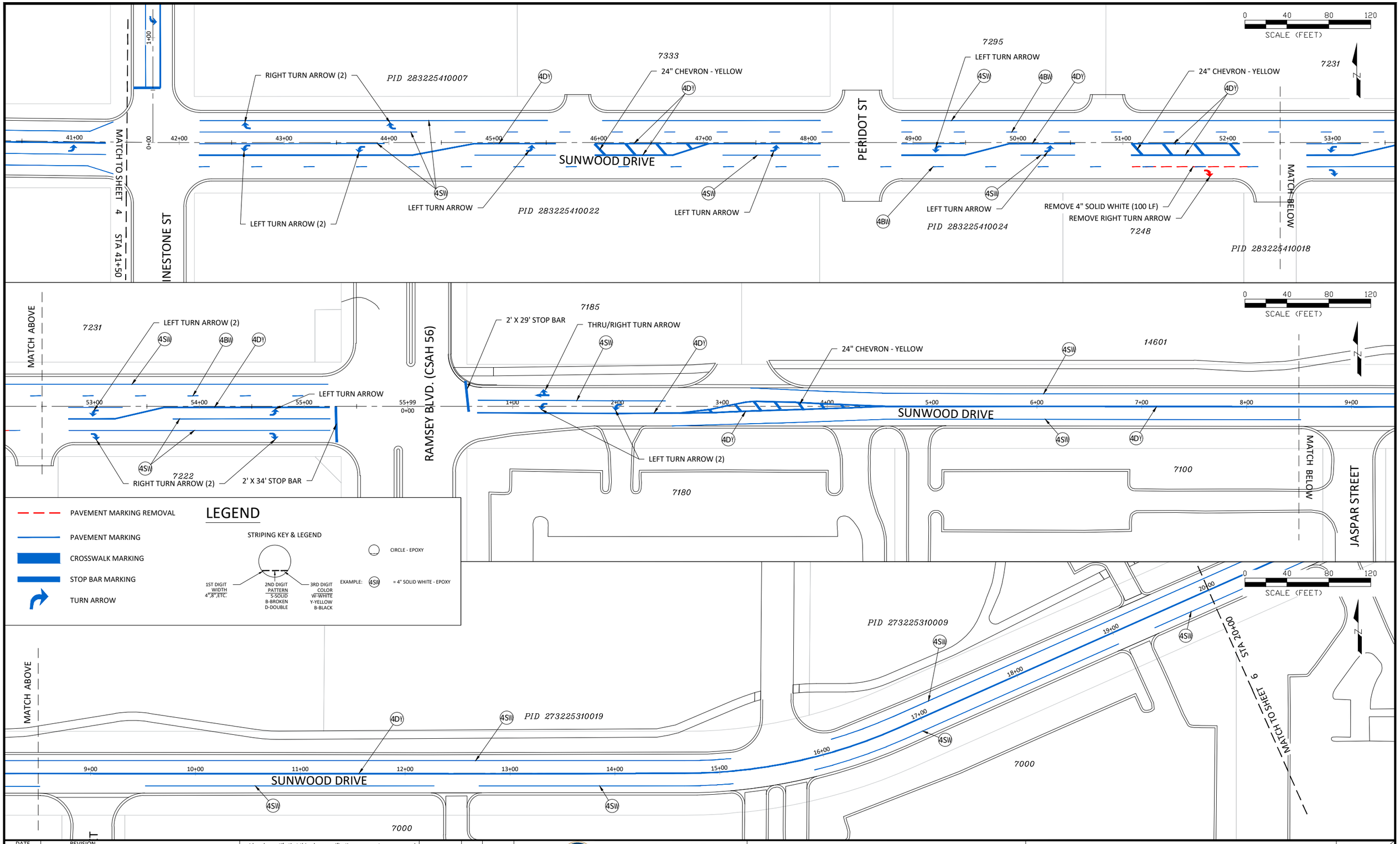
PAVEMENT MARKING SUNWOOD DR

2024 MSA PAVEMENT MARKING IMPROVEMENTS
CITY PROJECT NO. 24-10
CITY OF RAMSEY, MINNESOTA

SHEET 04 OF 08 SHEETS



LEGEND

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- PAVEMENT MARKING
- CROSSWALK MARKING
- STOP BAR MARKING
- TURN ARROW

STRIPING KEY & LEGEND

1ST DIGIT WIDTH 4",8",ETC.
2ND DIGIT PATTERN S-SOLID B-BROKEN D-DOUBLE
3RD DIGIT COLOR W-WHITE Y-YELLOW B-BLACK
CIRCLE - EPOXY
EXAMPLE: 4SW = 4" SOLID WHITE - EPOXY

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PAVEMENT MARKING SUNWOOD DR

2024 MSA PAVEMENT MARKING IMPROVEMENTS
CITY PROJECT NO. 24-10
CITY OF RAMSEY, MINNESOTA

SHEET 05 OF 08 SHEETS

Apr 29, 2024 - 1:12pm
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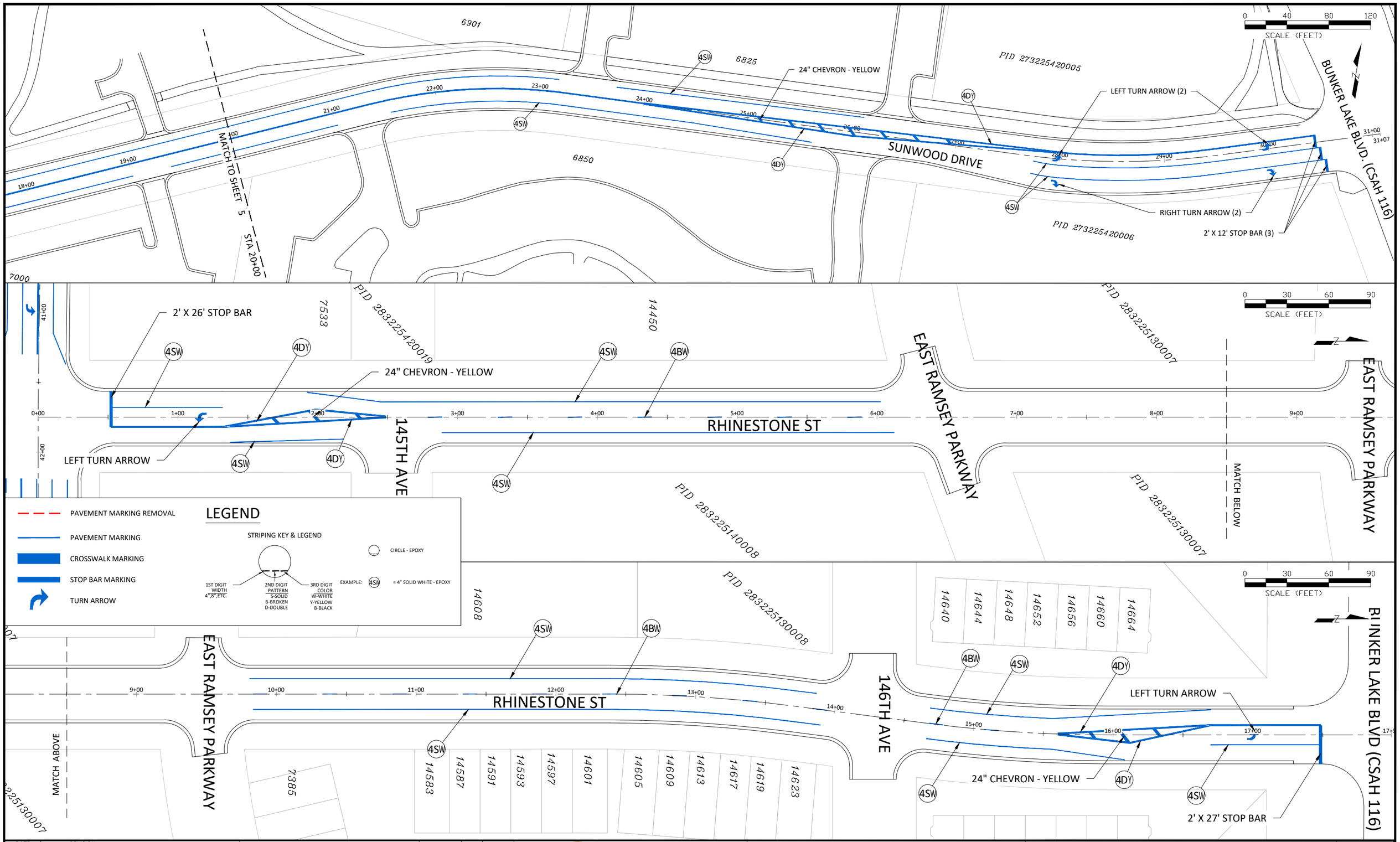

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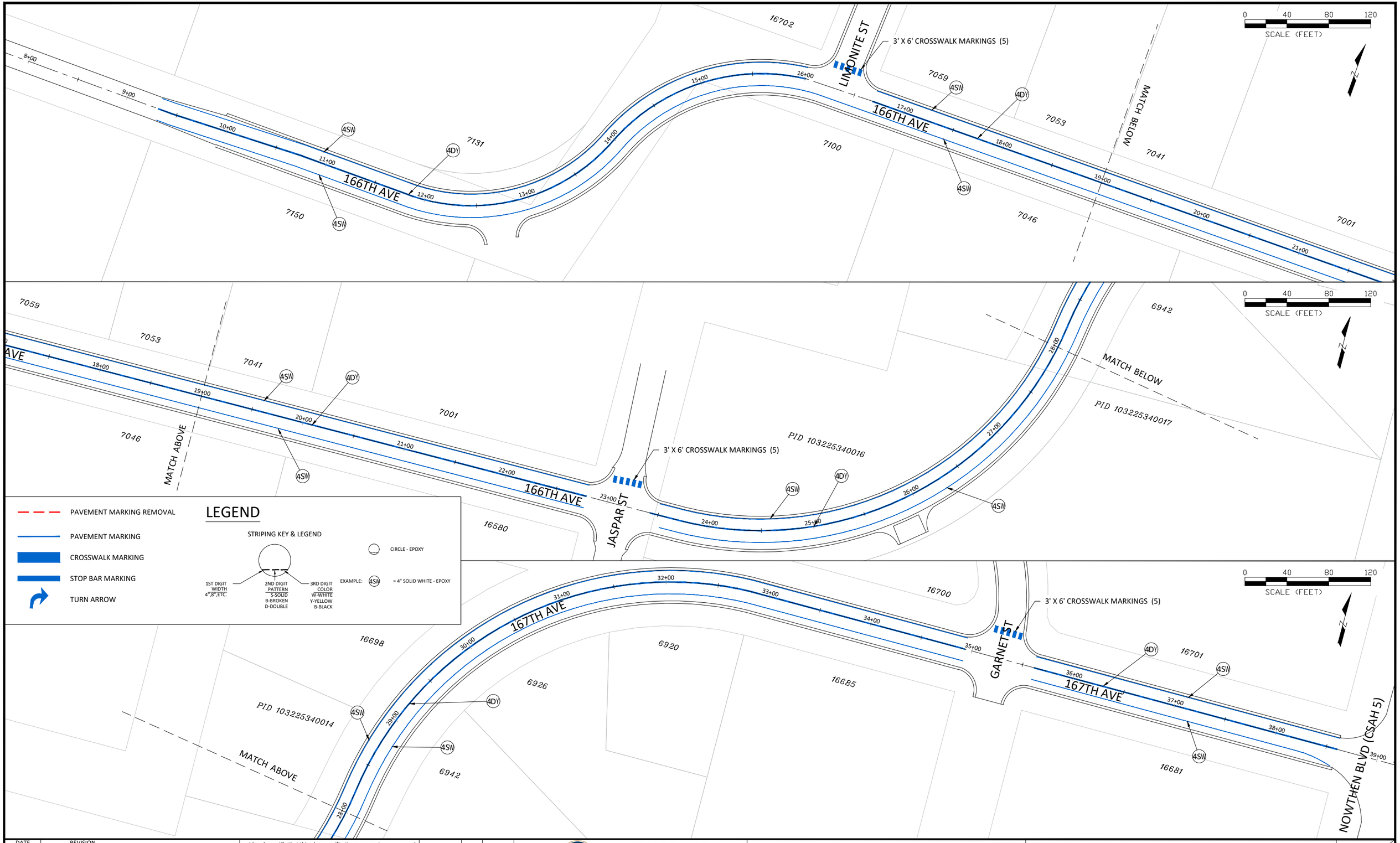
City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

PAVEMENT MARKING SUNWOOD DR & RHINESTONE ST

2024 MSA PAVEMENT MARKING IMPROVEMENTS
CITY PROJECT NO. 24-10
CITY OF RAMSEY, MINNESOTA

SHEET 06 OF 08 SHEETS



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Apr 29, 2024 - 1:27pm
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Date 04/29/24 Lic. No. 57095

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City of RAMSEY

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7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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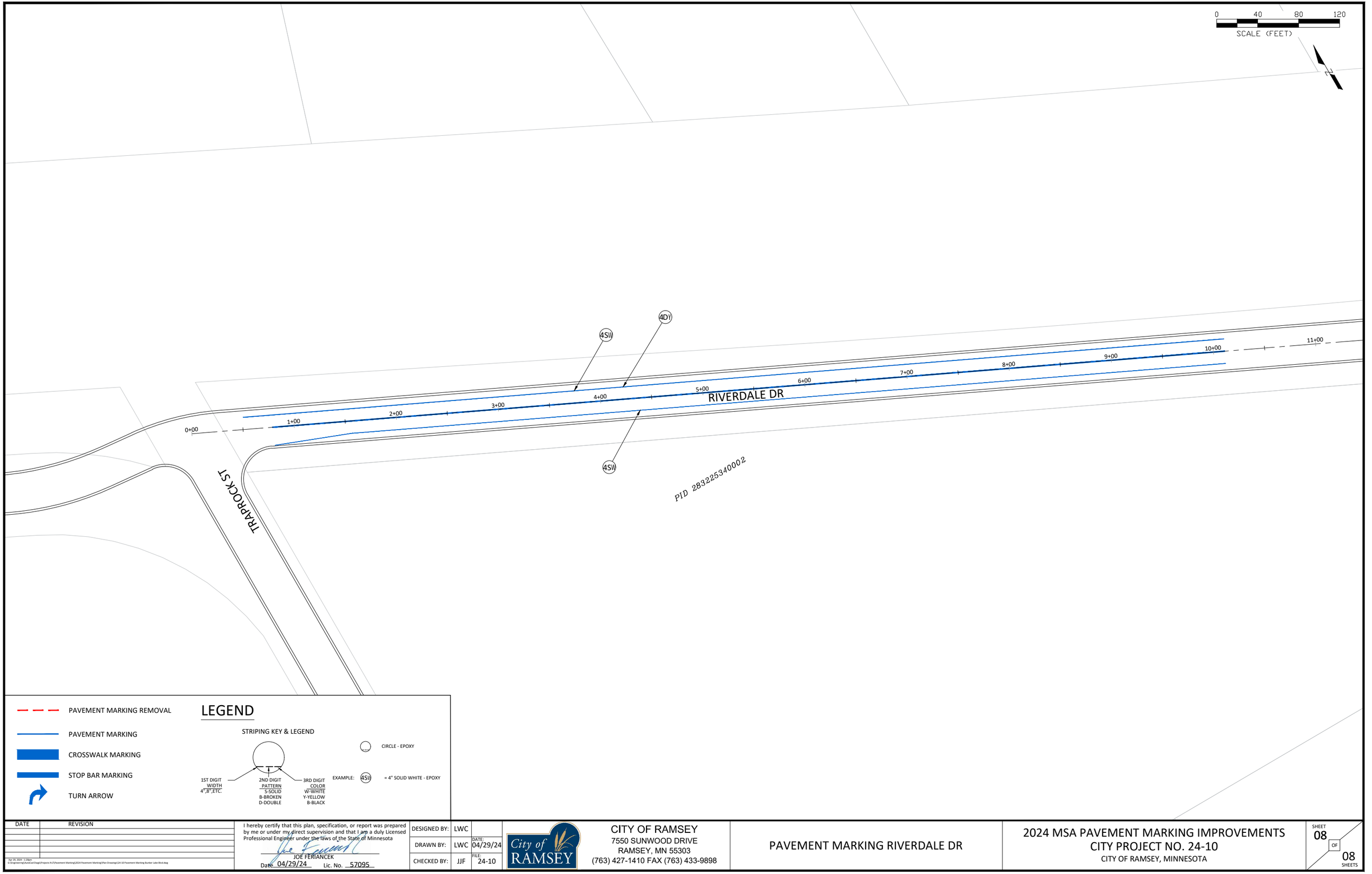
PAVEMENT MARKING 166TH AVE

2024 MSA PAVEMENT MARKING IMPROVEMENTS
CITY PROJECT NO. 24-10
CITY OF RAMSEY, MINNESOTA

SHEET 07 OF 08 SHEETS



LEGEND

- PAVEMENT MARKING REMOVAL
- PAVEMENT MARKING
- CROSSWALK MARKING
- STOP BAR MARKING
- TURN ARROW

STRIPING KEY & LEGEND

1ST DIGIT WIDTH 4",8",ETC.
2ND DIGIT PATTERN S-SOLID B-BROKEN D-DOUBLE
3RD DIGIT COLOR W-WHITE Y-YELLOW B-BLACK

CIRCLE - EPOXY

EXAMPLE: 4SW = 4" SOLID WHITE - EPOXY

DATE	REVISION

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Date 04/29/24 Lic. No. 57095

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CHECKED BY:	JJF	FILE: 24-10

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

PAVEMENT MARKING RIVERDALE DR

2024 MSA PAVEMENT MARKING IMPROVEMENTS
CITY PROJECT NO. 24-10
CITY OF RAMSEY, MINNESOTA

SHEET 08 OF 08 SHEETS

IP 24-10 2024 MSA Pavement Marking Improvements Street Segment Summary			
Subdivision	**Street**	**Segment Description**	**Length (miles)**
MSA	166th Avenue / 167th Avenue	Quartz Street / CSAH 5	0.77
MSA	Rhinestone Street	Sunwood Drive / Ramsey Parkway	0.17
MSA	Riverdale Drive	Traprock Street / Ramsey Interchange	0.23
MSA	Sunwood Drive	CR 116 / CR 56	0.59
MSA	Sunwood Drive	Armstrong Boulevard / Zeolite Street	0.30
MSA	Sunwood Drive	Zeolite Street / Rhinestone Street	0.61
MSA	Sunwood Drive	Rhinestone Street / CR 56	0.27
		2024 Pavement Marking Total Miles	**2.94**

CC Regular Session

Meeting Date: 05/28/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Adopt Resolution #24-143 Approving Partial Payment to Northdale Construction Co. Inc., for Improvement Project #21-08, WTP Trunk Watermain Improvements.

Purpose/Background:

Resolution and Pay Request Attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to Northdale Construction Co. Inc., for improvement project #21-08, WTP Trunk Watermain Improvements in the amount of $735,690.78.

Action:

Motion to adopt Resolution #24-143, approving partial payment to Northdale Construction Co. Inc., for improvement project #21-08, WTP Trunk Watermain Improvements in the amount of $735,690.78.

Attachments

Pay Resolution

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	05/23/2024 01:04 PM
Brian Hagen	Brian Hagen	05/23/2024 01:40 PM
Form Started By: Stacie Damjanovich		Started On: 05/21/2024 08:55 AM
Final Approval Date: 05/23/2024		

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

RESOLUTION #24-143

RESOLUTION APPROVING PARTIAL PAYMENT NO. 1 TO NORTHDALE CONSTRUCTION CO. INC. FOR IMPROVEMENT PROJECT #21-08, WTP TRUNK WATERMAIN IMPROVEMENTS

WHEREAS, pursuant to Ramsey City Council Resolution #19-248 adopted October 8, 2019, five (5) proposals were accepted and a professional services contract was awarded to SEH, Inc. for the purpose of analyzing the City's municipal water supply system source water, developing a water system model, and preparing a preliminary design report for a centralized water treatment plant to ensure that the City's municipal water supply system will continue to provide adequate quantities of safe drinking water into the foreseeable future; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-061 adopted March 9, 2021, a professional services contract was awarded to SEH, Inc. for all design and construction services needed to allow the trunk watermain improvements needed to support the centralized water treatment plant to be designed, bid, and constructed before the water treatment plant is constructed; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-303 adopted October 26, 2021, final plans and specifications were approved and advertisements for bids were authorized for said improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #22-003 adopted January 25, 2022, all bids were rejected and Staff was authorized to work with SEH, Inc. to revise the approved plans to reduce project costs and to monitor the bidding environment to identify the most favorable time to bid the project again; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-168 adopted July 25, 2023, a new Professional Services Agreement with SEH, Inc. was executed to revise the previously approved plans and to re-bid said improvements for 2024 construction in advance of the Water Treatment Plant commissioning in the Spring of 2025; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-237 adopted September 26, 2023, revised final plans and specifications as prepared by SEH, Inc. were approved and advertisements for bids were authorized for improvement project #21-08; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-305 adopted November 28, 2023, a contract was awarded to Northdale Construction Co. Inc., of Albertville, Minnesota, in the amount of $6,671,414.00 for said improvements; and

WHEREAS, as of May 28, 2024 $0.00 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment No. 1 to Northdale Construction Co. Inc., of Albertville, Minnesota, for improvement project #21-08, WTP Trunk Watermain Improvements, in the amount of $735,690.78.

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

1) The City Council hereby authorizes partial payment No. 1 to Northdale Construction Co. Inc., of Albertville, Minnesota for Improvement Project #21-08, WTP Trunk Watermain Improvement in the amount of $735,690.78.

2) The City Council hereby authorizes the Mayor and City Administrator to sign the release forms for this payment.

3) The total amount of this payment is not included in resolutions approving payment of bills for the date of May 28, 2024.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

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 28th day of May, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

24-143

SEH

Application for Payment
(Unit Price Contract)
No. 1

Eng. Project No.: RAMSY 174498 — Location: City of Ramsey, Minnesota

Contractor: Northdale Construction Co. Inc.
9760 71St Street NE
Albertville, MN 55301

Contract Date: November 28, 2023
Contract Amount: $ 6,671,414.00

Contract for: Water Treatment Plant Trunk Water Main Improvement

Application Date: 5/17/24
For Period Ending: 4/26/24

Item No.	Item	Unit	Est. Quantity	Quantity to Date	Unit Price	Total Price
SECTION A: STREET						
1	MOBILIZATION	LS	1	0.5	$98,375.00	$49,187.50
2	CLEARING	ACRE	0.5	0.64	9,975.00	$6,384.00
3	GRUBBING	ACRE	0.5	0.64	7,350.00	$4,704.00
4	CLEARING	EA	12	35	446.25	$15,618.75
5	GRUBBING	EA	12	35	157.50	$5,512.50
6	SALVAGE SIGN TYPE C	EA	13		52.50	
7	REMOVE CURB AND GUTTER	LF	915		10.40	
8	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	2325		2.10	
9	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	47		5.78	
10	REMOVE BITUMINOUS PAVEMENT	SY	1185		5.20	
11	REMOVE BITUMINOUS PAVEMENT (DRIVEWAY AND TRAIL)	SY	1662		8.37	
12	REMOVE CONCRETE WALK	SF	825		2.08	
* 13	EXPLORATORY EXCAVATION	HR	31	14	1,625.00	$22,679.91
14	STREET SWEEPER (WITH PICKUP BROOM)	HR	34		315.00	
15	AGGREGATE BASE CLASS 5 (MODIFIED)	TON	6330		24.01	
16	FULL DEPTH RECLAIMATION	SY	15667		4.02	
17	TYPE SP 12.5 WEARING COURSE MIXTURE (3,B) - TRAIL	TON	329		129.68	
18	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) - FULL WIDTH	TON	1366		111.89	
19	TYPE SP 12.5 NON-WEARING COURSE MIXTURE (3,C) - FULL WIDTH	TON	1821		100.97	
20	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) - PATCH	TON	134		204.81	
21	TYPE SP 12.5 NON-WEARING COURSE MIXTURE (3,C) - PATCH	TON	176		163.53	
22	ADJUST VALVE BOX	EA	14		260.00	
23	ADJUST FRAME AND RING	EA	2		866.67	

Item No.	Item	Unit	Est. Quantity	Quantity to Date	Unit Price	Total Price
24	CONCRETE CURB AND GUTTER DESIGN B612	LF	100		47.25	
25	CONCRETE CURB AND GUTTER DESIGN B618	LF	815		47.25	
26	TRAFFIC CONTROL	LS	1	0.5	66,150.00	$33,075.00
27	INSTALL SIGN TYPE C	EA	11		315.00	
28	STORM DRAIN INLET PROECTION	EA	49	7	250.00	$1,750.00
29	SILT FENCE, TYPE MS	LF	8500	5344	3.14	$16,780.16
30	SODDING TYPE MINERAL	SY	1950		22.58	
31	TURF RESTORATION (SEEDING)	ACRE	4		7,455.00	
32	TEMP SEEDING	ACRE	4		850.50	
SECTION B: STORM SEWER						
33	SALVAGE STORM PIPE APRON	EACH	1		520.00	
34	REMOVE PIPE CULVERTS	LF	52		15.60	
35	SALVAGE STORM SEWER PIPE	LF	65		26.00	
* 36	PROTECT AND SUPPORT 73-INCH SPAN RC PIPE-ARCH	EACH	1	1	20,000.00	$20,000.00
37	INSTALL SALVAGED STORM PIPE APRON	EACH	1		520.00	
38	15-INCH CS PIPE APRON	EACH	2		677.66	
39	INSTALL SALVAGED STORM PIPE	LF	65		86.67	
40	15-INCH CS PIPE	LF	52		74.58	
SECTION C: WATER MAIN						
41	REMOVE/SALVAGE HYDRANT AND VALVE	EACH	2	3	1,625.00	$4,875.00
42	REMOVE WATER MAIN	LF	320	189	20.80	$3,931.20
43	DEWATERING	LS	1		388,500.00	
44	CRUSHED ROCK	TON	2000		48.03	
45	4-INCH INSULATION	SY	8		56.70	
46	CONNECT TO EXISTING WATER MAIN (RAW WATER)	EACH	6	4	4,862.50	$19,450.00
47	CONNECT TO EXISTING WATER MAIN TAPPING SLEEVE AND 8-INCH VALVE (FINISHED WATER)	EACH	3		10,202.53	
48	CONNECT TO EXISTING WATER MAIN TAPPING SLEEVE AND 12-INCH VALVE (FINISHED WATER)	EACH	1		13,636.70	
49	CONNECT TO EXISTING WATER MAIN TAPPING SLEEVE AND 16-INCH VALVE (FINISHED WATER)	EACH	1		30,422.35	
50	CONNECT TO EXISTING WATER MAIN (HYDRANT LEAD)	EACH	2		3,612.28	
51	HYDRANT	EACH	12	2	7,000.00	$14,000.00
52	INSTALL SALVAGED HYDRANT	EACH	1		1,893.75	
53	6-INCH GATE VALVE AND BOX	EACH	13	2	2,420.60	$4,841.20
54	16-INCH GATE VALVE AND BOX	EACH	8	1	12,757.50	$12,757.50
55	20-INCH GATE VALVE AND BOX	EACH	3		28,500.00	
56	24-INCH GATE VALVE AND BOX	EACH	5	4	37,100.00	$148,400.00
57	1-INCH COPPER SERVICE	LF	85		111.24	
58	6-INCH DIP WATER MAIN CL 53	LF	225	56	96.78	$5,419.68
59	8-INCH DIP WATER MAIN	LF	288		102.15	

Item No.	Item	Unit	Est. Quantity	Quantity to Date	Unit Price	Total Price
60	10-INCH DIP WATER MAIN	LF	20	3	116.13	$348.39
61	12-INCH DIP WATER MAIN	LF	25	3	136.18	$408.54
62	16-INCH DIP WATER MAIN	LF	355	214	175.28	$37,509.92
63	20-INCH PVC WATER MAIN STAB JOINT TRENCHED (FINISHED	LF	3035		160.91	
64	20-INCH PVC WATER MAIN RJ TRENCHED (FINISHED WATER)	LF	330		252.28	
65	20-INCH DR 18 FUSIBLE PVC WATER MAIN (HDD) (FINISHED	LF	360		498.82	
66	24-INCH DR 18 FUSIBLE PVC WATER MAIN (HDD) (RAW WATER)	LF	2635		631.62	
67	24-INCH PVC WATER MAIN RJ TRENCHED (FINISHED WATER)	LF	45		251.20	
68	24-INCH PVC WATER MAIN RJ TRENCHED (RAW WATER)	LF	1320	427	276.96	$118,261.92
69	24-INCH PVC WATER MAIN STAB JOINT TRENCHED (RAW WATER)	LF	4310	840	204.45	$171,738.00
70	WATER METER VAULT	LS	1		321,865.00	
71	DUCTILE IRON FITTINGS	LB	24966	4431	12.78	$56,628.18
ADDITIONAL BID COST						
72	ADDITIONAL BID COST IF PREVAILING WAGES ARE ADDED	LS	1		0.01	
73	ANOKA COUNTY ROW PERMIT	EACH	1	1	150.00	$150.00
Total Contract Amount						**$774,411.35**

* ITEM INCLUDES EXTRA WORK THAT WAS COMPLETED AT STA 14+11, ZEOLITE/BUNKER, CENTER/BUNKER AND RHINESTONE/BUNKER.

Application for Payment (continued)

Total Contract Amount	$ 6,671,414.00	Total Amount Earned	$ 774,411.35
		Material Suitably Stored on Site, Not Incorporated into Work	
Contract Change Order No.		Percent Complete	
Contract Change Order No.		Percent Complete	
Contract Change Order No.		Percent Complete	
Less Previous Applications:		GROSS AMOUNT DUE	$ 774,411.35
AFP No. 1:	AFP No. 6:	LESS 5 % RETAINAGE	$ 38,720.57
AFP No. 2:	AFP No. 7:	AMOUNT DUE TO DATE	$ 735,690.78
AFP No. 3:	AFP No. 8:	LESS PREVIOUS APPLICATIONS	$
AFP No. 4:	AFP No. 9:	AMOUNT DUE THIS APPLICATION	$ 735,690.78
AFP No. 5:			

CONTRACTOR'S AFFIDAVIT

The undersigned Contractor hereby swears under penalty of perjury that (1) all previous progress payments received from the Owner on account of work performed under the Contract referred to above have been applied by the undersigned to discharge in full all obligations of the undersigned incurred in connection with work covered by prior Applications for Payment under said contract, Water Treatment Plant Trunk Water Main Improvements, City of Ramsey, MN and (2) all material and equipment incorporated in said Project or otherwise listed in or covered by this Application for Payment and free and clear of all liens, claims, security interests and encumbrances.

Date May 20, 2024

Northdale Construction Co., Inc.
(Contractor)

By Troy Huschle Superintendent
(Name and Title)

COUNTY OF Wright)
STATE OF Minnesota) SS

Before me on this 20th day of May, 2024, personally appeared Troy Huschle known to be, who being duly sworn did depose and say that he is the Superintendent (office) of the Contractor above mentioned that he executed the above Application for Payment and Affidavit on behalf of said Contractor; and that all of the statements contained therein are true, correct and complete.

My Commission expires

KRISTINE R CHRISTENSON
Notary Public
Minnesota
My Commission Expires
Jan 31, 2029

Kristine R Christenson
(Notary Public)

The undersigned has checked the Contractor's Application for Payment shown above. A part of this Application is the Contractor's Affidavit stating that all previous payments to him under this contract have been applied by him to discharge in full all of his obligations in connecting with the work by all prior Applications for Payment.

In accordance with the Contract, the undersigned recommends approval of payment to the Contractor for the Amount due.

City of Ramsey, MN

By

Date 5/20/2024

Short Elliott Hendrickson Inc.

By
Dave Hutton, PE (Lic. MN, ND, WI)

Date May 20, 2024

CC Regular Session

Meeting Date: 05/28/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Adopt Resolution #24-144 Approving Change Order No. 2 for Improvement Project #23-19, COR Infrastructure Improvements.

Purpose/Background:

Change Order #2 proposes to delete the “Native Sod” pay item and to replace it with a "Native Seed" pay item that would include a native seed mix that replicates the native turf blend in the native sod, along with Category 25 blanket. The contractor's bid price for the native sod is $34.00 per square yard. The contractor is able to provide native seed and blanket for $4.00 per square yard instead, reducing project costs by $37,500. The contractor has stated the seed will provide the same or better product as the sod. In addition, by using the seed the project can be completed sooner as the native sod supplier has indicated that the sod would not be available until late summer or early fall.

Resolution and Change Order are attached.

Recommendation:

Staff recommends approving Change Order No. 2 for reasons noted herein.

Action:

Motion to adopt Resolution #24-144 approving Change Order No. 2 for improvement project #23-19, COR Infrastructure Improvements.

Attachments

Resolution #24-144

Change Order No. 2

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	05/23/2024 01:17 PM
Bruce Westby	Bruce Westby	05/23/2024 03:29 PM
Brian Hagen	Brian Hagen	05/23/2024 04:01 PM
Form Started By: Stacie Damjanovich		Started On: 05/21/2024 03:06 PM
Final Approval Date: 05/23/2024		

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

RESOLUTION #24-144

RESOLUTION APPROVING CHANGE ORDER #2 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, pursuant to Ramsey City Council Resolution #24-120, adopted May 14, 2024, Change Order No. 1 was approved to increase construction costs in the amount of $31,052.54 to accommodate the Norhart Ramsey private development west of Zeolite Street; and

WHEREAS, the City Engineer has reviewed and recommends approval of Change Order No. 2 that will reduce project costs by the amount of $37,500.00.

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

1) The City Engineer/Public Works Director is hereby authorized and directed to execute Change Order No. 2 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 28th day of May, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

CHANGE ORDER NO. 2

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: May 21, 2024 Effective Date of Change Order: May 28, 2024

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

Description:

The City has selected to revise the SODDING TYPE NATIVE bid item in the original bid to a native seed mix and erosion control blanket installation method. The Contractor shall submit seed mix, erosion control blanket, and fertilizer for review and approval.

Item	Location	Unit	Quantity	Unit Price	Total
SODDING TYPE NATIVE	RAMSEY PARKWAY	SQ YD	-1,250	$34.00	($42,500.00)
NATIVE SEED MIX, ROLLED EROSION CAT. 25, FERTILIZER TYPE 3	RAMSEY PARKWAY	SQ YD	1,250	$4.00	$5,000.00
				NET CHANGE ORDER NO. 2 TOTAL	**($37,500.00)**

Change in Contract Price

Approved Change Order No. 1 Contract Price: $ 3,004,099.76
Increase this Change Order: $ **($37,500.00)**
Contract Price incorporating this Change Order: $ **2,966,599.76**

Authorized by Owner	Accepted by Contractor
By: Bruce Westby	
Title: City Engineer / DPW	Manager
Date: 5/21/2024	5/21/24

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CC Regular Session

Meeting Date: 05/28/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title

Adopt Resolution #24-145, Approving an Amended Development Agreement for Lightbridge Academy

Purpose/Background:

On February 9, 2024, the City Council approved the Preliminary and Final Plat for Lightbridge Academy, located at 14275 St. Francis Blvd. NW. Since that date, the Applicant has supplied engineering cost estimates to Staff as part of drafting the Development Agreement for Lightbridge Academy. The Development Agreement was standard in its form for City Council's review at the April 9th meeting, when the original Development Agreement was approved. However, since that date, Staff and the applicant discovered that park dedication fees for the subject property were satisfied through a previous land dedication in a Development Agreement in 1980. Thus, Staff needed to revise the Development Agreement to eliminate the park dedication fee before the project could continue.

The requested action is to approve the Amended Development Agreement for the approved plat. This is the last step in Council actions before Lightbridge Academy can be issued building permits to construct the building.

Notification:

Public notification is not required.

Observations/Alternatives:

Alternatives to Consider:

1. Approve the Development Agreement as presented.
2. Approve the Development Agreement with modifications that City Council requests.
3. Deny the Development Agreement based on specific findings.

Funding Source:

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

Recommendation:

Staff recommends approval of the Amended Development Agreement.

Action:

Motion to adopt Resolution #24-145, Approving the Amended Development Agreement for Lightbridge Academy.

Attachments

Resolution #24-145

Revised Development Agreement

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/23/2024 01:41 PM
Form Started By: Adam Martin		Started On: 05/22/2024 09:46 AM
Final Approval Date: 05/23/2024		

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

RESOLUTION #24-145

RESOLUTION APPROVING THE AMENDED DEVELOPMENT AGREEMENT FOR LIGHTBRIDGE ACADEMY

WHEREAS, The City of Ramsey received an application from Otto Associates, Engineers & Land Surveyors (the "**Applicant**") on behalf of LB Ramsey MN Owner, LLC (the "**Permittee**"), requesting Site Plan and Final Plat approval on the property legally described as follows:

Lot 1, Block 1, Lightbridge Academy, Anoka County, Minnesota

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

WHEREAS, the **Applicant** replatted two outlots into one buildable lot, measuring approximately 2.12 acres in size, necessitating the subdivision; and

WHEREAS, the City Council reviewed and approved the Preliminary and Final Plat at the meeting on February 13, 2024; and

WHEREAS, the **Permittee** has now supplied the cost estimate for the site improvements, which is needed to draft the Development Agreement; and

WHEREAS, the City Council reviewed the original Development Agreement at their meeting on April 9, 2024; and

WHEREAS, an an error in the original version of the Development Agreement pertaining to park dedication fees were charged was discovered, though were previously satisfied through a land dedication agreement in 1980, which necessitates the amendment to the Development Agreement; and

WHEREAS, the City Council reviewed the amended Development Agreement at their meeting on May 28, 2024.

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

1) That the Ramsey City Council hereby grants approval of the Development Agreement and authorizes the Mayor and City Administrator to sign that document.

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 28th day of May, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

LB RAMSEY MN OWNER, LLC (dba Lightbridge Academy)
DEVELOPMENT AGREEMENT
CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA

This Agreement (hereinafter the "Agreement") is dated as of this 28th day of May, 2024, and is by and between the City of Ramsey, a Minnesota municipal corporation (the "**CITY**") and **LB RAMSEY MN OWNER, LLC**, a limited liability corporation under the laws of Minnesota, (the "**PERMITTEE**").

Recitals

A. The **PERMITTEE** is the fee title owner of land generally known as 14275 St. Francis Boulevard Northwest, Ramsey, MN 55303 and legally described as:

Lot 1, Block 1, Lightbridge Academy, Anoka County, Minnesota.

(the "**Subject Property**")

B. That on December 18, 2023, the **CITY** received a Land Use Application from LB Ramsey MN Owner, LLC, (dba Lightbridge Academy), requesting a Preliminary Plat, Final Plat, and Variance to the Impervious Surfacing Regulations in the Rum River Wild & Scenic Overlay District as part of a proposal to construct a daycare facility to operate on the **Subject Property**, and associated site improvements (cumulatively, the "**New Building**").

C. That on February 13, 2024, the City Council approved the Preliminary and Final Plat for the proposed **New Building**.

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

Agreement

SECTION I
REQUIRED IMPROVEMENTS AND FINANCIAL RESPONSIBILITIES

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

2. **Conformance with the Plans**. The **Subject Property** shall be developed in accordance with the final plans (the "**Plans**") prepared by Otto Associates. The **Plans** remain subject to: (a) City Staff's review and approval of the **Plans** to, among other things, confirm that the revisions requested in the **CITY's** review have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The **Plans** shall not be attached to this **Agreement**, but are in the **CITY's** files.

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

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

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

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

Required Improvement	Cost	125% of Cost Release Amount
a. Temporary and permanent erosion control.	$7,148.50	$8,935.63
b. Lot grading	$35,000.00	$43,750.00
c. Storm drainage facilities	$56,220.00	$70,275.00
d. Sanitary sewer service	$6,535.00	$8,168.75
e. Water services	$18,050.00	$22,562.50
f. Parking lot and driveway bituminous pavement	$84,404.00	$105,505.00
g. Concrete walkways, curb, and gutter	$69,257.00	$86,571.25
h. Landscaping	$87,795.00	$109,743.75
TOTAL	$364,409.50	$455,511.88

("**Required Improvements**")

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

7. **Required Improvements Completion Date**. The **Required Improvements** shall be completed within twenty-four (24) months from the date of Building Permit approval for the New Building, subject to Unavoidable Delays. For the purposes of this Agreement, Unavoidable Delays means delays, outside the control of the party claiming its occurrence, which are the result of

strikes, other labor troubles, unusually severe or prolonged bad weather, acts of God, global pandemic, epidemic, fire or other casualty to the Project, litigation commenced by third parties which, by injunction or other similar judicial action or by the exercise of reasonable discretion, results in delays, or acts of any federal, state or local governmental unit other than the **CITY**.

8. **Required Improvements Financial Guaranty**. In order to ensure the installation of the **Required Improvements** in accordance with **CITY** specifications and in a timely manner, the **PERMITTEE** shall be required to deposit with the **CITY** a cash escrow or an irrevocable letter of credit, approved as to form by the **CITY**, in the amount of **Four Hundred Fifty-Five Thousand Five Hundred Eleven Dollars and Eighty-Eight Cents** (**$455,511.88**), which is 125% of the **CITY's** estimated cost of the **Required Improvements**. Prior to the issuance of the building permit, the financial guaranty must be provided as required herein.

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

9. **Site Inspection Fees.** The **PERMITTEE** shall be responsible for all site inspection costs incurred by the **CITY** related to the installation of **Required Improvements**. The **PERMITTEE** shall make a cash deposit into the appropriate escrow account at the **CITY** and the **CITY** shall have the authority to draw upon these funds for the purpose of compensating for inspection services. The amount of the deposit shall be equal to five percent (5%) of the estimated cost of the **Required Improvements**, which equates to **Eighteen Thousand Two Hundred Twenty Dollars and Forty-Eight Cents** (**$18,220.48**) (5% x $364,409.50). Upon completion of the **Required Improvements** to the satisfaction of the **CITY**, any surplus balance remaining in the **CITY's** escrow account shall be refunded to the **PERMITTEE**.

10. **Storm Water Regional Basin Contribution.** In lieu of constructing on-site storm water management basins, the **PERMITTEE** shall contribute an equal amount as the cost of constructing on-site basins to the **CITY** for use of the regional storm water basin in the amount of **Twenty Thousand Dollars and No Cents ($20,000.00)**.

11. **Storm Water Management Fee.** The **PERMITTEE** is responsible for satisfying applicable Storm Water Management Fee requirements for the plat of Lightbridge Academy. The **PERMITTEE** must pay a Storm Water Management Fee of **$11,281.00** (2.12 acres x $5,321.00 per acre). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

12. **Park Dedication and Trail Development**. The **PERMITTEE** is responsible for satisfying applicable Park Dedication and Trail Development requirements with the plat of Lightbridge Academy, as noted in Resolution #24-039, approving the Preliminary Plat and Final Plat for Lightbridge Academy. The **PERMITTEE** must pay **$2,756** (trail development). This amount is based off 2.12 acres at $1,300 per acre (trail development). Park Dedication was satisfied by a previous land dedication in 1980.

13. **Sanitary Sewer Connection (Trunk) Fees.** The **PERMITTEE** is responsible for satisfying applicable Sanitary Sewer Trunk Fee requirements for the plat of Lightbridge Academy. The **PERMITTEE** must pay a Sanitary Sewer Trunk Fee of **$8,614.00** (2.12 acres x $4,063.00 per acre). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

14. **Water Connection (Trunk) Fees.** The **PERMITTEE** is responsible for satisfying applicable Water Trunk Fee requirements with the plat of Lightbridge Academy. The **PERMITTEE** must pay a Water Trunk Fee of **$15,567.00** (2.12 acres x $7,343.00 per acre). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

SECTION II
PERMITS AND OCCUPANCY

15. **Requirements for Building Permit.**

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

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

SECTION III
ON-SITE LANDSCAPING

16. **Maintenance Guaranty for Landscaping**. It is herein agreed that the **PERMITTEE** shall provide a maintenance guaranty to ensure the survival of the plantings. Said maintenance guaranty shall consist of cash or an irrevocable letter of credit, approved as to form by the **CITY**, in the amount of **Three Thousand Three Hundred Eight Dollars and No Cents ($3,308.00)** [# plantings (24 trees and 51 shrubs) x cost/planting ($300/tree and $75/shrub) x 30% average non-survival rate], which shall be in effect for a two (2) year period commencing on the date of the **CITY's** written acceptance of said plantings as part of the **Required Improvements**.

    At the end of the two (2) year period, the **PERMITTEE** shall contact the **CITY** to schedule a final inspection of the landscaping. The determination that all plantings that have been planted in accordance with the **Plans** have either survived or have been replaced shall be made by the **CITY**. Upon approval of the final landscape inspection by the **CITY,** the maintenance guaranty shall be returned to the **PERMITTEE**. In the event the **PERMITTEE** fails to maintain the required

plantings for a two (2) year period, the City Council may order the replacement of plantings with **CITY** day labor and/or by letting contracts and draw upon the escrow for payment. Only the City Council shall have the authority to direct replacement of the plantings and withdraw from the escrow account. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the **Subject Property** for the purpose of replacing plantings in the event of the **PERMITTEE** default.

SECTION IV
GENERAL

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

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

19. **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.

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

21. **Site Plan Approval Expenses**. The **PERMITTEE** agrees that it will pay to the **CITY** all **CITY** expenses incurred in the approval of the **Site Plan**, including, but not limited to administration expenses, engineering and legal fees. Said expenses shall be paid within fifteen (15) days of billing by the **CITY** and outstanding billings shall be paid prior to issuance of the building permit. Any expenses incurred after the release of the building permit shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY's** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this contract for payment.

22. **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.

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

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

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

26. **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.

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

28. **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:
LB Ramsey MN Owner, LLC
Attn: Stephen Andrews
450 Lexington Avenue, #4359
New York, NY 10163

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

[The rest of this page left intentionally blank]

THE PERMITTEE:

LB Ramsey MN Owner, LLC

By:_____
Stephen Andrews
Its: Managing Director

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by Stephen Andrews, the Managing Director of LB Ramsey MN Owner LLC, a limited liability company, under the laws of the State of Minnesota on behalf of the company.

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Mark E. Kuzma
Its: Mayor

By:_____
Brian Hagen
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this_____ day of_____ 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:
HKB Law, P.A.
413 Wacouta Street, Suite 550
St. Paul, MN 55101

CC Regular Session

Meeting Date: 05/28/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title

~~Adopt Resolution #24-146 Approving a Final Plat and Development Agreement for "Waterfront Village"~~ **Please Note: this item was removed from the Consent Agenda and will come back at a future meeting.**

Purpose/Background:

On February 13, 2024, the City Council approved the Preliminary Plat and Site Plan for Waterfront Village, located between Bunker Lake Boulevard and Ramsey Parkway, west of Zeolite Street. Since that date, the Applicant has supplied engineering cost estimates to Staff as part of drafting the Development Agreement for Waterfront Village. It should be noted that Centra North LLC, the Applicant for this project, is purchasing the Subject Property from the City. The Development Agreement is generally standard in its form, and aligns with the Purchase Agreement written by Staff.

The Applicant has also submitted plans for the Final Plat of Waterfront Village, which includes 26 lots in the first phase, right-of-way dedication for Ramsey Parkway (currently under construction), and one lot for the future Norhart development south of Ramsey Parkway. The additional lots will be platted in future phases. The proposed plat is consistent with the Preliminary Plat that the City Council approved on February 13, 2024.

The requested action is to approve the Development Agreement and Final Plat for Waterfront Village. This is the last step in Council actions before Centra Homes can begin constructing the required improvements, which are needed to apply for building permits to construct the first 26 detached townhomes.

Notification:

Public notification is not required.

Observations/Alternatives:

Alternatives to Consider:

1. Approve the Development Agreement and Final Plat as presented.
2. Approve the Development Agreement and Final Plat with modifications that City Council requests.
3. Deny the Development Agreement and Final Plat based on specific findings.

Funding Source:

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

Recommendation:

Staff recommends approval of the Development Agreement and Final Plat.

Action:

Motion to adopt Resolution #24-146, Approving the Development Agreement and Final Plat for Waterfront Village.

Attachments

Resolution #24-146

Waterfront Development Agreement with Grading

Final Plat

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/23/2024 01:42 PM
Form Started By: Adam Martin		Started On: 05/22/2024 11:38 AM
Final Approval Date: 05/23/2024		

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

RESOLUTION #24-146

RESOLUTION APPROVING FINAL PLAT AND DEVELOPMENT AGREEMENT FOR "WATERFRONT VILLAGE"

WHEREAS, Centra North LLC, hereafter referred to as "Developer", properly applied for Final Plat approval of the property generally located between Bunker Lake Boulevard and Ramsey Parkway NW, west of Zeolite Street NW, and legally described as:

Lots 1 – 3 (inclusive), Block 1, Waterfront Village, Anoka County, Minnesota
Lots 1 – 6 (inclusive), Block 2, Waterfront Village, Anoka County, Minnesota
Lot 1, Block 3, Waterfront Village, Anoka County, Minnesota
Lots 1 – 3 (inclusive), Block 4, Waterfront Village, Anoka County, Minnesota
Lots 1 – 10 (inclusive), Block 5, Waterfront Village, Anoka County, Minnesota
Lots 1 – 4 (inclusive), Block 6, Waterfront Village, Anoka County, Minnesota
Outlots A, B, and C, Waterfront Village, Anoka County, Minnesota

(the 'Subject Property'); and

WHEREAS, the City Council adopted Resolution #24-041 approving the Preliminary Plat and Site Plan on February 13, 2024; and

WHEREAS, the proposed final plat is consistent with the approved preliminary plat for the first phase of the development; and

WHEREAS, the City Council reviewed the Final Plat and Development Agreement of Waterfront Village, a 26-lot phase of the overall approved preliminary plat, on May 28, 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 grants Final Plat approval for Waterfront Village, contingent upon the following conditions:
    a. Conformance with Staff review comments and approval of plans by the City Engineer.
    b. Execution of Development Agreement.
    c. Approval as to legal form by City Attorney.
    d. All conditions set forth in the above-described resolutions must be met.
2. That the Ramsey City Council hereby approves the Development Agreement for Waterfront Village and authorizes the Mayor and City Administrator to sign it.

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR WATERFRONT VILLAGE

This Agreement (hereinafter the "Agreement") is dated as of this 28th day of May, 2024 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**") and Centra North, LLC, a Limited Liability Company or its wholly controlled affiliate, under the laws of Minnesota (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 Waterfront Village (the "Plat").

Agreement

1. Recitals. 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** enters 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 James R. Hill, Inc., dated March 8th, 2024 and Revised 5/14/2024 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. 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. Private internal Streets.
f. Concrete curb and gutter (urban).
g. Street traffic control signals.
h. Lot grading.
i. Trail development.
j. Sidewalks.
k. Electricity (within one-fourth mile).
l. Telecommunications (within one-fourth mile).
m. Natural gas (within one-fourth mile).
n. Boulevard sodding.
o. 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 reproducible 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 12 below until such as-built plans are received by the **CITY**. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage I Improvements.

5. Lot Corner Staking. The **PERMITTEE** must install lot corner stakes at all lot corners.

6. 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.

7. Time of Performance for the Stage I Improvements. The **PERMITTEE** must complete the Stage I Improvements within eighteen months after the recording of the Plat.

8. 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 12 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 12 or allows such financial guaranty to lapse, expire or otherwise terminate.

9. 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.

10. 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 within one (1) year after the date upon which the Plat is recorded.

    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**.

11. Required Private Improvements. The private improvements the **PERMITTEE** will construct or install are as follows:

    a. Private roadways and parking areas
    b. Concrete curb and gutter
    c. Lot grading
    d. Landscaping

12. Once Items 2a, 2b, 13 – 16 and 18 are provided to the **CITY**, and after a pre-construction meeting, **PERMITTEE** may commence improvements.

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 **$1,103,584.00,** which amount is 125% of the **CITY** Engineer's estimated cost of the Stage I Improvements. Upon completion of all or a portion of the Stage I Improvements, acceptance by the **CITY** and supported by appropriate lien waivers, the **PERMITTEE** may request a reduction in the amount of the financial guaranty – only one reduction may be requested and processed per calendar month. Such reduction request shall not be unreasonably delayed or withheld.

    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 **$52,405.00** is required. At the time the plat is recorded and prior to other work commencing, the remaining **$1,051,179.00** 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 **$44,143.00**, 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 **$7,861.00** is required. At the time the plat is recorded and prior to other work commencing, the remaining **$36,282.00** 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 **$225,717.00**, 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 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 **$ 18,810.00**. [# plantings (74 trees) x cost/planting ($300/tree x 30% average non-survival rate, (540 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 original installation date which will be determined by an annual inspection walk through scheduled by **PERMITTEE** with **CITY**.

At the end of each 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 inspection, the landscape maintenance guaranty, or portion thereof, 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 Fees, Trail Development Fees, Sanitary Sewer Connection (Trunk) Fees, Water Connection (Trunk) Fees, Sanitary Sewer Lateral Fees, Water Lateral 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 12 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, weather permitting.

    c. Model Homes Permits. Model Homes shall be located on Lots 9 and 10 Block 5 and Lots 5 and 6, Block 2; Building permits for the Model Homes

shall not be issued until after the Sanitary Sewer Services are available to each lot, blacktop has been installed on adjacent street within 300 feet from the edge of the particular lot (Zeolite St NW and Ramsey Parkway are currently under construction and the current schedule has blacktop being installed in 2024) and are subject to standard building permit review by the **CITY's** Building Inspections Division. If blacktop is not installed on Zeolite St NW and Ramsey Parkway by the time that **PERMITTEE** is looking to receive Model Home Permit, the CITY and **PERMITTEE** shall work together in good faith to resolve the unresolved conditions. The following conditions shall apply:

i. No Parking loading, unloading or staging of any vehicles, equipment or materials is allowed on future Zeolite Street NW or Ramsey Parkway.
ii. If there are any conflicts between the activities of the homebuilder and the street/utility contractor, the street/utility contractor shall be given priority.
iii. The **CITY's** building inspectors shall have access to each home for normal scheduled inspections. If access is not provided, **PERTIMEE** shall forfeit the inspection and pay the normal reinspection fee.
iv. Model Homes will not be open to the public until water and sanitary sewer are operational to each model home.

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 12 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 19 (d).

21. 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, 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. 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:
Centra North, LLC, Attn: Dale Wills
11460 Robinson Dr NW
Minneapolis, MN 55433

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:

Centra North, LLC

By:_____,
Dale R. Wills
Its: President

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by Dale R. Wills, President of Centra North, LLC, a Minnesota limited liability company, under the laws of the State of Minnesota on behalf of the corporation.

_____
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

Lots 1 – 3 (inclusive), Block 1, Waterfront Village, Anoka County, Minnesota
Lots 1 – 6 (inclusive), Block 2, Waterfront Village, Anoka County, Minnesota
Lot 1, Block 3, Waterfront Village, Anoka County, Minnesota
Lots 1 – 3 (inclusive), Block 4, Waterfront Village, Anoka County, Minnesota
Lots 1 – 10 (inclusive), Block 5, Waterfront Village, Anoka County, Minnesota
Lots 1 – 4 (inclusive), Block 6, Waterfront Village, Anoka County, Minnesota
Outlots A, B, and C, Waterfront Village, Anoka County, Minnesota

EXHIBIT B

Fees Payable to the City

1. Park Dedication. The **PERMITTEE** is responsible for satisfying applicable Park Dedication Fee requirements. **PERMITTEE** must pay a Park Dedication Fee of **$121,500.00** (27units x $**4,500.00** per unit). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

2. Trail Development Fees. The **PERMITTEE** is responsible for satisfying applicable Trail Development Fee requirements. **PERMITTEE** must pay a Trail Development Fee of **$ 40,500.00** (**27** units x **$ 1,500.00** per unit). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

3. 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 **$36,423.00** (27 units x $1,349.00). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

4. Water Connection (Trunk) Fees. The **PERMITTEE** is responsible for satisfying applicable Water Trunk Fee requirements. **PERMITTEE** must pay a Water Trunk Fee of **$54,243.00** (27 units x $2,009.00 per unit). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

5. Stormwater Management Fee. The **PERMITTEE** is responsible for satisfying applicable Stormwater Trunk Fee requirements. **PERMITTEE** must pay a Stormwater Management Fee of **$14,418.00** (27 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.

6. COR Stormwater Basin Contribution. The PERMITTEE is responsible for paying **$27,677.50** to contribute to the costs of the regional stormwater basin in lieu of providing on-site stormwater basins. This amount covers the current phase and future phases within Outlot C.

7. 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 **$ 2,385.00** (4 x 265 street name signs; 1 x $ 265.00 no parking signs; 4 x $ 265.00 stop signs).

8. Development Fees for the Outlots. The **PERMITTEE** acknowledges that development fees are not being collected for any Outlots. The **PERMITTEE** acknowledges that development fees will be due upon development of any of the Outlots. The rate in effect at the time said future plat(s) is recorded will be collected.

9. Contribution to Ramsey Parkway Construction. The PERMITTEE will contribute **$256,600.00** towards the construction costs of Ramsey Parkway per the signed purchase agreement.

WATERFRONT VILLAGE

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

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

Outlot A, RAMSEY PROPERTIES ADDITION, Anoka County, Minnesota

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

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

City of Ramsey

By: _____ its Mayor
Mark E. Kuzma

By: _____ its City Administrator
Brian Hagen

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ day of_____, 20_____
by Mark E. Kuzma, the Mayor of City of Ramsey, a Minnesota municipal corporation, on behalf of the company.

_____ (Signature)
_____ (Print Name)
_____ County, _____
My commission expires _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ day of_____, 20_____
by Brian Hagen, the City Administrator of City of Ramsey, a Minnesota municipal corporation, on behalf of the company.

_____ (Signature)
_____ (Print Name)
_____ County, _____
My commission expires _____

I Marcus F. Hampton 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_____

_____
Marcus F. Hampton, Licensed Land Surveyor, Minnesota License No. 47481

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of_____, 20_____
by Marcus F. Hampton.

_____ (Signature)
_____ (Print Name)
_____ County, _____
My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of WATERFRONT VILLAGE 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.

By: _____ _____
Mayor Clerk

ANOKA COUNTY SURVEYOR

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

_____
David M. Zieglmeier, Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

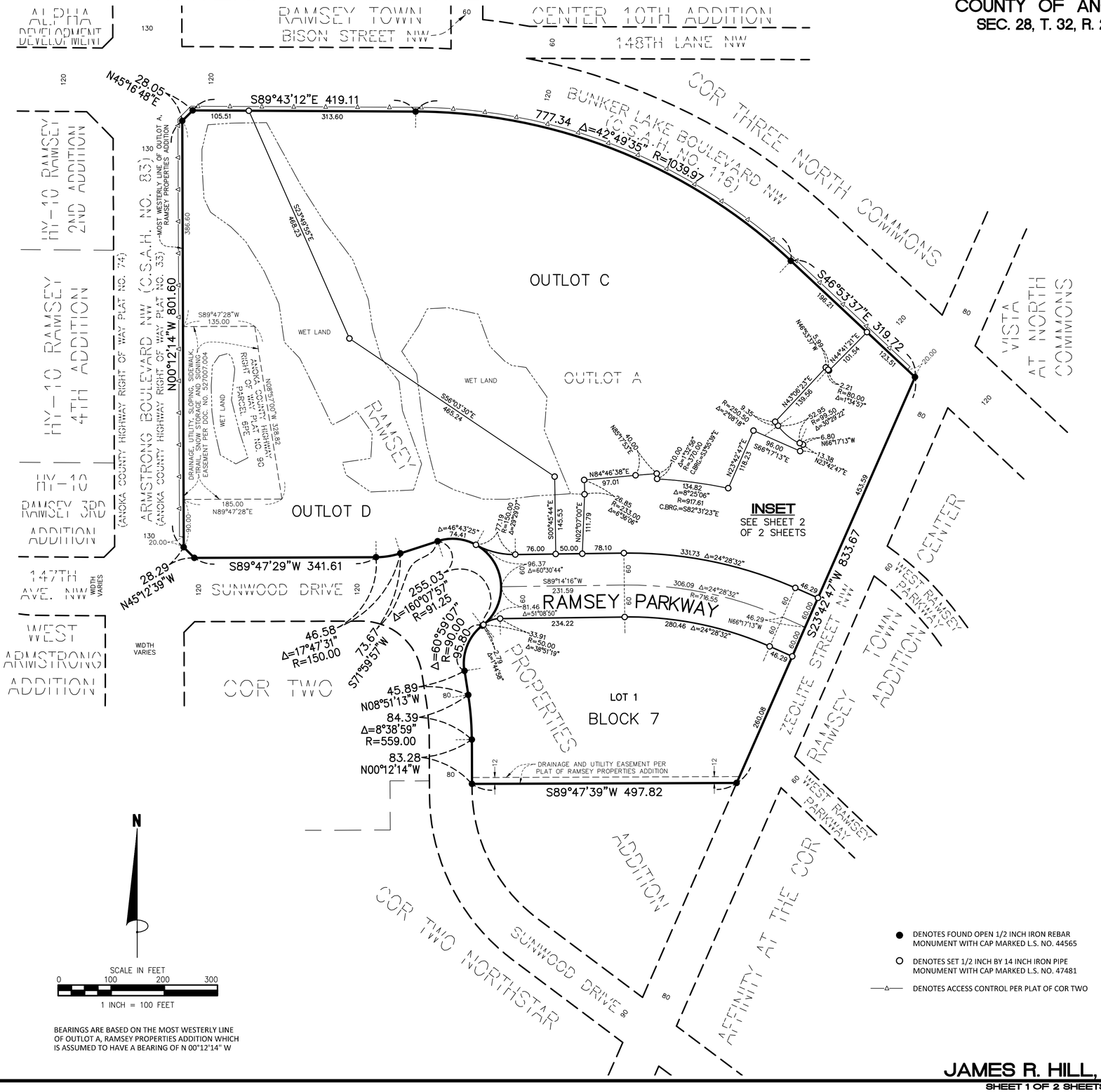
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20_____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of_____, 20_____.

By: _____ By: _____
Property Tax Administrator Deputy

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

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

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



BEARINGS ARE BASED ON THE MOST WESTERLY LINE OF OUTLOT A, RAMSEY PROPERTIES ADDITION WHICH IS ASSUMED TO HAVE A BEARING OF N 00°12'14" W

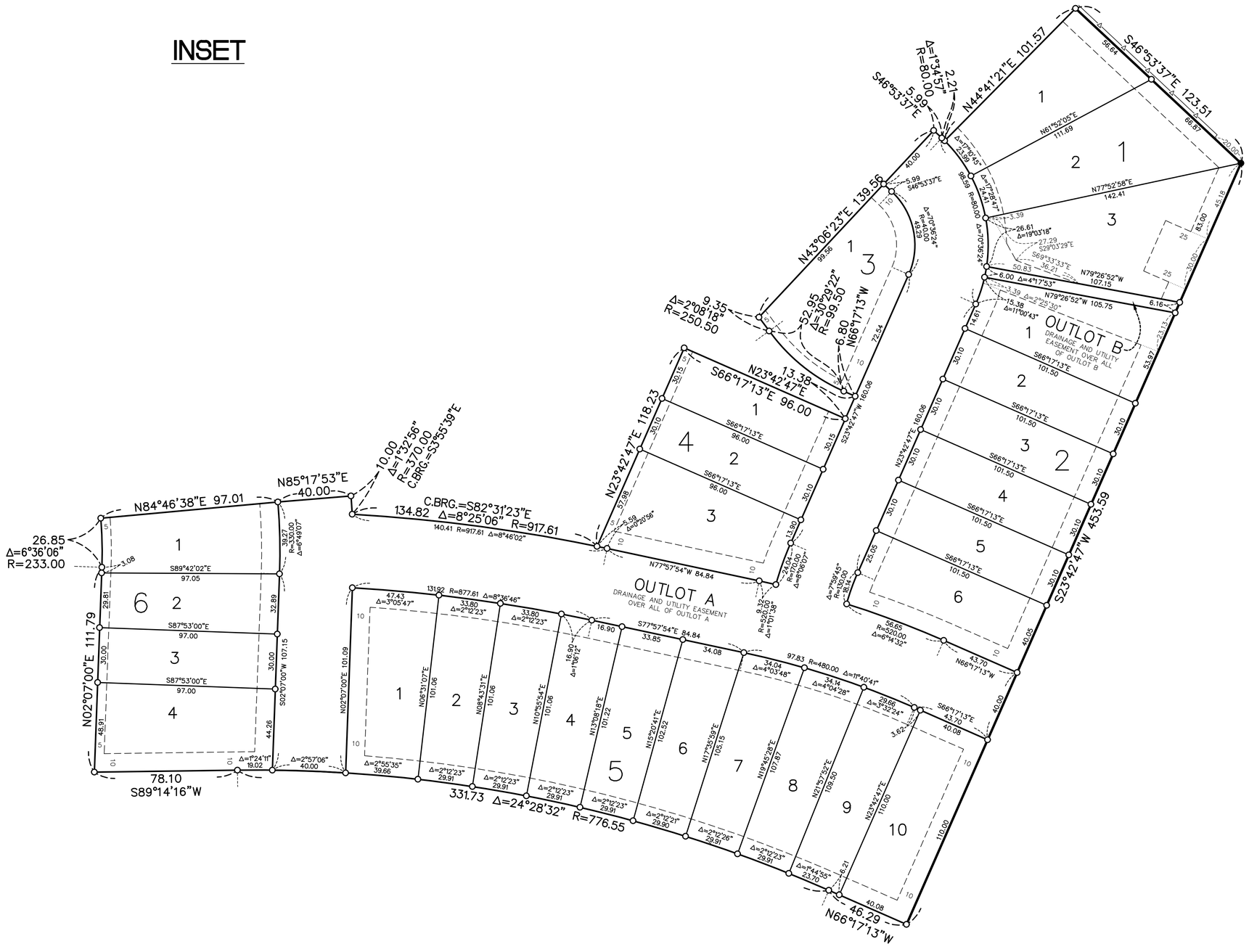
- ● DENOTES FOUND OPEN 1/2 INCH IRON REBAR MONUMENT WITH CAP MARKED L.S. NO. 44565
- ○ DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MONUMENT WITH CAP MARKED L.S. NO. 47481
- —△— DENOTES ACCESS CONTROL PER PLAT OF COR TWO

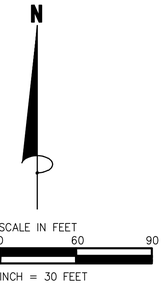
JAMES R. HILL, INC.

WATERFRONT VILLAGE

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

INSET





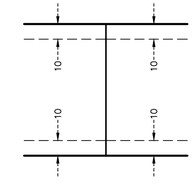
BEARINGS ARE BASED ON THE MOST WESTERLY LINE OF OUTLOT A, RAMSEY PROPERTIES ADDITION WHICH IS ASSUMED TO HAVE A BEARING OF N 00°12'14" W

● DENOTES FOUND OPEN 1/2 INCH IRON REBAR MONUMENT WITH CAP MARKED L.S. NO. 44565

○ DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MONUMENT WITH CAP MARKED L.S. NO. 47481

—△— DENOTES ACCESS CONTROL PER PLAT OF COR TWO

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING FRONT AND REAR LOT LINES, AS SHOWN ON THIS PLAT.

JAMES R. HILL, INC.

CC Regular Session

Meeting Date: 05/28/2024

Primary Strategic Plan Initiative: {@!@ud_pd8@!@}

Information

Title:

~~Adopt Resolution #24-147 Approving Right of Re-Entry Agreement and Sale of a Portion of Outlot A, Ramsey Properties Addition; Centra Homes~~ **Please Note: this item was removed from the Consent Agenda and will come back at a future meeting.**

Purpose/Background:

The purpose of this case is to consider approval of a revised Right of Re-Entry Agreement inserting the legal description for the newly platted Waterfront Village and to update the sales resolution with the updated lot count of 108 and adjusted purchase price. Staff considers this request a clerical change based on updated information. Staff anticipates a closing date in June of 2024. The Developer is expected to commence site improvement grading sometime in the summer with roads and utilities to follow afterwards. The City will be working on road construction and utilities for Zeolite Street NW and a segment of West Ramsey Parkway NW during the 2024 construction season. Both projects will be coordinated to ensure minimal impacts for each party.

Notification:

N/A

Time Frame/Observations/Alternatives:

A revised Right of Re-Entry Agreement inserting the new legal description and dates of the Purchase Agreement and First Amendment to Purchase Agreement are the only changes to this document. Updating the Sales Resolution from 103 units to 108 units results in a new purchase price of $671,112 which is an increase of $31,070. Centra will still be responsible for a payment of $256,600 for its portion of construction of the segment of West Ramsey Parkway on the southern boundary of their development.

Alternatives:

1) Motion to adopt Resolution #24-147 Approving Right of Re-Entry Agreement and the Sale of Portion of Outlot A, Ramsey Properties Addition; Centra Homes LLC - (as presented); subject to City Attorney Review

2) Motion to adopt Resolution #24-147 Approving Right of Re-Entry Agreement and the Sale of Portion of Outlot A, Ramsey Properties Addition; Centra Homes LLC - (with changes); subject to City Attorney Review

3) Something else

Funding Source:

N/A

Recommendation:

Motion to adopt Resolution #24-147 Approving Right of Re-Entry Agreement and the Sale of Portion of Outlot A, Ramsey Properties Addition; Centra Homes LLC - (as presented); subject to City Attorney Review

Outcome/Action:

Motion to adopt Resolution #24-147 Approving Right of Re-Entry Agreement and the Sale of Portion of Outlot A, Ramsey Properties Addition; Centra Homes LLC - (as presented); subject to City Attorney Review

---

Attachments

Site Location Map

ACTION - Resolution #24-147

ACTION - Right of Re-Entry - Revised

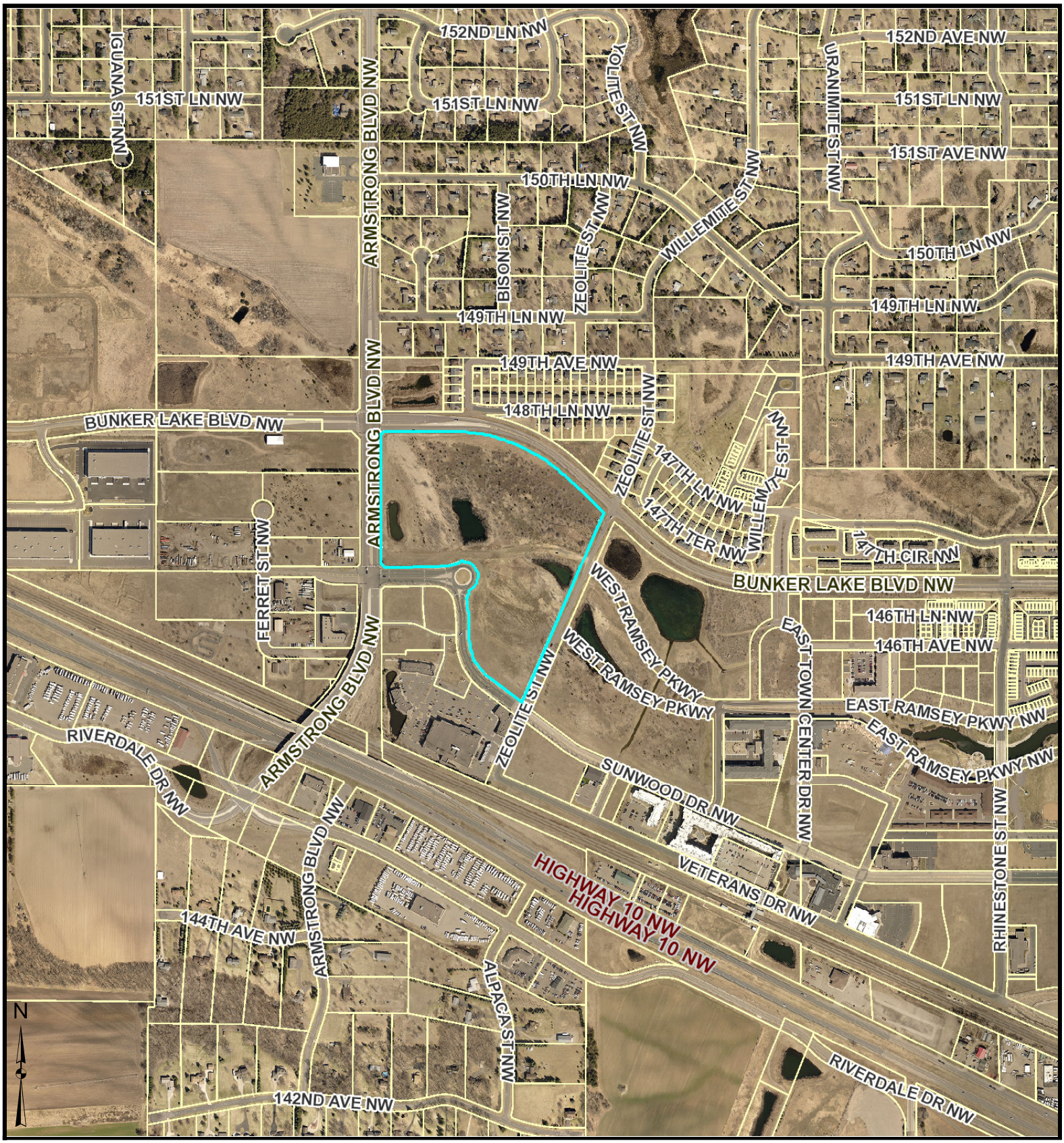
Reference - Original Purchase Agreement - Centra Homes (Executed)

Reference - 1st Amendment to PA (Executed)

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/23/2024 01:41 PM
Form Started By: Sean Sullivan		Started On: 05/22/2024 10:44 AM
Final Approval Date: 05/23/2024		

Parcel 46 - Site Location Map



Parcel Information:
28-32-25-22-0058

RAMSEY
MN 55303
Plat: COR TWO

Approx. Acres: 30.76
Commissioner: MATT LOOK

Owner Information:

Anoka County GIS	1:9,600	Date: 6/29/2021

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

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

RESOLUTION #24-147

RESOLUTION APPROVING RIGHT OF RE-ENTRY AGREEMENT AND SALE OF PORTION OF OUTLOT A, RAMSEY PROPERTIES ADDITION: CENTRA HOMES LLC

WHEREAS, the City of Ramsey, herein referred to as the "City," owns various parcels throughout the City of Ramsey; and

WHEREAS, on August 8, 2023 the City Council adopted Resolution #23-173 approving a Purchase Agreement for the sale of the parcel legally described on **Exhibit A** ("the Property"), with Centra Homes LLC, a Minnesota Limited Liability Company (the "Buyer"); and

WHEREAS, on September 12, 2023 the City Council adopted Resolution #23-206 approving a First Amendment to Purchase Agreement for the sale of the parcel legally described on **Exhibit A** ("the Property"), with Centra Homes LLC, a Minnesota Limited Liability Company (the "Buyer"); and

WHEREAS, the Buyer and Seller have agreed upon a price of $6,214.00 per approved units; and

WHEREAS, the unit count for the Waterfront Village Preliminary Plat has increased from 103 units to 108 units resulting in a new purchase price of $671,112; and

WHEREAS, a Right of Re-Entry Agreement in the form attached hereto as Exhibit B will be filed as part of the land closing transaction for the Property; and

WHEREAS, the Buyer has agreed to contribute $256,600 to the City of Ramsey for its share of the cost associated with the construction of West Ramsey Parkway adjacent to the Property; and

WHEREAS, Centra Homes LLC is in Good Standing with the Secretary of State of Minnesota as of May 22, 2024.

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

1) That the City hereby declares the Property to be surplus City-owned land, and authorizes the property to be sold.

2) That the City hereby authorizes the sale of the Property to Centra Homes LLC, a Minnesota limited liability company for $671,112.00 ($6,214.00 per approved unit) on +/- 16.3 acres (710,028 square feet) subject to Preliminary and Final Plat for the Property referenced in

the Purchase Agreement and First Amendment to Purchase Agreement development of 108 detached townhome units in Waterfront Village.

3) That the City hereby authorizes the City Administrator and Mayor to sign any and all documents necessary to close on the sale of the Property, consistent with Charter and State law requirements; subject to City Attorney review.

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 28th day of May, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A
DEVELOPMENT PROPERTY

Legal Description

Part of Outlot A, Ramsey Properties Addition, to be platted as:

Outlots A, B and C;

Lots 1, 2 and 3, Block 1;

Lots 1, 2, 3, 4, 5 and 6, Block 2;

Lot 1, Block 3;

Lots 1, 2, and 3, Block 4;

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, Block 5;

Lots 1, 2, 3 and 4, Block 6;

All in, Waterfront Village, Anoka County, Minnesota

The ("Property")

PID Number: Portion of 28-32-25-22-0076

Land area is approximately 16.3 acres (710,028 SF)

EXHIBIT B

[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on _____, 2024, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Centra Homes LLC**, a Minnesota Limited Liability Company ("Buyer").

Recitals

A. On _____, 2024, Seller conveyed title of the following Property to Buyer:

   Outlots A, B and C;

   Lots 1, 2 and 3, Block 1;

   Lots 1, 2, 3, 4, 5 and 6, Block 2;

   Lot 1, Block 3;

   Lots 1, 2, and 3, Block 4;

   Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, Block 5;

   Lots 1, 2, 3 and 4, Block 6;

   All in, Waterfront Village, Anoka County, Minnesota

   The ("Property")

B. Title to the Property was conveyed subject to Buyer fulfilling certain Conditions as set forth below.

C. As indicated in the Purchase Agreement between the City of Ramsey and Centra Homes LLC, dated **August 17, 2023**, and the First Amendment to Purchase Agreement dated **September 18, 2023**, Section 28, it is the intent of the parties to create and set forth a right to impose a penalty or a right of re-entry in favor of Seller in the event Buyer fails to satisfy the Conditions.

Agreement

1. The recitals are incorporated herein as if fully set forth.

2. Seller shall have the right, but not the obligation, to either impose a penalty against the Property pursuant to Paragraph 3, or to re-enter and take possession of the Property pursuant to Paragraph 4, in the event that any of the following Conditions are not satisfied by Buyer, excepting therefrom any delays caused by conditions outside of the reasonable control of Buyer:

    a. Buyer must obtain certificates of occupancy for the construction of forty (40) single family townhomes pursuant to the following schedule:

    Construction Deadline Schedule:
    Eight (8) certificates of occupancy within sixteen (16) months after Closing;
    A total of sixteen (16) certificates of occupancy within twenty-eight (28) months after Closing;
    A total of twenty-four (24) certificates of occupancy within forty (40) months after Closing;
    A total of thirty-two (32) certificates of occupancy within fifty-two (52) months of Closing;
    A total of forty (40) certificates of occupancy within sixty-four (64) months of Closing.

    Once a certificate of occupancy is issued for a lot comprising part of the Property, the Right of Re-Entry shall automatically be released by the Seller as to such lot. Each total certificate requirement outlined above shall include all certificates of occupancy received during the current deadline period and all prior deadline periods. For instance, if sixteen (16) certificates of occupancy are received within sixteen (16) months after Closing, Buyer shall have no requirement to obtain any additional certificates of occupancy within twenty-eight (28) months after Closing.

3. Seller may impose a separate penalty of $20,000.00 against the Property if the certificate of occupancy is not obtained, for each of the 40 single family homes, pursuant to the deadline set forth above. The penalty is due upon written notice to Buyer from Seller of the failure to satisfy a contingency. In the event the penalty is not paid within 30 days of receipt of the notice, Seller may, but is not required to, certify the penalty to Anoka County as an assessment against the Property. Buyer waives any and all rights under Minnesota Statutes, chapter 429, and any other applicable law, including any right to notice of hearing and hearing, the right to object, and the right to appeal the assessment. Buyer further waives any requirements of the City Charter that may apply to said assessment.

4. As an alternative to imposition of a financial penalty and not in addition thereto, Seller may re-enter and take physical possession of the Property. Title to the Property shall be restored in Seller, and Buyer shall execute whatever documents and undertake whatever steps are necessary to establish and confirm Seller's fee simple interest in the Property free of any claims or encumbrances, including mechanic's liens.

The Seller agrees to waive the right to re-enter and take physical possession of the Property upon satisfactory completion and inspection by the Seller of the Stage I Improvements as follows:

Trunk and lateral sanitary sewer.
Trunk and lateral water main.
Storm drainage facilities (when specified).
Stormwater maintenance through 90 percent buildout.
Streets (excluding the final bituminous lift)
Concrete curb and gutter (urban).
Street traffic control signals.
Lot grading.
Trail development.
Sidewalks.
Electricity (within one-fourth mile).
Phone (within one-fourth mile).
Natural gas (within one-fourth mile).
Boulevard sodding.
Water shut off boxes.
Landscaping

(the "Stage I Improvements").

5. Upon satisfaction of the terms set forth in Section 4 above, the right of re-entry only set forth in Section 4 herein shall be released in a recordable writing executed by the Seller's Mayor and City Administrator.

6. This document constitutes the entire Right of Re-entry Agreement between the parties. Any modifications or amendments to this Agreement must be in writing and signed by both parties.

CITY OF RAMSEY

By: _____
Mark E. Kuzma, Mayor

By: _____
Brian Hagen, City Administrator

This instrument was acknowledged before me on _____, 2024, by Mark E. Kuzma as Mayor and Brian Hagen as City Administrator, of the City of Ramsey, a Minnesota Municipal Corporation on behalf of the Minnesota municipal corporation.

_____
Notary Public

BUYER: Centra Homes LLC

By: _____
David Pattberg, Vice President of Land

This instrument was acknowledged before me on _____, 2024, by David Pattberg the Vice President of Land of Centra Homes LLC, a Minnesota Limited Liability Company on behalf of the Minnesota limited liability company.

_____
Notary Public

This instrument drafted by:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
763-433-9868

[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on _____, 2024, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Centra Homes LLC**, a Minnesota Limited Liability Company ("Buyer").

Recitals

A. On _____, 2024, Seller conveyed title of the following Property to Buyer:

Outlots A, B and C;

Lots 1, 2 and 3, Block 1;

Lots 1, 2, 3, 4, 5 and 6, Block 2;

Lot 1, Block 3;

Lots 1, 2, and 3, Block 4;

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, Block 5;

Lots 1, 2, 3 and 4, Block 6;

All in, Waterfront Village, Anoka County, Minnesota

The ("Property")

B. Title to the Property was conveyed subject to Buyer fulfilling certain Conditions as set forth below.

C. As indicated in the Purchase Agreement between the City of Ramsey and Centra Homes LLC, dated **August 17, 2023**, and the First Amendment to Purchase Agreement dated **September 18, 2023**, Section 28, it is the intent of the parties to create and set forth a right to impose a penalty or a right of re-entry in favor of Seller in the event Buyer fails to satisfy the Conditions.

Agreement

1. The recitals are incorporated herein as if fully set forth.

2. Seller shall have the right, but not the obligation, to either impose a penalty against the Property pursuant to Paragraph 3, or to re-enter and take possession of the Property pursuant to Paragraph 4, in the event that any of the following Conditions are not satisfied by Buyer, excepting therefrom any delays caused by conditions outside of the reasonable control of Buyer:

    a. Buyer must obtain certificates of occupancy for the construction of forty (40) single family townhomes pursuant to the following schedule:

    Construction Deadline Schedule:
    Eight (8) certificates of occupancy within sixteen (16) months after Closing;
    A total of sixteen (16) certificates of occupancy within twenty-eight (28) months after Closing;
    A total of twenty-four (24) certificates of occupancy within forty (40) months after Closing;
    A total of thirty-two (32) certificates of occupancy within fifty-two (52) months of Closing;
    A total of forty (40) certificates of occupancy within sixty-four (64) months of Closing.

    Once a certificate of occupancy is issued for a lot comprising part of the Property, the Right of Re-Entry shall automatically be released by the Seller as to such lot. Each total certificate requirement outlined above shall include all certificates of occupancy received during the current deadline period and all prior deadline periods. For instance, if sixteen (16) certificates of occupancy are received within sixteen (16) months after Closing, Buyer shall have no requirement to obtain any additional certificates of occupancy within twenty-eight (28) months after Closing.

3. Seller may impose a separate penalty of $20,000.00 against the Property if the certificate of occupancy is not obtained, for each of the 40 single family homes, pursuant to the deadline set forth above. The penalty is due upon written notice to Buyer from Seller of the failure to satisfy a contingency. In the event the penalty is not paid within 30 days of receipt of the notice, Seller may, but is not required to, certify the penalty to Anoka County as an assessment against the Property. Buyer waives any and all rights under Minnesota Statutes, chapter 429, and any

other applicable law, including any right to notice of hearing and hearing, the right to object, and the right to appeal the assessment. Buyer further waives any requirements of the City Charter that may apply to said assessment.

4. As an alternative to imposition of a financial penalty and not in addition thereto, Seller may re-enter and take physical possession of the Property. Title to the Property shall be restored in Seller, and Buyer shall execute whatever documents and undertake whatever steps are necessary to establish and confirm Seller's fee simple interest in the Property free of any claims or encumbrances, including mechanic's liens.

   The Seller agrees to waive the right to re-enter and take physical possession of the Property upon satisfactory completion and inspection by the Seller of the Stage I Improvements 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 (excluding the final bituminous lift)
   f. Concrete curb and gutter (urban).
   g. Street traffic control signals.
   h. Lot grading.
   i. Trail development.
   j. Sidewalks.
   k. Electricity (within one-fourth mile).
   l. Phone (within one-fourth mile).
   m. Natural gas (within one-fourth mile).
   n. Boulevard sodding.
   o. Water shut off boxes.
   p. Landscaping

   (the "Stage I Improvements").

5. Upon satisfaction of the terms set forth in Section 4 above, the right of re-entry only set forth in Section 4 herein shall be released in a recordable writing executed by the Seller's Mayor and City Administrator.

6. This document constitutes the entire Right of Re-entry Agreement between the parties. Any modifications or amendments to this Agreement must be in writing and signed by both parties.

CITY OF RAMSEY

By: _____
Mark E. Kuzma, Mayor

By: _____
Brian Hagen, City Administrator

This instrument was acknowledged before me on _____, 2024, by Mark E. Kuzma as Mayor and Brian Hagen as City Administrator, of the City of Ramsey, a Minnesota Municipal Corporation on behalf of the Minnesota municipal corporation.

_____
Notary Public

BUYER: Centra Homes LLC

By: _____
David Pattberg, Vice President of Land

This instrument was acknowledged before me on _____, 2024, by David Pattberg the Vice President of Land of Centra Homes LLC, a Minnesota Limited Liability Company on behalf of the Minnesota limited liability company.

_____
Notary Public

This instrument drafted by:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
763-433-9868

PURCHASE AGREEMENT

This Purchase Agreement (the "**Agreement**") is entered into by and between the City of Ramsey, a Minnesota municipal corporation ("**Seller**"), and Centra Homes LLC, a Minnesota limited liability company ("**Buyer**"). Seller and Buyer are referred to individually as a "**Party**" and collectively as the "**Parties**."

In consideration of the Earnest Money, the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. **EFFECTIVE DATE.** The effective date of this Agreement is August 17, 2023 (the "**Effective Date**").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller approximately 16.3 acres (710,028 SF) of vacant land, legally described as follows:

   see attached Exhibit A

   PID Number: Portion of 28-32-25-22-0058 ("**Property**").

3. **PURCHASE PRICE.** The purchase price for the Property is $6,214.00 per approved townhome unit (the "**Purchase Price**"). The Purchase Price is based on Buyer's intended development of the Property as depicted on the "**Site Plan Concept**" attached hereto as Exhibit B. The Purchase Price due at closing is estimated to be $640,042 based on 103 approved townhome units, as shown on the Site Plan Concept. From the Effective Date until five (5) days prior to the end of the Inspection Period (the "**Purchase Price Adjustment Period**"), if any material changes are requried to the Site Plan Concpet in order to obtain governmental approval of Buyer's intended use and development of the Property, Buyer reserves the right to adjust the Purchase Price. If Buyer does adjust the Purchase Price, Buyer shall provide written notice to Seller during the Purchase Price Adjustment Period. If Buyer elects to adjust the Purchase Price as contempltated in this Section 3, Seller shall have the right to terminate this Agreement, prior to the end of the Inspection Period.

4. **EARNEST MONEY AND ADDITIONAL EARNEST MONEY.** Within five business days after the Effective Date, Buyer must deposit the sum of $25,000.00 (the "**Initial Earnest Money**") with Land Title, Coon Rapids, MN or other title company that is mutually agreed upon ("**Escrow Agent**"), via wire transfer or delivery of a certified check payable to Escrow Agent.

a. If Buyer does not deposit the Initial Earnest Money as required above, then Seller may terminate this Agreement by written notice to Buyer; provided, however, if Buyer deposits the Initial Earnest Money with Escrow Agent before Seller exercises Seller's right to terminate, Seller's right to terminate is extinguished.

b. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 22 as a result of a default by Seller).

c. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 9(b), this Agreement automatically terminates, and Escrow Agent must disburse all Earnest Money Escrow Agent holds to Buyer.

d. At Closing, Escrow Agent shall disburse to Seller any Earnest Money not previously disbursed to Seller, and Buyer shall receive a credit against the Purchase Price owing at Closing in an amount equal to the amount of the Earnest Money.

5. **SURVEY.** Seller has provided the Buyer an ALTA survey dated April 10, 2017. Buyer may at its cost and expense order an updated ALTA/NSPS land title surveys including Items: 1, 2, 3, 4, 5, 7a, 8, 11, and 14 of Table A thereof for the underlying legal (the "**Survey**") from a duly licensed surveyor.

6. **TITLE COMMITMENT.**

a. Seller makes no representations or warranties with respect to the status of title to the Property. Within thirty (30) business days after the Effective Date, Seller shall, at Seller's expense, obtain a commitment from Escrow Agent to issue an owner's policy of title insurance insuring Buyer's title to the Property (the "**Title Commitment**") and deliver the Title Commitment and copies of or internet access to copies of all recorded documents referenced in the Title Commitment to Buyer.

b. Buyer shall have until the date thirty (30) days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception.**" Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller

unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 10, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title Notice indicates that Seller does not unconditionally agree to make Seller's Title to the Property marketable on or before the closing date established in Section 10, Buyer may, at any time with five (5) business days after Buyer's receipt of Seller's Title Notice, terminate this Agreement by written notice to Buyer in which case this Agreement is terminated and Escrow Agent must disburse any Earnest Money to Buyer ("**Buyer's Title Termination Notice**"). If Buyer does not deliver a Buyer's Title Termination Notice to Seller within the five (5) business days after Buyer's receipt of Seller's Title Notice, than Seller must perform in accordance with Seller's Title Notice, Buyer shall be deemed to have waived Buyer's objections to the extent Seller has not agreed to address them in Seller's Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller's Title Notice.

7. **RIGHT OF ENTRY.** At all times after Buyer has deposited the Earnest Money with Seller and before the Closing, Buyer (and its employees, agents, and contractors) may enter the Property for the purpose of conducting soil tests, environmental tests and additional survey work, subject to the following conditions:

   a. Within one week after the termination of this Agreement, if either Seller or Buyer terminate this Agreement in accordance with the provisions hereof prior to Closing, Buyer must repair and or restore any damage Buyer or its employees, agents or contractors cause to the Property and remove any personal property, refuse or debris Buyer or its employees, agents or contractors brought onto or authorized third parties to bring onto the Property.

   b. Buyer must defend and indemnify Seller from and against and hold Seller harmless from all "Claims," as defined in Section 10, arising out of, resulting from or relating to any loss of or damage to any property or business or out of any injury to or death of any person, if the loss, damage, injury, or death arises or is alleged to arise either directly or indirectly and either wholly or in part from: (a) any action or omission of Buyer or its employees, agents, or contractors, while on the Property pursuant to this Section; or (b) actions or omissions of Buyer or Buyer's employees, agents, or contractors that cause or result in the release of any Hazardous Substance onto the Property or onto other property.

   c. Buyer must comply with and shall cause it employees, agents, and contractors to comply with all applicable laws, while on the Property.

   d. Other than a standard Phase 1 environmental assessment, Buyer may not commence any environmental testing on the Property until Buyer submits a work plan for such testing to Seller and Seller approves the work plan, in writing.

Seller may not unreasonably withhold, condition or delay Seller's approval of a work plan.

e. Buyer must, promptly and without demand from Seller, provide Seller with true and complete copies of all draft and final reports relating to Buyer's geotechnical and environmental investigations and testing of the Property including, without limitation, any reports relating to any Phase I Environmental Site Assessment of the Property.

f. The cost of any test or additional survey work will be borne solely by Buyer.

g. The payment and indemnification provisions of this Section 7 shall survive any termination or cancellation of this Agreement and are referred to herein as the "Surviving Obligations.

8. **PROPERTY SOLD AS IS.** Subject to Buyer's right to terminate this Agreement pursuant to Section 9, Buyer agrees to accept the Property in its current condition, including, without limitation, its current environmental and geological condition, and in an "AS-IS" and with "ALL FAULTS" condition. Buyer's payment of the Purchase Price at Closing constitutes Buyer's acknowledgment and agreement that:

a. Seller has not made any written or oral representations or warranties of any kind with respect to the Property (including without limitation express or implied warranties of title, merchantability, or fitness for a particular purpose);

b. Buyer has not relied on any written or oral representation or warranty made by Seller, its agents or employees with respect to the condition or value of the Property;

c. Buyer has had an adequate opportunity to inspect the condition of the Property, including without limitation any environmental testing, and to inspect documents applicable thereto, and Buyer is relying solely on such inspection and testing; and

d. The condition of the Property is fit for Buyer's intended use.

e. Buyer accepts all risk of Claims (including without limitation all Claims under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) whether past, present or future, existing or contingent, known or unknown, arising out of, resulting from or relating to the condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

9. INSPECTION PERIOD.

a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to 180 days after the Effective Date (the "**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether (i) the condition of the Property is suitable to Buyer's intended use; and (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to subdivide and re-plat the Property (the "**Final Plat**") and utilities necessary for Buyer's intended use of the Property. Buyer acknowledges and agrees that Seller has not made any covenants, representations or warranties regarding Buyer's ability to obtain governmental approvals from the City of Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer's determination, in Buyer's sole and absolute discretion, that the condition of the Property is not suitable for Buyer's intended use or that Buyer may not be able to obtain all governmental approvals and utilities necessary for Buyer's intended use of the Property. In addition, this Agreement automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer's intention to proceed (a "**Notice to Proceed**") to Seller.

c. If, pursuant to Section 9(b) either Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds.

10. DEFINITIONS. As used in this Agreement:

"**Claim**" or "**Claims**" means any and all liabilities, suits, claims, counterclaims, causes of action, demands, penalties, debts, obligations, promises, acts, fines, judgments, damages, consequential damages, losses, costs, and expenses of every kind (including without limitation any attorney's fees, consultant's fees, costs, remedial action costs, cleanup costs and expenses which may be related to any claims).

"**Environmental Law**" means the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Federal Water Pollution Control Act (the Clean Water Act), 33 U.S.C. § 1251 et seq. the Clean Air Act, 42 U.S.C. § 7401 et seq., and the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., all as amended from time to time, and any other federal, state, local or other governmental statute, regulation, rule, law or ordinance dealing with the protection of human health, safety, natural resources or the environment now existing or hereafter enacted.

"**Hazardous Substance**" or "**Hazardous Substances**" means any pollutant, contaminant, hazardous substance or waste, solid waste, petroleum product, distillate, or fraction, radioactive material, chemical known to cause cancer or reproductive toxicity, polychlorinated biphenyl or any other chemical, substance or material listed or identified in or regulated by any Environmental Law.

11. **RELEASE.** By accepting the deed to the Property, Buyer, for itself, its directors, officers, stockholders, divisions, agents, affiliates, subsidiaries, predecessors, successors, and assigns and anyone acting on its behalf or their behalf hereby fully releases and forever discharges Seller from any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation), past, present and future, known and unknown, existing and contingent, arising out of, resulting from, or relating to the condition of the Property, and Buyer hereby waives any and all causes of action (including without limitation any right of contribution) Buyer had, has or may have against Seller and anyone acting on its behalf with respect to the condition of the Property, whether arising at common law, in equity or under a federal, state or local statute, rule or regulation. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

12. **NOTICES.** Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if sent by email, upon email transmission (provided that any email transmission that occurs after 5:00 pm Central Time will be deemed provided on the following day). If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303
Email: bhagen@cityoframsey.com

Buyer: Centra Homes LLC
David Pattberg, Vice President of Land
11460 Robinson Drive NW
Minneapolis, MN 55433
Email: david.pattberg@centrahomes.com

Notices not given in the manner or within the time limits set forth in this Agreement are of no effect and may be disregarded by the party to whom they are directed.

13. CLOSING. This transaction for each lot shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of two (2) times, each time for a period of Sixty (60) days, by depositing an additional Ten Thousand and 00/100 Dollars ($10,000.00) earnest money (the "**Extension Earnest Money**," collectively with the Initial Earnest Money, the "**Earnest Money**") with Escrow Agent for each extension. Each $10,000 extension payment shall be non-refundable, but applicable to the Purchase Price. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present.

a. **Seller's Obligations at Closing.** At Closing, Seller must deliver to Escrow Agent, for delivery to Buyer:

   i. A limited warranty deed, duly executed and acknowledged on behalf of the City and with the City's seal affixed, conveying title to the Property, subject to (A) the lien of real estate taxes, if any, not yet due and payable and any installments of special assessments certified for payment therewith; (B) Building, Subdivision and Zoning Ordinances; (C) Matters that would be disclosed by an accurate survey of the Property; and (D) matters that constitute Permitted Exceptions pursuant to Section 6;

   ii. A certified copy of a duly adopted City Ordinance and Resolution authorizing Seller's sale of the Property to Buyer;

   iii. The Right of Re-Entry Agreement provided for in Section 28 below; and

   iv. Seller's affidavits, well disclosure certificate (if required), settlement statement approved by Seller and Buyer, and any other documents required by the Escrow Agent.

b. **Buyer's Obligations at Closing.** At Closing, Buyer must:

   i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will receive pursuant to Section 14(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement;
   ii. Execute and deliver the Right of Re-Entry Agreement provided for in Section 28 below; and

iii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value, if required and necessary.

c. **Closing Costs.**

i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:

1. Seller shall pay all outstanding property taxes, including but not limited to, Payable 2023 for the Property.
2. Seller shall pay all special assessments levied or pending against the Property as of the Closing Date.
3. Seller's own attorney's fees.
4. One-half the cost of any closing fees.
5. The cost of real estate broker commission fees as prescribed in Section 14.
6. State Deed Tax.
7. The cost of the Title Commitment and any title endorsements

ii. At Closing Buyer must pay the Purchase Price to Seller and the following costs and expenses:

1. Buyer's portion of prorated property taxes.
2. Buyer's own attorney's fees.
3. One-half the cost of any closing fees.
4. Documentary and recording fees for the deed(s).
5. The cost of the owner's title insurance policy, if Buyer elects to purchase an Owner's title insurance policy.

d. **Possession.** Seller must deliver possession of the Property to Buyer at Closing.

14. REAL ESTATE BROKERS. Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction, other than CBRE, Inc. ("Seller's Broker"). Seller shall pay Seller's Broker as required by their agreement 5% of final gross sale price. Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting for their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

15. ASSIGNMENT. Seller agrees not to assign this Agreement to an unrelated third-party prior to the Closing. Buyer may not assign or otherwise transfer this Agreement without

obtaining the prior written consent of Seller; provided that no consent of Seller shall be required for an assignment of this Agreement to any Buyer "Affiliate" that assumes all obligations of the Buyer hereunder that accrue from and after the Effective Date of the assignment in an instrument that may be enforced at law by Seller and in which notice of the occurrence and effect of such assignment is delivered to Seller together with a copy of such agreement of assumption. As used herein, the term "**Affiliate**" means an entity that directly controls, or is controlled by, or is under common control with, the assignor.

16. **THIRD PARTY BENEFICIARY.** There are no third-party beneficiaries of this Agreement, intended or otherwise.

17. **JOINT VENTURE.** Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint ventures or partners.

18. **CAPTIONS.** The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

19. **ENTIRE AGREEMENT / MODIFICATION.** This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

20. **BINDING EFFECT.** This Agreement binds and benefits the Parties and their successors and assigns.

21. **CONTROLLING LAW.** This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

22. **REMEDIES.**

    a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 11 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement and commence an action in Anoka County District Court to recover its actual damages arising from the default.

    b. If Seller fails to perform any of the terms or conditions of this Agreement within the specified time limits, Buyer may, as its sole remedy, declare this Agreement terminated in which case Escrow Agent and, if applicable, Seller, shall refund the Earnest Money (both the Initial Earnest Money and the Extension Earnest Money) to Buyer, or, in the alternative, Buyer may have this Agreement specifically

enforced and recover any incidental damages. Buyer waives all claims for consequential damages against Seller based on Seller's breach or alleged default hereunder.

23. **WAIVER.** Failure of Seller or Buyer to insist upon the performance of any of the covenants, agreements and/or conditions of this Agreement or to exercise any right or privilege herein shall not be deemed a waiver of any such covenant, condition or right.

24. **SURVIVAL OF TERMS AND CONDITIONS.** The terms and conditions of this Agreement shall survive and be in full force and effect after the delivery of the deed, and shall not be deemed to have merged therein.

25. **SEVERABILITY.** Each provision of this Agreement shall apply to the extent permitted by applicable law and is intended to be severable. If any provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Agreement.

26. **CONSTRUCTION.** The Parties acknowledge that this Agreement was initially prepared by Seller solely as a convenience and that all Parties and their counsel hereto have read and full negotiated all the language used in this Agreement. The Parties acknowledge that because all Parties and their counsel participated in negotiating and drafting this Agreement, no rule of construction shall apply to this Agreement to construe ambiguous or unclear language in favor of or against any Party.

27. **COUNTERPARTS; DIGITAL COPIES.** This Agreement may be executed in any number of counterparts and the signature pages of the separate counterparts combined into a single copy of this Agreement which will then constitute a fully executed version of this Agreement. A facsimile, .pdf file or digital copy of a signed counterpart or of an assemblage of counterparts of this Agreement shall be deemed to be an original thereof.

28. **CONSTRUCTION DEADLINE.** The project consists of 103-unit owner occupied detached townhomes. Buyer shall obtain certificates of occupancy for the construction of forty (40) single family townhomes pursuant to the following schedule:

    Construction Deadline Schedule:
    Eight (8) certificates of occupancy by December 31, 2024;
    A total of sixteen (16) certificates of occupancy by December 31, 2025;
    A total of twenty-four (24) certificates of occupancy by December 31, 2026;
    A total of thirty-two (32) certificates of occupancy by December 31, 2027;
    A total of forty (40) certificates of occupancy by December 31, 2028.

    Each total certificate requirement outlined above shall include all certificates of occupancy received during the current deadline period and all prior deadline periods. For instance, if sixteen (16) certificates of occupancy are received prior to December 31, 2024, Buyer shall have no requirement to obtain any additional certificates of occupancy by December 31, 2025.

At Closing, a "**Right of Re-Entry Agreement**" must be executed, in substantially the same form as attached hereto as Exhibit C, and recorded to the Property providing that, in the event any of the above deadlines are not met, Seller has the right to reclaim title to the parcels for which certificates of occupancy have not been obtained, or in the alternative, and at Seller's sole discretion, Buyer shall pay Seller $20,000 for each certificate of occupancy that is not obtained pursuant to the deadlines set forth above.

29. **TIME PERIODS.** The time for performance of any obligation or taking any action under this Agreement shall be deemed to expire at 5:00 p.m. Central Time on the last day of the applicable time period provided for in this Agreement. If the time for the performance of any obligation or taking any action under this Agreement expires on a Saturday, Sunday or legal holiday, the time for performance or taking such action shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.

30. **PLATTING & DEVELOPMENT AGREEMENT.** Buyer must be in the process of obtaining an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for its intended project before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards.

[*Signature page to follow.*]

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: August 17, 2023
Mark E. Kuzma, Mayor

By: _____ Dated: August 14, 2023
Brian Hagen, City Administrator

BUYER: Centra Homes LLC

By: _____ Dated: August 16, 2023
David Pattberg, Vice President of Land

Exhibit A

Legal Description

Part of Outlot A, COR TWO, to be platted as:

Part of Outlot A, Ramsey Properties Addition, to be platted as:

T.B.D. Anoka County, Minnesota

PID Number: Portion of 28-32-25-22-0058 ("Property")

Land area is approximately 16.3 acres (710,028 SF)

Exhibit B

Site Plan Concept (Subject to changes)

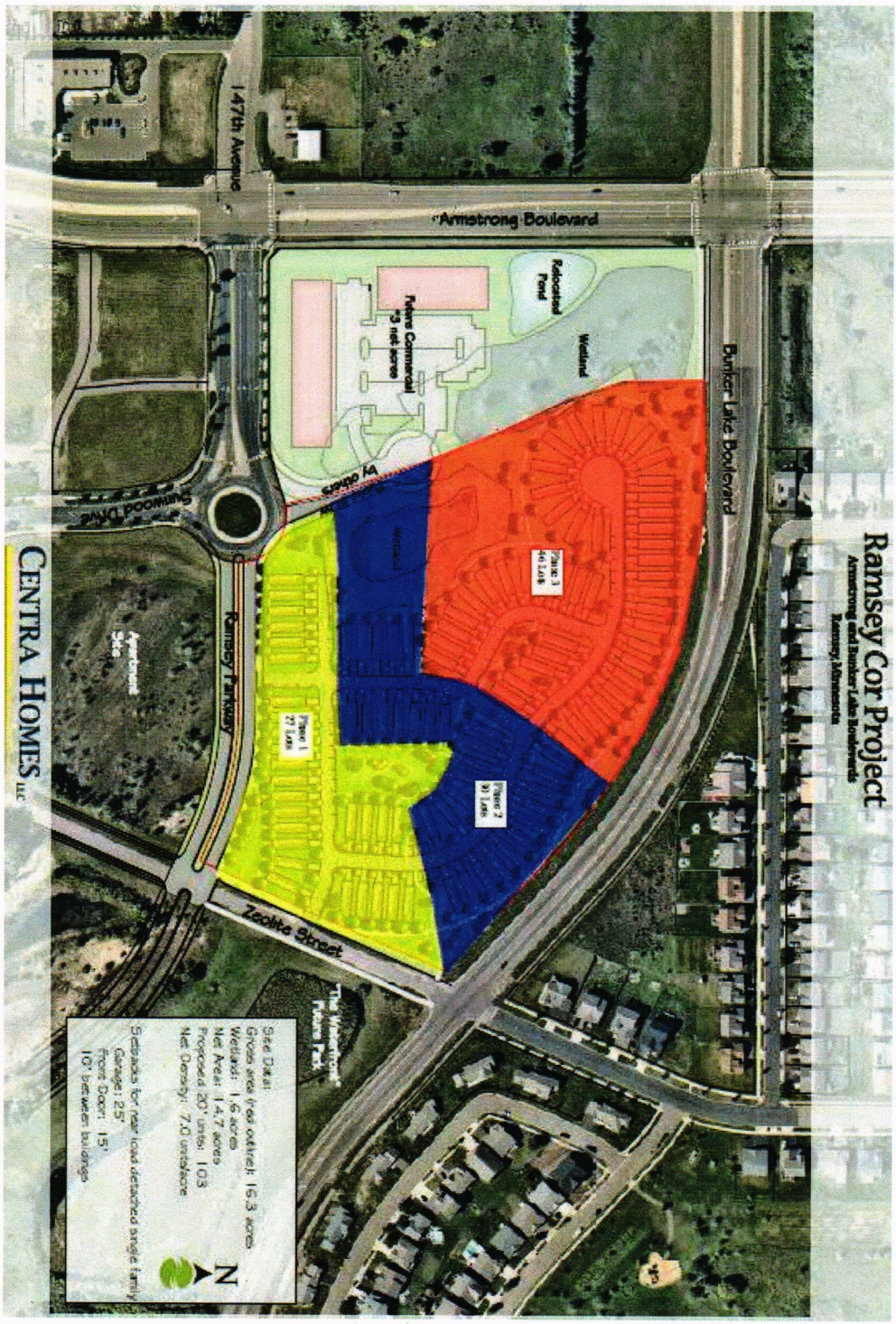


Exhibit C

Right of Re-Entry Agreement

[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on _____, 2024, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Centra Homes LLC**, a Minnesota Limited Liability Company ("Buyer").

Recitals

A. On _____, 2024, Seller conveyed title of the following Property to Buyer:

Part of Outlot A, COR TWO, to be platted as:

Part of Outlot A, Ramsey Properties Addition, to be platted as:

T.B.D. Anoka County, Minnesota

PID Number: Portion of 28-32-25-22-0058 ("Property")

B. Title to the Property was conveyed subject to Buyer fulfilling certain Conditions as set forth below.

C. As indicated in the Purchase Agreement between the City of Ramsey and Centra Homes LLC, dated _____, Section 28, it is the intent of the parties to create and set forth a right to impose a penalty or a right of re-entry in favor of Seller in the event Buyer fails to satisfy the Conditions.

Agreement

1. The recitals are incorporated herein as if fully set forth.

2. Seller shall have the right, but not the obligation, to either impose a penalty against the Property pursuant to Paragraph 3, or to re-enter and take possession of the Property pursuant to Paragraph 4, in the event that any of the following Conditions are not satisfied by Buyer, excepting therefrom any delays caused by conditions outside of the reasonable control of Buyer:

    a. Buyer must obtain certificates of occupancy for the construction of forty (40) single family townhomes pursuant to the following schedule:

    Construction Deadline Schedule:
    Eight (8) certificates of occupancy by December 31, 2024;
    A total of sixteen (16) certificates of occupancy by December 31, 2025;
    A total of twenty-four (24) certificates of occupancy by December 31, 2026;
    A total of thirty-two (32) certificates of occupancy by December 31, 2027;
    A total of forty (40) certificates of occupancy by December 31, 2028.

    Once a certificate of occupancy is issued for a lot comprising part of the Property, the Right of Re-Entry shall automatically be released by the Seller as to such lot. Each total certificate requirement outlined above shall include all certificates of occupancy received during the current deadline period and all prior deadline periods. For instance, if sixteen (16) certificates of occupancy are received prior to December 31, 2024, Buyer shall have no requirement to obtain any additional certificates of occupancy by December 31, 2025.

3. Seller may impose a separate penalty of $20,000.00 against the Property if the certificate of occupancy is not obtained, for each of the 40 single family homes, pursuant to the deadline set forth above. The penalty is due upon written notice to Buyer from Seller of the failure to satisfy a contingency. In the event the penalty is not paid within 30 days of receipt of the notice, Seller may, but is not required to, certify the penalty to Anoka County as an assessment against the Property. Buyer waives any and all rights under Minnesota Statutes, chapter 429, and any other applicable law, including any right to notice of hearing and hearing, the right to object, and the right to appeal the assessment. Buyer further waives any requirements of the City Charter that may apply to said assessment.

4. As an alternative to imposition of a financial penalty and not in addition thereto, Seller may re-enter and take physical possession of the Property. Title to the Property shall be restored in Seller, and Buyer shall execute whatever documents and undertake whatever steps are necessary to establish and confirm Seller's fee simple interest in the Property free of any claims or encumbrances, including mechanic's liens.

The Seller agrees to waive the right to re-enter and take physical possession of the Property upon satisfactory completion and inspection by the Seller of the Stage I Improvements 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 (excluding the final bituminous lift)
f. Concrete curb and gutter (urban).
g. Street traffic control signals.
h. Lot grading.
i. Trail development.
j. Sidewalks.
k. Electricity (within one-fourth mile).
l. Phone (within one-fourth mile).
m. Natural gas (within one-fourth mile).
n. Boulevard sodding.
o. Water shut off boxes.
p. Landscaping

(the "Stage I Improvements").

5. Upon satisfaction of the terms set forth in Section 4 above, the right of re-entry only set forth in Section 4 herein shall be released in a recordable writing executed by the Seller's Mayor and City Administrator.

6. This document constitutes the entire Right of Re-entry Agreement between the parties. Any modifications or amendments to this Agreement must be in writing and signed by both parties.

CITY OF RAMSEY

By: _____
Mark E. Kuzma, Mayor

By: _____
Brian Hagen, City Administrator

This instrument was acknowledged before me on _____, 2024, by Mark E. Kuzma as Mayor and Brian Hagen as City Administrator, of the City of Ramsey, a Minnesota Municipal Corporation on behalf of the Minnesota municipal corporation.

_____
Notary Public

FIRST AMENDMENT
TO THE
PURCHASE AGREEMENT

This is the First Amendment to the Purchase Agreement ("First Amendment") by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Centra Homes LLC**, a Minnesota Limited Liability Company and/or its assigns ("Buyer"), with an Effective Date of August 17, 2023.

Recitals

1. **ORIGINAL AGREEMENT.** Seller and Buyer entered into a certain Purchase Agreement dated effective as of August 17, 2023 (the "Original Agreement"), for the purchase and sale of approximately 16.3 acres located in Anoka County, Minnesota and legally described as set forth in the Original Agreement and defined therein as the Property. Seller and Buyer desire to amend certain terms of the Original Agreement as specifically set forth in this First Amendment and only the terms specifically set forth in this First Amendment.

2. **EFFECTIVE DATE.** The Effective Date remains August 17, 2023.

3. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller approximately 16.3 acres (710,028 SF) of vacant land, legally described as follows:

   see attached Exhibit A

   PID Number: Portion of 28-32-25-22-0058 ("**Property**").

4. **CONSTRUCTION DEADLINE**. Section 28 of the Original Agreement is hereby amended in its entirety as follows:

   28. CONSTRUCTION DEADLINE. The project consists of 103-unit owner occupied detached townhomes. Buyer shall obtain certificates of occupancy for the construction of forty (40) single family townhomes pursuant to the following schedule:

   Construction Deadline Schedule:
   Eight (8) certificates of occupancy within sixteen (16) months after Closing;
   A total of sixteen (16) certificates of occupancy within twenty-eight (28) months after Closing;
   A total of twenty-four (24) certificates of occupancy within forty (40) months after Closing;
   A total of thirty-two (32) certificates of occupancy within fifty-two (52) months of Closing;
   A total of forty (40) certificates of occupancy within sixty-four (64) months of Closing.

Each total certificate requirement outlined above shall include all certificates of occupancy received during the current deadline period and all prior deadline periods. For instance, if sixteen (16) certificates of occupancy are received within sixteen (16) months after Closing, Buyer shall have no requirement to obtain any additional certificates of occupancy within twenty-eight (28) months after Closing.

At Closing, a "**Right of Re-Entry Agreement**" must be executed, in substantially the same form as attached hereto as Exhibit C, and recorded to the Property providing that, in the event any of the above deadlines are not met, Seller has the right to reclaim title to the parcels for which certificates of occupancy have not been obtained, or in the alternative, and at Seller's sole discretion, Buyer shall pay Seller $20,000 for each certificate of occupancy that is not obtained pursuant to the deadlines set forth above.

5. **EXHIBITS.** Exhibit C of the Original Agreement is hereby amended in its entirety as follows:

   see attached Exhibit C.

Agreement

1. **AMENDMENT APPROVAL.** Buyer and Seller hereby approve this First Amendment as modified by the above Recitals, which are hereby incorporated herein.

2. **REMAINING TERMS.** All other provisions of the Original Agreement remain unchanged except to the extent inconsistent with the terms of this First Amendment. If any term(s) of this First Amendment shall conflict with any term(s) of the Original Agreement, the term(s) of this First Amendment shall control in all respects. The terms used in this First Amendment have the same meaning as in the Original Agreement.

SELLER: City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: 9-18-, 2023
Mark E. Kuzma, Mayor

By: _____ Dated: September 15, 2023
Brian Hagen, City Administrator

BUYER: Centra Homes LLC

By: _____ Dated: SEPT 13, 2023
David Pattberg, Vice President of Land

Exhibit A

Legal Description

Part of Outlot A, COR TWO, to be platted as:

Part of Outlot A, Ramsey Properties Addition, to be platted as:

T.B.D. Anoka County, Minnesota

PID Number: Portion of 28-32-25-22-0058 ("Property")

Land area is approximately 16.3 acres (710,028 SF)

Exhibit C

[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on _____, 2024, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Centra Homes LLC**, a Minnesota Limited Liability Company ("Buyer").

Recitals

A. On _____, 2024, Seller conveyed title of the following Property to Buyer:

Part of Outlot A, COR TWO, to be platted as:

Part of Outlot A, Ramsey Properties Addition, to be platted as:

T.B.D. Anoka County, Minnesota

PID Number: Portion of 28-32-25-22-0058 ("Property")

B. Title to the Property was conveyed subject to Buyer fulfilling certain Conditions as set forth below.

C. As indicated in the Purchase Agreement between the City of Ramsey and Centra Homes LLC, dated _____, Section 28, it is the intent of the parties to create and set forth a right to impose a penalty or a right of re-entry in favor of Seller in the event Buyer fails to satisfy the Conditions.

Agreement

1. The recitals are incorporated herein as if fully set forth.

2. Seller shall have the right, but not the obligation, to either impose a penalty against the Property pursuant to Paragraph 3, or to re-enter and take possession of the Property pursuant to Paragraph 4, in the event that any of the following Conditions are not satisfied by Buyer, excepting therefrom any delays caused by conditions outside of the reasonable control of Buyer:

    a. Buyer must obtain certificates of occupancy for the construction of forty (40) single family townhomes pursuant to the following schedule:

    Construction Deadline Schedule:
    Eight (8) certificates of occupancy within sixteen (16) months after Closing;

A total of sixteen (16) certificates of occupancy within twenty-eight (28) months after Closing;
A total of twenty-four (24) certificates of occupancy within forty (40) months after Closing;
A total of thirty-two (32) certificates of occupancy within fifty-two (52) months of Closing;
A total of forty (40) certificates of occupancy within sixty-four (64) months of Closing.

Once a certificate of occupancy is issued for a lot comprising part of the Property, the Right of Re-Entry shall automatically be released by the Seller as to such lot. Each total certificate requirement outlined above shall include all certificates of occupancy received during the current deadline period and all prior deadline periods. For instance, if sixteen (16) certificates of occupancy are received within sixteen (16) months after Closing, Buyer shall have no requirement to obtain any additional certificates of occupancy within twenty-eight (28) months after Closing.

3. Seller may impose a separate penalty of $20,000.00 against the Property if the certificate of occupancy is not obtained, for each of the 40 single family homes, pursuant to the deadline set forth above. The penalty is due upon written notice to Buyer from Seller of the failure to satisfy a contingency. In the event the penalty is not paid within 30 days of receipt of the notice, Seller may, but is not required to, certify the penalty to Anoka County as an assessment against the Property. Buyer waives any and all rights under Minnesota Statutes, chapter 429, and any other applicable law, including any right to notice of hearing and hearing, the right to object, and the right to appeal the assessment. Buyer further waives any requirements of the City Charter that may apply to said assessment.

4. As an alternative to imposition of a financial penalty and not in addition thereto, Seller may re-enter and take physical possession of the Property. Title to the Property shall be restored in Seller, and Buyer shall execute whatever documents and undertake whatever steps are necessary to establish and confirm Seller's fee simple interest in the Property free of any claims or encumbrances, including mechanic's liens.

   The Seller agrees to waive the right to re-enter and take physical possession of the Property upon satisfactory completion and inspection by the Seller of the Stage I Improvements 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 (excluding the final bituminous lift)
   f. Concrete curb and gutter (urban).
   g. Street traffic control signals.
   h. Lot grading.
   i. Trail development.
   j. Sidewalks.

k. Electricity (within one-fourth mile).
l. Phone (within one-fourth mile).
m. Natural gas (within one-fourth mile).
n. Boulevard sodding.
o. Water shut off boxes.
p. Landscaping

(the "Stage I Improvements").

5. Upon satisfaction of the terms set forth in Section 4 above, the right of re-entry only set forth in Section 4 herein shall be released in a recordable writing executed by the Seller's Mayor and City Administrator.

6. This document constitutes the entire Right of Re-entry Agreement between the parties. Any modifications or amendments to this Agreement must be in writing and signed by both parties.

SELLER: CITY OF RAMSEY

By: _____
Mark E. Kuzma, Mayor

By: _____
Brian Hagen, City Administrator

This instrument was acknowledged before me on _____, 2024, by Mark E. Kuzma as Mayor and Brian Hagen as City Administrator, of the City of Ramsey, a Minnesota Municipal Corporation on behalf of the Minnesota municipal corporation.

_____
Notary Public

BUYER: Centra Homes LLC

By: _____
David Pattberg, Vice President of Land

This instrument was acknowledged before me on _____, 2024, by David Pattberg the Vice President of Land of Centra Homes LLC, a Minnesota Limited Liability Company on behalf of the Minnesota limited liability company.

_____
Notary Public

CC Regular Session

Meeting Date: 05/28/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Adopt Resolution #24-149 Authorizing Requests for Proposals for Riverstone North Intersection Control Evaluations

Purpose/Background:

A resident of Riverstone North has requested the installation of STOP signs at 4 different intersections in the Riverstone North residential development. A total of 13 intersections exist in the Riverstone North development. Attached is a figure showing these streets. Based on a preliminary review of these intersections Staff believes one or more STOP signs may be warranted. However, Staff is concerned that changing the traffic control layout at one intersection may adversely affect traffic operations at one or more other intersections due to drivers changing their routes to avoid the new STOP signs. Therefore, Staff recommends enlisting the services of a traffic engineer to complete an intersection control evaluation for the entire Riverstone North development.

Notification:

Staff will directly solicit requests for proposals from several local traffic engineering consultants.

Observations/Alternatives:

Observations:

Riverstone North is fully built-out so traffic volumes and patterns should not change significantly over time.

Alternatives:

Motion to adopt Resolution #24-149 recommending City Council approval to request proposals for Intersection Control Evaluations for Riverstone North.

Funding Source:

Staff initially proposes to utilize PIR funds to fund the evaluation. This will be reevaluated once proposals are received and the cost is better understood.

Recommendation:

Staff recommends alternative #1.

On May 21, 2024, the Public Works Committee recommended City Council approval to request proposals for the Intersection Control Evaluations for Riverstone North.

Action:

Adopt Resolution #24-149 authorizing Requests for Proposals for Riverstone North Intersection Control Evaluations.

Attachments

Resolution 24-149
Riverstone North Map

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/23/2024 02:24 PM
Form Started By: Bruce Westby		Started On: 05/22/2024 04:05 PM
Final Approval Date: 05/23/2024		

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

RESOLUTION #24-149

RESOLUTION AUTHORIZING REQUESTS FOR PROPOSALS FOR RIVERSTONE NORTH INTERSECTION CONTROL EVALUATIONS

WHEREAS, the Riverstone North residential development is fully built out and several residents have voiced concerns with the existing traffic control at several intersections; and

WHEREAS, City staff would like to issue requests for proposals to engineering consultants to perform a comprehensive intersection control evaluation for all intersections within the Riverstone North development to ensure that all intersection traffic control signage installed in the Riverstone North development is properly coordinated and will perform safely.

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

1) The City Engineer/Public Works Director is authorized and directed to solicit Requests for Proposals from engineering consultants to perform an intersection control evaluation for all intersections within the Riverstone North residential development.

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 28th day of May, 2024.

Mayor

ATTEST:

City Clerk

val_Display_PID
val_CO_ADDR

val_Title

val_Comment



Print Date: May 16, 2024

CC Regular Session

Meeting Date: 05/28/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Adopt Resolution #24-150 Approving Plans and Specifications and MnDOT Cooperative Construction Agreement No. 1056358 and Authorizing Bids for Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements

Purpose/Background:

Purpose:

To adopt Resolution #24-150 approving plans and specifications and MnDOT Cooperative Construction Agreement #1056358 and authorizing advertisements for bids for Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements.

Background:

This project has been discussed with the Public Works Committee during the following regularly scheduled Committee meetings;

- October 19, 2021
- January 18, 2022
- February 15, 2022
- May 17, 2022
- November 15, 2022
- April 16, 2024

All pertinent background information is included in the attached cases from these meetings, as well as in the attached meeting minutes.

Attached to this case are the plans prepared by staff, which have been reviewed and approved by MnDOT.

Also attached to this case is Cooperative Construction Agreement #1056358 prepared by the Minnesota Department of Transportation (MnDOT), which has been reviewed and approved by staff as to content and scope, and by the City Attorney as to form.

Notification:

Upon Council approval, bids will be advertised in the Anoka Union Herald on Friday, May 31, and on Friday, June 7, 2024. Bids will be opened on Monday, July 1, 2024, and presented to Council for consideration of award of contract on July 9, 2024.

Observations/Alternatives:

Observations:

Only the title sheet for the final construction plans is attached to this case. Final plans are not attached to cases to avoid having contractors bid projects using plans attached to cases since they would not be notified of any addenda that may issued during the bid process, which could result in bids being submitted based on different plans. Plans will be available for purchase from QuestCDN after bids are advertised.

Construction is anticipated to take up to 3 weeks to complete once work commences. This project essentially involves drilling holes for fence posts, anchoring the posts with concrete, then installing fence panels so no erosion control or turf establishment quantities are included in staff's cost estimates or project schedule estimates. Substantial completion will be required by August 31st in accordance with Public Works Committee direction.

Numerous Xkimo Court NW property owners have attended various Public Works Committee meetings and were informed that this case would be presented on the consent agenda this evening. One or more of these property owners may therefore attend the meeting in person or remotely.

Alternatives:
Motion to adopt Resolution #24-150 approving plans and specifications and MnDOT Cooperative Construction Agreement #1056358 and authorizing advertisements for bids for Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements.

Funding Source:

Staff estimates construction costs for the proposed 265-foot long sound wall per the attached plans at $230 per linear foot, which would total $61,000.

This construction cost estimate does not include indirect project costs, which would include Staff time for preparing plans and administering and inspecting construction, and consultant fees required to stake construction. The construction cost estimates above also do not include any costs associated with working with MnDOT to develop the CCA, which was generally limited to staff time.

City Improvement Project #22-17 can be funded using PIR Funds.

Recommendation:

Staff recommends adopting Resolution #24-150 if the City Council supports constructing a sound wall along the west edge of the Ramsey Villas North residential development as proposed in the attached plans.

On April 16, 2024, the Public Works Committee unanimously passed a motion to recommend City Council approval of plans and Cooperative Construction Agreement No. 1056358, and authorization to advertise bids for Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements, specifying final completion no later than August 31, 2024.

Action:

Motion to adopt Resolution #24-150 approving plans and specifications and MnDOT Cooperative Construction Agreement #1056358 and authorizing advertisements for bids for Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements.

Attachments

Resolution 24-150
MnDOT CCA 1056358
Plans Title Sheet
PWC case Oct 19, 2021
PWC Mtg Min Oct 19, 2021
PWC case Jan 18, 2022
PWC Mtg Min Jan 18, 2022
PWC case Feb 15, 2022
PWC Mtg Min Feb 15, 2022
PWC case May 17, 2022

PWC Mtg Min May 17, 2022
PWC case Nov 15, 2022
PWC Mtg Min Nov 15, 2022
PWC case Apr 16, 2024
PWC Mtg Min Apr 16, 2024

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/23/2024 04:01 PM
Form Started By: Bruce Westby		Started On: 05/16/2024 08:06 AM
Final Approval Date: 05/23/2024		

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

RESOLUTION #24-150

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND MnDOT COOPERATIVE CONSTRUCTION AGREEMENT NO. 1056358 AND AUTHORIZING ADVERTISEMENTS FOR BIDS FOR IMPROVEMENT PROJECT #22-17, RAMSEY VILAS NORTH SOUND WALL IMPROVEMENTS

WHEREAS, the City of Ramsey proposes to construct sound wall improvements along the west boundary of the Ramsey Villas North plat to address concerns raised by local property owners due to excessive noise generated by vehicle traffic on Highway 47; and

WHEREAS, the City Engineer worked with Minnesota Department of Transportation (MnDOT) staff to develop Cooperative Construction Agreement No. 1056358 to allow the City to construct and maintain City Improvement Project #22-17 on MnDOT right-of-way in accordance with the terms of the agreement; and

WHEREAS, the City Engineer has completed plans and specifications for the purpose of advertising bids for Improvement Project #22-11, Ramsey Villas North Sound Wall Improvements.

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

1) The Ramsey City Council hereby approves MnDOT Cooperative Construction Agreement No. 1056358 and authorizes and directs the Mayor and City Administrator to execute this agreement for and on behalf of the City of Ramsey.

2) The Ramsey City Council hereby approves the plans and specifications prepared by the City Engineer and authorizes advertisements for bids for Improvement Project #22-11, Ramsey Villas North Sound Wall Improvements.

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 28th day of May, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

MnDOT Contract No.: **1056358**

STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION
And
CITY OF RAMSEY
COOPERATIVE CONSTRUCTION
AGREEMENT

Control Section Number: **0206**
Trunk Highway Number (T.H.): **47**
City Project Number: **22-17**

This Agreement is between the State of Minnesota, acting through its Commissioner of Transportation ("State") and the City of Ramsey acting through its City Council ("City").

Recitals

1. The City will perform Ramsey Villas North Sound Wall construction, and other associated construction upon, along, and adjacent to Trunk Highway No. 47 from Xkimo Street to approximately 324 feet north of Xkimo Street according to City-prepared plans, specifications, and special provisions designated by the City as City Project No. 22-17 ("Project"); and
2. The City requests the State allow the construction of the visual barrier and the State is willing to allow said construction; and
3. Minnesota Statutes § 161.20, subdivision 2 authorizes the Commissioner of Transportation to make arrangements with and cooperate with any governmental authority for the purposes of constructing, maintaining, and improving the trunk highway system.

Agreement

1. Term of Agreement; Survival of Terms; Plans

1.1. ***Effective Date.*** This Agreement will be effective on the date the State obtains all signatures required by Minnesota Statutes § 16C.05, subdivision 2.

1.2. ***Expiration Date.*** This Agreement will expire when all obligations have been satisfactorily fulfilled.

1.3. ***Survival of Terms.*** All clauses which impose obligations continuing in their nature and which must survive in order to give effect to their meaning will survive the expiration or termination of this Agreement, including, without limitation, the following clauses: 2.4. State Ownership of Improvements; 5. Maintenance by the City; 8. Liability; Worker Compensation Claims; Insurance; 10. State Audits; 11. Government Data Practices; 12. Governing Law; Jurisdiction; Venue; and 14. Force Majeure.

1.4. ***Plans, Specifications, and Special Provisions.*** State-approved City plans, specifications, and special provisions designated by the City as City Project N. 22-17 are on file in the office of the City's Engineer and incorporated into this Agreement by reference ("Project Plans").

2. Right-of-Way Use

2.1. ***Limited Right to Occupy.*** The State grants to the City (and its contractors and consultants) the right to occupy Trunk Highway Right-of-Way as necessary to perform the work described in the Project Plans. This right is limited to the purpose of constructing the Project, and administering such construction, and may

be revoked by the State at any time, with or without cause. Cause for revoking this right of occupancy includes, but is not limited to, breaching the terms of this or any other agreement (relevant to this Project) with the State, failing to provide adequate traffic control or other safety measures, failing to perform the construction properly and in a timely manner, and failing to observe applicable environmental laws or terms of applicable permits. The State will have no liability to the City (or its contractors or consultants) for revoking this right of occupancy.

2.2. ***State Access; Suspension of Work; Remedial Measures.*** The State's District Engineer or assigned representative retains the right to enter and inspect the Trunk Highway Right-of-Way (including the construction being performed on such right-of-way) at any time and without notice to the City or its contractor. If the State determines (in its sole discretion) that the construction is not being performed in a proper or timely manner, or that environmental laws (or the terms of permits) are not being complied with, or that traffic control or other necessary safety measures are not being properly implemented, then the State may notify and require the City (and its contractors and consultants) to suspend their operations until the City (and its contractors and consultants) take all necessary actions to rectify the situation to the satisfaction of the State. The State will have no liability to the City (or its contractors or consultants) for exercising or failing to exercise its rights under this provision.

2.3. ***Traffic Control; Worker Safety.*** While the City (and its contractors and consultants) are occupying the State's Trunk Highway Right-of-Way, they must comply with the approved traffic control plan, and with applicable provisions of the Work Zone Field Handbook (*http://www.dot.state.mn.us/trafficeng/workzone/index.html*). All City, contractor, and consultant personnel occupying the State's Trunk Highway Right-of-Way must be provided with required reflective clothing and hats.

2.4. ***State Ownership of Improvements.*** The State will retain ownership of its Trunk Highway Right-of-Way, including any improvements made to such right-of-way under this Agreement, unless otherwise noted. The warranties and guarantees made by the City's contractor with respect to such improvements (if any) will flow to the State. The City will assist the State, as necessary, to enforce such warranties and guarantees, and to obtain recovery from the City's consultants, and contractor (including its sureties) for non-performance of contract work, for design errors and omissions, and for defects in materials and workmanship. Upon request of the State, the City will undertake such actions as are reasonably necessary to transfer or assign contract rights to the State and to permit subrogation by the State with respect to claims against the City's consultants and contractors.

3. Contract Award and Construction

3.1. ***Direction, Supervision, and Inspection of Construction.***

A. The contract construction will be under the direction of the City and under the supervision of a registered professional engineer; however, the State participation construction covered under this Agreement will be open to inspection by the State District Engineer's authorized representatives. The City will give the District Engineer at Roseville five days' notice of its intention to start the contract construction.

B. Responsibility for the control of materials for the contract construction will be on the City and its contractor and will be carried out according to Specifications No. 1601 through and including No. 1609 in the State's current "Standard Specifications for Construction".

3.2. ***Completion of Construction.*** The City will cause the contract construction to be started and completed according to the time schedule in the construction contract special provisions. The completion date for the contract construction may be extended, by an exchange of letters between the appropriate City official

and the State District Engineer's authorized representative, for unavoidable delays encountered in the performance of the contract construction.

3.3. ***Compliance with Laws, Ordinances, and Regulations.*** The City will comply and cause its contractor to comply with all Federal, State, and Local laws, and all applicable ordinances and regulations. With respect only to that portion of work performed on the State's Trunk Highway Right-of-Way, the City will not require the contractor to follow local ordinances or to obtain local permits.

4. Right-of-Way; Easements; Permits

4.1. The City will, without cost or expense to the State, obtain all rights-of-way, easements, construction permits, and any other permits and sanctions that may be required in connection with the local and trunk highway portions of the contract construction.

4.2. The City will convey to the State by quit claim deed, all newly acquired rights needed for the continuing operation and maintenance of the Trunk Highway, if any, upon completion of the Project, at no cost or expense to the State.

4.3. The City will comply with Minnesota Statutes § 216D.04, subdivision 1(a), for identification, notification, design meetings, and depiction of utilities affected by the contract construction.

5. Maintenance by the City

Upon completion of the Project, the City will provide the following without cost or expense to the State:

5.1. ***Visual Barrier.*** Maintenance and ownership of the visual barrier construction. Maintenance includes vegetation control, graffiti removal, and any other maintenance activities necessary to perpetuate the visual barrier in a safe, usable, and aesthetically acceptable condition. If the visual barrier is not maintained, the State will remove, or require the City to remove the barrier, at expense to the City. The State retains the right to remove the visual barrier at any time and invoice the City for the costs of removal.

6. Authorized Representatives

Each party's Authorized Representative is responsible for administering this Agreement and is authorized to give and receive any notice or demand required or permitted by this Agreement.

6.1. The State's Authorized Representative will be:

Name, Title:	Malaki Ruranika, Cooperative Agreements Engineer (or successor)
Address:	395 John Ireland Boulevard, St. Paul, MN 55155
Telephone:	(651) 366-4634
E-Mail:	malaki.ruranika@state.mn.us

6.2. The City's Authorized Representative will be:

Name, Title:	Bruce Westby, City Engineer/Public Works Director (or successor)
Address:	7550 Sunwood Drive Northwest, Ramsey, MN 55303
Telephone:	(763) 433-9825
E-Mail:	bwestby@cityoframsey.com

7. Assignment; Amendments; Waiver; Contract Complete

7.1. ***Assignment.*** No party may assign or transfer any rights or obligations under this Agreement without the prior consent of the other party and a written assignment agreement, executed and approved by the same parties who executed and approved this Agreement, or their successors in office. The foregoing does not

prohibit the City from contracting with a third party to perform City maintenance responsibilities covered under this Agreement.

7.2. ***Amendments.*** Any amendment to this Agreement must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original Agreement, or their successors in office.

7.3. ***Waiver.*** If a party fails to enforce any provision of this Agreement, that failure does not waive the provision or the party's right to subsequently enforce it.

7.4. ***Contract Complete.*** This Agreement contains all prior negotiations and agreements between the State and the City. No other understanding regarding this Agreement, whether written or oral, may be used to bind either party.

8. Liability; Worker Compensation Claims; Insurance

8.1. Each party is responsible for its own acts, omissions, and the results thereof to the extent authorized by law and will not be responsible for the acts, omissions of others, and the results thereof. Minnesota Statutes § 3.736 and other applicable law govern liability of the State. Minnesota Statutes Chapter 466 and other applicable law govern liability of the City. Notwithstanding the foregoing, the City will indemnify, hold harmless, and defend (to the extent permitted by the Minnesota Attorney General) the State against any claims, causes of actions, damages, costs (including reasonable attorneys fees), and expenses arising in connection with the Project covered by this Agreement, regardless of whether such claims are asserted by the City's contractor(s) or consultant(s) or by a third party because of an act or omission by the City or its contractor(s) or consultant(s).

8.2. Each party is responsible for its own employees for any claims arising under the Workers Compensation Act.

8.3. The City may require its contractor to carry insurance to cover claims for damages asserted against the City's contractor.

9. Nondiscrimination

Provisions of Minnesota Statutes § 181.59 and of any applicable law relating to civil rights and discrimination are considered part of this Agreement.

10. State Audits

Under Minnesota Statutes § 16C.05, subdivision 5, the City's books, records, documents, accounting procedures, and practices relevant to this Agreement are subject to examination by the State and the State Auditor or Legislative Auditor, as appropriate, for a minimum of six years from the end of this Agreement.

11. Government Data Practices

The City and State must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided under this Agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the City under this Agreement. The civil remedies of Minnesota Statutes §13.08 apply to the release of the data referred to in this clause by either the City or the State.

12. Governing Law; Jurisdiction; Venue

Minnesota law governs the validity, interpretation, and enforcement of this Agreement. Venue for all legal proceedings arising out of this Agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

13. Termination; Suspension

13.1. ***By Mutual Agreement.*** This Agreement may be terminated by mutual agreement of the parties or by the State for insufficient funding as described below.

13.2. ***Termination for Insufficient Funding.*** The State may immediately terminate this Agreement if it does not obtain funding from the Minnesota Legislature, or other funding source; or if funding cannot be continued at a level sufficient to allow for the payment or the provision of the services covered here. Termination must be by written or fax notice to the City. The State will not be assessed any penalty if this Agreement is terminated because of the decision of the Minnesota Legislature, or other funding source, not to appropriate funds.

13.3. ***Suspension.*** In the event of a total or partial government shutdown, the State may suspend this Agreement and all work, activities, performance, and payments authorized through this Agreement.

14. Force Majeure

No party will be responsible to the other for a failure to perform under this Agreement (or a delay in performance), if such failure or delay is due to a force majeure event. A force majeure event is an event beyond a party's reasonable control, including but not limited to, unusually severe weather, fire, floods, other acts of God, labor disputes, acts of war or terrorism, or public health emergencies.

[The remainder of this page has been intentionally left blank]

CITY OF RAMSEY

The undersigned certify that they have lawfully executed this contract on behalf of the Governmental Unit as required by applicable charter provisions, resolutions, or ordinances.

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

DEPARTMENT OF TRANSPORTATION

Recommended for Approval:

By: _____
(District Engineer)

Date: _____

Approved:

By: _____
(State Design Engineer)

Date: _____

COMMISSIONER OF ADMINISTRATION

By: _____
(With Delegated Authority)

Date: _____

INCLUDE COPY OF RESOLUTION APPROVING THE AGREEMENT AND AUTHORIZING ITS EXECUTION.

CITY OF RAMSEY

RESOLUTION

IT IS RESOLVED that the City of Ramsey enter into MnDOT Agreement No. 1056358 with the State of Minnesota, Department of Transportation for the following purposes:

To provide for visual barrier construction and routine maintenance by the City upon, along, and adjacent to Trunk Highway No. 47 from Xkimo Street to approximately 324 feet north of Xkimo Street, the limits of which are defined in said Agreement.

IT IS FURTHER RESOLVED that the Mayor and the _____
(Title)
are authorized to execute the Agreement and any amendments to the Agreement.

CERTIFICATION

I certify that the above Resolution is an accurate copy of the Resolution adopted by the Council of the City of Ramsey at an authorized meeting held on the _____ day of _____, 2024, as shown by the minutes of the meeting in my possession.

Subscribed and sworn to me this
_____ day of _____, 2024

Notary Public _____

My Commission Expires _____

_____
(Signature)

_____
(Type or Print Name)

_____
(Title)

CITY OF RAMSEY
RAMSEY VILLAS NORTH SOUND WALL
CITY IMPROVEMENT PROJECT NO. 22-17



LOCATION MAP

GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

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 MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

THIS PLAN CONTAINS 4 SHEETS

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	SOUND WALL DETAILS
3	SITE PLAN AND WALL PROFILE
4	CROSS SECTIONS

LEGEND

SANITARY MANHOLE	Easement - Drainage & Utility
STORM SEWER MANHOLE	Easement - Roadway
CATCH BASIN MANHOLE	LOT LINE
CATCH BASIN	ELECTRIC LINE
CATCH BASIN - GROUT	ELECTRIC LINE - BURIED
CATCH BASIN - RESET	ELECTRIC LINE - OVERHEAD
FLARED END SECTION	GAS LINE
CULVERT END SECTION	TELECOMMUNICATION LINE
HYDRANT	TELECOMM - OVERHEAD
VALVE	FIBER OPTIC LINE
TREE - CONIFEROUS	TREE LINE
TREE - DECIDUOUS	LANDSCAPE
SHRUB	SOUND WALL
LIGHT POLE	FENCE
SIGN	SILT FENCE
MAILBOX	WATERMAIN
PEDESTAL - TELECOM	SANITARY SEWER
PEDESTAL - ELECTRIC	STORM SEWER
HAND HOLE	DRAIN TILE

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.

JOE FERIANCEK, P.E. — LIC. NO. 57095 — DATE 2/10/23

DATE	REVISION

0 50 100 150
SCALE (FEET)

N

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

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

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL 1-800-252-1166 OR 651-454-0002

GSOC

Call before you dig
811
651 454-0002 Metro
800 252-1166 Outstate
www.gopherstateonecall.org

Feb 10, 2023 - 10:09am
G:\Engineering\AutoCad Dwgs\Projects N-Z\TH 47 & Xkimo Sound Wall 22-17\Support Drawings\22-17 Base Map.dwg

Public Works Committee **5. 3.**

Meeting Date: 10/19/2021

By: Bruce Westby, Engineering/Public Works

Title:

Receive Sound Wall Request Letter from Residents East of State Highway 47, North of Xkimo Street

Purpose/Background:

Attached is a copy of an email recently received by the City Engineer/Interim Community Development Director from residents along Xkimo Court NW, east of State Highway 47 and north of Xkimo Court, after meeting with the residents on site. The email respectfully requests the following items be pursued by the City of Ramsey:

· Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's

· If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

· If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

· Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection

· Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork] to discourage the above behavior

· Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey

· Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

Staff has not yet begun to work on a response letter, and is awaiting Committee direction.

If the Committee would like an estimate of the costs to construct sound walls as requested, Staff can prepare an estimate and present it at the next regular Public Works Committee meeting.

Attached is an email from MnDOT with responses to Staff's questins regarding external funding sources. At this time it does not apprea that external funds are available to extend the sound wall. However, Staff will continue to explore external funding sources for such sound wall improvements.

It is too late in the year to begin construction of a sound wall in 2021, so at best this work could be completed in 2022. This would require the collection of topo survey this fall or next spring to determine where a sound wall could effectively be constructed along this corridor. In order for a sound wall to be affective it should be constructed at a height extending at least 6-feet above the pavement of northbound Highway 47.

Attached is a figure showing how long the sound wall would need to extend to the north of the Ramsey Villas North plat to connect to the existing sound wall approximately 900 feet north.

Timeframe:

Staff estimates 25 minutes will be needed to present this case and respond to questions.

Observations/Alternatives:

Observations:

Staff informed the residents that submitted the email that this case would be presented at this evening's Public Works Committee meeting so Staff anticipates there will be several residents in attendance.

Alternatives:

Alternative #1 – Motion directing Staff to prepare a response letter addressing the requested actions per the email received from the residents of Xkimo Court NW, and to present a draft response letter for action at the next regular Public Works Committee meeting.

Alternative #2 – Motion of other.

Funding Source:

To be determined based on the Committee's direction to Staff.

Recommendation:

Staff does not have a recommendation to offer at this time.

Action:

Motion directing Staff to prepare a response letter addressing the requested actions per the email received from the residents of Xkimo Court NW, and to present a draft response letter for action at the next regular Public Works Committee meeting.

Attachments

Xkimo Court Residents email

MnDOT Sound Wall email

Staff email to Xkimo Court residents

Sound Wall Gap Figure

Form Review

Inbox	Reviewed By	Date
Grant Riemer	MaryJo Warner	10/14/2021 04:08 PM
Kurt Ulrich	Kurt Ulrich	10/14/2021 04:13 PM
Form Started By: Bruce Westby		Started On: 10/14/2021 02:51 PM
Final Approval Date: 10/14/2021		

From: Richardx.Bailey
To: Bruce Westby
Cc: Ted Blakley; Megan Blakley; angel.hughes129@gmail.com; Bertin Chabene; Richardx.Bailey
Subject: Xkimo Ct Nw Noise Wall Follow up and letter
Date: Friday, October 8, 2021 4:41:41 PM
Attachments: RE EXTERNAL RE Project 20-117.msg
Noise Wall 4.jpg
Noise Wall 1.jpg
Noise Wall 2.jpg
Noise Wall 3.jpg

Hi Bruce,

Thanks again for stopping out last week to discuss the ongoing noise issues we've been experiencing and for offering to take forward a letter highlighting our concerns, to help move towards resolution. Please find this letter below. Attached you'll find the email we referred to during our discussion regarding the originally communicated noise wall length as well as photos of what was built.

Please let us know if you have any questions…

****

Hello,

First off, thank you for taking the time to review the below concern and related requests from us, the residents of Xkimo Court Nw.

The chief concern, which we have raised before, is the increased noise levels in our cul-de-sac, which directly affects the 20+ people that call Xkimo Ct Nw 'home'.

We first began noticing the increased traffic noise when the city approved the construction of Stoney River directly across, and elevated above, Highway 47 from us; as there exists no noise barrier on our side of 47, we feel the effects of traffic noise deflected from Stoney River directly into our neighborhood.

Last year we were notified of the approved sale of the land on the west side of the cul-de-sac to a third party home builder. Since this meant the removal of what little natural noise protection [mature trees/growth] we had on those lots, we raised our concerns regarding the noise impact we anticipated and, unfortunately, have since realized. The cumulative traffic noise level is so high at times that it can be heard clearly inside homes and even requires pausing conversations when outside.

Prior to the development being approved, we had inquired regarding having a noise wall included with the construction on the site, and were subsequently provided a plat drawing/photo [see attached email] which indicated a noise wall *would* be built and *would* extend for a considerable length of the property as well as mirror the size the noise wall farther north along 47. Since we were advised this was the plan, we were satisfied with the accommodations to protect the interests of our families.

Unfortunately this accommodation was not followed through upon, to the detriment of our neighborhood and directly affects our quality of life. We were advised after the sale was approved, that a 'mistake' was made and the drawing shared wasn't actually correct; the noise wall would not equal the length we were told it would, but instead be less than ½ as long. In addition the "noise wall" that was constructed by the builder is completely ineffective and quite frankly, unacceptable. As shown by the photographs attached, the wall was not built using the street level as the baseline, but instead followed the undulating topography of the land itself; this resulted in an inferior "noise wall" who's top, in places, is below street level and can be described, at best, as an exercise in futility and who's appearance doesn't do any favors for the aesthetics or reputation of the city.

To rectify the above we respectfully request the following items be pursued by the City of Ramsey:

- Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's
    - If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47
    - If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47
    - Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection
        - Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork] to discourage the above behavior
        - Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey
    - Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

Thank you in advance for your review and partnership on this matter that is of high importance to us; please let us know how we can support you in this pursuit.

From: Ries, Natalie (DOT)
To: Bruce Westby
Cc: Barnes, Melissa (DOT); Wiltgen, Jennifer (DOT)
Subject: RE: TH 47 noisewall extension north of Xkimo Street in Ramsey
Date: Tuesday, July 13, 2021 4:56:21 PM
Attachments: image002.png
image003.png

Hi Bruce,

There could be an option to build the wall within MnDOT's ROW. But I think the preference would be for the wall to be on the private property, especially if there is still an opportunity for the developer to build the wall as part of a new development. Here's the official language:
If a municipality wishes to construct a barrier on MnDOT's right of way, they must submit plans certified by a registered engineer or landscape architect to be reviewed by MnDOT before constructing. Per State Statute 429.021 subdivision 1, the municipalities are given the power to make these improvements.

I'm not aware of any funding availability for this type of work. Residential developments must be built prior to 1997 in order to be eligible for the Metro Standalone Noise Wall Program (aka retrofit program/ranking list), so a new development wouldn't be eligible for program funding. The only other time MnDOT would analyze noise abatement for this area is if we had a Type 1 federally-funded project on TH 47 that expanded capacity or significantly shifted the roadway.

Just to clarify – I don't think that either of the walls you mentioned are MnDOT noise walls, correct? I'm not seeing any MnDOT-owned assets along this stretch of TH 47 in or asset database. The older wall looks like it could be on MnDOT property but it doesn't look like our typical noise wall design: https://www.google.com/maps/@45.234705,-93.3998485,3a,75y,125.04h,75.4t/data=!3m6!1e1!3m4!1sAlTVzXq8Gsdfdz4QllpBRQ!2e0!7i13312!8i6656

Thanks!

Natalie Ries
Noise/Air Quality Program Supervisor
MnDOT Metro District
Address: 1500 West County Road B2 • Roseville, MN 55113
Email: Natalie.Ries@state.mn.us
Phone: (651) 234-7681

DEPARTMENT OF TRANSPORTATION

From: Bruce Westby <bwestby@ci.ramsey.mn.us>
Sent: Monday, July 12, 2021 4:09 PM
To: Ries, Natalie (DOT) <natalie.ries@state.mn.us>
Subject: TH 47 noisewall extension north of Xkimo Street in Ramsey

This message may be from an external email source.
Do not select links or open attachments unless verified. Report all suspicious emails to Minnesota IT Services Security Operations Center.

Natalie:

Some residents are asking for the noisewall that was constructed along Highway 47 north of Xkimo Street as part of the Ramsey Villas North development this spring/summer to connect to the existing wall located over 900-feet north of Xkimo Street. I am wondering if MnDOT would allow the wall to be constructed within their right-of-way, or whether the wall would need to be constructed on private property. Also, are you aware of any funding that might exist for such work?

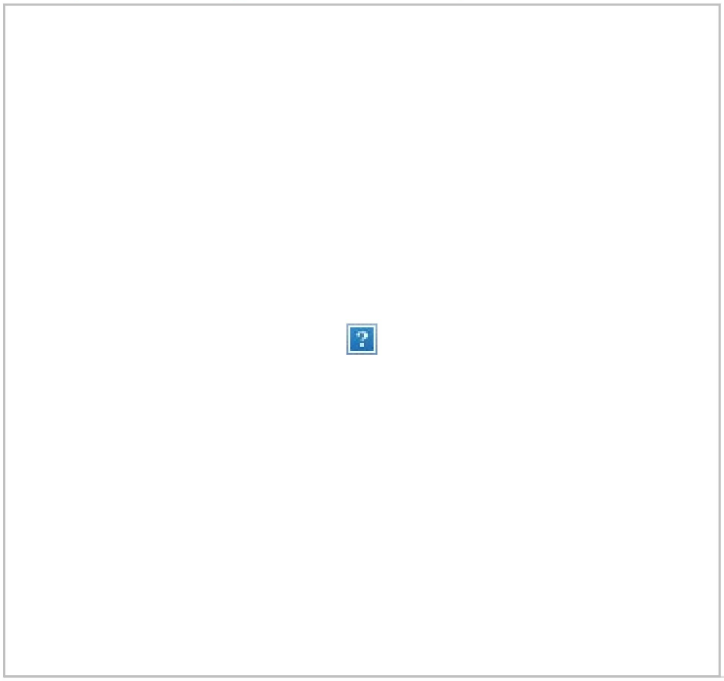
Thanks, Bruce

Bruce Westby, P.E., City Engineer
7550 Sunwood Drive NW | Ramsey, MN 55303
763-433-9825 (Direct) | 763-647-4485 (Cell)
bwestby@cityoframsey.com
www.cityoframsey.com

Our Mission: To work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.

From:	Chloe McGuire Brigl
To:	Richardx.Bailey
Cc:	"rjeo13@gmail.com"; Ted Blakley; Tim Gladhill
Subject:	RE: [EXTERNAL] RE: Project 20-117
Date:	Monday, March 22, 2021 1:24:26 PM
Attachments:	image004.png image001.jpg image003.png

I've cc'd Tim Gladhill, Deputy City Administrator, to see what that process would be to request it from the City Council or see if it's in any of our current plans!
The good news is that the noise wall should cover your homes, it will extend along the blue property line on the west along 47, which extends a bit north of your homes. However, I do understanding having it the full length of 47 would help as well.



From: Richardx.Bailey <Richardx.Bailey@target.com>
Sent: Monday, March 22, 2021 1:13 PM
To: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>
Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Bruce Westby <bwestby@ci.ramsey.mn.us>; Marsha Weidner <MWeidner@ci.ramsey.mn.us>; Ted Blakley <tblakley7@hotmail.com>; Richardx.Bailey <Richardx.Bailey@target.com>
Subject: RE: [EXTERNAL] RE: Project 20-117
Thanks Chloe,
What would be the process to request the city continue the noise barrier from the edge of the property line to where the existing noise barrier is [I believe it's about a block further up 47]? The reason I ask is we've continued to experience a significant amount of road noise since the Stoney River facility was built up across 47 [assuming due to reverberation], so would like to request the city take the opportunity to improve this too.
Thank you~

From: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>

Sent: Monday, March 22, 2021 10:46 AM
To: Richardx.Bailey <Richardx.Bailey@target.com>
Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Bruce Westby <bwestby@ci.ramsey.mn.us>; Marsha Weidner <MWeidner@ci.ramsey.mn.us>; Ted Blakley <tblakley7@hotmail.com>
Subject: RE: [EXTERNAL] RE: Project 20-117

Great question –
We will require it be the same treatment, height, and size as the adjacent noise wall to the north so it will look consistent to the adjacent properties. The noise wall adjacent to this project measures at: approximately 69" tall posts, with 6 foot long seconds of 3 inch deep panels. It will extend to the edge of the property line for this project (we can't require that they build outside the property lines).
Best,
Chloe

From: Richardx.Bailey <Richardx.Bailey@target.com>
Sent: Monday, March 22, 2021 10:40 AM
To: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>
Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Bruce Westby <bwestby@ci.ramsey.mn.us>; Marsha Weidner <MWeidner@ci.ramsey.mn.us>; Ted Blakley <tblakley7@hotmail.com>; Richardx.Bailey <Richardx.Bailey@target.com>
Subject: RE: [EXTERNAL] RE: Project 20-117

Thanks Chloe! One added question regarding the noise barrier- has the height/length/type been shared yet? I'm assuming it will extend further north along 47 beyond just where the new homes will be built, but wanted to confirm too. [I'm cc'ing my neighbor Ted whose property is directly next to the new builds as well].
Thanks!

From: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>
Sent: Monday, March 22, 2021 10:36 AM
To: Richardx.Bailey <Richardx.Bailey@target.com>
Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Bruce Westby <bwestby@ci.ramsey.mn.us>; Marsha Weidner <MWeidner@ci.ramsey.mn.us>
Subject: RE: [EXTERNAL] RE: Project 20-117

Hi Rick –
Thanks for reaching out, and good timing. Tomorrow night, the development agreement for this project is slated to be approved by the City Council. This agreement gives the City an assurance that the project will be completed to City standards, and we hold a financial security to ensure that. After that is approved, our Engineering Team holds an internal pre-construction meeting to talk through some of the items you've noted below.
I've cc'd our City Engineer, Bruce Westby, on this email, who hosts those meetings for the City.
I will work to get some preliminary answers to your questions, and then after our pre-construction meeting, we will have more firm answers for you.
Thanks,
Chloe

From: Richardx.Bailey <Richardx.Bailey@target.com>
Sent: Monday, March 22, 2021 10:02 AM
To: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>

Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Richardx.Bailey <Richardx.Bailey@target.com>
Subject: RE: [EXTERNAL] RE: Project 20-117

Hi Chloe,

I hope you're doing well! I was wondering if you could provide an overall update regarding the below project. I also am wondering specifically regarding:

- Expected start date/duration
- Anticipated hours/days of work— I wanted to make sure with the nice weather there is some balance so we're not hearing construction early in the morning until late at night.
- Sequence of activity if able [one house @ a time, or all three @ once, when is the Noise Barrier going in etc]
- How traffic/congestion within the cul de sac will be handled during construction, or will construction vehicles be able to park on the CTY 47 side vs. within the cul de sac?

Thanks!

From: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>
Sent: Wednesday, July 8, 2020 8:21 AM
To: Richardx.Bailey <Richardx.Bailey@target.com>
Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>
Subject: [EXTERNAL] RE: Project 20-117

This Rick –

Thanks for your email. There is an agenda item for this project here, which you may find helpful. It answers a lot of your questions. But I'll also answer them specifically below.

- **Noise:** Staff has recommended a noise barrier along 47 included in the next step.
- **Traffic:** I will request that something is considered to this end with the preliminary plat submittal. Likely this number of homes is not enough to trigger a traffic study, but we could request a stacking diagram to ensure that the cul-de-sac functions properly. Staff has recommended a reduction in the number of homes from 4 to 3, which may help alleviate some of your concerns in terms of morning traffic.
- **Home Type:** Proposed at this time are 4 detached villa (single family) patio homes. The grading plan isn't completed yet, but the engineer for the project indicated that it is likely one or two of the homes will have basements to help accommodate the sloping onsite. The homes will be held to the same standards as a home like yours in terms of height, building materials, etc. These are not multi-unit properties – but instead single family homes on slightly smaller lots.
- **Is the final review/approval something that citizens have a vote regarding:** Short answer is no. Development projects like this are reviewed by Staff, then they are reviewed by the Planning Commission (Thursday's meeting) who makes a recommendation to the City Council. The City Council makes the final decision. For a project like this where the zoning isn't changing, if the project meets all of our standards, we approve it. This site is zoned for R-2 residential and guided for Medium Density Residential (4-7 units per acre) which is typically attached townhomes or detached villas.
- **Is this city owned property or privately held:** Privately held.
- **What is the timing of the development:** We are in the first stage of the project, and the project has no approvals yet. Land is subdivided through a three step process:
    1. Sketch Plan (this step) – high level drawing so the City can identify red flags, and

note items that should be included in the full plan set submitted in the next step. So far, the items Staff has identified are noise, as you noted, as well as a recommendation to reduce the number of lots onsite from 4 to 3 to better match the neighborhood.

2. Preliminary Plat – engineering plans
3. Final Plat – construction documents and legal agreements

Best,
Chloe

Chloe McGuire Brigl, AICP | cmcguire@cityoframsey.com
Senior Planner
City of Ramsey | Community Development
P: 763-433-9821 | F: 763-433-9848
7550 Sunwood Drive NW | Ramsey, MN 55303
www.cityoframsey.com

Our Mission: To work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.

From: Richardx.Bailey <Richardx.Bailey@target.com>
Sent: Monday, July 6, 2020 4:26 PM
To: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>
Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>
Subject: Project 20-117

Hi Chloe,

My name is Rick Bailey, and I live @ 5021 Xkimo Ct. Nw. We received the notice of the sketch plan application for Project #20-117 in our cul-de-sac, and had a few questions/concerns I'm hoping you can assist with.

The biggest question/concern around the project for us is a potential increase to an already problematic noise level. Since the building of Stoney River across County 47 (which seems to deflect traffic noise in our direction), coupled with a noticeable increase in traffic in general, noise volumes are already undesirably high. The only noise buffer we have between us and 47 are the woods on the property being discussed for development. Regarding this, could there be included a requirement of any developer to preserve some of the woods as well as have them be responsible for building a high quality noise barrier, similar to what exists farther up 47 towards Alpine? I'm hoping something of this nature would both help control the noise issue as well as preserving a balance of urban and rural/nature that Ramsey values.

A second question/concern, would be around the increase in traffic. Xkimo St., which we intersect with, has a particularly high level of traffic given the presence of Holiday, and as it's used as a thoroughfare for other neighborhoods, causing a bottleneck near the traffic lights. What this means for us, is that it can be a challenge to get out of the cul-de-sac because traffic actually blocks our street depending on the time of day. Adding 4 more households seems like it would exacerbate the issue, not to mention the morning traffic may cause the driveways of the new homes to be blocked while others in the cul-de-sac wait to enter traffic onto Xkimo St.

I also wanted to find out more on the type of homes that are being considered. Is there a photo/ nearby development that could be a reference for what these would look like? Can you confirm if these will be single family owned homes vs. multi-unit or rented properties?

Other questions would be:

Is the final review/approval something that citizens have a vote regarding?

Is this city owned property or privately held?

What is the timing of the development?

Thanks in advance!

Rick

Rick Bailey | ⊙Target | Sr. Manager | Planning, Alignment, & Program Management |FRS Operations and Product Team

Office 612.696.0878 | Email RichardX.Bailey@Target.com



TH 47 Sound Wall Gap



7/12/2021, 3:59:38 PM

0 0.0175 0.035 0.07 0.105 0.14 mi

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, October 19, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Chris Riley
Councilmember Debra Musgrove
Councilmember Matt Woestehoff

Also Present: City Engineer Bruce Westby
Economic Development Manager Sean Sullivan
Civil Engineer II Joe Feriancek
Tom Bakritges, Capstone Homes
John Dobbs, Re/Max Results

1. CALL TO ORDER

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

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve September 21, 2021, Meeting Minutes

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

Regular Meeting Minutes dated September 21, 2021

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

5. COMMITTEE BUSINESS

5.01: Discuss Potential Pedestrian Crossing at Hwy 47/142nd Avenue

City Engineer Westby reviewed the case and the staff recommendation to work with MnDOT in 2027 to explore safe alternatives for a pedestrian crossing in the area.

Councilmember Musgrove asked if there are trails planned through the parks department for that area on that side of the street.

City Engineer Westby replied that there are no plans at this time.

Councilmember Woestehoff commented that it appears there is a section of sidewalk along 47 on the west side but a segment appears to be missing that would provide connection to a controlled intersection.

City Engineer Westby confirmed there is a segment missing and there are currently no plans to make such connections.

Councilmember Musgrove referenced the undeveloped parcels and asked if there has been discussion to improve the area where pedestrians have created a trail. She asked if there are plans to improve that trail area.

City Engineer Westby replied that he is unsure and noted that they are attempting to wait for development to bring that connection.

Economic Development Manager Sullivan commented that the undeveloped parcel is City owned and there had been discussion of the City putting in that trail segment, but it would be difficult to predict what development would bring and what the trail segment would need to look like.

Chairperson Riley stated that this segment has been identified on the trail gap list for many years. He stated that perhaps that segment should be pushed more.

Councilmember Musgrove stated that it would make sense to look into that option in working with MnDOT, as students use that segment to get to the high school. She agreed that it would be worth looking into because it has been discussed for a long time.

Councilmember Woestehoff stated that he would support the recommended motion to work with MnDOT in 2027 but would also support that segment being working into the parks system discussion for trail gaps. He did not however believe that striping and a flashing signal would create a safe pedestrian crossing in that location.

City Engineer Westby confirmed that there is no immediate plan to push the improvement before 2027, but to think about that area as opportunities arise to fill the trail gaps.

Councilmember Woestehoff stated that he would be interested in creating a trail improvement and if the eventual developer does not like that trail, they can change it. He clarified that the trail segment he is mentioning would go south, west of Hwy 47 to Bunker Lake Boulevard.

City Engineer Westby stated that staff can discuss that option and bring it back to the Committee.

Chairperson Riley stated that he was thinking about the east side of the road from 142nd towards Xkimo going north.

Councilmember Musgrove commented that both sides would be worth looking into.

Chairperson Riley agreed that it would not make sense to create a pedestrian crossing at 142nd.

City Engineer Westby commented that this would be added to the future topics list to bring back in the spring.

5.02: Consider Revised Cost Share Framework for Riverdale Drive Extension Improvement Project Related to Riverstone South; Case of Capstone Homes and Pearson Properties of Ramsey

Economic Development Manager Sullivan reviewed the staff report and noted that staff has worked hard to bring forward a creative solution to fund the Riverdale Drive Extension and tree preservation credit that utilizes MnDOT grants, Ramsey HRA funds and PIR funds. This project will open up more land for residential and commercial/industrial development and increase safety for existing and future Ramsey residents and businesses. Staff recommends that the City Council approve the revised Cost Share Framework including Tree Preservation, including the City contribution to the County property, updating planned grant fund revenue and ROW acquisition cost.

Chairperson Riley commented that there are a lot of numbers and there has been a lot of previous discussion on this topic. He asked if the developer is comfortable with the proposed plan.

Tom Bakritges, Capstone, confirmed that staff did an excellent job in its presentation, and this is several years in the making, through collaboration and they agree with what is presented. He stated that weather permitting, this plan would allow them to begin construction in February or March of 2022. He stated that they have been meeting weekly with staff and everyone agrees this would be the best path forward.

John Dobbs, representing the Pearsons, agreed with the comments of Tom Bakritges. He commented that Economic Development Manager Sullivan has stepped into this and done well in the past few months. He stated that the Pearsons support this proposal.

Councilmember Woestehoff stated that if the developer wants to build in early 2022, he would be curious as to when the road would be constructed.

City Engineer Westby replied that staff has been working through that in the past few weeks after receiving grant funds. He explained the review process that is necessary from MnDOT in order to use those funds. He stated that if the Committee accepts the framework, staff would bring this forward to the Council on October 26th and request development of plans for the road and utilities. He stated that they would propose to work on those two elements separately in order to complete the utilities while awaiting MnDOT approval for the road plans. He estimated that the road project could be bid in July with contract award and the work to be completed by September 2022.

Councilmember Woestehoff asked if that timeline would align with the schedule of the developer.

Mr. Bakritges replied that they will be constructing homes. He noted that there is an existing farm road that runs through the County property and can be utilized for construction. He stated that schedule should align with them.

Chairperson Riley asked for clarification on the numbers proposed with the cost share and the agreement for cost share between the Pearsons and Capstone.

Economic Development Manager Sullivan stated that the Pearsons and Capstone already have an agreement on how they will share the cost, based on the linear footage. He stated that Capstone does not want to contribute more than their linear footage and they are not willing to change their agreement.

Chairperson Riley understood there is a separate agreement between Capstone and the Pearsons but noted another option which would avoid using the PIR fund.

Economic Development Manager Sullivan stated that this scenario utilizes voluntary assessments. He stated that under the scenario that Chairperson Riley presented, Capstone would pay a larger assessment, which they have stated they are not willing to do. He stated that the scenario mentioned by Chairperson Riley would in essence reopen negotiations.

Mr. Dobbs stated that the Pearson agreement is in writing with Capstone and goes back to before a time when a proposal was presented to the City. He stated that it is not something that would easily be renegotiated as it goes back to the time the purchase of the property was first discussed.

Mr. Bakritges stated that the cost share that was previously agreed upon is still maintained through this revised agreement, although he understood that the funds the City will be using for its portion are now different. He stated that the City was unable to receive grant funds for the tree purchase and this would still allow for the project and road construction to move forward.

Economic Development Manager Sullivan commented that the point of Chairperson Riley is valid in that if everyone could agree, they could use HRA funds and not use the PIR fund but from a negotiation standpoint they could not reach that point.

Councilmember Musgrove commented that she is glad to see the County property price reduced. She stated that the City has asked for the tree area to be preserved and because staff has looked for other options, that did not work out, she would be comfortable moving forward in the method

proposed. She stated that there are a lot of benefits to having the Bowers Drive access changed onto Highway 10, which helps existing residents.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommend that the City Council approve the revised Cost Share Framework including Tree Preservation, including the City contribution to the County Property, updating planned grant fund revenue and ROW acquisition costs, and the Public Works Committee feels that a contribution to a collector road has a broader public benefit and that the revised cost share framework is close to the original framework originally approved (non-binding) by the City Council.

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

5.03: Receive Sound Wall Request Letter from Residents East of State Highway 47, North of Xkimo Street

City Engineer Westby reviewed the staff report and asked for input from the Committee.

Chairperson Riley invited the residents to provide input.

Ted Blakely, 5041 Xkimo Court, commented that staff did a great job providing background and describing what they are looking for. He stated that he and his wife have lived in their home for about 20 years and when they first moved in there was less traffic on Highway 47. He stated that since that time there has been an increase in traffic and the noise levels increased after the senior living home was constructed west of Highway 47. He believed that perhaps the noise is bouncing off that building towards the other residential properties. He stated that when they sit on their deck, they often have to pause conversation until loud vehicles pass by. He stated that he can also hear traffic inside his home because of the noise level. He stated that there is a walking path along 47 and the sound wall further up the road provides a huge difference in mitigating the noise from traffic. He stated that many of the residents that live on the cul-de-sac now work from home and therefore have no escape from the traffic noise, therefore the issue can become a bigger problem.

Rick Bailey, 5021Xkimo Court, commented that he is hugely dissatisfied with the experience they are having because of the impact of loud traffic noise. He agreed that he and his wife have to stop conversations when sitting outside because of loud traffic. He commented that he has lived in his home for 13 years and the problem has exponentially increased during that time. He commented on the impact the noise has perpetually and it impacts their quality of life.

Mr. Blakely agreed that the problem wears on them daily and decreases their level of satisfaction in living in that area.

Mr. Bailey commented that the speed increases at the stoplight and therefore traffic accelerates at that point.

Megan Blakely, 5041 Xkimo Court, commented that they are the closest house to the road. She stated that at some point they lost leverage with the builder and asked if there were a part of the

City process that would include visual inspection of the land. She asked whose responsibility it would be to ensure the intent of the sound wall is provided. She stated that she is concerned that this will result in a way that makes them want to move from the cul-de-sac.

Mr. Bailey stated that his email included a drawing showing the noise wall extension going further than it does extend.

Chairperson Riley asked if the error was on the City or developer. He asked if the recourse against the developer has been lost.

City Engineer Westby commented that he can see what was communicated with the residents and agreed that does not align with the plan. He stated that what was built did align with the approved plan. He stated that the last 18 months have been a difficult situation to operate in with numerous people working remotely, acknowledging that communication has lacked and there has been change in staff members that perhaps broke down the process. He stated that moving forward, staff needs to be clear with the residents and developers as to what a wall of this manner would be. He stated that it was never stated in resolution or agreement that the wall would be from the southwest corner of the plat to the northwest corner, that the wall would be six feet in height from the existing pavement, etc. He stated that in future cases, staff will ensure that language is clear, and those specifications are made. He did not think it was the fault of any one person or thing. He stated that the proposed grading was not on the noise wall plan, which only showed existing grading. He acknowledged that the existing and proposed grading are different.

Councilmember Woestehoff asked if the noise wall to the north is in the Highway right-of-way.

City Engineer Westby commented that he believes that is on private property.

Councilmember Woestehoff commented that he feels the pain of the residents as he lives off Variolite where traffic moves at high speeds. He stated that he would not support the sign about the noise law as he feels that will entice people to move at higher speeds. He stated that in terms of leverage with the developer, there were notes from the Planning Commission review which states that the wall would be consistent with the existing noise wall. He noted that the EPB also suggested a noise study.

City Engineer Westby replied that he is unsure if the study was completed.

Councilmember Woestehoff stated that he believes this should be continued to be worked on as it is a problem worth solving and the developer should be involved.

City Engineer Westby stated that he has not reached out to the former Community Development Director to see if he has input that could provide assistance. He commented that could be useful moving forward. He noted that he would also follow up on the study and review various past sets of minutes. He stated that the noise wall to the north appears to be within the easement, just outside of the MnDOT right-of-way.

Councilmember Woestehoff asked if the same conditions exist in the area being discussed.

City Engineer Westby replied that the easement ends where the noise wall ends. He stated that this is an undeveloped corridor moving south and there are some trees that provide a buffer as well.

Councilmember Musgrove stated that if a sound wall were built on the other side of the trail, they would not be in the right-of-way.

City Engineer Westby replied that when you reach the west plat line, MnDOT right-of-way comes into play which is why the wall was constructed in the area it exists.

Mr. Bailey stated that when standing on the trail, you can look down on the wall.

Chairperson Riley commented that it is a six-foot-tall wall, it is just in a hole.

City Engineer Westby commented that the developer believes that the wall covered the homes they constructed, whereas the expectation of the existing residents was that the wall would extend further. He confirmed that the plans were approved by the City in the manner constructed.

Councilmember Musgrove thanked the residents for providing input and continuing to express their opinions. She stated that from the beginning the concern of the residents and Planning Commission was that there would need to be a sound wall there. She stated that she agrees that there needs to be a change to how the description is recorded. She noted that the intent was to have a wall similar to the other walls along 47, which are up high and provide a barrier. She stated that she does not feel that it would be worth addressing it more with MnDOT. She stated that there are not funds available. She asked if MnDOT has any future project plans in that corridor that could impact that wall.

City Engineer Westby stated that MnDOT only has plans to complete an overlay of the corridor in 2027. He stated that when they complete that overlay, they will review whether widening or pedestrian improvements are needed but they do not plan for expansion. He stated that he is not aware of any such improvements, noting that pedestrian improvements were already made at this intersection and Alpine Drive.

Councilmember Musgrove commented that posting signs and increasing enforcement would not provide the desired outcome. She asked staff to focus on potential funding and cost estimates to have a sound wall installed that met in the intent of the Planning Commission and City Council. She was unsure how it would look to have two sound walls and was unsure if the developer would be in agreement with the City moving the wall of the developer to the desired location. She asked the typical timing for sound wall installation.

City Engineer Westby stated that in terms of timing for a noise wall, it would depend on the circumstances. He noted that generally grading would begin and the noise wall would be installed during that time when utility work is completed. He stated that if the noise study was not completed, the City could go back to the developer and that could provide leverage.

Councilmember Woestehoff commented that he believes that they should talk to MnDOT because of the right-of-way that would be needed to complete the sound wall for those additional properties. He commented that would make it a continuous wall with the property to the north, which is more visually pleasing and would provide sound mitigation. He stated that if a new wall were constructed on the other side of the trail, he would simply remove the existing wall.

Councilmember Musgrove commented that if a sound wall is placed on the street side of the sidewalk there would be less visual impact for drivers. She commented that if the sound wall is placed on the other side of the sidewalk, it would be less likely to have impacts on future road projects.

Councilmember Woestehoff agreed that as they move towards the intersection, he would want to ensure there is sufficient visibility for drivers.

Chairperson Riley asked if the direction is for staff to pursue what would be necessary to construct the wall. He also asked for input from staff on the different elements that have been discussed. He stated that he would prefer the wall extend to the end of the plat where it was intended. He stated that he would also want to engage the developer as it sounds like there is blame to be shared, therefore he would support a cost share.

Councilmember Musgrove asked if the additional could be priced out as it appears to be a small portion.

Chairperson Riley commented that he does not believe that section is small but noted that staff could provide a general cost estimate as an alternative.

Mr. Blakely asked if there could be a compromise to extend the wall further, although recognized it may not be able to extend all the way to the other sound wall.

City Engineer Westby confirmed that he has sufficient direction.

Mr. Blakely asked for input on the timeline for that process.

City Engineer Westby replied that the Committee will meet again in November but does not meet in December. He commented that staff has a lot of work to complete in order to provide meaningful answers and responses to address this issue. He noted that perhaps staff could bring this back in January or February.

5.04: Consider Recommending City Council Authorization to Prepare Plans and Specifications for 2022 Pavement Management Program Projects

City Engineer Westby reviewed the staff report and recommended that the Committee recommend that the City Council authorize preparation of plans and specifications for 2022 Pavement Management Program projects.

Councilmember Musgrove asked if there was a 79 percent increase in the cost.

City Engineer Westby replied that the cost should not have been that much different.

Councilmember Musgrove referenced Autumn Heights, which is projected similar to expected. She asked what staff used as an estimated cost increase.

Civil Engineer II Feriancek stated that he went back and reanalyzed using the cost per mile formula. He stated that they budgeted a one percent increase for the next five years in order to build in inflation. He stated that there may need to be some soil corrections in Autumn Heights, which may be reflected in the increase.

Councilmember Musgrove commented that she believed Autumn Heights to be a reasonable increase compared to the other projects.

Mr. Feriancek stated that those projects are looked at differently because of the improvements needed.

Councilmember Musgrove referenced Waco Street and asked if it would be cheaper to reconstruct and leave the curb where it is if the residents like that.

Mr. Feriancek replied that he believes the condition of the curb and gutter is good and there would be spot replacements. He stated that they have not looked at the alternative of leaving that in place. He noted that while the upfront costs may be higher, they would be doing multiple overlays in the future and there would be additional plowing time as well.

City Engineer Westby agreed that the upfront costs would be higher but there would be operational and maintenance savings in the future. He stated that staff could attempt to review the options on cost.

Councilmember Musgrove stated that she believes it would be worth getting the input from the residents on that road.

Chairperson Riley asked if that could be included as an alternative. He stated that he would be interested in the cost difference before they go out to bid.

City Engineer Westby stated that the item could be pushed to the next Committee meeting in order to provide that additional information.

Chairperson Riley stated that he is only interested in the cost estimates for the options and would not direct staff to solicit input from the neighborhood.

Councilmember Woestehoff stated that he likes the narrowing as it would save staff time and provide consistency. He recognized that there would be a higher cost now, but there would be savings in the future.

City Engineer Westby provided clarification on the width of the road and right-of-way. He noted that segment is extremely wide and is the only street of that width in the area.

Councilmember Woestehoff asked if the additional information could be a part of the recommendation to the Council, rather than bringing this back to the Committee and causing a delay. He stated that he is personally comfortable with the project as outlined but if there is a desire to see the other option, that should be presented at the Council to continue the timeline.

Councilmember Musgrove confirmed that she would be comfortable with the additional information being provided to the Council.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommend City Council authorization to prepare plans and specifications for 2022 Pavement Management Program projects, along with alternative options for Waco Street.

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

6. COMMITTEE / STAFF INPUT

6.01: Receive Staff Updates on 148th Lane NW Cul-de-Sac and Easement Vacations

City Engineer Westby provided an update on the 148th Lane NW cul-de-sac and easement vacations.

Mr. St. Claire stated that their home was built before the easement was placed on the property and before the other neighbor constructed a home and moved into the property. He stated that when they had to obtain the variance there were some misleading things. He commented that they had to sign something, which they should not have had to. He explained that the current detached garage is 11 feet from the easement. He stated that when they wanted to construct the pole building, the opinion of City staff changed on where the front yard was for their property. He stated that the variance was based off the interpretation that the front yard was now their side yard. He stated that when they were going through the variance process, City staff encouraged them to pursue vacation of the easement as that would negate the need for a variance. He stated that when they spoke with the neighbor, they stated that they were not planning to develop but wanted the option to sell for development in the future, which is why they moved forward with the variance. He stated that they continued to do what staff said was necessary in order to move forward. He stated that if the City wants to make a turnaround, they do not have a problem with that, but if they plan to extend further, he would have an issue. He stated that the interpretation of City staff on where his side yard and front yard are located have complicated things. He identified where his garage and pole building are located. He commented that they are okay with whatever has to be done, they just want to be able to pave their driveway at some time and plan for what will be done in the future.

Councilmember Musgrove stated that the case mentions that public works would like a cul-de-sac or turnaround before winter. She stated that the St. Claires have been working on their variance

and issue for over 18 months. She asked what would be stopping the City from vacating the St. Claires' portion of the easement and allowing any future needs to be accommodated by the other property if that property wants to develop. She commented that the St. Claires have done a lot in trying to make things work and follow the path they are directed upon.

Chairperson Riley commented that the variance has been issued and clarified that the issue remaining is related to the vacation of the easement.

City Engineer Westby identified the right-of-way that would be necessary for a full cul-de-sac, which would go way into the driveway and therefore would not be an option. He stated that staff has discussed this and decided to take that off the menu because it would not work. He stated that in order to allow the other property to develop, perhaps four or five lots could be created on that other property. He stated that if that property owner wanted to retain the existing home, they would need to ensure the setbacks work. He stated that they are attempting to avoid issues in the future without knowing what would happen in the future. He stated that they want to ensure that whatever is done, the property could be served by the roadway. He stated that staff could work with the St. Claires to develop the solution.

Mr. St. Claire confirmed that they are willing to work with staff.

Chairperson Riley asked the benefit that this would provide to the City.

City Engineer Westby replied that he does not have an answer for that.

Chairperson Riley asked if it would be a mistake to let the easement go and then need it back in the future.

City Engineer Westby confirmed that would complicate future development if that were to occur.

Mr. St. Claire commented that Ramsey Elementary has a wetland preservation teaching path and walkway through the back of the school and the area behind his home. He stated that they have zero artificial light in the back of the property, which is home to several different types of wildlife. He stated that homes do not have to be built everywhere. He stated that the neighborhood is all old houses, and it would not make sense to develop new homes on the same road. He noted that if the other property is developed, it could be served by a private road.

Mrs. St. Claire commented that if there were a road put in, it would change the character and use of their property.

Mr. St. Claire commented that whatever the City wants to do, it would need to take over a section of their property. He commented on the landscaping, trees, and boulders on their property.

Mrs. St. Claire commented that they have been in a spot where they do not know what will happen and has put them in the position twice to have conversations with their neighbor which they do not want to have as they have not been pleasant.

Chairperson Riley commented that it would seem that the City would get a turnaround of some sort out of this, as there is currently not adequate space for a turnaround.

Councilmember Musgrove stated that there appears to be a 66-foot easement on the 25-foot-wide dirt road and asked if that is normal or unusually wide for a little country road. She asked if the road would ever be constructed wider.

City Engineer Westby replied that right-of-way varies from 60 to 80 feet. He stated that 66 feet of easement would accommodate any standard road design, gravel or bituminous.

Councilmember Musgrove stated that part of the recommendation to vacate the easement through the planning process was because there was no desire to develop. She stated that if a turnaround were constructed, trucks would be able to turn around and if there is future development the easement on the other side of the road could be used to make that happen.

City Engineer Westby stated that in the case the St. Claire easement is vacated, the easement on the other side would remain. He stated that the concern would be how to transition onto the other property.

Mr. St. Claire commented that it would be doable to use the turnaround to get onto that other property.

Councilmember Musgrove asked if a portion of the easement could be vacated due to the existing setbacks and variance issued. She noted that would help to alleviate concern that the St. Claires have with where the road would be located in the future.

Councilmember Woestehoff stated that he understands the perspective of the St. Claires, but the property to the south also has rights. He stated that it would be tough to vacate an easement that may be needed in the future.

Mrs. St. Claire stated that if the easement is vacated, she would be able to maintain a line of privacy between the properties.

Councilmember Woestehoff commented that there is nothing new impending or scheduled to occur, and therefore there is no urgency to make a decision. He stated that from his perspective, doing nothing is always an option and in this case is the option he would suggest.

Chairperson Riley asked if there would be intention to pave to the end of the easement, if and when it is paved.

City Engineer Westby stated that based on the other uses he would not see a benefit to paving to the end with the exception of building a cul-de-sac for full around ability for emergency vehicles. He stated that if an emergency vehicle had to go down the road, there is no way to turnaround with the exception of using a driveway.

Chairperson Riley asked if there would be any compromise, such as narrowing the easement and whether that would accomplish some goals but keep rights in place.

City Engineer Westby replied that if the intent is to serve properties with a road, if the property to the south develops, the road would need to swing south and that would probably preclude them from keeping the existing home.

Councilmember Woestehoff commented that would be the problem of the developer and not the City.

Councilmember Musgrove commented that it appears the home to the south is setback further than the St. Claire home.

Mrs. St. Claire confirmed that their home is close to the roadway, along with their garage and septic.

Councilmember Woestehoff stated that at the end of the day, everything is replaceable if it is gravel. He stated that perhaps there is a way to create a turnaround within the existing easement and it remain gravel.

Mr. St. Claire commented that the hammerhead they proposed would be 33 feet by 66 feet and would allow a large fire truck to complete a three-point turn.

Councilmember Musgrove commented that the hammerhead would allow for turnaround space for emergency vehicles and service vehicles than currently exists. She stated that would provide for the needs at this time. She stated that if the hammerhead is completed, she would like to see the St. Claire easement vacated.

Mr. St. Claire commented that they are okay with the way the road is.

Mrs. St. Claire commented that this situation just keeps coming up and it is stressful to not have a plan or something certain.

Mr. St. Claire commented that if the City wants to remove trees to create a large cul-de-sac, they would have to live with it but is unsure what the point would be.

Chairperson Riley asked if the hammerhead could be constructed at this time as it would exist within the easement.

Mr. St. Claire commented that would be 100 percent within the easement.

City Engineer Westby commented that the St. Claires agree with the hammerhead, but they would also need to consult the neighbors to the south.

Mr. St. Claire commented that the neighbors to the south support a hammerhead.

Mrs. St. Claire commented that it continues to be a loop where they need to react and respond to things that change on the City's end. She expressed frustration with the process they have gone through the past 18 months.

Councilmember Musgrove referenced direction from the Planning Commission that was given in April of 2020 for staff to begin work on vacating the easement, which did not happen and is where the frustration comes from. She noted that the residents follow through on what they needed to for the variance and home occupation permit, but the City never followed through on the vacation of the easement.

City Engineer Westby stated that generally 60 foot is the minimum right-of-way or easement the City would want. He stated that perhaps there could be an option to vacate a strip of the easement or whether the property owner desires the entire easement vacated.

Mr. St. Claire commented that it would not make sense to have a ten-foot strip, as that still creates a jam in the future. He commented that the property to the south does not intend to develop their property but does not want to lose the value of their property for the time it will be sold. He noted that the property to the south could still have buildable lots and maintain their value with the St. Claire portion of the easement vacated. He stated that someone could purchase the property that wants horses and then the property would not develop, but the value would still be realized at the time of sale.

Mrs. St. Claire commented that there could still be buildable lots on the property to the south with the vacated easement on their property, noting that the road could go through the property to the south to access homes, if homes are eventually built.

Chairperson Riley commented that his issue is that the City currently has something, and he would need to justify why the City would give away something it already has that could be needed in the future.

Mr. St. Claire commented that he would respond that it is because of bad planning. He stated that his home was allowed to be constructed where it is and where the detached garage was allowed to be placed. He noted that the opinion of front and side yard changed from City staff in 2020. He stated that he should have never been required to go through the expense and time to obtain a variance to construct the pole building. He stated that even during the variance discussions he was told by City staff to vacate the easement and they chose to go through the variance process in order to avoid problems for other properties.

Mrs. St. Claire stated that they had to go through the variance process because they were strong armed by City staff. She commented that they only live on the property, and they do not complete landscaping work on the property.

Mr. St. Claire commented that this would fix something the City was wrong about and would be a situation in which the City could do the right thing.

Chairperson Riley commented that if the City vacated this easement and the property to the south wanted to develop in the future, would it then be the responsibility of that property owner to provide sufficient easement for the road. He asked if there would be any liability for the City in vacating the easement.

City Engineer Westby replied that he could not answer that.

Councilmember Woestehoff acknowledged that the property owners have gone through a lot. He stated that if the easement is vacated, that could bring more problems in the future, perhaps just not for the St. Claires.

Mr. St. Claire commented that if a hammerhead were installed it would provide turnaround space. He noted that if a cul-de-sac were built, the City would need to purchase wetland credits.

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to recommending City Council to keep the easement necessary to construct the turnaround and vacate any remaining easement on the St. Claire property the easement contingent upon consultation with the City Attorney to ensure that vacating the easement would not provide issues of liability for the City.

Further discussion: City Engineer Westby stated that staff would like to get the turnaround in before winter. Chairperson Riley commented that staff should determine what is necessary for the turnaround and then proceed. He stated that he would prefer the hammerhead design but would support what is needed.

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

Chairperson Riley briefly recessed the meeting.

Chairperson Riley reconvened the meeting.

5. COMMITTEE BUSINESS (Continued)

5.05: Consider Recommending City Council Authorization for Flashing Yellow Arrow Study at the Intersection of Sunwood Drive and Ramsey Boulevard/CSAH 56

City Engineer Westby reviewed the staff report and asked for input from the Committee.

Chairperson Riley asked why this intersection was chosen.

City Engineer Westby replied that this was the intersection brought forward through resident request. He noted that this is one of the primary intersections in The COR that does not have flashing yellow.

Chairperson Riley asked if this would be the intersection staff would say is most pressing.

City Engineer Westby confirmed that it has the highest volume of traffic.

Councilmember Musgrove asked what would be different about this request compared to the other intersection the City reviewed and decided not to move forward on because of the cost. She stated that the City can do the traffic counts, could it also complete the study to provide a cost savings.

City Engineer Westby recognized that the Council reviewed this issue on other intersections but recognized the high cost to complete all the improvements. He stated that this request was brought forward by a resident. He stated that staff does not have a traffic engineer and therefore cannot complete the study.

Councilmember Woestehoff stated that perhaps it would make sense to look at the improvement in the future, closer to when Highway 10 work will be completed, as it would be helpful to have the flashing arrow when that is a detour route.

Chairperson Riley stated that the funding source would be the PIR fund. He stated that the City will end up doing this anyway and therefore the sooner it is done, the more benefit it provides to residents. He stated that perhaps direction is provided to complete one per year until the intersections are completed.

Councilmember Woestehoff agreed that the flashing yellow arrows are beneficial.

Councilmember Musgrove stated that she believed there is a list and estimated cost. She agreed that it would be helpful to create a plan to get these done.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommending City Council authorization to hire SEH Inc. to analyze the feasibility of modifying the signal system at the intersection of Sunwood Drive and Ramsey Boulevard/CSAH 56 to add flashing yellow arrow operations and direct staff to create a plan to improve one intersection annually.

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

5.06: Consider Recommending City Council Approval of Plans and Specifications and Authorization to Advertise Bids for Improvement Project #21-08, Water Treatment Plant Trunk Watermain Improvements

City Engineer Westby reviewed the staff report and recommendation to recommend City Council approval of plans and specifications and authorization to advertise bids for Improvement Project #21-08, Water Treatment Plant Trunk Watermain Improvements.

Councilmember Musgrove asked if this was the project the City hoped to save funds on by aligning the project with the County project on Bunker.

City Engineer Westby replied at previously the City was unsure of the timing of the Anoka County project and what that project would entail. He stated that the City prefers to get this work completed to avoid additional project costs that could come from completing the work after the County project.

Councilmember Musgrove commented that it seems to make sense to get ahead of this and attempt to obtain the best pricing.

Chairperson Riley asked the amount of the bids that were rejected.

City Engineer Westby replied that this was not bid because they anticipated steep price inclines.

Chairperson Riley agreed that it makes sense to provide as much time as possible for a contractor to lock in the best pricing.

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to recommend City Council approval of Plans and Specifications and authorization to advertise for bids for Improvement Project #21-08, Water Treatment Plant Trunk Watermain Improvements.

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

6. COMMITTEE / STAFF INPUT (Continued)

6.02: Review Final Northwest Metro Regional Surface Water Supply Study

City Engineer Westby reviewed the executive summary of the final Northwest Metro Regional Surface Water Supply Study. He stated that the cost would be too high to move forward unless the option of groundwater is no longer an option.

6.03: Staff Updates on Improvement Projects and Items of Interest

City Engineer Westby provided an update on current and proposed City, County and MnDOT improvement projects and studies and on other items of interest.

Councilmember Musgrove referenced the Ramsey gateway sign that was previously located at the Bunker and 47 intersection and asked when that discussion would come back.

Chairperson Riley agreed that sign should be discussed.

City Engineer Westby confirmed he would add that to the future topics calendar.

6.04: Review Future Topics Calendar

City Engineer Westby and the Committee reviewed the future topics calendar.

7. ADJOURNMENT

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

Motion carried.

The regular meeting of the Public Works Committee adjourned at 9:06 p.m.

Respectfully submitted,



Grant Riemer
Public Works Superintendent

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Public Works Committee **5. 2.**

Meeting Date: 01/18/2022

By: Bruce Westby, Engineering/Public Works

Title:

Consider Sound Wall Improvements East of State Highway 47, North of Xkimo Street

Purpose/Background:

As discussed at the Public Works Committee meeting on October 19, 2021, the noise wall constructed as part of the three (3) single-family residential unit development called Ramsey Villas North, located in the northeast quadrant of State Highway 47 and Xkimo Street, was not constructed such that it will serve it's intended purpose as a noise barrier.

Though plans for this development, including the noise wall, were approved by the City, the wall was designed and constructed to extend downwards into a low area such that the top of the wall is lower than Highway 47, which prevents the wall from being effective at reducing traffic noise.

During the project approval process, several residents from Xkimo Court contacted City staff to ask what could be done to reduce traffic noise from Highway 47. The residents were informed that the developer would construct a noise wall similar to the existing wall east of Highway 47 roughly 600 feet to the north, and that the wall would extend along the west edge of the Ramsey Villas North plat.

Attached is a copy of an email received by the City Engineer from residents along Xkimo Court NW, east of State Highway 47 and north of Xkimo Court, following a meeting between the City Engineer and the residents on site on Monday, September 27, 2021. The email requests that the City consider the following items:

· Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's

· If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending
to, the existing noise wall further north along cty 47

· If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

· Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection

· Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork]
to discourage the above behavior

· Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey

· Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

After the Public Works Committee considered the residents request on October 19, 2021, the committee directed

Staff to contact the developer and their engineer to determine if either or both are willing to partner with the City to redesign, reconstruct and/or extend the noise wall to serve it's intended purpose. The Committee also directed Staff to return with estimated costs to reconstruct and/or extend the sound wall to the end of the plat and/or to connect to the existing wall to the north for consideration at a future meeting.

The City Engineer contacted the developer and received the attached letter in response. Based on this letter Staff does not anticipate that the developer will be willing to partner with the City to resolve the resident's concerns either by assisting with potential design modifications and/or by contributing to costs.

The City Engineer also contacted the project engineer with Bogart-Pederson to discuss this issue. The project engineer stated he would be discuss this issue in more detail after the Public Works Committee discussed this issue again this evening.

Construction of a sound wall could not begin until the ground thaws in the spring of 2022, at the earliest. This would require the collection of topo survey to determine where a sound wall could effectively be constructed along this corridor. For a sound wall to be effective it should be constructed to a height of 6-feet or more above the pavement of northbound Highway 47.

Attached is a figure showing how long the sound wall would need to extend to the north of the Ramsey Villas North plat to connect to the existing sound wall approximately 900 feet north. Staff estimates construction costs for a similar noise wall would be approximately $210 per linear foot at today's construction costs. This would equate to a minimum construction cost of $50,000 to salvage and reinstall the section of wall that extends below the grade of Highway 47 and to then extend the wall to the north end of the Ramsey Villas North plat, and a minimum construction cost of $125,000 to extend a similar wall along the undeveloped parcel to the north to connect to the existing wall. These costs do not include indirect costs or costs required to enter into a Limiter Use Permit with MnDOT if the wall needs to be constructed within their right-of-way.

Timeframe:

Staff estimates 20 minutes will be needed to present this case and respond to questions.

Observations/Alternatives:

Observations:

Staff contacted MnDOT and was informed that their preference would be for the wall to be on the private property. However, MnDOT did confirm that they would be willing to discuss construction of a wall in MnDOT right-of-way, but that they do not have funds to pay for such work. Also, the City would need to execute a Limited Use Permit to define the responsibilities of the City related to maintenance and removal of the wall, if necessary in the future.

Staff informed the Xkimo Court residents that this case would be presented at this evening's Public Works Committee meeting so Staff anticipates there will be several residents in attendance, either in person or remotely.

Alternatives:

Alternative #1 – Motion directing Staff to further explore noise wall improvements along the Ramsey Villas North plat.

Alternative #2 – Motion directing Staff to further explore noise wall improvements along the Ramsey Villas North plat, and to further explore noise wall improvements along the undeveloped parcel to the north.

Alternative #2 – Motion of other.

Funding Source:

To be determined based on the Committee's direction to Staff.

MnDOT does not have funds to share in any of these costs, and Staff is continuing to explore external funding sources for such sound wall improvements.

Recommendation:

Staff does not have a recommendation to offer at this time.

Action:

To be determined following discussions.

Attachments

Noise Wall Gap Figure

Xkimo Court residents email

Ltr re Riverside Development Company Ramsey

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Kathy Schmitz	01/13/2022 04:07 PM
Kurt Ulrich	Kathy Schmitz	01/13/2022 04:07 PM
Form Started By: Bruce Westby		Started On: 01/11/2022 10:40 AM
Final Approval Date: 01/13/2022		

TH 47 Sound Wall Gap



7/12/2021, 3:59:38 PM

0 0.0175 0.035 0.07 0.105 0.14 mi

From: Richardx.Bailey
To: Bruce Westby
Cc: Ted Blakley; Megan Blakley; angel.hughes129@gmail.com; Bertin Chabene; Richardx.Bailey
Subject: Xkimo Ct Nw Noise Wall Follow up and letter
Date: Friday, October 8, 2021 4:41:41 PM
Attachments: RE EXTERNAL RE Project 20-117.msg
Noise Wall 4.jpg
Noise Wall 1.jpg
Noise Wall 2.jpg
Noise Wall 3.jpg

Hi Bruce,

Thanks again for stopping out last week to discuss the ongoing noise issues we've been experiencing and for offering to take forward a letter highlighting our concerns, to help move towards resolution. Please find this letter below. Attached you'll find the email we referred to during our discussion regarding the originally communicated noise wall length as well as photos of what was built.

Please let us know if you have any questions…

****

Hello,

First off, thank you for taking the time to review the below concern and related requests from us, the residents of Xkimo Court Nw.

The chief concern, which we have raised before, is the increased noise levels in our cul-de-sac, which directly affects the 20+ people that call Xkimo Ct Nw 'home'.

We first began noticing the increased traffic noise when the city approved the construction of Stoney River directly across, and elevated above, Highway 47 from us; as there exists no noise barrier on our side of 47, we feel the effects of traffic noise deflected from Stoney River directly into our neighborhood.

Last year we were notified of the approved sale of the land on the west side of the cul-de-sac to a third party home builder. Since this meant the removal of what little natural noise protection [mature trees/growth] we had on those lots, we raised our concerns regarding the noise impact we anticipated and, unfortunately, have since realized. The cumulative traffic noise level is so high at times that it can be heard clearly inside homes and even requires pausing conversations when outside.

Prior to the development being approved, we had inquired regarding having a noise wall included with the construction on the site, and were subsequently provided a plat drawing/photo [see attached email] which indicated a noise wall *would* be built and *would* extend for a considerable length of the property as well as mirror the size the noise wall farther north along 47. Since we were advised this was the plan, we were satisfied with the accommodations to protect the interests of our families.

Unfortunately this accommodation was not followed through upon, to the detriment of our neighborhood and directly affects our quality of life. We were advised after the sale was approved, that a 'mistake' was made and the drawing shared wasn't actually correct; the noise wall would not equal the length we were told it would, but instead be less than ½ as long. In addition the "noise wall" that was constructed by the builder is completely ineffective and quite frankly, unacceptable. As shown by the photographs attached, the wall was not built using the street level as the baseline, but instead followed the undulating topography of the land itself; this resulted in an inferior "noise wall" who's top, in places, is below street level and can be described, at best, as an exercise in futility and who's appearance doesn't do any favors for the aesthetics or reputation of the city.

To rectify the above we respectfully request the following items be pursued by the City of Ramsey:

· Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's

  · If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

  · If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

  · Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection

    · Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork] to discourage the above behavior

    · Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey

  · Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

Thank you in advance for your review and partnership on this matter that is of high importance to us; please let us know how we can support you in this pursuit.

QUINLIVAN & HUGHES, P.A.
ATTORNEYS AT LAW

Writer's Email: rbrandenburg@quinlivan.com
Writer's Direct Dial: (320) 258-7841

VIA EMAIL ONLY

January 7, 2022

Kurt Ulrich kulrich@cityoframsey.com
Ramsey, Minnesota City Administrator

Chloe McGuire Brigl CMcGuire@ci.ramsey.mn.us
Ramsey, Minnesota Senior City Planner

Bruce Westby bwestby@ci.ramsey.mn.us
Ramsey, Minnesota City Engineer

RE: Riverside Development Company – Ramsey
Villas North Noise Barrier Wall Completion

Dear Mr. Ulrich, Ms. McGuire Brigl, and Mr. Westby:

This letter is in follow up to my letter to you of November 8, 2021. I understand the City is seeking to convene a meeting of the Public Works Committee to discuss options for addressing issues raised by residents of the Ramsey involving the effectiveness of the noise barrier wall along Xkimo Court. Riverside Development Company, as the original developer of Ramsey Villas North, is willing to participate in these discussions, but only for the purpose of providing a history of what occurred in the past and to help, if asked, to determine what might be done as a part of a new City project to enhance the noise dampening effectiveness of the wall. The record is quite clear that the wall was designed and constructed in full compliance with the requirements imposed by the City in the Development Agreement dated May 3, 2021 and as directed by the City. As such, my client does not have and by agreeing to participate will not agree to assume any financial liability associated with the making of any subsequent changes to the wall. It is willing to offer its opinion on the potential making of such changes, if doing so is deemed to be helpful.

If you believe having a representative of the developer at the meeting would be beneficial, my client is willing to do so as long as it is agreed that its participation in the meeting is solely for the purpose of providing background information and, if asked, to offer suggestions for potential future changes by the City. Please let me know if you would like Riverside Development Company to attend the meeting under the conditions outlined above.

Sincerely,

Ronald W. Brandenburg
RWB/

C: Mari Freiberg
Riverside Development Company

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, January 18, 2022, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Chris Riley
Councilmember Debra Musgrove
Councilmember Matt Woestehoff

Also Present: Public Works Superintendent Grant Riemer
City Engineer Bruce Westby
Economic Development Manager Sean Sullivan
Parks and Assistant Public Works Superintendent Mark Riverblood

1. CALL TO ORDER

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

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

Musgrove asked to change the order of the cases to consider Case 5.06 before Case 5.05.

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to approve the agenda, as amended.

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

4. APPROVE MINUTES

4.01: Approve November 16, 2021, Meeting Minutes

None.

5. COMMITTEE BUSINESS

5.01: Cost of Gravel Road Maintenance/Cost of Paving Remaining Gravel Roads

Public Works Superintendent Riemer reviewed the case and stated that based on the fact that there is no dedicated funding source for this project at this time, staff recommends continuing with the current maintenance practice, until such time a funding source can be developed to pave the remaining gravel roads.

Chairperson Riley asked if the total of gravel roads includes 173rd which will be paved as a part of the Makowsky development.

Public Works Superintendent Riemer confirmed that to be true.

Chairperson Riley asked about the lifespan of the current grader.

Public Works Superintendent Riemer replied that $4,000 was recently spent on repairs and estimated a lifespan of two to three years or more depending on the ongoing maintenance needs. He estimated a replacement cost of $350,000 to $400,000.

Councilmember Musgrove asked why FEMA 2019 numbers were used.

Public Works Superintendent Riemer replied that FEMA updates those numbers every two years. He stated that the 2021 numbers were just released but the case was drafted in November.

Councilmember Musgrove asked if including this on the CIP would be a good idea so that it can continue to be considered. She asked if any of these street segments would be eligible for TIF.

Public Works Superintendent Riemer replied that TIF is not available this far north and the project has not been included in the CIP.

Chairperson Riley stated that the idea of replacing gravel roads has been a continued discussion. He stated that perhaps this paving could occur prior to the time the grader would need to be replaced.

Councilmember Woestehoff asked if federal grant funding has been pursued for this purpose.

Public Works Superintendent Riemer replied that he has not explored that option and was unsure if that would be a funding source for this type of project. He noted that paving some of the gravel roads would be easier than others as some go through wetlands or adjacent to the river which would have additional costs for wetland impacts and drainage requirements.

Councilmember Musgrove asked if any of those roads with wetland impacts would qualify for distribution of wetland funding.

City Engineer Westby replied that he did not believe they would be eligible projects as they are not included in the Capital Improvement Program (CIP).

Councilmember Musgrove asked if the projects were placed in the CIP would they then be an eligible project.

City Engineer Westby replied that could be an option if the right funding source presented itself.

Chairperson Riley asked if this type of project would fall under the assessment policy.

City Engineer Westby confirmed that to be true and confirmed that the cost would be 100 percent assessed against property owners that petitioned for the project. He stated that if the project were led by the City, the cost would be split 50/50 between the City and assessments to property owners.

Chairperson Riley commented that there seems to be agreement that the roads should be paved but noted that perhaps this becomes a new case where they could discuss phasing and funding.

Councilmember Musgrove suggested that the roads also be split into categories to identify those that may have wetland impacts.

Chairperson Riley asked if staff could identify the roads that would be easier to pave versus those that would be more difficult.

City Engineer Westby confirmed that staff could do that.

Chairperson Riley commented that the next step would then be to determine how those roads could be paved in a reasonable time period.

Councilmember Musgrove noted that 173rd Avenue could be removed from the list as that would be completed with a development project.

Jeff Sailor, 7650 178th Lane NW, noted that ten years ago staff spoke with the residents, and they were not interested in having their gravel roads paved. He provided additional details on the maintenance that is completed on the gravel roads during a year. He was surprised at the increase in cost to pave the roads as compared to the estimate ten years ago. He commented that all summer when you drive a vehicle it creates a lot of dust.

Bridget Sailor, 7650 178th Lane NW, stated that she is more concerned with safety, commenting on the current conditions of the gravel road.

Jeff Sailor stated that the buses also cause a lot of stress on the gravel road.

Chairperson Riley commented that the City has a goal to pave the roads, but the question remains with funding. He noted that currently there would be an assessment of 50 percent which would not seem reasonable. He noted that it seems there is consensus to develop a plan, but the roads would not be paved in the foreseeable future.

Councilmember Musgrove commented that it is her understanding that some of the roads that would be paved would continue to have a ditch drainage system and that would make a difference in the project cost.

Chairperson Riley asked what a reasonable time period would be for staff to bring this back for further discussion.

City Engineer Westby commented that he would request at least three months as there are a lot of factors to consider, along with other factors such as staffing.

Councilmember Musgrove commented that seems ambitious with the activity for the first quarter. She stated that perhaps six to nine months would be a better timeline.

It was the consensus that this item would return to the Committee within six months.

5.02: Consider Sound Wall Improvements East of Highway 47, North of Xkimo Street

City Engineer Westby reviewed the case and provided options the group could consider.

Chairperson Riley invited the resident present to address the Committee.

Mr. Blakely commented that there were emails between himself and City Engineer Westby after the previous meeting when this was discussed. He stated that they noticed more noise after the construction of Stoney River. He suggested that a hybrid option be considered that would block the noise bouncing off the Stoney River building.

City Engineer Westby asked for clarification on his request.

Mr. Blakely identified the end of the existing wall. He stated that one of the proposals seemed to end the noise wall at the arrow identified on the map, while the other would connect to the existing wall on the other side. He suggested a length in between those two in order to buffer the noise that bounces off Stoney River.

Councilmember Woestehoff asked if an opinion has been received from the City Attorney.

City Engineer Westby stated that he did explain the issue to the previous City Attorney, and it was his opinion that the City would not be able to go back to the developer because the City reviewed and approved the plans and that is what was constructed. He noted that the development agreement did not include any other specifications on the noise wall.

Councilmember Woestehoff asked if the plans identified a six-foot wall or just identified a noise barrier.

City Engineer Westby provided additional details on the plans that were drafted that matched the design of the existing wall, including the height. He noted that there were no details in the plan related to the height compared to the grade of the ground.

Councilmember Woestehoff suggested that the new City Attorney provide input as well. He stated that if everyone's expectation was a noise wall, that is not what was provided. He stated that he

does like the suggestion of the resident but would also be interested in the cost difference to go to the other sound wall.

Chairperson Riley agreed to obtain input from the new City Attorney. He noted that it appears the City did not get what it wanted, but it did get what was on the paper. He hoped that the engineer would donate their time to redo the work. He stated that at minimum, moving the fence to where it should have been should be done at a cost of $50,000. He agreed that the $50,000 should be the City responsibility and the fence should be reclaimed and reused.

Councilmember Musgrove asked if the developer is going to let the City use the fence to move to the other location.

City Engineer Westby stated that from the feedback provided in the letter, it sounded like the developer was opposed to spending additional money, but he was unsure they would be opposed to the City relocating the fence.

Councilmember Musgrove commented that it would look silly to have two fences. She stated that MnDOT has a program for noise walls, noting that projects are currently listed through 2026. She asked if there is potential for the City to construct the noise wall and recoup costs later.

City Engineer Westby replied that is the program he discussed earlier which is meant for older developments and noted that this would not be eligible.

Councilmember Woestehoff asked if the fence would be owned by a Home Owner's Association or individual property owners.

City Engineer Westby replied that the property the fence lies on would fall to individual property owners. He stated that he can check with the developer to see where the properties lie within the development and homeownership process.

Councilmember Woestehoff commented that his concern is that if this does not move forward quickly, additional hurdles can be added by working with three property owners.

Chairperson Riley asked for clarification on where the end of the wall was marked, and which properties would be covered.

City Engineer Westby commented that the development agreement is silent on this topic. He noted that the plans showed the wall ending at that point.

Chairperson Riley commented that it would seem to make sense that the wall would cover the third property.

City Engineer Westby commented that would seem to make sense, but he could not find any documentation supporting that.

Councilmember Musgrove commented that she believes there was a line identified in the materials provided in the cases for the development.

Chairperson Riley asked who owns the outlot and whether a fence could be put along that property.

City Engineer Westby stated that he is unsure who owns that property. He stated that the City could ask the question as to whether a fence would be allowed or could work with MnDOT to place it in the right-of-way.

Chairperson Riley stated that he would support the option to extend the fence to the third property at a cost of $50,000 as he believes that would be the original intention. He commented that he did not believe the City would have asked the developer to place a fence/barrier on someone else's property. He asked the funding source that would be proposed.

City Engineer Westby commented that he would want to discuss that with the Finance Director and bring additional information back. He noted that typically the PIR Fund would be used but that balance is dipping low.

Chairperson Riley commented that to finish the gap was an estimate of $125,000, noting that the resident has requested a hybrid, ending in between the two options.

Councilmember Musgrove asked that staff gather input on the funds that would be available for the $50,000 and then provide information on the funding that might be available to extend the fence further.

Councilmember Woestehoff commented that he would support doing at minimum what was expected of the developer. He noted that while he would be interested in the additional cost to extend the fence further, he would be hesitant without knowing where the funding would come from for that.

Chairperson Riley commented that it would seem extending the fence to the resident requested mark would have an additional cost of $62,000 beyond the $50,000.

City Engineer Westby stated that staff will obtain the opinion of the City Attorney, speak with the engineer to determine if they would provide assistance with design services, speak with MnDOT, and bring back additional information on the funding sources. He stated that staff would also review the site conditions and property owners. He stated that staff can bring this information back to the February meeting.

Chairperson Riley commented that perhaps an additional wall segment could be added to the 47 corridor discussion and kept separate from this item.

5.03: Review of Pavement Conditions on Bowers Drive

Public Works Superintendent Riemer reviewed the case and noted that staff recommends to make necessary repairs to the pavement on Bowers Drive during the summer of 2022 using in house staff and equipment.

Chairperson Riley asked and received confirmation that staff would handle this work in the normal course of business.

Public Works Superintendent Riemer confirmed that staff would address the larger issues first, noting that this work would not be a priority and would be treated as fill in work when time is available.

Chairperson Riley commented that this road is ranked at a six and therefore is not included in the work list at this time. He asked if the rating would deteriorate in the next set of years to where a mill and overlay could not be completed and a reconstruction would be needed.

Public Works Superintendent Riemer commented that he would not anticipate that the road would deteriorate in that manner. He stated that roads are rated each year and if the condition fell in that manner, it would be moved up.

Chairperson Riley commented that perhaps a presentation could be provided to the full Council explaining the road condition rating and how that is done and the repairs that are needed at different points. He noted that there has been a lot of discussion related to funding, but it may help to have more explanation on the process behind the rating process as well.

City Engineer Westby provided additional explanation on pavement conditions and how they can be rated.

It was the consensus to place an item on a future Council worksession to provide additional details on pavement rating and to direct staff to complete necessary temporary asphalt repairs to Bowers Drive during the summer of 2022.

5.04: Consider Site Improvements to Parcel 46 and The Waterfront in The COR

Economic Development Manager Sullivan presented the case and stated that staff recommends gathering additional information on the cost of each facet of the project internally and report back to the Committee for further discussion.

City Engineer Westby provided additional details on the wetland impacts and the options for wetland replacement or the purchase of wetland credits which would have an additional cost. He also provided details on the ten-year recapture zone within the waterfront area.

Chairperson Riley asked if this half of The COR drains to the infiltration basin.

City Engineer Westby commented that the infiltration basin was designed to treat the entire area of The COR.

Councilmember Musgrove stated that it is her understanding that the infiltration basin would provide the ability to cover any building or development within The COR area. She asked if that only applies to the infiltration area of The COR or the entire area. She asked if the stormwater basin on parcel 46 could be filled in if the infiltration basin was designed for the entire area of The COR or whether there would be benefit to leaving that stormwater basin to be used for future development on that parcel.

City Engineer Westby replied that the infiltration basin covers the entire area of The COR, whether it is in the ten-year delineation zone or not. He stated that there is no infiltration occurring on parcel 46. He stated that there is a stormwater pond that was constructed as part of a different project when Armstrong Boulevard improvements were completed. He stated that the plan would be to relocate the wetland features in order to have the full site developable.

Chairperson Riley asked if there is a reason for where the wetlands were created.

Parks and Assistant Public Works Superintendent Riverblood commented that a wetland needed to be relocated and this was the place chosen at that time.

Councilmember Musgrove asked if the stormwater pond could remain on parcel 46 if all the lowland/wetland were filled.

City Engineer Westby commented that it would depend upon the development proposal.

Councilmember Woestehoff asked if the stormwater pond would continue to be required by the County for stormwater treatment.

City Engineer Westby confirmed that treatment would continue to be required.

Councilmember Musgrove asked if a wetland could be relocated beyond The COR area and suggested the old public works area.

City Engineer Westby replied that the wetland could be relocated outside of The COR. He was unsure of the hydrology of the old public works site. He noted that a consultant would look at City owned properties to determine a good site for relocation.

Councilmember Musgrove commented that it would seem the decision would be based on which option is more costly, relocation of the wetland or the purchase of wetland credits. She asked staff for input on what currently occurs when the City receives development interest in the parcel but then determines it is too costly because of the work that is needed, specifically whether they look at another parcel in Ramsey or move to another community. She stated that if developers were interest in other parcels, she would question how much the City should invest in the property at this time versus waiting until additional fill can be brought to the site through the development of other parcels.

Economic Development Manager Sullivan replied that the development interest in the site has been in the upper two thirds of the site to develop townhomes similar to other areas of The COR.

He stated that the idea is that this is a large tract of land and there is economy of scale for a developer to construct a number of homes on the parcel, therefore there are not many similar parcels in Ramsey. He stated that the other issue is related to timing and because the wetlands issues and timing is unknown, the developers have walked away. He stated that his suggestion was that there would be a way to make the needs of the waterfront site and this parcel work together. He stated that the upgrade of Zeolite Street would also be needed as part of the development of parcel 46. He provided additional details on the future land use and development potential of this area of The COR.

Councilmember Musgrove asked if the wetland would need to be filled for the residential development.

Councilmember Woestehoff confirmed that the site would need to be raised about three feet.

Parks and Assistant Public Works Superintendent Riverblood provided background details on the planning work that has been completed for the park and waterfront area. He commented that there would be value in grading, establishing turf, and planting trees for that site. He believed that this would make sense from a timing perspective but noted that this would be an issue of balancing costs. He asked if the Committee would like to go into the level of detail to obtain more cost information and details.

Chairperson Riley asked if there is a ballpark estimate.

Economic Development Manager Sullivan commented that there is not yet an estimate. He stated that more of the cost will be recouped through the sale of the retail development areas rather than the residential component.

Chairperson Riley commented that the City would be doing this work to get townhomes, as that is the interest in the parcel. He noted that does not seem to be a huge priority of the residents at this time.

Councilmember Musgrove stated that she prefers townhomes and like the product being constructed at the corner of Ramsey Boulevard and Bunker Lake Boulevard. She stated that she likes the idea of having business along Sunwood Drive. She asked if the expectation would be that the City could use the fill from the waterfront area for this purpose and whether that would be enough.

Economic Development Manager Sullivan commented that there is some dirt from that site but not nearly enough.

Chairperson Riley commented that the study would provide additional details on what would actually be needed.

Councilmember Woestehoff stated that he would be supportive of the additional study and agreed that making the site closer to shovel ready would provide benefit. He stated that there would be benefit, the question would be related to the cost and available funding.

Economic Development Manager Sullivan provided details on TIF and how that can be used. He stated that parts of this could be TIF eligible. He noted that if the costs are incurred in the next two years, they would be eligible expenses but reminded the group that the funds would also need to be generated through development.

Parks and Assistant Public Works Superintendent Riverblood commented that the costs are really unknown at this time because of the different factors involved. He believed that having the knowledge of the cost estimated would be very useful, even if the City chooses not to move forward on the project as that information could be shared with developers that come forward with interest.

Chairperson Riley confirmed that it appears everyone supports gaining more information.

Economic Development Manager Sullivan commented that Centra Homes is very interested in the residential portion of the property. He stated that it would be cheaper for the City to do the wetland work than it would be for the developer. He stated that there would need to be a decision on whether there is interest in completing that work.

Councilmember Musgrove commented that it would be nice to know where that process is and how it would impact the cost. She stated that she would like to see the stormwater pond stay along Armstrong and be lengthened.

Economic Development Manager Sullivan commented that the stormwater pond is the least important to move as that could be something developers design around or modify. He stated that the focus would be the wetland and removing it from the site.

Chairperson Riley confirmed that the group would like more information on the costs of moving the wetland and adding fill to the site.

Councilmember Musgrove believed that the Council should also have a discussion related to the guiding of the property.

Chairperson Riley commented that the Council has had that discussion several times before. He noted that he would support the fact-finding mission at this time.

Economic Development Manager Sullivan confirmed that staff would gather more information and report back to the Committee.

5.05: Consider Recommendation for City Council to Reject Bids for Water Treatment Plant Trunk Watermain Improvements, Improvement Project #21-08 (Previously Case 5.06)

City Engineer Westby reviewed the case and recommendation of staff and SEF to recommend that the City Council reject the bids for the Water Treatment Plant Trunk Watermain Improvements,

Improvement Project #21-08. It was noted that staff will present a case to the Council to reject the bids on January 25, 2022.

Councilmember Musgrove asked if the motion should include the intent to rebid in the fall.

City Engineer Westby stated that he would prefer to monitoring pricing and then bring something back for rebidding at that time.

Chairperson Riley confirmed that he would like to provide the flexibility to staff.

Councilmember Musgrove agreed that she would like to wait on this project until the time project materials possibly decrease in cost.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommend that the City Council reject bids for the Water Treatment Plant Trunk Watermain Improvements, Improvement Project #21-08.

Further discussion: Councilmember Woestehoff commented that his biggest fear is that material costs are not going to decrease. He stated that water treatment plants were an allowed expense under the ARP and therefore the City is not the only one that will be completing this work. City Engineer Westby commented that while he agrees, the City already has its plans ready. He noted that staff will look into alternative materials as well that could perhaps decrease project costs.

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

5.06: Consider Boulevard Trees for the Barren Side of Sunwood Drive in The COR (Previously Case 5.05)

Parks and Assistant Public Works Superintendent Riverblood reviewed the case and stated that staff recommends issuing an RFP for this project, before spring/summer 2022, with a wide window for contractor completion of the work to obtain the best pricing, possibly with an alternative quotation option of a spring 2023 completion. City Council can assess the value and consider authorizing the addition of boulevard trees to Sunwood Drive once quotes are received.

Chairperson Riley asked if there is concern with losing the trees when sidewalks are installed.

Parks and Assistant Public Works Superintendent Riverblood replied that he believes that it could be feasible to add the sidewalk and not impact trees but agreed that it could be easier to complete a sidewalk without trees. He believed there is merit in obtaining quotes. He stated that they may find a nursery that wants to sell trees that are getting too large.

Chairperson Riley asked if the current trees have an irrigation system and whether that is necessary.

Parks and Assistant Public Works Superintendent Riverblood confirmed that irrigation would be necessary. He commented that it would add value to the trees and turf.

Councilmember Woestehoff commented that it would make sense to plant trees on the other side to make it appear more equal. He commented that the existing boulevard has power poles and asked if that would be included as well

Parks and Assistant Public Works Superintendent Riverblood commented that would be included but in a future phase.

Councilmember Musgrove stated that she could see a reason to continue to plant trees on the side they already exist to extend to the cul-de-sac. She asked the reason to install trees on the other side where there are already businesses that do not have trees.

Parks and Assistant Public Works Superintendent Riverblood identified the areas where both sides of the road have trees and the areas where only one side has trees.

Councilmember Musgrove commented that she is not in favor of this but agreed it could be a good idea to complete the RFP. She stated that she could support adding trees were there is potential development, but the other two areas should wait for development and that should be a portion of the developer's cost. She was unsure why the City would not leave that to the developers that will eventually come forward especially when there can be potential damage to trees during construction.

Parks and Assistant Public Works Superintendent Riverblood stated that he believes trees can be protected during construction. He stated that it is unknown when developers will come, noting that it has been almost 20 years since development in The COR began. He stated that when the City completes infrastructure improvements, development is attracted to that.

Councilmember Woestehoff commented that he does see that point. He asked if the City received credit back for landscaping completed when a development agreement is drafted. He stated that one other reason to complete this action now would be that wetland will be filled through the previous case action, and this would add additional greenery.

Economic Development Manager Sullivan commented that while it is always possible to roll that into the cost for land, developers will come back with all the fees and development costs they will be paying. He stated that he would hate to add another fee for that reason. He believed that the trees along the boulevard help marketability of the land, noting that larger trees add more value. He agreed that having a head start on the ability of the trees to grow helps to provide visibility to business when it does come in. He stated that there is development occurring within The COR.

Parks and Assistant Public Works Superintendent Riverblood commented that the trees will appreciate in value and the trees and irrigation line will add value to the land.

Councilmember Woestehoff commented that he would be in favor of seeing an alternate where this is only done on City property, with the option for private developers to participate at their own cost.

Councilmember Musgrove commented that she could see that this would be something considered for City owned land. She asked the source of funding, whether TIF or EDA funds could be used.

Economic Development Manager Sullivan commented that trees would not be eligible for TIF.

Parks and Assistant Public Works Superintendent Riverblood commented that the Finance Director may support this as an element of streetscape.

Economic Development Manager Sullivan commented that he would be very reluctant to use that type of funding.

Councilmember Musgrove commented that she would support using EDA dollars as the intention would be to make the area more marketable for development.

Chairperson Riley commented that they could leave the funding source open with the intention to review the use of TIF or EDA funds.

Economic Development Manager Sullivan commented that staff should then present this to the EDA to obtain its funding.

Councilmember Musgrove commented that if the trees can be protected from future development, she would have less concern. She asked the benefit or lack of benefit to add in the cost for the sidewalk and electricity, if TIF funds could be used. She commented that it would seem to make sense to go into that area one time to complete those improvements.

Councilmember Woestehoff commented that the difference would be the substantial cost difference. He stated that while it is a good idea in terms of efficiency, the trees are a good long-term investment that could be done now while the sidewalk could sit dormant for ten years.

Chairperson Riley agreed that while he likes the idea, trees would gain value, but the sidewalk would lose value.

Parks and Assistant Public Works Superintendent Riverblood commented that a sidewalk would have a design cost of about $20,000 and then a full bidding process would need to be followed. He agreed that a sidewalk would have a cost in excess of about $500,000 to $700,000.

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to authorize an RFP for the installation of boulevard trees and irrigation on City owned properties in The COR, consistent with the proposed Capital Improvement Project.

Further discussion: Councilmember Musgrove asked that discussion occur with the other property owners to determine if they would like to participate as well. Chairperson Riley agreed that he would love to see other property owners participate but would not want the City to be paying for improvements on private property.

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

6. COMMITTEE / STAFF INPUT

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

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

Chairperson Riley asked for an update on how the new Public Works Facility is functioning.

Public Works Superintendent Riemer commented that the facility has been working great, providing details on efficiency that has been added by the new layout and features within the building/site.

6.02: Review Future Topics Calendar

City Engineer Westby reviewed the future topics calendar.

Chairperson Riley noted that there has been a lot of discussion related to parks, specifically improving existing parks equipment versus adding new parks. He asked if this is something that should come to the Public Works Committee.

Parks and Assistant Public Works Superintendent Riverblood provided examples of items within the parks that have come to the Committee and would continue to do so, such as capital improvements, providing the examples of shelter roof replacement and boardwalk improvements. He noted that the Park Commission is implementing the new Playground Replacement Policy, which was previously approved by the City Council. He noted that notifications will be mailed to the neighborhood surrounding Rabbit Park. He noted that those responses will be reviewed by the Park Commission at its March meeting. He stated that two parks that have playground equipment that is not used will come before the Council to be declared as surplus and those items would then be removed. He recognized the turnover in the parks/public works departments that have caused delays.

Chairperson Riley commented that he would prefer to have less stuff in better condition than more stuff in bad condition.

Councilmember Musgrove asked if there have been any comments about the Bear Park lights.

Parks and Assistant Public Works Superintendent Riverblood commented that the parts have been ordered and will be installed in the spring.

Councilmember Musgrove asked if the water conservation incentives were part of the watershed-based funding.

City Engineer Westby replied that was part of the water efficiency grant the City received. He confirmed that there are still available funds, and the City will be requesting that the Council allow water efficient washing machines to be added to the list of eligible items.

7. ADJOURNMENT

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

Motion carried.

The regular meeting of the Public Works Committee adjourned at 8:18 p.m.

Respectfully submitted,



_____

Grant Riemer
Public Works Superintendent

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Public Works Committee **6. 1.**

Meeting Date: 02/15/2022

By: Bruce Westby, Engineering/Public Works

Title:

Receive Updates on Sound Wall East of State Highway 47, North of Xkimo Street

Purpose/Background:

The purpose of this case is to provide available updates. Staff will provide more information and will seek further direction from the Public Works Committee on March 15th.

As discussed at the Public Works Committee meeting on October 19, 2021, the sound wall constructed with the three (3) single-family residential unit development called Ramsey Villas North, located in the northeast quadrant of State Highway 47 and Xkimo Street, was not constructed such that it will serve it's intended purpose as a noise barrier.

Though plans for this development, including the noise wall, were approved by the City, the wall was designed and constructed to extend downwards into a low area such that the top of the wall is lower than Highway 47, which prevents the wall from being effective at reducing traffic noise.

During the project approval process, residents from Xkimo Court contacted City staff to ask what could be done to reduce traffic noise from Highway 47. Staff ultimately responded by conveying that the developer would be constructing a sound wall similar to the existing wall east of Highway 47 roughly 1,000 feet to the north, and that the wall would extend along the west edge of the Ramsey Villas North plat. Attached is a copy of an email submitted by a resident of Xkimo Court showing they were informed that the sound wall would extend along the entire west edge of the plat.

Also attached is a copy of an email received by the City Engineer from residents along Xkimo Court NW, east of State Highway 47 and north of Xkimo Court, following a meeting between the City Engineer and the residents on site on Monday, September 27, 2021. The email requests that the City consider the following items:

· Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's

· If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending
to, the existing noise wall further north along cty 47

· If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

· Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection

· Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork]
to discourage the above behavior

· Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey

· Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

After the Public Works Committee considered the residents request on October 19, 2021, the committee directed Staff to contact the developer and their engineer to determine if either or both would be willing to partner with the City to redesign, reconstruct and/or extend the noise wall to serve it's intended purpose. The Committee also directed Staff to return with estimated costs to reconstruct and/or extend the sound wall to the end of the plat and/or to connect to the existing wall to the north for consideration at a future meeting.

Staff contacted the developer, Riverside Development Company, and has since received three response letters from their attorney informing Staff that the developer is willing to assist the City in resolving this matter by providing a history of past discussions and to offer its opinion on any potential changes to the wall, but that they are not agreeable to assuming any financial liability associated with such changes. Their attorney also noted that the City cannot continue to retain any of their clients financial securities outside of what is allowed by the Development Agreement, namely their one-year warranty and landscaping warranty. Staff is therefore preparing to return all securities outside of the warranty securities outlined within the Development Agreement.

Staff also contacted the design engineer, Bogart-Pederson, to discuss their willingness to assist the City in resolving this matter. According to Bogart-Pederson they informed City Staff that any wall constructed on their client's property would not be able to serve as a noise wall due to the low elevations on site, and that constructing a wall within Highway 47 right-of-way would not likely be economically feasible due to the need to relocate existing buried utilities and overhead power lines, but Staff instructed them to construct the wall per the plans. However, Bogart-Pederson is willing to share their topographic survey with the City so we can look at the potential for relocating the wall within the Highway 47 right-of-way.

Any efforts to relocate or extend the existing sound wall could not begin until the ground thaws in the spring of 2022. This would include collection of additional topographic survey to determine where a sound wall could effectively be constructed along the corridor. For a sound wall to be effective it should be constructed to a height of 6-feet or more above the pavement on Highway 47.

Attached is the figure showing how long the sound wall would need to extend to the north of the Ramsey Villas North plat to connect to the existing sound wall approximately 900 feet north.

Staff estimates construction costs for a similar noise wall would be approximately $210 per linear foot at today's construction costs. This would equate to a minimum construction cost of $50,000 to salvage and reinstall the existing wall within the Highway 47 right-of-way and to extend the wall to the north end of the Ramsey Villas North plat, if possible, and a minimum construction cost of $125,000 to extend the wall through the undeveloped parcel to the north to connect to the existing wall. These costs do not include indirect costs or costs required to enter into a Limited Use Permit with MnDOT if the wall can indeed be constructed within their right-of-way.

Timeframe:

Staff estimates 15 minutes will be needed to present this case and respond to questions.

Observations/Alternatives:

Staff informed the Xkimo Court residents that this case would be presented this evening so one or more residents may be in attendance.

Funding Source:

Funding amounts and sources will be discussed in detail on March 15th.

Recommendation:

Staff does not have a recommendation at this time.

Action:

No action is requested at this time. Staff will provide more information and will seek further direction from the Public Works Committee on March 15th.

Attachments

Xkimo Ct residents requests

Xkimo Ct resident email

Sound wall gap figure

Sound Wall Pictures

Form Review

Inbox	Reviewed By	Date
Grant Riemer	MaryJo Warner	02/10/2022 03:55 PM
Kurt Ulrich	Kurt Ulrich	02/10/2022 03:59 PM
Form Started By: Bruce Westby		Started On: 02/10/2022 10:49 AM
Final Approval Date: 02/10/2022		

From: Richardx.Bailey
To: Bruce Westby
Cc: Ted Blakley; Megan Blakley; angel.hughes129@gmail.com; Bertin Chabene; Richardx.Bailey
Subject: Xkimo Ct Nw Noise Wall Follow up and letter
Date: Friday, October 8, 2021 4:41:41 PM
Attachments: RE EXTERNAL RE Project 20-117.msg
Noise Wall 4.jpg
Noise Wall 1.jpg
Noise Wall 2.jpg
Noise Wall 3.jpg

Hi Bruce,

Thanks again for stopping out last week to discuss the ongoing noise issues we've been experiencing and for offering to take forward a letter highlighting our concerns, to help move towards resolution. Please find this letter below. Attached you'll find the email we referred to during our discussion regarding the originally communicated noise wall length as well as photos of what was built.

Please let us know if you have any questions…

****

Hello,

First off, thank you for taking the time to review the below concern and related requests from us, the residents of Xkimo Court Nw.

The chief concern, which we have raised before, is the increased noise levels in our cul-de-sac, which directly affects the 20+ people that call Xkimo Ct Nw 'home'.

We first began noticing the increased traffic noise when the city approved the construction of Stoney River directly across, and elevated above, Highway 47 from us; as there exists no noise barrier on our side of 47, we feel the effects of traffic noise deflected from Stoney River directly into our neighborhood.

Last year we were notified of the approved sale of the land on the west side of the cul-de-sac to a third party home builder. Since this meant the removal of what little natural noise protection [mature trees/growth] we had on those lots, we raised our concerns regarding the noise impact we anticipated and, unfortunately, have since realized. The cumulative traffic noise level is so high at times that it can be heard clearly inside homes and even requires pausing conversations when outside.

Prior to the development being approved, we had inquired regarding having a noise wall included with the construction on the site, and were subsequently provided a plat drawing/photo [see attached email] which indicated a noise wall *would* be built and *would* extend for a considerable length of the property as well as mirror the size the noise wall farther north along 47. Since we were advised this was the plan, we were satisfied with the accommodations to protect the interests of our families.

Unfortunately this accommodation was not followed through upon, to the detriment of our neighborhood and directly affects our quality of life. We were advised after the sale was approved, that a 'mistake' was made and the drawing shared wasn't actually correct; the noise wall would not equal the length we were told it would, but instead be less than ½ as long. In addition the "noise wall" that was constructed by the builder is completely ineffective and quite frankly, unacceptable. As shown by the photographs attached, the wall was not built using the street level as the baseline, but instead followed the undulating topography of the land itself; this resulted in an inferior "noise wall" who's top, in places, is below street level and can be described, at best, as an exercise in futility and who's appearance doesn't do any favors for the aesthetics or reputation of the city.

To rectify the above we respectfully request the following items be pursued by the City of Ramsey:

· Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's

  · If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

  · If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

  · Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection

    · Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork] to discourage the above behavior

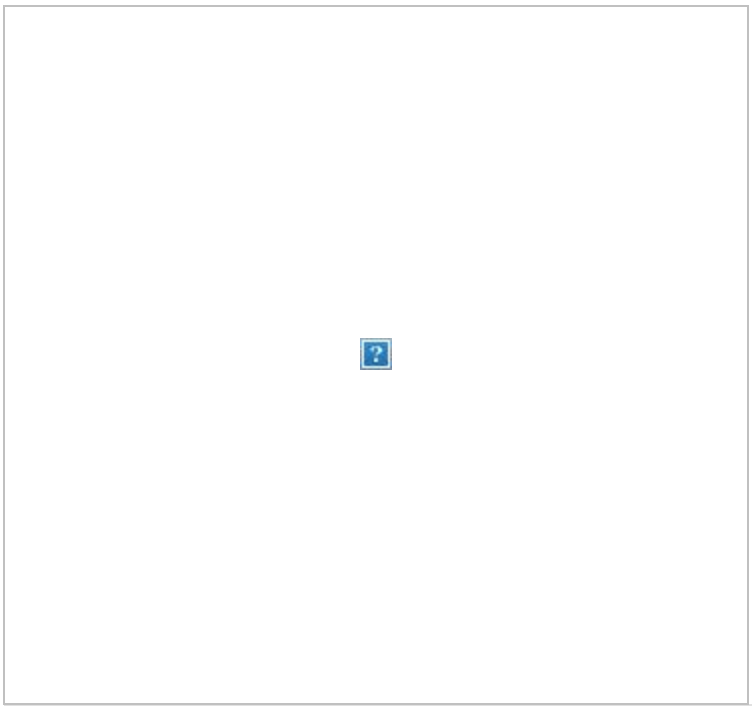
    · Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey

  · Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

Thank you in advance for your review and partnership on this matter that is of high importance to us; please let us know how we can support you in this pursuit.

From:	Chloe McGuire Brigl
To:	Richardx.Bailey
Cc:	"rjeo13@gmail.com"; Ted Blakley; Tim Gladhill
Subject:	RE: [EXTERNAL] RE: Project 20-117
Date:	Monday, March 22, 2021 1:24:26 PM
Attachments:	image004.png image001.jpg image003.png

I've cc'd Tim Gladhill, Deputy City Administrator, to see what that process would be to request it from the City Council or see if it's in any of our current plans!
The good news is that the noise wall should cover your homes, it will extend along the blue property line on the west along 47, which extends a bit north of your homes. However, I do understanding having it the full length of 47 would help as well.



From: Richardx.Bailey <Richardx.Bailey@target.com>
Sent: Monday, March 22, 2021 1:13 PM
To: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>
Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Bruce Westby <bwestby@ci.ramsey.mn.us>; Marsha Weidner <MWeidner@ci.ramsey.mn.us>; Ted Blakley <tblakley7@hotmail.com>; Richardx.Bailey <Richardx.Bailey@target.com>
Subject: RE: [EXTERNAL] RE: Project 20-117
Thanks Chloe,
What would be the process to request the city continue the noise barrier from the edge of the property line to where the existing noise barrier is [I believe it's about a block further up 47]? The reason I ask is we've continued to experience a significant amount of road noise since the Stoney River facility was built up across 47 [assuming due to reverberation], so would like to request the city take the opportunity to improve this too.
Thank you~

From: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>

Sent: Monday, March 22, 2021 10:46 AM
To: Richardx.Bailey <Richardx.Bailey@target.com>
Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Bruce Westby <bwestby@ci.ramsey.mn.us>; Marsha Weidner <MWeidner@ci.ramsey.mn.us>; Ted Blakley <tblakley7@hotmail.com>
Subject: RE: [EXTERNAL] RE: Project 20-117

Great question –
We will require it be the same treatment, height, and size as the adjacent noise wall to the north so it will look consistent to the adjacent properties. The noise wall adjacent to this project measures at: approximately 69" tall posts, with 6 foot long seconds of 3 inch deep panels. It will extend to the edge of the property line for this project (we can't require that they build outside the property lines).
Best,
Chloe

From: Richardx.Bailey <Richardx.Bailey@target.com>
Sent: Monday, March 22, 2021 10:40 AM
To: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>
Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Bruce Westby <bwestby@ci.ramsey.mn.us>; Marsha Weidner <MWeidner@ci.ramsey.mn.us>; Ted Blakley <tblakley7@hotmail.com>; Richardx.Bailey <Richardx.Bailey@target.com>
Subject: RE: [EXTERNAL] RE: Project 20-117

Thanks Chloe! One added question regarding the noise barrier- has the height/length/type been shared yet? I'm assuming it will extend further north along 47 beyond just where the new homes will be built, but wanted to confirm too. [I'm cc'ing my neighbor Ted whose property is directly next to the new builds as well].
Thanks!

From: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>
Sent: Monday, March 22, 2021 10:36 AM
To: Richardx.Bailey <Richardx.Bailey@target.com>
Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Bruce Westby <bwestby@ci.ramsey.mn.us>; Marsha Weidner <MWeidner@ci.ramsey.mn.us>
Subject: RE: [EXTERNAL] RE: Project 20-117

Hi Rick –
Thanks for reaching out, and good timing. Tomorrow night, the development agreement for this project is slated to be approved by the City Council. This agreement gives the City an assurance that the project will be completed to City standards, and we hold a financial security to ensure that. After that is approved, our Engineering Team holds an internal pre-construction meeting to talk through some of the items you've noted below.
I've cc'd our City Engineer, Bruce Westby, on this email, who hosts those meetings for the City.
I will work to get some preliminary answers to your questions, and then after our pre-construction meeting, we will have more firm answers for you.
Thanks,
Chloe

From: Richardx.Bailey <Richardx.Bailey@target.com>
Sent: Monday, March 22, 2021 10:02 AM
To: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>

Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>; Richardx.Bailey <Richardx.Bailey@target.com>
Subject: RE: [EXTERNAL] RE: Project 20-117

Hi Chloe,

I hope you're doing well! I was wondering if you could provide an overall update regarding the below project. I also am wondering specifically regarding:

- Expected start date/duration
- Anticipated hours/days of work— I wanted to make sure with the nice weather there is some balance so we're not hearing construction early in the morning until late at night.
- Sequence of activity if able [one house @ a time, or all three @ once, when is the Noise Barrier going in etc]
- How traffic/congestion within the cul de sac will be handled during construction, or will construction vehicles be able to park on the CTY 47 side vs. within the cul de sac?

Thanks!

From: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>
Sent: Wednesday, July 8, 2020 8:21 AM
To: Richardx.Bailey <Richardx.Bailey@target.com>
Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>
Subject: [EXTERNAL] RE: Project 20-117

This Rick –

Thanks for your email. There is an agenda item for this project here, which you may find helpful. It answers a lot of your questions. But I'll also answer them specifically below.

- **Noise:** Staff has recommended a noise barrier along 47 included in the next step.
- **Traffic:** I will request that something is considered to this end with the preliminary plat submittal. Likely this number of homes is not enough to trigger a traffic study, but we could request a stacking diagram to ensure that the cul-de-sac functions properly. Staff has recommended a reduction in the number of homes from 4 to 3, which may help alleviate some of your concerns in terms of morning traffic.
- **Home Type:** Proposed at this time are 4 detached villa (single family) patio homes. The grading plan isn't completed yet, but the engineer for the project indicated that it is likely one or two of the homes will have basements to help accommodate the sloping onsite. The homes will be held to the same standards as a home like yours in terms of height, building materials, etc. These are not multi-unit properties – but instead single family homes on slightly smaller lots.
- **Is the final review/approval something that citizens have a vote regarding:** Short answer is no. Development projects like this are reviewed by Staff, then they are reviewed by the Planning Commission (Thursday's meeting) who makes a recommendation to the City Council. The City Council makes the final decision. For a project like this where the zoning isn't changing, if the project meets all of our standards, we approve it. This site is zoned for R-2 residential and guided for Medium Density Residential (4-7 units per acre) which is typically attached townhomes or detached villas.
- **Is this city owned property or privately held:** Privately held.
- **What is the timing of the development:** We are in the first stage of the project, and the project has no approvals yet. Land is subdivided through a three step process:
    1. Sketch Plan (this step) – high level drawing so the City can identify red flags, and

note items that should be included in the full plan set submitted in the next step. So far, the items Staff has identified are noise, as you noted, as well as a recommendation to reduce the number of lots onsite from 4 to 3 to better match the neighborhood.

2. Preliminary Plat – engineering plans
3. Final Plat – construction documents and legal agreements

Best,
Chloe

Chloe McGuire Brigl, AICP | cmcguire@cityoframsey.com
Senior Planner
City of Ramsey | Community Development
P: 763-433-9821 | F: 763-433-9848
7550 Sunwood Drive NW | Ramsey, MN 55303
www.cityoframsey.com

Our Mission: To work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.

From: Richardx.Bailey <Richardx.Bailey@target.com>
Sent: Monday, July 6, 2020 4:26 PM
To: Chloe McGuire Brigl <CMcGuire@ci.ramsey.mn.us>
Cc: 'rjeo13@gmail.com' <rjeo13@gmail.com>
Subject: Project 20-117

Hi Chloe,

My name is Rick Bailey, and I live @ 5021 Xkimo Ct. Nw. We received the notice of the sketch plan application for Project #20-117 in our cul-de-sac, and had a few questions/concerns I'm hoping you can assist with.

The biggest question/concern around the project for us is a potential increase to an already problematic noise level. Since the building of Stoney River across County 47 (which seems to deflect traffic noise in our direction), coupled with a noticeable increase in traffic in general, noise volumes are already undesirably high. The only noise buffer we have between us and 47 are the woods on the property being discussed for development. Regarding this, could there be included a requirement of any developer to preserve some of the woods as well as have them be responsible for building a high quality noise barrier, similar to what exists farther up 47 towards Alpine? I'm hoping something of this nature would both help control the noise issue as well as preserving a balance of urban and rural/nature that Ramsey values.

A second question/concern, would be around the increase in traffic. Xkimo St., which we intersect with, has a particularly high level of traffic given the presence of Holiday, and as it's used as a thoroughfare for other neighborhoods, causing a bottleneck near the traffic lights. What this means for us, is that it can be a challenge to get out of the cul-de-sac because traffic actually blocks our street depending on the time of day. Adding 4 more households seems like it would exacerbate the issue, not to mention the morning traffic may cause the driveways of the new homes to be blocked while others in the cul-de-sac wait to enter traffic onto Xkimo St.

I also wanted to find out more on the type of homes that are being considered. Is there a photo/ nearby development that could be a reference for what these would look like? Can you confirm if these will be single family owned homes vs. multi-unit or rented properties?

Other questions would be:

Is the final review/approval something that citizens have a vote regarding?

Is this city owned property or privately held?

What is the timing of the development?

Thanks in advance!

Rick

Rick Bailey | ⊙Target | Sr. Manager | Planning, Alignment, & Program Management |FRS Operations and Product Team

Office 612.696.0878 | **Email RichardX.Bailey@Target.com**



TH 47 Sound Wall Gap



7/12/2021, 3:59:38 PM

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PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, February 15, 2022, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Chris Riley
Councilmember Debra Musgrove
Councilmember Matt Woestehoff

Also Present: Public Works Superintendent Grant Riemer
City Engineer Bruce Westby
Parks and Assistant Public Works Superintendent Mark Riverblood

1. CALL TO ORDER

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

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes

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

- Regular Meeting Minutes dated November 16, 2021
- Regular Meeting Minutes dated January 18, 2022

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

5. COMMITTEE BUSINESS

5.01: Appoint Chair and Vice-Chair of the Public Works Committee

Public Works Superintendent Riemer noted that this is an annual action of the Committee and opened the floor for nominations.

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to appoint Chris Riley as Chairperson and Debra Musgrove as Vice-Chair of the Public Works Committee.

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

5.02: Consider Replacement Options for the Rivers' Bend Park Monument

Parks and Assistant Public Works Superintendent Riverblood reviewed the case and recommendation of staff for the Committee to provide input and then solicit additional quotes to be forwarded to the City Council for the replacement of the Rivers' Bend monument.

Chairperson Riley commented that the entrance sign to the park is important as the parks have to be labeled and easy to find. He stated that they have discussed a coordinated effort to ensure the design could be used in other parks as well.

Councilmember Musgrove asked if input is desired on the location of the wording.

Parks and Assistant Public Works Superintendent Riverblood stated that he did not request that as part of the case but agreed that would need to be decided at a later time and would welcome input on that as well.

Chairperson Riley asked if staff has a preference on the aluminum versus concrete.

Parks and Assistant Public Works Superintendent Riverblood replied that his only concern with aluminum would be that it could be dented but noted that has not occurred on a similar sign at The Draw. He noted that the vendor commented that they have also not seen the material dented on a sign. He stated that there could be some decay on the cedar posts near the soil line over time. He commented that concrete is durable but some of the cost is the logistics of getting that material to the site and the appropriate footings.

Councilmember Musgrove commented that she believes the word placement is a consideration as it would have a factor on the size of the sign. She stated that she favors the aluminum sign with the wood as that would fit better into the neighborhood feeling. She stated that she would favor stacking of the words and logo in order to keep the sign size small.

Parks and Assistant Public Works Superintendent Riverblood commented that he agrees with the stacked style.

Chairperson Riley agreed that would be an appropriate size and material for the sign as it is a neighborhood sign and does not need to be large in order to catch someone's eye.

Councilmember Woestehoff agreed with the aluminum and wood sign.

Parks and Assistant Public Works Superintendent Riverblood asked if this item should go forward as a Consent Agenda item for the Council or whether it should be a regular agenda item. He provided a summary of the previous discussion from the Parks and Recreation Commission related to park signage.

Chairperson Riley asked if there was a decision on the monument sign for Bunker Lake Boulevard and 47 sign and whether that is moving forward with the park sign or as a separate project.

Parks and Assistant Public Works Superintendent Riverblood noted that would be a separate project because of the easement and power that would be needed for the Bunker and 47 monument in order to allow the park sign to move forward on its own.

COMMITTEE / STAFF INPUT

6.01: Receive Updates on Sound Wall East of State Highway 47, North of Xkimo Street

City Engineer Westby provided updates on the sound wall since the last discussion including responses received from Riverside Development Company and its legal representation as well as the design engineer, Bogart-Pederson. He also provided cost estimates for the different options.

Councilmember Musgrove appreciated the update. She asked if there has been any discussion on potential funding sources.

City Engineer Westby stated that staff is still gathering data on the options and then developing the associated costs with those options. He did not believe there is any potential funding from MnDOT for the project and commented that the City would have to use internal funds.

Councilmember Musgrove asked if this would be eligible for the County HRA funds.

City Engineer Westby replied that he was unsure but could check on that.

Councilmember Woestehoff asked if there would be any possibility to construct another section of wall upon the existing wall.

City Engineer Westby replied that the wall would not be able to support that additional weight.

Chairperson Riley asked if the City has instituted any new policies or procedures to avoid repeating this mistake in the future.

City Engineer Westby replied that staff always tries to learn from these things and will continue discussions on how this could be avoided in the future. He commented that this was a development that went through quickly when staff was extremely busy.

Councilmember Woestehoff acknowledged that a sound wall does not come up that often. He noted that an issue identified on the preliminary plat is that it was identified as a six-foot fence rather than a sound wall. He noted that if it would have been identified as a sound wall, perhaps engineering would have picked up on the mistake.

Councilmember Musgrove thanked staff for continuing to work on this and improve the process. She asked if part of that area could be filled, then constructed a wall on the fill.

City Engineer Westby replied that they could look at the grades but noted that fill is also expensive. He stated that if there is an opportunity to cost-effectively add fill outside of the MnDOT right-of-way and avoiding utilities, that option could be reviewed.

6.02: Staff Updates on Improvement Projects and Items of Interest

City Engineer 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.

Councilmember Musgrove thanked staff for the great work. She commented that the flashing lights at Sunwood and Bunker are working great.

6.03: Review Future Topics Calendar

Councilmember Musgrove suggested adding an item related to checks and balances, using the sound wall as an example.

Councilmember Woestehoff stated that perhaps a discussion could be added related to the rating of City streets.

City Engineer Westby commented that staff intended to bring that item to a Council work session.

7. ADJOURNMENT

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

Motion carried.

The regular meeting of the Public Works Committee adjourned at 6:05 p.m.

Respectfully submitted,



_____

Grant Riemer
Public Works Superintendent

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Public Works Committee **5. 2.**

Meeting Date: 05/17/2022

By: Bruce Westby, Engineering/Public Works

Title:

Receive Updates on Sound Wall East of State Highway 47, North of Xkimo Street

Purpose/Background:

As discussed at the Public Works Committee meeting on October 19, 2021, the sound wall constructed with the three (3) single-family residential unit development called Ramsey Villas North, located in the northeast quadrant of State Highway 47 and Xkimo Street, was not constructed such that it will serve it's intended purpose as a noise barrier.

Though plans for this development, including the noise wall, were approved by the City, the wall was designed and constructed to extend downwards into a low area such that the top of the wall is lower than Highway 47, which prevents the wall from being effective at reducing traffic noise.

During the project approval process, residents from Xkimo Court contacted City staff to ask what could be done to reduce traffic noise from Highway 47. Staff ultimately responded by conveying that the developer would be constructing a sound wall similar to the existing wall east of Highway 47 roughly 1,000 feet to the north, and that the wall would extend along the west edge of the Ramsey Villas North plat. Attached is a copy of an email submitted by a resident of Xkimo Court showing they were informed that the sound wall would extend along the entire west edge of the plat.

Also attached is a copy of an email received by the City Engineer from residents along Xkimo Court NW, east of State Highway 47 and north of Xkimo Court, following a meeting between the City Engineer and the residents on site on Monday, September 27, 2021. The email requests that the City consider the following items:

· Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's

· If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending
to, the existing noise wall further north along cty 47

· If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

· Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection

· Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork]
to discourage the above behavior

· Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey

· Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

The Public Works Committee reviewed and discussed the resident's requests with them on October 19, 2021, and afterwards the committee directed Staff to contact the developer and their engineer to determine if either or both would be willing to partner with the City to redesign, reconstruct and/or extend the noise wall to serve it's intended purpose. The Committee also directed Staff to contact MnDOT to discuss the option of relocating the wall onto their right-of-way, and to present estimated costs to reconstruct and/or extend the sound wall to the end of the plat and/or to connect to the existing wall to the north during a future meeting.

Staff then contacted the developer, Riverside Development Company, and received three response letters from their attorney informing Staff that the developer is willing to assist the City in resolving this matter by providing a history of past discussions and to offer its opinion on any potential changes to the wall, but that they are not agreeable to assuming any financial liability associated with such changes. Their attorney also noted that the City cannot retain any of their client's financial securities outside of what is allowed by the Development Agreement, namely their one-year warranty and landscaping warranty. Staff therefore returned all securities outside of the warranty securities outlined within the Development Agreement.

Staff also contacted the design engineer, Bogart-Pederson, to discuss their willingness to assist the City in resolving this matter. Bogart-Pederson said they informed City Staff that a wall constructed on their client's property would not be able to serve as a noise wall due to the low elevations on site, and that constructing a wall within Highway 47 right-of-way would not likely be economically feasible due to the need to relocate existing buried utilities and overhead power lines, but that Staff instructed them to construct the wall per the plans, which was done. Bogart-Pederson said they would share their topo survey so the City could explore relocating the wall within Highway 47 right-of-way.

Staff also contacted MnDOT and was informed that their preference would be for the wall to be constructed on private property but MnDOT did confirm that they would be willing to discuss construction of a wall in MnDOT right-of-way, though they do not have funds to pay for such work. Also, the City would need to execute a Limited Use Permit to define the responsibilities of the City related to maintenance and removal of the wall, if necessary in the future.

On January 18, 2022, the Public Works Committee discussed this information, along with the estimated costs developed by Staff, and directed Staff to obtain the opinion of the new City Attorney as to the responsibilities of the developer and their engineer in this matter, to speak with the engineer to ask if they would at a minimum provide the required design services, to contact MnDOT to determine whether they would allow the wall to be relocated, reconstructed and/or extended within MnDOT right-of-way and whether any other funds may be available, to discuss available funding sources with the Finance Director, to review the site conditions, and to determine who the property owners are.

On February 15, 2022, the Public Works Committee received updates from Staff including responses received from the developer and their engineer, and estimated costs for the options previously discussed. After discussions, Staff noted that they would look at the grades to see if an opportunity might exist to cost-effectively add fill outside of MnDOT right-of-way while avoiding impacts to utilities, which could then be discussed in more detail at a future meeting.

Since February, Staff has confirmed that the developer's engineer will provide their topographic survey data and utility as-built data to allow City Staff to further explore options for relocating, constructing, or extending sound walls within MnDOT's Highway 47 right-of-way. Staff anticipates receiving this data very soon. However, additional topo survey will be needed to determine where a sound wall could effectively be constructed along the Highway 47 corridor, especially if the wall is to connected to the existing 6-foot tall sound wall approximately 900-feet to the north. Attached is the figure showing how long the sound wall would need to extend to the north of the Ramsey Villas North plat to connect to the existing sound wall.

As previously discussed, Staff estimates construction costs for a similar sound wall to be approximately $210 per linear foot at today's construction costs. This would equate to a minimum construction cost of $50,000 to salvage and reinstall the existing wall within the Highway 47 right-of-way. To extend the wall past the north end of the

Ramsey Villas North plat and through the undeveloped parcel to the north to connect to the existing wall would require a minimum construction cost of $125,000. These are construction cost estimates only and do not include indirect costs or costs required to enter into a Limited Use Permit with MnDOT if the wall can indeed be constructed within their right-of-way.

Four pictures of the existing sound wall are attached to this case. Staff anticipates bringing more detailed information to the Committee for discussion on June 21st.

Timeframe:

Staff estimates up to 15 minutes will be needed to present this case and respond to questions.

Observations/Alternatives:

Observations:

Staff informed the Xkimo Court residents that this case would be presented this evening so one or more residents may be in attendance, either physically or remotely.

Alternatives:

The purpose of this case is to provide new updates, with the intent of providing a more significant update on June 21st and to seek further direction from the Committee as to next steps at that time.

Funding Source:

Funding amounts and sources will be discussed in more detail on June 21st.

Recommendation:

Staff does not have a recommendation to offer at this time.

Action:

No action is requested at this time. Staff will provide more information and will seek further direction from the Public Works Committee on June 21st.

Attachments

Sound Wall Gap Diagram
Xkimo Ct resident email
Picture 1
Picture 2
Picture 3
Picture 4

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	05/12/2022 01:48 PM
Brian Hagen	Brian Hagen	05/12/2022 03:25 PM
Form Started By: Bruce Westby		Started On: 05/11/2022 10:50 AM
Final Approval Date: 05/12/2022		

TH 47 Sound Wall Gap



7/12/2021, 3:59:38 PM

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From: Richardx.Bailey
To: Bruce Westby
Cc: Ted Blakley; Megan Blakley; angel.hughes129@gmail.com; Bertin Chabene; Richardx.Bailey
Subject: Xkimo Ct Nw Noise Wall Follow up and letter
Date: Friday, October 8, 2021 4:41:41 PM
Attachments: RE EXTERNAL RE Project 20-117.msg
Noise Wall 4.jpg
Noise Wall 1.jpg
Noise Wall 2.jpg
Noise Wall 3.jpg

Hi Bruce,

Thanks again for stopping out last week to discuss the ongoing noise issues we've been experiencing and for offering to take forward a letter highlighting our concerns, to help move towards resolution. Please find this letter below. Attached you'll find the email we referred to during our discussion regarding the originally communicated noise wall length as well as photos of what was built.

Please let us know if you have any questions…

****

Hello,

First off, thank you for taking the time to review the below concern and related requests from us, the residents of Xkimo Court Nw.

The chief concern, which we have raised before, is the increased noise levels in our cul-de-sac, which directly affects the 20+ people that call Xkimo Ct Nw 'home'.

We first began noticing the increased traffic noise when the city approved the construction of Stoney River directly across, and elevated above, Highway 47 from us; as there exists no noise barrier on our side of 47, we feel the effects of traffic noise deflected from Stoney River directly into our neighborhood.

Last year we were notified of the approved sale of the land on the west side of the cul-de-sac to a third party home builder. Since this meant the removal of what little natural noise protection [mature trees/growth] we had on those lots, we raised our concerns regarding the noise impact we anticipated and, unfortunately, have since realized. The cumulative traffic noise level is so high at times that it can be heard clearly inside homes and even requires pausing conversations when outside.

Prior to the development being approved, we had inquired regarding having a noise wall included with the construction on the site, and were subsequently provided a plat drawing/photo [see attached email] which indicated a noise wall *would* be built and *would* extend for a considerable length of the property as well as mirror the size the noise wall farther north along 47. Since we were advised this was the plan, we were satisfied with the accommodations to protect the interests of our families.

Unfortunately this accommodation was not followed through upon, to the detriment of our neighborhood and directly affects our quality of life. We were advised after the sale was approved, that a 'mistake' was made and the drawing shared wasn't actually correct; the noise wall would not equal the length we were told it would, but instead be less than ½ as long. In addition the "noise wall" that was constructed by the builder is completely ineffective and quite frankly, unacceptable. As shown by the photographs attached, the wall was not built using the street level as the baseline, but instead followed the undulating topography of the land itself; this resulted in an inferior "noise wall" who's top, in places, is below street level and can be described, at best, as an exercise in futility and who's appearance doesn't do any favors for the aesthetics or reputation of the city.

To rectify the above we respectfully request the following items be pursued by the City of Ramsey:

- Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's
    - If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47
    - If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47
    - Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection
        - Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork] to discourage the above behavior
        - Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey
    - Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

Thank you in advance for your review and partnership on this matter that is of high importance to us; please let us know how we can support you in this pursuit.







PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, May 17, 2022, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Chris Riley
Councilmember Debra Musgrove
Councilmember Matt Woestehoff

Also Present: Public Works Superintendent Grant Riemer
City Engineer Bruce Westby
Parks and Assistant Public Works Superintendent Mark Riverblood
Utilities Supervisor John Nelson
Community Development Dir./Deputy City Administrator Brian Hagen

1. CALL TO ORDER

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

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

It was suggested to change the order of items 5.1 and 5.2 as well as cases 5.4 and 5.5.

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to approve the agenda, as amended.

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

4. APPROVE MINUTES

4.01: Approve April 19, 2022 Meeting Minutes

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

Regular Meeting Minutes dated April 19, 2022

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

5. COMMITTEE BUSINESS

5.02: Receive Updates on Sound Wall East of State Highway 47, North of Xkimo Street

City Engineer Westby reviewed the staff report and provided an update on the progress of the sound wall east of State Highway 47, north of Xkimo Street.

Councilmember Woestehoff asked what should be expected at the next meeting, specifically whether there would be a truer design and cost estimate.

City Engineer Westby confirmed that the plan would be to have options for where the wall could be run. He also hoped to have construction cost estimates.

Councilmember Musgrove stated that if the wall could be put on private property to avoid relocation of utilities, that would be better. She stated that she would like to see the costs for both options. She asked and received confirmation that the cost estimate for the option on private property would include fill if it was needed.

Chairperson Riley invited residents to provide input.

Rick Bailey, 5021 Xkimo Court, expressed his thanks for the City continuing to move this forward. He commented that the noise levels continue to rise with the warmer weather and appreciated the effort.

Chairperson Riley commented that they are doing their best to deal with a bad situation.

Ted Blakely, 5041 Xkimo Court, stated that he was hoping there would be more progress by this time of year. He asked if there is an expectation that there would be a wall constructed this year or whether this will continue to drag on.

City Engineer Westby replied that he would be very surprised if construction could occur this year. He stated that it will take time to develop a design on paper that could be submitted to contractors for bids, He commented on the length of time necessary to bid and award a project along with ordering of materials. He believed this would more than likely be a 2023 project if it were to move forward.

Chairperson Riley commented that all of the administrative work would be completed this year, but the construction would not occur until 2023.

Mr. Blakely recognized that the intent is to present options at the June meeting and asked for information on how the decision-making process would occur.

Chairperson Riley commented that the committee would make a recommendation at the June meeting and that would be forwarded to the City Council for review two weeks after that meeting.

Ms. Blakely asked if there is a cost variance built into the bidding process. She used the example of locking in a bid but then the cost of lumber changes.

City Engineer Westby replied that when the City bids projects, the lowest responsible bidder is awarded the contract and at that time the price is locked in.

Councilmember Musgrove asked for staff feedback on potential signage and/or enforcement in order to provide relief of the noise from the street.

City Engineer Westby replied that staff could bring that information back but noted that it would be a jurisdictional issue because 47 is a State Highway.

Mr. Blakely commented that the developers have built two of the three proposed houses. He asked if the third house has been approved for construction. He stated that if that home has not yet been approved for construction, perhaps the wall could be incorporated into that build.

City Engineer Westby replied that he does not have knowledge of that and would need to verify with the Building Official.

Chairperson Riley commented that this is just a bad situation as the development, including the wall, was approved and additional conditions could not be added.

Councilmember Woestehoff stated that he would be interested in the cost for what should have been done, rather than extending it further beyond that point. He commented that if the item is not fully ready at the June meeting, he would prefer to save the presentation for the next month with a complete presentation rather than continue to have residents attend for half updates.

Councilmember Musgrove commented that she would be interested in seeing the item in June if there is feedback desired by staff, even if the item is not fully ready.

City Engineer Westby commented that it appears there is consensus for staff to wait to bring this item back until the item is fully prepared, which may delay the item until July.

Chairperson Riley agreed that the estimate should be to extend the wall to the end of the plat and not pursue an extension.

Councilmember Musgrove commented that she believed that the previous discussion involved extending the wall to the edge of the wetland, which is further than the plat.

Councilmember Woestehoff stated that if he recalls, the wall was originally planned to run through part of the third lot.

Chairperson Riley commented that he feels strongly that the City should do what was originally approved on the development plan for the wall. He did not believe they should extend past that point.

5.01: Review Nonconforming Traffic Sign Policy

Public Works Superintendent Riemer reviewed the staff report and recommendation to continue the practice of following the MUTCD and not install what are considered nonconforming traffic signs.

Councilmember Musgrove appreciated the work that staff has put into this research. She stated that she does not support changing the policy to install additional signs based on the information in the case.

Chairperson Riley asked if the requesting resident has been provided with this information as well.

Public Works Superintendent Riemer confirmed that the resident was sent this information as well. He stated that if this door were opened, this type of signage could be requested for every block in the city.

Councilmember Musgrove commented that in 2010 the signs were $200 and asked the cost today.

Public Works Superintendent Riemer estimated about $250 per sign.

Motion by Councilmember Woestehoff, seconded by Councilmember Musgrove, to continue the practice of following the MUTCD and not install what are considered nonconforming traffic signs.

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

5.03: Tennis Court Maintenance; River's Bend, Fox, and Central Parks

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report and recommendation to proceed with the reconditioning of the courts at River's Bend and Fox Park as soon as practicable and also proceed with paint-caulking approximately 950 feet of cracks (three colors) at Central Park this spring as well.

Chairperson Riley recognized that River's Bend and Central Park get a lot of use. He asked for details on the usage of Fox Park and whether that should be considered for removal.

Parks and Assistant Public Works Superintendent Riverblood replied that part of the approved strategic plan included developing a plan to address the infrastructure. He noted that all courts would be evaluated for use in 2031. He noted that the court is used semi-regularly and there is a basketball hoop as well. He stated that staff believes that this investment is warranted and that it could be evaluated in the future for use.

Chairperson Riley asked if there would be more care taken of the court.

Parks and Assistant Public Works Superintendent Riverblood confirmed that they would work on ongoing maintenance.

Councilmember Woestehoff referenced River's Bend, which has four courts, and asked if this would be an opportunity to split the court with two tennis courts and two pickleball courts.

Parks and Assistant Public Works Superintendent Riverblood confirmed that was his thought as well, but he has received resident feedback requesting all the tennis courts to remain. He stated that Riverdale Park would be a good opportunity to look at that conversion.

Councilmember Musgrove referenced the bids within the case and asked if the base is included on both alternates one and two.

Parks and Assistant Public Works Superintendent Riverblood replied that the contractor's recommendation was to remove all the posts, but staff believes that only two need removal. He explained the elements that would be included in the not to exceed cost.

Councilmember Musgrove noted the one-year warranty for the work with the exception of cracks. She asked if the same warranty would be included for all projects and asked if the fill would need to be done every year.

Parks and Assistant Public Works Superintendent Riverblood replied that the pickleball players are very particular and the cracks really bother them. He confirmed that cracks will continue to occur on all the courts each year, but it is basically an aesthetic concern.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommend to City Council, the reconditioning of the courts at River's Bend, Fox Park, and crack filling Central Park in the amount of $38,400 to be funded by the Capital Maintenance Fund.

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

Chairperson Riley suggested again amending the agenda to consider Item 5.04 next.

5.04: Progress Update on Water Treatment Plant

Steve Nelson, AE2S, reviewed the project schedule and noted that the bidding documents have been updated with the most recent bidding market information. He noted an adjustment to the construction schedule as well due to the market and difficulty in obtaining certain materials. He stated that the material costs have also been adjusted to match the known market costs. He reviewed alternate renderings based on the input received from the Planning Commission but noted the additional cost those elements would add. He reviewed additional design details for the interior of the space.

Chairperson Riley asked if these are based on real and current values.

Mr. Nelson confirmed that they are using data from recent real-world bids on similar projects. He noted that they are still including a 15 percent contingency as well, which is a bit high at this stage to allow for a conservative estimate.

Councilmember Musgrove stated that she does not support the addition of the bump outs. She noted that during the tour of the Andover facility, it was noticed that they were missing a way to get into a certain space and asked if that has been incorporated into this design.

Mr. Nelson provided additional details on that access point within the plans.

Councilmember Musgrove referenced the monitors and asked the cost to have two sets versus one set as well as the frequency of use that would be estimated. She did not believe that people tour water plants very often and therefore perhaps one monitor would be enough.

Mr. Nelson agreed that seems like a bit of overkill. He stated that having two monitors would be good but perhaps they both be placed on the left side. He stated that the monitors would be recommended over art that becomes outdated.

Councilmember Woestehoff asked if the wall it would be mounted to would be concrete or paneled. He suggested that the cable be run during construction as that would provide a cost savings compared to adding those later. He asked if there are zero offices in the building.

Mr. Nelson confirmed that there are no offices as there would not be a person in the building at all times.

Councilmember Woestehoff stated that the monitors are great as they provide a method of gaining information quickly and could also be used for tours. He referenced areas mentioned for storage and asked if that is for water storage.

Mr. Nelson confirmed that is for backwash water storage. He commented on the progressive things they have done with design to reduce costs and improve efficiency.

Chairperson Riley commented that he does like breaking up the large wall and suggested that the funds be found to do that.

Councilmember Woestehoff asked if the lights in the building would be motion based, as the building would not be occupied at all times in order to save energy costs. He asked if the internet services and such would be connected to the public works facility for efficiency.

Councilmember Musgrove asked if the bump outs would be on all four sides, or just one side.

Mr. Nelson replied that the bump outs would be on just one side to break up the façade.

Councilmember Musgrove commented that without lights you could not really see the bumps outs. She noted that this is a functional building, and she would prefer to spend that money inside rather than on the outside.

Councilmember Woestehoff commented that he agrees that something should be added to break it up because of the height of the facility.

Chairperson Riley noted that this is not something that needs to be discussed in depth at this time and the cost is marginal compared to the entire project cost. He stated that he does not believe the lighting will be necessary, just the bump outs. He appreciated that this is still moving forward, and progress is being made. He noted that the increased cost would be funded through bonding. He asked when the piping project would be next discussed.

City Engineer Westby commented that will come back in the next few months.

5.05: Selection of a Backup Power Supply for Water Treatment Plant

Utilities Supervisor Nelson reviewed the staff report and recommendation to select Option 1 to purchase the tier #2 generator for emergency use only and not participate in the Peak Shaving Program offered by Connexus Energy.

Councilmember Musgrove asked if there would be potential that the generator could also backup the public works building.

Utilities Supervisor Nelson commented that it would cost more to run the wire to public works than it would to get a small generator for the public works building, as that building would require a much smaller generator.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommend to City Council to selection Option 1 to purchase the tier #2 generator for emergency use only and not participate in the Peak Shaving Program offered by Connexus Energy.

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

5.06: Discuss Short Term Need to Increase Funding of Pavement Management Program

City Engineer Westby reviewed the staff report and recommendation to increase the number of streets reconstructed each year to address the upcoming bubble of streets reaching the end of their useful lives, which were constructed between 1975 and 1985.

Public Works Superintendent Riemer provided photos of a project staff recently completed that used 30 tons of asphalt in three days. He stated that there were 97 work orders to begin the season with and 47 of those are similar patching jobs. He stated that these are the same staff members that need to handle other public works duties and the asphalt work is overwhelming. He noted that those patching improvements also only provide temporary improvement. He stated that the budget

for asphalt is $24,000 and noted that the material alone for the one job was $2,000. He stated that there are many areas in the city in similar condition that cannot be fixed by shoveling material out of a truck.

Chairperson Riley commented that this does seem very inefficient and asked what else could have been done.

Public Works Superintendent Riemer replied that this work should have been done 20 years ago. He stated that those roads are all due for reconstruction. He commented that the workload and number of continued calls from residents is overwhelming.

Chairperson Riley commented that more recently they have switched to reconstruction of roads in poor condition rather than overlay. He asked staff to provide more information on mill and overlay.

City Engineer Westby reviewed the general costs for mill and overlay projects versus reconstructions. He reviewed the criteria used to determine when an overlay would work or whether reconstruction is needed. He stated that if you mill and overlay a road in too poor of a condition, the cracks would just come back through and the life of that improvement would not be realized. He stated that he would never recommend a mill and overlay for streets needing reconstruction. He noted that they are attempting to do more mill and overlay projects on the roads that would benefit in order to fulfill the full life of those roads, and the roads needing reconstruction are simply waiting for their time. He noted another option may be to add a light reconstruction option to reduce project costs while achieving a twenty to forty-year design life, allowing more streets to be reconstructed each year to reduce annual maintenance needs.

Councilmember Woestehoff recognized that about $20,000,000 is needed in the next five to ten years to fund these needed reconstruction improvements. He stated that he would prefer to stick with the reconstruct and overlay options and not gamble on the light reconstruction option.

Chairperson Riley asked what has changed from six years ago when the original estimate and plan was developed.

Councilmember Musgrove asked for, and obtained, clarification on roads included on the list that she believed did not need reconstruction. Staff confirmed that all those roads are accurate.

Chairperson Riley commented on the potential to borrow against MSA funds but recognized that would impact the availability of funds in the future as well.

Councilmember Woestehoff asked that a map be provided showing both the reconstructs and overlays.

Chairperson Riley noted that it was mentioned that some of the further out roads on the plan could be overlayed earlier to extend the lifespan and asked if that would help.

City Engineer Westby replied that staff could look at that to see if that could help in the area of funding but did not believe much hope should be placed in that option.

Chairperson Riley recognized that these are problems and asked if there are possible answers as well.

City Engineer Westby replied that the intent was to bring this forward for discussion. He stated that the $3,000,000 available in ARPA funds would help to address a portion of this, and staff can review the CIP to determine if any adjustments could be made based on today's discussions. He stated that bonding is an option. He reviewed the available options to fund road improvements noting that if they are going to stay with the levy option for financing, they could look at advancing MSA funds with additional bonding.

Chairperson Riley asked if they could bond without assessing.

Community Development Director/Deputy City Administrator Hagen stated that the biggest thing that sticks out to him is that 40 percent of the roads were constructed during a 10-year time period. He asked if there would be an opportunity to push a few roads out ten years. He stated that perhaps that would be a scenario where the light reconstruct would work as well. He noted that it would be helpful to prevent this same scenario from happening again in 30 to 40 years.

Councilmember Woestehoff agreed that perhaps doing overlays on the better-quality roads in the list would help to push those lifespans and stagger future improvements. He stated that he has always believed that ARPA funds would be better used by the water treatment facility but noted that he would rather bond more for the water treatment facility than to bond for both types of improvements.

Councilmember Musgrove asked if the roads marked in black and grey on the map could be further broken down by priority and whether they could receive an overlay to reflect a better cost projection. She commented that roads and clean water are a priority, and we need to figure out a way to make it work.

City Engineer Westby replied that the roads marked in black and grey would not be recommended for overlay. He agreed that the intention would not be to setup another bubble for future maintenance needs. He noted that staff can complete field reviews and the complaints that have been received.

Councilmember Woestehoff stated that he would love to see a "if money were no object" plan. He stated that he would also like to see a map showing the number of complaints received.

Councilmember Musgrove asked for an update on the change in rating system that had been mentioned in the past.

City Engineer Westby replied that staff plans to bring that case forward to a Council worksession in June for further discussion.

6. COMMITTEE / STAFF INPUT

6.01: Staff Updates on Improvement Projects and Items of Interest

City Engineer 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.

6.02: Review Future Topics Calendar

City Engineer Westby reviewed the future topics calendar. He commented that City staff have been incredibly busy this year with all the projects going on and complaints being received. He noted that staff is attempting to address some of the additional items on the list but recognized that they may be delayed.

Councilmember Woestehoff referenced the signs that say City of Ramsey with the population and asked when those would be updated with the new census numbers.

Public Works Superintendent Riemer replied that MnDOT updates the signs on their roadways. He commented on the difficulty in accessing some of the sign locations.

7. ADJOURNMENT

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

Motion carried.

The regular meeting of the Public Works Committee adjourned at 7:56 p.m.

Respectfully submitted,



_____

Grant Riemer
Public Works Superintendent

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Public Works Committee **5. 1.**

Meeting Date: 11/15/2022

Submitted For: Bruce Westby, Engineering/Public Works

By: Bruce Westby, Engineering/Public Works

Title:

Consider Recommendation to City Council to Approve Plans and Authorize Bids for City Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements

Purpose/Background:

As first discussed at the Public Works Committee meeting on October 19, 2021, the fence that was constructed with the Ramsey Villas North three (3) single-family residential unit development, located in the northeast quadrant of State Highway 47 and Xkimo Street, was not constructed such that it will serve it's intended purpose as a noise barrier/sound wall.

The plans for this development, including the sound wall plan, were approved by the City. However, the wall was designed and constructed such that it extends down into a low area where the top of the wall is lower than Highway 47, which prevents the wall from being effective at reducing traffic noise.

During the project approval process, residents from Xkimo Court contacted City staff to ask what could be done to reduce traffic noise from Highway 47. Staff ultimately responded by conveying that the developer would be constructing a sound wall similar to the existing wall east of Highway 47 roughly 1,000 feet to the north, and that the wall would extend along the west edge of the Ramsey Villas North plat. Attached is a copy of an email submitted by a resident of Xkimo Court showing they were informed that the sound wall would extend along the entire west edge of the plat.

Also attached is a copy of an email received by the City Engineer from residents along Xkimo Court NW, east of State Highway 47, following a meeting between the City Engineer and the residents on site on Monday, September 27, 2021. The email requests that the City consider the following items:

· Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's

· If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending
to, the existing noise wall further north along cty 47

· If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

· Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection

· Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork]
to discourage the above behavior

· Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey

· Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

The Public Works Committee reviewed and discussed the resident's requests with them on October 19, 2021, and afterwards the committee directed Staff to contact the developer and their engineer to determine if either or both would be willing to partner with the City to redesign, reconstruct and/or extend the noise wall to serve it's intended purpose. The Committee also directed Staff to contact MnDOT to discuss the option of relocating the wall onto their right-of-way, and to present estimated costs to reconstruct and/or extend the sound wall to the end of the plat and/or to connect to the existing wall to the north during a future meeting.

Staff contacted the developer, Riverside Development Company, and received three response letters from their attorney informing Staff that the developer is willing to assist the City in resolving this matter by providing a history of past discussions and to offer its opinion on any potential changes to the wall, but that they are not agreeable to assuming any financial liability associated with such changes. Their attorney also noted that the City cannot retain any of their client's financial securities outside of what is allowed by the Development Agreement, namely their one-year warranty and landscaping warranty. Staff therefore returned all securities outside of the warranty securities outlined within the Development Agreement.

Staff also contacted the design engineer, Bogart-Pederson, to discuss their willingness to assist the City in resolving this matter. According to Bogart-Pederson, they had informed City Staff that a wall constructed on their client's property would not be able to serve as a noise wall due to the low elevations on site, and that constructing a wall within Highway 47 right-of-way would not likely be economically feasible due to the need to relocate existing buried utilities and overhead power lines. Bogart-Pederson said Staff instructed them to construct the wall per the plans anyway, which was done. Bogart-Pederson then said they would share their topo survey so the City could explore relocating the wall within Highway 47 right-of-way as a City Improvement Project.

Staff then contacted MnDOT and was informed that their preference would be for the wall to be constructed on private property, but MnDOT did confirm they would be willing to discuss construction of a wall in MnDOT right-of-way, though they do not have funds to pay for such work. Also, the City would need to execute a Limited Use Permit to define the responsibilities of the City related to maintenance and removal of the wall, if necessary in the future.

On January 18, 2022, the Public Works Committee discussed this information, along with the estimated costs developed by Staff, and directed Staff to obtain the opinion of the new City Attorney as to the responsibilities of the developer and their engineer in this matter, to speak with the engineer to ask if they would at a minimum provide the required design services, to contact MnDOT to determine whether they would allow the wall to be relocated, reconstructed and/or extended within MnDOT right-of-way and whether any other funds may be available, to discuss available funding sources with the Finance Director, to review the site conditions, and to determine the current property owners.

On February 15, 2022, the Public Works Committee received updates from Staff including responses received from the developer and their engineer, and estimated costs for the options previously discussed. After discussions, Staff noted that they would look at the grades to see if an opportunity might exist to cost-effectively add fill outside of MnDOT right-of-way while avoiding impacts to utilities, which could then be discussed in more detail at a future meeting.

Staff has since received topographic survey data and utility as-built data from the developer's engineer, Bogart Pederson, allowing Staff to further explore options for relocating, constructing, or extending sound walls within Highway 47 right-of-way.

Staff also enlisted Bolton & Menk to collect additional topo survey to help determine if a sound wall could effectively be constructed within Highway 47 right-of-way, and whether the wall could eventually connect to the south end of the existing 6-foot tall sound wall approximately 900-feet to the north.

Staff has not yet contacted the new property owners at 5065 and 5075 Xkimo Court to discuss the option of salvaging and reinstalling the existing sound wall constructed on their properties during development of Ramsey Villas North to the Highway 47 right-of-way per the attached plans. If the Public Works Committee would like Staff to explore the option of relocating this fence to the Highway 47 right-of-way per the attached plan and extending new sound wall fence to the north end of the plat, which could be bid as an alternate bid, Alternative #2 should be approved. Staff will then contact the property owners to see if they are open to this option and if so, will add this as an alternate bid. If the property owners are not open to this option, Staff will move forward with bidding the project using all new fence and leaving the existing fence in place.

Staff did not explore costs further to extend the wall past the north end of the Ramsey Villas North plat and through the undeveloped parcel to the north to connect to the existing wall per previous discussions with the Public Works Committee.

The construction cost estimates above also do not include any costs required to enter into a Limited Use Permit (LUP) with MnDOT, which would typically be limited to staff time and recording costs for the LUP. If the Public Works Committee approves Alternative #1 or #2, Staff will work with MnDOT to develop a LUP for City Council approval at the time bids are accepted and a construction contract is awarded.

Timeframe:

Staff estimates 20 minutes will be needed to present this case and respond to questions.

Observations/Alternatives:

Staff informed the Xkimo Court residents that this case would be presented this evening so one or more residents may be in attendance, either physically or remotely.

Alternatives:

Alternative #1 – Motion recommending City Council approval of plans and authorization to advertise bids for City Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements.

Alternative #2 – Motion recommending City Council approval of plans and authorization to advertise bids for City Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements, including an alternate bid to salvage and install the existing fence on private properties to Highway 47 right-of-way and extending new sound wall fence to the north end of the Ramsey Villas North plat.

Alternative #3 – Motion of other.

Funding Source:

Staff's current cost estimate for constructing a new 265-foot long sound wall per the attached plans at $230 per linear foot is $61,000.

The construction cost estimate above does not include indirect project costs, which would include Staff time for preparing plans and administering and inspecting construction, and consultant fees required to stake construction.

City Improvement Project #22-17 can be funded using the PIR Fund.

Recommendation:

Staff recommends Alternative #1 if the Public Works Committee supports constructing a sound wall along the west edge of the Ramsey Villas North residential development.

Staff recommends Alternative #2 if the Public Works Committee supports constructing a sound wall along the west edge of the Ramsey Villas North residential development, including salvaging and installing the existing fence to the Highway 47 right-of-way.

Action:

Dependent on discussions.

Attachments

Plan

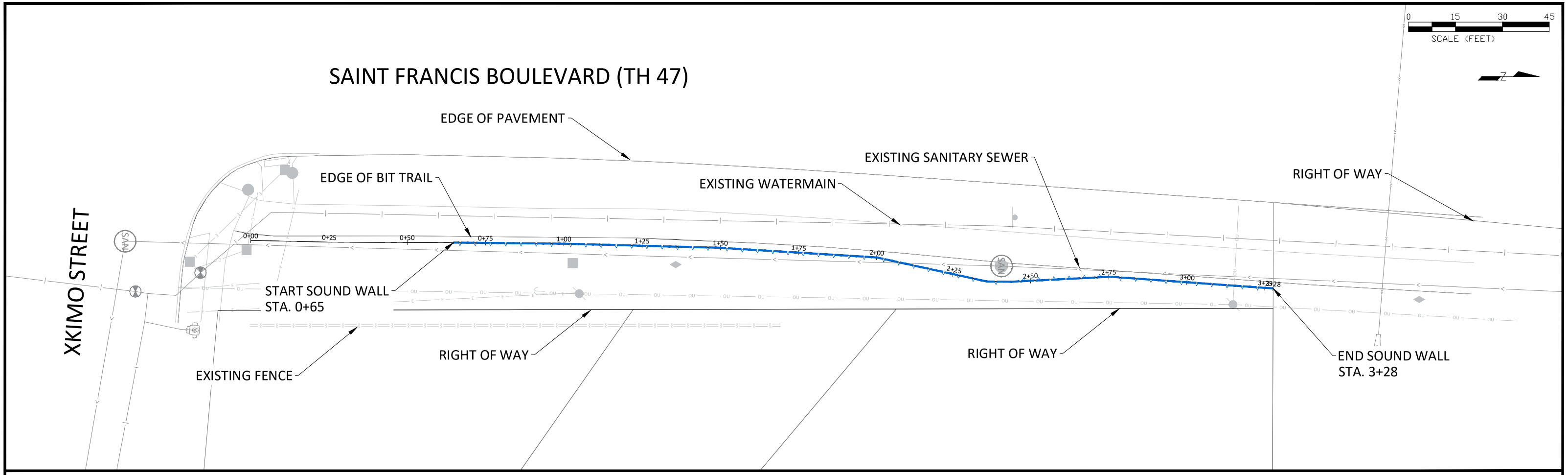
Cross Sections

Ramsey Villas North Fence Plan

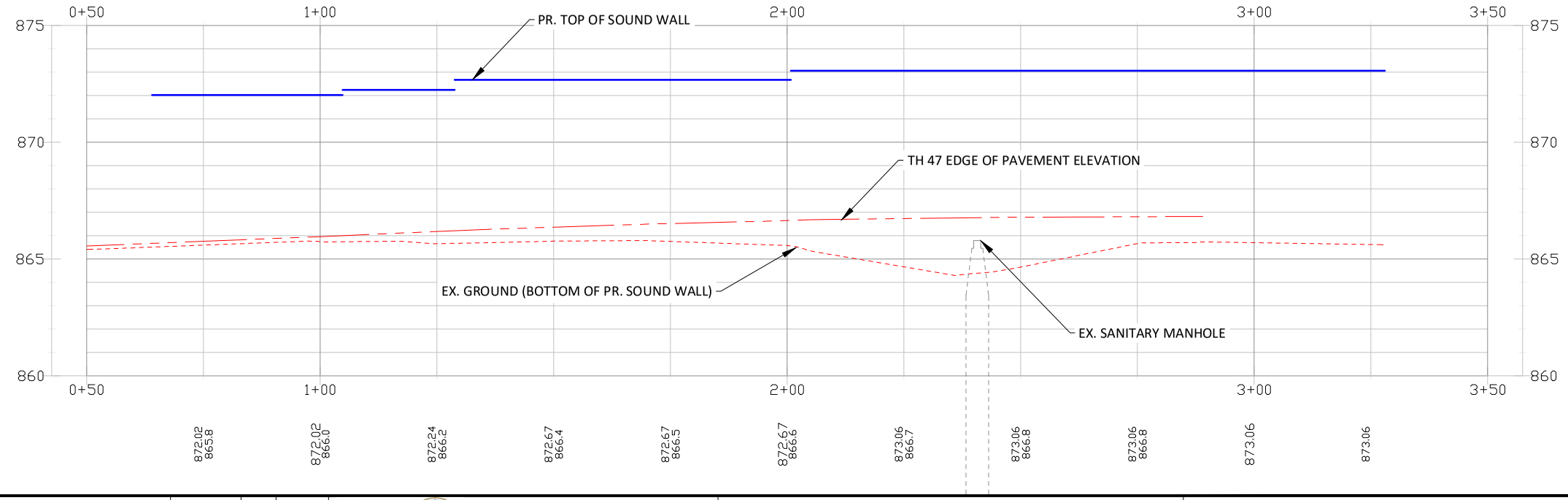
Residents email

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	11/10/2022 02:03 PM
Form Started By: Bruce Westby		Started On: 11/09/2022 11:17 AM
Final Approval Date: 11/10/2022		



Profile View of Sound Wall



DATE	REVISION

Sep 09, 2022 - 3:36pm
G:\Engineering\AutoCad\Dwgs\Projects N Z\TH 47 & Xkimo Sound Wall 22-17\Support Drawings\22-17Base Map.dwg

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

Engineer Name

Date xx /xx/xx Lic. No. Eng. No.

DESIGNED BY:	---	
DRAWN BY:	---	DATE: 9/9/22
CHECKED BY:	---	FILE: 22-17

City of RAMSEY

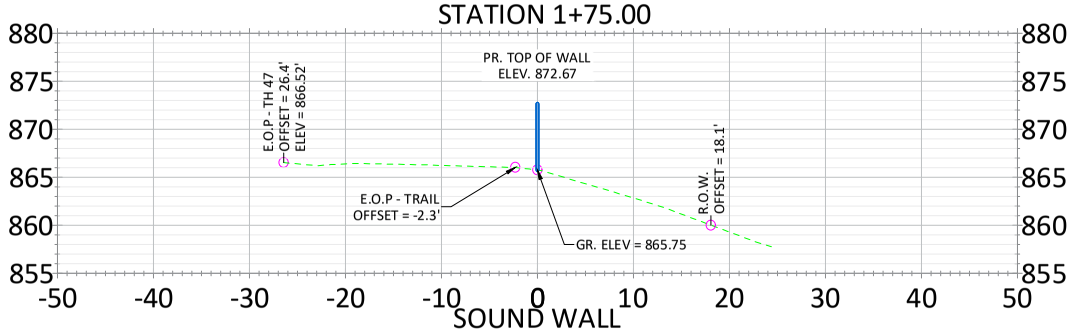
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

SITE PLAN

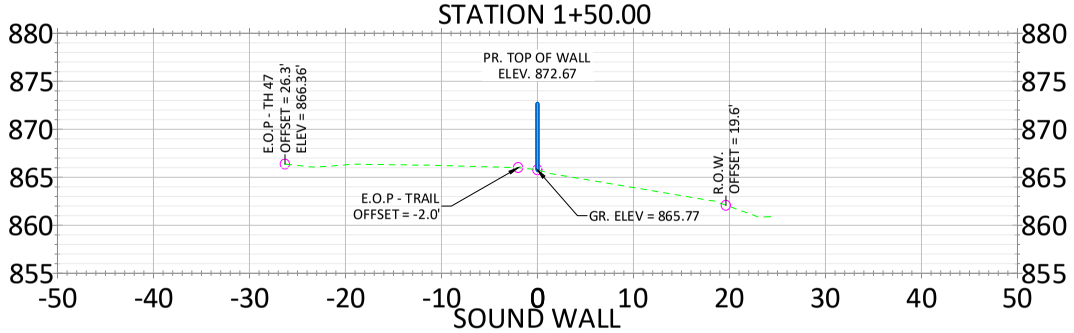
TH 47 & XKIMO STREET SOUND WALL
CITY PROJECT NO. 22-17
CITY OF RAMSEY, MINNESOTA

SHEET 1 OF 2 SHEETS

SOUND WALL
STATION 1+75.00



SOUND WALL
STATION 1+50.00



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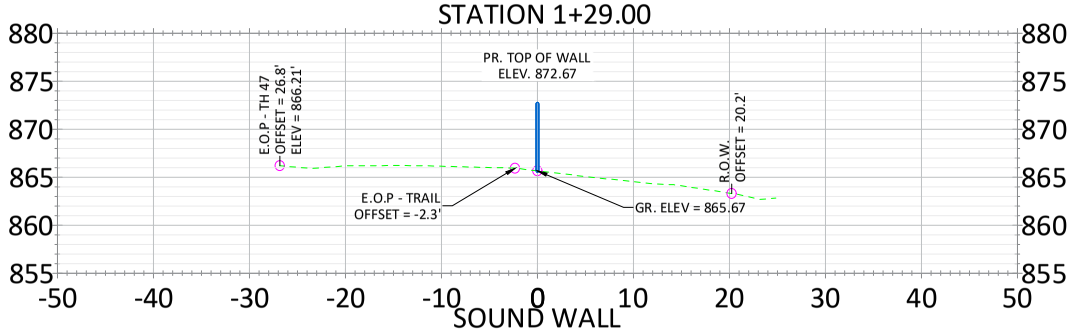
STATION 1+29.00



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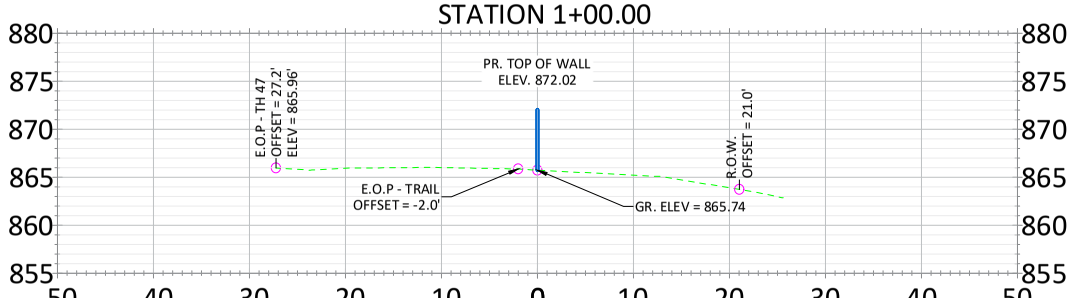

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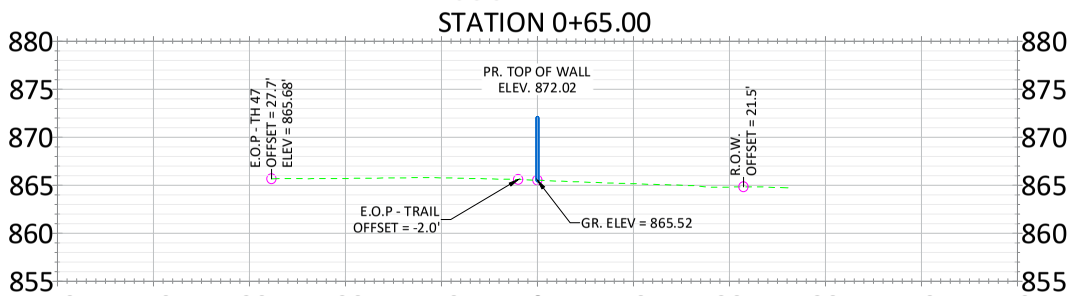
STATION 0+65.00



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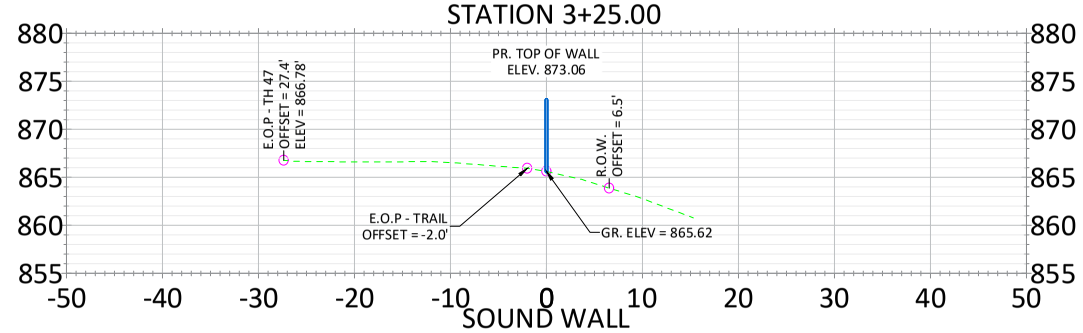
STATION 3+25.00



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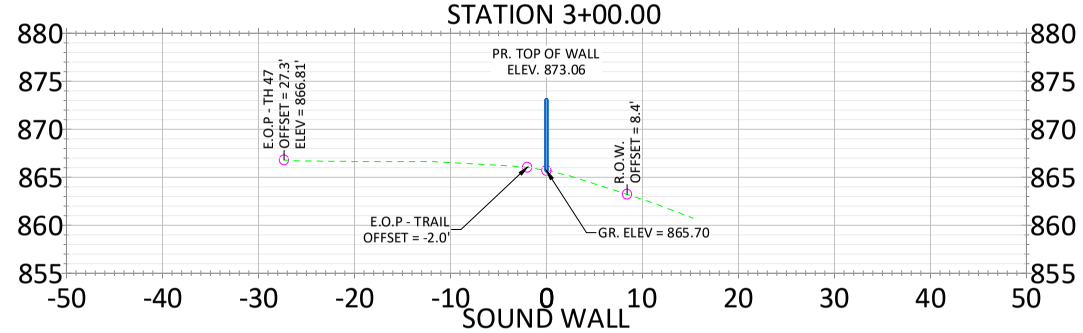
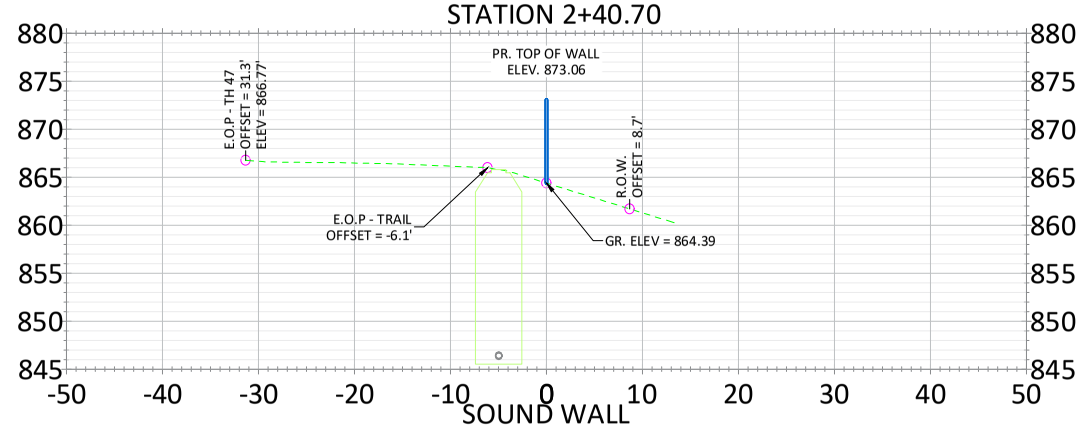


SOUND WALL
STATION 2+40.70



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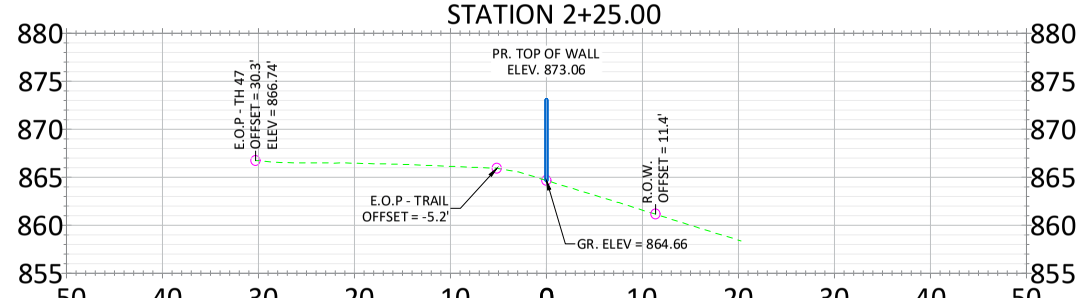

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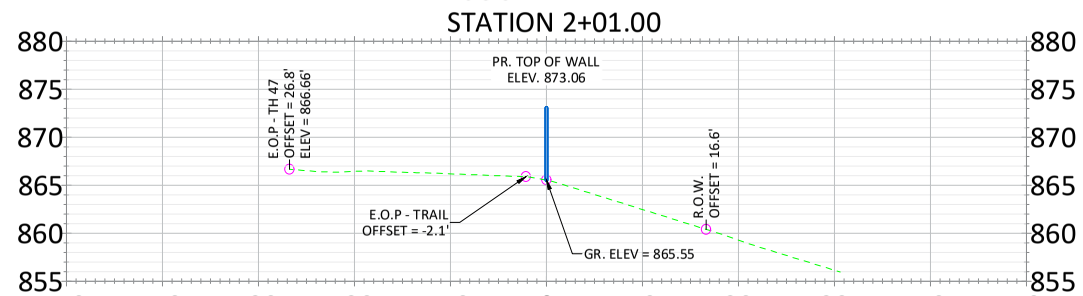

DATE	REVISION

Sep 09, 2022 - 3:40pm
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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

Engineer Name
Date xx /xx/xx Lic. No. Eng. No.

DESIGNED BY:	---		
DRAWN BY:	---	DATE:	8/31/22
CHECKED BY:	---	FILE:	22-17

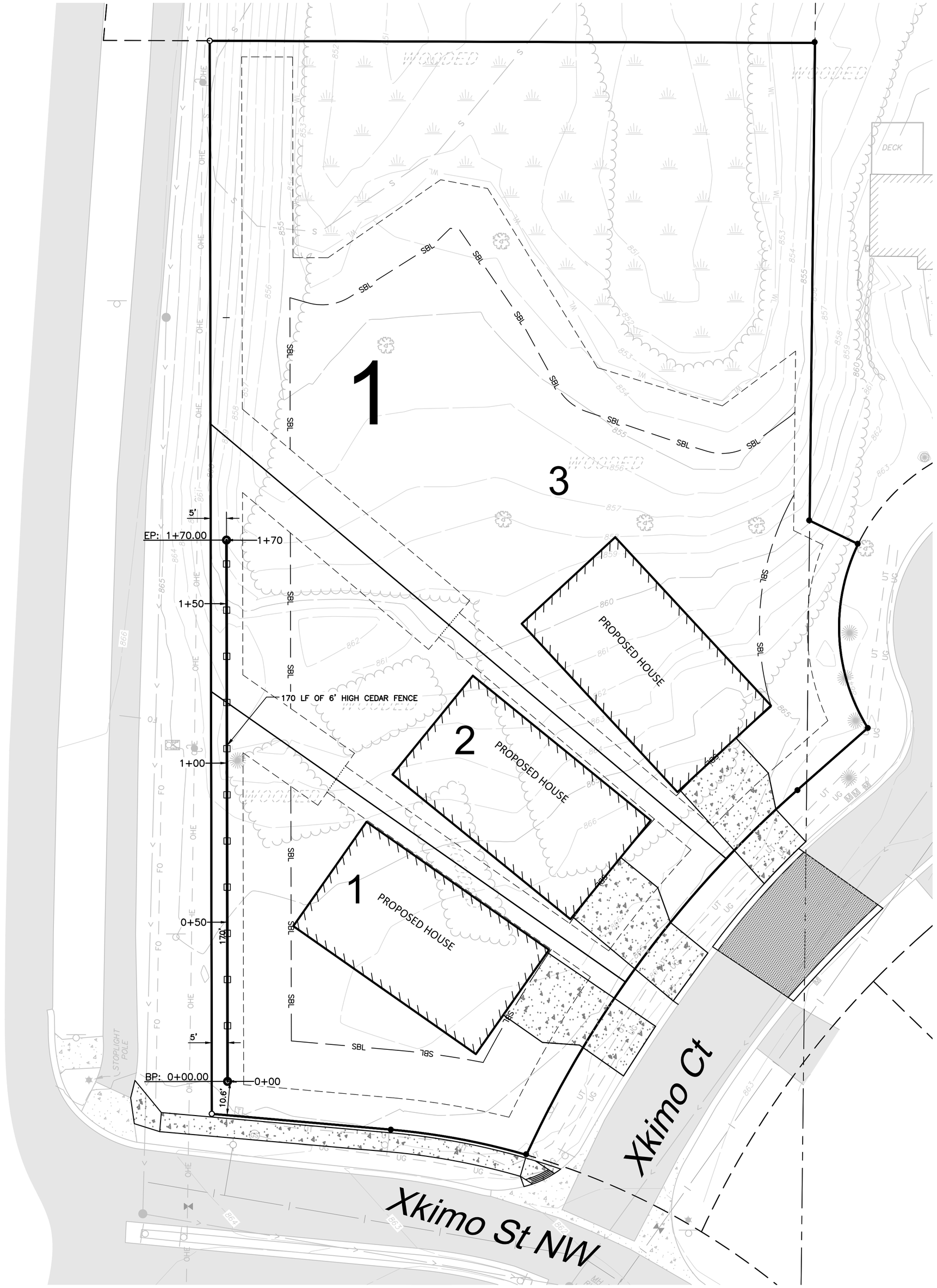
City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

CROSS SECTIONS

TH 47 & XKIMO STREET SOUND WALL
CITY PROJECT NO. 22-17
CITY OF RAMSEY, MINNESOTA

SHEET 2 OF 2 SHEETS

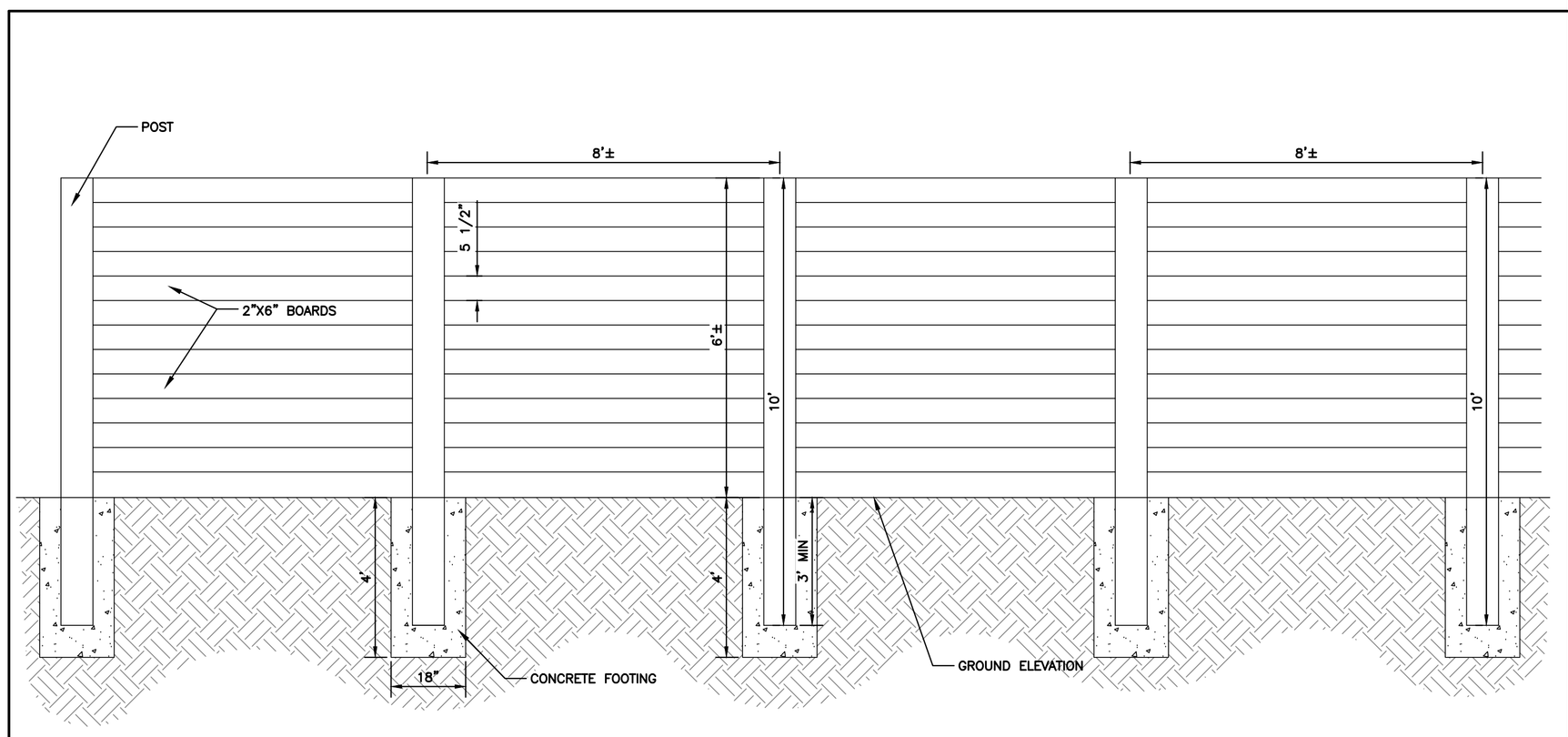


LEGEND:

- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED DRIVEWAY LOCATION
- PROPOSED SOD
- SURMOUNTABLE CONCRETE CURB AND GUTTER
- PROPOSED CEDAR FENCE

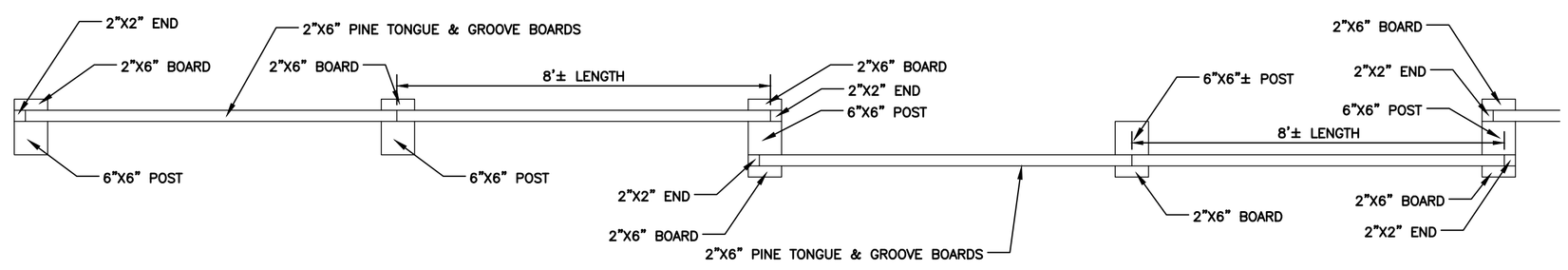
0 20'

SCALE: 1" = 20'



PROFILE

NOTE:
MATERIALS MUST BE THE SAME AS EXISTING NOISE WALL ON TH 47.



PLAN

EXISTING & PROPOSED FENCE
N.T.S.

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MINNESOTA TOLL FREE 1-800-252-1166

REV NO.	DATE	DESCRIPTION
1	08/06/2020	DRAWINGS ISSUED TO CITY
2	09/01/2020	DRAWINGS REVISED PER CITY REVIEW
3	10/09/2020	DRAWINGS REVISED PER CITY REVIEW
4	12/14/2020	DRAWINGS REVISED PER CITY REVIEW
5	02/26/2021	FINAL PLANS FOR CONSTRUCTION

DATE: 08/06/2020
DESIGN BY: CJD, MJM
DRAWN BY: MJM
CHECKED BY: WPD
DWG FILE: FENCE
FILE NO.: 20-0234.00

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.

Signed: Christopher J. Dahm
Date: 02/26/2021 Lic. No. 58628

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13076 FIRST STREET BECKER, MN 55308-9322
TEL: 763-262-9882 FAX: 763-262-9844

Rivers Bend Holdings LLC
Ramsey Villas North
OUTLOT E, RIVERS BEND 3RD ADDITION
City of Ramsey, Anoka County, MN

FENCE PLAN

SHEET NO.
C7

2/26/2021 11:25 AM N:\Projects Current\20-0234.00 Riverside Development- Ramsey Villas\Engineering\CAD Files\Fence Plan.dwg

From: Richardx.Bailey
To: Bruce Westby
Cc: Ted Blakley; Megan Blakley; angel.hughes129@gmail.com; Bertin Chabene; Richardx.Bailey
Subject: Xkimo Ct Nw Noise Wall Follow up and letter
Date: Friday, October 8, 2021 4:41:41 PM
Attachments: RE EXTERNAL RE Project 20-117.msg
Noise Wall 4.jpg
Noise Wall 1.jpg
Noise Wall 2.jpg
Noise Wall 3.jpg

Hi Bruce,

Thanks again for stopping out last week to discuss the ongoing noise issues we've been experiencing and for offering to take forward a letter highlighting our concerns, to help move towards resolution. Please find this letter below. Attached you'll find the email we referred to during our discussion regarding the originally communicated noise wall length as well as photos of what was built.

Please let us know if you have any questions…

****

Hello,

First off, thank you for taking the time to review the below concern and related requests from us, the residents of Xkimo Court Nw.

The chief concern, which we have raised before, is the increased noise levels in our cul-de-sac, which directly affects the 20+ people that call Xkimo Ct Nw 'home'.

We first began noticing the increased traffic noise when the city approved the construction of Stoney River directly across, and elevated above, Highway 47 from us; as there exists no noise barrier on our side of 47, we feel the effects of traffic noise deflected from Stoney River directly into our neighborhood.

Last year we were notified of the approved sale of the land on the west side of the cul-de-sac to a third party home builder. Since this meant the removal of what little natural noise protection [mature trees/growth] we had on those lots, we raised our concerns regarding the noise impact we anticipated and, unfortunately, have since realized. The cumulative traffic noise level is so high at times that it can be heard clearly inside homes and even requires pausing conversations when outside.

Prior to the development being approved, we had inquired regarding having a noise wall included with the construction on the site, and were subsequently provided a plat drawing/photo [see attached email] which indicated a noise wall *would* be built and *would* extend for a considerable length of the property as well as mirror the size the noise wall farther north along 47. Since we were advised this was the plan, we were satisfied with the accommodations to protect the interests of our families.

Unfortunately this accommodation was not followed through upon, to the detriment of our neighborhood and directly affects our quality of life. We were advised after the sale was approved, that a 'mistake' was made and the drawing shared wasn't actually correct; the noise wall would not equal the length we were told it would, but instead be less than ½ as long. In addition the "noise wall" that was constructed by the builder is completely ineffective and quite frankly, unacceptable. As shown by the photographs attached, the wall was not built using the street level as the baseline, but instead followed the undulating topography of the land itself; this resulted in an inferior "noise wall" who's top, in places, is below street level and can be described, at best, as an exercise in futility and who's appearance doesn't do any favors for the aesthetics or reputation of the city.

To rectify the above we respectfully request the following items be pursued by the City of Ramsey:

- Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's
    - If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47
    - If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47
    - Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection
        - Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork] to discourage the above behavior
        - Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey
    - Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

Thank you in advance for your review and partnership on this matter that is of high importance to us; please let us know how we can support you in this pursuit.

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, November 15, 2022, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Chris Riley
Councilmember Debra Musgrove
Councilmember Matt Woestehoff

Also Present: City Engineer/Interim Public Works Director Bruce Westby
Assistant City Engineer Joe Feriancek
Civil Engineer IV Leonard Linton

1. CALL TO ORDER

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

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve October 18, 2022, Meeting Minutes

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

Regular Meeting Minutes dated October 18, 2022

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

5. COMMITTEE BUSINESS

5.01: Consider Recommendation to City Council to Approve Plans and Authorize Bids for City Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements

City Engineer/Interim Public Works Director Westby reviewed the staff report and stated that staff recommends alternative one if the Committee supports constructing a sound wall along the west edge of the Ramsey Villas North residential development. He noted that staff would recommend alternative two if the Committee supports constructing a sound wall along the west edge of the Ramsey Villas North residential development, including salvaging and installing the existing fence to the Highway 47 right-of-way.

Chairperson Riley stated that he believes the old fence should be removed as part of this project. He asked if there would be any cost savings in reusing that versus just using new fence.

City Engineer/Interim Public Works Director Westby replied that there would likely not be a cost savings. He stated that when contractors salvage and reinstall something, it will not be warrantied. He noted that the existing fence would be fairly difficult to salvage and reinstall because of the four-foot footings.

Councilmember Woestehoff referenced the existing fence, which is on private property and therefore owned by the homeowners. He stated that while he agrees that should be removed, it would require the approval and authorization of the homeowners. He noted that the first property most likely prefers having the fence in place while the second property would most likely prefer removal with replacement of a wall that does what was intended. He stated that he would want to hear the input from the homeowners that have the fence on their property. He stated that if the fence is left in place, it would seem silly to have two fences in place. He asked if there was feedback in putting the new fence west of the trail, between the trail and the road.

City Engineer/Interim Public Works Director Westby replied that snow removal on Highway 47 and the trail would impact the fence in that placement.

Councilmember Woestehoff stated that he supports removing the existing fence, or at least part of it, but would want the input of the residents as the fence technically now belongs to those homeowners.

City Engineer/Interim Public Works Director Westby identified the area where the fence would be proposed to start, noting there would be about 20 feet between the new fence and existing fence.

Councilmember Woestehoff stated that it would be important to advise the homeowners that the new fence would not be on their private property and therefore would not be their fence, whereas the existing fence is on private property and would be the property of the homeowners.

Councilmember Musgrove asked for details on the proposed location and length of the fence.

City Engineer/Interim Public Works Director Westby provided additional details as requested.

Councilmember Musgrove noted this proposed fence length of 265 feet and the length proposed in the preliminary plat of 245 feet. She stated that the meeting notes from that discussion mentioned the possibility of the City extending that to the exiting wall. She did not believe the short fence provides a sound wall for the property that would be open and exposed. She was unsure that this would be effective and noted that she would support a further extension but recognized the possibility of that is not high. She asked what would occur if one homeowner wants the existing fence removed and the other does not. She stated that while she agrees that two fences would not look the best, she believed the existing fence should be left in place. She asked if the first fence panel should be at an angle to better direct noise back towards the street.

Chairperson Riley commented that the intention of this first part of discussion was simply for clarification and not full discussion. He stated that he would now like to open the floor for resident input.

Ted Blakely, 5041 Xkimo Court NW, thanked staff and the City for making good progress on this issue. He referenced the two options and asked if Plan A could be approved to keep momentum moving. He stated that he did not want to see any delays in waiting for homeowner response on whether the existing fence should be removed.

Chairperson Riley agreed that was a good suggestion, noting that staff did provide an option to include an alternate bid which would remove a section or all or the existing fence.

Rick Bailey, 5021 Xkimo Court NW, asked the timeframe for bidding and when construction would be anticipated to begin.

City Engineer/Interim Public Works Director Westby replied that he does have the contact information for the two property owners and therefore staff can reach out to them quickly. He stated that once direction is provided on the plans, staff will update the plans within one month and bring those forward to the Council for authorization to bid the project. He stated that the bidding process is typically about five weeks and provided details on the contract process. He estimated up to three months for the process from tonight to when the Council could be presented with a construction contract.

Councilmember Woestehoff commented that it sounded like Councilmember Musgrove wanted a longer fence and asked if her desire was to extend it south towards Xkimo or north to the other fence.

Councilmember Musgrove replied that her desire was to extend north to the other fence.

Councilmember Woestehoff asked if the new sound wall could not be extended to the south because of conflicts with snow removal and utilities.

Chairperson Riley commented that there would be an additional cost of $15,000.

Assistant City Engineer Feriancek replied that there are a lot of utilities in that area. He stated that in the review there was not really a benefit sound barrier wise going south because they would simply be creating another wall that serves no function.

Councilmember Woestehoff stated that he would prefer to have the first panel at an angle rather than going further to the south. He noted that the plans as proposed would already exceed what the City originally agreed to in the preliminary plat.

Chairperson Riley agreed with angling the first panel for aesthetic purposes and to act as a barrier for sound. He noted that the intention of this project is to complete what the City thought was going to be done and what the City agreed to. He agreed that this would be more than what was agreed to in the preliminary plat, therefore he is comfortable with this proposal. He commented that he would support having a bid alternative for the removal of the existing fence, should that be desired, but noted that he would not support salvaging and reusing as that does not seem to provide cost savings.

Councilmember Woestehoff asked if it would be possible to connect the new fence and existing fence at the corner, if the first property owner agrees.

Chairperson Riley commented that he assumed that they would be connected.

Councilmember Musgrove asked if another panel would be necessary to connect the fences.

Civil Engineer IV Linton replied that he would recommend against connecting the two walls. He explained that the existing fence is on private property and if that is connected to the new fence in the right-of-way, a new property owner would likely believe that they own the property out to the new fence.

A resident commented that whatever option is chosen, he would not want a gap that would allow sound through it.

City Engineer/Interim Public Works Director Westby commented that he did not envision connecting the fences. He commented that there are numerous utilities along that corridor that they want to avoid. He stated that if the existing fence were left in place, they could angle the end panel of the new fence.

A resident asked if there would be cost savings in leaving the existing fence. He commented that the simplest solution would seem to be just putting in a new fence straight along Highway 47.

Assistant City Engineer Feriancek commented that the two fences are about 27 feet apart. He stated that if the new fence were brought to the start of the old one, they could get close, within about 15 feet. He stated that there are some buried utilities that they want to avoid.

Councilmember Woestehoff stated that he would like to take the fence as close to Xkimo as possible and inform the two residents of the project. He stated that the City could offer to remove

the existing fence from their properties if desired and assess that portion of the costs back to the residents.

Chairperson Riley agreed that the fence is run along the edge, as originally desired. He was unsure that the old fence needs to be considered as that is on private property.

Councilmember Woestehoff stated that he agrees, but still feels like those residents should be informed about the project and if those residents desired the existing fence to be removed, perhaps there would be a cost savings that could be offered by having the City contractor remove the fence.

Councilmember Musgrove agreed with going as close as they can with the fence and angle the end. She agreed that the existing fence should be left in place and if the homeowners want that removed, they could do that. She still had concern that this may not fully protect the area from noise and the City may need to extend it further in the future. She commented that she would not want to delay the project by asking the residents about the existing fence.

City Engineer/Interim Public Works Director Westby replied that there would be some benefit to extending south and to put the angle on the end. He stated that when the property to the north develops, the City would look to the developer to build that as part of their project.

Chairperson Riley confirmed the consensus of the Committee with that direction.

City Engineer/Interim Public Works Director Westby identified the length the fence would run for clarity. He stated that the existing fence is 170 feet, and the proposed fence would be about 328 feet in length.

Chairperson Riley confirmed the consensus of the Committee to leave the existing fence in place.

Councilmember Woestehoff commented that he would still like the property owners to be informed of the project once it is approved and awarded by the City Council.

Chairperson Riley stated that this item does not need to come back to the Committee and should go forward to the City Council. It was the consensus of the Committee to place the case on the Consent Agenda.

City Engineer/Interim Public Works Director Westby noted that this will most likely go to the first or second Council meeting in January which would bring the contract award consideration back to the Council in March which would allow for spring construction.

5.02: Update on Plans for Wetland 114P Outlet

Civil Engineer IV Linton reviewed the staff report and stated that staff recommends bringing the project to the December 13, 2022 City Council meeting for authorization to advertise the project to receive quotes for the work.

Chairperson Riley asked Civil Engineer IV Linton asked for a brief description of the differences between NGVD29 and NAVD88.

Civil Engineer IV Linton replied that the NGVD29 data was established in 1929, using the technology available at that time. He stated that the NAVD88 started using GIS and GPS technology. He stated that the NAVD88 was developed using better technology with more data points. He stated that the difference in vertical elevations between the two is about four or five inches. He stated that staff is moving forward with the 858.1 elevation, using the NAVD88 data which will increase the water level in Wetland 114P. He stated that they will tighten up the plans and await the review of the DNR.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommend the City Council authorize advertising for quotes for this project.

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

5.03: Consider Recommending City Council Authorization to Prepare Plans and Specifications for 2023 Pavement Management Program Projects

Assistant City Engineer Feriancek reviewed the staff report and recommendation from staff to recommend City Council authorization to prepare plans and specifications for proposed 2023 Improvement Projects #23-02, #23-05, #23-06, #23-07, and #23-10. He stated that this will allow staff to proceed with design and preparation of plans and specifications so bids can be advertised as early in 2023 as possible to obtain the best bid prices possible.

Councilmember Woestehoff referenced the pseudo basketball court in the south parking lot at Central Park and asked if that would be removed as part of Improvement Project #23-02, noting that court gets a lot of use.

Assistant City Engineer Feriancek replied that the south lot is not planned to be reconstructed as they would be working on the main lot on the north side. He stated that it is not currently planned to resurface that lot as it was not in the original scope of the project. He recognized that it could be a convenient time to do that, but that funding is limited and that the south lot would be a convenient staging area for contractors working on the project.

Chairperson Riley commented that it would seem odd not to do it at the same time.

Councilmember Woestehoff commented that the south lot is not in great shape and people often play basketball on that court. He stated that he would want to look at that as part of the project.

Councilmember Musgrove asked if the southern lot stalls would remain at a 90-degree angle versus the diagonal stalls. She stated that she also likes keeping the tree median to provide additional shade.

Assistant City Engineer Feriancek stated that using directional stalls and with the median, that would lose stalls and they would have to tweak the plans a little.

Councilmember Woestehoff asked if the end caps would be raised or just painted.

Assistant City Engineer Feriancek stated they are painted in that option rather than raised to better accommodate snowplowing if that were done, noting that lot is currently not plowed.

Councilmember Woestehoff stated that in that scenario he would prefer to keep the buffer of trees between the road and parking, although he recognized that would result in less parking stalls.

Councilmember Musgrove stated that she prefers the use of striping rather than a raised edge.

Chairperson Riley stated that he would be concerned with losing parking stalls as there are already complaints about a lack of parking. He stated that there are a few scenarios that actually increase parking.

Councilmember Musgrove noted the potential for additional parking to be made available through a shared parking agreement with PACT. She stated that people desire shaded areas for sunny days.

Councilmember Woestehoff agreed, noting that he likes the 90-degree stalls and removing the island. He asked if the center section with the trees would be raised.

Assistant City Engineer Feriancek replied that the intent would be that those would be lowered medians to take in storm water. He commented that they could consider a usable green area if preferred.

Councilmember Woestehoff stated that he does like the idea of stormwater management. He stated that he has driven by the park and noticed people parking on the road or in the field while there are still many stalls available in the lot, noting that people will park where they want to park. He stated that if they can make it more attractive to park in the lot, he would love that.

Chairperson Riley stated that he likes the improvements and would still like to maximize the number of stalls. He stated that he prefers the 90-degree parking scenario.

Councilmember Woestehoff agreed and noted that he would also like the south lot to be resurfaced.

Assistant City Engineer Feriancek stated that as part of the 161st geotechnical report they did soil borings and found an average of 2.5 inches of bituminous over a sand base in the north lot, therefore he would expect similar findings for the southern lot. He noted that staff could do additional investigation but noted that a typical mill and overlay would not be realistic.

Councilmember Woestehoff stated that he would support a full reconstruct of the south parking lot and perhaps adding a second set of basketball hoops as it is used a surprising amount.

Chairperson Riley stated that he would also support improving the southern lot at the same time.

Councilmember Woestehoff asked if there would opportunities to remove any of the pedestrian ramps on Improvement Project #23-06, 2023 MSA Overlay Improvements.

Assistant City Engineer Feriancek replied that generally the ramps are found at street crossings.

Councilmember Musgrove stated that MSA streets are nine-ton roads and asked what 161st is being built to.

Assistant City Engineer Feriancek replied that 161st Avenue would be built to the same level.

Assistant City Engineer Feriancek asked for input on whether the Committee would prefer a reclamation light or full depth reclamation for Improvement Project #23-10, Whispering Pines Estates Plat 3 Street Reconstructions.

Chairperson Riley commented that he would support the recommendation of staff noting that if it would be a good place to save money, he would support that or if staff feels the full depth reclamation is needed, he could also support that.

Councilmember Woestehoff agreed.

Chairperson Riley commented that it is good to see this set of streets being reconstructed.

Councilmember Woestehoff agreed noting he receives the most calls for improving these streets.

Assistant City Engineer Feriancek reviewed the proposed project schedules.

Councilmember Woestehoff asked for details about the proposed Ramsey HY-10/Ferret Street reconstruction project near Lawn Monster.

City Engineer/Interim Public Works Director Westby provided details on that project and stated that Bolton & Menk is preparing plans per EDA direction.

Motion by Councilmember Musgrove, seconded by Councilmember Woestehoff, to recommend City Council authorization to prepare plans and specifications for proposed 2023 Improvement Projects #23-02, #23-05, #23-06, #23-07, and #23-10.

Further discussion: Chairperson Riley recognized that the City is expanding its Pavement Management Program to improve more streets in the next several years and that is great to see.

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

City Engineer/Interim Public Works Director Westby asked and received confirmation that this case should go on the regular agenda when presented to the City Council for approval.

6. COMMITTEE / STAFF INPUT

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

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

6.02: Review Future Topics Calendar

City Engineer/Interim Public Works Director Westby confirmed the consensus of the Committee to cancel the December meeting.

7. ADJOURNMENT

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

Motion carried.

The regular meeting of the Public Works Committee adjourned at 7:23 p.m.

Respectfully submitted,



_____

Bruce Westby
City Engineer/Interim Public Works Director

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Public Works Committee

Meeting Date: 04/16/2024

Primary Strategic Plan Initiative: Not Applicable

Title:

Consider Recommendation to City Council to Approve Cooperative Construction Agreement No. 1056358, Approve Plans, and Authorize Advertisements for Bids for Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements

Purpose/Background:

Purpose:

To consider a recommendation to City Council to approve Minnesota Department of Transportation (MnDOT) Cooperative Construction Agreement No. 1056358, approve plans, and authorize advertisements for bids for Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements.

Background:

This project has been discussed with the Public Works Committee during the following regularly scheduled Committee meetings;

- October 19, 2021
- January 18, 2022
- February 15, 2022
- May 17, 2022
- November 15, 2022

Background information is included in the attached cases from each of these meetings, as well as in the attached meeting minutes. Attachments for these cases are not included but will be available at the meeting.

Attached to this case are the plans prepared by staff, which have been reviewed and approved by the Minnesota Department of Transportation (MnDOT).

Also attached to this case is the MnDOT transmittal letter and Cooperative Construction Agreement, which was reviewed and approved by staff and the City Attorney.

Time Frame/Observations/Alternatives:

Timeframe:

Staff estimates 15 minutes will be needed to present this case and respond to questions.

Observations:

Staff informed the Xkimo Court residents that this case would be presented this evening so one or more residents may be in attendance, either physically or remotely.

Alternatives:

Alternative #1 – Motion recommending City Council approval of plans and Cooperative Construction Agreement No. 1056358, and authorization to advertise bids for Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements.

Alternative #2 – Motion of other.

Funding Source:

Staff's current cost estimate for constructing a new 265-foot long sound wall per the attached plans is $80,000.

The construction cost estimate above does not include indirect project costs, which would include Staff time for preparing plans and administering and inspecting construction, and consultant fees required to stake construction. The construction cost estimates above also do not include any costs associated with working with MnDOT to develop the CCA, which is generally limited to staff's and the City Attorney's time, which was minimal.

City Improvement Project #22-17 can be funded using PIR Funds.

Recommendation:

Staff recommends Alternative #1 if the Public Works Committee supports constructing a sound wall along the west edge of the Ramsey Villas North residential development.

Outcome/Action:

Dependent on discussions.

Attachments

IP 22-17 Plans
PWCcase 101921
PWCcase 011822
PWCcase 021522
PWCcase 051722
PWCcase 111522
PWC Mtg Mins 101921
PWC Mtg Mins 011822
PWC Mtg Mins 021522
PWC Mtg Mins 051722
PWC Mtg Mins 111522
MnDOT CCA 1056358
MnDOT TrnsLtr CCA 1056358

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Marsha Weidner	04/11/2024 02:42 PM
Form Started By: Bruce Westby		Started On: 04/10/2024 04:27 PM
Final Approval Date: 04/11/2024		

CITY OF RAMSEY
RAMSEY VILLAS NORTH SOUND WALL
CITY IMPROVEMENT PROJECT NO. 22-17



LOCATION MAP

GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

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 MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

THIS PLAN CONTAINS 4 SHEETS

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	SOUND WALL DETAILS
3	SITE PLAN AND WALL PROFILE
4	CROSS SECTIONS

LEGEND

SANITARY MANHOLE	Easement - Drainage & Utility
STORM SEWER MANHOLE	Easement - Roadway
CATCH BASIN MANHOLE	LOT LINE
CATCH BASIN	ELECTRIC LINE
CATCH BASIN - GROUT	ELECTRIC LINE - BURIED
CATCH BASIN - RESET	ELECTRIC LINE - OVERHEAD
FLARED END SECTION	GAS LINE
CULVERT END SECTION	TELECOMMUNICATION LINE
HYDRANT	TELECOMM - OVERHEAD
VALVE	FIBER OPTIC LINE
TREE - CONIFEROUS	TREE LINE
TREE - DECIDUOUS	LANDSCAPE
SHRUB	SOUND WALL
LIGHT POLE	FENCE
SIGN	SILT FENCE
MAILBOX	WATERMAIN
PEDESTAL - TELECOM	SANITARY SEWER
PEDESTAL - ELECTRIC	STORM SEWER
HAND HOLE	DRAIN TILE

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.

JOE FERIANCEK, P.E. — LIC. NO. 57095 — DATE 2/10/23

DATE	REVISION

0 50 100 150
SCALE (FEET)

N

City of RAMSEY

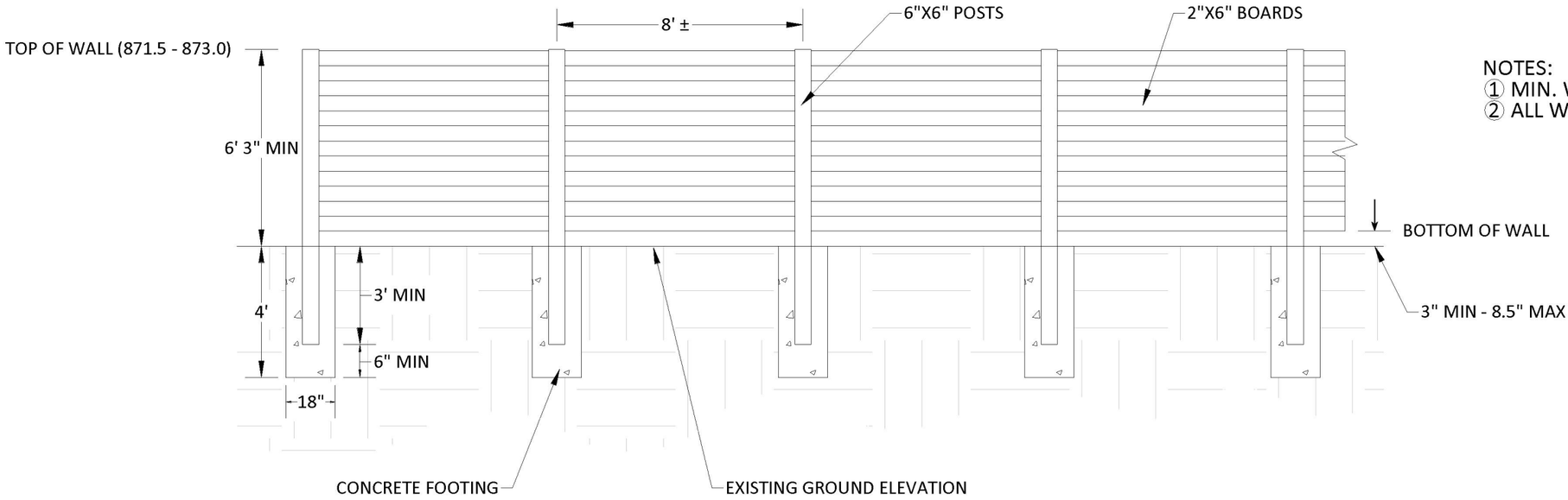
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

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

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL 1-800-252-1166 OR 651-454-0002

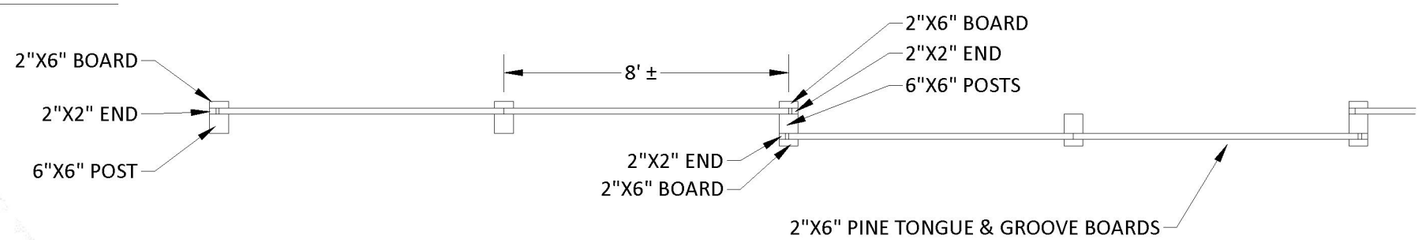
GSOC
Call before you dig
811
651 454-0002 Metro
800 252-1166 Outstate
www.gopherstateonecall.org

Feb 10, 2023 - 10:09am
C:\Engineering\AutoCad Dwgs\Projects N-Z\TH 47 & Xkimo Sound Wall 22-17\Support Drawings\22-17 Base Map.dwg

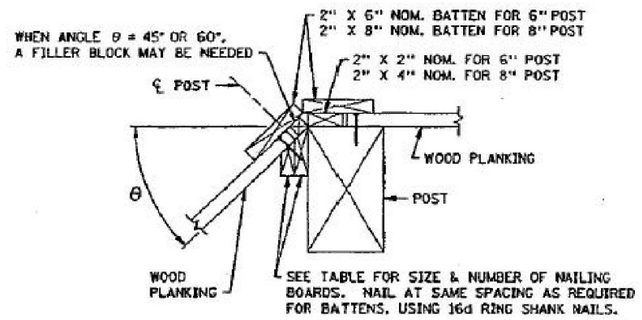


NOTES:
① MIN. WALL HEIGHT 6 FEET ABOVE TH 47 EDGE OF PAVEMENT
② ALL WOOD MUST BE PRESSURE TREATED

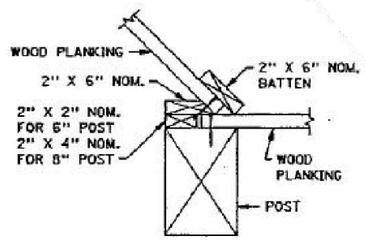
①PROPOSED WALL PROFILE: N.T.S.

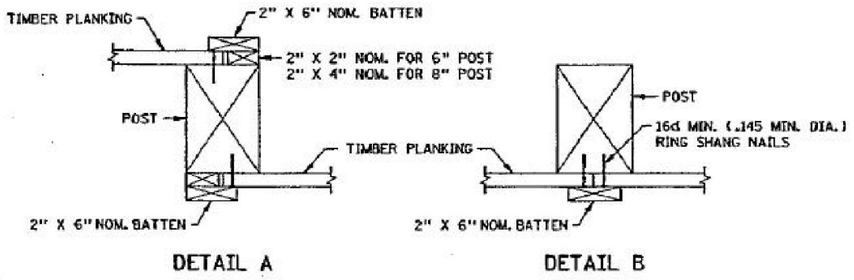


②PROPOSED WALL PLAN: N.T.S.



POST LOCATIONS FOR ANGLE TURNS





NAILING BOARDS AND CORNER BATTEN SELECTION TABLE
FOR ANGLE TURNS TOWARD POST

POST SIZE (IN.)	ANGLE θ = 30°			ANGLE θ = 45°			ANGLE θ = 60°		
	NAILING BOARDS		CORNER BATTEN (IN.)	NAILING BOARDS		CORNER BATTEN (IN.)	NAILING BOARDS		CORNER BATTEN (IN.)
	SIZE (IN.)	NO.		SIZE (IN.)	NO.		SIZE (IN.)	NO.	
6 X 6	2 X 6	1	2 X 6	2 X 6	1	2 X 6	2 X 6	1	2 X 6
6 X 8	2 X 6	1	2 X 6	2 X 6	1	2 X 6	2 X 6	1	2 X 6
6 X 12	2 X 6	1	2 X 6	2 X 6	2	2 X 6	2 X 8	2	2 X 8
8 X 12	2 X 6	1	2 X 8	2 X 6	2	2 X 8	2 X 8	2	2 X 8
8 X 14	2 X 6	1	2 X 8	2 X 6	2	2 X 8	2 X 8	2	2 X 8
8 X 16	2 X 6	2	2 X 8	2 X 6	2	2 X 8	2 X 8	2	2 X 8
8 X 18	2 X 6	2	2 X 8	2 X 8	3	2 X 8	2 X 10	3	2 X 10
8 X 20	2 X 6	2	2 X 8	2 X 8	3	2 X 8	2 X 10	3	2 X 10

DATE	REVISION

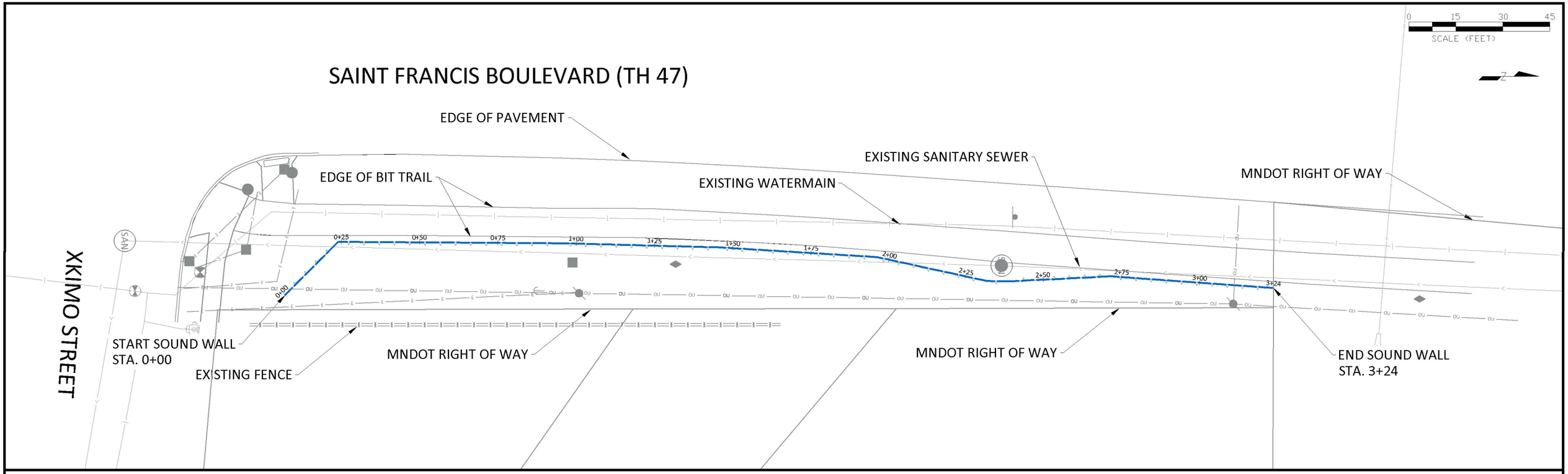
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota
JOE FERIANCEK
Date 2/10/23 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 2/10/23
CHECKED BY:	BRW	FILE: 22-17

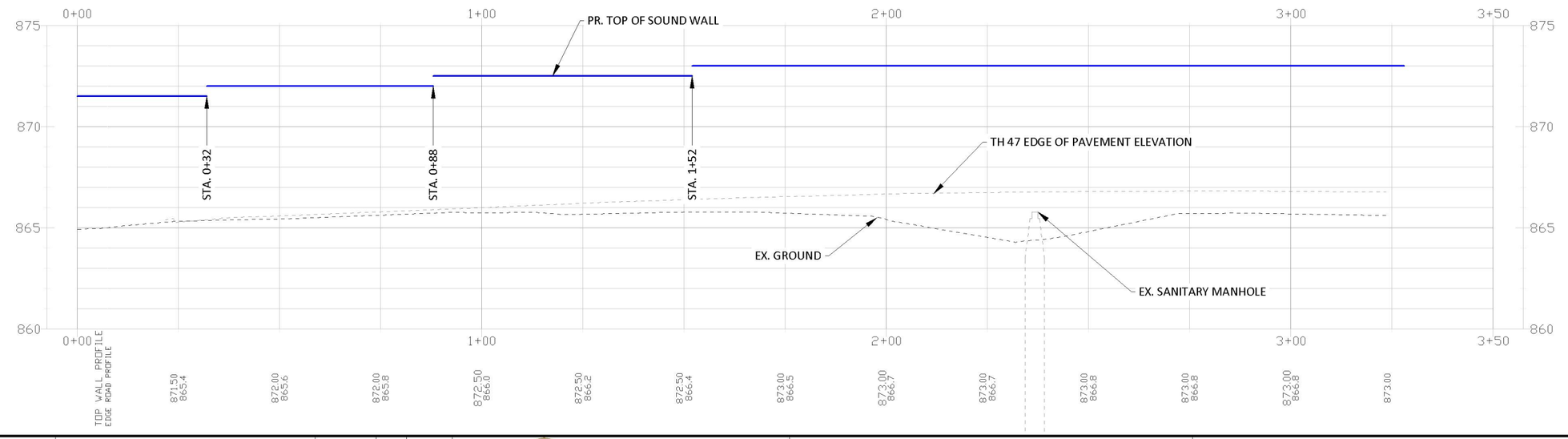
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

SOUND WALL DETAIL

TH 47 & XKIMO STREET SOUND WALL
CITY PROJECT NO. 22-17
CITY OF RAMSEY, MINNESOTA



Profile View of Sound Wall



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Date 2/10/23 Lic. No. 57095

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DRAWN BY:	JJF	DATE: 2/10/23
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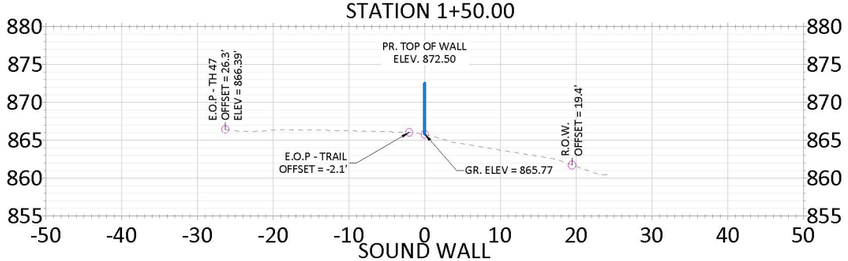
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

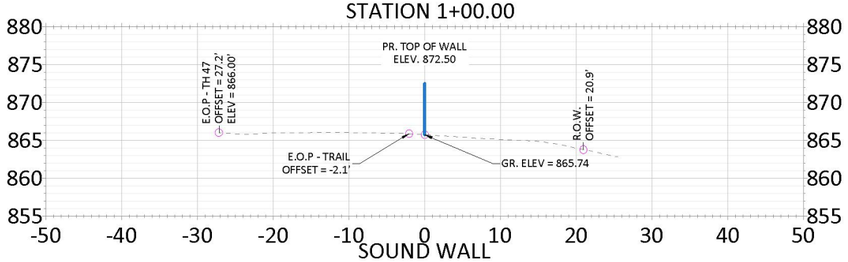
SITE PLAN

TH 47 & XKIMO STREET SOUND WALL
CITY PROJECT NO. 22-17
CITY OF RAMSEY, MINNESOTA

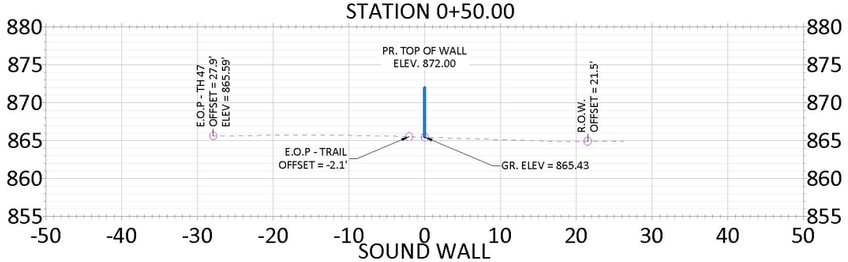
SOUND WALL
STATION 1+50.00



SOUND WALL
STATION 1+00.00



SOUND WALL
STATION 0+50.00



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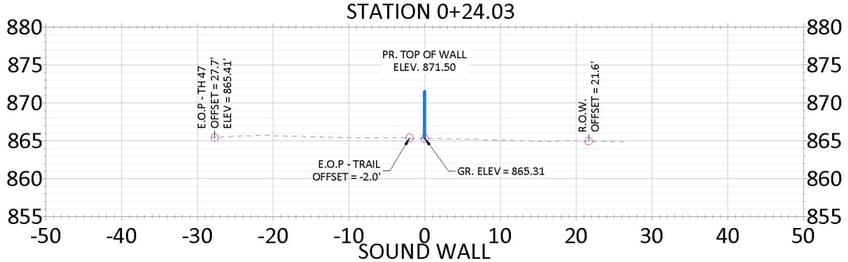
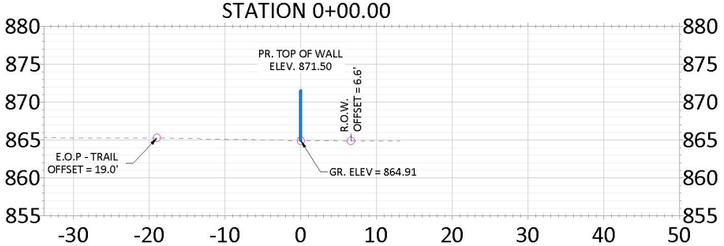
STATION 0+24.03



SOUND WALL
STATION 0+00.00



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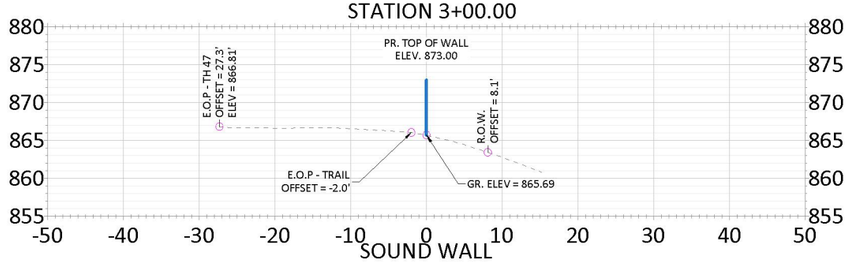
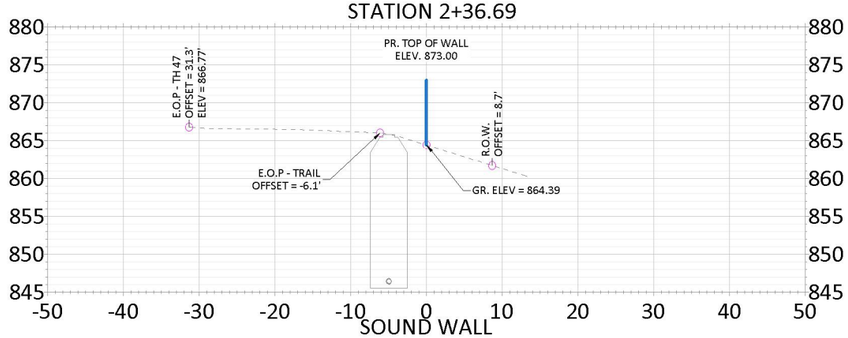
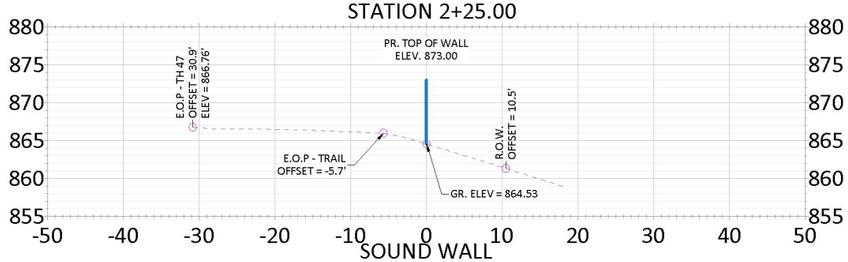
STATION 3+00.00



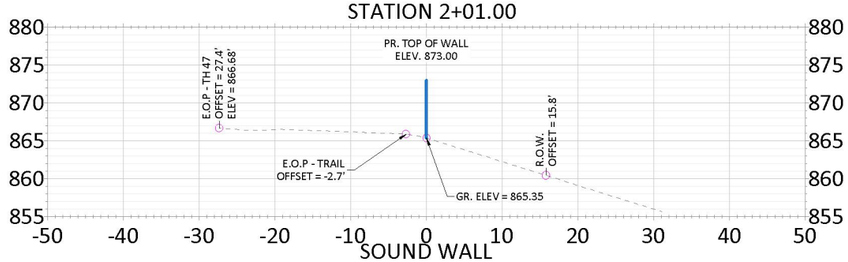
SOUND WALL
STATION 2+36.69



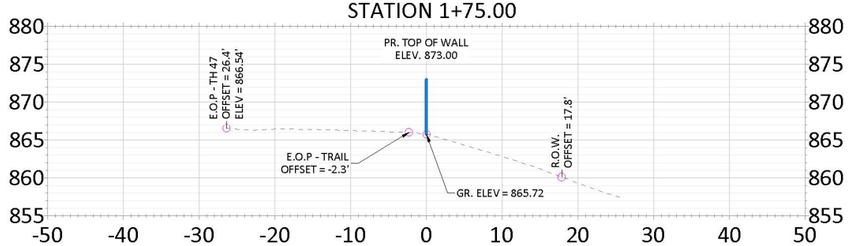
SOUND WALL
STATION 2+25.00



SOUND WALL
STATION 2+01.00



SOUND WALL
STATION 1+75.00



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

JOE FERIANCEK
Date 2/10/23 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 2/10/23
CHECKED BY:	BRW	FILE: 22-17

CITY OF RAMSEY
7550 SUNWOOD DRIVE
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(763) 427-1410 FAX (763) 433-9898

CROSS SECTIONS

TH 47 & XKIMO STREET SOUND WALL
CITY PROJECT NO. 22-17
CITY OF RAMSEY, MINNESOTA

SHEET 4 OF 4 SHEETS

Public Works Committee **5. 3.**

Meeting Date: 10/19/2021

By: Bruce Westby, Engineering/Public Works

Title:

Receive Sound Wall Request Letter from Residents East of State Highway 47, North of Xkimo Street

Purpose/Background:

Attached is a copy of an email recently received by the City Engineer/Interim Community Development Director from residents along Xkimo Court NW, east of State Highway 47 and north of Xkimo Street, after meeting with the residents on site. The email respectfully requests the following items be pursued by the City of Ramsey:

· Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's

· If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

· If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

· Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection

· Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork] to discourage the above behavior

· Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey

· Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

Staff has not yet begun to work on a response letter, and is awaiting Committee direction.

If the Committee would like an estimate of the costs to construct sound walls as requested, Staff can prepare an estimate and present it at the next regular Public Works Committee meeting.

Attached is an email from MnDOT with responses to Staff's questins regarding external funding sources. At this time it does not apprea that external funds are available to extend the sound wall. However, Staff will continue to explore external funding sources for such sound wall improvements.

It is too late in the year to begin construction of a sound wall in 2021, so at best this work could be completed in 2022. This would require the collection of topo survey this fall or next spring to determine where a sound wall could effectively be constructed along this corridor. In order for a sound wall to be affective it should be constructed at a height extending at least 6-feet above the pavement of northbound Highway 47.

Attached is a figure showing how long the sound wall would need to extend to the north of the Ramsey Villas North plat to connect to the existing sound wall approximately 900 feet north.

Timeframe:

Staff estimates 25 minutes will be needed to present this case and respond to questions.

Observations/Alternatives:

Observations:

Staff informed the residents that submitted the email that this case would be presented at this evening's Public Works Committee meeting so Staff anticipates there will be several residents in attendance.

Alternatives:

Alternative #1 – Motion directing Staff to prepare a response letter addressing the requested actions per the email received from the residents of Xkimo Court NW, and to present a draft response letter for action at the next regular Public Works Committee meeting.

Alternative #2 – Motion of other.

Funding Source:

To be determined based on the Committee's direction to Staff.

Recommendation:

Staff does not have a recommendation to offer at this time.

Action:

Motion directing Staff to prepare a response letter addressing the requested actions per the email received from the residents of Xkimo Court NW, and to present a draft response letter for action at the next regular Public Works Committee meeting.

Attachments

Xkimo Court Residents email

MnDOT Sound Wall email

Staff email to Xkimo Court residents

Sound Wall Gap Figure

Form Review

Inbox	Reviewed By	Date
Grant Riemer	MaryJo Warner	10/14/2021 04:08 PM
Kurt Ulrich	Kurt Ulrich	10/14/2021 04:13 PM
Form Started By: Bruce Westby		Started On: 10/14/2021 02:51 PM
Final Approval Date: 10/14/2021		

Public Works Committee **5. 2.**

Meeting Date: 01/18/2022

By: Bruce Westby, Engineering/Public Works

Title:

Consider Sound Wall Improvements East of State Highway 47, North of Xkimo Street

Purpose/Background:

As discussed at the Public Works Committee meeting on October 19, 2021, the noise wall constructed as part of the three (3) single-family residential unit development called Ramsey Villas North, located in the northeast quadrant of State Highway 47 and Xkimo Street, was not constructed such that it will serve it's intended purpose as a noise barrier.

Though plans for this development, including the noise wall, were approved by the City, the wall was designed and constructed to extend downwards into a low area such that the top of the wall is lower than Highway 47, which prevents the wall from being effective at reducing traffic noise.

During the project approval process, several residents from Xkimo Court contacted City staff to ask what could be done to reduce traffic noise from Highway 47. The residents were informed that the developer would construct a noise wall similar to the existing wall east of Highway 47 roughly 600 feet to the north, and that the wall would extend along the west edge of the Ramsey Villas North plat.

Attached is a copy of an email received by the City Engineer from residents along Xkimo Court NW, east of State Highway 47 and north of Xkimo Court, following a meeting between the City Engineer and the residents on site on Monday, September 27, 2021. The email requests that the City consider the following items:

· Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's

· If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending
to, the existing noise wall further north along cty 47

· If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

· Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection

· Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork]
to discourage the above behavior

· Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey

· Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

After the Public Works Committee considered the residents request on October 19, 2021, the committee directed

Staff to contact the developer and their engineer to determine if either or both are willing to partner with the City to redesign, reconstruct and/or extend the noise wall to serve it's intended purpose. The Committee also directed Staff to return with estimated costs to reconstruct and/or extend the sound wall to the end of the plat and/or to connect to the existing wall to the north for consideration at a future meeting.

The City Engineer contacted the developer and received the attached letter in response. Based on this letter Staff does not anticipate that the developer will be willing to partner with the City to resolve the resident's concerns either by assisting with potential design modifications and/or by contributing to costs.

The City Engineer also contacted the project engineer with Bogart-Pederson to discuss this issue. The project engineer stated he would be discuss this issue in more detail after the Public Works Committee discussed this issue again this evening.

Construction of a sound wall could not begin until the ground thaws in the spring of 2022, at the earliest. This would require the collection of topo survey to determine where a sound wall could effectively be constructed along this corridor. For a sound wall to be effective it should be constructed to a height of 6-feet or more above the pavement of northbound Highway 47.

Attached is a figure showing how long the sound wall would need to extend to the north of the Ramsey Villas North plat to connect to the existing sound wall approximately 900 feet north. Staff estimates construction costs for a similar noise wall would be approximately $210 per linear foot at today's construction costs. This would equate to a minimum construction cost of $50,000 to salvage and reinstall the section of wall that extends below the grade of Highway 47 and to then extend the wall to the north end of the Ramsey Villas North plat, and a minimum construction cost of $125,000 to extend a similar wall along the undeveloped parcel to the north to connect to the existing wall. These costs do not include indirect costs or costs required to enter into a Limiter Use Permit with MnDOT if the wall needs to be constructed within their right-of-way.

Timeframe:

Staff estimates 20 minutes will be needed to present this case and respond to questions.

Observations/Alternatives:

Observations:

Staff contacted MnDOT and was informed that their preference would be for the wall to be on the private property. However, MnDOT did confirm that they would be willing to discuss construction of a wall in MnDOT right-of-way, but that they do not have funds to pay for such work. Also, the City would need to execute a Limited Use Permit to define the responsibilities of the City related to maintenance and removal of the wall, if necessary in the future.

Staff informed the Xkimo Court residents that this case would be presented at this evening's Public Works Committee meeting so Staff anticipates there will be several residents in attendance, either in person or remotely.

Alternatives:

Alternative #1 – Motion directing Staff to further explore noise wall improvements along the Ramsey Villas North plat.

Alternative #2 – Motion directing Staff to further explore noise wall improvements along the Ramsey Villas North plat, and to further explore noise wall improvements along the undeveloped parcel to the north.

Alternative #2 – Motion of other.

Funding Source:

To be determined based on the Committee's direction to Staff.

MnDOT does not have funds to share in any of these costs, and Staff is continuing to explore external funding sources for such sound wall improvements.

Recommendation:

Staff does not have a recommendation to offer at this time.

Action:

To be determined following discussions.

Attachments

Noise Wall Gap Figure

Xkimo Court residents email

Ltr re Riverside Development Company Ramsey

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Kathy Schmitz	01/13/2022 04:07 PM
Kurt Ulrich	Kathy Schmitz	01/13/2022 04:07 PM
Form Started By: Bruce Westby		Started On: 01/11/2022 10:40 AM
Final Approval Date: 01/13/2022		

Public Works Committee **6. 1.**

Meeting Date: 02/15/2022

By: Bruce Westby, Engineering/Public Works

Title:

Receive Updates on Sound Wall East of State Highway 47, North of Xkimo Street

Purpose/Background:

The purpose of this case is to provide available updates. Staff will provide more information and will seek further direction from the Public Works Committee on March 15th.

As discussed at the Public Works Committee meeting on October 19, 2021, the sound wall constructed with the three (3) single-family residential unit development called Ramsey Villas North, located in the northeast quadrant of State Highway 47 and Xkimo Street, was not constructed such that it will serve it's intended purpose as a noise barrier.

Though plans for this development, including the noise wall, were approved by the City, the wall was designed and constructed to extend downwards into a low area such that the top of the wall is lower than Highway 47, which prevents the wall from being effective at reducing traffic noise.

During the project approval process, residents from Xkimo Court contacted City staff to ask what could be done to reduce traffic noise from Highway 47. Staff ultimately responded by conveying that the developer would be constructing a sound wall similar to the existing wall east of Highway 47 roughly 1,000 feet to the north, and that the wall would extend along the west edge of the Ramsey Villas North plat. Attached is a copy of an email submitted by a resident of Xkimo Court showing they were informed that the sound wall would extend along the entire west edge of the plat.

Also attached is a copy of an email received by the City Engineer from residents along Xkimo Court NW, east of State Highway 47 and north of Xkimo Court, following a meeting between the City Engineer and the residents on site on Monday, September 27, 2021. The email requests that the City consider the following items:

· Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's

· If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending
to, the existing noise wall further north along cty 47

· If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

· Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection

· Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork]
to discourage the above behavior

· Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey

· Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

After the Public Works Committee considered the residents request on October 19, 2021, the committee directed Staff to contact the developer and their engineer to determine if either or both would be willing to partner with the City to redesign, reconstruct and/or extend the noise wall to serve it's intended purpose. The Committee also directed Staff to return with estimated costs to reconstruct and/or extend the sound wall to the end of the plat and/or to connect to the existing wall to the north for consideration at a future meeting.

Staff contacted the developer, Riverside Development Company, and has since received three response letters from their attorney informing Staff that the developer is willing to assist the City in resolving this matter by providing a history of past discussions and to offer its opinion on any potential changes to the wall, but that they are not agreeable to assuming any financial liability associated with such changes. Their attorney also noted that the City cannot continue to retain any of their clients financial securities outside of what is allowed by the Development Agreement, namely their one-year warranty and landscaping warranty. Staff is therefore preparing to return all securities outside of the warranty securities outlined within the Development Agreement.

Staff also contacted the design engineer, Bogart-Pederson, to discuss their willingness to assist the City in resolving this matter. According to Bogart-Pederson they informed City Staff that any wall constructed on their client's property would not be able to serve as a noise wall due to the low elevations on site, and that constructing a wall within Highway 47 right-of-way would not likely be economically feasible due to the need to relocate existing buried utilities and overhead power lines, but Staff instructed them to construct the wall per the plans. However, Bogart-Pederson is willing to share their topographic survey with the City so we can look at the potential for relocating the wall within the Highway 47 right-of-way.

Any efforts to relocate or extend the existing sound wall could not begin until the ground thaws in the spring of 2022. This would include collection of additional topographic survey to determine where a sound wall could effectively be constructed along the corridor. For a sound wall to be effective it should be constructed to a height of 6-feet or more above the pavement on Highway 47.

Attached is the figure showing how long the sound wall would need to extend to the north of the Ramsey Villas North plat to connect to the existing sound wall approximately 900 feet north.

Staff estimates construction costs for a similar noise wall would be approximately $210 per linear foot at today's construction costs. This would equate to a minimum construction cost of $50,000 to salvage and reinstall the existing wall within the Highway 47 right-of-way and to extend the wall to the north end of the Ramsey Villas North plat, if possible, and a minimum construction cost of $125,000 to extend the wall through the undeveloped parcel to the north to connect to the existing wall. These costs do not include indirect costs or costs required to enter into a Limited Use Permit with MnDOT if the wall can indeed be constructed within their right-of-way.

Timeframe:

Staff estimates 15 minutes will be needed to present this case and respond to questions.

Observations/Alternatives:

Staff informed the Xkimo Court residents that this case would be presented this evening so one or more residents may be in attendance.

Funding Source:

Funding amounts and sources will be discussed in detail on March 15th.

Recommendation:

Staff does not have a recommendation at this time.

Action:

No action is requested at this time. Staff will provide more information and will seek further direction from the Public Works Committee on March 15th.

Attachments

Xkimo Ct residents requests

Xkimo Ct resident email

Sound wall gap figure

Sound Wall Pictures

Form Review

Inbox	Reviewed By	Date
Grant Riemer	MaryJo Warner	02/10/2022 03:55 PM
Kurt Ulrich	Kurt Ulrich	02/10/2022 03:59 PM
Form Started By: Bruce Westby		Started On: 02/10/2022 10:49 AM
Final Approval Date: 02/10/2022		

Public Works Committee **5. 2.**

Meeting Date: 05/17/2022

By: Bruce Westby, Engineering/Public Works

Title:

Receive Updates on Sound Wall East of State Highway 47, North of Xkimo Street

Purpose/Background:

As discussed at the Public Works Committee meeting on October 19, 2021, the sound wall constructed with the three (3) single-family residential unit development called Ramsey Villas North, located in the northeast quadrant of State Highway 47 and Xkimo Street, was not constructed such that it will serve it's intended purpose as a noise barrier.

Though plans for this development, including the noise wall, were approved by the City, the wall was designed and constructed to extend downwards into a low area such that the top of the wall is lower than Highway 47, which prevents the wall from being effective at reducing traffic noise.

During the project approval process, residents from Xkimo Court contacted City staff to ask what could be done to reduce traffic noise from Highway 47. Staff ultimately responded by conveying that the developer would be constructing a sound wall similar to the existing wall east of Highway 47 roughly 1,000 feet to the north, and that the wall would extend along the west edge of the Ramsey Villas North plat. Attached is a copy of an email submitted by a resident of Xkimo Court showing they were informed that the sound wall would extend along the entire west edge of the plat.

Also attached is a copy of an email received by the City Engineer from residents along Xkimo Court NW, east of State Highway 47 and north of Xkimo Court, following a meeting between the City Engineer and the residents on site on Monday, September 27, 2021. The email requests that the City consider the following items:

· Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's

· If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending
to, the existing noise wall further north along cty 47

· If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

· Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection

· Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork]
to discourage the above behavior

· Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey

· Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

The Public Works Committee reviewed and discussed the resident's requests with them on October 19, 2021, and afterwards the committee directed Staff to contact the developer and their engineer to determine if either or both would be willing to partner with the City to redesign, reconstruct and/or extend the noise wall to serve it's intended purpose. The Committee also directed Staff to contact MnDOT to discuss the option of relocating the wall onto their right-of-way, and to present estimated costs to reconstruct and/or extend the sound wall to the end of the plat and/or to connect to the existing wall to the north during a future meeting.

Staff then contacted the developer, Riverside Development Company, and received three response letters from their attorney informing Staff that the developer is willing to assist the City in resolving this matter by providing a history of past discussions and to offer its opinion on any potential changes to the wall, but that they are not agreeable to assuming any financial liability associated with such changes. Their attorney also noted that the City cannot retain any of their client's financial securities outside of what is allowed by the Development Agreement, namely their one-year warranty and landscaping warranty. Staff therefore returned all securities outside of the warranty securities outlined within the Development Agreement.

Staff also contacted the design engineer, Bogart-Pederson, to discuss their willingness to assist the City in resolving this matter. Bogart-Pederson said they informed City Staff that a wall constructed on their client's property would not be able to serve as a noise wall due to the low elevations on site, and that constructing a wall within Highway 47 right-of-way would not likely be economically feasible due to the need to relocate existing buried utilities and overhead power lines, but that Staff instructed them to construct the wall per the plans, which was done. Bogart-Pederson said they would share their topo survey so the City could explore relocating the wall within Highway 47 right-of-way.

Staff also contacted MnDOT and was informed that their preference would be for the wall to be constructed on private property but MnDOT did confirm that they would be willing to discuss construction of a wall in MnDOT right-of-way, though they do not have funds to pay for such work. Also, the City would need to execute a Limited Use Permit to define the responsibilities of the City related to maintenance and removal of the wall, if necessary in the future.

On January 18, 2022, the Public Works Committee discussed this information, along with the estimated costs developed by Staff, and directed Staff to obtain the opinion of the new City Attorney as to the responsibilities of the developer and their engineer in this matter, to speak with the engineer to ask if they would at a minimum provide the required design services, to contact MnDOT to determine whether they would allow the wall to be relocated, reconstructed and/or extended within MnDOT right-of-way and whether any other funds may be available, to discuss available funding sources with the Finance Director, to review the site conditions, and to determine who the property owners are.

On February 15, 2022, the Public Works Committee received updates from Staff including responses received from the developer and their engineer, and estimated costs for the options previously discussed. After discussions, Staff noted that they would look at the grades to see if an opportunity might exist to cost-effectively add fill outside of MnDOT right-of-way while avoiding impacts to utilities, which could then be discussed in more detail at a future meeting.

Since February, Staff has confirmed that the developer's engineer will provide their topographic survey data and utility as-built data to allow City Staff to further explore options for relocating, constructing, or extending sound walls within MnDOT's Highway 47 right-of-way. Staff anticipates receiving this data very soon. However, additional topo survey will be needed to determine where a sound wall could effectively be constructed along the Highway 47 corridor, especially if the wall is to connected to the existing 6-foot tall sound wall approximately 900-feet to the north. Attached is the figure showing how long the sound wall would need to extend to the north of the Ramsey Villas North plat to connect to the existing sound wall.

As previously discussed, Staff estimates construction costs for a similar sound wall to be approximately $210 per linear foot at today's construction costs. This would equate to a minimum construction cost of $50,000 to salvage

and reinstall the existing wall within the Highway 47 right-of-way. To extend the wall past the north end of the Ramsey Villas North plat and through the undeveloped parcel to the north to connect to the existing wall would require a minimum construction cost of $125,000. These are construction cost estimates only and do not include indirect costs or costs required to enter into a Limited Use Permit with MnDOT if the wall can indeed be constructed within their right-of-way.

Four pictures of the existing sound wall are attached to this case. Staff anticipates bringing more detailed information to the Committee for discussion on June 21st.

Timeframe:

Staff estimates up to 15 minutes will be needed to present this case and respond to questions.

Observations/Alternatives:

Observations:

Staff informed the Xkimo Court residents that this case would be presented this evening so one or more residents may be in attendance, either physically or remotely.

Alternatives:

The purpose of this case is to provide new updates, with the intent of providing a more significant update on June 21st and to seek further direction from the Committee as to next steps at that time.

Funding Source:

Funding amounts and sources will be discussed in more detail on June 21st.

Recommendation:

Staff does not have a recommendation to offer at this time.

Action:

No action is requested at this time. Staff will provide more information and will seek further direction from the Public Works Committee on June 21st.

Attachments

Sound Wall Gap Diagram

Xkimo Ct resident email

Picture 1

Picture 2

Picture 3

Picture 4

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	05/12/2022 01:48 PM
Brian Hagen	Brian Hagen	05/12/2022 03:25 PM
Form Started By: Bruce Westby		Started On: 05/11/2022 10:50 AM
Final Approval Date: 05/12/2022		

Public Works Committee **5. 1.**

Meeting Date: 11/15/2022

Submitted For: Bruce Westby, Engineering/Public Works

By: Bruce Westby, Engineering/Public Works

Title:

Consider Recommendation to City Council to Approve Plans and Authorize Bids for City Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements

Purpose/Background:

As first discussed at the Public Works Committee meeting on October 19, 2021, the fence that was constructed with the Ramsey Villas North three (3) single-family residential unit development, located in the northeast quadrant of State Highway 47 and Xkimo Street, was not constructed such that it will serve it's intended purpose as a noise barrier/sound wall.

The plans for this development, including the sound wall plan, were approved by the City. However, the wall was designed and constructed such that it extends down into a low area where the top of the wall is lower than Highway 47, which prevents the wall from being effective at reducing traffic noise.

During the project approval process, residents from Xkimo Court contacted City staff to ask what could be done to reduce traffic noise from Highway 47. Staff ultimately responded by conveying that the developer would be constructing a sound wall similar to the existing wall east of Highway 47 roughly 1,000 feet to the north, and that the wall would extend along the west edge of the Ramsey Villas North plat. Attached is a copy of an email submitted by a resident of Xkimo Court showing they were informed that the sound wall would extend along the entire west edge of the plat.

Also attached is a copy of an email received by the City Engineer from residents along Xkimo Court NW, east of State Highway 47, following a meeting between the City Engineer and the residents on site on Monday, September 27, 2021. The email requests that the City consider the following items:

· Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's

· If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending
to, the existing noise wall further north along cty 47

· If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47

· Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection

· Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork]
to discourage the above behavior

· Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey

· Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

The Public Works Committee reviewed and discussed the resident's requests with them on October 19, 2021, and afterwards the committee directed Staff to contact the developer and their engineer to determine if either or both would be willing to partner with the City to redesign, reconstruct and/or extend the noise wall to serve it's intended purpose. The Committee also directed Staff to contact MnDOT to discuss the option of relocating the wall onto their right-of-way, and to present estimated costs to reconstruct and/or extend the sound wall to the end of the plat and/or to connect to the existing wall to the north during a future meeting.

Staff contacted the developer, Riverside Development Company, and received three response letters from their attorney informing Staff that the developer is willing to assist the City in resolving this matter by providing a history of past discussions and to offer its opinion on any potential changes to the wall, but that they are not agreeable to assuming any financial liability associated with such changes. Their attorney also noted that the City cannot retain any of their client's financial securities outside of what is allowed by the Development Agreement, namely their one-year warranty and landscaping warranty. Staff therefore returned all securities outside of the warranty securities outlined within the Development Agreement.

Staff also contacted the design engineer, Bogart-Pederson, to discuss their willingness to assist the City in resolving this matter. According to Bogart-Pederson, they had informed City Staff that a wall constructed on their client's property would not be able to serve as a noise wall due to the low elevations on site, and that constructing a wall within Highway 47 right-of-way would not likely be economically feasible due to the need to relocate existing buried utilities and overhead power lines. Bogart-Pederson said Staff instructed them to construct the wall per the plans anyway, which was done. Bogart-Pederson then said they would share their topo survey so the City could explore relocating the wall within Highway 47 right-of-way as a City Improvement Project.

Staff then contacted MnDOT and was informed that their preference would be for the wall to be constructed on private property, but MnDOT did confirm they would be willing to discuss construction of a wall in MnDOT right-of-way, though they do not have funds to pay for such work. Also, the City would need to execute a Limited Use Permit to define the responsibilities of the City related to maintenance and removal of the wall, if necessary in the future.

On January 18, 2022, the Public Works Committee discussed this information, along with the estimated costs developed by Staff, and directed Staff to obtain the opinion of the new City Attorney as to the responsibilities of the developer and their engineer in this matter, to speak with the engineer to ask if they would at a minimum provide the required design services, to contact MnDOT to determine whether they would allow the wall to be relocated, reconstructed and/or extended within MnDOT right-of-way and whether any other funds may be available, to discuss available funding sources with the Finance Director, to review the site conditions, and to determine the current property owners.

On February 15, 2022, the Public Works Committee received updates from Staff including responses received from the developer and their engineer, and estimated costs for the options previously discussed. After discussions, Staff noted that they would look at the grades to see if an opportunity might exist to cost-effectively add fill outside of MnDOT right-of-way while avoiding impacts to utilities, which could then be discussed in more detail at a future meeting.

Staff has since received topographic survey data and utility as-built data from the developer's engineer, Bogart Pederson, allowing Staff to further explore options for relocating, constructing, or extending sound walls within Highway 47 right-of-way.

Staff also enlisted Bolton & Menk to collect additional topo survey to help determine if a sound wall could effectively be constructed within Highway 47 right-of-way, and whether the wall could eventually connect to the

south end of the existing 6-foot tall sound wall approximately 900-feet to the north.

Staff has not yet contacted the new property owners at 5065 and 5075 Xkimo Court to discuss the option of salvaging and reinstalling the existing sound wall constructed on their properties during development of Ramsey Villas North to the Highway 47 right-of-way per the attached plans. If the Public Works Committee would like Staff to explore the option of relocating this fence to the Highway 47 right-of-way per the attached plan and extending new sound wall fence to the north end of the plat, which could be bid as an alternate bid, Alternative #2 should be approved. Staff will then contact the property owners to see if they are open to this option and if so, will add this as an alternate bid. If the property owners are not open to this option, Staff will move forward with bidding the project using all new fence and leaving the existing fence in place.

Staff did not explore costs further to extend the wall past the north end of the Ramsey Villas North plat and through the undeveloped parcel to the north to connect to the existing wall per previous discussions with the Public Works Committee.

The construction cost estimates above also do not include any costs required to enter into a Limited Use Permit (LUP) with MnDOT, which would typically be limited to staff time and recording costs for the LUP. If the Public Works Committee approves Alternative #1 or #2, Staff will work with MnDOT to develop a LUP for City Council approval at the time bids are accepted and a construction contract is awarded.

Timeframe:

Staff estimates 20 minutes will be needed to present this case and respond to questions.

Observations/Alternatives:

Staff informed the Xkimo Court residents that this case would be presented this evening so one or more residents may be in attendance, either physically or remotely.

Alternatives:

Alternative #1 – Motion recommending City Council approval of plans and authorization to advertise bids for City Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements.

Alternative #2 – Motion recommending City Council approval of plans and authorization to advertise bids for City Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements, including an alternate bid to salvage and install the existing fence on private properties to Highway 47 right-of-way and extending new sound wall fence to the north end of the Ramsey Villas North plat.

Alternative #3 – Motion of other.

Funding Source:

Staff's current cost estimate for constructing a new 265-foot long sound wall per the attached plans at $230 per linear foot is $61,000.

The construction cost estimate above does not include indirect project costs, which would include Staff time for preparing plans and administering and inspecting construction, and consultant fees required to stake construction.

City Improvement Project #22-17 can be funded using the PIR Fund.

Recommendation:

Staff recommends Alternative #1 if the Public Works Committee supports constructing a sound wall along the west edge of the Ramsey Villas North residential development.

Staff recommends Alternative #2 if the Public Works Committee supports constructing a sound wall along the west edge of the Ramsey Villas North residential development, including salvaging and installing the existing fence to the Highway 47 right-of-way.

Action:

Dependent on discussions.

Attachments

Plan

Cross Sections

Ramsey Villas North Fence Plan

Residents email

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	11/10/2022 02:03 PM
Form Started By: Bruce Westby		Started On: 11/09/2022 11:17 AM
Final Approval Date: 11/10/2022		

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, April 16, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Debra Musgrove
Councilmember Chelsee Howell
Councilmember Michael Olson

Also Present: City Engineer/Public Works Director Bruce Westby
Assistant City Engineer Joe Feriancek

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

Motion carried. Voting Yes: Chairperson Musgrove, Councilmembers Howell and Olson. Voting No: None.

4. APPROVE MINUTES

4.01: Approve March 19, 2024, Meeting Minutes

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

Regular Meeting Minutes dated March 19, 2024

Motion carried. Voting Yes: Chairperson Musgrove, Councilmembers Howell and Olson. Voting No: None.

5. COMMITTEE BUSINESS

5.01: Consider Recommendation to City Council to Approve Cooperative Construction Agreement No. 1056358, Approve Plans, and Authorize Advertisements for Bids for Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements

City Engineer/Public Works Director Westby presented the staff report and the recommendation to recommend City Council approval of plans and the Cooperative Construction Agreement and authorization to advertise bids for the improvement project, if the Committee supports construction of the sound wall.

Councilmember Olson asked how the plan for the new wall would compare to the existing wall.

City Engineer/Public Works Director Westby replied that this would be exactly the same detail as the existing wall further to the north.

Councilmember Olson asked if the wall would go over sanitary sewer lines.

City Engineer/Public Works Director Westby confirmed that would be accurate. He commented that it is a deep line and therefore it will not be impacted.

Councilmember Howell commented she is pleased to see this moving forward for the residents.

Mr. Ted Blakley, 5041 Xkimo Court NW, commented that he is grateful to have forward motion on this as it has taken much longer than they anticipated.

Mrs. Blakley asked for the timing of things, should the group choose to proceed.

Mr. Richard Bailey, 5021 Xkimo Court NW, stated that he also has questions related to the timing as they are anxiously awaiting to have this completed and have some noise reduction in the neighborhood.

Chairperson Musgrove asked for details on the anticipated start and completion dates, should this be approved.

City Engineer/Public Works Director Westby replied that if the recommendation is provided to move forward, this would go forward to the City Council at its first meeting in May. He provided details on the bidding timeline noting that construction would most likely begin in July or August, noting that the wall construction is fairly quick. He estimated a maximum of two weeks for the actual construction of the wall. He stated that restrictions can be placed upon the construction timeline but that could increase the cost.

Chairperson Musgrove stated that she would like to see it completed this year and would not want to increase the cost of the project by placing additional time constraints.

Assistant City Engineer Feriancek stated that the Xkimo Street project has a substantial completion date of August 31st and perhaps this should be timed to not occur after that date.

City Engineer/Public Works Director Westby commented that would allow a window of two months for construction and therefore would find that acceptable.

Motion by Councilmember Howell, seconded by Councilmember Olson, to recommend City Council approval of plans and Cooperative Construction Agreement No. 1056358, and authorization to advertise bids for Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements, specifying final completion no later than August 31, 2024.

Motion carried. Voting Yes: Chairperson Musgrove, Councilmembers Howell and Olson. Voting No: None.

5.02: Consider Recommending City Council Approval of Plans and Specifications and Authorizing Advertisement for Bids for 2024 NE Ramsey Street Reconstructions, Improvement Project #24-03

Assistant City Engineer Feriancek reviewed the staff report and recommendation to recommend City Council approval of plans and specifications and authorize advertisement for bids for 2024 NE Ramsey Street Reconstructions, Improvement Project #24-03.

Chairperson Musgrove asked if the three different areas would be completed simultaneously or whether one section would be completed before moving to the next.

Assistant City Engineer Feriancek explained that one contractor would bid the project and the phasing would be determined by the contractor. He stated that he would expect the contractor to have a few different crews working on different items in each section for efficiency, explaining that perhaps the first crew works on soil corrections throughout the entire project area and the next crew follows with the next task and so on.

Chairperson Musgrove acknowledged that this work is needed.

Motion by Councilmember Olson, seconded by Councilmember Howell, to recommend City Council approval of plans and specifications and authorize advertisement for bids for 2024 NE Ramsey Street Reconstructions, Improvement Project #24-03.

Motion carried. Voting Yes: Chairperson Musgrove, Councilmembers Olson and Howell. Voting No: None.

5.03: Consider Recommending City Council Approval of Plans and Specifications and Authorizing Advertisement for Bids for 2024 Neighborhood Pavement Overlay Improvement, Improvement Project #24-07

Assistant City Engineer Feriancek presented the staff report and recommendation to recommend City Council approval of plans and specifications and authorize advertisement for bids for 2024 Neighborhood Pavement Overlay Improvements, Improvement Project #24-07.

Councilmember Olson asked for more information on the maintenance plan and anticipated life expectancy of the drainage structures proposed for Bowers Drive.

Assistant City Engineer Feriancek replied that the City would routinely remove debris from the hydrodynamic separators using the vacuum truck, and estimated the lifespan for these structures to be 60 to 100 years.

Chairperson Musgrove asked for clarification on whether the finger streets are also included for town center.

Assistant City Engineer Feriancek replied that only public roads would be completed and not the side private streets.

Chairperson Musgrove asked why PIR funds would be used rather than pavement management funds for paving Basalt Street.

Assistant City Engineer Feriancek replied that the intent of the pavement management funds is for reconstruction and overlay improvements and that paving a gravel street would be considered new construction and therefore would not qualify for use of pavement management funds.

Motion by Councilmember Olson, seconded by Councilmember Howell, to recommend City Council approval of plans and specifications and authorize advertisement for bids for 2024 Neighborhood Pavement Overlay Improvements, Improvement Project #24-07.

Motion carried. Voting Yes: Chairperson Musgrove, Councilmembers Olson and Howell. Voting No: None.

5.04: Consider Recommending City Council Approval of Plans and Specifications and Authorization to Advertise for Bids for 2024 Pavement Rejuvenation Improvements, Improvement Project #24-09

Assistant City Engineer Feriancek presented the staff report and recommendation to recommend City Council approval of plans and specifications and authorization to advertise for bids for 2024 Pavement Rejuvenation Improvements, Improvement Project #24-09.

Chairperson Musgrove commented that this has proven to be a better product than what was previously being used and therefore seems to make sense to continue.

Motion by Councilmember Howell, seconded by Councilmember Olson, to recommend City Council approval of plans and specifications and authorization to advertise for bids for 2024 Pavement Rejuvenation Improvements, Improvement Project #24-09.

Motion carried. Voting Yes: Chairperson Musgrove, Councilmembers Howell and Olson. Voting No: None.

5.05: Consider Recommending City Council Approval of Plans and Specifications and Authorization to Advertise for Bids for 2024 MSA Pavement Marking Improvements, Improvement Project #24-10

Assistant City Engineer Feriancek reviewed the staff report and recommendation to recommend City Council approval of plans and specifications and authorization to advertise for bids for 2024 MSA Pavement Marking Improvements, Improvement Project #24-10.

Motion by Councilmember Olson, seconded by Councilmember Howell, to recommend City Council approval of plans and specifications and authorization to advertise for bids for 2024 MSA Pavement Marking Improvements, Improvement Project #24-10.

Motion carried. Voting Yes: Chairperson Musgrove, Councilmembers Olson and Howell. Voting No: None.

6. COMMITTEE / STAFF INPUT

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

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

Chairperson Musgrove asked if there is an update on the Ferry Street/Highway 47 railroad crossing.

City Engineer/Public Works Director Westby replied that MnDOT has officially paused this project but previously allocated funds are secure for the time being.

6.02: Review Future Topics Calendar

Chairperson Musgrove provided input on street sweeping studies as discussed by the Watershed Implementation Funding group today and asked for information on the City's street sweeping policy.

City Engineer/Public Works Director Westby provided additional details on the street sweeping process and its benefits, and that Staff plans to review and update the street sweeping policy to address everything practicable to reduce the transport of sediment and phosphorus to receiving waters.

7. ADJOURNMENT

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

Motion carried.

The regular meeting of the Public Works Committee adjourned at 7:00 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: 05/28/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title

Adopt Resolution #24-151 Approving Encroachment Agreement for 6821 146th Cir NW

Purpose/Background:

At the May 14, 2024 City Council meeting, Michelle Powers addressed the City Council regarding a code enforcement case on her property pertaining to an encroachment of private improvements on city owned property. The city owned property is dedicated park land. Powers indicated the property was purchased with an existing fence in the backyard, and they believed the fence was on their property. An additional encroachment of the children's playset is also on city owned land. After discussion, the City Council supported an option of an encroachment agreement allowing the continued use of this area by the Powers'.

City Attorney Knaak drafted an agreement, and it was reviewed by the property owners. A difference between the final agreement and the expressed support from Council based is the timeframe of the agreement. Attorney Knaak has stated that a perpetual encroachment agreement onto park land would be construed as a permanent conveyance and thus would present legal issues.

Recommendation:

Based on previous support by the City Council, staff recommends approval of the encroachment agreement for the purpose of establishing an approved encroachment per the terms within the agreement.

Action:

Motion to adopt resolution #24-151 approving an encroachment agreement for 6821 146th Cir NW.

Attachments

Res #24-151

6821 146th Circle NW Encroachment Agreement Updated

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/23/2024 04:02 PM
Form Started By: Brian Hagen		Started On: 05/23/2024 03:22 PM
Final Approval Date: 05/23/2024		

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

RESOLUTION #24-151

RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT FOR 6821 146th CIR NW

WHEREAS, Michael and Michelle Powers, hereinafter referred to as the "**Applicant**," has requested an Encroachment Agreement (the "**Agreement**") to allow for the continued installment of private improvements of a fence and children's play equipment (**Improvements)** within platted park land.; and

WHEREAS, the placement of the **Improvements** within the park land would require an Easement Encroachment Agreement, approved by the City Council; and

WHERAS, the City Council reviewed the request for the **Agreement** on the park land for the **Improvements** during their regular meeting 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 request for an Easement Encroachment Agreement for a private fence and children's play equipment to encroach into the park land is hereby approved and authorizes the Mayor and City Administrator to sign it.

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:

None

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 28th day of May, 2024.

_____

Mayor

ATTEST:

_____

City Clerk

ENCROACHMENT AGREEMENT / LICENSE FOR THE PRIVATE USE OF A CITY OF RAMSEY EASEMENT OR REAL ESTATE

The City of Ramsey, Minnesota, a Minnesota Charter City, (hereinafter, "the City") holds in trust for the benefit of the Public, dedicated park land immediately adjacent to real estate legally identified as PIN: 27-32-25-24-0010, and legally described as Block 1, Lot 26 of Regency Pond as filed with the office of county recorder of Anoka County and currently owned in fee by Michael and Michelle Powers (hereinafter, "Licensees"). The address of that property is 6821 146th Circle Northwest, Ramsey, Minnesota 55303.

The City has determined that a fence owned by Licensees as well as children's play equipment have been placed on the aforementioned park land without permission and in a manner inconsistent with the public's right of use and enjoyment of that property. In lieu of exercising its right to immediately remove the fence equipment and any other encroachment, the City has determined that the best interest of the City would be best served to allow the encroachment of the fence and play equipment to continue until such time as Licensees remove said encroachments on their own accord or sell their property.

As a condition for the granting of this license, the licensees agree to keep said fence in good repair and the property which it encompasses well maintained. Use of the encroachment area shall not significantly impede the utilization of the trail located on the easement.

This license shall expire upon a determination by the City, in its sole discretion, that use of the park land by the public has made the continuation of this license a potential nuisance or hazard. In addition, this license shall be terminated upon the sale of the property or by the mutual agreement of the City and the Licensees.

The City and Licensee agree that the latter shall be responsible for any damage to the licensed area during its use and shall restore the property to it condition prior to its use under this license.

The City and Licensee agree that the latter shall hold the City harmless from any injury or damage to third parties on the property for the duration for the duration of this License except such damages or injuries as are directly attributable to the City or its employees.

A representation of the encroachment is attached and is incorporated into this document as Exhibit 1.

Date:

For the City:

_____

Mayor

_____

City Administrator

Date:

Licensee(s)

_____

_____

This document drafted by:
Frederic W. Knaak (Mn.Lic.0056777)
413 Wacouta Street, Suite 500
St. Paul, MN 55101

Exhibit 1



Parcel Information:
27-32-25-24-0010
6821 146TH CIR NW
RAMSEY
MN 55303
Plat: REGENCY POND

Approx. Acres: 0.29841445
Commissioner: MATT LOOK

Owner Information:
POWERS, MICHELLE
6821 146TH CR NW
RAMSEY
MN
55303

Anoka County GIS | 1:600 | Date: 5/23/2024

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

CC Regular Session **6. 1.**

Meeting Date: 05/28/2024

By: Todd Larson, Community Development

Information

Title:

Public Hearing - Adopt Resolution #24-128 Vacating Easements in Harmony Farms.

Purpose/Background:

The plat of Harmony Farms from 1997 incuded a drainage and utility easement over a wetland on the southern portion of the site. The easement is proposed to be vacated and then re-established with U.S. Home, LLC's (Lennar) plat of Harmony Farms 2nd Addition with some slight modifications to its shape. That plat was approved on May 14. The vacation will be recorded immediately prior to recording of the plat to ensure a continuity of protection for the wetland.

The private utility companies that responded to the public hearing notice noted that they had no facilities located within this easement.

Notification:

A public hearing notice was published in the April 26 Anoka Union Herald Newspaper. Private utility companies were provided a 30-day notice via email.

Funding Source:

All costs associated with this case are the responsibility of the applicant.

Recommendation:

Staff recommends vacating the easement.

Action:

Motion to adopt Resolution #24-128 Vacating Easements in Harmony Farms.

Attachments

Location Map
Resolution #24-128
Easement Exhibit
Harmony Farms Plat (1997)

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/08/2024 06:32 PM
Form Started By: Todd Larson		Started On: 05/03/2024 08:46 AM
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

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

RESOLUTION #24-128

RESOLUTION APPROVING VACATING EASEMENTS IN HARMONY FARMS

RECITALS

WHEREAS, U.S. Home, LLC, (Lennar Corporation) is requesting a vacation of all platted drainage and utility easements on a parcel legally described as:

Outlot B, Harmony Farms, Anoka County, Minnesota

WHEREAS, a public hearing pursuant to Section 106-260 (Easement Vacation) of the Ramsey City Code and Section 12.6 of the City Charter was held on May 28, 2024, and that said public hearing was properly advertised and that the minutes of said public hearing are available;

WHEREAS, CenterPoint Energy provided notice that there are no utilities in the easement;

WHEREAS, the intent of the vacating of easement will facilitate a replat and reconfiguration of easements.

FINDINGS OF FACT

1. That the easement vacation will not violate the intent and purpose of the Comprehensive Plan.

2. That the easement vacation is necessary to accomplish the intended purpose of a residential development.

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 vacating all easements within the above-described parcel as shown on Exhibit 1.

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 28th day of May, 2024.

_____

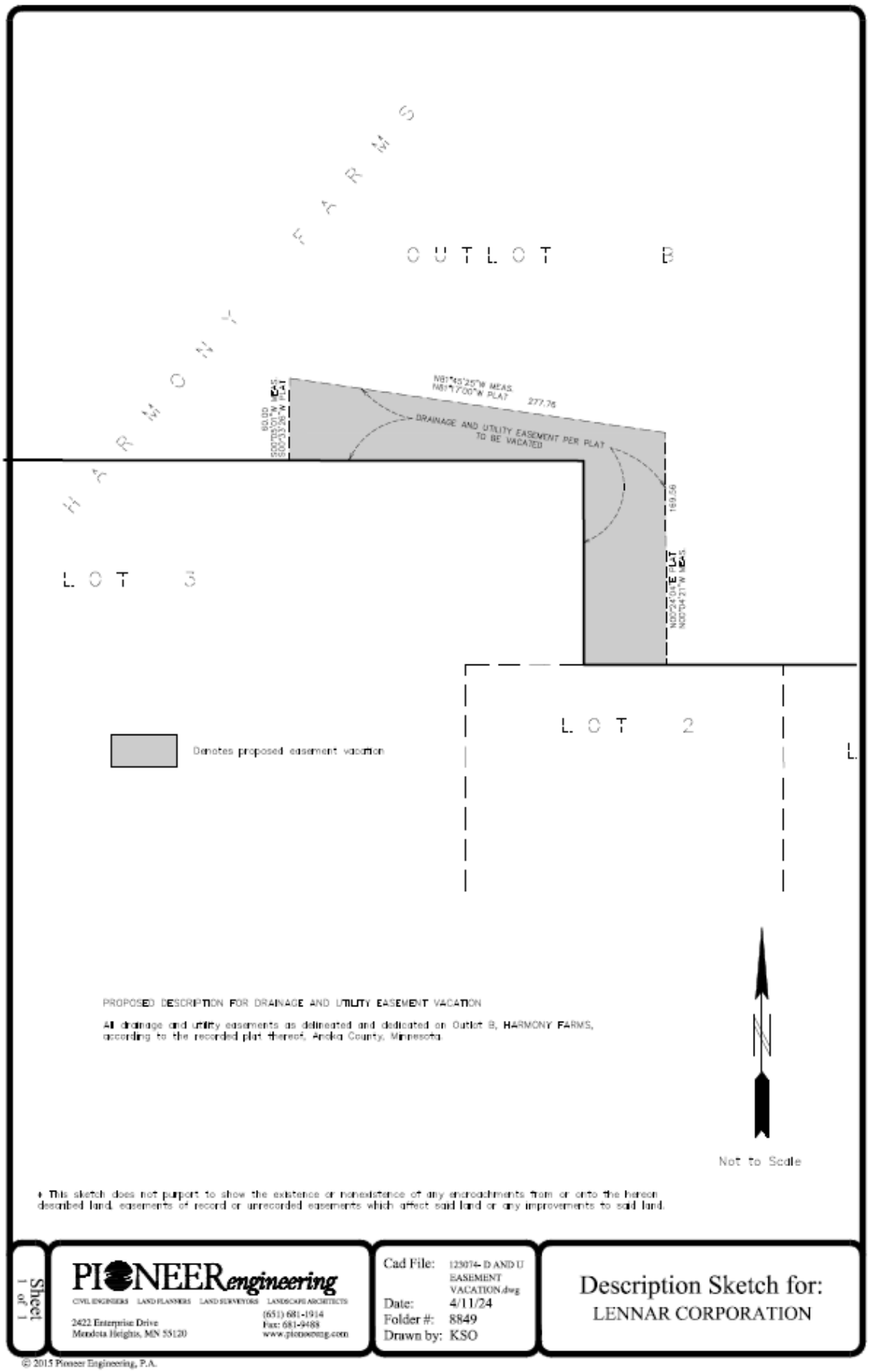
Mayor

ATTEST:

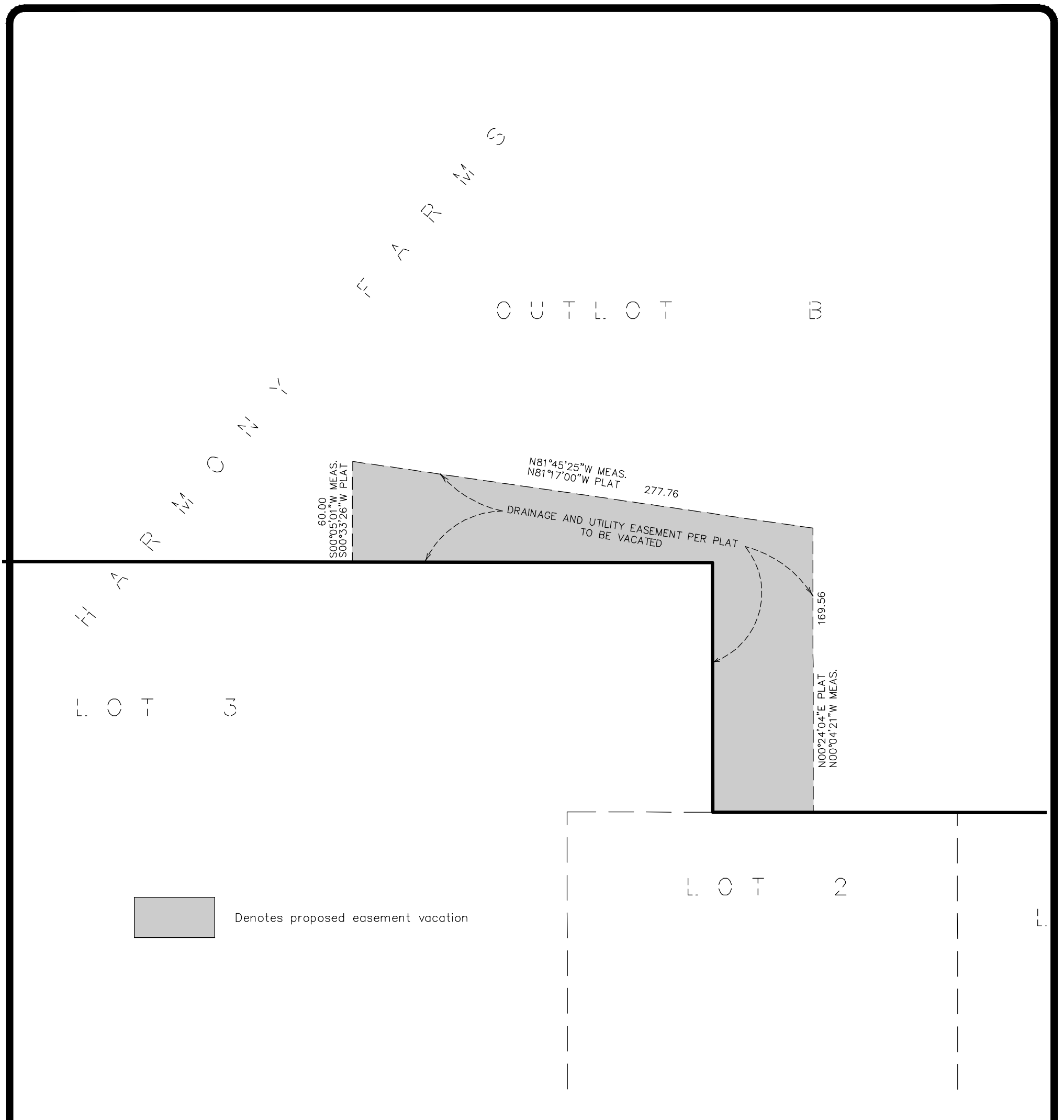
_____

City Clerk

Exhibit 1



© 2015 Pioneer Engineering, P.A.



PROPOSED DESCRIPTION FOR DRAINAGE AND UTILITY EASEMENT VACATION

All drainage and utility easements as delineated and dedicated on Outlot B, HARMONY FARMS, according to the recorded plat thereof, Anoka County, Minnesota.

Not to Scale

* This sketch does not purport to show the existence or nonexistence of any encroachments from or onto the hereon described land, easements of record or unrecorded easements which affect said land or any improvements to said land.

Sheet 1 of 1

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

Cad File: 123074- D AND U EASEMENT VACATION.dwg
Date: 4/11/24
Folder #: 8849
Drawn by: KSO

Description Sketch for:
LENNAR CORPORATION

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LOT SURVEYS COMPANY,INC.
LAND SURVEYORS

HARMONY FARMS

CITY OF RAMSEY, ANOKA COUNTY,MN.

KNOW ALL MEN BY THESE PRESENTS: That Gerald J. Bauer and Heidi A. Bauer, his wife, owners and proprietors of the following described property situate in the County of Anoka, State of Minnesota, to-wit:

The Northwest Quarter of the Southeast Quarter of Section 10, Township 32, Range 25, Anoka County, Minnesota

Have caused the same to be surveyed and platted as HARMONY FARMS and do hereby donate and dedicate to the public for public use forever the Highway , Avenue and easements for utility and drainage purposes as shown on the plat. In witness whereof said Gerald J. Bauer and Heidi a. Bauer, have hereunto set their hands this 21st day of April, 1997.

Gerald J Bauer
Gerald J. Bauer

Heidi A. Bauer
Heidi A. Bauer

State of Minnesota
County of Hennepin The foregoing instrument was acknowledged before me this 21st day of April, 1997, by Gerald J. Bauer and Heidi A. Bauer, his wife.

THERESE PRASCH
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires Jan. 31, 2000

Therese Prasch
Notary Public, Henn. County, Minnesota
My Commission Expires 1-31-2000

I hereby certify that I have surveyed and platted the property described on this plat as HARMONY FARMS; that this is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown on said plat or will be placed as required by the local governmental unit as designated in M.S. 505.02 Subdivision 1, and that there are no wetlands or public highways to be designated other than as shown thereon.

Charles F. Anderson
Charles F. Anderson, Registered Land Surveyor
Minnesota Registration No. 21753

State of Minnesota
County of Hennepin The foregoing instrument was acknowledged before me this 16th day of April, 1997, by Charles F. Anderson, Registered Land Surveyor.

THERESE PRASCH
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires Jan. 31, 2000

Therese Prasch
Therese Prasch, Notary Public, Hennepin County, Minn.
My Commission Expires January 31, 2000

This plat of HARMONY FARMS and accepted by the City Council of Ramsey, Minnesota at a regular meeting thereof held this 22nd day of October, 1996. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes Section 505.03, Subd. No. 2.

By [signature] Mayor By Ryan R Schroeder Manager

Checked and approved this 1st day of May, 1997.

[signature]
Anoka County Surveyor

Doc. # 1274788
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the [illegible] ment was filed in [illegible]
on the 1st of May 97
3:50 o'clock P M and [illegible]
in book 54 of Abst. 23
Edward M. Treska
by KHJ

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS
ENTERED May 1 1997
EDWARD M. TRESKA
PROPERTY TAX ADMINISTRATOR
BY [signature]
DEPUTY PROPERTY TAX ADMINISTRATOR

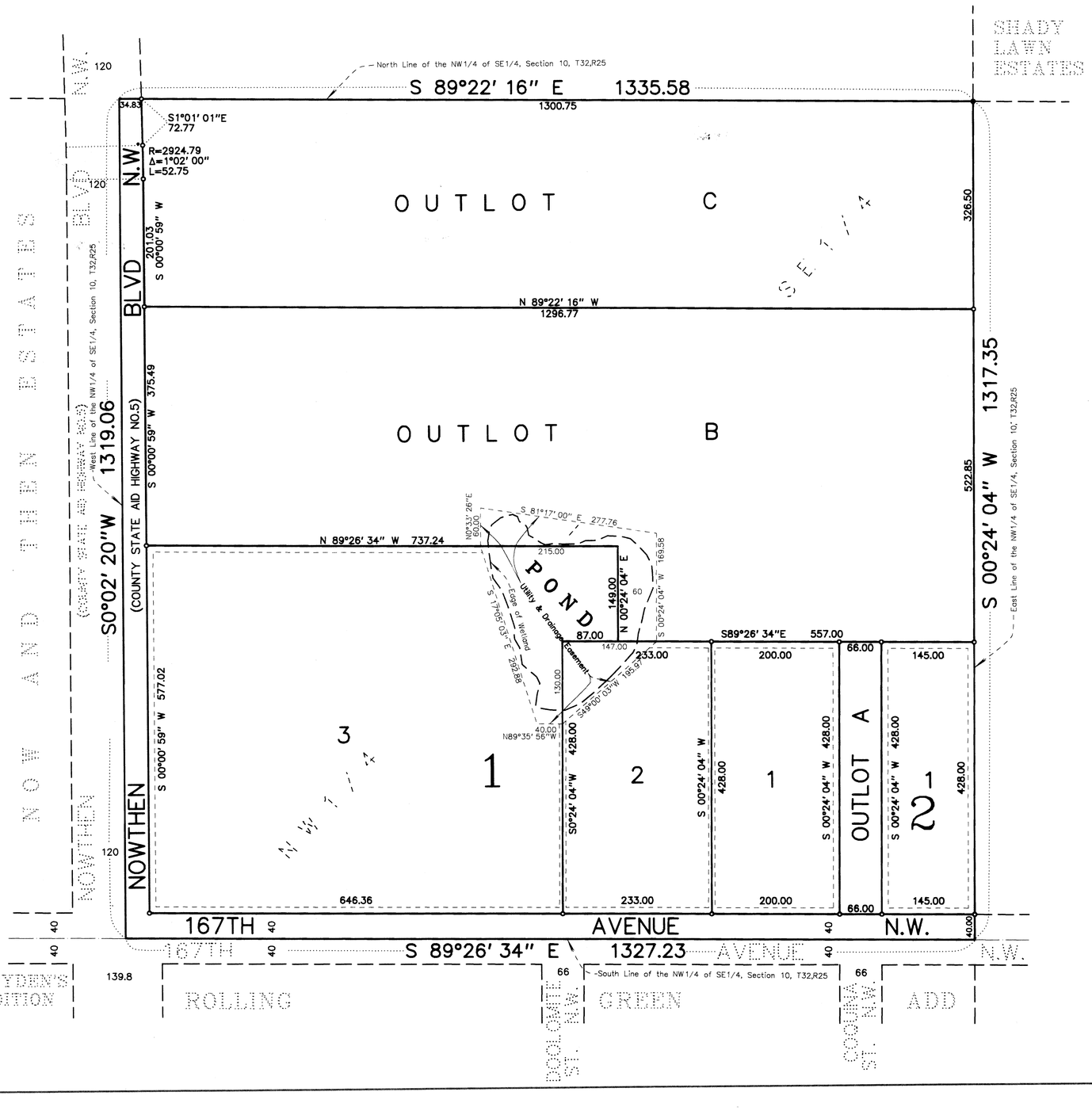
CITY OF RAMSEY MUNICIPAL CORP. ANOKA COUNTY MINN

Receipt # 97028912 $305.00

LOT SURVEYS COMPANY,INC.
LAND SURVEYORS

HARMONY FARMS

CITY OF RAMSEY, ANOKA COUNTY,MN.

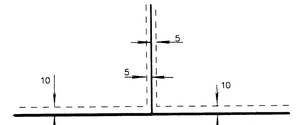


SCALE: 1 inch = 100 feet
0 50 100 200 300

○ Denotes Iron Monument Set
● Denotes Iron Monument Found

FOR THE PURPOSE OF THIS PLAT THE NORTH LINE OF THE NW1/4 OF THE SE1/4, SECTION 10, IS ASSUMED TO BEAR S89°22' 16"E

UTILITY AND DRAINAGE EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING STREET LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.

CC Regular Session

Meeting Date: 05/28/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

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

Purpose/Background:

On May 14, 2024, the City Council approved the Final Plat for Donna Farms, located at 8655 and 8725 Riverdale Drive NW. That same evening, the City Council introduced Ordinance #24-08, which will rezone the Subject Property from B-2 to B-3. The rezone request is the first step of accommodating 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. 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 rezone from B-2 to B-3 would be consistent with the Comprehensive Plan. When the Zoning Code and Zoning Map were updated in 2023, the general rationale for the allotment of commercial zoning districts (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 farther away from residential uses. The Subject Property is located across Riverdale Drive from Riverstone South, a residential development. It is recommended that the two proposed businesses be mindful of the proximity to Riverstone South when developing their respective site plans by adding berms and landscaping along Riverdale Drive to add to the neighborhood's character.

The adjacent properties to the west and east will remain in the B-2 zoning district.

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 held by 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.

Time Frame/Observations/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, 2024, the Planning Commission unanimously voted to recommend approval of the Zoning Map Amendment. Additionally, at its meeting on May 14, 2024, the City Council voted 6-0 to introduce Ordinance #24-08 to rezone the Subject Property from B-2 to B-3.

Outcome/Action:

Motion to waive the Charter requirement to read the ordinance aloud and adopt Ordinance #24-08, rezoning 8655 and 8725 Riverdale Drive NW from B-2 to B-3.

Roll call vote.

Attachments

Ordinance #24-08 Zoning Map Amendment

Zoning Map Amendment Exhibit & Location Map

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/23/2024 01:25 PM
Form Started By: Adam Martin		Started On: 05/20/2024 03:17 PM
Final Approval Date: 05/23/2024		

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

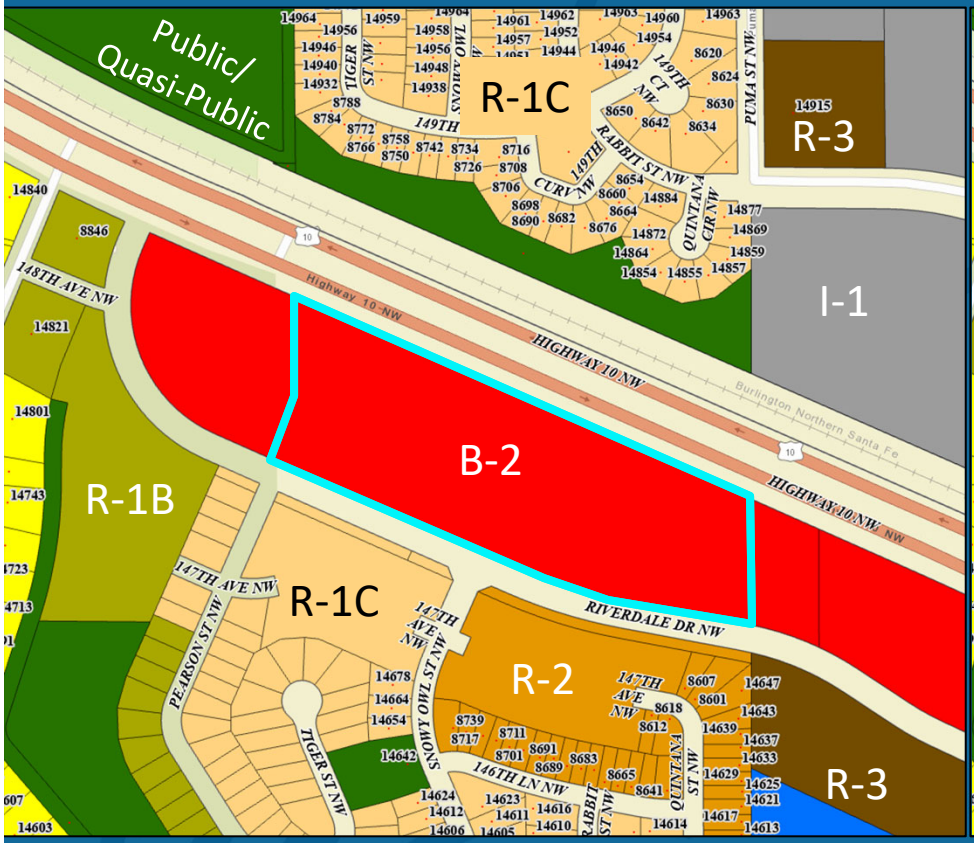
SECTION 3. MAP
The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Official Zoning Map."

SECTION 4. EFFECTIVE DATE

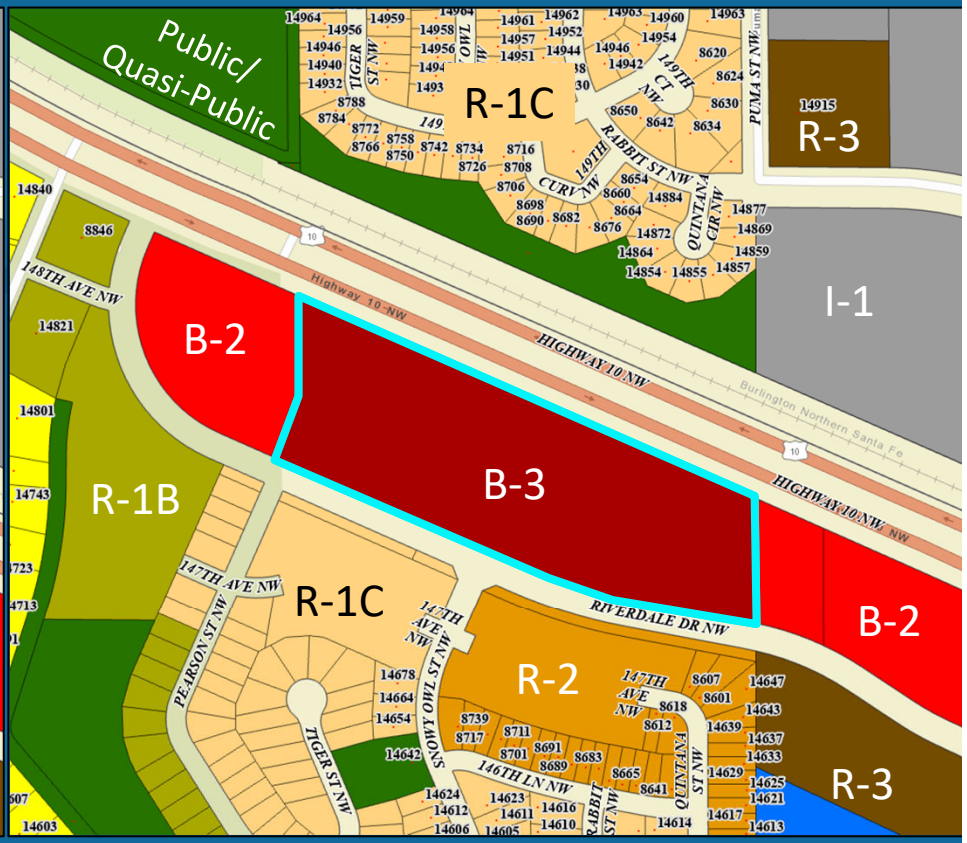
This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

CURRENT AND PROPOSED ZONING

Current



Proposed



CC Regular Session

Meeting Date: 05/28/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

Adopt 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 was brought forth for reconsideration and on May 14, the City Council voted to reconsider that action, then voted to introduce the rezoning ordinance. Tonight's action is to adopt the rezoning ordinance.

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. Adopt 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 waive the City Charter provision the ordinance is read aloud and adopt 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 & Concept Site Plan
Ordinance #24-02 Rezoning
Rezoning Map
Comprehensive Plan Location Map
Street Views

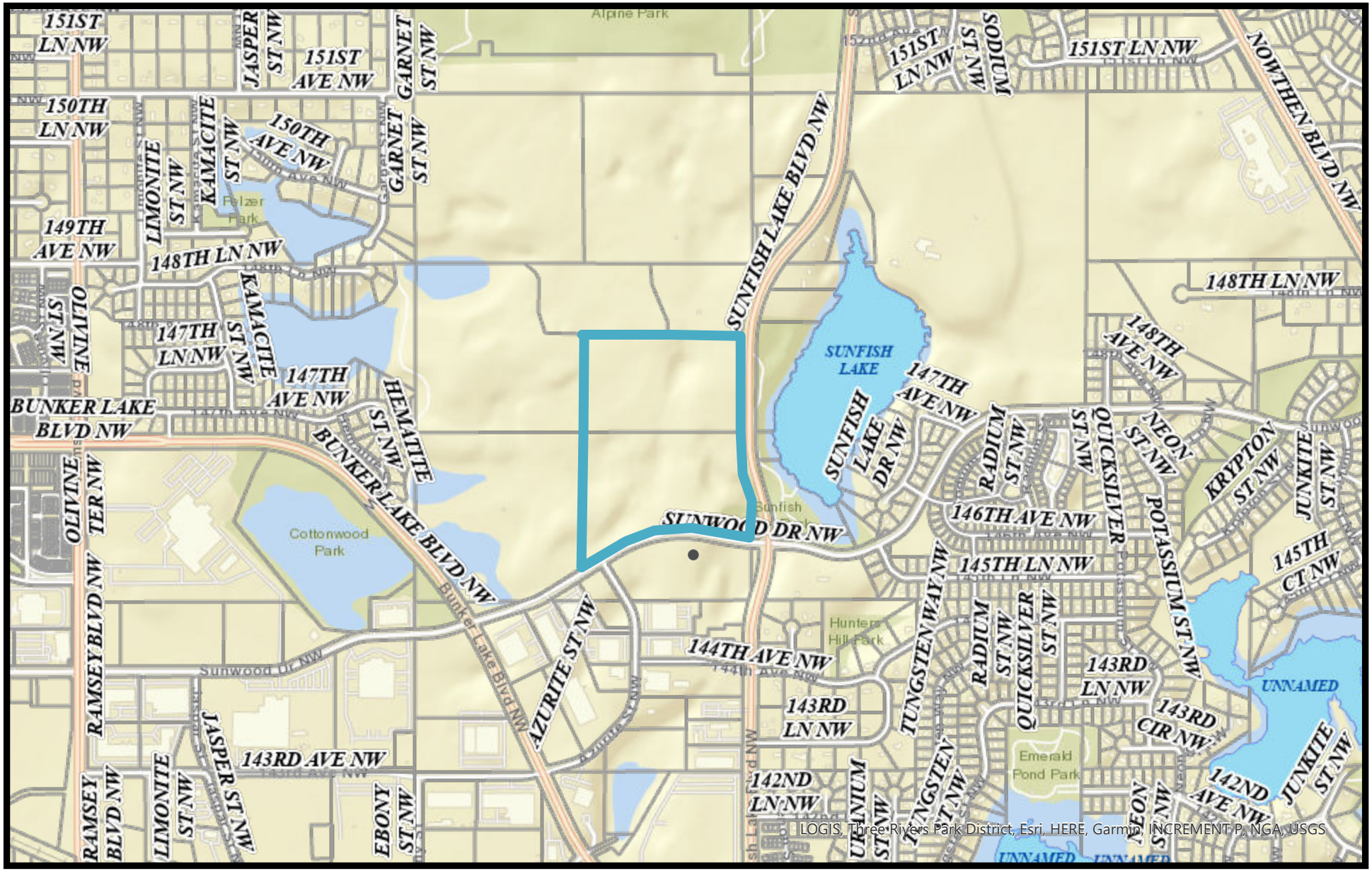
Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/23/2024 01:10 PM
Form Started By: Todd Larson		Started On: 05/15/2024 09:19 AM
Final Approval Date: 05/23/2024		

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

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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.

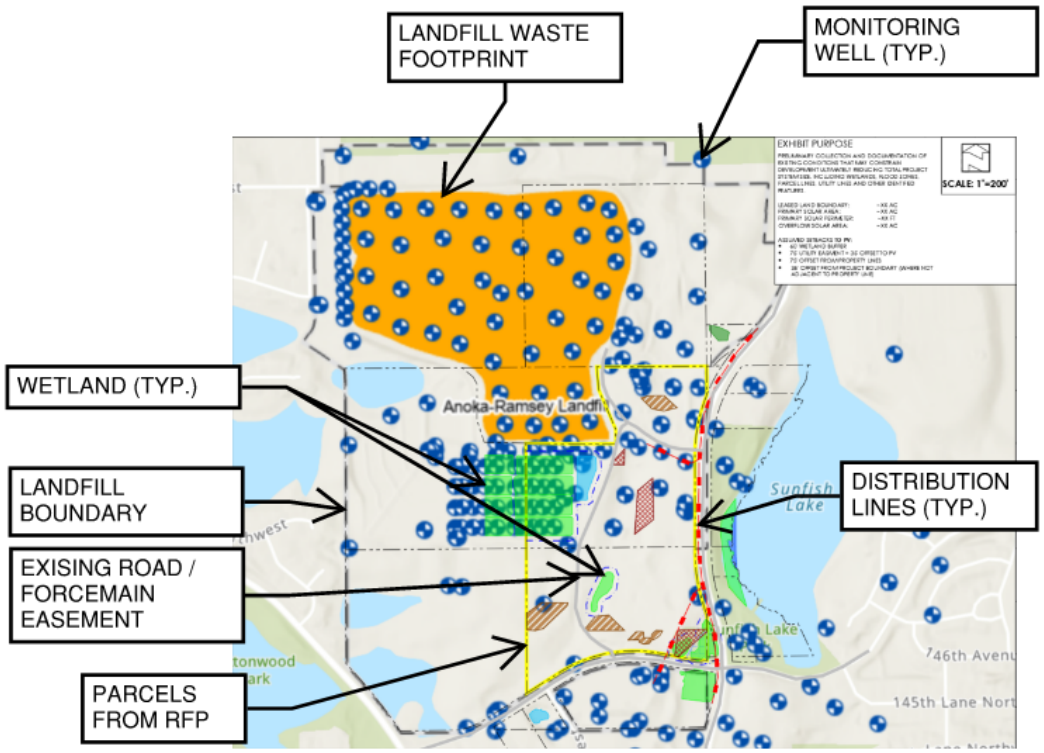
Connexus has an Option to Lease Agreement with the State of Minnesota, acting by and through its Commissioner of the Pollution Control Agency (MPCA). This agreement allows Connexus to construct and operate a renewable energy system on the property. The MPCA has determined that a renewable energy system 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

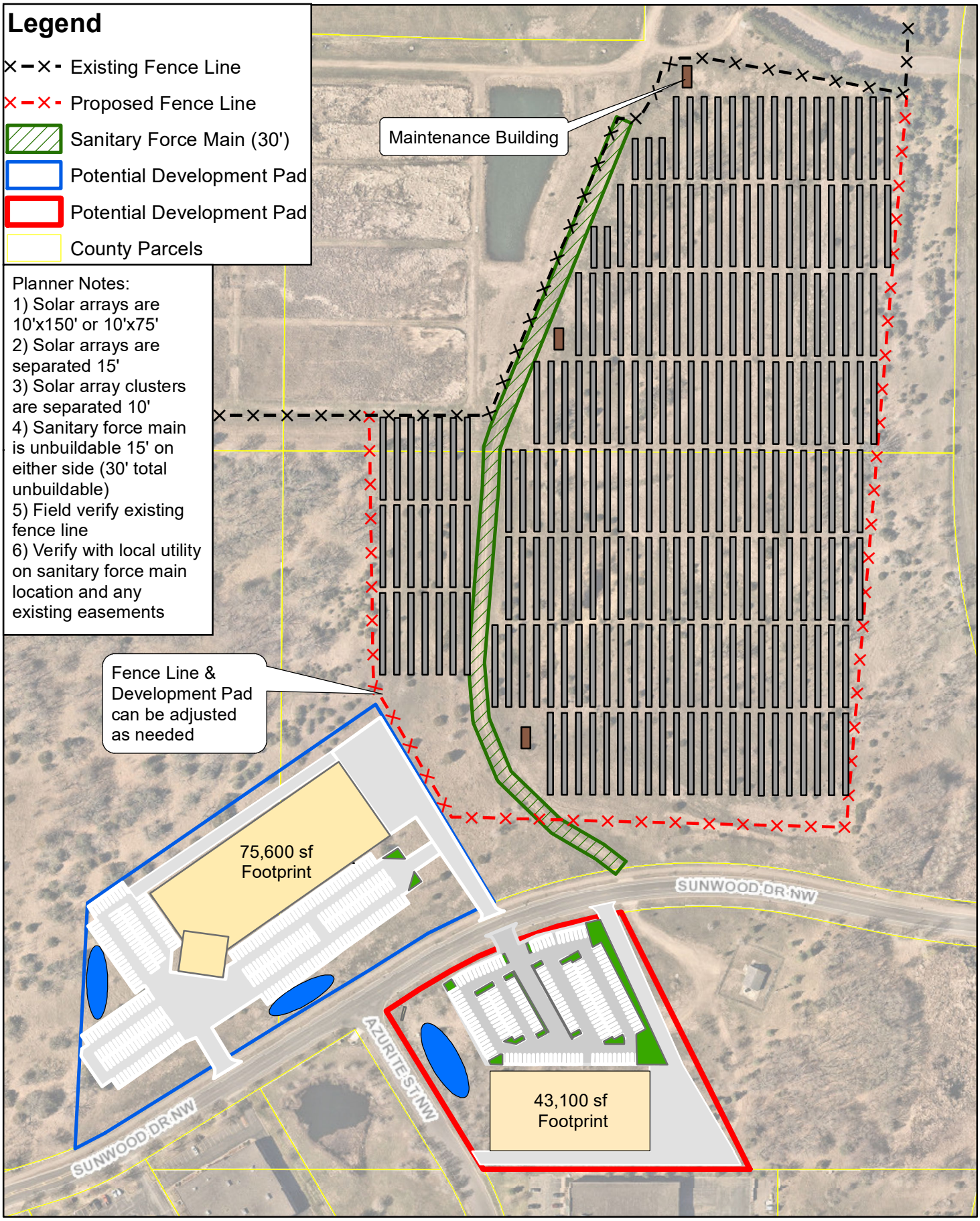
The CL Closed Landfill zoning designation would allow for future monitoring wells and a solar generating system as an acceptable use.

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

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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.]

DocuSign Envelope ID: 50609158-4DEE-4EE3-AE21-E12F930FEE19

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.

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

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 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 28th day of May, 2024.

_____
Mayor

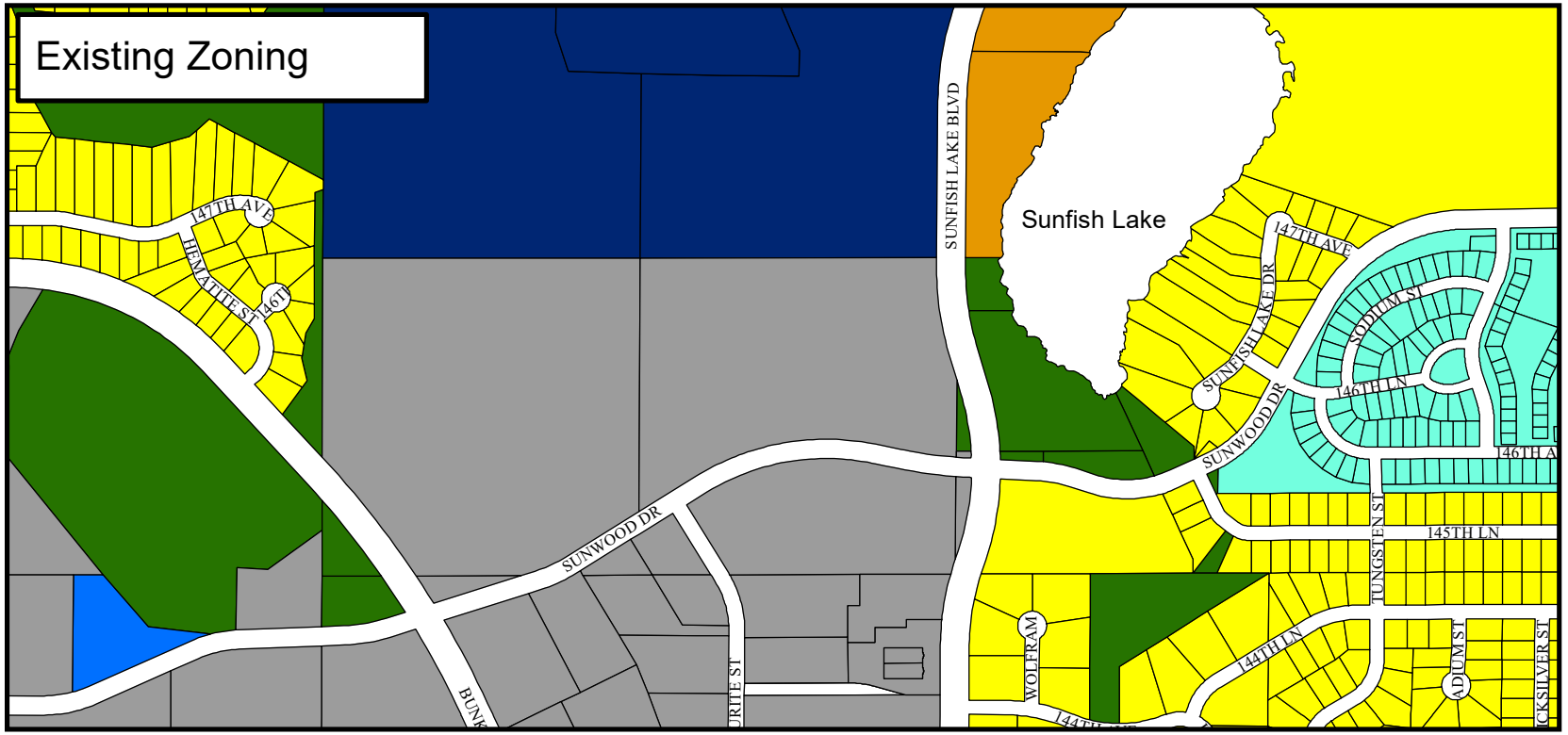
ATTEST:

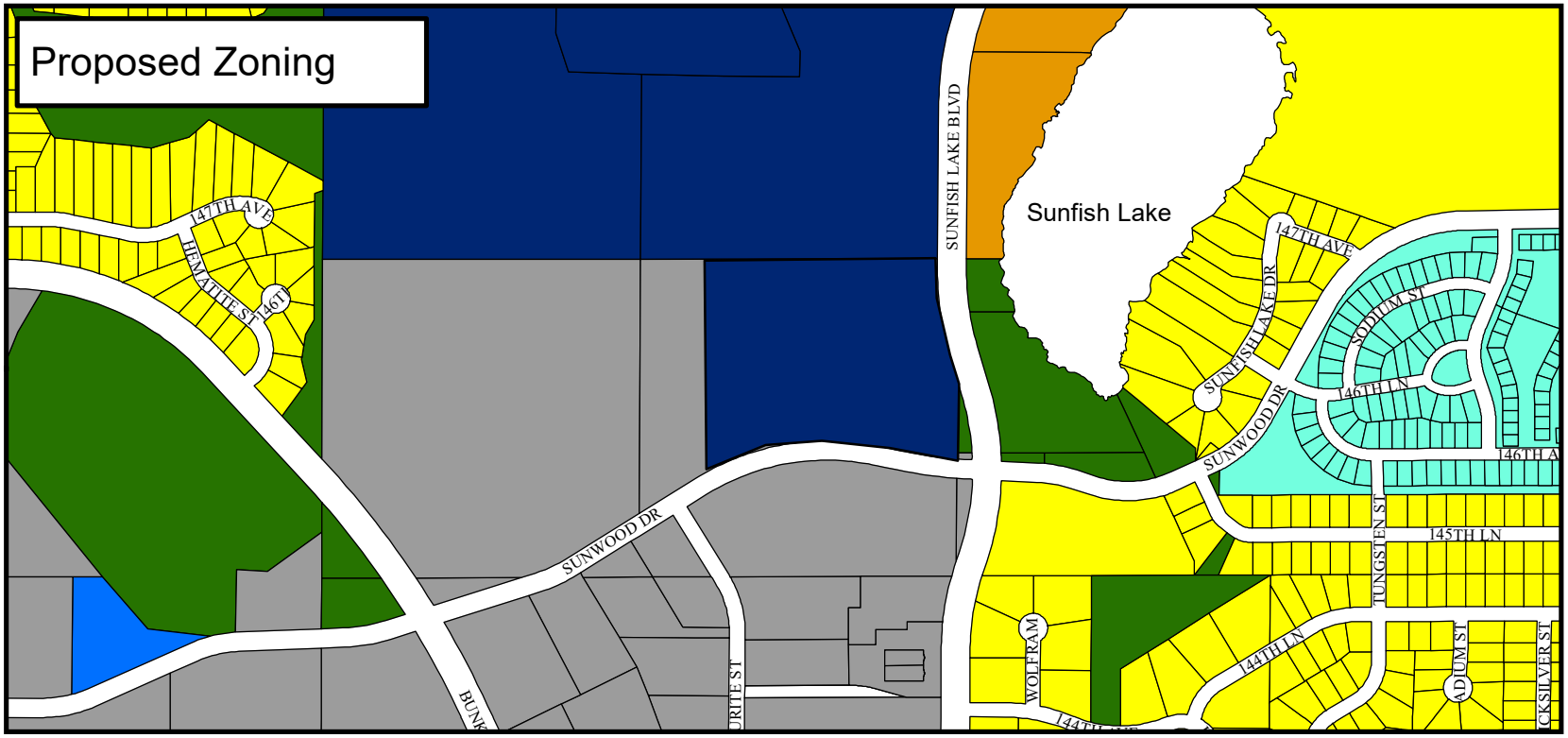
_____

City Clerk

Connexus Energy

Proposed Rezoning





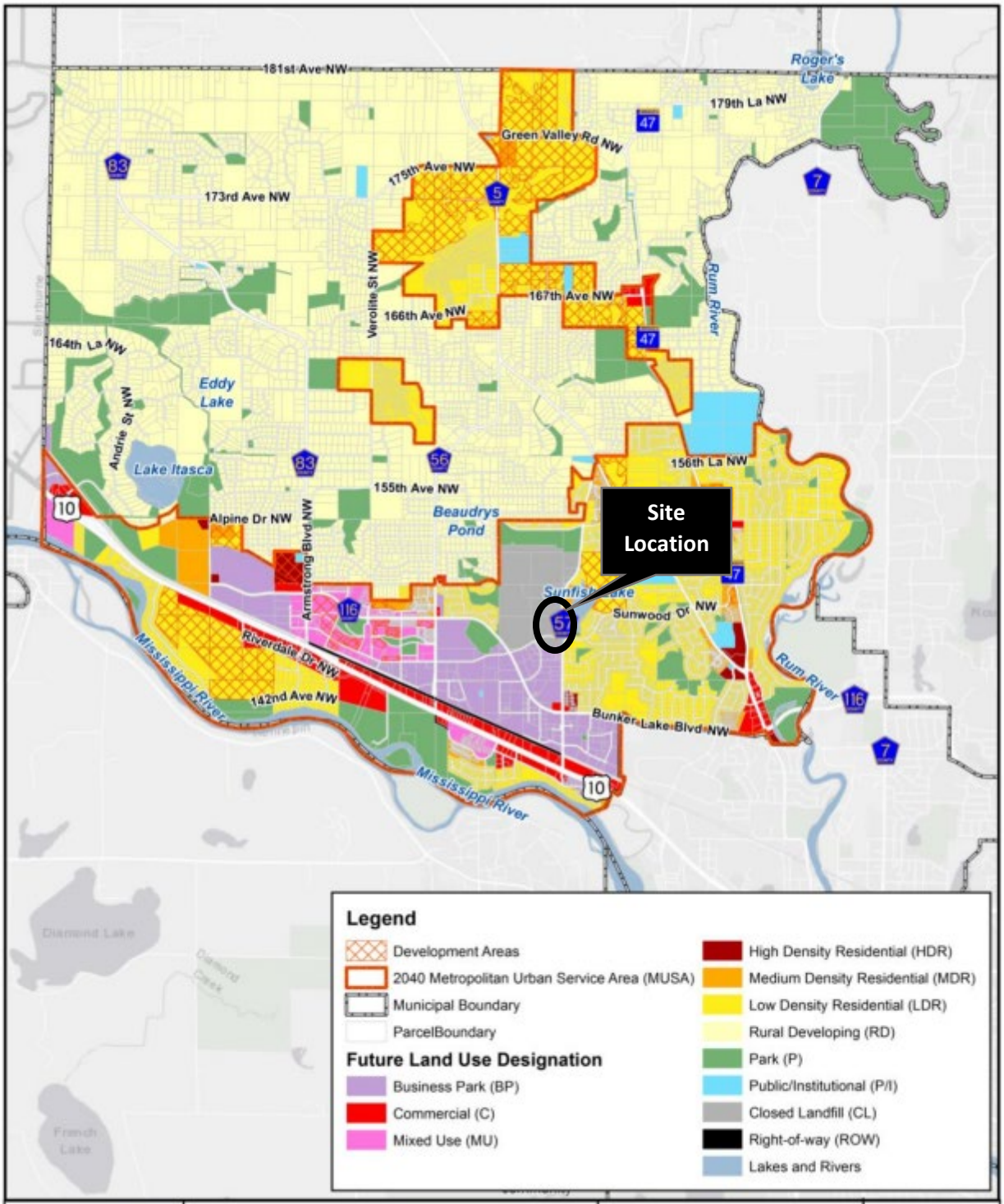
Legend

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: 05/28/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

Adopt Ordinance #24-07: Rezoning property at the southeast corner of Sunwood Drive and Ramsey Parkway from COR-4b to COR-4c (Norhart Ramsey)

Purpose/Background:

On May 14, 2024, the City Council introduced Ordinance #24-07 to rezone the Subject Property from COR-4b to COR-4c to accommodate 218 apartment-style residential units and 5,000 square feet of retail on it. That same evening, the City Council approved the Site Plan (subject to the rezoning) for Norhart Ramsey, located at 7975 and 7979 Sunwood Drive (the "Subject Property"), proposed by Norhart (the "Applicant"). The purpose of this case is to formally adopt Ordinance #24-07, rezoning the property from COR-4b to COR-4c.

At the May 14, 2024 City Council meeting, a change order was approved related to infrastructure installation near this development. Council desired the developer pay for the change order given the changes are to the benefit of the development. Staff is discussing this with the developer and will update the City Council on the developer's willingness to pay for the change order costs at the meeting.

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 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:

Alternatives to Consider:

1. Motion to adopt Ordinance #24-07.
2. Motion to deny Ordinance #24-07 based on certain 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 recommend the City Council approve the Zoning Map Amendment from COR-4b to COR-4c. Additionally, at its meeting on May 14, 2024, the City Council voted 6-0 to introduce Ordinance #24-07 to rezone the Subject Property from COR-4b to COR-4c.

Outcome/Action:

Motion to waive the Charter requirement to read the ordinance aloud and to adopt Ordinance #24-07, rezoning 7975 and 7979 Sunwood Drive from COR-4b to COR-4c.

roll call vote:
Councilmember Olson
Councilmember Woestehoff
Councilmember Specht
Councilmember Musgrove
Councilmember Howell
Councilmember Riley
Mayor Kuzma

Attachments

Ordinance #24-07 Zoning Map Amendment

Zoning Map Exhibit

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/23/2024 04:09 PM
Form Started By: Adam Martin		Started On: 05/20/2024 02:19 PM
Final Approval Date: 05/23/2024		

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."

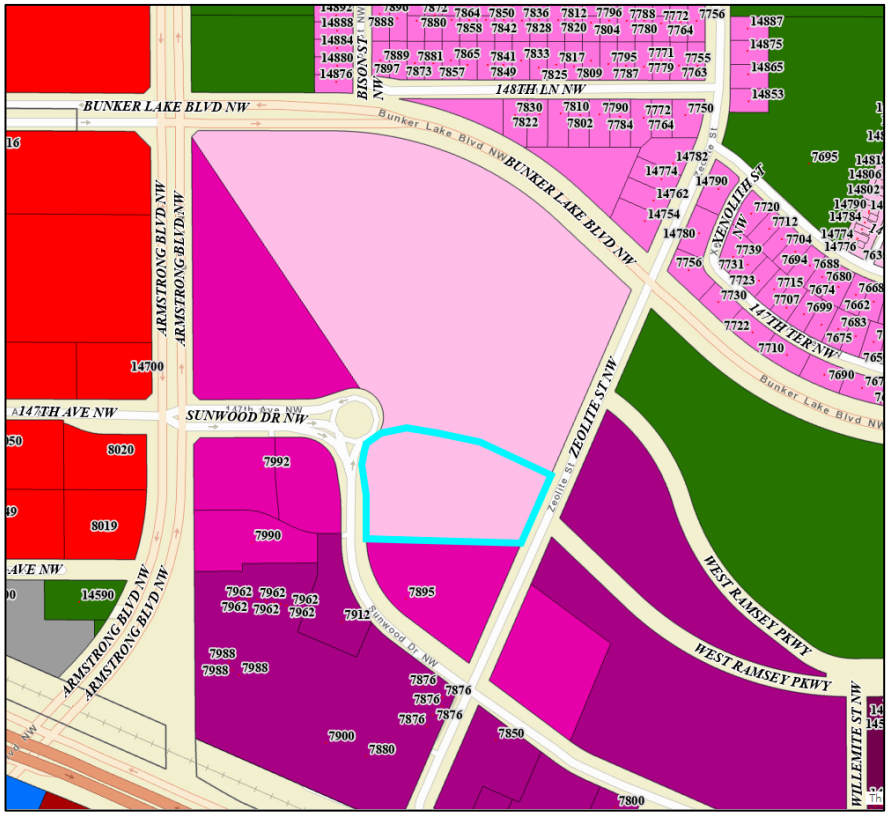
SECTION 4. EFFECTIVE DATE

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

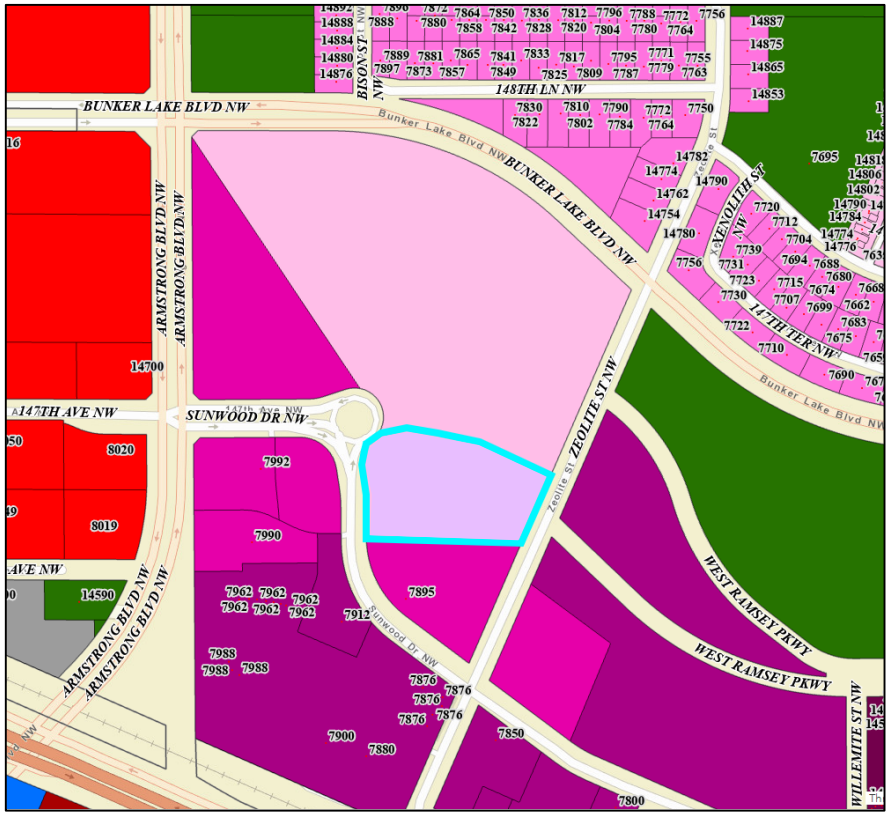
PASSED by the City Council of the City of Ramsey, Minnesota the _____, 2024.

Zoning Map Amendment Exhibit

Current Zoning: COR-4b



Proposed Zoning: COR-4c



CC Regular Session

Meeting Date: 05/28/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

Adopt Resolutions #24-095 and #24-096 and Introduce Ordinance #24-06 for Haviland Fields (Presbyterian Homes) - Comprehensive Plan Amendment, Rezoning, Preliminary Plat, and Site Plan Review for a Multi-Family Residential Development at 14501 Nowthen Blvd. NW.

Purpose/Background:

Presbyterian Homes (the "applicant") has submitted a land use application for development of a large portion of the Lord of Life Church property at 14501 Nowthen Boulevard NW. The project will remove the two houses on the site and some of the underused parking lots. The Church's building and some of the parking lot will remain. Two new multi-family buildings are proposed: a 160-unit senior apartment building and a 280-unit non-age-restricted apartment building. Additionally, 20 units of senior rental townhomes in the form of 10 one-level twinhome buildings are proposed. In all, 460 units are proposed. The site is currently zoned with three different designations - R-1A, R-2, and R-3 and guided in the Comprehensive Plan for Public and High Density Residential land uses. In order to accommodate all of these uses, a Comprehensive Plan amendment and a rezoning to a Planned Unit Development are proposed. The application also includes a plat to subdivide the property and a site plan review for each of the buildings and associated site improvements.

An Environmental Assessment Worksheet (EAW) was completed last fall for this project. The EAW contains background information required of larger development types such as this one. The EAW contains information such as natural resources and traffic. The EAW can be found on the City's website at https://www.cityoframsey.com/989/Haviland-Fields. The City Council reviewed this, twice, in fall 2023, ensuring that Anoka County agreed with the findings of the traffic study.

The Council's requested action will come in two parts: The first part, tonight's action, is to consider the Comprehensive Plan amendment, the introduction of the rezoning ordinance, and the preliminary plat. Then, staff will forward the proposal to the Metropolitan Council for their review of the Comprehensive Plan amendment. Once they have reviewed it and consider it in conformance with regional systems, then the remaining items will be brought back for City Council consideration--the adoption of the rezoning ordinance, the final plat, and the site plan review. The Metropolitan Council review is likely to take approximately two months. During tonight's review, the Council can make suggestions for modifications to the site plan and/or plat so that it can be revised for City Council's review after the Metropolitan Council's process.

Notification:

Mailed notification was made to properties within 700 feet of the site. "Proposed Development" signs were placed on the property - one facing Nowthen Boulevard and one facing St. Francis Boulevard. A hearing notice was also published in the March 15 Anoka Union Herald Newspaper.

In the fall of 2022, the applicant hosted two neighborhood meetings to gather feedback on the concept development plans. Many of the comments have been incorporated into the plans.

Time Frame/Observations/Alternatives:

Comprehensive Plan Amendment

The Comprehensive Plan Amendment currently identifies approximately one-third of the property for High Density Residential (HDR - up to 15 units per acre) and two-thirds as Public/Institutional uses. The amount of HDR land does not allow for the proposed number of units nor the density that is proposed (20.27 units per acre). The Comprehensive Plan does have a category that would allow for the residential uses and the Lord of Life Church - Mixed Use High (15-75 units per acre). This designation is proposed based on consultation with Ramsey's local planning assistance representative at the Metropolitan Council. It should be noted that the property retained for the religious use, the wetlands, and the park dedication areas are not factored into the density calculation. The applicant noted that if they were included, the site would be just under the 15 units per acre threshold. A copy of the 2040 Comprehensive Plan's Land Use section is attached to this report for reference.

The amendment resolution is adopted by the City Council and then the project is forwarded to the Metropolitan Council for formal review. Once the Metropolitan Council signs off on the change, the amendment can formally go into effect. This process will add approximately two to three months to the approval calendar. Adjacent and affected jurisdictions are notified and have additional time to provide comments on the proposal outside of the typical Planning Commission-heald public hearing.

Rezoning

The site is currently zoned in three "stripes" - R-1A along the western one-third of the property, R-2 in the middle one-third, and R-3 along the eastern one-third. The existing zoning would allow for some of the proposed development to occur, but not all the requested units. To accommodate the proposed development and the remaining Lord of Life Church, a Planned Unit Development (PUD) is proposed. A PUD is a distinct district that is tailored for a specific development that cannot otherwise be accomplished though a traditional zoning district. The northwestern corner of the property is proposed to be zoned P (Parks and Open Space) to accommodate the park dedication area. The R-3 district allows the religious use, but only up to 15 residential units per acre.

The rezoning ordinance lays out the standards for the PUD. The proposed PUD will reference the R-3 standards while allowing the density increase. It will also discuss shared amenities such as parking and access drives.

Site Plan Review

The Zoning Code requires a Site Plan Review for all townhome and multifamily developments in the community. The intent of this review is to ensure adherence to City Code and to provide public input into larger developments like this.

Building Use and Design

Two multifamily residential buildings are proposed. A 160-unit senior apartment building would stand four stories tall along Nowthen Boulevard. The units would come in 1- and 2-bedroom floorplans and some of each would have dens. The 280-unit all-ages building would also be four stories in height, though tucked back from Nowthen Boulevard closer to St. Francis Boulevard. The all-ages building would have units ranging in size from 1- to 3-bedrooms. Along the northern part of the site are ten twinhome buildings for twenty units of senior one-level townhome rentals. The townhomes (noted as "Park Homes" on the plans) will all have two bedrooms with a den. The twinhome buildings will have a slightly larger footprint and shorter height than the adjacent single-family homes.

All of the buildings (apartments and townhomes) will have a mix of some of the same building materials (brick and fiber cement pannel), however, they are not being designed to look alike, rather coordinated. Additionally, the all-ages building will have some block and lap siding. The townhomes will have the same fiber cement lap siding and panels that are found on the other buildings. The materials meet the requirements of City Code.

It should be noted that the City's new rental licensing and inspections program has been implemented. This program ensures the quality of the living conditions of Ramsey residents living in rental housing. It also has a crime-free component that will work with the Police Department on matters that could occur on the property.

Access
Both Nowthen Boulevard accesses to the site will remain in the same locations that access that Lord of Life Church and Stoney River currently both have, though with some modifications. The modifications were a result of the EAW process identifying better, safer traffic flow. The current northern access is an exit-only driveway. That access will be converted into a two-way right-in/right-out access with a center median island installed to prevent left turns in or out. Modifications to Nowthen Boulevard will be made at both access points to create dedicated right turn lanes. An existing driveway for one of the existing houses to St. Francis Boulevard will be removed. Both Anoka County and MNDOT have reviewed the plans and approve of the proposed designs. Anoka County was heavily involved in the preparation of the EAW's traffic study.

Internally, various private shared roadways connect the different uses together and with Nowthen Boulevard. As private roadways, cross-access and maintenance agreements are required.

Along the north side of the site, Cobalt Street, a public street, stops at the property line. Branching off Cobalt Street are private shared driveways for the Birch Hill Lodges townhomes. The City's snow plow drivers have no dedicated turn-around and have been using the private drives. An extension to Cobalt Street is proposed that serves multiple functions: First, it includes a hammerhead to allow the City's crews to stay off the private drives. Second, it provides an emergency access connection point to the development. It was not seen as desirable to have more traffic use Cobalt Street due to a tricky curve further north at Sunwood Drive. The emergency access will be gated per Fire Department specifications so no through traffic will use Cobalt Street. Third, a parking area for four spaces is being created for visitors to Soltice Park which has no dedicated parking area. There have been reports of trespassing vehicles parking on Birch Hill Lodges' shared driveways for people visiting the park. An existing public trail will connect the park with the proposed parking area. A more traditional cul-de-sac is not possible due to the topography.

Parking
Lord of Life has significantly more parking than they use. The parking area along the western portion of the site will be removed for development. Other parking areas will be oriented for residential parking. The Church will retain a "right-sized" 224 spaces. Shared parking agreements will be in place to accommodate potential spillover for holidays or special events.

Both of the multi-family buildings will have one level of underground parking as well as surface parking. Multi-family residential uses are required to parked at a ratio of 1.5 spaces per unit. The twinhomes each have a one-car enclosed attached garage and driveway parking. The proposed development has 622 spaces, two more than the 620 required. Half of the spaces will be enclosed.

Pedestrian Connections
The site has an extensive network of internal walkways connecting the different uses together. There is an existing multi-use trail along the Nowthen Boulevard frontage of the site.

Lighting
The applicant submitted a lighting plan with photometrics. The plan has not been updated since the initial staff review, however. The plan needs to be adjusted to increase light levels on some dimly-lighted areas of the parking lot and to decrease mounting height in some areas.

Landscaping and Screening
The Environmental Policy Boad (EBP) noted in its review at its meeting on March 18 that the application submittal included a Tree Inventory and Preservation Plan. The Subject Property is dominated by Scotch Pine, Eastern Red Cedar, Quaking Aspen, and Red Oak. Over sixty percent (60%) of the existing significant tree DBH inches will be preserved, which actually exceeds the minimum threshold. Furthermore, a number of the trees slated to be removed include Siberian Elm, which is an invasive species. Thus, since invasive species do not count towards the removal calculation, the actual percentage of significant tree DBH inches being removed is even lower.

The proposed landscaping exceeds the minimum canopy cover requirements outlined in City Code. Plantings

consist of a combination of deciduous overstory and ornamental trees, as well as evergreen trees. All species and sizes are acceptable. There will be some bufferyard plantings along the western and northern boundaries of the Subject Property, where it abuts existing, detached single family residential properties. Ground cover will consist of a mixture of standard turfgrass and a native pollinator seed mix. Both are acceptable. However, staff has requested a management plan for the native pollinator mix so that the property management company will have an understanding of what maintenance is needed and when.

At the fall 2022 neighborhood meetings, some neighbors on Fourine Street requested a privacy fence be constructed. The applicant is proposing to construct a typical residential privacy fence along the western property line.

Utilities
The site is served by existing sanitary sewer and water mains. New utility lines will be extended into the site to serve the new buildings. An existing sanitary sewer and water main at the north end of the site will be relocated (a public hearing will be scheduled for that at the time of final plat approval).

Plat
The site is currently one large platted parcel. A new plat will subdivide the property into lots for each of the apartment buildings, the existing Church, and the townhomes. Two parcels will be created for the park dedication.

Park Dedication
Park dedication will be satisfied through a combination of land and cash with credit given for certain improvements. Soltice Park is located adjacent to the northwestern portion of the site. This is a neighborhood park with three pedestrian connections to Cobalt, Erkium, and Fluorine Streets. There is no dedicated parking lot, just on-street parking. As noted earlier, a four-space parking area will be constructed at the end of Cobalt Street. A portion of land with a double pickleball court is proposed in the existing clearing at the northwest corner of the site. The site plan shows a walkway between the courts and the internal private roadway. Another connection will need to be made between the courts and the existing trail just north of the property line. The applicant will receive credit for the construction of the parking area, courts, and the park walkways. Those costs will be determined by the Development Agreement as a future step in the process.

The parcel shown for the Cobalt Street extension, Outlot B, included excess land extending to St. Francis Boulevard. The land outside of the parking and turn-around areas is not needed. The plat should be revised to show the boundary no more than ten feet from the back of curb to accommodate snow storage.

Funding Source:
All costs associated with the project are the responsibility of the applicant. The City will also collect development fees and park dedication, with credit given for land and improvements. Those fees and charges will be determined at the time of Development Agreement.

The applicant previously requested tax increment financing (TIF) for the project. That request was not supported by the Council.

The property is currently tax exempt. The residential portions of the property will be placed back on the tax rolls.

Recommendation:
At its meeting on March 28, the Planning Commission unanimously recommended approval of the proposed development.

Outcome/Action:

1. Motion to adopt Resolution #24-096 Approving a Comprehensive Plan Amendment for Haviland Fields Addition. *voice vote*

2. Motion to adopt Resolution #24-096 Approving the Preliminary Plat of Haviland Fields Addition. *voice vote*

3. Motion to introduce Ordinance #24-06 Amending Section 106-120 "Official Zoning Map" Rezoning Haviland Fields Addition from R-1A, R-2, and R-3 to Planned Unit Development.

Roll call vote on the Ordinance:
Councilmember Olson
Councilmember Woestehoff
Councilmember Specht
Councilmember Musgrove
Councilmember Howell
Councilmember Riley
Mayor Kuzma

Note: the Final Plat and Site Plan Review can only be considered after the Metropolitan Council review. The adoption of the rezoning ordinance would also come at this time.

Attachments

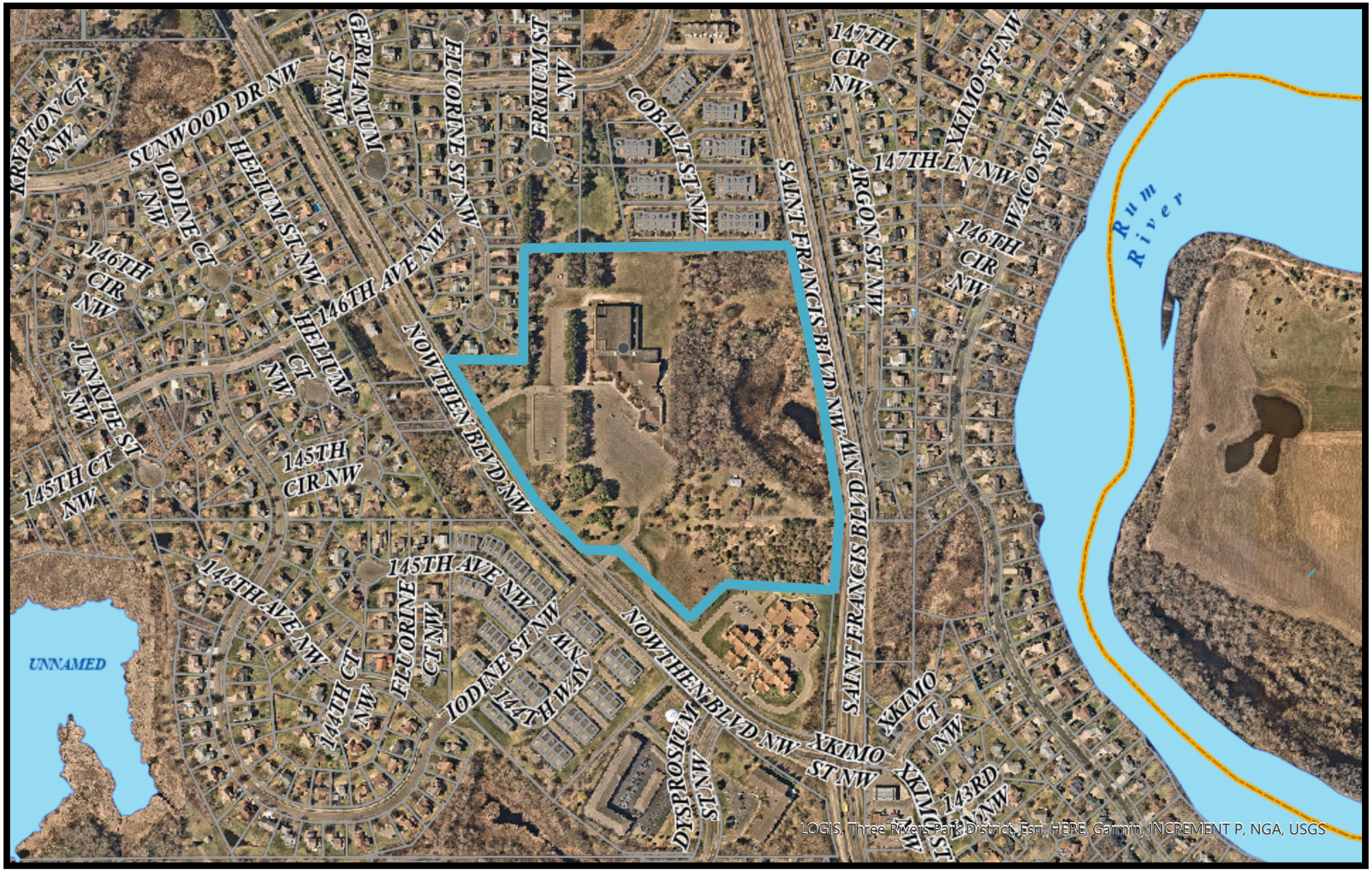
Site Location Map
Applicant's Narrative
Graphics and Renderings
Comprehensive Plan Amendment Map
Zoning Amendment Map
Civil Cover C000-C302
Site Plans C400-414
Grading and Storm Water Plans C500-C517
Utility Plans C600-C611
Lighting Plan E015
Landscape Plans
Preliminary Plat
Senior Living Building
All Ages Building
Park Homes (Twinhomes)
Resolution #24-095 Comprehensive Plan Amendment
Ordinance #24-06 Rezoning
Resolution #24-096 Preliminary Plat
Comprehensive Plan Land Use Excerpt
Unresolved Changemarks (05/22/2024)
Public Comments

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/04/2024 02:58 PM
Brian Hagen	Brian Hagen	05/23/2024 01:08 PM
Brian Hagen	Brian Hagen	05/23/2024 01:08 PM
Form Started By: Todd Larson		Started On: 03/29/2024 08:26 AM

Final Approval Date: 05/23/2024

Site Location: Haviland Fields



Print Date: March 12, 2024

0 0.040.07 0.15 0.22 0.3
mi

Entitlement Application Narrative

DATE:	02/09/2024
TO:	City of Ramsey Staff
FROM:	Senior Housing Partners
SUBJECT:	14501 Nowthen Blvd NW | Haviland Fields Comprehensive Plan Amendment, Zoning Amendment, Site Plan, and Preliminary Plat Application

Presbyterian Homes & Services (PHS) and its community partner Lord of Life Church respectfully apply for a Comprehensive Plan Amendment, Zoning Amendment, Site Plan, and Preliminary Plat Application for the site known as Haviland Fields located at 14501 Nowthen Blvd NW, Ramsey, Minnesota (Parcel ID: 25-32-25-24-0059 and Legal Description: Lot 1, Block 1, Stoney River Addition, Anoka County, Minnesota.).

Presbyterian Homes & Services and the Lord of Life Church are project partners with Senior Housing Partners, the development arm of Presbyterian Homes & Services, BKV Group for architecture and Kimley-Horn for civil engineering.



Entitlement Application Narrative

Overview:

Presbyterian Homes & Services is applying for a zoning amendment, comprehensive plan amendment, site plan, and preliminary plat for the site known as "Haviland Fields". The Haviland Fields proposal is intended to create a bespoke park-like campus in harmony with the existing environment complete with community trails. The proposal would leave the picturesque low areas as it embraces its natural setting. Haviland Fields, centered around Lord of Life Lutheran Church, includes housing, easy access to green space, and a commitment to life enrichment and growth that feeds body, soul and spirit. The name Haviland Fields is a nod to the history of the site and is named after Delora Haviland one of the original owners of the land in the 1800s.

HAVILAND FIELDS

LIVE & GROW

Presbyterian Homes & Services' goal is to provide very needed seniors housing for the City of Ramsey. The Haviland Fields proposal contains 20 attached townhomes for seniors on the west and north side of the site and 160 senior housing units on the southwest side of the campus for a combined 180 seniors units. This diversity of seniors' home types provides choices for folks as they age. More choice provides options for the greatest number of residents. Through retaining residents, the City of Ramsey is primed to retain more wisdom and community engagement of current residents who wish to stay in Ramsey. Additionally, there are 280 all age apartment homes proposed. The Lord of Life Congregation will be staying in their current location to create one cohesive campus.

Entitlement Application Narrative

Site and Landscape

The Haviland Fields proposal draws inspiration from the natural beauty and heritage of Ramsey especially the Rum River, the logging history of Ramsey, the Lord of Life Church, and surrounding structures to create buildings that reflect and belong to Ramsey.

The proposal aims to cultivate a cohesive campus atmosphere, with the Lord of Life Church serving as a central focal point. The proposal strategically positions multifamily and park homes to accentuate the church's prominence, foreseeing residents benefiting from its community amenities such as worship, daycare, gymnasium, and communal spaces.

Preserving the existing wetland area and stands of Scotch Pine trees was paramount in the site design. The plan is to maintain the wetland's untouched beauty and preserve as many pine trees as possible, respecting and integrating these natural elements into the landscape.

Building Design

The objective for the Haviland Fields site was to create structures that stand independently yet complement each other. The development team selected materials that harmonize well and keep the material palettes refined to ensure a balanced aesthetic. Wood look accents, reflective of the site's natural elements, are prominent throughout the campus, with gabled roofs echoing the neighboring buildings' character.

These buildings were designed to be of a similar scale as its environment. Buildings were designed to be of a similar scale as the approximately 40 and 45 foot tall building to the south of the site with the buildings being less than the 60 foot R-3 zoning standards for height. The goal was to design buildings that fit into the larger framework of the City of Ramsey.



Entitlement Application Narrative

Senior Housing Building

The design of the Seniors Housing building draws inspiration from pine forests. The building's form evokes light filtering through a tree canopy, with primary materials such as white shake siding representing light. Darker board and batten paneling represent trees in silhouette. Accent areas of wood at the building corners and entrance emphasize the building's connection to nature.

This building is a four-story residential building with 160 apartments and one level of parking below grade. Level 1 features a lobby and club room. This building will have below grade and surface parking for residents and guests. It will also have an outdoor courtyard for residents and connections to the campus trail system.

The exterior of the building will consist of brick, cement shake siding, cement board and batten siding, cement panel siding, “wood look” siding, and asphalt shingles.



Entitlement Application Narrative

All Age Building

Inspired by the nearby Rum River, located just 800 feet from the site, the All Ages building takes cues from the river's curves and meandering path. The building's layout mirrors the river's fluidity, with rooflines incorporating stepping and undulation to enhance this connection to nature.

This building is a four-story residential building with one level of parking below grade. Level 1 features a lobby and club room. It will have below grade and surface parking for residents and guests. It will also have an outdoor courtyard with a pickleball court, and connections to the campus trail system. The exterior of the building will consist of brick, cement board siding, cement board and batten siding, cement panel siding, “wood look” siding, and asphalt shingles.



Entitlement Application Narrative

Park Homes

There are proposed to be 10 park homes each with two units for a total of 20 Park Home units. These buildings were designed to blend the local architectural context with the newly proposed buildings on the Haviland Fields site.

These are (1) story residential park homes with (2) units in each building. Each unit has a (2) car garage for residents and surface parking for guests. These units have access to the campus trail system.





Entitlement Application Narrative

Density

	Acres	Units/ Acre
Conventional Total Land Area	35.53	12.95
Delineated Wetland and Buffer	4.20	
Land Area Sans Wetland	31.33	14.68
Church Lot	7.02	
Proposed Land Dedication	1.62	
Residential Only Land	22.69	20.27

The proposal concentrates density at the south side of the campus with both the seniors and all age buildings. The overall proposal has a total of 460 residential units on 35.53 acres of land, which translates to a conventional 12.95 units per acre.

The Metropolitan Council's Net Residential Handbook directs land within the Metropolitan Urban Service Area, which includes Haviland Fields, to utilize net density backing out wetlands, wetland buffers, water bodies, public parks, trails for its Comprehensive Plan calculations. Conventionally, one would think to include these segments as in practice they are part of the fabric of the site and one cohesive campus. That said, following the letter of the Met Council's Planning Handbook the following areas are netted out:

- Delineated Wetland and 16.5 foot wetland buffer: 4.20 Acres
- Lot 2 [The Lord of Life Church Parcel]: 7.02 Acres
- Proposed Park Dedication: 1.62 Acres

This results in a remaining 22.69 acres of residential only land. Using this modified density directed by the Metropolitan Council, the would result in a density of 20.27 units per acre.

The Metropolitan Council seeks net density of 5 units per acre for the Emerging Suburban Edge Designation, which the Met Council has deemed the City of Ramsey. Based on the Met Council's formula, this proposal's 20.27 units/ net acre, this project assists the City of Ramsey in meeting its Met Council density targets while balancing out density, and thus enabling lower density single family home developments elsewhere in Ramsey.

Through concentrating density on the south side of the site, the proposal is able to incorporate robust density transitioning to create a density that is at or below the surroundings to the west and the north as well as incorporate park like elements for the community. The proposal takes screening very seriously and uses the existing trees as a buffer on the north and west where they exist. This will create a natural screening that is consistent with Section 475 in the Ramsey City Code. The proposal features a park-like campus that is both set apart from neighboring buildings and is intentional. HVAC units will be screened as well to maximize curb appeal, create a cohesive campus, and hide back of house areas.

Parks

Presbyterian Homes & Services proposes to expand solstice park including two pickleball courts on the northwest side of the site. This should bolster and expand Solstice Park. Additionally, it is proposed to add parking for Solstice Park improving a neighborhood park for the long term.

Traffic

Presbyterian Homes & Services proactively commissioned a traffic study conducted by Kimley-Horn. There is additional discussion anticipated with the City of Ramsey and Anoka County with regard to site access.

The proposal seeks to minimize traffic. It may go without saying, but residents of seniors housing take fewer trips than the residents of a single-family home (3.2 trips per day vs. 9.5 trips per day according to the Institute of Transportation Engineers 11th Edition). Seniors in single family homes take an estimated 4.5 trips per day. The 180 combined units of seniors generate materially fewer trips than a similar all age development. For that reason, the proposal with its 180 senior units actually generates an anticipated 7.1% fewer trips than what could be built in the current zoning. These fewer trips should correspond to less traffic than what could be built by right on the site.

			Current Zoning		Proposed Zoning		
Land Use Description	**ITE #***	**Daily Trips/Unit**	**Units**	**Daily Trips**	**Units**	**Daily Trips**	**Daily Trip Var.**
Single Family Detatched Housing	210	9.5	20	189	0	0	
Multi-Family Housing (Low-Rise)	220	6.7	84	566	0	0	
Multi-Family Housing (Mid-Rise)	221	4.5	278	1,262	280	1,271	
Senior Adult Housing - Single Family	251	4.3	0	0	20	86	
Senior Adult Housing - Multi-Family	252	3.2	0	0	160	518	
Total			**382**	**2,017**	**460**	**1,875**	**-7.1%**
Note							
*Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition.							

Parking

The Haviland Fields proposal creates sufficient parking for residents that exceeds city guidelines and industry best practices. There are 311 structured parking spaces proposed plus 311 additional surface parking spaces. Further, we propose to keep parking spaces for the Lord of Life Church (224 surface stalls). This combination of parking allows for flexibility and manages demand for parking even at peak periods. The proposed onsite parking of 622 stalls is greater than the required parking of 620 spaces required by the Ramsey City Code Chapter 106, Section 460(B). Therefore, the parking proposed for the site in excess of the City of Ramsey's parking guidelines.

	Units	Structured Spots	Surface Spots	Total Spaces	Required Spaces
Total Residential Spaces	460	311	311	622	620

Process

Presbyterian Homes & Services has engaged the community in the process holding community meetings on September 28th and October 27th, 2022, and invited every resident within 1000 feet of the Lord of Life campus via mail. That feedback informed the proposal with comments advocating for a (4) story front building with a smaller footprint versus a (3) story building with a materially larger footprint. Further community feedback guided incorporating fencing and screening on the west side of the site as well as moving a proposed pickleball court public amenity away from the homes on the northwest side of the lot. The community feedback stressed the importance of density transitioning spurring a concentration of density on the south side of the site with lower density to the north and west.

Since the community meeting, Senior Housing Partners worked with City Staff to present the concept to in a November 7, 2022 City Council Work Session. Then, the idea was presented by City Staff to the Plan Commission on December 1st, 2022. Subsequently, Presbyterian Homes & Services completed an Environmental Assessment Worksheet (EAW) process with the Minnesota Environmental Quality Board (EQB) looking at over a dozen function areas including land use, water resources, wildlife, sensitive plant communities, visual, air, greenhouse gas footprint, noise, and transportation items. The EAW was published in the Minnesota EQB Monitor. The public had 30 days to comment. Then based on those comments, the Environmental Assessment Worksheet found *no* need for a further Environmental Impact Statement (called a negative declaration). This negative declaration was unanimously approved by the Ramsey City Council on October 24, 2023.

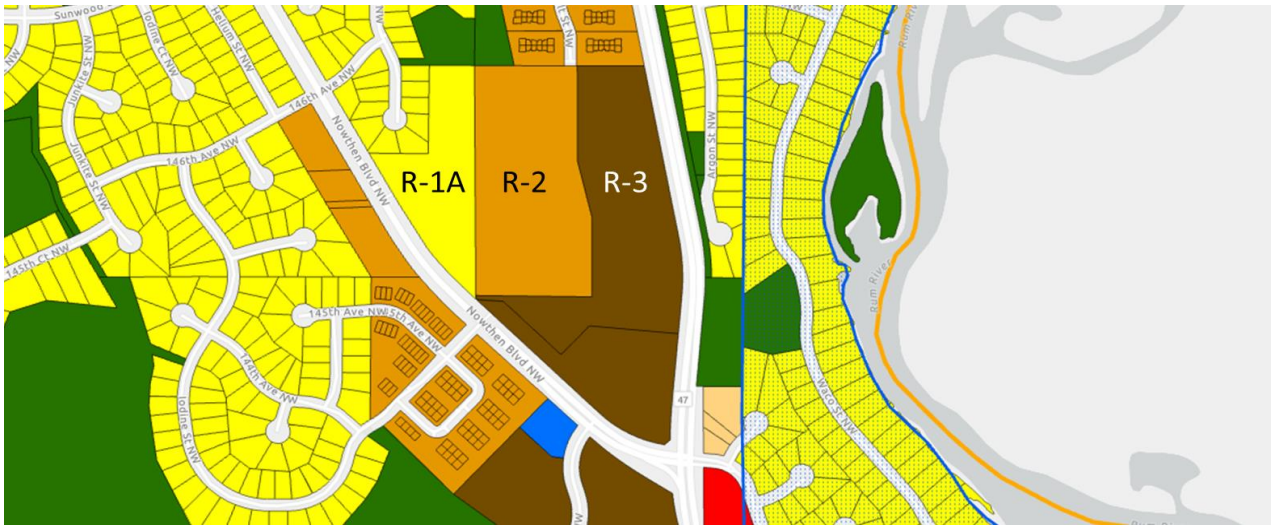
Entitlement Application Narrative

Zoning Amendment

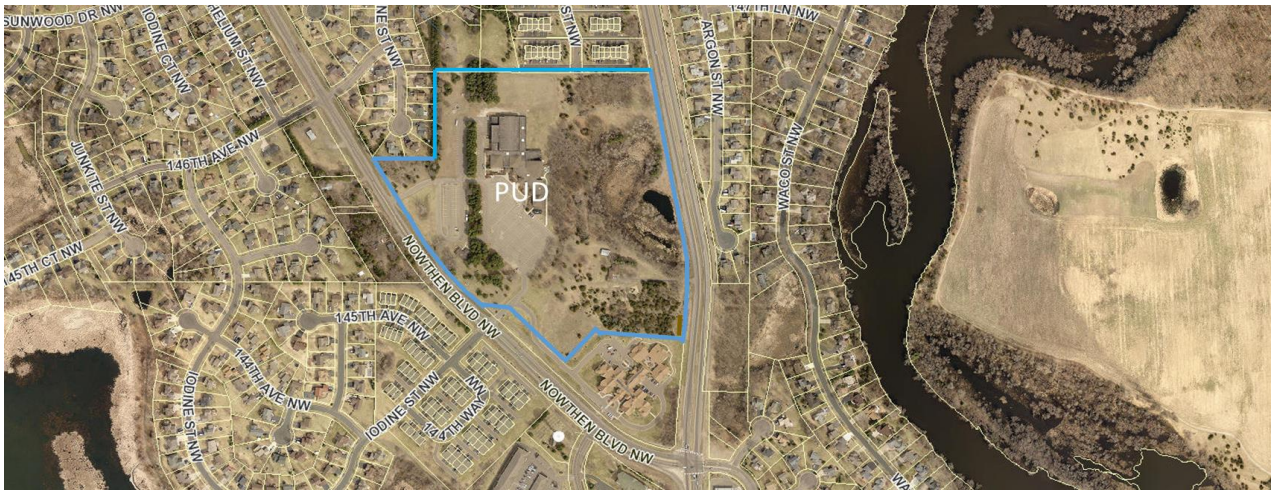
Presbyterian Homes and Services applies for a Zoning Amendment to shift the existing density currently as configured below going from an R-3, R-2, R-1 district to a Planned Unit Development (PUD) under the auspices of R-3 (depicted below).

The zoning amendment to a PUD intends to provide flexibility in land development under the auspices of an existing zoning classification (in this case R-3). The reasons for this request of flexibility are : create a diversity of housing types (seniors attached, seniors detached, and all age), an efficient use of public infrastructure through concentrating density on the south side of the site, conservation of energy through a reduction in trip generation from what could be built with existing zoning, and a cohesive campus, preservation of the unique natural wetland on the east side of the site, as well as preserving as many trees as feasible thus preserving natural areas. All these items foster an efficient use of land.

Current Zoning



Proposed Zoning



Entitlement Application Narrative

Comprehensive Plan Amendment

Presbyterian Homes and Services applies for a Comprehensive Plan Amendment for 460 units in order to reflect both the goal of the park-like Haviland Fields Development as well as the goal of preserving the natural area on the east side of the site and avoiding clear cutting the area. PHS applies for a Comprehensive Plan Amendment to shift density consolidating on the south side of the parcel away from the valley, the north and west sides of the site as well as getting to 460 proposed units.

Site Plan and Preliminary Plat

Presbyterian Homes and Services applies for a Site Plan Review pursuant to Section 225 in the Ramsey City Code as an application for both a multiple family dwelling and a townhome dwelling. This application proposes to have a residential use as the principal use in the PUD with the religious use as an additional conforming use. The proposed site plan is separately attached. Presbyterian Homes & Services proposes the attached layout as a pre final plat which is the instrument that proposes future land divisions to enable the site plan.

Haviland Fields

Ramsey, MN| Site Plan Review

2/9/2024

presbyterian homes & services

SENIOR HOUSING PARTNERS

BKV GROUP

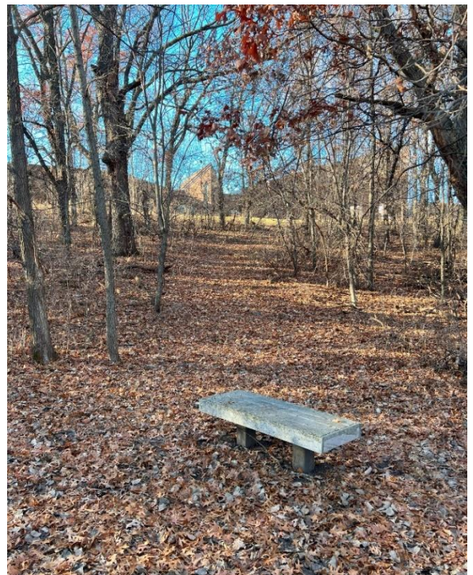
EXISTING SITE – BIRDSEYE SW

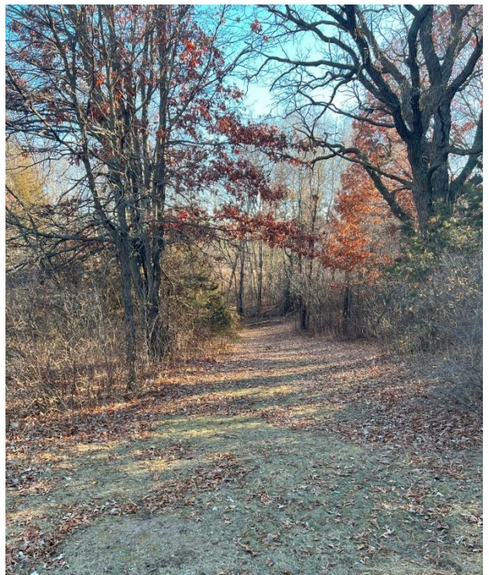


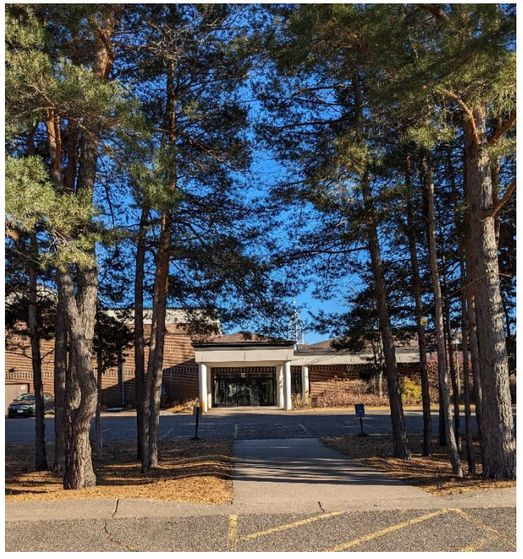
EXISTING SITE CONDITIONS













ARCHITECTURAL CONTEXT















CONCEPT – Site plan



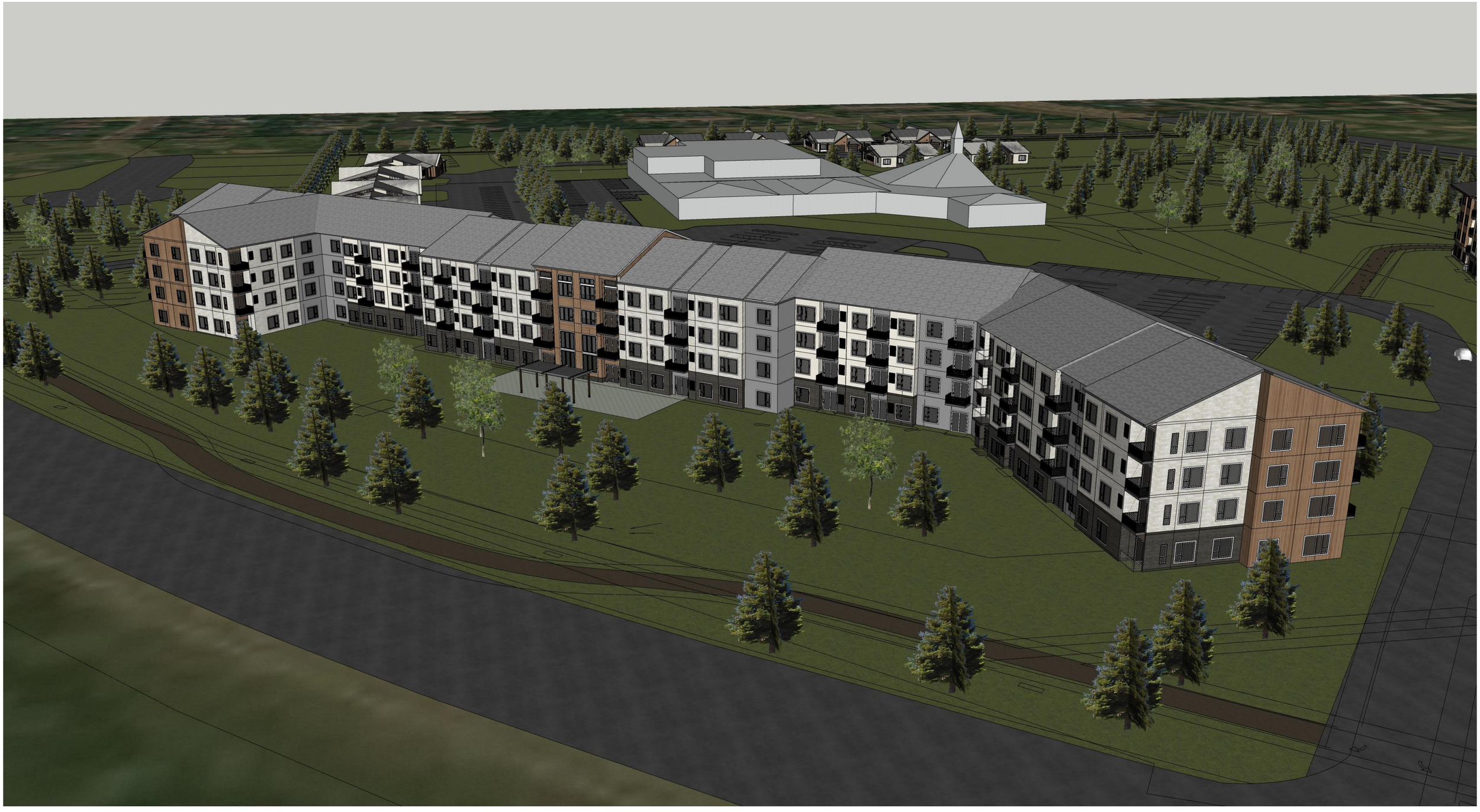
CONCEPT – BIRDSEYE NW



CONCEPT – BIRDSEYE NORTH



BIRDSEYE VIEW SOUTHWEST



PERSPECTIVE VIEW – MAIN ENTRY



PERSPECTIVE VIEW – SOUTH CORNER



BIRDSEYE VIEW - SW



PERSPECTIVE VIEW – MAIN ENTRY



BIRDSEYE VIEW – REAR COURTYARD



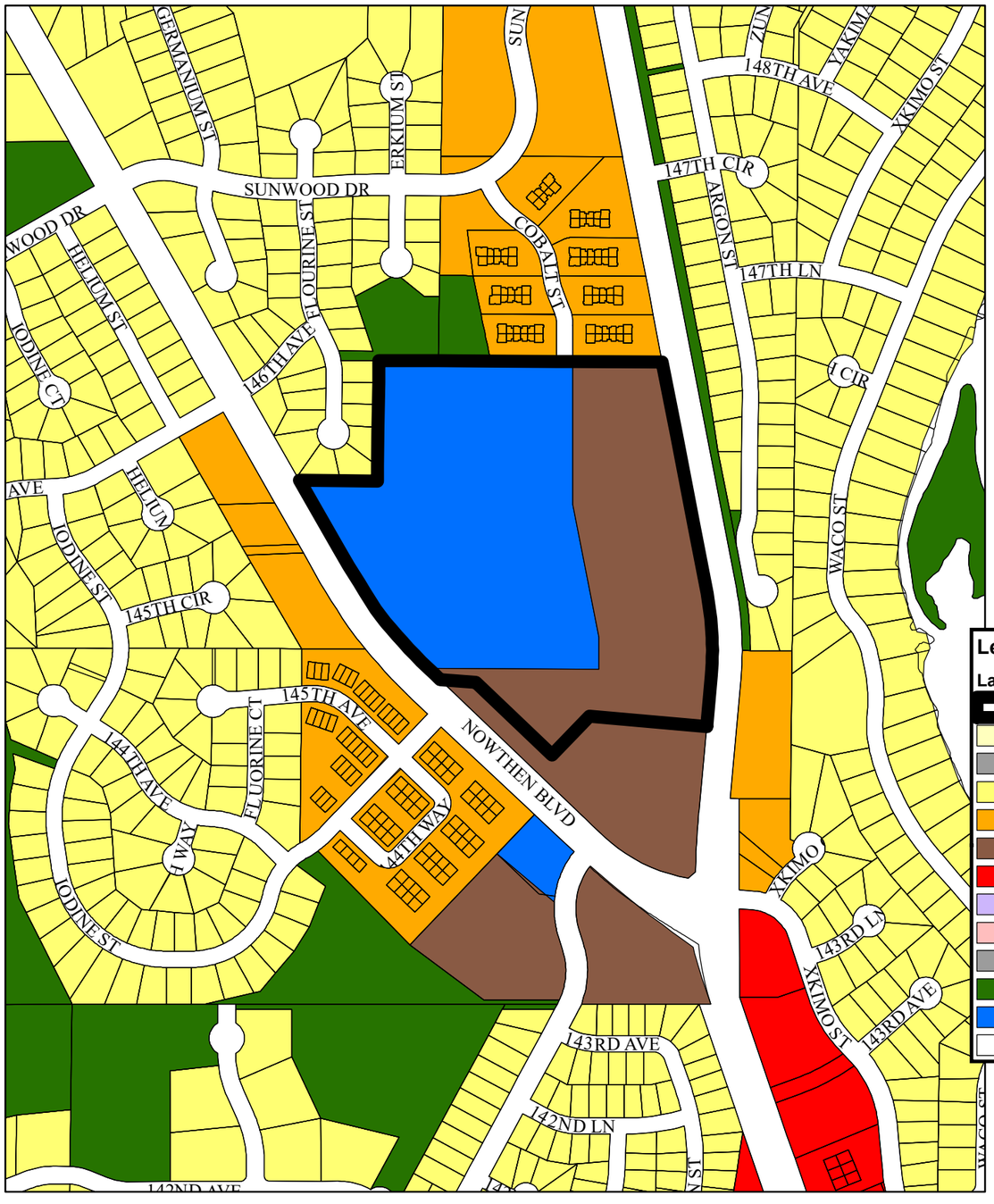
BIRDSEYE VIEW – SOUTH PARK HOMES



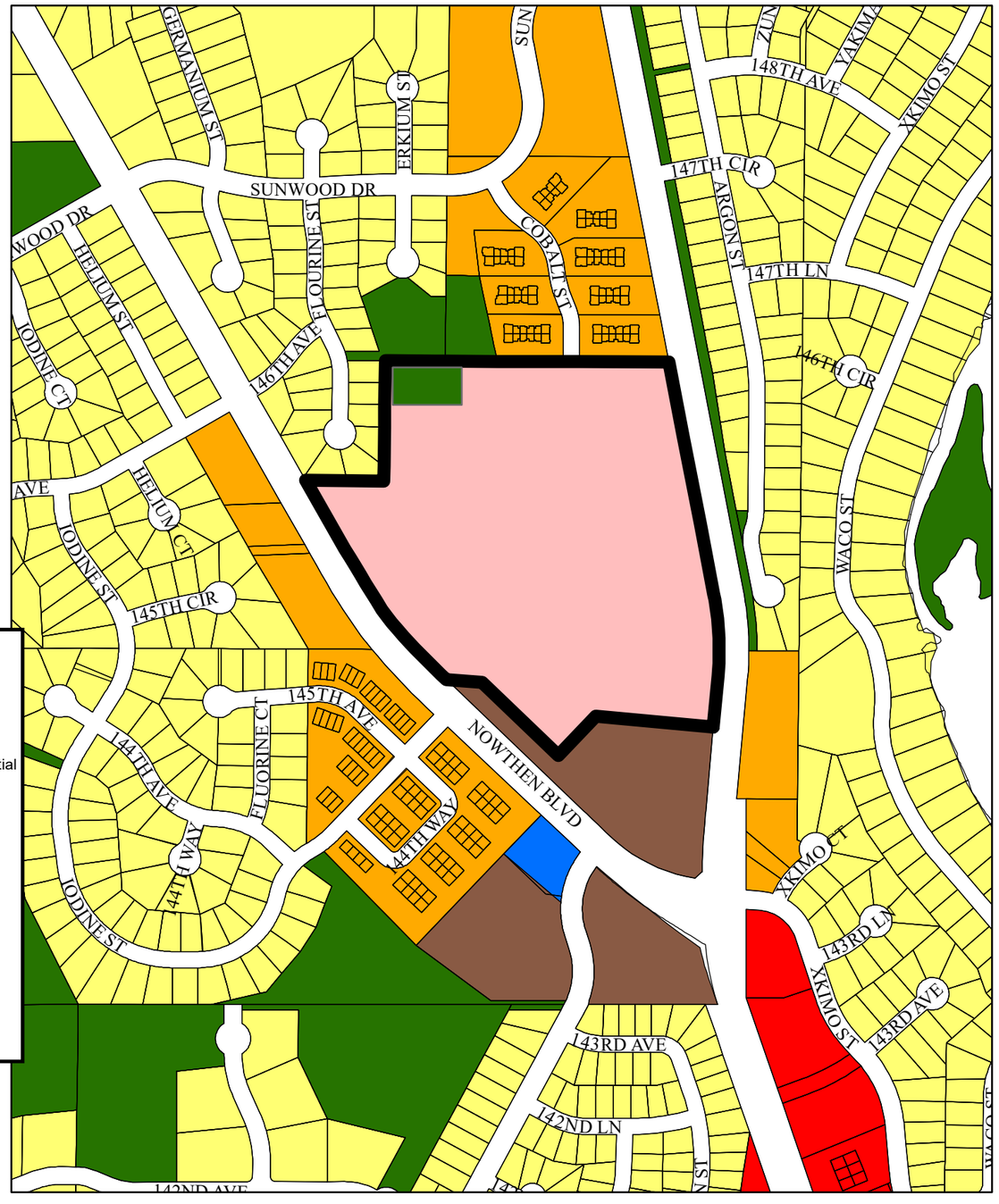
PERSPECTIVE VIEW – PARK HOME MAIN ENTRY



Haviland Fields - Proposed Comprehensive Plan Amendment

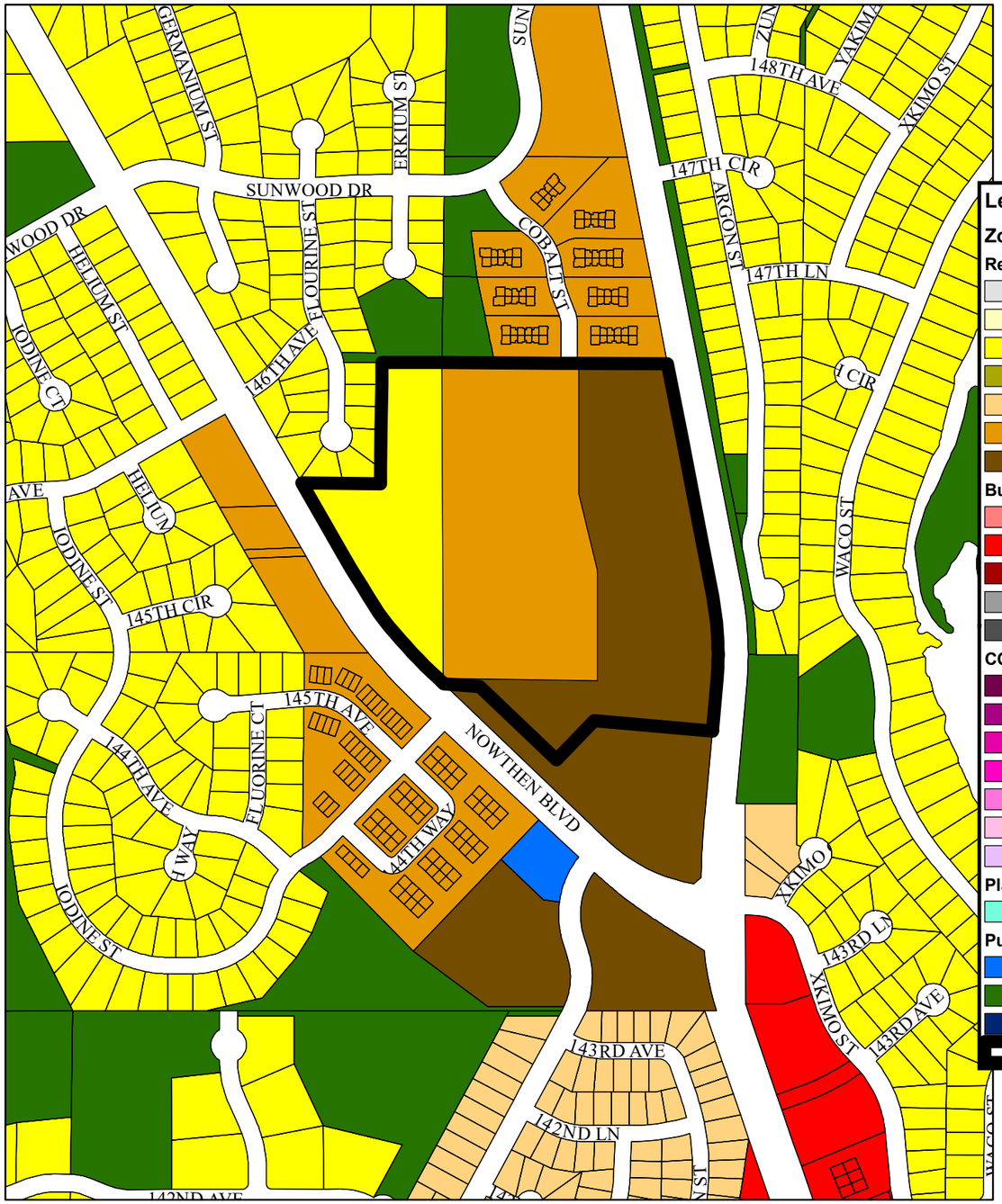


Existing Land Use Plan



Proposed Land Use Plan

Haviland Fields - Zoning Map Amendment



Legend

Zoning

Residential Districts
- MUSA Reserve
- RR Rural Residential
- R-1A Single-Family 80'
- R-1B Single-Family 65'
- R-1C Single-Family 50'
- R-2 Medium Density Residential
- R-3 High Density Residential

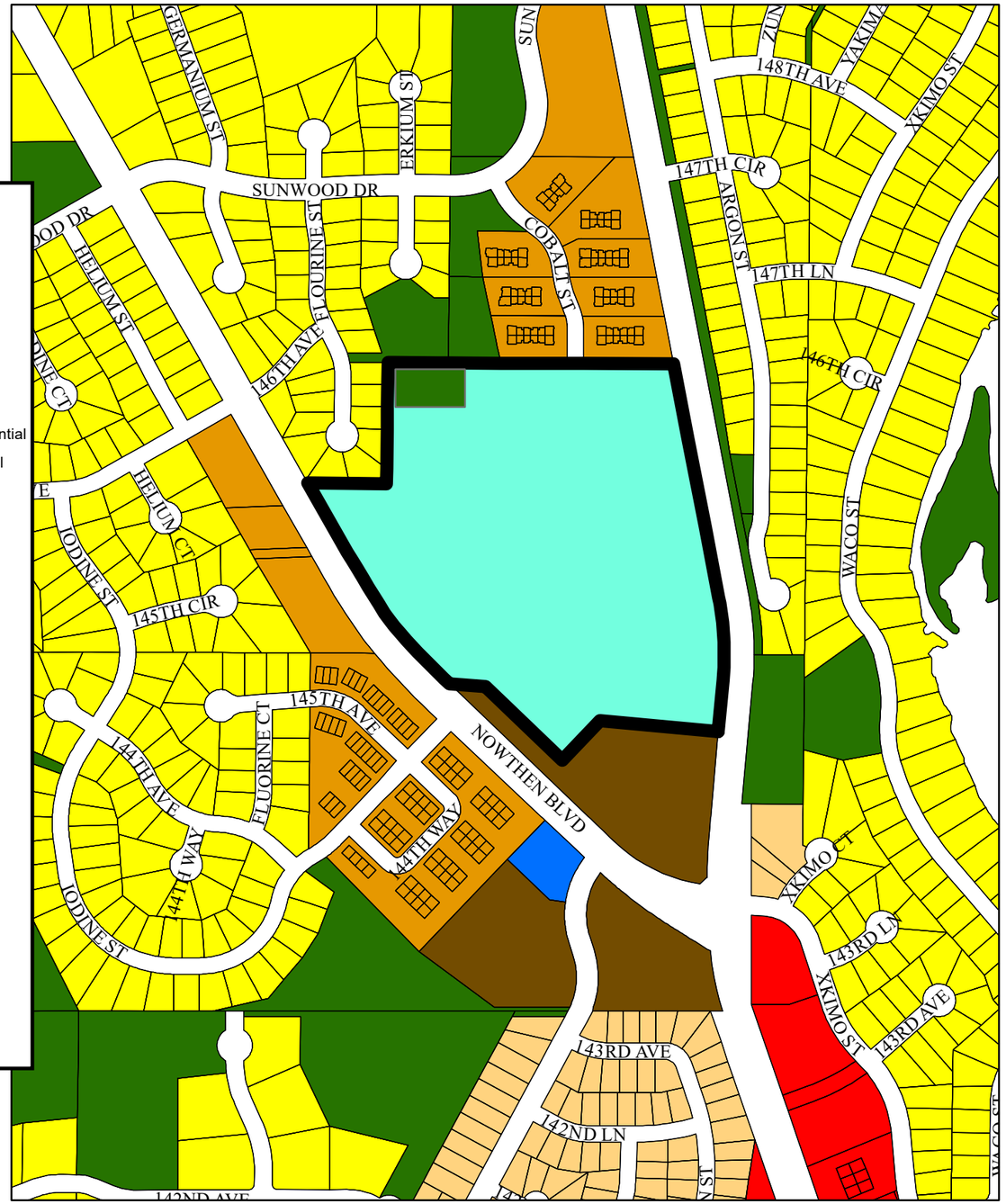
Business Districts
- B-1 Neighborhood Business
- B-2 Community Business
- B-3 Regional Business
- I-1 Light Industrial
- I-2 General Industrial

COR
- COR-1
- COR-2
- COR-2b
- COR-3
- COR-4a
- COR-4b
- COR-4c

Planned Unit Developments
- PUD

Public/Quasi-Public Districts
- PI Public/Institutional
- P Parks and Open Space
- CL Closed Landfill
- Site Location

Existing Zoning



Proposed Zoning

SITE DEVELOPMENT PLANS
FOR

HAVILAND FIELDS

SECTION 25, TOWNSHIP 32 , RANGE 25
RAMSEY, ANOKA COUNTY, MN

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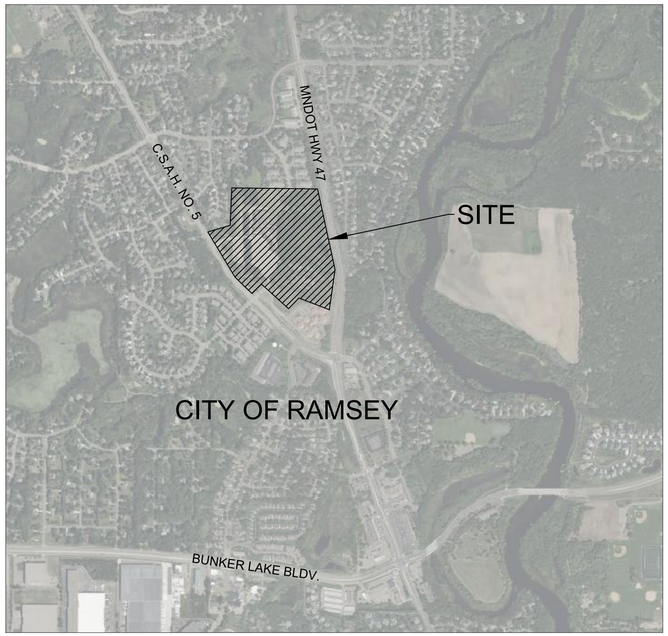

VICINITY
N.T.S.

NORTH

NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 22x34 SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

BENCHMARKS

SITE BENCHMARKS:
(NAVD 88)
SBM #1 TOP OF NUT OF FIRE HYDRANT ± 88 FEET NORTHWEST OF THE NORTHWEST CORNER OF THE CHURCH
ELEVATION=886.61

SBM #2 TOP OF LIGHT POLE BASE ± 87 FEET SOUTH OF DOOR "B" IN PARKING LOT
ELEVATION=885.61

SBM #3 TOP OF TILE INSIDE DOOR "A" ON THE SOUTHWEST SIDE OF THE CHURCH
ELEVATION=885.80

SBM #4 TOP OF BASE OF MOST SOUTHERLY LIGHT POLE IN PARKING LOT
ELEVATION=884.68

SBM #5 TOP OF 2ND LIGHT POLE BASE SOUTH OF ENTRANCE ROAD ON EAST SIDE
ELEVATION=885.87

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

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
C100	GENERAL NOTES
C200	DEMO PLAN
C300	EROSION AND SEDIMENT CONTROL PLAN - PHASE 1
C301	EROSION AND SEDIMENT CONTROL PLAN - PHASE 2
C302	EROSION AND SEDIMENT CONTROL DETAILS
C400	SITE PLAN
C401	SITE PLAN ENLARGEMENTS
C402	SITE PLAN ENLARGEMENTS
C403	SITE PLAN ENLARGEMENTS
C404	SITE PLAN ENLARGEMENTS
C405	SITE PLAN ENLARGEMENTS
C406	SITE PLAN ENLARGEMENTS
C407	SITE PLAN ENLARGEMENTS
C408	VEHICLE MOVEMENTS
C409	SITE DETAILS
C410	SITE DETAILS
C411	SITE DETAILS
C412	ROADWAY SECTIONS
C413	ROADWAY SECTIONS
C414	ROADWAY SECTIONS
C500	GRADING PLAN
C501	GRADING PLAN ENLARGEMENTS
C502	GRADING PLAN ENLARGEMENTS
C503	GRADING PLAN ENLARGEMENTS
C504	GRADING PLAN ENLARGEMENTS
C505	GRADING PLAN ENLARGEMENTS
C506	GRADING PLAN ENLARGEMENTS
C507	GRADING PLAN ENLARGEMENTS
C508	STORM SEWER PLAN
C509	STORM SEWER PLAN
C510	STORM SEWER PLAN
C511	STORM SEWER PLAN
C512	STORM SEWER PLAN
C513	STORM SEWER PLAN
C514	STORM SEWER PLAN
C515	STORM DETAILS
C516	STORM DETAILS
C517	STORM DETAILS
C600	UTILITY PLAN
C601	UTILITY PLAN ENLARGEMENTS
C602	UTILITY PLAN ENLARGEMENTS
C603	UTILITY PLAN ENLARGEMENTS
C604	UTILITY PLAN ENLARGEMENTS
C605	UTILITY PLAN ENLARGEMENTS
C606	UTILITY PLAN ENLARGEMENTS
C607	UTILITY PLAN ENLARGEMENTS
C608	UTILITY DETAILS
C609	UTILITY DETAILS
C610	UTILITY DETAILS
C611	UTILITY DETAILS

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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1
3	2024-05-07	SITE PLAN REVIEW R2

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	GAR
CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

COVER SHEET

SHEET NUMBER

C000

PRELIMINARY - NOT FOR CONSTRUCTION

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K:\TWC_LDEV\BKV Group\Lord of Life Church campus - Ramsey\3 Design\CAD\PlanSheets\C0-COVER SHEET.dwg May 07, 2024 - 3:00pm

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\TWC_LDEV\BKV Group\Lord of Life Church campus - Ramsey\3 Design\CAD\PlanSheets\C1-GENERAL NOTES.dwg May 07, 2024 - 3:00pm

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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE MN DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF MN PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
10. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
11. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
13. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.

EROSION CONTROL MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

1. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO THE STANDARD SPECIFICATIONS.
2. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
3. THE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
4. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
5. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

TYPICAL OWNER/ENGINEER OBSERVATIONS

CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:

- PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION, INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF MN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ON A PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO PUBLIC AREAS SHALL BE PAID BY THE CONTRACTOR.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS IS PRACTICABLE.
13. ALL STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENCIRCLING THESE AREAS WITH SOME PROTECTIVE MEASURE WILL BE NECESSARY.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH THEY DISTURB. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OR STORM WATER POLLUTION, SEDIMENTATION, OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUEL AND LUBRICANT OIL, PESTICIDES, AND ANY SOLID WASTE MATERIALS.
15. EROSION CONTROL DEVICES SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT.
16. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY OF RAMSEY ENGINEERING DIVISION.
17. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL HAVE TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE. ANY REVISIONS TO THE EROSION CONTROL PLAN MADE BY THE CONTRACTOR MUST BE APPROVED BY THE ENGINEER.

PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR MN/DOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.
3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.
4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.
5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.
8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.
9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

GRADING AND DRAINAGE NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.
5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO MN/DOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND MN/DOT SPECIFICATION.
17. ALL CONCRETE/ASPHALT SHALL BE INSTALLED PER GEOTECH REPORT, CITY OF RAMSEY AND MN/DOT SPECIFICATIONS.
18. SPOT ELEVATIONS ARE TO FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.
21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.
22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.
24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
26. CONTRACTOR SHALL ENSURE MINIMUM GRADES ARE MET WITHIN PAVED AREAS, 1.2% FOR ASPHALT PAVING AND 0.6% FOR CONCRETE PAVING.

THIRD PARTY TEST REPORTS REQUIRED

TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:

- DENSITY TEST REPORTS
- BACTERIOLOGICAL TESTS OF WATER SYSTEM
- PRESSURE TEST OF WATER/SEWER
- LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
- ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

WATER, STORM SEWER, & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF MN PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10' AND A VERTICAL CLEARANCE OF 18" BETWEEN WATER AND SANITARY SEWER MANHOLES AND LINES.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.
13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.
14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.
17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 1% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN A

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WATERMAIN MUST BE KEPT IN SERVICE UNTIL NEW LINE IS INSTALLED, TESTED, AND PLACED ONLINE. CONTRACTOR SHALL COORDINATE WITH CITY OF RAMSEY AND NOTIFY CHURCH OF OUT OF SERVICE AND SWITCH OVER DATES

EXISTING SANITARY TO THE CHURCH MUST REMAIN IN SERVICE UNTIL THE NEW SEWER MAIN HAS BEEN INSTALLED AND TESTED TO NEW CONNECTION POINT. CONTRACTOR SHALL COORDINATE WITH CITY OF RAMSEY CHURCH.

PROTECT IN PLACE EXISTING WATER AND SANITARY SERVICE

PROTECT IN PLACE EXISTING WATER AND SANITARY SERVICES

REMOVE EXISTING SEPTIC FIELD AND TANKS IN ACCORDANCE WITH MPCA CHAPTER 7080.

REMOVE EXISTING DRIVEWAY

REMOVE EXISTING GEOTHERMAL SYSTEM, COORDINATE WITH CHURCH

CONTRACTOR SHALL MAINTAIN EXISTING PARKING OF THE CHURCH FOR AS LONG AS POSSIBLE AND COORDINATE DISRUPTION OF PARKING WITH THE CHURCH STAFF

REMOVE EXISTING SINGLE FAMILY RESIDENCE, OBTAIN DEMO PERMIT FROM BUILDING DEPARTMENT

REMOVE EXISTING SINGLE FAMILY RESIDENCE, OBTAIN DEMO PERMIT FROM BUILDING DEPARTMENT

REMOVE EXISTING GEOTHERMAL SYSTEM, COORDINATE WITH CHURCH

EXISTING WELL TO BE SEALED LICENSED WELL CONTRACTOR ACCORDANCE WITH ALL STAT MN REQUIREMENTS

ACCESS TO THE CHURCH MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. ALL DISRUPTIONS WITH THE CHURCH AND ENTRANCES SHALL BE RESTORED AND PASSIBLE BY VEHICLES AT THE END OF EACH WORK DAY.

ACCESS TO THE CHURCH MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. ALL DISRUPTIONS WITH THE CHURCH AND ENTRANCES SHALL BE RESTORED AND PASSIBLE BY VEHICLES AT THE END OF EACH WORK DAY.

PROTECT EXISTING SIREN IN PLACE, CONFIRM ANY RELOCATION WITH AGENCY/PROVIDER

REMOVE ALL TREES WITHIN THIS AREA UNLESS OTHERWISE NOTED, REFERENCE TREE PRESERVATION PLAN FOR DETAILS

VEHICLE ACCESS TO THE SENIOR LIVING COMPLEX MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. ANY DETOUR OR DISRUPTION OF SERVICE MUST BE COORDINATED WITH THE MANAGER OF THE SENIOR LIVING FACILITY.

EXISTING UTILITY POLES TO BE RELOCATED / RECONFIGURED, COORDINATE WITH UTILITY PROVIDER.

REMOVE EXISTING SEPTIC FIELD AND TANKS IN ACCORDANCE WITH MPCA CHAPTER 7080.

EXISTING WELL TO BE SEALED BY LICENSED WELL CONTRACTOR IN ACCORDANCE WITH ALL STATE OF MN REQUIREMENTS

EXISTING UTILITY POLES TO BE RELOCATED / RECONFIGURED, COORDINATE WITH UTILITY PROVIDER.

REMOVE PIPE CULVERT CROSSING

EXISTING UTILITY POLES TO BE RELOCATED / RECONFIGURED, COORDINATE WITH UTILITY PROVIDER.

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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

LEGEND

- PROPERTY LINE
- REMOVE BITUMINOUS SURFACE
- REMOVE CONCRETE SURFACE
- REMOVE BUILDING
- CLEARING & GRUBBING, REFERENCE TREE PRESERVATION PLAN FOR DETAILS OF WHICH TREES ARE TO BE DEMOED AND SAVED
- FULL DEPTH SAWCUT
- REMOVE TREE
- TREE PROTECTION FENCE
- REMOVE CONCRETE CURB & GUTTER
- REMOVE UTILITY LINES
- LIMITS OF CONSTRUCTION
- EXISTING OVERHEAD POWER LINE
- EXISTING CHAINLINK FENCE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING GAS MAIN
- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING FLARED END SECTION
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING WELL
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TREE

DEMOLITION PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE.
3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
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 THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES WITHIN ALL AREAS OF PROPOSED WORK.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS ANY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PRECEDING WITH THE WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH RAMSEY, ANOKA COUNTY AND MNDOT.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ALL PROPERTIES IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY WATER DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY OF RAMSEY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. REFER TO SURVEY FOR ALL EXISTING INVERT AND RIM ELEVATIONS.
14. ALL UTILITIES SHOWN ARE EXISTING UTILITIES.
15. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH ALL STATE OF MN REQUIREMENTS.
16. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
17. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINTILE IS ENCOUNTERED ON SITE. NO ACTIVE DRAINTILE SHALL BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.

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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1
3	2024-05-07	SITE PLAN REVIEW R2

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	GAR
CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

DEMO PLAN

SHEET NUMBER

C200

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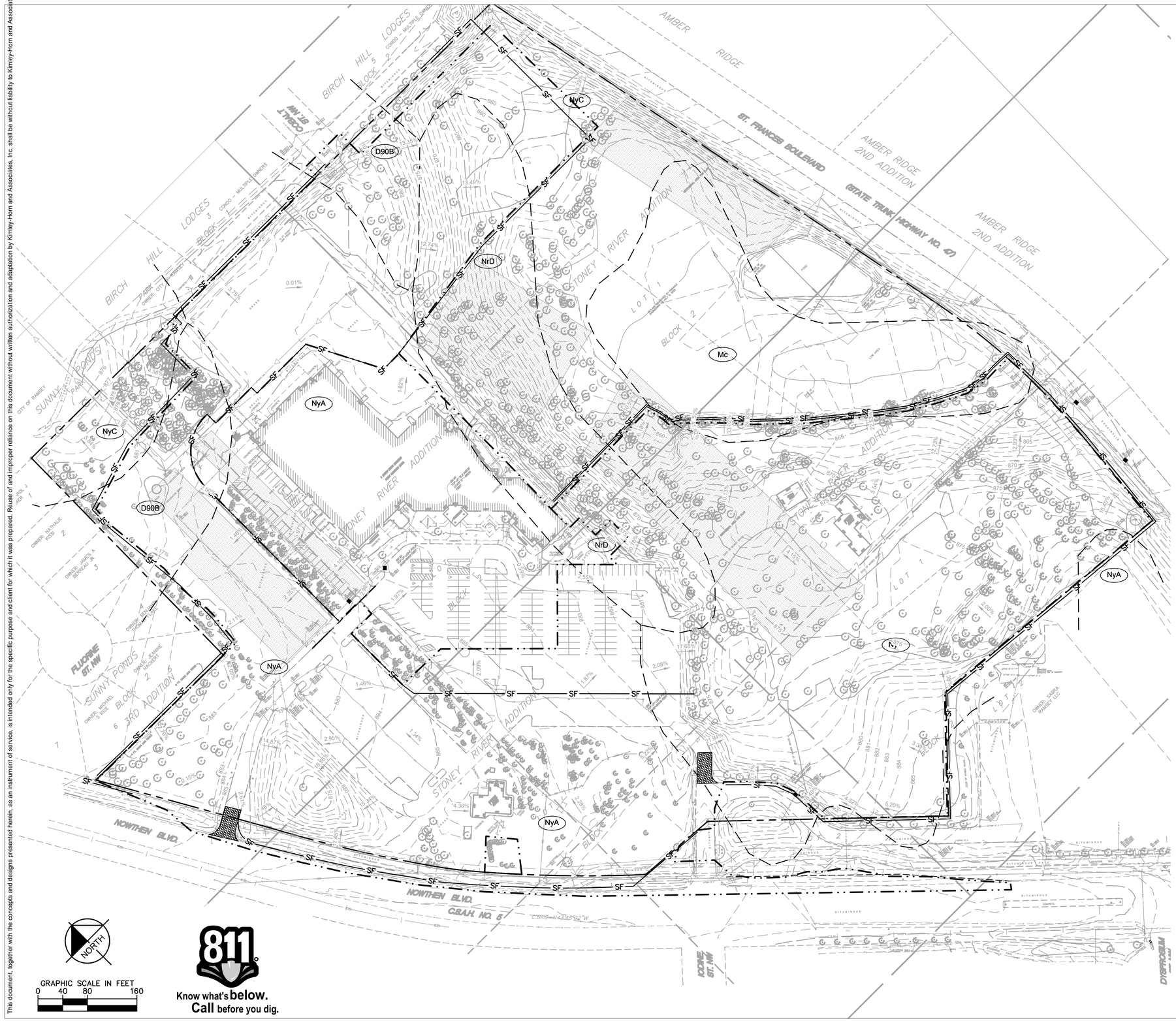

LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SF — SILT FENCE, OFFSET 5' FOR CLARITY
- LIMITS OF DISTURBANCE
- SOIL TYPE BOUNDARY
- BIOROLL
- D90B — NYMORE LOAMY SAND, 1 TO 6 PERCENT SLOPES
- Mc — MARSH
- NrD — NYMORE LOAMY COARSE SAND, 12 TO 25 PERCENT SLOPES
- NrA — NYMORE LOAMY SAND, 0 TO 12 PERCENT SLOPES
- NrC — NYMORE LOAMY SAND, 6 TO 12 PERCENT SLOPES

EROSION CONTROL PLAN NOTES

1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
3. THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
4. WITHIN ONE WEEK (7 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
6. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
7. ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
8. REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
9. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
10. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.

SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. INSTALL INLET PROTECTION AT EXISTING STORMWATER CULVERTS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1), CONCRETE WASHOUT PIT (1) AND INSTALL SILT FENCE.
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT TRAPS.
5. PERFORM CLEARING AND GRUBBING OF THE SITE. PERFORM MASS GRADING. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
6. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
7. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY NPDES AND/OR CITY OF RAMSEY GRADING PERMIT.

SITE DISCHARGE

ULTIMATE DISCHARGE OF SITE IS THE RUM RIVER APPROXIMATELY 0.24 MILES EAST-SOUTH EAST OF THE SITE. THE RUM RIVER IS CONSIDERED A SCENIC OR RECREATIONAL RIVER SEGMENT AND RESTRICTED WATER AS DESCRIBED IN THE NPDES/SDS PERMIT FOR CONSTRUCTION.

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	35.53 AC / 1,547,702 SF
EXISTING IMPERVIOUS AREA	7.07 AC / 307,970 SF / 19.9%
EXISTING PERVIOUS AREA	28.43 AC / 1,239,732 SF / 17.9%
PROPOSED IMPERVIOUS AREA	13.35 AC / 581,526 SF / 37.6%
PROPOSED PERVIOUS AREA	22.15 AC / 964,854 SF / 62.3%
PHASE I BMP QUANTITIES	
SILT FENCE	±7,640 LF
INLET PROTECTION	6 EA
ROCK CONSTRUCTION ENTRANCE	2 EA

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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CONSULTANTS

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PROJECT TITLE

HAVILAND FIELDS

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	GAR
CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

EROSION AND SEDIMENT CONTROL PLAN - PHASE 1

SHEET NUMBER

C300

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K:\TWC_LDEV\BKV Group\Lord of Life Church campus - Ramsey\3 Design\CAD\PlanSheets\C3-EROS PH1 PLAN.dwg February 09, 2024 - 2:52pm

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K:\TWC_LDEV\BKV Group\Lord of Life Church campus - Ramsey\3 Design\CAD\PlanSheets\C3-EROS PH2 PLAN.dwg May 07, 2024 - 3:02pm

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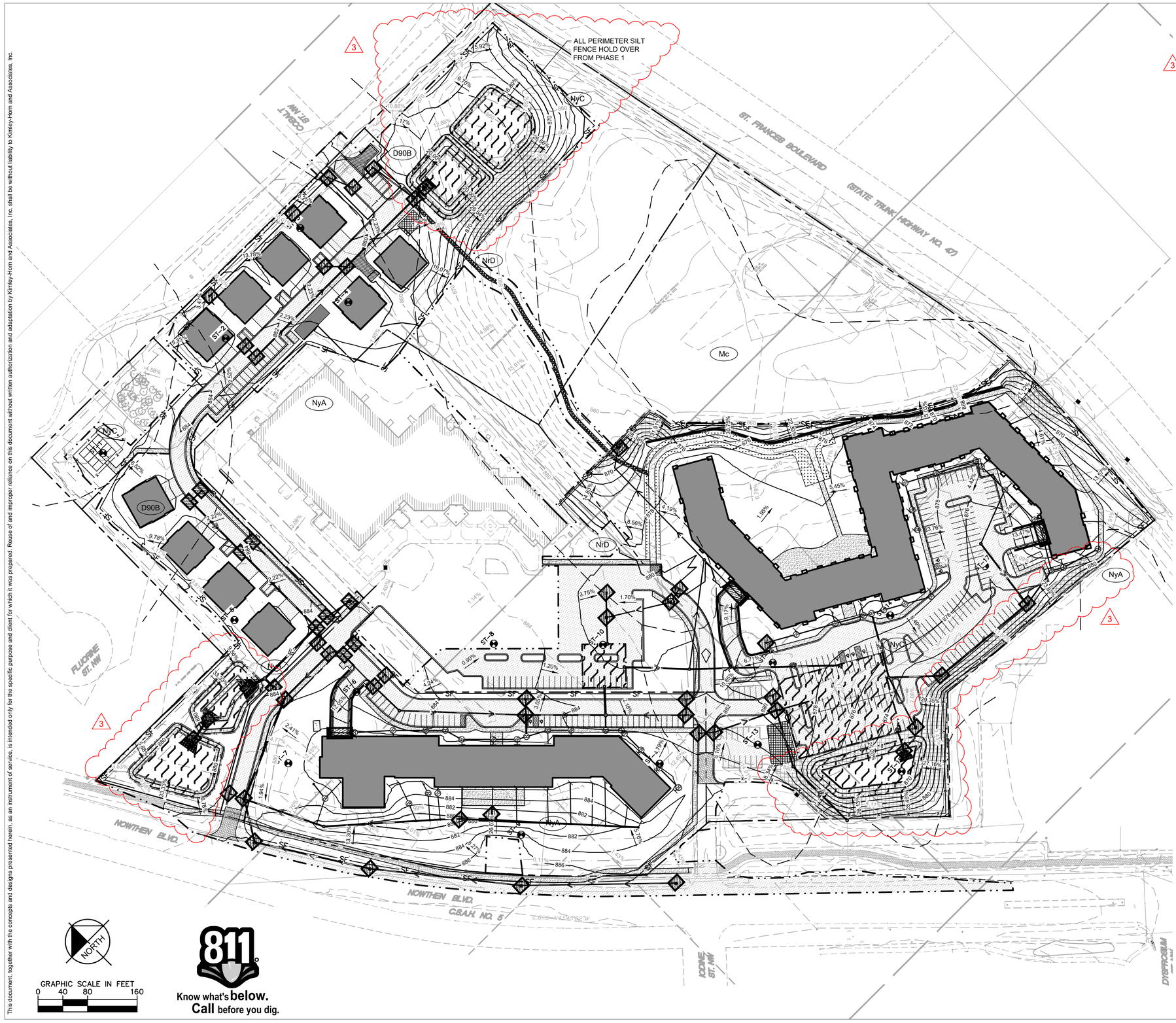

811 Know what's **below.** **Call** before you dig.

LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- 3 — STORM WATER MANAGEMENT BMP
- INLET PROTECTION
- SF — SILT FENCE, OFFSET 5' FOR CLARITY
- TEMPORARY CONSTRUCTION FENCE, OFFSET 5' FOR CLARITY
- LIMITS OF DISTURBANCE
- SOIL TYPE BOUNDARY
- BIOROLL
- D90B — NYMORE LOAMY SAND, 1 TO 6 PERCENT SLOPES
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EROSION CONTROL PLAN NOTES

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SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, UNDERGROUND SYSTEM, CURBS AND GUTTERS.
3. INSTALL APPROPRIATE INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
4. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE AND INSTALL STRIPING.
7. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
9. OBTAIN CONCURRENCE WITH THE CIVIL ENGINEERING CONSULTANT THAT THE SITE HAS BEEN FULLY STABILIZED THEN:
   1. REMOVE ALL REMAINING TEMPORARY EROSION ADN SEDIMENT CONTROL DEVICES
   2. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMPS.

SITE DISCHARGE

ULTIMATE DISCHARGE OF SITE IS THE RUM RIVER APPROXIMATELY 0.24 MILES EAST-SOUTH EAST OF THE SITE. THE RUM RIVER IS CONSIDERED A SCENIC OR RECREATIONAL RIVER SEGMENT AND RESTRICTED WATER AS DESCRIBED IN THE NPDES/SDS PERMIT FOR CONSTRUCTION.

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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1
3	2024-05-07	SITE PLAN REVIEW R2

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	GAR
CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

EROSION AND SEDIMENT CONTROL PLAN - PHASE 2

SHEET NUMBER

C301

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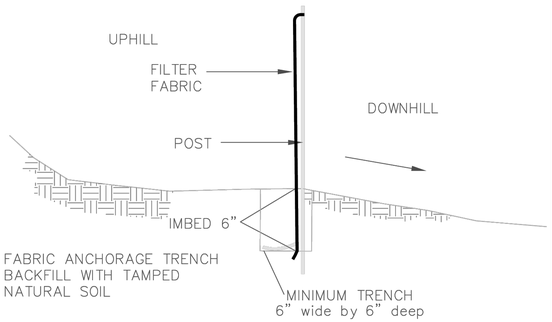
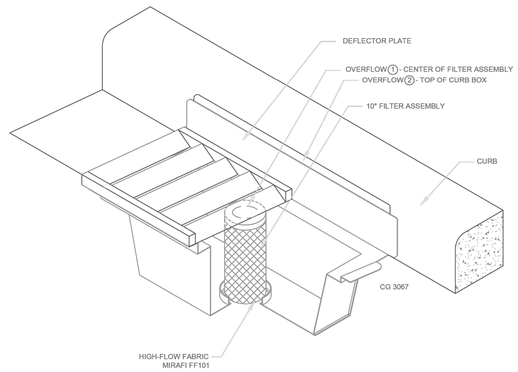


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

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

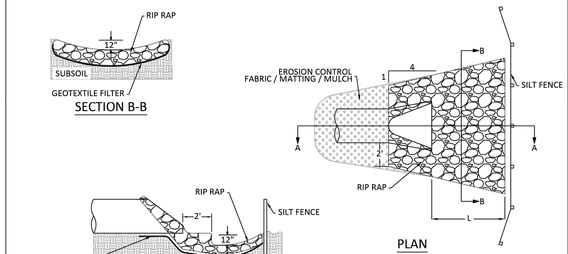


INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: INLET PROTECTION
		CITY PLATE No. ERO–2



NOTE: NOT TO SCALE

NOTES:

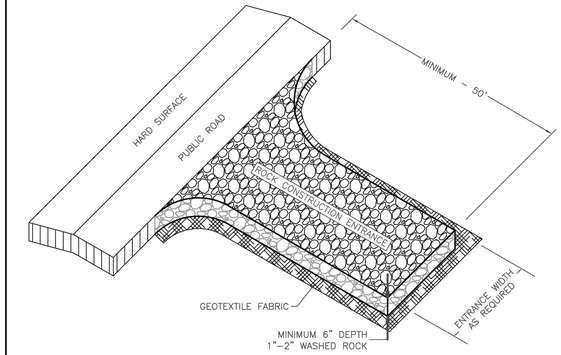
1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

RIP RAP AT RCP OUTLETS			
DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

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

COR INFILTRATION
FES 8 88 30 88 58
FES 8A 115 38 125 88

APPROVED: 9 – 2016 MODIFIED: 5 – 2019	City of RAMSEY	STANDARD DETAILS: RIP–RAP
		CITY PLATE No. ERO–3



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2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
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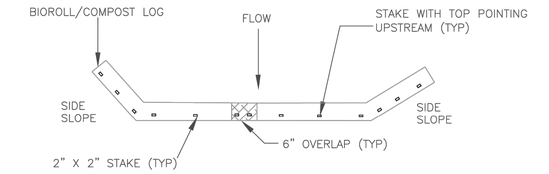
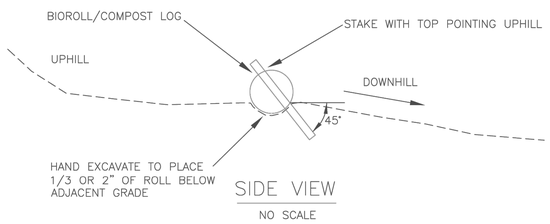
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

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



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

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PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1
3	2024-05-07	SITE PLAN REVIEW R2

PRELIMINARY - NOT FOR CONSTRUCTION

CERTIFICATION

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DRAWN BY	
CHECKED BY	
COMMISSION NUMBER	

SHEET TITLE

EROSION AND SEDIMENT CONTROL DETAILS

SHEET NUMBER

C302

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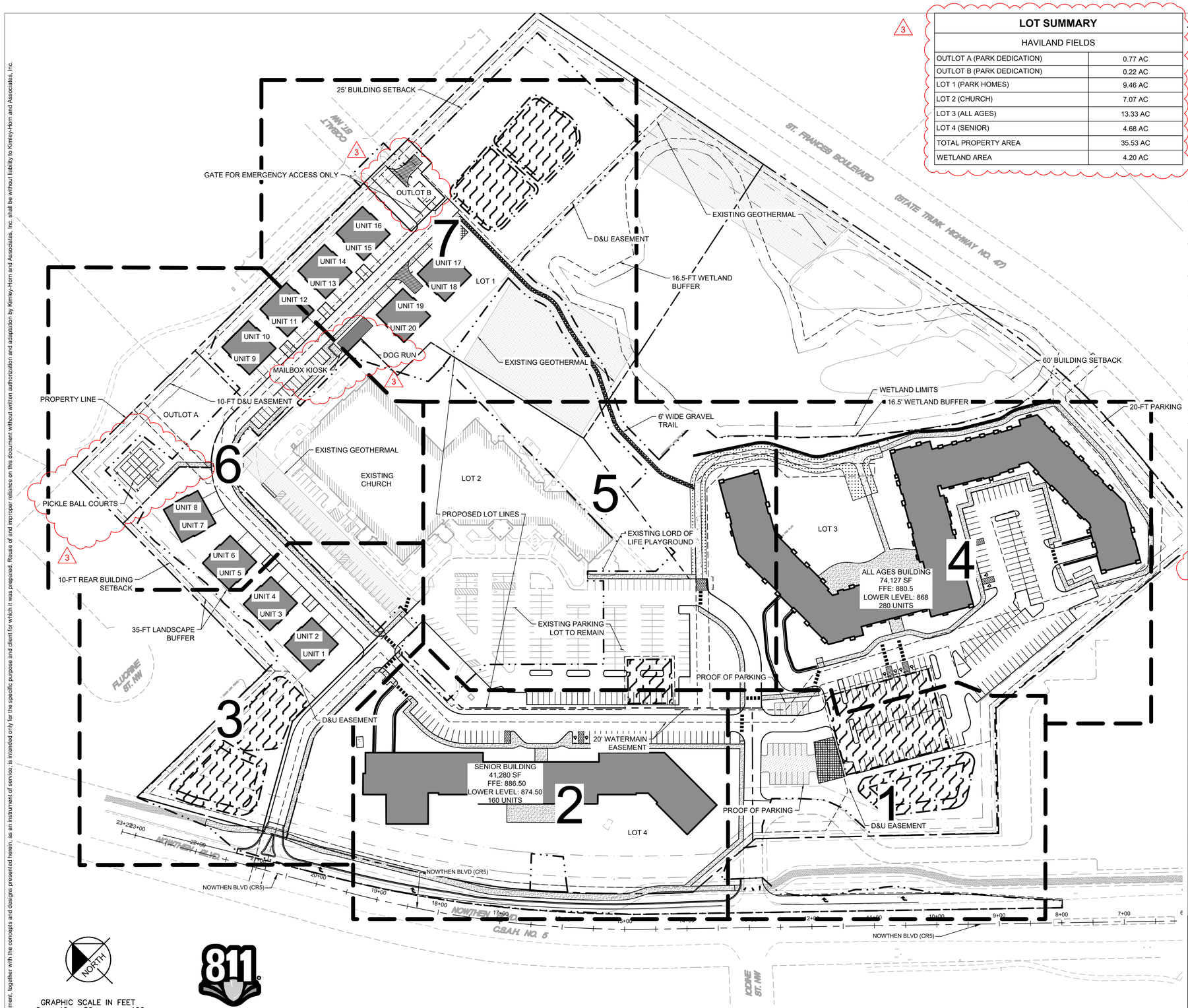

LOT SUMMARY

HAVILAND FIELDS	
OUTLOT A (PARK DEDICATION)	0.77 AC
OUTLOT B (PARK DEDICATION)	0.22 AC
LOT 1 (PARK HOMES)	9.46 AC
LOT 2 (CHURCH)	7.07 AC
LOT 3 (ALL AGES)	13.33 AC
LOT 4 (SENIOR)	4.68 AC
TOTAL PROPERTY AREA	35.53 AC
WETLAND AREA	4.20 AC

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SUNDE LAND SURVEYING, DATED 09/02/2022.

   KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
8. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
9. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
10. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
11. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
12. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
13. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
14. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
15. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
16. THERE ARE 0.00 ACRES OF WETLAND IMPACTS.
17. FOR OFFSITE IMPROVEMENTS, SEE THE <OFFSITE PLANS> IMPROVEMENTS PLANS.

BUILDING DATA SUMMARY

AREAS	
PROPERTY AREA	35.53 AC
SENIOR LIVING UNITS	160
ALL AGES UNITS	280
PARK HOMES	20
NET DENSITY (UNITS / RESIDENTIAL LAND)	19.34 UNITS / ACRE
PARKING	
PROPOSED SURFACE PARKING STALLS (INCLUDES 8 ADA STALLS)	264 STALLS
PROOF OF PARKING STALLS	27 STALLS
EXISTING CHURCH SURFACE PARKING STALLS	224 STALLS
REQUIRED CHURCH PARKING STALLS (491 SEATS/3)	164 STALLS
STRUCTURED PARKING (BUILDING ONE AND BUILDING TWO)	291 STALLS
PARK HOMES PARKING STALLS (GARAGE AND DRIVEWAY)	40 STALLS
TOTAL PROVIDED STALLS	622 STALLS
CODE REQUIRED PARKING (1.5 STALLS PER UNIT, 1 STALL PER SENIOR LIVING UNIT)	620 STALLS

PROPERTY SUMMARY

HAVILAND FIELDS	
TOTAL PROPERTY AREA	1,547,702 SF (35.5 AC)
PROPOSED IMPERVIOUS AREA	273,557 SF (6.28 AC)
TOTAL SITE IMPERVIOUS AREA	581,526 SF (13.35 AC)
PROPOSED PERVIOUS AREA	964,854 SF (22.15 AC)
TOTAL DISTURBED AREA	1,003,986 (23.05 AC)
ZONING SUMMARY	
EXISTING ZONING	R1-R3
PROPOSED ZONING	PUD
PARKING SETBACKS	SIDE/REAR = 5' RIGHT OF WAY = 20'
BUILDING SETBACKS	FRONT = 25' SIDE = 25' REAR = 10' ARTERIAL ROADWAYS = 60'

GRAPHIC SCALE IN FEET
0 40 80 160

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SITE PLAN

SHEET NUMBER

C400

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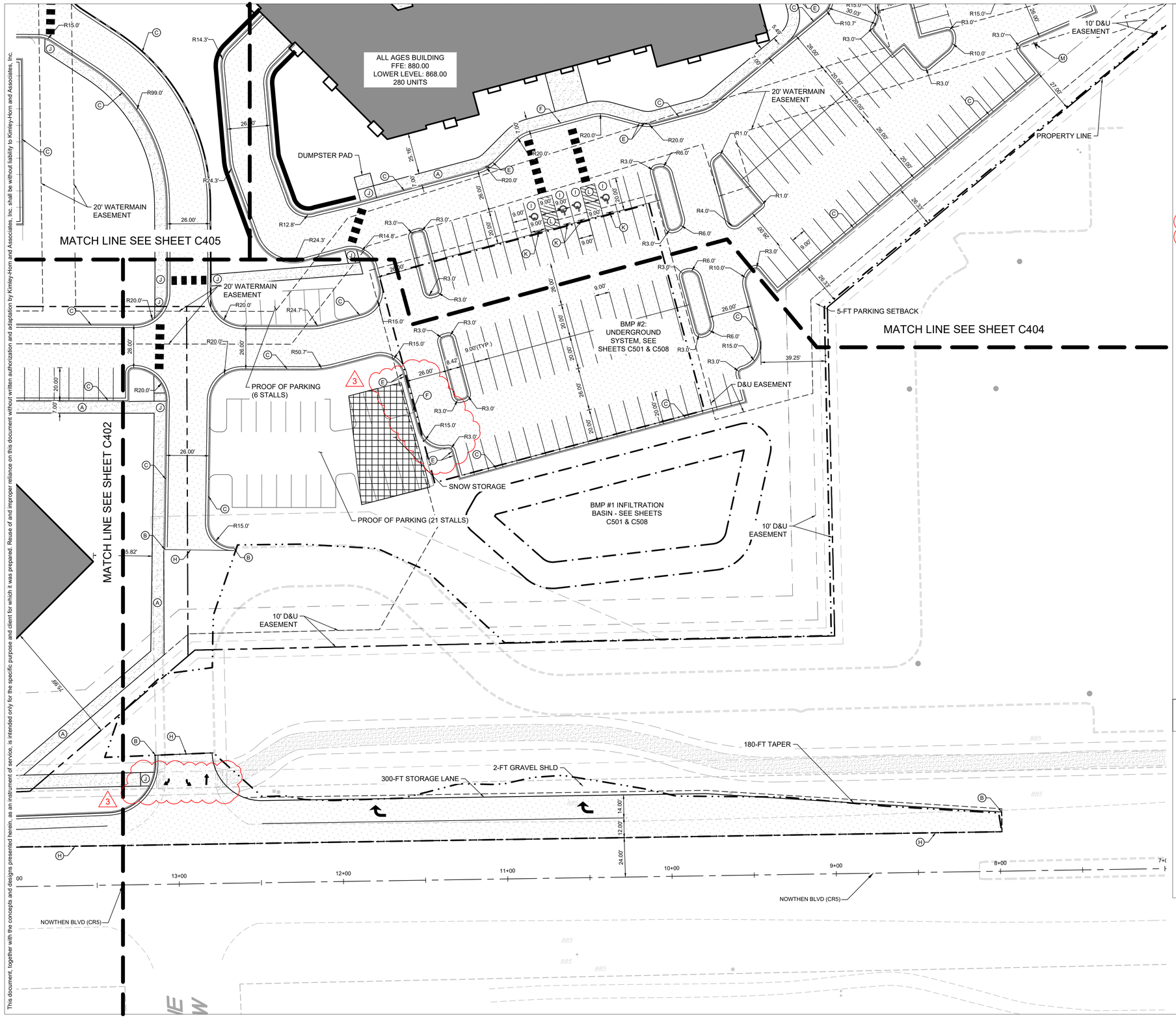

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- SETBACK LINE
- LIMITS OF DISTRUBANCE
- DRAINAGE AND UTILITY EASEMENT
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED REINFORCED TURF
- PROPOSED GRAVEL TRAIL

KEYNOTE LEGEND

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C	B612 CONCRETE CURB AND GUTTER, SEE DETAIL ON SHEET
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G	LANDSCAPE AREA, SEE LANDSCAPE PLANS
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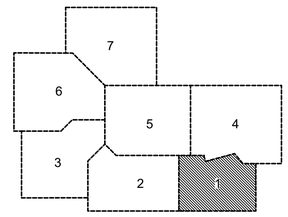
I	ACCESSIBLE PARKING
J	ACCESSIBLE PEDESTRIAN CURB RAMP
K	ACCESSIBLE PARKING SIGN
L	AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
M	NO PARKING FIRE LANE SIGN

AREA KEY MAP

NOT TO SCALE



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SITE PLAN ENLARGEMENTS

SHEET NUMBER

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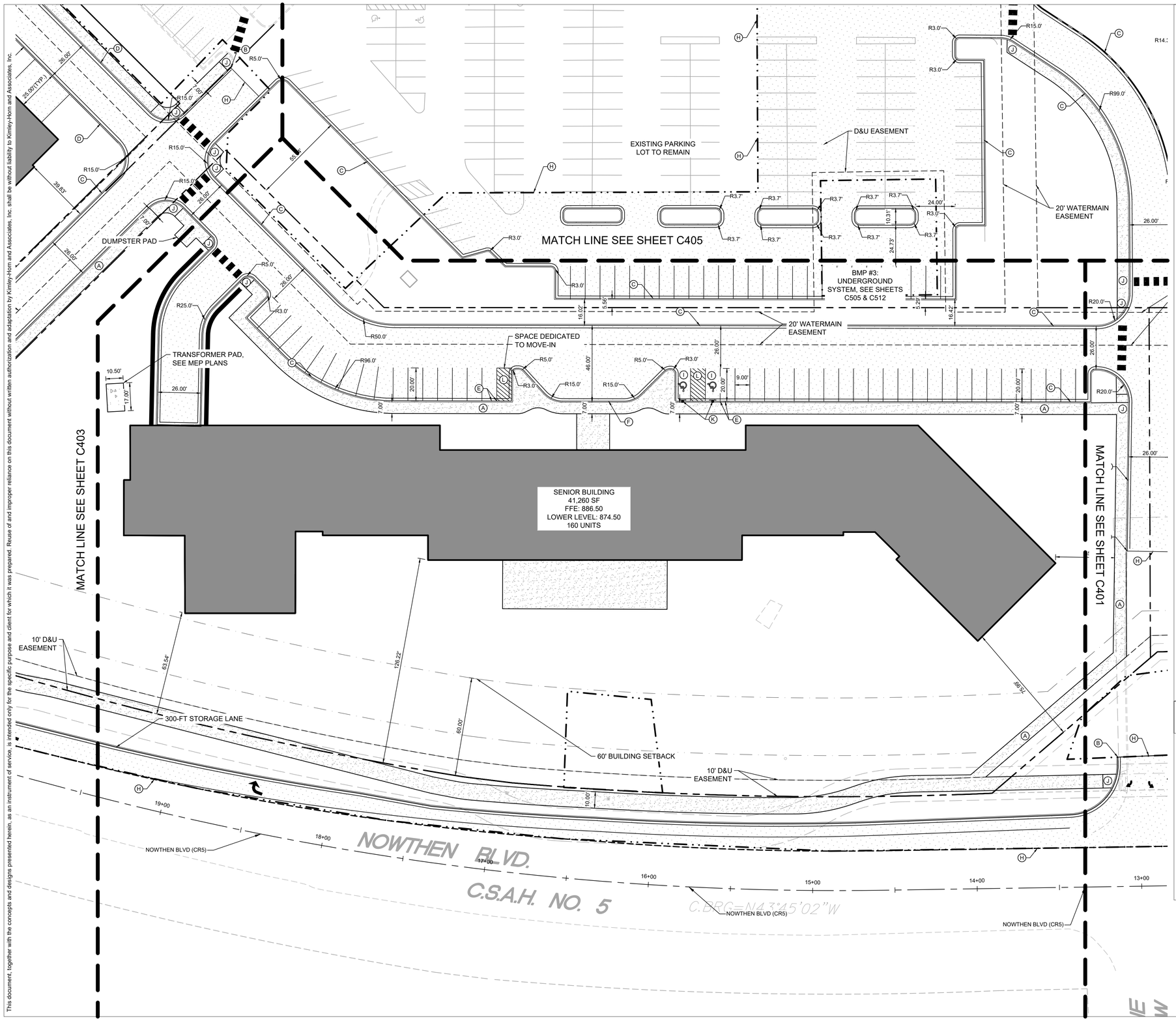

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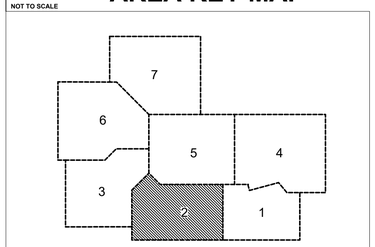

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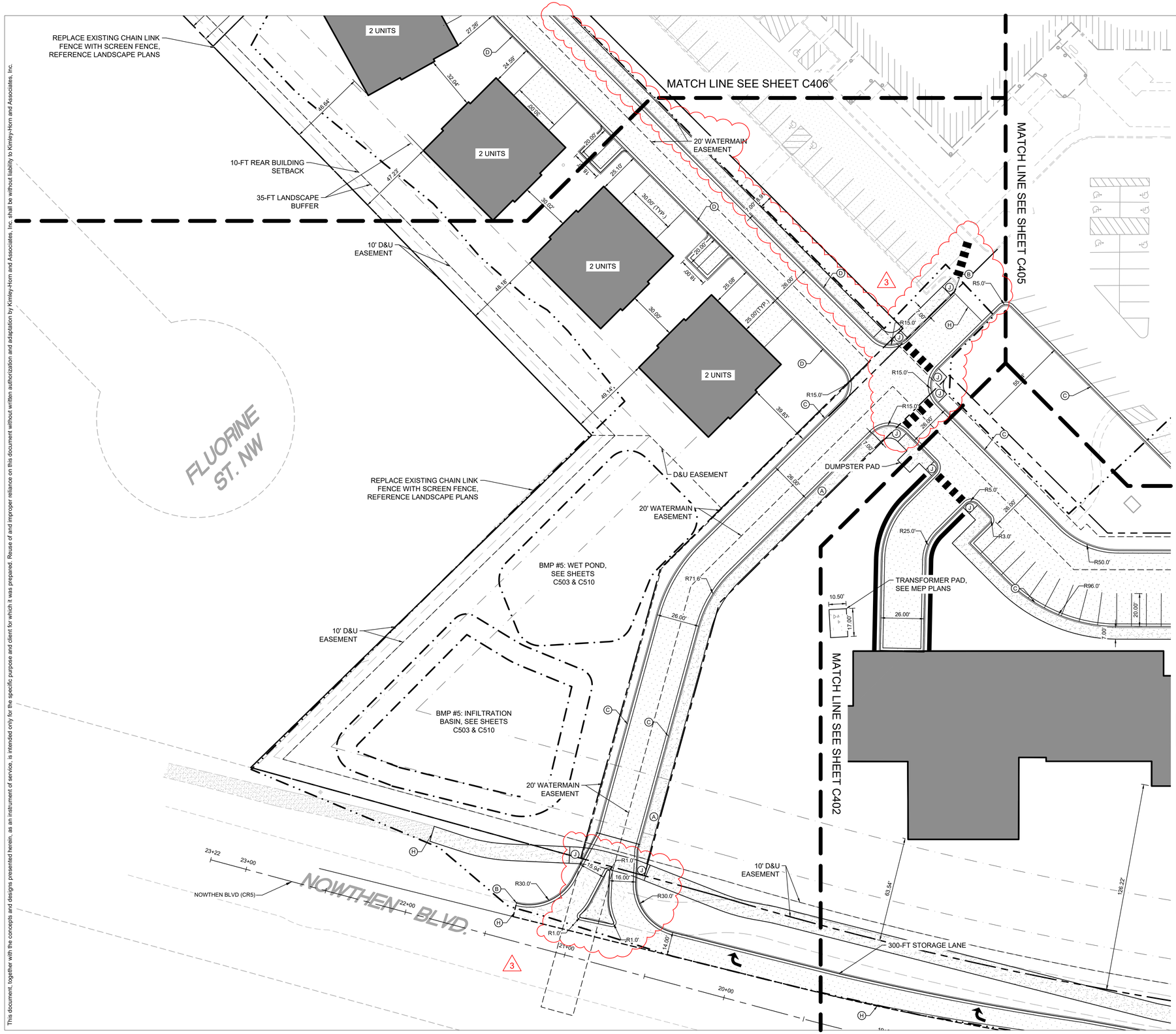

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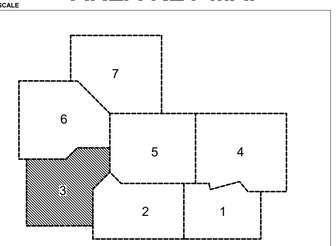

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WETLAND LIMITS
16.5' WETLAND BUFFER
RETAINING WALL BY OTHERS
20' WATERMAIN EASEMENT
10' D&U EASEMENT
60' BUILDING SETBACK
ALL AGES BUILDING
FFE: 880.00
LOWER LEVEL: 868.00
280 UNITS
SPACE DEDICATED TO MOVE-IN
MATCH LINE SEE SHEET C405
MATCH LINE SEE SHEET C401
DUMPSTER PAD
TRANSFORMER PAD, SEE MEP PLANS
PROOF OF PARKING (6 STALLS)
BMP #2: UNDERGROUND SYSTEM, SEE SHEETS C501 & C508
5-FT PARKING SETBACK
PROPERTY LINE
D&U EASEMENT

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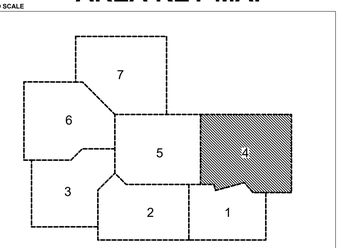

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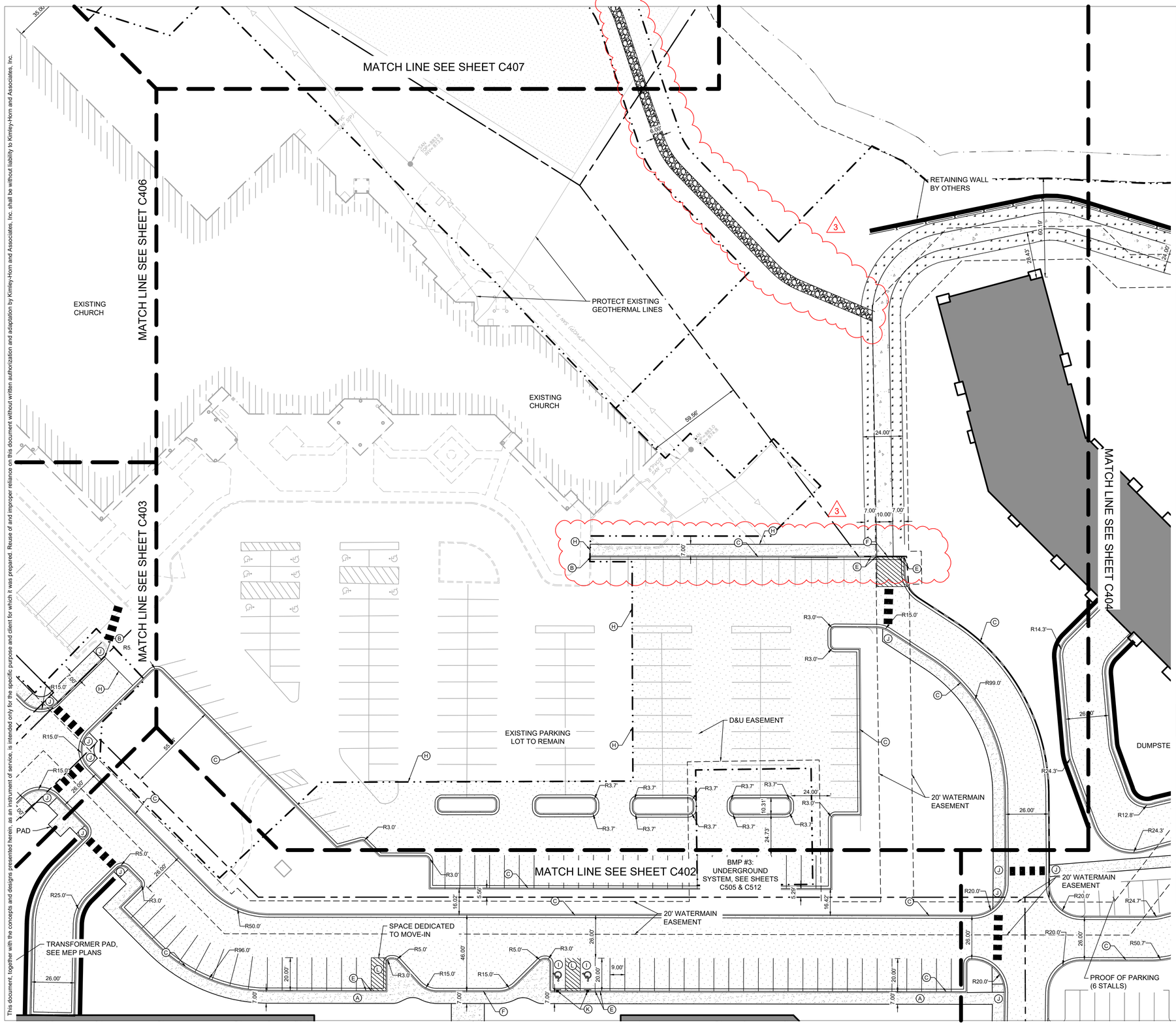

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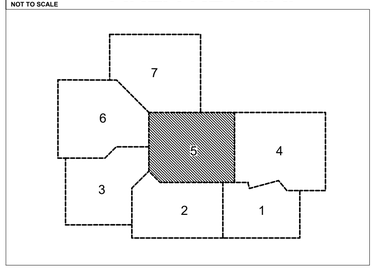

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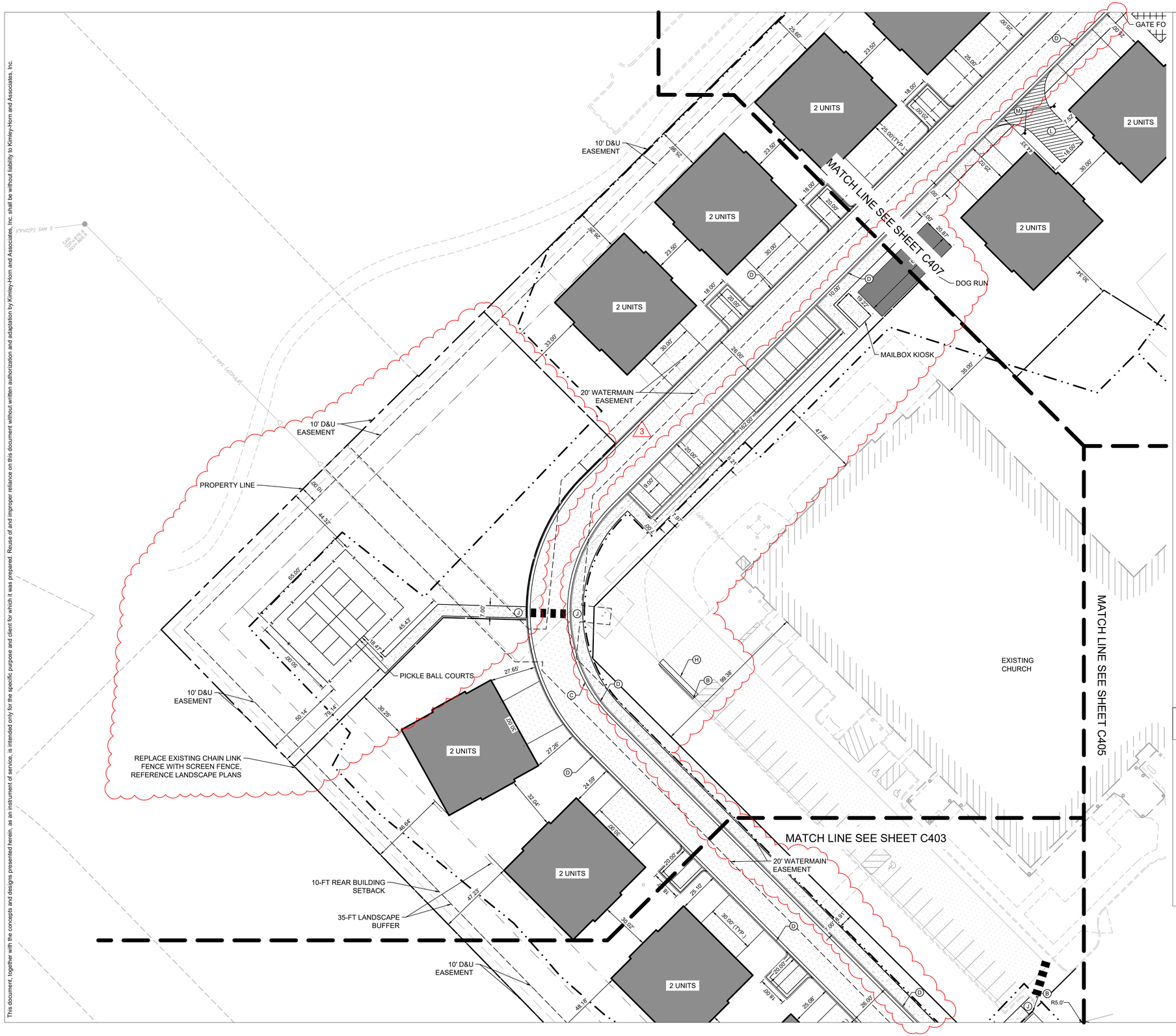

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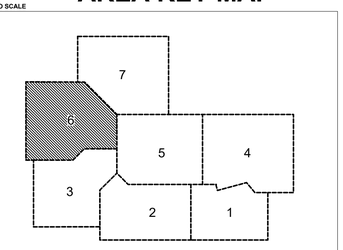
- (K) ACCESSIBLE PARKING SIGN
- (L) AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
- (M) NO PARKING FIRE LANE SIGN

AREA KEY MAP

NOT TO SCALE



GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1
3	2024-05-07	SITE PLAN REVIEW R2

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	GAR
CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

SITE PLAN ENLARGEMENTS

SHEET NUMBER

C406

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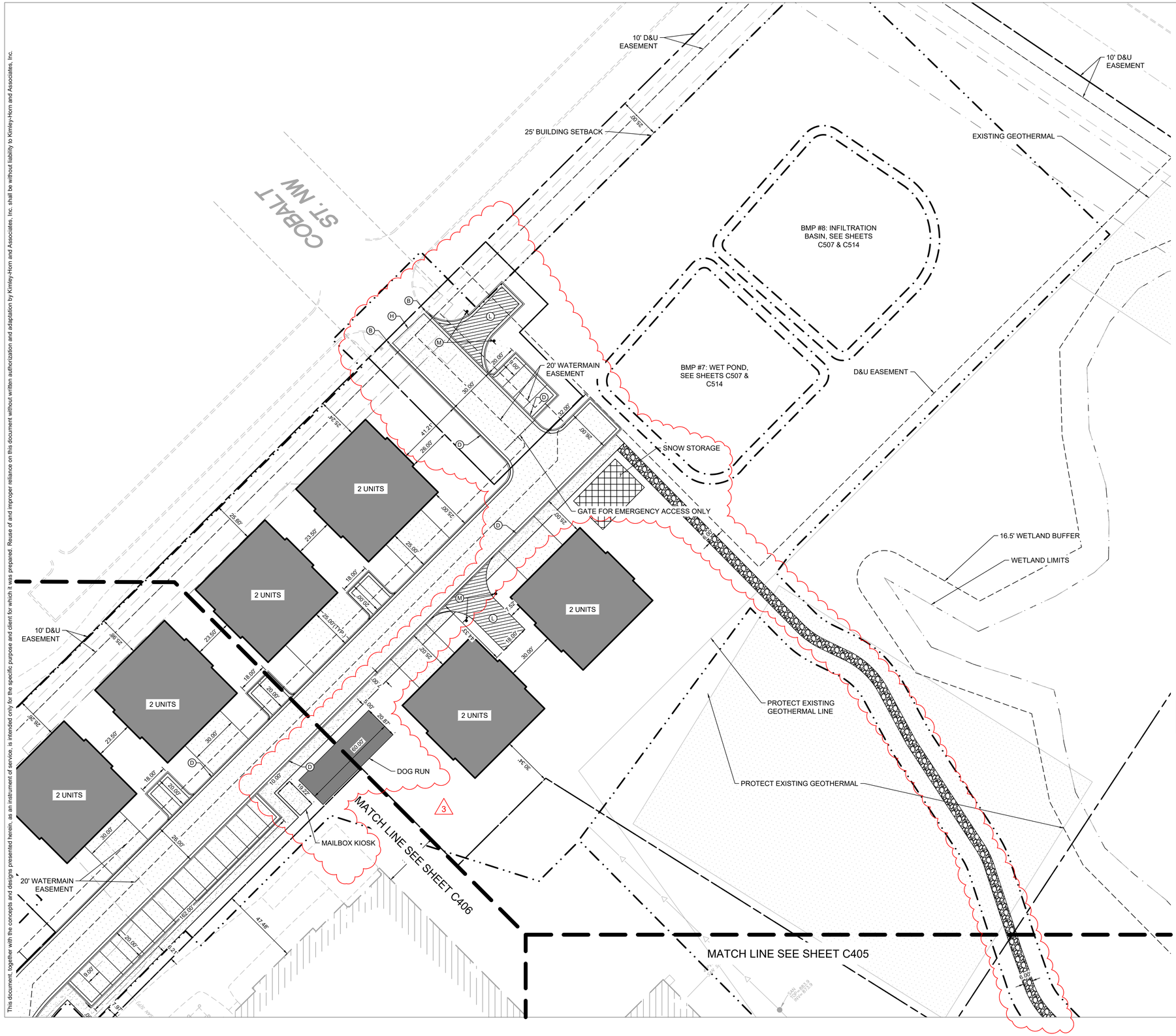


LEGEND

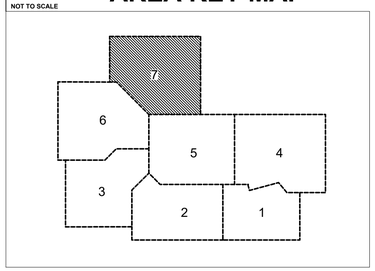
- PROPERTY LINE
- SETBACK LINE
- LIMITS OF DISTRUBANCE
- DRAINAGE AND UTILITY EASEMENT
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED REINFORCED TURF
- PROPOSED GRAVEL TRAIL

KEYNOTE LEGEND

- (A) SIDEWALK, SEE INSET A
- (B) MATCH EXISTING CURB & GUTTER
- (C) B612 CONCRETE CURB AND GUTTER, SEE DETAIL ON SHEET
- (D) SURMOUNTABLE CURB & GUTTER
- (E) TRANSITION CURB & GUTTER FROM FULL HEIGHT TO FLAT CURB
- (F) FLAT CURB
- (G) LANDSCAPE AREA, SEE LANDSCAPE PLANS
- (H) MATCH EXISTING EDGE OF PAVEMENT
- (I) ACCESSIBLE PARKING
- (J) ACCESSIBLE PEDESTRIAN CURB RAMP
- (K) ACCESSIBLE PARKING SIGN
- (L) AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
- (M) NO PARKING FIRE LANE SIGN

AREA KEY MAP

NOT TO SCALE



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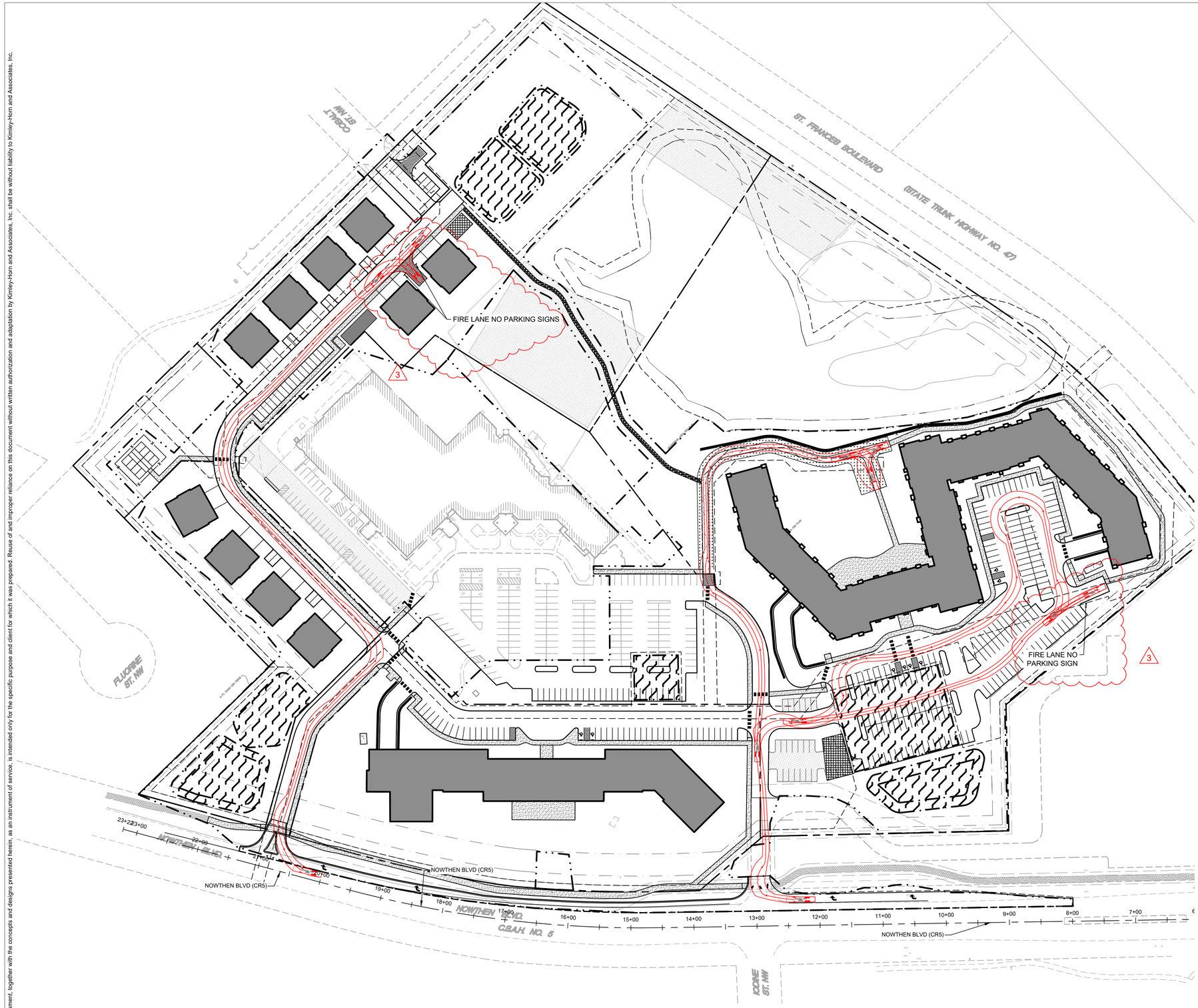

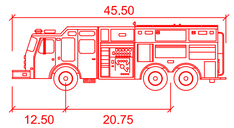

Ramsey Fire

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

GRAPHIC SCALE IN FEET
0 40 80 160

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VEHICLE MOVEMENTS

SHEET NUMBER

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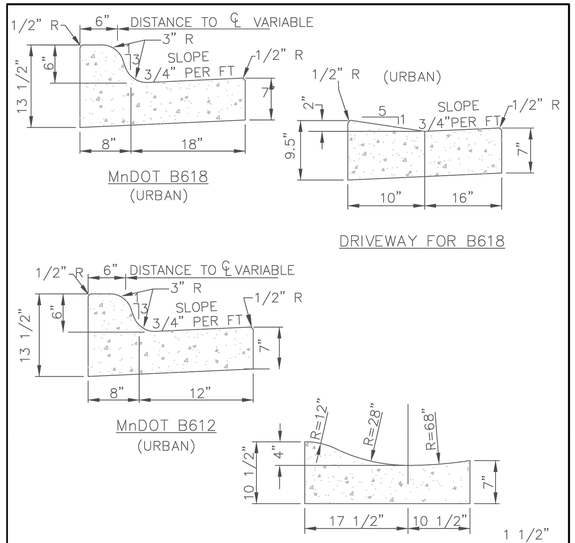
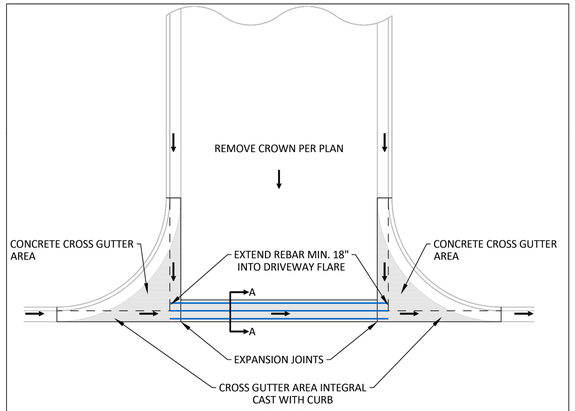


NOTES:

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

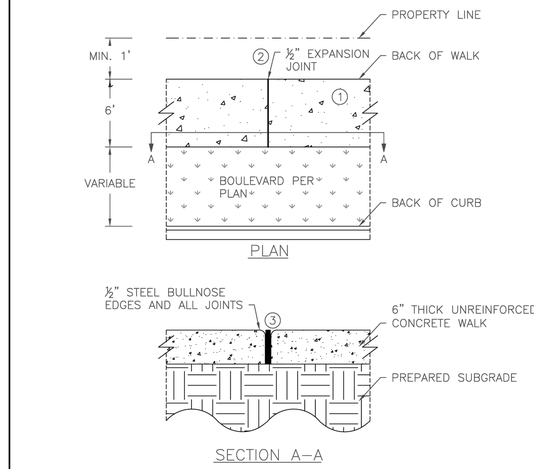


NOTE: NOT TO SCALE

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

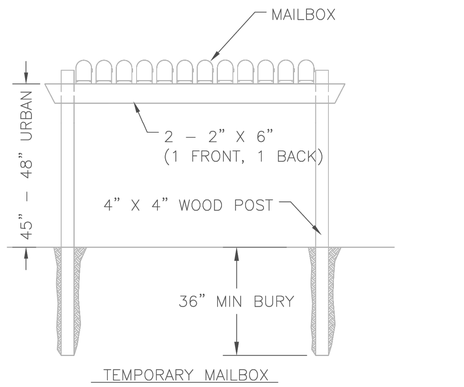


NOTE:

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



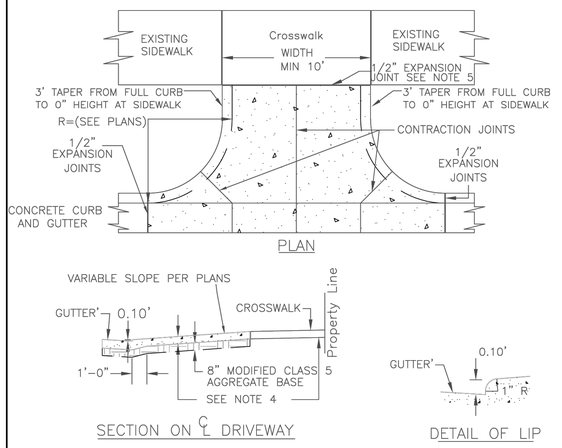
NOTES:

MAILBOX LOCATIONS SHOULD BE STAKED BEFORE INSTALLATION FOR PROPER HEIGHT AND DISTANCE FROM THE ROADWAY. ONCE STAKED, THE INSTALLER MUST NOTIFY THE CITY ENGINEER AND THE POST OFFICE. THE ENGINEER AND POSTMASTER/ MAILCARRIER WILL BE ALLOWED 48 HOURS TO REVIEW AND MODIFY THE STAKED LOCATIONS PRIOR TO FINAL INSTALLATION.

OTHER MAILBOX SUPPORT DESIGNS MAY BE USED UPON APPROVAL BY THE CITY ENGINEER.

ALL MAILBOX SUPPORTS MUST BE CRASHWORTHY AND MEET MINNESOTA RULES, 8818, U.S. POST OFFICE AND FEDERAL HIGHWAY ADMINISTRATION (FHWA) STANDARDS AND RECOMMENDATIONS.

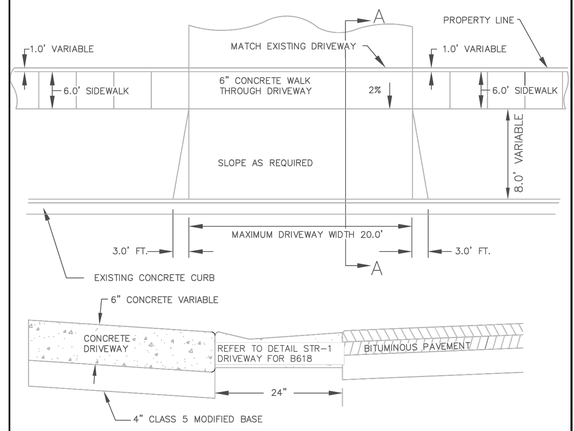
APPROVED: 9 – 2011	City of RAMSEY	STANDARD DETAILS: NESTED MAILBOX CLUSTER
		CITY PLATE No. STR-10



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. 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. 6" THICK FOR RESIDENTIAL. 8" THICK FOR COMMERCIAL DRIVEWAYS AND ALLEYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

APPROVED: 2 – 2004	City of RAMSEY	STANDARD DETAILS: RESIDENTIAL DRIVEWAY
		CITY PLATE No. STR-19

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SITE DETAILS

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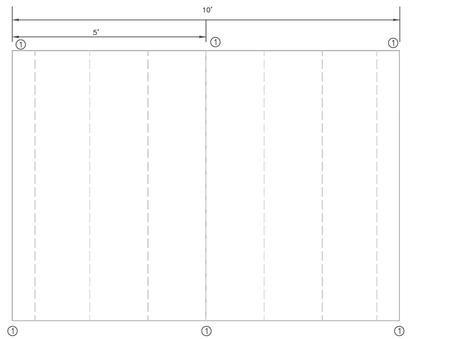
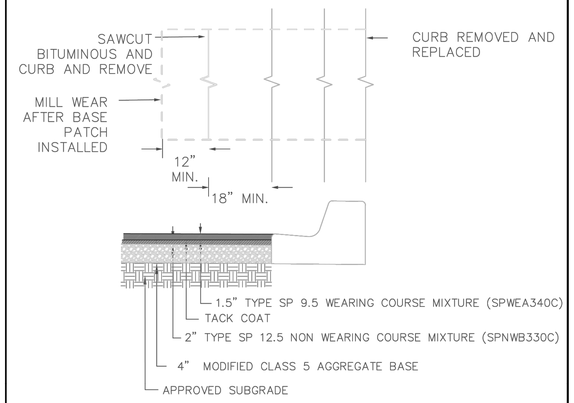


CONCRETE VALLEY GUTTER

NOTE: TO BE USED WHENEVER CROSS DRAINAGE IS < 2% SLOPE

APPROVED: 9 – 2011	City of RAMSEY	STANDARD DETAILS: 10' CROSS GUTTER – OVERLAYS
		CITY PLATE No. STR–20



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

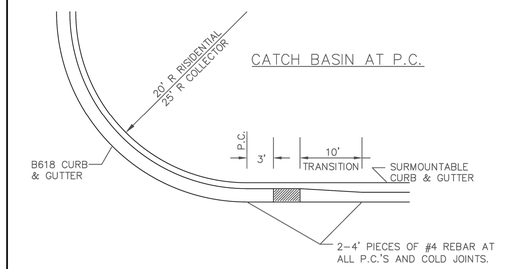
TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

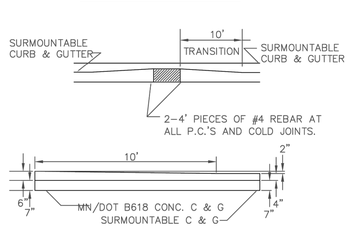
% PASSING

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

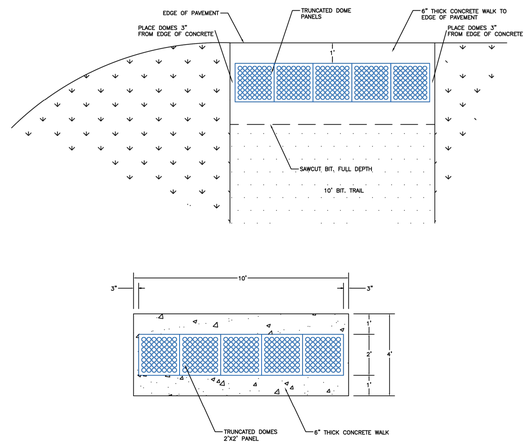
NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. 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





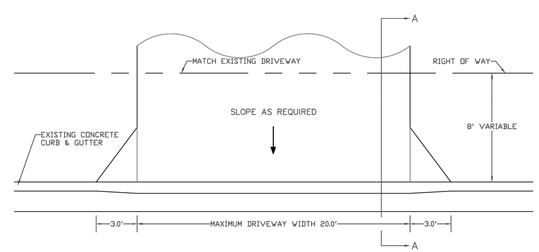
APPROVED: 4 – 2016	City of RAMSEY	STANDARD DETAILS: CATCHBASIN PLACEMENT – SURMOUNTABLE CURB
		CITY PLATE No. STR–27



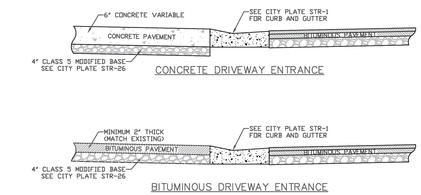
NOTE:
1. SAWCUT BIT, FULL DEPTH / REMOVE BIT.
2. PLACE 6" THICK CONCRETE FOR TRUNCATED DOMES UP TO EDGE OF PAVEMENT.
3. MEDIUM BROOM FINISH ON CONCRETE
4. MAINTAIN 3" FROM EDGE OF TRUNCATED DOMES AND CONCRETE EDGE.
5. IT MAY BE NECESSARY TO TRIM TRUNCATED DOME PANELS.

NOTE: NOT TO SCALE

APPROVED: 7 – 2015	City of RAMSEY	STANDARD DETAILS: TRUNCATED DOME PLACEMENT – BITUMINOUS TRAIL NO CURB
		CITY PLATE No. STR–28



SECTION A–A



NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. CONCRETE DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. CONCRETE DRIVEWAYS TO BE 6" THICK.
4. ½" EXPANSION JOINT, ½" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPERATELY.)
5. BITUMINOUS DRIVEWAYS MINIMUM 2" THICK, MATCH EXISTING BITUMINOUS PAVEMENT THICKNESS.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: RESIDENTIAL DRIVEWAY – NO SIDEWALK
		CITY PLATE No. STR–30

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SHEET TITLE

SITE DETAILS

SHEET NUMBER

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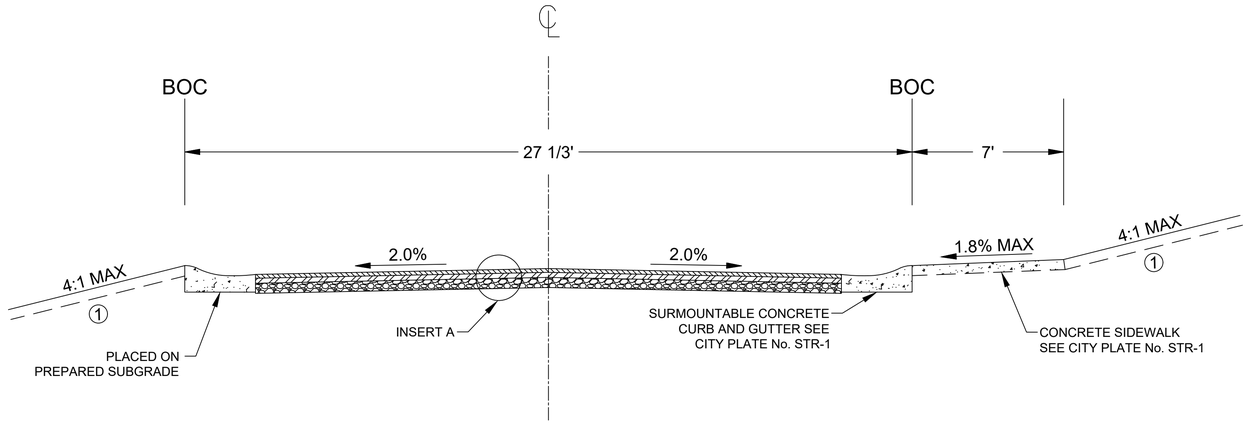
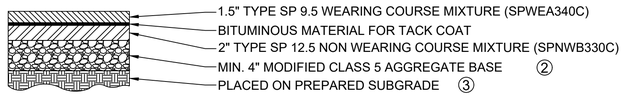
PRIVATE STREET TYPICAL SECTION



INSERT A: TYPICAL SECTION



REFERENCE NOTES:

① GRADE TO MATCH EXISTING SURFACE
MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS.
SEE CITY PLATE No. ERO-6

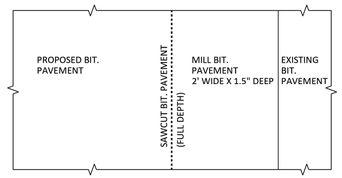
② CLASS 5 GRADATION IS MODIFIED PER
CITY PLATE No. STR-26

③ CONTRACTOR SHALL SCARIFY AND COMPACT,
ACCORDING TO THE SPECIFIED DENSITY
METHOD, THE TOP 12 INCHES OF MATERIAL
PRIOR TO PLACING ANY FILL MATERIALS OR
CLASS 5 AGGREGATE BASE.

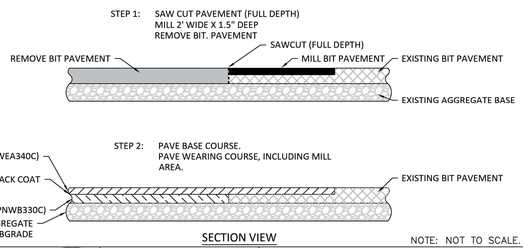
NOTE: NOT TO SCALE

NOTES:

1. BITUMINOUS SHALL BE SAWCUT AND REMOVED
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHANICALLY COMPACTED.
3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.



PLAN VIEW



SECTION VIEW

NOTE: NOT TO SCALE.

APPROVED: 3 - 2017	City of RAMSEY	CITY PLATE No. STR-31	STANDARD DETAILS: STREET TIE-IN

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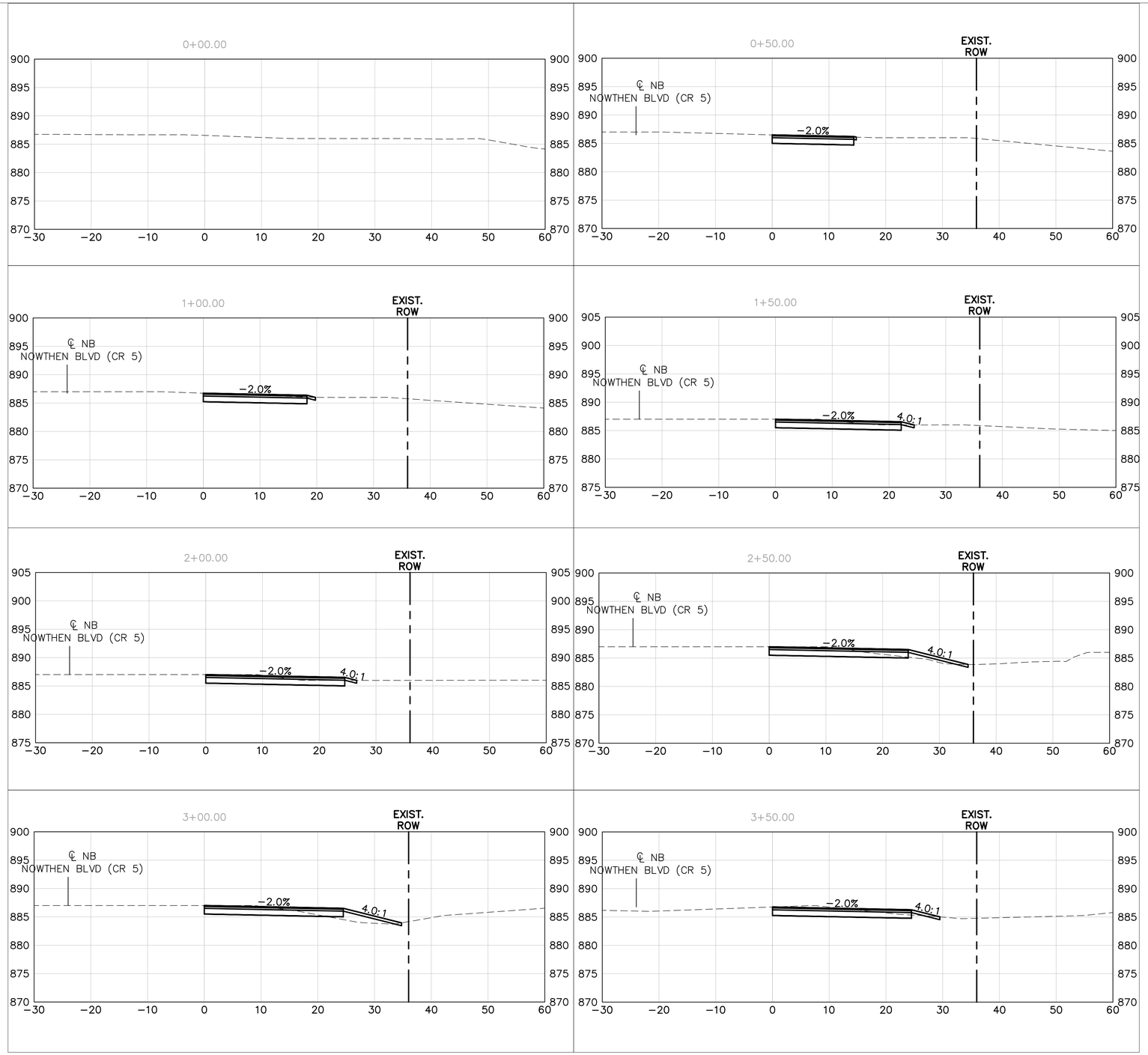

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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1
3	2024-05-07	SITE PLAN REVIEW R2

CERTIFICATION

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COMMISSION NUMBER	

SHEET TITLE

ROADWAY SECTIONS

SHEET NUMBER

C412

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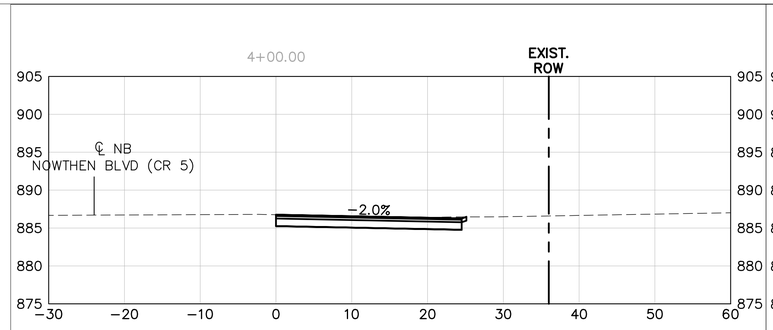

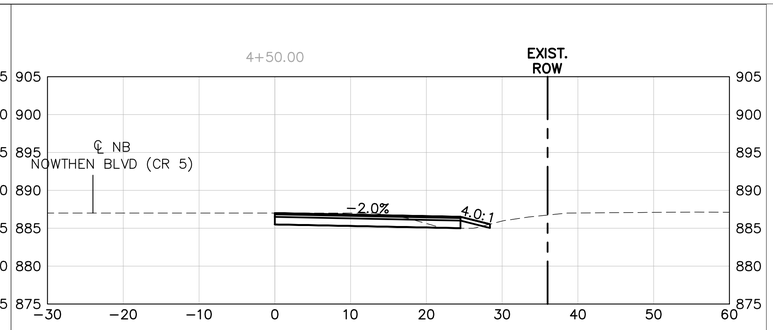

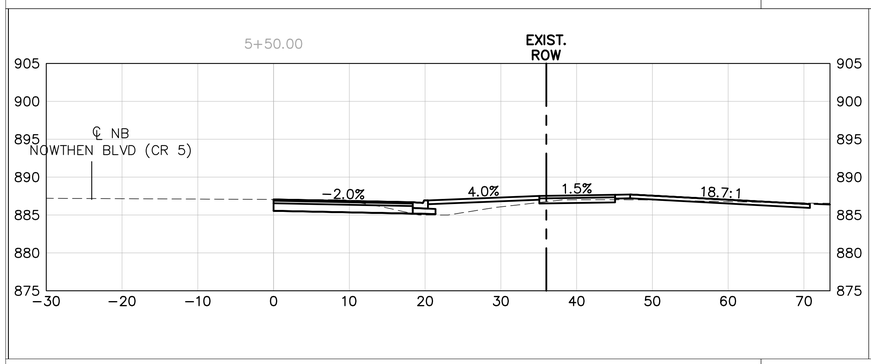

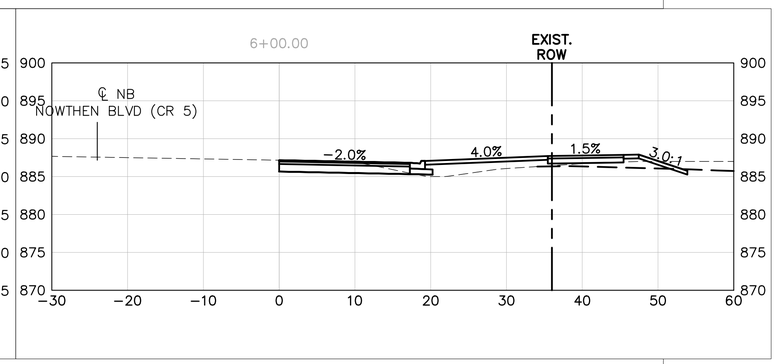

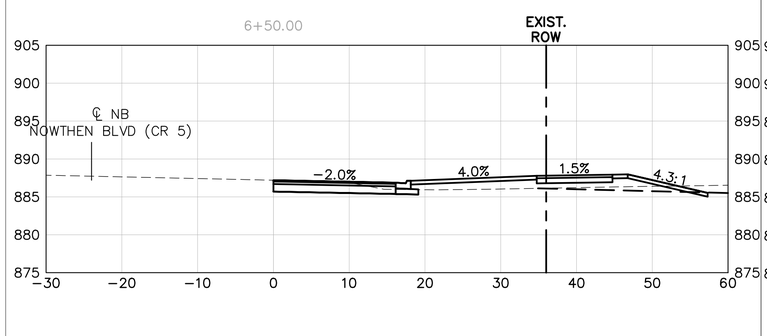

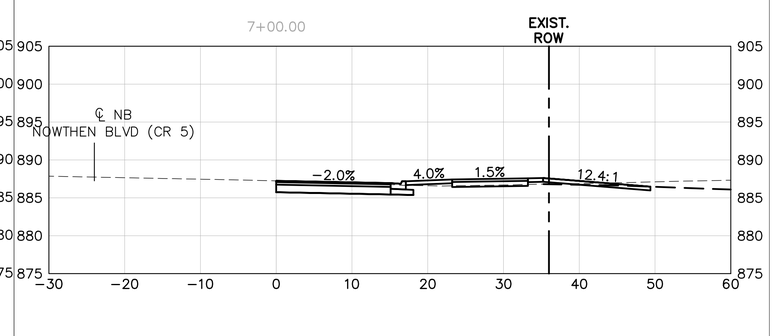

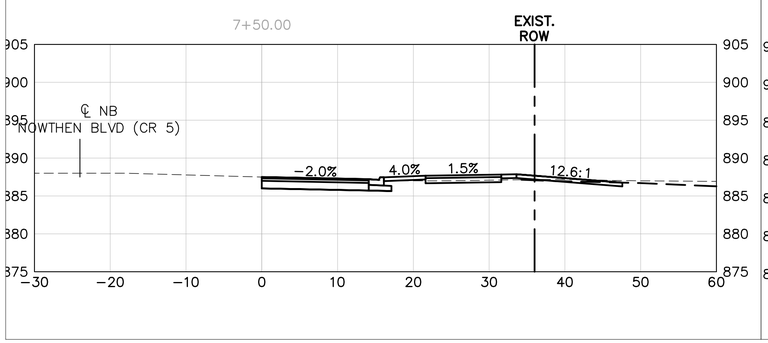

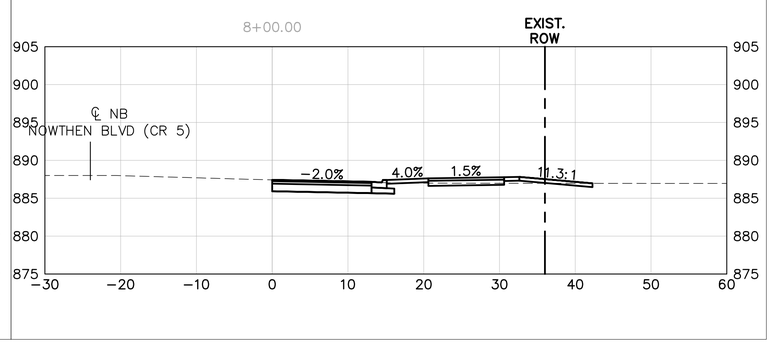

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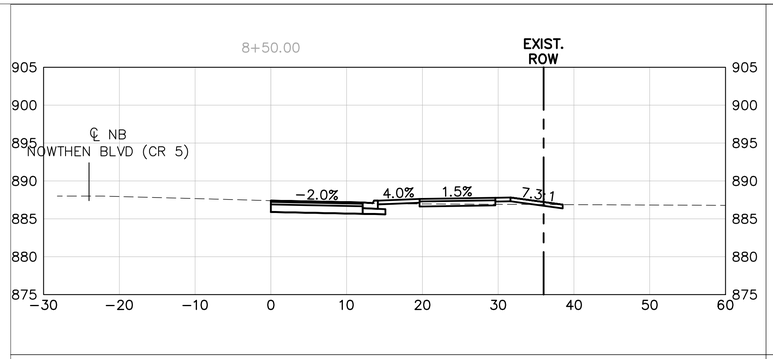

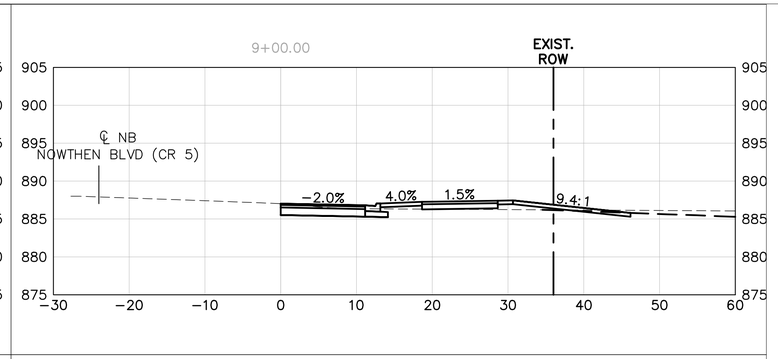

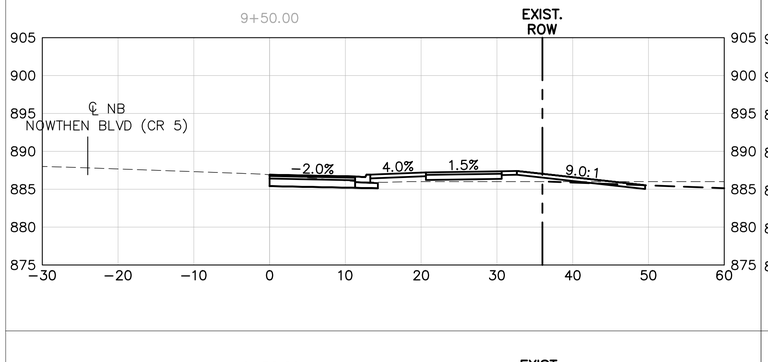

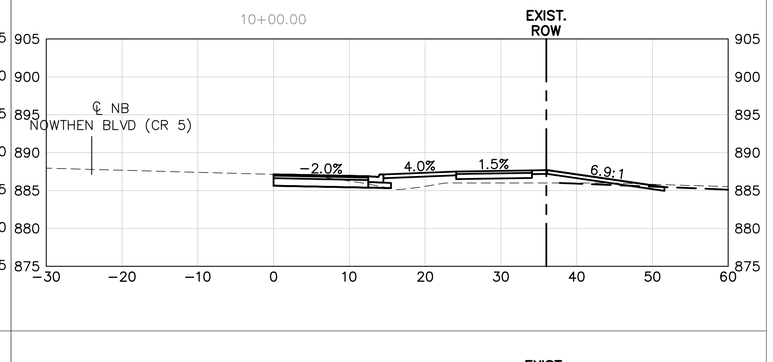

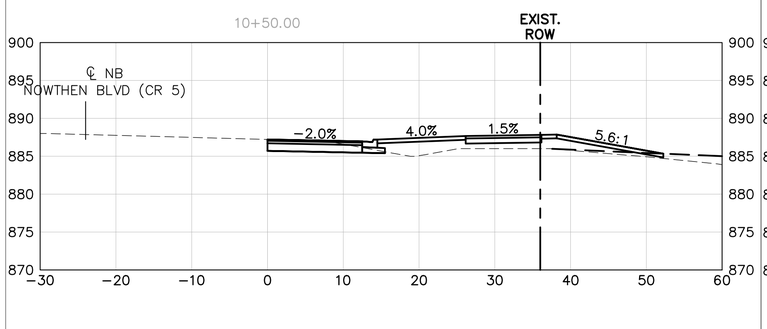

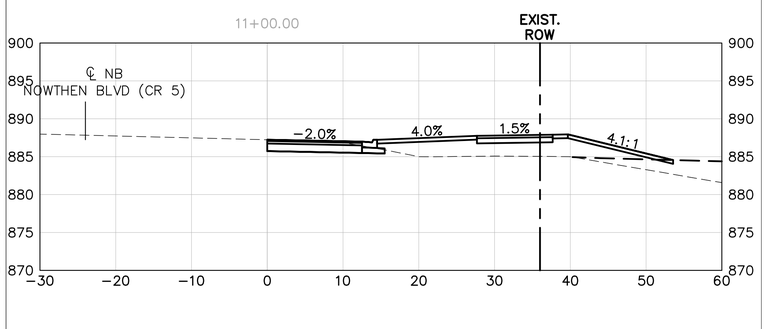

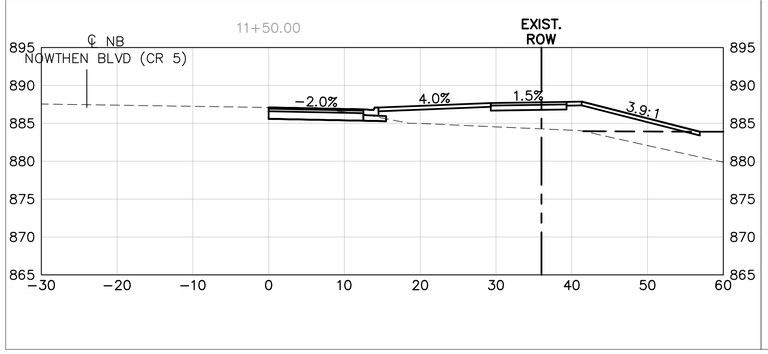

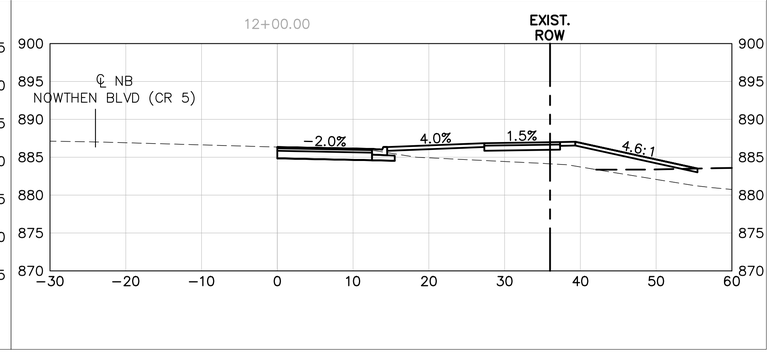

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ROADWAY SECTIONS

SHEET NUMBER

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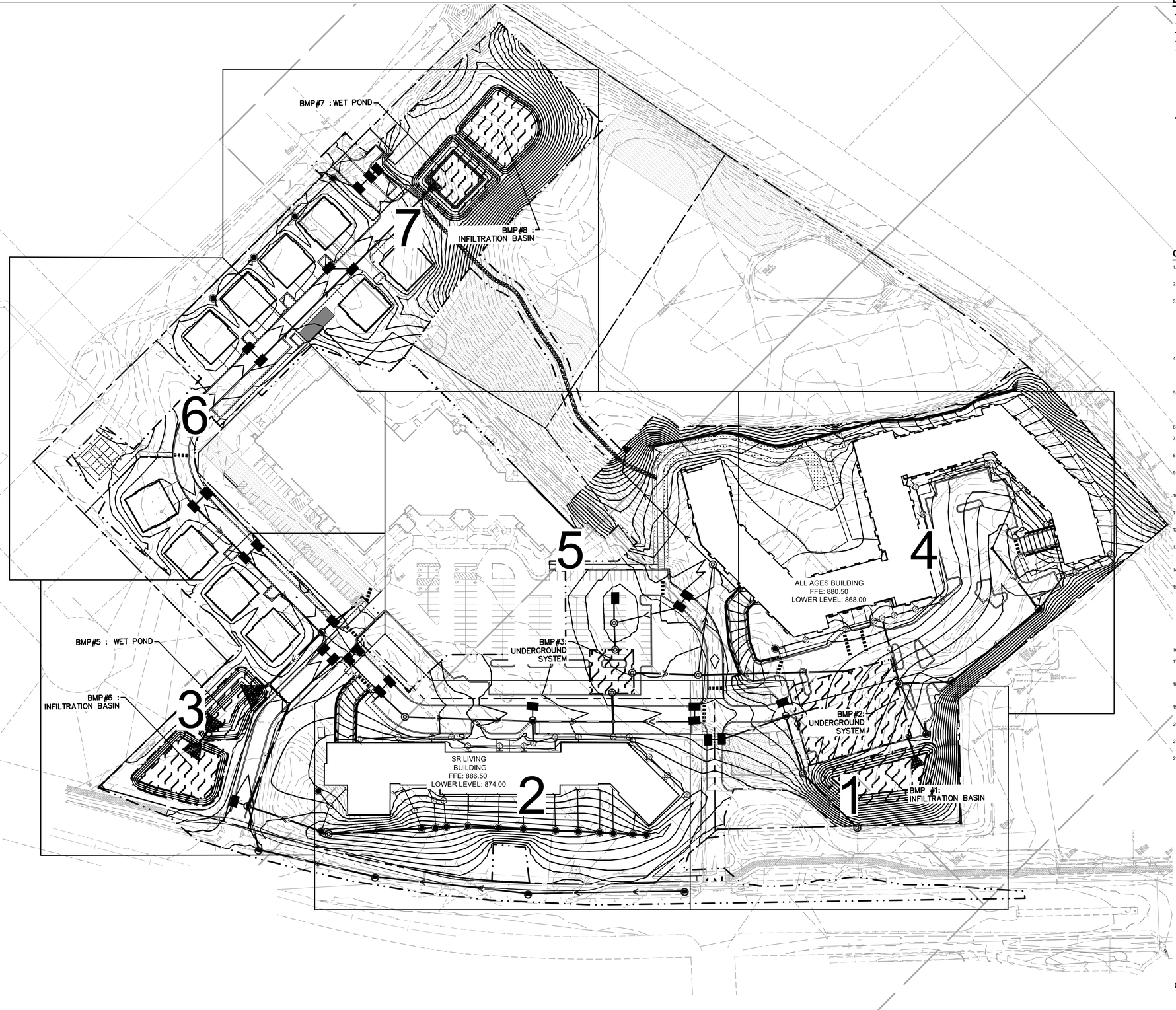

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- 925 PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- 100.00 PROPOSED SPOT ELEVATION
- HP 0.0 PROPOSED HIGH POINT ELEVATION
- LP 0.0 PROPOSED LOW POINT ELEVATION
- G 0.00 PROPOSED GUTTER ELEVATION
- T 0.00 PROPOSED TOP OF CURB ELEVATION
- TF 0.0 PROPOSED FLUSH PAVEMENT ELEVATION
- ME 0.0 MATCH EXISTING ELEVATION
- EOF 0.0 PROPOSED EMERGENCY OVERFLOW ELEVATION
- TW 0.0 / BW 0.0 PROPOSED TOP/BOTTOM OF WALL ELEVATION
- 0.0% PROPOSED DRAINAGE DIRECTION
- 0.00% PROPOSED ADA SLOPE

GRADING PLAN NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF RAMSEY, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTRACTOR TO CALL GOPHER STATE CALL ONE @ 1-800-252-1166 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76
   HDPE: 0" - 10" PER AASHTO M-252
   HDPE: 12" OR GREATER PER ASTM F-2306
   PVC SCH. 40 PER ASTM D-1785
   STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE PER ASTM 3212
   PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
4. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
5. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
8. GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
9. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
10. REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
11. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
12. INSTALL A MINIMUM OF 4" CLASS 5 AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
13. UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4" OF TOPSOIL.
14. ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
15. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
16. MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
17. CONTRACTOR TO PROVIDE 3" INSULATION BY 5' WIDE CENTERED ON STORM PIPE IF LESS THAN 4' OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
18. ROOF DRAIN INVERT CONNECTIONS AT THE BUILDING SHALL BE AT ELEVATION <XXX.XX> OR LOWER UNLESS NOTED OTHERWISE. REFERENCE MEP PLANS FOR ROOF DRAIN CONNECTION.
19. ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
20. ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
21. MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
22. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

NORTH

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GRADING PLAN

SHEET NUMBER

C500

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LOWER LEVEL: 868.00

TRENCH DRAIN, SEE SHEET C511

MATCH LINE SEE SHEET C505

MATCH LINE SEE SHEET C504

MATCH LINE SEE SHEET C502

REGRADE DITCH TO EXISTING DOWNSTREAM FLARED END

NOWTHEN BLVD (CR5)

NOWTHEN BLVD

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- PROPOSED EMERGENCY OVERFLOW ELEVATION
- PROPOSED TOP/BOTTOM OF WALL ELEVATION
- PROPOSED DRAINAGE DIRECTION
- PROPOSED ADA SLOPE

AREA KEY MAP

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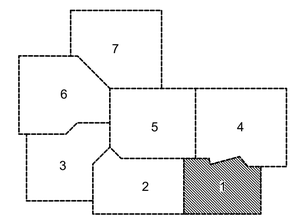

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GRADING PLAN ENLARGEMENTS

SHEET NUMBER

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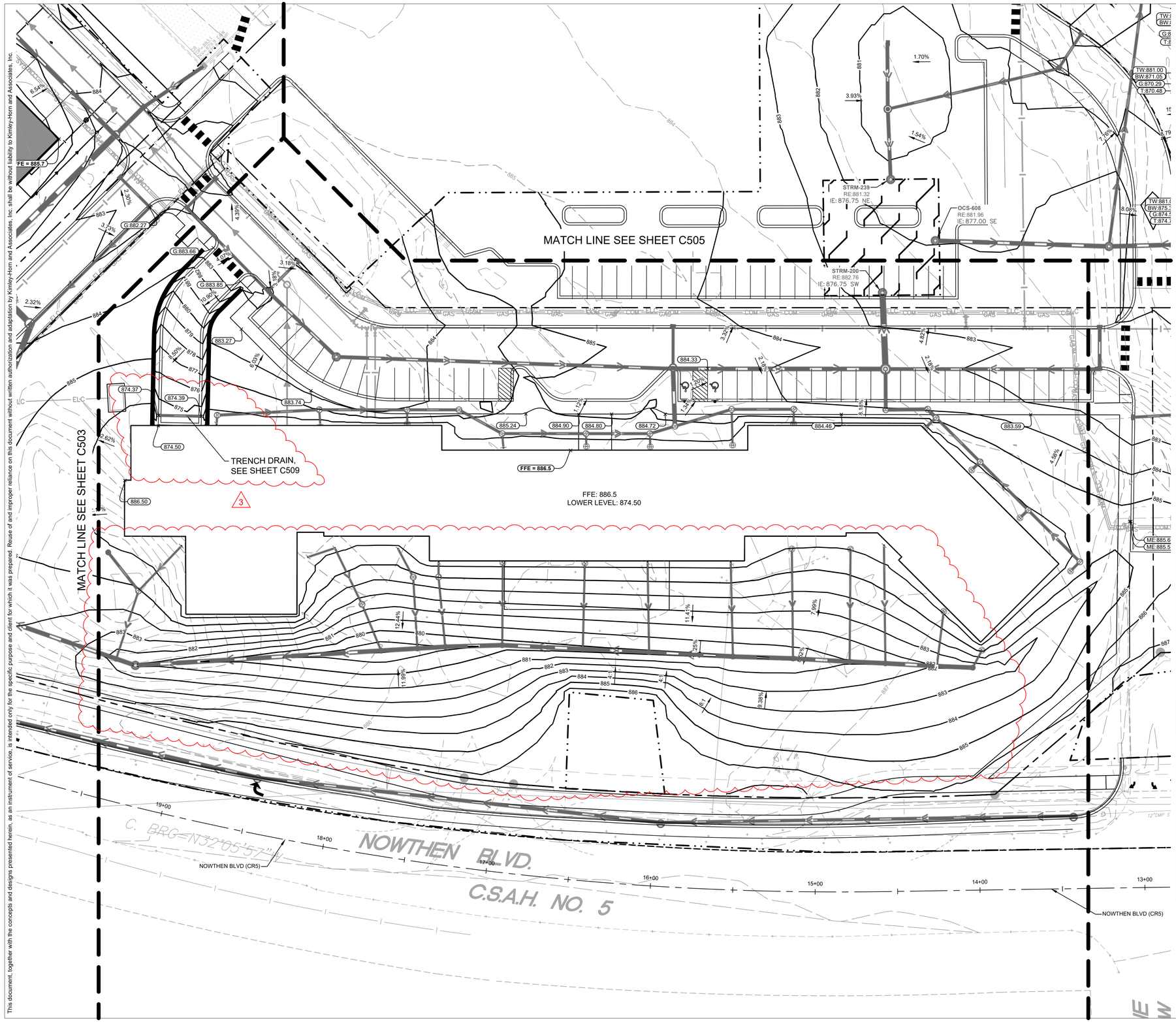

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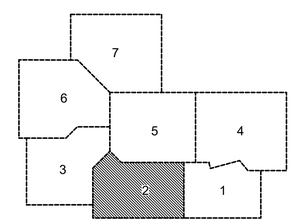

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SHEET NUMBER

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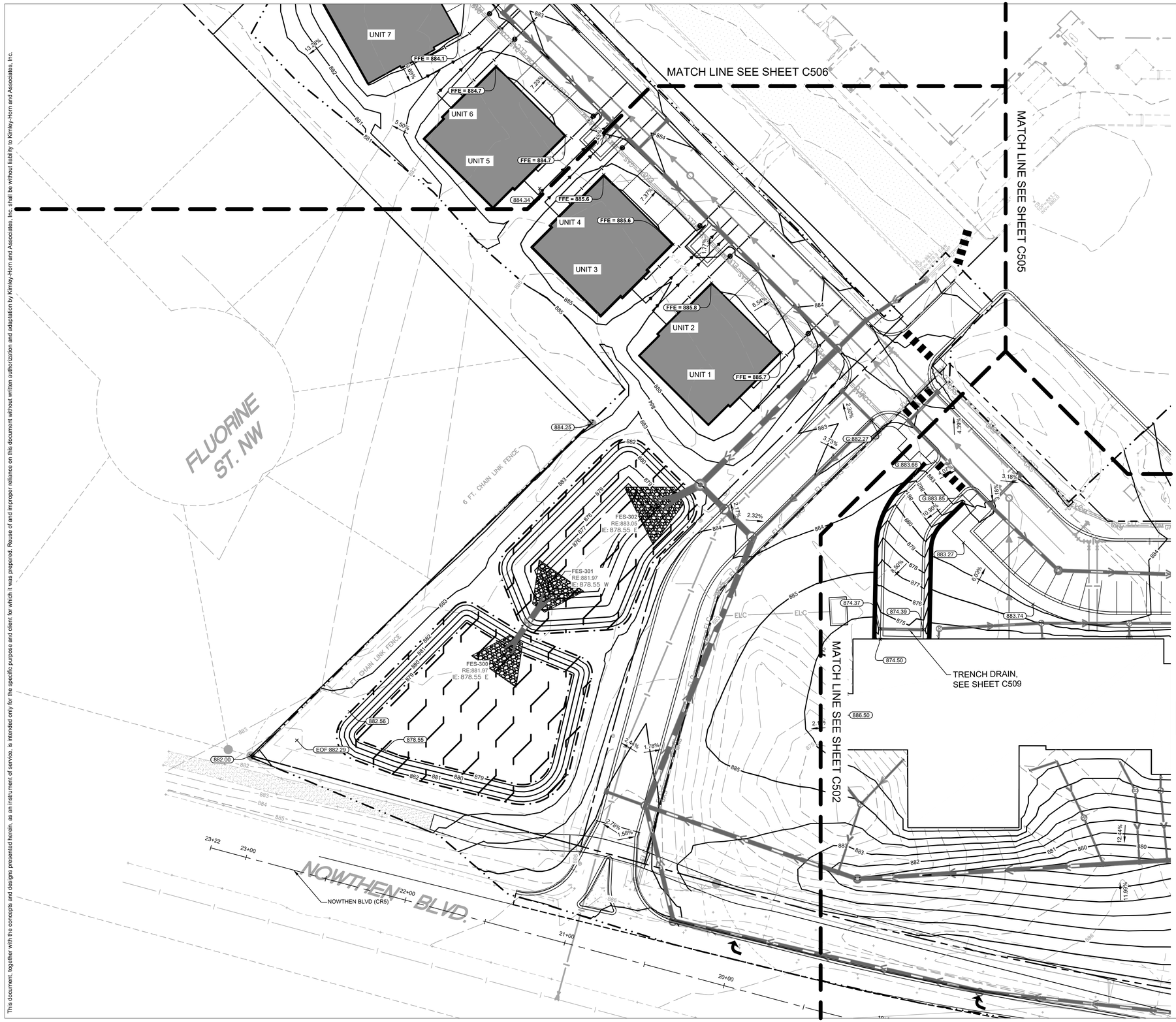
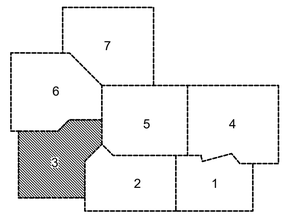


LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- PROPOSED STORM WATER BMP
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERFLOW ELEVATION
- PROPOSED TOP/BOTTOM OF WALL ELEVATION
- PROPOSED DRAINAGE DIRECTION
- PROPOSED ADA SLOPE

AREA KEY MAP

NOT TO SCALE



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CONSULTANTS

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PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1
3	2024-05-07	SITE PLAN REVIEW R2

CERTIFICATION

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SHEET TITLE

GRADING PLAN ENLARGEMENTS

SHEET NUMBER

C503

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LEGEND

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- T/G:0.0 — PROPOSED FLUSH PAVEMENT ELEVATION
- ME:0.0 — MATCH EXISTING ELEVATION
- EOF:0.0 — PROPOSED EMERGENCY OVERFLOW ELEVATION
- TW:0.0 / BW:0.0 — PROPOSED TOP/BOTTOM OF WALL ELEVATION
- 0.0% — PROPOSED DRAINAGE DIRECTION
- 0.00% — PROPOSED ADA SLOPE

AREA KEY MAP

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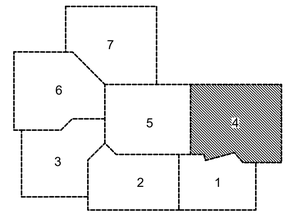

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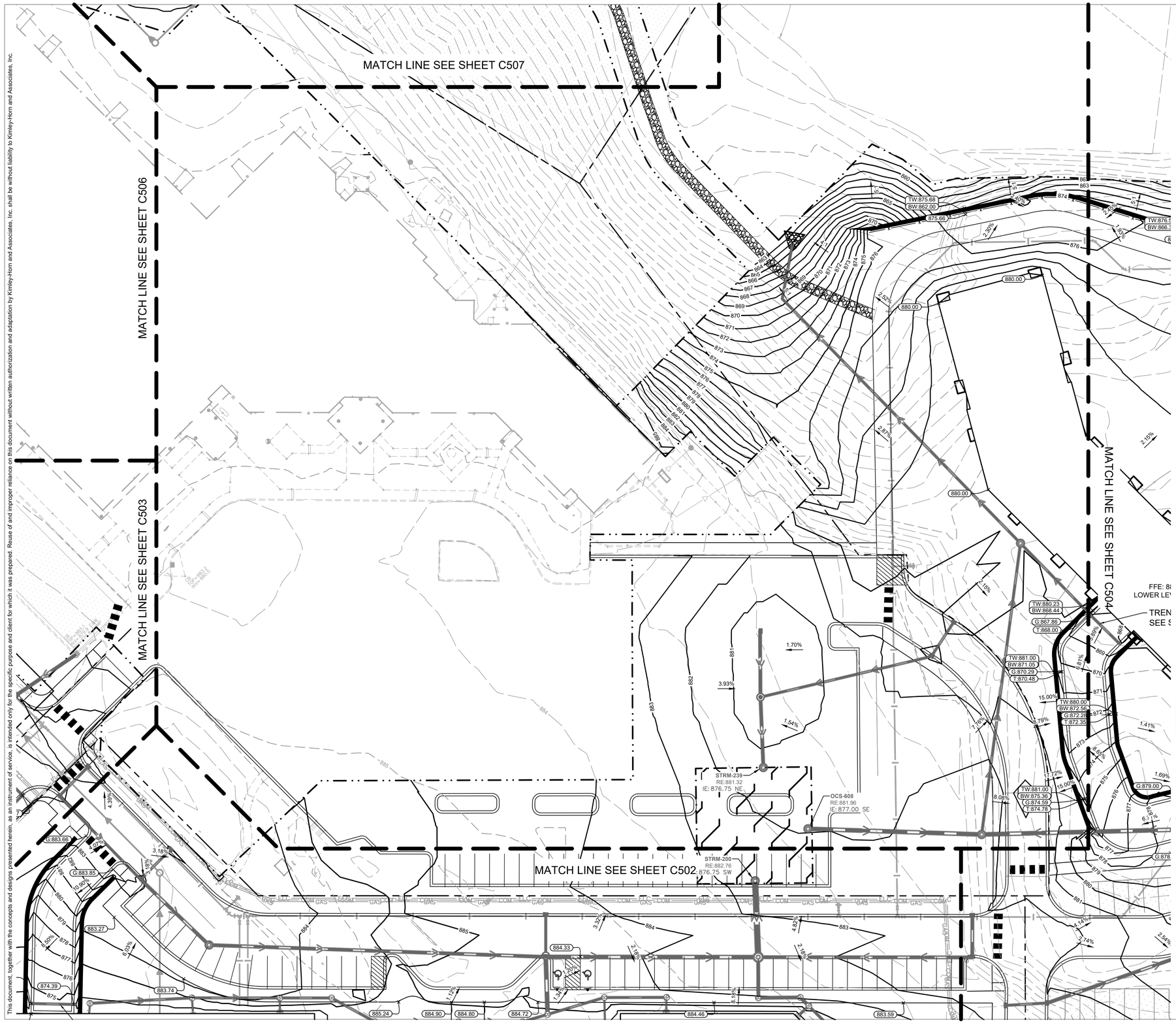

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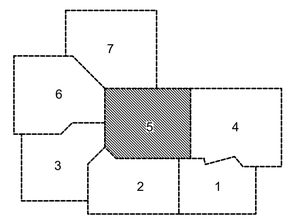

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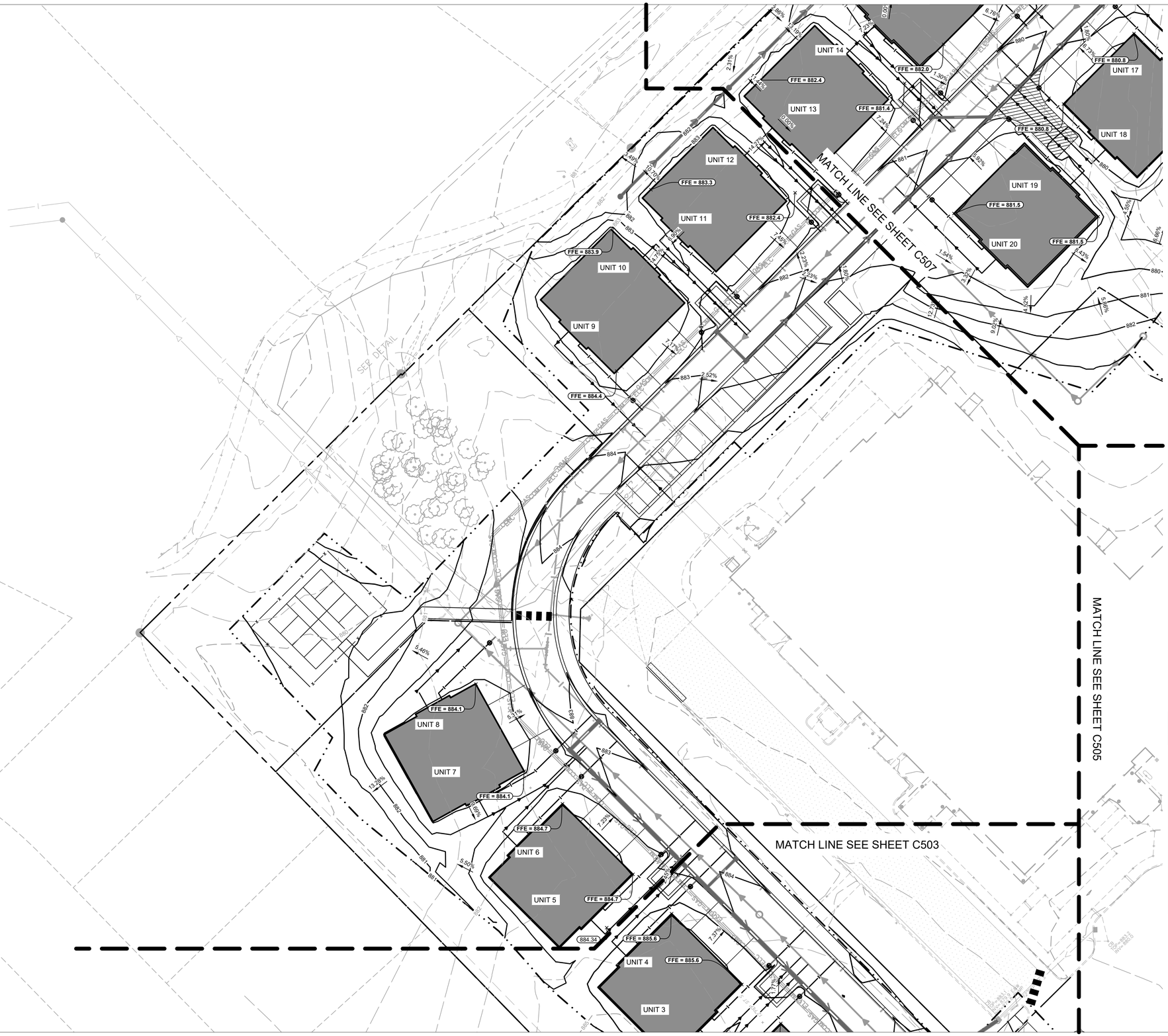

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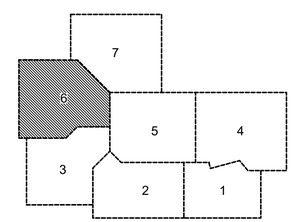

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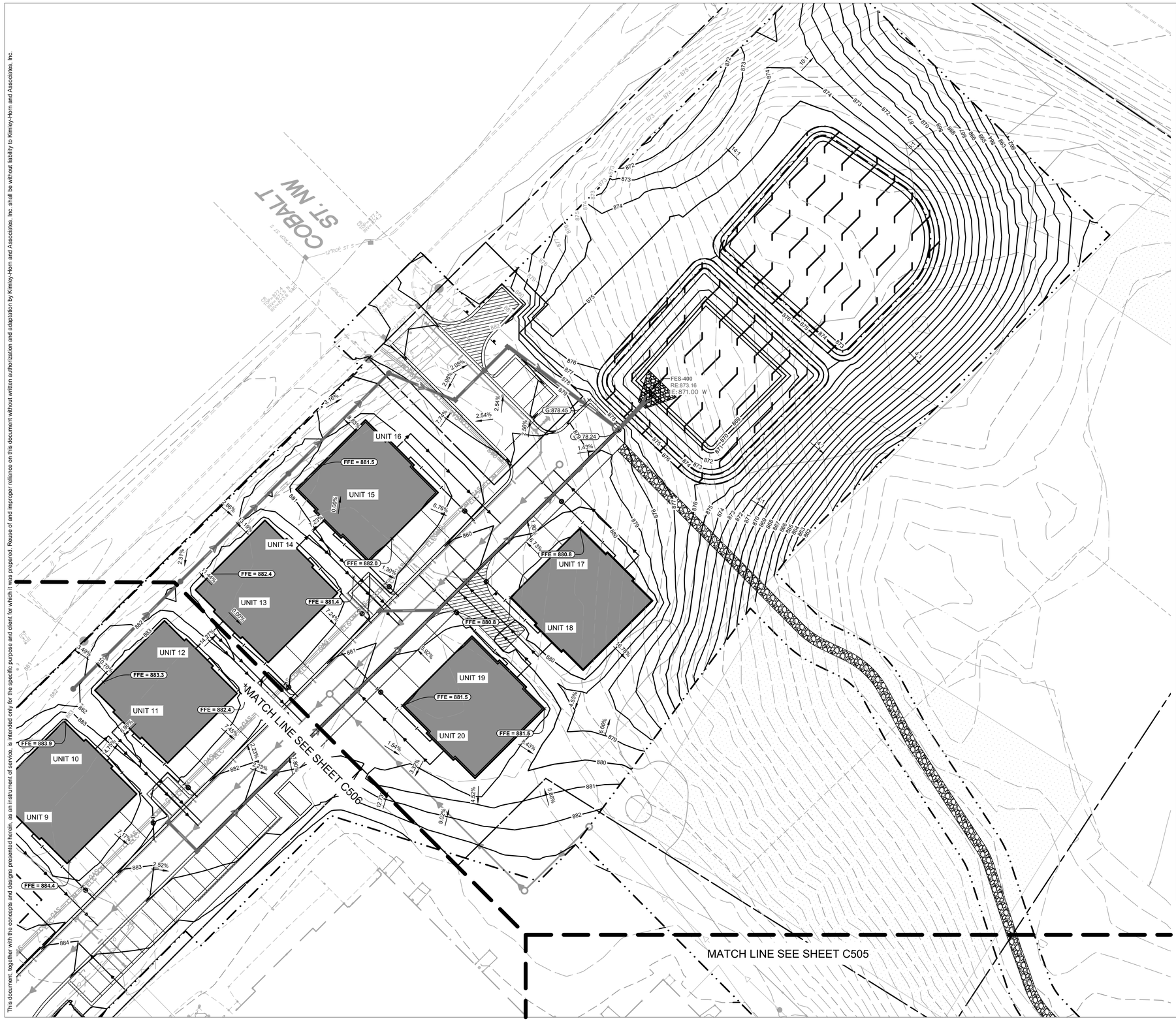

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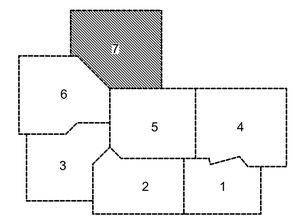
- 0.00% PROPOSED ADA SLOPE

AREA KEY MAP

NOT TO SCALE



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ISSUE	DATE	DESCRIPTION
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2	2024-03-12	SITE PLAN REVIEW R1
3	2024-05-07	SITE PLAN REVIEW R2

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STRM-243
RE:879.82
IE: 877.27 W
STRM-242
RE:879.84
IE: 877.21 E
IE: 877.21 NW
25 LF - 12" HDPE @ 0.24%
178 LF - 12" HDPE @ 2.33%
MATCH LINE SEE SHEET C512
STRM-131
RE:879.24
IE: 875.19 SE
STRM-130
RE:879.82
IE: 872.65 NW
IE: 872.65 NE
IE: 872.65 SE
RD-138
RE:880.17
IE: 873.45 SW
65 LF - 12" PVC @ 1.00%
7 LF - 6" PVC @ 2.00%
RD-139
IE: 873.74 SW
21 LF - 6" PVC @ 10.75%
STRM-128
RE:879.63
IE: 871.52 NW
IE: 871.52 NE
IE: 871.52 SE
STRM-129
RE:879.80
IE: 872.00 NW
IE: 872.00 NE
IE: 872.00 SE
STRM-606
RE:877.61
IE: 872.12 SW
IE: 872.19 NW
RD-142
IE: 874.22 SW
RD-141
IE: 873.68 SW
7 LF - 6" PVC @ 2.00%
11 LF - 6" PVC @ 2.00%
44 LF - 12" PVC @ 2.62%
STRM-134
RE:878.25
IE: 874.00 NE
IE: 874.00 NW
STRM-133
RE:879.54
IE: 872.85 SE
IE: 873.54 NE
IE: 872.85 NW
36 LF - 12" PVC @ 2.62%
20 LF - 6" PVC @ 2.00%
STRM-127
RE:879.48
IE: 871.39 SE
IE: 871.39 NW
IE: 871.39 SW
20 LF - 12" PVC @ 2.62%
STRM-132
RE:879.68
IE: 871.92 SE
IE: 873.53 NE
IE: 871.92 NW
48 LF - 12" PVC @ 1.00%
21 LF - 6" PVC @ 7.02%
107 LF - 24" HDPE @ 1.34%
STRM-107
RE:875.11
IE: 869.89 SE
85 LF - 24" HDPE @ 0.49%
123 LF - 24" HDPE @ 0.24%
STRM-111
RE:873.82
IE: 871.24 N
IE: 871.24 E
IE: 871.24 W
180 LF - 24" HDPE @ 0.49%
67 LF - 18" HDPE @ 0.74%
STRM-112
RE:874.93
IE: 871.74 SE
IE: 871.74 W
STRM-110
RE:872.94
IE: 870.36 E
IE: 870.36 NW
STRM-108
RE:874.96
IE: 869.95 SE
IE: 869.95 S
IE: 869.95 NE
IE: 869.95 NW
MATCH LINE SEE SHEET C511
STRM-605
RE:882.35
IE: 869.31 NW
IE: 869.31 SE
IE: 869.31 NE
STRM-106
RE:878.65
IE: 874.82 SW
105 LF - 24" HDPE @ 7.30%
STRM-203
RE:882.29
IE: 877.56 SW
26 LF - 18" HDPE @ 0.40%
26 LF - 12" HDPE @ -4.00%
STRM-202
RE:882.29
IE: 877.45 NE
IE: 877.45 NW
130 LF - 18" HDPE @ 0.40%
26 LF - 12" HDPE @ 2.27%
STRM-104
RE:882.03
IE: 876.20 NW
IE: 876.20 SE
106 LF - 18" HDPE @ 2.27%
STRM-103
RE:879.00
IE: 873.79 NW
IE: -1.47 SW
IE: 873.79 SE
IE: 873.79 NE
93 LF - 18" HDPE @ 0.45%
OCS-101
RE:873.03
IE: 869.90 SW
STRM-109
RE:872.85
IE: 870.37 N
39 LF - 24" RCP @ 0.25%
STRM-100
IE: 869.80 NE
STRM-213
IE: 884.50
877.57 S
877.57 W
877.57 N
STRM-214
RE:885.82
IE: 877.99 S
IE: 877.99 W
IE: 877.99 N
STRM-105
RE:882.04
IE: 876.78 SE
41 LF - 12" PVC @ 1.10%
STRM-215
RE:886.06
IE: 878.44 S
IE: 878.44 W
IE: 878.44 N
44 LF - 12" PVC @ 1.10%
STRM-216
RE:885.53
IE: 878.93 W
IE: 878.93 N
RD-227
RE:885.62
IE: 879.09 E
8 LF - 10" PVC @ 2.00%
RD-329A
RE:885.17
IE: 881.61 W
12 LF - 6" PVC @ 0.12%
STRM-503
RE:885.61
IE: 883.67 NW
MATCH LINE SEE SHEET C509
12"CMP, ST S
18"PVC, ST S
42"CMP, ST S
15"RCP, ST S
CB TOP=878.8 INV=874.3 BOTH INV=874.0 TOP OF SEDIMENT
CB TOP=878.8 INV=874.3 SW INV=874.3 NW INV=874.3 SE

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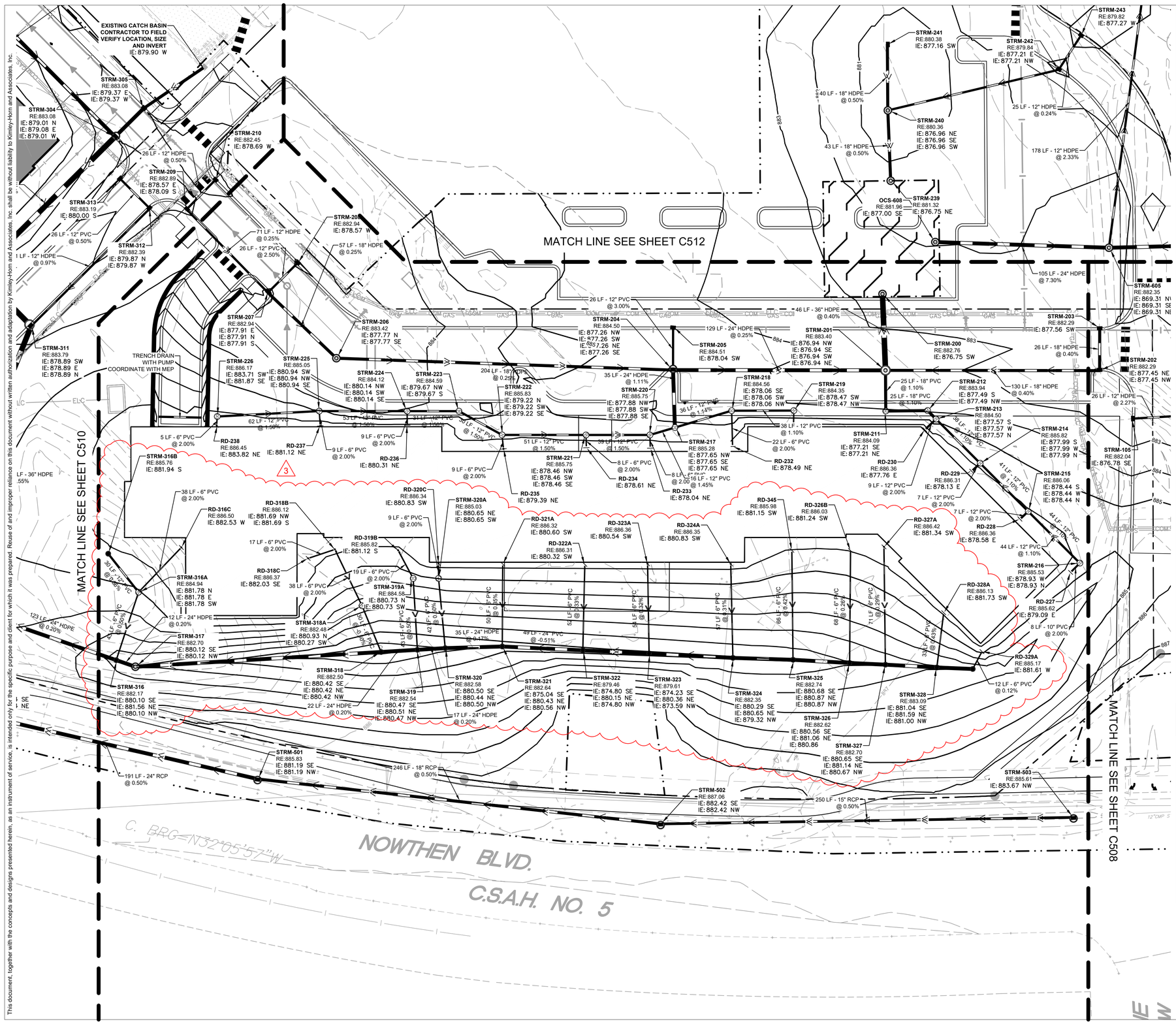

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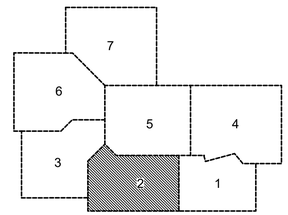

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SHEET TITLE

STORM SEWER PLAN

SHEET NUMBER

C509

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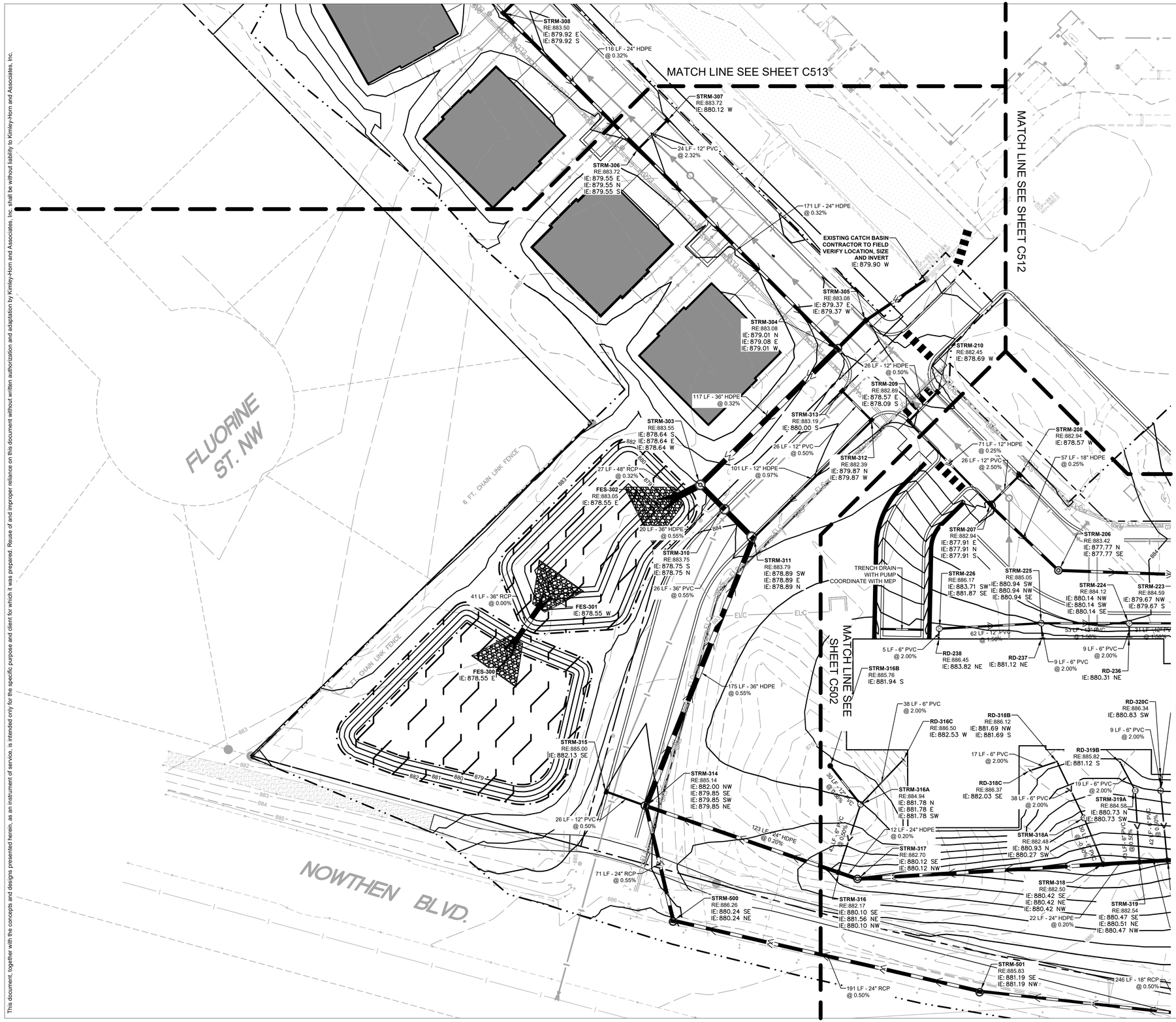

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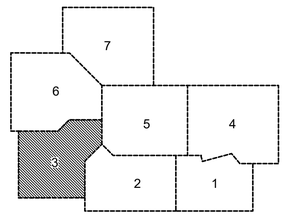
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERFLOW ELEVATION
- PROPOSED TOP/BOTTOM OF WALL ELEVATION
- PROPOSED DRAINAGE DIRECTION
- PROPOSED ADA SLOPE

AREA KEY MAP

NOT TO SCALE



GRAPHIC SCALE IN FEET
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55401
612.339.3752

www.bkvgroup.com

CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1
3	2024-05-07	SITE PLAN REVIEW R2

CERTIFICATION

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CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

STORM SEWER PLAN

SHEET NUMBER

C510

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AREA KEY MAP

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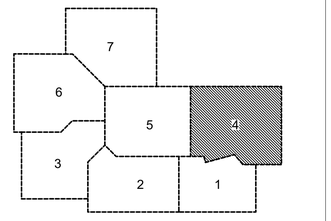

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SHEET TITLE

STORM SEWER PLAN

SHEET NUMBER

C511

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MATCH LINE SEE SHEET C514

MATCH LINE SEE SHEET C513

MATCH LINE SEE SHEET C510

MATCH LINE SEE SHEET C511

MATCH LINE SEE SHEET C509

FES 600
IE: 864.00 SW

34 LF - 12" HDPE
@ 0.48%

207 LF - 12" HDPE
@ 0.48%

STRM-602
RE:879.99
IE: 865.16 S
IE: 865.16 SW
IE: 865.16 N

STRM-243
RE:879.82
IE: 877.27 W

STRM-241
RE:880.38
IE: 877.16 SW

STRM-242
RE:879.84
IE: 877.21 E
IE: 877.21 NW

40 LF - 18" HDPE
@ 0.50%

25 LF - 12" HDPE
@ 0.24%

STRM-240
RE:880.36
IE: 876.96 NE
IE: 876.96 SE
IE: 876.96 SW

43 LF - 18" HDPE
@ 0.50%

178 LF - 12" HDPE
@ 2.33%

OCS-608
RE:881.96
IE: 877.00 SE

STRM-239
RE:881.32
IE: 876.75 NE

STRM-131
RE:879.24
IE: 875.19 SE

STRM-210
RE:882.45
IE: 878.69 W

26 LF - 12" HDPE
@ 0.50%

STRM-209
RE:882.89
IE: 878.57 E
IE: 878.09 S

STRM-208
RE:882.94
IE: 878.57 W

71 LF - 12" HDPE
@ 0.25%

57 LF - 18" HDPE
@ 0.25%

26 LF - 12" PVC
@ 2.50%

105 LF - 24" HDPE
@ 7.30%

STRM-605
RE:882.35
IE: 869.31 NW
IE: 869.31 SE
IE: 869.31 NE

STRM-106
RE:878.65
IE: 874.82 SW

26 LF - 12" PVC
@ 3.00%

46 LF - 36" HDPE
@ 0.40%

STRM-204
RE:884.50
IE: 877.26 NW
IE: 877.26 SW
IE: 877.26 NE
IE: 877.26 SE

129 LF - 24" HDPE
@ 0.25%

STRM-205
RE:884.51
IE: 878.04 SW

STRM-201
RE:883.40
IE: 876.94 NW
IE: 876.94 SE
IE: 876.94 SW
IE: 876.94 NE

STRM-200
RE:882.76
IE: 876.75 SW

STRM-203
RE:882.29
IE: 877.56 SW

26 LF - 18" HDPE
@ 0.40%

26 LF - 12" HDPE
@ -4.00%

STRM-202
RE:882.29
IE: 877.45 NE
IE: 877.45 NW

STRM-104
RE:882.03
IE: 876.20 NW
IE: 876.20 SE

STRM-207
RE:882.94
IE: 877.91 E
IE: 877.91 N
IE: 877.91 S

STRM-206
RE:883.42
IE: 877.77 N
IE: 877.77 SE

STRM-226
RE:886.17
IE: 883.71 SW
IE: 881.87 SE

STRM-225
RE:885.05
IE: 880.94 SW
IE: 880.94 NW
IE: 880.94 SE

STRM-224
RE:884.12
IE: 880.14 NW
IE: 880.14 SW
IE: 880.14 SE

STRM-223
RE:884.59
IE: 879.67 NW
IE: 879.67 S

204 LF - 18" HDPE
@ 0.25%

STRM-222
RE:885.83
IE: 879.22 N
IE: 879.22 SW
IE: 879.22 SE

35 LF - 24" HDPE
@ 1.11%

STRM-220
RE:885.75
IE: 877.88 NW
IE: 877.88 SW
IE: 877.88 SE

STRM-218
RE:884.56
IE: 878.06 SE
IE: 878.06 SW
IE: 878.06 NW

STRM-219
RE:884.35
IE: 878.47 SW
IE: 878.47 NW

25 LF - 18" PVC
@ 1.10%

25 LF - 18" PVC
@ 1.10%

STRM-212
RE:883.94
IE: 877.49 S
IE: 877.49 NW

130 LF - 18" HDPE
@ 0.40%

26 LF - 12" HDPE
@ 2.27%

STRM-213
RE:884.50
IE: 877.57 S
IE: 877.57 W

STRM-214

62 LF - 12" PVC
@ 1.56%

53 LF - 12" PVC
@ 1.56%

36 LF - 12" PVC
@ 1.14%

38 LF - 12" PVC
@ 1.10%

NCH DRAIN
WITH PUMP
: WITH MEP

H BASIN
'O FIELD
ON, SIZE
I INVERT
'9.90 W

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AREA KEY MAP

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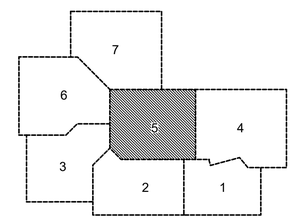

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COMMISSION NUMBER	

SHEET TITLE

STORM SEWER PLAN

SHEET NUMBER

C512

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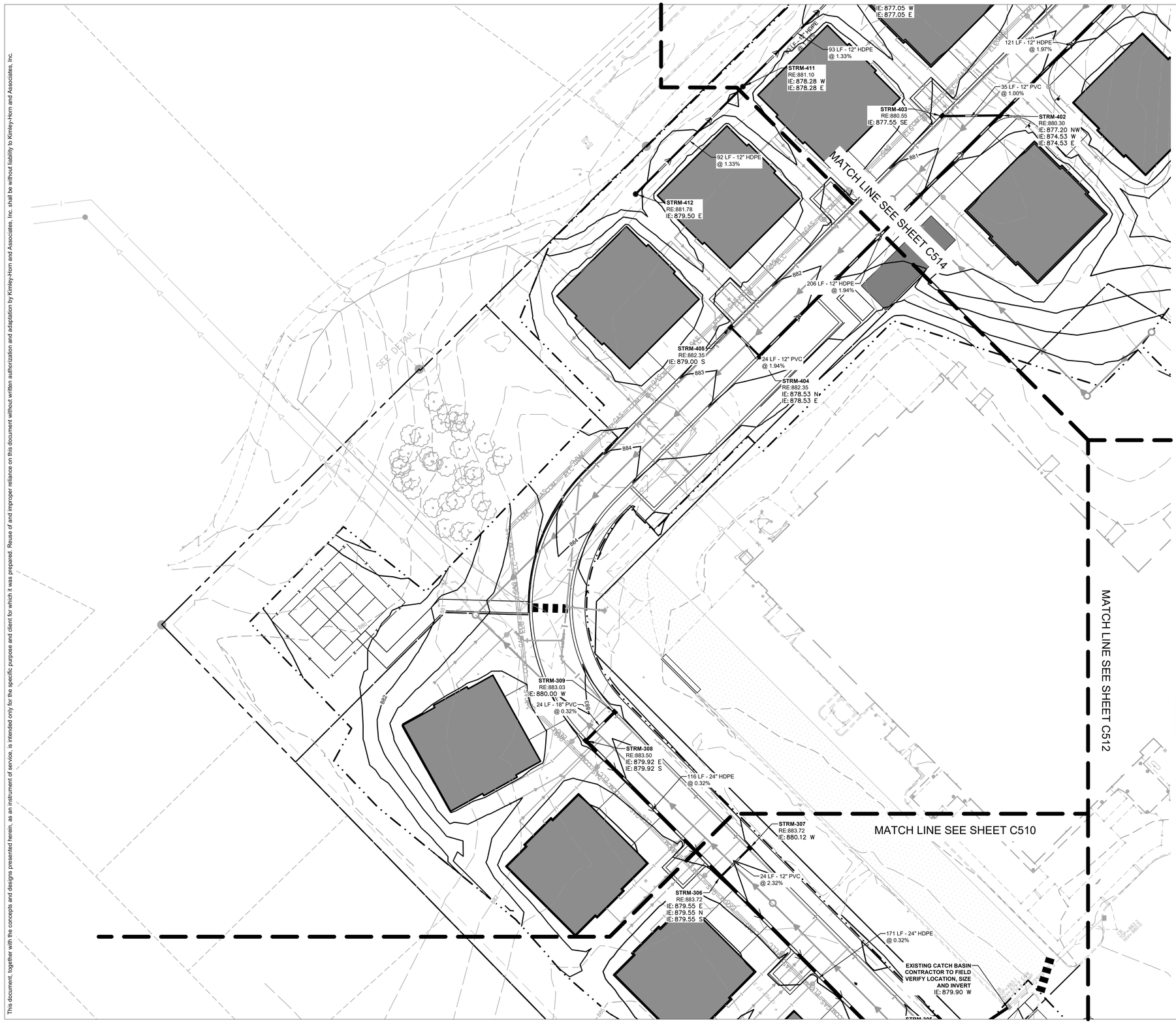

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AREA KEY MAP

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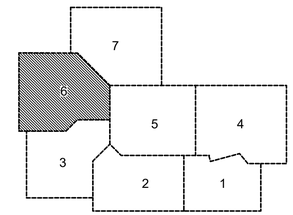

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SHEET TITLE

STORM SEWER PLAN

SHEET NUMBER

C513

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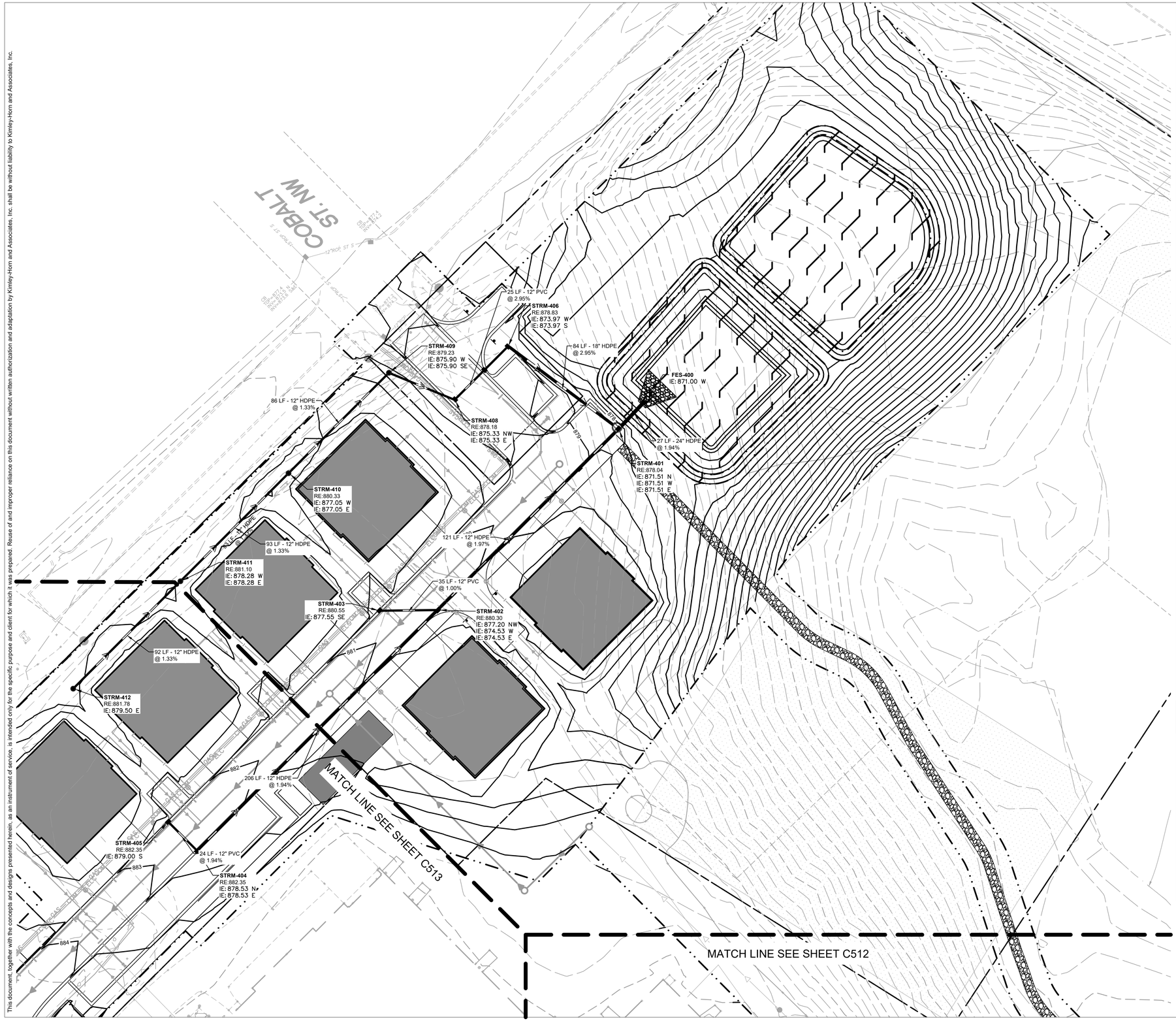

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AREA KEY MAP

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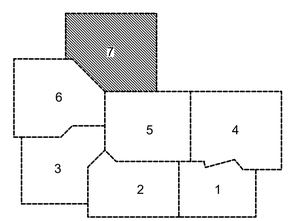

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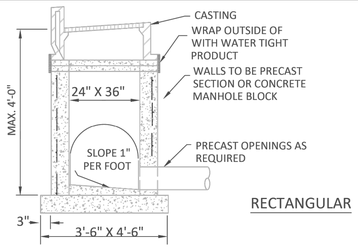
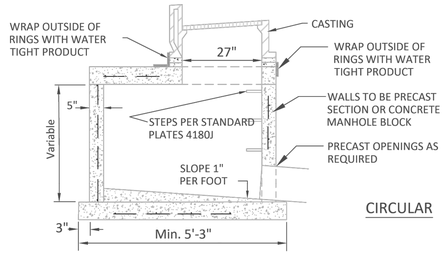
A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE



RECTANGULAR



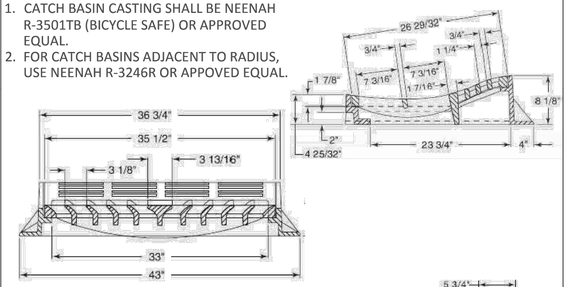
CIRCULAR

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

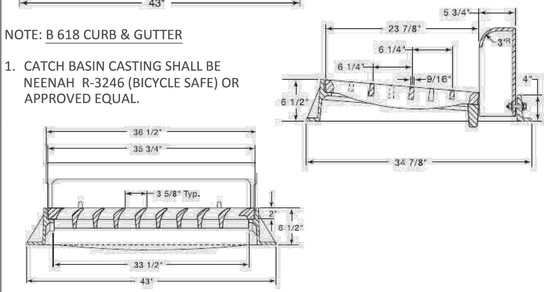
NOTE: SURMOUNTABLE CURB & GUTTER

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.



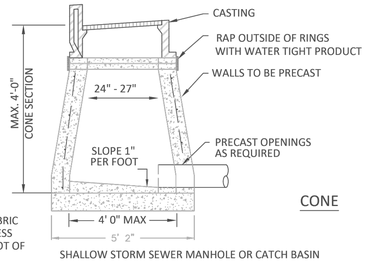
NOTE: B 618 CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3246 (BICYCLE SAFE) OR APPROVED EQUAL.



STANDARD CATCHBASIN CASTING

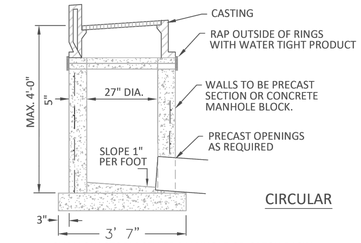
APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: STORMWATER CASTING
		CITY PLATE No. STO-4



CONE

PRECAST REINFORCING: SINGLE LINE STEEL WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ INCH PER FOOT OF HEIGHT.

SHALLOW STORM SEWER MANHOLE OR CATCH BASIN



CIRCULAR

SHALLOW STORM SEWER MANHOLE OR CATCH BASIN

NOTES:
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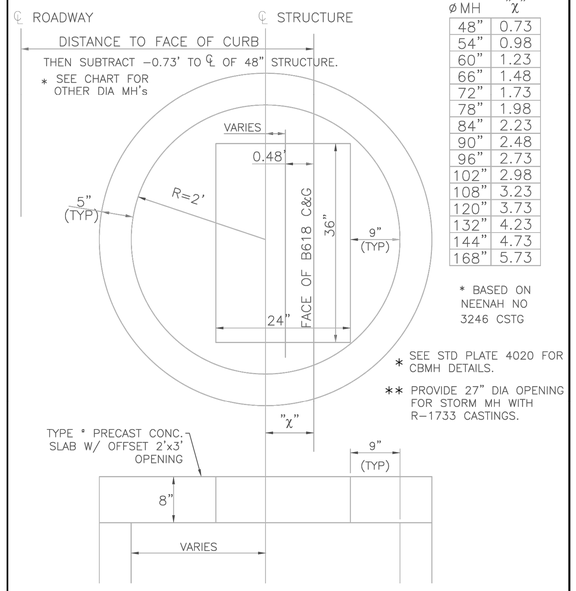
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. SHIMS USED FOR LEVELING SHALL BE METAL OR CONCRETE
6. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRED ARE TO END IN STRUCTURES, AT FINIHED GRADE ON ALL SERVICES AND STUBS

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: STORM AREA INLET
		CITY PLATE No. STO-2



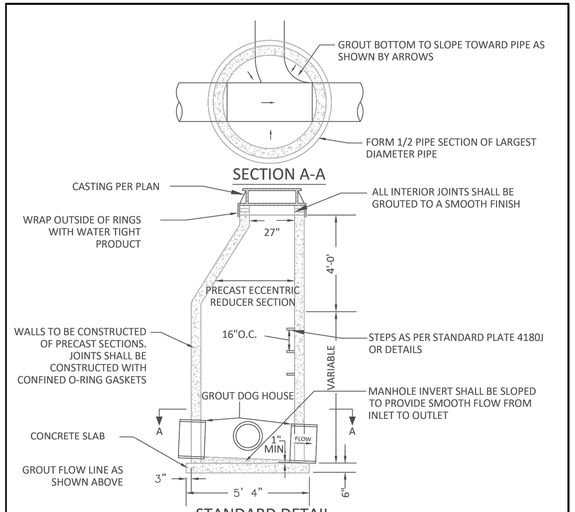
ø MH	"X"
48"	0.73
54"	0.98
60"	1.23
66"	1.48
72"	1.73
78"	1.98
84"	2.23
90"	2.48
96"	2.73
102"	2.98
108"	3.23
120"	3.73
132"	4.23
144"	4.73
168"	5.73

* BASED ON NEENAH NO 3246 CSTG

* 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



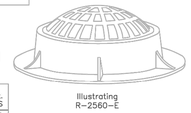
STANDARD DETAIL

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

R–2560 Series or Approved Equal.
Beehive Grates with Frames

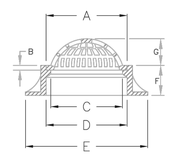
SUITABLE FOR DRAINAGE ON CIRCUMSTANCES WHERE CLOGGING OF A FLAT GRATING IS A PROBLEM. EXCELLENT FOR ROADSIDE OR EARTH DITCH CATCH BASINS.



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	235
R–2560–EB	25 3/4	7/8	24 1/8	26 1/2	35 1/2	4	9	255
R–2560–E1	25 3/4	7/8	24 1/8	26 1/2	35 1/2	7	6	285
R–2560–E2	25 3/4	7/8	24 1/8	26 1/2	35 1/2	7	9	300
R–2560–E5	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	6	345
R–2560–E6	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	9	365
R–2560–E7	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	6	350
R–2560–E8	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	9	365
R–2560–E9	25 3/4	7/8	24 1/8	26 1/2	35 1/2	10	6	360
R–2560–E10	25 3/4	7/8	24 1/8	26 1/2	35 1/2	10	9	385
R–2560–G	32	1 1/2	30	36	46	7	4	535

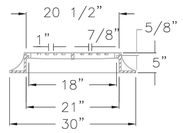
Furnished standard with ground bearing surfaces.



R–2570 Catch Basin Frame, Grate

Light Duty

Total Weight 170 Pounds



Furnished standard with ground bearing surfaces.



STORM CASTINGS FOR NON–TRAFFIC AREAS
NTS

APPROVED: 9 – 2011	City of RAMSEY	STANDARD DETAILS: STORM CASTING – NON TRAFFIC AREAS
		CITY PLATE No. STO–6

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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1
3	2024-05-07	SITE PLAN REVIEW R2

CERTIFICATION

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DRAWN BY	
CHECKED BY	
COMMISSION NUMBER	

SHEET TITLE

STORM DETAILS

SHEET NUMBER

C515

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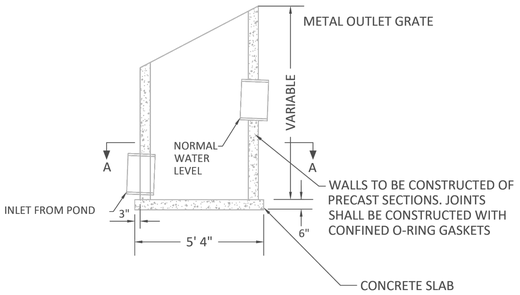


SUBMERGED OUTLET

NOTES:
1. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE REQUIRED WITH ALL STORM LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
4. 6" BASE FOR ALL MANHOLES LESS THAN 14FT. DEEP, INCREASE BASE 2" PER 6 FT OF DEPTH BEYOND 14 FT. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP

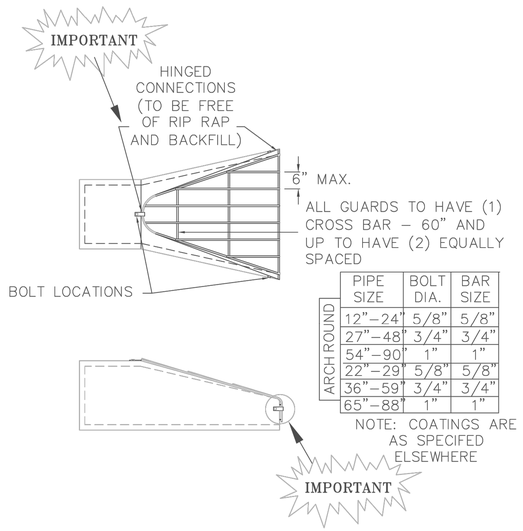
APPROVED: 1 - 2024

City of RAMSEY

STANDARD DETAILS: POND OUTLET

CITY PLATE No. STO-7

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



ARCH ROUND	PIPE SIZE	BOLT DIA.	BAR SIZE
	12"–24"	5/8"	5/8"
	27"–48"	3/4"	3/4"
	54"–90"	1"	1"
	22"–29"	5/8"	5/8"
	36"–59"	3/4"	3/4"
	65"–88"	1"	1"

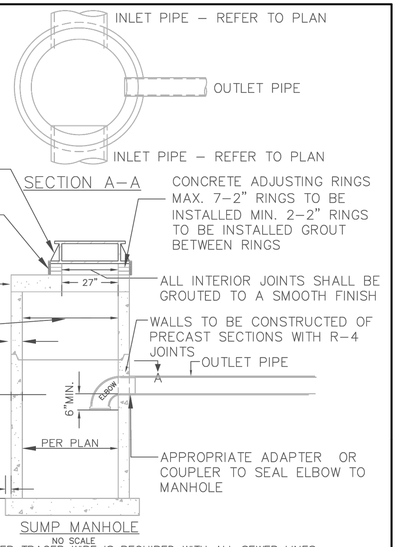
NOTE: COATINGS ARE AS SPECIFED ELSEWHERE

APPROVED: 2 – 2006

City of RAMSEY

STANDARD DETAILS: TRASH GUARD

CITY PLATE No. STO–8



NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
4. STEPS WILL BE REQUIRED AT A MAXIMUM OF 3' FROM THE RIM AND 16" ON CENTER THERE AFTER.
5. 8" BASE FOR ALL MANHOLES LESS THEN 14' DEEP, INCREASE BASE THICKNESS BY 2" PER 6' OF DEPTH BEYOND 14' & REINFORCE WITH 6"X 6" & 10" X 10" MESH.

APPROVED: 1 – 2016

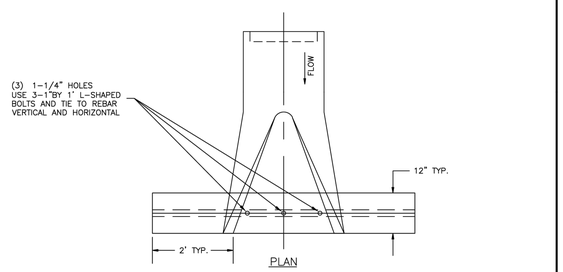
City of RAMSEY

STANDARD DETAILS: SUMP MANHOLE

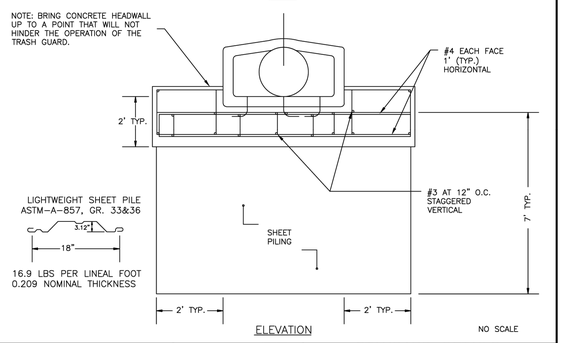
CITY PLATE No. STO–9

NOTE: TRASH GUARDS SEE DETAIL STO–12

NOTE: FOR USE WITH PIPE 36" DIA. OR GREATER



PLAN



ELEVATION

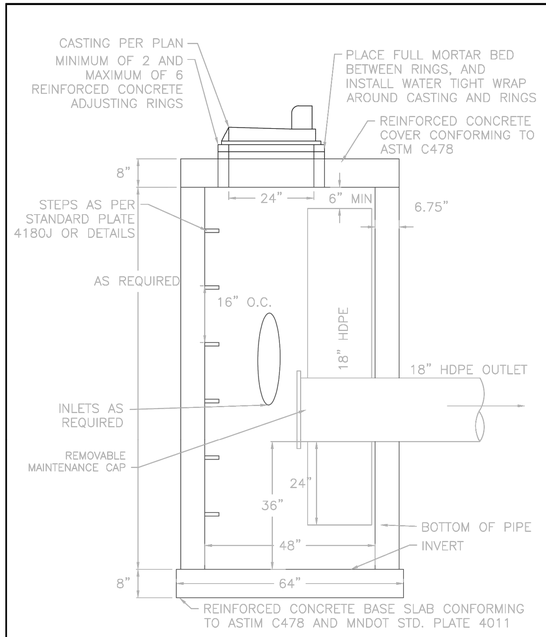
NO SCALE

APPROVED: 9 – 2016

City of RAMSEY

STANDARD DETAILS: STORM SEWER PILING & CONCRETE END SECTION

CITY PLATE No. STO–10

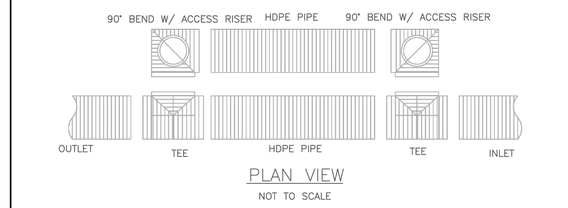


APPROVED: 4 – 2016

City of RAMSEY

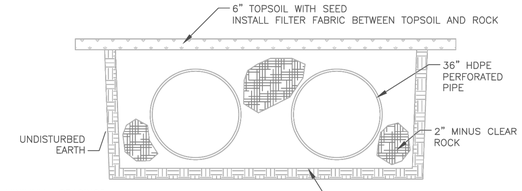
STANDARD DETAILS: OIL SKIMMER CATCH BASIN

CITY PLATE No. STO–11



PLAN VIEW

NOT TO SCALE



MINIMUM SPACINGS
PIPE COVER 12"
PIPE TO TRENCH SIDEWALL 18"
PIPE CENTER TO PIPE CENTER 63"
PIPE WALL TO PIPE WALL 22"

INSTALL GEOTEXTILE FILTER FABRIC BETWEEN ROCK AND ADJACENT SOIL ON BOTTOM, SIDES AND TOP OF TRENCH.

SECTION VIEW

NOT TO SCALE

APPROVED: 9 – 2011

City of RAMSEY

STANDARD DETAILS: HDPE DRAINAGE STRUCTURE

CITY PLATE No. STO–12

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DRAWN BY	
CHECKED BY	
COMMISSION NUMBER	

SHEET TITLE

STORM DETAILS

SHEET NUMBER

C516

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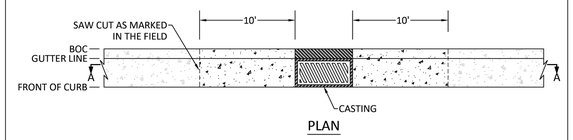
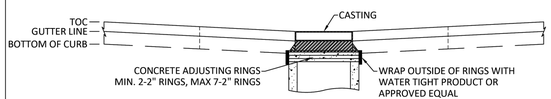


PLAN



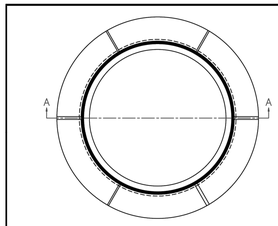
SECTION A-A

NOTE: NOT TO SCALE

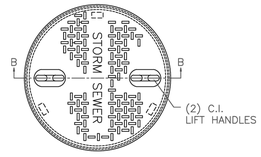
NOTE:

1. CONCRETE CURB AND GUTTER TO BE REMOVED 10 FEET TO EITHER SIDE OF CATCH BASIN CASTING. CURB AND GUTTER MUST BE SAW CUT - FULL DEPTH.
2. CASTING SHALL BE BROUGHT UP TO PROPER GRADE. DAMAGED CONCRETE ADJUSTING RINGS MUST BE REPLACED. OUTSIDE OF RINGS MUST BE WRAPPED WITH APPROVED WATER TIGHT PRODUCT. INSIDE OF RINGS MUST BE GROUTED TO A SMOOTH FINISH.
3. CONCRETE CURB AND GUTTER SHALL BE REPLACED AND MATCH INTO THE RESET CASTING AND THE EXISTING CURB AND GUTTER.
4. DAMAGED BITUMINOUS PAVEMENT SHALL BE REPAIRED AND IS INCIDENTAL. FOLLOW CITY STANDARD PLATE STR-25.
5. PROPER TRAFFIC CONTROL DEVICES SHALL BE REQUIRED TO MAINTAIN A SAFE WORK ENVIRONMENT, AND IS INCLUDED IN THE TRAFFIC CONTROL LUMP SUM BIT ITEM.
6. ALL EQUIPMENT, MATERIALS, DISPOSAL, AND LABOR REQUIRED TO RESET CATCH BASIN CASTING AS DESCRIBED BY THIS DETAIL IS INCIDENTAL.
7. BOULEVARD RESTORATION BEHIND CURB IS NOT INCLUDED WITH THE RESET CATCH BASIN CASTING PAY ITEM.

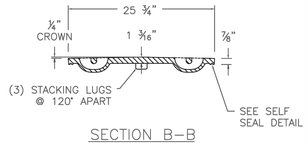
APPROVED: 3 – 2017	City of RAMSEY	STANDARD DETAILS: RESET CATCH BASIN CASTING
		CITY PLATE No. STO–13



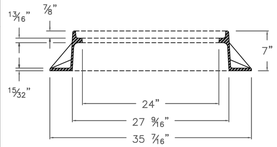
FRAME



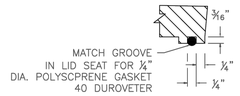
COVER



SECTION B–B



SECTION A–A



SELF SEAL DETAIL

NOTE: NOT TO SCALE

APPROVED: 2 – 2019	City of RAMSEY	STANDARD DETAILS: WATER TIGHT CASTING
		CITY PLATE No. STO–14

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CERTIFICATION

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CHECKED BY	
COMMISSION NUMBER	

SHEET TITLE

STORM DETAILS

SHEET NUMBER

C517

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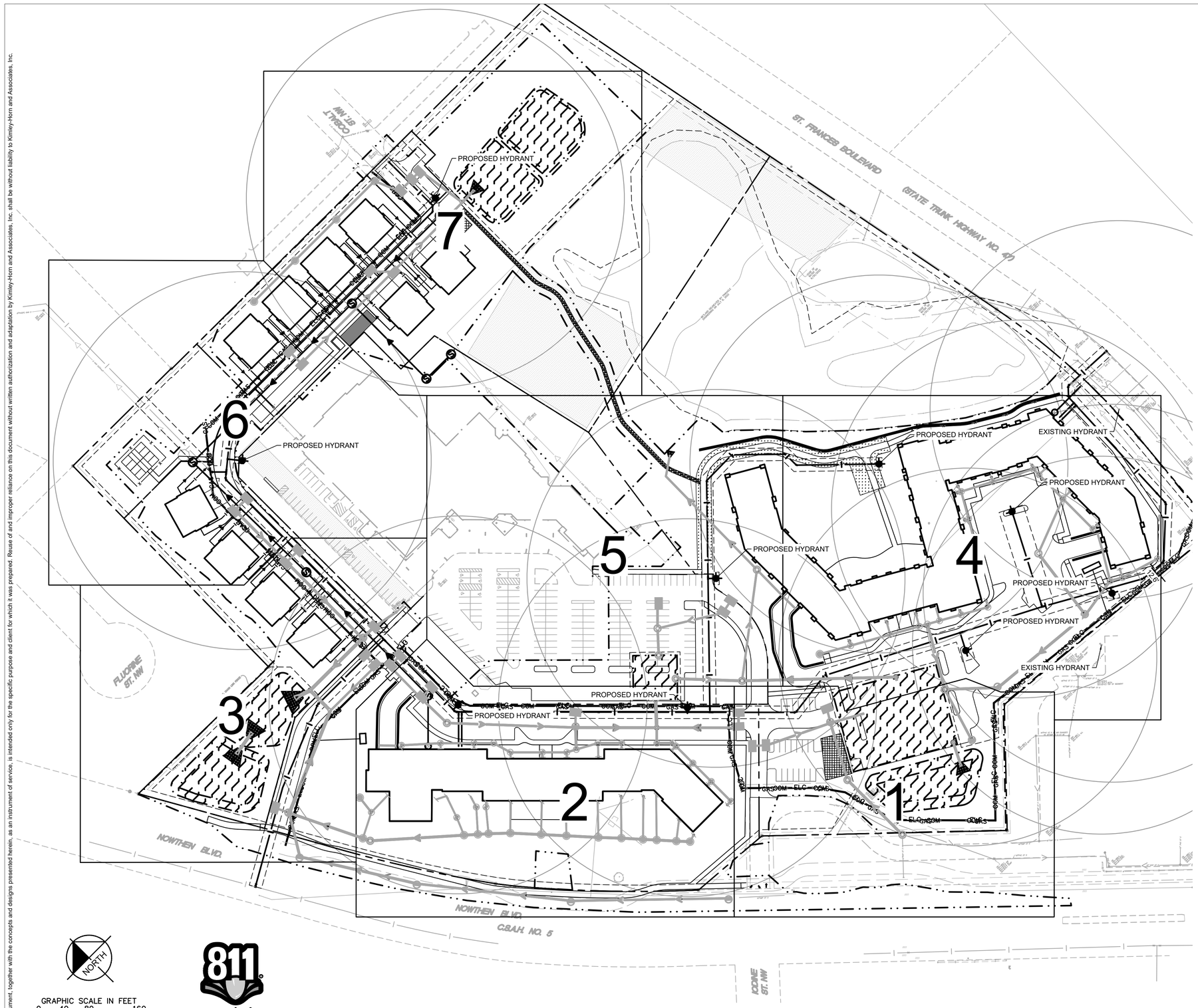

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		STORM MANHOLE (SOLID CASTING)
		STORM MANHOLE (ROUND INLET CASTING)
		STORM MANNHOLE/ CATCH BASIN (CURB INLET CASTING)
		STORM SEWER CLENOUT
		FLARED END SECTION
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN

UTILITY PLAN NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 13' DEEP
   8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 13' DEEP
   4" PVC SDR26 PER ASTM D-3034
3. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, C-900 PVC PER AWWA
   SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER
4. MINIMUM TRENCH WIDTH SHALL BE 3 FEET.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF RAMSEY AND STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
19. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
20. ALL ONSITE SANITARY SEWER SHALL BE PRIVATELY OWNED AND MAINTAINED.
21. ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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

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HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1
3	2024-05-07	SITE PLAN REVIEW R2

CERTIFICATION

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SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C600

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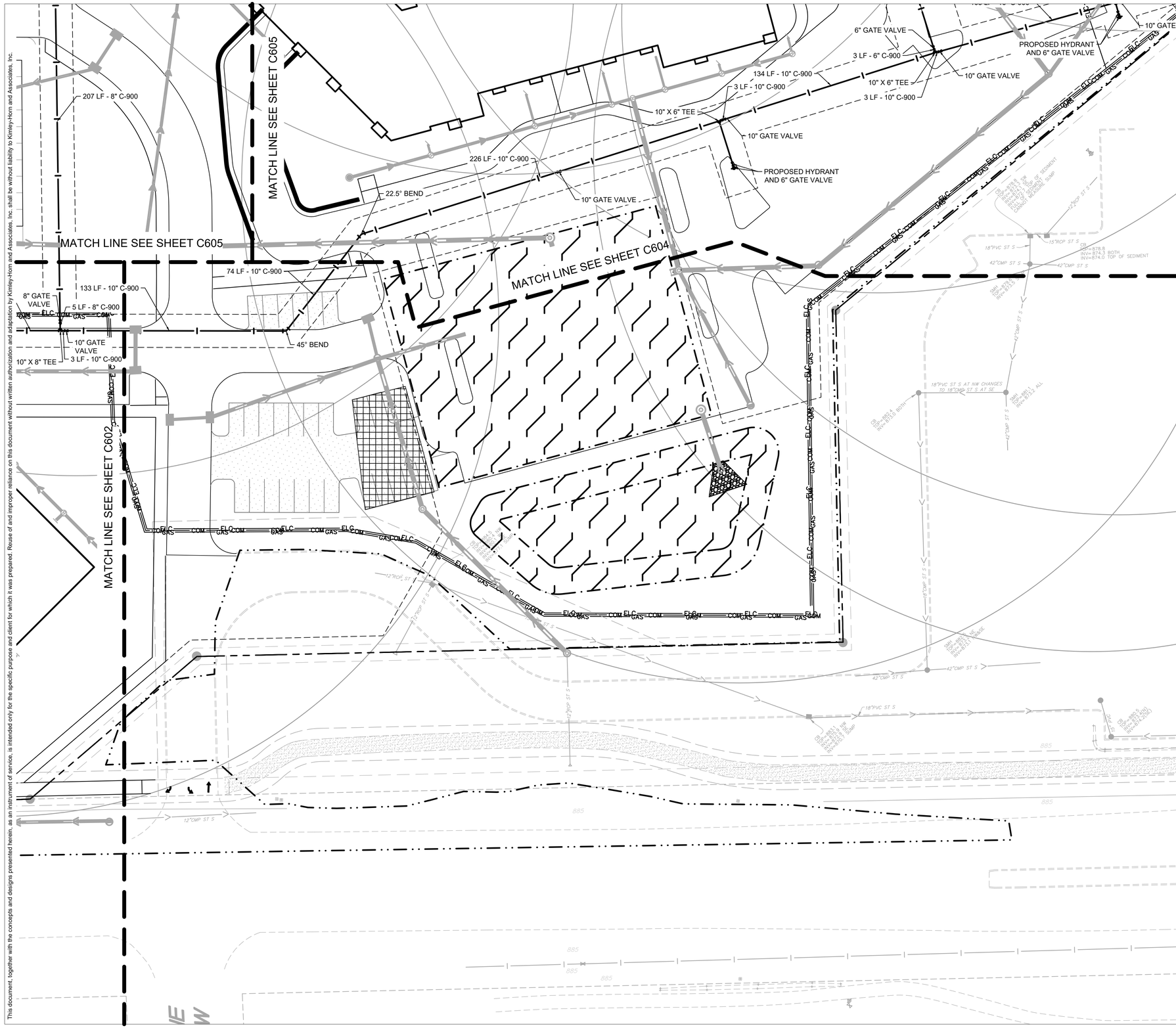
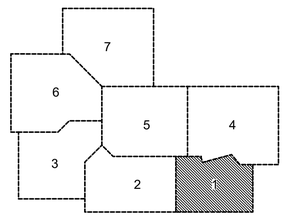


LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		STORM MANHOLE (SOLID CASTING)
		STORM MANHOLE (ROUND INLET CASTING)
		STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
		STORM SEWER CLENOUT
		FLARED END SECTION
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN
		WATERMAIN TO BE REMOVED
		SANITARY SEWER TO BE REMOVED

NOT TO SCALE

AREA KEY MAP



NORTH

GRAPHIC SCALE IN FEET
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Minneapolis, MN
55401
612.339.3752

www.bkvgroup.com

CONSULTANTS

Kimley»Horn

PROJECT TITLE

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SHEET TITLE

UTILITY PLAN ENLARGEMENTS

SHEET NUMBER

C601

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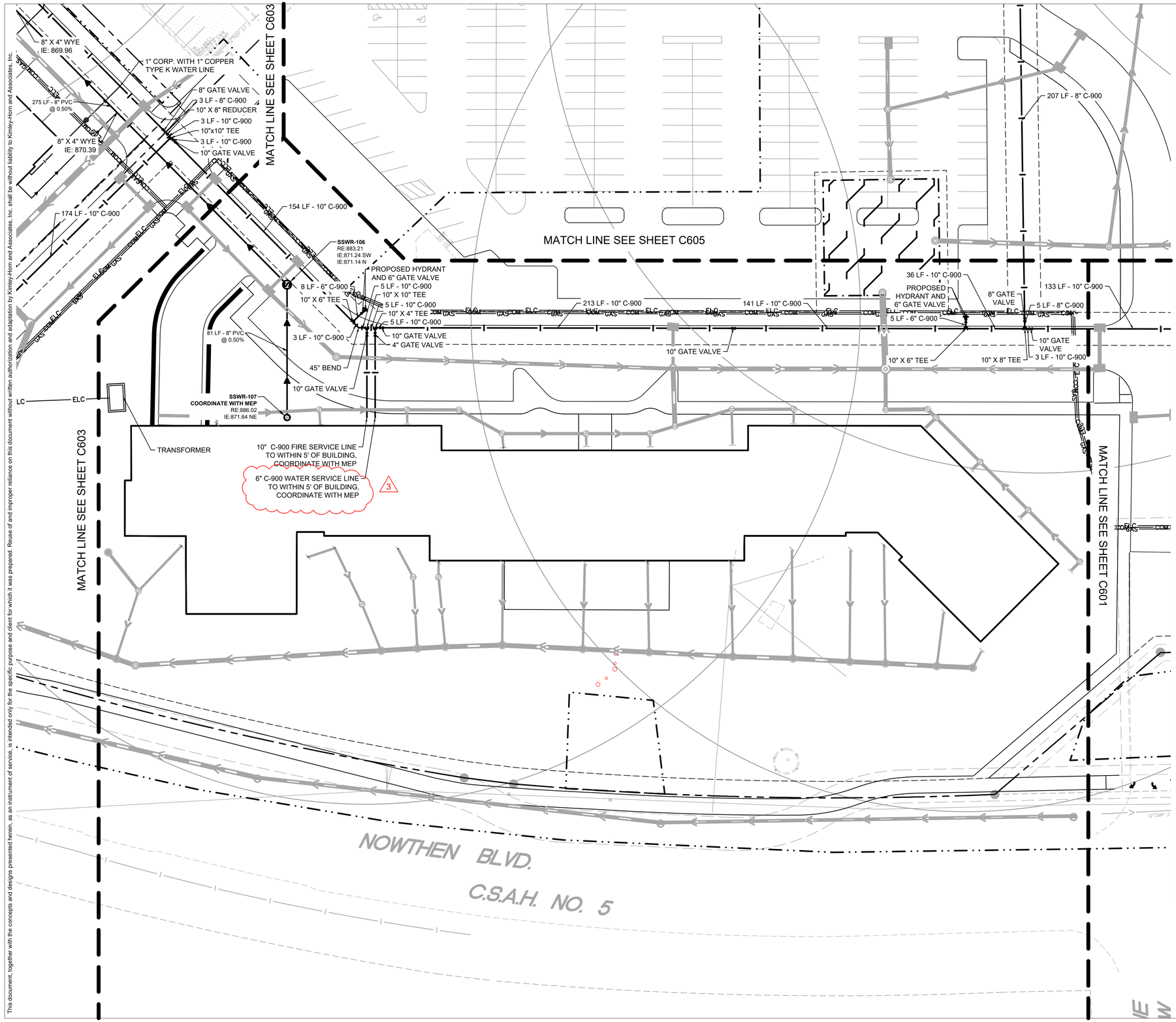

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		STORM MANHOLE (SOLID CASTING)
		STORM MANHOLE (ROUND INLET CASTING)
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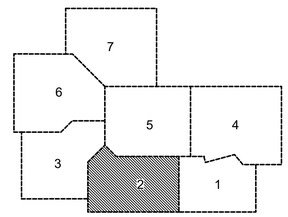
		STORM SEWER CLENOUT
		FLARED END SECTION
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN
		WATERMAIN TO BE REMOVED
		SANITARY SEWER TO BE REMOVED

NOT TO SCALE

AREA KEY MAP



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SHEET TITLE

UTILITY PLAN ENLARGEMENTS

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C602

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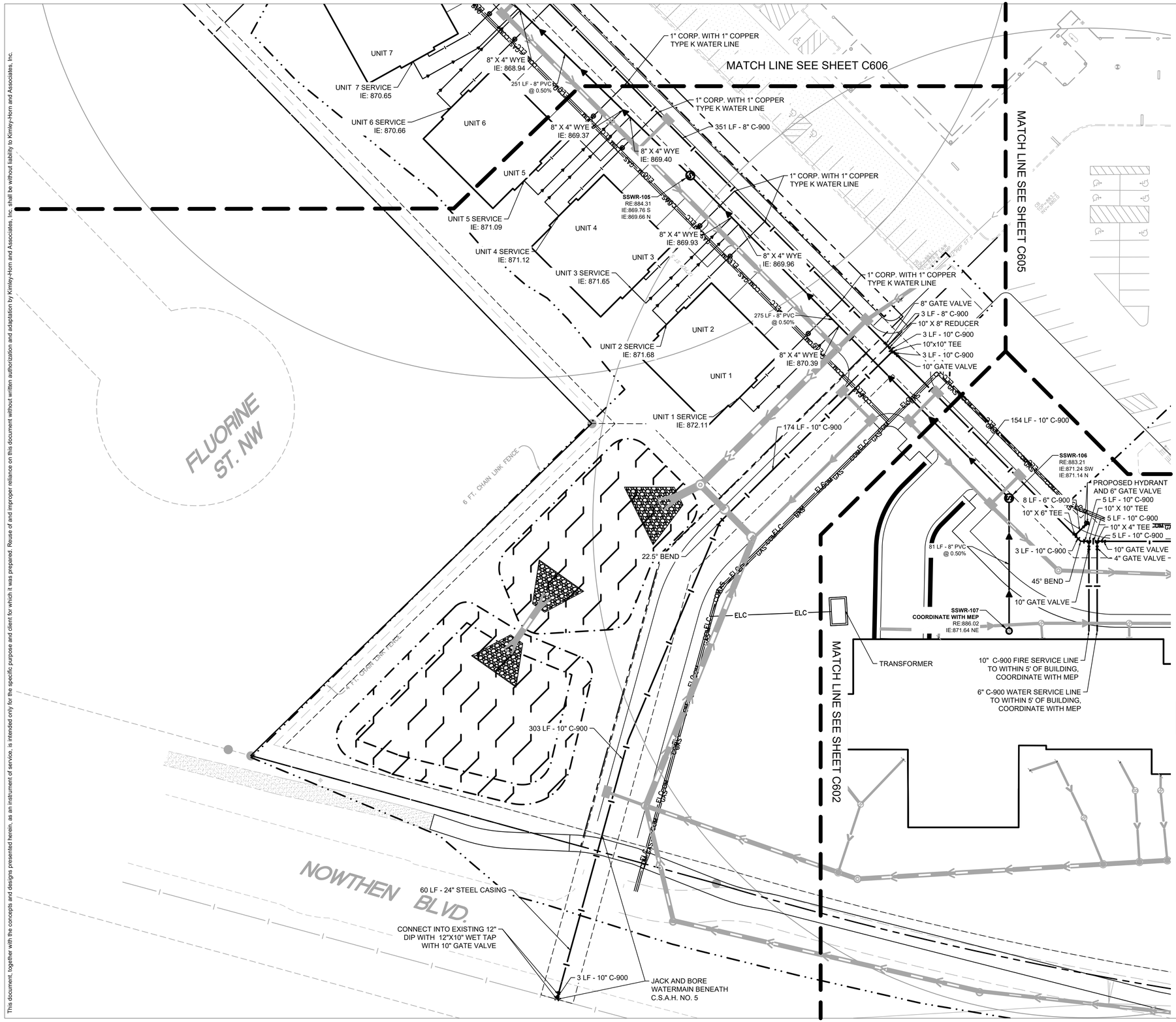
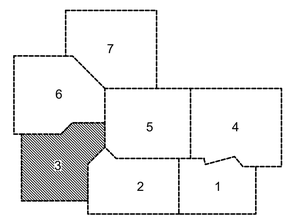


LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		STORM MANHOLE (SOLID CASTING)
		STORM MANHOLE (ROUND INLET CASTING)
		STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
		STORM SEWER CLENOUT
		FLARED END SECTION
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN
		WATERMAIN TO BE REMOVED
		SANITARY SEWER TO BE REMOVED

AREA KEY MAP

NOT TO SCALE



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SHEET TITLE

UTILITY PLAN ENLARGEMENTS

SHEET NUMBER

C603

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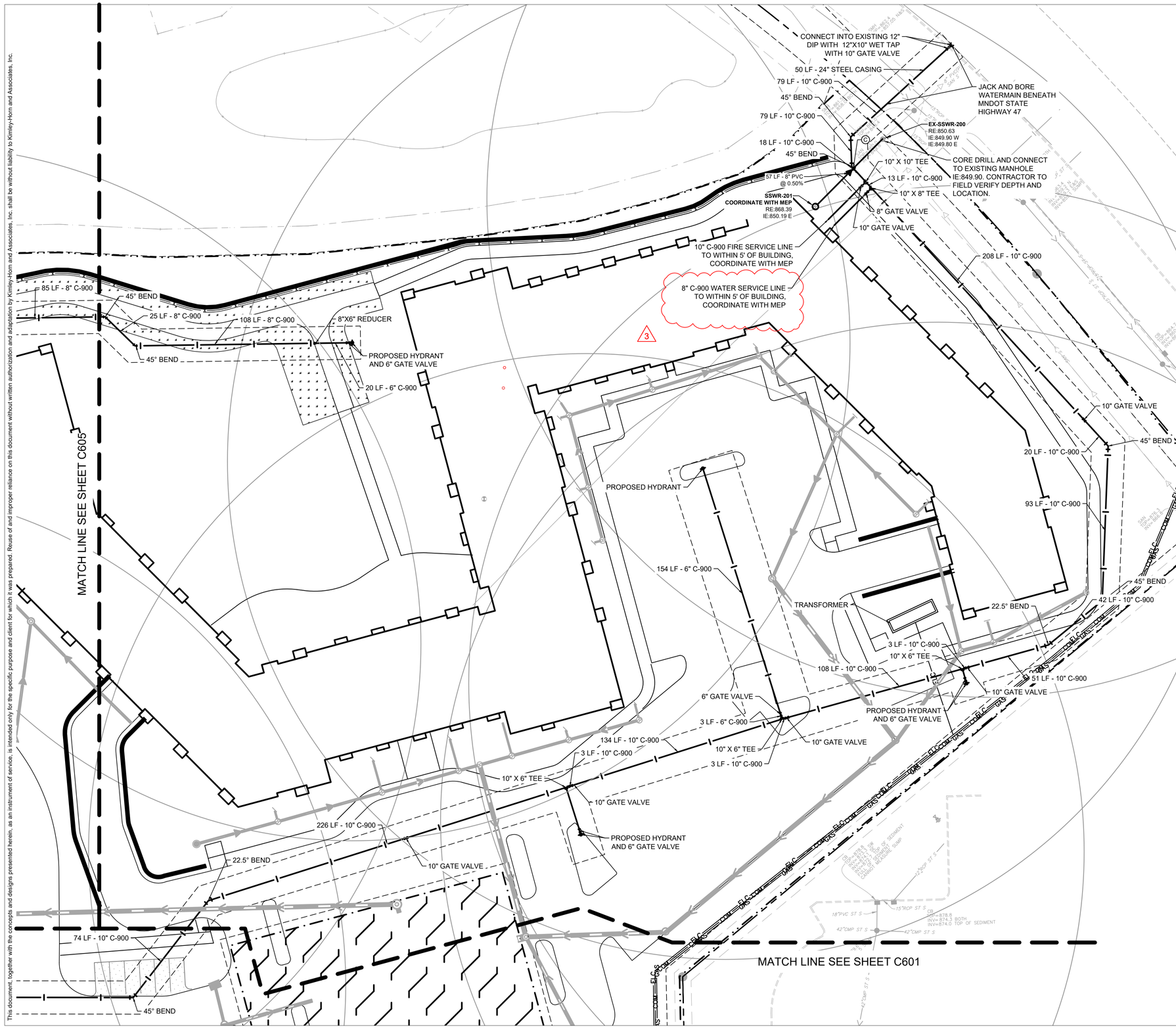

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		STORM MANHOLE (SOLID CASTING)
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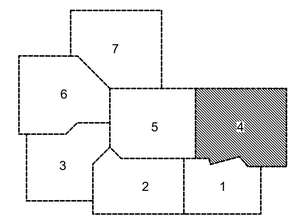
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN
		WATERMAIN TO BE REMOVED
		SANITARY SEWER TO BE REMOVED

NOT TO SCALE

AREA KEY MAP



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SHEET TITLE

UTILITY PLAN ENLARGEMENTS

SHEET NUMBER

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MATCH LINE SEE SHEET C607

MATCH LINE SEE SHEET C606

MATCH LINE SEE SHEET C603

MATCH LINE SEE SHEET C604

MATCH LINE SEE SHEET C602

85 LF - 8" C-900

45° BEND

25 LF - 8"

57 LF - 8" C-900

45° BEND

45° BEND

45° BEND

152 LF - 8" C-900

8" GATE VALVE

10 LF - 6" C-900

PROPOSED HYDRANT AND 6" GATE VALVE

3 LF - 8" C-900

8" X 6" TEE

207 LF - 8" C-900

1" CORP. WITH 1" COPPER TYPE K WATER LINE

8" GATE VALVE

3 LF - 8" C-900

10" X 8" REDUCER

3 LF - 10" C-900

10"x10" TEE

3 LF - 10" C-900

10" GATE VALVE

154 LF - 10" C-900

SSWR-106
RE:883.21
IE:871.24 SW
IE:871.14 N

PROPOSED HYDRANT AND 6" GATE VALVE

8 LF - 6" C-900

10" X 6" TEE

5 LF - 10" C-900

10" X 10" TEE

5 LF - 10" C-900

10" X 4" TEE

5 LF - 10" C-900

10" GATE VALVE

4" GATE VALVE

3 LF - 10" C-900

81 LF - 8" PVC @ 0.50%

45° BEND

10" GATE VALVE

SSWR-107
COORDINATE WITH MEP
RE:886.02
IE:871.64 NE

213 LF - 10" C-900

141 LF - 10" C-900

36 LF - 10" C-900

PROPOSED HYDRANT AND 6" GATE VALVE

5 LF - 6" C-900

8" GATE VALVE

133 LF - 10" C-900

5 LF - 8" C-900

74 LF - 10" C-900

10" GATE VALVE

10" X 6" TEE

10" X 8" TEE

3 LF - 10" C-900

10" GATE VALVE

45° BEND

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		STORM MANHOLE (SOLID CASTING)
		STORM MANHOLE (ROUND INLET CASTING)
		STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
		STORM SEWER CLENOUT
		FLARED END SECTION
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN
		WATERMAIN TO BE REMOVED
		SANITARY SEWER TO BE REMOVED

AREA KEY MAP

NOT TO SCALE

7 6 5 4 3 2 1

NORTH

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UTILITY PLAN ENLARGEMENTS

SHEET NUMBER

C605

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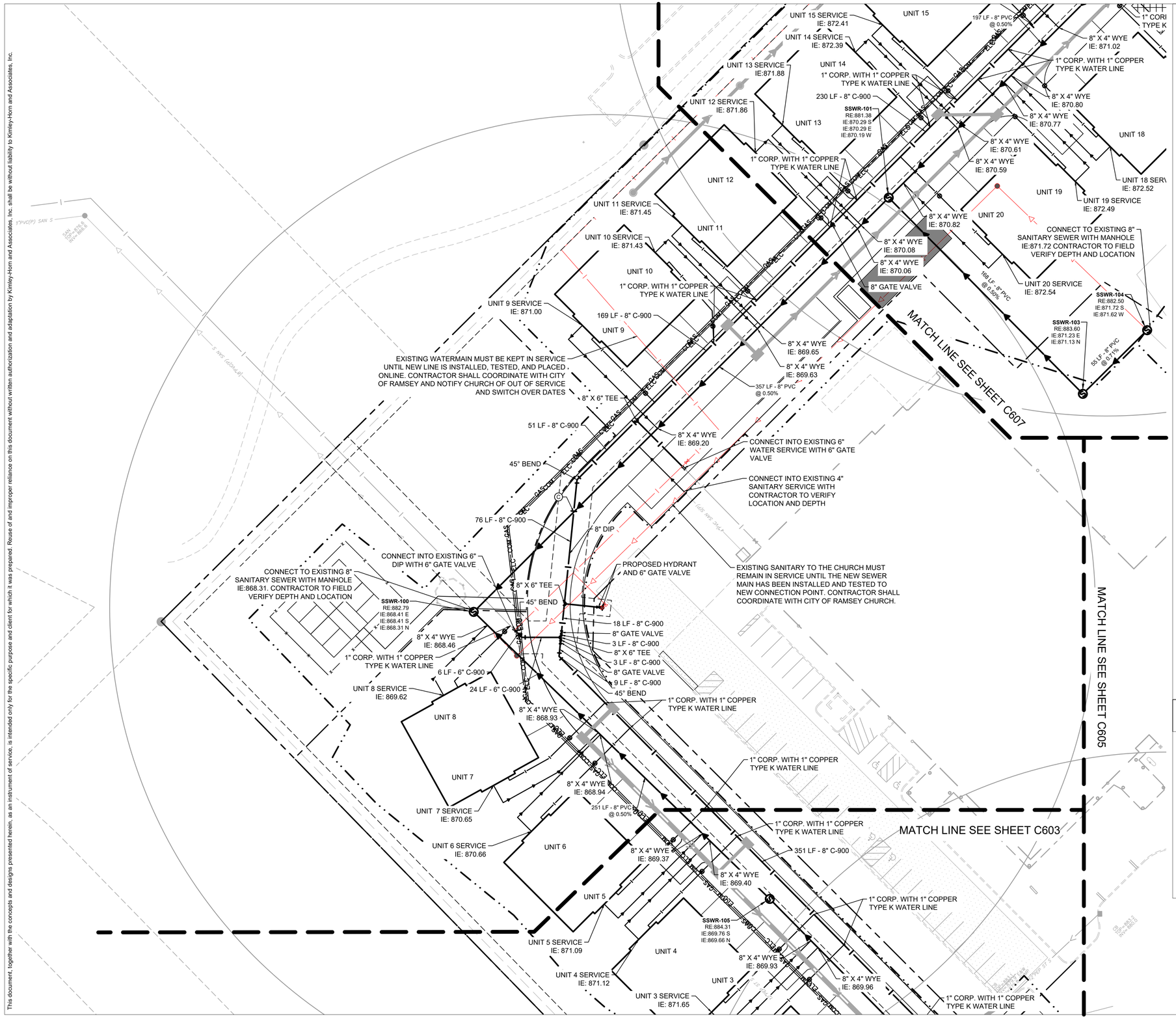
UNIT 15 SERVICE IE: 872.41
UNIT 14 SERVICE IE: 872.39
UNIT 13 SERVICE IE:871.88
UNIT 12 SERVICE IE: 871.86
UNIT 11 SERVICE IE: 871.45
UNIT 10 SERVICE IE: 871.43
UNIT 9 SERVICE IE: 871.00
UNIT 8 SERVICE IE: 869.62
UNIT 7 SERVICE IE: 870.65
UNIT 6 SERVICE IE: 870.66
UNIT 5 SERVICE IE: 871.09
UNIT 4 SERVICE IE: 871.12
UNIT 3 SERVICE IE: 871.65
UNIT 19 SERVICE IE: 872.49
UNIT 20 SERVICE IE: 872.54
UNIT 18 SERV IE: 872.52
UNIT 15
UNIT 14
UNIT 13
UNIT 12
UNIT 11
UNIT 10
UNIT 9
UNIT 8
UNIT 7
UNIT 6
UNIT 5
UNIT 4
UNIT 3
UNIT 18
UNIT 19
UNIT 20
1" CORP. WITH 1" COPPER TYPE K WATER LINE
197 LF - 8" PVC @ 0.50%
230 LF - 8" C-900
SSWR-101
RE:881.38
IE:870.29 S
IE:870.29 E
IE:870.19 W
169 LF - 8" C-900
357 LF - 8" PVC @ 0.50%
51 LF - 8" C-900
45° BEND
76 LF - 8" C-900
8" DIP
18 LF - 8" C-900
8" GATE VALVE
3 LF - 8" C-900
8" X 6" TEE
3 LF - 8" C-900
8" GATE VALVE
9 LF - 8" C-900
45° BEND
6 LF - 6" C-900
24 LF - 6" C-900
251 LF - 8" PVC @ 0.50%
351 LF - 8" C-900
168 LF - 8" PVC @ 0.50%
55 LF - 8" PVC @ 2.18%
8" X 4" WYE IE: 871.02
8" X 4" WYE IE: 870.80
8" X 4" WYE IE: 870.77
8" X 4" WYE IE: 870.61
8" X 4" WYE IE: 870.59
8" X 4" WYE IE: 870.82
8" X 4" WYE IE: 870.08
8" X 4" WYE IE: 870.06
8" GATE VALVE
8" X 4" WYE IE: 869.65
8" X 4" WYE IE: 869.63
8" X 6" TEE
8" X 4" WYE IE: 869.20
8" X 4" WYE IE: 868.46
8" X 4" WYE IE: 868.93
8" X 4" WYE IE: 868.94
8" X 4" WYE IE: 869.37
8" X 4" WYE IE: 869.40
8" X 4" WYE IE: 869.93
8" X 4" WYE IE: 869.96
1" CORP. WITH 1" COPPER TYPE K WATER LINE
CONNECT TO EXISTING 8" SANITARY SEWER WITH MANHOLE IE:871.72 CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION
SSWR-104
RE:882.50
IE:871.72 S
IE:871.62 W
SSWR-103
RE:883.60
IE:871.23 E
IE:871.13 N
SSWR-105
RE:884.31
IE:869.76 S
IE:869.66 N
SSWR-100
RE:882.79
IE:868.41 E
IE:868.41 S
IE:868.31 N
EXISTING WATERMAIN MUST BE KEPT IN SERVICE UNTIL NEW LINE IS INSTALLED, TESTED, AND PLACED ONLINE. CONTRACTOR SHALL COORDINATE WITH CITY OF RAMSEY AND NOTIFY CHURCH OF OUT OF SERVICE AND SWITCH OVER DATES
CONNECT INTO EXISTING 6" WATER SERVICE WITH 6" GATE VALVE
CONNECT INTO EXISTING 4" SANITARY SERVICE WITH CONTRACTOR TO VERIFY LOCATION AND DEPTH
CONNECT TO EXISTING 8" SANITARY SEWER WITH MANHOLE IE:868.31. CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION
CONNECT INTO EXISTING 6" DIP WITH 6" GATE VALVE
PROPOSED HYDRANT AND 6" GATE VALVE
EXISTING SANITARY TO THE CHURCH MUST REMAIN IN SERVICE UNTIL THE NEW SEWER MAIN HAS BEEN INSTALLED AND TESTED TO NEW CONNECTION POINT. CONTRACTOR SHALL COORDINATE WITH CITY OF RAMSEY CHURCH.
MATCH LINE SEE SHEET C607
MATCH LINE SEE SHEET C605
MATCH LINE SEE SHEET C603
3"PVC(P) SAN S
SAN INV=878.6 INV=868.6
6" WM (DIP)
6" WM (DIP)
6" WM (DIP)

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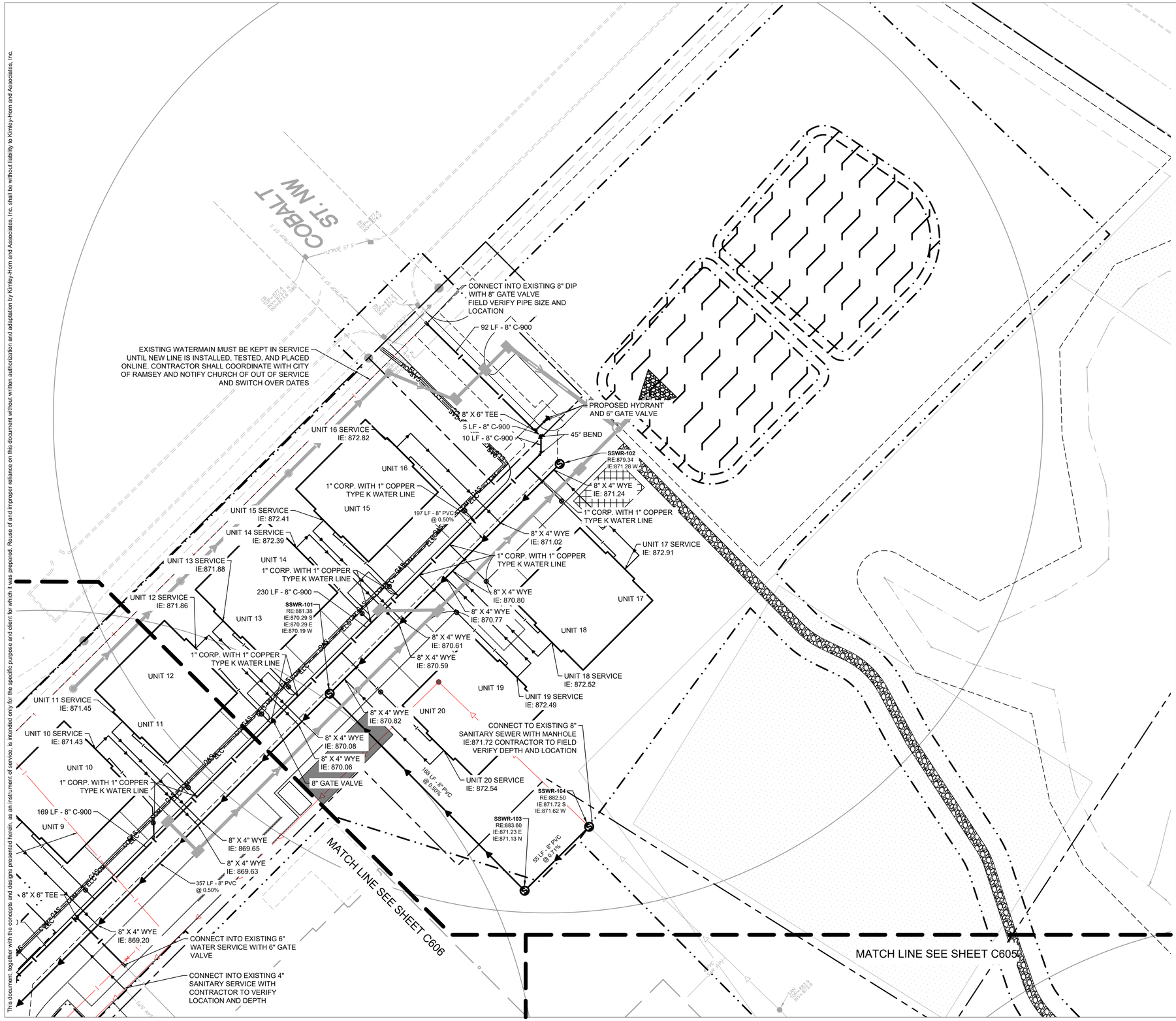

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
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ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN
		WATERMAIN TO BE REMOVED
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AREA KEY MAP

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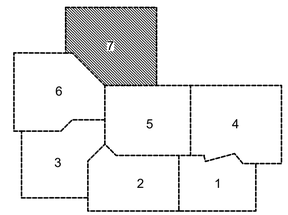

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COMMISSION NUMBER	

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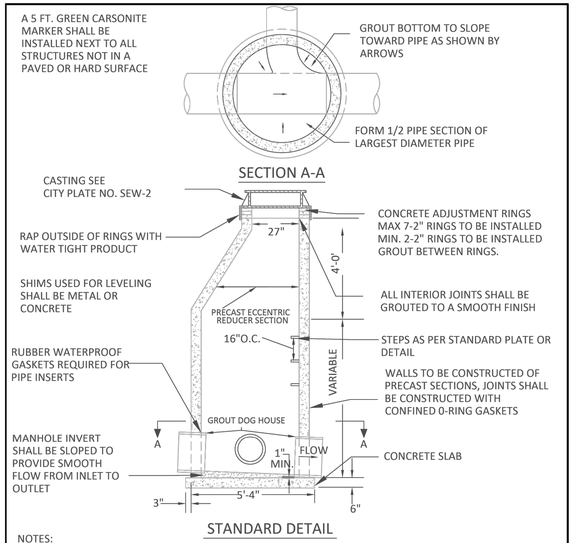
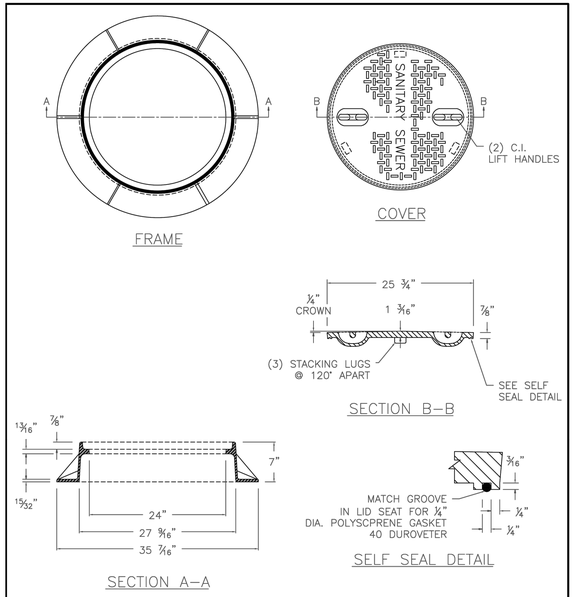


NOTES:
1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL SEWER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)
2. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT
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

STANDARD DETAILS: SANITARY MANHOLE

CITY PLATE No. SEW-1

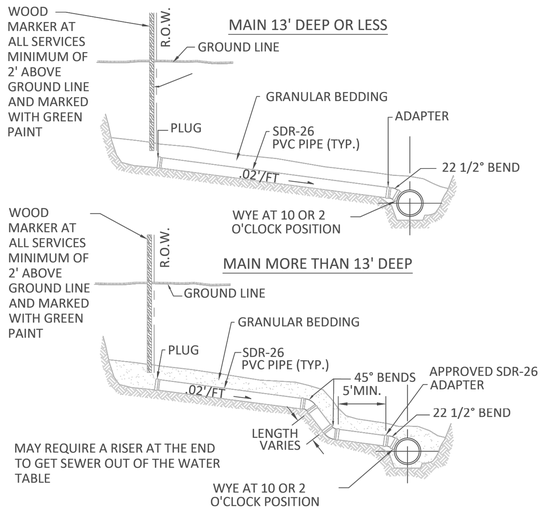


NOTE: NOT TO SCALE

APPROVED: 11 – 2015

STANDARD DETAILS: WATER TIGHT CASTING

CITY PLATE No. SEW–2

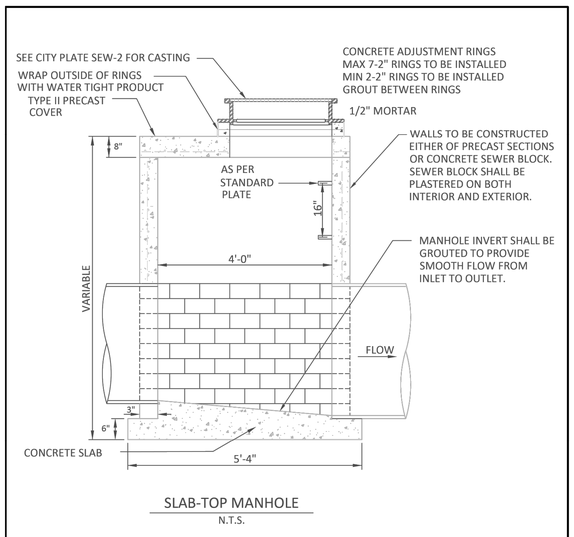


NOTES:
1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL SEWER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

APPROVED: 1 - 2024

STANDARD DETAILS: SANITARY SEWER SERVICE

CITY PLATE No. SEW-3

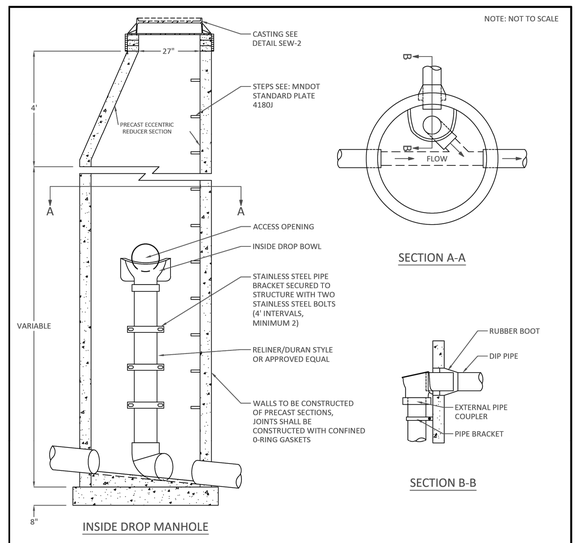


NOTE:
1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL SEWER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

APPROVED: 1 - 2024

STANDARD DETAILS: SLAB-TOP MANHOLE

CITY PLATE No. SEW-4



NOTES:
1. CONCRETE ADJUSTMENT RINGS, MIN 2 MAX 7 - 2" RINGS TO BE INSTALLED. ALL INTERIOR JOINTS SHALL BE GROUTED TO A SMOOTH FINISH. WRAP OUTSIDE OF RINGS WITH WATER TIGHT PRODUCT
2. 8" BASE FOR ALL MANHOLES LESS THAN 14 FT. DEEP. INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT, & REINFORCEMENT WITH 6"X6" & 10"X10" MESH
3. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE SMOOTH FLOW INLET TO OUTLET. RUBBER WATERPROOF GASKETS REQUIRED FOR PIPE INSERTS
4. DUCTILE IRON PIPE TO BE USED FROM TEE TO UNDISTURBED SOIL
5. 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

STANDARD DETAILS: INSIDE DROP MANHOLE

CITY PLATE No. SEW-5

RELINER® INSIDE DROP SYSTEM SPECIFICATIONS

1. PRODUCT NAME

RELINER® INSIDE DROP SYSTEM
U.S. Patent 6074130 Canadian Patent # 2269565
All RELINER Products are proudly made in the U.S.A.

2. MANUFACTURER

RELINER®/Duran Inc.
53 Mount Archer Rd.
Lyme CT 06371
Phone: (800) 508-6001, (860) 434-0277
Fax: (877) 434-3197
E Mail: info@reliner.com
Web site: http://www.reliner.com

3. PRODUCT DESCRIPTION

Basic Application: RELINER® INSIDE DROP SYSTEM is a plastic composite collection device that facilitates the controlled drop of effluent into the main stream flow of a sanitary manhole. The Drop Bowl permits easy inspection and cleaning without the need to enter the structure. The custom made adjustable stainless steel straps fully support the drop pipe.

Advantages of the INSIDE DROP SYSTEM by RELINER®

- Reduce maintenance
- Eliminate confined space entry
- Speed Inspection
- Simplify cleaning
- Reduce turbulence and odor
- Solids and liquids remain together
- Erosion of structure eliminated
- High corrosion resistance
- Allow workers to enter structure without risk of effluent contact
- Increase pump life in Wet Wells

Composition and Materials: RELINER® DROP BOWL is hand fabricated in the USA from marine grade fiberglass. The clamping pipe supports are of 304 stainless steel with 18-8 stainless nuts and bolts.

These materials have extremely high resistance to sewer acids while providing very smooth, low maintenance assemblies.

The open design allows for grade level inspection and cleaning while containing the incoming material and conducting it smoothly into the main flow of the system.
The RELINER Drop system is compatible with virtually all types of manhole construction and rehabilitation technologies and materials.

RELINER® US Patent # 5553973 Drop Bowl US Patent # 6074130 Canadian DB Patent # 2269565 6/10/16
1

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1
3	2024-05-07	SITE PLAN REVIEW R2

PRELIMINARY - NOT FOR CONSTRUCTION

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	
CHECKED BY	
COMMISSION NUMBER	

SHEET TITLE

UTILITY DETAILS

SHEET NUMBER

C608

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RELINER® INSIDE DROP SYSTEM SPECIFICATIONS

4. TECHNICAL DATA

RELINER® INSIDE DROP components consist of
1) Standard size composite Drop Bowls
2) Stainless steel adjustable clamping brackets

RELINER composite components are hand and chopper gun laminations of these properties:

Physical Properties of Unsaturated Polyester Resin Reinforced Laminates
(33 / 66 Glass / Resin 1.5 oz mat Laminates .125 in.)

Flexural Strength	(psi) ASTM D-790	27,100
Flexural Modulus	(psi) ASTM D-790	1,157,000
Tensile Strength	(psi) ASTM D-638	16,700
Tensile Modulus	(psi) ASTM D-638	1,457,000
Tensile Elongation (%)	ASTM D-638	1.54
Hardness, Barcol 934.1	ASTM D-2583	55 - 60

Physical Properties of ISO Gel Coat

	Room Temperature Cured for 45 hours	Post Cured at 50 for 24 hours
Tensile Strength	6,218	6,581
Elongation, %	2.70	1.90
Flexural Strength, psi	11,363	11,329
Heat Distortion, °F	0.544 x 10^6	0.713 x 10^6
Mandrel Flex, Mandrel Diameter in Inches	--	1.0

Stainless steel clamping bracket materials:
304 series non-magnetic stainless steel - 11GA
18-8 series non-magnetic stainless steel 3/8 x 18

Sample Specification for RELINER® INSIDE DROP SYSTEM:

All new and/or existing manhole structures employing inside drop connections for services and collector sewers shall use the RELINER® Inside Drop Bowl components as produced by RELINER® / Duran Inc. 53 Mt. Archer Rd. Lyme CT 06371 (800) 508-6001, fax (877) 434-3197 or equal. Bowl size shall be determined by incoming pipe sizes and flow rates. The bowl shall be installed as per manufacturer's instructions using stainless steel fasteners. The drop pipe of SDR 35, Schedule 40 or other shall be securely attached to the manhole wall using stainless steel RELINER® Adjustable Clamping Brackets and stainless steel fasteners. Bracket interval shall be 4 feet maximum (minimum of 2 brackets). The connection of Drop Bowl to drop pipe shall be by flexible external pipe coupler. The turn-out at the base end of the drop pipe shall be accomplished with an appropriately angled PVC pipe elbow (45 degree recommended).

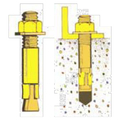
RELINER® INSIDE DROP SYSTEM SPECIFICATIONS

5. INSTALLATION

1. Select **Drop Bowl** of size appropriate to flow rate and pipe diameter.
(Examples: The "A" Bowl with 4" outlet will service up through full 6" inlets. The "A" Bowl with 6" outlet will service up through full 8" inlets. Can be used for 10" & 12" inlet moderate flows.
The "B" Bowl with 8" outlet will service up through full 10" inlets. The "B" Bowl with 10" outlet will service up through full 12" inlets. Can be used for 15" and 16" moderate flows. Larger sizes and flat configurations are also available) A pipe downsize is possible in most applications.
2a. Trim incoming pipe so that only 2" maximum protrudes into manhole.
2b. For improved flow control, cut a "V" shaped notch at bottom edge of incoming pipe.
3. Center Drop Bowl directly under incoming pipe, allow approximately 1" clearance between pipe and bowl.
4. Attach Drop Bowl to manhole wall with 3/8" diameter stainless steel anchors (See following instructions).
NOTE: A & B Bowls are best installed with (4) 3/8" expansion anchors
NOTE: 24 & 30 Bowls are best installed with (6) 3/8" expansion anchors
NOTE: 36 & 48 Bowls require (8) & (10) respectively 3" Wedge Anchors – see install instructions on the other side
NOTE: Fiberglass Manhole Installation Requires Special bolts!!!!!!— see install instructions on the other side
(1) Drill a 3/4"hole into the base material to the required depth (approximately 1- 1/4" deep.)
(2) Blow the hole clean of dust and other material.
(3) Insert the anchor into the hole (Lead shield out).
(4) Position a setting tool or a 9/16 socket against the anchor outer cone. (The outer rim of the tool or socket should seat onto the lead shield rim.)
(5) Using the tool or socket, set the anchor by driving the lead sleeve over the cone using several sharp hammer blows. (Be sure the anchor is at the required embedment depth.)
(6) Position the fixture, insert screw or bolt and tighten.
5. Cut and mount SDR 35 PVC drop pipe of diameter appropriate to Drop Bowl size and flow using RELINER adjustable stainless steel clamping brackets. Use a minimum of 2 brackets with a maximum spacing of 4 feet (RELINER clamping brackets will adjust to allow drop pipe to maintain correct stand off from wall).
6. Connection from Drop Bowl to drop pipe shall be by flexible external pipe connector ("Fernco" recommended.)
7. Install appropriate pipe elbow to provide smooth transition into channel flow. (We recommend a 45 degree elbow.)
Our Drop Bowl warranty is void if the drop pipe is not installed with the correct RELINER pipe support brackets as these brackets fully support the drop pipe and hold it off the wall the correct distance. (see #5 above)
OPTIONAL DROP BOWL INSTALLATION ANCHORS -- These parts are shipped assembled.
3/8 X 1" X 16 18-8 stainless hex cap screw full thread, 3/8 18-8 stainless washers, 3/8 16 x 1-1/4 lead tamp-in expansion anchors

RELINER® INSIDE DROP SYSTEM SPECIFICATIONS

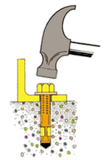
Concrete Wedge Anchor Installation



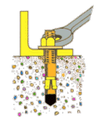
How to install



1. Drill hole in concrete (hole dia. same as thread dia.)= (3/8") maximum depth of hole could be any depth beyond minimum recommended depth. Clean out hole of all debris.



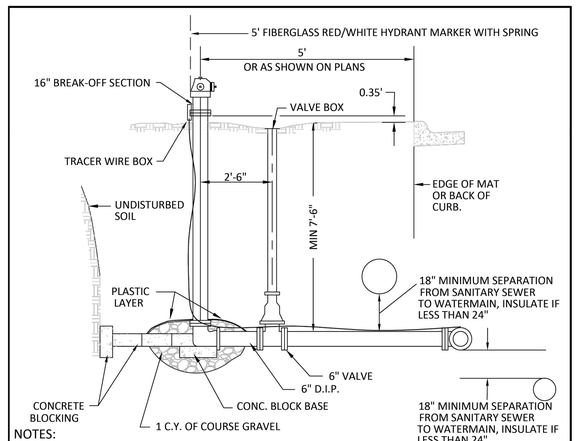
2. Place nut on the end of the wedge anchor (to protect the threads of the wedge anchor during installation) Drive wedge anchor into drilled hole through fixture so that nut is flush with fixture.



3. Tighten nut until wrench resistance is felt (approximately 3 to 4 turns of the nut after snugged up) anchorage is now complete.

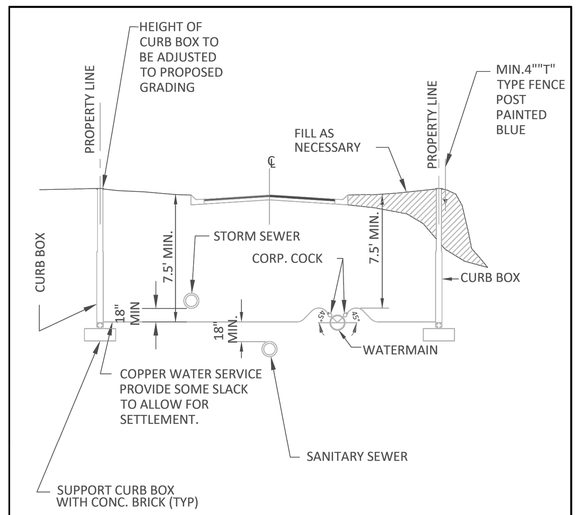
Stainless Drive Screw for Fiberglass Manholes Installation

(1) Drill a 1/4" pilot hole into the base material
(2) Insert the self-tapping 3/8" stainless hex head screw and turn clockwise.
(3) Run the screw in until the head flange is in contact with the structure.
(4) Remove the screw and install the part. Do not over-tighten, around 10 to 15 # of torque is all that is required. (if ground water is high, set screws with 3M 5200 sealant



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

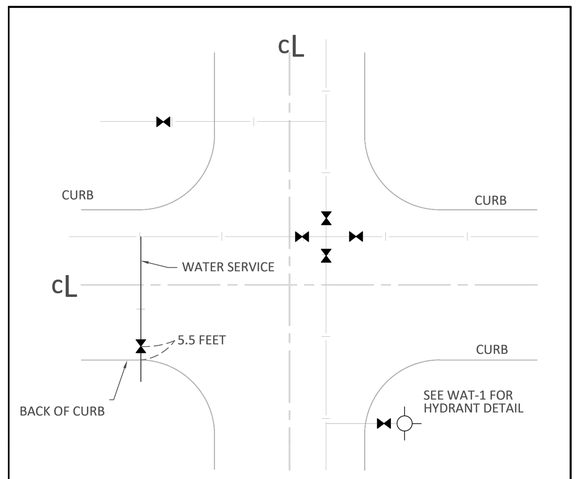


WATER SERVICE

NTS

NOTES:
1. 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: 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

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CONSULTANTS

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3	2024-05-07	SITE PLAN REVIEW R2

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SHEET TITLE

UTILITY DETAILS

SHEET NUMBER

C609

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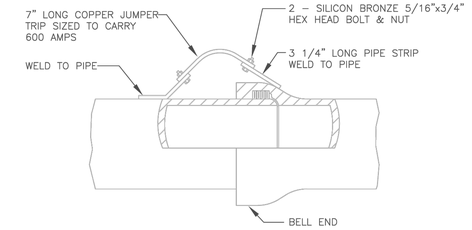
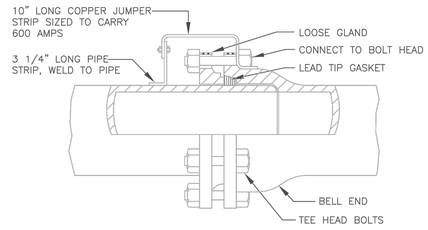


PUSH ON JOINT

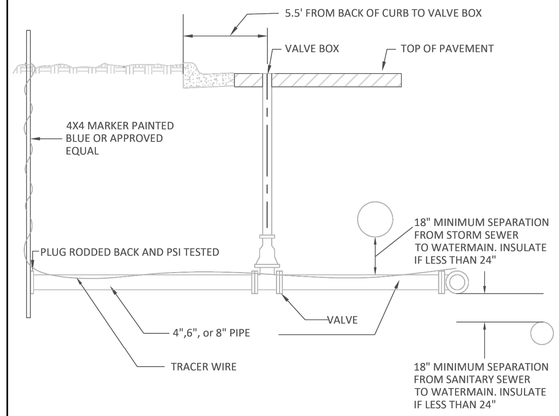
NOTE: DO NOT PASS CURRENT THROUGH PIPE UNLESS PIPE IS FULL OF WATER.

ALTERNATE METHOD BY AMERICAN CAST –IRON USING 4 COPPER CONTACT STRIPS IS AN APPROVED EQUAL TO ABOVE



MECHANICAL JOINT

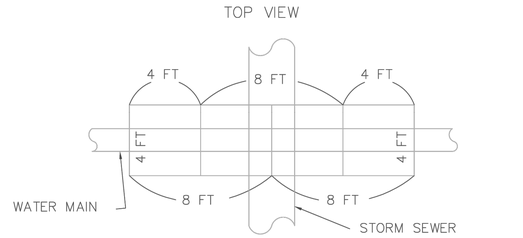
APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: JOINT CONNECTION
		CITY PLATE No. WAT–4



NOTES:

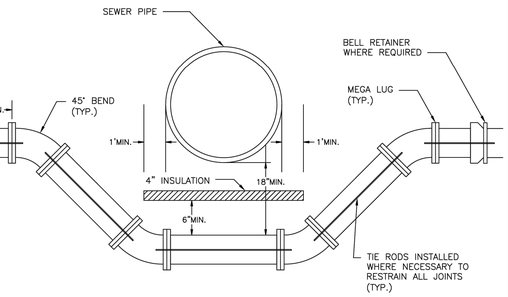
1. SHALL BE BLOCKED OR TIED TO THE MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
2. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL WATER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL 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:

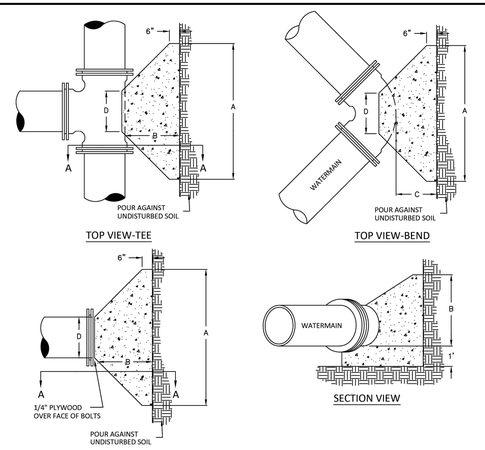
1. PROVIDE MEGA LUGS OR APPROVED EQUAL AT ALL JOINTS ON BENDS AND AS SHOWN ON THIS STANDARD PLATE.

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"	4'-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

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DRAWN BY	
CHECKED BY	
COMMISSION NUMBER	

SHEET TITLE

UTILITY DETAILS

SHEET NUMBER

C610

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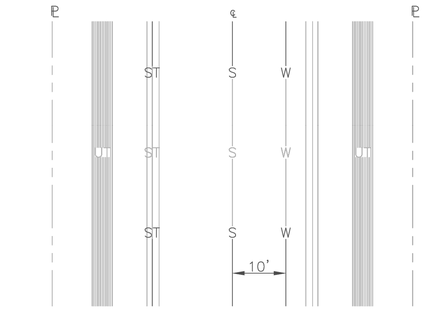


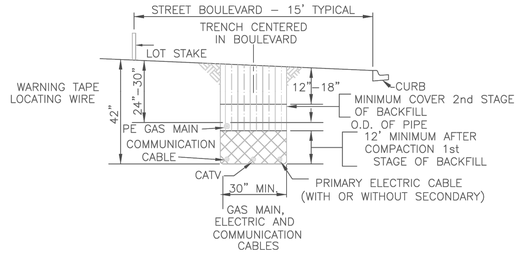
LEGEND
- S — SANITARY SEWER
- ST — STORM SEWER
- W — WATERMAIN
- UTILITY TRENCH
- ℄ PROPERTY LINE
- ℄ CENTERLINE OF STREET

NOTES:
1. WATERMAIN SHALL BE LOCATED NORTH & EAST OF CENTERLINE
2. UTILITY TRENCH SHALL BE A COMMON BURY FOR ELECTRIC, GAS, COMMUNICATIONS & CABLE TV.
3. THE COMMON BURY TRENCH SHALL BE LOCATED IN THE CENTER OF THE BOULEVARD BETWEEN BACK OF CURB & PROPERTY LINE.
4. STORM SEWER SHALL BE LOCATED BENEATH THE CURB ON THE STREET SIDE OPPOSITE TO THE WATERMAIN.
5. SEE DETAILS FOR MINUMUM DEPTH LOCATIONS.

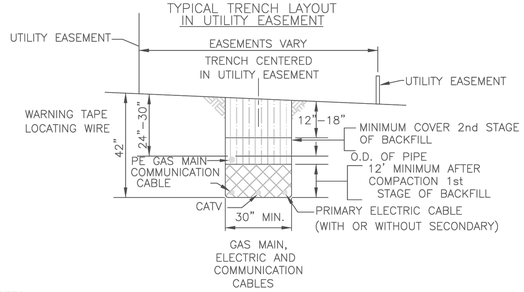
UTILITY LOCATIONS
N.T.S.

APPROVED: 7 – 1996	City of RAMSEY	STANDARD DETAILS: UTILITY LOCATIONS
		CITY PLATE No. UTL–1

TYPICAL TRENCH LAYOUT IN STREET BOULEVARD



TYPICAL TRENCH LAYOUT IN UTILITY EASEMENT

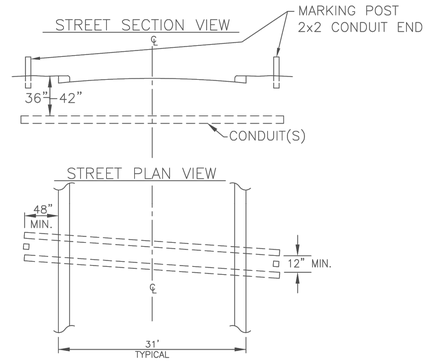


NOTES:
1. TRENCH AND UTILITY LOCATIONS SHALL CORRESPOND WITH STREET SERIES LAYOUT AND CONNEXUS PLANS.
2. WARNING TAPE AND LOCATING WIRE PLACED ABOVE GAS AND ELECTRIC

APPROVED: 7 – 1996	City of RAMSEY	STANDARD DETAILS: TYPICAL TRENCH LOCATION
		CITY PLATE No. UTL–2

CONDUIT INSTALLATION GUIDE

REQUIREMENTS
1. CONDUIT(S) SHALL BE 4" PVC SCHEDULE 40 UNLESS OTHERWISE NOTED.
2. DEPTH OF CONDUIT(S) SHALL BE 36" TO 42"
3. EXTEND CONDUIT(S) A MINIMUM OF 48" BEYOND CURB AND MARK ENDS WITH A 2X2 MARKING POST.
4. IF MULTIPLE CONDUIT(S) ARE NEEDED, THEY SHALL BE SEPARATED BY A MINIMUM OF 12".
5. AT STREET INTERSECTIONS, INSTALL THE CONDUIT(S) IN LINE WITH UTILITY TRENCH LINE WHICH IS 7' FROM LOT LINE.



CONDUIT INSTALLATION
N.T.S.

APPROVED: 4 – 2016	City of RAMSEY	STANDARD DETAILS: CONDUIT INSTALLATION
		CITY PLATE No. UTL–3

PRELIMINARY - NOT FOR CONSTRUCTION

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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1
3	2024-05-07	SITE PLAN REVIEW R2

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	
CHECKED BY	
COMMISSION NUMBER	

SHEET TITLE

UTILITY DETAILS

SHEET NUMBER

C611

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Luminaire Schedule							
Tag	Symbol	Qty	Description	Manufacturer's #	Luminaire Lumens	Luminaire Watts	LLF
UX		20	MINI WALL SCONCE MOUNTED AT 7 FT AFG	MAXIM LIGHTING CAT# 86199	143	6	0.900
UX1		40	ATLANTIS WALL SCONCE MOUNTED AT 10 FT AFG	HINKLEY CAT# 1646SK-LL	1100	12	0.900
XB		41	SQUARE BOLLARD	TRACE LITE CAT# AXB-VS-4K	3051	26	0.900
XD		32	4 IN. RECESSED DOWNLIGHT	NORA LIGHTING CAT# NOXTW-5631BB 4000K	1134	15.5	0.900
XP1		95	14 FT POLE ON 6 IN. BASE WITH HOUSE-SIDE SHIELD, SINGLE HEAD, TYPE IV DISTRIBUTION	LUMECON CAT# LDS-SAL-125-DB-T4-1-40-MAS-BL	8571	125	0.900
XP2		27	12 FT POLE ON 30 IN. BASE, DOUBLE HEAD, TYPE III DISTRIBUTION	LUMECON CAT# LDS-SAL-125-DB-T3-1-40-	17935	125	0.900
XW		5	WALL PACK MOUNTED AT 10 FT AFG	LUMECON CAT# LWS-SFC-30-DB-1-40	3089	30	0.900
XW1		16	DOWN SCONCE MOUNTED ON WALL AT 8 FT AFG	SATCO NUVO CAT# 62-1148	725	10	0.900
XW2		17	UP & DOWN SCONCE MOUNTED ON WALL AT 10 FT AFG	SATCO NUVO CAT# 62-1144R1	1472	20	0.900

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE_Top	Illuminance	Fc	1.31	60.7	0.0	N.A.	N.A.
PARKING LOTS & DRIVE AISLES	Illuminance	Fc	4.63	24.6	1.0	4.63	24.60
WALKING PATH - FAMILY NORTH	Illuminance	Fc	0.81	29.6	0.0	N.A.	N.A.
WALKING PATH - FAMILY SOUTH	Illuminance	Fc	3.85	10.2	0.3	12.83	34.00
WALKING PATH - SENIOR NORTH	Illuminance	Fc	3.09	18.2	0.1	30.90	182.00



TYPE UX

https://www.maximilighting.com/prodspec/86199BK



TYPE UX1

https://www.hinkley.com/product_spec_print/download/advancedpdf/product_id/53294/



TYPE XB

https://barronltg.com/pdf/axb.pdf



TYPE XD

https://noralighting.com/wp-content/uploads/2019/12/NOXTW-56_spec.pdf



TYPE XP1 & XP2

https://lumecon.com/wp-content/uploads/2024/02/Lumecon-LDS-SAL_02022024.pdf



TYPE XW

https://lumecon.com/wp-content/uploads/2023/10/Lumecon-LWS-SFC_10312023.pdf



TYPE XW1

https://media.satco.com/specsheetsp/pdf/62-1148



TYPE XW2

https://media.satco.com/specsheetsp/pdf/62-1144R1



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CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	ALR
CHECKED BY	CSK
COMMISSION NUMBER	2236.10

SHEET TITLE

ELECTRICAL SITE PHOTOMETRICS

SHEET NUMBER

E015

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CONSULTANTS

PROJECT TITLE

HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

SHEET NUMBER	SHEET NAME	ISSUE 01	ISSUE 02	ISSUE 03	ISSUE 04	ISSUE 05	ISSUE 06	ISSUE 07
A - GENERAL								
L001	LANDSCAPE COVER SHEET	X	X					
L002	LANDSCAPE NOTES / GRAPHIC LEGEND	X	X					
L003	OVERALL SITE REFERENCE PLAN	X	X					
B - REMOVAL								
LD001	TREE PRESERVATION PLAN	X	X					
LD002	TREE PRESERVATION/REMOVALS INVENTORY	X	X					
D - LANDSCAPE								
LS1100	TOWNHOMES ZONE A - LANDSCAPE PLAN	X	X					
LS1101	TOWNHOMES ZONE B - LANDSCAPE PLAN	X	X					
LS1102	TOWNHOMES ZONE C - LANDSCAPE PLAN	X	X					
LS1103	TOWNHOMES ZONE D - LANDSCAPE PLAN	X	X					
LS1104	TOWNHOMES ZONE E - LANDSCAPE PLAN	X	X					
LS1105	TOWNHOMES ZONE F - LANDSCAPE PLAN	X	X					
LS2106	SENIOR BUILDING ZONE A - LANDSCAPE PLAN	X	X					
LS2201	SENIOR BUILDING ZONE B - LANDSCAPE PLAN	X	X					
LS3108	ALL AGES BUILDING ZONE A - LANDSCAPE PLAN	X	X					
LS3109	ALL AGES BUILDING ZONE B - LANDSCAPE PLAN	X	X					
LS3110	ALL AGES BUILDING ZONE C - LANDSCAPE PLAN	X	X					
LS3111	ALL AGES BUILDING ZONE D - LANDSCAPE PLAN	X	X					
LS3112	ALL AGES BUILDING ZONE E - LANDSCAPE PLAN	X	X					

TRUE NORTH PLAN NORTH

CERTIFICATION

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CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE

LANDSCAPE COVER SHEET

SHEET NUMBER

L001

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REFERENCE SYMBOLS

GENERAL

DETAIL CALLOUT:



INDICATES DETAIL CALLOUT NUMBER

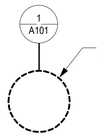
INDICATES SHEET WHERE DETAIL CALLOUT IS DRAWN

REVISION:



REVISION NUMBER - SEE REVISION HISTORY ON TITLE BLOCK OF EACH SHEET

DETAIL:



INDICATES AREA OF DETAIL CUT PARALLEL TO VIEW

REVISION CLOUD:



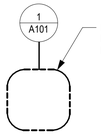
REVISION NUMBER - SEE REVISION HISTORY ON TITLE BLOCK OF EACH SHEET

KEYNOTE:



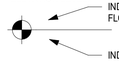
SEE CORRESPONDING NUMBERED KEY NOTE ON SHEET WHERE REFERENCE OCCURS

DETAIL PLAN OR ELEVATION:



INDICATES AREA OF ENLARGED PLAN OR ENLARGED ELEVATION

ELEVATION LEVEL:



INDICATES FLOOR LEVEL

INDICATES FLOOR LEVEL ELEVATION

DETAIL CALLOUT:



INDICATES DETAIL NUMBER

INDICATES SHEET WHERE DETAIL IS DRAWN

INDICATES AREA OF DETAIL CUT PERPENDICULAR TO VIEW

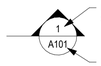
EXTERIOR ELEVATION:



INDICATES EXTERIOR ELEVATION NUMBER

INDICATES SHEET WHERE EXTERIOR ELEVATION IS DRAWN

BUILDING SECTION:



INDICATES BUILDING SECTION NUMBER

INDICATES SHEET WHERE BUILDING SECTION IS DRAWN



INDICATES ACCESSIBLE EXTERIOR DOOR LOCATION

GENERAL

C	CENTER LINE
	LIMIT OF WORK
	MATCH LINE
EJ	EXPANSION JOINT
	CONTROL JOINT
	STEEL EDGING
GB	GRADE BREAK

ABBREVIATIONS

AD = AREA DRAIN (HARDSCAPE)
BS = BOTTOM STEP
CL = CENTER LINE
EJ = EXPANSION JOINT
GB = GRADE BREAK
HP = HIGH POINT
LP = LOW POINT
PD = AREA DRAIN (PLANTING)
POB = POINT OF BEGINNING
TC = TOP OF CURB
TR = TOP OF RAMP
TS = TOP STEP
TW = TOP OF WALL

GRADING LEGEND

42.05	PROPOSED SPOT ELEVATION
42.05 ME	MATCH EXISTING ELEVATION
42.05 TS	TOP OF STEP
42.05 BS	BOTTOM OF STEP
42.05 TR	TOP OF RAMP
42.05 BR	BOTTOM OF RAMP
2% MAX.	SLOPE INDICATOR
42.05 TC	TOP OF CURB
42.05 BC	BOTTOM OF CURB
FFE = 42.05	FINISH FLOOR ELEVATION
	GRADE BREAKLINE

FINISH GRADE (LANDSCAPE)	FG
FINISH SURFACE (HARDSCAPE)	FS
POOL COPING	PC
TOP OF DRAIN	TD
RIM ELEVATION/INVERT ELEVATION	RIM/INV
WATER LEVEL	WL

GENERAL NOTES:

1. LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.
3. LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
4. LANDSCAPE 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. LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10'-0" CLEARANCE).
6. UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
7. EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
8. ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
10. LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.
11. NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
12. SOD AREAS DISTURBED DUE TO GRADING SHALL BE REPLACED, UNLESS NOTED OTHERWISE.
13. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
14. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
15. PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST 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 FINISHED GRADE.
16. LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
18. LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
19. PLANTING AREAS (NOT OVER STRUCTURE) RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 18" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.
20. ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.
21. SHRUB BED MASSINGS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.
22. STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.
23. REFER TO CIVIL FOR SITE DEMOLITION INFORMATION.
24. REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION
25. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.
26. CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DESIGN+BUILD IRRIGATION PLAN AND SPECIFICATIONS SUBMITTAL/SHOP DRAWINGS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
2. SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY, ROTORS OR ROTATOR HEADS AS REQUIRED.
3. LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY A STATE LICENSED IRRIGATOR (OR EQUIVALENT LICENSED PROFESSIONAL).
4. LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS FOR INSTALLED SYSTEM.
5. LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
6. LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
7. COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
8. RAIN & FREEZE SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
9. IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB EXCEPT WHERE PROHIBITED BY LOCAL CODE OR ORDINANCE.
10. LANDSCAPE IRRIGATION SYSTEM SHALL COMPLY WITH ALL LOCAL, STATE & FEDERAL CODES & ORDINANCES.
11. HAND TRENCHING REQUIRED WITHIN ROOT ZONE OF ANY EXISTING TREE.
12. CONTRACTOR SHALL CONFIRM MIN. STATIC WATER PRESSURE OF 60psi.

SURVEY NOTES:

1. ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER-FURNISHED SURVEY. BKV GROUP OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.
3. ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.

SITE PLAN NOTES:

- NO BUILDING SIGNAGE PROPOSED AT THIS TIME.
- TRASH/RECYCLING WILL BE COLLECTED WITHIN THE BUILDING AT GROUND LEVEL. COLLECTION WILL OCCUR ON-SITE WITHIN ENCLOSED LOADING AREAS BY PRIVATE VENDORS.
- SNOW WILL BE REMOVED FROM SIDEWALKS. A LIMITED AMOUNT OF SNOW STORAGE IS AVAILABLE ALONG THE STREET BOULEVARDS.

PROJECT SUMMARY:

- PUD SITE AREA: XXXXX SF / XXX ACRES
- LOT 1 SIZE (EXISTING): XXXXX SF / XXX ACRES
- LOT 2 SIZE (NEW): XXXXX SF / XXX ACRES
- DWELLING UNITS: XXX
- BUILDING FOOTPRINT (INCLUDES PKG AREA): XXXXX SF
- (TOTAL LOT AREA) - (TOTAL BLDG. FOOTPRINT) = XXXXX SF
- % LANDSCAPE REQ.: XXXXX SF
- PERVIOUS AREA ON-SITE (AT-GRADE): XXXXX SF
- PERVIOUS AREA ON-SITE (GREEN ROOF): XXXXX SF
- TOTAL PERVIOUS: XXXXX SF
- BIKE PARKING SPACES (ON SITE): X (X spaces per unit)
- BIKE PARKING SPACES (IN GARAGE): XXX



TRUE NORTH PLAN NORTH

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CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE

LANDSCAPE NOTES / GRAPHIC LEGEND

SHEET NUMBER

L002

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REFERENCE SYMBOLS

GENERAL

DETAIL CALLOUT:



INDICATES DETAIL CALLOUT NUMBER

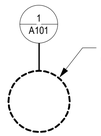
INDICATES SHEET WHERE DETAIL CALLOUT IS DRAWN

REVISION:



REVISION NUMBER - SEE REVISION HISTORY ON TITLE BLOCK OF EACH SHEET

DETAIL:



INDICATES AREA OF DETAIL CUT PARALLEL TO VIEW

REVISION CLOUD:



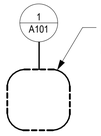
REVISION NUMBER - SEE REVISION HISTORY ON TITLE BLOCK OF EACH SHEET

KEYNOTE:



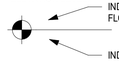
SEE CORRESPONDING NUMBERED KEY NOTE ON SHEET WHERE REFERENCE OCCURS

DETAIL PLAN OR ELEVATION:



INDICATES AREA OF ENLARGED PLAN OR ENLARGED ELEVATION

ELEVATION LEVEL:



INDICATES FLOOR LEVEL

INDICATES FLOOR LEVEL ELEVATION

DETAIL CALLOUT:



INDICATES DETAIL NUMBER

INDICATES SHEET WHERE DETAIL IS DRAWN

INDICATES AREA OF DETAIL CUT PERPENDICULAR TO VIEW

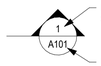
EXTERIOR ELEVATION:



INDICATES EXTERIOR ELEVATION NUMBER

INDICATES SHEET WHERE EXTERIOR ELEVATION IS DRAWN

BUILDING SECTION:



INDICATES BUILDING SECTION NUMBER

INDICATES SHEET WHERE BUILDING SECTION IS DRAWN



INDICATES ACCESSIBLE EXTERIOR DOOR LOCATION

GENERAL

C	CENTER LINE
	LIMIT OF WORK
	MATCH LINE
EJ	EXPANSION JOINT
	CONTROL JOINT
	STEEL EDGING
GB	GRADE BREAK

ABBREVIATIONS

AD = AREA DRAIN (HARDSCAPE)
BS = BOTTOM STEP
CL = CENTER LINE
EJ = EXPANSION JOINT
GB = GRADE BREAK
HP = HIGH POINT
LP = LOW POINT
PD = AREA DRAIN (PLANTING)
POB = POINT OF BEGINNING
TC = TOP OF CURB
TR = TOP OF RAMP
TS = TOP STEP
TW = TOP OF WALL

GRADING LEGEND

42.05	PROPOSED SPOT ELEVATION
42.05 ME	MATCH EXISTING ELEVATION
42.05 TS	TOP OF STEP
42.05 BS	BOTTOM OF STEP
42.05 TR	TOP OF RAMP
42.05 BR	BOTTOM OF RAMP
2% MAX.	SLOPE INDICATOR
42.05 TC	TOP OF CURB
42.05 BC	BOTTOM OF CURB
FFE = 42.05	FINISH FLOOR ELEVATION
	GRADE BREAKLINE

FINISH GRADE (LANDSCAPE)	FG
FINISH SURFACE (HARDSCAPE)	FS
POOL COPING	PC
TOP OF DRAIN	TD
RIM ELEVATION/INVERT ELEVATION	RIM/INV
WATER LEVEL	WL

GENERAL NOTES:

1. LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.
3. LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
4. LANDSCAPE 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. LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10'-0" CLEARANCE).
6. UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
7. EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
8. ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
10. LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.
11. NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
12. SOD AREAS DISTURBED DUE TO GRADING SHALL BE REPLACED, UNLESS NOTED OTHERWISE.
13. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
14. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
15. PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST 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 FINISHED GRADE.
16. LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
18. LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
19. PLANTING AREAS (NOT OVER STRUCTURE) RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 18" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.
20. ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.
21. SHRUB BED MASSINGS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.
22. STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.
23. REFER TO CIVIL FOR SITE DEMOLITION INFORMATION.
24. REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION
25. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.
26. CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
27. ANY TREE CLEARING THAT INVOLVES OAK TREES SHALL BE COMPLETED PRIOR TO APRIL 15 OR AFTER JULY 15 TO HELP LIMIT THE INTRODUCTION OF OAK WILT INTO THE AREA.
28. PER THE CITY'S DEVELOPMENT AGREEMENT, ANY LANDSCAPE WORK COMPLETED ON SITE WILL INCLUDE A 2-YEAR MAINTENANCE GUARANTEE FROM THE DATE OF APPROVAL OF LANDSCAPE INSTALLATION BY THE CITY.
29. ALL AREAS INCLUDED IN THE LIMITS OF DISTURBANCE THAT ARE NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACING SHALL RECEIVE 4 INCHES OF TOPSOIL WITH NO MORE THAN 35% SAND CONTENT.

IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DESIGN+BUILD IRRIGATION PLAN AND SPECIFICATIONS SUBMITTAL/SHOP DRAWINGS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
2. SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY, ROTORS OR ROTATOR HEADS AS REQUIRED.
3. LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY A STATE LICENSED IRRIGATOR (OR EQUIVALENT LICENSED PROFESSIONAL).
4. LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS FOR INSTALLED SYSTEM.
5. LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
6. LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
7. COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
8. RAIN & FREEZE SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
9. IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB EXCEPT WHERE PROHIBITED BY LOCAL CODE OR ORDINANCE.
10. LANDSCAPE IRRIGATION SYSTEM SHALL COMPLY WITH ALL LOCAL, STATE & FEDERAL CODES & ORDINANCES.
11. HAND TRENCHING REQUIRED WITHIN ROOT ZONE OF ANY EXISTING TREE.
12. CONTRACTOR SHALL CONFIRM MIN. STATIC WATER PRESSURE OF 60psi.
13. IRRIGATION SYSTEM TO INCLUDE RAIN SENSOR AND SOIL MOISTURE SENSOR AS PART OF THE INSTALLATION. THESE REQUIREMENTS TO BE CONFIRMED DURING PROJECT SUBMITTAL PROCESS.

SURVEY NOTES:

1. ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER-FURNISHED SURVEY. BKV GROUP OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.
3. ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.

SITE PLAN NOTES:

- NO BUILDING SIGNAGE PROPOSED AT THIS TIME.
- TRASH/RECYCLING WILL BE COLLECTED WITHIN THE BUILDING AT GROUND LEVEL. COLLECTION WILL OCCUR ON-SITE WITHIN ENCLOSED LOADING AREAS BY PRIVATE VENDORS.
- SNOW WILL BE REMOVED FROM SIDEWALKS. A LIMITED AMOUNT OF SNOW STORAGE IS AVAILABLE ALONG THE STREET BOULEVARDS.

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CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE

LANDSCAPE NOTES / GRAPHIC LEGEND

SHEET NUMBER

L002

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GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYDROSEED, IRRIGATED, TYP.

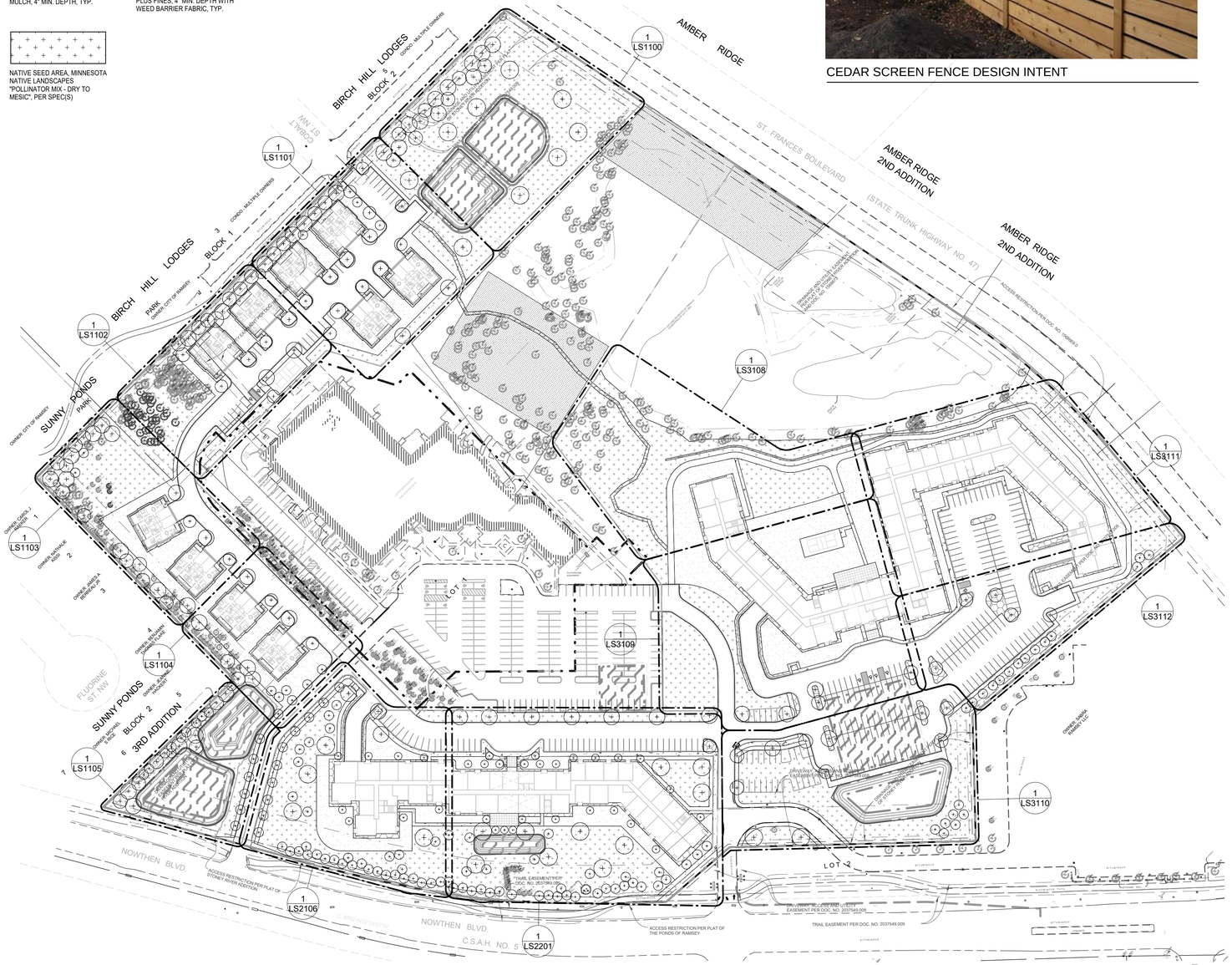
ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)



1 L003 OVERALL SITE - LANDSCAPE REFERENCE PLAN
1" = 100'-0"



CEDAR SCREEN FENCE DESIGN INTENT

Presbyterian Homes Lord of Life
Ramsey, MN

Landscape Summary
Required Landscape Canopy

Site Area (sf)	Impervious Area (sf)	Pervious Area	Impervious - toTotal Ratio
1547687	577170	970517	37.29%

Required canopy coverage for site equals Impervious to Total Ratio x Pervious Area (.374 x 971388) 361929 SF

Buffer Yard Trees

Key	Planting Size	Qantity	Canopy Size	Total Canopy Size	Common Name	Scientific Name
CO-B	2" B&B	35	922	32270	Common Hackberry	Celtis occidentalis
QB-B	2" B&B	35	718	25130	Swamp White Oak	Quercus bicolor
Buffer Yard Total Canopy				**57400**		
Deciduous Trees						
CO	1" CONT.	15	922	13830	Common Hackberry	Celtis occidentalis
QB	1" CONT.	15	718	10770	Swamp White Oak	Quercus bicolor
QM	1" CONT.	25	3910	97750	Burr Oak	Quercus macrocarpa
UA	1" CONT.	15	3910	58650	New Harmony American Elm	Ulmus americana 'New Harmony'
PT	1" CONT.	15	245	3675	Prairie Gold Aspen	Populus tremuloides 'NEArb'
GD	1" CONT.	15	629	9435	Kentucky Espresso Coffeetree	Gymnocladus dioicus 'Espresso-JFS
AS	1" CONT.	20	982	19640	Green Mountain Sugar Maple	Acer saccharum 'Green Mountain'
MP	1" CONT.	15	157	2355	Prairiefire Crab	Malus 'Prairiefire'
	1" CONT.	15	297	4455	Eastern Redbud	Cercis canadensis
Deciduous Trees Total Canopy				**220560**		
Evergreen Trees						
PS	5' H	60	1995	119700	Eastern White Pine	Pinus strobus
PA	5' H	34	626	21284	Norway Spruce	Picea abies
Evergreen Trees Total Canopy				**140984**		
Total Tree Canopy Inches				**418944**		

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

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COMMISSION NUMBER	2236-10

SHEET TITLE
OVERALL SITE REFERENCE PLAN

SHEET NUMBER
L003

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TREE REMOVALS/PRESERVATION SUMMARY

NOTE: ANY TREE CLEARING THAT INVOLVES OAK TREES SHALL BE COMPLETED PRIOR TO APRIL 15 OR AFTER JULY 15 TO HELP LIMIT THE INTRODUCTION OF OAK WILT INTO THE AREA.

X - SIGNIFICANT TREE REMOVED FOR STORMWATER TREATMENT 1,201 TOTAL INCHES)

X - SIGNIFICANT TREE REMOVED FOR SITE IMPROVEMENTS (NON-STORMWATER) (6,110 TOTAL INCHES)

ALL TREES INSIDE CLOUDED AREA TO BE REMOVED

ALL TREES INSIDE CLOUDED AREA TO BE REMOVED

DARK TREE SYMBAL = TREE TO BE REMOVED

LIGHT TREE SYMBAL = TREE TO BE PRESERVED

TREE PRESERVATION/REMOVALS SUMMARY

15,714 = TOTAL INCHES OF SIGNIFICANT TREES EXISTING ON SITE
6,110 = TOTAL INCHES OF SIGNIFICANT TREES TO BE REMOVED FOR SITE WORK NOT RELATED TO STORMWATER

6,110/15,714 = 399% OF EXISTING TREES PROPOSED FOR REMOVAL NOT RELATED TO STORMWATER TREATMENT



1 LD001 OVERALL SITE - TREE PRESERVATION PLAN
1" = 80'-0"

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SHEET TITLE
TREE PRESERVATION PLAN

SHEET NUMBER
LD001

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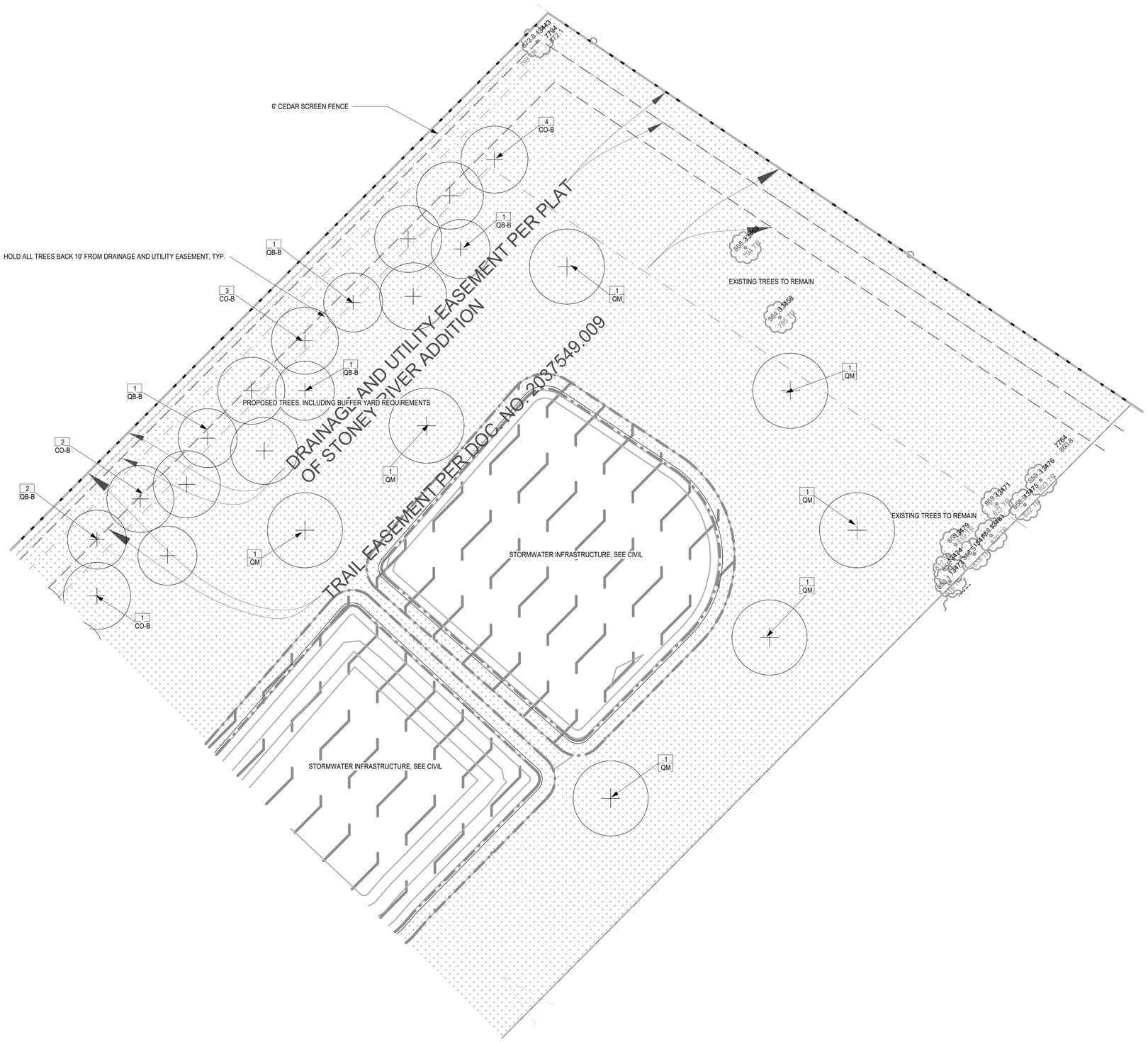
Tag Number	Scientific Name	Common Name	DBH	Condition	Notes
XP	1 Populus deltoides	Cottonwood	43	Good	
XG	2 Juniperus virginiana	Red Cedar	13	Good	
XP	3 Pinus sylvestris	Scotch Pine	13	Good	
XP	4 Ulmus pumila	Siberian Elm	11	Good	
XP	5 Ulmus pumila	Siberian Elm	12	Fair	Multi-stem
XP	6 Juniperus virginiana	Red Cedar	6	Good	
XP	7 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XG	8 Pinus sylvestris	Scotch Pine	7	Good	
XP	9 Ulmus pumila	Siberian Elm	11	Good	
XG	10 Pinus sylvestris	Scotch Pine	7	Good	
XG	11 Ulmus pumila	Siberian Elm	10	Good	
XG	12 Ulmus pumila	Siberian Elm	9	Good	
XG	13 Ulmus pumila	Siberian Elm	17	Fair	
XG	14 Ulmus pumila	Siberian Elm	8	Good	
XP	15 Ulmus pumila	Siberian Elm	9	Fair	
XP	16 Ulmus pumila	Siberian Elm	11	Fair	
XP	17 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	18 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	19 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	20 Pinus sylvestris	Scotch Pine	5	Fair	
XP	21 Pinus sylvestris	Scotch Pine	12	Good	
XP	22 Ulmus pumila	Siberian Elm	8	Good	
XP	23 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	24 Juniperus virginiana	Red Cedar	9	Good	
XP	25 Juniperus virginiana	Red Cedar	5	Good	
XP	26 Ulmus pumila	Siberian Elm	17	Fair	
XP	27 Juniperus virginiana	Red Cedar	10	Good	
XP	28 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	29 Pinus sylvestris	Scotch Pine	9	Good	
XP	30 Juniperus virginiana	Red Cedar	8	Good	
XP	31 Juniperus virginiana	Red Cedar	6	Good	
XP	32 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XG	33 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	34 Ulmus pumila	Siberian Elm	13	Fair	
XP	35 Pinus sylvestris	Scotch Pine	6	Good	
XG	36 Ulmus pumila	Siberian Elm	12	Fair	
XP	37 Picea glauca	White Spruce	6	Good	
XP	38 Juniperus virginiana	Red Cedar	6	Good	
XP	39 Juniperus virginiana	Red Cedar	8	Good	
XP	40 Ulmus pumila	Siberian Elm	8	Fair	
XP	41 Ulmus pumila	Siberian Elm	8	Good	
XP	42 Picea glauca	White Spruce	4	Good	
XG	43 Ulmus pumila	Siberian Elm	8	Fair	
XP	44 Pinus sylvestris	Scotch Pine	11	Fair	
XP	45 Juniperus virginiana	Red Cedar	6	Good	
XP	46 Pinus resinosa	Red Pine	12	Good	
XP	47 Pinus resinosa	Red Pine	14	Good	
XP	48 Ulmus pumila	Siberian Elm	9	Good	
XP	49 Ulmus pumila	Siberian Elm	19	Good	
XP	50 Juniperus virginiana	Red Cedar	6	Good	
XP	51 Pinus resinosa	Red Pine	15	Good	
XP	52 Pinus resinosa	Red Pine	252	Poor	
XP	53 Pinus sylvestris	Scotch Pine	8	Good	
XP	54 Juniperus virginiana	Red Cedar	5	Good	
XP	55 Juniperus virginiana	Red Cedar	6	Good	
XP	56 Juniperus virginiana	Red Cedar	8	Fair	
XP	57 Pinus resinosa	Red Pine	13	Fair	
XP	58 Ulmus pumila	Siberian Elm	13	Good	
XP	59 Pinus resinosa	Red Pine	12	Fair	
XP	60 Ulmus pumila	Siberian Elm	11	Fair	
XG	61 Pinus resinosa	Red Pine	14	Fair	
XG	62 Quercus rubra	Red Oak	7	Good	
XG	63 Pinus resinosa	Red Pine	7	Good	
	64 Pinus sylvestris	Scotch Pine	5	Good	
	65 Pinus resinosa	Red Pine	14	Fair	
	66 Ulmus pumila	Siberian Elm	21	Good	
	67 Pinus resinosa	Red Pine	13	Fair	
	68 Pinus sylvestris	Scotch Pine	12	Good	
	69 Pinus resinosa	Red Pine	4	Good	
	70 Ulmus pumila	Siberian Elm	12	Good	
	71 Ulmus pumila	Siberian Elm	12	Good	
	72 Ulmus pumila	Siberian Elm	8	Fair	
	73 Pinus sylvestris	Scotch Pine	9	Fair	
	74 Pinus sylvestris	Scotch Pine	9	Fair	
	75 Quercus rubra	Red Oak	4	Good	
	76 Pinus resinosa	Red Pine	13	Fair	
	77 Pinus resinosa	Red Pine	14	Fair	
	78 Pinus resinosa	Red Pine	14	Fair	
	79 Pinus resinosa	Red Pine	12	Fair	
	80 Pinus resinosa	Red Pine	11	Fair	
	81 Pinus resinosa	Red Pine	11	Fair	
	82 Pinus resinosa	Red Pine	7	Fair	
	83 Pinus resinosa	Red Pine	10	Fair	
	84 Pinus sylvestris	Scotch Pine	10	Good	
	85 Juniperus virginiana	Red Cedar	6	Good	
	86 Pinus resinosa	Red Pine	12	Good	
	87 Pinus resinosa	Red Pine	11	Good	
	88 Juniperus virginiana	Red Cedar	6	Good	
	89 Pinus resinosa	Red Pine	16	Good	
	90 Pinus sylvestris	Scotch Pine	5	Fair	
	91 Pinus resinosa	Red Pine	14	Fair	
	92 Pinus resinosa	Red Pine	10	Good	
	93 Juniperus virginiana	Red Cedar	7	Good	
	94 Juniperus virginiana	Red Cedar	4	Good	
	95 Ulmus pumila	Siberian Elm	19	Good	
	96 Pinus resinosa	Red Pine	12	Good	
	97 Pinus resinosa	Red Pine	15	Good	
	98 Juniperus virginiana	Red Cedar	7	Good	
	99 Juniperus virginiana	Red Cedar	8	Good	
	100 Juniperus virginiana	Red Cedar	6	Good	
	101 Ulmus pumila	Siberian Elm	13	Fair	Multi-stem
	102 Pinus resinosa	Red Pine	8	Fair	Multi-stem
	103 Pinus sylvestris	Scotch Pine	15	Fair	
	104 Pinus resinosa	Red Pine	13	Fair	
	105 Pinus resinosa	Red Pine	10	Fair	
	106 Ulmus pumila	Siberian Elm	9	Fair	
	107 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
	108 Ulmus pumila	Siberian Elm	16	Fair	
	109 Juniperus virginiana	Red Cedar	6	Good	
	110 Pinus resinosa	Red Pine	14	Fair	
	111 Pinus resinosa	Red Pine	11	Fair	
	112 Pinus resinosa	Red Pine	9	Fair	Multi-stem
	113 Pinus resinosa	Red Pine	12	Fair	
	114 Pinus resinosa	Red Pine	12	Fair	
	115 Juniperus virginiana	Red Cedar	4	Good	
	116 Juniperus virginiana	Red Cedar	6	Good	
	117 Pinus resinosa	Red Pine	15	Good	
	118 Pinus resinosa	Red Pine	10	Good	
	119 Pinus sylvestris	Scotch Pine	8	Good	
	120 Pinus resinosa	Red Pine	14	Fair	
	121 Ulmus pumila	Siberian Elm	10	Good	
	122 Pinus resinosa	Red Pine	4	Good	
	123 Ulmus pumila	Siberian Elm	15	Good	
	124 Juniperus virginiana	Red Cedar	8	Fair	
	125 Pinus resinosa	Red Pine	14	Fair	
	126 Pinus resinosa	Red Pine	10	Fair	Multi-stem
	127 Pinus sylvestris	Scotch Pine	6	Good	
	128 Pinus sylvestris	Scotch Pine	6	Good	
	129 Pinus sylvestris	Scotch Pine	10	Good	
	130 Pinus sylvestris	Scotch Pine	5	Fair	
	131 Juniperus virginiana	Red Cedar	6	Good	
	132 Pinus sylvestris	Scotch Pine	4	Fair	
	133 Ulmus pumila	Siberian Elm	8	Fair	
	134 Pinus sylvestris	Scotch Pine	11	Fair	
	135 Pinus sylvestris	Scotch Pine	5	Fair	
	136 Pinus resinosa	Red Pine	9	Fair	Multi-stem
	137 Pinus sylvestris	Scotch Pine	6	Good	
	138 Pinus resinosa	Red Pine	4	Good	
	139 Ulmus pumila	Siberian Elm	15	Good	
	140 Pinus sylvestris	Scotch Pine	4	Good	
	141 Pinus resinosa	Red Pine	13	Fair	
	142 Pinus resinosa	Red Pine	4	Good	
	143 Ulmus pumila	Siberian Elm	12	Fair	Multi-stem
	144 Juniperus virginiana	Red Cedar	10	Good	
	145 Juniperus virginiana	Red Cedar	10	Good	
	146 Pinus sylvestris	Scotch Pine	12	Good	
	147 Juniperus virginiana	Red Cedar	14	Good	
	148 Pinus resinosa	Red Pine	8	Good	
	149 Pinus sylvestris	Scotch Pine	13	Good	
	150 Pinus sylvestris	Scotch Pine	12	Good	
	151 Juniperus virginiana	Red Cedar	6	Good	
	152 Juniperus virginiana	Red Cedar	10	Good	
	153 Pinus sylvestris	Scotch Pine	10	Good	
	154 Pinus sylvestris	Scotch Pine	16	Good	
	155 Pinus sylvestris	Scotch Pine	6	Fair	
	156 Pinus sylvestris	Scotch Pine	15	Fair	
	157 Pinus sylvestris	Scotch Pine	6	Good	
	158 Pinus sylvestris	Scotch Pine	8	Fair	
	159 Pinus sylvestris	Scotch Pine	8	Fair	
	160 Pinus sylvestris	Scotch Pine	6	Good	
	161 Pinus sylvestris	Scotch Pine	6	Good	
	162 Pinus sylvestris	Scotch Pine	14	Fair	
	163 Pinus sylvestris	Scotch Pine	4	Fair	
	164 Pinus sylvestris	Scotch Pine	13	Good	
	165 Pinus sylvestris	Scotch Pine	8	Fair	
	166 Pinus sylvestris	Scotch Pine	5	Fair	
	167 Pinus sylvestris	Scotch Pine	8	Fair	
	168 Pinus sylvestris	Scotch Pine	10	Fair	
	169 Pinus resinosa	Red Pine	16	Fair	
	170 Juniperus virginiana	Red Cedar	10	Good	
	171 Pinus sylvestris	Scotch Pine	11	Fair	
	172 Pinus sylvestris	Scotch Pine	5	Fair	
	173 Pinus resinosa	Red Pine	14	Fair	
	174 Juniperus virginiana	Red Cedar	9	Fair	
	175 Pinus resinosa	Red Pine	11	Fair	
	176 Juniperus virginiana	Red Cedar	10	Fair	
	177 Pinus resinosa	Red Pine	12	Fair	Multi-stem
	178 Pinus sylvestris	Scotch Pine	9	Good	
	179 Pinus sylvestris	Scotch Pine	4	Fair	
	180 Pinus sylvestris	Scotch Pine	4	Good	
	181 Pinus sylvestris	Scotch Pine	6	Fair	
	182 Pinus sylvestris	Scotch Pine	14	Fair	
	183 Pinus sylvestris	Scotch Pine	14	Fair	
	184 Pinus sylvestris	Scotch Pine	5	Fair	
	185 Pinus sylvestris	Scotch Pine	12	Fair	
	186 Pinus sylvestris	Scotch Pine	5	Fair	
	187 Pinus sylvestris	Scotch Pine	12	Fair	
	188 Pinus sylvestris	Scotch Pine	13	Good	
	189 Pinus sylvestris	Scotch Pine	7	Fair	
	190 Pinus sylvestris	Scotch Pine	6	Fair	
	191 Pinus sylvestris	Scotch Pine	9	Fair	
	192 Juniperus virginiana	Red Cedar	5	Fair	
	193 Pinus sylvestris	Scotch Pine	8	Fair	
	194 Ulmus pumila	Siberian Elm	9	Fair	
	195 Juniperus virginiana	Red Cedar	14	Fair	
	196 Juniperus virginiana	Red Cedar	8	Fair	
	197 Pinus resinosa	Red Pine	16	Fair	
	198 Juniperus virginiana	Red Cedar	11	Fair	
XG	199 Juniperus virginiana	Red Cedar	9	Fair	
XG	200 Juniperus virginiana	Red Cedar	15	Fair	
XG	201 Pinus sylvestris	Scotch Pine	9	Fair	
	202 Pinus sylvestris	Scotch Pine	7	Good	
	203 Pinus sylvestris	Scotch Pine	12	Good	
	204 Pinus sylvestris	Scotch Pine	10	Good	
	205 Pinus sylvestris	Scotch Pine	7	Good	
	206 Pinus sylvestris	Scotch Pine	9	Fair	
	207 Pinus sylvestris	Scotch Pine	14	Good	
XG	208 Pinus sylvestris	Scotch Pine	12	Fair	Multi-stem
XG	209 Juniperus virginiana	Red Cedar	8	Fair	Multi-stem
	210 Juniperus virginiana	Red Cedar	10	Fair	
XG	211 Juniperus virginiana	Red Cedar	5	Fair	
XG	212 Pinus sylvestris	Scotch Pine	6	Good	
XG	213 Pinus sylvestris	Scotch Pine	13	Fair	
XG	214 Pinus sylvestris	Scotch Pine	7	Fair	
XG	215 Juniperus virginiana	Red Cedar	6	Fair	
XG	216 Ulmus pumila	Siberian Elm	10	Fair	Multi-stem
	217 Pinus sylvestris	Scotch Pine	6	Fair	
XG	218 Pinus sylvestris	Scotch Pine	7	Good	
XG	219 Pinus sylvestris	Scotch Pine	6	Good	
XG	220 Pinus sylvestris	Scotch Pine	10	Fair	
XG	221 Pinus sylvestris	Scotch Pine	11	Fair	
XG	222 Pinus sylvestris	Scotch Pine	16	Good	
	223 Ulmus pumila	Siberian Elm	16	Fair	
XG	224 Pinus sylvestris	Scotch Pine	7	Good	
XG	225 Pinus sylvestris	Scotch Pine	11	Good	
XG	226 Pinus sylvestris	Scotch Pine	9	Fair	
XG	227 Pinus sylvestris	Scotch Pine	5	Fair	
XG	228 Quercus rubra	Red Oak	8	Fair	
XG	229 Pinus sylvestris	Scotch Pine	10	Fair	
XG	230 Pinus sylvestris	Scotch Pine	5	Fair	
XG	231 Juniperus virginiana	Red Cedar	6	Fair	
XG	232 Pinus sylvestris	Scotch Pine	4	Fair	
XG	233 Ulmus pumila	Siberian Elm	8	Fair	
XG	234 Pinus sylvestris	Scotch Pine	11	Fair	
XG	235 Pinus sylvestris	Scotch Pine	11	Fair	Multi-stem
XG	236 Juniperus virginiana	Red Cedar	7	Good	
	237 Pinus sylvestris	Scotch Pine	16	Fair	
	238 Pinus sylvestris	Scotch Pine	12	Fair	
	239 Pinus sylvestris	Scotch Pine	5	Fair	
	240 Pinus sylvestris	Scotch Pine	11	Good	
	241 Pinus sylvestris	Scotch Pine	5	Fair	
	242 Quercus rubra	Red Oak	7	Good	
	243 Juniperus virginiana	Red Cedar	6	Fair	
	244 Ulmus pumila	Siberian Elm	12	Fair	
	245 Pinus sylvestris	Scotch Pine	12	Fair	
	246 Pinus sylvestris	Scotch Pine	12	Good	
	247 Pinus sylvestris	Scotch Pine	7	Fair	
	248 Pinus sylvestris	Scotch Pine	9	Good	
	249 Pinus sylvestris	Scotch Pine	6	Fair	
	250 Pinus sylvestris	Scotch Pine	7	Fair	
	251 Juniperus virginiana	Red Cedar	5	Fair	
	252 Pinus sylvestris	Scotch Pine	7	Fair	
	253 Juniperus virginiana	Red Cedar	5	Fair	
	254 Pinus sylvestris	Scotch Pine	8	Fair	
	255 Pinus sylvestris	Scotch Pine	6	Fair	
	256 Pinus sylvestris	Scotch Pine	6	Good	
	257 Pinus sylvestris	Scotch Pine	9	Fair	
	258 Pinus sylvestris	Scotch Pine	9	Fair	
	259 Pinus sylvestris	Scotch Pine	12	Fair	
	260 Pinus sylvestris	Scotch Pine	12	Fair	
	261 Pinus sylvestris	Scotch Pine	9	Fair	
	262 Pinus sylvestris	Scotch Pine	6	Fair	
	263 Ulmus pumila	Siberian Elm	9	Fair	
	264 Pinus sylvestris	Scotch Pine	5	Good	
	265 Pinus sylvestris	Scotch Pine	7	Fair	
	266 Pinus sylvestris	Scotch Pine	5	Fair	
	267 Pinus sylvestris	Scotch Pine	6	Good	
	268 Pinus sylvestris	Scotch Pine	8	Fair	Multi-stem
	269 Pinus sylvestris	Scotch Pine	4	Good	
	270 Ulmus pumila	Siberian Elm	15	Fair	
	271 Pinus sylvestris	Scotch Pine	10	Fair	
	272 Pinus sylvestris	Scotch Pine	10	Fair	
	273 Pinus sylvestris	Scotch Pine	13	Good	
	274 Pinus sylvestris	Scotch Pine	5	Fair	
	275 Pinus sylvestris	Scotch Pine	8	Fair	
	276 Pinus sylvestris	Scotch Pine	8	Fair	
	277 Pinus sylvestris	Scotch Pine	14	Fair	
	278 Pinus sylvestris	Scotch Pine	7	Fair	
	279 Pinus sylvestris	Scotch Pine	7	Fair	
	280 Pinus sylvestris	Scotch Pine	6	Good	
	281 Pinus sylvestris	Scotch Pine	6	Fair	
	282 Pinus sylvestris	Scotch Pine	5	Fair	
	283 Pinus sylvestris	Scotch Pine	7	Fair	
	284 Pinus sylvestris	Scotch Pine	6	Fair	
	285 Pinus sylvestris	Scotch Pine	9	Fair	
	286 Pinus sylvestris	Scotch Pine	7	Fair	
	287 Juniperus virginiana	Red Cedar	6	Fair	Multi-stem
	288 Pinus sylvestris	Scotch Pine	8	Good	
	289 Pinus sylvestris	Scotch Pine	7	Fair	
	290 Pinus sylvestris	Scotch Pine	6	Fair	
	291 Pinus sylvestris	Scotch Pine	6	Fair	
	292 Juniperus virginiana	Red Cedar	4	Fair	
	293 Pinus sylvestris	Scotch Pine	6	Fair	
	294 Pinus sylvestris	Scotch Pine	10	Fair	
	295 Pinus sylvestris	Scotch Pine	7	Fair	
XG	296 Pinus sylvestris	Scotch Pine	5	Fair	
XG	297 Ulmus pumila	Siberian Elm	15	Good	
	298 Pinus sylvestris	Scotch Pine	8	Poor	Decay
	299 Pinus sylvestris	Scotch Pine	8	Fair	
	300 Pinus sylvestris	Scotch Pine	11	Good	
	301 Pinus sylvestris	Scotch Pine	10	Fair	
	302 Pinus sylvestris	Scotch Pine	8	Fair	
	303 Pinus sylvestris	Scotch Pine	4	Fair	
	304 Pinus sylvestris	Scotch Pine	6	Fair	
	305 Pinus sylvestris	Scotch Pine	7	Good	
	306 Pinus sylvestris	Scotch Pine	9	Fair	
	307 Pinus sylvestris	Scotch Pine	8	Fair	
	308 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
	309 Pinus sylvestris	Scotch Pine	9	Fair	
	310 Pinus sylvestris	Scotch Pine	7	Good	
	311 Pinus sylvestris	Scotch Pine	7	Fair	
	312 Pinus sylvestris	Scotch Pine	6	Fair	
	313 Pinus sylvestris	Scotch Pine	7	Fair	
	314 Pinus sylvestris	Scotch Pine	9	Fair	
	315 Pinus sylvestris	Scotch Pine	16	Fair	
	316 Pinus sylvestris	Scotch Pine	13	Good	
	317 Pinus sylvestris	Scotch Pine	5	Fair	
	318 Pinus sylvestris	Scotch Pine	9	Fair	
	319 Pinus sylvestris	Scotch Pine	8	Fair	
	320 Pinus resinosa	Red Pine	15	Good	
	321 Juniperus virginiana	Red Cedar	9	Fair	
	322 Juniperus virginiana	Red Cedar	6	Fair	
	323 Pinus sylvestris	Scotch Pine	15	Fair	
	324 Pinus sylvestris	Scotch Pine	13	Good	
	325 Pinus sylvestris	Scotch Pine	11	Fair	
XG	326 Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XG	327 Juniperus virginiana	Red Cedar	8	Fair	Multi-stem
	328 Pinus sylvestris	Scotch Pine	5	Fair	
	329 Pinus sylvestris	Scotch Pine	6	Good	
	330 Pinus sylvestris	Scotch Pine	9	Fair	
	331 Pinus sylvestris	Scotch Pine	4	Fair	
	332 Juniperus virginiana	Red Cedar	6	Good	
	333 Pinus sylvestris	Scotch Pine	12	Fair	
	334 Pinus sylvestris	Scotch Pine	6	Fair	
XG	335 Quercus rubra	Red Oak	8	Good	
	336 Juniperus virginiana	Red Cedar	5	Good	
	337 Pinus sylvestris	Scotch Pine	16	Fair	
	338 Pinus sylvestris	Scotch Pine	13	Fair	
	339 Pinus sylvestris	Scotch Pine	15	Good	
	340 Pinus sylvestris	Scotch Pine	10	Fair	
	341 Juniperus virginiana	Red Cedar	6	Good	
	342 Pinus sylvestris	Scotch Pine	14	Fair	
	343 Pinus sylvestris	Scotch Pine	12	Fair	
	344 Pinus sylvestris	Scotch Pine	11	Good	
	345 Pinus sylvestris	Scotch Pine	8	Fair	
	346 Pinus sylvestris	Scotch Pine	4	Good	
	347 Pinus sylvestris	Scotch Pine	12	Good	
	348 Pinus sylvestris	Scotch Pine	9	Fair	
	349 Pinus sylvestris	Scotch Pine	6	Fair	
	350 Pinus sylvestris	Scotch Pine	7	Fair	
	351 Pinus sylvestris	Scotch Pine	12	Fair	
	352 Pinus sylvestris	Scotch Pine	12	Fair	
	353 Juniperus virginiana	Red Cedar	5	Fair	
	354 Pinus sylvestris	Scotch Pine	11	Fair	
	355 Pinus sylvestris	Scotch Pine	5	Fair	
	356 Pinus sylvestris	Scotch Pine	15	Good	
	357 Pinus sylvestris	Scotch Pine	6	Fair	
	358 Pinus sylvestris	Scotch Pine	8	Fair	
	359 Pinus sylvestris	Scotch Pine	12	Good	
	360 Pinus sylvestris	Scotch Pine	6	Good	
	361 Pinus sylvestris	Scotch Pine	6	Good	
	362 Pinus sylvestris	Scotch Pine	7	Good	
	363 Pinus sylvestris	Scotch Pine	6	Good	
	364 Pinus sylvestris	Scotch Pine	13	Good	
	365 Pinus sylvestris	Scotch Pine	8	Fair	
	366 Pinus sylvestris	Scotch Pine	8	Good	
	367 Pinus sylvestris	Scotch Pine	11	Fair	
	368 Pinus sylvestris	Scotch Pine	6	Good	
	369 Pinus sylvestris	Scotch Pine	12	Good	
	370 Pinus sylvestris	Scotch Pine	6	Fair	
	371 Juniperus virginiana	Red Cedar	8	Good	
	372 Pinus sylvestris	Scotch Pine	10	Good	
	373 Pinus sylvestris	Scotch Pine	6	Good	
	374 Pinus sylvestris	Scotch Pine	10	Good	
	375 Juniperus virginiana	Red Cedar	5	Good	
	376 Pinus sylvestris	Scotch Pine	9	Good	
	377 Pinus sylvestris	Scotch Pine	12	Fair	
	378 Pinus sylvestris	Scotch Pine	9	Good	
	379 Pinus sylvestris	Scotch Pine	4	Good	
	380 Pinus sylvestris	Scotch Pine	4	Good	
	381 Pinus sylvestris	Scotch Pine	10	Good	
	382 Pinus sylvestris	Scotch Pine	12	Good	
	383 Pinus sylvestris	Scotch Pine	9	Good	
	384 Pinus sylvestris	Scotch Pine	8	Good	
	385 Pinus sylvestris	Scotch Pine	8	Good	
	386 Pinus sylvestris	Scotch Pine	8	Good	
	387 Pinus sylvestris	Scotch Pine	14	Good	
	388 Pinus sylvestris	Scotch Pine	10	Good	
	389 Pinus sylvestris	Scotch Pine	7	Good	
	390 Pinus sylvestris	Scotch Pine	4	Good	
	391 Pinus sylvestris	Scotch Pine	4	Fair	
	392 Pinus sylvestris	Scotch Pine	10	Good	
	393 Pinus sylvestris	Scotch Pine	9	Good	
	394 Pinus sylvestris	Scotch Pine	17	Good	
	395 Pinus sylvestris	Scotch Pine	12	Good	
	396 Pinus sylvestris	Scotch Pine	14	Good	
	397 Pinus sylvestris	Scotch Pine	16	Good	
	398 Pinus sylvestris	Scotch Pine	12	Good	
	399 Pinus sylvestris	Scotch Pine	14	Good	
	400 Pinus sylvestris	Scotch Pine	8	Good	
	401 Pinus sylvestris	Scotch Pine	9	Fair	
	402 Pinus sylvestris	Scotch Pine	7	Good	
	403 Pinus sylvestris	Scotch Pine	12	Good	
	404 Pinus sylvestris	Scotch Pine	14	Good	
	405 Pinus sylvestris	Scotch Pine	7	Good	
	406 Pinus sylvestris	Scotch Pine	8	Good	
	407 Pinus sylvestris	Scotch Pine	14	Good	
	408 Pinus sylvestris	Scotch Pine	12	Fair	Multi-stem
	409 Pinus sylvestris	Scotch Pine	5	Good	
	410 Pinus sylvestris	Scotch Pine	8	Good	
	411 Pinus sylvestris	Scotch Pine	9	Fair	
	412 Pinus sylvestris	Scotch Pine	5	Good	
	413 Pinus sylvestris	Scotch Pine	10	Good	
	414 Pinus sylvestris	Red Cedar	5	Good	
	415 Pinus sylvestris	Scotch Pine	11	Good	
	416 Pinus sylvestris	Scotch Pine	10	Good	
	417 Pinus sylvestris	Scotch Pine	4	Good	
	418 Pinus sylvestris	Scotch Pine	7	Good	
	419 Pinus sylvestris	Scotch Pine	10	Good	
	420 Pinus sylvestris	Scotch Pine	6	Good	Multi-stem
	421 Pinus sylvestris	Scotch Pine	6	Fair	
	422 Pinus sylvestris	Scotch Pine	16	Good	
	423 Pinus sylvestris	Scotch Pine	5	Good	
	424 Pinus sylvestris	Scotch Pine	7	Good	
	425 Pinus sylvestris	Scotch Pine	7	Good	
	426 Pinus sylvestris	Scotch Pine	9	Fair	
	427 Pinus sylvestris	Scotch Pine	14	Good	
	428 Quercus rubra	Red Oak	8	Fair	
	429 Juniperus virginiana	Red Cedar	4	Good	Multi-stem
	430 Pinus sylvestris	Scotch Pine	11	Good	
	431 Pinus sylvestris	Scotch Pine	6	Good	
	432 Pinus sylvestris	Scotch Pine	9	Fair	
	433 Quercus rubra	Red Oak	8	Fair	
	434 Pinus sylvestris	Scotch Pine	9	Good	
	435 Juniperus virginiana	Red Cedar	6	Fair	
	436 Ulmus pumila	Siberian Elm	6	Good	Multi-stem
	437 Pinus sylvestris	Scotch Pine	6	Fair	
	438 Pinus sylvestris	Scotch Pine	12	Fair	
	439 Pinus sylvestris	Scotch Pine	10	Good	
	440 Pinus sylvestris	Scotch Pine	11	Good	
	441 Pinus sylvestris	Scotch Pine	4	Fair	
	442 Pinus sylvestris	Scotch Pine	13	Good	
	443 Pinus sylvestris	Scotch Pine	12	Fair	
	444 Pinus sylvestris	Scotch Pine	5	Fair	
	445 Pinus sylvestris	Scotch Pine	13	Good	
	446 Pinus sylvestris	Scotch Pine	12	Good	
	447 Pinus sylvestris	Scotch Pine	11	Good	
	448 Pinus sylvestris	Scotch Pine	8	Fair	
	449 Pinus sylvestris	Scotch Pine	12	Good	
	450 Pinus sylvestris	Scotch Pine	6	Good	
	451 Pinus sylvestris	Scotch Pine	12	Good	
	452 Pinus sylvestris	Scotch Pine	7	Fair	
	453 Juniperus virginiana	Red Cedar	5	Fair	
	454 Pinus sylvestris	Scotch Pine	12	Good	
	455 Pinus sylvestris	Scotch Pine	11	Good	
	456 Pinus sylvestris	Scotch Pine	12	Good	
	457 Pinus sylvestris	Scotch Pine	16	Good	
	458 Pinus sylvestris	Scotch Pine	10	Good	
	459 Pinus sylvestris	Scotch Pine	12	Good	
	460 Pinus sylvestris	Scotch Pine	12	Fair	
	461 Pinus sylvestris	Scotch Pine	12	Good	
	462 Pinus sylvestris	Scotch Pine	6	Good	
	463 Pinus sylvestris	Scotch Pine	9	Fair	
	464 Pinus sylvestris	Scotch Pine	5	Good	
	465 Pinus sylvestris	Scotch Pine	13	Good	
	466 Pinus sylvestris	Scotch Pine	10	Good	
	467 Pinus sylvestris	Scotch Pine	7	Good	
	468 Pinus sylvestris	Scotch Pine	5	Good	
	469 Pinus sylvestris	Scotch Pine	6	Good	
	470 Pinus sylvestris	Scotch Pine	14	Good	
	471 Pinus sylvestris	Scotch Pine	14	Good	
	472 Pinus sylvestris	Scotch Pine	12	Good	
	473 Pinus sylvestris	Scotch Pine	13	Good	
	474 Pinus sylvestris	Scotch Pine	6	Good	
	475 Pinus sylvestris	Scotch Pine	9	Good	
	476 Pinus sylvestris	Scotch Pine	14	Good	
	477 Ulmus pumila	Siberian Elm	14	Fair	
	478 Ulmus pumila	Siberian Elm	14	Fair	
	479 Quercus rubra	Red Oak	9	Fair	
	571 Juniperus virginiana	Red Cedar	8	Good	
	572 Ulmus pumila	Siberian Elm	14	Good	
	573 Ulmus pumila	Siberian Elm	17	Fair	
	574 Pinus sylvestris	Scotch Pine	10	Good	
	575 Juniperus virginiana	Red Cedar	5	Good	
	576 Ulmus pumila	Siberian Elm	10	Good	
	577 Ulmus pumila	Siberian Elm	16	Good	
	578 Ulmus pumila	Siberian Elm	13	Good	Multi-stem
	579 Ulmus pumila	Siberian Elm	11	Fair	
	580 Ulmus pumila	Siberian Elm	12	Fair



1 LS1100 TOWNHOMES ZONE A - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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TOWNHOMES ZONE A - LANDSCAPE PLAN

SHEET NUMBER
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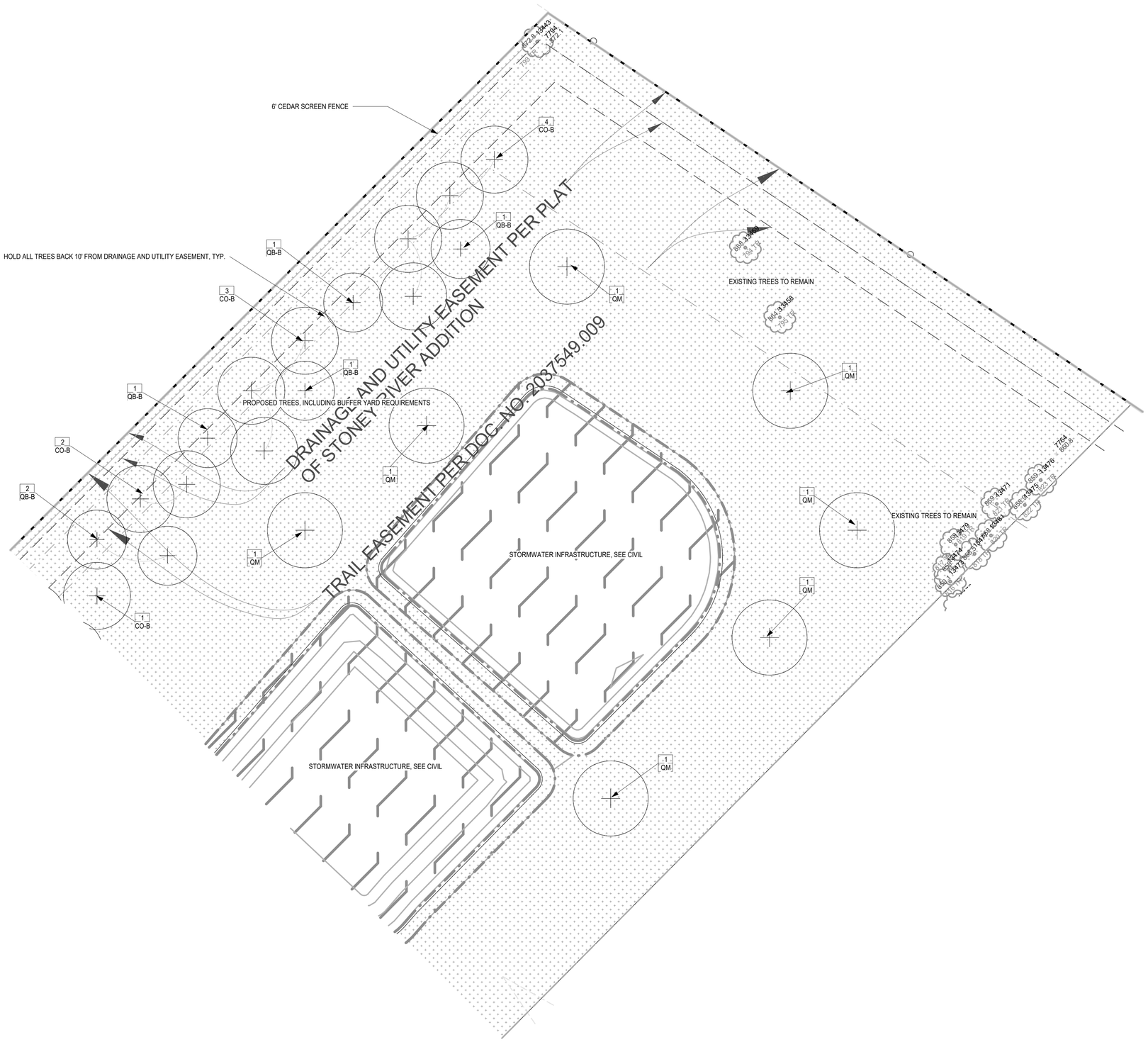

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PROPOSED PLANT SCHEDULE:

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1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
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1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

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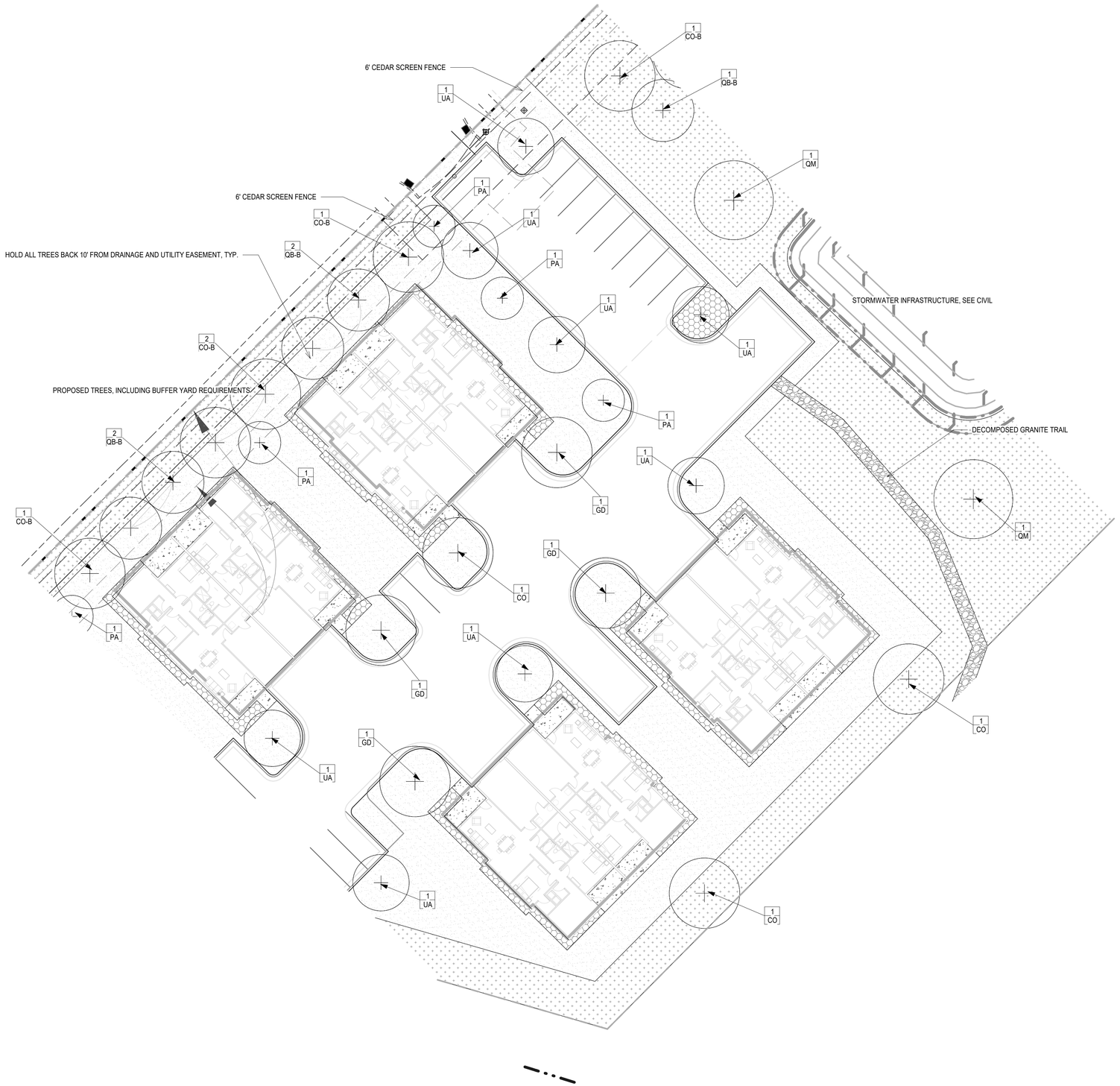

1 LS1101 TOWNHOMES ZONE B - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
/*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED				
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

GRAPHIC LEGEND:

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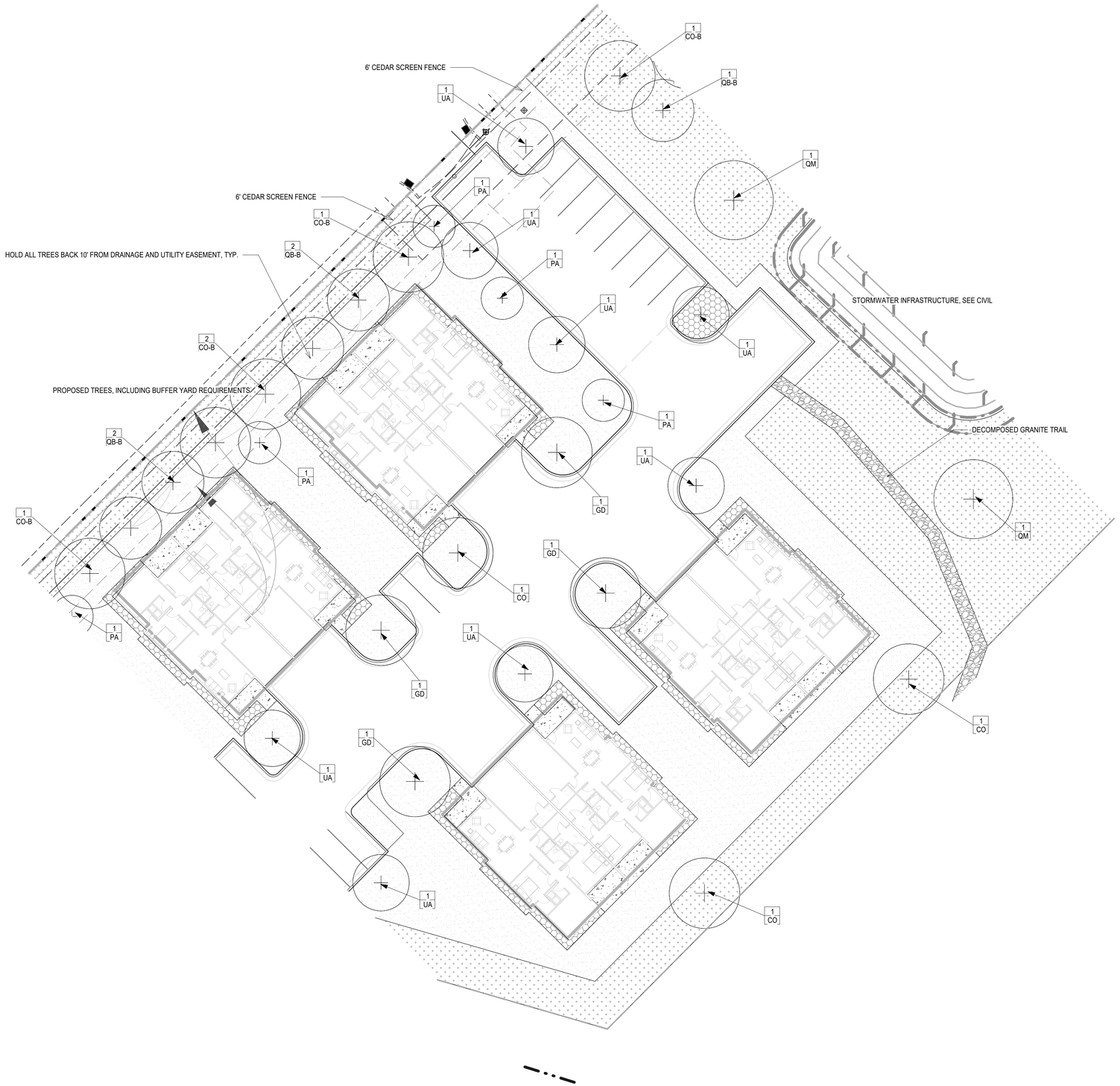

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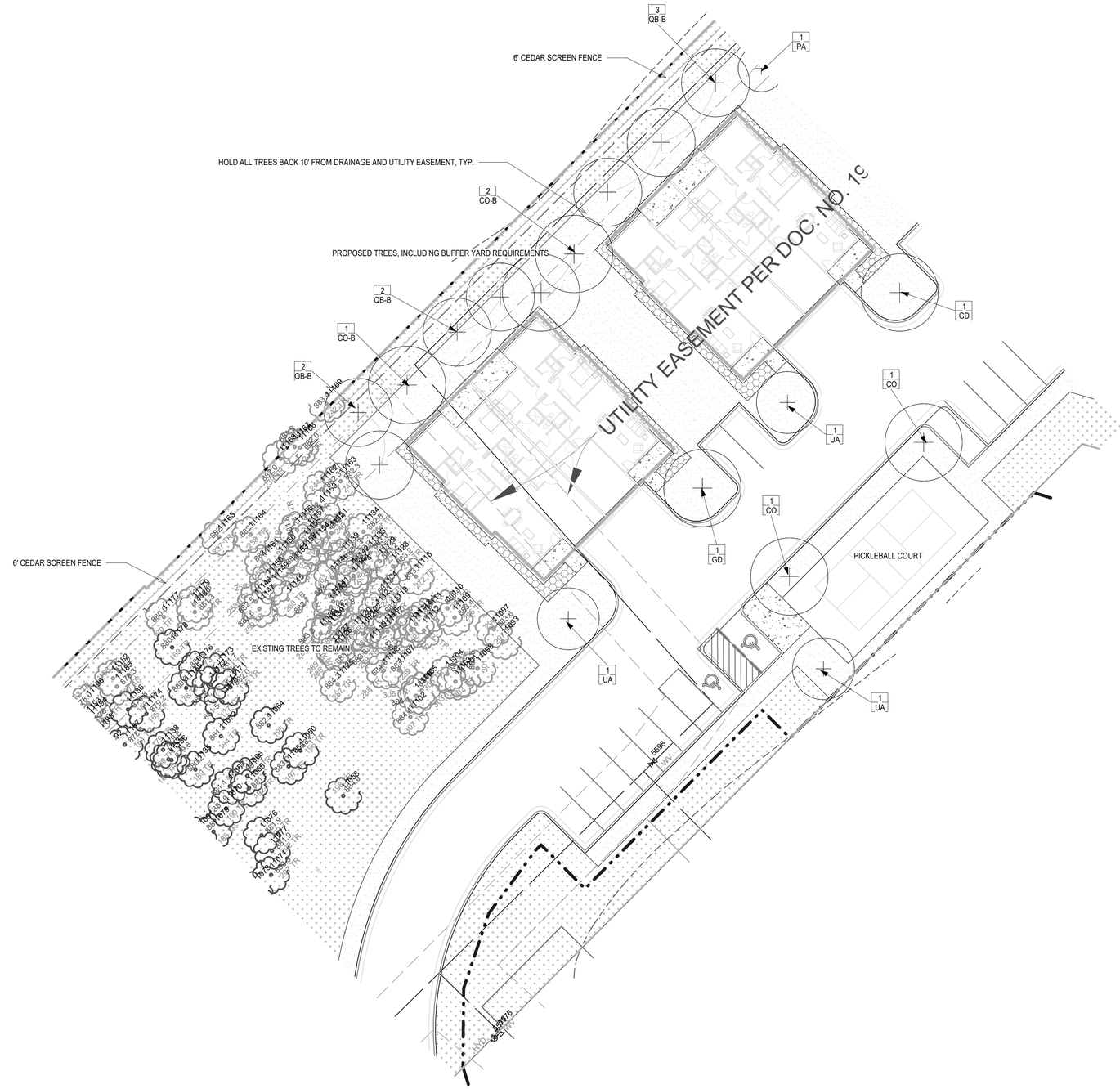

1 LS1102 TOWNHOMES ZONE C - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE
TOWNHOMES ZONE C - LANDSCAPE PLAN

SHEET NUMBER
LS1102

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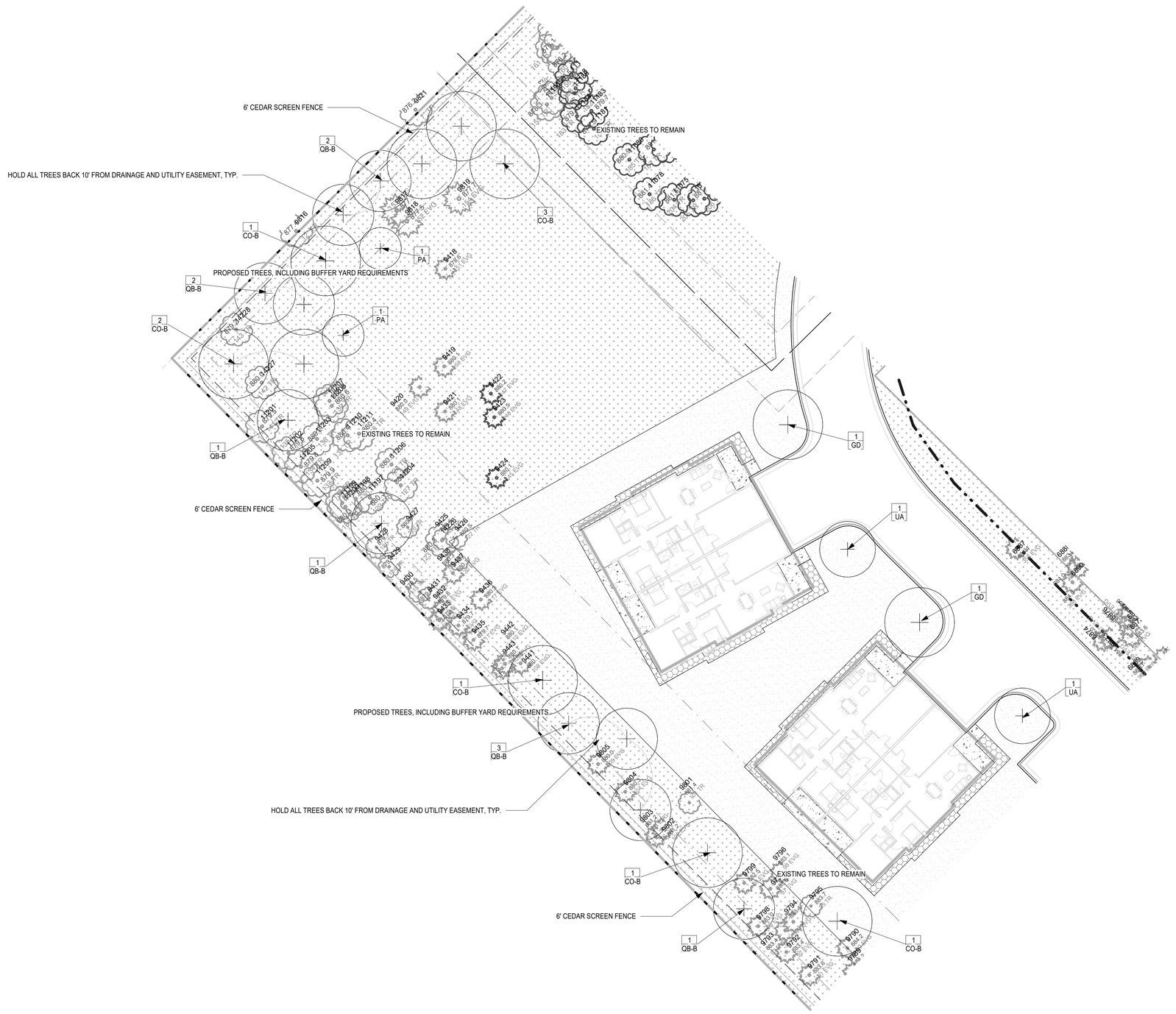

1 LS1103 TOWNHOMES ZONE D - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

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CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

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CERTIFICATION

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COMMISSION NUMBER	2236-10

SHEET TITLE

TOWNHOMES ZONE D - LANDSCAPE PLAN

SHEET NUMBER

LS1103

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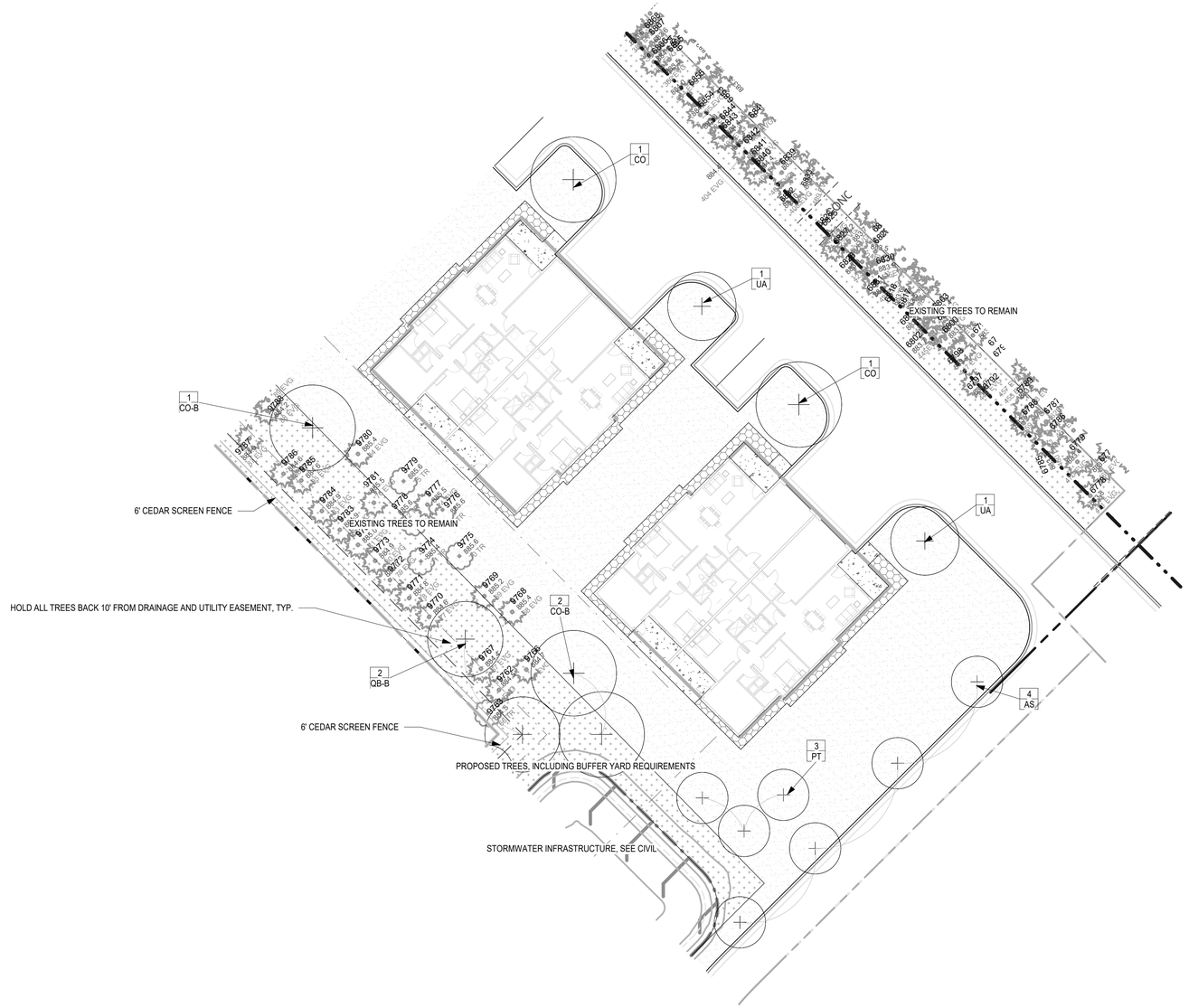

1 LS1104 TOWNHOMES ZONE E - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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COMMISSION NUMBER	2236-10

SHEET TITLE

TOWNHOMES ZONE E - LANDSCAPE PLAN

SHEET NUMBER

LS1104

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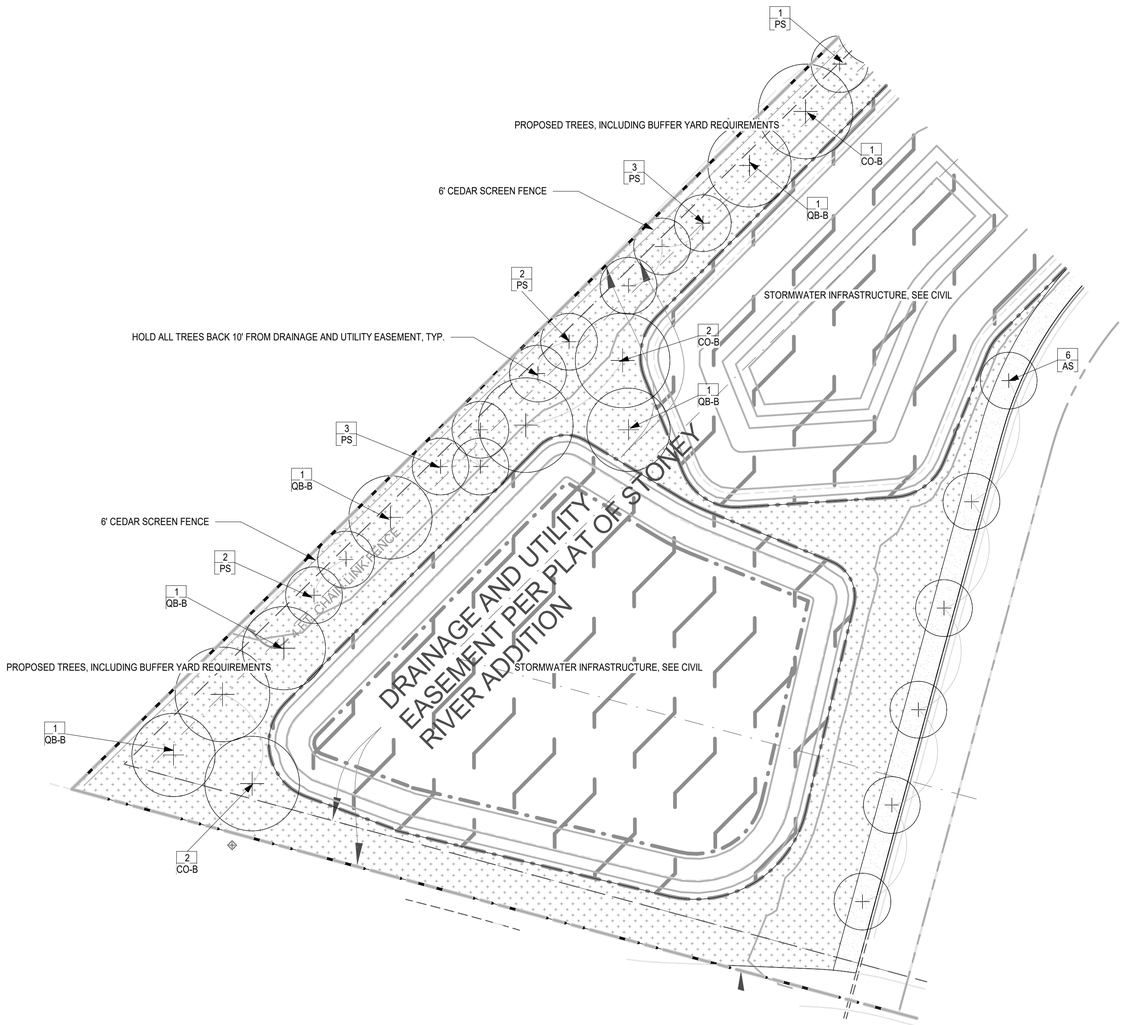

1 LS1105 TOWNHOMES ZONE F - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

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SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

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SHEET TITLE
TOWNHOMES ZONE F - LANDSCAPE PLAN

SHEET NUMBER
LS1105

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1 LS1105 TOWNHOMES ZONE F - LANDSCAPE PLAN
1" = 20'-0"

GRAPHIC LEGEND:

- CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.
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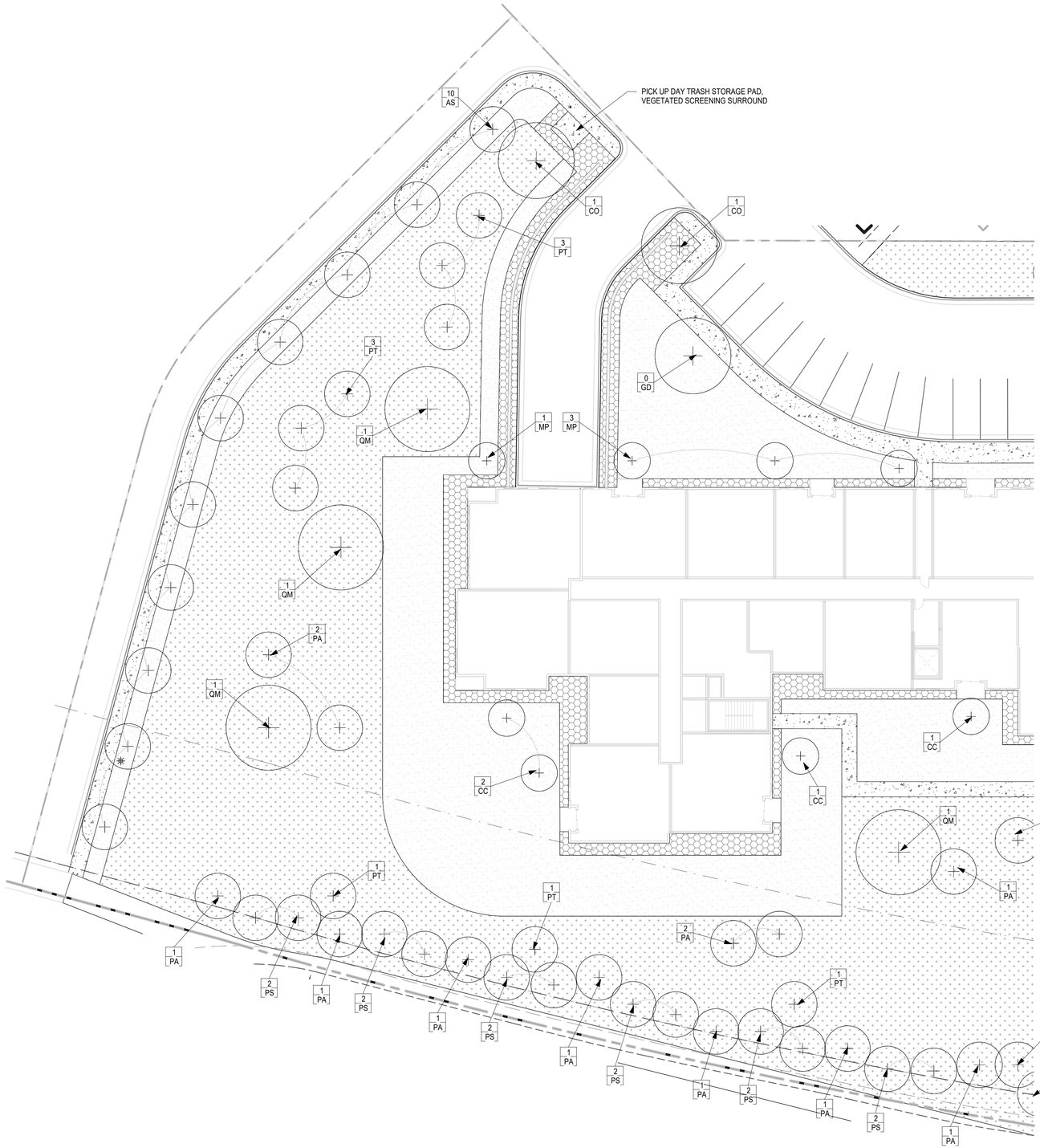

1 LS2106 SENIOR BUILDING ZONE A - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

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CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE
SENIOR BUILDING ZONE A - LANDSCAPE PLAN

SHEET NUMBER
LS2106

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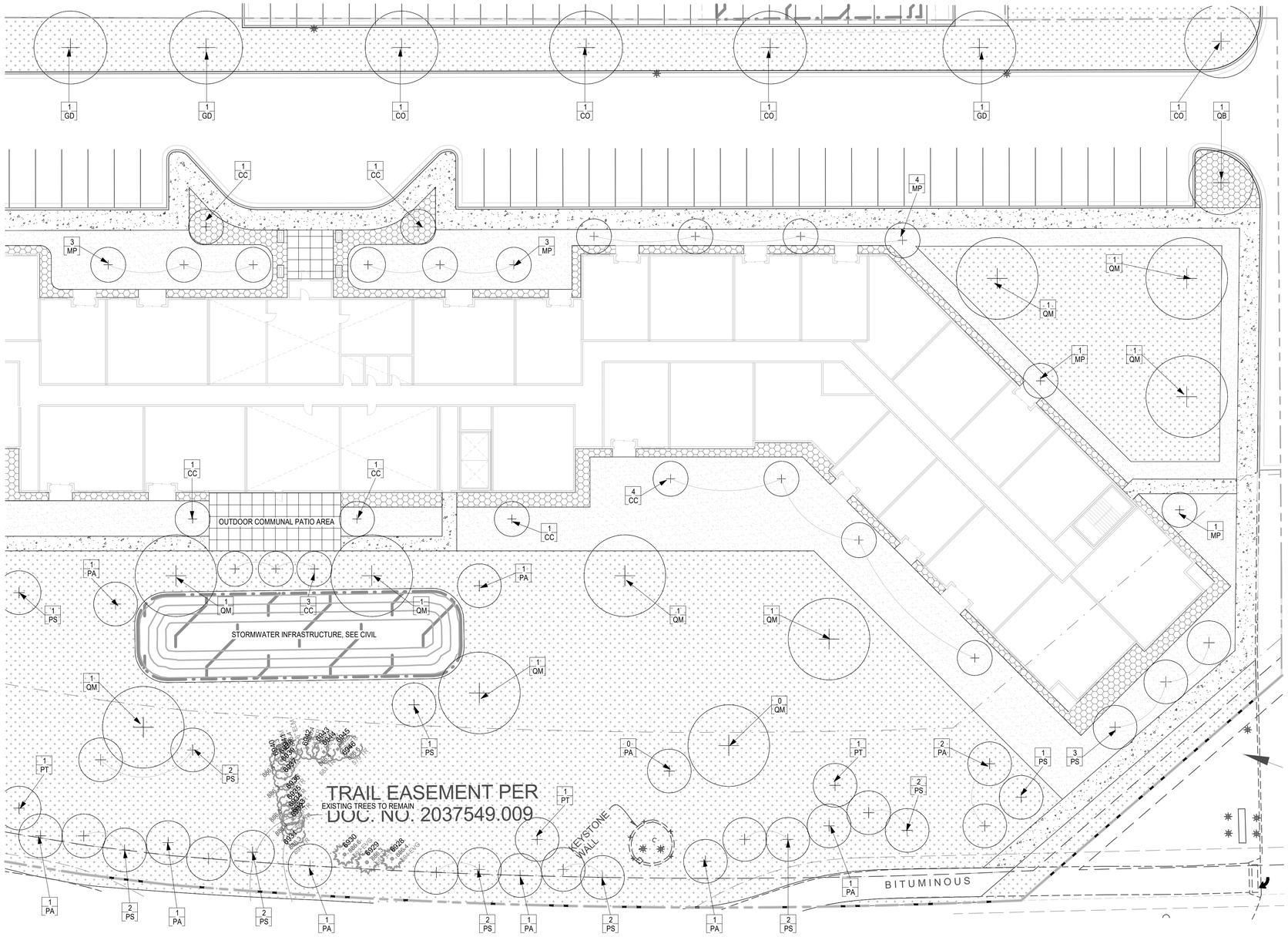

1 LS2201 SENIOR BUILDING ZONE B - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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CERTIFICATION

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COMMISSION NUMBER	2236-10

SHEET TITLE
SENIOR BUILDING ZONE B - LANDSCAPE PLAN

SHEET NUMBER
LS2201

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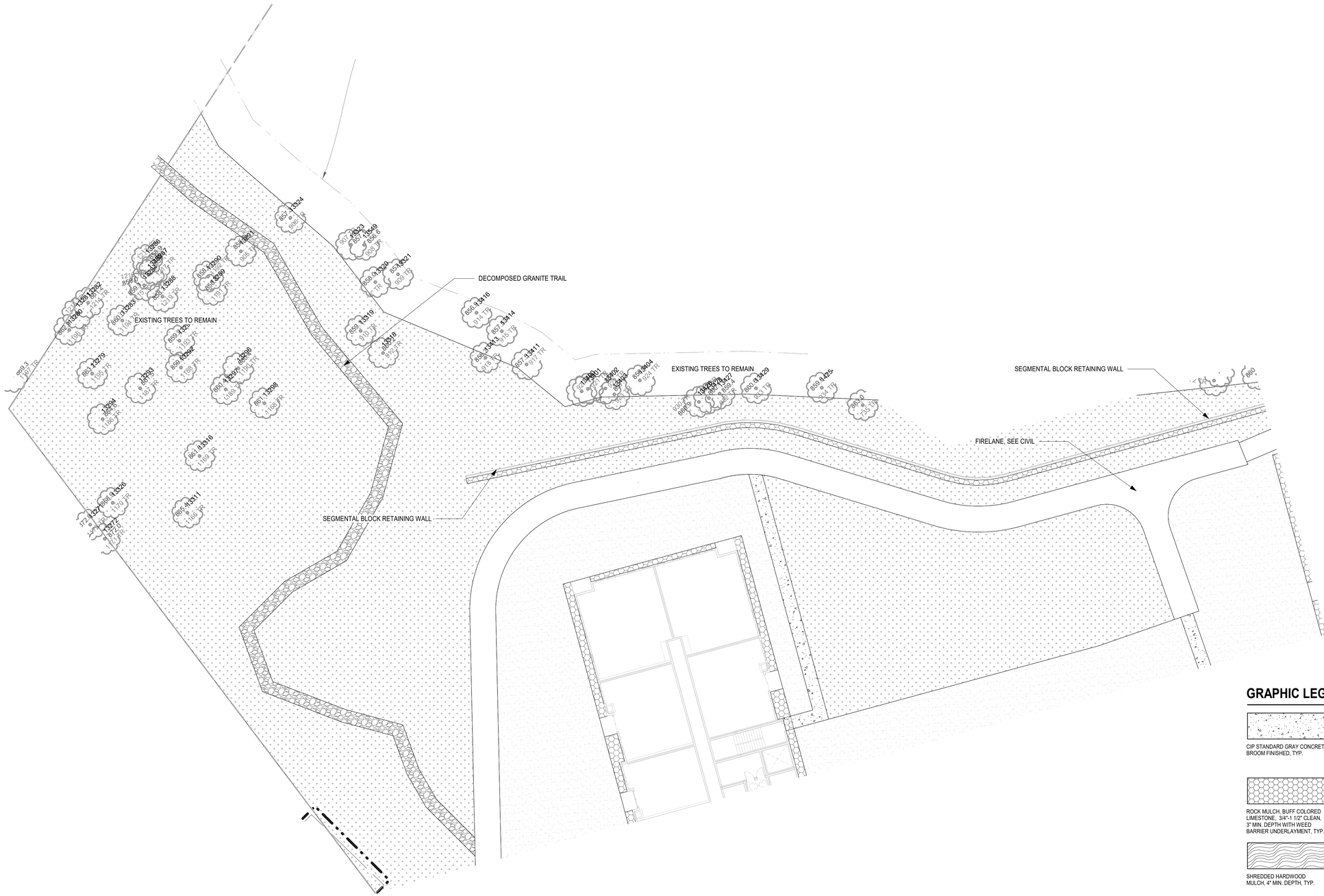

1 LS3108 ALL AGES BUILDING ZONE A - LANDSCAPE PLAN
1" = 20'-0"

GRAPHIC LEGEND:

- CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.
- TURFGRASS, HYRDROSEED, IRRIGATED, TYP.
- ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.
- CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.
- SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.
- DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.
- NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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SHEET TITLE
ALL AGES BUILDING ZONE A - LANDSCAPE PLAN

SHEET NUMBER
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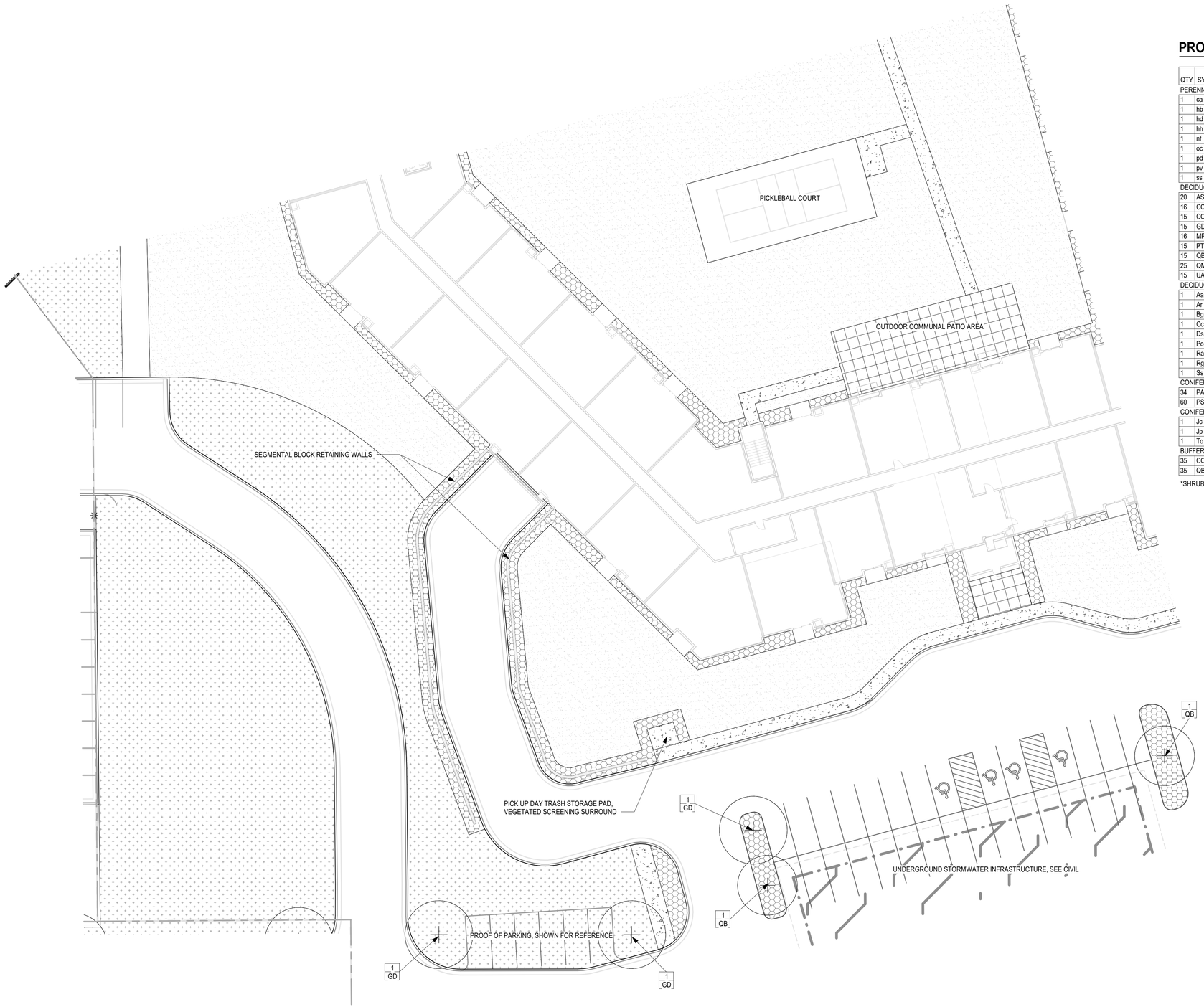

1 LS3109 ALL AGES BUILDING ZONE B - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

- CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.
- TURFGRASS, HYDROSEED, IRRIGATED, TYP.
- ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.
- CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.
- SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.
- DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.
- NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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PROJECT TITLE
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1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

CERTIFICATION

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COMMISSION NUMBER	2236-10

SHEET TITLE
ALL AGES BUILDING ZONE B - LANDSCAPE PLAN

SHEET NUMBER
LS3109

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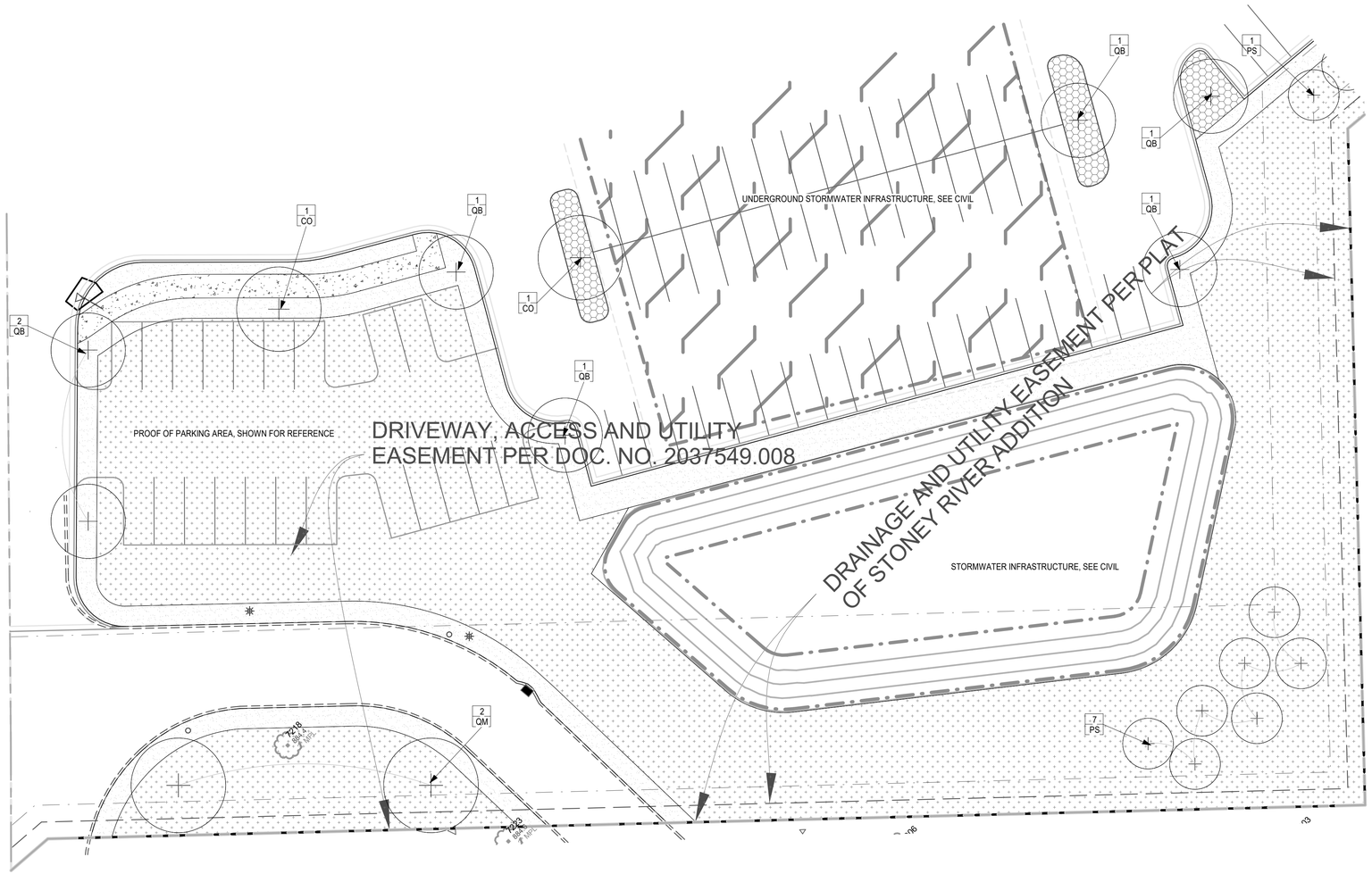

1 LS3110 ALL AGES BUILDING ZONE C - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
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DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Baiijohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYDROSEED, IRRIGATED, TYP.

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CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

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COMMISSION NUMBER	2236-10

SHEET TITLE
ALL AGES BUILDING ZONE C - LANDSCAPE PLAN

SHEET NUMBER
LS3110

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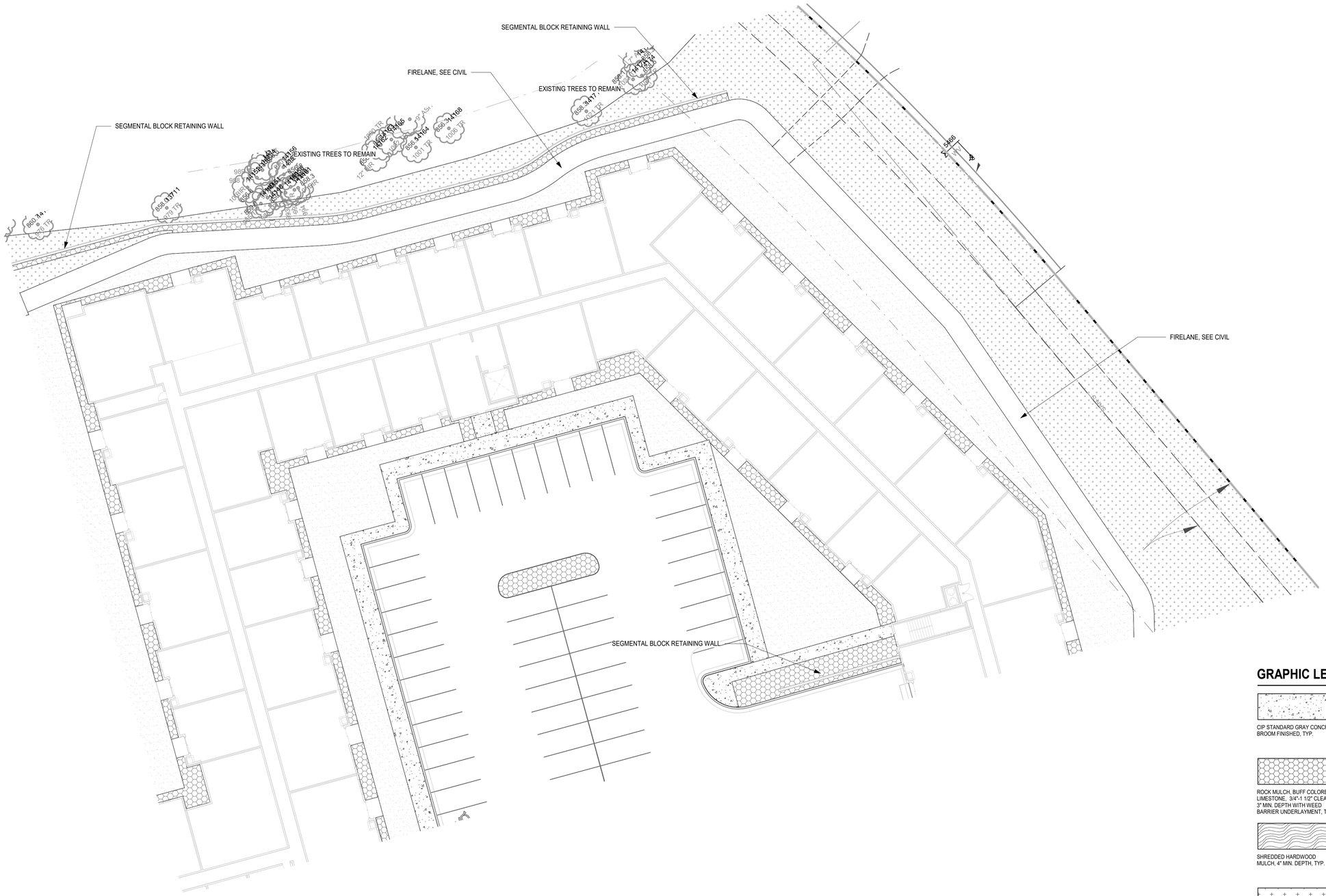

1 LS3111 ALL AGES BUILDING ZONE D - LANDSCAPE PLAN
1" = 20'-0"

GRAPHIC LEGEND:

- CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.
- TURFGRASS, HYRDROSEED, IRRIGATED, TYP.
- ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.
- CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.
- SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.
- DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.
- NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE
ALL AGES BUILDING ZONE D - LANDSCAPE PLAN

SHEET NUMBER
LS3111

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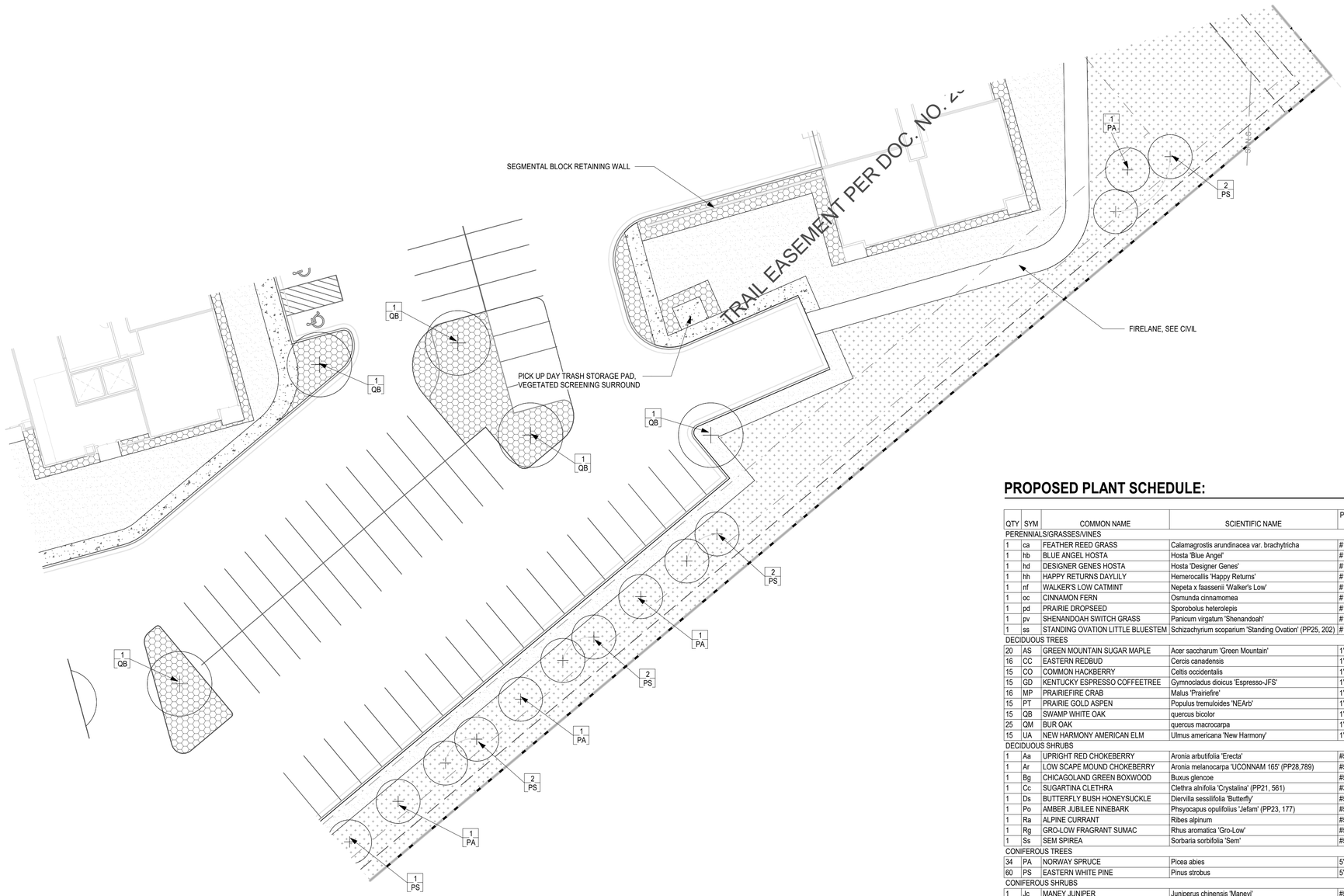

1 LS3112 ALL AGES BUILDING ZONE E - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

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SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

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NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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ALL AGES BUILDING ZONE E - LANDSCAPE PLAN

SHEET NUMBER
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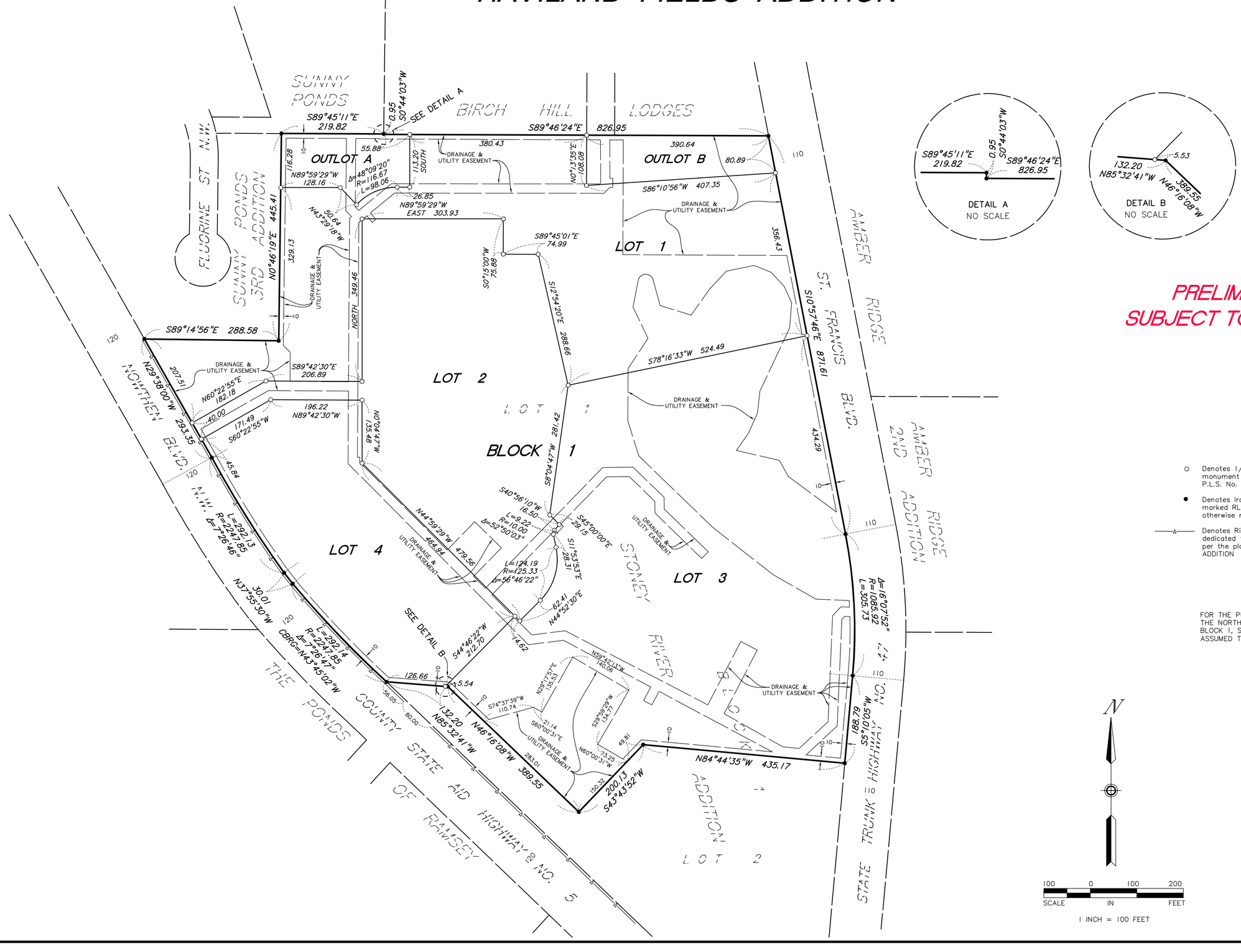
HAVILAND FIELDS ADDITION

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



PRELIMINARY
SUBJECT TO REVISION

- ○ Denotes 1/2 inch iron pipe monument set marked with P.L.S. No. 44900
- ● Denotes Iron Monument marked RLS 23667 unless otherwise noted
- —△— Denotes Right of Access dedicated to Anoka County per the plat of STONEY RIVER ADDITION

FOR THE PURPOSES OF THIS PLAT THE NORTHEASTERLY LINE OF LOT 1, BLOCK 1, STONEY RIVER ADDITION IS ASSUMED TO BEAR S10°57'46"E

N

100 0 100 200
SCALE IN FEET

1 INCH = 100 FEET

SUNDE LAND SURVEYING

HAVILAND FIELDS ADDITION

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

KNOW ALL PERSONS BY THESE PRESENTS: That Lord of Life Church, a Minnesota non-profit corporation, State of Minnesota, owner of the following described property:

Lot 1, Block 1, STONEY RIVER ADDITION, Anoka County, Minnesota

Has caused the same to be surveyed and platted as HAVILAND FIELDS ADDITION.

In witness whereof said Lord of Life Church, a Minnesota non-profit corporation, State of Minnesota, has caused these presents to be signed by its proper officer this _____ day of _____, 20__.

SIGNED: Lord of Life Church, a Minnesota non-profit corporation

_____, as _____

_____
Print Name

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____, 20__ by _____, _____, of Lord of Life Church, a Minnesota non-profit corporation, State of Minnesota, on behalf of the corporation.

_____

_____

_____
(Print Name)

Notary Public, _____ County, Minnesota

My Commission Expires _____

I Arlee J. Carlson 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____.

_____
Arlee J. Carlson, Licensed Land Surveyor
Minnesota License No. 44900

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Arlee J. Carlson.

_____

_____

(Print Name)

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

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

City Council, City of Ramsey, Minnesota

By: _____, Mayor By: _____, Clerk

ANOKA COUNTY SURVEYOR

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

_____
David M. Zieglmeier
Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

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

_____
Property Tax Administrator

By _____, Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

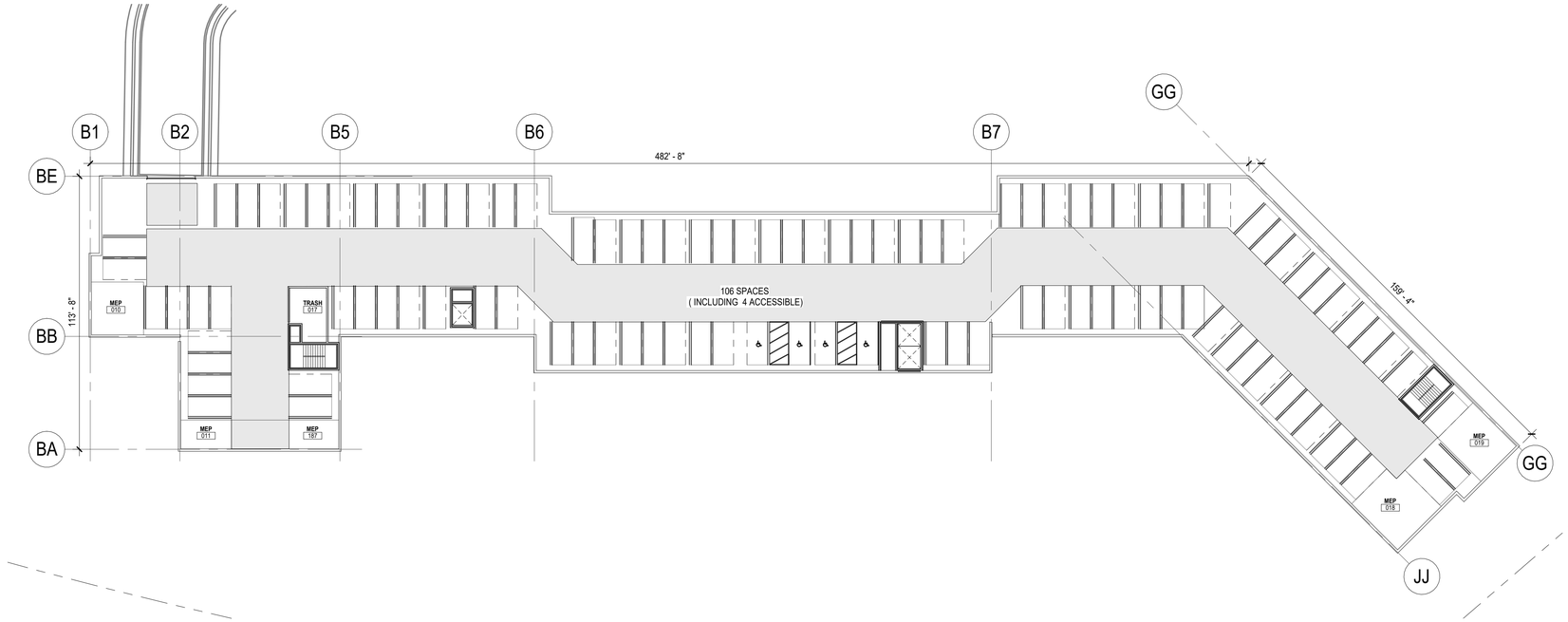
I hereby certify that this plat of HAVILAND FIELD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____day of _____, 20_____, at _____ o'clock ____.M. and was duly recorded as Document Number _____.

_____
County Recorder/Registrar of Titles

By _____, Deputy

PRELIMINARY
SUBJECT TO REVISION

SUNDE LAND SURVEYING

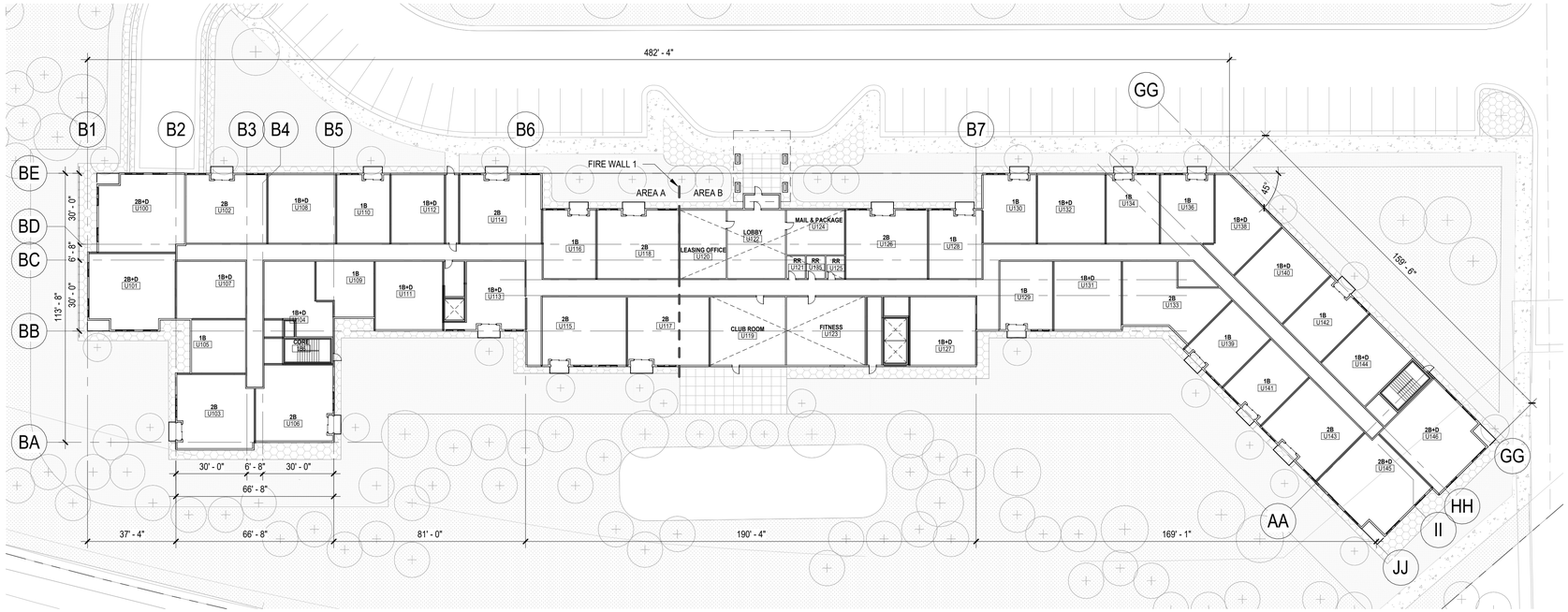


1 A2101 SENIOR LIVING LEVEL P1
1" = 30'-0"

CODE ANALYSIS :
BUILDINGS WILL BE DESIGNED AND CONSTRUCTED PER THE 2020 MINNESOTA BUILDING CODE
SENIOR BUILDING (160 TOTAL UNITS, 4 TYPE A UNITS)
PRIMARY OCCUPANCY: R-2 OCCUPANCY (LEVELS 1-4) , S-2 (LEVEL P1)
4 STORIES OF TYPE V-A CONSTRUCTION OVER 1 STORY BELOW GRADE OF TYPE I-A PODIUM. BOTH BUILDINGS WILL BE FULLY SPRINKLERED WITH NFPA 13 SYSTEM.
THE TYPE V-A BUILDING WILL BE SEPARATED FROM THE TYPE I-A BUILDING BY A 3 HR HORIZONTAL ASSEMBLY (SPECIAL PROVISIONS 510.2)
THE TYPE V-A BUILDING WILL BE SEPARATED WITH A 2-HR FIREWALL IN TO SEPARATE FIRE AREAS A & B
AREA: 19,330+ 24,385= 43,715
4 STORIES: AVERAGE HEIGHT OF 53' (TO MID POINT OF ROOF)

PARKING AT LEVEL P1 = 106 INCLUDING 4 ACCESSIBLE
SEE CIVIL PLANS FOR SITE PARKING

	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL
1B	12	12	12	12	48
1B+D	12	12	12	12	48
2B	10	10	14	14	48
2B+D	4	4	4	4	16
TOTAL	38	38	42	42	160



2 A2101 SENIOR LIVING LEVEL 1
1" = 30'-0"

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1	2024-02-09	SITE PLAN REVIEW

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SHEET TITLE
SENIOR LIVING LEVEL P1 & 1 FLOOR PLAN

SHEET NUMBER
A2101

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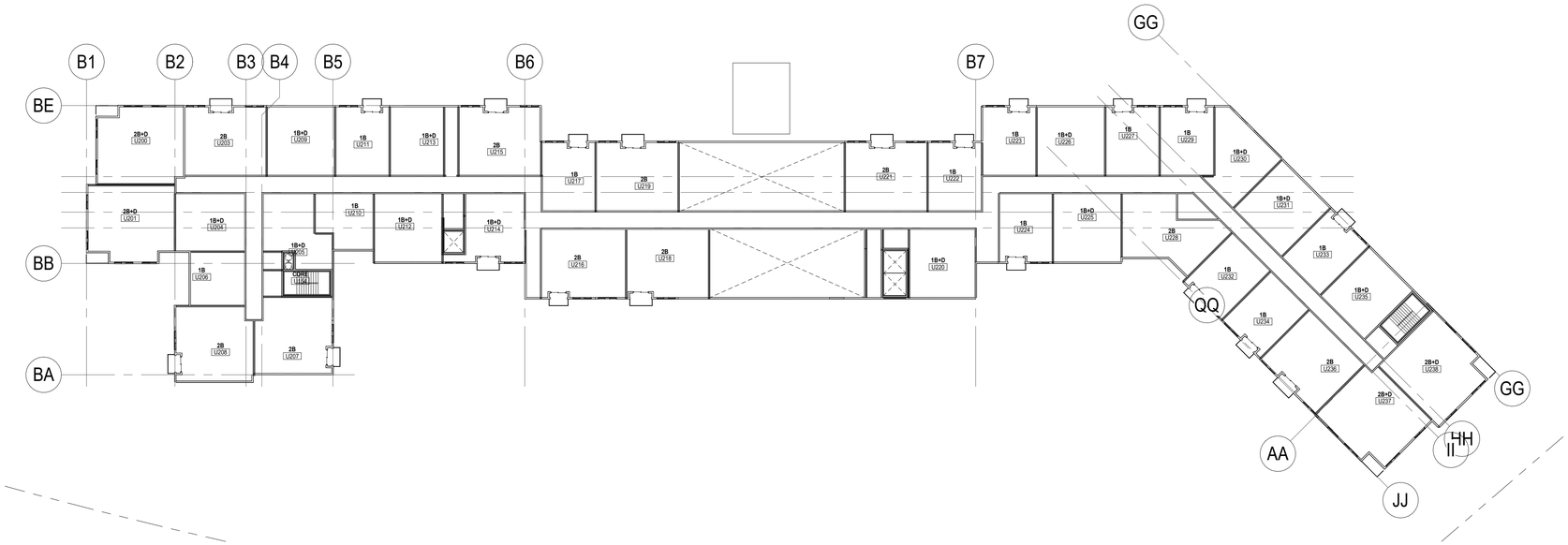
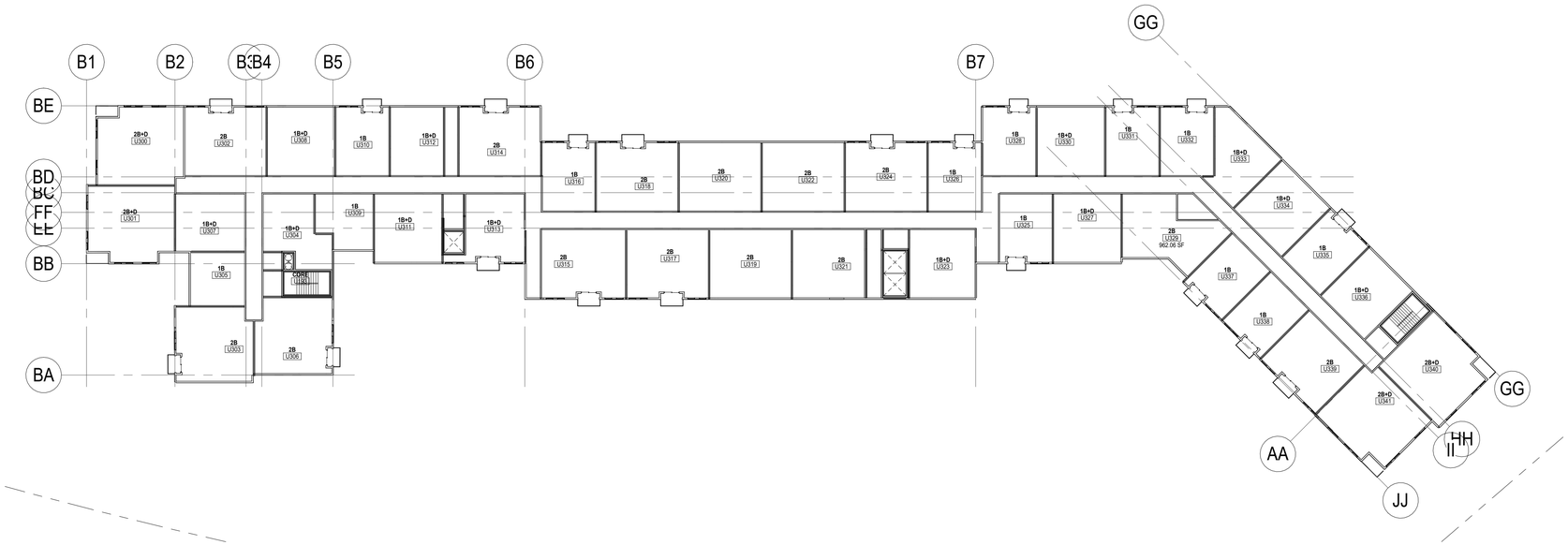


2 A2102 SENIOR LIVING LEVEL 2

1" = 30'-0"



1 A2102 SENIOR LIVING LEVEL 3 & 4

1" = 30'-0"

PLAN NORTH

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SHEET TITLE

SENIOR LIVING LEVEL 2-4 FLOOR PLAN

SHEET NUMBER

A2102

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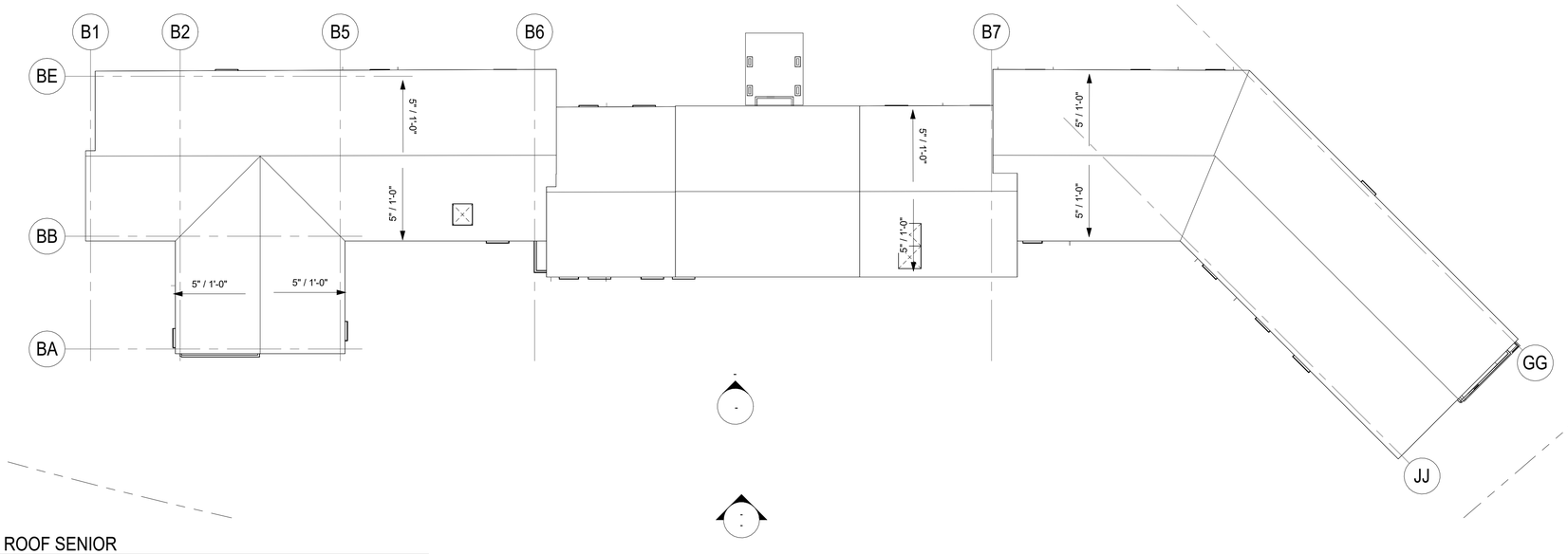

1 / A2140 ROOF SENIOR
1" = 30'-0"

PLAN NORTH

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SHEET TITLE

SENIOR BUILDING ROOF PLAN

SHEET NUMBER

A2140

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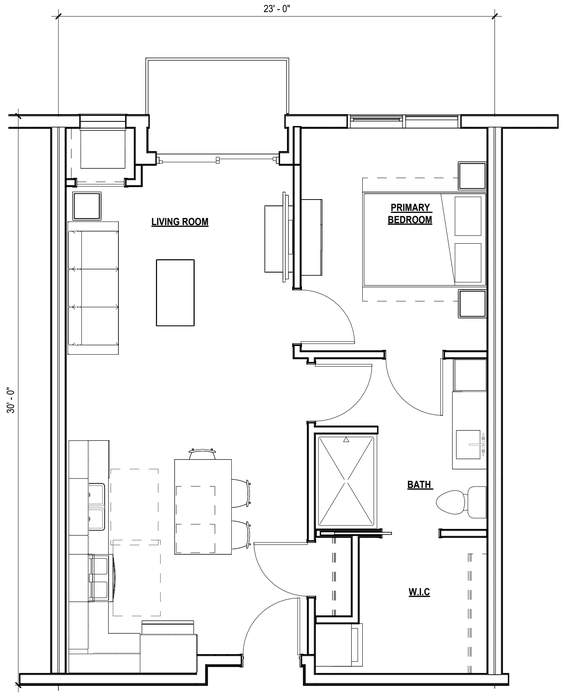
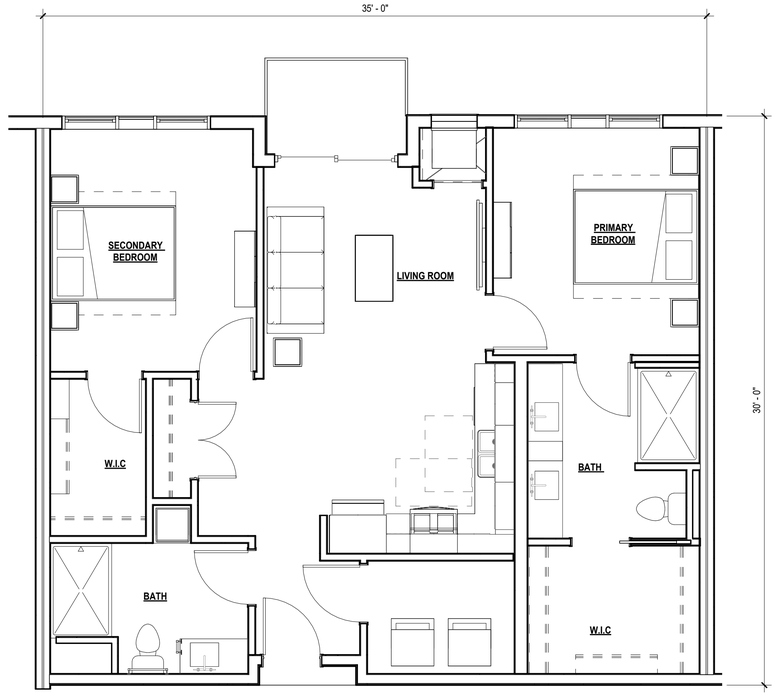


1 A2201 SENIOR LIVING _TYP 1B
1/4" = 1'-0"



2 A2201 SENIOR LIVING _TYP 2B
1/4" = 1'-0"

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SENIOR LIVING TYP UNITS

SHEET NUMBER

A2201

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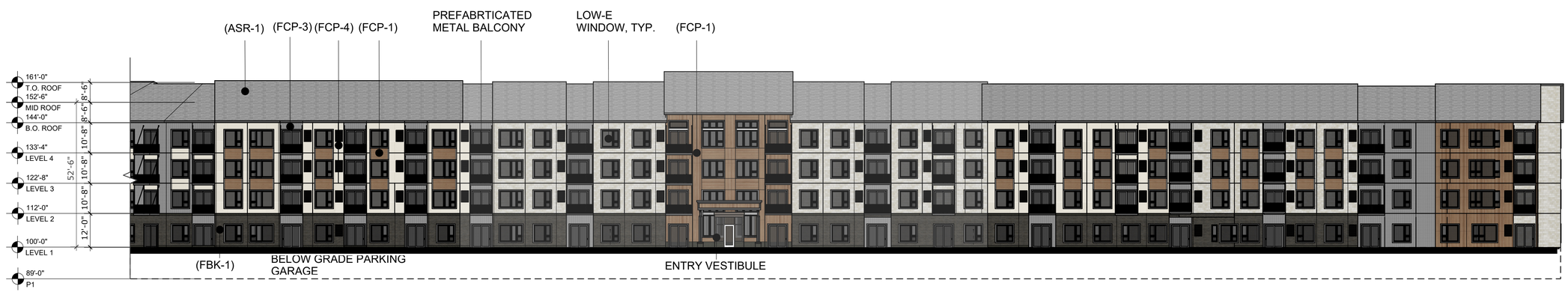
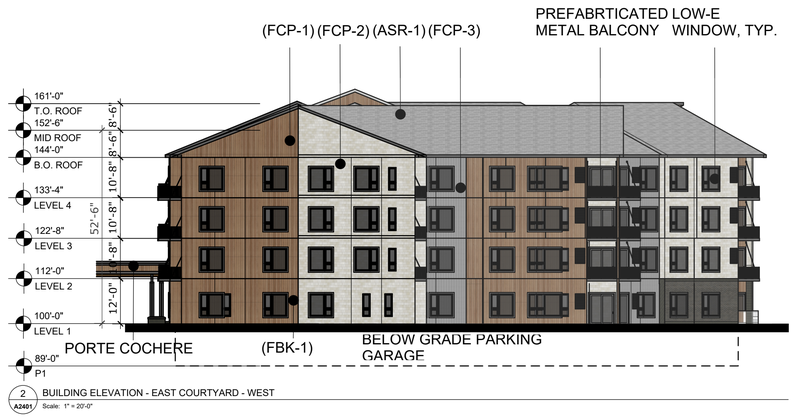


1 A2401 BUILDING ELEVATION - SOUTH
Scale: 1" = 20'-0"



2 A2401 BUILDING ELEVATION - EAST COURTYARD - WEST
Scale: 1" = 20'-0"



3 A2401 BUILDING ELEVATION - SOUTH
Scale: 1" = 20'-0"



DARK BRICK (FBK-1)
COLOR: OBSIDIAN
SIZE: UTILITY BRICK 4"x12" NOMINAL



FIBER CEMENT PANEL (FCP-1)
COLOR: VINTAGEWOOD SPRUCE
SIZE: 3030 VERTICAL AND HORIZONTAL



FIBER CEMENT PANEL (FCP-2)
COLOR: WHITE BUNGALOW
STYLE: SHINGLE PANEL STRAIGHT EDGE



FIBER CEMENT PANEL (FCP-3)
COLOR: ARTIST GRAY
STYLE: BOARD AND BATTEN SMOOTH PANEL VERTICAL SIDING



FIBER CEMENT PANEL (FCP-4)
COLOR: FARMHOUSE WHITE
STYLE: ARCHITECTURAL PANEL FINE SAND TEXTURE



ASPHALT SHINGLE (ASR-1)
COLOR: FOX HOLLOW GRAY
STYLE: HDZ SHINGLE

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SHEET TITLE

EXTERIOR ELEVATIONS - SENIOR LIVING

SHEET NUMBER

A2401

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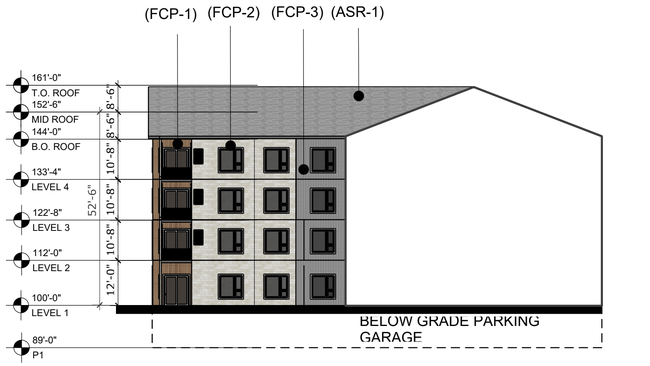
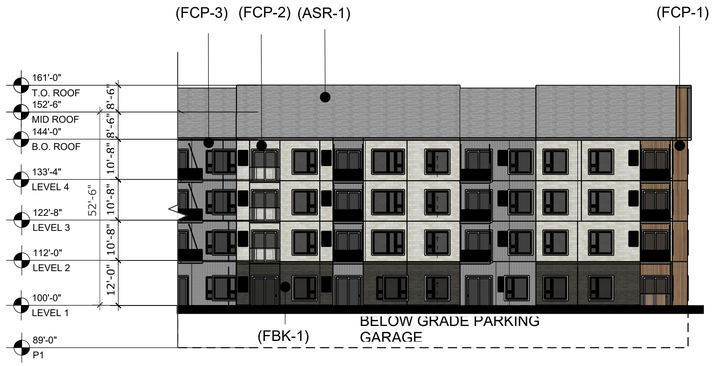
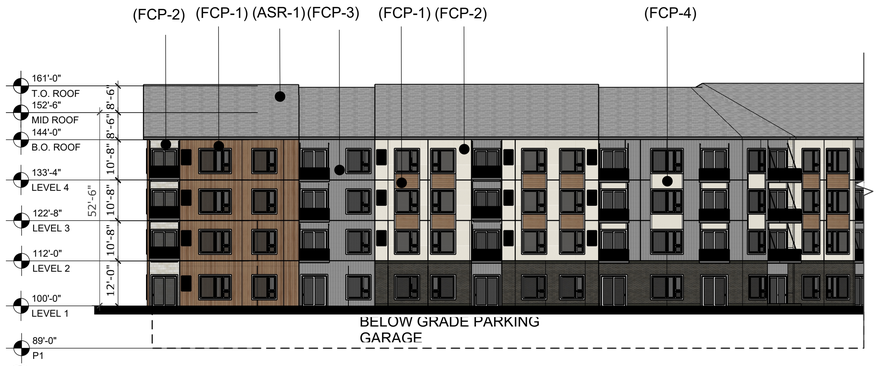


1 A2402 BUILDING ELEVATION - WEST COURTYARD
Scale: 1" = 20'-0"



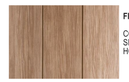
1 A411 BUILDING ELEVATION - EAST COURTYARD
Scale: 1" = 20'-0"



2 A2402 BUILDING ELEVATION - EAST
Scale: 1" = 20'-0"



DARK BRICK (FBK-1)
COLOR: OBSIDIAN
SIZE: UTILITY BRICK 4"x12" NOMINAL



FIBER CEMENT PANEL (FCP-1)
COLOR: VINTAGEWOOD SPRUCE
SIZE: 3030 VERTICAL AND HORIZONTAL



FIBER CEMENT PANEL (FCP-2)
COLOR: WHITE BUNGALOW
STYLE: SHINGLE PANEL
STRAIGHT EDGE



FIBER CEMENT PANEL (FCP-3)
COLOR: ARTIST GRAY
STYLE: BOARD AND BATTEN SMOOTH PANEL VERTICAL SIDING



FIBER CEMENT PANEL (FCP-4)
COLOR: FARMHOUSE WHITE
STYLE: ARCHITECTURAL PANEL FINE SAND TEXTURE



ASPHALT SHINGLE (ASR-1)
COLOR: FOX HOLLOW GRAY
STYLE: HDZ SHINGLE

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PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW

CERTIFICATION

NOT FOR CONSTRUCTION

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CHECKED BY	Checker
COMMISSION NUMBER	XXXX-XXX

SHEET TITLE
EXTERIOR ELEVATIONS - SENIOR LIVING

SHEET NUMBER
A2402

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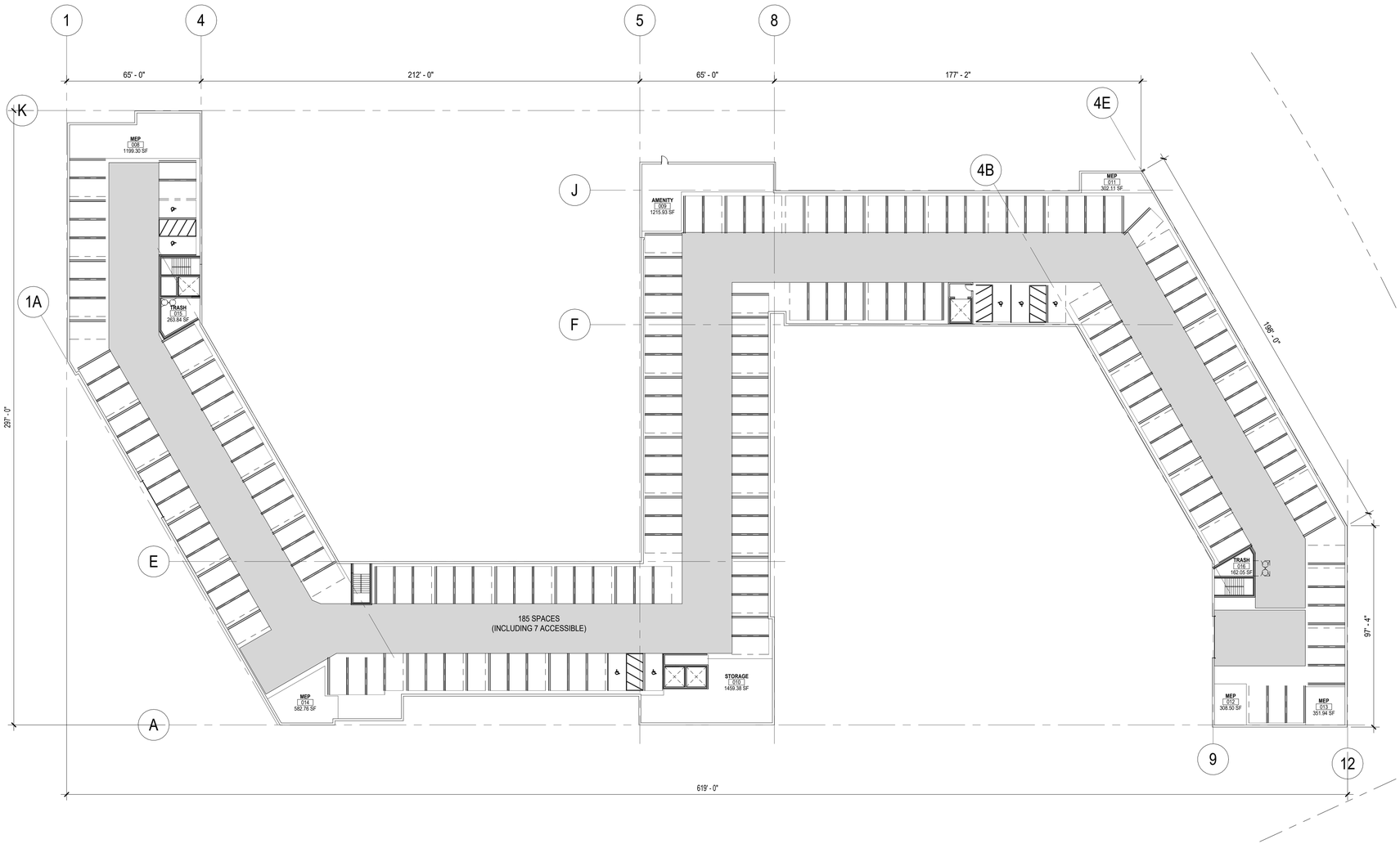

1 / A3099 ALL AGES BUILDING LEVEL P1
1" = 30'-0"

PLAN NORTH

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2/9/2024 11:42:31 AM

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COMMISSION NUMBER	2236.10

SHEET TITLE

ALL AGES LEVEL P1
FLOOR PLAN

SHEET NUMBER

A3099

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CODE ANALYSIS :
BUILDINGS WILL BE DESIGNED AND CONSTRUCTED PER THE 2020 MINNESOTA BUILDING CODE
ALL AGES BUILDING (276 TOTAL UNITS, 6 TYPE A UNITS)
PRIMARY OCCUPANCY: R-2 OCCUPANCY (LEVELS 1-4) , S-2 (LEVEL P1)
4 STORIES OF TYPE V-A CONSTRUCTION OVER 1 STORY BELOW GRADE OF TYPE I-A PODIUM. BOTH BUILDINGS WILL BE FULLY SPRINKLERED WITH NFPA 13 SYSTEM.
THE TYPE V-A BUILDING WILL BE SEPARATED FROM THE TYPE I-A BUILDING BY A 3 HR HORIZONTAL ASSEMBLY (SPECIAL PROVISIONS 510.2)
THE TYPE V-A BUILDING WILL BE SEPARATED WITH A 2-HR FIREWALL IN TO SEPARATE FIRE AREAS A & B & C
A(22,900 SF) + B (26,805 SF)+ C (23,971 SF) , 73,676 PER FLOOR X4= GSF : 294,704 GSF
4 STORIES: AVERAGE HEIGHT OF 58' (TO MID POINT OF ROOF)

PARKING AT LEVEL P1: 184 SPACES INCLUDING 7 ACCESSIBLE
SEE CIVIL PLANS FOR SITE PARKING

	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL
1B	20	25	25	25	94
2B	38	40	40	40	159
3B	7	7	7	6	27
TOTAL	65	72	72	71	280



1 / A3101 LEVEL 1 - ENLARGED - AREA C
1" = 30'-0"

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SHEET TITLE

ALL AGES LEVEL 1 FLOOR PLAN

SHEET NUMBER

A3101

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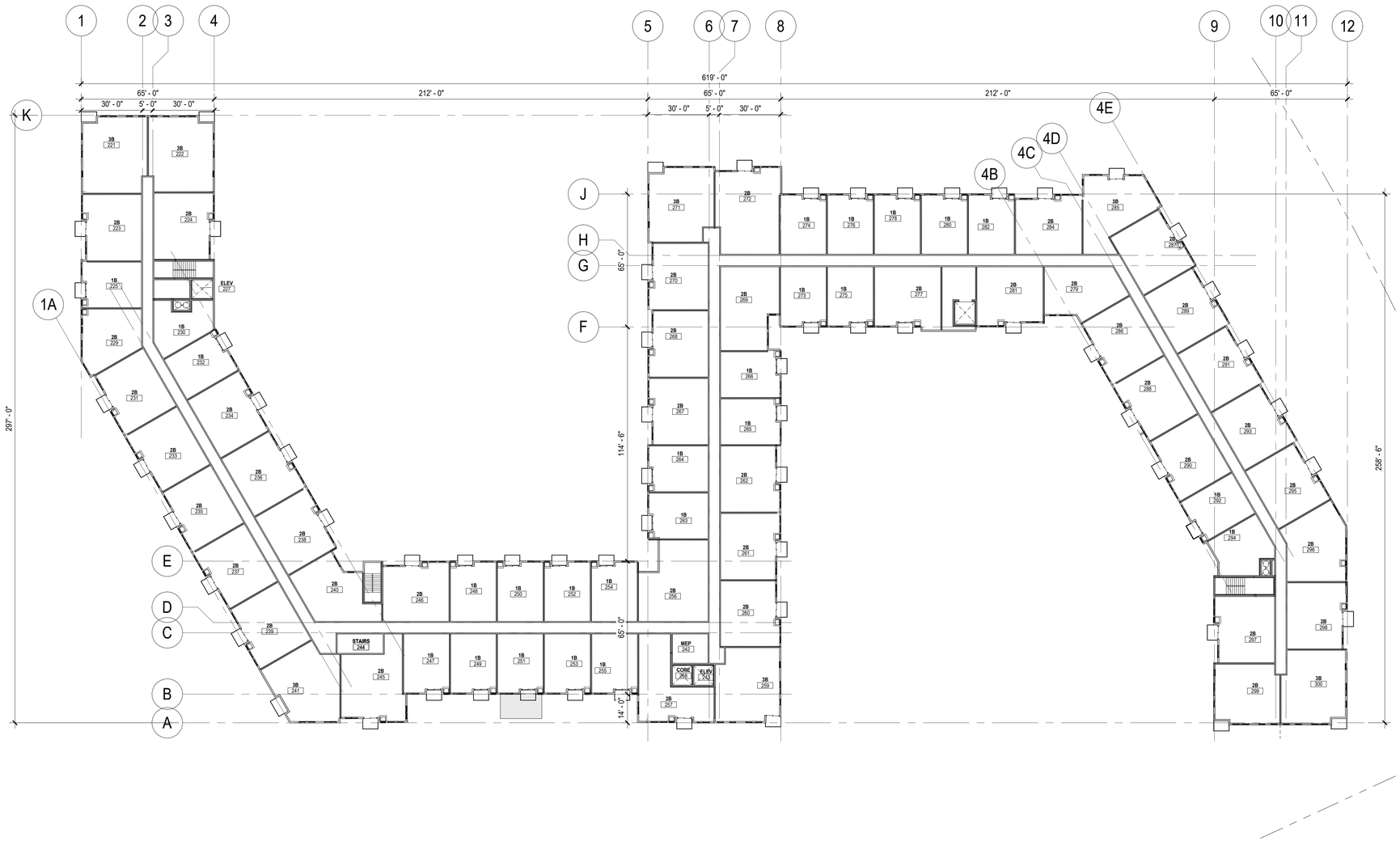

1 / A3102 LEVEL 2 - ENLARGED - AREA C

1" = 30'-0"

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SHEET TITLE

ALL AGES LEVEL 2 FLOOR PLAN

SHEET NUMBER

A3102

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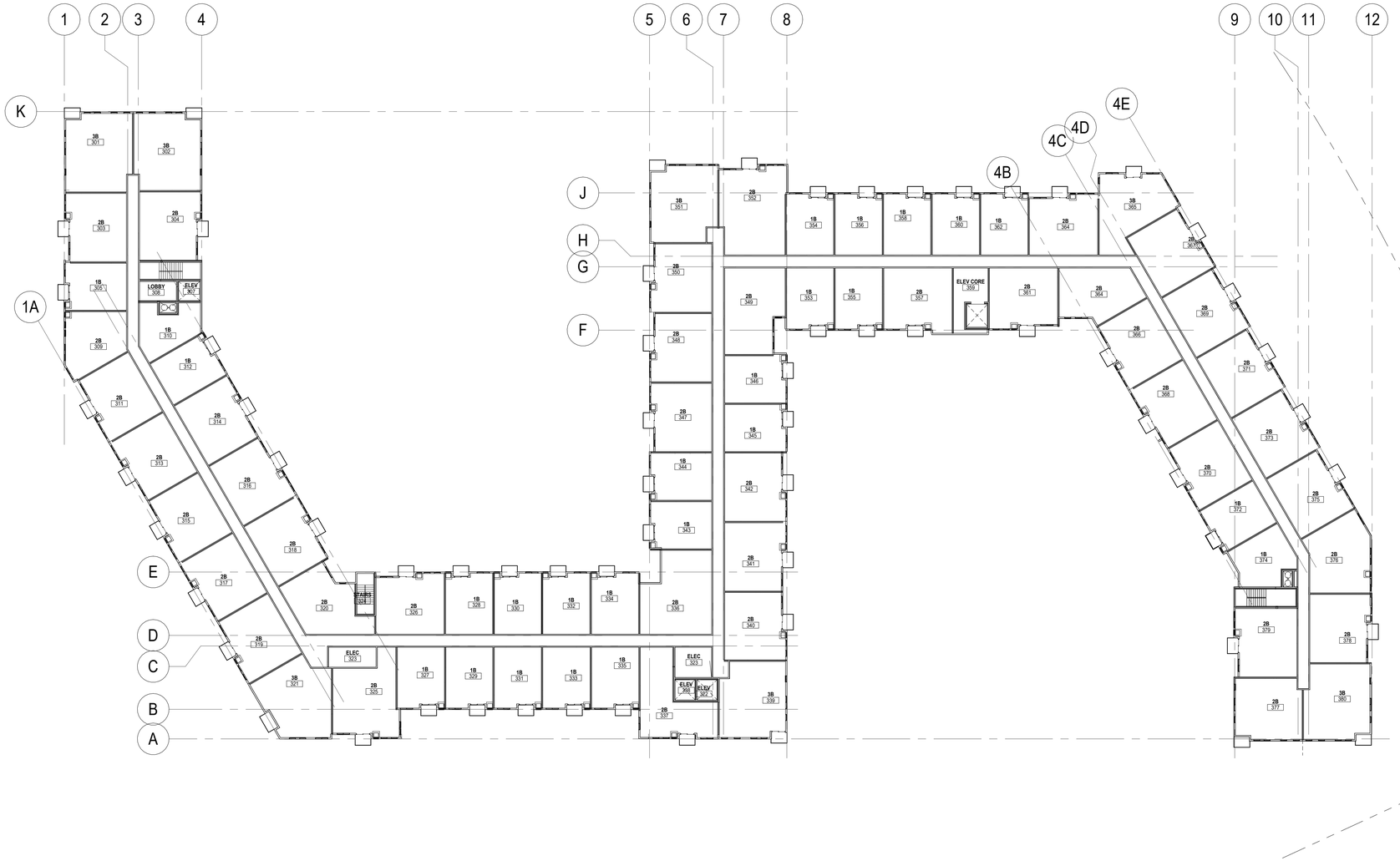

1 / A3103 LEVEL 3 - ENLARGED - AREA C
1" = 30'-0"

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SHEET TITLE
ALL AGES LEVEL 3 FLOOR PLAN

SHEET NUMBER
A3103

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ARCHITECTURAL KEYNOTES



1 / A3104 LEVEL 4 - ENLARGED - AREA C
1" = 30'-0"

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SHEET TITLE
ALL AGES LEVEL 4 FLOOR PLAN

SHEET NUMBER
A3104

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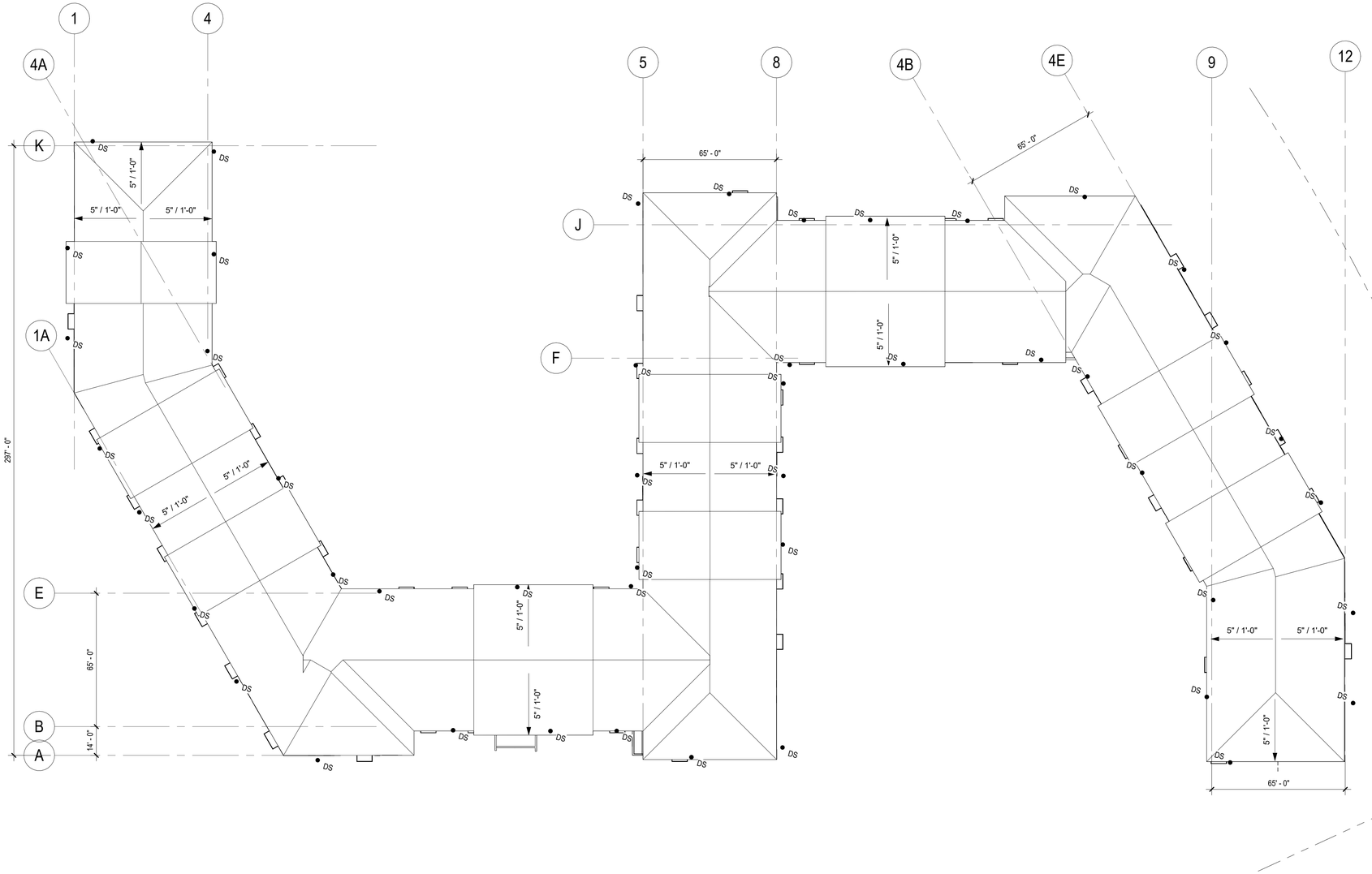

1 A3140 ROOF ALL AGES
1" = 30'-0"

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SHEET TITLE

ALL AGES ROOF PLAN

SHEET NUMBER

A3140

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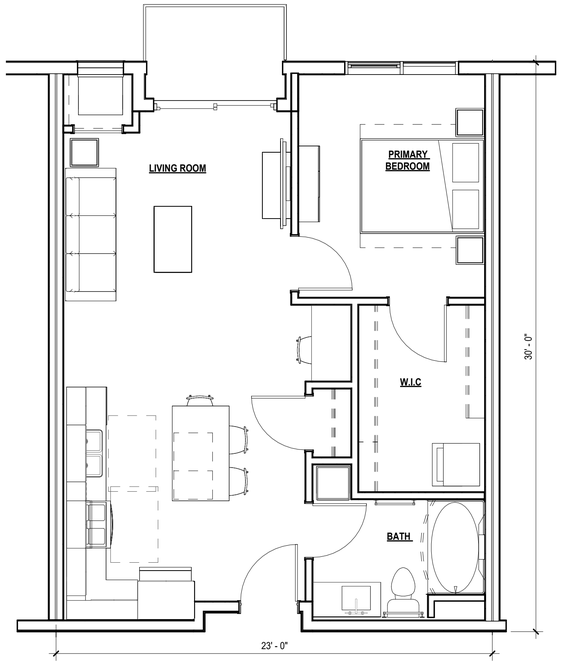
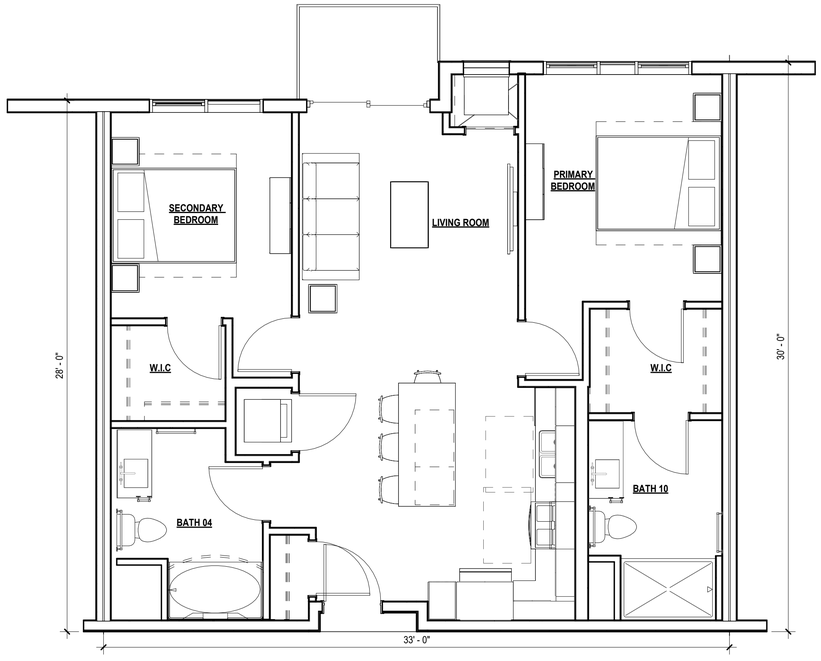


2 A3201 ALL AGES_TYP 1B
1/4" = 1'-0"



1 A3201 ALL AGES_TYP 2B
1/4" = 1'-0"

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SHEET TITLE

ALL AGES LIVING TYP UNITS

SHEET NUMBER

A3201

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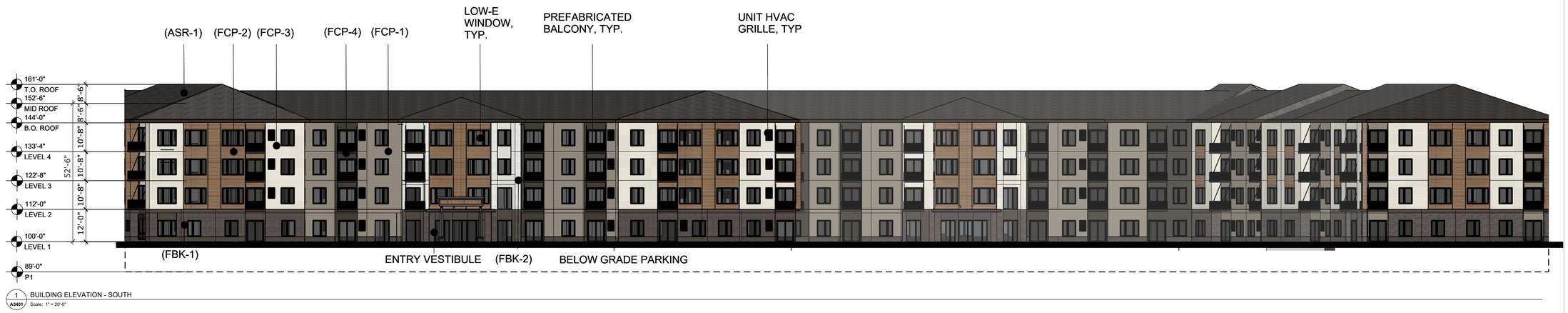
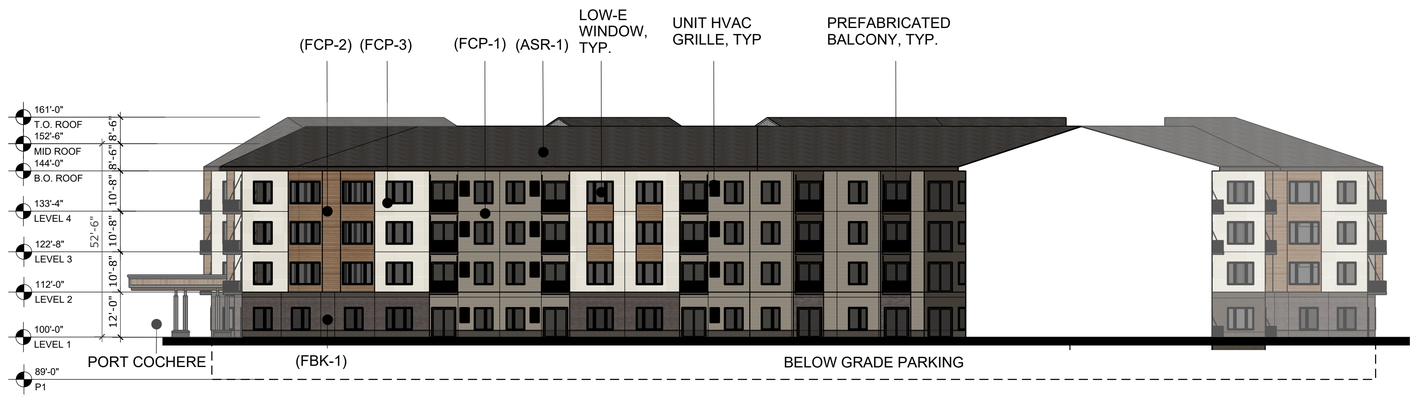
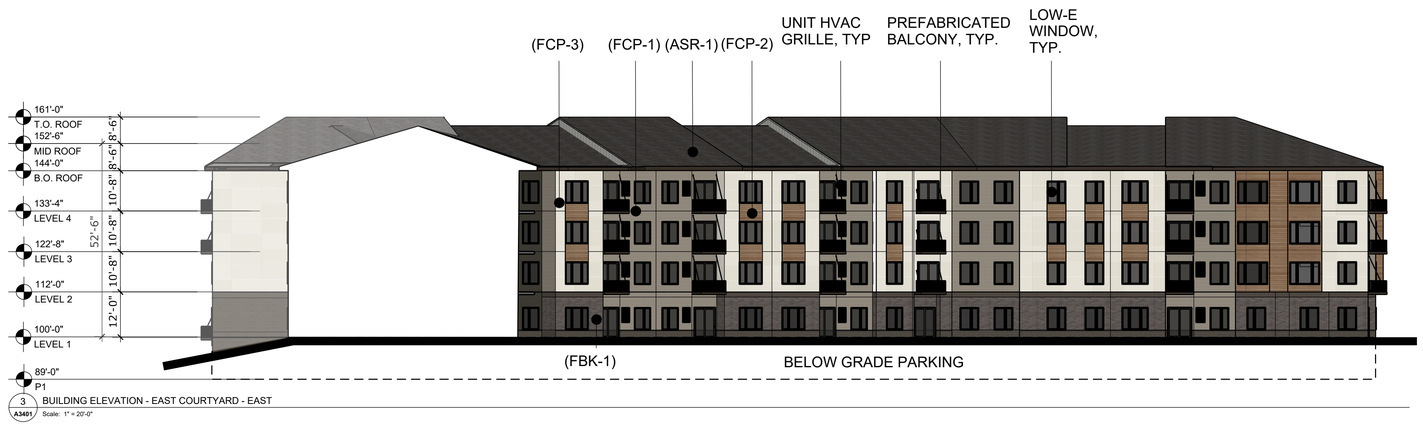


1 A3401 BUILDING ELEVATION - SOUTH
Scale: 1" = 20'-0"



2 A3401 BUILDING ELEVATION - EAST COURTYARD - WEST
Scale: 1" = 20'-0"



3 A3401 BUILDING ELEVATION - EAST COURTYARD - EAST
Scale: 1" = 20'-0"



BRONZE BRICK (FBK-1)

COLOR: WALNUT
SIZE: UTILITY BRICK 4"x12" NOMINAL



WHITE / BUFF BRICK (FBK-2)

COLOR: BUFF WHITE
SIZE: UTILITY BRICK 4"x12" NOMINAL



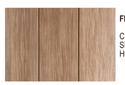
BRONZE BURNISHED BLOCK (DCMU-1)

COLOR: CARAMEL
SIZE: UTILITY BRICK 8"x16" NOMINAL



FIBER CEMENT HORIZONTAL LAP SIDING (FCP-1)

COLOR: SAGE BUSH
STYLE: 6" HORIZONTAL LAP SIDING



FIBER CEMENT PANEL (FCP-2)

COLOR: VINTAGEWOOD SPRUCE
SIZE: 3030 VERTICAL AND HORIZONTAL - SEE ELEVATIONS



FIBER CEMENT PANEL (FCP-3)

COLOR: FARMHOUSE WHITE
STYLE: ARCHITECTURAL PANEL
FINE SAND TEXTURE



FIBER CEMENT PANEL (FCP-4)

COLOR: SKYSCRAPER GRAY
STYLE: ARCHITECTURAL PANEL
FINE SAND TEXTURE



ASPHALT SHINGLE (ASR-1)

COLOR: PEWTER GRAY
STYLE: HDZ SHINGLE

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SHEET TITLE

EXTERIOR ELEVATIONS - ALL AGES

SHEET NUMBER

A3401

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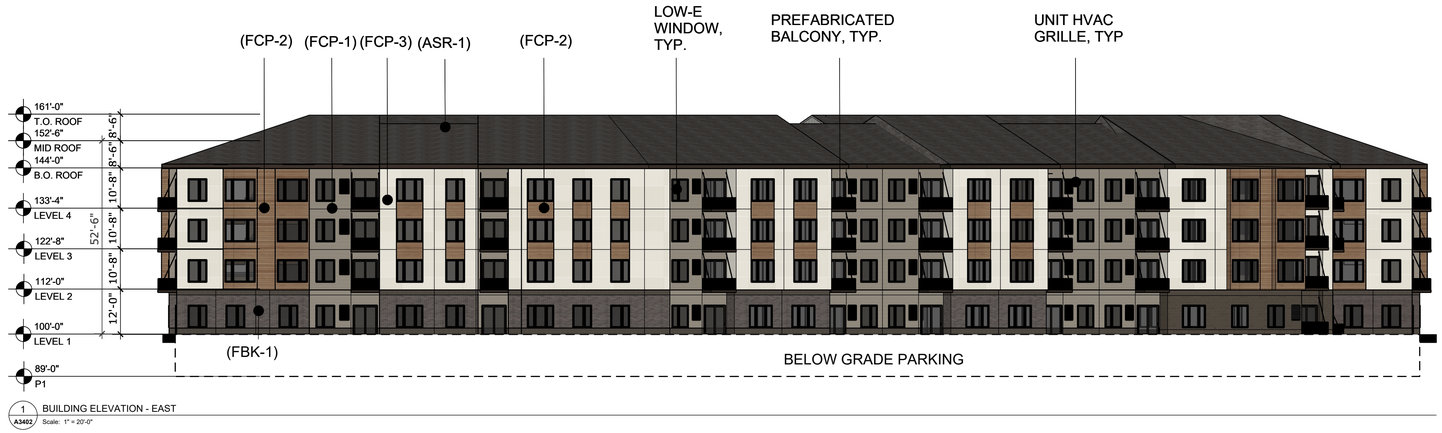
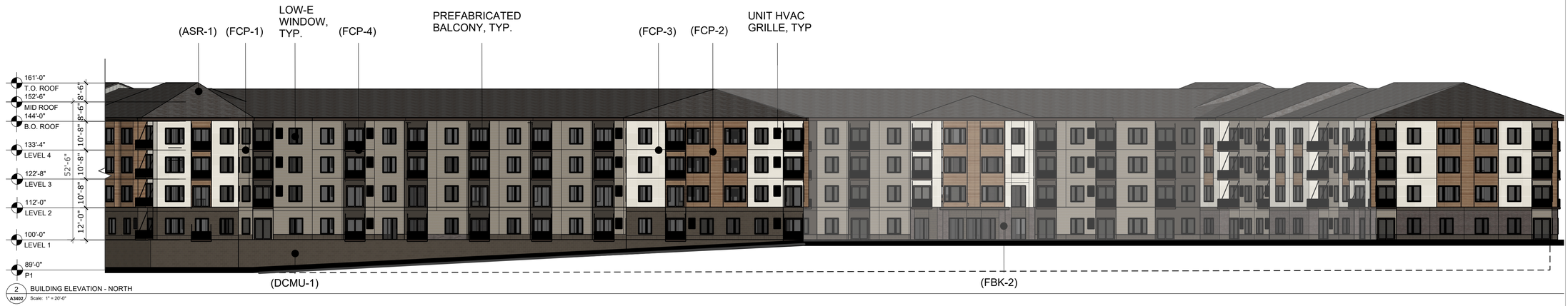
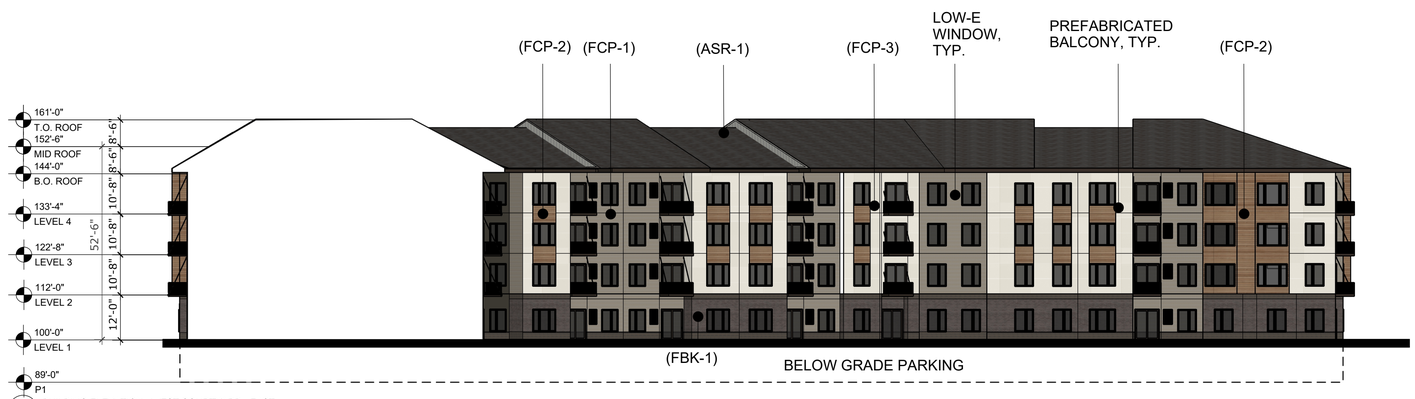


1 A3402 BUILDING ELEVATION - EAST
Scale: 1" = 20'-0"



2 A3402 BUILDING ELEVATION - NORTH
Scale: 1" = 20'-0"



3 A3402 BUILDING ELEVATION - WEST COURTYARD - EAST
Scale: 1" = 20'-0"



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EXTERIOR ELEVATIONS - ALL AGES

SHEET NUMBER

A3402

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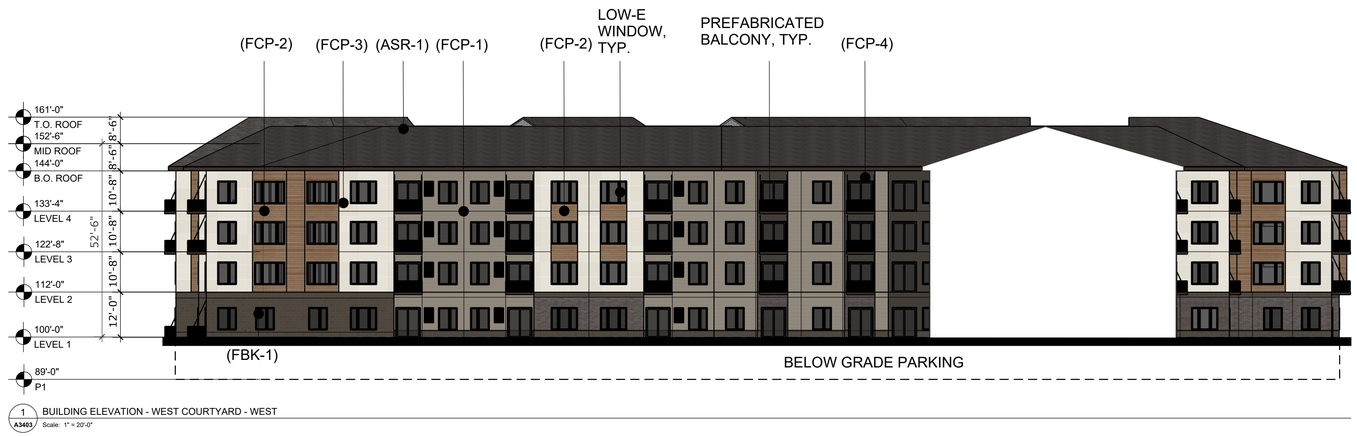
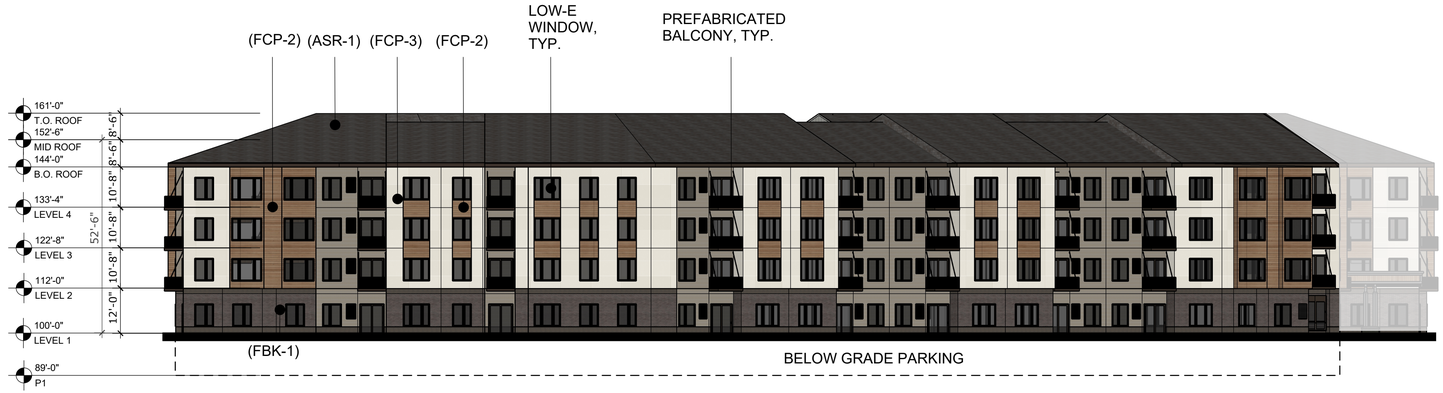


1 A3403 BUILDING ELEVATION - WEST COURTYARD - WEST
Scale: 1" = 20'-0"



2 A3403 BUILDING ELEVATION - WEST
Scale: 1" = 20'-0"



BRONZE BRICK (FBK-1)

COLOR: WALNUT
SIZE: UTILITY BRICK 4"x12" NOMINAL



WHITE / BUFF BRICK (FBK-2)

COLOR: BUFF WHITE
SIZE: UTILITY BRICK 4"x12" NOMINAL



BRONZE BURNISHED BLOCK (DCMU-1)

COLOR: CARAMEL
SIZE: UTILITY BRICK 8"x16" NOMINAL



FIBER CEMENT HORIZONTAL LAP SIDING (FCP-1)

COLOR: SAGE BUSH
STYLE: 6" HORIZONTAL LAP SIDING



FIBER CEMENT PANEL (FCP-2)

COLOR: VINTAGEWOOD SPRUCE
SIZE: 3030 VERTICAL AND HORIZONTAL - SEE ELEVATIONS



FIBER CEMENT PANEL (FCP-3)

COLOR: FARMHOUSE WHITE
STYLE: ARCHITECTURAL PANEL FINE SAND TEXTURE



FIBER CEMENT PANEL (FCP-4)

COLOR: SKYSCRAPER GRAY
STYLE: ARCHITECTURAL PANEL FINE SAND TEXTURE



ASPHALT SHINGLE (ASR-1)

COLOR: PEWTER GRAY
STYLE: HDZ SHINGLE

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EXTERIOR ELEVATIONS - ALL AGES

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A3403

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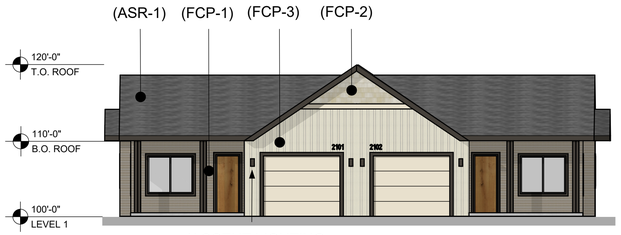
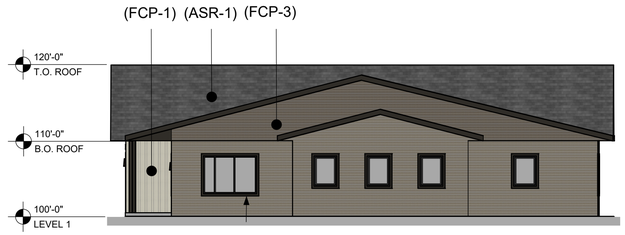


1 A1401 BUILDING ELEVATION - SOUTH
Scale: 1" = 10'-0"



2 A1401 BUILDING ELEVATION - SOUTH
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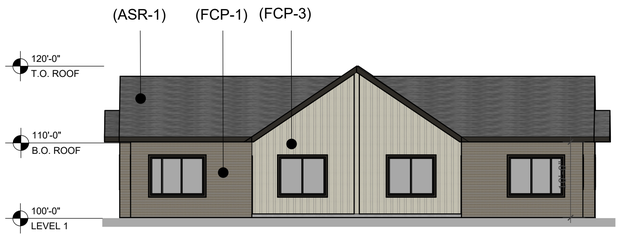
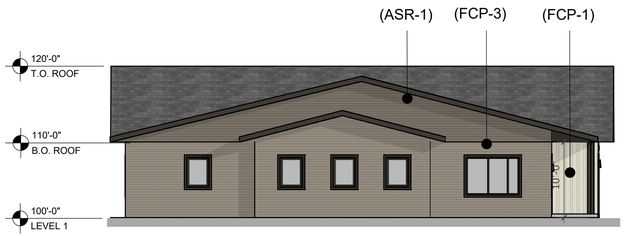


3 A1401 BUILDING ELEVATION - SOUTH
Scale: 1" = 10'-0"



4 A1401 BUILDING ELEVATION - SOUTH
Scale: 1" = 10'-0"



FIBER CEMENT HORIZONTAL SIDING (FCP-1)

COLOR: SAGE BUSH
STYLE: 6" HORIZONTAL LAP SIDING



FIBER CEMENT SHINGLE PANEL (FCP-2)

COLOR: NAUTICAL WHITE
STYLE: SHINGLE PANEL STRAIGHT EDGE



FIBER CEMENT BOARD AND BATTEN PANEL (FCP-3)

COLOR: NAUTICAL WHITE
STYLE: BOARD AND BATTEN SMOOTH PANEL VERTICAL SIDING



ASPHALT SHINGLE (ASR-1)

COLOR: PEWTER GRAY
STYLE: HDZ SHINGLE

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SHEET TITLE

EXTERIOR ELEVATIONS - PARK HOMES

SHEET NUMBER

A1401

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

RESOLUTION #24-095

A RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT FOR HAVILAND FIELDS ADDITION

RECITALS

1. Presbyterian Homes and Services, hereinafter referred to as the "Applicant" has properly applied for a Land Use Application to construct a mixed multi-family residential development around an existing religious institution on property legally described as follows:

   Lot 1, Block 1, Stoney River Addition, Anoka County, Minnesota

   ("**Subject Property**")

2. That the **Subject Property** is guided as Public/Institutional and High Density Residential in the 2040 Comprehensive Plan.

3. That the Applicant's proposed development of 460 units of residential housing (approximately 20 units per acre) does not align with the current guidance.

4. That the Applicant's development request can be accommodated by the Mixed Use (High) land use designations.

5. That the Applicant appeared before the Planning Commission for a public hearing on March 28, 2024, to request a change in that guidance and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

6. That the Planning Commission reviewed and recommended approval of the request.

7. That the City Council reviewed the Planning Commission's recommendation on April 9, 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 re-guiding the Subject Property to Mixed Use (High), subject to Metropolitan Council review.

ORDINANCE #24-06

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, MINNESOTA.

SECTION 1. AMENDMENTS

1. The following legally described properties are hereby rezoned from R-1A – Single-Family Residential, R-2 – Medium Density Residential, and R-3 – High Density Residential to PUD – Planned Unit Development:

   Lots 1, 2, 3, and 4, Haviland Fields Addition, Anoka County, Minnesota

2. The following legally described properties are hereby rezoned from R-1A – Single-Family Residential, R-2 – Medium Density Residential, and R-3 – High Density Residential to P – Parks and Open Space:

   Outlots A and B, Haviland Fields Addition, Anoka County Minnesota

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. DEVELOPMENT STANDARDS

Pursuant to Section 106-720 and 106-730 of City Code, the properties in this Planned Unit Development shall follow all of the uses and standards set forth elsewhere in City Code pertaining to all of the R-3 – High Density Residential District with the following development modifications:

1. Maximum net combined allowed residential density on Lots 1, 3, and 4 must fall within that allowed by the Comprehensive Plan: Mixed-Use (High) 15-75 units per acre.
2. Uses on Lot 2 must be used for a religious institution, public/quasi-public use, assembly, or a similar type of use. Accessory uses typically found with any of these primary uses are permitted.
3. A shared parking, access, and maintenance agreement must be established and recorded with the Anoka County Recorder's Office for all of the driveways, parking lots, and walkways.
4. The Planned Unit Development shall use the site plan titled "Haviland Fields" dated March 12, 2024, and prepared by Kimley Horn as its basis.

SECTION 4. AMENDMENT

Pursuant to Section 106-739 of City Code, the following shall be memorialized by adding to the list of approved Planned Unit Developments:

Haviland Fields Addition	#24-06

SECTION 5. EFFECTIVE DATE

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

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

RESOLUTION #24-096

A RESOLUTION APPROVING PRELIMINARY PLAT FOR HAVILAND FIELDS ADDITION

RECITALS

1. Presbyterian Homes and Services, hereinafter referred to as the "Applicant" has properly applied for a Land Use Application to construct a mixed multi-family residential development around an existing religious institution on property legally described as follows:

   Lot 1, Block 1, Stoney River Addition, Anoka County, Minnesota

   ("**Subject Property**")

2. That the Applicant appeared before the Planning Commission for a public hearing on March 28, 2024, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

3. That the Planning Commission reviewed and recommended approval of the request.

4. That the City Council reviewed the Planning Commission's recommendation on April 9, 2024, subject to Metropolitan Council review.

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

That the Ramsey City Council hereby grants Preliminary Plat and Site Plan Review for the following, subject to the respective conditions:

a. Outlots A and B, shall in part, satisfy park dedication requirements, provided the boundaries of Outlot B extend no more than 10 feet behind the curb.

b. Cross-access, parking, and maintenance agreements must be drafted and reviewed by the City Attorney.

c. A development agreement must be reviewed and approved by the City Council.

d. Other unresolved changemarks must be addressed or corrected in ProjectDox.

e. Subject to Lower Rum River WMO review and approval.

f. Subject to Anoka County Highway Department and Minnesota Department of Transportation access modification permitting requirements.

g. This resolution is only valid upon the Comprehensive Plan Amendment to Mixed Use (High) review and approval by the Metropolitan Council.

Future Land Use Descriptions

Rural Developing (RD)

Areas guided Rural Developing are those areas that may be developed utilizing private utilities. These areas are expected to develop at a minimum of 1 unit per 10 acres and a maximum of 1 unit per 2.5 acres.

Low Density Residential (LDR)

Areas guided Low Density Residential must have urban services before development can take place. These areas are expected to develop at a minimum of 3 units per acre and a maximum of 4 units per acre for an average of 3.5 units per acre and contain single family, detached dwellings.

Where Low Density Residential is directly adjacent to areas guided Rural Developing that contain 2.5 acre lots, strategies for density transitioning will be employed. This means that while an area of Low Density Residential may average three (3) units per acre, those lots directly adjacent to 2.5 acre lots will be required to provide an effective transition that maintains the existing character of the neighborhood. Screening methods, such as landscaping must also be employed to transition between very low-density areas and urban lots.

Medium Density Residential (MDR)

These areas are within the MUSA and intended to receive medium density housing including lower density multi-family housing and higher density single-family housing. These areas are expected to develop at a minimum of four (4) units per acre and a maximum of eight (8) units per acre. Average density will be six (6) units per acre. Medium density detached single-family is becoming an increasingly popular development pattern for Ramsey.

High Density Residential (HDR)

These areas are within the MUSA and intended to accommodate multi-family housing such as townhomes and apartment buildings. These areas are expected to develop at a minimum of eight (8) units per acre and a maximum of fifteen (15) units per acre. The average density will be 12.5 units per acre.

Mixed Use (MU)

Mixed Use areas may include a combination of residential, commercial, light industrial, open space, and a transit hub and are broken into the following three categories:

Mixed Use (Low). Areas guided as Mixed Use (Low) are expected to develop at a minimum of five (5) units per acre and a maximum of fifteen (15) units per acre. It is expected that 50% of the land area will be developed as residential.

Mixed Use (Medium). Areas guided as Mixed Use (Medium) are expected to develop at a minimum of eight (8) units per acre and a maximum of twenty-five (25) units per acre. It is expected that 50% of the land area will be developed as residential.

Mixed Use (High). Areas guided as Mixed Use (High) are expected to develop at a minimum of fifteen (15) units per acre and a maximum of seventy-five (75) units per acre. It is expected that 50% of the land area will be developed as residential.

Commercial (C)
Areas guided Commercial may include a range of neighborhood and community commercial/retail development.

Business Park (BP)
Areas guided Business Park are reserved for office and industrial development.

Public/Institutional (P/I)
This category generally includes city offices, public works facilities, churches, schools, other non-profit or government facilities, and bridges/major rights-of-way.

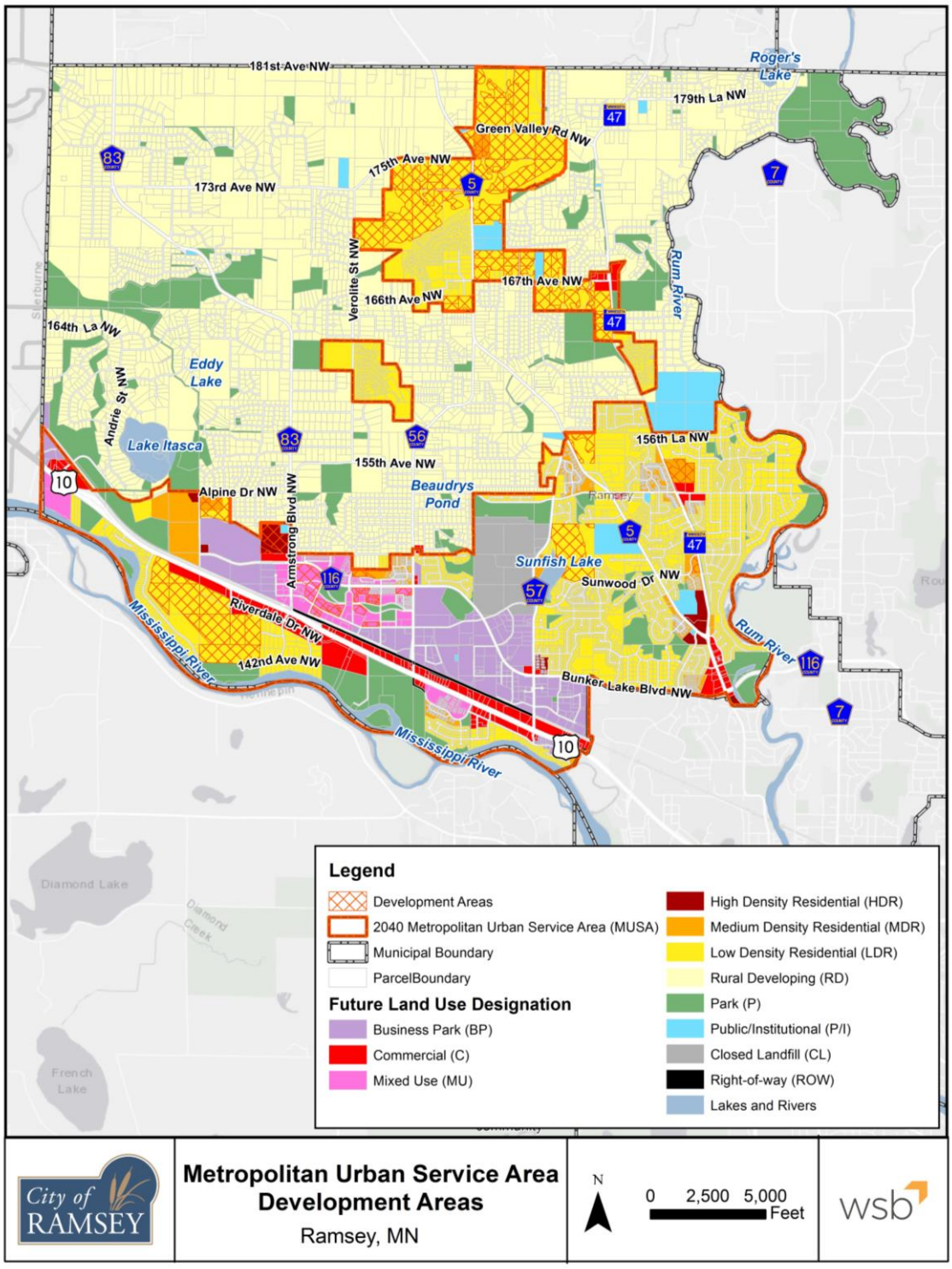
Park (P)
Parks, trails and open space include the City Park and trail system, golf courses, regional parks, wetlands, and the greenway. Lands in this category are intended to preserve the natural resource base and provide an adequate supply of active and passive recreational lands in Ramsey.

Closed Landfill (CL)
The risk to public health and safety associated with the closed landfill in Ramsey is mitigated by implementing land-use controls that minimize public exposure to landfill hazards and protect the state's response action equipment. In other words, future use of land at and around closed landfills needs to be planned carefully and responsibly. The purpose, then, for preparing a Closed Landfill Use Plan (CLUP) for each landfill is to protect the integrity of the landfill's remediation and monitoring systems, protect human health and public safety at each landfill, and accommodate local government needs and desires for land use at the qualified facility with consideration for health and safety requirements.

Right of Way (ROW)
Right of way identifies area designated for public roadways.

Continued on Next Page.

Figure 7: Development Potential to meet Metropolitan Council Forecast



Cycle	ReferenceNumber	Status	Department1	File	Changemark_Subject	Changemark_Details	Updated_By	Applicant_Response
1	82	Unresolved	Fire	C600 Utility Plan.pdf	Changemark note #01	It is difficult to see hydrant locations, it appears another hydrant may be needed to the Southeast of building by turn around.	Chris Weiss	Comment to be clarified
1	65	Unresolved	Lead Engineering Tech	A010 SITE PLAN.pdf	Cobalt ST	Cobalt was planned as a through street, needs a culdesac or through street.	Aaron Madsen	Hammerhead turnaroud proposed
1	79	Unresolved	Fire	A3099 ALL AGES LEVEL P1 FLOOR PLAN.pdf	Changemark note #01	Egress doors out of garage level shall be readily openable from the egress side without the use of a key or special knowledge or effort.	Chris Weiss	Yes. Egress doors out of garage level will be readily openable from the egress side without the use of a key or special knowledge or effort.
1	80	Unresolved	Fire	A3099 ALL AGES LEVEL P1 FLOOR PLAN.pdf	Changemark note #01	Egress doors out of garage level shall be readily openable from the egress side without the use of a key or special knowledge or effort.	Chris Weiss	Yes. Egress doors out of garage level will be readily openable from the egress side without the use of a key or special knowledge or effort.
1	81	Unresolved	Fire	A3099 ALL AGES LEVEL P1 FLOOR PLAN.pdf	Changemark note #01	Egress doors out of garage level shall be readily openable from the egress side without the use of a key or special knowledge or effort.	Chris Weiss	Yes. Egress doors out of garage level will be readily openable from the egress side without the use of a key or special knowledge or effort.
1	25	Unresolved	Engineering Tech	C512 Storm Sewer Plan.pdf	Storm Structure Labels	Some structures have just a number, others have "STRM-#"	Logan Czech	Labels to be updated
1	19	Unresolved	Engineering Tech	C511 Storm Sewer Plan.pdf	Cleanouts	Some storm structures have cleanout icon. Some cleanouts have labels, others don't. Clean up for consistency.	Logan Czech	Labels to be updated
1	18	Unresolved	Engineering Tech	C510 Storm Sewer Plan.pdf	Labels	These structure labels are overlapping	Logan Czech	Comment Updated
1	20	Unresolved	Engineering Tech	C509 Storm Sewer Plan.pdf	Labels	Many storm structures are missing labels.	Logan Czech	Comment Updated
1	22	Unresolved	Engineering Tech	C509 Storm Sewer Plan.pdf	Structure Labels	Overlapping	Logan Czech	Comment Updated
1	23	Unresolved	Engineering Tech	C509 Storm Sewer Plan.pdf	Cleanouts	A lot of storm structures with multiple 12" lines have cleanout icons and no labels.	Logan Czech	Labels to be updated
1	24	Unresolved	Engineering Tech	C509 Storm Sewer Plan.pdf	FES	There is no info on this storm run, but if this is an outlet, flare will require rip rap.	Logan Czech	Comment noted
1	27	Unresolved	Engineering Tech	C508 Storm Sewer Plan.pdf	STRM-105	Label is cutoff	Logan Czech	Comment Updated
1	29	Unresolved	Engineering Tech	C508 Storm Sewer Plan.pdf	Label cut off		Logan Czech	Comment Updated
1	30	Unresolved	Engineering Tech	C508 Storm Sewer Plan.pdf	FES Inverts	Invert direction for FES suggests it is at the pipe side. Is this invert supposed to be at the end of the flare?	Logan Czech	Comment Noted
1	31	Unresolved	Engineering Tech	C508 Storm Sewer Plan.pdf	Match Lines	Match line pages are incorrect on storm plans	Logan Czech	Comment Noted
1	32	Unresolved	Engineering Tech	C508 Storm Sewer Plan.pdf	Cleanout	spelling	Logan Czech	Comment updated
1	17	Unresolved	Engineering Tech	C504 Grading Plan Enlargements.pdf	Fall Protection	It looks as if all of these walls are tall enough that they will require fall protection	Logan Czech	Detail Updated
1	16	Unresolved	Engineering Tech	C504 Grading Plan Enlargements.pdf	Retaining wall	Wall design should consider surcharge from trail above. There will need to be space between the top of wall and trail, typically fall protection fences should be placed 3' behind wall to avoid considering overturning forces in the wall design.	Logan Czech	Comment to be updated as retaining walls are designed
1	15	Unresolved	Engineering Tech	C410 Site Details.pdf	Relevant details	It looks as if some details are not relevant to this project, such as the residential street with bituminous curb. Please remove excess design details.	Logan Czech	Comment to be addressed
1	13	Unresolved	Engineering Tech	C403 Site Plan Enlargements.pdf	Porkchop	Add bull noses to island to minimize plow damage.	Logan Czech	Comment noted
2	142	Unresolved	Civil Engineer II	C602 Utility Plan Enlargements.pdf	Crossings	Comment is more for the storm water plans. need to add the watermain to the storm sewer plans ghosted, similar to how the storm sewer is shown on this sheet. There are a lot of crossing which next round will need to be checked for potential conflicts.	Joe Feriancek	Comment to be updated
2	143	Unresolved	Civil Engineer II	C602 Utility Plan Enlargements.pdf	Private Sanitary Sewer?	As shown the assumption is the sanitary sewer lines are all proposed to be privately owned and maintained, as there is no utility easement over the sanitary lines. Maintenance agreements for the portion of pipe crossing multiple lots will need to be provided.	Joe Feriancek	Comment to be incorporated
2	141	Unresolved	Civil Engineer II	C513 Storm Sewer Plan.pdf	Proposed Water & Sewer	The proposed water and sewer lines / structures should be shown in a background layer. Necessary for noting crossing / clearances. Final plans should include profiles of the private road, and include the utilities in profile view.	Joe Feriancek	Comment to be incorporated
2	140	Unresolved	Civil Engineer II	C507 Grading Plan Enlargements.pdf	Low Area	Appears a low area without an outlet is being created here.	Joe Feriancek	Comment addressed
2	139	Unresolved	Civil Engineer II	C504 Grading Plan Enlargements.pdf	Underground Parking Drainage	Are drainage inlets going to be added to the underground parking?	Joe Feriancek	Underground parking will drain to sanitary sewer
2	137	Unresolved	Civil Engineer II	C503 Grading Plan Enlargements.pdf	Pond outlets and inlets	It's very helpful to add the inlet and outlet elevations to the grading plan.	Joe Feriancek	Comment noted
2	138	Unresolved	Civil Engineer II	C503 Grading Plan Enlargements.pdf	Trench Drain	Will there be a trench drain at the garage door?	Joe Feriancek	Comment updated. Trech drain on plan sheet
2	135	Unresolved	Civil Engineer II	C502 Grading Plan Enlargements.pdf	Contour labels	provide enough contour labels to check existing and proposed ground between building and CSAH 5.	Joe Feriancek	Comment to be addressed
2	136	Unresolved	Civil Engineer II	C502 Grading Plan Enlargements.pdf	Lower Level below pond	Hard to say, I think I'm seeing this pond at an 879? which is 4 feet above the lower level. Is lower level basement? if so, must be minimum 2 feet above the 100 HWL of the adjacent basin. Please clarify.	Joe Feriancek	Comment addressed. Updated the grading to show as a bioswale with draintile.
2	132	Unresolved	Civil Engineer II	C508 Storm Sewer Plan.pdf	Matchline	Update match line(s) to reflect the storm sewer plans versus the grading plans.	Joe Feriancek	Comment to be addressed
2	133	Unresolved	Civil Engineer II	C508 Storm Sewer Plan.pdf	Structure info covered	Some structure information is obstructed by match lines and notes. Please revise structure and pipe information so it is legible.	Joe Feriancek	Comment to be addressed
2	134	Unresolved	Civil Engineer II	C508 Storm Sewer Plan.pdf	Underground Storage??	Is there proposed underground storage below this parking lot? See 3 lines going into the parking lot, one leaving, but it's not real clear what's going on. If so, add some detail to	Joe Feriancek	Labels clarified
2	128	Unresolved	Civil Engineer II	C501 Grading Plan Enlargements.pdf	Underlying wavy hatch?	What is this hatch representing?	Joe Feriancek	Added to legend of the plan sheet
2	129	Unresolved	Civil Engineer II	C501 Grading Plan Enlargements.pdf	Existing 12" RCP Flare	Can't just leave the existing 12" flare at the top of the slope, this will create an erosion issue, please adjust.	Joe Feriancek	Inlet structures added to utility plan
2	130	Unresolved	Civil Engineer II	C501 Grading Plan Enlargements.pdf	Steep Slope	I'm scaling 0.38% slope going down (7/18.3). Please verify, desired maximum slope is generally 4:1, with up to 3:1 allowed where that's not feasible.	Joe Feriancek	Labels clarified to reflect 4:1 slope in accordance with City guidelines
2	131	Unresolved	Civil Engineer II	C501 Grading Plan Enlargements.pdf	Pond information	Add the basic elevation information to the ponds...NWL, 100 HWL, Outfall, etc.	Joe Feriancek	Comment Updated
2	127	Unresolved	Civil Engineer II	C411 Site Details.pdf	Pedestrian Ramp Details	Final plans will require individual pedestrian ramp details per the MnDOT Standard plans (which will also need to be included in the final plan set).	Joe Feriancek	Comment noted. Final plans will show this information and comply with MNDOT standards
2	126	Unresolved	Civil Engineer II	C409 Site Details.pdf	Typical Sections	These are for guidance, project specific typical sections are required.	Joe Feriancek	Comment proposed to be addressed after entitlements
2	101	Unresolved	Civil Engineer IV	C511 Storm Sewer Plan.pdf	Changemark note #01	Must provide detail for EACH underground stormwater structure. Detail must include horizontal and vertical dimensions, and groundwater elevation at the structure.	Len Linton	Details added to plansheet. Comment updated.
2	125	Unresolved	Civil Engineer II	C407 Site Plan Enlargements.pdf	Geothermal within proposed easement	We need to discuss if the geothermal within the easement area can stay. Since it's in-place it likely can, but there should be an encroachment agreement if so. Has it been confirmed that the geothermal was built across the entire area shown, or is it assumed?	Joe Feriancek	Comment noted and to be finalized
2	121	Unresolved	Civil Engineer II	C403 Site Plan Enlargements.pdf	Anoka County ROW Permit	Anoka County approval required prior to construction. Make sure designs are following their recommendations.	Joe Feriancek	Will incorporate Anoka County's approval prior to construction
2	122	Unresolved	Civil Engineer II	C403 Site Plan Enlargements.pdf	Pond maintenance policies	these ponds are being built outside of D&U easements and privately maintained. Before final construction plan approvals, must provide the city with a maintenance policy for the ponds and any permanent BMPs.	Joe Feriancek	Comment to be finalized
2	117	Unresolved	Civil Engineer II	C500 Grading Plan.pdf	Snow storage adjacent to Infiltration Basin	What's going to keep the runoff materials from the snow storage area out of the infiltration basin?	Joe Feriancek	Comment noted. Grading plan to be developed and infiltration and runoff to be further developed
2	112	Unresolved	Civil Engineer II	C301 - Erosion and Sediment Control Plan - Phase 2.pdf	Clarity	There's too much line work on this sheet to clearly see the proposed work, please find a way to clean up the drawing.	Joe Feriancek	Comment addressed
2	113	Unresolved	Civil Engineer II	C301 - Erosion and Sediment Control Plan - Phase 2.pdf	Silt Fence - Pre or Post	Is this all silt fence installed from phase one erosion control plan, or new? Should clarify what is hold over and what is new.	Joe Feriancek	All silt fence is new. Comment updated.
2	114	Unresolved	Civil Engineer II	C301 - Erosion and Sediment Control Plan - Phase 2.pdf	Wavy Hatch	Showing wavy hatch, generally in pond bottoms. Don't see this in the legend.	Joe Feriancek	Comment addressed. Added to legend of the plan sheet.
2	115	Unresolved	Civil Engineer II	C301 - Erosion and Sediment Control Plan - Phase 2.pdf	Steep slopes	close the 3:1 slope, should consider placing erosion control blankets.	Joe Feriancek	Labels clarified to reflect 4:1 slope in accordance with City guidelines
2	116	Unresolved	Civil Engineer II	C301 - Erosion and Sediment Control Plan - Phase 2.pdf	North corner silt fence	silt fence appears to be going across the slope at the middle, rather than the bottom, is this a holdover from phase 1 erosion control?	Joe Feriancek	Comment to be finalized

2	145	Unresolved	Civil Engineer II	Preliminary Plat.pdf	Extend Public Cobalt Street south	Recommend extending the public Cobalt Street south and adding a cul-de-sac. Build and sign the private street off of the cul-de-sac. Additional parking can still be created where shown.	Joe Feriancek	Hammerhead incorporated on site plan
2	146	Unresolved	Civil Engineer II	Preliminary Plat.pdf	Background Line Work	There's too much line work in the plat. Please remove grading; just show proposes 100 HWL outline of the basins. Prefer to remove detail pavement markings, consider just showing the curb lines and building outlines.	Joe Feriancek	Simplified Preliminary Plat reflects these comments
2	110	Unresolved	Civil Engineer II	C300 - Erosion & Sediment Control Plan - Phase 1.pdf	Limits of Disturbance	Areas where the silt fence is shown outside of the limits of disturbance.	Joe Feriancek	Silt fence will be installed around the limits of disturbance
2	111	Unresolved	Civil Engineer II	C300 - Erosion & Sediment Control Plan - Phase 1.pdf	Inlet Protection	Inlet Protection is shown in the legend, it's not clear where it is being placed in the plans. Please enlarge the plan symbol to see at scale.	Joe Feriancek	Comment to be addressed
2	105	Unresolved	Civil Engineer II	C200 Demo Plan.pdf	File Location	Can the size of this text be reduced to stay within the plan sheet border?	Joe Feriancek	Comment Addressed. Plan updated accordingly.
2	106	Unresolved	Civil Engineer II	C200 Demo Plan.pdf	Clearing & Grubbing vs. Tree Removal	What's the difference between the two? Term Clearing and Grubbing usually refers to removal of all trees in an area. Please clarify.	Joe Feriancek	Plans clarified
2	107	Unresolved	Civil Engineer II	C200 Demo Plan.pdf	Removal of existing house	Generally, a separate demo permit is necessary for building removal. Please contact the City's building department for more information if this hasn't been started yet.	Joe Feriancek	Comment noted. A demo permit will be applied for when the time comes.
2	108	Unresolved	Civil Engineer II	C200 Demo Plan.pdf	CSAH 5 Plans?	Have plans been submitted to Anoka County for work within CSAH 5 right of way? County approval will be required.	Joe Feriancek	Comment noted. Discussion with Anoka County in progress
2	109	Unresolved	Civil Engineer II	C200 Demo Plan.pdf	Hatch Going past Limits of Construction	Verify limits of construction along south edge. If any work is proposed onto adjacent property, provide proof of access agreement to do the work.	Joe Feriancek	No work in adjacent parcel anticipated
2	102	Unresolved	Civil Engineer II	C100 General Notes.pdf	Note 8	Verifying, all underground lines shall be surveyed prior to cover. Are you proposing to keep a surveyor on-site to perform this? Or just generally talking about as-builts for the utilities?	Joe Feriancek	After entitlements. Utility lines shall be surveyed prior to cover. This comment is regarding as-built utilities.
2	103	Unresolved	Civil Engineer II	C100 General Notes.pdf	Water, Storm Sewer, Sanitary Sewer Notes	May be worth noting that the City of Ramsey requires tracer wire on all storm sewer, sanitary sewer, and water lines (even ductile iron pipe), within city right of ways and easements.	Joe Feriancek	Comment incorporated and tracer wire to be included where needed
2	104	Unresolved	Civil Engineer II	C100 General Notes.pdf	Geotech Report	Was a copy of the geotechnical report submitted to the City?	Joe Feriancek	Geotech report in the stormwater report
2	91	Unresolved	Environmental Review	LD001 TREE PRESERVATION PLAN.pdf	Being Removed?	It appears that a number of these trees are not labled for removal in the tree inventory table (examples include tree #s 217 and 199, but there are many more not indicated as being removed in the inventory table). The inventory table needs to be revised to include ALL trees being removed and the calculations need to be updated accordingly.	Chris Anderson	Tables updated
2	93	Unresolved	Environmental Review	LD002 TREE PRESERVATION_REMOVALS INVENTORY.pdf	Invasive Species	Please include a tally of the DBH inches of invasive species, such as Siberian Elm, as these inches are excluded from the removal calculation (similar to trees being removed for stormwater basins). This will actually increase the percentage of trees being saved on site.	Chris Anderson	Comment to be updated
2	85	Unresolved	Fire	LS2201 SENIOR BUILDING ZONE B -LANDSCAPE PLAN.pdf	Changemark note #01	Not knowing where Fire department connection will be, be sure no tree or shrub is planted that will block or restrict access to FDC.	Chris Weiss	Comment incorporated. No tree or shrub is planted that will block or restrict access to FDC.
2	84	Unresolved	Fire	C407 Site Plan Enlargements.pdf	Changemark note #01	Area needs to be marked "NO PARKING - FIRE Lane."	Chris Weiss	Area to be marked: "NO PARKING - FIRE LANE."
2	83	Unresolved	Fire	C408 Vehicle Movements.pdf	Changemark note #01	This area will need to be posted "NO PARKING- FIRE LANE"	Chris Weiss	Area to be marked: "NO PARKING - FIRE LANE."
3	165	Unresolved	Environmental Review	L002 LANDSCAPE NOTES GRAPHIC LEGEND.pdf	Tree Planting Detail	Please add a Tree Planting Detail to the landscape plan. At a minimum, it should specify that planting depth shall be such that the first set of primary roots are at finished grade, that the top 1/3 of wire basket and burlap shall be removed or folded down, that only pruning of damaged/dead limbs should be done at time of installation, and that mulch shall not be in contact with the trunk.	Chris Anderson	Comment to be updated
3	164	Unresolved	Environmental Review	L003 OVERALL SITE REFERENCE PLAN.pdf	Vision Clearance Triangle	No plantings shall be located within the vision clearance triangle as described in City Code Section 106-322 https://library.municode.com/mn/ramsey/codes/code_of_ordinances?nodeId=PTIICOOR_CH106ZOCO_ARTIIIGEPEST_S106-322VICLTR	Chris Anderson	No plantings to be located within the vision clearance triangle as described in City Code Section 106-322 https://library.municode.com/mn/ramsey/codes/code_of_ordinances?nodeId=PTIICOOR_CH106ZOCO_ARTIIIGEPEST_S106-322VICLTR
3	160	Unresolved	Environmental Review	LS1101 TOWNHOMES ZONE B -LANDSCAPE PLAN.pdf	vegetation outside fence	Regardless of whether the 18" beyond the fence to the property line is sod or native grasses/wildflowers, the area will still need to be maintained accordingly.	Chris Anderson	Area to be maintained properly as directed
3	161	Unresolved	Environmental Review	LS1100 TOWNHOMES ZONE A -LANDSCAPE PLAN.pdf	Abbreviation	What does the "-B" represent? This appears to show there will be 4 common hackberries planted. It is unclear what the "-B" stands for. Please include in legend.	Chris Anderson	Label refers to buffer yard trees. Please see plan schedule
3	162	Unresolved	Environmental Review	LS1100 TOWNHOMES ZONE A -LANDSCAPE PLAN.pdf	5-digit Numbers	It sounds like the 5-digit numbers are not relavent to the inventory and preservation plan. Please turn that layer off as it makes some areas of the plan sheets unreadable. Thank you.	Chris Anderson	Comment to be addressed
3	163	Unresolved	Environmental Review	LS1100 TOWNHOMES ZONE A -LANDSCAPE PLAN.pdf	Management Plan	Please provide a management plan to both the city and the management company for the native seed areas. This will be critical to ensuring its establishment and will provide step by step instructions as to what management actions are needed at at what time intervals they should be completed.	Chris Anderson	Comment to be addressed
3	159	Unresolved	Environmental Review	C200 Demo Plan.pdf	Tree Work Involving Oaks	Please add General Note #27 from Sheet L002, Landscape Notes and Graphic Legend regarding any work involving oak trees to this removals plan sheet.	Chris Anderson	Note added. Comment addressed
3	155	Unresolved	Environmental Review	LD001 TREE PRESERVATION PLAN.pdf	Symbols	What is the difference between the darker outlined tree symbol and the lighter outlined tree symbol? Please add them to a legend for clarity.	Chris Anderson	Comment to be addressed
3	156	Unresolved	Environmental Review	LD001 TREE PRESERVATION PLAN.pdf	Being Removed?	There still appear to be trees shown on this sheet, within the red bubble line, slated for removal. However, the tree inventory does not identify them as being removed. ALL inconsistencies between the inventory and preservation plan must be reconciled with the next submittal. For example, tree #s 807 and 808 appear within the red bubble line, presumably meaning they are going to be removed. But, in the tree inventory they are not listed as being removed.	Chris Anderson	Comment to be addressed
3	157	Unresolved	Environmental Review	LD001 TREE PRESERVATION PLAN.pdf	Bubble Lines	What does the blue bubble line represent? Add a legend to this sheet that specifies what each color bubble line represents as well as the darker and lighter tree symbols.	Chris Anderson	Comment incorporated
3	158	Unresolved	Environmental Review	LD001 TREE PRESERVATION PLAN.pdf	Tree Work Involving Oaks	Thank you for adding the red bubble line to the legen, but still need to add the blue bubble line to the legend.	Chris Anderson	Comment incorporated
3	153	Unresolved	Environmental Review	LD002 TREE PRESERVATION REMOVALS INVENTORY.pdf	Invasive Species	Any tree clearing that involves oak trees shall be completed prior to April 15 or after July 15 to help limit the introduction of oak wilt into the area. Add this note to the removals page(s).	Chris Anderson	Comment incorporated
3	154	Unresolved	Environmental Review	LD002 TREE PRESERVATION REMOVALS INVENTORY.pdf	Conflicts with Sheet LD001 Tree Preservation	Please include a tally of the DBH inches of invasive species, such as Siberian Elm, as these inches are excluded from the removal calculation (similar to trees being removed for stormwater basins). This will actually increase the percentage of trees being saved on site.	Chris Anderson	Comment to be finalized
3	150	Unresolved	Lead Engineering Tech	C601 Utility Plan Enlargements.pdf	Hyd leads	Sheet LD001 seems to show tree #s 807 and 808 as being removed but this sheet shows them as being saved. All of these types of conflicts between the inventory and preservation plan must be reconciled.	Chris Anderson	Comment to be finalized
3	149	Unresolved	Lead Engineering Tech	C200 Demo Plan.pdf	Building Demos	To be DIP Class 53	Aaron Madsen	Comment to be updated
3	148	Unresolved	Lead Engineering Tech	C408 Vehicle Movements.pdf	CUL DE SAC	Make sure contractor gets proper demo permits from the building dept.	Aaron Madsen	Any contractors will get all proper demolition and building permits
3	152	Unresolved	Civil Engineer IV	C602 Utility Plan Enlargements.pdf	PROPOSED STORM SEWER	Plow and emergency vehicle turn around is not sufficient	Aaron Madsen	Hammerhead added to address the existing condition which is already present and not caused by this development proposal
						NEED TO SHOW INFORMATION ON STORM SEWER EITHER ON THIS SHEET OR REFERENCE TO THE SHEET WHERE INFORMATION IS SHOWN.	Len Linton	Comment incorporated

3	151	Unresolved	Civil Engineer IV	C501 Grading Plan Enlargements.pdf	EXISTING STORM PIPE	THE POND GRADING IS LOWER THAN THE INVERT OF THIS PIPE. iT MUST BE REMOVED AND REROUTED.	Len Linton	Comment incorporated
3	147	Unresolved	Engineering Tech	C606 Utility Plan Enlargements.pdf	Existing Sanitary sewer / WM	Shown in red on plan, greyed out in legend. just make sure on final plans it matches.	Logan Czech	Comment to be clarified on final plans

Public Comments Received for Haviland Fields

From: Jeanine Hamre
Sent: Sunday, March 24, 2024 8:45 PM
To: Ramsey Planning
Subject: Haviland Fields

To whom it may concern,

We live right next to the project planned and continue to have concerns with this building project. We are concerned about the impact this project will have on the existing neighborhood. We have concerns about the impact this will have on traffic in this area that has been zoned for just homes and not for apartment buildings. Nowthen Blvd has already increased significantly in the amount of traffic over the past few years. It seems there are other areas in Ramsey that would be better suited for building apartments than this location.
We have concerns about the increase in the population in this area and the loss of privacy with the proposed building so close to the existing homes.
When we bought our home here 5 years ago the openness and privacy behind our home was a big selling point for us. We are concerned that this planned project will have a negative impact on our property value.
We hope our concerns are considered as to the effect this will have on the existing families who are currently living here.

Thank you,

Erik and Jeanine Hamre
14621 Fluorine St NW
Ramsey, MN 55303

* * *

From: Tom Kirkpatrick
Sent: Monday, March 25, 2024 3:00 PM
To: Ramsey Planning
Subject: Stoney River Addition, Anoka County

Dear Planning Commission

Residents near the above location near the Stoney River addition have concerns about the units planned.

1. Where are the specific units planned? This is not yet specified on the map you have supplied in your mailer for public inspection.
2. It seems that the 160 Senior units and 20 Twin Town Homes (another 40 units) might be ok, depending on location.
3. However, the 280 apartment units with non- age restrictions is a problem for the area especially traffic congestion.

If each apartment has, additional vehicles (2 per unit) that means 560 vehicles that would be added to the extremely congested area a two- lane major highway.

In addition to the 160 Senior Units planned and added 160 vehicles and the 40 Twin Town Homes. (2 each). That's 760 total vehicles with those specific additions.

We hope this is within your planning considerations and a more specific map of where these units are to be located BEFORE any decisions are made.

Also, we would feel that the public should be invited to attend to provide in-put.

We already have too much traffic coming down our street, as some alternate route and could not take any more.

Many of us are 40 plus year residents and take pride in our neighborhoods. This is very important to us.

Thank You!

Looking forward to your response.

Thomas Kirkpatrick
Ramsey, MN

From: Todd Larson
Sent: Monday, March 25, 2024 3:30 PM
To: Tom Kirkpatrick
Subject: RE: Stoney River Addition, Anoka County

Hi Thomas,
Thanks for reaching out on the Haviland Fields proposal. You can read the report and see the plans under the 3/28 Regular Planning Meeting found here: www.cityoframsey.com/agendas.

The proposers conducted an environmental review called an EAW that looked at traffic. There will be some modifications to Nowthen Blvd. to improve flow. The road has capacity for additional traffic. You can find that document here: https://www.cityoframsey.com/DocumentCenter/View/7030/Haviland-Fields_COMPRESSED-EAW_07-17-23?bidId=

I'm happy to walk you though the plans if you would like. Please look them over and if you have any follow-up questions, please let me know. To be included as part of the public record, I need your address please.

Thanks,
Todd

Sent: Monday, March 25, 2024 8:40 PM
To: Todd Larson
Subject: Re: Stoney River Addition, Anoka County

Thomas Kirkpatrick
14622 Waco Street NW
Ramsey, MN 55303

* * *

From: Hilary Flake
Sent: Thursday, March 28, 2024 4:18 PM
To: Todd Larson
Subject: Concerns with Haivland Fields Development Project

Our address is 14631 Fluorine St NW, Ramsey, MN 55303

TO WHOM IT MAY CONCERN
Our property backs up to The Lord of Life property. As a family and neighborhood, we are concerned about the impact the incredibly large proposed development will have on our family, neighborhood, and community. We moved into our home nearly five years ago. Two of the reasons we were attracted to our specific house and neighborhood was the amount of green and open space that surrounded us and the sense of safety for our growing family. With the proposed buildings we are concerned about property decline, the congestion of our neighborhood, the vastly devastating decline in green and open space, increased safety and privacy concerns that may come with the apartment building and twin homes, local schools being over populated, and the increase traffic congestion on Nowthen and on St. Francis Blvd/47.

We ask as you move forward with the planning and development of this property you keep in mind the negative implications of this project on current residents, the surrounding neighborhood and community. Our desire for our family, neighborhood and community is that we maintain our privacy, safety, and recreation as we currently do. This could be reached by minimizing the development on a much smaller scale, 55+ age restriction on all housing near existing homes, keeping buildings single story, and providing wall/fence or green barrier of trees and shrubs between existing homes and new developments, as well as providing as much green and open space for recreation as possible.

Thank you for your time and attentiveness in considering our suggestions and concerns.

Flake Family

* * *

From: Michael Rice
Sent: Thursday, March 28, 2024 3:53 PM
To: Todd Larson
Subject: Haviland Fields

14620 Fluorine St NW Ramsey, MN 55303

I am writing to express my objection to the proposed development of the Lord of Life property in our community. As a concerned resident, I feel compelled to outline the potential devastating impact this development could have on our surrounding communities, families, and neighbors.

To the planners and decision-makers, we may appear as mere entries in a ledger, small and easily overlooked in the grand scheme of corporate and developmental ambitions. Yet, for us, this is not a mere transaction or a development project; it is the very fabric of our lives, the streets where our children play, the backdrop to our daily existence, and the community we've built with love and care. The proposed changes threaten to unravel this environment, introducing a disruptive element into the harmony we cherish.

First and foremost, the increase in traffic, landscape alterations, and population growth resulting from this development will undoubtedly disrupt the peaceful and safe environment that we currently enjoy. The influx of additional vehicles will lead to congestion, making it harder for residents to commute and risking the safety of pedestrians, especially children and elderly individuals. It's important to understand that each decision made from afar has a direct repercussion on the laughter heard in our backyards, on the ease with which our elderly can navigate their neighborhood, and on the safety with which our children can play. Additionally, the amount of tenants projected, would that not need more Law Enforcement? Who will be paying for that? Why would our tax payers funds be used for Law Enforcement, fire and EMS when the community (especially the ones directly next to the proposed location) do not want this. For context, Minneapolis is the second lowest in the United States with 1.4 officers per 100,000 residents so again, who is going to pay for these extra 1st responders? We are already going to have to pay for more due to the additions on Sunwood Dr by Coborn's and the other additions being added there.

Furthermore, the proposed development does not seem to align with the recent developments in surrounding communities, which have not shown a need for such expansion. Instead, it appears to be driven by developers' interests without considering the genuine needs and desires of the families in our community. This disconnect between the development's ambitions and the community's needs is not just a matter of differing opinions; it is a matter of prioritizing financial gain over the quality of life of countless families whose entire lives are rooted in this soil.

Speaking of which, I want to emphasize that the families in our neighborhood do not want this development. Many of the residents have made their voices heard in various forums, expressing their strong opposition to this project. It is crucial to respect the wishes of the community members who will be directly affected by this development, to recognize that what might be a small sacrifice for a large, disconnected organization represents a significant upheaval in the day-to-day lives of these families. Throughout this process the community has been told that there will be transparency, yet emails are not responded to, misinformation is provided when responses are sent and meetings are virtual? What is being hid from the community? It has been stated that the "community wants this." Who in the community?

The potential consequences of this development extend beyond mere inconvenience; it has the potential to push the area to be overpopulated, leading to the displacement of many long-standing residents. Moreover, our already overburdened schools would be overwhelmed by the influx of new students, making it challenging for them to provide quality education. Schools in the state of MN are barely at 50% passing for standardized tests and Ramsey Elementary is already suffering with the most recent influx of students, causing significantly increased class sizes, insufficient staffing leading to increased behavioral issues such as bullying, and gaps in student support. Simply put, there isn’t enough staff or space to adequately serve our youth as is. Where does the City of Ramsey plan to have the children attend school? How are you planning to afford increased need? Taxes from the citizens that do not want this development?

Recently a document was shared with the communities. After a review of the extensive 380+ page document and engaging in discussions with our fellow residents in the neighborhood, we are deeply troubled by the decision to position the townhouses directly behind our neighbors instead of allocating green space. We were perplexed to learn that you conveyed to one of our neighbors that the consensus during neighborhood meetings indicated a lack of desire for green space. This revelation raises significant concerns. We are uncertain as to the source of this purported consensus, as it certainly did not emanate from the residents of Fluorine Street and its surrounding neighborhoods. On the contrary, the overwhelming sentiment among our community was a vehement opposition to any development,

including townhomes. The shift from green space to townhomes in the project's plans contradicts the feedback provided by our community. While we did express a preference for walking paths to be situated away from our property, this should not be misconstrued as an endorsement for townhomes. These concerns were brought up when the document initially surfaced, and ignored. Furthermore, we are deeply troubled by the disregard and manipulation of the feedback from those directly impacted by this development. This disregard not only undermines the trust between residents and the decision-makers but also exacerbates the adverse effects on our homes and lives. It is imperative that our concerns are taken seriously and addressed in a manner that aligns with the genuine feedback of our community, to ensure the development reflects the best interests of all impacted.

If this addition ultimately goes forward, regardless of the concerns and input of the community, we ask that you provide as much green space and privacy between our homes and your development such as 8' privacy fencing or large Arbavidas

* * *

CC Regular Session

Meeting Date: 05/28/2024

Primary Strategic Plan Initiative: Address infrastructure needs.

Information

Title:

Adopt Resolution #24-139 Accepting Bids and Awarding Contract for 2024 NE Ramsey Street Reconstructions, Improvement Project #24-03

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #24-139 accepting bids and awarding a contract for 2024 NE Ramsey Street Reconstructions, Improvement Project #24-03.

Background:

The 2024 – 2033 Capital Improvement Program (CIP) identifies the streets within the Ford Brook Estates 3rd, Rodeo Hills Estates, Valley View Acres, and Section 01 Unplatted north of CR 27 subdivisions for street reconstruction in 2024. A street segment summary for these improvements is attached to this case.

Project History

- August 22, 2023, Resolution #23-199, the Ramsey City Council executed a proposal from Hakanson Anderson to prepare final plans and specifications for 2024 NE Ramsey Street Reconstructions.
- 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 23, 2024, Resolution #24-032, the Ramsey City Council approved the Joint Powers Agreement with the City of Nowthen to bid the City of Ramsey and City of Nowthen streets together, as part of Improvement Project #24-03.
- April 16, 2024, the Ramsey Public Works Committee considered recommending City Council approval of plans and specifications and authorizing advertisement for bids.
- April 23, 2024, Resolution #24-109, the Ramsey City Council approved plans and specifications and authorized advertisement for bids.
- May 20, 2024, bids were publicly opened via a Zoom online meeting.
- May 21, 2024, the Nowthen held the public hearing for Roger Lake Road Project (Alternative Bid), and recommended award of the alternative bid, to be paid for by the City of Nowthen.

Pavement History

This project encompasses 4 subdivisions, all generally located in northeastern Ramsey. The streets were built at varying times between 1982 and 2001. The only subdivision which received an overlay improvement was Rodeo Hills Estates in 1998, 16 years after its construction. All streets have received two crack seal / seal coat improvements since construction, or overlay in the case of Rodeo Hills Estates, with the latest being in 2012. Maintenance crews have performed patching over the last several years, including extensive patching in 2023. More detailed information on the pavement history is included in the street segment summary attached to this case.

Existing Conditions

Ford Brook Estates 3rd is 0.43 miles of 30-foot wide urban section including bituminous curbing. The existing pavement section is approximately 2-inches of bituminous over 4-inches aggregate base. Storm water runoff is directed to bituminous flumes, which flow runoff through existing drainage and utility easements to stormwater basin, and eventually the surrounding wetlands. The subdivision is made up of 13 single family home lots,

approximately 2 to 2.5 acres, zoned rural residential. Municipal water and sewer do not exist in the area, which is located well outside of the 2040 MUSA boundary.

Rodeo Hills Estates is 1.16 miles of 24-foot wide rural section. The existing pavement section is approximately 4-inches of bituminous over 3-inches of aggregate base. The geotechnical report found much of the subdivision to have poor soils under the pavement, including silt and clay, which will require subsoil corrections. Storm water runoff is directed into drainage swales adjacent to the street, which ultimately direct runoff to the county ditch which cuts east to west across the plat, and finally to Ford Brook, which is adjacent to the east. The subdivision is made up of 41 single family home lots and one park lot which is unimproved, approximately 1 acre, zoned rural residential. Municipal water and sewer do not exist in the area, which is located just outside the edge of the 2040 MUSA boundary.

Valley View Acres includes the 0.02 (126-foot) 178th Lane cul-de-sac, which extends west off of Vanadium Street (Rodeo Hills Estates). This is 24-foot wide rural section. Per the geotechnical report the existing pavement section is approximately 1.75-inches of bituminous over 3-inches of aggregate base. The base below the pavement section was found to be silty clayey sand over lean to fat clay, which will require subsoil corrections. Storm water runoff is directed into drainage swales adjacent to the street, which direct runoff to the Rodeo Hills Estates subdivision to the east. The subdivision is made up of 3 single family home lots, approximately 10 acres, zoned MUSA reserved. Municipal water and sewer do not exist in the area, though this is the northeastern edge of the 2040 MUSA boundary, there are no current plans to extend services.

Section 01 Unplatted (North of CR 27) is 0.35 miles of 26-foot wide urban section including bituminous curbing. The pavement section is approximately 2.5-inches of bituminous over 4-inches of aggregate base. Storm water runoff is directed to bituminous flumes, which flow runoff through existing drainage and utility easements to wetlands north in the City of Nowthen, and eventually into Rogers Lake. The subdivision is made up of 14 single family home lots varying between approximately 0.5 and 4.5 acres, zoned rural residential. Municipal water and sewer do not exist in the area, which is located well outside of the 2040 MUSA boundary.

Proposed Improvements

Ford Brook Estates 3rd and Section 01 Unplatted are proposed to be reconstructed back to their respective 26-foot wide and 30-foot wide urban sections. The bituminous curb will be replaced with surmountable concrete curb and gutter. The alignments and profiles are generally matching existing. Storm sewer inlet and pipe will collect runoff at the same low points, and direct to the same outfalls. The proposed pavement section is proposed to be 6-inches aggregate base below 3.5-inches of new bituminous pavement. This is proposed to be achieved by the Full-Depth Reclamation (FDR) process;

- Reclaiming (grinding up) the existing bituminous and aggregate base
- Installation of storm sewer inlets and piping at the low points
- Hauling and stockpiling the reclaim material (typically stockpiled on site)
- Excavating approximately 3-inches of sand
    - Required to make room for the new thicker pavement section without raising the road profile
    - Sand is proposed to be kept by the City for use on future projects or fill
- Placing 6-inches of the recycled reclaim material (aggregate base)
- Placing the new concrete curb and gutter
- Placing first lift of new bituminous pavement
- Replacing driveway aprons (matching existing material)
- Restoring the impacted boulevard areas behind the new curb and gutter
    - Minimum 4” topsoil and hydroseed with residential turf seed
- Placing the final lift of new bituminous pavement (3.5-inches total)

Rodeo Hills Estates and Valley View Acres are proposed to be reconstructed back to a 24-foot wide rural section. The alignment and profile are generally matching existing. The drainage swales adjacent to the streets are generally not proposed to be re-graded as part of the project. The existing subsoils are generally poor and require subsoil corrections. The subsoil corrections are proposed to consist of 12-inches select granular (clean sand) placed on top of geotextile fabric. Drain tile will be placed at the edge of pavement along much of the subsoil

correction to help keep water out of the subbase material. The new pavement section placed on top of this is proposed to be 8-inches of aggregate base below 3.5-inches new bituminous pavement.

The reconstruction process is similar to the FDR process except the excavation depth will be approximately 18-inches rather than 3-inches. The material is not considered clean because it contains silt and clay, and will become property of the Contractor. The geotextile fabric is placed to separate the poor underlying soils from the aggregate base. The extra aggregate base thickness along with the 1-foot of sand build additional strength to help the pavement bridge the poor soils. During construction, the Contractor will only sub-cut out what they can backfill to aggregate base by the end of the work day. On similar projects this has been 300 to 400 feet per day.

Preliminary Schedule Remaining

- Council awards contract to the lowest responsible bidder
  - May 28, 2024
  - Coordinating award with the City of Nowthen
- Contractor begins construction
  - On or around July 1, 2024 (dependent on Contractor's schedule)
- Substantial Completion
  - September 30, 2024
  - Final lift of bituminous pavement in-place, boulevard restoration in-place
- Final Completion
  - June 30, 2025
  - Verify final turf establishment, project clean up complete
  - Not enough time in the fall for turf establishment to take place after the substantial completion date.

The proposed improvements are designated as City Improvement Project #24-03, 2024 NE Ramsey Street Reconstructions.

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 webpages with the most current project information under the Engineering Department webpage 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 #24-139 accepting bids and awarding a contract for 2024 NE Ramsey Street Reconstructions, Improvement Project #24-03, to GMH Asphalt Corporation for the total bid in the amount of $2,441,039.52.

Alternative #2 – Motion to adopt Resolution #24-139 accepting bids and awarding a contract for 2024 NE Ramsey Street Reconstructions, Improvement Project #24-03, to GMH Asphalt Corporation for the base bid in the amount of $2,034,319.94.

Alternative #3 – Motion of other.

Funding Source:

Funding for these improvements are proposed to come from a combination of Pavement Management Funds, Storm Sewer Utility Funds, and City of Nowthen Funds.

On May 20, 2024 a total of seven (7) bids were received, opened and tabulated, and the following bids were found to comply with the advertisement for bids.

Contractor	Base Bid	Alternative Bid	Total Bid
GMH Asphalt Corporation	$2,034,319.94	$406,719.58	$2,441,039.52
Douglas-Kerr Underground L.L.C.	$2,068,170.69	$451,467.27	$2,519,637.96
Veit & Company, Inc.	$2,265,208.79	$485,218.58	$2,750,427.37
Park Construction Company	$2,480,360.27	$463,200.53	$2,943,560.80
Meyer Contracting Inc.	$2,577,732.36	$469,319.00	$3,047,051.36
Northwest Asphalt	$2,612,321.36	$521,935.49	$3,134,256.85
North Valley, Inc.	$2,689,363.33	$474,092.37	$3,163,455.70
Engineer's Estimate	*$2,972,455.04*	*$488,112.50*	*$3,460,567.54*

The bid of GMH Asphalt Corporation of Chaska, Minnesota, in the amount of $2,441,039.52 for said improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder. The City of Ramsey portion, base bid, is $2,034,319.94.

Adding indirect costs in the amount of 23-percent, brings the total City of Ramsey project costs to $2,502,213.53. The high level 2024 – 2033 CIP estimated total project costs were $2,552,448 for these improvements.

The low bid is 29-percent below the engineer's estimate. Bidding was competitive, with all bids being below the engineer's estimate.

Funding source breakdown.

Funding Source	**Construction Costs**	**Indirect Costs**	**Total Costs**
Pavement Management Funds	$1,843,626.44	$424,034.08	$2,267,660.52
Storm Sewer Utility Funds	$190,693.50	$43,859.51	$234,553.01
City of Nowthen Funds	$406,719.58	-	$406,719.58
Project Total Funds	**$2,441,039.52**	**$467,893.59**	**$2,908,933.11**
City of Ramsey Total Project Funds			***$2,502,213.53***

Hakanson Anderson submitted a proposal for construction services including; construction administration, construction staking, and construction observation for a total not-to-exceed amount of $134,000.00. The construction services are included in the indirect project costs. The City of Nowthen is responsible for providing construction services for their portion of the project, at their cost.

Of the total project costs, approximately $593,000 are associated with the subsoil corrections required as part of the Rodeo Hills Estates and Valley View Acres reconstructions. The engineer's estimate placed a cost of $1,379,000 on subsoil corrections.

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, GMH Asphalt Corporation.

The Nowthen City Council passed a resolution on Tuesday, May 21, 2024 accepting bids and awarding a contract to GMH Asphalt, pending award of a contract by the City of Ramsey. The City of Nowthen supports awards of this project.

Staff recommends Alternative #1.

Outcome/Action:

Motion to adopt Resolution #24-139 accepting bids and awarding a contract for 2024 NE Ramsey Street Reconstructions, Improvement Project #24-03, to GMH Asphalt Corporation for the total bid in the amount of $2,441,039.52.

Attachments

Res 24-139

HAA Construction Services Proposal - IP 24-03

JPA Cities of Nowthen and Ramsey

24-03 Street Summary

24-03 Final Plans

24-03 Hakanson Anderson Recommendation

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	05/23/2024 01:03 PM
Brian Hagen	Brian Hagen	05/23/2024 01:14 PM
Form Started By: Joe Feriancek		Started On: 05/20/2024 07:58 AM
Final Approval Date: 05/23/2024		

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

RESOLUTION #24-139

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR 2024 NE RAMSEY STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT #24-03

WHEREAS, the City of Ramsey proposes to reconstruct the streets within the Ford Brook Estates 3rd, Rodeo Hills Estates, Valley View Acres, and Section 01 Unplatted north of CR 27 subdivisions as identified within the 2024 – 2033 10-Year Capital Improvement Program; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-199, adopted August 22, 2023, The City Council awarded the proposal from Hakanson Anderson to prepare final plans and specifications for 2024 NE Ramsey Street Reconstruction, Improvement Project #24-03; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-279, adopted November 14, 2023, the City Council awarded the proposal from Haugo Geotechnical Services, LLC to preform geotechnical proposals for Improvement Project #24-03; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-032, adopted January 23, 2024, the City Council negotiated a Joint Powers Agreement with the City of Nowthen for 2024 NE Ramsey Street Reconstruction, Improvement Project #24-03; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-109, adopted April 23, 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 including construction administration, construction staking, and construction observation of $134,000 for said improvements; and

WHEREAS, bids were advertised in the Anoka Union Herald on April 26 and May 3, 2024; and

WHEREAS, seven (7) bids were publicly opened and tabulated on May 20, 2024 and the following bids were found to comply with the approved plans and specifications and advertisement for bids; and

Contractor	Base Bid	Alternative Bid	Total Bid
GMH Asphalt Corporation	$2,034,319.94	$406,719.58	$2,441,039.52
Douglas-Kerr Underground L.L.C.	$2,068170.69	$451,467.27	$2,519,637.96
Veit & Company, Inc.	$2,265,208.79	$485,218.58	$2,750,427.37
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Northwest Asphalt	$2,612,321.36	$521,935.49	$3,134,256.85
North Valley, Inc.	$2,689,363.33	$474,092.37	$3,163,455.70

WHEREAS, the bid of GMH Asphalt Corporation of Chaska, Minnesota, in the amount of $2,441,039.52 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 of 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 an 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 28th day of May, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

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 24-03, 2024 NE Ramsey Street Reconstructions

Dear Mr. Feriancek:

Hakanson Anderson is pleased to submit our Proposal for Construction Period Services for Improvement Project 24-03, 2024 NE Ramsey Street Reconstructions.

PROPOSED SCOPE OF SERVICES

Hakanson Anderson will provide Construction Period services as necessary for Improvement Project 24-03, 2024 NE Ramsey Street Reconstructions. 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, staking centerline offsets, staking culverts, staking curb, blue-topping the gravel 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 14-16 weeks, we would estimate the cost of our services provided under this proposal to be $121,600-$134,000.**

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:_____

Hakanson Anderson

EXHIBIT

A

JOINT POWERS AGREEMENT
BETWEEN THE CITY OF RAMSEY AND THE CITY OF NOWTHEN
REGARDING THE PUBLIC IMPROVEMENTS RELATED TO THE
STREET RECONSTRUCTIONS OF 182ND LANE, VENTRE STREET,
WACO DRIVE AND WACO STREET

THIS AGREEMENT is made and entered into on the latest date set forth below by and between the City of Ramsey and the City of Nowthen, both being municipal corporations of the State of Minnesota.

RECITALS

1. Ramsey and Nowthen ("the Parties") agree it is in the best interest of the traveling public and impacted residents to reconstruct Ventre Street between 182nd Lane and 183rd Lane, 182nd Lane between Ventre Street and Waco Street, and Waco Drive and Waco Street between 179th Lane and 182nd Lane (see Exhibit A) and which to share in the costs required to reconstruct these sections of streets ("the Project").

2. Subject to the terms set forth below, the Parties agree to share in the financial responsibilities for the construction of the Project.

3. The Parties recognize and acknowledge that equal benefit will be received upon completion of the Project.

4. Minnesota Statutes section 471.59 authorizes political subdivisions of the state to enter into joint powers agreements for the joint exercise of powers common to each.

AGREEMENT

In consideration of the mutual undertakings expressed herein, the Parties agree as follows:

1. Purpose. The purpose of this Agreement is to set forth the terms of the agreement between the Parties concerning the construction and financing of the Project. This Agreement does not create a joint powers board.

2. Project Responsibility.

   a. Ramsey shall design the Project within the Ramsey city limits. Nowthen shall design the Project within the Nowthen city limits.

   b. Ramsey shall contract with contractors and administer construction for the Project in accordance with Minnesota law. Nowthen shall have the right to inspect, review and comment upon Project administration. Ramsey shall have final authority with respect to all construction administration decisions except that Ramsey shall provide Nowthen with an analysis of the bids received for the Nowthen portion of the project and shall obtain Nowthen's approval of the bid before awarding a contract. Ramsey shall further obtain Nowthen's approval for any change orders affecting the

Nowthen portion of the Project. Should Nowthen not approve the requested, change order, Ramsey shall not be responsible to any additional Project costs related to Nowthen's decision.

c. Ramsey shall conduct inspections of the construction process within Ramsey city limits. Nowthen shall conduct inspections of the construction process within Nowthen city limits.

d. For purposes of performing its obligations under this Agreement, Nowthen hereby grants to Ramsey the right to use the streets, public ways, and easements of Nowthen for the purposes of constructing the Project, including any excavations necessary to perform work incidental to the performance of this Agreement. Nowthen agrees to cooperate to the fullest extent in the protection of any excavations or barricades that may be necessary for the work being performed by the contractor on the Project.

e. For purposes of performing its obligations under this Agreement, Ramsey hereby grants to Nowthen the right to use the streets, public ways, and easement of Ramsey for the purposes of constructing the Project, including any excavations necessary to perform work incidental to the performance of this Agreement. Ramsey agrees to cooperate to the fullest extent in the protection of any excavations or barricades that may be necessary for the work being performed by the contractor on the Project.

f. Ramsey agrees to assist Nowthen in the notification and coordination with all businesses and residents located within the Project. Nowthen agrees to assist Ramsey in the notification and coordination with all businesses and residents located with the Project. Ramsey will provide contact numbers for key members of the construction team on the Project.

g. Each of the Parties will acquire the necessary right of way and easements, if any, to permit construction of the Project.

3. Division of Cost.

a. The Parties agree to share in the final costs of the Project. Ramsey agrees to pay all partial and final construction costs for the Project. Nowthen agrees to repay its share of the Project costs to Ramsey on a net 30-day basis following Ramsey payment to contractors. No interest rate shall be applied to Nowthen's share of the Project costs.

b. Ramsey's share of the final costs includes the required engineering design costs, construction costs, and inspections costs required to construct the improvements within the Ramsey city limits. Nowthen's share of the final costs includes the required engineering design costs, construction costs, and inspections costs required to construct the improvements within the Nowthen city limits.

4. Approval. Before this Agreement shall become binding and effective it shall be approved by corresponding resolutions of the City Councils of Ramsey and Nowthen. The resolutions shall be attached as Exhibits B and C.

5. Liability. Both cities mutually agree to indemnify and hold harmless each other from any claims, losses, costs, expenses, or damages, including reasonable attorney's fees, resulting from the acts or omissions

of the respective officers, agents or employees of the indemnifying party, to the extent such acts or omissions relate to activities conducted by the indemnifying party under this Agreement.

6. Miscellaneous. It is understood and agreed that the entire agreement of the Parties is contained herein and that this Agreement supersedes all oral agreements and all negotiations between the parties relating to the subject matter of this Agreement. Any alterations, variations or modifications of the provisions of this Agreement shall be valid only when they have been reduced to writing and duly signed by the parties.

7. Street Maintenance. Maintenance of the improvements shall the responsibility of the parties within their own city limits.

8. Termination. Except as to Nowthen's right not to accept the bid as outlined in Section 2b of this Agreement, neither Party shall be allowed to terminate this Agreement without prior approval from the other Party. The terminating Party agrees to pay all Project costs incurred through the date of termination. This Agreement will expire upon all obligations being satisfactorily fulfilled.

9. Notice. For purposes of delivery of notices herein, the notice shall be effective if personally delivered, or delivered by certified mail, to the City Administrator of Nowthen, 8188 199th Avenue NW, Nowthen, Minnesota 55330, or the City Administrator of Ramsey, 7550 Sunwood Drive NW, Ramsey, Minnesota 55303, as applicable.

CITY OF RAMSEY

Mayor

Attest:

City Clerk

3-29-2024

Dated

CITY OF NOWTHEN

Deputy Mayor

City Administrator

4-30-2024

Dated

CITY OF NOWTHEN
ANOKA COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 2024-08

RESOLUTION APPROVING JOINT POWERS AGREEMENT

WHEREAS, the City of Ramsey and the City of Nowthen ("the Parties") have agreed that it is in the best interest of the traveling public and impacted residents to reconstruct Ventre Street between 182nd Lane and 183rd Lane, 182nd Lane between Ventre Street and Waco Street, and Waco Drive and Waco Street between 179th Lane and 182nd Lane (see Exhibit A) and which to share in the costs required to reconstruct these sections of streets ("the Project"); and

WHEREAS, the Parties have negotiated a Joint Powers Agreement regarding the Project which calls for each party to approve the Joint Powers Agreement by resolution.

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

1. That the City of Nowthen hereby approves the Joint Powers Agreement with the City of Ramsey for the proposed Project improvements attached hereto as Exhibit A. Should the City of Ramsey propose any revisions to Exhibit A after the date of this Resolution, such proposed amendments shall be subject to the review and approval of the Nowthen City Attorney. The Mayor and City Administrator are authorized to enter into the Joint Powers Agreement subject to the terms of this Resolution.

Passed this 9th day of January, 2024.

Jeff Pilon, Mayor

Scott Lehner, City Administrator

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

RESOLUTION #24-032

RESOLUTION APPROVING JOINT POWERS AGREEMENT WITH CITY OF NOWTHEN REGARDING THE 2024 NE RAMSEY STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT #24-03

WHEREAS, the City of Ramsey proposes to reconstruct the streets within the Ford Brook Estates 3rd, Rodeo Hills Estates, Valley View Acres, and Section 01 Unplatted North of CR-27 subdivisions as identified within the 2023 – 2032 10-Year Capital Improvement Program; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-199, adopted August 22, 2023, the City Council awarded the proposal from Hakanson Anderson to prepare final plans and specifications for 2024 NE Ramsey Street Reconstruction, Improvement Project #24-03; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-279, adopted November 14, 2023, the City Council awarded the proposal from Haugo Geotechnical Services, LLC to preform geotechnical proposals for Improvement Project #24-02; and

WHEREAS, the City of Ramsey and the City of Nowthen ("the Parties") have agreed that it is in the best interest of the traveling public and impacted residents to reconstruct Ventre Street between 182nd Lane and 183rd Lane, 182nd Lane between Ventre Street and Waco Street, and Waco Drive and Waco Street between 179th Lane and 182nd Lane (see Exhibit A); and

WHEREAS, the Parties have agreed to share in the costs required to reconstruct these sections of streets ("the Project"); and

WHEREAS, the Parties have negotiated a Joint Powers Agreement regarding the said Project which calls for each party to approve the Joint Powers Agreement by resolution.

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

1) That the City of Ramsey hereby approves the Joint Powers Agreement with the City of Nowthen for the proposed Project improvements attached hereto as Exhibit A. Should the City of Nowthen propose any revisions to Exhibit A after the date of this Resolution, such proposed amendments shall be subject to the review and approval of the Ramsey City Attorney.

2) The Mayor and City Administrator are hereby authorized to enter into the Joint Powers Agreement subject to the terms of this Resolution.

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

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

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23rd day of January, 2024.

Mayor

ATTEST:

City Clerk

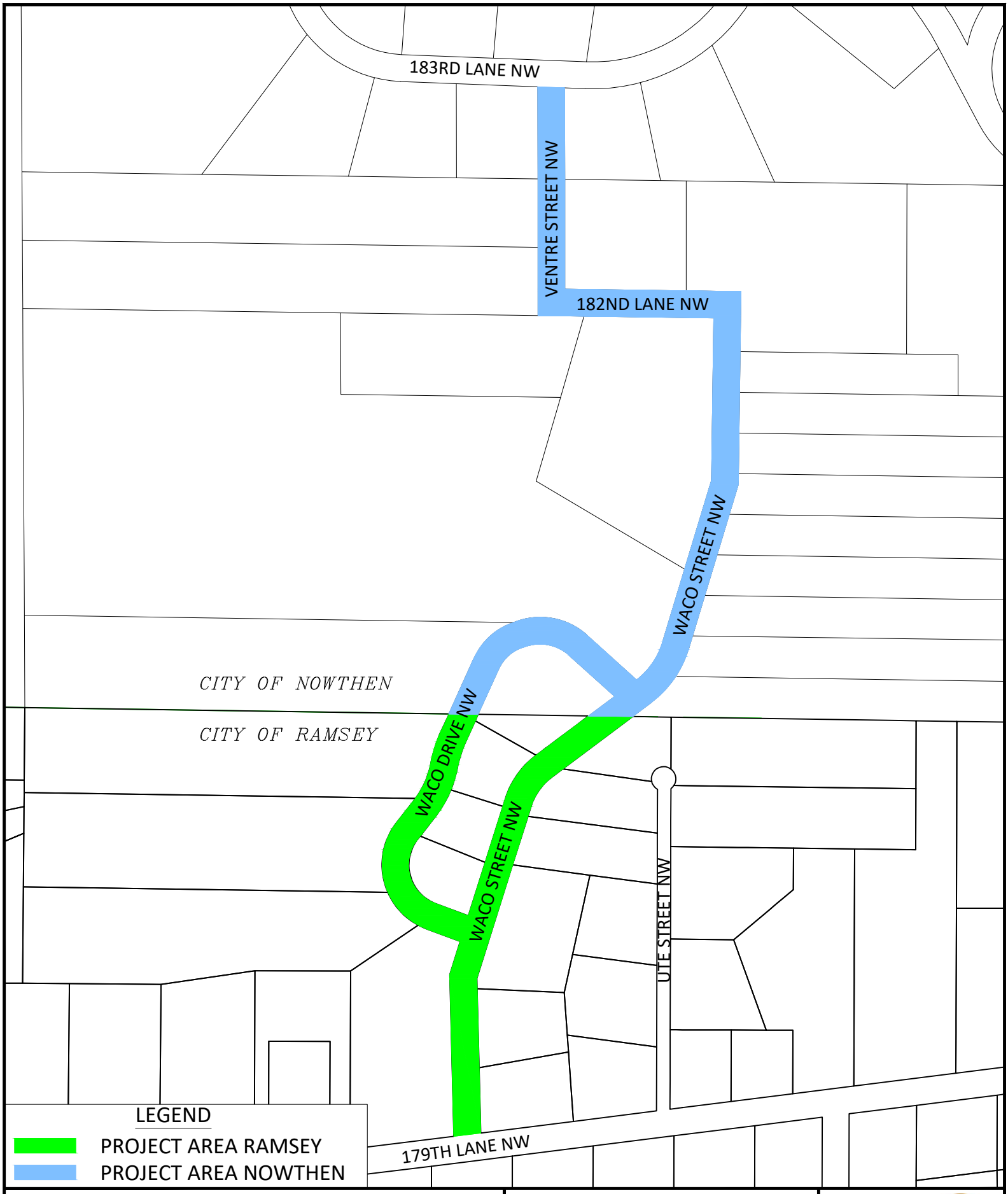


EXHIBIT A
"PROJECT STREETS"

0 300 600 900
SCALE (FEET)

N

City of RAMSEY

IP 24-03 2024 NE Ramsey Street Reconstructions
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	2021 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Ford Brook Estates 3rd	180th Avenue	Barium Street / E CDS	342	Urban (Bit Curb)	3	1988	SC 1994	SC 2001				2.0	4.2	6.2
	180th Avenue	Barium Street / W EOP	592	Urban (Bit Curb)	3	1988	SC 1994	SC 2001				2.0	4.2	6.2
	Barium Street	179th Lane / N CDS	1311	Urban (Bit Curb)	3	1988	SC 1994	SC 2001				2.1	4.5	6.6
	Ford Brook Estates 3rd Total Length		*2245*	*0.425 mi.*										
Rodeo Hills Estates	177th Lane	Vanadium Street / E CDS	777	Rural	3	1982	SC 1989	OL 1998	SC 2004	SC 2012		4.1*	2.5*	6.6*
	178th Lane	Vanadium Street / Uranium Street	465	Rural	3	1982	SC 1989	OL 1998	SC 2004	SC 2012		4.1	2.7	6.8
	178th Lane	W EOP / Vanadium Street	217	Rural	3	2001	SC 2004	SC 2012				4.1	2.5	6.6
	179th Lane	Uranium Street / E EOP	308	Rural	3	1982	SC 1989	OL 1998	SC 2004	SC 2012		4.2	0.0	4.2
	180th Lane	Vanadium Street / Uranium Street	470	Rural	3	1982	SC 1989	OL 1998	SC 2004	SC 2012		4.3	2.2	6.5
	Uranium Street	178th Lane / 180th Lane	1325	Rural	3	1982	SC 1989	OL 1998	SC 2004	SC 2012		4.2*	2.5*	6.7*
	Uranium Street	180th Lane / N EOP	228	Rural	3	1982	SC 1989	OL 1998	SC 2004	SC 2012		4.2*	2.5*	6.7*
	Vanadium Street	Green Valley Road / 180th Lane	2358	Rural	3	1982	SC 1989	OL 1998	SC 2004	SC 2012		5.6	2.9	8.5
	Rodeo Hills Estates Total Length		*6148*	*1.164 mi.*										
Valley View Acres	178th Lane	E EOP / W CDS	126	Rural	2	2001	SC 2004	SC 2012				4.1	2.7	6.8
	Valley View Acres Total		*126*	*0.024 mi.*										
Section 01 Unplatted (North of CR 27)	Waco Drive	Waco Street / N Line Section 01	687	Urban (Bit Curb)	2	1993	SC 1998	SC 2004				2.3	4.6	6.9
	Waco Street	179th Lane (CR 27) / N Line Section 01	1176	Urban (Bit Curb)	2	1993	SC 1998	SC 2004				2.6	4.0	6.6
	Section 01 Unplatted Total Length		*1863*	*0.353 mi.*										
2024 NE Ramsey Street Reconstruction Project Totals			10382	1.966 mi.										

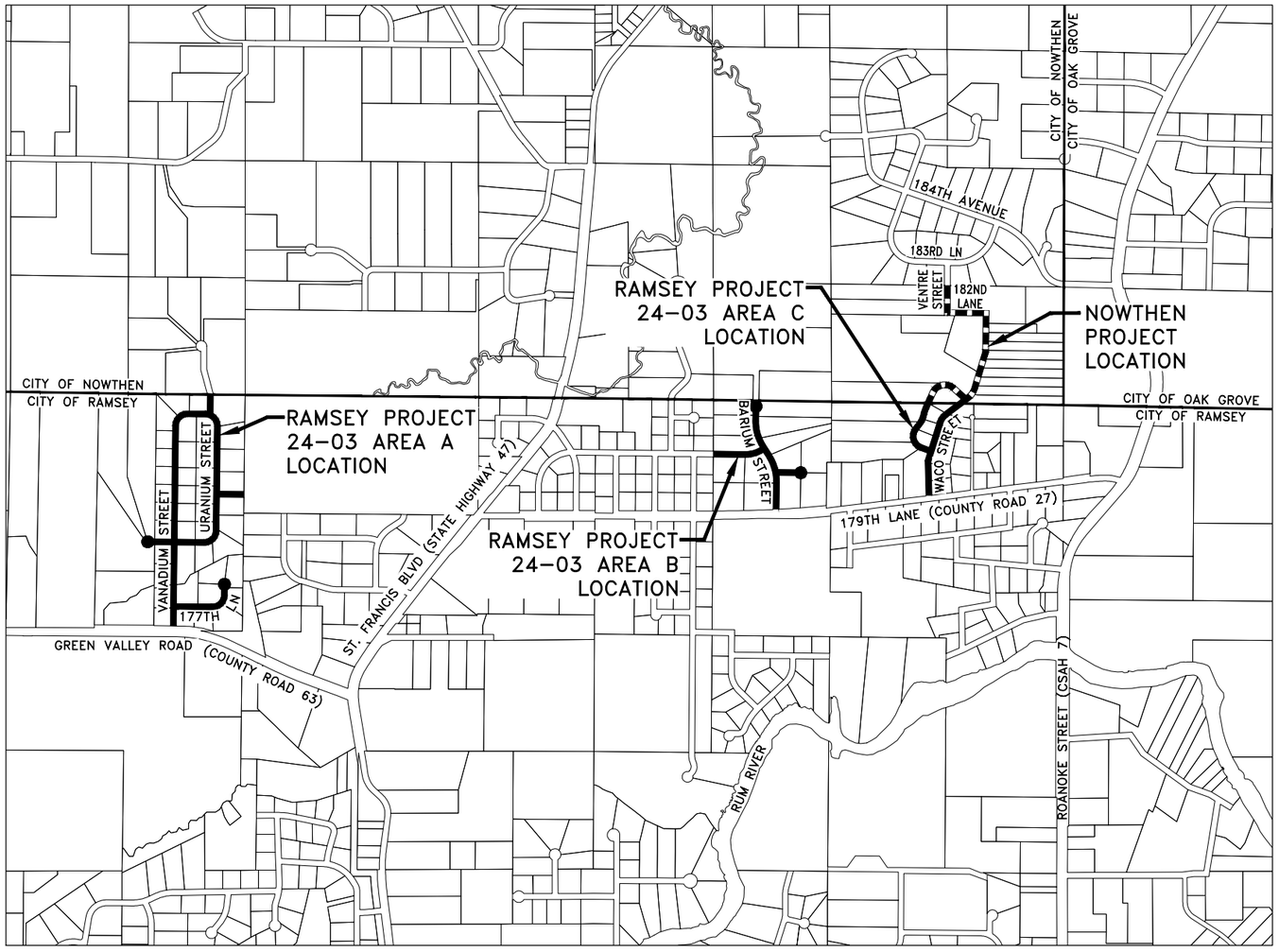
* GPR Data not available, assumed thickness

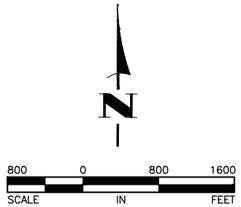
NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

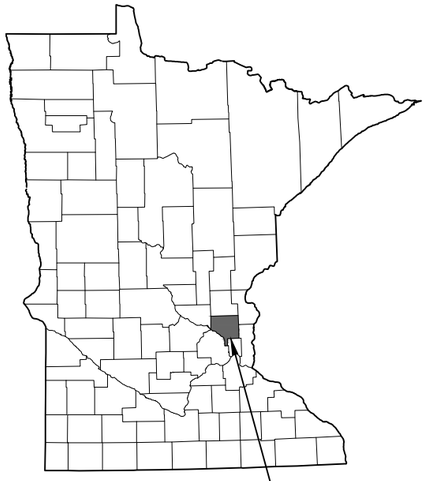
CONSTRUCTION PLANS FOR BITUMINOUS PAVEMENT REMOVAL, BITUMINOUS SURFACING, CURB AND GUTTER, STORM SEWER, AND MISCELLANEOUS CONSTRUCTION

CITIES OF RAMSEY AND NOWTHEN

CITY OF RAMSEY PROJECT 24-03 (AREAS A, B, AND C)







CITIES OF RAMSEY AND NOWTHEN, ANOKA COUNTY, MINNESOTA

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."

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 NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT.

SHEET INDEX

THIS PLAN CONTAINS 120 SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	OVERALL LOCATION MAP
3	ESTIMATED QUANTITIES AND TABULATIONS
4	CONSTRUCTION NOTES, DETAILS AND PROJECT LEGEND
5	TYPICAL SECTIONS
6-9	DETAILS
10-11	EXISTING TOPOGRAPHY AND REMOVALS PLAN-VANADIUM STREET
12	EXISTING TOPOGRAPHY AND REMOVALS PLAN-VANADIUM STREET AND 180TH LANE
13	EXISTING TOPOGRAPHY AND REMOVALS PLAN-URANIUM STREET
14	EXISTING TOPOGRAPHY AND REMOVALS PLAN-URANIUM STREET AND 178TH LANE
15	EXISTING TOPOGRAPHY AND REMOVALS PLAN-178TH LANE
16	EXISTING TOPOGRAPHY AND REMOVALS PLAN-177TH LANE
17	EXISTING TOPOGRAPHY AND REMOVALS PLAN-179TH LANE
18	EXISTING TOPOGRAPHY AND REMOVALS PLAN-URANIUM STREET (NORTH)
19-20	EXISTING TOPOGRAPHY AND REMOVALS PLAN-BARIUM STREET
21	EXISTING TOPOGRAPHY AND REMOVALS PLAN-180TH AVENUE (WEST)
22	EXISTING TOPOGRAPHY AND REMOVALS PLAN-180TH AVENUE (EAST)
23-25	EXISTING TOPOGRAPHY AND REMOVALS PLAN-WACO STREET
26	EXISTING TOPOGRAPHY AND REMOVALS PLAN-182ND LANE AND VENTRE STREET
27-28	EXISTING TOPOGRAPHY AND REMOVALS PLAN-WACO DRIVE
29-33	CONSTRUCTION PLAN-VANADIUM STREET
34	CONSTRUCTION PLAN-180TH LANE
35-37	CONSTRUCTION PLAN-URANIUM STREET
38-39	CONSTRUCTION PLAN-178TH LANE
40-41	CONSTRUCTION PLAN-177TH LANE
42	CONSTRUCTION PLAN-179TH LANE
43	CONSTRUCTION PLAN-URANIUM STREET (NORTH)
44-46	CONSTRUCTION PLAN-BARIUM STREET
47-48	CONSTRUCTION PLAN-180TH AVENUE (WEST)
49	CONSTRUCTION PLAN-180TH AVENUE (EAST)
50-54	CONSTRUCTION PLAN-WACO STREET
55	CONSTRUCTION PLAN-182ND LANE
56	CONSTRUCTION PLAN-VENTRE STREET
57-59	CONSTRUCTION PLAN-WACO DRIVE
60-63	STAKING PLAN
64-82	EROSION AND SEDIMENT CONTROL AND RESTORATION PLAN
X1-X6	CROSS SECTIONS-VANADIUM STREET
X7	CROSS SECTIONS-180TH LANE
X8-X10	CROSS SECTIONS-URANIUM STREET
X11	CROSS SECTIONS-URANIUM STREET AND 178TH LANE
X12-X13	CROSS SECTIONS-178TH LANE
X14-X16	CROSS SECTIONS-177TH LANE
X17	CROSS SECTIONS-179TH LANE
X18	CROSS SECTIONS-URANIUM STREET (NORTH)
X19-X22	CROSS SECTIONS-BARIUM STREET
X23-X24	CROSS SECTIONS-180TH AVENUE (WEST)
X25-X26	CROSS SECTIONS-180TH AVENUE (EAST)
X27-X32	CROSS SECTIONS-WACO STREET
X33	CROSS SECTIONS-182ND LANE
X34	CROSS SECTIONS-VENTRE STREET
X35-X38	CROSS SECTIONS-WACO DRIVE

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.
HAKANSON ANDERSON
DESIGN ENGINEER

43381 LIC. NO.

DATE 4/22/24

DATE	REVISION

SHEET 1 OF 82 SHEETS

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

Apr 22, 2024 - 2:38pm
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RA3189



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 4/22/24 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

NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

OVERALL LOCATION MAP

CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 2 OF 82 SHEETS

RA3189

Apr 22, 2024 - 2:38pm
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ESTIMATED QUANTITIES

ITEM NO.	REF. NOTES	Mn/DOT SPEC. NO.	DESCRIPTION	UNIT	TOTAL ESTIMATED QUANTITY	CITY OF RAMSEY			CITY OF NOWTHEN
						PROJECT 24-03 (AREA A) VANADIUM STREET, URANIUM STREET, 177TH LANE, 178TH LANE, 179TH LANE AND 180TH LANE	PROJECT 24-03 (AREA B) BARIUM STREET AND 180TH AVENUE	PROJECT 24-03 (AREA C) WACO STREET AND WACO DRIVE	WACO STREET, WACO DRIVE, VENTRE STREET AND 182ND LANE
1		2021.501	MOBILIZATION	LUMP SUM	1	0.60	0.16	0.10	0.14
2		2101.505	CLEARING	ACRE	1.00	0.25	0.35	0.15	0.25
3		2101.505	GRUBBING	ACRE	1.00	0.25	0.35	0.15	0.25
4		2104.502	REMOVE MANHOLE OR CATCH BASIN	EACH	1	1			
5	3	2104.502	REMOVE SIGN	EACH	5				5
6		2104.502	SALVAGE MAILBOX SUPPORT	EACH	86	46	13	10	17
7		2104.503	SAWING CONCRETE PAVEMENT - FULL DEPTH	LIN FT	430	262	80	30	58
8		2104.503	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LIN FT	1502	740	298	229	235
9		2104.503	REMOVE BITUMINOUS CURB	LIN FT	12940		4560	3740	4640
10		2104.503	REMOVE METAL CULVERT	LIN FT	698	428	122		148
11		2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	455	275	95	24	61
12		2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	1353	749	250	129	225
13	7	2106.507	EXCAVATION - SUBGRADE	CU YD	10213	8193	806	611	603
14		2106.507	SELECT GRANULAR EMBANKMENT (CV)	CU YD	6065	6065			
15		2108.504	GEOTEXTILE FABRIC TYPE 10	SQ YD	21240	21240			
16		2112.519	SUBGRADE PREPARATION	ROAD STA	128.2	63.5	22.8	18.7	23.2
17	9	2118.509	AGGREGATE SURFACING SPECIAL	TON	210	90	30	60	30
18		2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	75	30	15	15	15
19		2130.523	WATER	MGAL	100	40	25	20	15
20	4	2211.509	AGGREGATE BASE CLASS 5 MODIFIED	TON	3920	2590	450	381	499
21	5	2211.607	AGGREGATE BASE (CV) FROM STOCKPILE	CU YD	2000	2000			
22		2215.504	FULL DEPTH RECLAMATION	SQ YD	39559	18206	8766	5582	7005
23	6	2215.507	HAUL FULL DEPTH RECLAMATION (LV)	CU YD	16163	7586	3750	2327	2500
24		2232.504	MILL BITUMINOUS SURFACE (1.5")	SQ YD	3046	1885	426	379	356
25		2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GALLONS	2471	1243	529	313	386
26		2360.504	TYPE SP 9.5 WEARING COURSE MIXTURE (3;C) 3" THICK	SQ YD	1327	799	207	113	208
27		2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	3441	1731	736	436	538
28		2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	4481	2248	955	566	712
29		2501.502	15" RC PIPE APRON	EACH	24	16	4		4
30		2501.503	15" RC PIPE CULVERT DESIGN 3006 CLASS V	LIN FT	240	240			
31		2501.602	TRASH GUARD FOR 15" PIPE APRON	EACH	12	4	4		4
32		2502.502	6" PRECAST CONCRETE HEADWALL	EACH	9	9			
33		2502.503	6" PERF PVC PIPE DRAIN	LIN FT	7260	7260			
34		2502.602	6" PVC PIPE DRAIN CLEANOUT	EACH	30	30			
35		2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	466	140	203		123
36		2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (2'X3')	EACH	3		1		2
37		2506.502	CASTING ASSEMBLY	EACH	13	2	5		6
38		2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	LIN FT	56.5	7.4	24.1		25.0
39		2511.504	GEOTEXTILE FILTER TYPE 4	SQ YD	116.6	95.8	20.8		
40		2511.507	RANDOM RIPRAP CLASS III	CU YD	39.6	34.8	4.8		
41		2531.503	CONCRETE CURB AND GUTTER DESIGN SPECIAL (SURMOUNTABLE)	LIN FT	12353		4323	3555	4475
42		2531.503	CONCRETE CURB AND GUTTER DESIGN B618	LIN FT	378		194	79	105
43		2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	505	305	88	27	85
44		2531.604	7" CONCRETE VALLEY GUTTER	SQ YD	144			60	84
45		2531.604	CONCRETE DRAINAGE FLUME	SQ YD	65		22	33	10
46	10	2540.602	MAILBOX	EACH	17				17
47	10	2540.602	MAILBOX SUPPORT	EACH	17				17
48		2540.602	INSTALL MAILBOX SUPPORT	EACH	86	46	13	10	17
49		2540.602	TEMPORARY MAILBOX CLUSTER	EACH	6	3	1	1	1
50		2563.601	TRAFFIC CONTROL	LUMP SUM	1	0.60	0.16	0.10	0.14
51		2563.601	TRAFFIC CONTROL SUPERVISOR	LUMP SUM	1	0.60	0.16	0.10	0.14
52	1,3	2564.518	SIGN PANELS TYPE C	SQ FT	5.0				5.0
53	2,3	2564.518	SIGN PANELS TYPE D	SQ FT	25.5				25.5
54		2572.510	PRUNE TREES	HOUR	35	20	5	5	5
55		2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	1	0.60	0.16	0.10	0.14
56		2573.502	STORM DRAIN INLET PROTECTION	EACH	12	1	5		6
57		2573.502	CULVERT END CONTROLS	EACH	11	8	2		1
58		2573.503	SILT FENCE, TYPE MACHINE SLICED	LIN FT	4292	1,145	500	543	2104
59		2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LIN FT	110	110			
60	8	2574.507	COMMON TOPSOIL BORROW	CU YD	2374	1176	422	346	430
61		2574.508	FERTILIZER TYPE 3	POUND	1720	1160	200	160	200
62		2575.504	ROLLED EROSION PREVENTION CATEGORY 20	SQ YD	751	751			
63		2575.504	ROLLED EROSION PREVENTION CATEGORY 72	SQ YD	352	154	66	44	88
64		2575.505	SEEDING	ACRE	4.3	2.9	0.5	0.4	0.5
65		2575.508	SEED MIXTURE 25-131	POUND	946	638	110	88	110
66		2575.508	HYDRAULIC BONDED FIBER MATRIX	POUND	15050	10150	1750	1400	1750
67		2575.601	LANDSCAPE RESTORATION	LUMP SUM	1	0.60	0.16	0.10	0.14

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)
3131C	PRECAST CONCRETE HEADWALL FOR SUBSURFACE DRAINS
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
7100H	CONCRETE CURB AND GUTTER (DESIGN B AND DESIGN V)
8000K	TEMPORARY CHANNELIZERS (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

REFERENCE NOTES:

1. ITEM INCLUDES PAYMENT FOR ALL SIGNS EXCEPT FOR STREET NAME SIGNS.
2. ITEM INCLUDES PAYMENT FOR ALL STREET NAME SIGNS.
3. THE CITY OF RAMSEY WILL REMOVE AND REPLACE THEIR OWN SIGNS AS REQUIRED. THE CONTRACTOR IS ONLY RESPONSIBLE FOR THE SIGNS IN THE CITY OF NOWTHEN.
4. AGGREGATE BASE PLACEMENT SHALL BE APPROVED BY THE ENGINEER. CLASS 5 AGGREGATE BASE SHALL MEET THE REQUIREMENTS OF CITY PLATE NO. STR-26.
5. THE CITY OF RAMSEY MAY HAVE AGGREGATE BASE MATERIAL AVAILABLE FOR USE ON THIS PROJECT. ITEM 2211-AGGREGATE BASE (CV) FROM STOCKPILE SHALL BE UTILIZED FOR LOADING, HAULING, PLACING, AND COMPACTING AGGREGATE BASE FROM THE CITY STOCKPILE TO THE EXTENT THE MATERIAL IS AVAILABLE AND AS DIRECTED BY THE ENGINEER.
6. ITEM INCLUDES ALL LABOR AND EQUIPMENT REQUIRED TO TEMPORARILY STOCKPILE RECLAMATION MATERIAL TO ALLOW FOR OTHER WORK TO BE COMPLETED (I.E. SUBGRADE EXCAVATION). THIS ITEM WILL ALSO INCLUDE ALL LABOR AND EQUIPMENT REQUIRED TO MOVE THE STOCKPILED MATERIAL BACK TO THE ROADWAY SECTION.
7. EXCESS SOIL WITH A USCS CLASSIFICATION OF SP, SP-SM OR SM SHALL BECOME THE PROPERTY OF THE CITY OF RAMSEY AND SHALL BE PLACED AT THE WATER TOWER SITE LOCATED AT 16600 ST. FRANCIS BOULEVARD. ALL OTHER MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE DISPOSED OF OFF SITE.
8. TOPSOIL BORROW SHALL MEET THE REQUIREMENTS OF CITY PLATE NO. ERO-6.
9. ALL GRAVEL DRIVEWAYS SHALL BE PAID PER ITEM 2118-AGGREGATE SURFACING SPECIAL. DRIVEWAY MATERIAL SHALL MATCH THE EXISTING DRIVEWAY MATERIAL.
10. NEW MAILBOXES AND SUPPORTS SHALL BE PLACED ON A CASE-BY-CASE BASIS AND AS DIRECTED BY THE ENGINEER. MAILBOX SUPPORTS SHALL MEET THE REQUIREMENTS OF MN/DOT STANDARD PLATE 9350.

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 4/22/24 Lic. No. 43381

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

ESTIMATED QUANTITIES AND TABULATIONS

CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 3 OF 82 SHEETS

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GENERAL CONSTRUCTION AND SOILS NOTES:

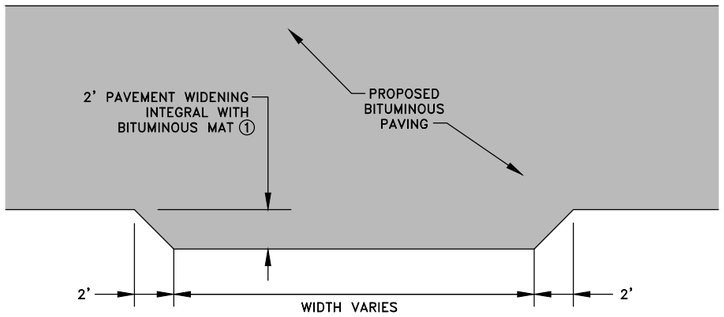
1. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL EXPLORATION REPORTS PREPARED BY HAUGO GEOTECHNICAL SERVICES, DATED JANUARY 23, 2024 AND FEBRUARY 21, 2024, FOR ADDITIONAL CONSTRUCTION REQUIREMENTS.
2. WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT CUT VERTICALLY TO THE BOTTOM OF INPLACE SURFACING OR TOP OF GRADING SUBGRADE WHICHEVER IS DEEPER AT A 1(V):2(H) TO THE BOTTOM OF EXCAVATION.
3. PROVIDE A SAW CUT WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
4. 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.
5. PERFORMANCE GRADED (PG) ASPHALT BINDER PG 58H-34 SHALL BE USED FOR ALL BITUMINOUS MIXES ON THIS PROJECT.
6. 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.
7. CONTRACTOR SHALL PLACE TOPSOIL AT ALL DRIVEWAYS TO MATCH THE NEW SURFACE.
8. ANY DEWATERING REQUIRED FOR CONSTRUCTION SHALL MEET REGULATORY REQUIREMENTS AND BEST MANAGEMENT PRACTICES SUCH THAT THE RECEIVING WATER IS NOT ADVERSELY AFFECTED. ALL DEWATERING SHALL BE INCIDENTAL.
9. CONTRACTOR SHALL SALVAGE AND REINSTALL MAILBOXES AND MAILBOX SUPPORTS AS NECESSARY TO COMPLETE THE WORK. THIS WORK SHALL BE PAID PER ITEMS 2104-SALVAGE MAILBOX SUPPORT AND 2540-INSTALL MAILBOX SUPPORT. CONTRACTOR SHALL ALSO SALVAGE AND REINSTALL PAPER BOXES AND PAPER BOX SUPPORTS. THIS WORK SHALL BE INCIDENTAL.
10. CONTRACTOR SHALL OBTAIN A PERMIT FROM THE ANOKA COUNTY HIGHWAY DEPARTMENT PRIOR TO STARTING ANY WORK IN THE COUNTY RIGHT-OF-WAY.
11. CONTRACTOR SHALL CLEAR AND GRUB BRUSH AS NECESSARY TO COMPLETE THE WORK. THE BRUSH LOCATIONS MAY NOT BE SHOWN IN THE PLANS. THIS WORK SHALL BE INCIDENTAL.

GENERAL EROSION CONTROL NOTES:

1. EROSION CONTROL SHALL CONFORM TO THE MN/DOT EROSION CONTROL HANDBOOK.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL ACQUIRE THE MPCA CONSTRUCTION STORMWATER GENERAL PERMIT. A COPY OF THE PERMIT SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRECONSTRUCTION MEETING.
3. PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE PROJECT SITES. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION EXIT PER CITY PLATE NO. ERO-5 AT ALL ACCESS POINTS.
4. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED COVERING CONSTRUCTION ACTIVITIES. THE SWPPP IS INCLUDED IN THE PROJECT MANUAL.
5. 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.
6. THE CONTRACTOR SHALL SCHEDULE THEIR OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
7. BMP'S SHALL BE INSPECTED DAILY BY THE CONTRACTOR. OBSERVATIONS SHALL BE RECORDED IN AN INSPECTION LOG. WEEKLY INSPECTION LOGS AND INSPECTION LOGS AFTER EVERY 1/2" AND GREATER RAIN EVENT SHALL BE SUBMITTED TO THE CITY INSPECTOR.
8. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY DAYS AFTER FINAL SITE STABILIZATION IS APPROVED BY THE ENGINEER.
9. THE CONTRACTOR SHALL FILE NOTICE OF TERMINATION WITH THE MPCA AFTER FINAL STABILIZATION HAS BEEN APPROVED. THE CITY SHALL REVIEW AND APPROVE THE NOTICE OF TERMINATION PRIOR TO SUBMITTAL TO THE MPCA.
10. WHEN SEDIMENTS DEPOSIT IN A WATER OF THE STATE, THE MATERIAL MUST BE REMOVED WITHIN SEVEN DAYS.
11. CONTRACTOR SHALL IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS AND COMPLETE THE STABILIZATION WITHIN SEVEN CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
12. ALL TEMPORARY STABILIZATION REQUIRED TO COMPLY WITH ANY PERMITS AND THE SPECIFICATIONS SHALL BE INCIDENTAL.
13. PRIOR TO SEEDING, SOIL SHALL BE PREPARED PER MN/DOT SPEC. 2574.3.A.3. THIS WORK SHALL BE INCIDENTAL.
14. ALL DISTURBED AREAS REQUIRE TOPSOIL, MN/DOT SEED MIXTURE 25-131, TYPE 3 FERTILIZER AND EITHER HYDRAULIC BONDED FIBER MATRIX OR ROLLED EROSION PREVENTION. SEED SHALL BE PLACED IN ACCORDANCE WITH MN/DOT SPEC. 2575. APPLICATION OF THE HYDRAULIC BONDED FIBER MATRIX SHALL BE COMPLETED SEPARATELY FROM THE SEED. PLACE HYDRAULIC BONDED FIBER MATRIX PER MN/DOT SPEC. 2575.3.E.2.d. RATES OF SEED, FERTILIZER AND HYDRAULIC BONDED FIBER MATRIX PLACEMENT SHALL BE IN ACCORDANCE WITH THE BASIS OF ESTIMATED QUANTITIES SHOWN ON SHEET 3 AND THE MN/DOT SPECIFICATIONS. TOPSOIL SHALL MEET THE REQUIREMENTS OF CITY PLATE NO. ERO-3. CONTRACTOR MAY SALVAGE AND RE-USE EXISTING TOPSOIL IF THE TOPSOIL MEETS THE REQUIREMENTS OF CITY PLATE NO ERO-3. SEE SHEETS 64-82 FOR THE EROSION AND SEDIMENT CONTROL AND RESTORATION PLANS.
15. ALL PERMANENT AND TEMPORARY EROSION CONTROL AND RESTORATION ITEMS REQUIRED BY THE SPECIFICATIONS AND NOT PROVIDED FOR IN THE ESTIMATED QUANTITIES SHALL BE INCIDENTAL.

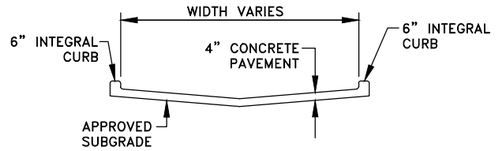
REFERENCE NOTES:

① CLASS 5 AGGREGATE BASE SHALL EXTEND 6" BEYOND THE BITUMINOUS SURFACE IN PAVEMENT WIDENING AREAS.

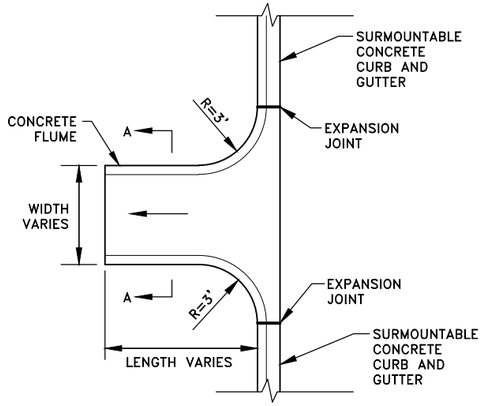


1/4 PAVEMENT WIDENING AT GRAVEL DRIVEWAYS

NO SCALE



SECTION A-A



PLAN VIEW

2/4 CONCRETE FLUME DETAIL

NO SCALE

LEGEND

- RIGHT-OF-WAY/PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- XXX EXISTING CONTOUR
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED DRAINTILE
- W DELINEATED WETLAND LINE
- x EXISTING FENCE
- PROPOSED CONCRETE CURB AND GUTTER
- G GAS LINE
- P-OH OVERHEAD ELECTRIC LINE
- P-BUR BURIED ELECTRIC LINE
- T-BUR BURIED TELEPHONE LINE
- FO-BUR BURIED FIBER OPTIC LINE
- TV-BUR BURIED CABLE TELEVISION LINE
- EXISTING BITUMINOUS PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING GRAVEL
- E T UTILITY PEDESTALS
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- STREET NAME SIGN
- SIGN
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED STORM SEWER PIPE APRON
- EDGE OF SHRUBS/TREE DRIPLINE
- CONIFEROUS AND DECIDUOUS TREES
- M MAILBOX
- XXXX PROPERTY ADDRESS
- B-X SOIL BORING LOCATION
- DETAIL NUMBER
- SHEET NUMBER

DATE	REVISION

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SHANE M. NELSON, P.E.
Date 4/22/24 Lic. No. 43381

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

CONSTRUCTION NOTES, DETAILS AND PROJECT LEGEND

CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 4 OF 82 SHEETS

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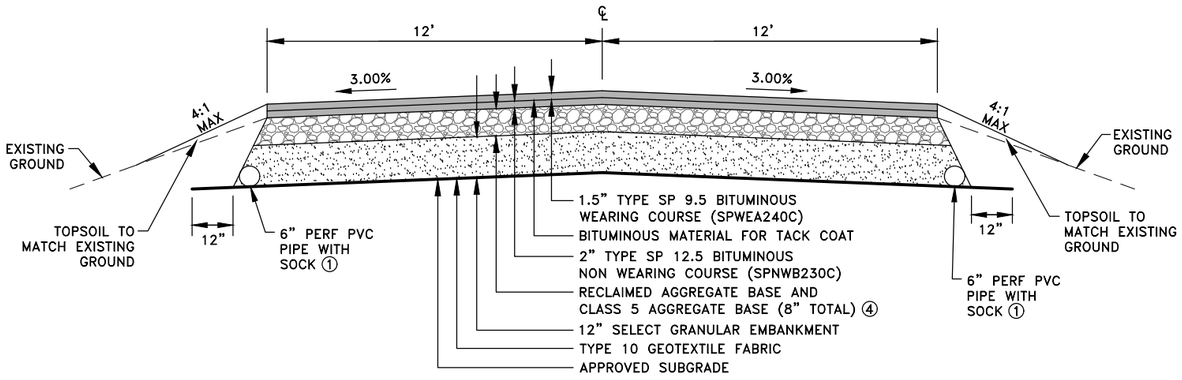
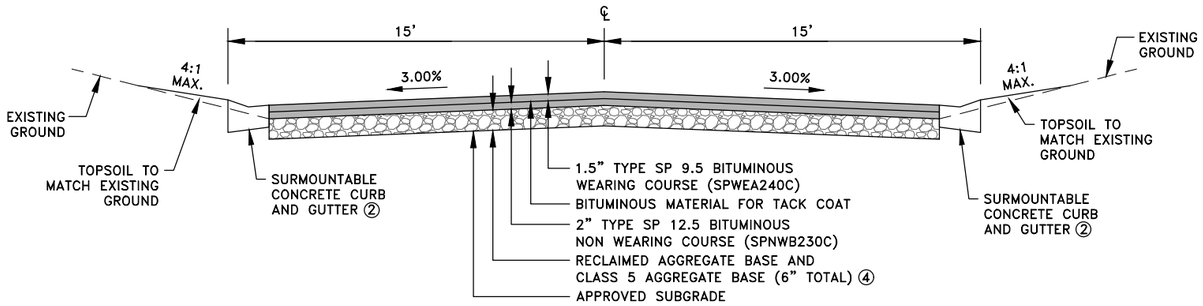


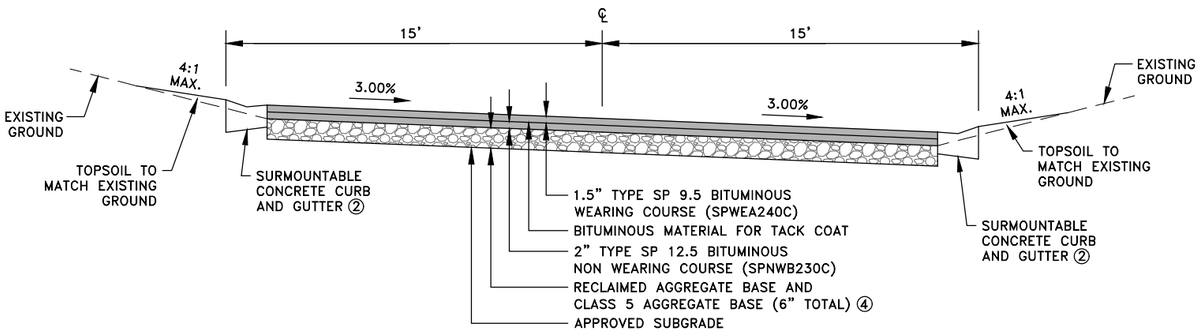
1/5 TYPICAL SECTION

VANADIUM STREET, URANIUM STREET, URANIUM STREET (NORTH), 178TH LANE, 179TH LANE AND 180TH LANE



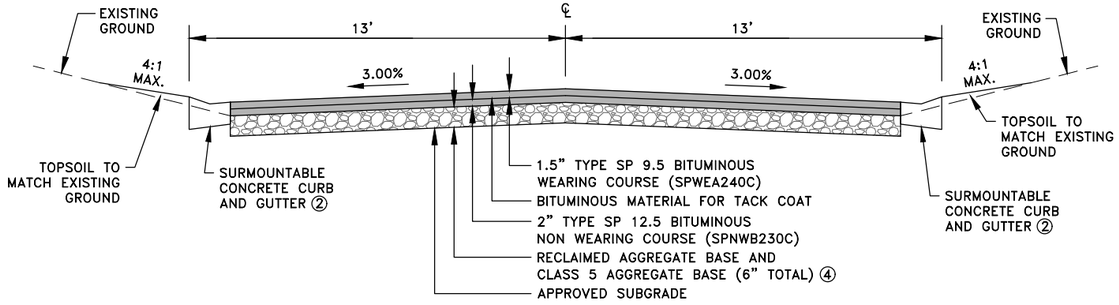
2/5 TYPICAL SECTION

BARIUM STREET (STA 1+93 TO STA 12+50), 180TH AVENUE (WEST) AND 180TH AVENUE (EAST)



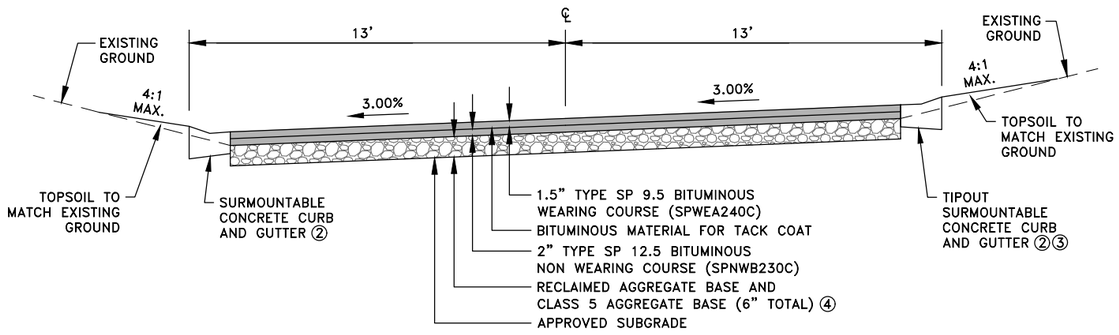
3/5 TYPICAL SECTION

BARIUM STREET (STA 12+50 TO STA 13+40)



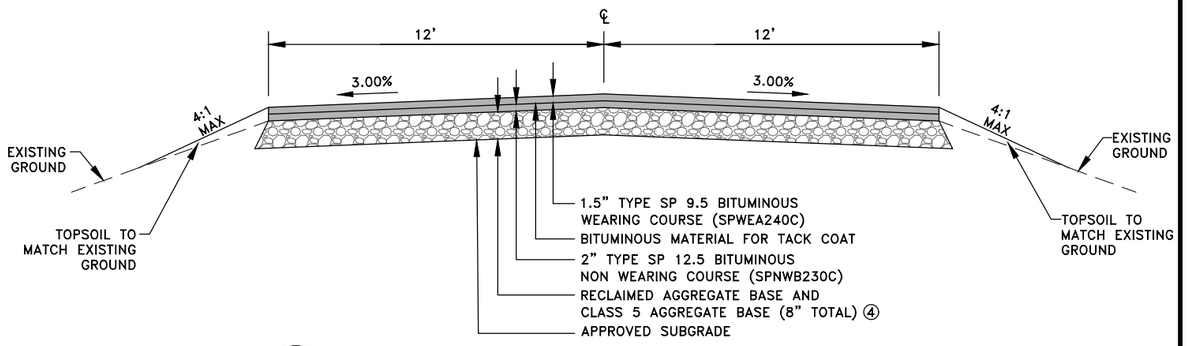
4/5 TYPICAL SECTION

WACO STREET, 182ND LANE, VENTRE STREET AND WACO DRIVE (STA 1+84 TO STA 12+00)



5/5 TYPICAL SECTION

WACO DRIVE (STA 12+00 TO STA 14+00)



6/5 TYPICAL SECTION

177TH LANE

GENERAL NOTES:
1. THE RIGHT-OF-WAY LINES ARE SHOWN ON THE CROSS SECTIONS.

REFERENCE NOTES:
① SEE CONSTRUCTION PLANS FOR THE DRAINTILE LOCATIONS.
② SURMOUNTABLE CURB SHALL BE PER CITY PLATE NO. STR-1.
③ TIPOUT CURB AT 2.00%
④ CLASS 5 AGGREGATE BASE SHALL MEET THE REQUIREMENTS OF CITY PLATE NO. STR-26.

DATE	REVISION

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SHANE M. NELSON, P.E.
Date 4/22/24 Lic. No. 43381

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

TYPICAL SECTIONS

CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 5 OF 82 SHEETS

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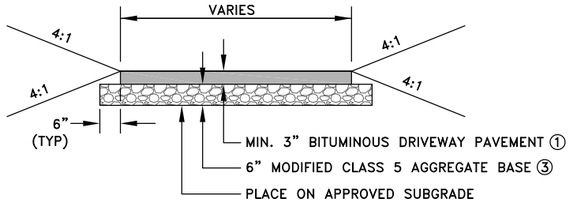
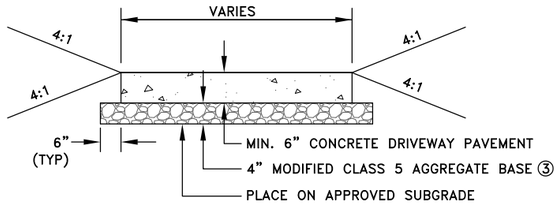


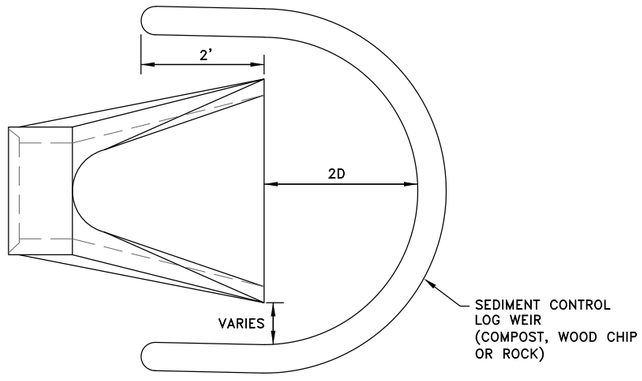
1/6 BITUMINOUS DRIVEWAY SECTION ④

NO SCALE

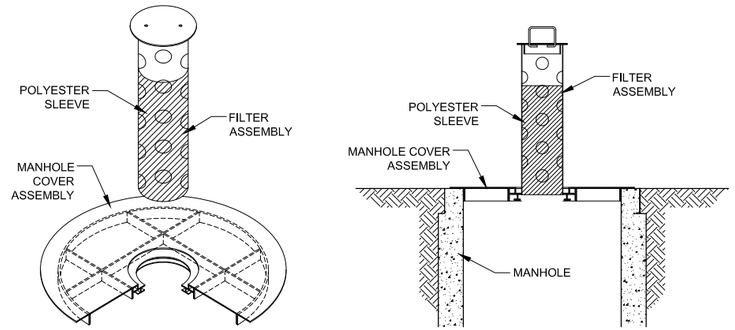


2/6 CONCRETE DRIVEWAY SECTION ④

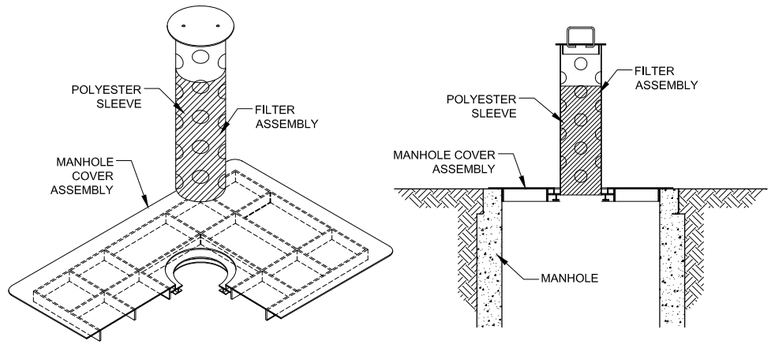
NO SCALE



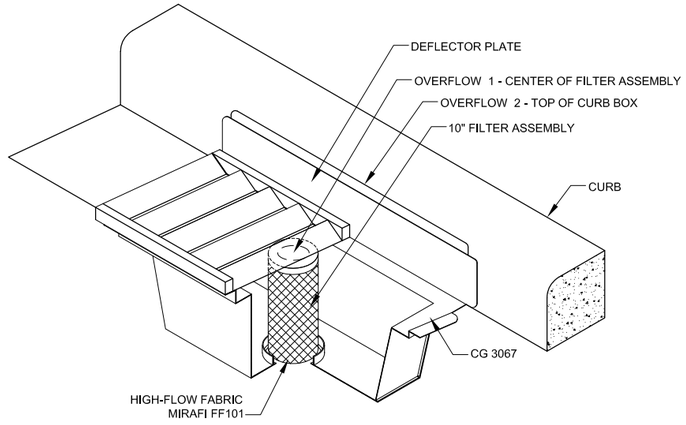
3/6 CULVERT END CONTROLS ②



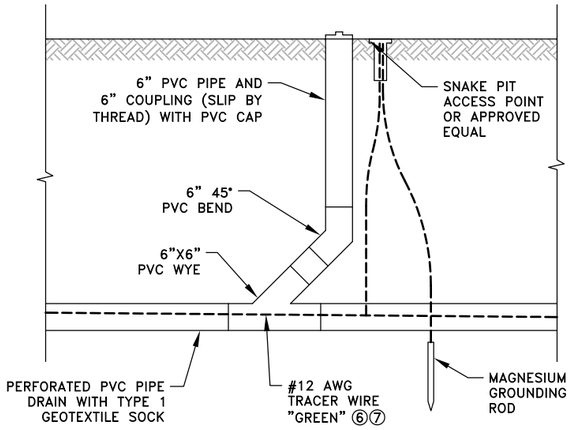
4/6 STORM DRAIN INLET PROTECTION ⑤



5/6 STORM DRAIN INLET PROTECTION ⑤

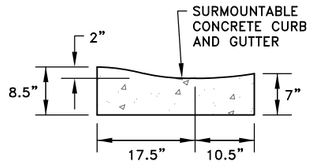


6/6 STORM DRAIN INLET PROTECTION ⑤



7/6 DRAINTILE CLEANOUT

NO SCALE



8/6 CONCRETE CURB DETAIL AT DRIVEWAYS

NO SCALE

REFERENCE NOTES:

① BITUMINOUS DRIVEWAY PAVEMENT SHALL BE PAID PER ITEM 2360–TYPE SP 9.5 WEARING COURSE MIXTURE (3;C) 3" THICK.

② ALTERNATIVE CULVERT END CONTROLS ARE SHOWON ON SHEET 8 OF 8 OF MN/DOT STANDARD PLAN 5–297.405.

③ SEE CITY PLATE NO. STR–26 FOR THE MODIFIED CLASS 5 AGGREGATE BASE SPECIFICATIONS.

④ SEE CITY PLATE NOS. STR–30 AND STR–33 FOR ADDITIONAL DRIVEWAY CONSTRUCTION DETAILS.

⑤ INLET PROTECTION SHALL BE INSTALLED ON ALL CASTINGS RECEIVING RUNOFF FROM THE PROJECT AREA. WIMCO MODELS RD 23, RD 27 AND CG 3067 ARE SHOWN.

⑥ TRACER WIRE SYSTEM SHALL CONFORM TO THE MINNESOTA RURAL WATER ASSOCIATION STANDARD SPECIFICATIONS.

⑦ TRACER WIRE SYSTEM SHALL BE INCIDENTAL.

DATE	REVISION

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

DETAILS

CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 6 OF 82 SHEETS

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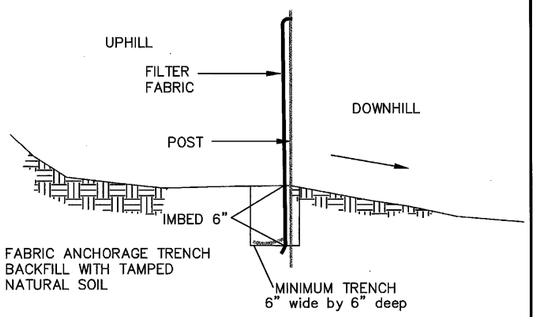
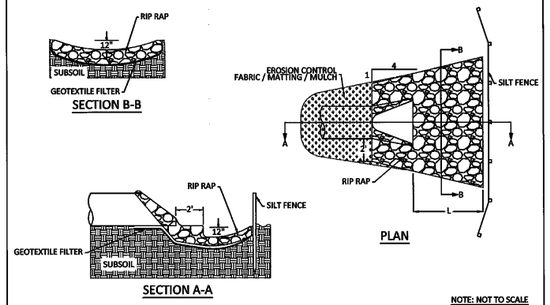


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

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



NOTE: NOT TO SCALE

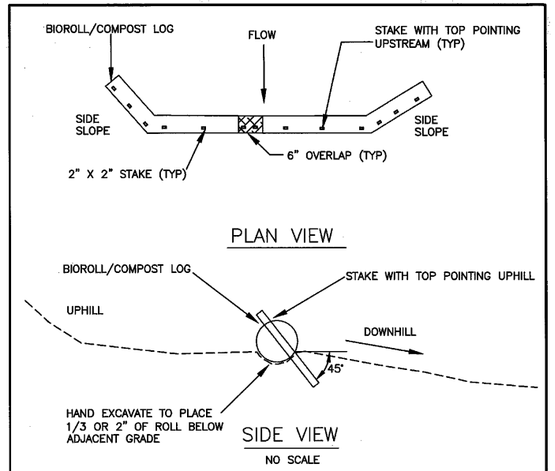
NOTES:

1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

RIP RAP AT RCP OUTLETS			
DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.1	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

RIP RAP AT RCP-A OUTLETS			
SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.5
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.8
58	20	65.2	19.8

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



NOTE:

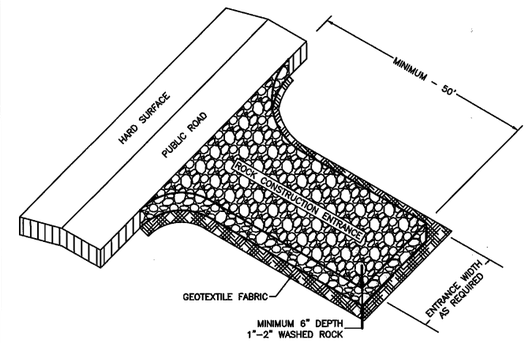
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG

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

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 4/22/24 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

NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

DETAILS

CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 7 OF 82 SHEETS

RA3189

Apr 22, 2024 – 2:38pm
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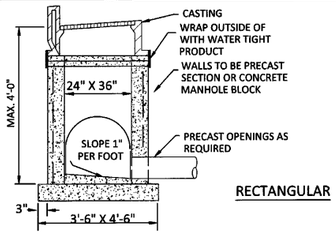
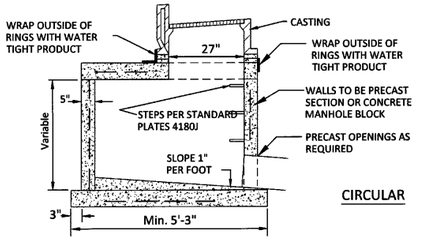
A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE



RECTANGULAR



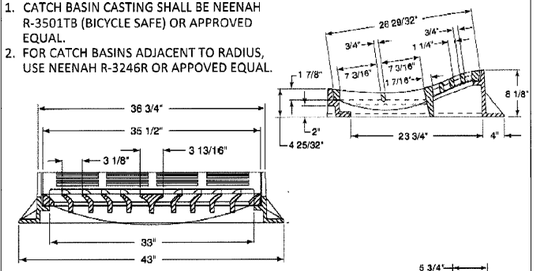
CIRCULAR

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:		STANDARD DETAILS:
1 - 2024	City of RAMSEY	CATCH BASIN
	CITY PLATE No.	STO-1

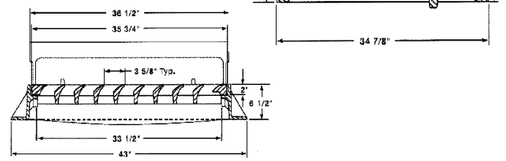
NOTE: SURMOUNTABLE CURB & GUTTER

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.



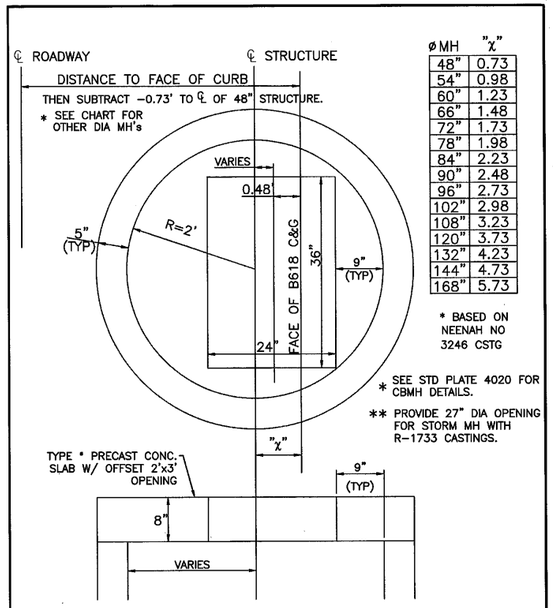
NOTE: B 618 CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3246 (BICYCLE SAFE) OR APPROVED EQUAL.



STANDARD CATCHBASIN CASTING

APPROVED:		STANDARD DETAILS:
1 - 2024	City of RAMSEY	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

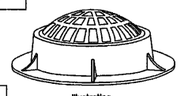
* SEE STD PLATE 4020 FOR CBMH DETAILS.

** PROVIDE 27" DIA OPENING FOR STORM MH WITH R-1733 CASTINGS.

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

R-2560 Series
Beehive Grates with Frames

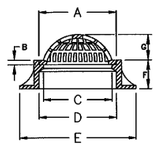
SUITABLE FOR DRAINAGE ON CIRCUMSTANCES WHERE CLOGGING OF A FLAT GRATING IS A PROBLEM. EXCELLENT FOR ROADSIDE OR EARTH DITCH CATCH BASINS.



Illustrating R-2560-E

Catalog No.	Dimensions In Inches A	B	C	D	E	F	G	Wt. LBS
R-2560-A	12	1	11	12 1/2	19	4	4	80
R-2560-B	15 1/2	1 1/4	15	15	21	5	3	120
R-2560-C	18	1 1/4	18 1/2	20 1/2	30	8	4	190
R-2560-C1	22	1 1/2	20	23	28	4	4 1/2	195
R-2560-C2	22	1 1/2	20 1/2	24	28 1/4	6	4 1/2	270
R-2560-D	22	1 1/2	20	24 1/2	35	9	4 1/2	315
R-2560-D1	22	1 1/2	20	23	28 1/4	4	7	210
R-2560-D2	22	1 1/2	20 1/2	24	35	6	7	285
R-2560-D3	22	1 1/2	20	24 1/2	36	9	7	345
R-2560-E	23	1 1/2	21	25 1/2	35 1/2	9	7	340
R-2560-EA	25 3/4	7/8	24 1/8	26 1/2	35 1/2	4	6	235
R-2560-EB	25 3/4	7/8	24 1/8	26 1/2	35 1/2	4	9	255
R-2560-E1	25 3/4	7/8	24 1/8	26 1/2	35 1/2	7	6	285
R-2560-E2	25 3/4	7/8	24 1/8	26 1/2	35 1/2	7	9	300
R-2560-E5	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	6	345
R-2560-E6	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	9	365
R-2560-E7	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	6	350
R-2560-E8	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	9	365
R-2560-E9	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	9	360
R-2560-E10	25 3/4	7/8	24 1/8	26 1/2	35 1/2	10	9	385
R-2560-G	32	1 1/2	30	36	46	7	4	535

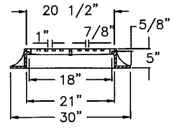
Furnished standard with ground bearing surfaces.



R-2570 Catch Basin Frame, Grate

Light Duty

Total Weight 170 Pounds



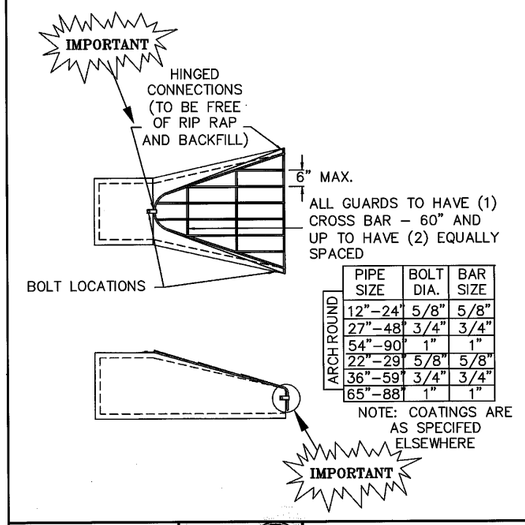
Furnished standard with ground bearing surfaces.



STORM CASTINGS FOR NON-TRAFFIC AREAS
NTS

APPROVED:		STANDARD DETAILS:
9 - 2011	City of RAMSEY	STORM CASTING - NON TRAFFIC AREAS
	CITY PLATE No.	STO-6

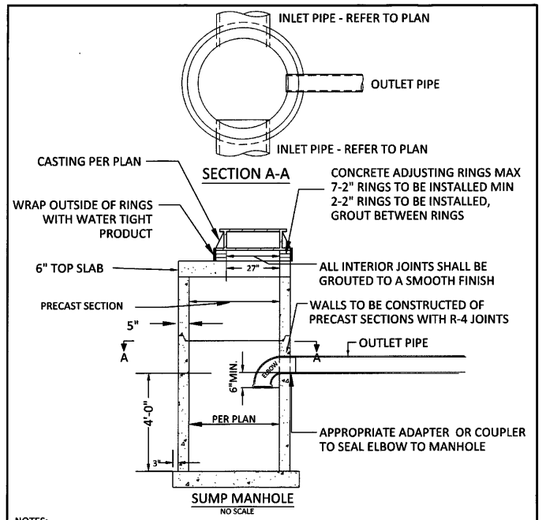
NOTE:
GUARDS MUST BE INCORPORATED ON ALL INSTALLATIONS EXCEPT WHERE SPECIFICALLY ALLOWED OTHERWISE BY THE CITY ENGINEER.



ARCH ROUND PIPE SIZE	BOLT DIA.	BAR SIZE
12"-24"	5/8"	5/8"
27"-48"	3/4"	3/4"
54"-90"	1"	1"
22"-29"	5/8"	5/8"
36"-59"	3/4"	3/4"
65"-88"	1"	1"

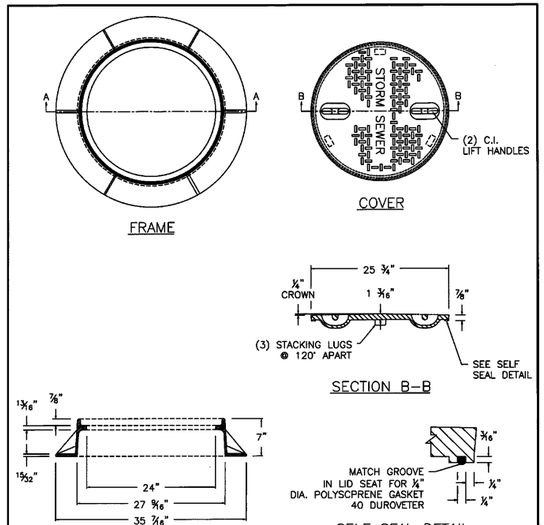
NOTE: COATINGS ARE AS SPECIFED ELSEWHERE

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



NOTES:
1. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
4. STEPS WILL BE REQUIRED AT A MAXIMUM OF 3' FROM THE RIM AND 16" ON CENTER THERE AFTER
5. 8" BASE FOR ALL MANHOLES LESS THEN 14' DEEP, INCREASE BASE THICKNESS BY 2" PER 6' OF DEPTH BEYOND 14' & REINFORCE WITH 6"X 6" & 10" X 10" MESH

APPROVED:		STANDARD DETAILS:
1 - 2024	City of RAMSEY	SUMP MANHOLE
	CITY PLATE No.	STO-9



NOTE: NOT TO SCALE

APPROVED:		STANDARD DETAILS:
2 - 2019	City of RAMSEY	WATER TIGHT CASTING
	CITY PLATE No.	STO-14

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 4/22/24 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

NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

DETAILS

CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 8 OF 82 SHEETS

RA3189

Apr 22, 2024 - 2:39pm
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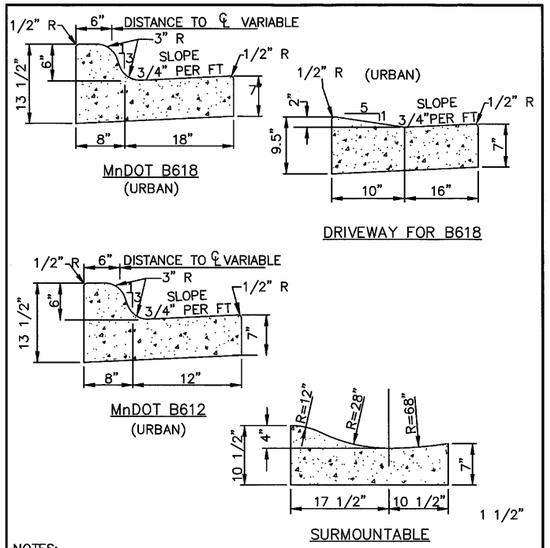
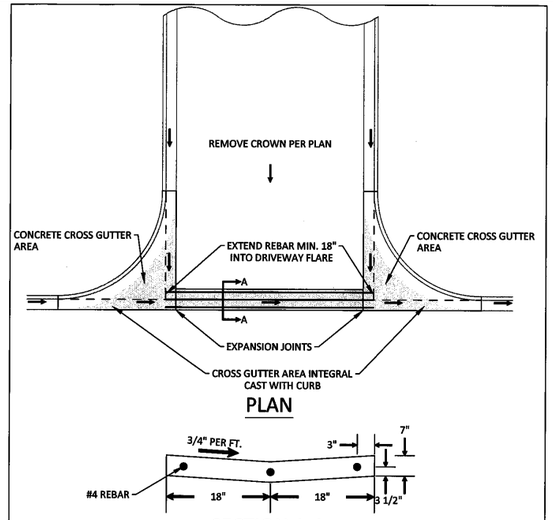


NOTES:

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



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

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

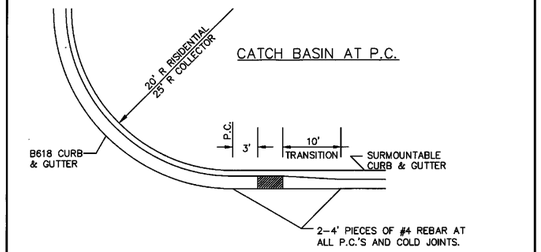
% PASSING

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

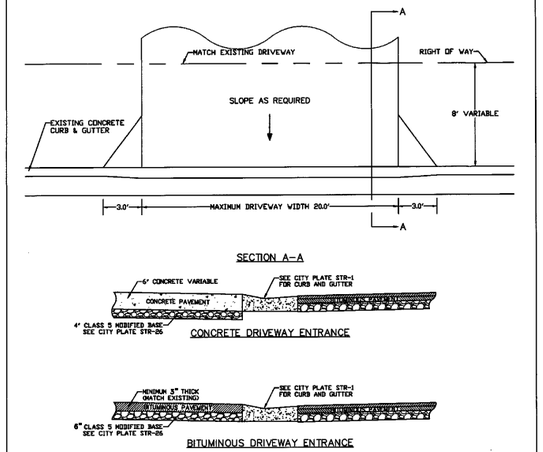
NOTES:

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



APPROVED: 4 - 2016	City of RAMSEY	STANDARD DETAILS: CATCHBASIN PLACEMENT - SURMOUNTABLE CURB
		CITY PLATE No. STR-27



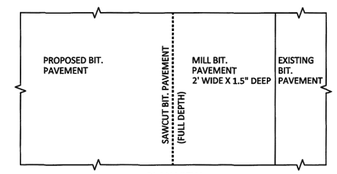
NOTES:

1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. CONCRETE DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. CONCRETE DRIVEWAYS TO BE 6" THICK.
4. ½" EXPANSION JOINT, ½" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPERATELY.)
5. BITUMINOUS DRIVEWAYS MINIMUM 2" THICK, MATCH EXISTING BITUMINOUS PAVEMENT THICKNESS.

APPROVED: 1 - 2016	City of RAMSEY	STANDARD DETAILS: RESIDENTIAL DRIVEWAY - NO SIDEWALK
		CITY PLATE No. STR-30

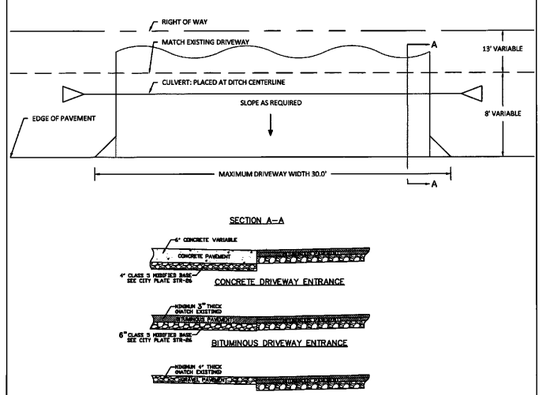
NOTES:

1. BITUMINOUS SHALL BE SAWCUT AND REMOVED
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHANICALLY COMPACTED.
3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.



NOTE: NOT TO SCALE.

APPROVED: 3 - 2017	City of RAMSEY	CITY PLATE No. STR-31	STANDARD DETAILS: STREET TIE-IN



NOTES:

1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. CONCRETE DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. CONCRETE DRIVEWAYS TO BE 6" THICK.
4. ½" EXPANSION JOINT, ½" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPERATELY.)
5. BITUMINOUS DRIVEWAYS MINIMUM 2" THICK, MATCH EXISTING BITUMINOUS PAVEMENT THICKNESS.
6. GRAVEL DRIVEWAYS USE MODIFIED BASE PER CITY PLATE STR-26, UNLESS SPECIFIED ELSEWHERE.
7. CULVERTS ARE REQUIRED TO BE MINIMUM 15" DIAMETER, REINFORCED CONCRETE PIPE OR CORRUGATED METAL PIPE.
8. PLACE CULVERT AT THE DITCH CENTERLINE AND AS PER PLAN.
9. CULVERTS MUST BE PLACED FAR ENOUGH FROM DRIVEWAY PAVEMENT EDGE FOR MAX 1:3 GRADING SLOPE.

APPROVED: 2 - 2019	City of RAMSEY	STANDARD DETAILS: RESIDENTIAL DRIVEWAY - RURAL SECTION
		CITY PLATE No. STR-33

DATE	REVISION

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SHANE M. NELSON, P.E.
Date 4/22/24 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

NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

DETAILS

CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 9 OF 82 SHEETS

RA3189

Apr. 22, 2024 - 2:39pm
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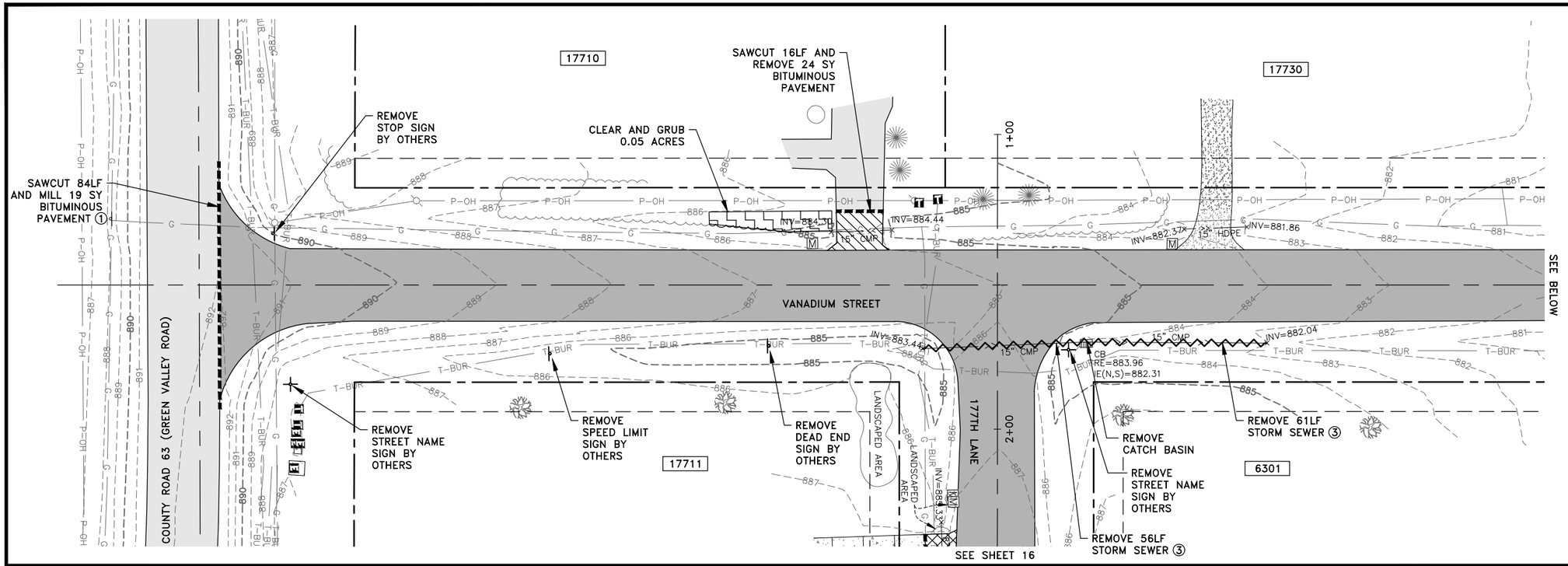
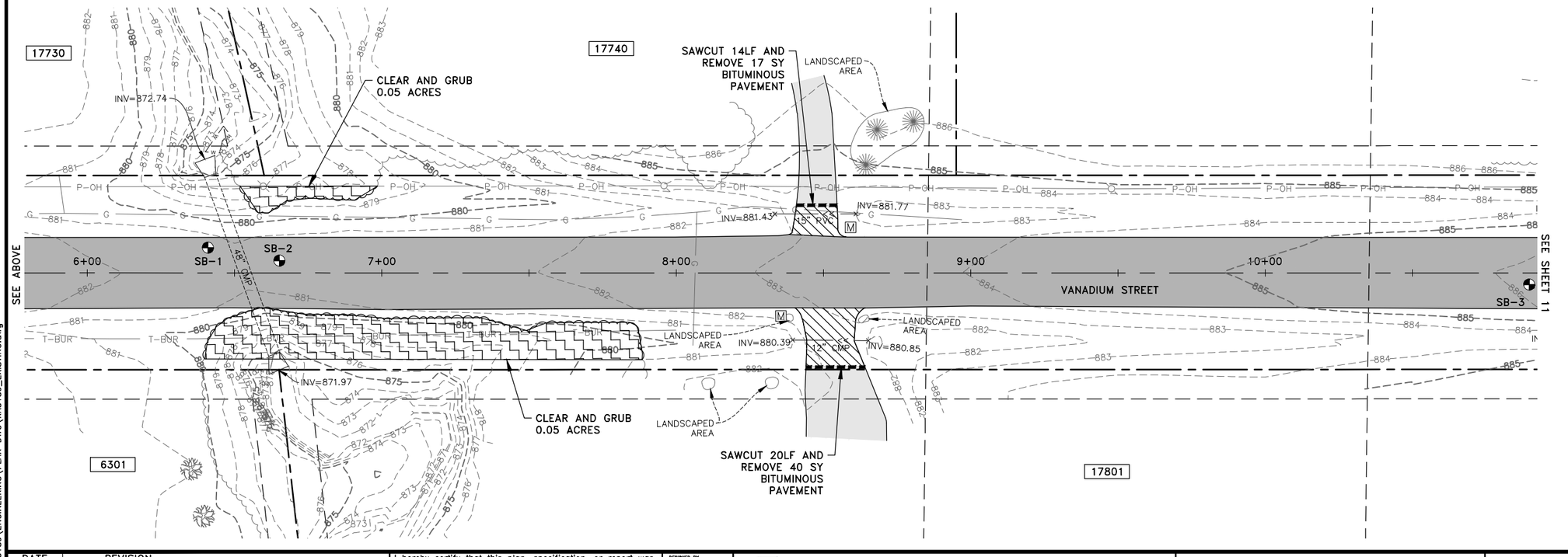


LEGEND

- FULL DEPTH RECLAMATION, SALVAGE RECLAMATION MATERIAL, SUBGRADE EXCAVATION (2)
- BITUMINOUS PAVEMENT REMOVAL
- CLEAR AND GRUB
- SAWCUT BITUMINOUS OR CONCRETE
- STORM SEWER REMOVAL

SCALE IN FEET: 20 0 20 40



SCALE IN FEET: 20 0 20 40

GENERAL NOTES:

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REFERENCE NOTES:

(1) BITUMINOUS MILLING SHALL BE PER CITY PLATE NO. STR-31.

(2) THIS WORK SHALL BE PAID PER ITEMS 2215–FULL DEPTH RECLAMATION, 2215–HAUL FULL DEPTH RECLAMATION, AND 2106–EXCAVATION–SUBGRADE. THE ROADWAY SHALL BE RESTORED TO A GRAVEL SURFACE AT THE END OF EACH WORKING DAY.

(3) THIS WORK SHALL BE PAID PER ITEM 2104–REMOVE METAL CULVERT.

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

EXISTING TOPOGRAPHY AND REMOVALS PLAN

VANADIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 10 OF 82 SHEETS

RA3189

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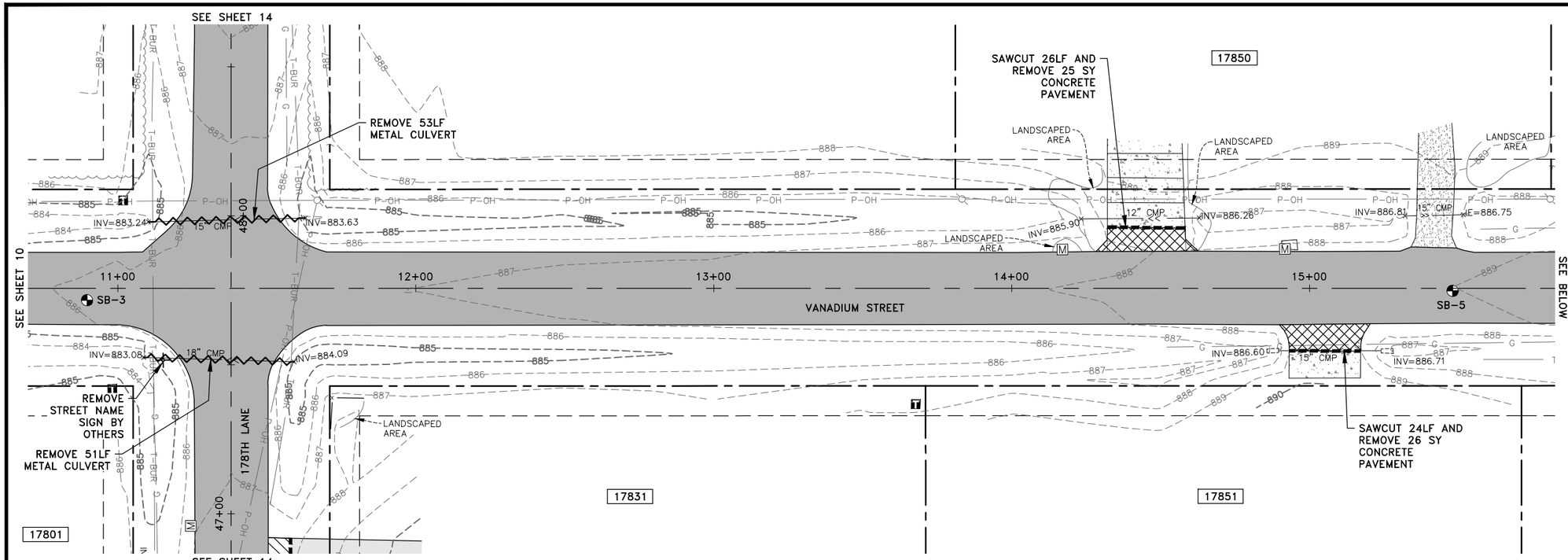
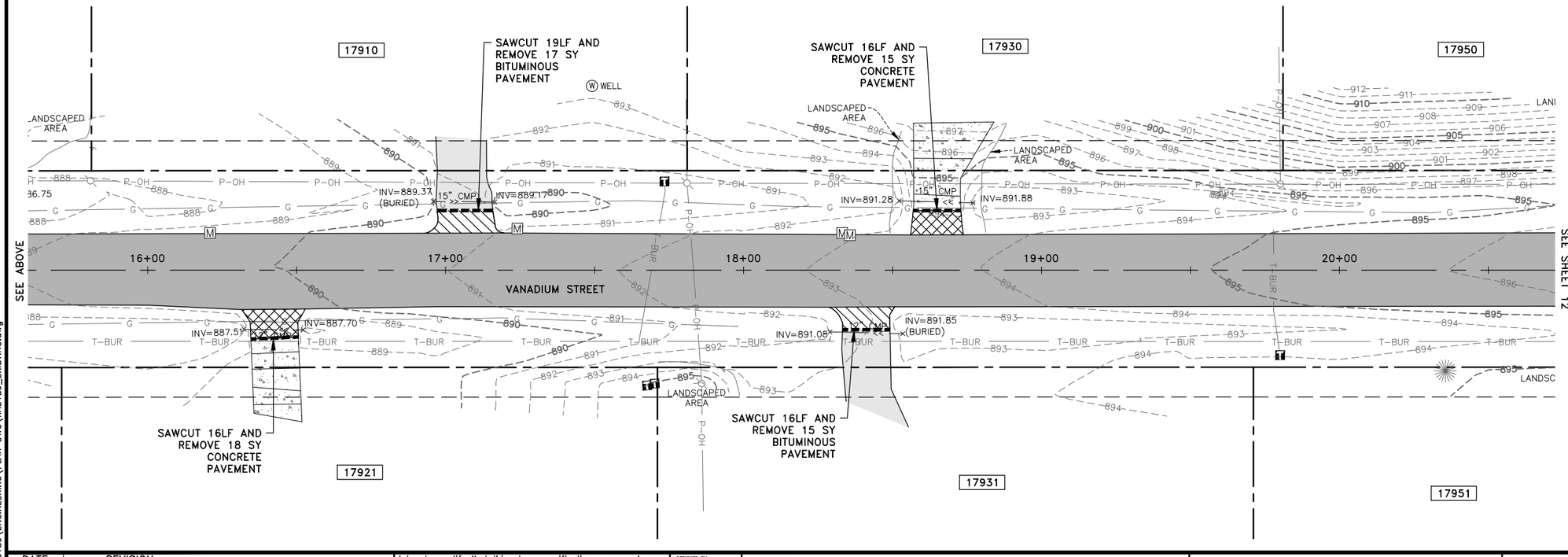


LEGEND

- FULL DEPTH RECLAMATION, SALVAGE RECLAMATION MATERIAL, SUBGRADE EXCAVATION (1)
- CONCRETE PAVEMENT REMOVAL
- BITUMINOUS PAVEMENT REMOVAL
- SAWCUT BITUMINOUS OR CONCRETE
- CULVERT REMOVAL

SCALE IN FEET: 20 0 20 40



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REFERENCE NOTES:

(1) THIS WORK SHALL BE PAID PER ITEMS 2215–FULL DEPTH RECLAMATION, 2215–HAUL FULL DEPTH RECLAMATION, AND 2106–EXCAVATION–SUBGRADE. THE ROADWAY SHALL BE RESTORED TO A GRAVEL SURFACE AT THE END OF EACH WORKING DAY.

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EXISTING TOPOGRAPHY AND REMOVALS PLAN

VANADIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 11 OF 82 SHEETS

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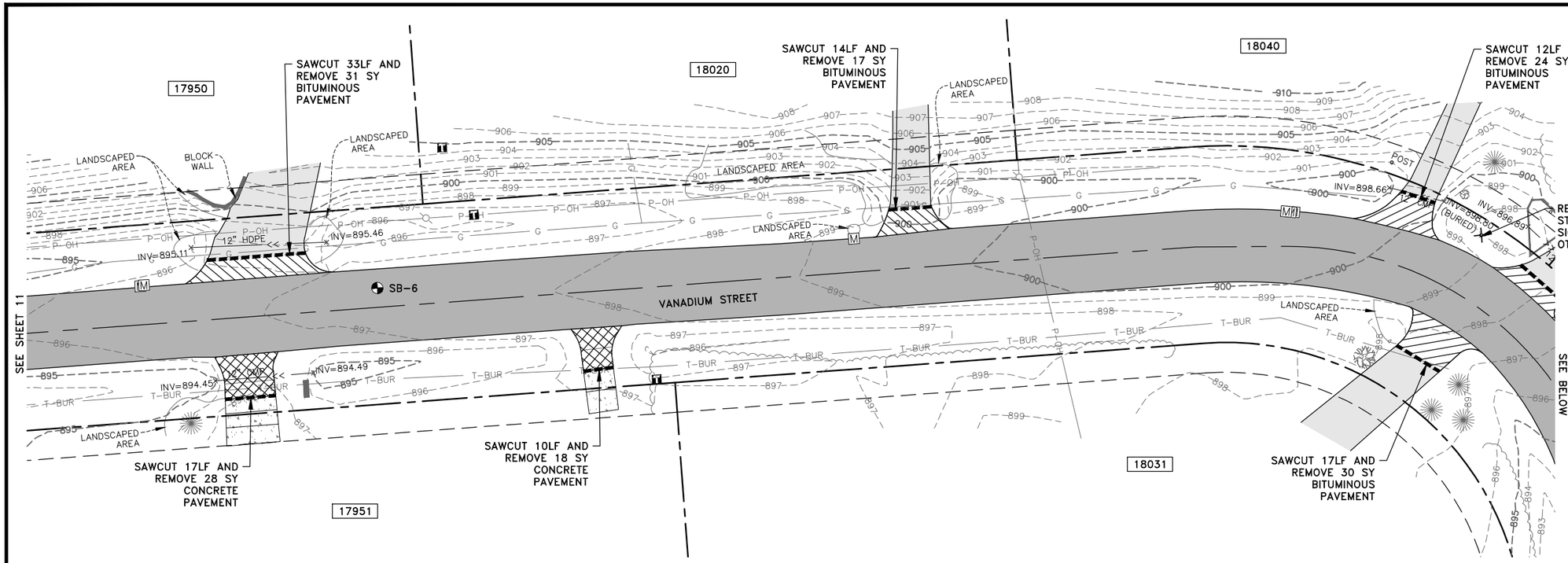

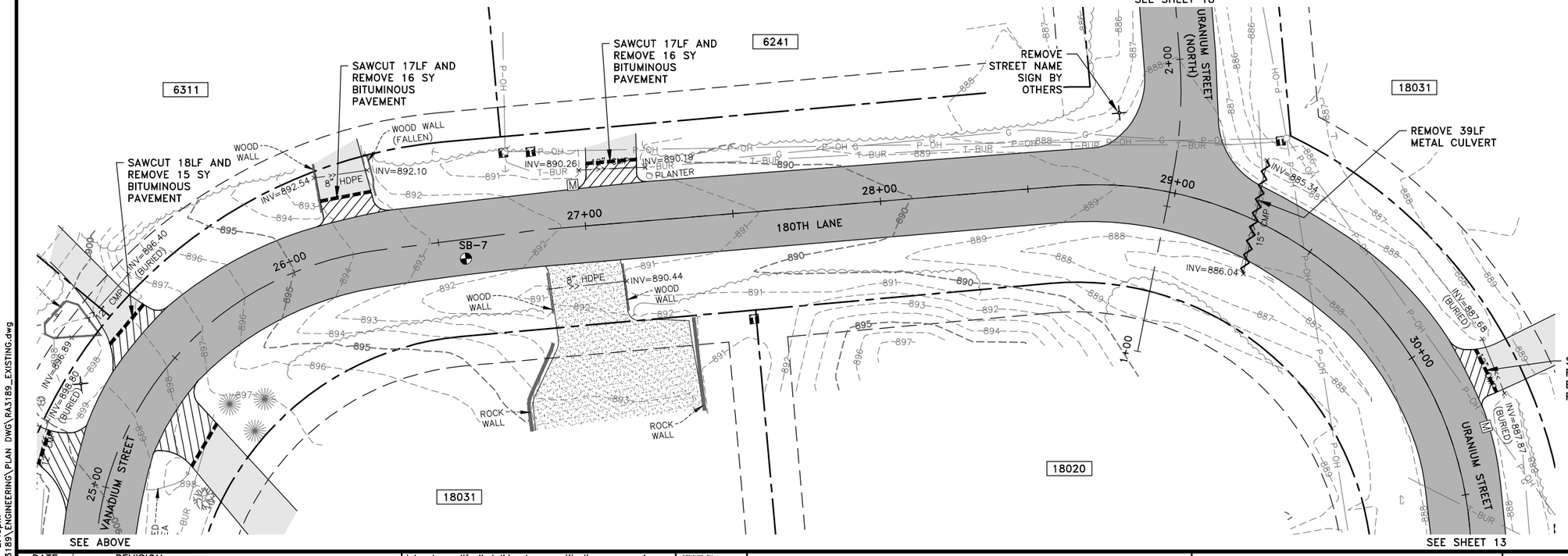

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REFERENCE NOTES:

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LEGEND

- FULL DEPTH RECLAMATION, SALVAGE RECLAMATION MATERIAL, SUBGRADE EXCAVATION ①
- CONCRETE PAVEMENT REMOVAL
- BITUMINOUS PAVEMENT REMOVAL
- SAWCUT BITUMINOUS OR CONCRETE
- CULVERT REMOVAL

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EXISTING TOPOGRAPHY AND REMOVALS PLAN

VANADIUM STREET AND 180TH LANE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 12 OF 82 SHEETS

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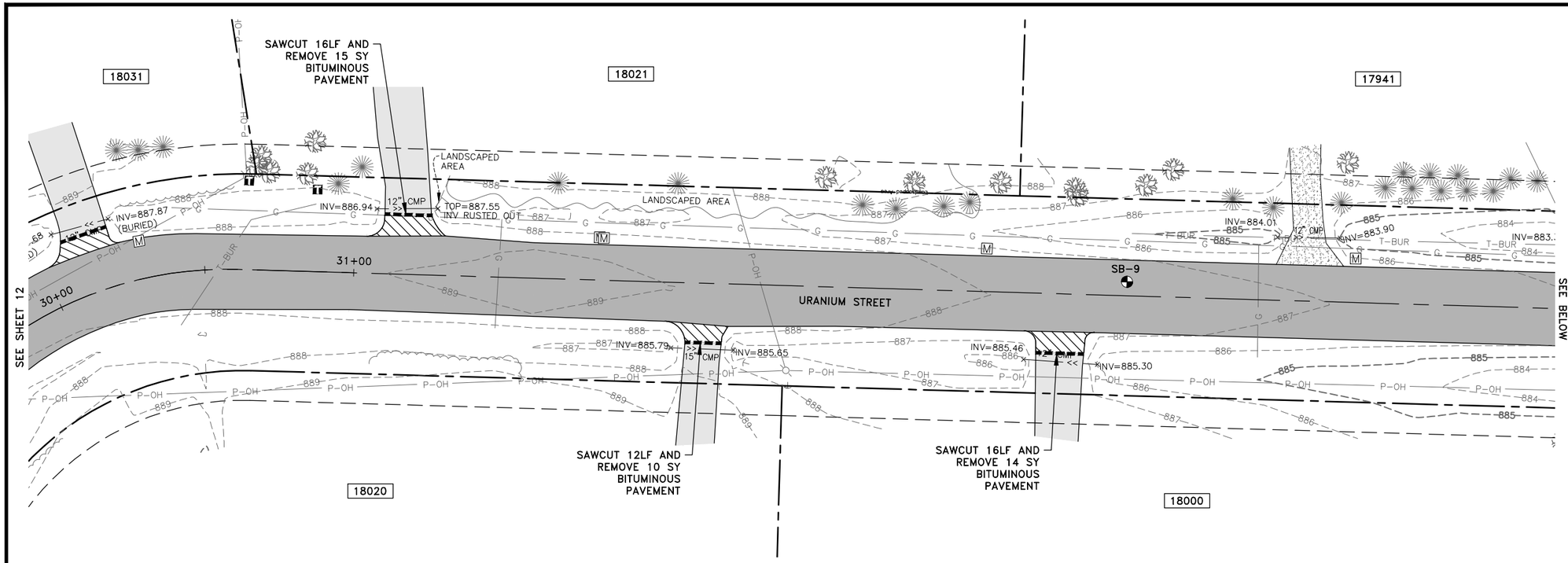

LEGEND

- FULL DEPTH RECLAMATION, SALVAGE RECLAMATION MATERIAL, SUBGRADE EXCAVATION (1)
- CONCRETE PAVEMENT REMOVAL
- BITUMINOUS PAVEMENT REMOVAL
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- CULVERT REMOVAL

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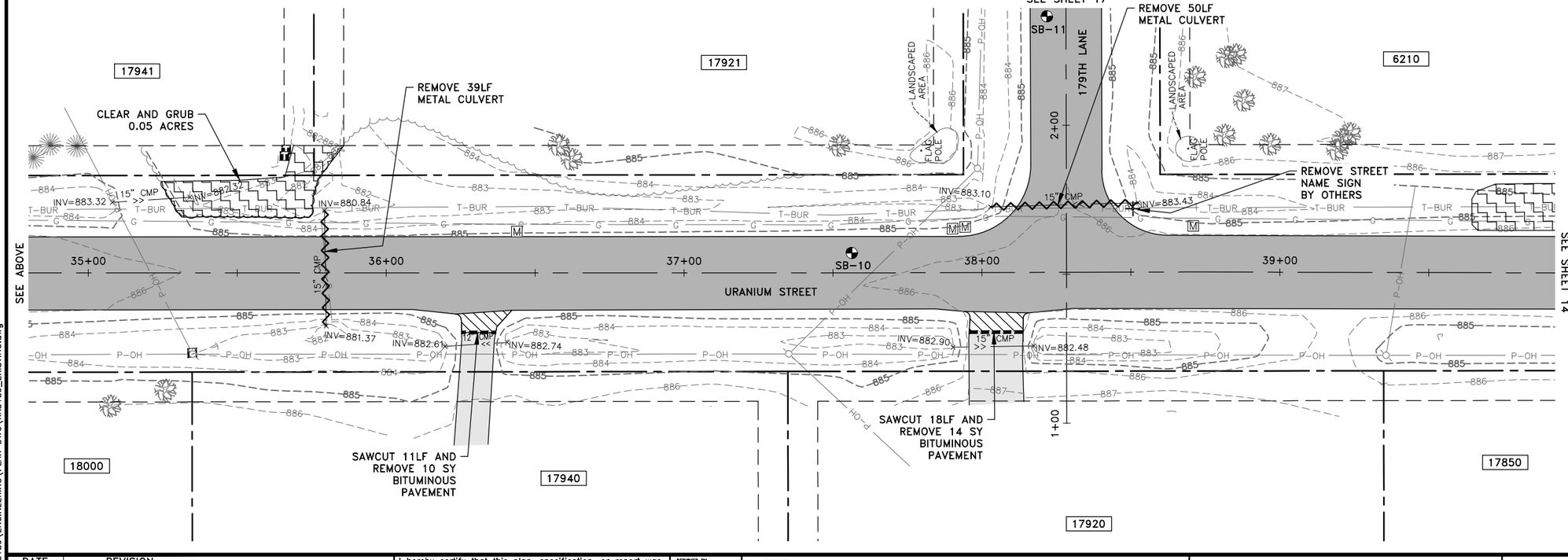
SCALE IN FEET



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REFERENCE NOTES:

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

EXISTING TOPOGRAPHY AND REMOVALS PLAN

URANIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 13 OF 82 SHEETS

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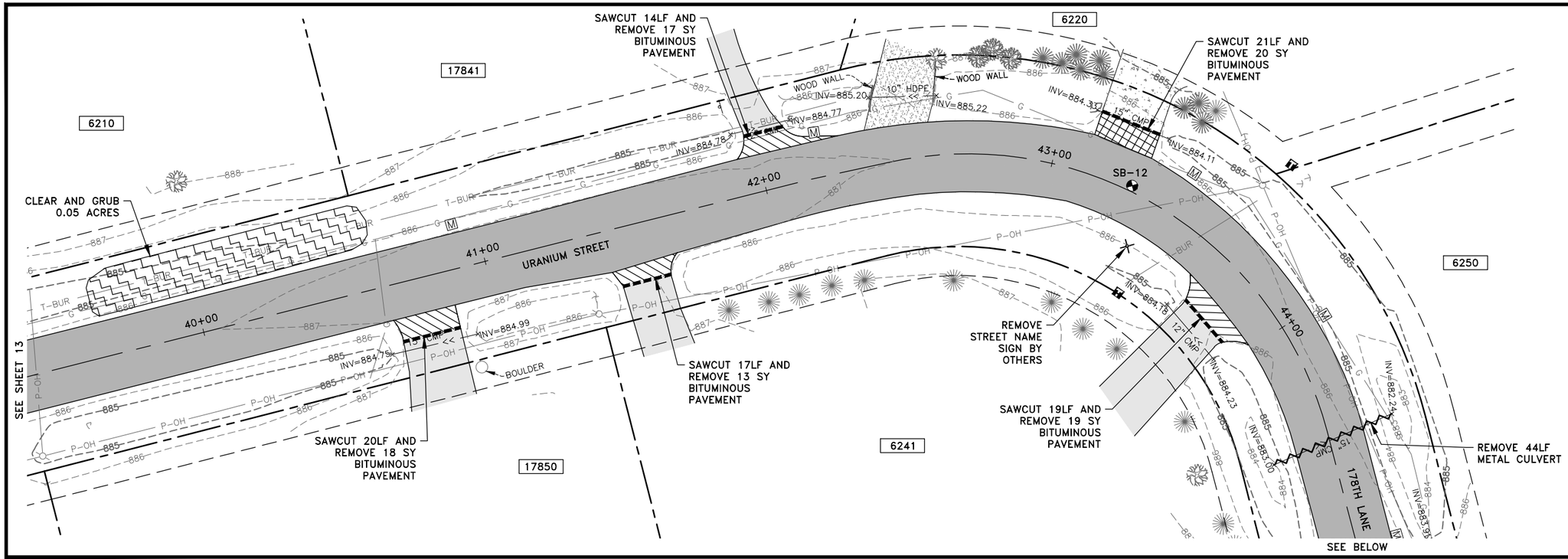

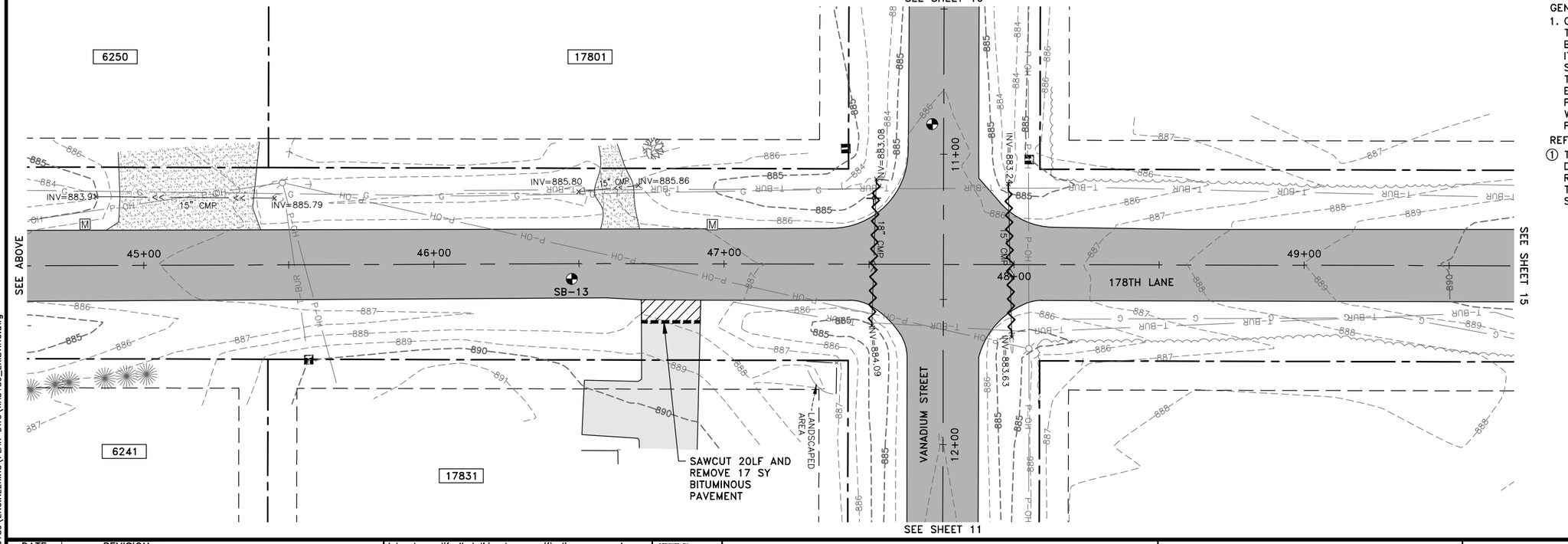

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

EXISTING TOPOGRAPHY AND REMOVALS PLAN

URANIUM STREET AND 178TH LANE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 14 OF 82 SHEETS

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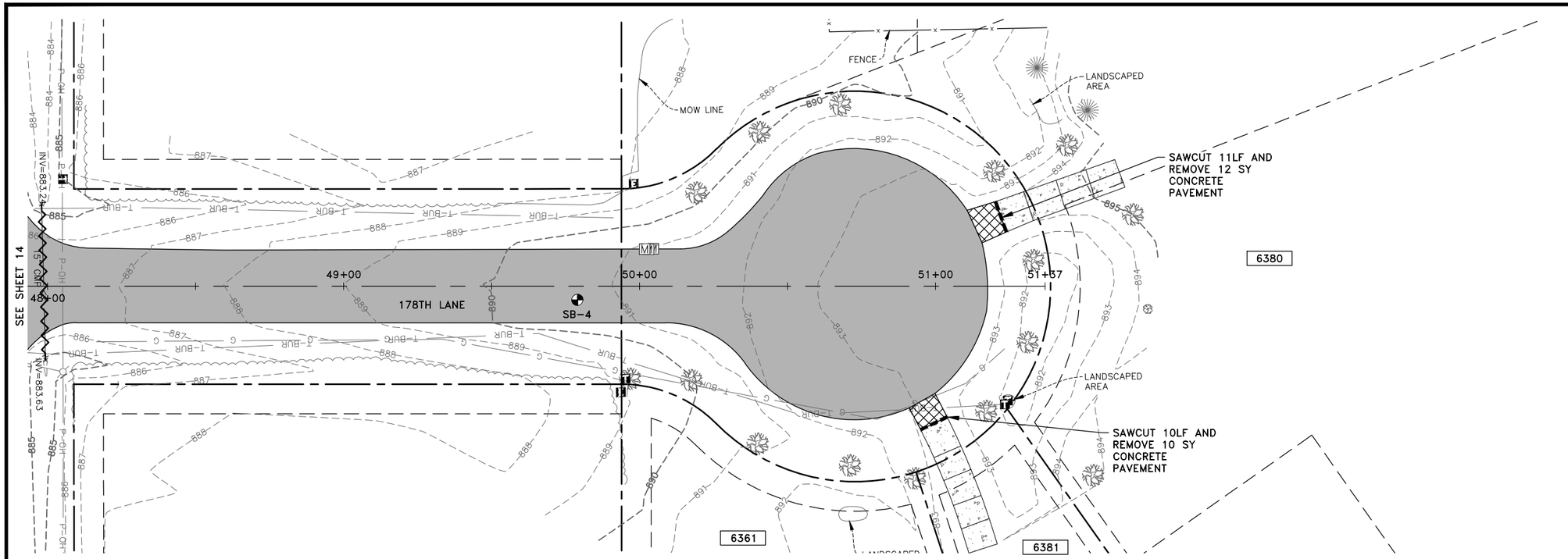

LEGEND

- FULL DEPTH RECLAMATION, SALVAGE RECLAMATION MATERIAL, SUBGRADE EXCAVATION (1)
- CONCRETE PAVEMENT REMOVAL
- SAWCUT BITUMINOUS OR CONCRETE
- CULVERT REMOVAL

N

SCALE IN FEET: 20 0 20 40

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

EXISTING TOPOGRAPHY AND REMOVALS PLAN

178TH LANE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 15 OF 82 SHEETS

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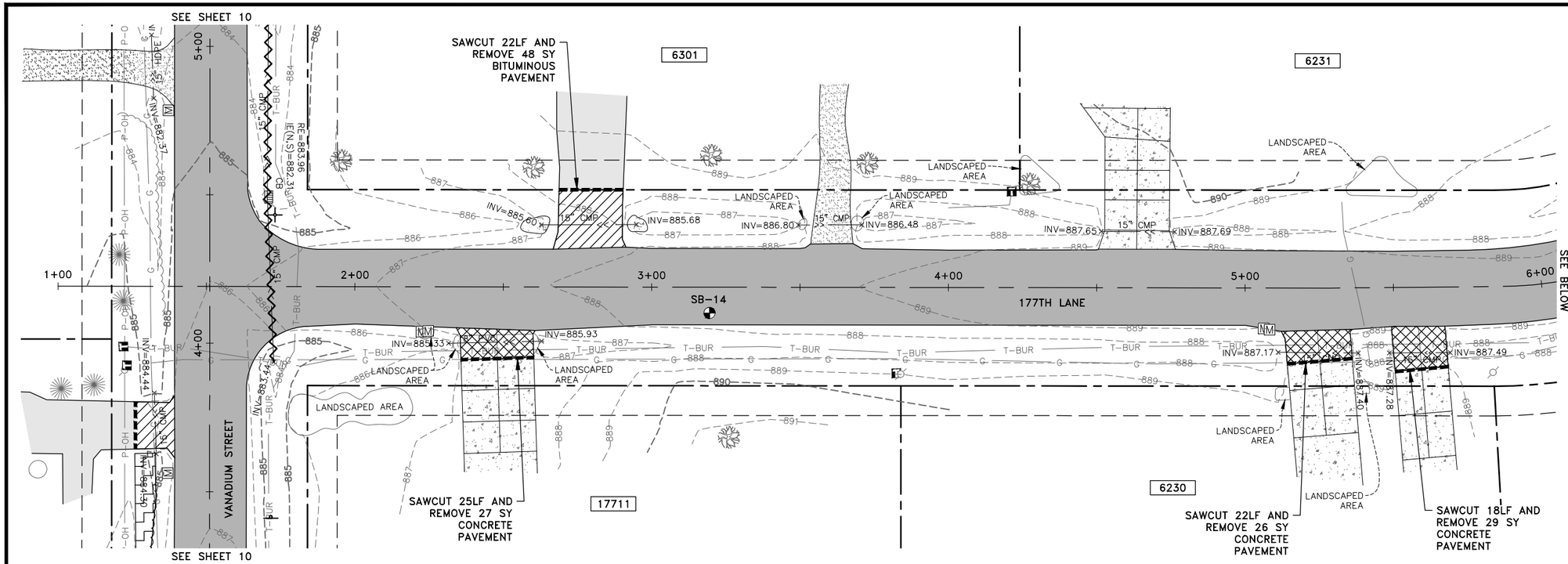

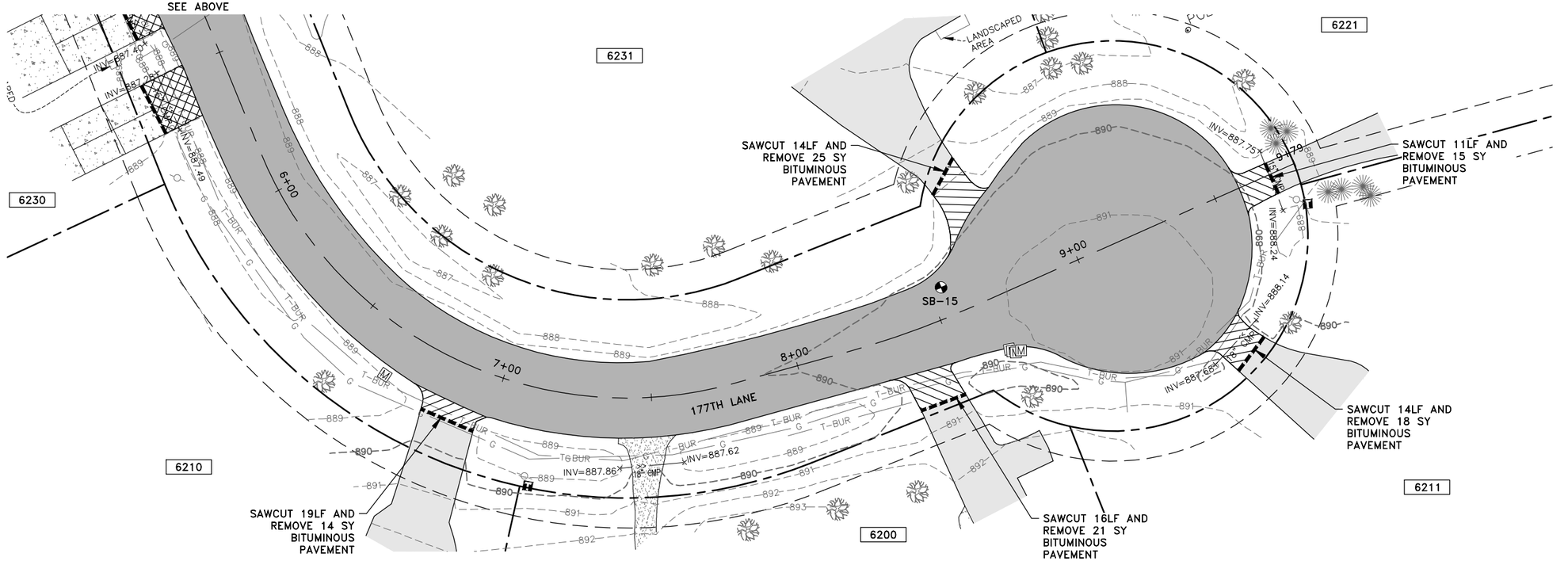

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EXISTING TOPOGRAPHY AND REMOVALS PLAN

177TH LANE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 16 OF 82 SHEETS

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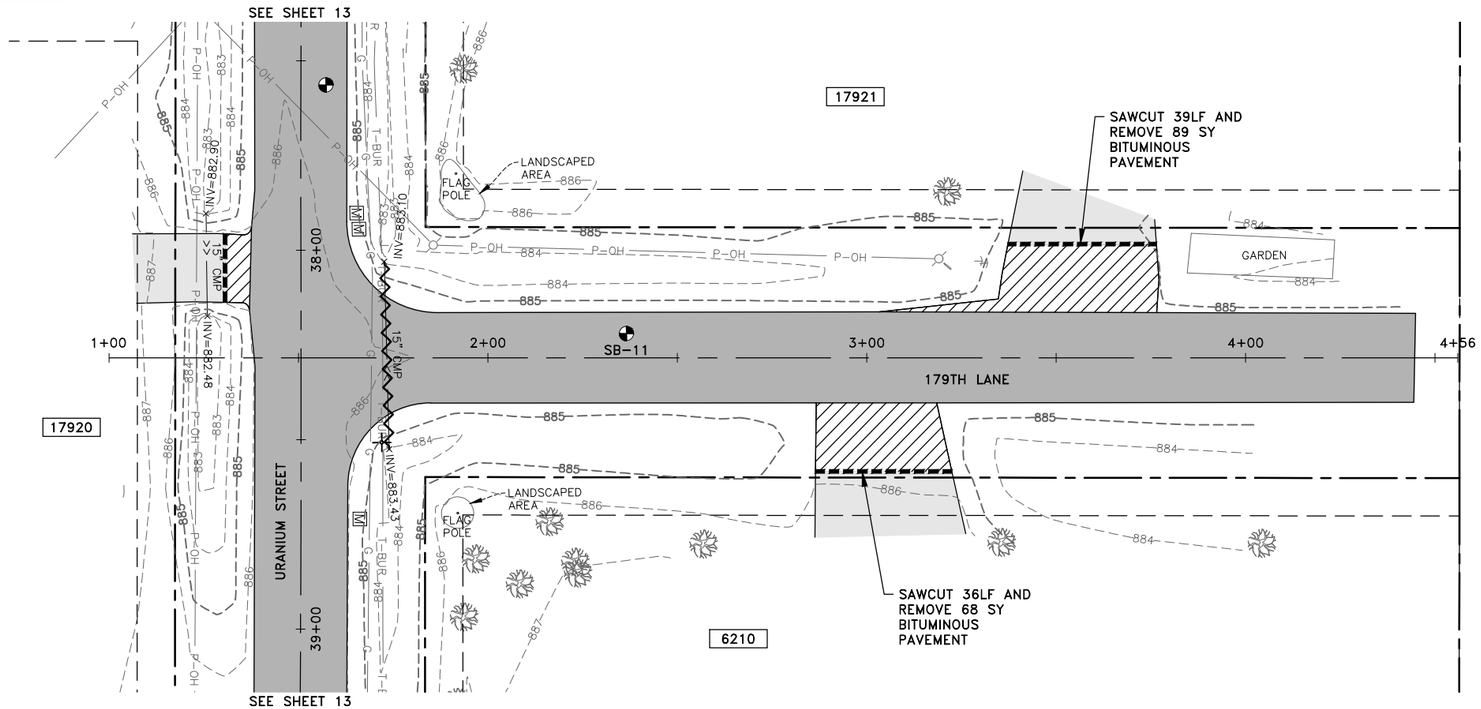

LEGEND

- FULL DEPTH RECLAMATION, SALVAGE RECLAMATION MATERIAL, SUBGRADE EXCAVATION (1)
- BITUMINOUS PAVEMENT REMOVAL
- SAWCUT BITUMINOUS OR CONCRETE
- CULVERT REMOVAL

N

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SCALE IN FEET

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179TH LANE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 17 OF 82 SHEETS

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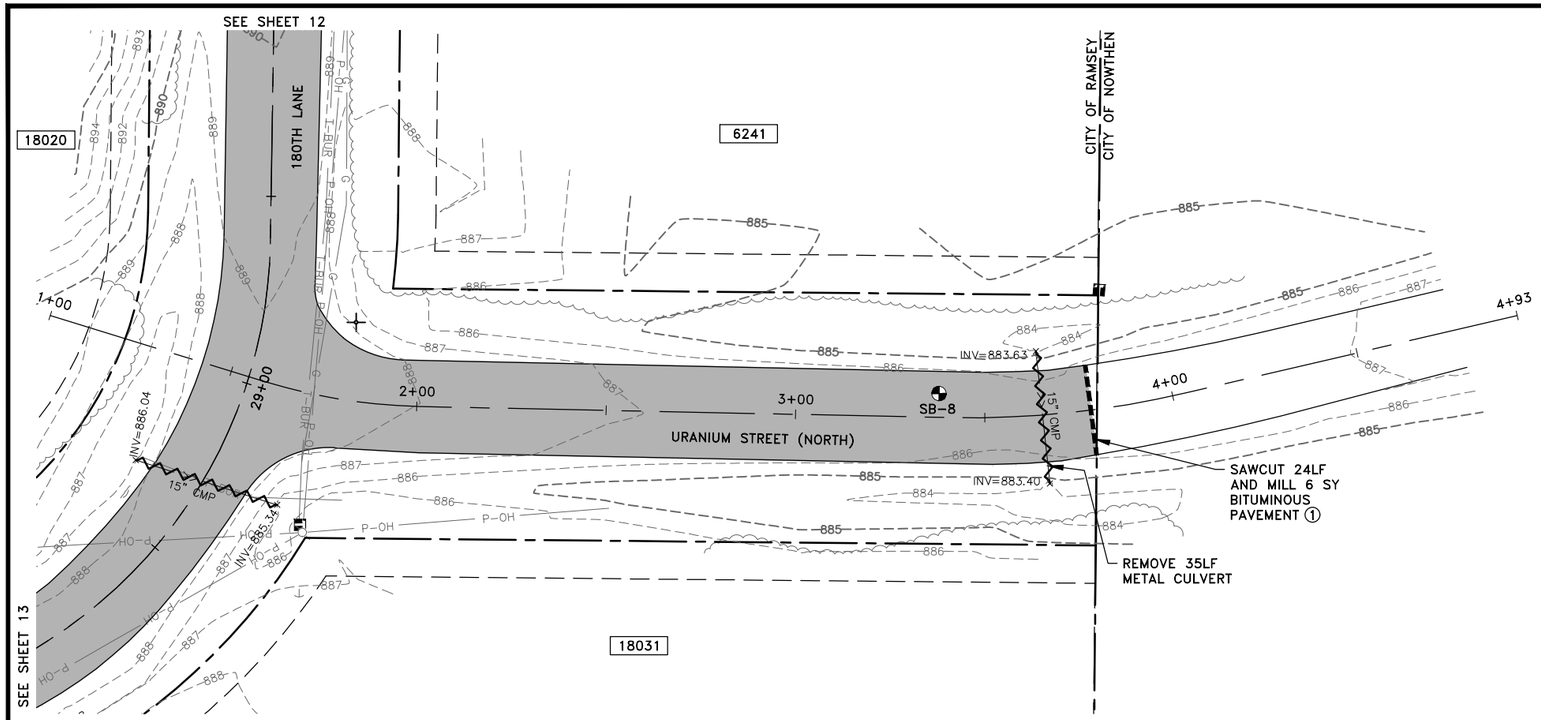

LEGEND

FULL DEPTH RECLAMATION, SALVAGE RECLAMATION MATERIAL, SUBGRADE EXCAVATION (2)

SAWCUT BITUMINOUS OR CONCRETE

CULVERT REMOVAL

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SCALE IN FEET

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EXISTING TOPOGRAPHY AND REMOVALS PLAN

URANIUM STREET (NORTH)
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 18 OF 82 SHEETS

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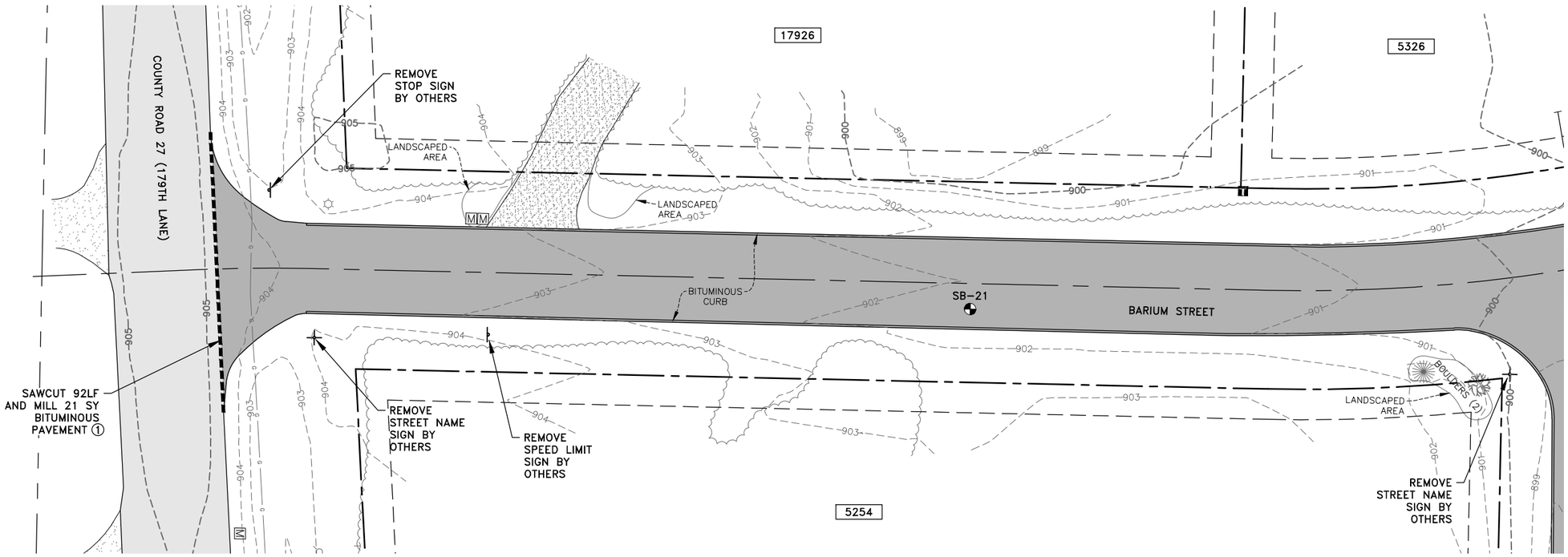
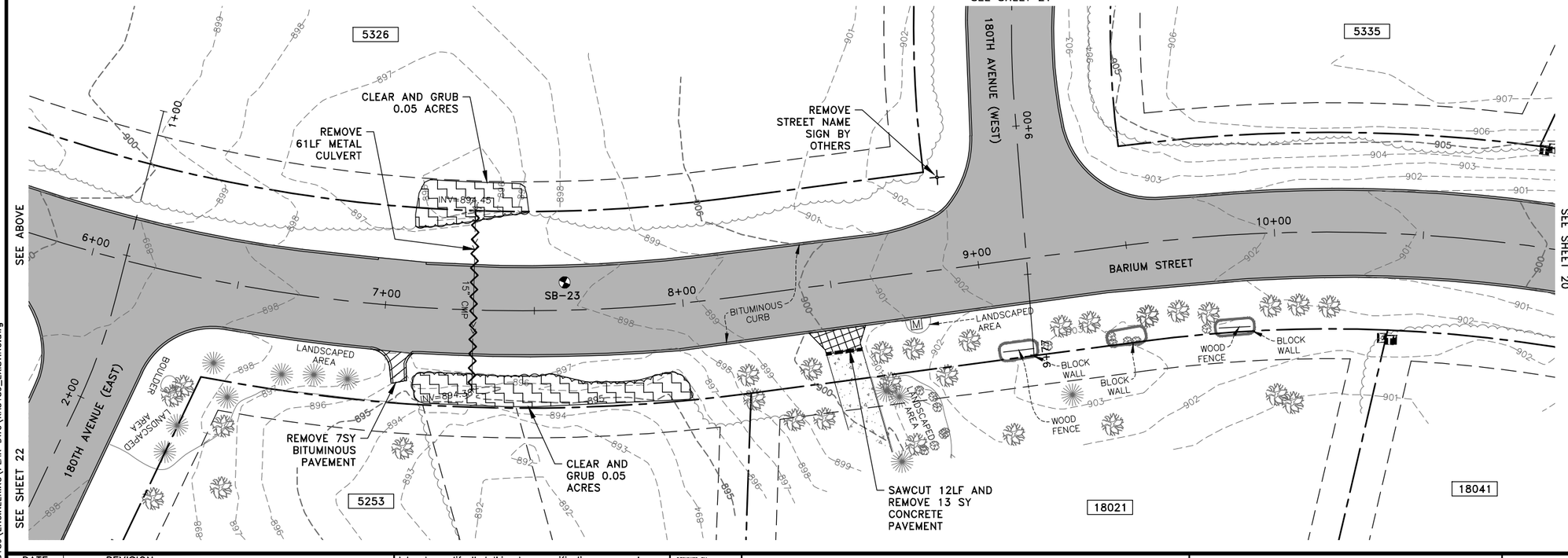


LEGEND

- FULL DEPTH RECLAMATION, SALVAGE RECLAMATION MATERIAL, SUBGRADE EXCAVATION ②③
- CONCRETE PAVEMENT REMOVAL
- BITUMINOUS PAVEMENT REMOVAL
- CLEAR AND GRUB
- SAWCUT BITUMINOUS OR CONCRETE
- CULVERT REMOVAL

SCALE IN FEET 20 0 20 40

SEE SHEET 21



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REFERENCE NOTES:

① BITUMINOUS MILLING SHALL BE PER CITY PLATE NO. STR–31.

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SCALE IN FEET 20 0 20 40

DATE	REVISION

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SHANE M. NELSON, P.E.
Date 4/22/24 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

NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

EXISTING TOPOGRAPHY AND REMOVALS PLAN

BARIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 19 OF 82 SHEETS

RA3189

Apr 22, 2024 – 2:41pm
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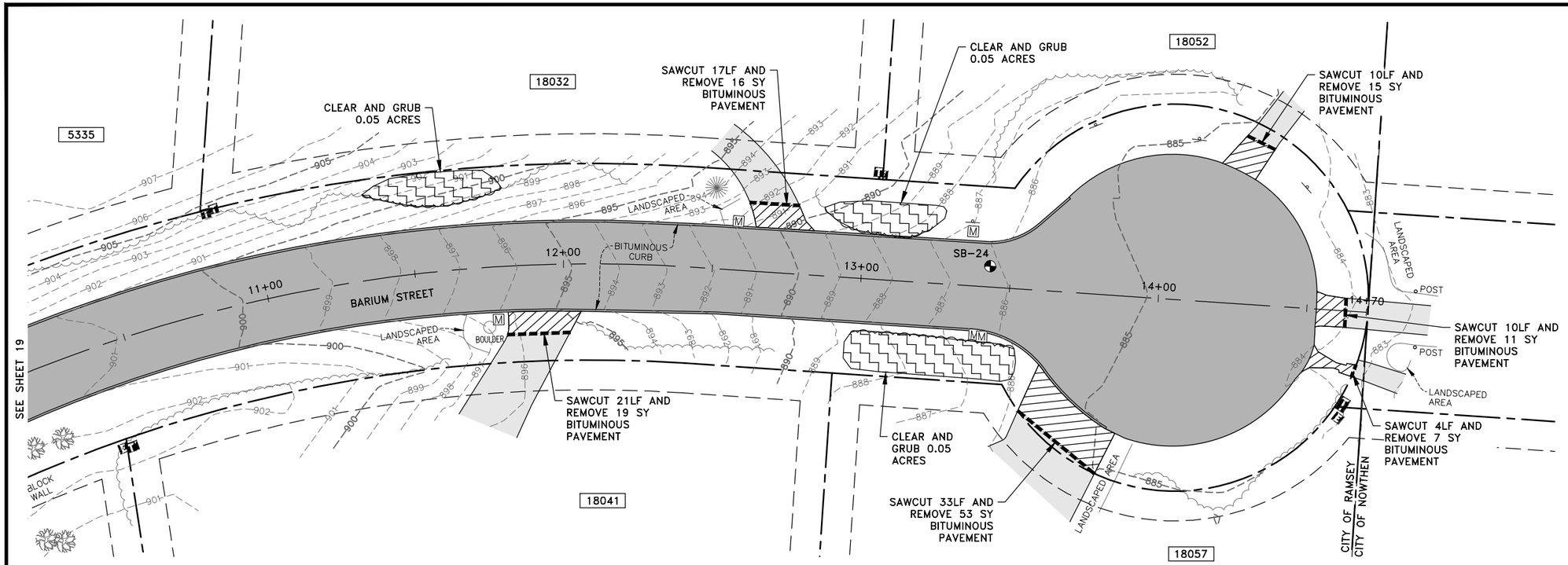

LEGEND

- FULL DEPTH RECLAMATION, SALVAGE RECLAMATION MATERIAL, SUBGRADE EXCAVATION ①②
- CONCRETE PAVEMENT REMOVAL
- BITUMINOUS PAVEMENT REMOVAL
- CLEAR AND GRUB
- SAWCUT BITUMINOUS OR CONCRETE
- CULVERT REMOVAL

SCALE IN FEET: 20 0 20 40

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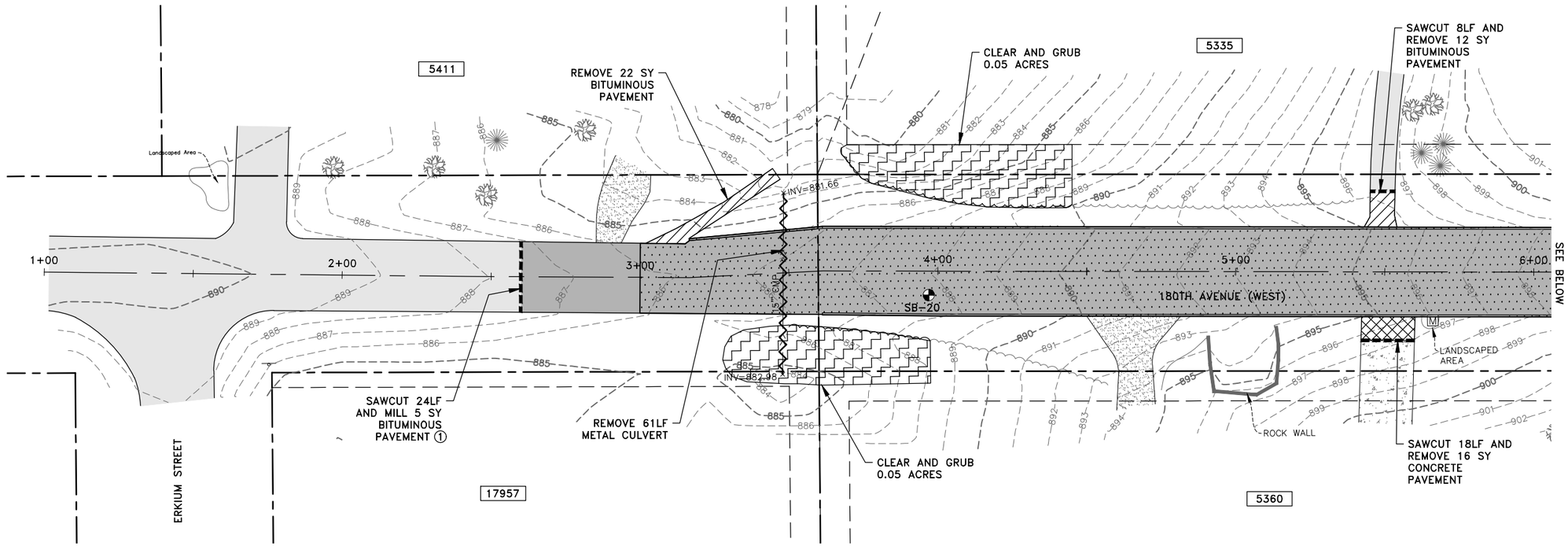
NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

EXISTING TOPOGRAPHY AND REMOVALS PLAN

BARIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 20 OF 82 SHEETS

RA3189



LEGEND

- FULL DEPTH RECLAMATION
- FULL DEPTH RECLAMATION, SALVAGE RECLAMATION MATERIAL, SUBGRADE EXCAVATION (2)(3)
- CONCRETE PAVEMENT REMOVAL
- BITUMINOUS PAVEMENT REMOVAL
- CLEAR AND GRUB
- SAWCUT BITUMINOUS OR CONCRETE
- CULVERT REMOVAL

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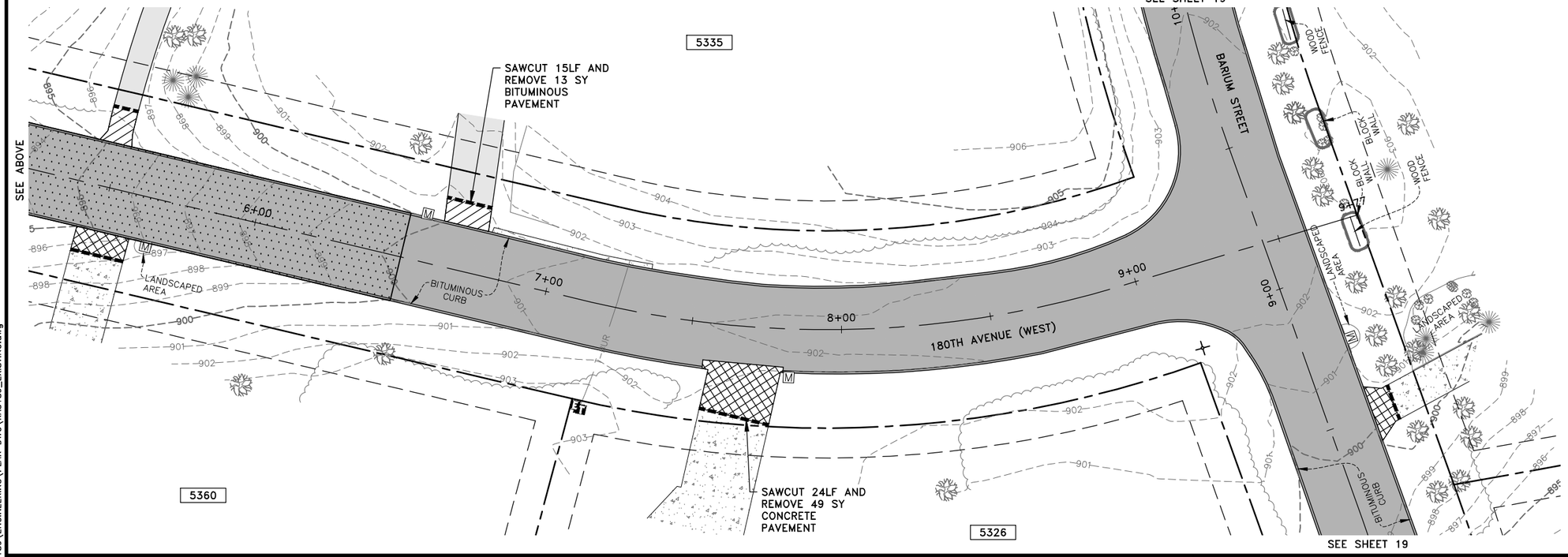
SCALE IN FEET



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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

EXISTING TOPOGRAPHY AND REMOVALS PLAN

180TH AVENUE (WEST)
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 21 OF 82 SHEETS

RA3189

Apr 22, 2024 - 2:42pm
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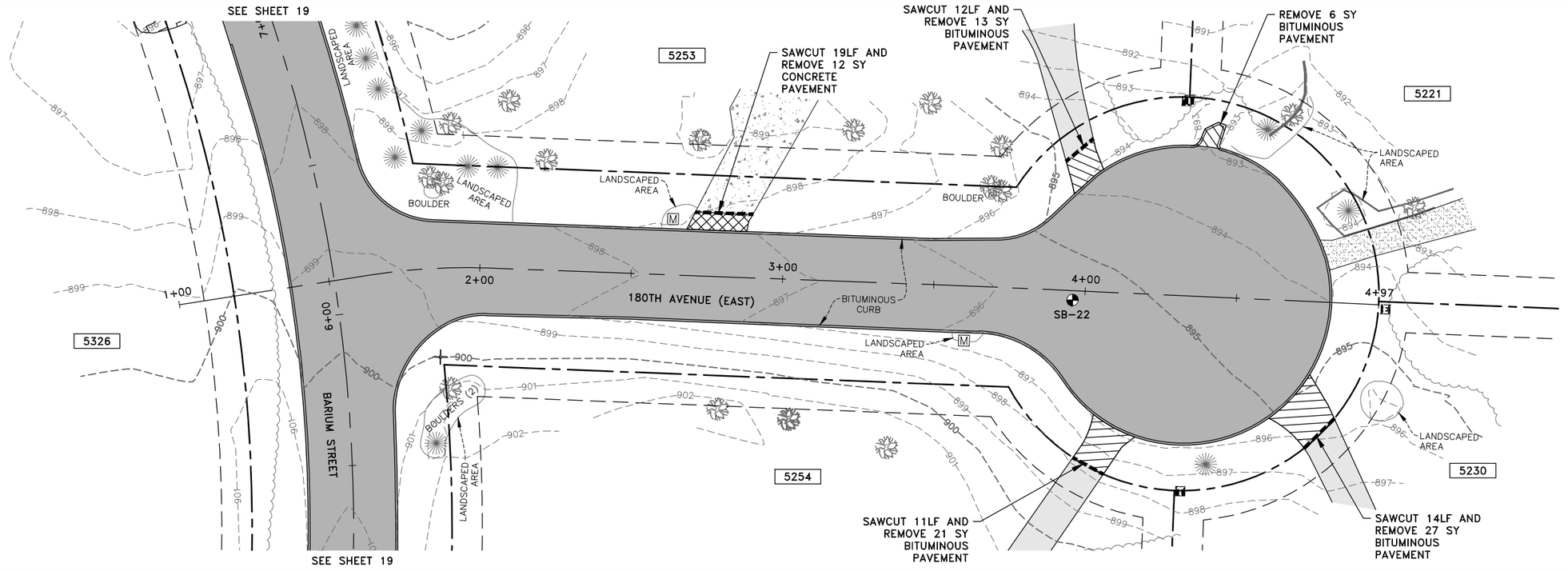

LEGEND

- FULL DEPTH RECLAMATION, SALVAGE RECLAMATION MATERIAL, SUBGRADE EXCAVATION ①②
- CONCRETE PAVEMENT REMOVAL
- BITUMINOUS PAVEMENT REMOVAL
- SAWCUT BITUMINOUS OR CONCRETE

N

SCALE 20 0 20 40 IN FEET

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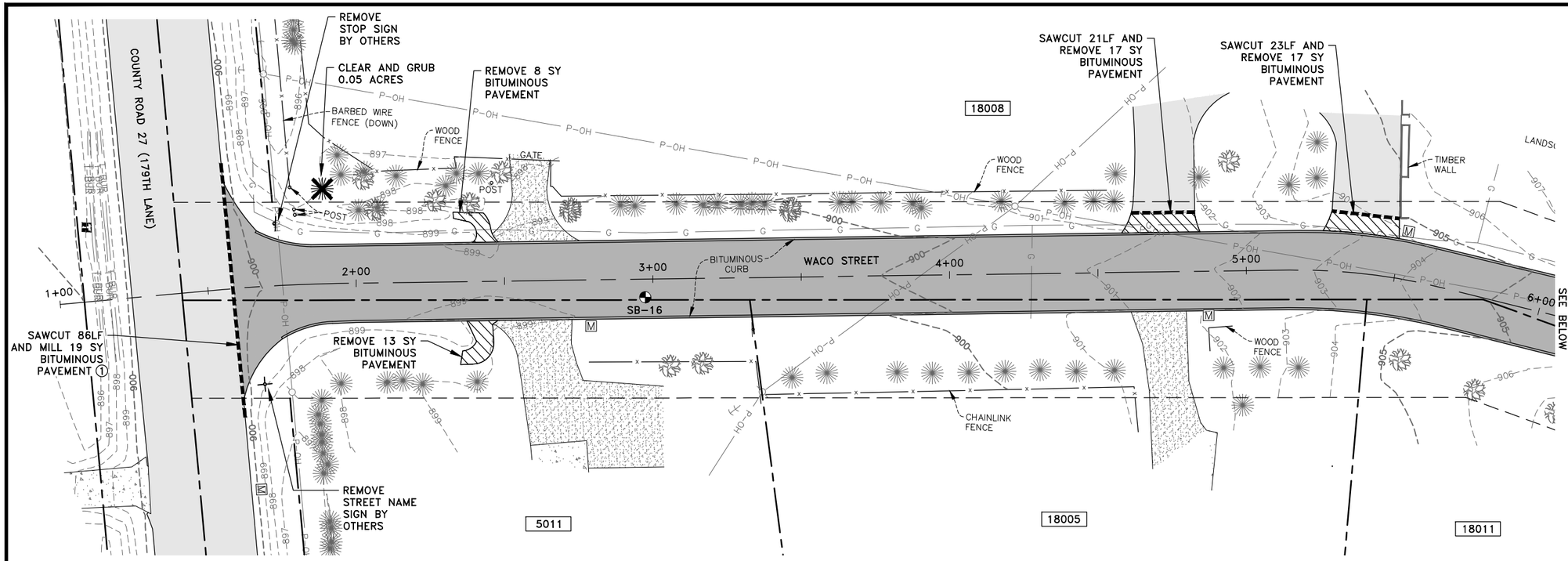
NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

EXISTING TOPOGRAPHY AND REMOVALS PLAN

180TH AVENUE (EAST)
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 22 OF 82 SHEETS

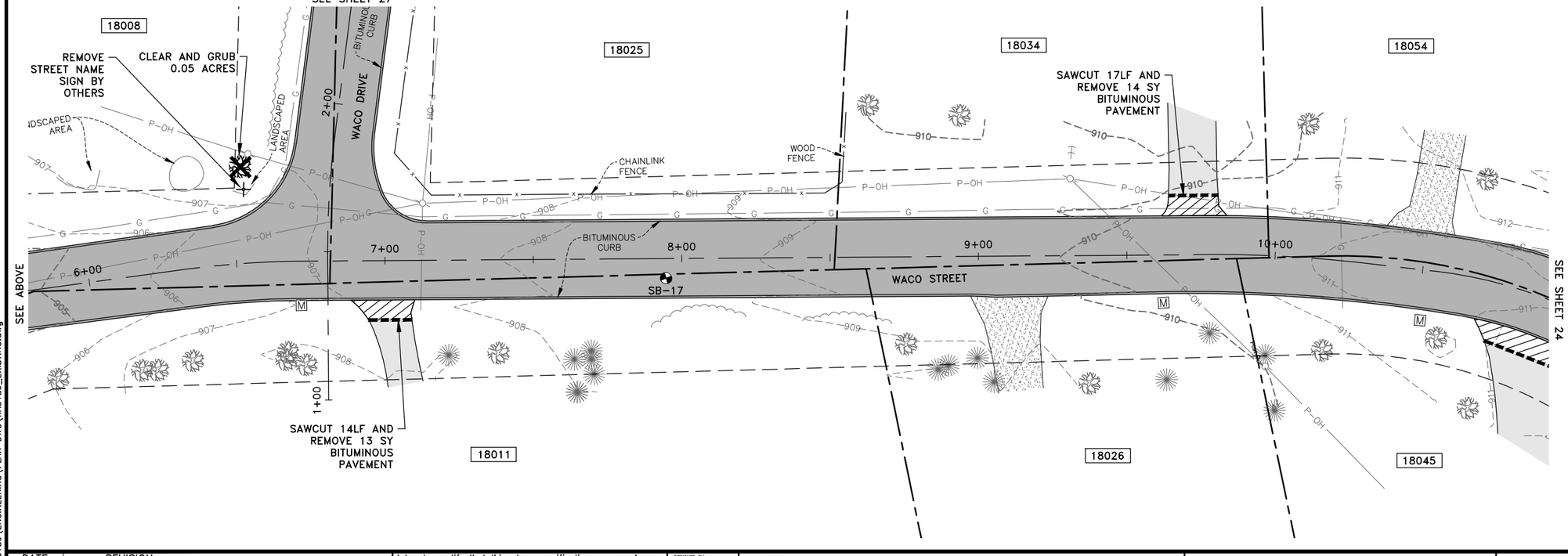
RA3189



LEGEND

- FULL DEPTH RECLAMATION, SALVAGE RECLAMATION MATERIAL, SUBGRADE EXCAVATION (2)(3)
- CONCRETE PAVEMENT REMOVAL
- BITUMINOUS PAVEMENT REMOVAL
- SAWCUT BITUMINOUS OR CONCRETE
- CULVERT REMOVAL

SCALE IN FEET: 20 0 20 40



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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

EXISTING TOPOGRAPHY AND REMOVALS PLAN

WACO STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 23 OF 82 SHEETS

RA3189

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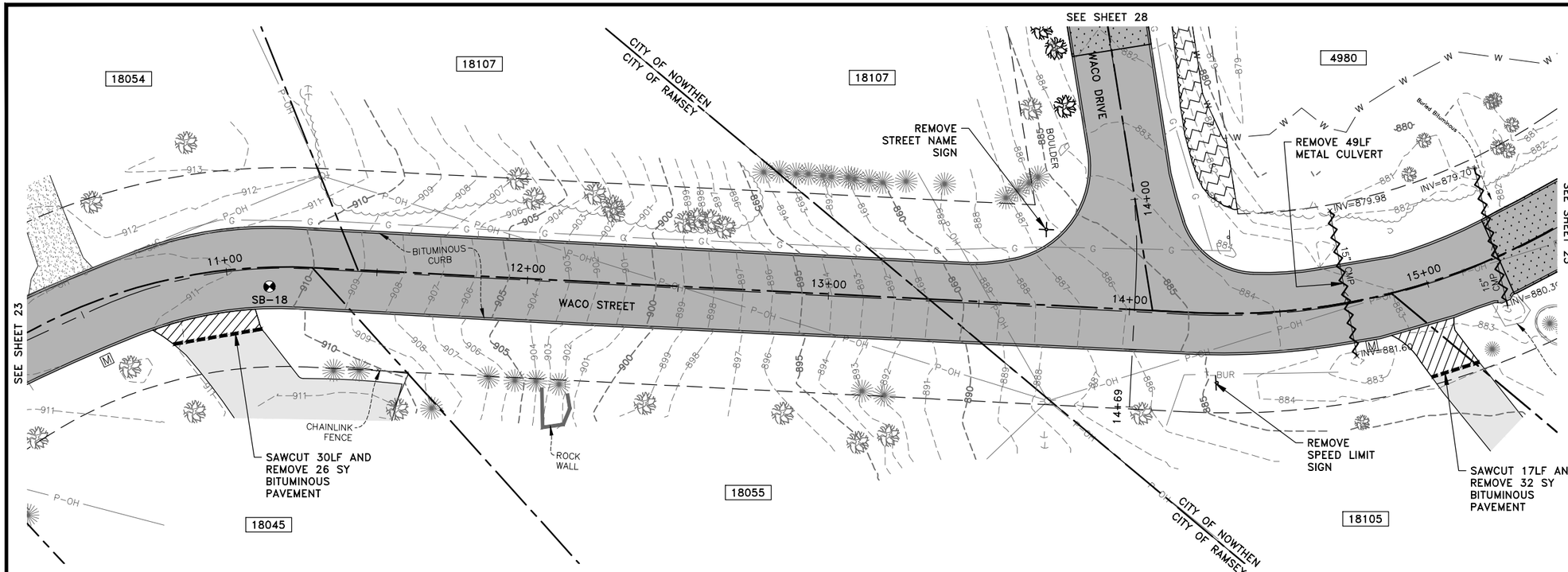

LEGEND

- FULL DEPTH RECLAMATION
- FULL DEPTH RECLAMATION, SALVAGE RECLAMATION MATERIAL, SUBGRADE EXCAVATION ①②
- BITUMINOUS PAVEMENT REMOVAL
- SAWCUT BITUMINOUS OR CONCRETE
- CULVERT REMOVAL

N

20 0 20 40
SCALE IN FEET

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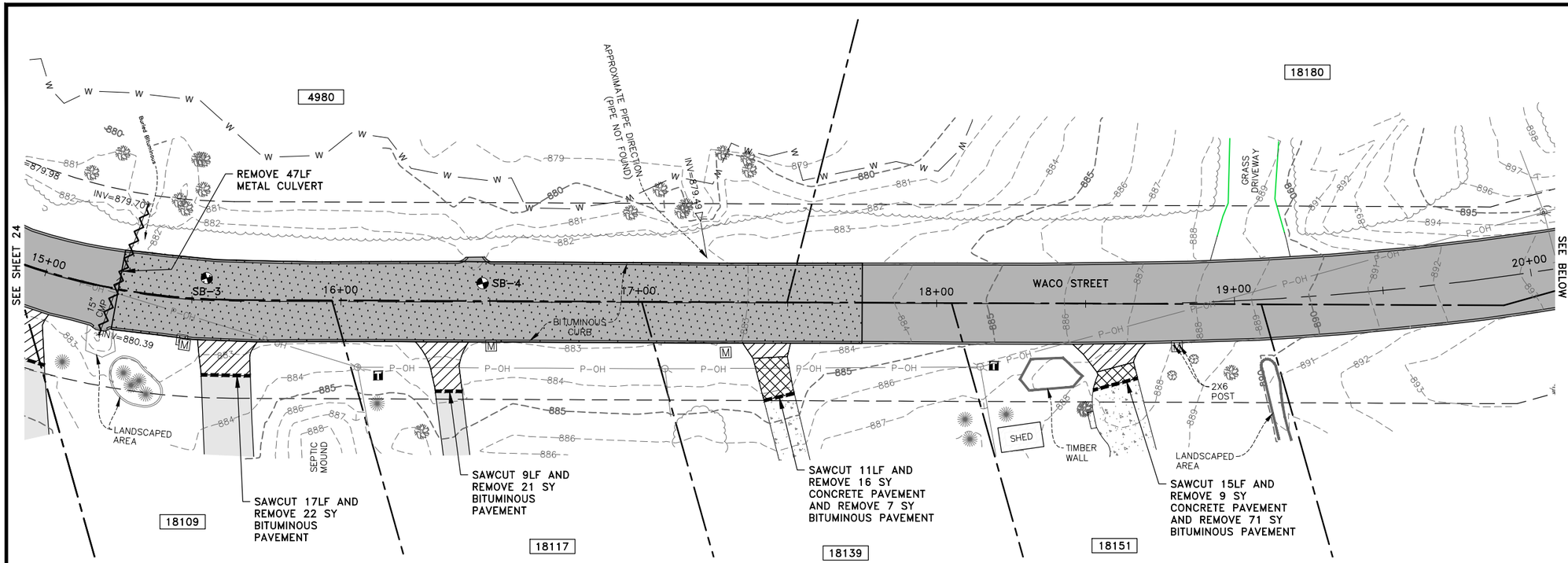
NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

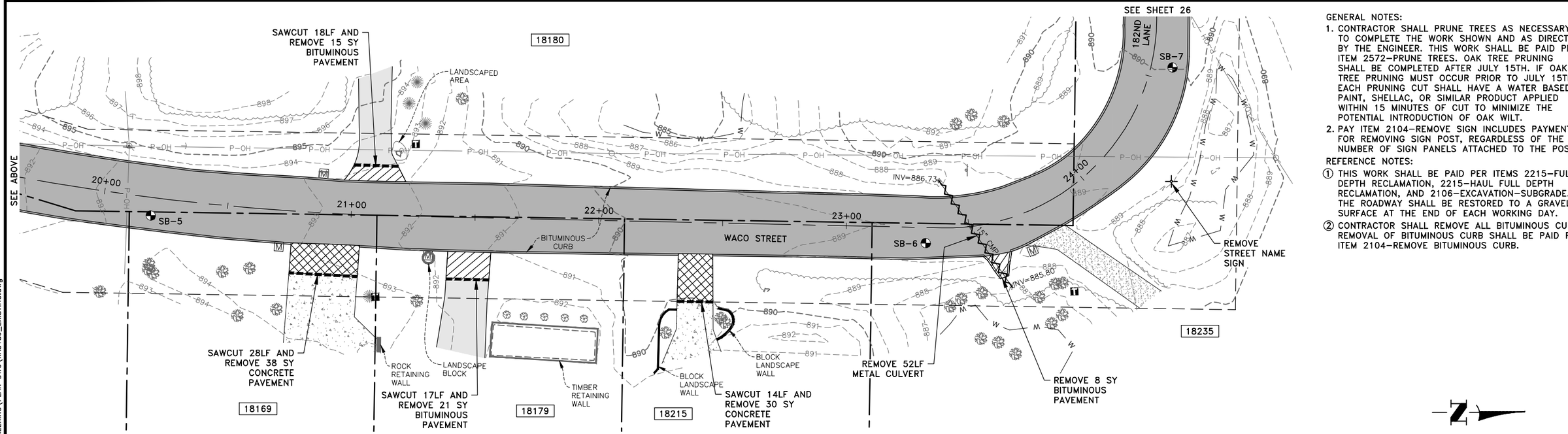
EXISTING TOPOGRAPHY AND REMOVALS PLAN

WACO STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 24 OF 82 SHEETS

RA3189





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EXISTING TOPOGRAPHY AND REMOVALS PLAN

WACO STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 25 OF 82 SHEETS

RA3189

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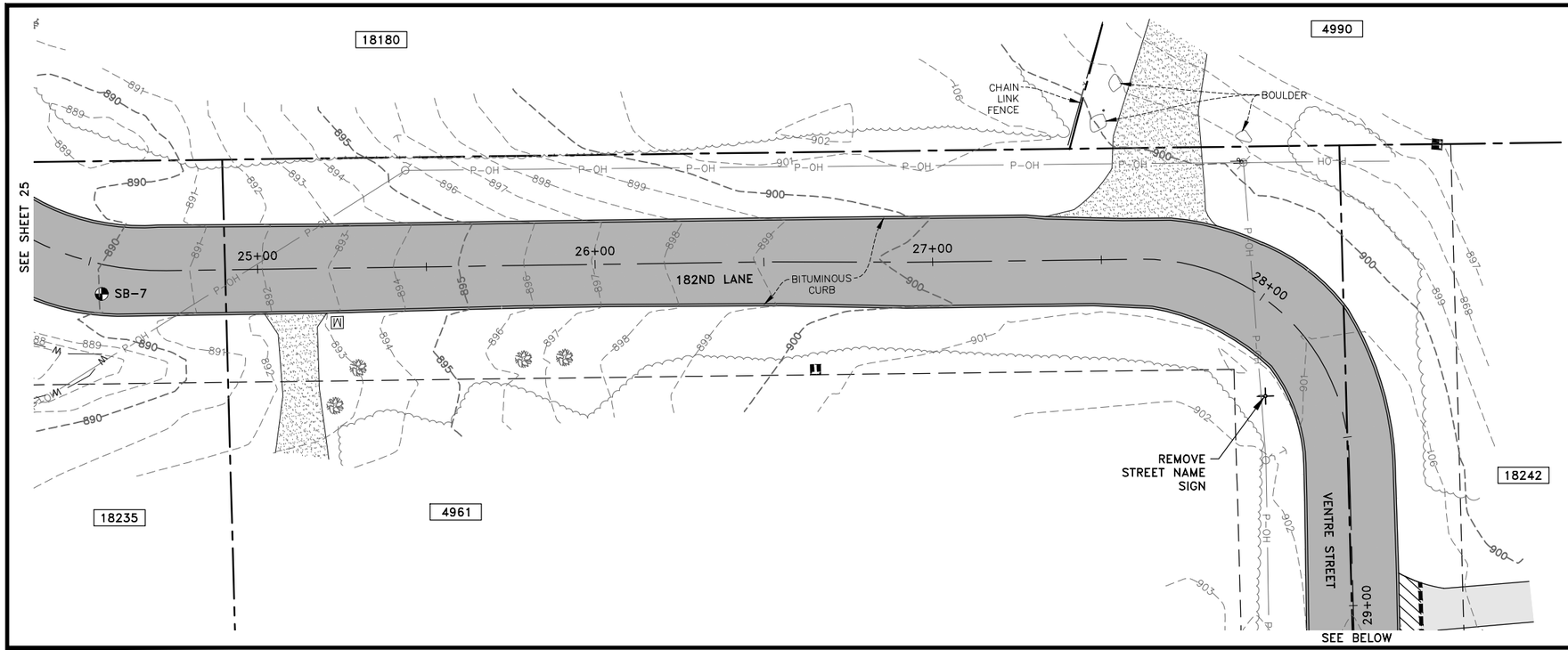

LEGEND

- FULL DEPTH RECLAMATION, SALVAGE RECLAMATION MATERIAL, SUBGRADE EXCAVATION ②③
- BITUMINOUS PAVEMENT REMOVAL
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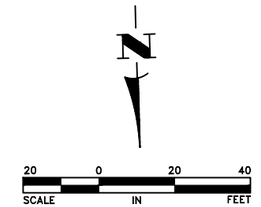

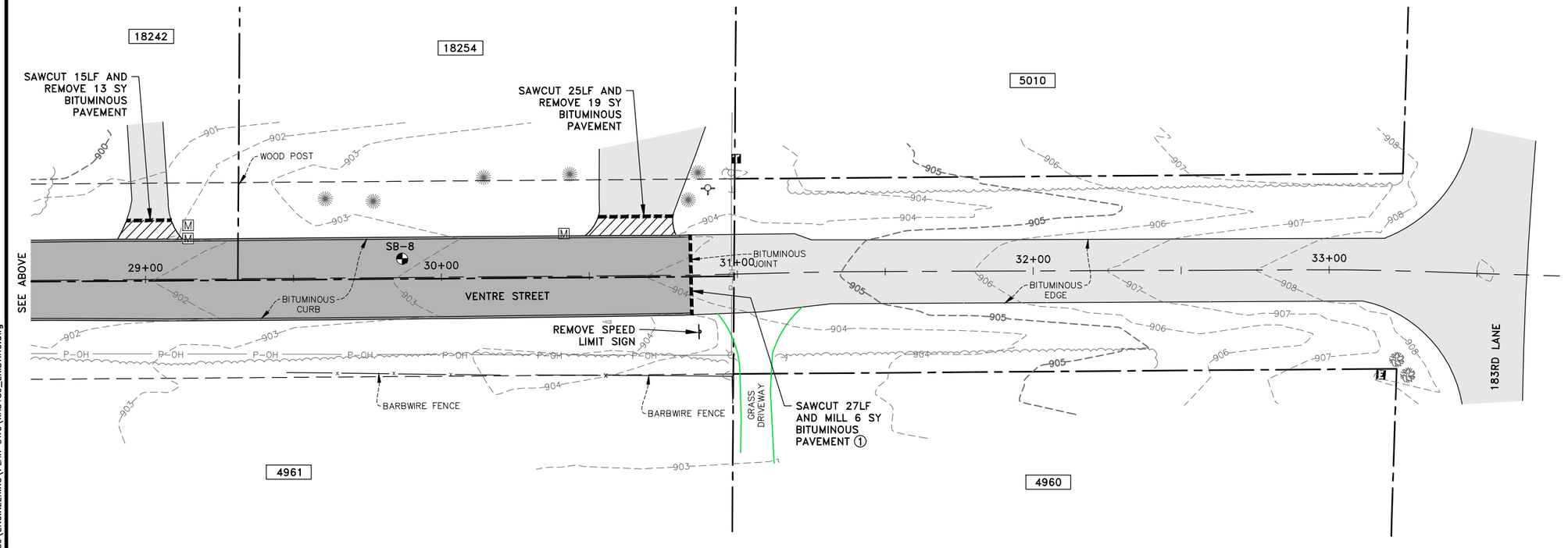

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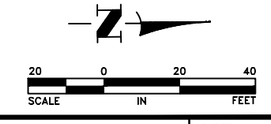

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

EXISTING TOPOGRAPHY AND REMOVALS PLAN

182ND LANE AND VENTRE STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 26 OF 82 SHEETS

RA3189

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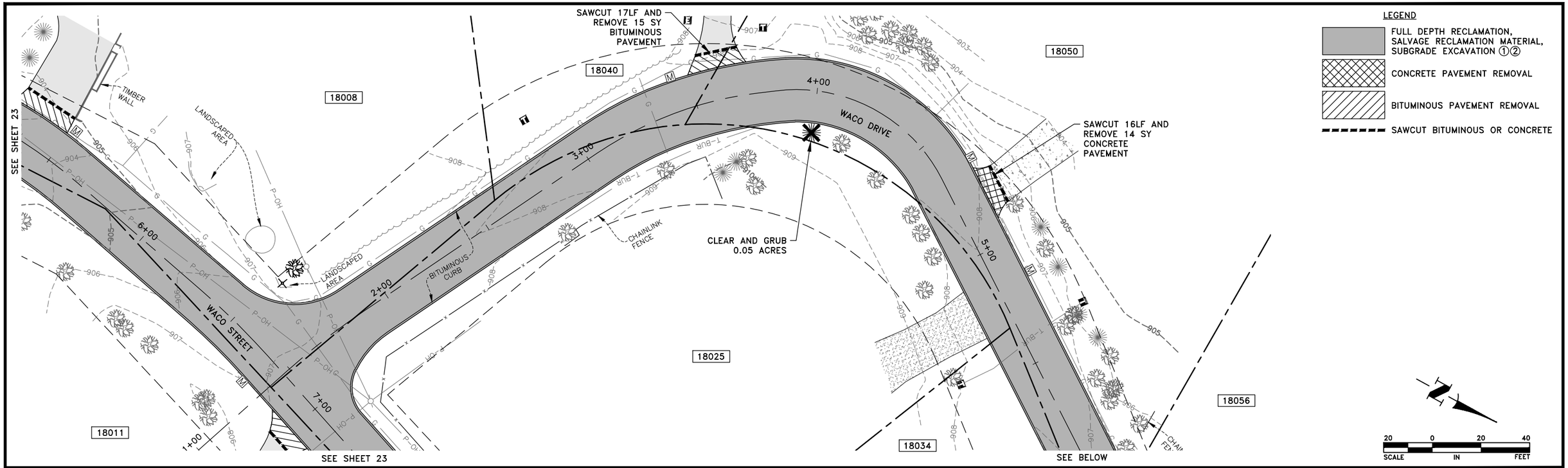

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REFERENCE NOTES:

① THIS WORK SHALL BE PAID PER ITEMS 2215–FULL DEPTH RECLAMATION, 2215–HAUL FULL DEPTH RECLAMATION, AND 2106–EXCAVATION–SUBGRADE. THE ROADWAY SHALL BE RESTORED TO A GRAVEL SURFACE AT THE END OF EACH WORKING DAY.

② CONTRACTOR SHALL REMOVE ALL BITUMINOUS CURB. REMOVAL OF BITUMINOUS CURB SHALL BE PAID PER ITEM 2104–REMOVE BITUMINOUS CURB.

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 4/22/24 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

NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

EXISTING TOPOGRAPHY AND REMOVALS PLAN

WACO DRIVE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 27 OF 82 SHEETS

RA3189

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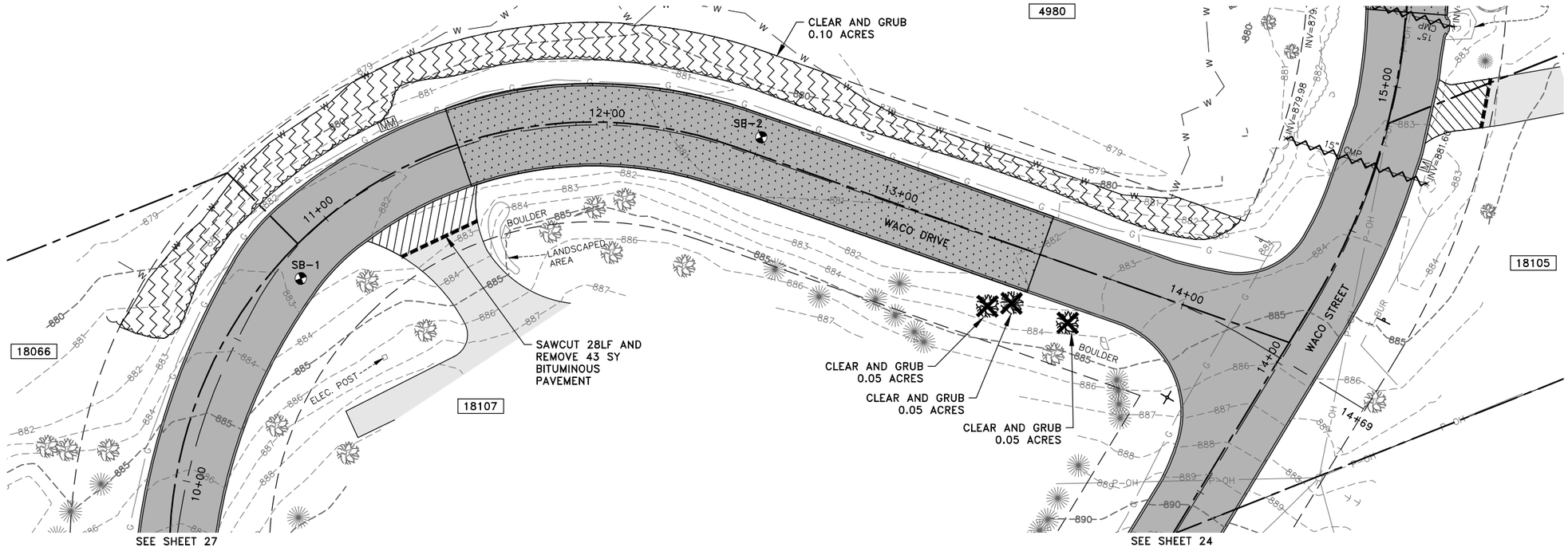

LEGEND

- FULL DEPTH RECLAMATION
- FULL DEPTH RECLAMATION, SALVAGE RECLAMATION MATERIAL, SUBGRADE EXCAVATION ①②
- BITUMINOUS PAVEMENT REMOVAL
- CLEAR AND GRUB
- SAWCUT BITUMINOUS OR CONCRETE
- CULVERT REMOVAL

SCALE IN FEET: 20 0 20 40

GENERAL NOTES:

1. CONTRACTOR SHALL PRUNE TREES AS NECESSARY TO COMPLETE THE WORK SHOWN AND AS DIRECTED BY THE ENGINEER. THIS WORK SHALL BE PAID PER ITEM 2572–PRUNE TREES. OAK TREE PRUNING SHALL BE COMPLETED AFTER JULY 15TH. IF OAK TREE PRUNING MUST OCCUR PRIOR TO JULY 15TH, EACH PRUNING CUT SHALL HAVE A WATER BASED PAINT, SHELLAC, OR SIMILAR PRODUCT APPLIED WITHIN 15 MINUTES OF CUT TO MINIMIZE THE POTENTIAL INTRODUCTION OF OAK WILT.

REFERENCE NOTES:

① THIS WORK SHALL BE PAID PER ITEMS 2215–FULL DEPTH RECLAMATION, 2215–HAUL FULL DEPTH RECLAMATION, AND 2106–EXCAVATION–SUBGRADE. THE ROADWAY SHALL BE RESTORED TO A GRAVEL SURFACE AT THE END OF EACH WORKING DAY.

② CONTRACTOR SHALL REMOVE ALL BITUMINOUS CURB. REMOVAL OF BITUMINOUS CURB SHALL BE PAID PER ITEM 2104–REMOVE BITUMINOUS CURB.

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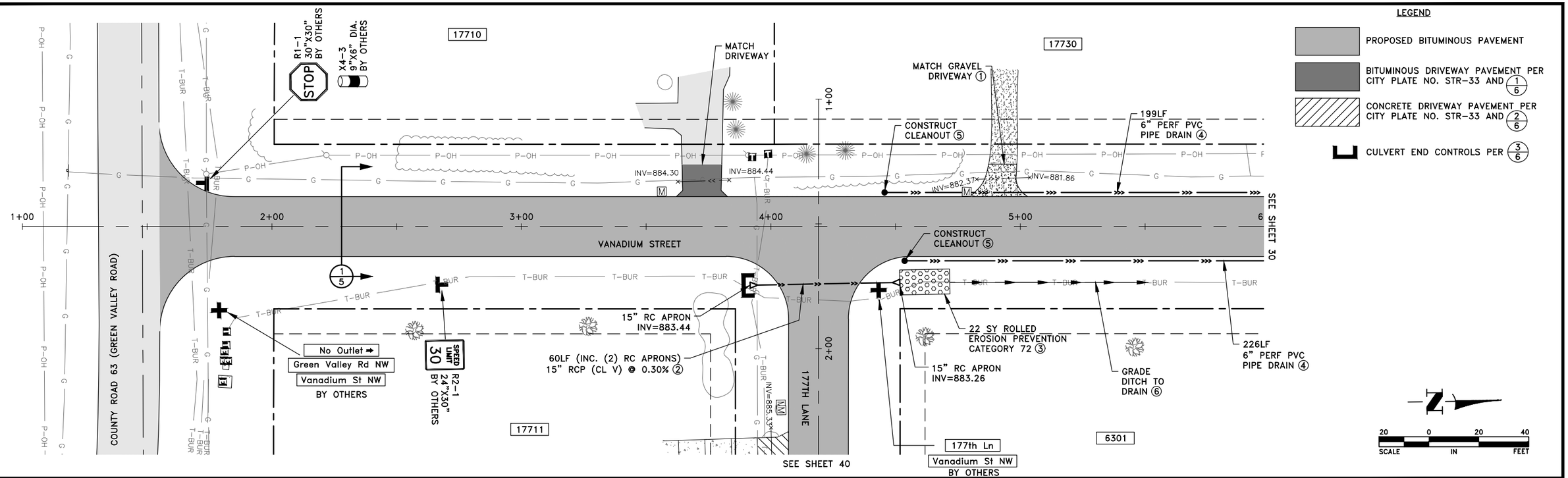
NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

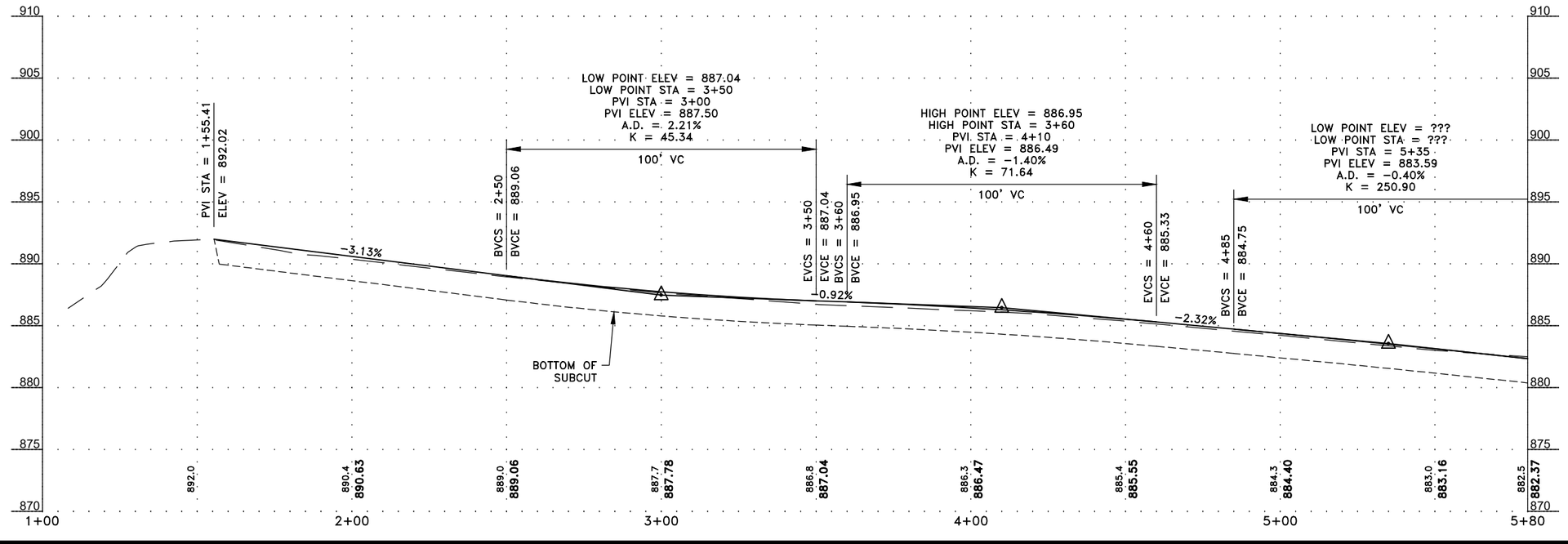
EXISTING TOPOGRAPHY AND REMOVALS PLAN

WACO DRIVE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 28 OF 82 SHEETS

RA3189





GENERAL NOTES:

1. SEE SHEET 60 FOR THE INTERSECTION STAKING PLANS.
2. SIGN DETAILS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION.

REFERENCE NOTES:

① MATCH GRAVEL DRIVEWAY WITH EXISTING SURFACE MATERIAL. THIS WORK SHALL BE PAID PER ITEM 2118-AGGREGATE SURFACING SPECIAL. SEE CITY CITY PLATE NO. STR-33 FOR ADDITIONAL DRIVEWAY DETAILS.

② TIE ALL PIPE JOINTS PER MN/DOT STANDARD PLATE 3145. THIS WORK SHALL BE INCIDENTAL.

③ ROLLED EROSION PREVENTION SHALL BE PLACED PER MN/DOT SPEC. 2575.3.G.2.b.

④ PIPE DRAIN SHALL BE CAPPED AND SHALL INCLUDE TRACER WIRE AND TRACER WIRE ACCESS BOXES. TRACER WIRE AND TRACER WIRE ACCESS BOXES SHALL BE INCIDENTAL.

⑤ CONSTRUCT CLEANOUT PER 7/6.

⑥ SEE CROSS SECTIONS FOR PROPOSED DITCH GRADES.

DATE	REVISION

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

VANADIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 29 OF 82 SHEETS

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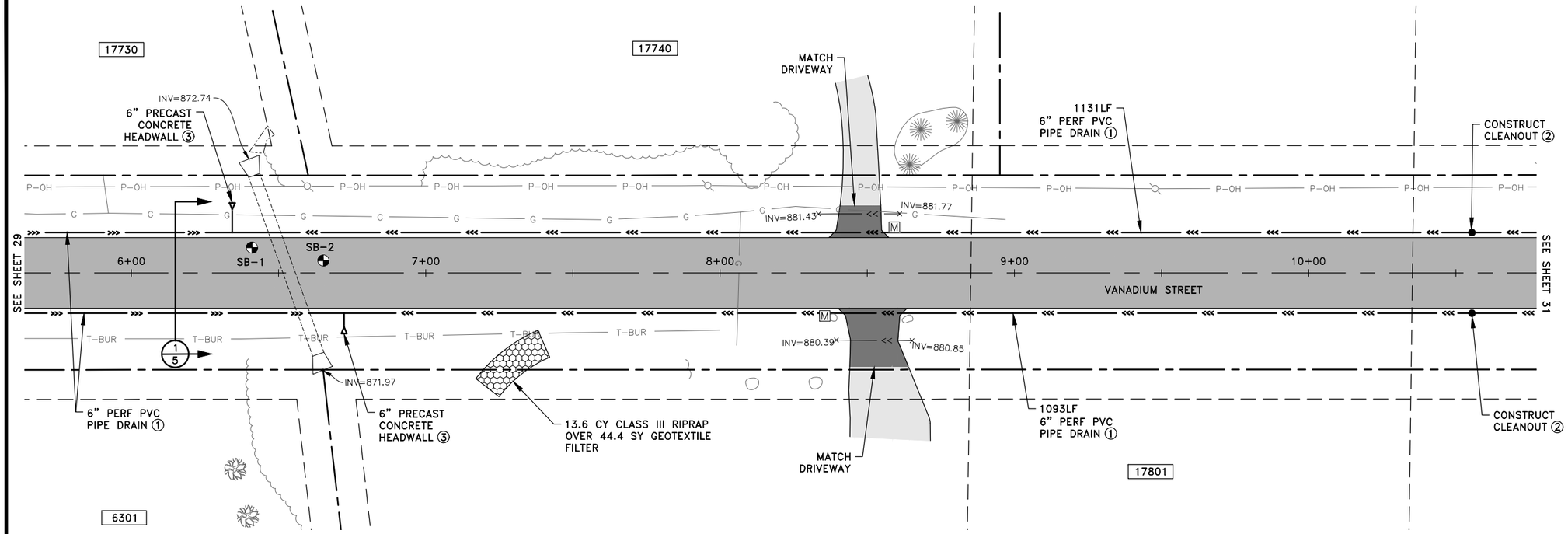

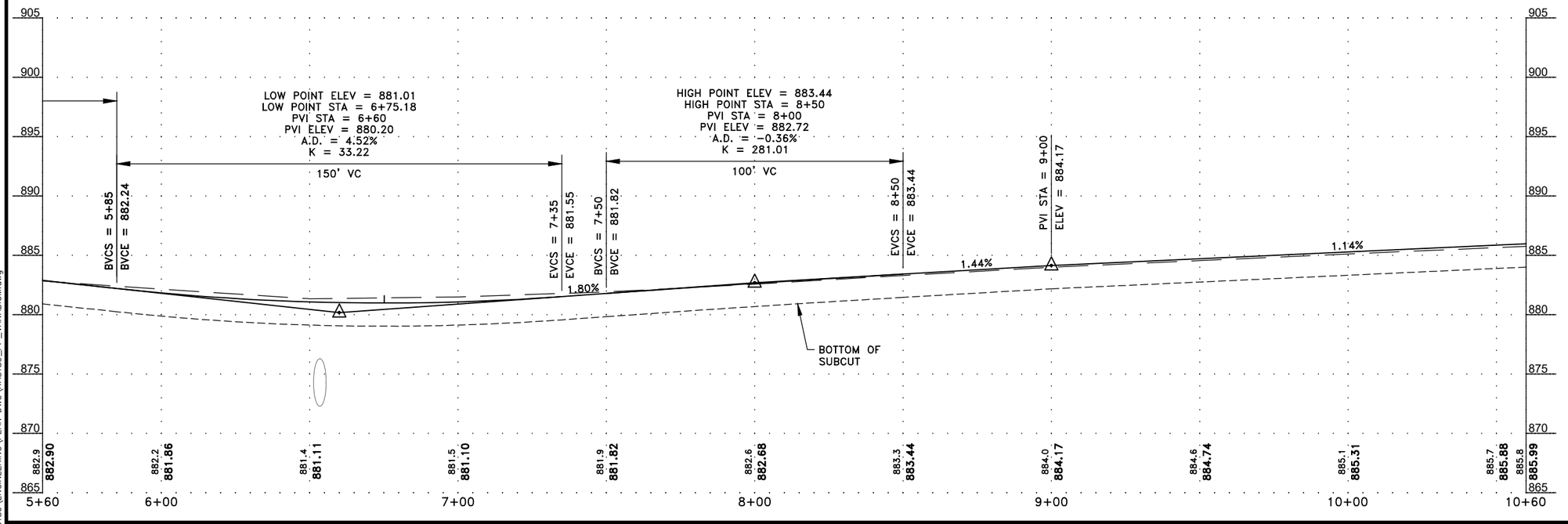

REFERENCE NOTES:

① PIPE DRAIN SHALL BE CAPPED AND SHALL INCLUDE TRACER WIRE AND TRACER WIRE ACCESS BOXES. TRACER WIRE AND TRACER WIRE ACCESS BOXES SHALL BE INCIDENTAL.

② CONSTRUCT CLEANOUT PER 7/6.

③ CONCRETE HEADWALL SHALL BE PER MN/DOT STANDARD PLATE 3131.

DATE	REVISION

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

VANADIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 30 OF 82 SHEETS

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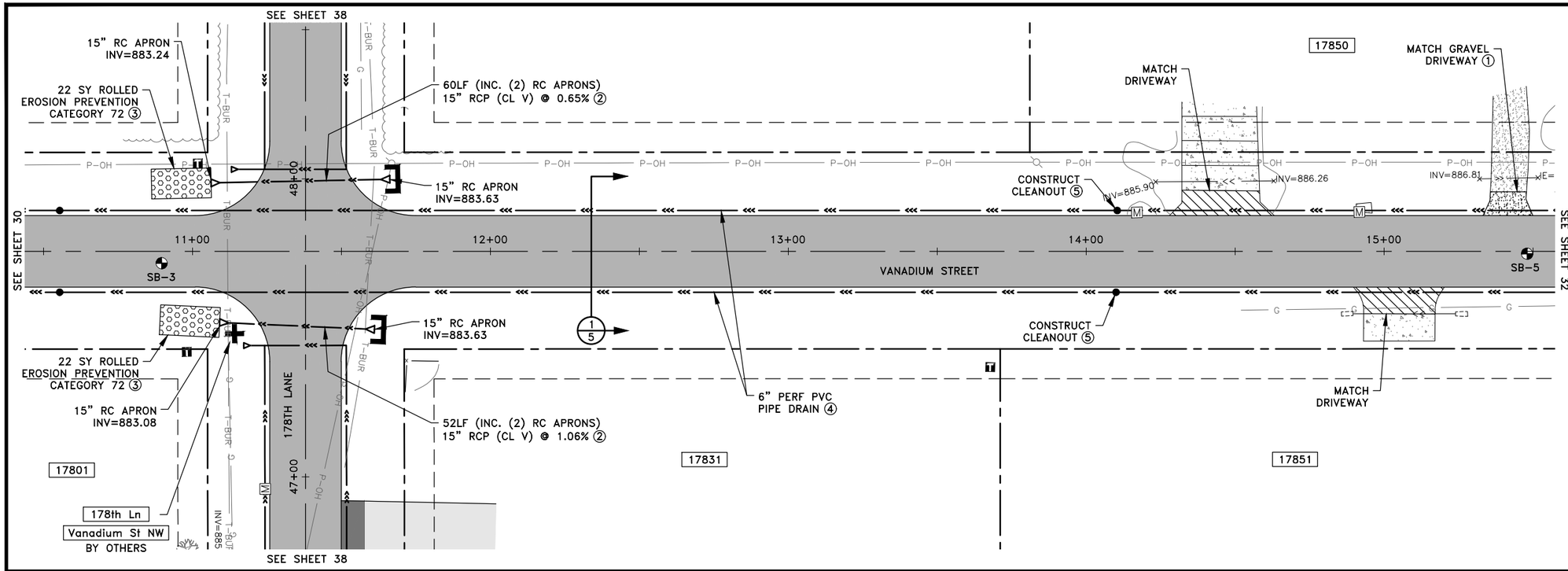

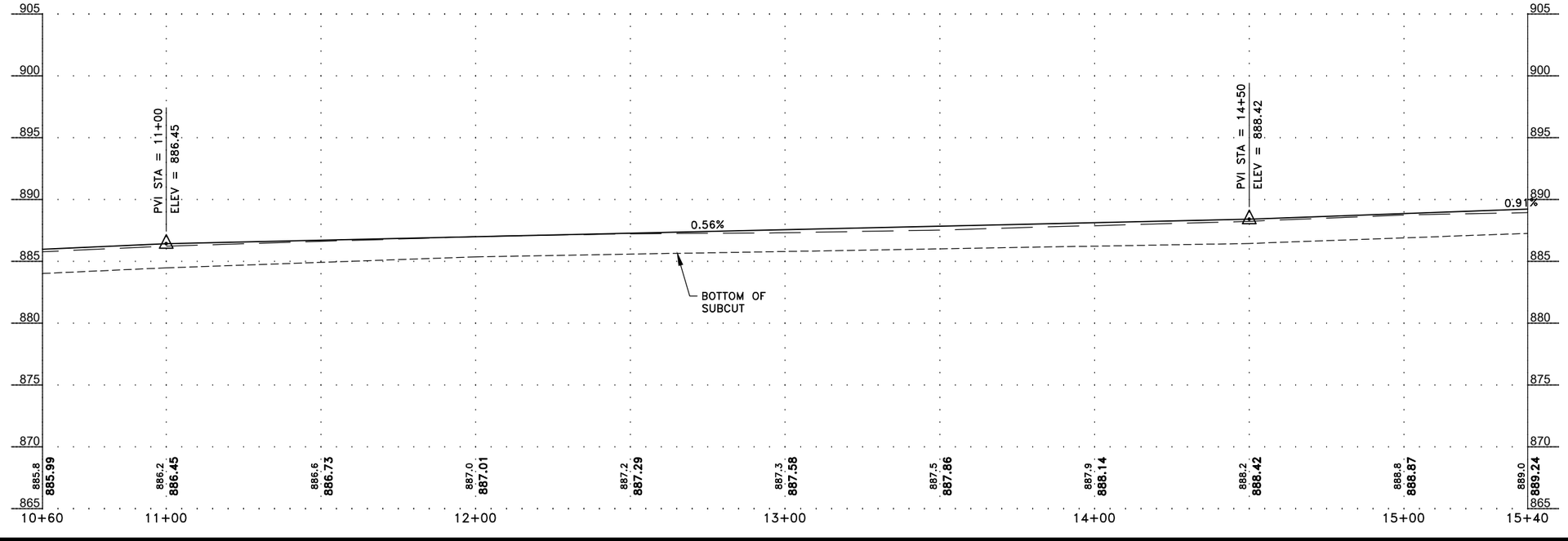

GENERAL NOTES:

1. SEE SHEET 60 FOR THE INTERSECTION STAKING PLAN.

REFERENCE NOTES:

① MATCH GRAVEL DRIVEWAY WITH EXISTING SURFACE MATERIAL. THIS WORK SHALL BE PAID PER ITEM 2118-AGGREGATE SURFACING SPECIAL. SEE CITY CITY PLATE NO. STR-33 FOR ADDITIONAL DRIVEWAY DETAILS.

② TIE ALL PIPE JOINTS PER MN/DOT STANDARD PLATE 3145. THIS WORK SHALL BE INCIDENTAL.

③ ROLLED EROSION PREVENTION SHALL BE PLACED PER MN/DOT SPEC. 2575.3.G.2.b.

④ PIPE DRAIN SHALL BE CAPPED AND SHALL INCLUDE TRACER WIRE AND TRACER WIRE ACCESS BOXES. TRACER WIRE AND TRACER WIRE ACCESS BOXES SHALL BE INCIDENTAL.

⑤ CONSTRUCT CLEANOUT PER 7/6.

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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

VANADIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 31 OF 82 SHEETS

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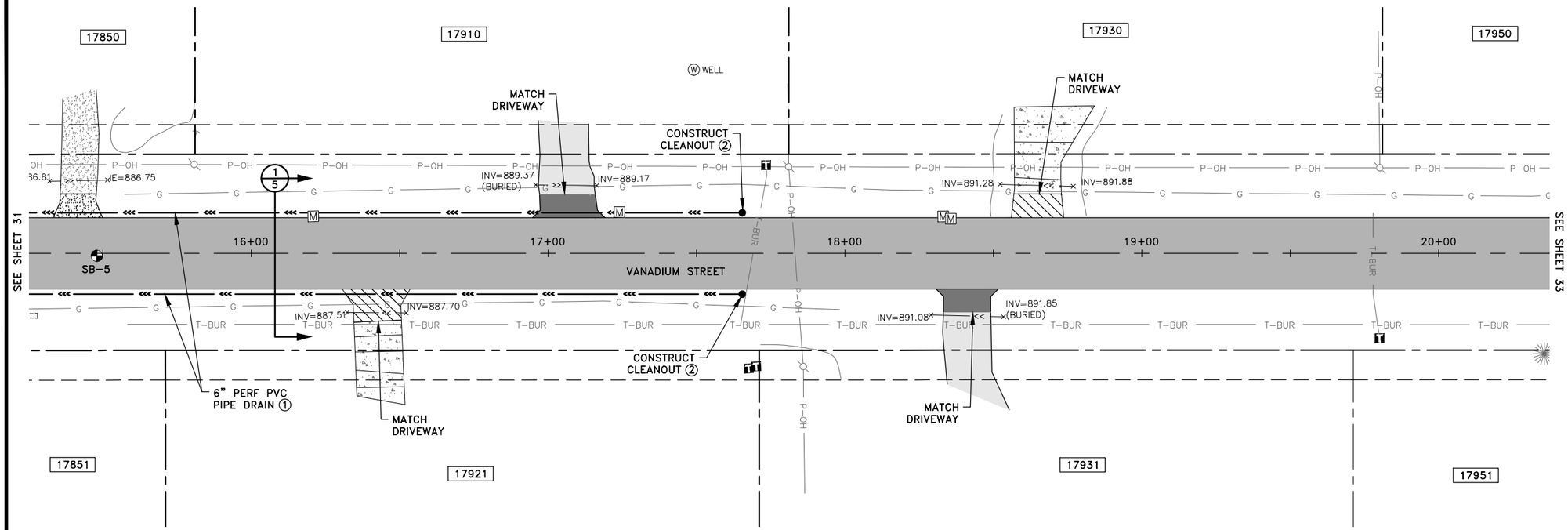


LEGEND

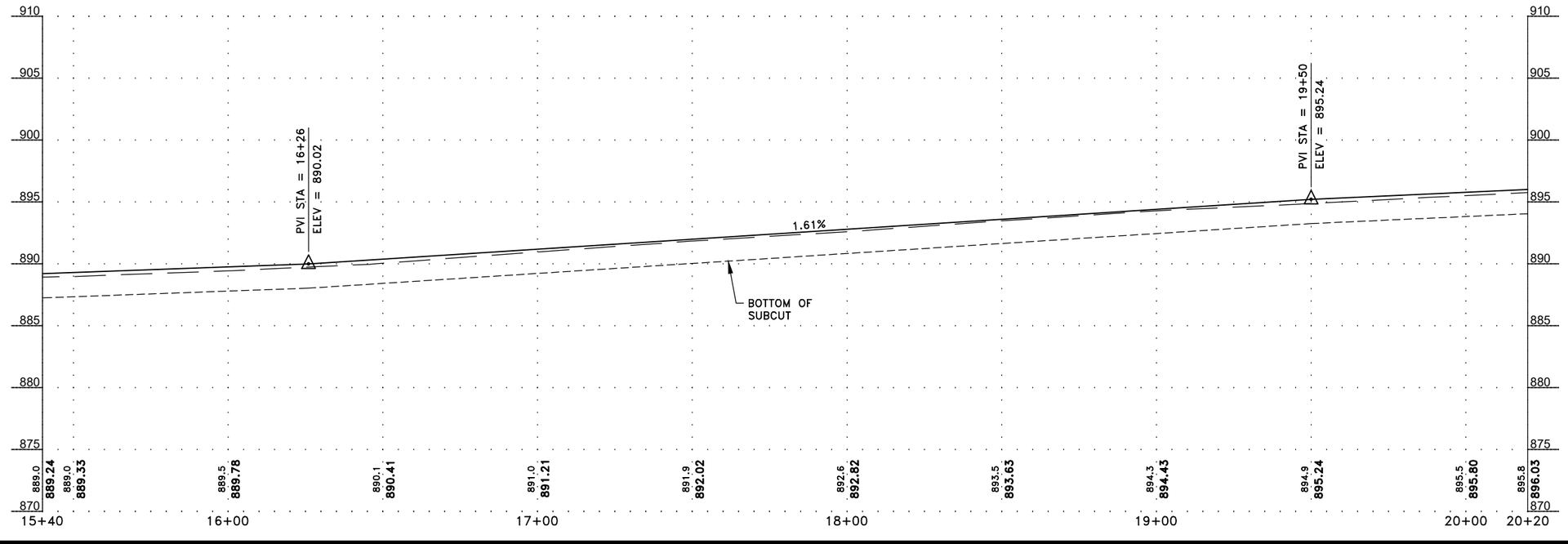
- PROPOSED BITUMINOUS PAVEMENT
- BITUMINOUS DRIVEWAY PAVEMENT PER CITY PLATE NO. STR-33 AND 1/6
- CONCRETE DRIVEWAY PAVEMENT PER CITY PLATE NO. STR-33 AND 2/6

SCALE 20 0 20 40 FEET

REFERENCE NOTES:

① PIPE DRAIN SHALL BE CAPPED AND SHALL INCLUDE TRACER WIRE AND TRACER WIRE ACCESS BOXES. TRACER WIRE AND TRACER WIRE ACCESS BOXES SHALL BE INCIDENTAL.

② CONSTRUCT CLEANOUT PER 7/6.



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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

VANADIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 32 OF 82 SHEETS

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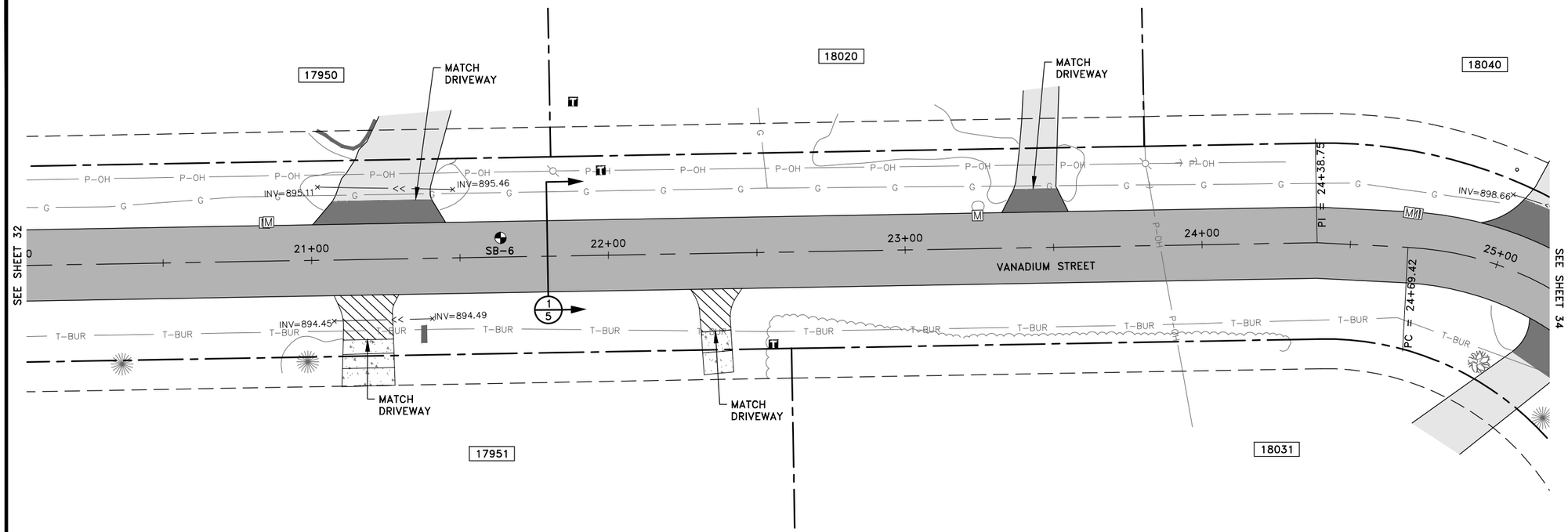
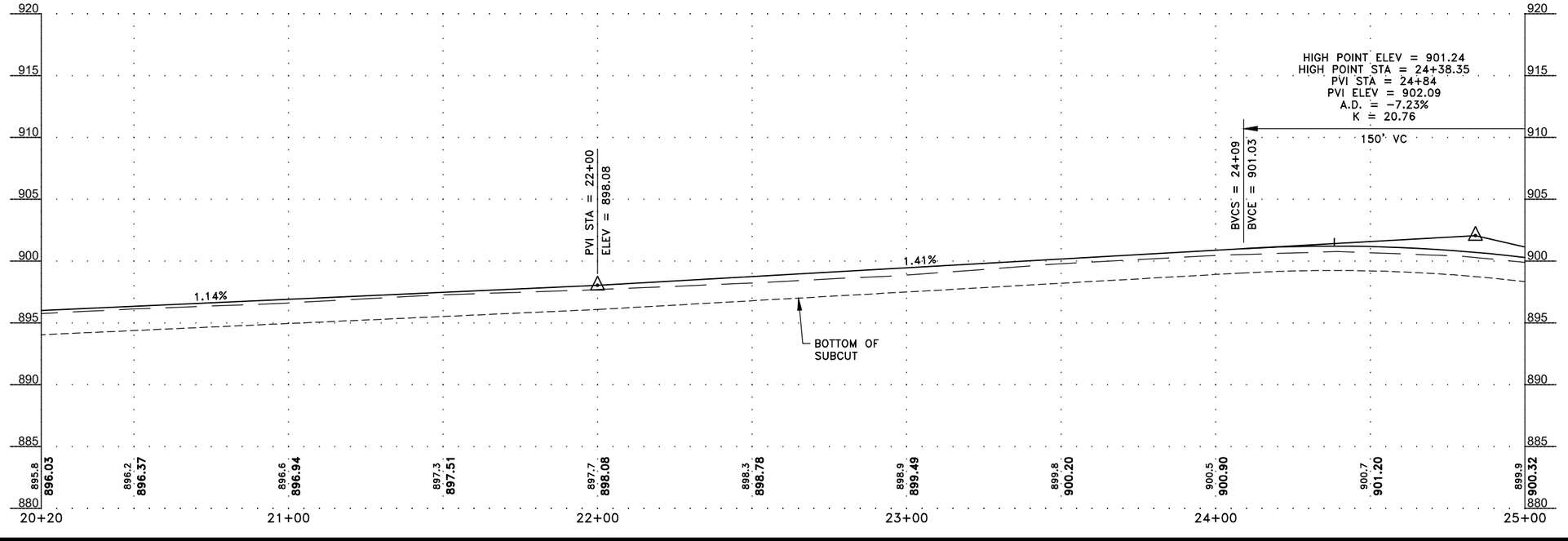


LEGEND

- PROPOSED BITUMINOUS PAVEMENT
- BITUMINOUS DRIVEWAY PAVEMENT PER CITY PLATE NO. STR-33 AND 1/6
- CONCRETE DRIVEWAY PAVEMENT PER CITY PLATE NO. STR-33 AND 2/6

SCALE IN FEET: 20 0 20 40



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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

VANADIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 33 OF 82 SHEETS

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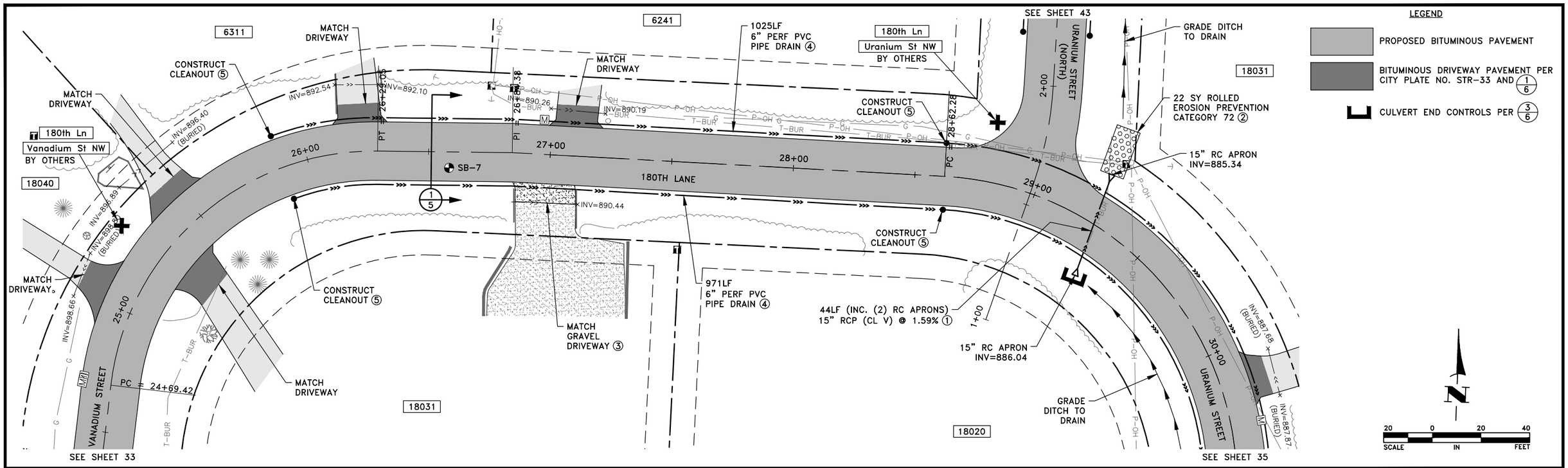

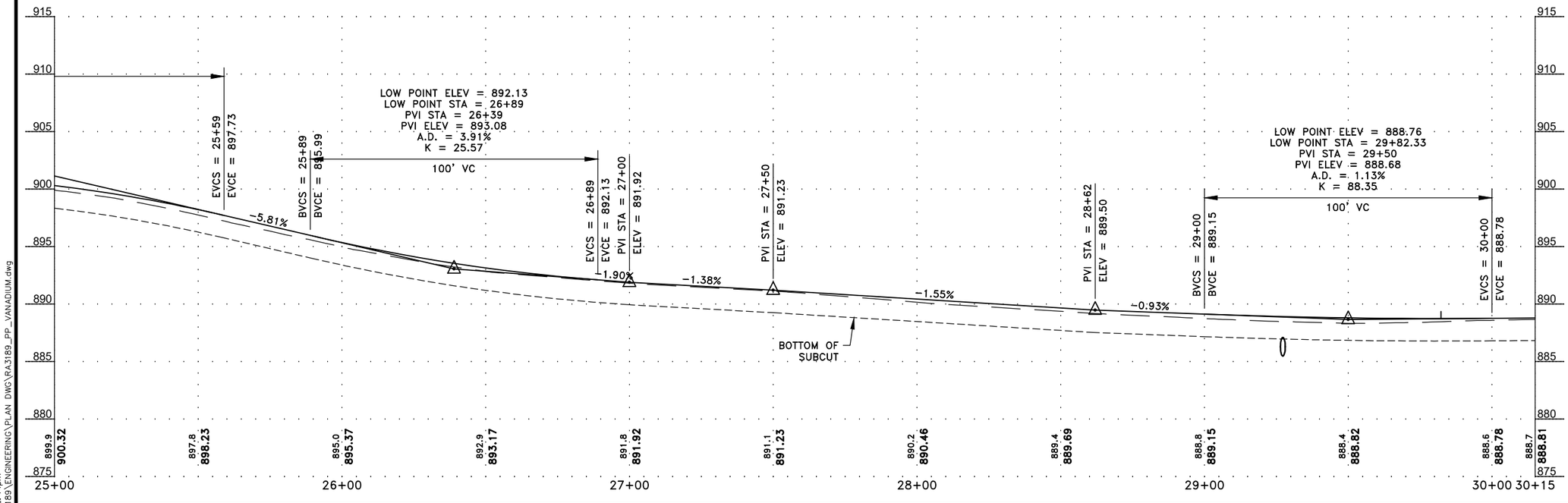

GENERAL NOTES:

1. SEE SHEET 61 FOR THE INTERSECTION STAKING PLAN.

REFERENCE NOTES:

① TIE ALL PIPE JOINTS PER MN/DOT STANDARD PLATE 3145. THIS WORK SHALL BE INCIDENTAL.

② ROLLED EROSION PREVENTION SHALL BE PLACED PER MN/DOT SPEC. 2575.3.G.2.b.

③ MATCH GRAVEL DRIVEWAY WITH EXISTING SURFACE MATERIAL. THIS WORK SHALL BE PAID PER ITEM 2118-AGGREGATE SURFACING SPECIAL. SEE CITY CITY PLATE NO. STR-33 FOR ADDITIONAL DRIVEWAY DETAILS.

④ PIPE DRAIN SHALL BE CAPPED AND SHALL INCLUDE TRACER WIRE AND TRACER WIRE ACCESS BOXES. TRACER WIRE AND TRACER WIRE ACCESS BOXES SHALL BE INCIDENTAL.

⑤ CONSTRUCT CLEANOUT PER 7/6.

DATE	REVISION

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

180TH LANE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 34 OF 82 SHEETS

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Apr. 22, 2024 - 2:44pm
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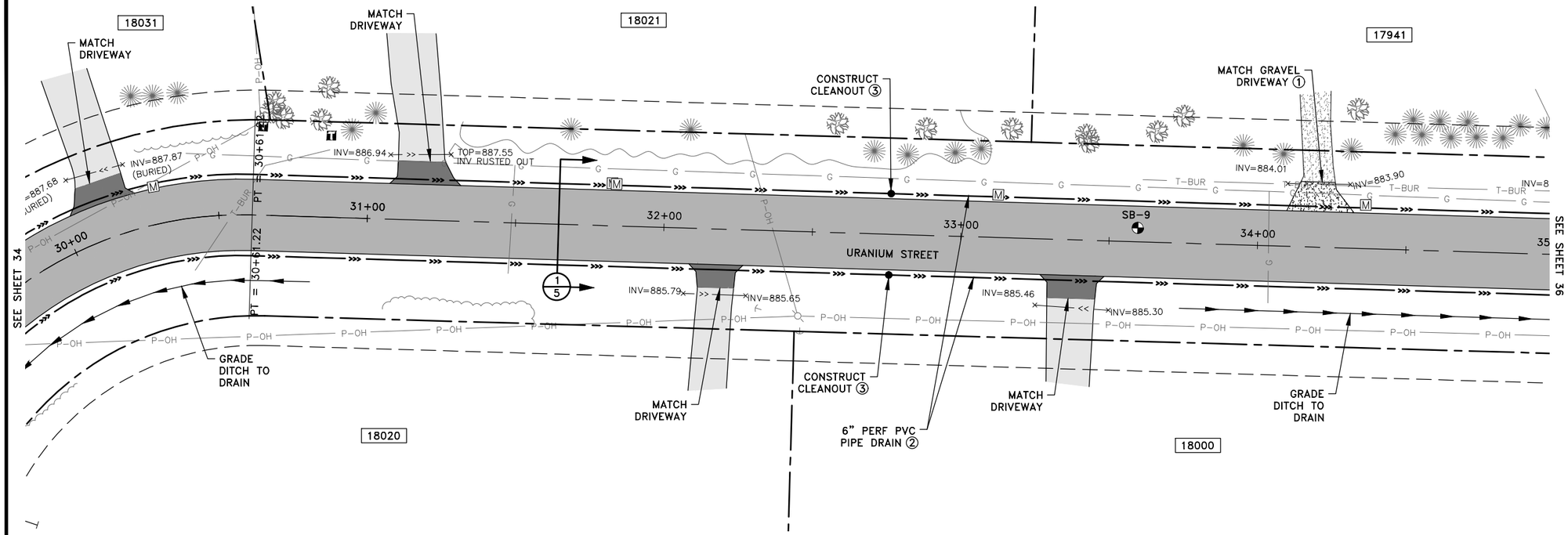
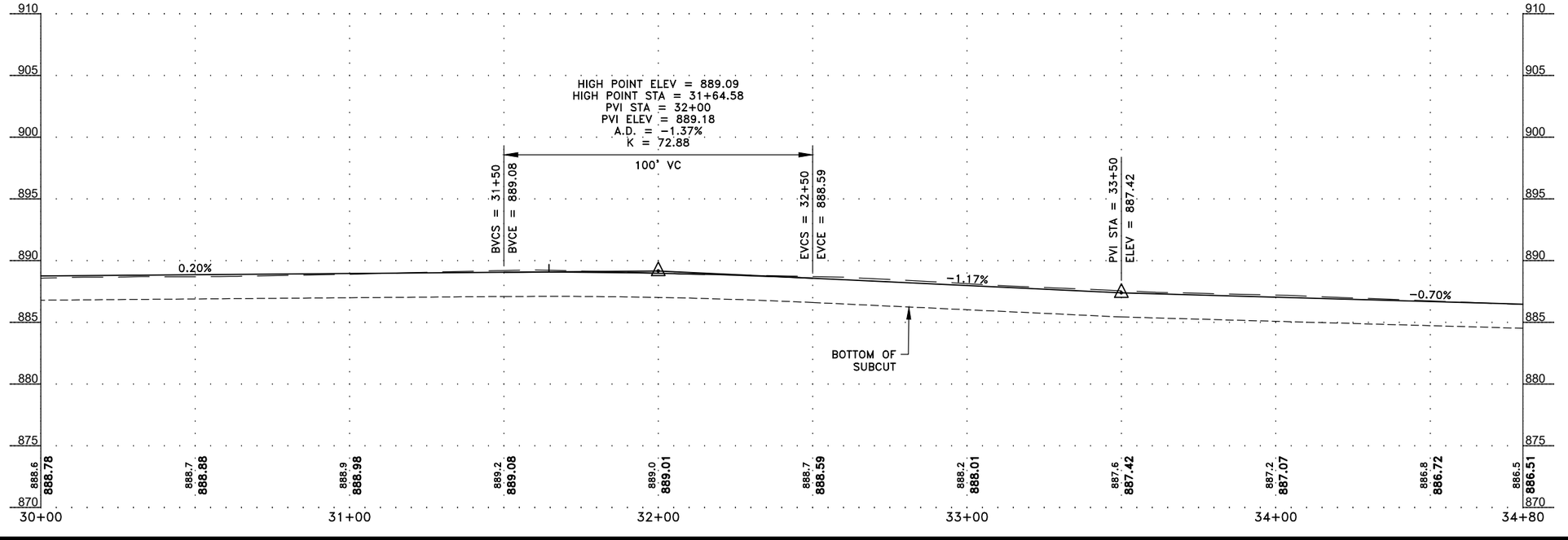


LEGEND

PROPOSED BITUMINOUS PAVEMENT

BITUMINOUS DRIVEWAY PAVEMENT PER CITY PLATE NO. STR-33 AND (1/6)

SCALE 20 0 20 40 IN FEET



REFERENCE NOTES:

① MATCH GRAVEL DRIVEWAY WITH EXISTING SURFACE MATERIAL. THIS WORK SHALL BE PAID PER ITEM 2118-AGGREGATE SURFACING SPECIAL. SEE CITY CITY PLATE NO. STR-33 FOR ADDITIONAL DRIVEWAY DETAILS.

② PIPE DRAIN SHALL BE CAPPED AND SHALL INCLUDE TRACER WIRE AND TRACER WIRE ACCESS BOXES. TRACER WIRE AND TRACER WIRE ACCESS BOXES SHALL BE INCIDENTAL.

③ CONSTRUCT CLEANOUT PER (7/6).

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

URANIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 35 OF 82 SHEETS

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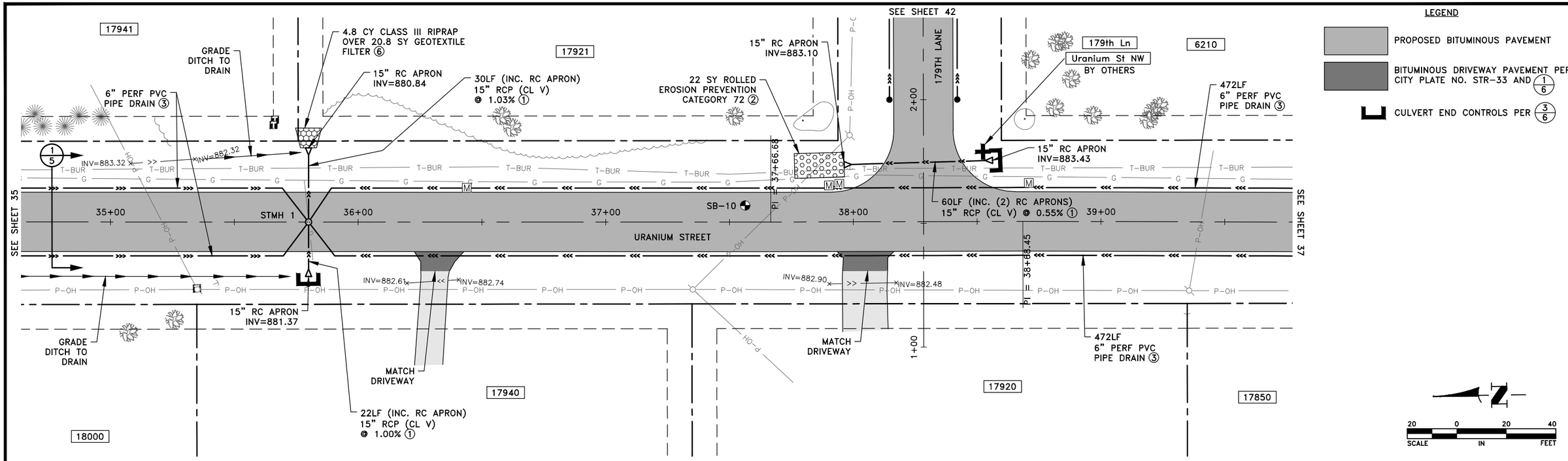
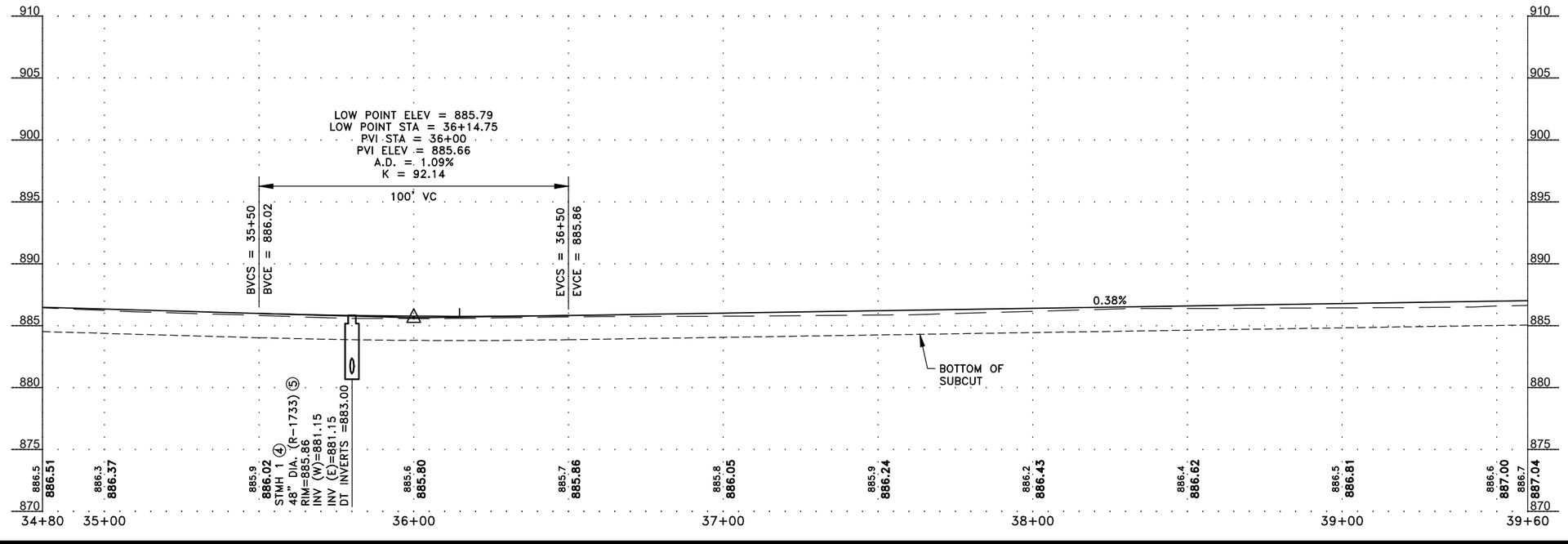


LEGEND

- PROPOSED BITUMINOUS PAVEMENT
- BITUMINOUS DRIVEWAY PAVEMENT PER CITY PLATE NO. STR-33 AND (1/6)
- CULVERT END CONTROLS PER (3/6)

SCALE 20 0 20 40 IN FEET



GENERAL NOTES:

1. SEE SHEET 61 FOR THE INTERSECTION STAKING PLAN.

REFERENCE NOTES:

(1) TIE ALL PIPE JOINTS PER MN/DOT STANDARD PLATE 3145. THIS WORK SHALL BE INCIDENTAL.
(2) ROLLED EROSION PREVENTION SHALL BE PLACED PER MN/DOT SPEC. 2575.3.G.2.B.
(3) PIPE DRAIN SHALL BE CAPPED AND SHALL INCLUDE TRACER WIRE AND TRACER WIRE ACCESS BOXES. TRACER WIRE AND TRACER WIRE ACCESS BOXES SHALL BE INCIDENTAL.
(4) STRUCTURE SHALL BE PER CITY PLATE STO-1.
(5) CASTING SHALL BE PER CITY PLATE NO. STO-14.
(6) PLACE RIPRAP PER CITY PLATE NO. ERO-3.

DATE	REVISION

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CONSTRUCTION PLAN

URANIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 36 OF 82 SHEETS

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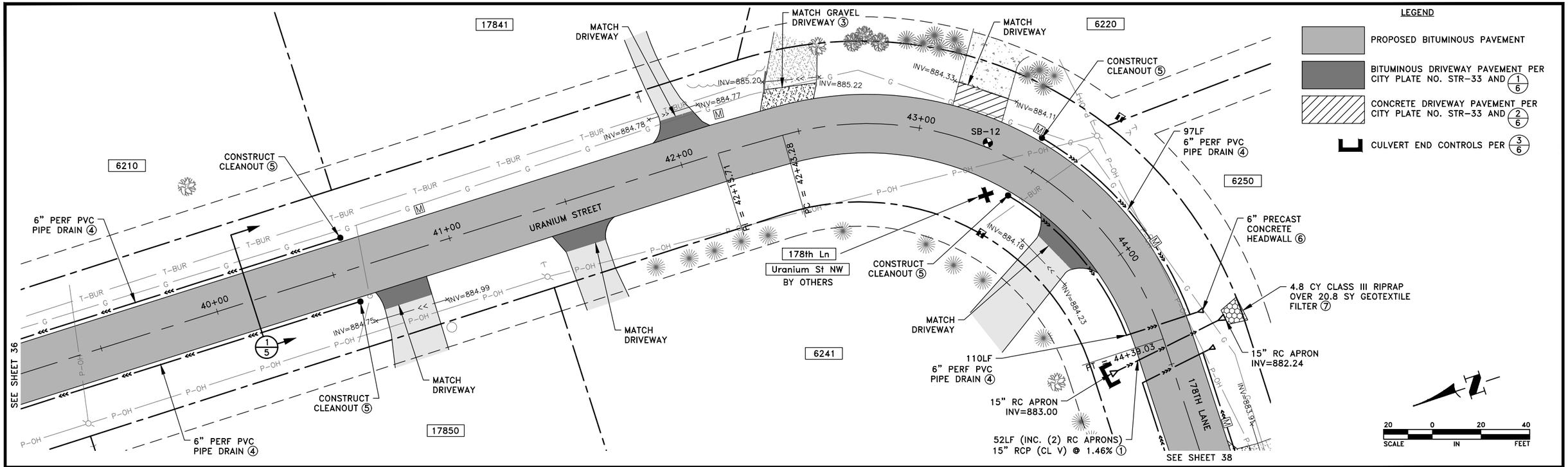

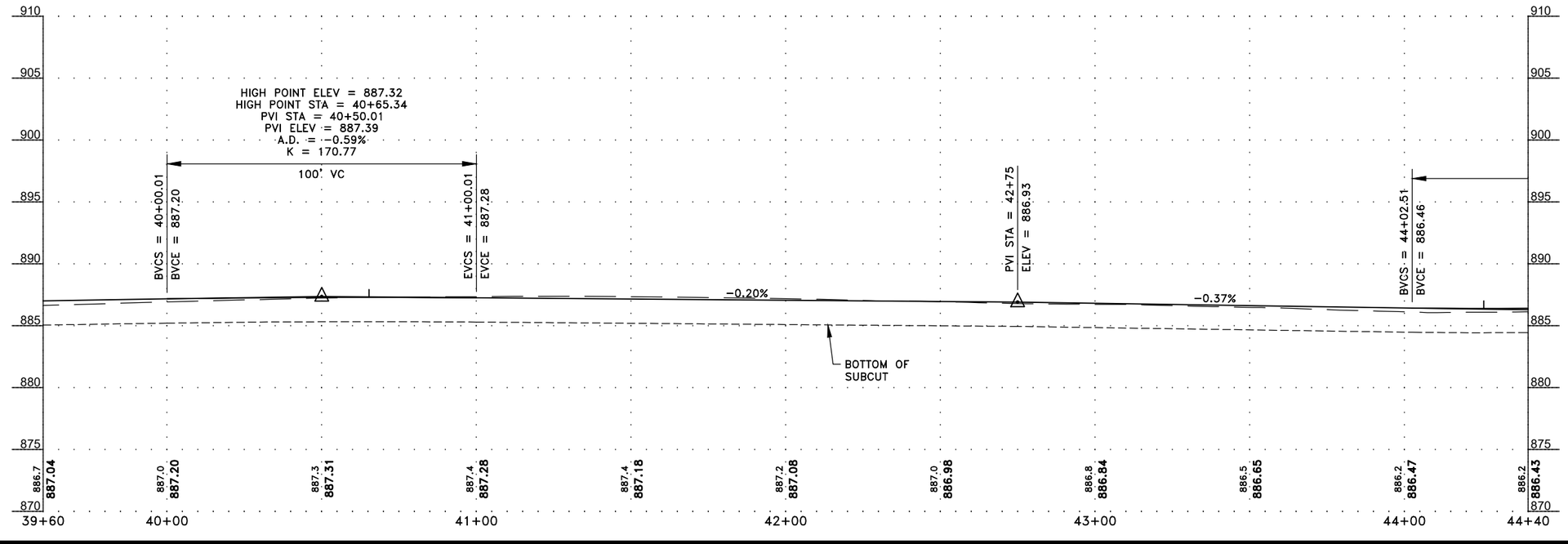

REFERENCE NOTES:

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② ROLLED EROSION PREVENTION SHALL BE PLACED PER MN/DOT SPEC. 2575.3.G.2.b.

③ MATCH GRAVEL DRIVEWAY WITH EXISTING SURFACE MATERIAL. THIS WORK SHALL BE PAID PER ITEM 2118-AGGREGATE SURFACING SPECIAL. SEE CITY CITY PLATE NO. STR-33 FOR ADDITIONAL DRIVEWAY DETAILS.

④ PIPE DRAIN SHALL BE CAPPED AND SHALL INCLUDE TRACER WIRE AND TRACER WIRE ACCESS BOXES. TRACER WIRE AND TRACER WIRE ACCESS BOXES SHALL BE INCIDENTAL.

⑤ CONSTRUCT CLEANOUT PER 7/6.

⑥ CONCRETE HEADWALL SHALL BE PER MN/DOT STANDARD PLATE 3131.

⑦ PLACE RIPRAP PER CITY PLATE NO. ERO-3.

DATE	REVISION

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

URANIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 37 OF 82 SHEETS

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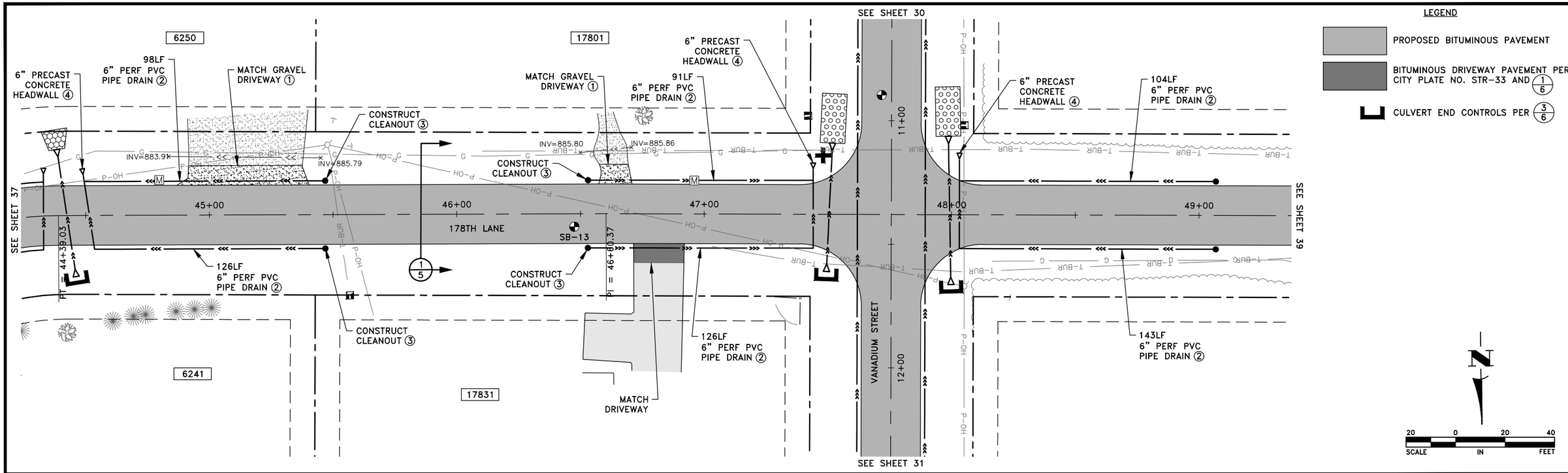

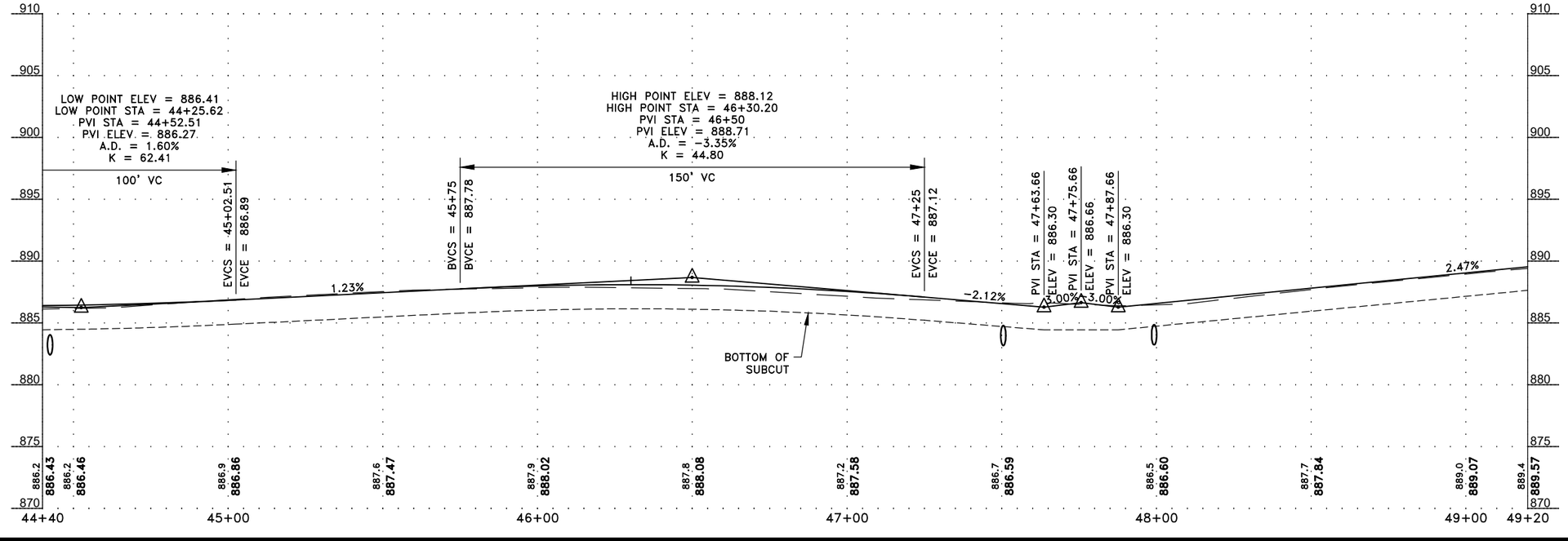

GENERAL NOTES:

1. SEE SHEET 60 FOR THE INTERSECTION STAKING PLAN.

REFERENCE NOTES:

① MATCH GRAVEL DRIVEWAY WITH EXISTING SURFACE MATERIAL. THIS WORK SHALL BE PAID PER ITEM 2118-AGGREGATE SURFACING SPECIAL. SEE CITY CITY PLATE NO. STR-33 FOR ADDITIONAL DRIVEWAY DETAILS.

② PIPE DRAIN SHALL BE CAPPED AND SHALL INCLUDE TRACER WIRE AND TRACER WIRE ACCESS BOXES. TRACER WIRE AND TRACER WIRE ACCESS BOXES SHALL BE INCIDENTAL.

③ CONSTRUCT CLEANOUT PER 7/6.

④ CONCRETE HEADWALL SHALL BE PER MN/DOT STANDARD PLATE 3131.

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 4/22/24 Lic. No. 43381

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN

Hakanson Anderson
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3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

178TH LANE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 38 OF 82 SHEETS

RA3189

Apr. 22, 2024 - 2:44pm
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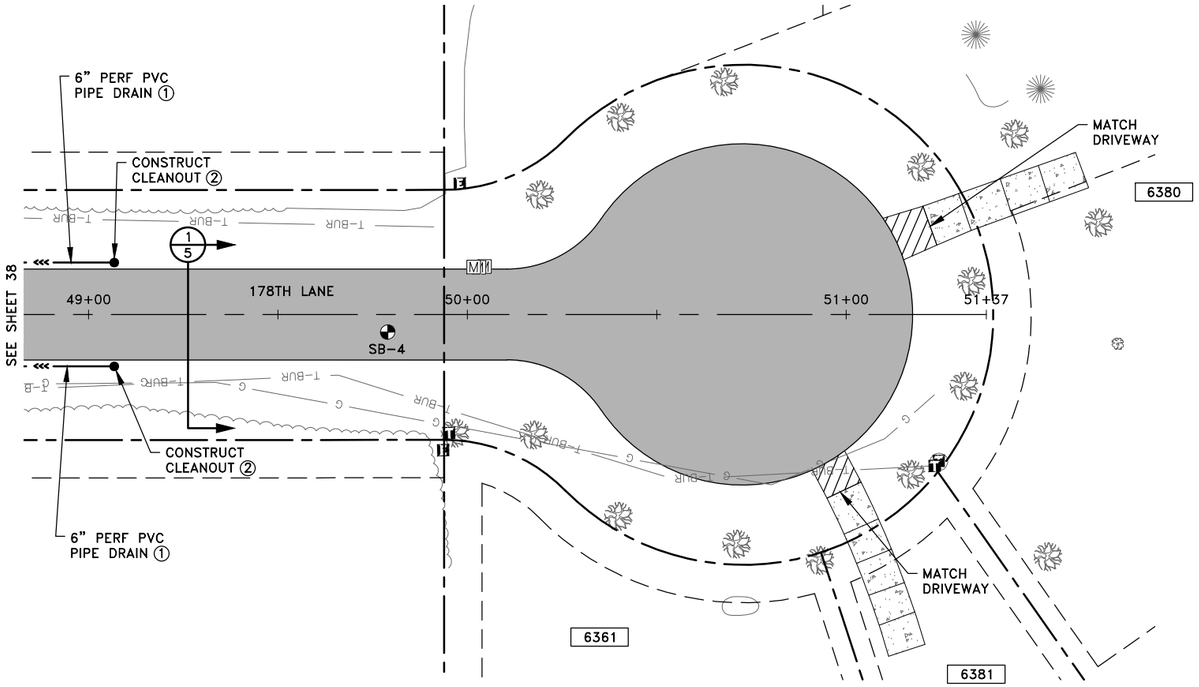
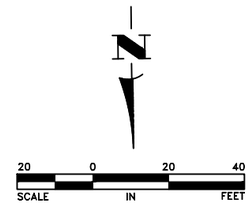
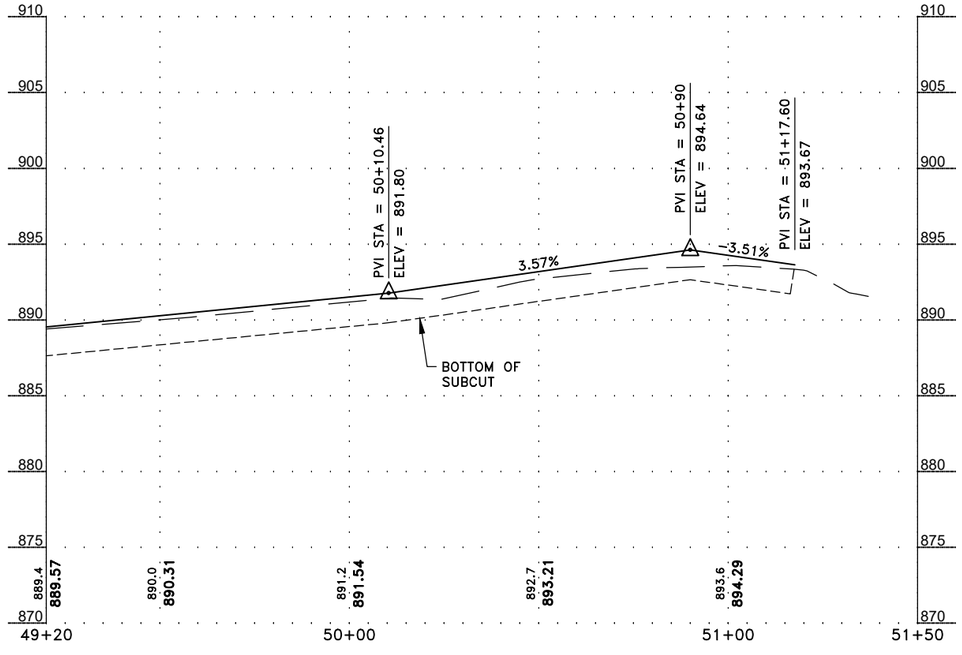


LEGEND

PROPOSED BITUMINOUS PAVEMENT

CONCRETE DRIVEWAY PAVEMENT PER CITY PLATE NO. STR-33 AND (2/6)





GENERAL NOTES:

1. SEE SHEET 61 FOR THE CUL-DE-SAC STAKING PLAN.

REFERENCE NOTES:

(1) PIPE DRAIN SHALL BE CAPPED AND SHALL INCLUDE TRACER WIRE AND TRACER WIRE ACCESS BOXES. TRACER WIRE AND TRACER WIRE ACCESS BOXES SHALL BE INCIDENTAL.

(2) CONSTRUCT CLEANOUT PER (7/6).

DATE	REVISION

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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

178TH LANE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 39 OF 82 SHEETS

RA3189

Apr. 22, 2024 - 2:44pm
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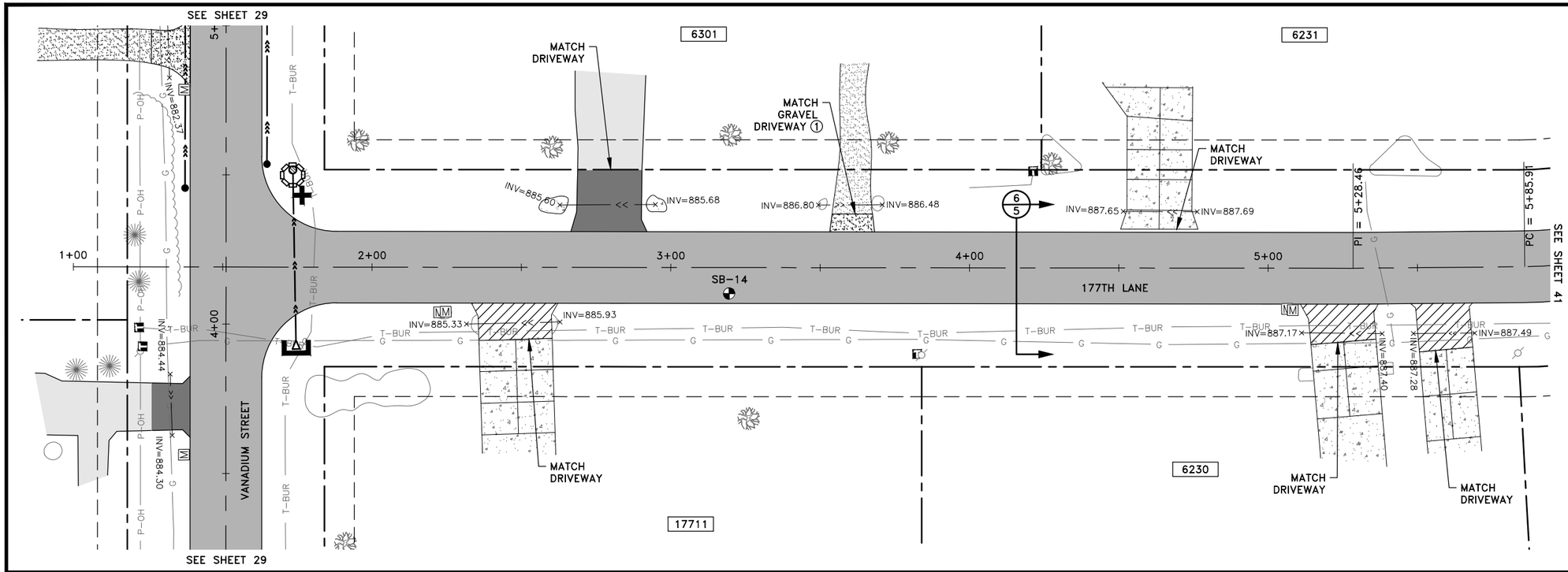

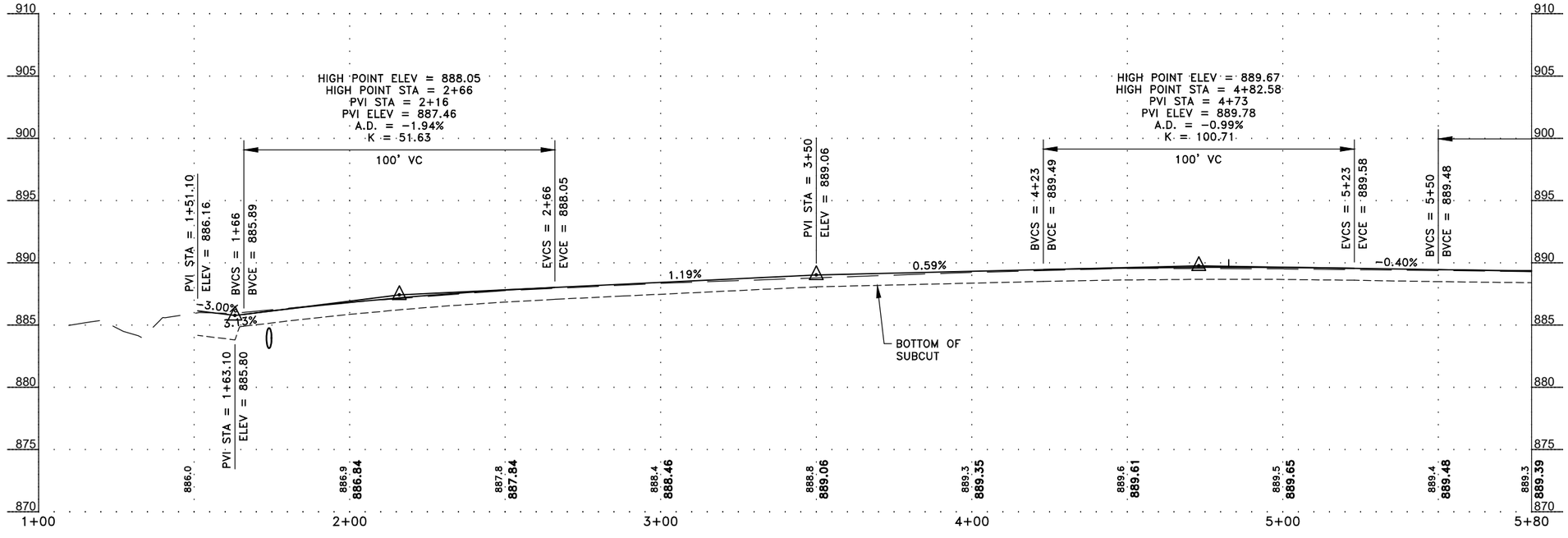

GENERAL NOTES:

1. SEE SHEET 60 FOR THE INTERSECTION STAKING PLAN.

REFERENCE NOTES:

(1) MATCH GRAVEL DRIVEWAY WITH EXISTING SURFACE MATERIAL. THIS WORK SHALL BE PAID PER ITEM 2118-AGGREGATE SURFACING SPECIAL. SEE CITY CITY PLATE NO. STR-33 FOR ADDITIONAL DRIVEWAY DETAILS.

(2) STORM DRAIN INLET PROTECTION SHALL BE PER 4/6 OR APPROVED EQUAL.

DATE	REVISION

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SHANE M. NELSON, P.E.
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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

177TH LANE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 40 OF 82 SHEETS

RA3189

Apr. 22, 2024 - 2:44pm
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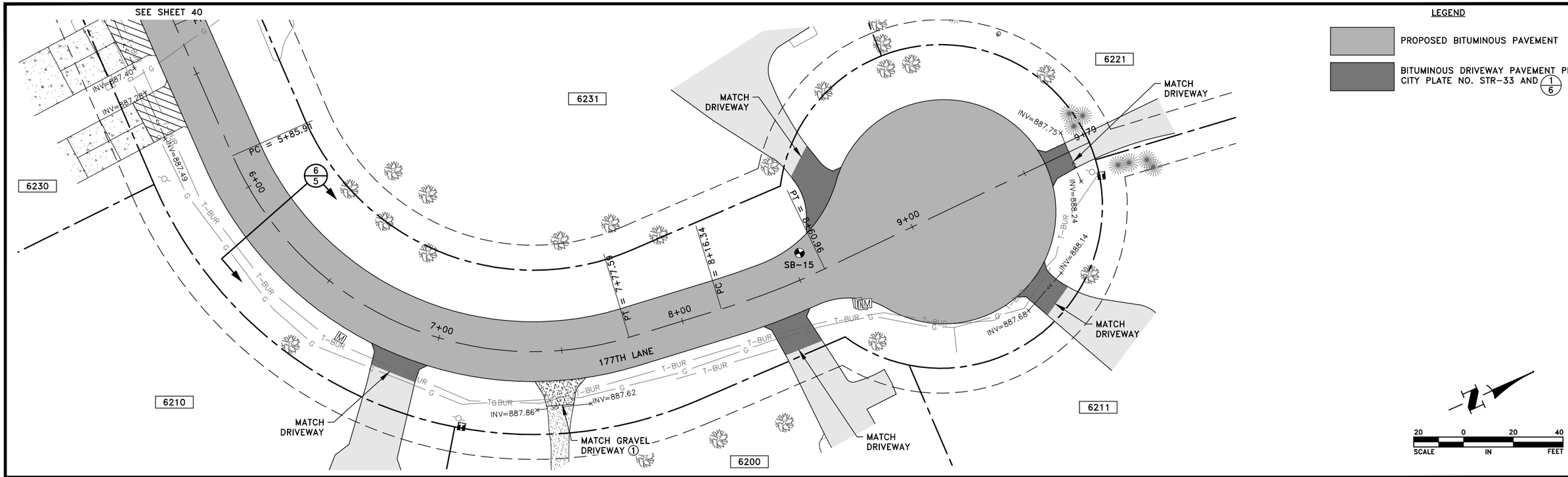

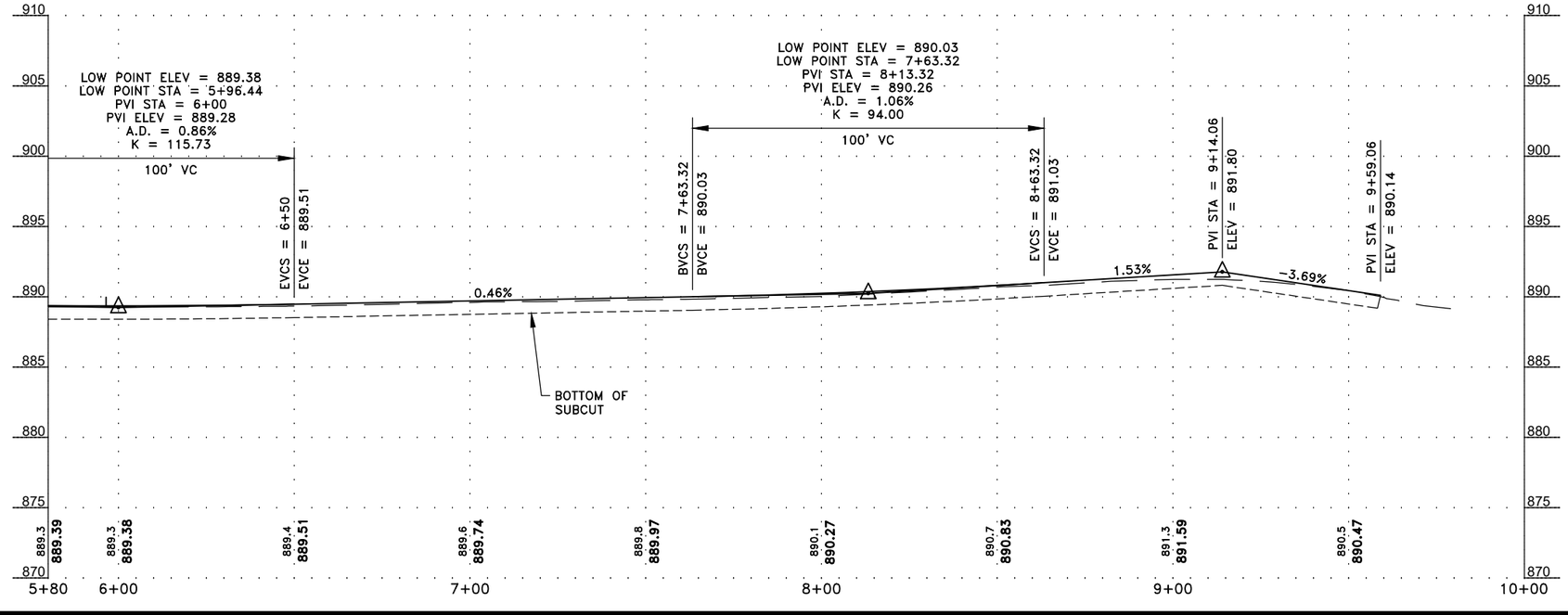

GENERAL NOTES:

1. SEE SHEET 60 FOR THE CUL-DE-SAC STAKING PLAN.

REFERENCE NOTES:

(1) MATCH GRAVEL DRIVEWAY WITH EXISTING SURFACE MATERIAL. THIS WORK SHALL BE PAID PER ITEM 2118-AGGREGATE SURFACING SPECIAL. SEE CITY CITY PLATE NO. STR-33 FOR ADDITIONAL DRIVEWAY DETAILS.

DATE	REVISION

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

177TH LANE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 41 OF 82 SHEETS

RA3189

Apr. 22, 2024 - 2:44pm
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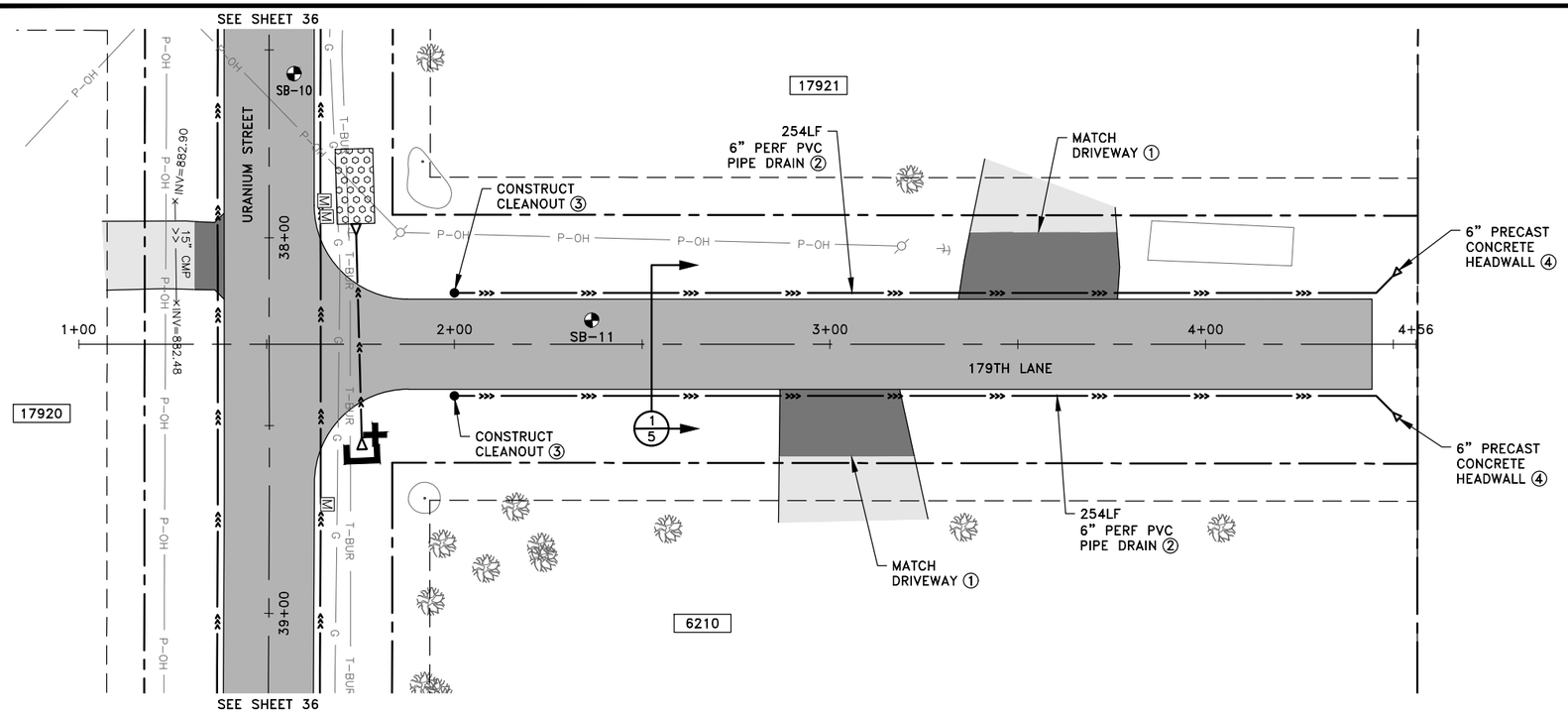
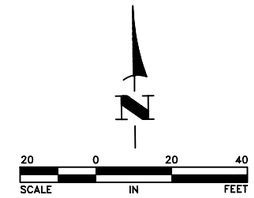
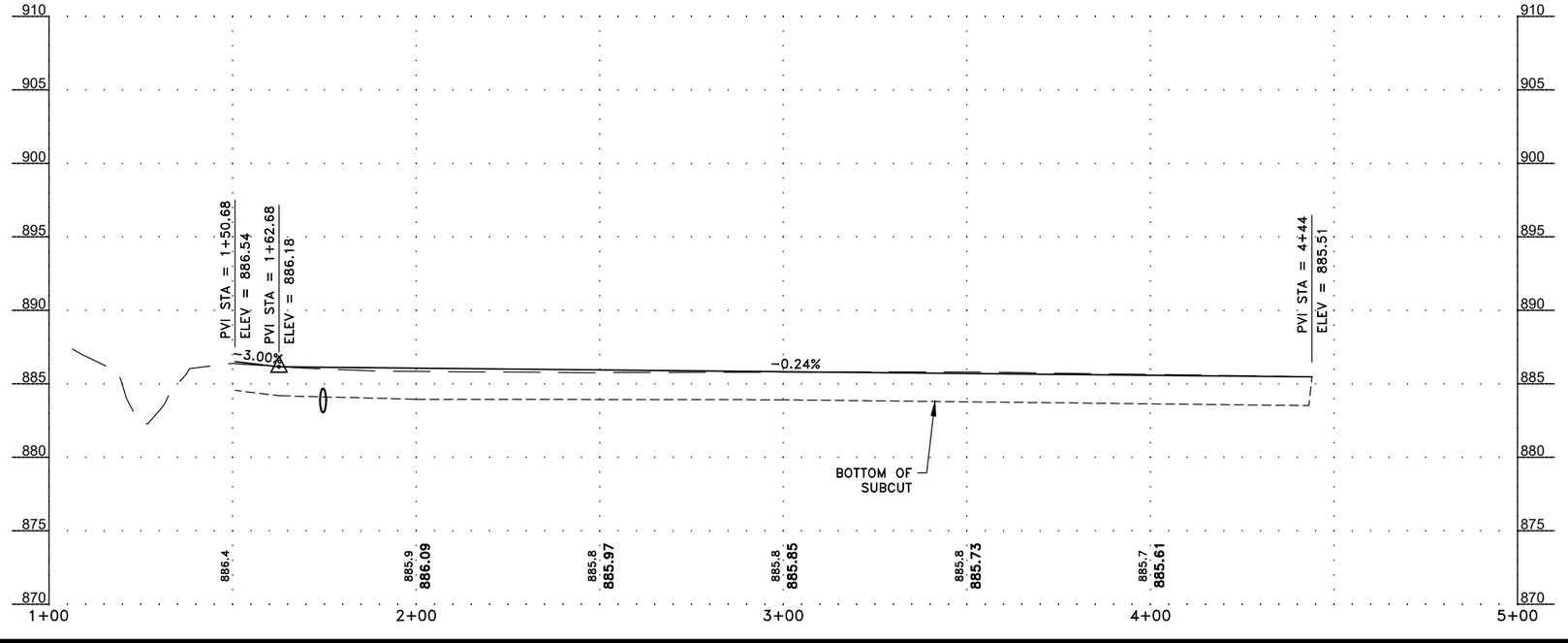


LEGEND

- PROPOSED BITUMINOUS PAVEMENT
- BITUMINOUS DRIVEWAY PAVEMENT PER CITY PLATE NO. STR-33 AND (1/6)
- CULVERT END CONTROLS PER (3/6)





GENERAL NOTES:

1. SEE SHEET 61 FOR THE INTERSECTION STAKING PLAN.

REFERENCE NOTES:

(1) GRADE DRIVEWAY TO DRAIN. THIS WORK SHALL BE INCIDENTAL.

(2) PIPE DRAIN SHALL BE CAPPED AND SHALL INCLUDE TRACER WIRE AND TRACER WIRE ACCESS BOXES. TRACER WIRE AND TRACER WIRE ACCESS BOXES SHALL BE INCIDENTAL.

(3) CONSTRUCT CLEANOUT PER (7/6).

(4) CONCRETE HEADWALL SHALL BE PER MN/DOT STANDARD PLATE 3131.

DATE	REVISION

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SHANE M. NELSON, P.E.
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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

179TH LANE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 42 OF 82 SHEETS

RA3189

Apr. 22, 2024 - 2:44pm
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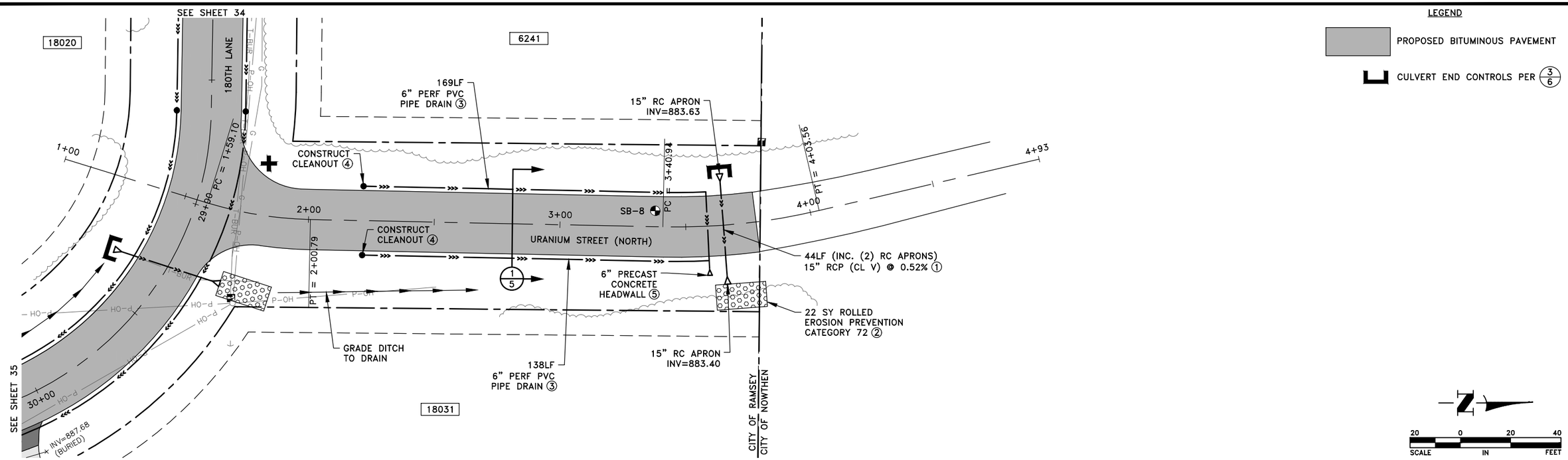

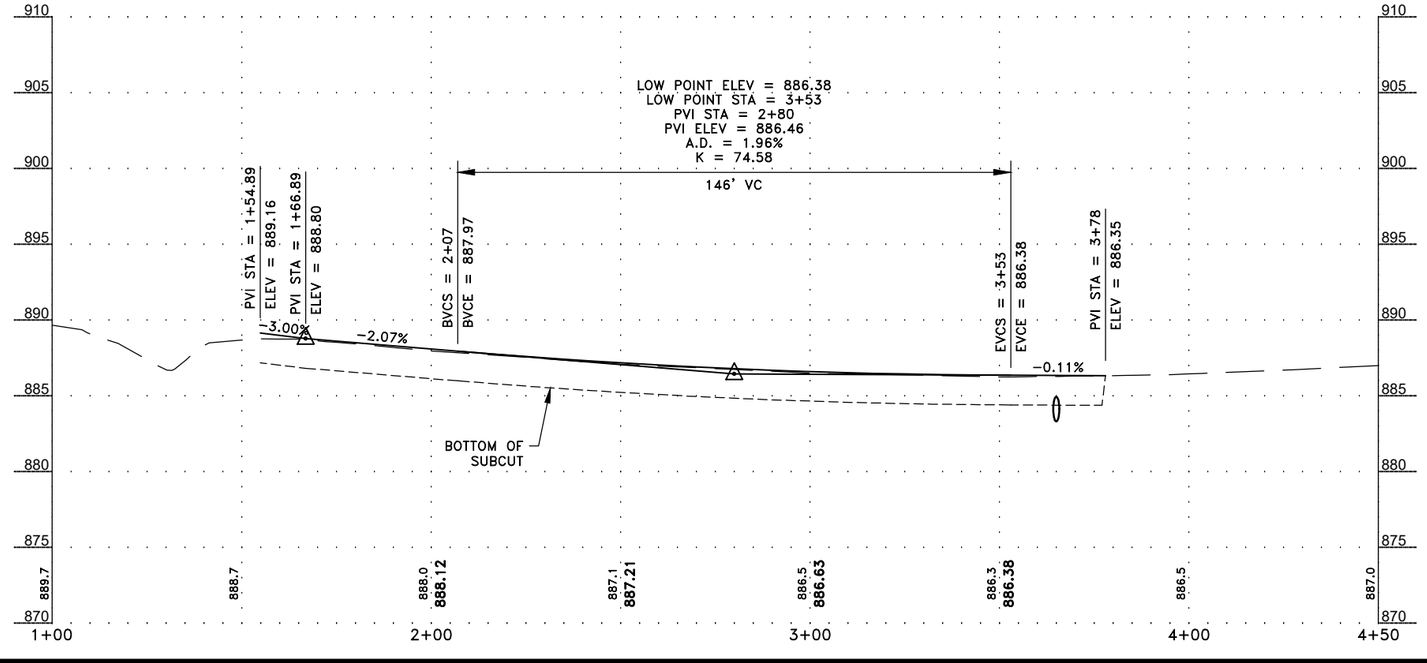

GENERAL NOTES:

1. SEE SHEET 61 FOR THE INTERSECTION STAKING PLANS.

REFERENCE NOTES:

① TIE ALL PIPE JOINTS PER MN/DOT STANDARD PLATE 3145. THIS WORK SHALL BE INCIDENTAL.

② ROLLED EROSION PREVENTION SHALL BE PLACED PER MN/DOT SPEC. 2575.3.G.2.b.

③ PIPE DRAIN SHALL BE CAPPED AND SHALL INCLUDE TRACER WIRE AND TRACER WIRE ACCESS BOXES. TRACER WIRE AND TRACER WIRE ACCESS BOXES SHALL BE INCIDENTAL.

④ CONSTRUCT CLEANOUT PER 7/6.

⑤ CONCRETE HEADWALL SHALL BE PER MN/DOT STANDARD PLATE 3131.

DATE	REVISION

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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

URANIUM STREET (NORTH)
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 43 OF 82 SHEETS

RA3189

Apr. 22, 2024 - 2:45pm
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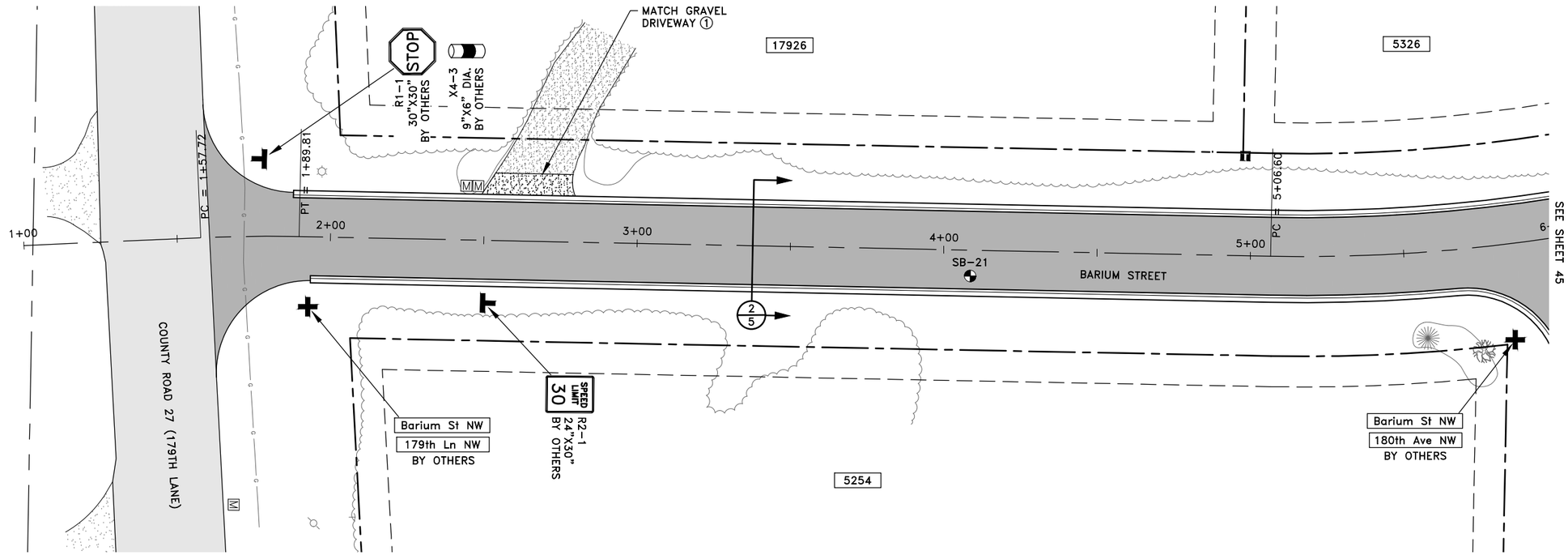

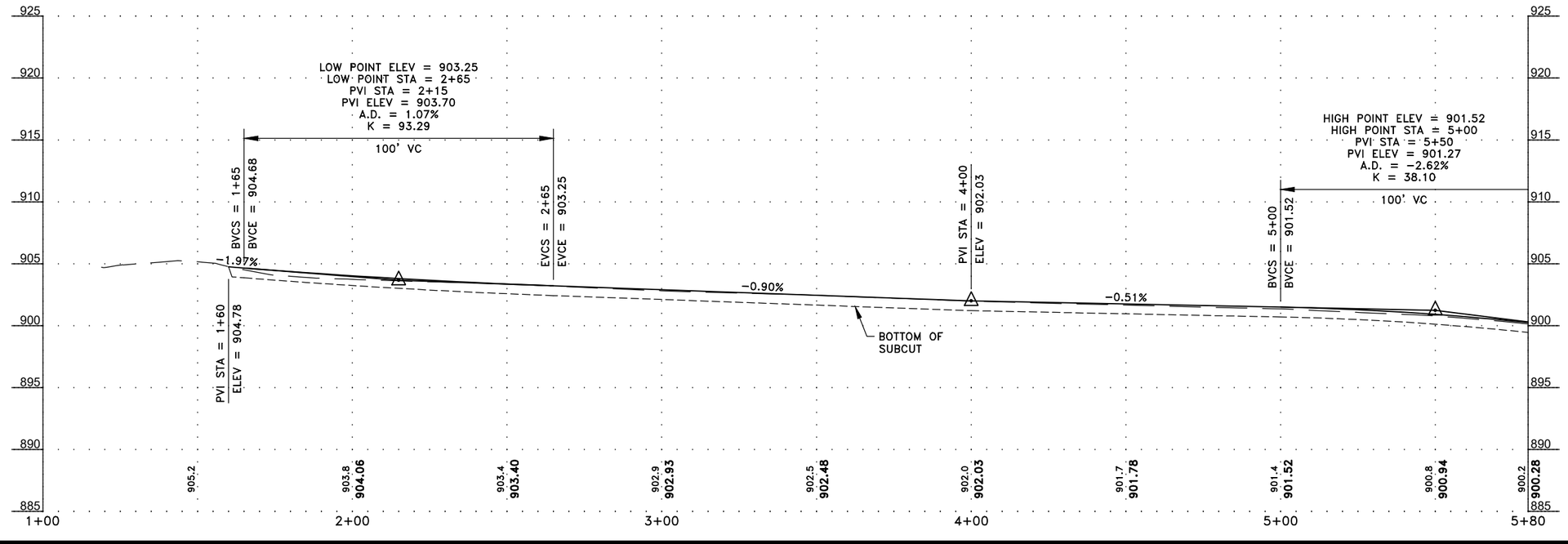

GENERAL NOTES:

1. SEE SHEET 62 FOR THE INTERSECTION STAKING PLAN.
2. CURB AT DRIVEWAYS SHALL BE CONSTRUCTED PER 8/6.

REFERENCE NOTES:

(1) MATCH GRAVEL DRIVEWAY WITH EXISTING SURFACE MATERIAL. THIS WORK SHALL BE PAID PER ITEM 2118-AGGREGATE SURFACING SPECIAL. SEE CITY CITY PLATE NO. STR-33 FOR ADDITIONAL DRIVEWAY DETAILS.

DATE	REVISION

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SHANE M. NELSON, P.E.
Date 4/22/24 Lic. No. 43381

DESIGNED BY: TAE
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3601 Thurston Ave., Anoka, Minnesota 55303
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www.hakanson-anderson.com

NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

BARIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 44 OF 82 SHEETS

RA3189

Apr. 22, 2024 - 2:45pm
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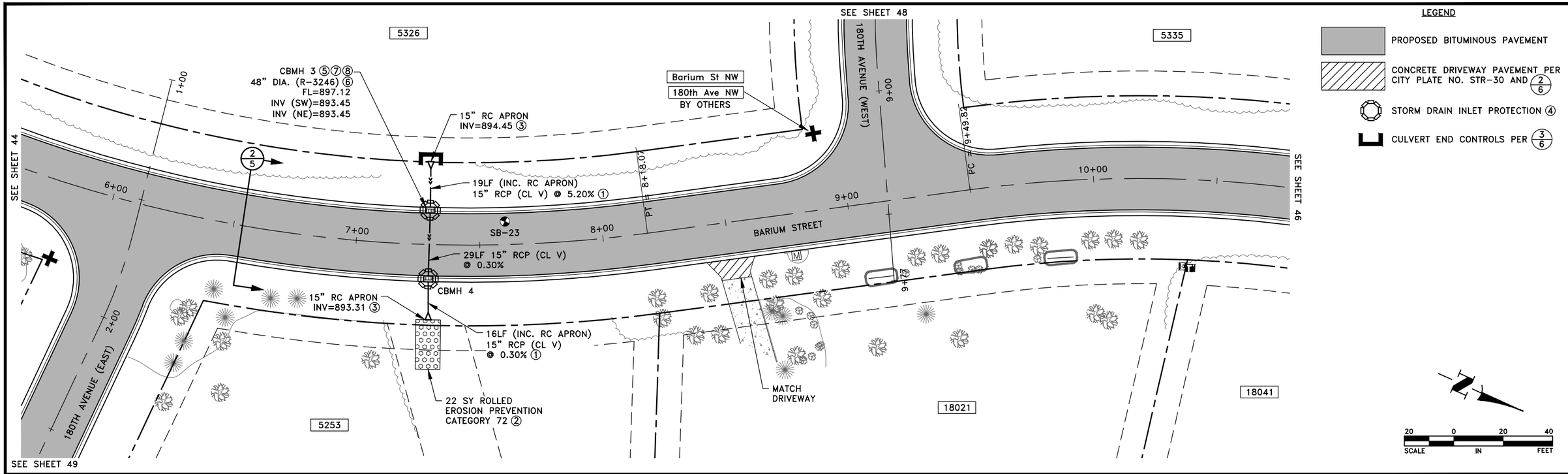

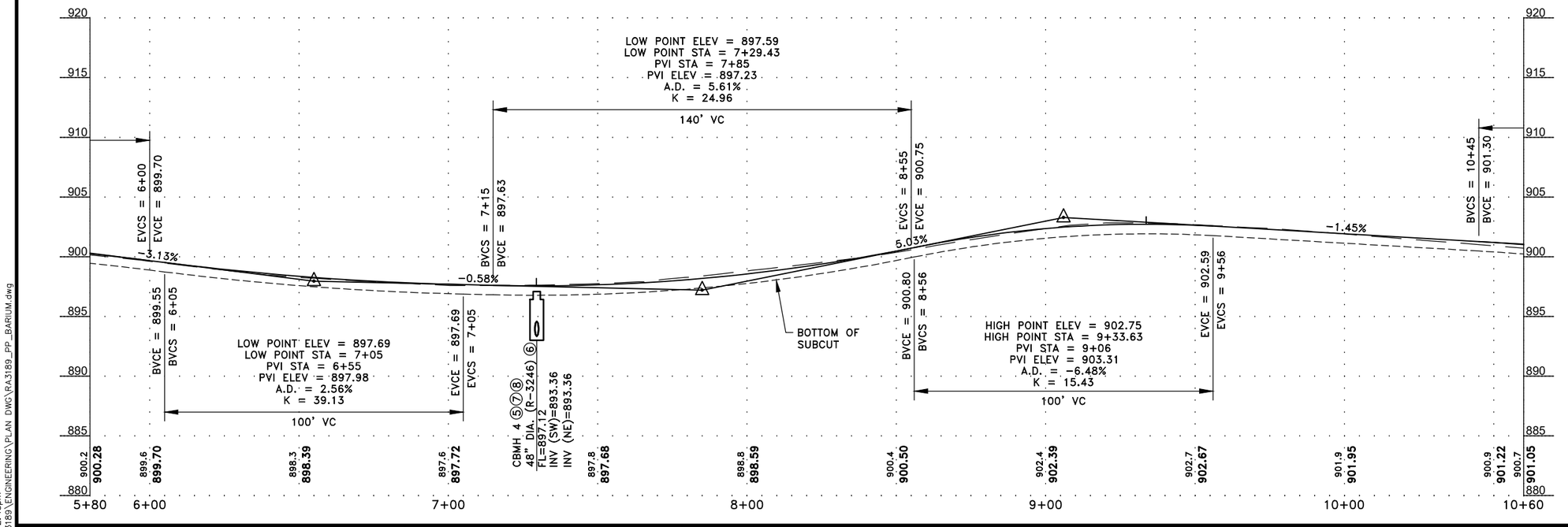

GENERAL NOTES:

1. SEE SHEET 62 FOR THE INTERSECTION STAKING PLANS.
2. CURB AT DRIVEWAYS SHALL BE CONSTRUCTED PER 8/6.

REFERENCE NOTES:

① TIE ALL PIPE JOINTS PER MN/DOT STANDARD PLATE 3145. THIS WORK SHALL BE INCIDENTAL.
② ROLLED EROSION PREVENTION SHALL BE PLACED PER MN/DOT SPEC. 2575.3.G.2.b.
③ APRON SHALL INCLUDE A TRASH GUARD PER CITY PLATE NO. STO-8.
④ STORM DRAIN INLET PROTECTION SHALL BE PER 5/6 AND 6/6 OR APPROVED EQUAL.
⑤ STRUCTURE SHALL BE PER CITY PLATE NO. STO-1.
⑥ CASTING SHALL BE PER CITY PLATE NO. STO-4.
⑦ TRANSITION CURB AT CATCH BASIN PER CITY PLATE NO. STR-27.
⑧ MANHOLE COVER SHALL BE PLACED PER CITY PLATE NO. STO-5.

DATE	REVISION

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SHANE M. NELSON, P.E.
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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

BARIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 45 OF 82 SHEETS

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Apr. 22, 2024 - 2:45pm
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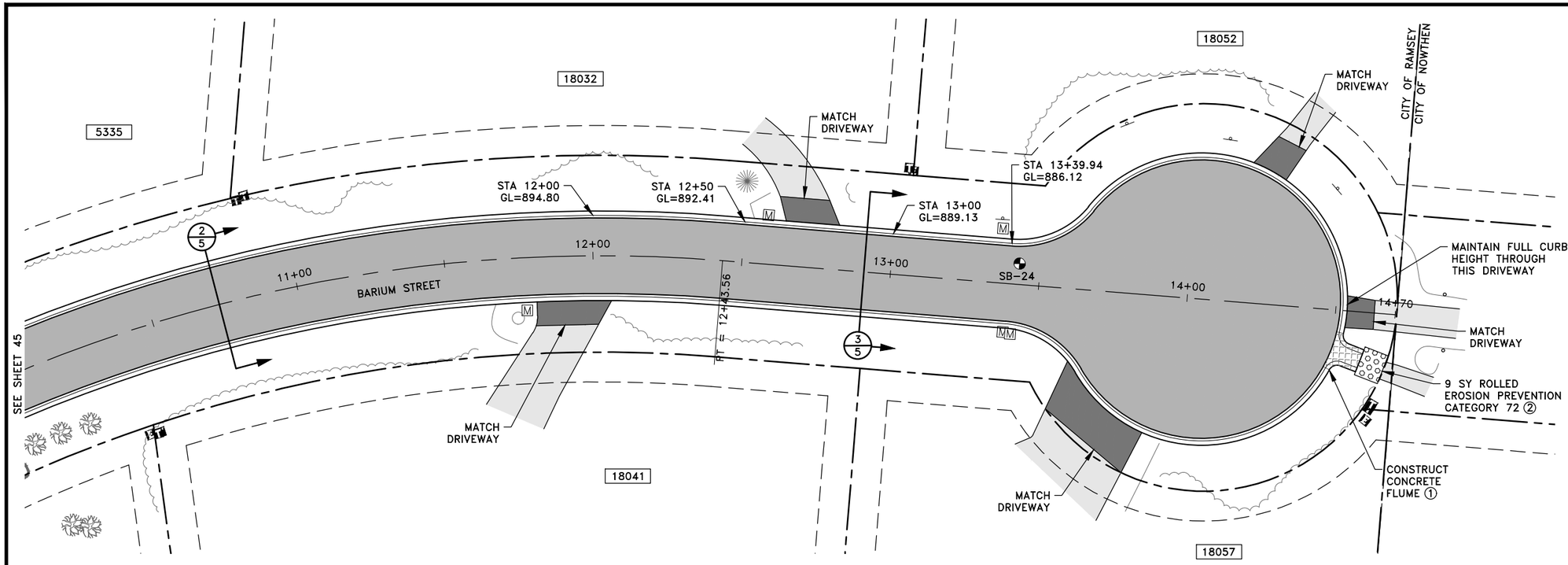

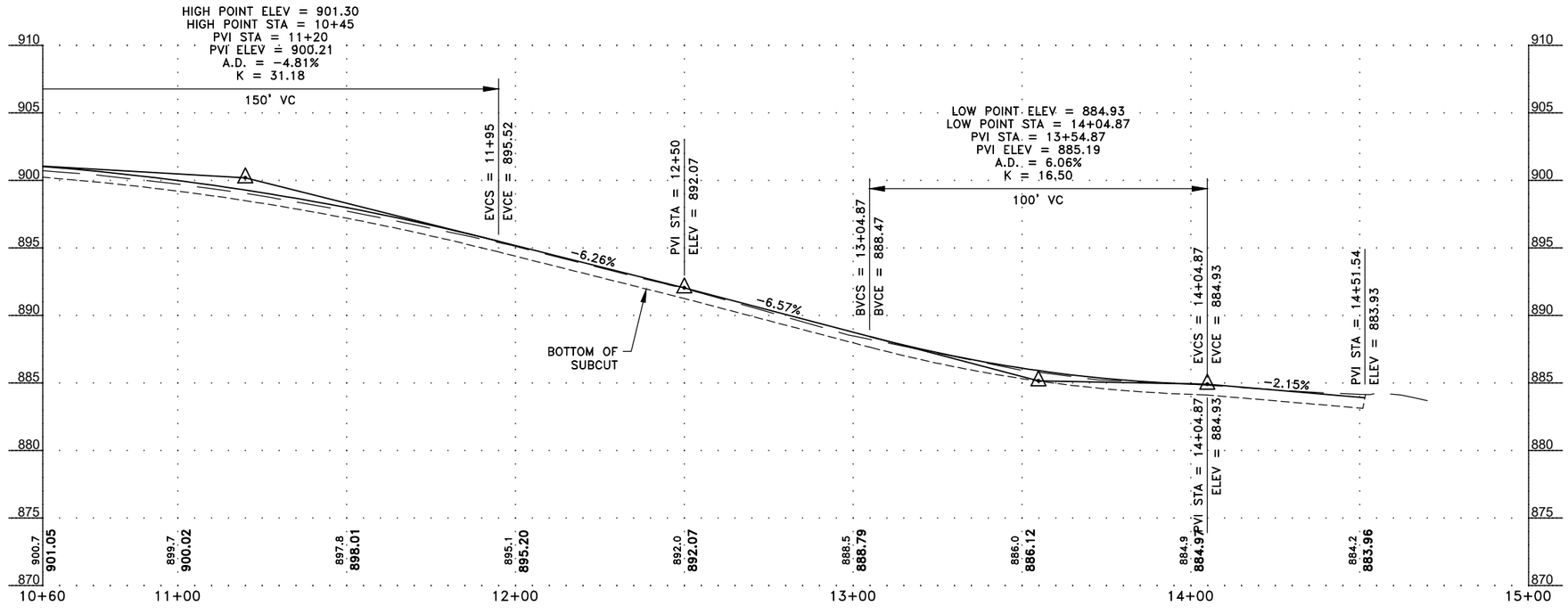

GENERAL NOTES:

1. SEE SHEET 63 FOR THE CUL-DE-SAC STAKING PLAN.
2. UNLESS NOTED, CURB AT DRIVEWAYS SHALL BE CONSTRUCTED PER (8/6).

REFERENCE NOTES:

(1) HATCHED AREA SHALL BE PAID PER ITEM 2531-CONCRETE DRAINAGE FLUME.
(2) ROLLED EROSION PREVENTION SHALL BE PLACED PER MN/DOT SPEC. 2575.3.G.2.B.

DATE	REVISION

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SHANE M. NELSON, P.E.
Date 4/22/24 Lic. No. 43381

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

BARIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 46 OF 82 SHEETS

RA3189

Apr. 22, 2024 - 2:45pm
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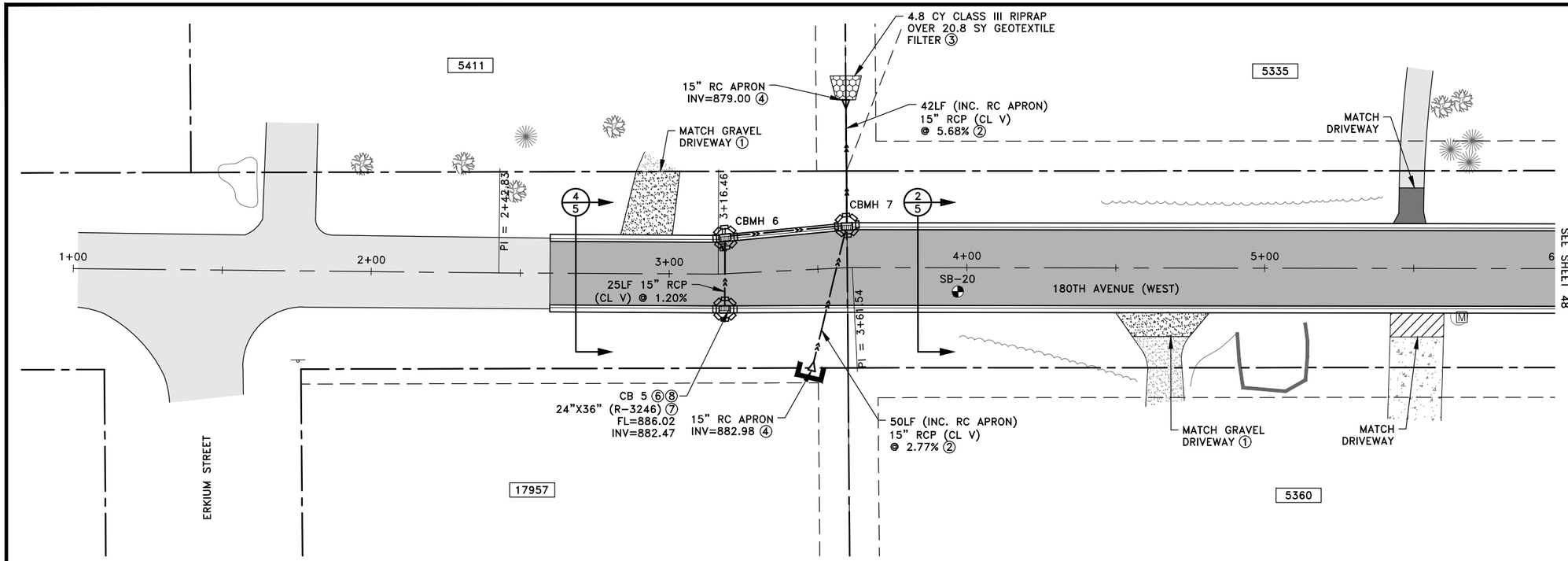

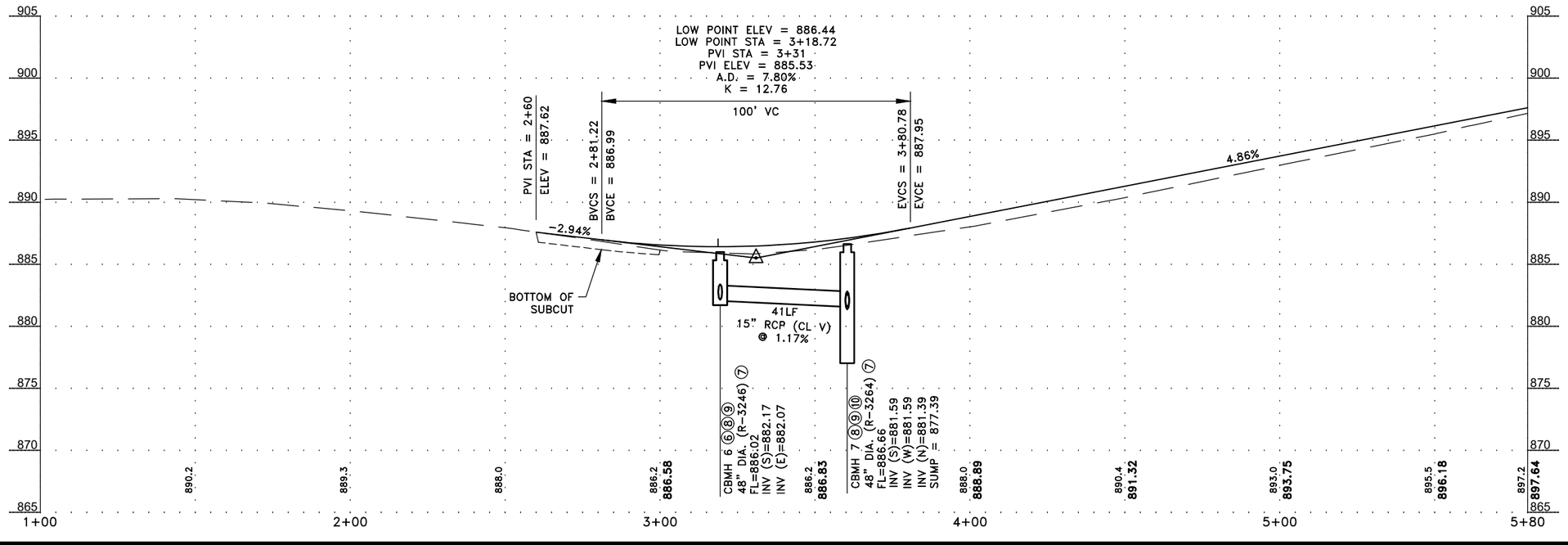

GENERAL NOTES:

1. CURB AT DRIVEWAYS SHALL BE CONSTRUCTED PER 8/6.

REFERENCE NOTES:

① MATCH GRAVEL DRIVEWAY WITH EXISTING SURFACE MATERIAL. THIS WORK SHALL BE PAID PER ITEM 2118-AGGREGATE SURFACING SPECIAL. SEE CITY CITY PLATE NO. STR-33 FOR ADDITIONAL DRIVEWAY DETAILS.

② TIE ALL PIPE JOINTS PER MN/DOT STANDARD PLATE 3145. THIS WORK SHALL BE INCIDENTAL.

③ PLACE RIPRAP PER CITY PLATE NO. ERO-3.

④ APRON SHALL INCLUDE A TRASH GUARD PER CITY PLATE NO. STO-8.

⑤ STORM DRAIN INLET PROTECTION SHALL BE PER 5/6 AND 6/6 OR APPROVED EQUAL.

⑥ STRUCTURE SHALL BE PER CITY PLATE NO. STO-1.

⑦ CASTING SHALL BE PER CITY PLATE NO. STO-4.

⑧ TRANSITION CURB AT CATCH BASIN PER CITY PLATE NO. STR-27.

⑨ MANHOLE COVER SHALL BE PLACED PER CITY PLATE NO. STO-5.

⑩ STRUCTURE SHALL BE PER CITY PLATE NO. STO-9.

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 4/22/24 Lic. No. 43381

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

180TH AVENUE (WEST)
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 47 OF 82 SHEETS

RA3189

Apr. 22, 2024 - 2:45pm
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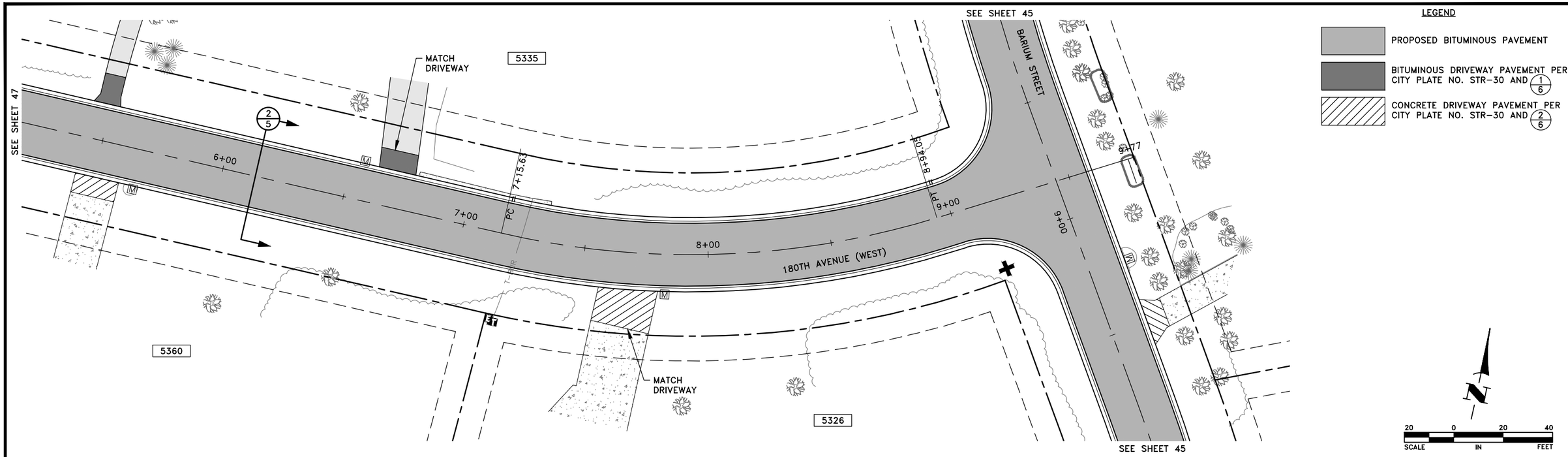

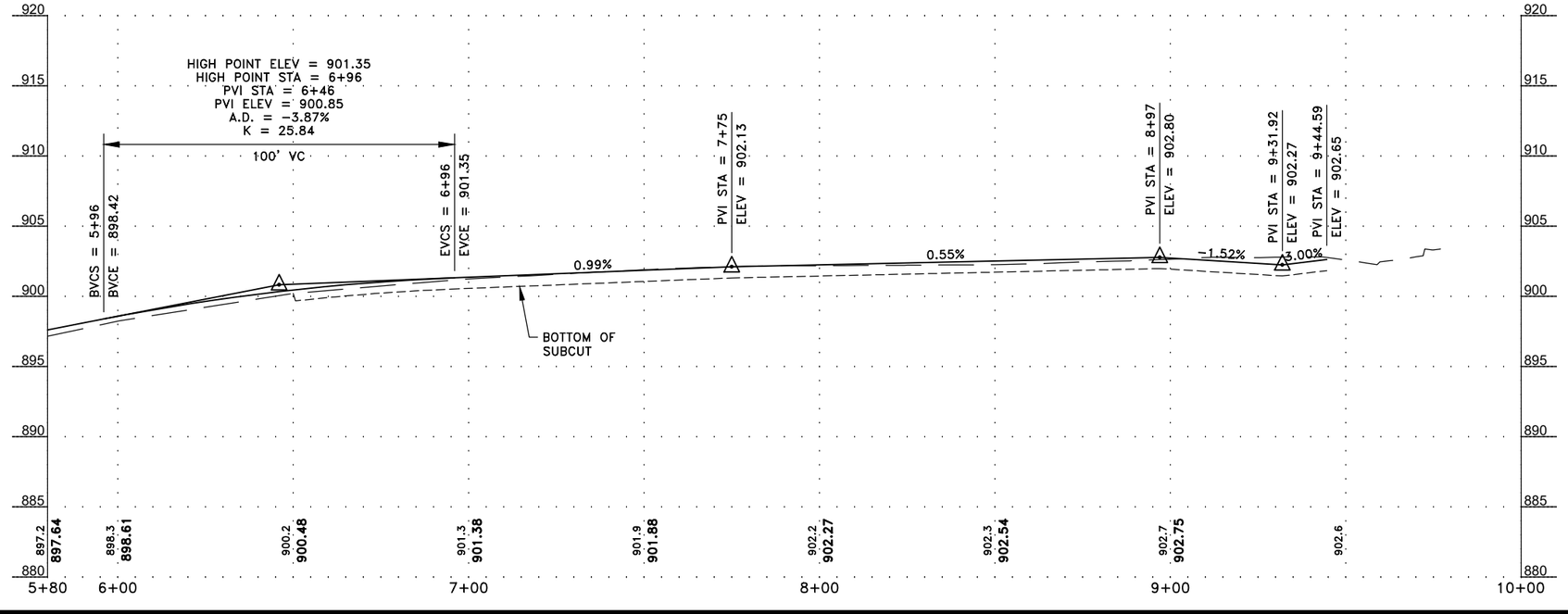

GENERAL NOTES:
1. SEE SHEET 62 FOR THE INTERSECTION STAKING PLAN.
2. CURB AT DRIVEWAYS SHALL BE CONSTRUCTED PER 8/6.

DATE	REVISION

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

180TH AVENUE (WEST)
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 48 OF 82 SHEETS

RA3189

Apr. 22, 2024 - 2:45pm
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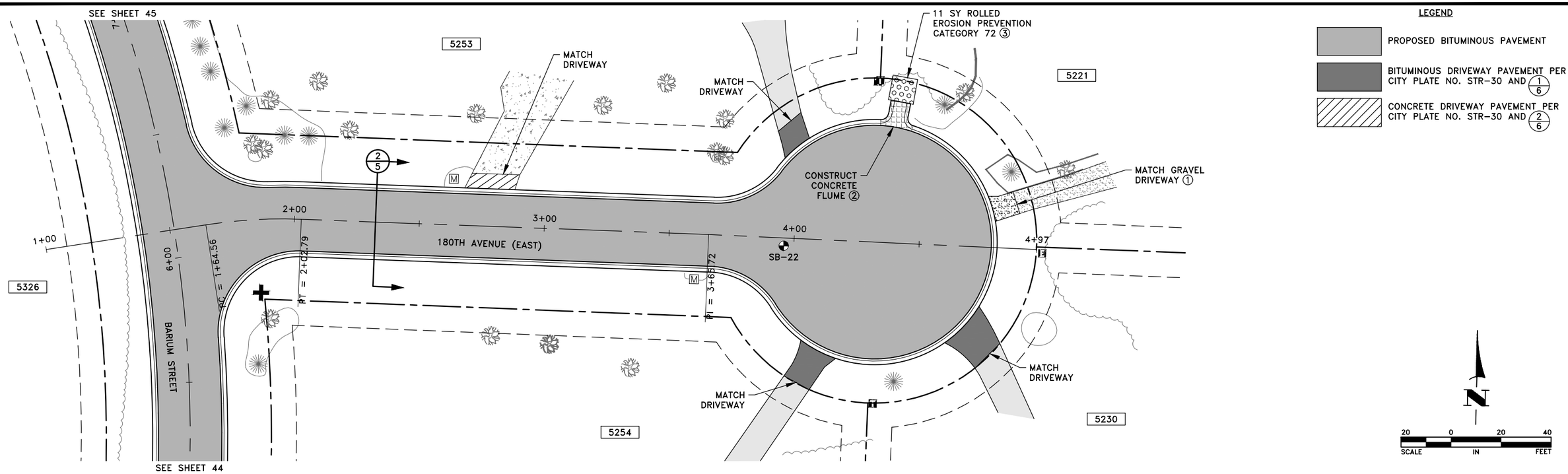

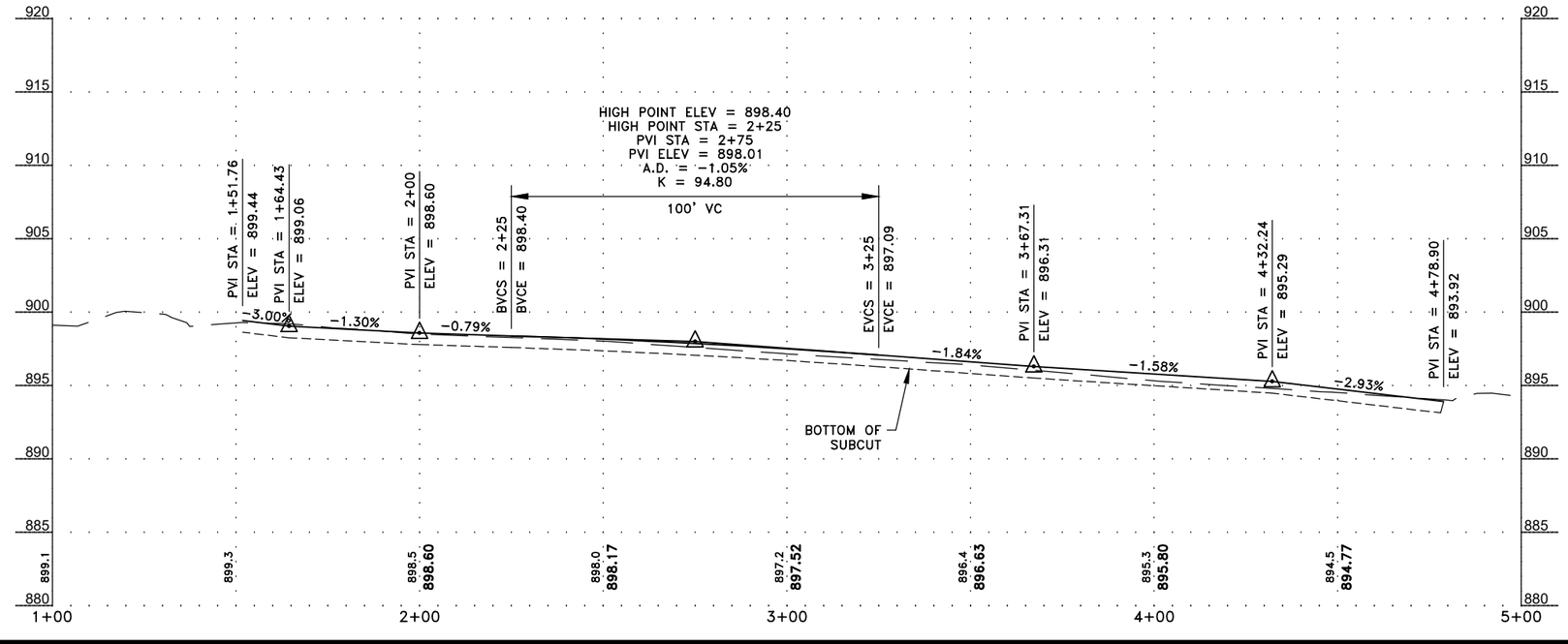

GENERAL NOTES:

1. SEE SHEET 62 FOR THE INTERSECTION AND CUL-DE-SAC STAKING PLANS.
2. CURB AT DRIVEWAYS SHALL BE CONSTRUCTED PER 8/6.

REFERENCE NOTES:

(1) MATCH GRAVEL DRIVEWAY WITH EXISTING SURFACE MATERIAL. THIS WORK SHALL BE PAID PER ITEM 2118-AGGREGATE SURFACING SPECIAL. SEE CITY CITY PLATE NO. STR-33 FOR ADDITIONAL DRIVEWAY DETAILS.

(2) HATCHED AREA SHALL BE PAID PER ITEM 2531-CONCRETE DRAINAGE FLUME.

(3) ROLLED EROSION PREVENTION SHALL BE PLACED PER MN/DOT SPEC. 2575.3.G.2.B.

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 4/22/24 Lic. No. 43381

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

180TH AVENUE (EAST)
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 49 OF 82 SHEETS

RA3189

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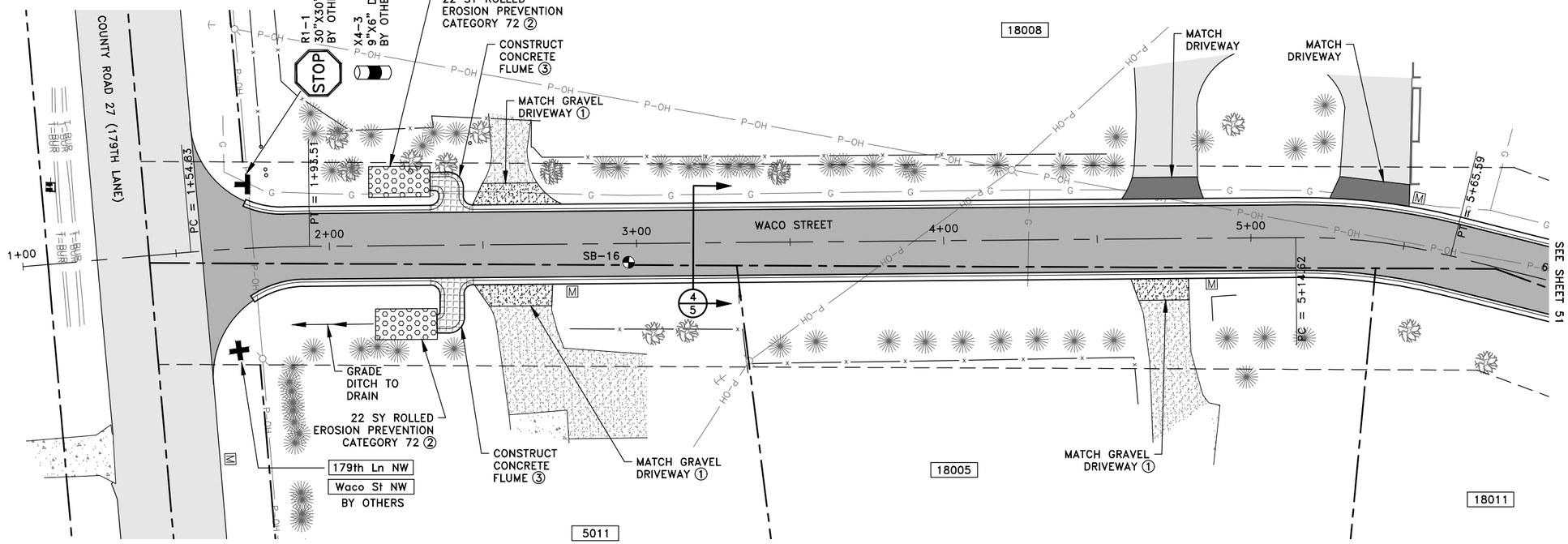

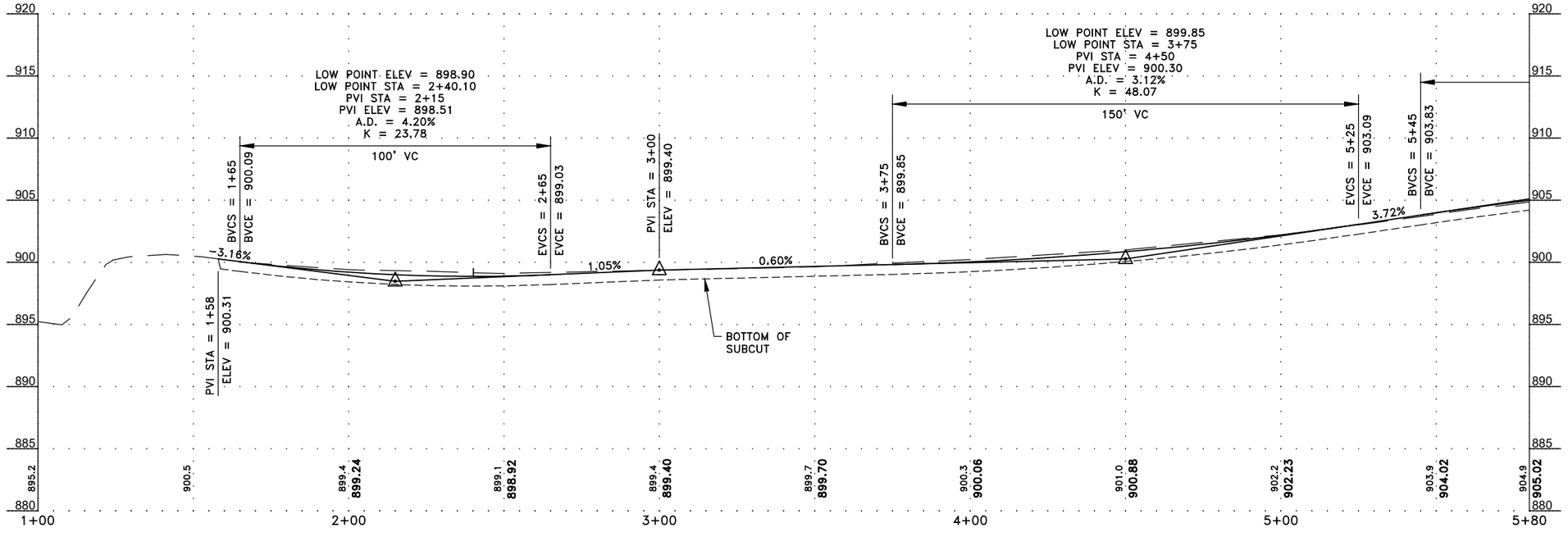

GENERAL NOTES:

1. SEE SHEET 63 FOR THE INTERSECTION AND CONCRETE FLUME STAKING PLANS.
2. CURB AT DRIVEWAYS SHALL BE CONSTRUCTED PER 8/6.

REFERENCE NOTES:

① MATCH GRAVEL DRIVEWAY WITH EXISTING SURFACE MATERIAL. THIS WORK SHALL BE PAID PER ITEM 2118-AGGREGATE SURFACING SPECIAL. SEE CITY CITY PLATE NO. STR-33 FOR ADDITIONAL DRIVEWAY DETAILS.

② ROLLED EROSION PREVENTION SHALL BE PLACED PER MN/DOT SPEC. 2575.3.G.2.b.

③ HATCHED AREA SHALL BE PAID PER ITEM 2531-CONCRETE DRAINAGE FLUME.

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

WACO STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 50 OF 82 SHEETS

RA3189

Apr. 22, 2024 - 2:46pm
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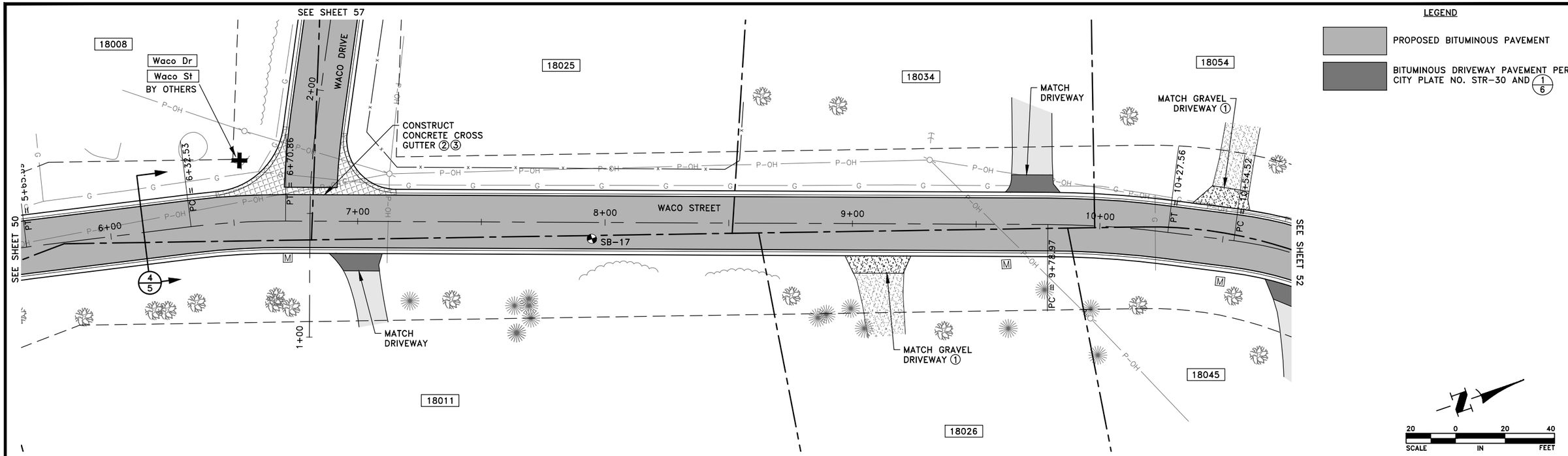

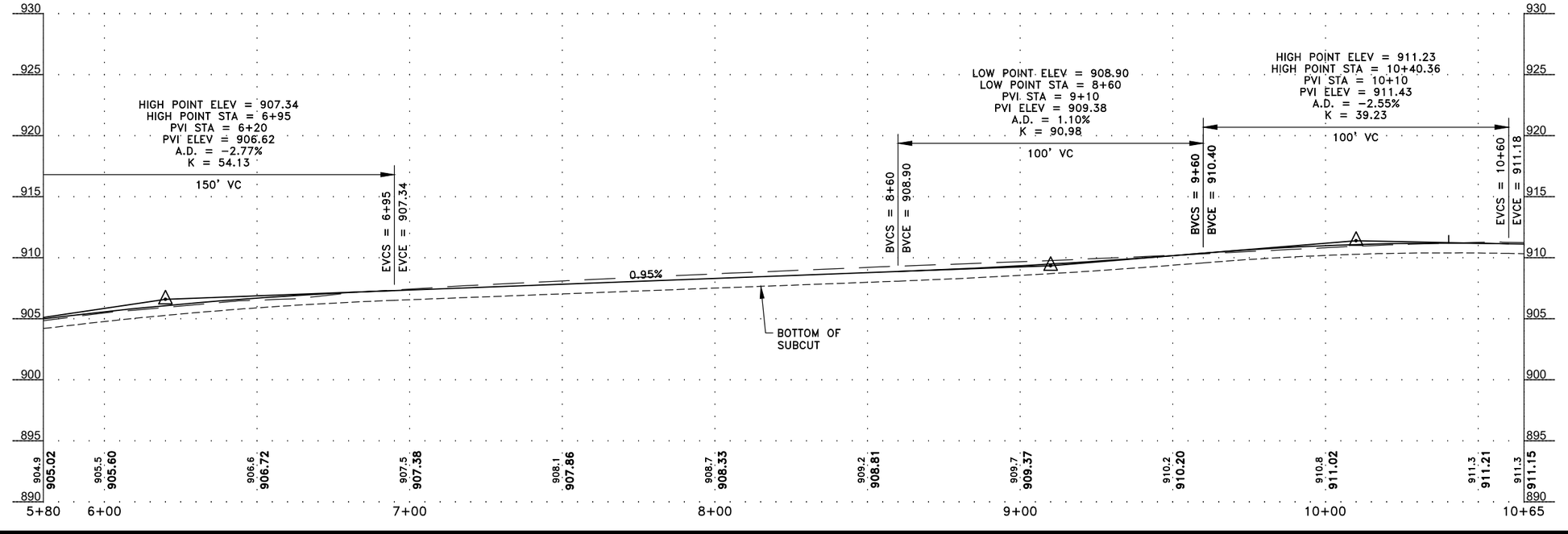

GENERAL NOTES:

1. SEE SHEET 63 FOR THE INTERSECTION STAKING PLANS.
2. CURB AT DRIVEWAYS SHALL BE CONSTRUCTED PER 8/6.

REFERENCE NOTES:

① MATCH GRAVEL DRIVEWAY WITH EXISTING SURFACE MATERIAL. THIS WORK SHALL BE PAID PER ITEM 2118-AGGREGATE SURFACING SPECIAL. SEE CITY CITY PLATE NO. STR-33 FOR ADDITIONAL DRIVEWAY DETAILS.

② CONCRETE CROSS GUTTER SHALL BE PER CITY PLATE NO. STR-2. CONTRACTOR SHALL CONSTRUCT THE TWO CROSS GUTTERS AT WACO STREET AND WACO DRIVE (STA 6+75 AND STA 14+00) A MINIMUM OF SEVEN DAYS APART TO ALLOW RESIDENTS ACCESS TO THEIR PROPERTY. CONTRACTOR SHALL PROTECT THE CONCRETE WITH BARRICADES AND FLASHERS AS NECESSARY FOR A MINIMUM OF SEVEN DAYS PRIOR TO ALLOWING TRAFFIC ON THE NEW CONCRETE.

③ HATCHED AREA SHALL BE PAID PER ITEM 2531-7" CONCRETE VALLEY GUTTER.

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

WACO STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 51 OF 82 SHEETS

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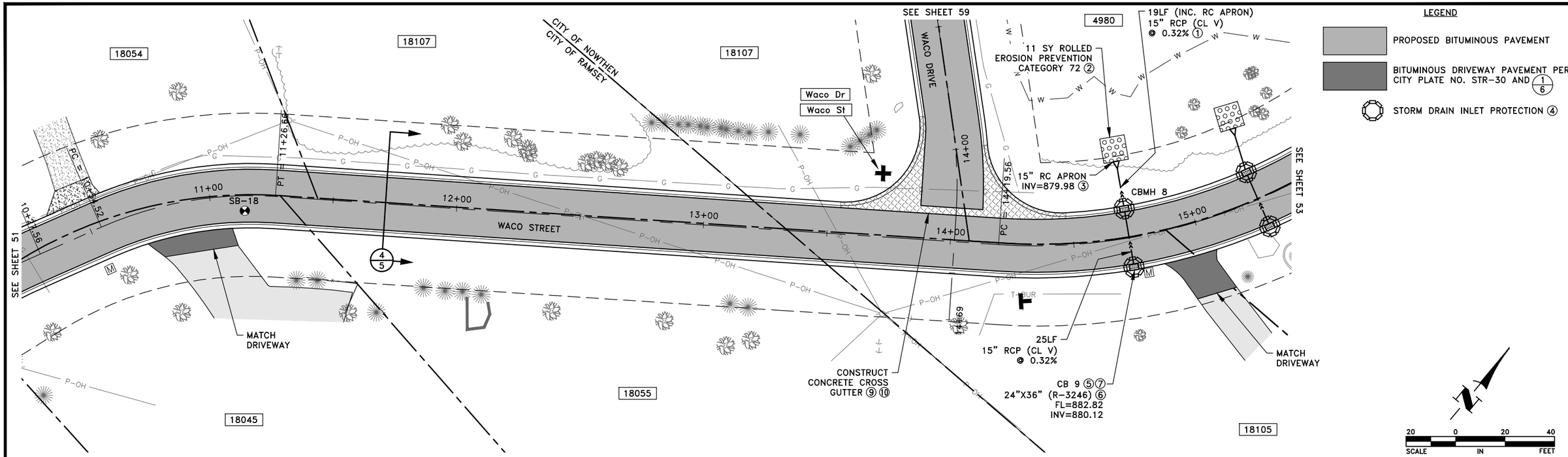

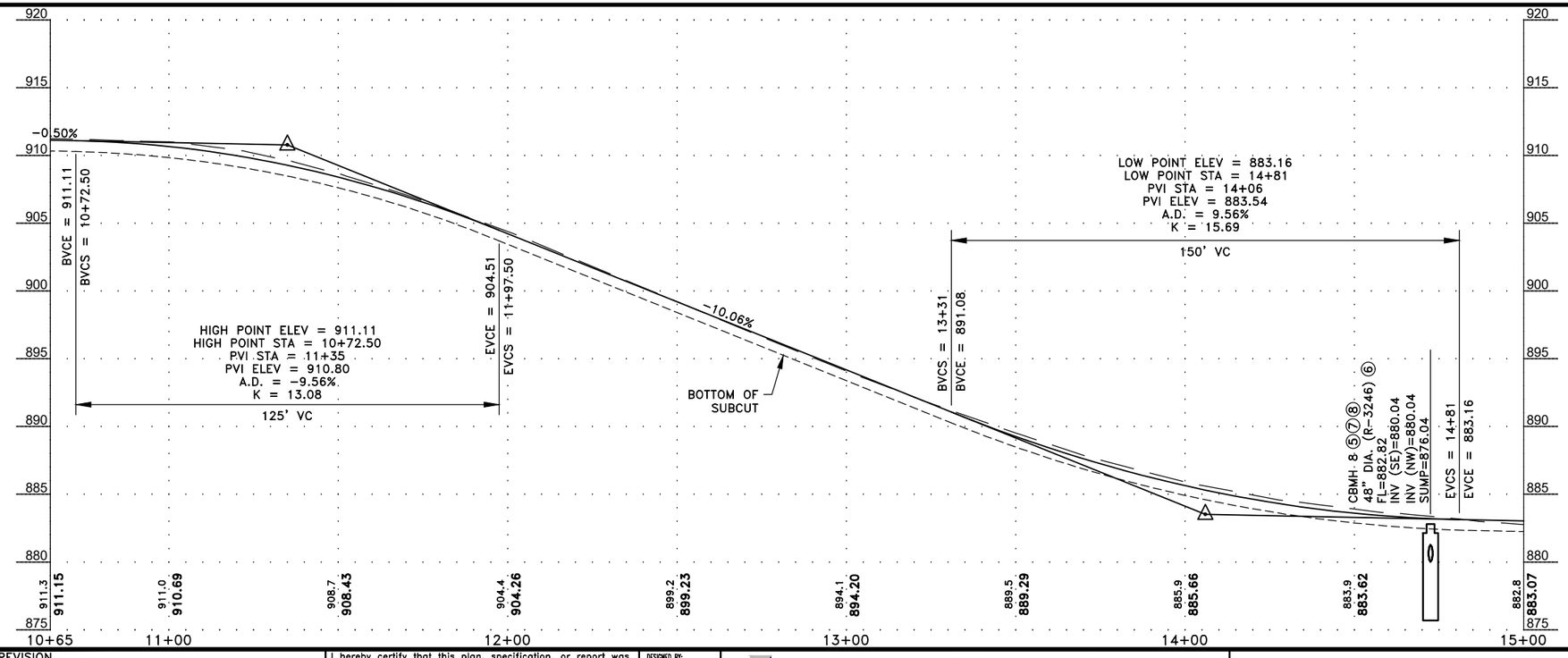

GENERAL NOTES:

1. SEE SHEET 63 FOR THE INTERSECTION STAKING PLAN.
2. CURB AT DRIVEWAYS SHALL BE CONSTRUCTED PER 8/6.

REFERENCE NOTES:

① TIE ALL PIPE JOINTS PER MN/DOT STANDARD PLATE 3145. THIS WORK SHALL BE INCIDENTAL.

② ROLLED EROSION PREVENTION SHALL BE PLACED PER MN/DOT SPEC. 2575.3.G.2.b.

③ APRON SHALL INCLUDE A TRASH GUARD PER CITY PLATE NO. STO-8.

④ STORM DRAIN INLET PROTECTION SHALL BE PER 5/6 AND 6/6 OR APPROVED EQUAL.

⑤ STRUCTURE SHALL BE PER CITY PLATE NO. STO-1.

⑥ CASTING SHALL BE PER CITY PLATE NO. STO-4.

⑦ TRANSITION CURB AT CATCH BASIN PER CITY PLATE NO. STR-27.

⑧ MANHOLE COVER SHALL BE PLACED PER CITY PLATE NO. STO-5.

⑨ CONCRETE CROSS GUTTER SHALL BE PER CITY PLATE NO. STR-2. CONTRACTOR SHALL CONSTRUCT THE TWO CROSS GUTTERS AT WACO STREET AND WACO DRIVE (STA 6+75 AND STA 14+00) A MINIMUM OF SEVEN DAYS APART TO ALLOW RESIDENTS ACCESS TO THEIR PROPERTY. CONTRACTOR SHALL PROTECT THE CONCRETE WITH BARRICADES AND FLASHERS AS NECESSARY FOR A MINIMUM OF SEVEN DAYS PRIOR TO ALLOWING TRAFFIC ON THE NEW CONCRETE.

⑩ HATCHED AREA SHALL BE PAID PER ITEM 2531-7" CONCRETE VALLEY GUTTER.

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CHECKED BY: SMN

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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

WACO STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 52 OF 82 SHEETS

RA3189

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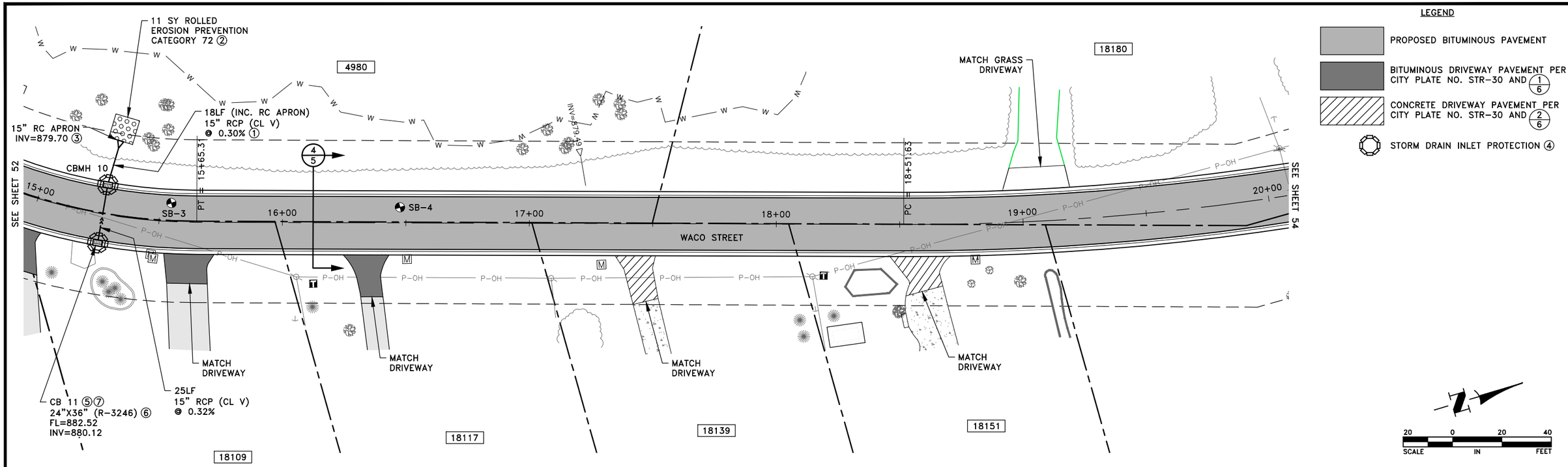

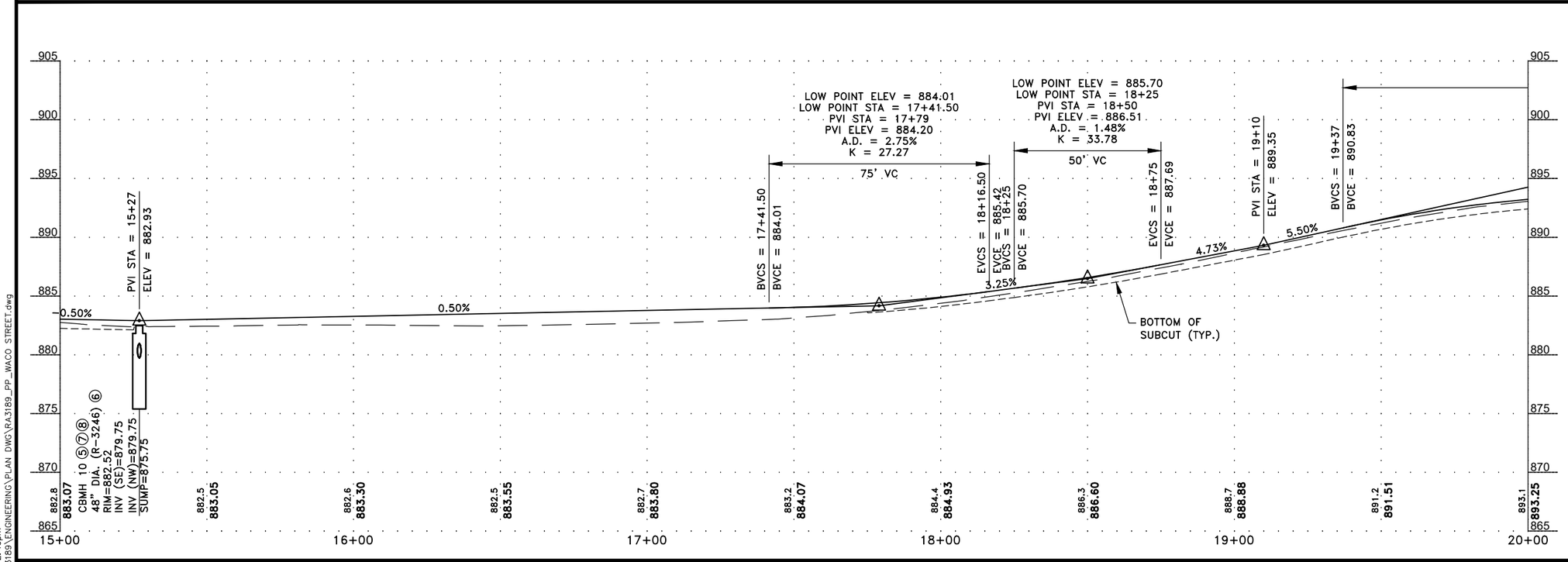

GENERAL NOTES:

1. CURB AT DRIVEWAYS SHALL BE CONSTRUCTED PER (8/6).

REFERENCE NOTES:

① TIE ALL PIPE JOINTS PER MN/DOT STANDARD PLATE 3145. THIS WORK SHALL BE INCIDENTAL.
② ROLLED EROSION PREVENTION SHALL BE PLACED PER MN/DOT SPEC. 2575.3.G.2.b.
③ APRON SHALL INCLUDE A TRASH GUARD PER CITY PLATE NO. STO-8.
④ STORM DRAIN INLET PROTECTION SHALL BE PER (5/6) AND (6/6) OR APPROVED EQUAL.
⑤ STRUCTURE SHALL BE PER CITY PLATE NO. STO-1.
⑥ CASTING SHALL BE PER CITY PLATE NO. STO-4.
⑦ TRANSITION CURB AT CATCH BASIN PER CITY PLATE NO. STR-27.
⑧ MANHOLE COVER SHALL BE PLACED PER CITY PLATE NO. STO-5.

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

WACO STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 53 OF 82 SHEETS

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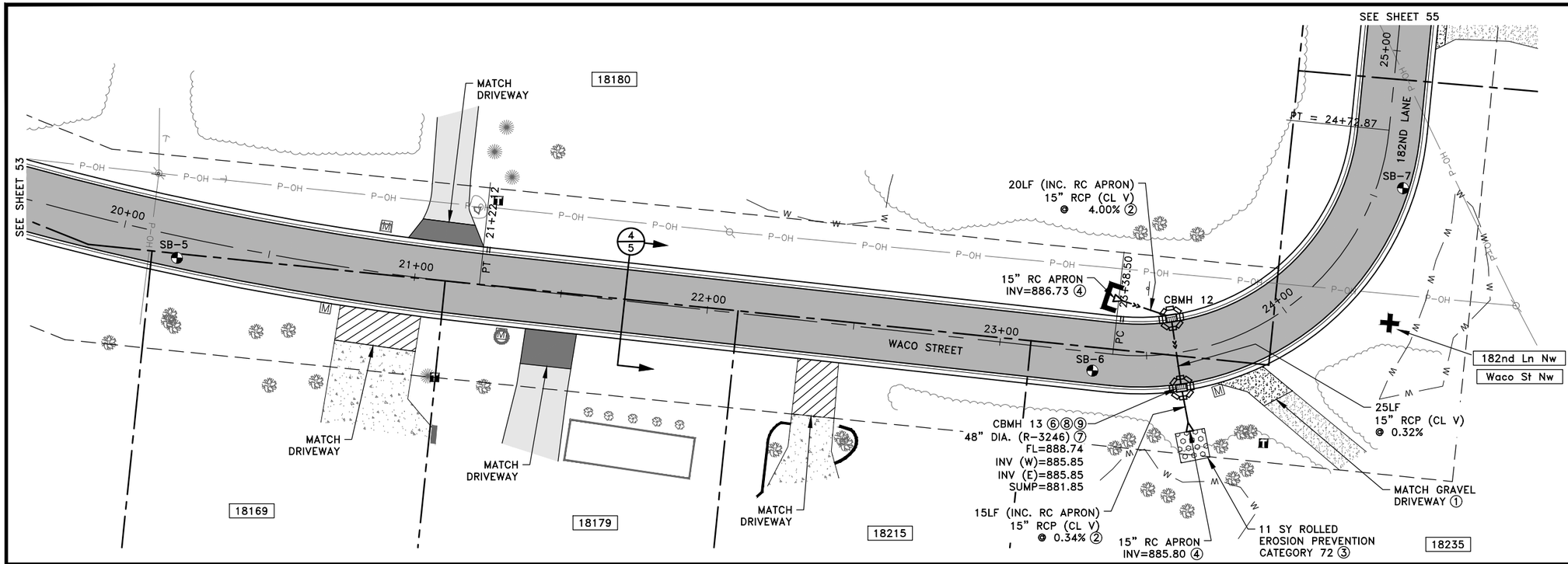

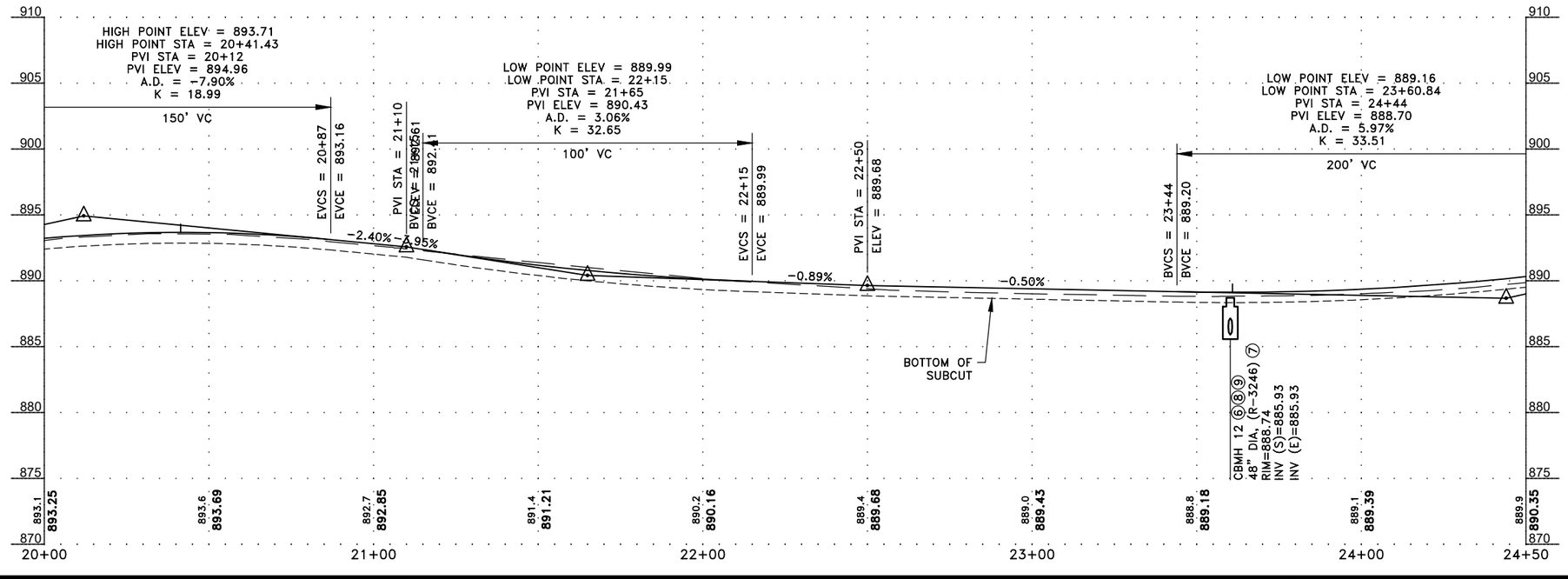

GENERAL NOTES:

1. CURB AT DRIVEWAYS SHALL BE CONSTRUCTED PER (8/6).

REFERENCE NOTES:

(1) MATCH GRAVEL DRIVEWAY WITH EXISTING SURFACE MATERIAL. THIS WORK SHALL BE PAID PER ITEM 2118-AGGREGATE SURFACING SPECIAL. SEE CITY CITY PLATE NO. STR-33 FOR ADDITIONAL DRIVEWAY DETAILS.

(2) TIE ALL PIPE JOINTS PER MN/DOT STANDARD PLATE 3145. THIS WORK SHALL BE INCIDENTAL.

(3) ROLLED EROSION PREVENTION SHALL BE PLACED PER MN/DOT SPEC. 2575.3.G.2.b.

(4) APRON SHALL INCLUDE A TRASH GUARD PER CITY PLATE NO. STO-8.

(5) STORM DRAIN INLET PROTECTION SHALL BE PER (5/6) AND (6/6) OR APPROVED EQUAL.

(6) STRUCTURE SHALL BE PER CITY PLATE NO. STO-1.

(7) CASTING SHALL BE PER CITY PLATE NO. STO-4.

(8) TRANSITION CURB AT CATCH BASIN PER CITY PLATE NO. STR-27.

(9) MANHOLE COVER SHALL BE PLACED PER CITY PLATE NO. STO-5.

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

WACO STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 54 OF 82 SHEETS

RA3189

Apr. 22, 2024 - 2:46pm
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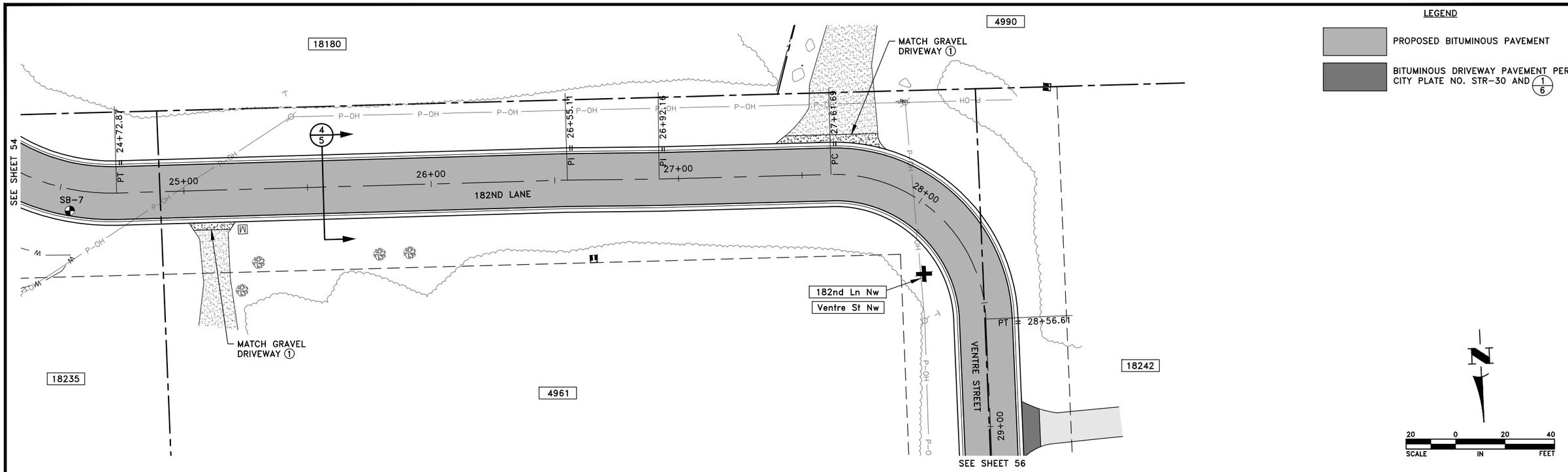

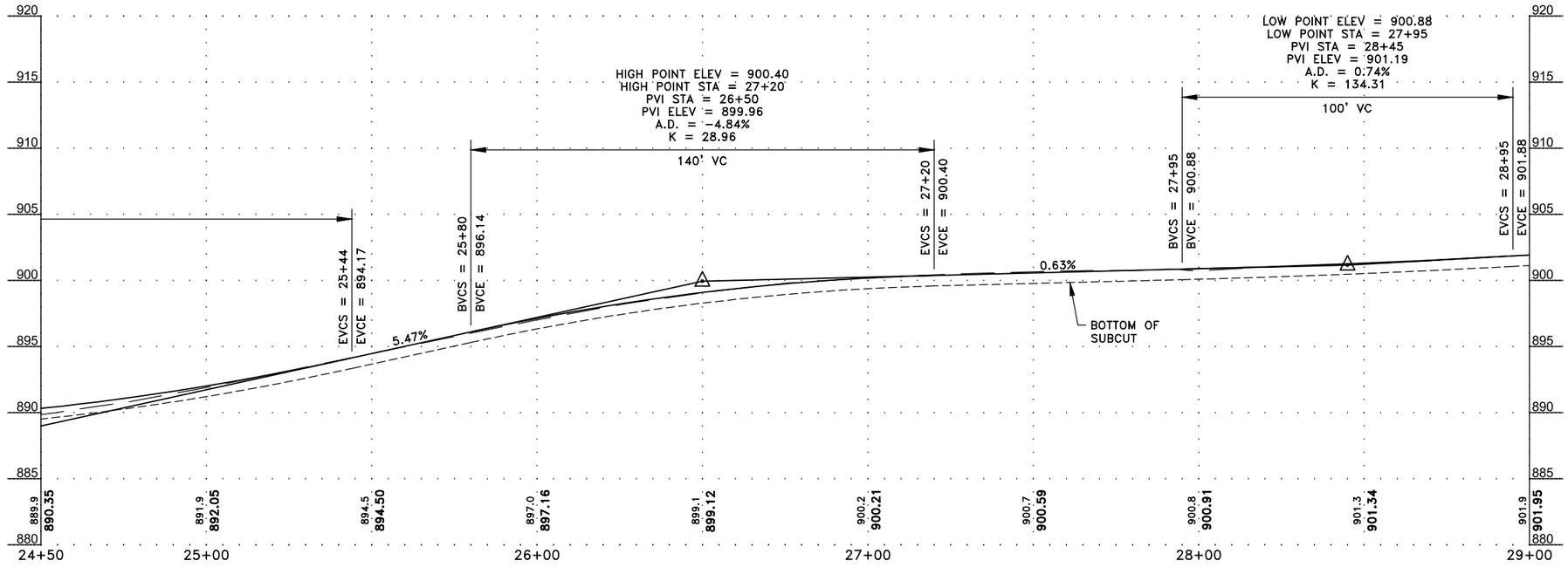

GENERAL NOTES:

1. CURB AT DRIVEWAYS SHALL BE CONSTRUCTED PER 8/6.

REFERENCE NOTES:

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

182ND LANE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 55 OF 82 SHEETS

RA3189

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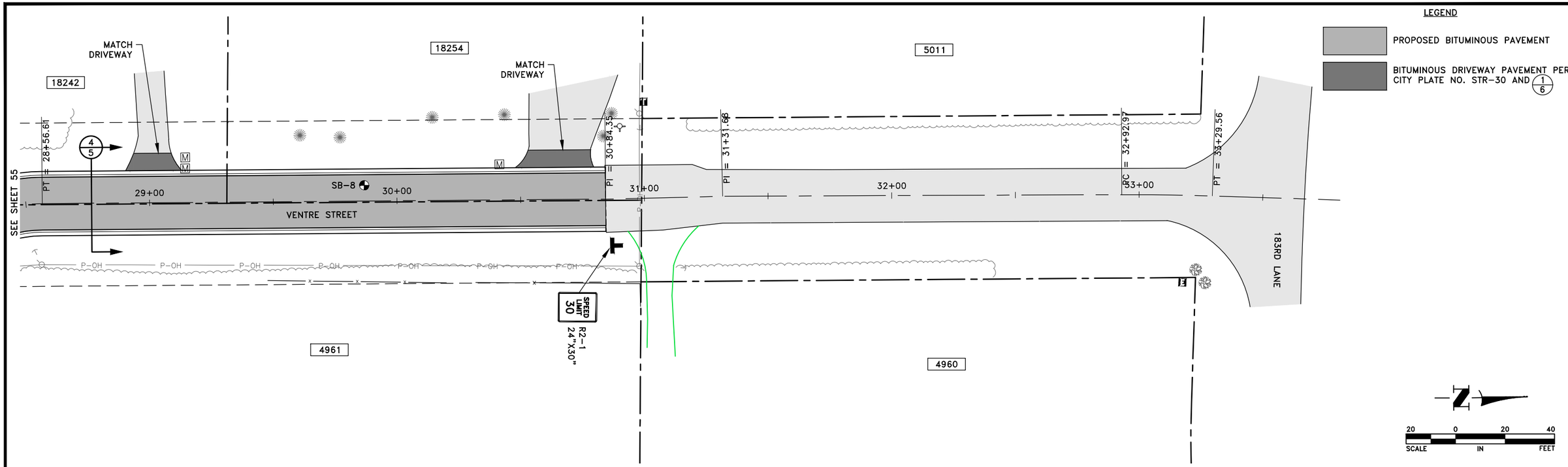

GENERAL NOTES:

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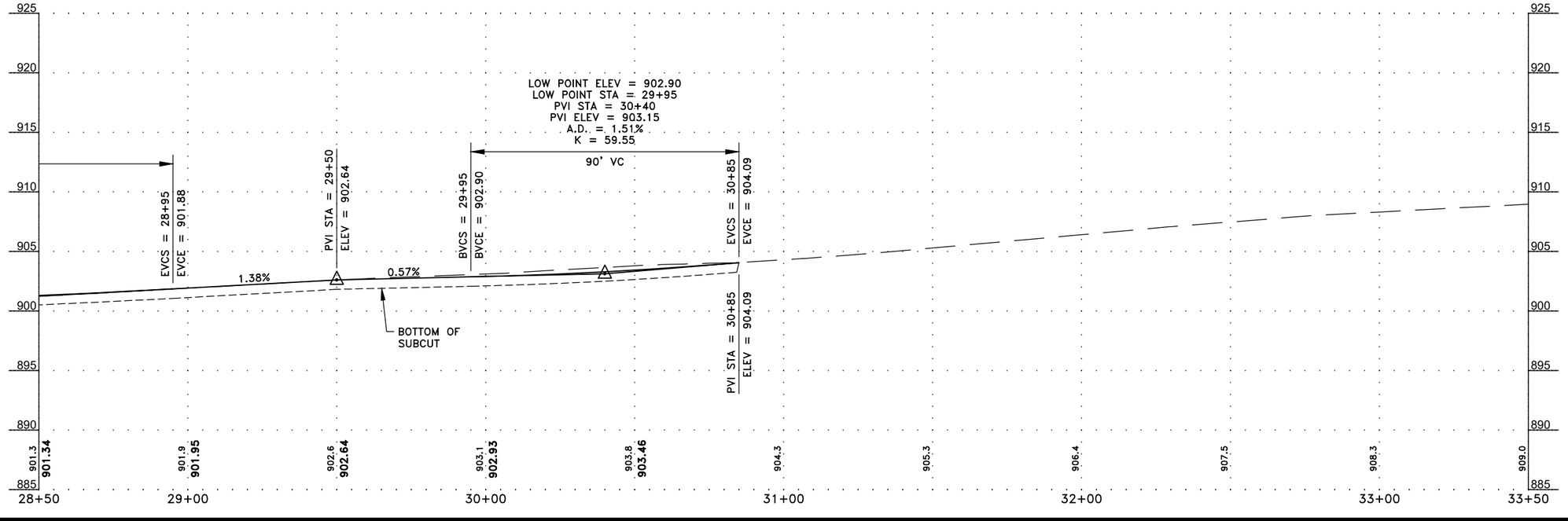

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

VENTRE STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 56 OF 82 SHEETS

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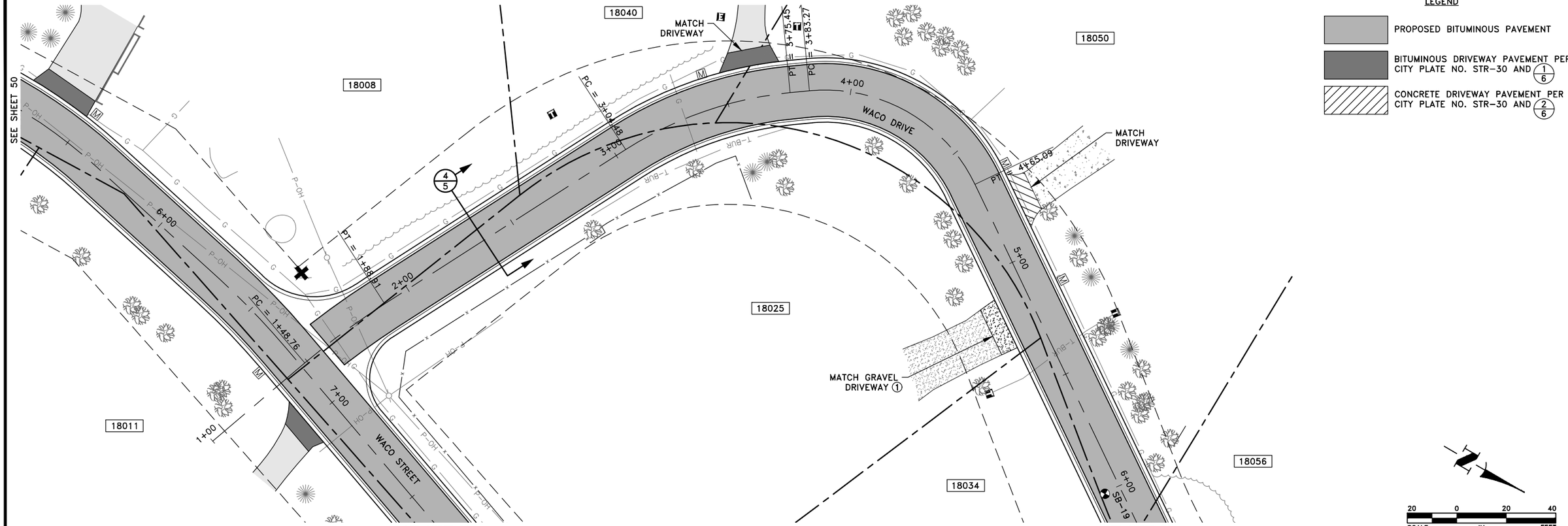

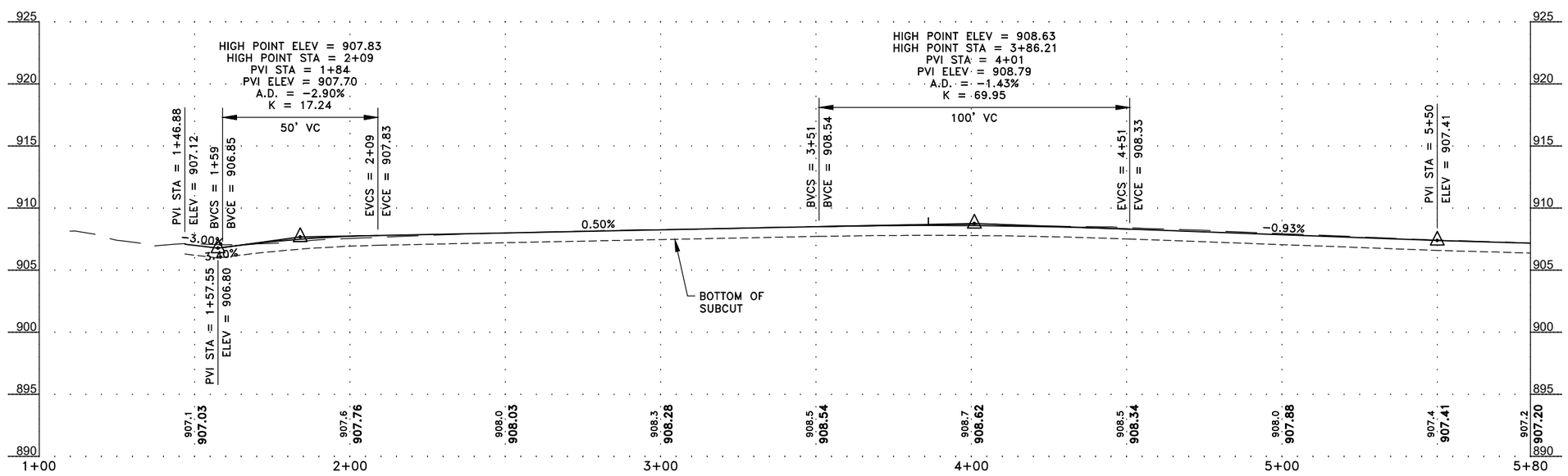

GENERAL NOTES:

1. SEE SHEET 63 FOR THE INTERSECTION STAKING PLAN.
2. CURB AT DRIVEWAYS SHALL BE CONSTRUCTED PER 8/6.

REFERENCE NOTES:

(1) MATCH GRAVEL DRIVEWAY WITH EXISTING SURFACE MATERIAL. THIS WORK SHALL BE PAID PER ITEM 2118-AGGREGATE SURFACING SPECIAL. SEE CITY CITY PLATE NO. STR-33 FOR ADDITIONAL DRIVEWAY DETAILS.

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

WACO DRIVE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 57 OF 82 SHEETS

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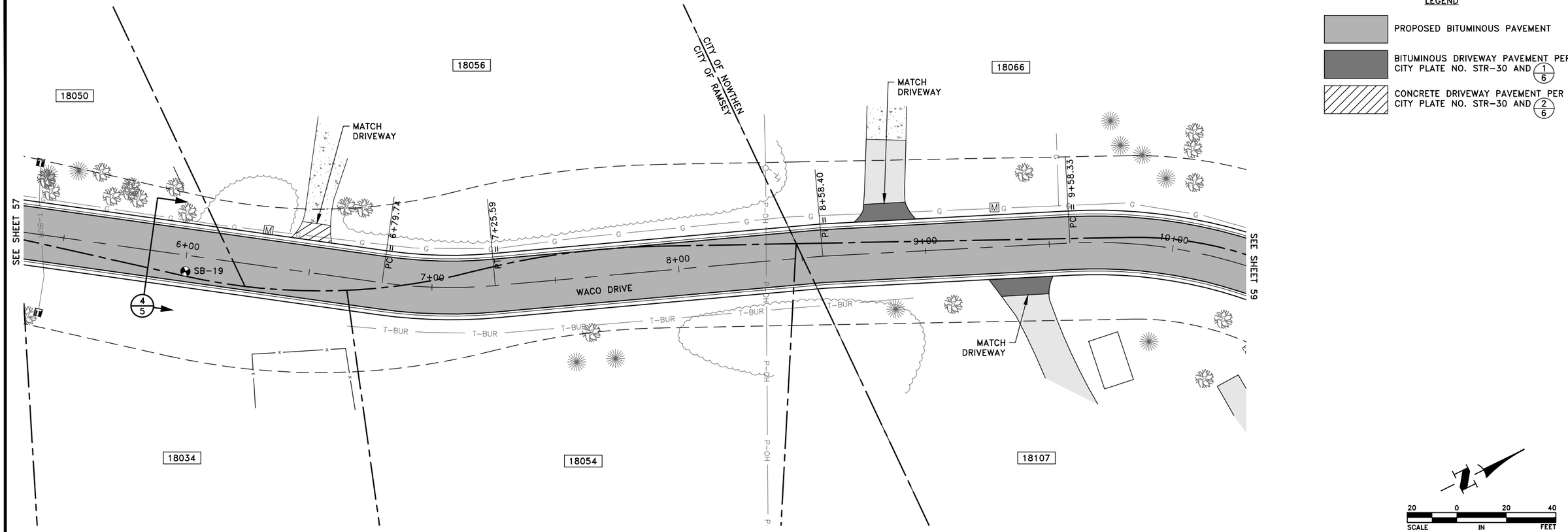

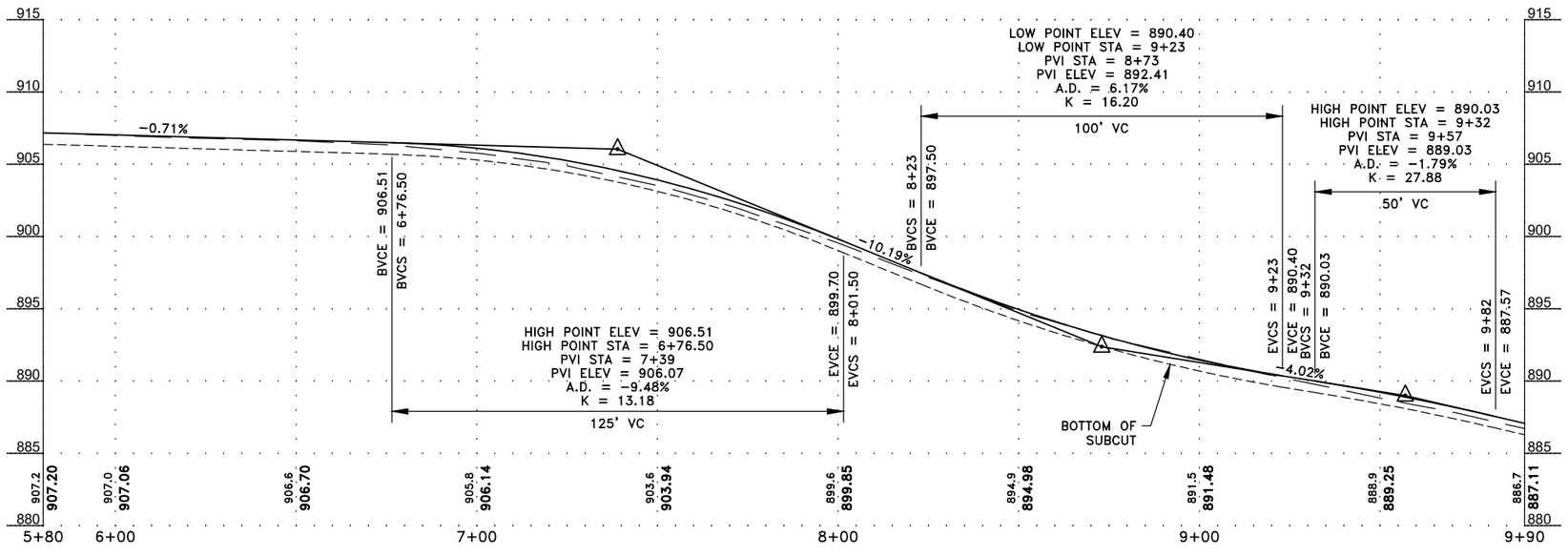

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

WACO DRIVE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 58 OF 82 SHEETS

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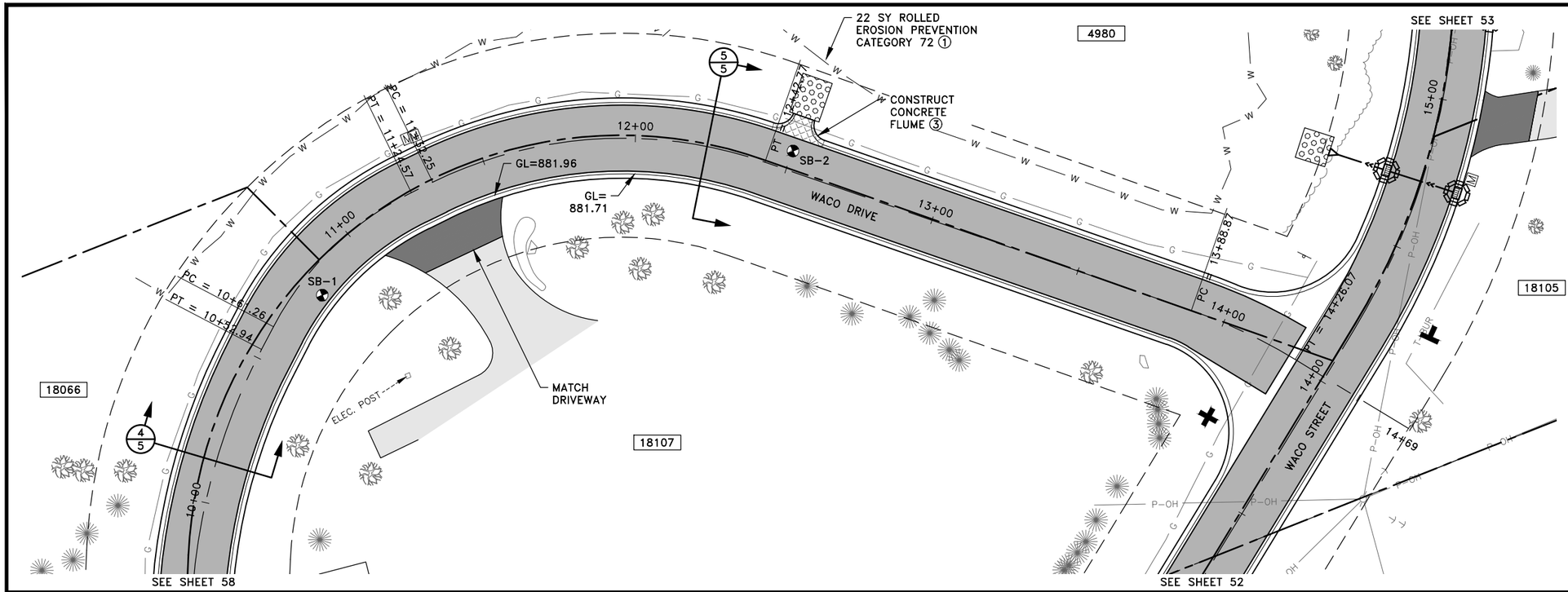

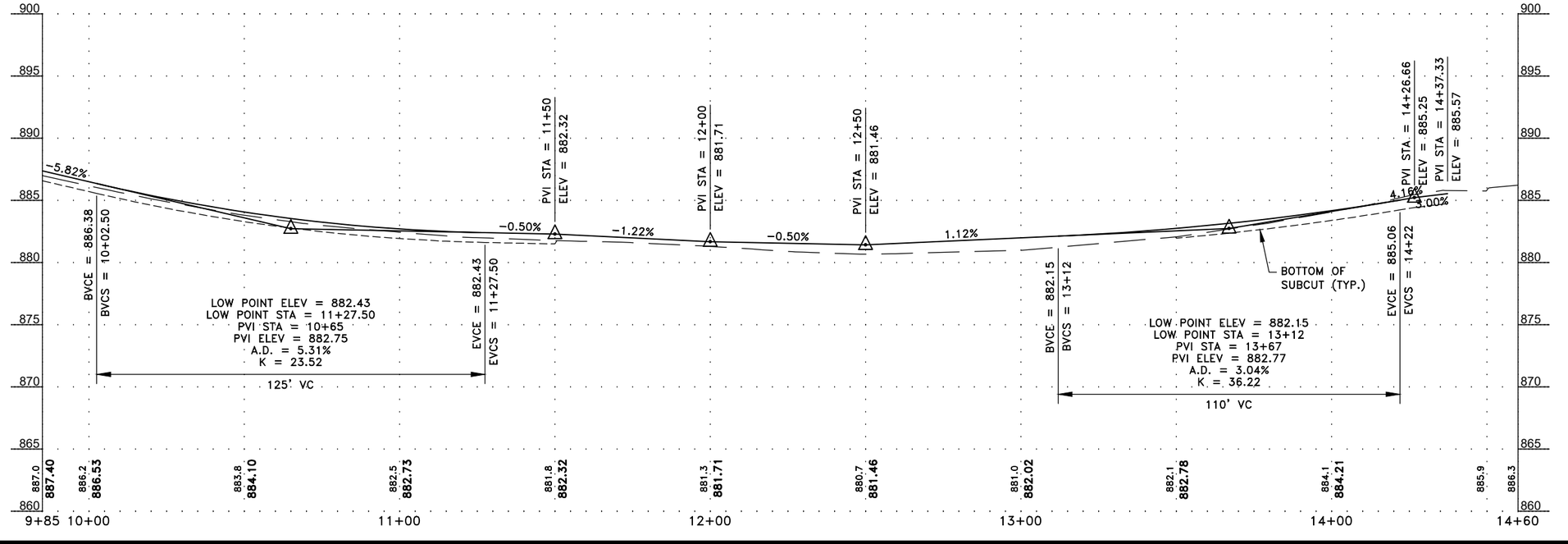

GENERAL NOTES:

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2. CURB AT DRIVEWAYS SHALL BE CONSTRUCTED PER (8/6).

REFERENCE NOTES:

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(2) STORM DRAIN INLET PROTECTION SHALL BE PER (5/6) AND (6/6) OR APPROVED EQUAL.

(3) HATCHED AREA SHALL BE PAID PER ITEM 2531-CONCRETE DRAINAGE FLUME.

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Date 4/22/24 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

NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

CONSTRUCTION PLAN

WACO DRIVE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 59 OF 82 SHEETS

RA3189

Apr. 22, 2024 - 2:46pm
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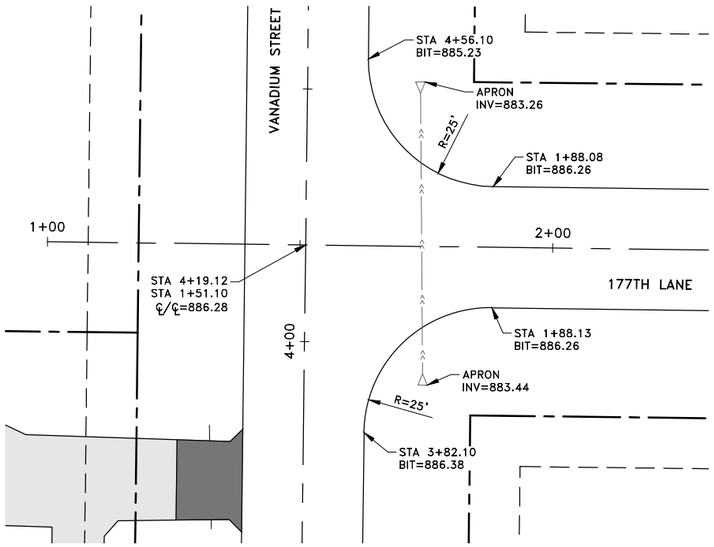
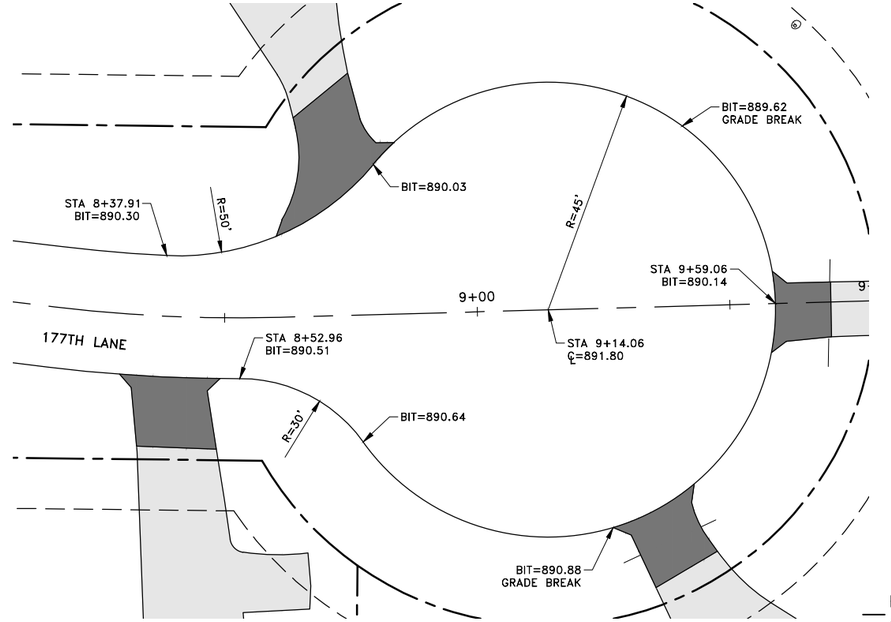
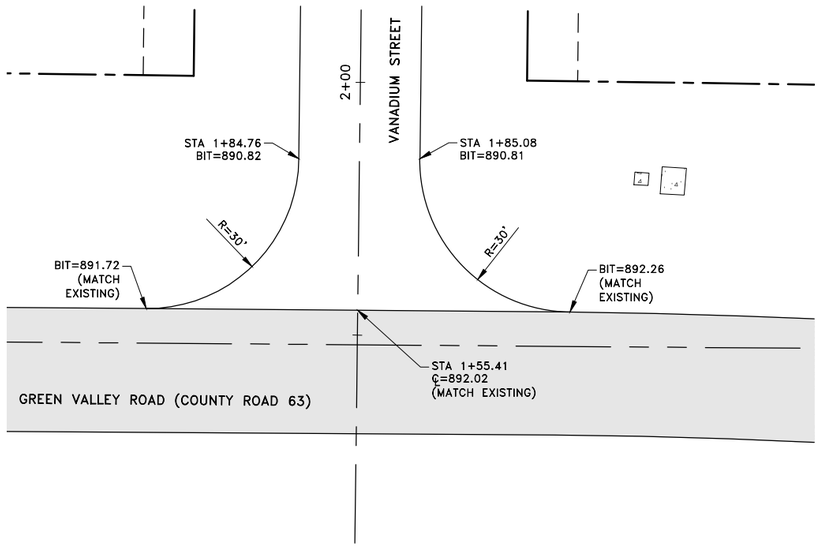


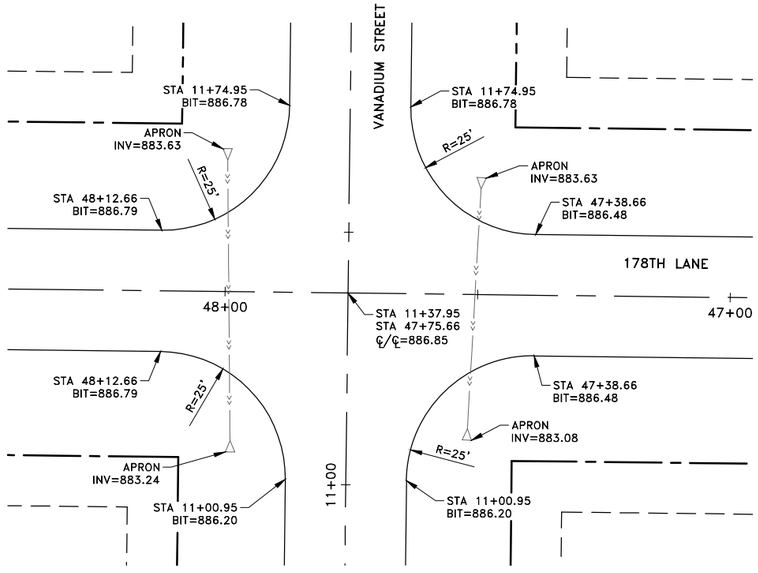
VANADIUM STREET/177TH LANE INTERSECTION



177TH LANE CUL-DE-SAC



GREEN VALLEY ROAD (COUNTY ROAD 63)/VANADIUM STREET INTERSECTION



VANADIUM STREET/178TH LANE INTERSECTION

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NORTHEAST RAMSEY STREET
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STAKING PLAN

CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 60 OF 82 SHEETS

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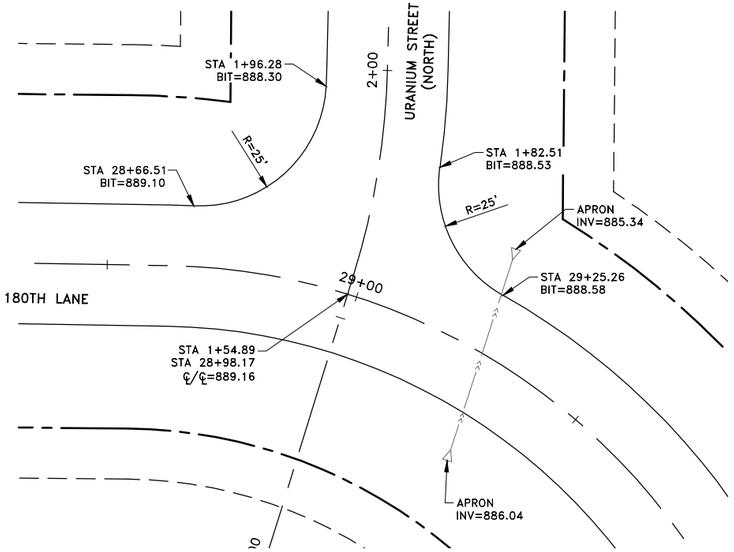
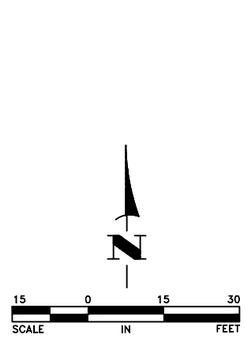
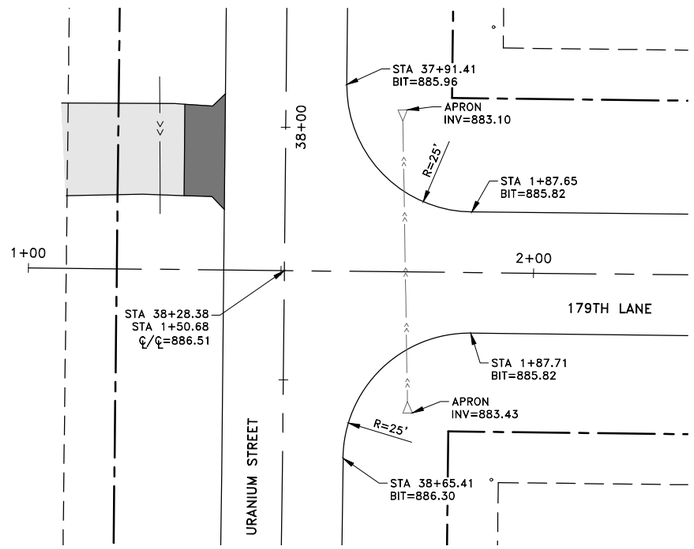
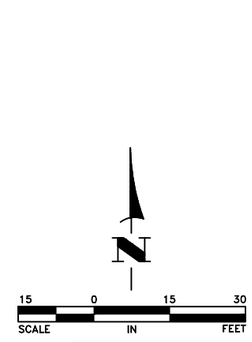


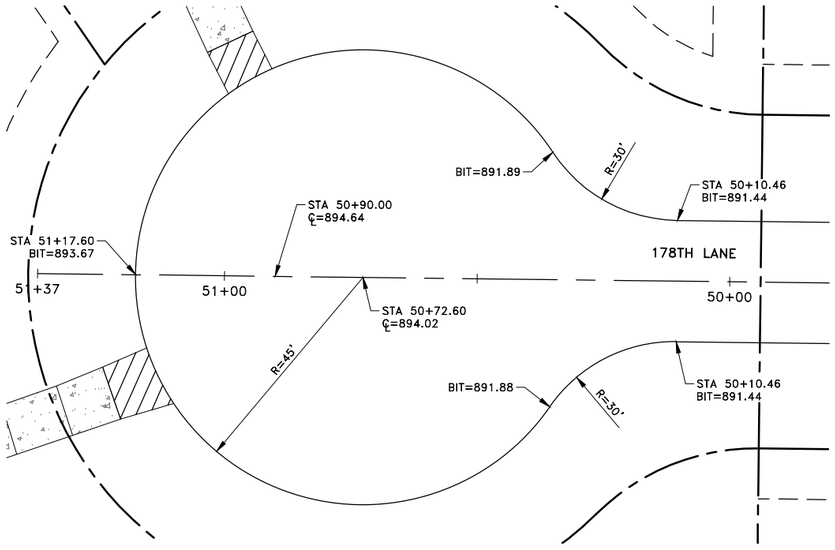
180TH LANE/URANIUM STREET (NORTH) INTERSECTION



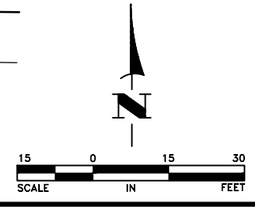


URANIUM STREET/179TH LANE INTERSECTION





178TH LANE CUL-DE-SAC



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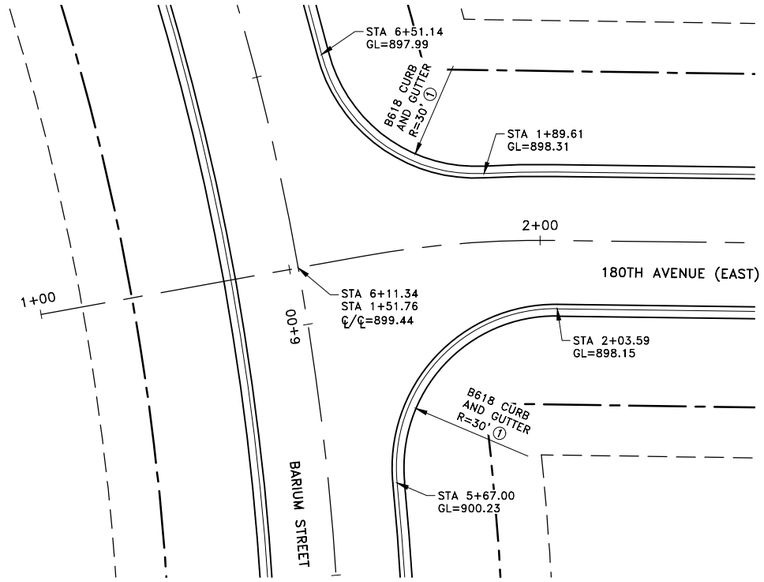
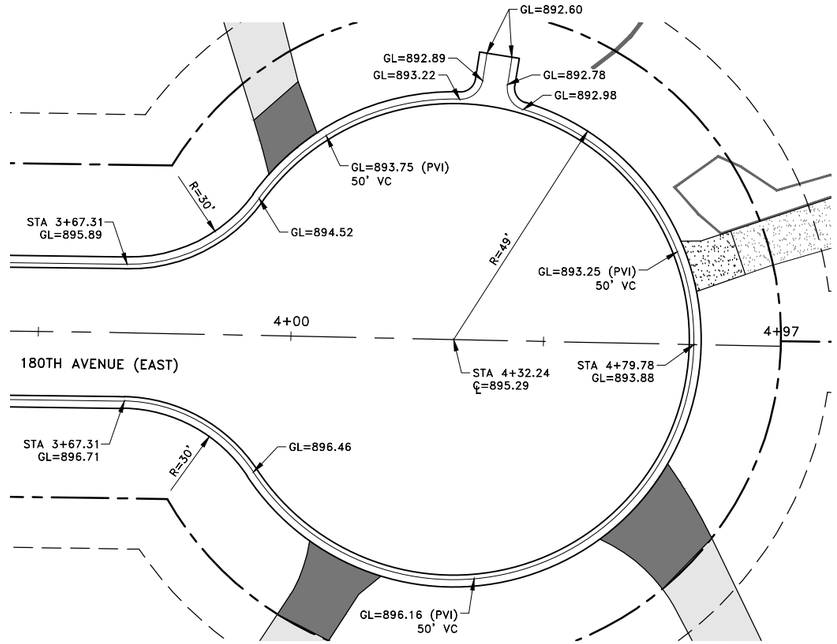


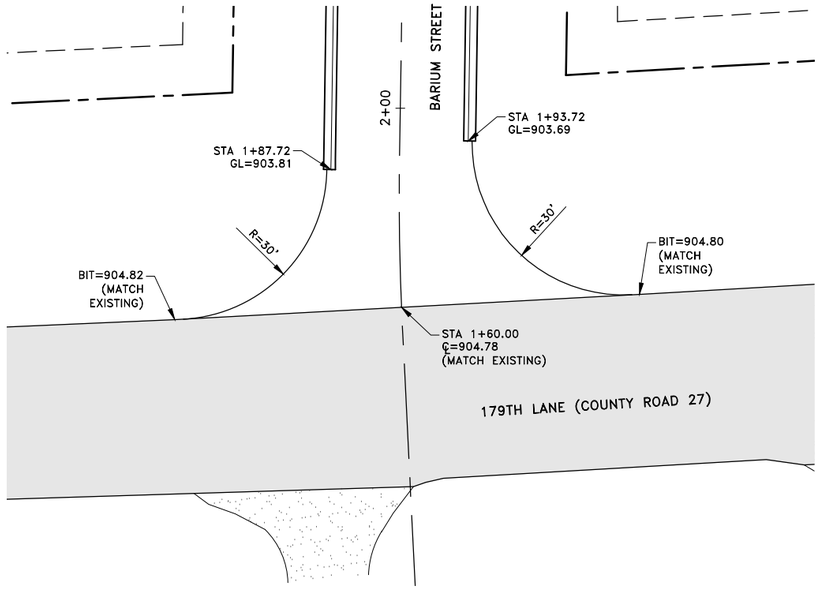
BARIUM STREET/180TH AVENUE (EAST) INTERSECTION

SCALE 15 0 15 30 IN FEET



180TH AVENUE (EAST) CUL-DE-SAC

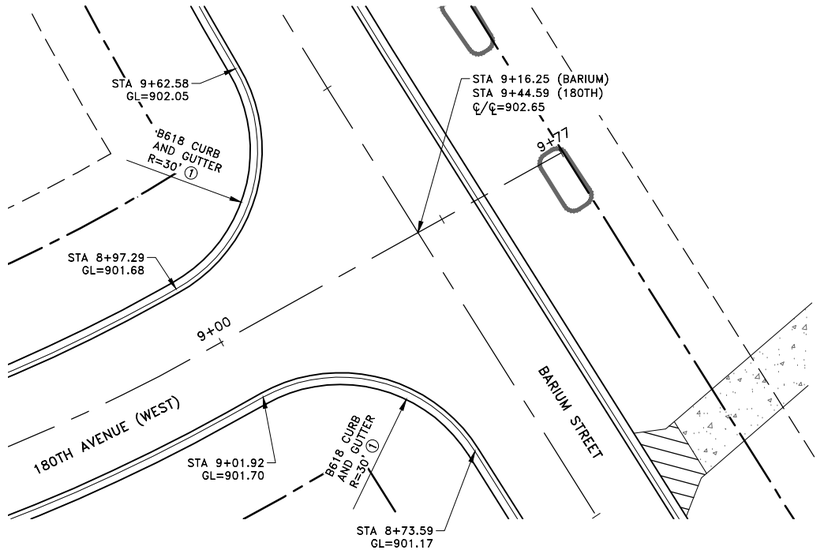
SCALE 15 0 15 30 IN FEET



179TH LANE (COUNTY ROAD 27)/BARIUM STREET INTERSECTION

SCALE 15 0 15 30 IN FEET

REFERENCE NOTES:
① CONSTRUCT CURB AT RADIUS PER CITY PLATE NO. STR-27.



180TH AVENUE (WEST)/BARIUM STREET INTERSECTION

SCALE 15 0 15 30 IN FEET

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STAKING PLAN

CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 62 OF 82 SHEETS

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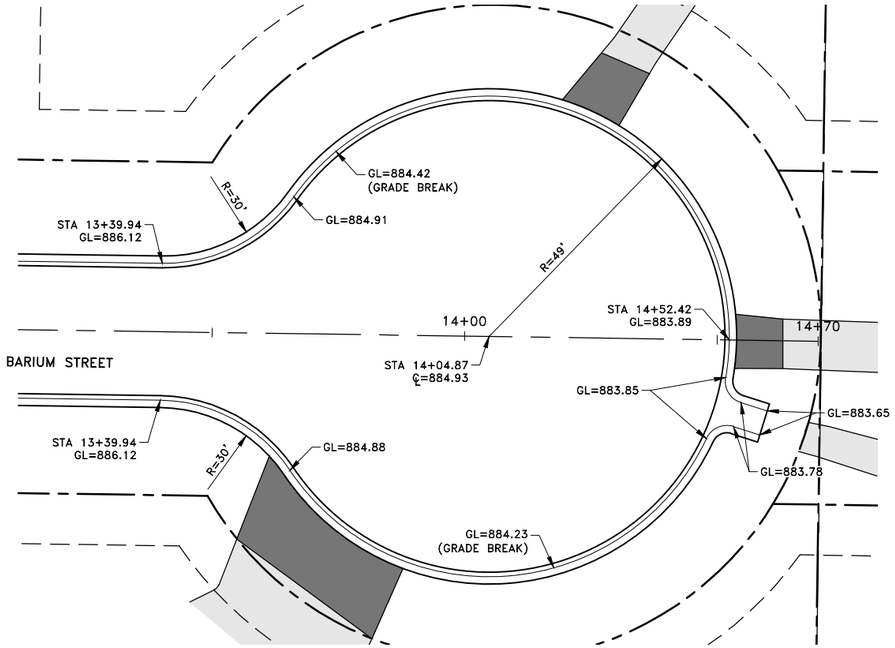
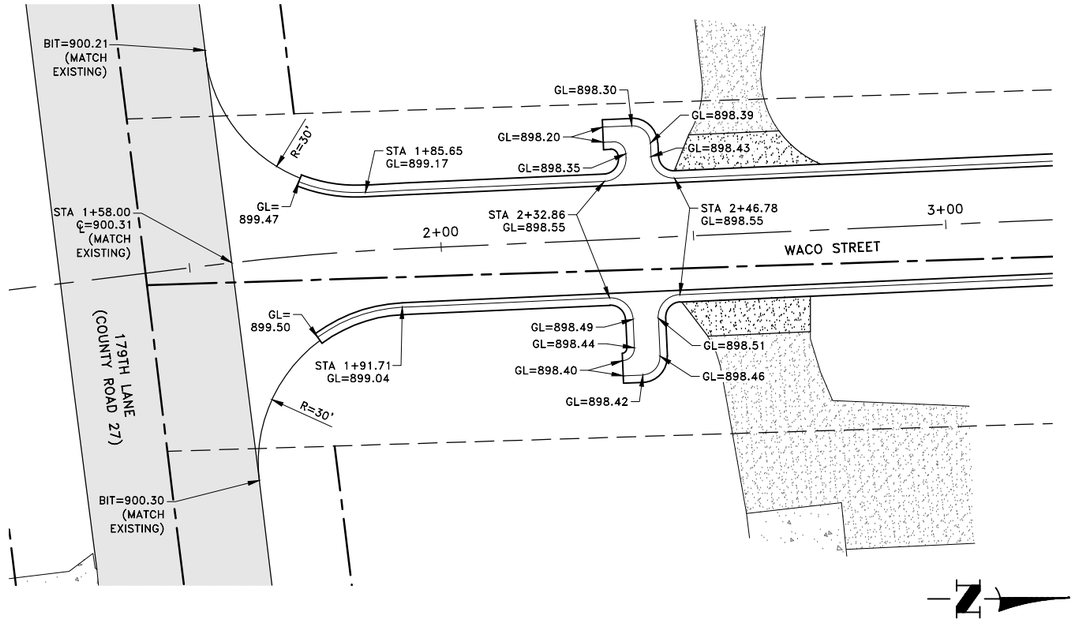
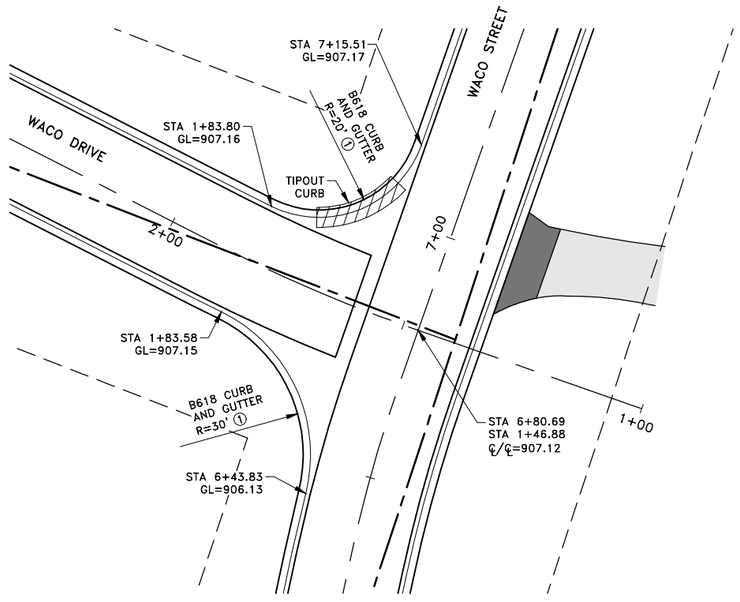


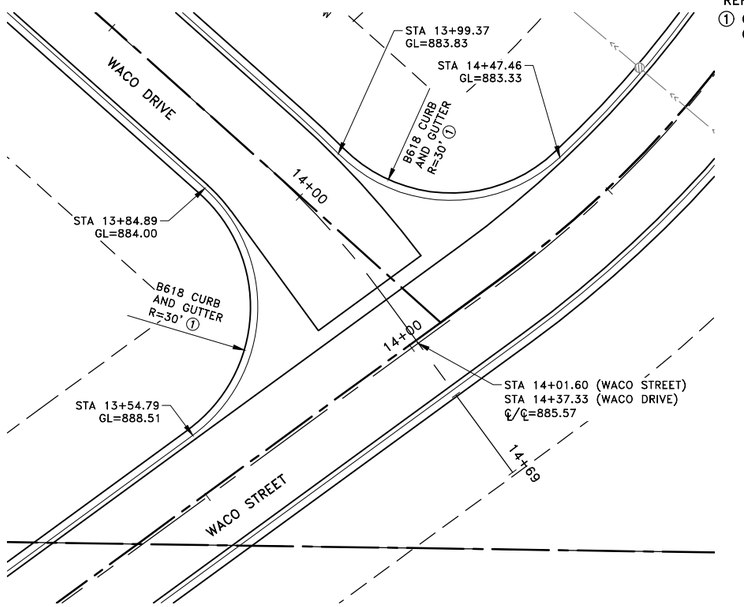
BARIUM STREET CUL-DE-SAC



179TH LANE (COUNTY ROAD 27)/WACO STREET INTERSECTION



WACO STREET/WACO DRIVE INTERSECTION



REFERENCE NOTES:
① CONSTRUCT CURB AT RADIUS PER CITY PLATE NO. STR-27.

WACO STREET/WACO DRIVE INTERSECTION

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STAKING PLAN

CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 63 OF 82 SHEETS

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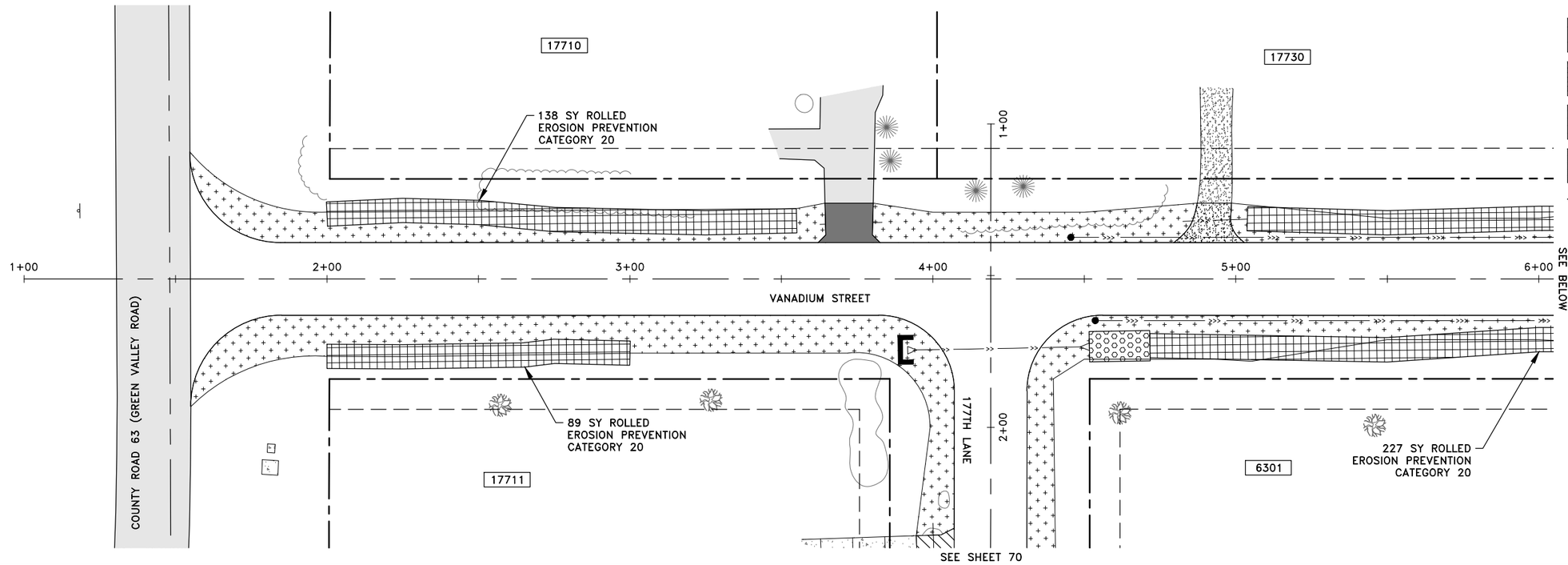

LEGEND

- SEED MIX 25-131 HYDRAULIC BONDED FIBER MATRIX TYPE 3 SLOW RELEASE FERTILIZER
- SEED MIX 25-131 ROLLED EROSION PREVENTION CATEGORY 72 TYPE 3 SLOW RELEASE FERTILIZER
- SEED MIX 25-131 ROLLED EROSION PREVENTION CATEGORY 20 TYPE 3 SLOW RELEASE FERTILIZER
- CLASS III RIPRAP
- SILT FENCE PER CITY PLATE NO. ERO-1
- CULVERT END CONTROLS PER 3/6

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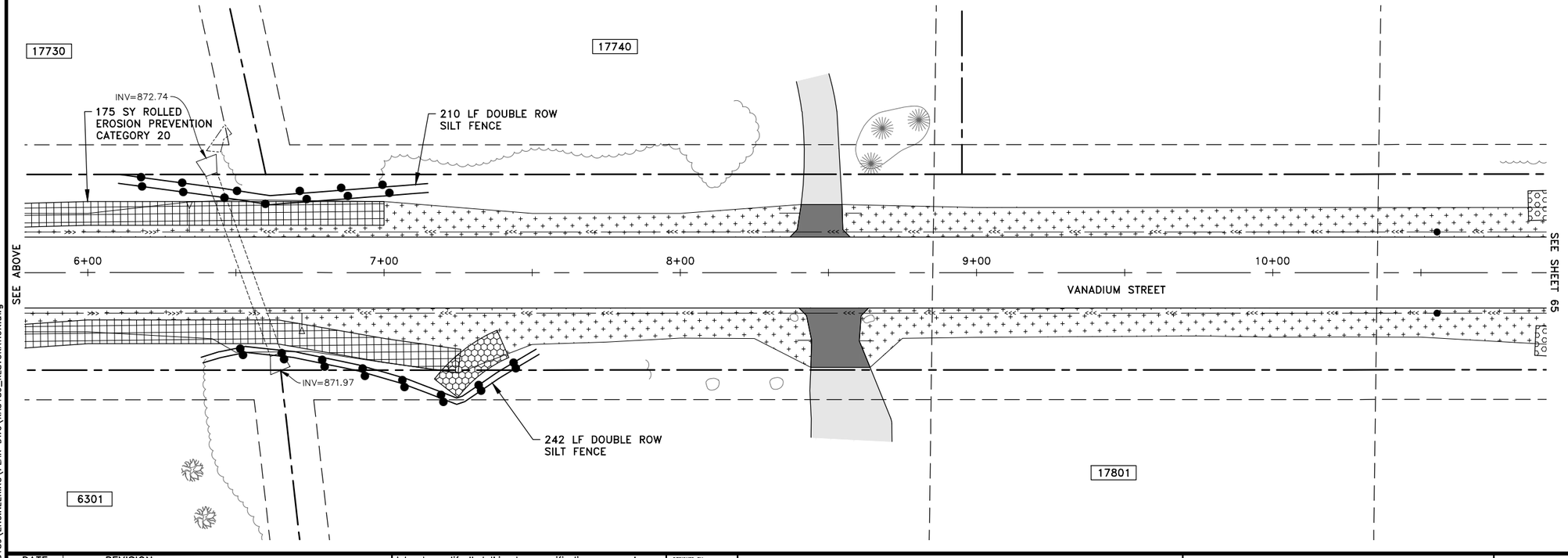
SCALE IN FEET



GENERAL NOTES:

1. PLACE CATEGORY 20 ROLLED EROSION PREVENTION IN THE BOTTOM OF DITCHES WITH SLOPES GREATER THAN 2.00%.
2. ROLLED EROSION PREVENTION SHALL BE PLACED PER MN/DOT SPEC. 2575.3.G.

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EROSION AND SEDIMENT CONTROL
AND RESTORATION PLAN
VANADIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 64 OF 82 SHEETS

RA3189

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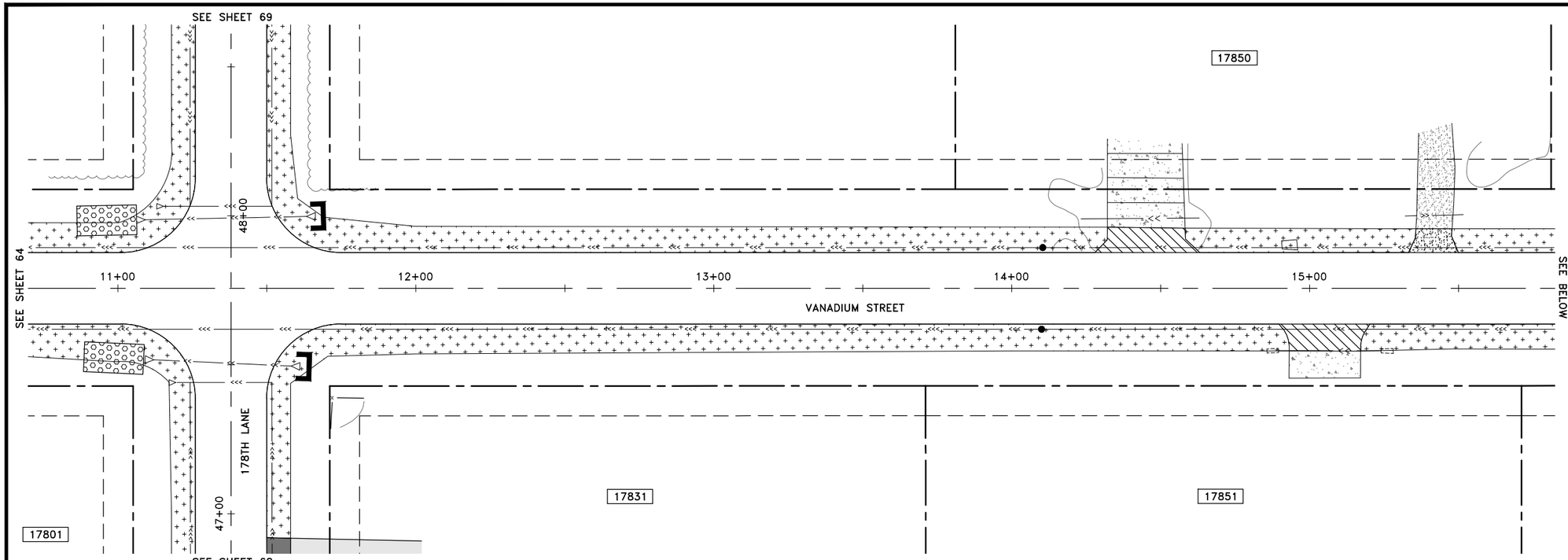

LEGEND

SEED MIX 25-131
HYDRAULIC BONDED FIBER MATRIX
TYPE 3 SLOW RELEASE FERTILIZER

SEED MIX 25-131
ROLLED EROSION PREVENTION CATEGORY 72
TYPE 3 SLOW RELEASE FERTILIZER

CULVERT END CONTROLS PER 3/6

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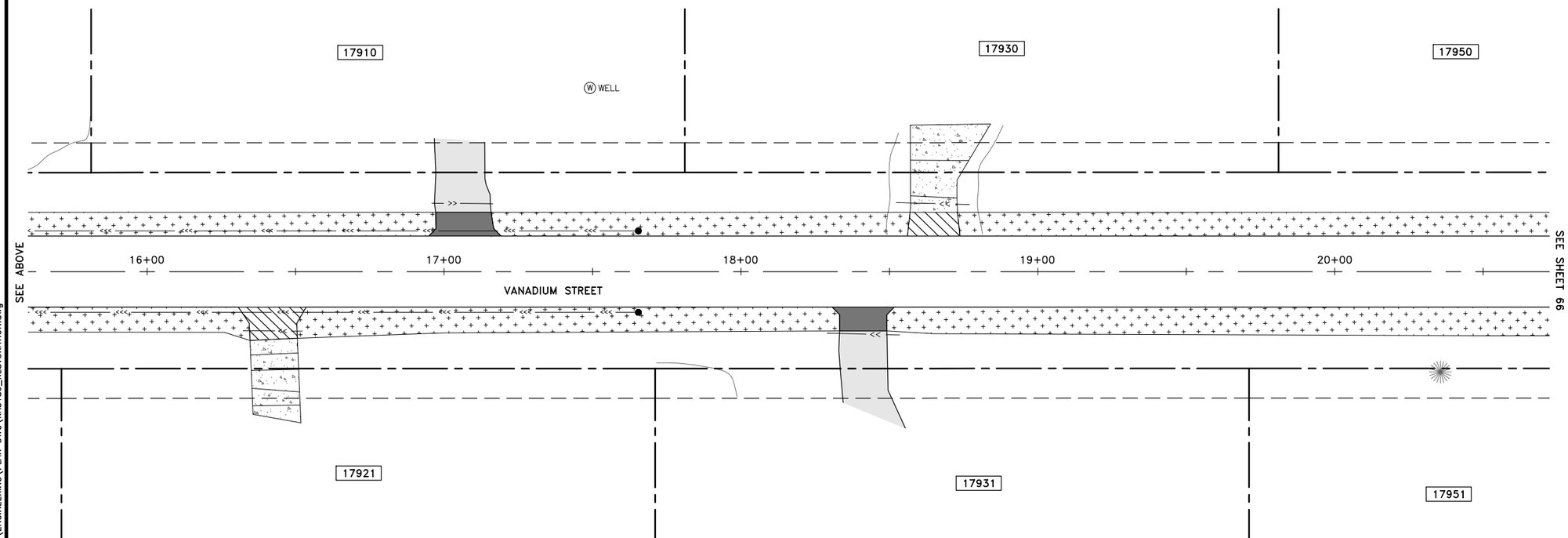
SCALE IN FEET



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VANADIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 65 OF 82 SHEETS

RA3189

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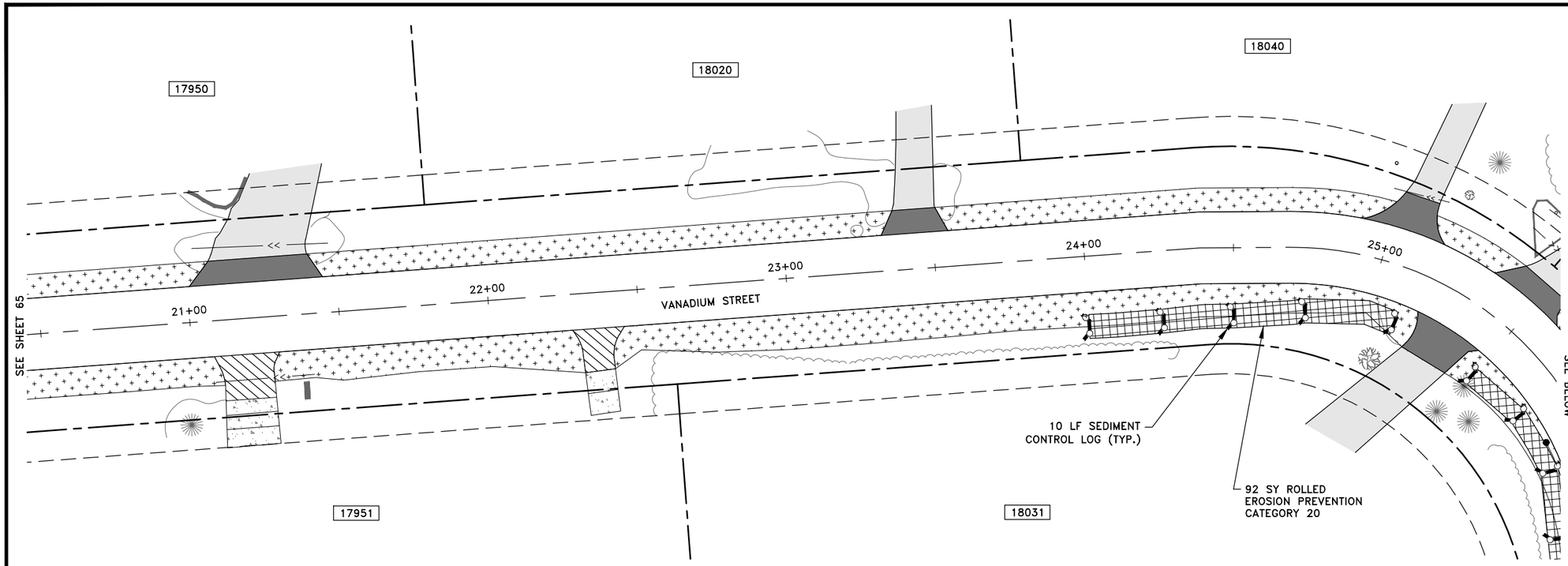

LEGEND

- SEED MIX 25-131 HYDRAULIC BONDED FIBER MATRIX TYPE 3 SLOW RELEASE FERTILIZER
- SEED MIX 25-131 ROLLED EROSION PREVENTION CATEGORY 72 TYPE 3 SLOW RELEASE FERTILIZER
- SEED MIX 25-131 ROLLED EROSION PREVENTION CATEGORY 20 TYPE 3 SLOW RELEASE FERTILIZER
- SEDIMENT CONTROL LOG PER CITY PLATE NO. ERO-4
- CULVERT END CONTROLS PER 3/6

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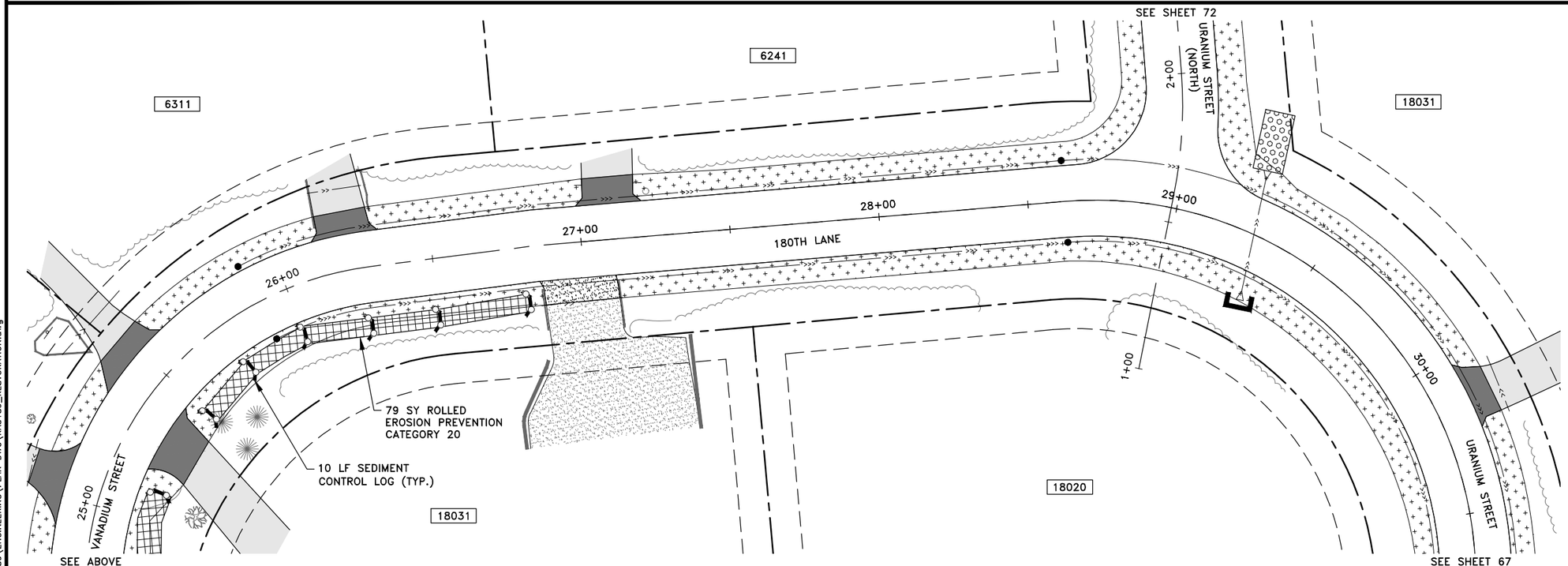
SCALE IN FEET



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EROSION AND SEDIMENT CONTROL AND RESTORATION PLAN
VANADIUM STREET AND 180TH LANE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 66 OF 82 SHEETS

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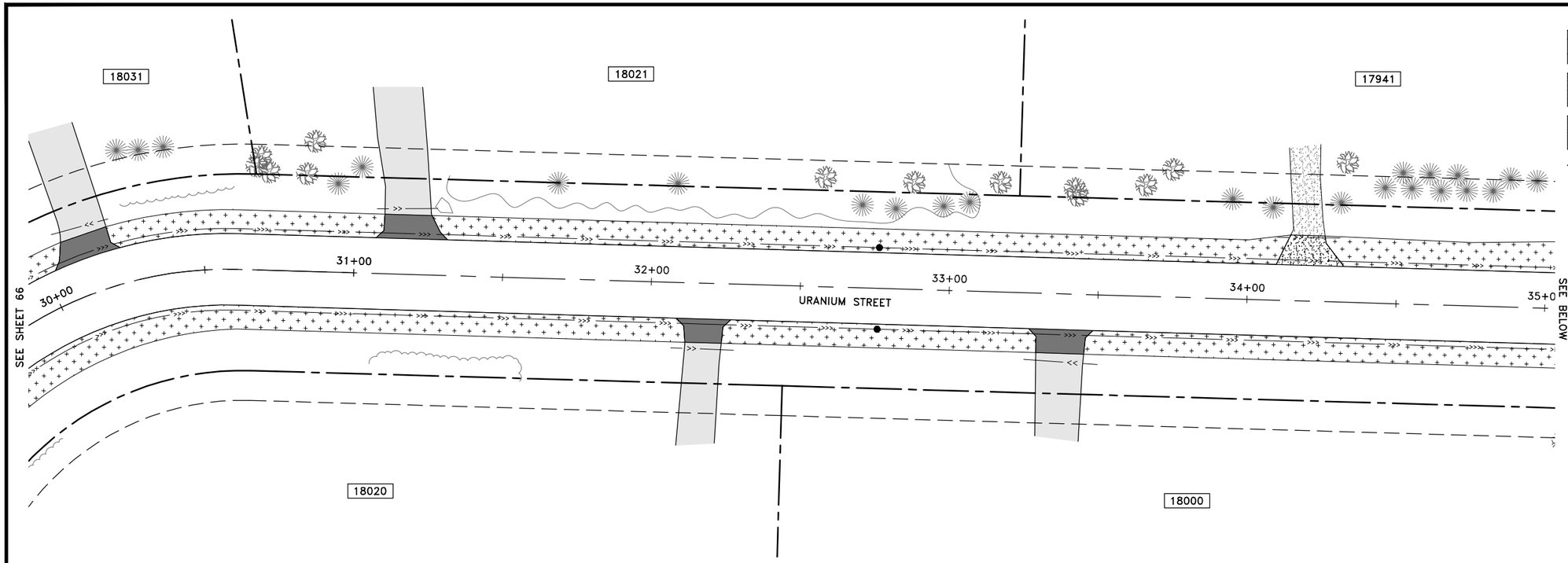

LEGEND

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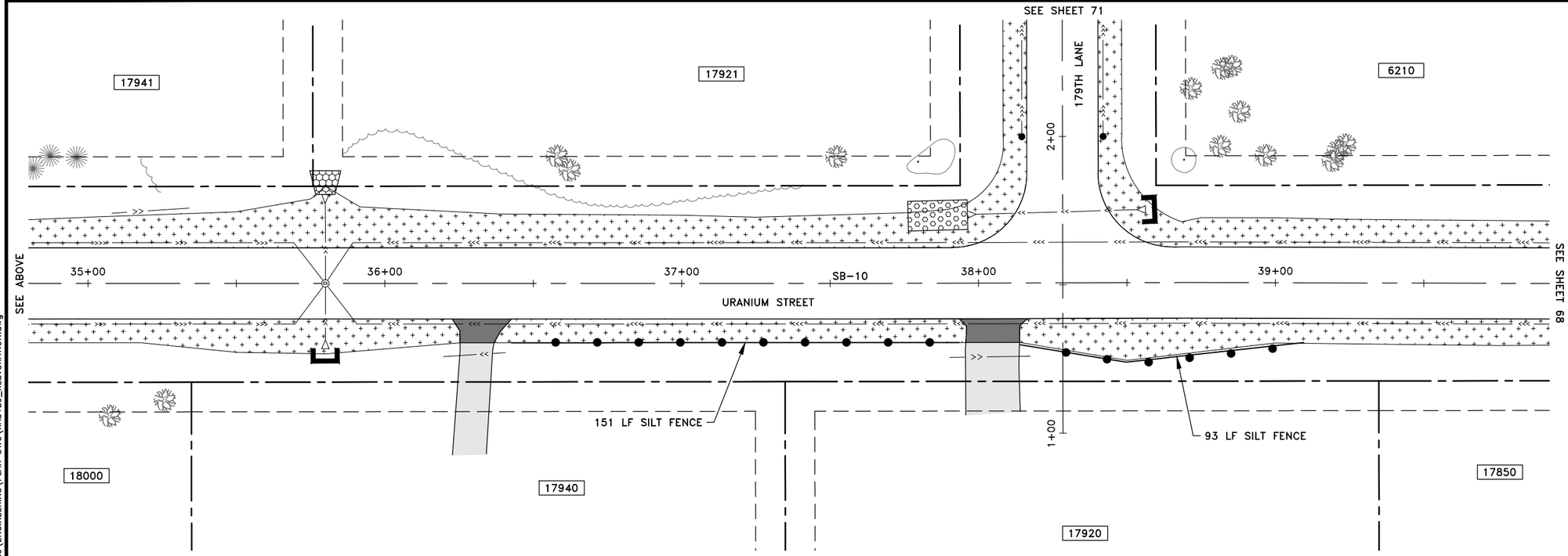
- SEED MIX 25-131 ROLLED EROSION PREVENTION CATEGORY 72 TYPE 3 SLOW RELEASE FERTILIZER
- CLASS III RIPRAP
- SILT FENCE PER CITY PLATE NO. ERO-1
- CULVERT END CONTROLS PER 3/6

20 0 20 40
SCALE IN FEET



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CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 67 OF 82 SHEETS

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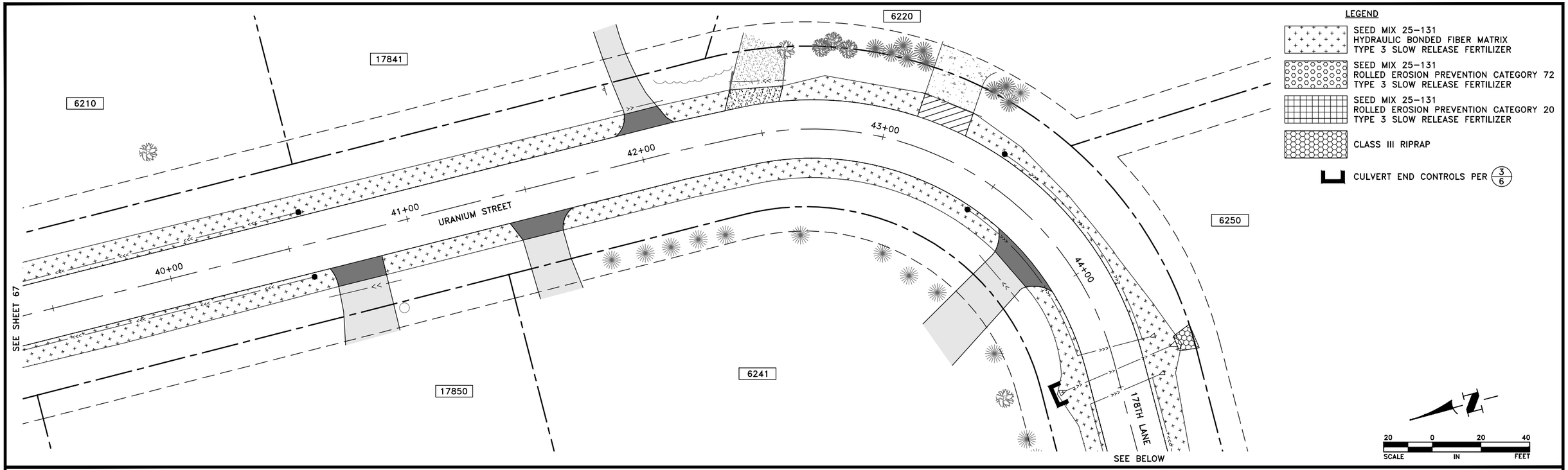

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EROSION AND SEDIMENT CONTROL AND RESTORATION PLAN
URANIUM STREET AND 178TH LANE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 68 OF 82 SHEETS

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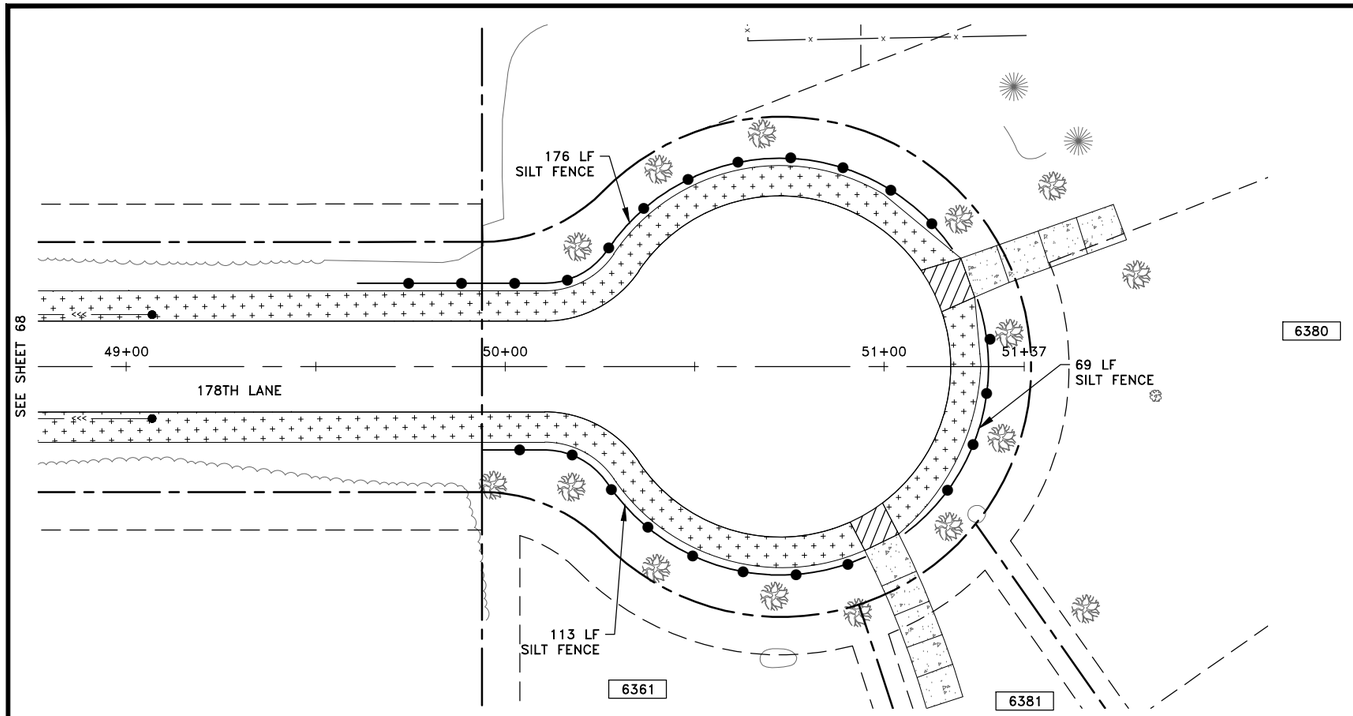

LEGEND

SEED MIX 25-131
HYDRAULIC BONDED FIBER MATRIX
TYPE 3 SLOW RELEASE FERTILIZER

SILT FENCE PER CITY PLATE NO. ERO-1

N

20 0 20 40
SCALE IN FEET

GENERAL NOTES:

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2. ROLLED EROSION PREVENTION SHALL BE PLACED PER MN/DOT SPEC. 2575.3.G.

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 4/22/24 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

NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

EROSION AND SEDIMENT CONTROL
AND RESTORATION PLAN
178TH LANE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 69 OF 82 SHEETS

RA3189

Apr. 22, 2024 - 2:47pm
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SEE SHEET 64

5+00

4+00

1+00

2+00

3+00

4+00

5+00

177TH LANE

SEE BELOW

VANADIUM STREET

6301

6231

6230

17711

SEE SHEET 64

LEGEND

- SEED MIX 25-131 HYDRAULIC BONDED FIBER MATRIX TYPE 3 SLOW RELEASE FERTILIZER
- SEED MIX 25-131 ROLLED EROSION PREVENTION CATEGORY 72 TYPE 3 SLOW RELEASE FERTILIZER
- SEED MIX 25-131 ROLLED EROSION PREVENTION CATEGORY 20 TYPE 3 SLOW RELEASE FERTILIZER
- SILT FENCE PER CITY PLATE NO. ERO-1
- CULVERT END CONTROLS PER 3/6

N

20 0 20 40
SCALE IN FEET

SEE ABOVE

6231

6221

123 LF SILT FENCE

9+79

6230

6+00

9+00

8+00

7+00

177TH LANE

6210

6211

6200

GENERAL NOTES:

1. PLACE CATEGORY 20 ROLLED EROSION PREVENTION IN THE BOTTOM OF DITCHES WITH SLOPES GREATER THAN 2.00%.
2. ROLLED EROSION PREVENTION SHALL BE PLACED PER MN/DOT SPEC. 2575.3.G.

N

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SCALE IN FEET

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

EROSION AND SEDIMENT CONTROL AND RESTORATION PLAN
177TH LANE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 70 OF 82 SHEETS

RA3189

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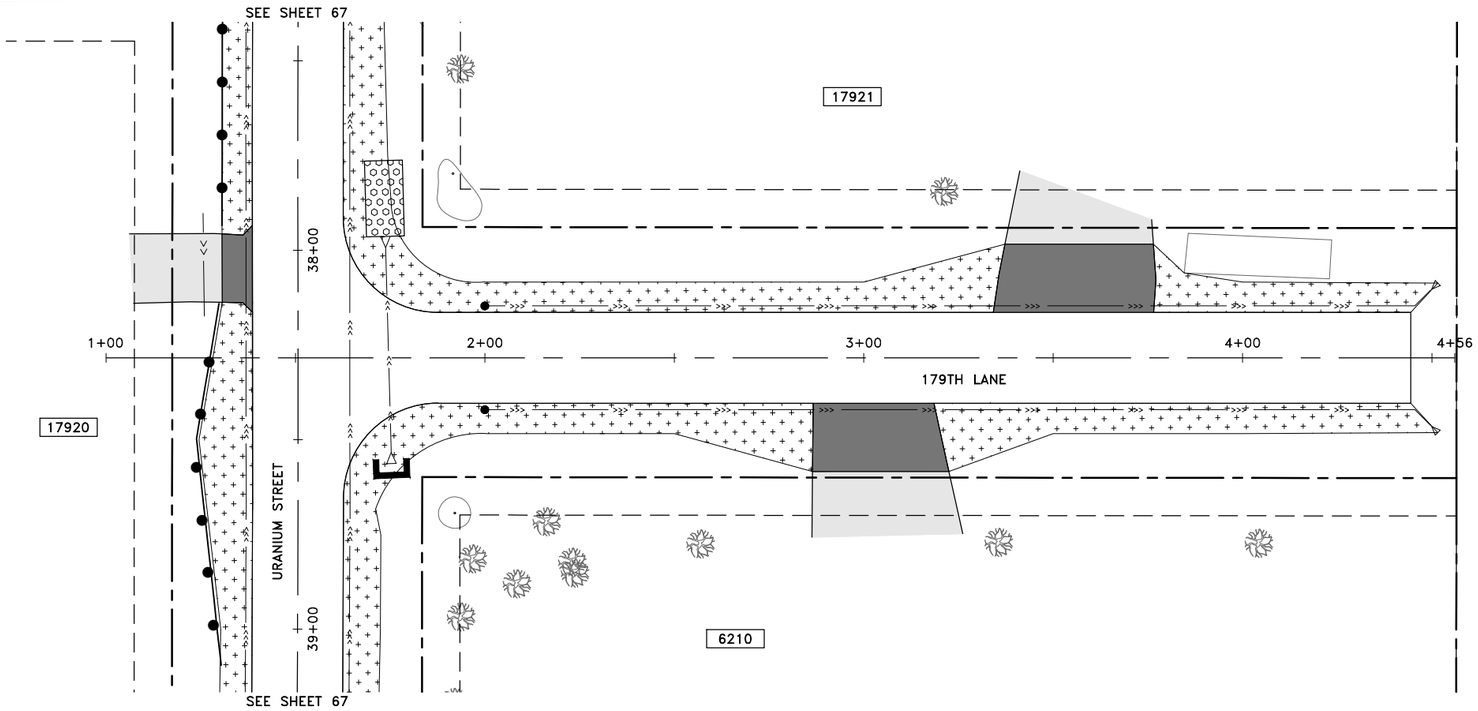

LEGEND

SEED MIX 25-131
HYDRAULIC BONDED FIBER MATRIX
TYPE 3 SLOW RELEASE FERTILIZER

SEED MIX 25-131
ROLLED EROSION PREVENTION CATEGORY 72
TYPE 3 SLOW RELEASE FERTILIZER

SILT FENCE PER CITY PLATE NO. ERO-1

CULVERT END CONTROLS PER 3/6

N

20 0 20 40
SCALE IN FEET

GENERAL NOTES:

1. PLACE CATEGORY 20 ROLLED EROSION PREVENTION IN THE BOTTOM OF DITCHES WITH SLOPES GREATER THAN 2.00%.
2. ROLLED EROSION PREVENTION SHALL BE PLACED PER MN/DOT SPEC. 2575.3.G.

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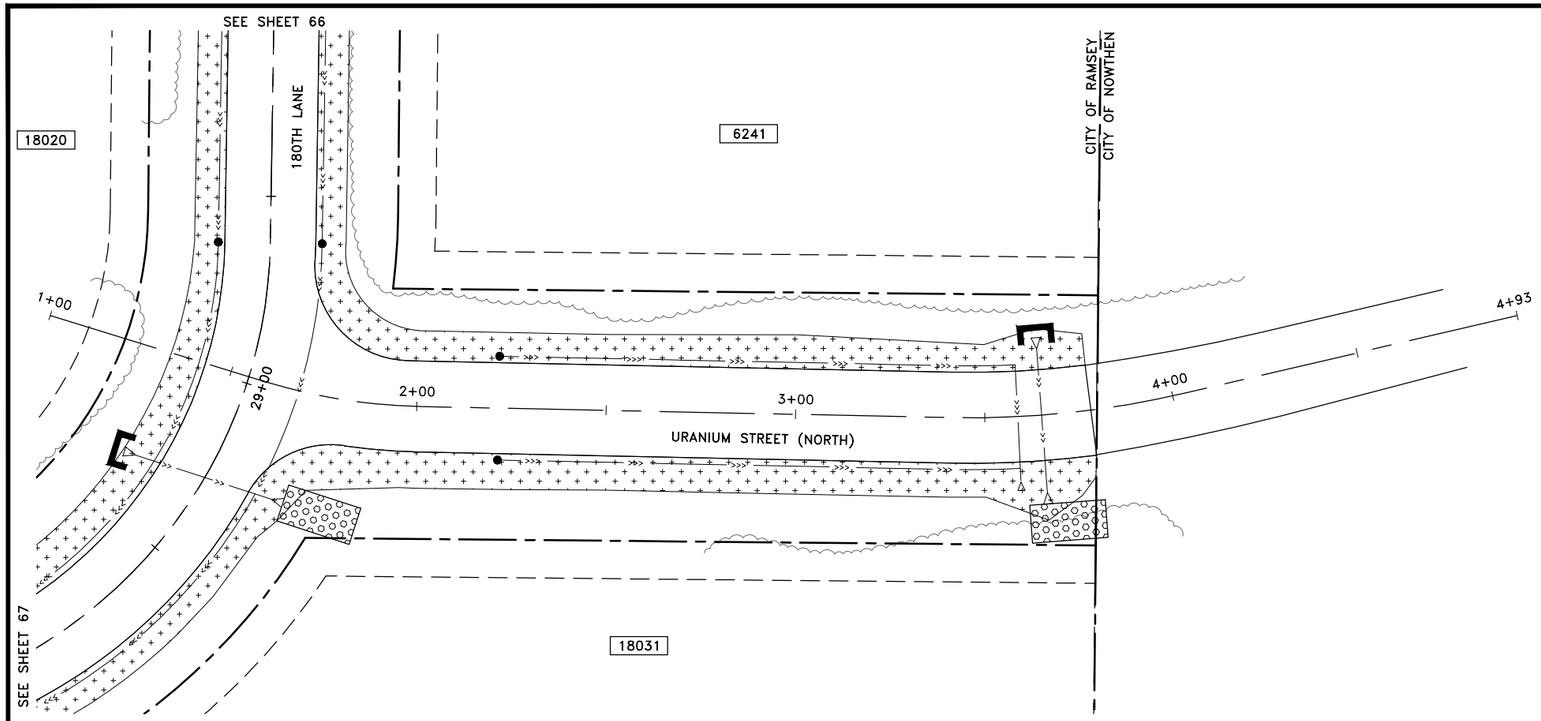
NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

EROSION AND SEDIMENT CONTROL
AND RESTORATION PLAN
179TH LANE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 71 OF 82 SHEETS

RA3189



LEGEND

SEED MIX 25-131
HYDRAULIC BONDED FIBER MATRIX
TYPE 3 SLOW RELEASE FERTILIZER

SEED MIX 25-131
ROLLED EROSION PREVENTION CATEGORY 72
TYPE 3 SLOW RELEASE FERTILIZER

CULVERT END CONTROLS PER 3/6

20 0 20 40
SCALE IN FEET

GENERAL NOTES:

1. PLACE CATEGORY 20 ROLLED EROSION PREVENTION IN THE BOTTOM OF DITCHES WITH SLOPES GREATER THAN 2.00%.
2. ROLLED EROSION PREVENTION SHALL BE PLACED PER MN/DOT SPEC. 2575.3.G.

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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

EROSION AND SEDIMENT CONTROL
AND RESTORATION PLAN
URANIUM STREET (NORTH)
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 72 OF 82 SHEETS

RA3189

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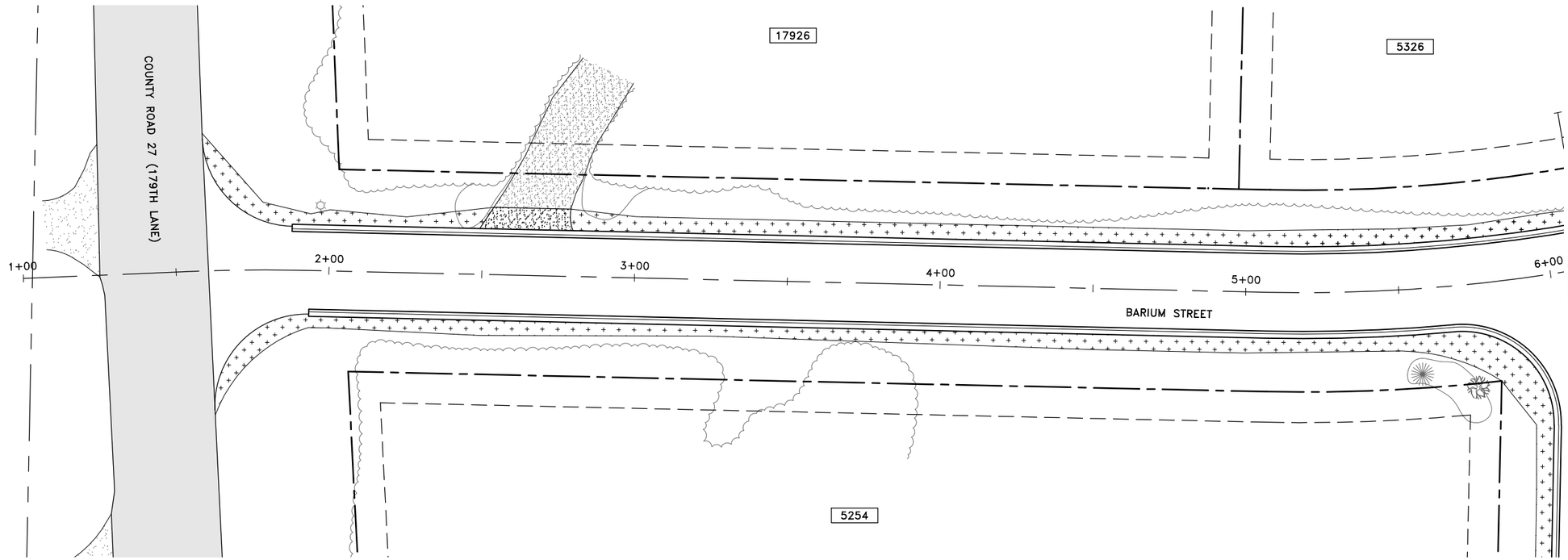


LEGEND

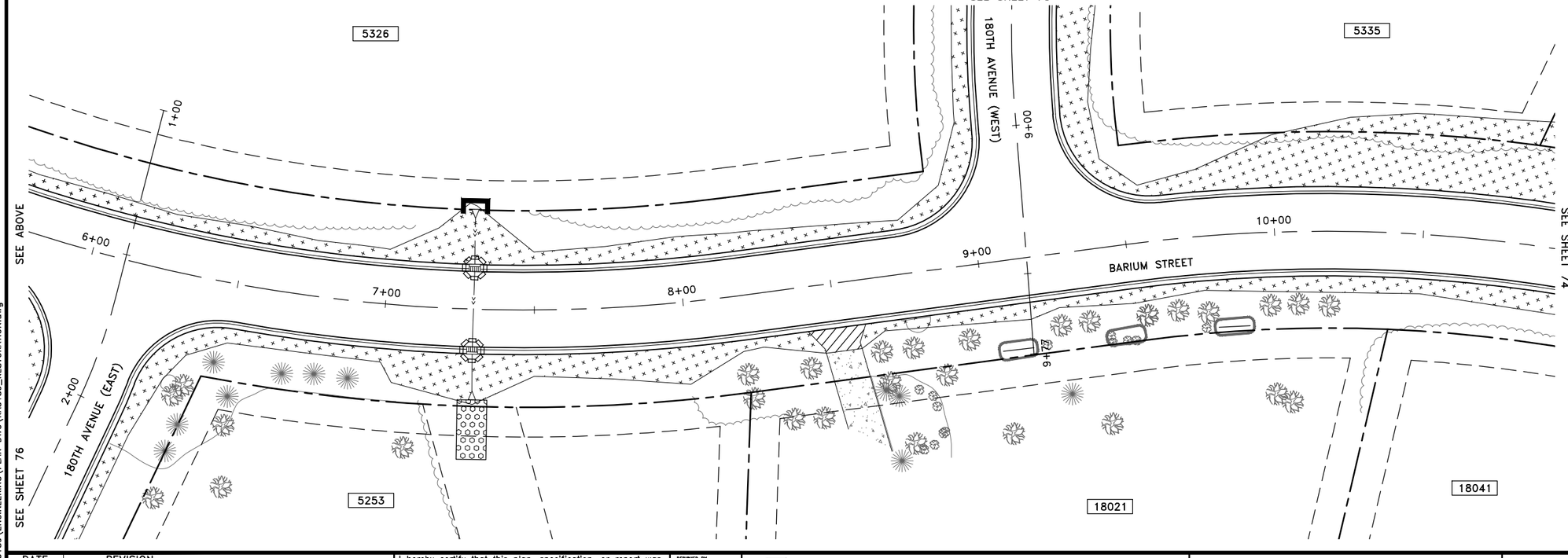
SEED MIX 25-131
HYDRAULIC BONDED FIBER MATRIX
TYPE 3 SLOW RELEASE FERTILIZER

SEED MIX 25-131
ROLLED EROSION PREVENTION CATEGORY 72
TYPE 3 SLOW RELEASE FERTILIZER

STORM DRAIN INLET PROTECTION (1)

CULVERT END CONTROLS PER (3/6)

SCALE IN FEET 20 0 20 40



GENERAL NOTES:
1. PLACE CATEGORY 20 ROLLED EROSION PREVENTION IN THE BOTTOM OF DITCHES WITH SLOPES GREATER THAN 2.00%.
2. ROLLED EROSION PREVENTION SHALL BE PLACED PER MN/DOT SPEC. 2575.3.G.

REFERENCE NOTES:
(1) STORM DRAIN INLET PROTECTION SHALL BE PER (5/6) AND (6/6) OR APPROVED EQUAL.

SCALE IN FEET 20 0 20 40

DATE	REVISION

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

EROSION AND SEDIMENT CONTROL AND RESTORATION PLAN
BARIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 73 OF 82 SHEETS

RA3189

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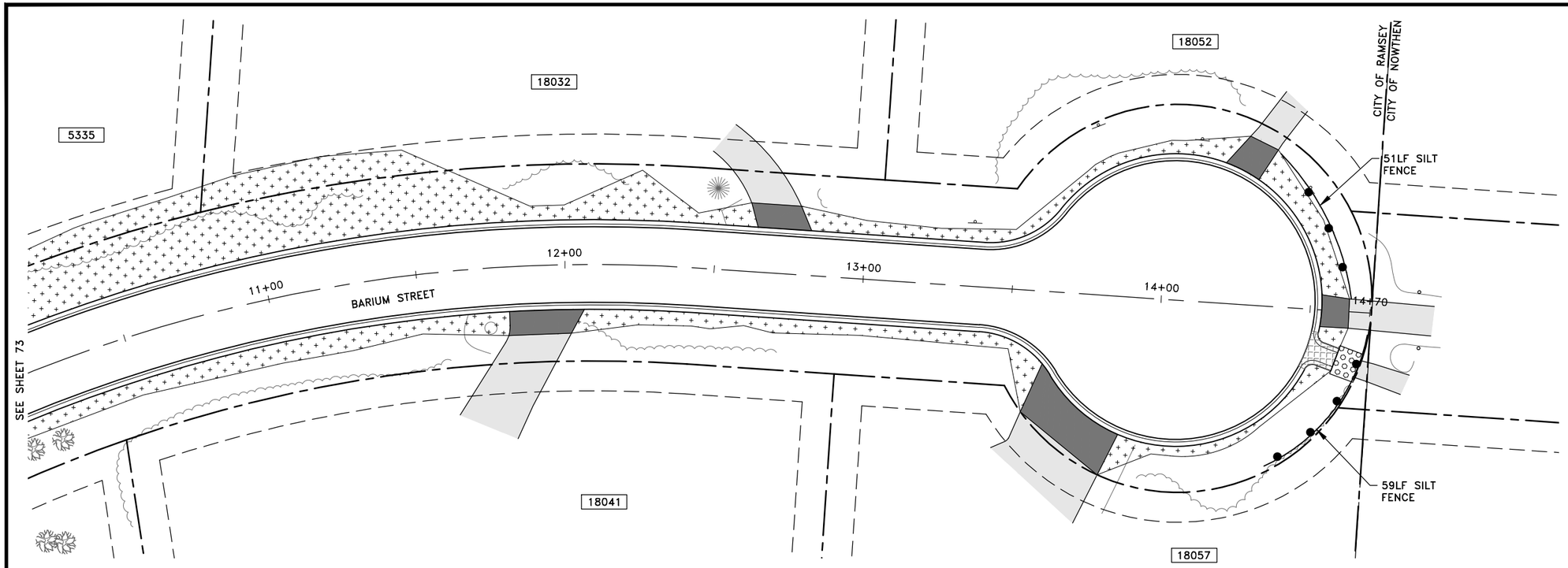

LEGEND

SEED MIX 25-131
HYDRAULIC BONDED FIBER MATRIX
TYPE 3 SLOW RELEASE FERTILIZER

SEED MIX 25-131
ROLLED EROSION PREVENTION CATEGORY 72
TYPE 3 SLOW RELEASE FERTILIZER

SILT FENCE PER CITY PLATE NO. ERO-1

20 0 20 40
SCALE IN FEET

GENERAL NOTES:

1. PLACE CATEGORY 20 ROLLED EROSION PREVENTION IN THE BOTTOM OF DITCHES WITH SLOPES GREATER THAN 2.00%.
2. ROLLED EROSION PREVENTION SHALL BE PLACED PER MN/DOT SPEC. 2575.3.G.

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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

EROSION AND SEDIMENT CONTROL
AND RESTORATION PLAN
BARIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 74 OF 82 SHEETS

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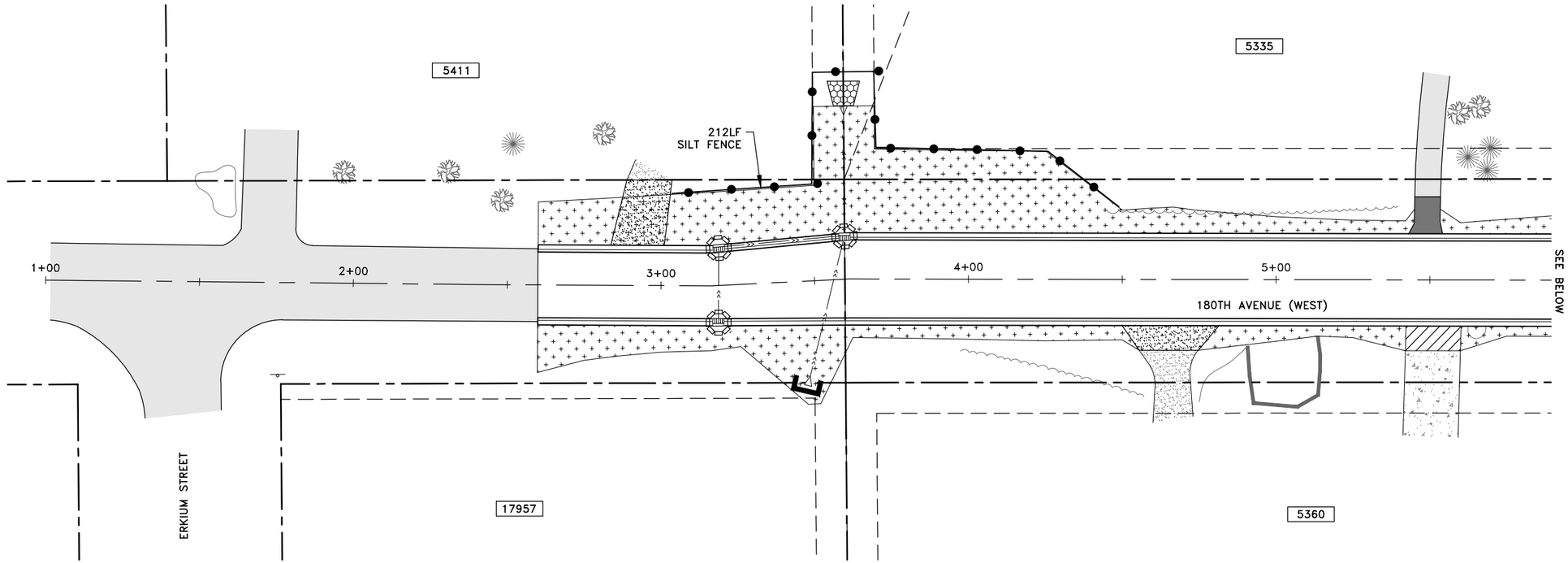
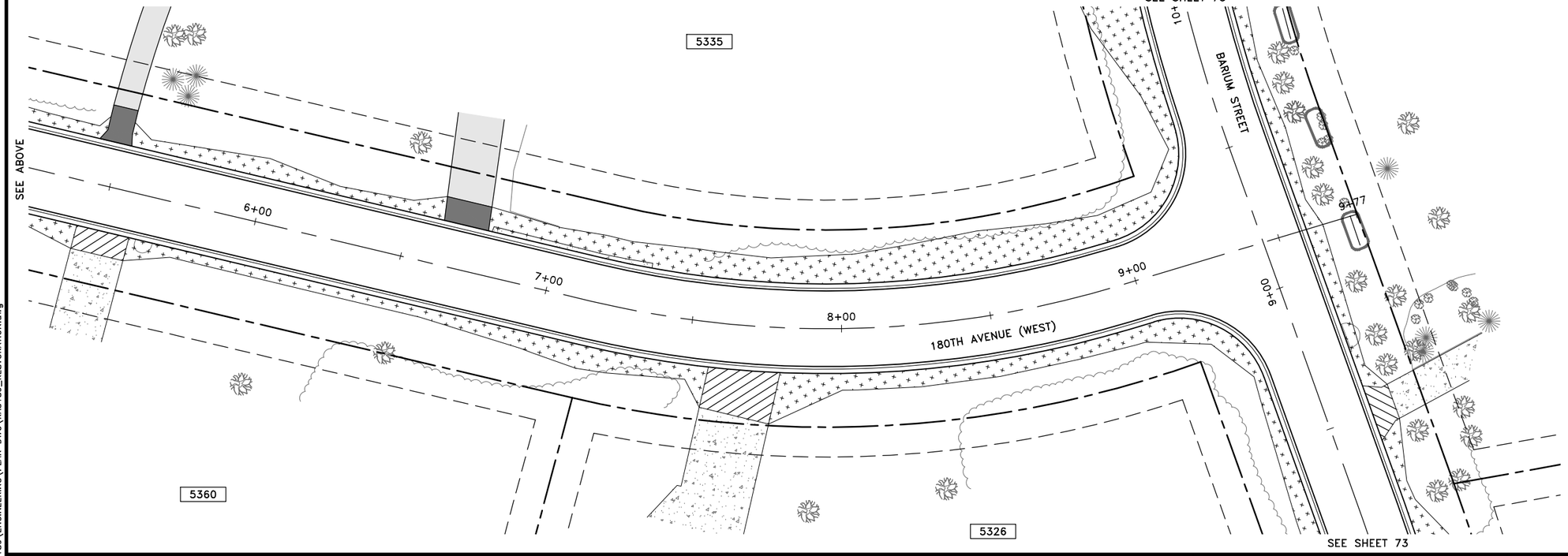


LEGEND

- SEED MIX 25-131
  HYDRAULIC BONDED FIBER MATRIX
  TYPE 3 SLOW RELEASE FERTILIZER
- CLASS III RIPRAP
- SILT FENCE PER CITY PLATE NO. ERO-1
- STORM DRAIN INLET PROTECTION (1)
- CULVERT END CONTROLS PER 3/6

N

20 0 20 40
SCALE IN FEET



GENERAL NOTES:

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2. ROLLED EROSION PREVENTION SHALL BE PLACED PER MN/DOT SPEC. 2575.3.G.

REFERENCE NOTES:

(1) STORM DRAIN INLET PROTECTION SHALL BE PER 5/6 AND 6/6 OR APPROVED EQUAL.

N

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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

EROSION AND SEDIMENT CONTROL AND RESTORATION PLAN
180TH AVENUE (WEST)
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 75 OF 82 SHEETS

RA3189

Apr. 22, 2024 - 2:48pm
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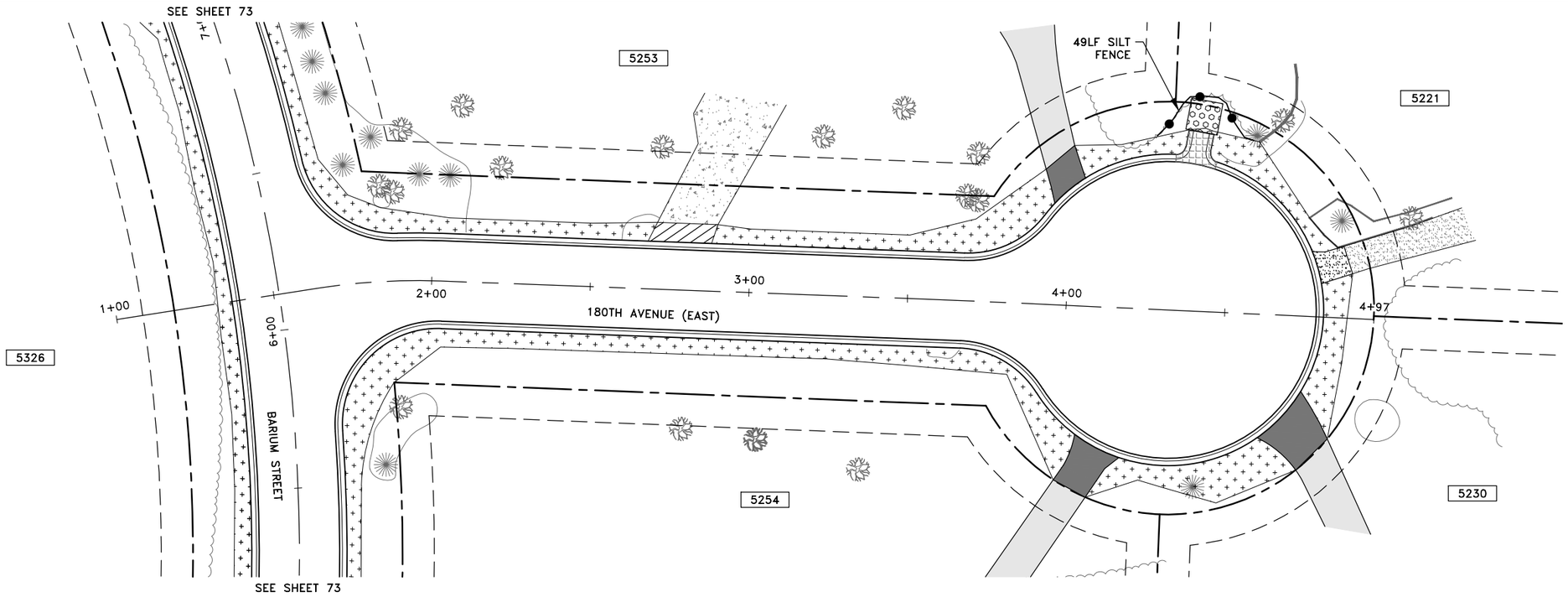

LEGEND

SEED MIX 25-131
HYDRAULIC BONDED FIBER MATRIX
TYPE 3 SLOW RELEASE FERTILIZER

SEED MIX 25-131
ROLLED EROSION PREVENTION CATEGORY 72
TYPE 3 SLOW RELEASE FERTILIZER

SILT FENCE PER CITY PLATE NO. ERO-1

N

20 0 20 40
SCALE IN FEET

GENERAL NOTES:

1. PLACE CATEGORY 20 ROLLED EROSION PREVENTION IN THE BOTTOM OF DITCHES WITH SLOPES GREATER THAN 2.00%.
2. ROLLED EROSION PREVENTION SHALL BE PLACED PER MN/DOT SPEC. 2575.3.G.

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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

EROSION AND SEDIMENT CONTROL
AND RESTORATION PLAN
180TH AVENUE (EAST)
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 76 OF 82 SHEETS

RA3189

Apr 22, 2024 - 2:48pm
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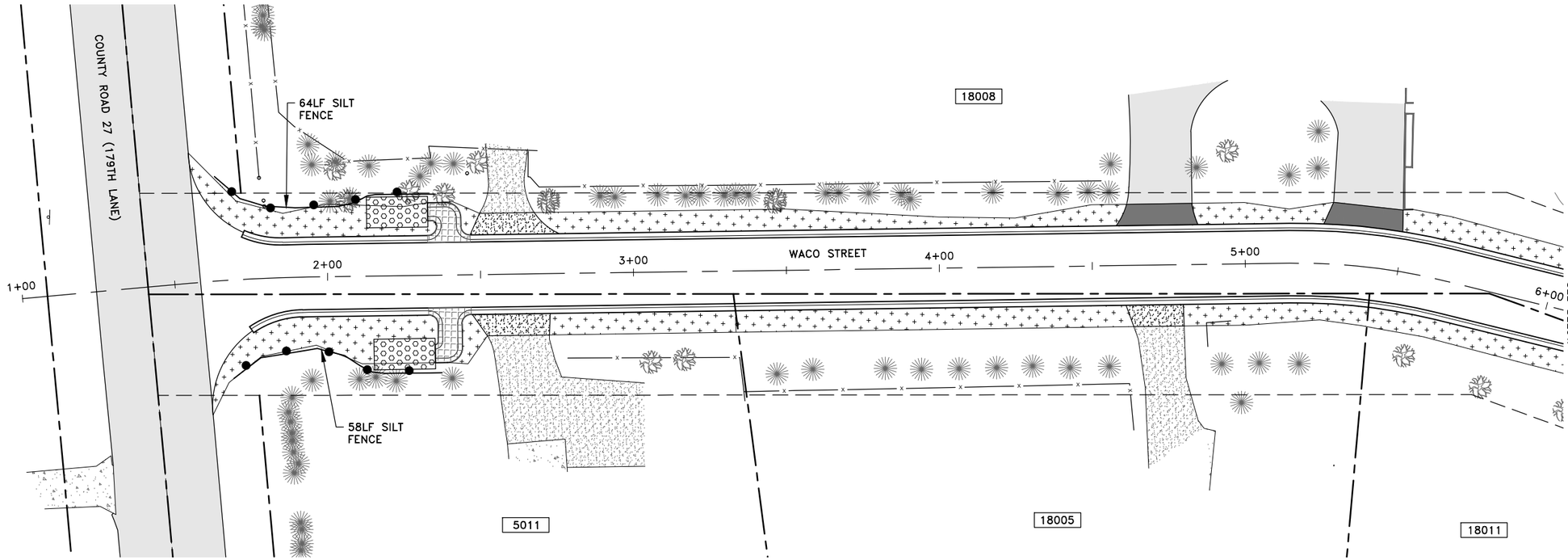


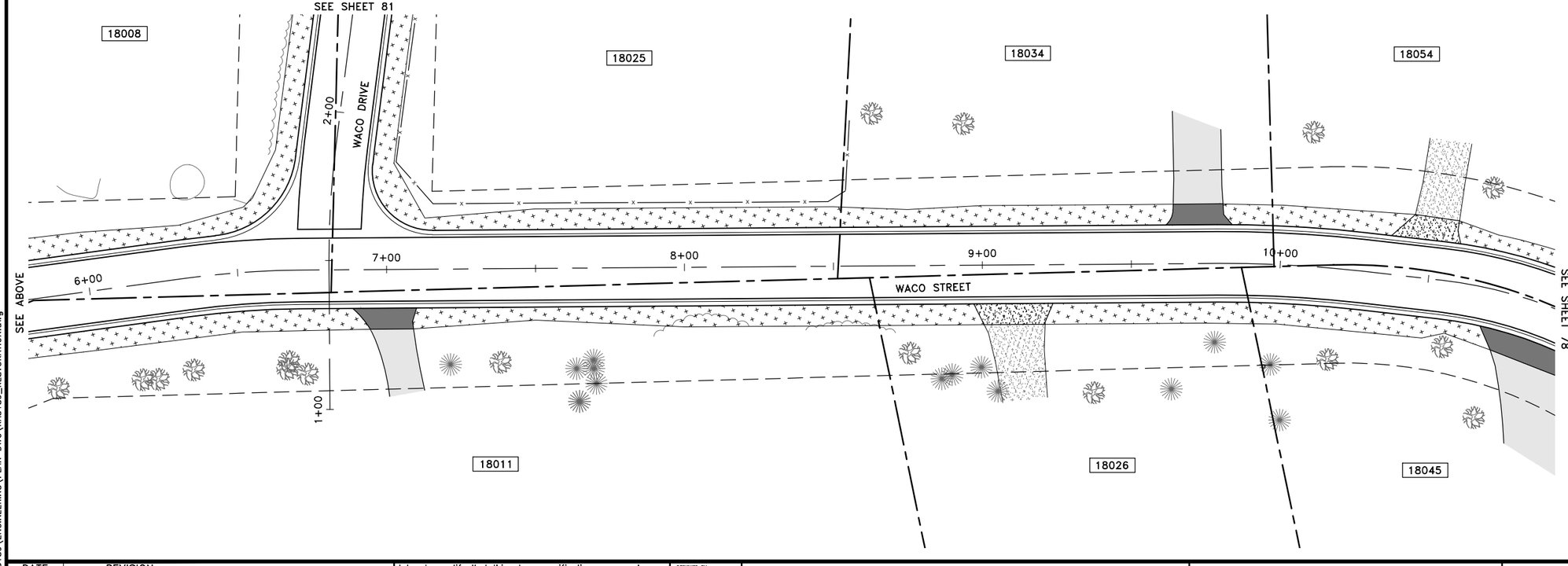
LEGEND

SEED MIX 25-131
HYDRAULIC BONDED FIBER MATRIX
TYPE 3 SLOW RELEASE FERTILIZER

SEED MIX 25-131
ROLLED EROSION PREVENTION CATEGORY 72
TYPE 3 SLOW RELEASE FERTILIZER

SILT FENCE PER CITY PLATE NO. ERO-1

20 0 20 40
SCALE IN FEET



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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

EROSION AND SEDIMENT CONTROL AND RESTORATION PLAN
WACO STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 77 OF 82 SHEETS

RA3189

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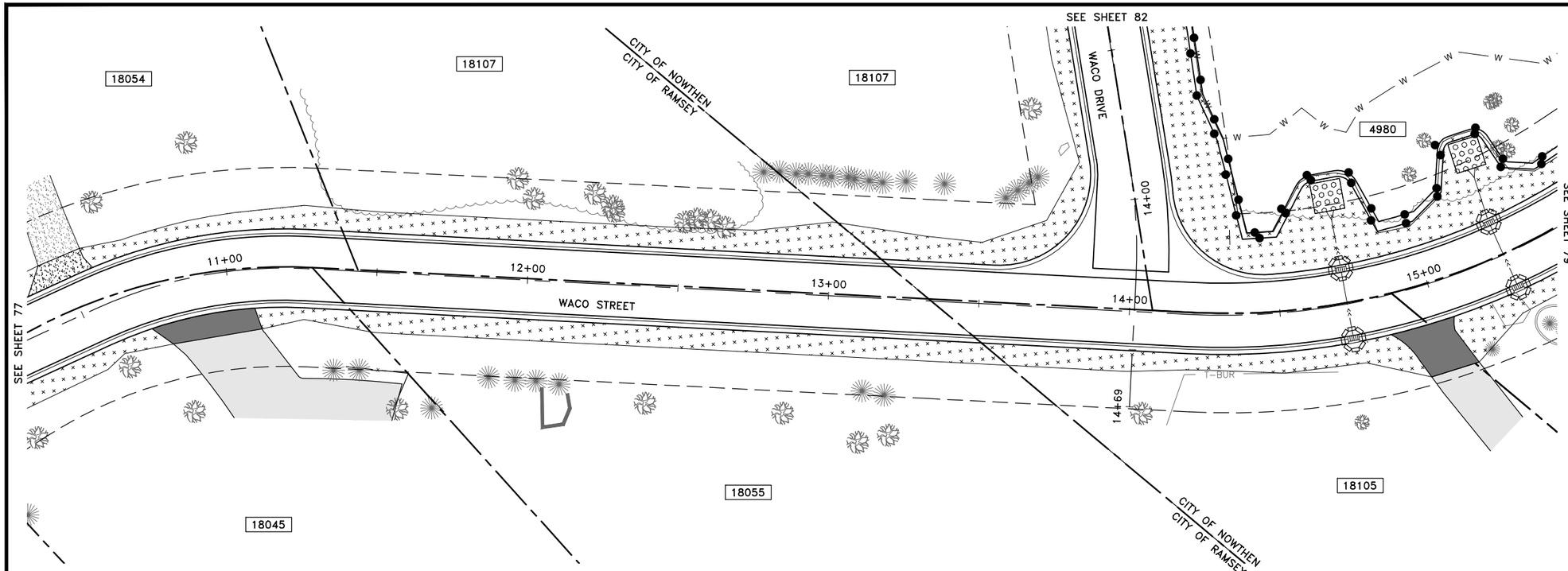

LEGEND

- SEED MIX 25-131 HYDRAULIC BONDED FIBER MATRIX TYPE 3 SLOW RELEASE FERTILIZER
- SEED MIX 25-131 ROLLED EROSION PREVENTION CATEGORY 72 TYPE 3 SLOW RELEASE FERTILIZER
- SILT FENCE PER CITY PLATE NO. ERO-1
- STORM DRAIN INLET PROTECTION (1)

N

20 0 20 40
SCALE IN FEET

GENERAL NOTES:

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2. ROLLED EROSION PREVENTION SHALL BE PLACED PER MN/DOT SPEC. 2575.3.G.

REFERENCE NOTES:

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

EROSION AND SEDIMENT CONTROL AND RESTORATION PLAN
WACO STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 78 OF 82 SHEETS

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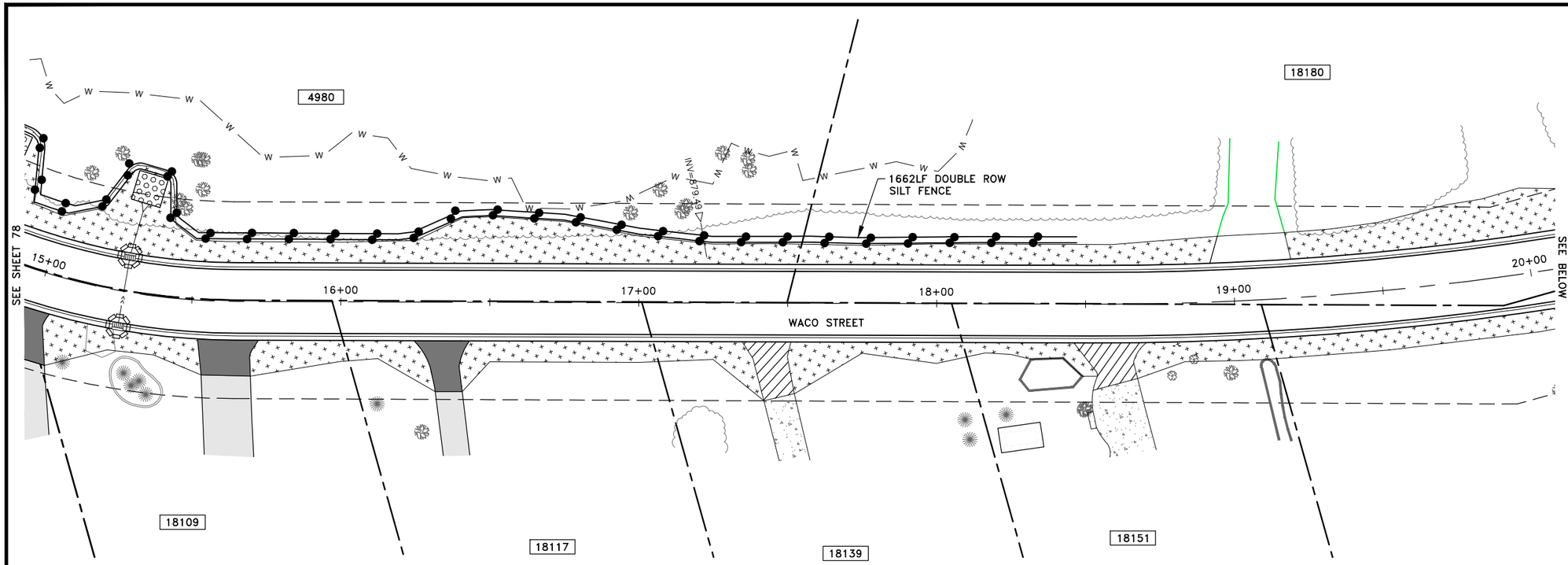
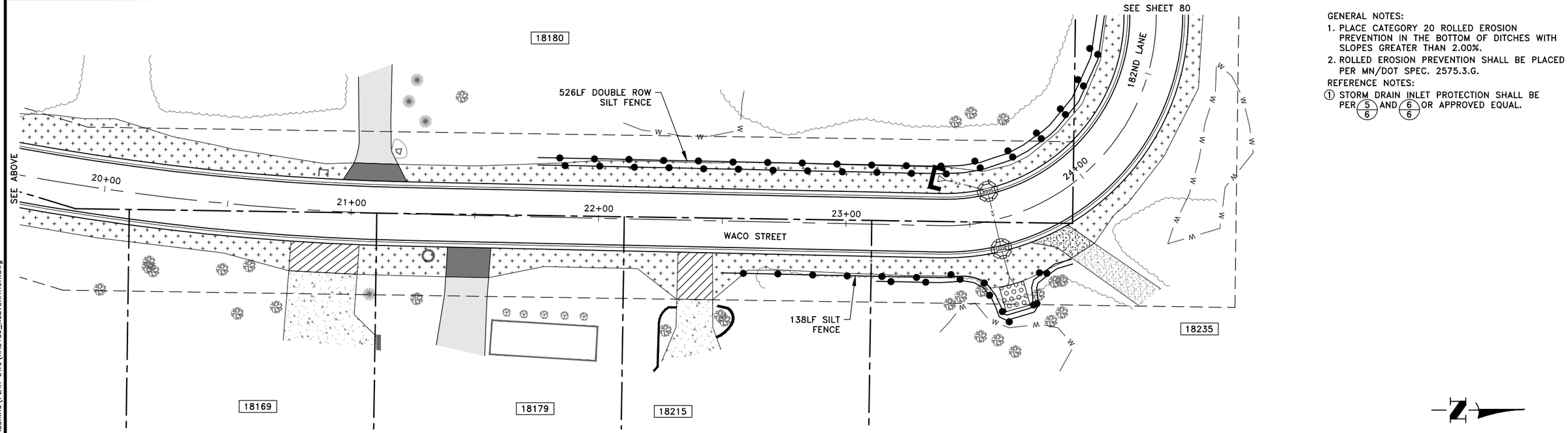


LEGEND

- SEED MIX 25-131 HYDRAULIC BONDED FIBER MATRIX TYPE 3 SLOW RELEASE FERTILIZER
- SEED MIX 25-131 ROLLED EROSION PREVENTION CATEGORY 72 TYPE 3 SLOW RELEASE FERTILIZER
- SILT FENCE PER CITY PLATE NO. ERO-1
- STORM DRAIN INLET PROTECTION (1)
- CULVERT END CONTROLS PER 3/6

SCALE 20 0 20 40 IN FEET



GENERAL NOTES:

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REFERENCE NOTES:

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

EROSION AND SEDIMENT CONTROL AND RESTORATION PLAN
WACO STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 79 OF 82 SHEETS

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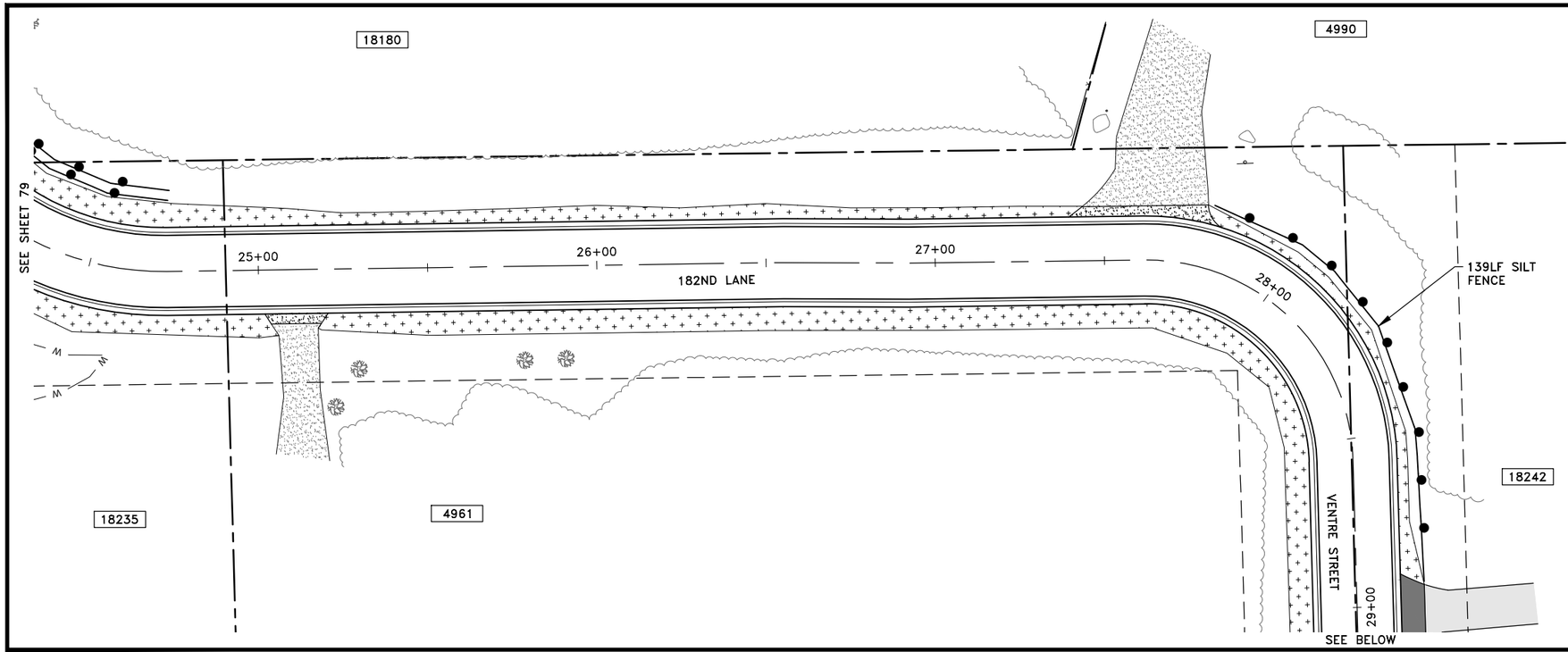


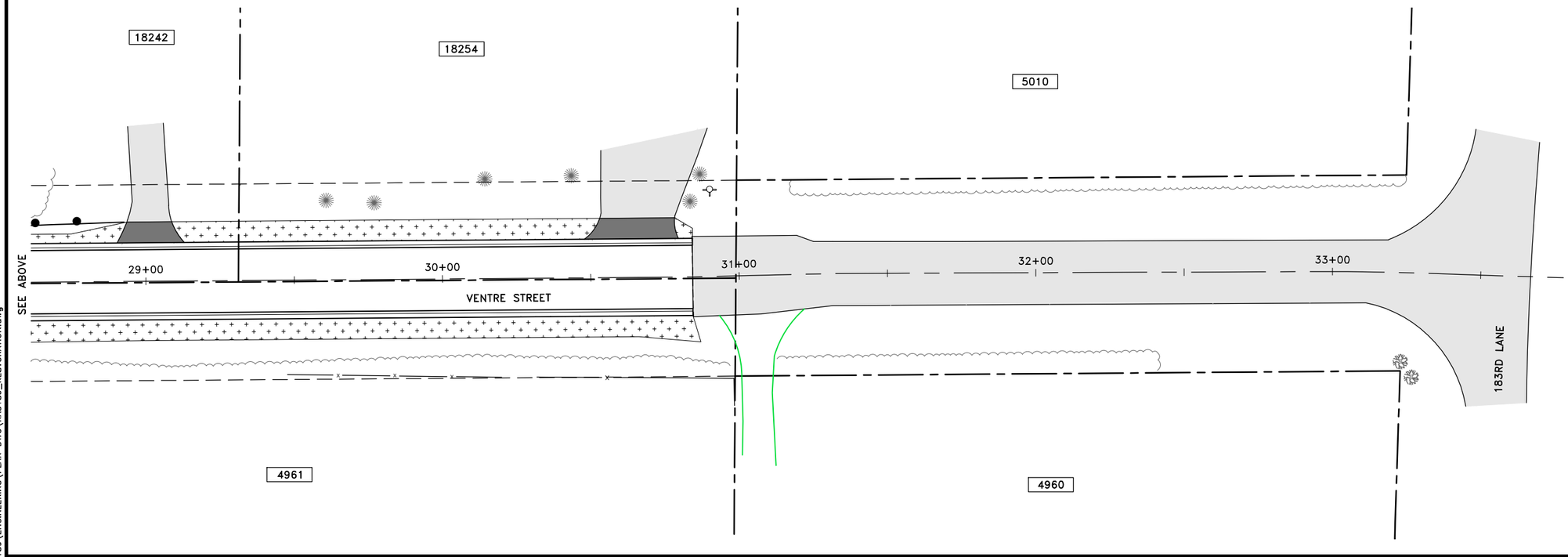
LEGEND

SEED MIX 25-131
HYDRAULIC BONDED FIBER MATRIX
TYPE 3 SLOW RELEASE FERTILIZER

SILT FENCE PER CITY PLATE NO. ERO-1

N

20 0 20 40
SCALE IN FEET



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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

EROSION AND SEDIMENT CONTROL AND RESTORATION PLAN
182ND LANE AND VENTRE STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 80 OF 82 SHEETS

RA3189

Apr 22, 2024 - 2:49pm
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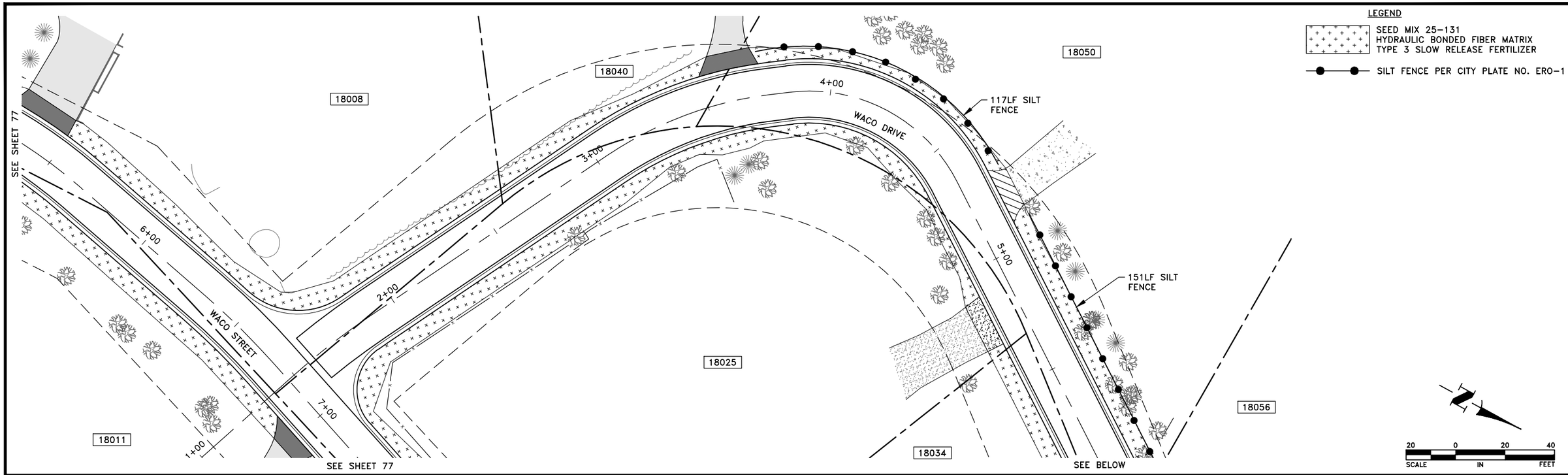

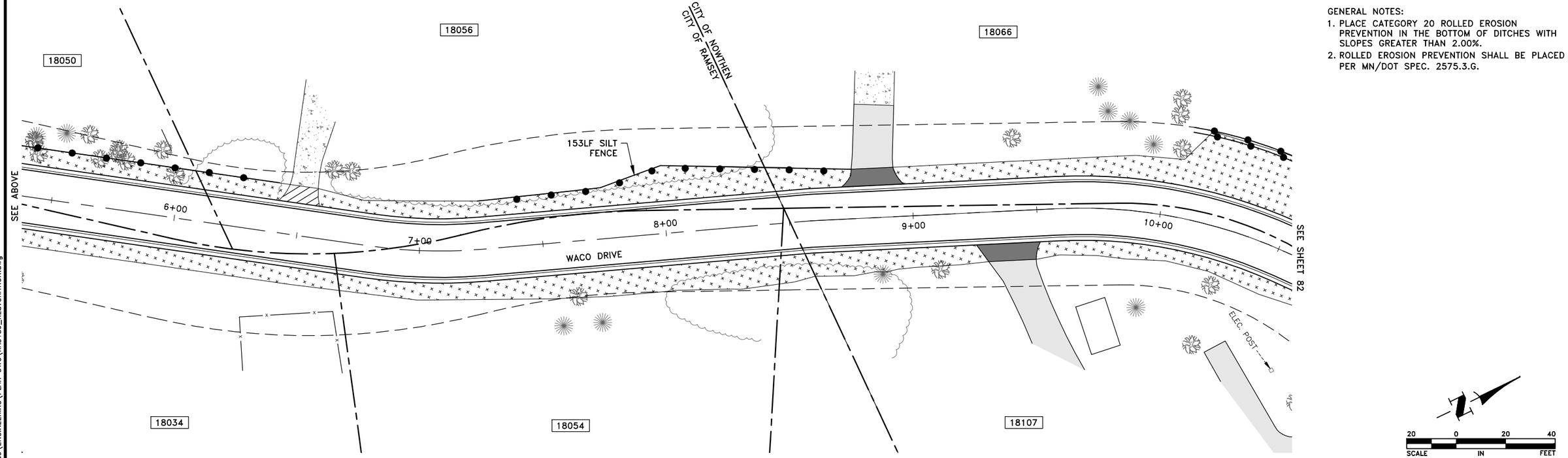

GENERAL NOTES:
1. PLACE CATEGORY 20 ROLLED EROSION PREVENTION IN THE BOTTOM OF DITCHES WITH SLOPES GREATER THAN 2.00%.
2. ROLLED EROSION PREVENTION SHALL BE PLACED PER MN/DOT SPEC. 2575.3.G.

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 4/22/24 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

NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

EROSION AND SEDIMENT CONTROL AND RESTORATION PLAN
WACO DRIVE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET 81 OF 82 SHEETS

RA3189

Apr 22, 2024 - 2:49pm
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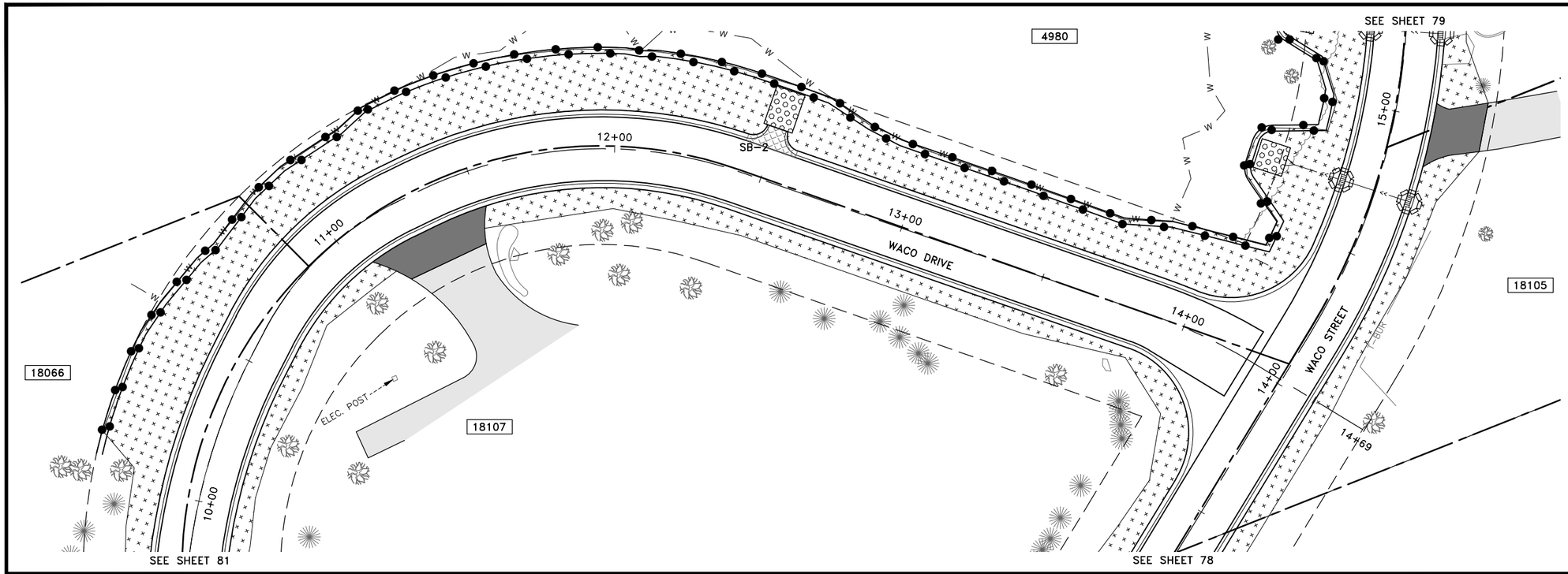

LEGEND

- SEED MIX 25-131 HYDRAULIC BONDED FIBER MATRIX TYPE 3 SLOW RELEASE FERTILIZER
- SEED MIX 25-131 ROLLED EROSION PREVENTION CATEGORY 72 TYPE 3 SLOW RELEASE FERTILIZER
- SILT FENCE PER CITY PLATE NO. ERO-1
- STORM DRAIN INLET PROTECTION (1)

SCALE IN FEET: 20 0 20 40

GENERAL NOTES:

1. PLACE CATEGORY 20 ROLLED EROSION PREVENTION IN THE BOTTOM OF DITCHES WITH SLOPES GREATER THAN 2.00%.
2. ROLLED EROSION PREVENTION SHALL BE PLACED PER MN/DOT SPEC. 2575.3.G.

REFERENCE NOTES:

(1) STORM DRAIN INLET PROTECTION SHALL BE PER (5/6) AND (6/6) OR APPROVED EQUAL.

DATE	REVISION

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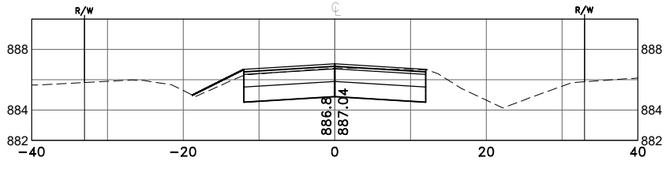

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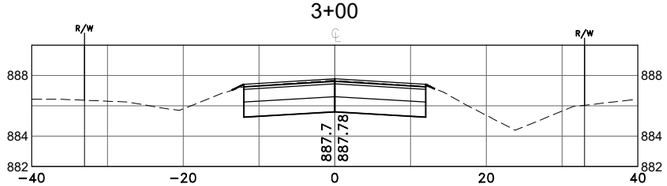

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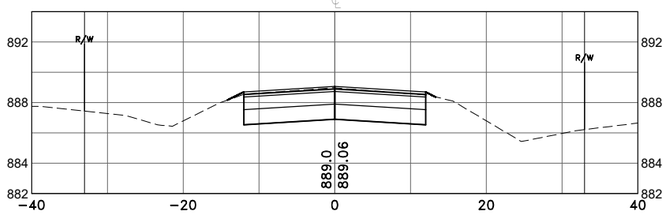

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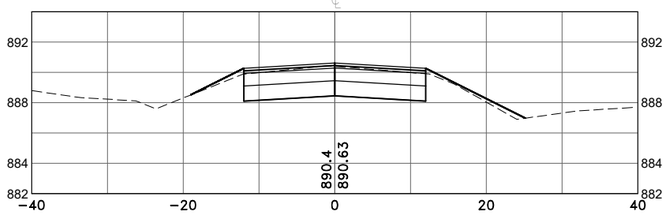

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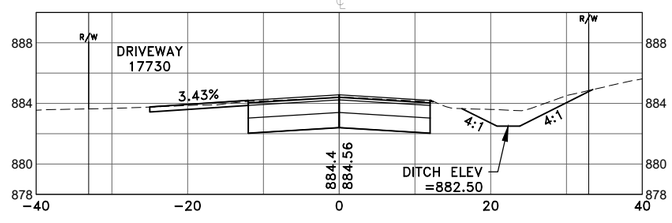

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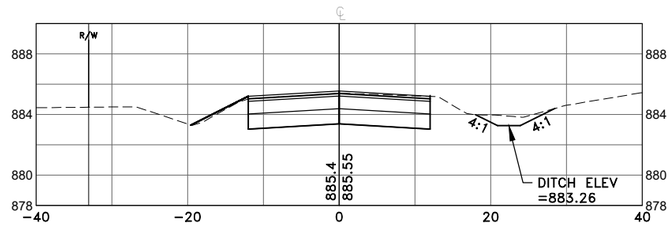

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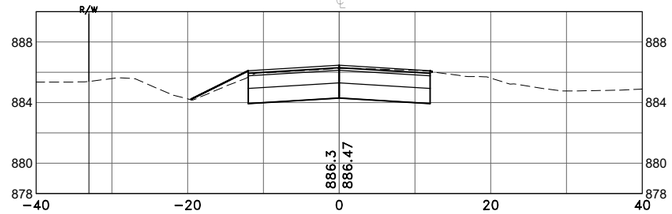

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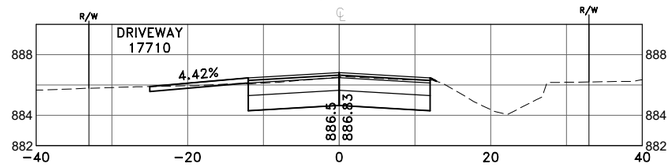

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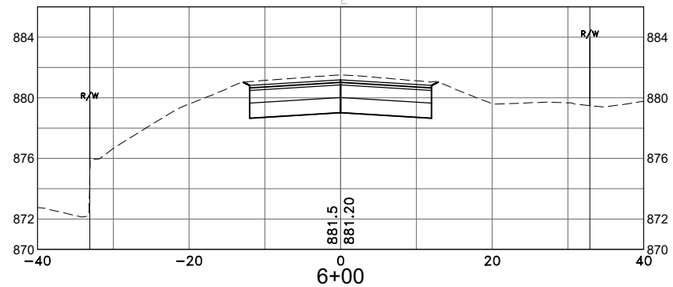

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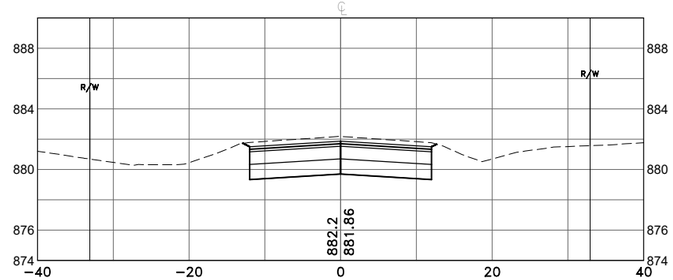

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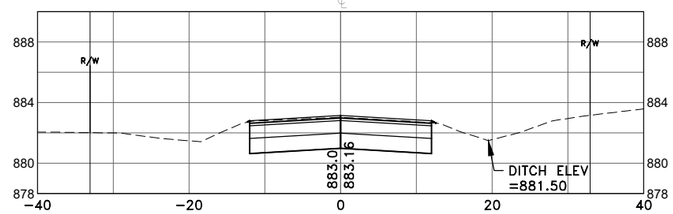

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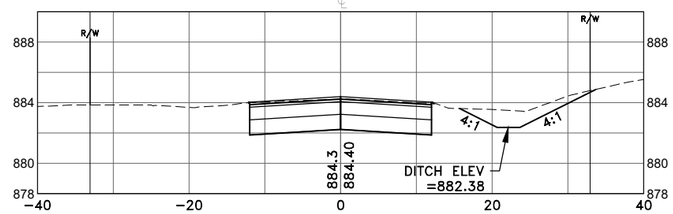

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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CROSS SECTIONS

VANADIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X1 OF X38 SHEETS

RA3189

Apr 22, 2024 - 2:50pm
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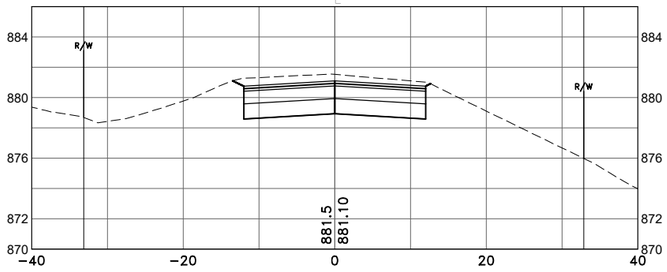

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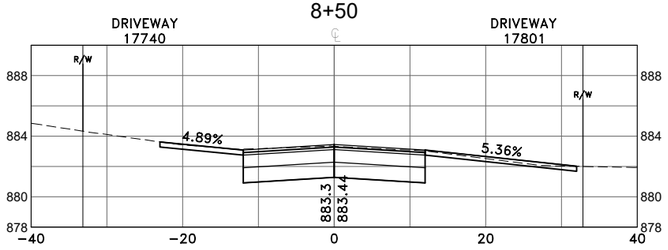

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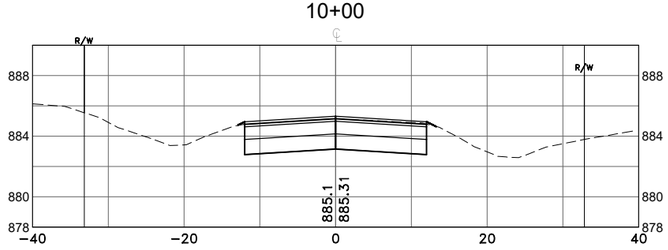

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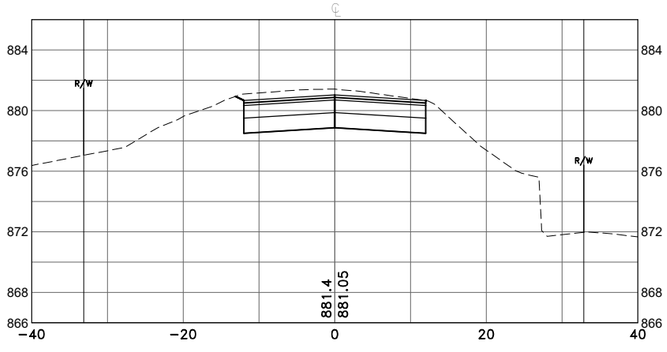

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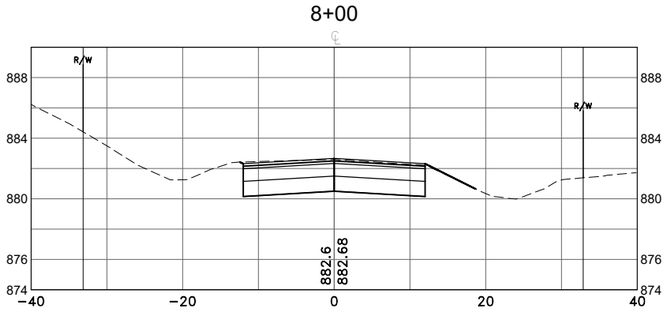

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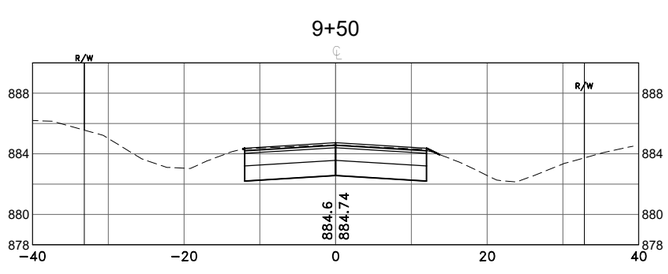

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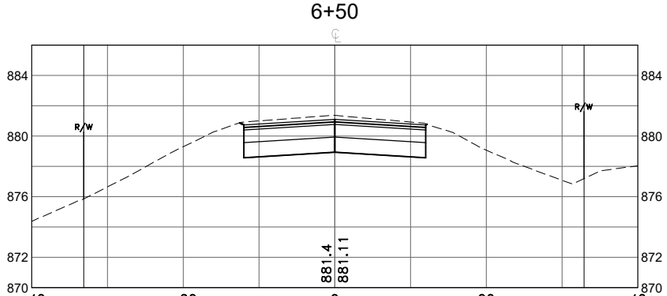

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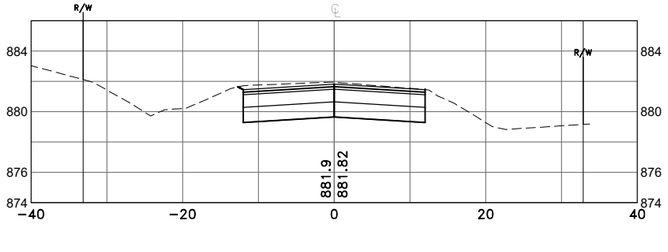

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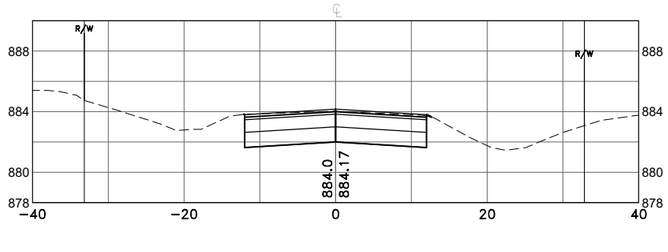

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DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN

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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CROSS SECTIONS

VANADIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X2 OF X38 SHEETS

RA3189

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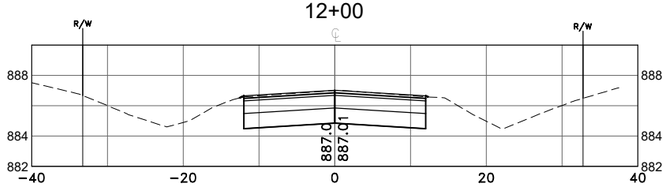

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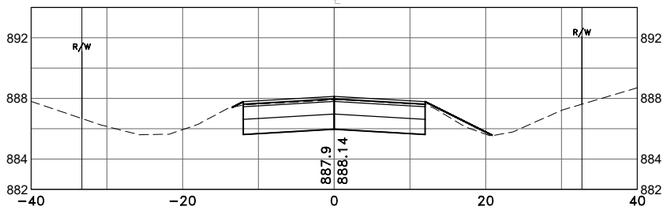

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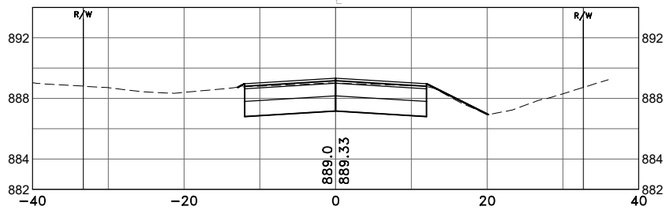

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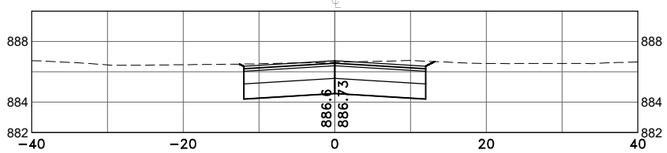

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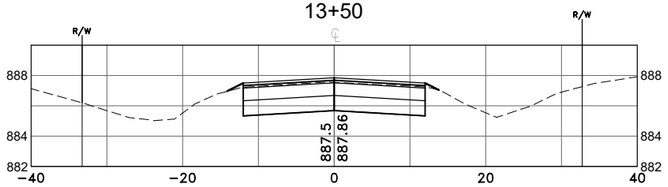

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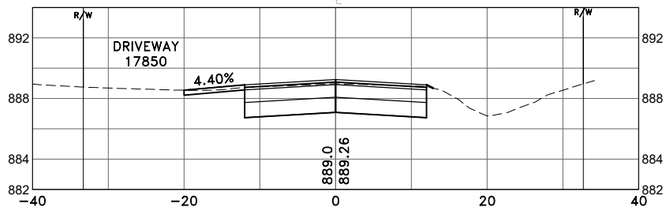

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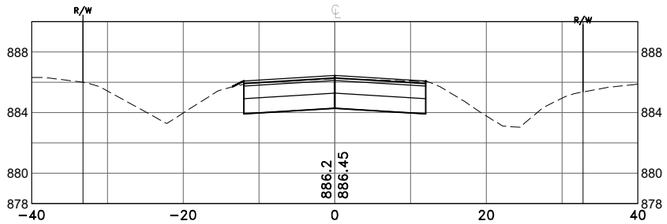

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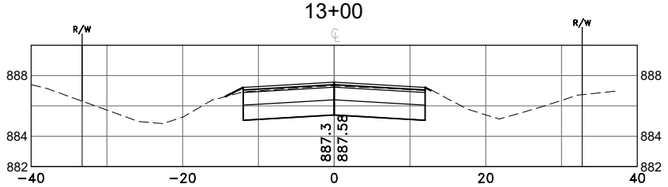

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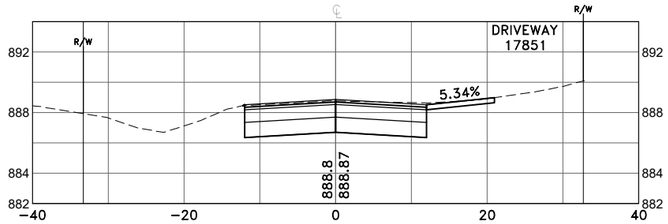

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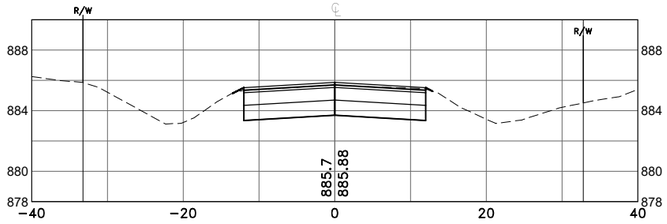

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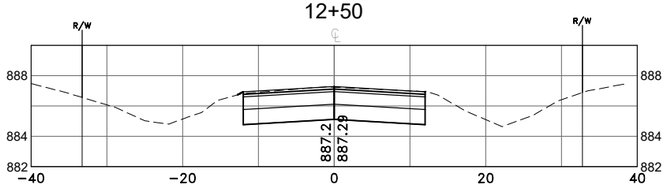

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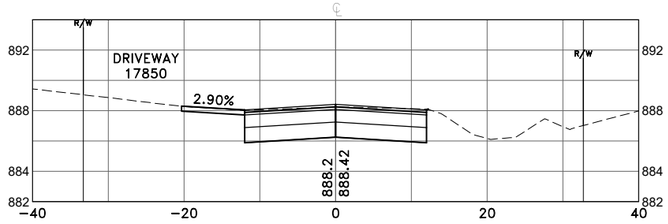

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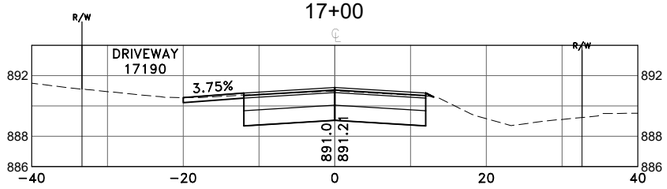

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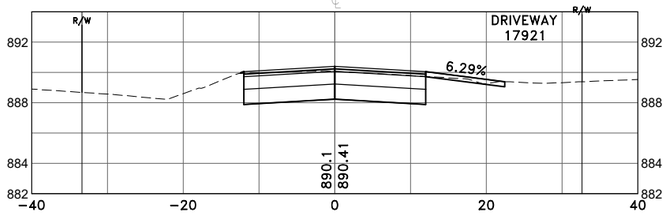

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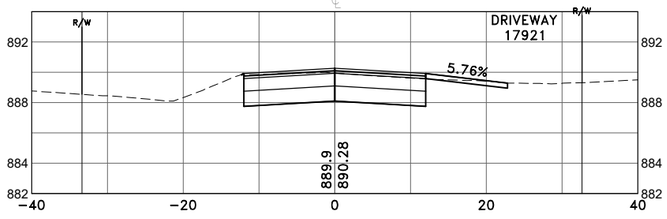

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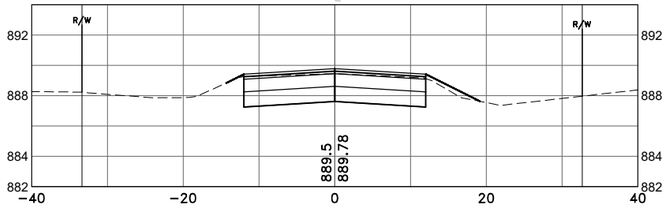

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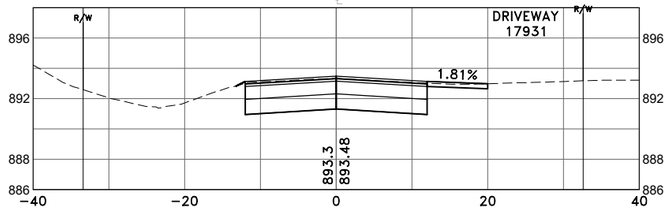

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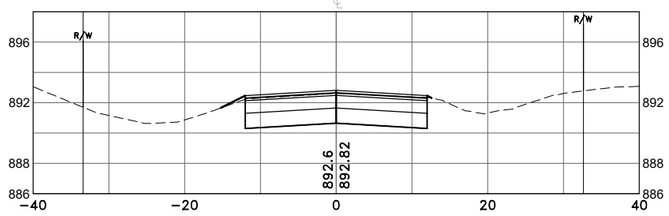

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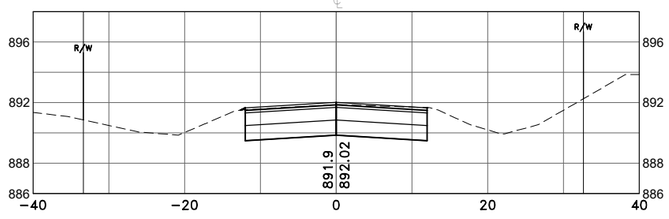

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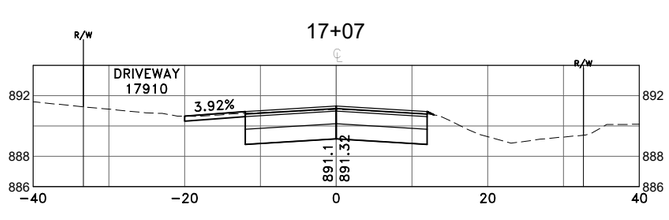

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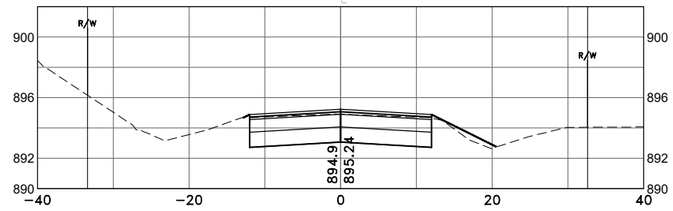

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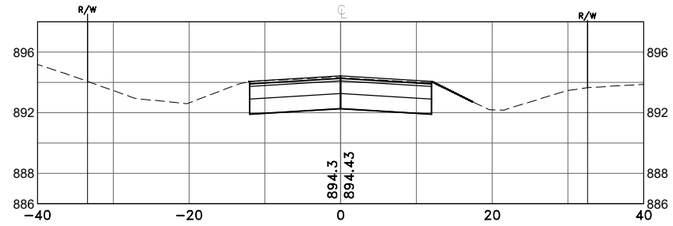

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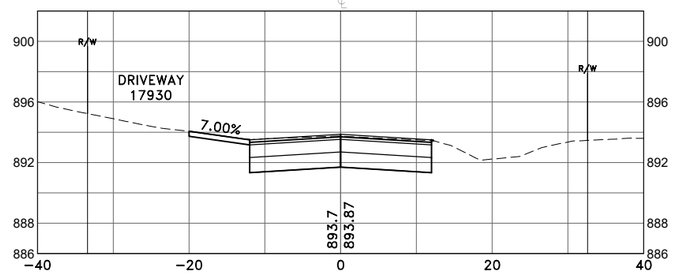

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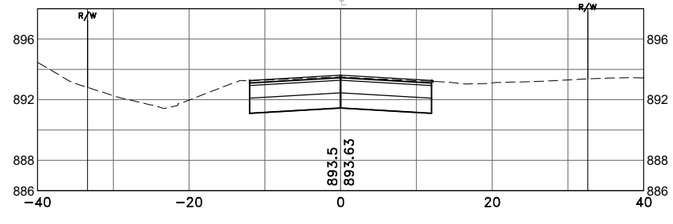

DATE	REVISION

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
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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CROSS SECTIONS

VANADIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X4 OF X38 SHEETS

RA3189

Apr 22, 2024 - 2:50pm
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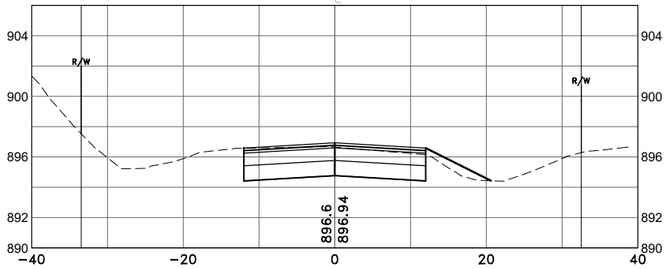

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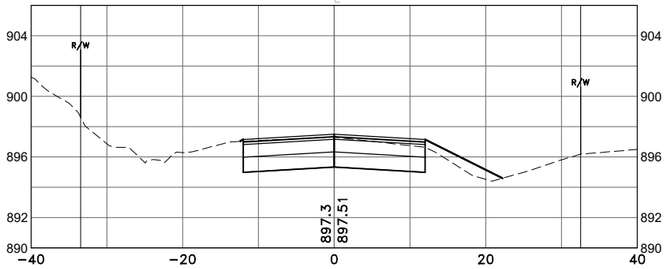

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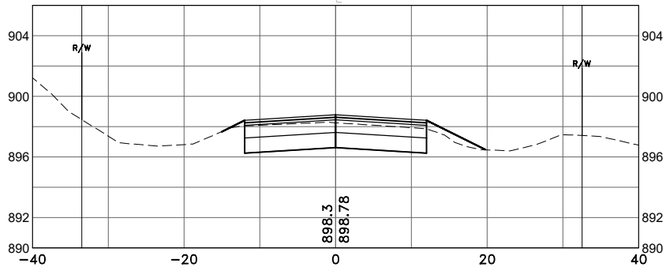

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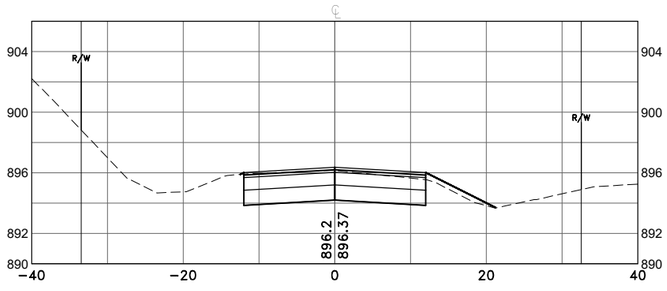

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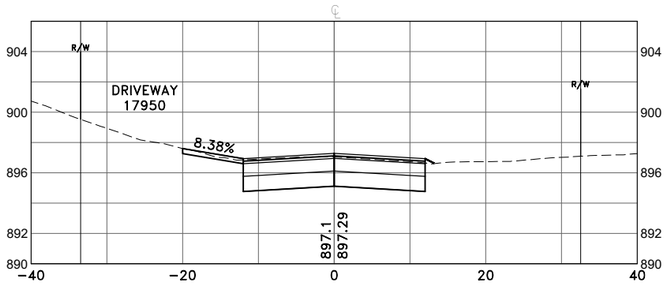

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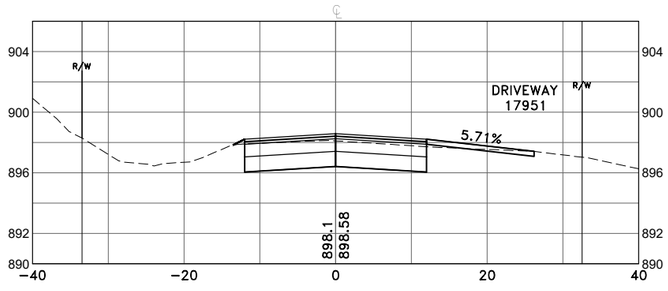

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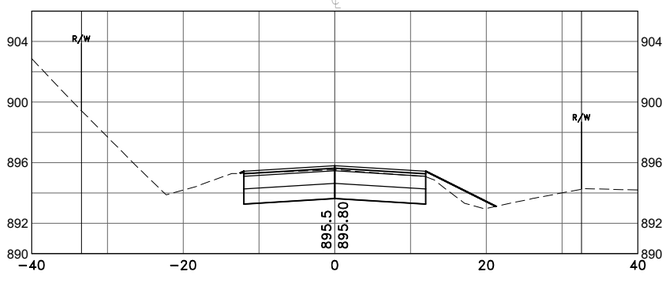

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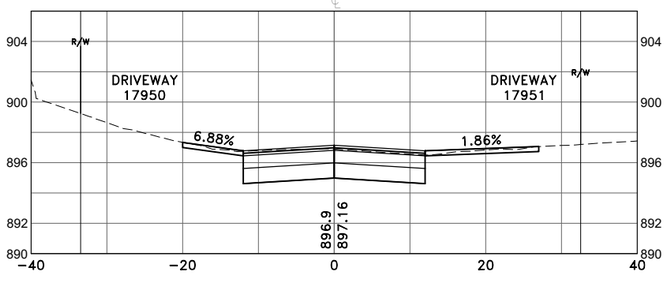

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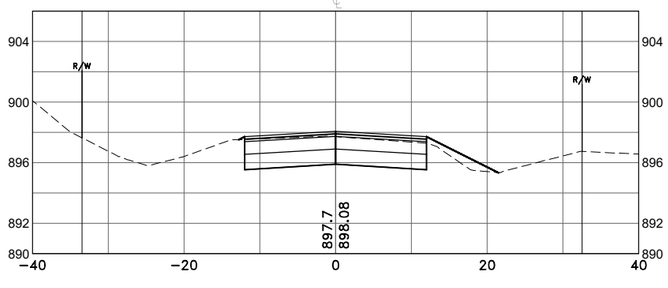

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CHECKED BY: SMN

Hakanson Anderson
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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CROSS SECTIONS

VANADIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X5 OF X38 SHEETS

RA3189

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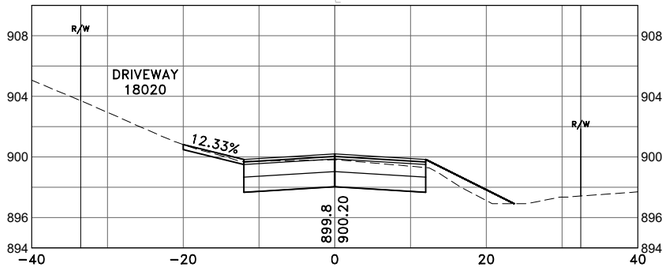

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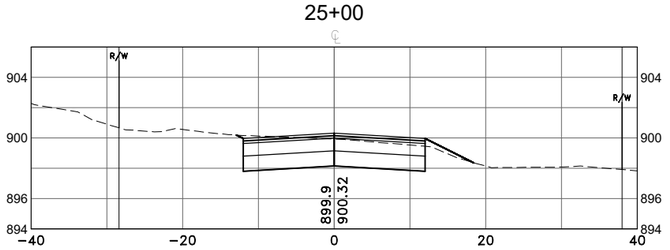

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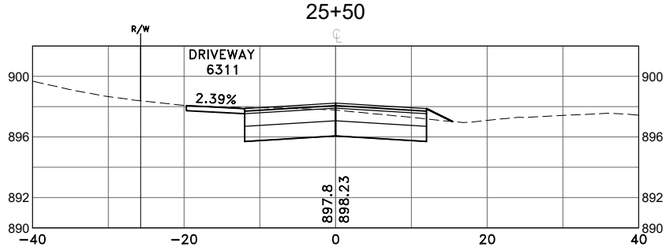

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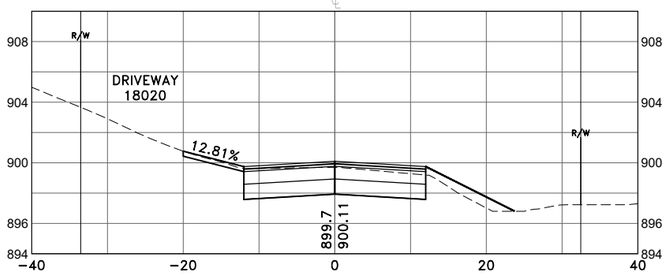

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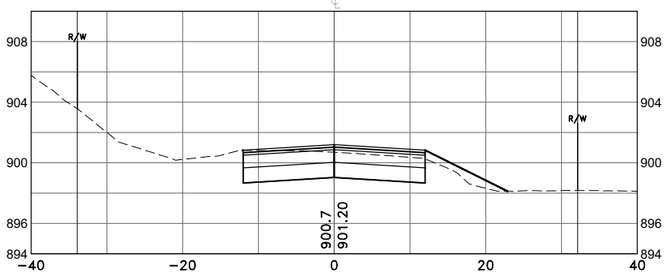

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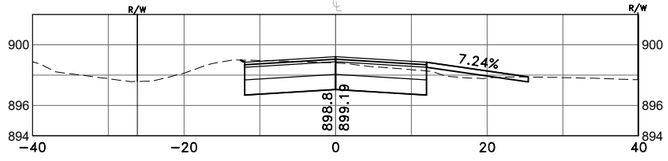

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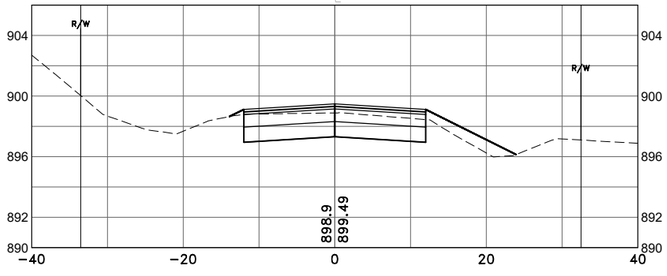

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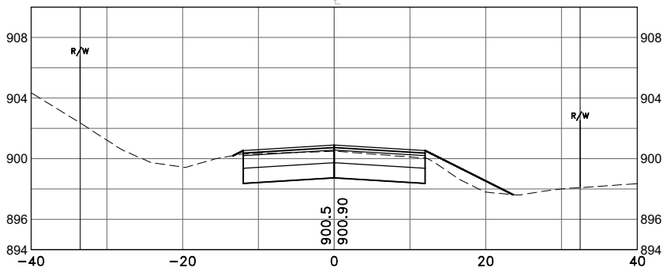

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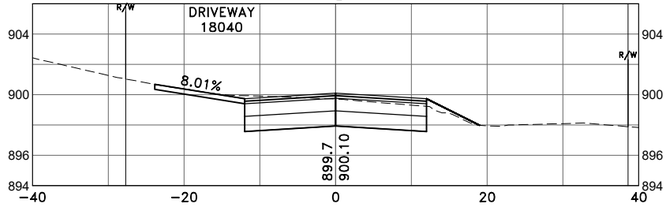

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CHECKED BY: SMN

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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CROSS SECTIONS

VANADIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X6 OF X38 SHEETS

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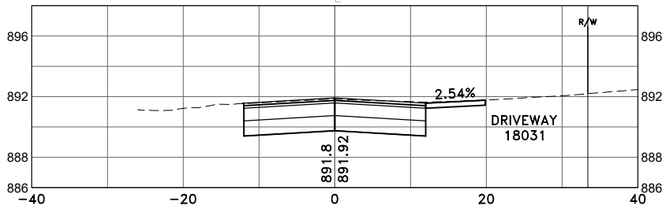

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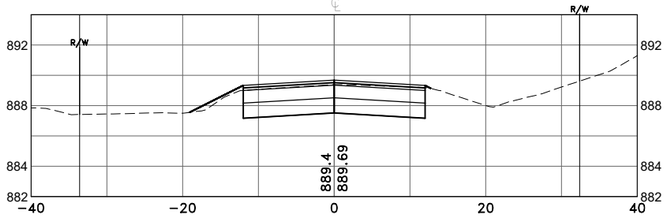

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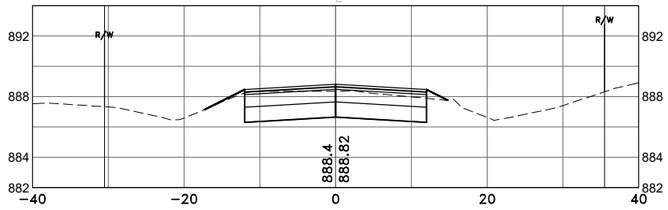

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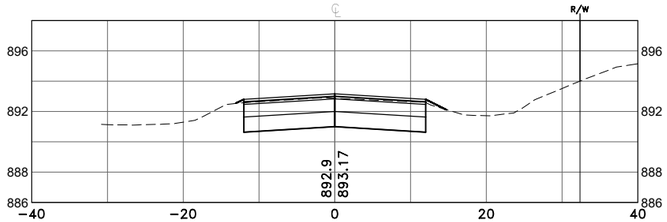

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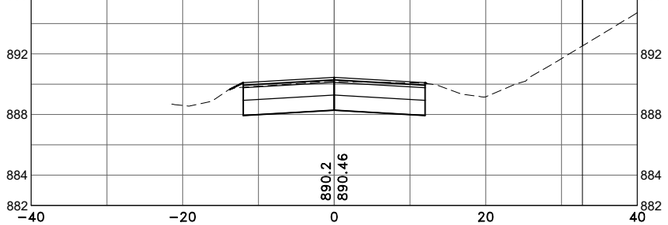

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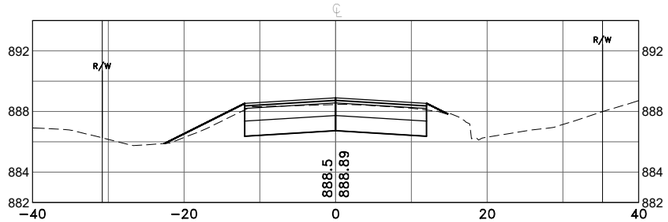

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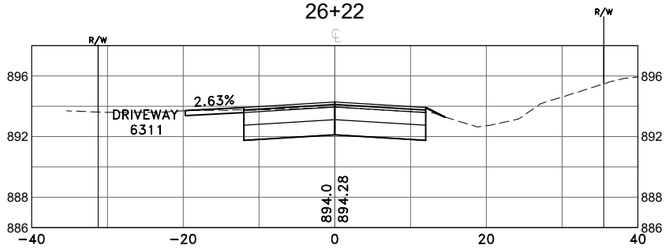

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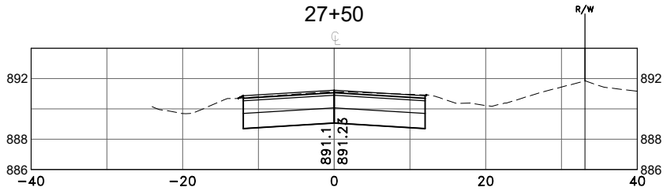

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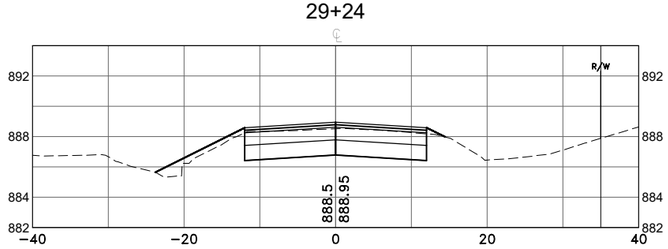

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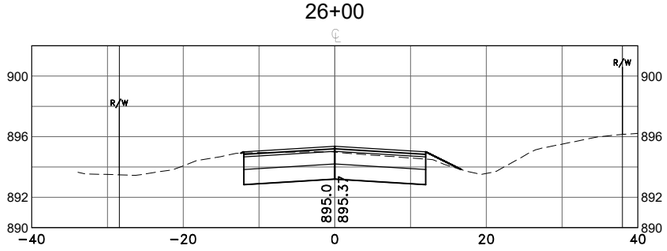

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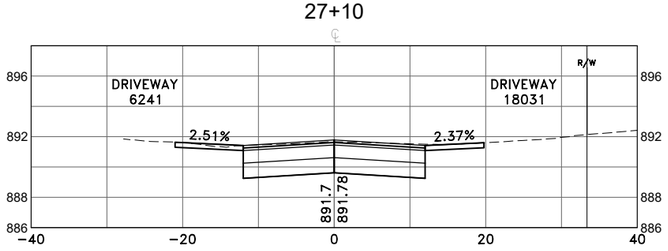

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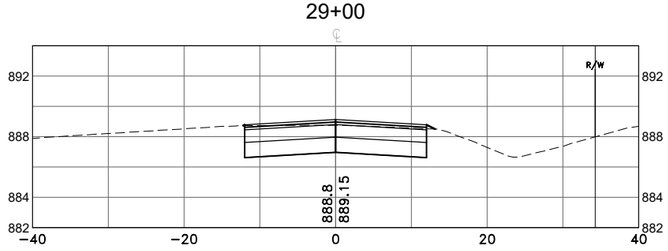

DATE	REVISION

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN

Hakanson Anderson
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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CROSS SECTIONS

180TH LANE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X7 OF X38 SHEETS

RA3189

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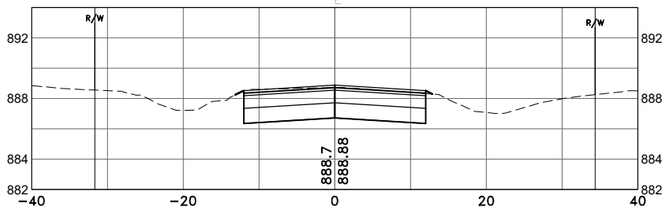

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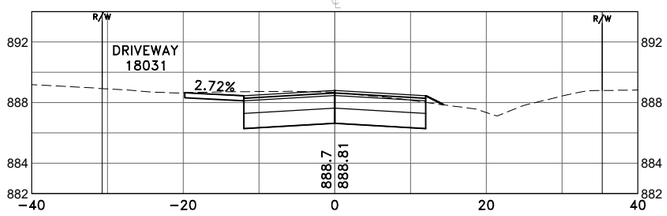

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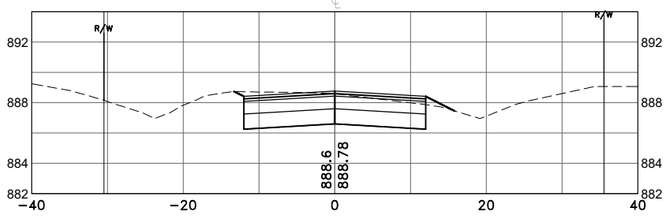

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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CROSS SECTIONS

URANIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X8 OF X38 SHEETS

RA3189

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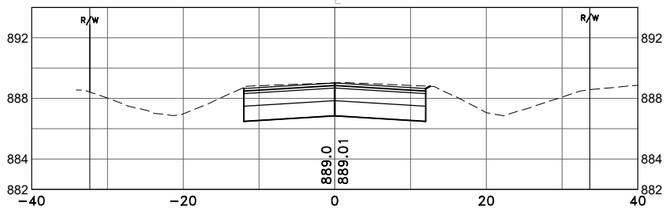

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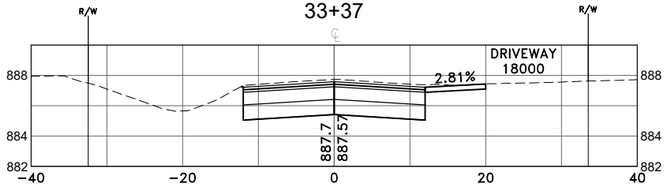

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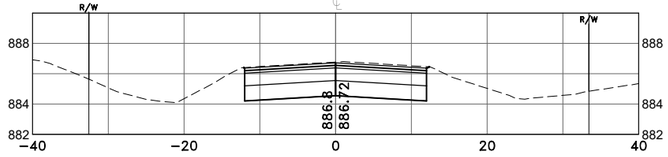

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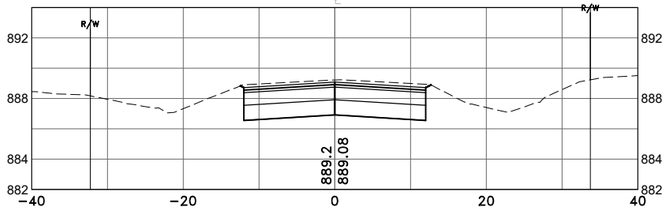

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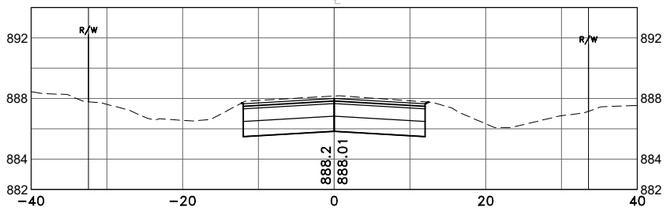

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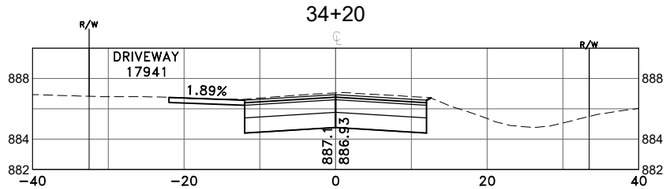

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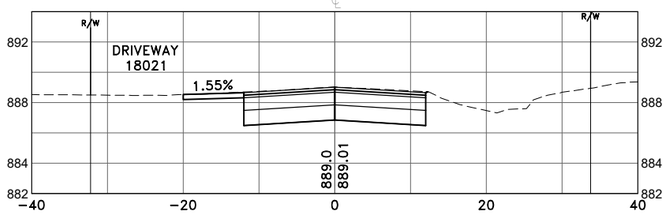

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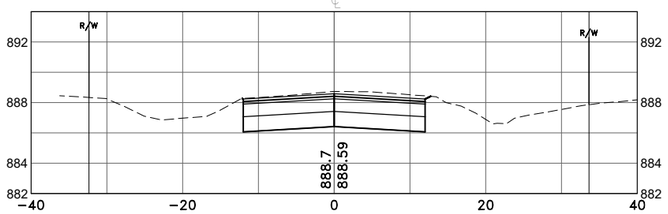

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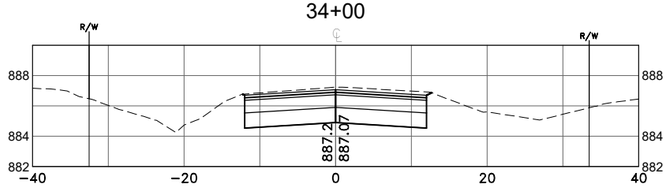

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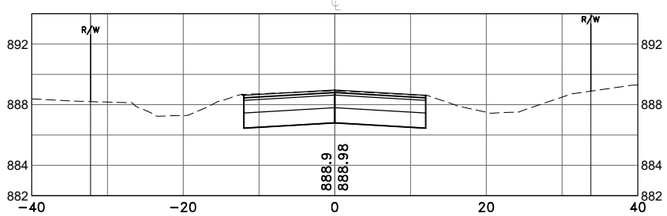

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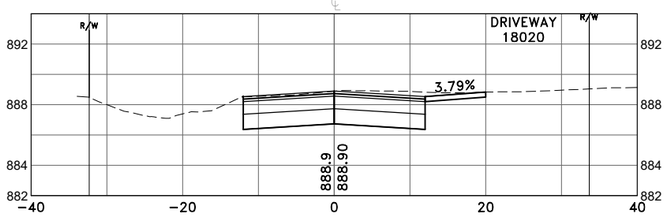

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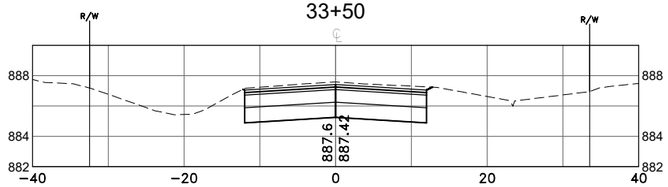

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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CROSS SECTIONS

URANIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X9 OF X38 SHEETS

RA3189

Apr 22, 2024 - 2:51pm
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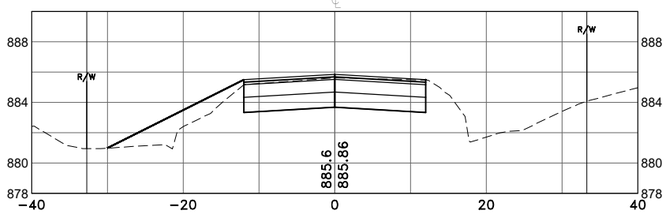

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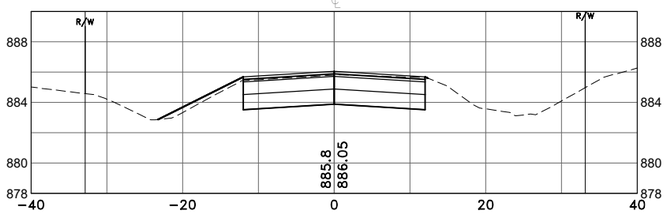

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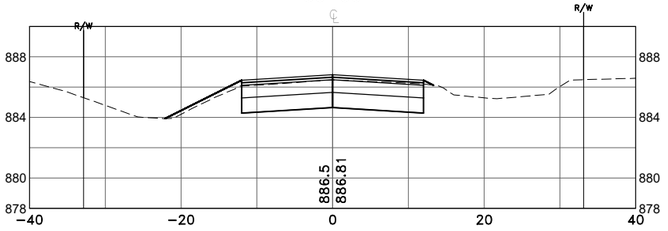

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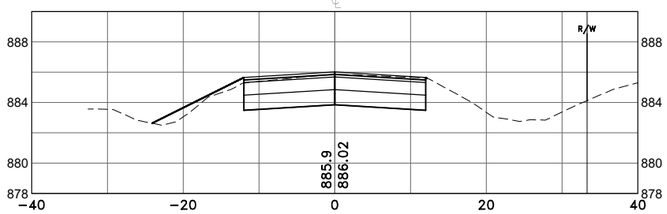

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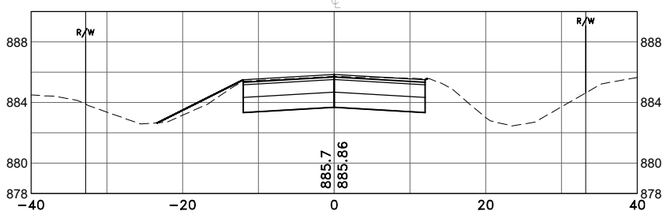

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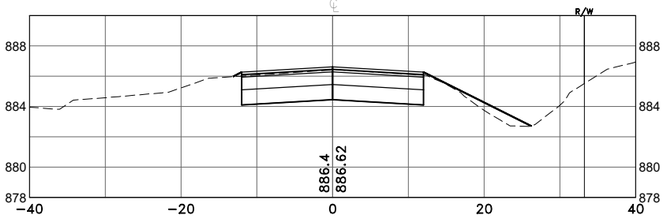

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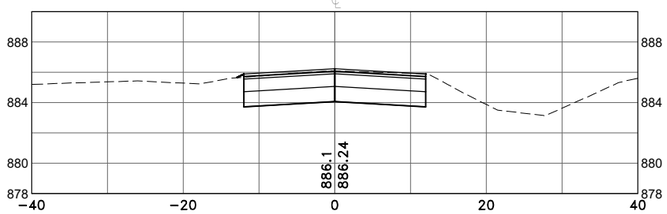

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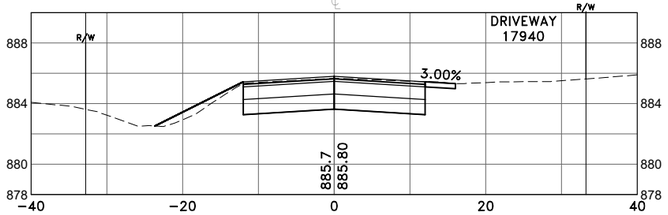

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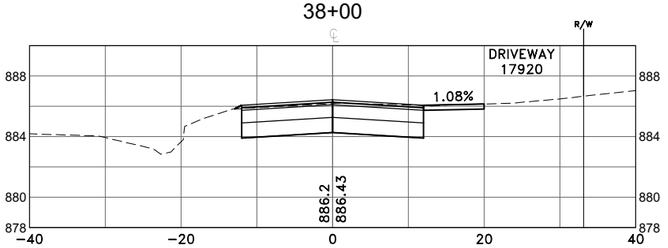

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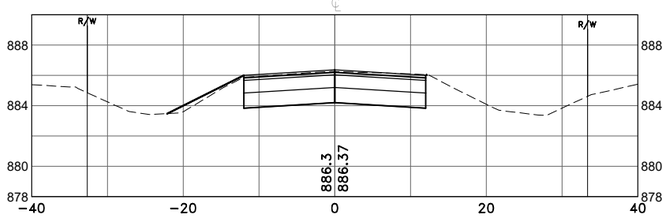

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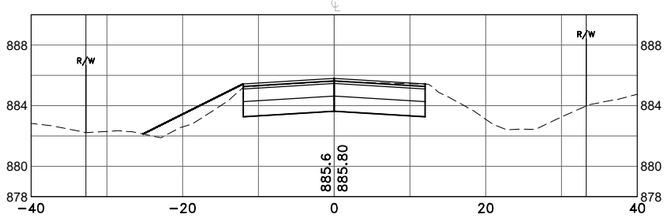

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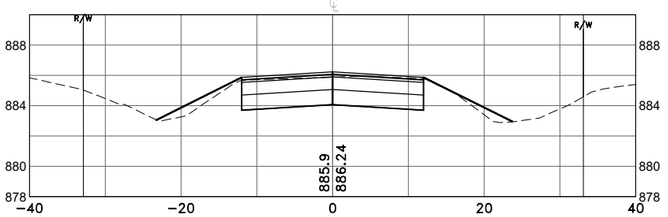

DATE	REVISION

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN

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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CROSS SECTIONS

URANIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X10 OF X38 SHEETS

RA3189

Apr 22, 2024 - 2:51pm
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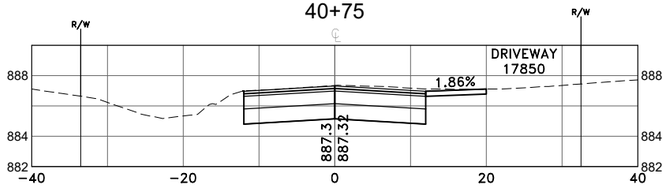

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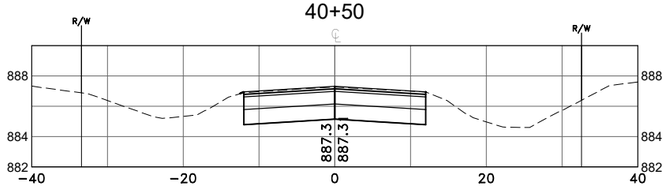

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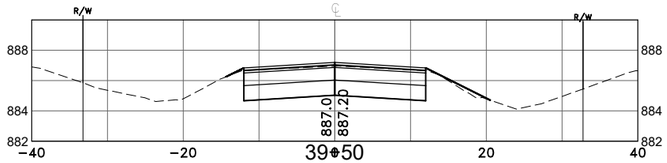

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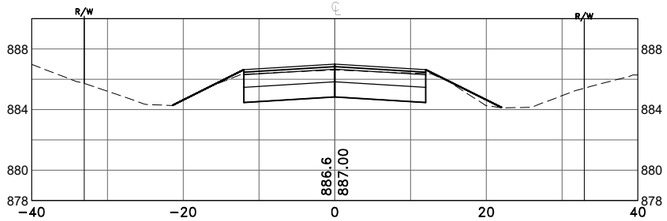

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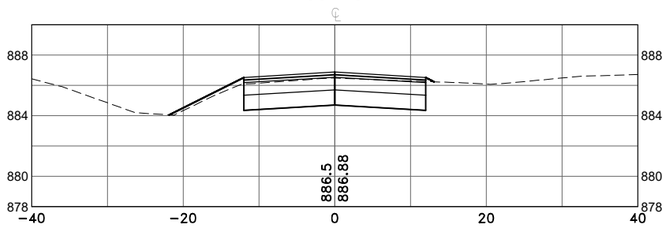

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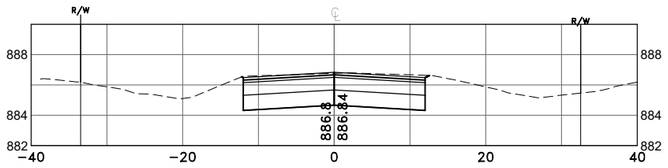

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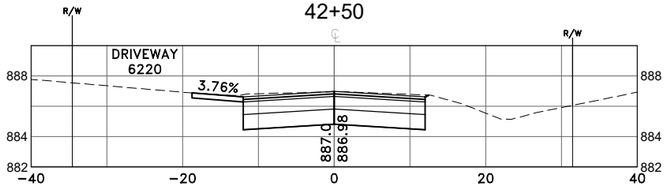

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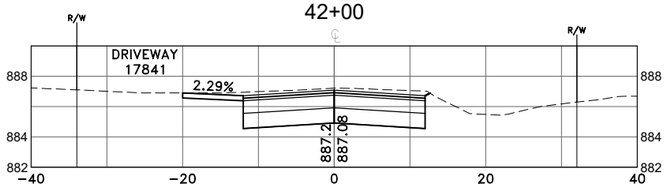

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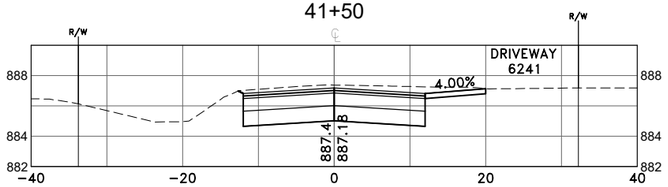

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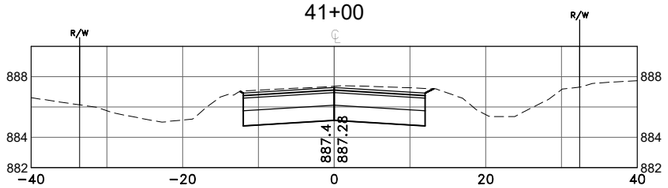

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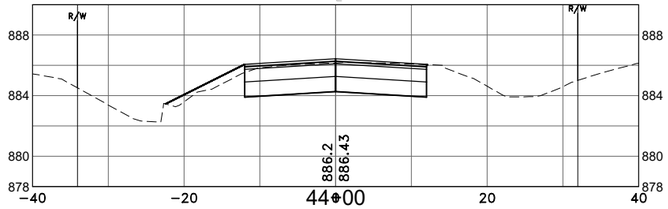

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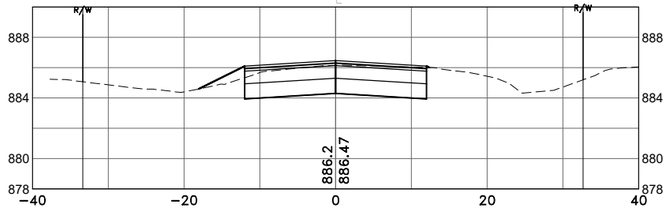

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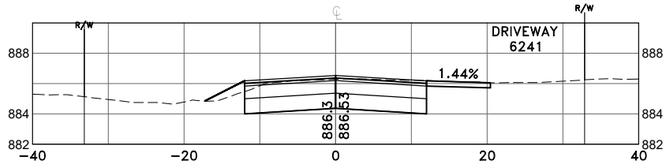

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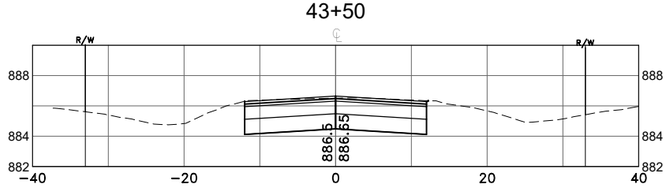

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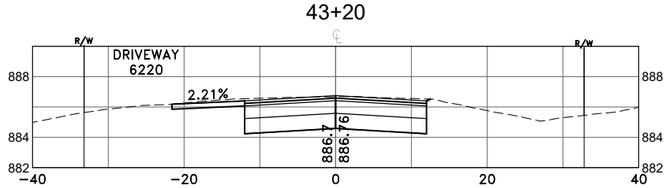

DATE	REVISION

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN

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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

CROSS SECTIONS

URANIUM STREET AND 178TH LANE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X11 OF X38 SHEETS

RA3189

Apr 22, 2024 - 2:51pm
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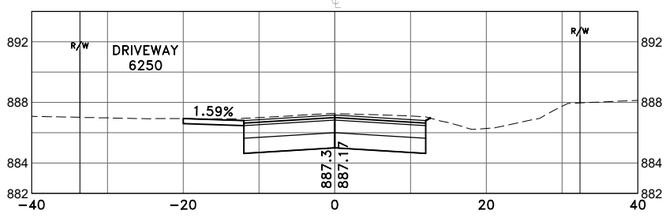

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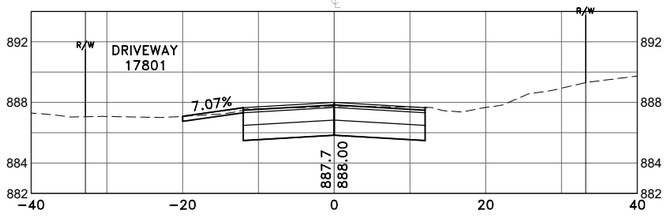

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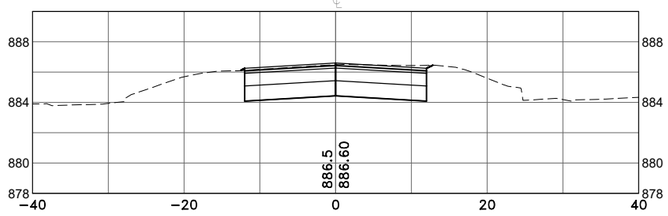

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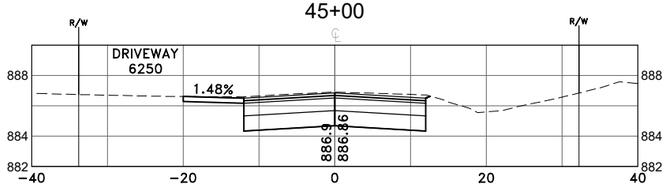

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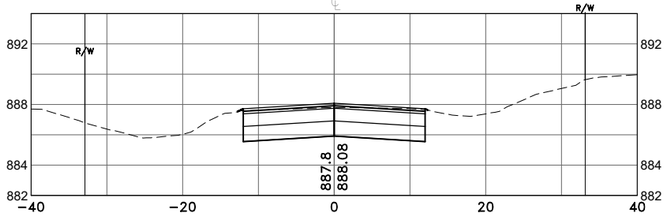

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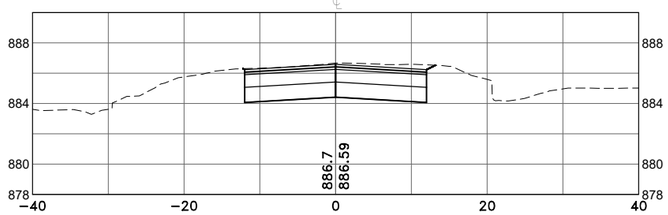

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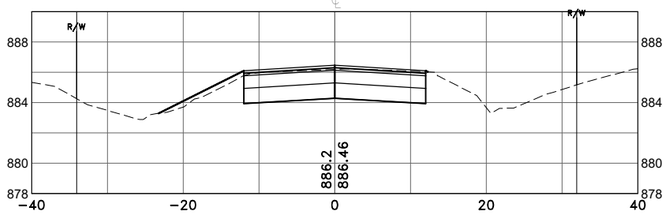

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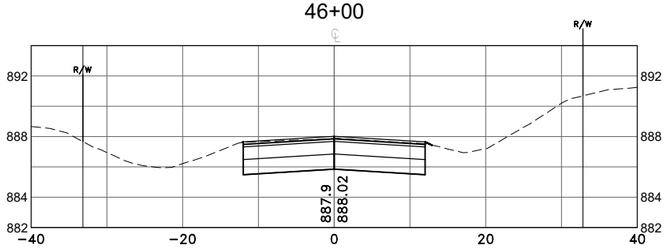

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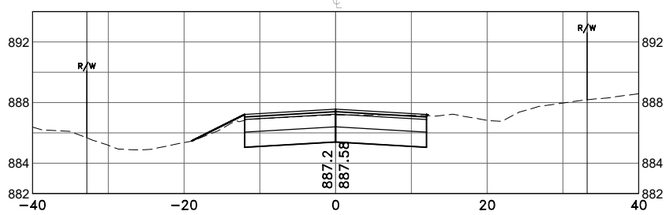

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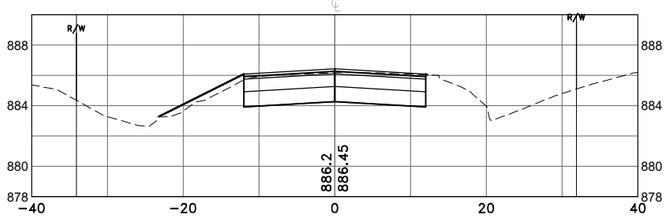

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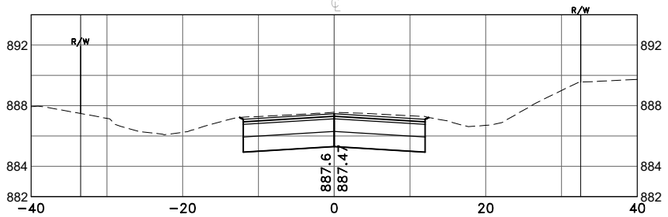

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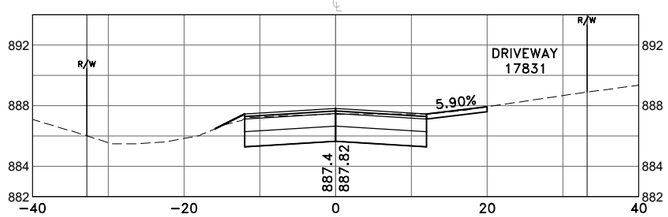

DATE	REVISION

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DRAWN BY: TAE
CHECKED BY: SMN

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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CROSS SECTIONS

178TH LANE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X12 OF X38 SHEETS

RA3189

Apr 22, 2024 - 2:51pm
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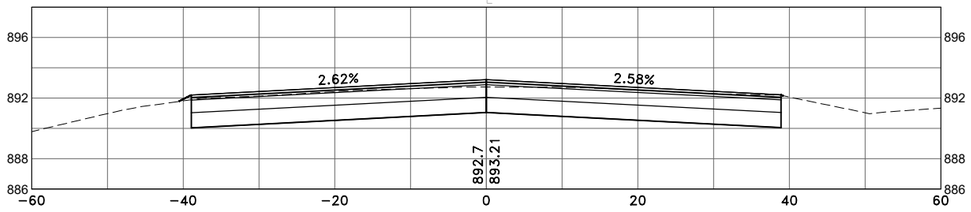

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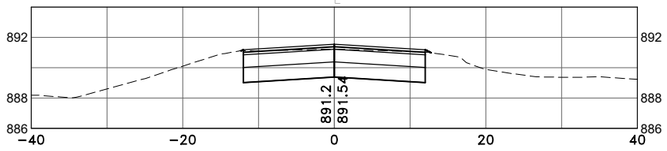

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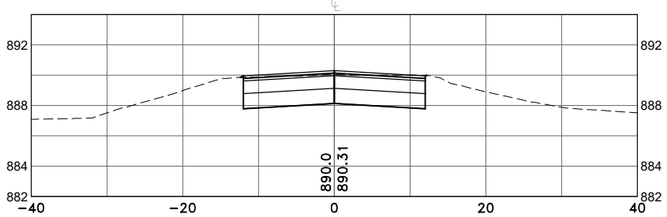

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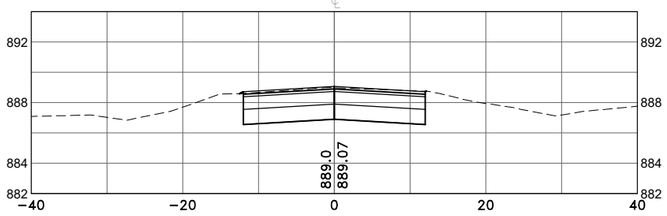

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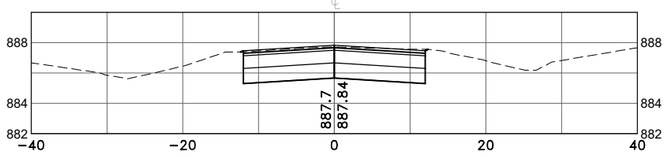

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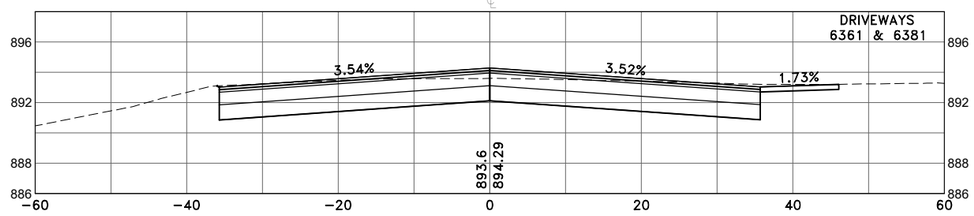

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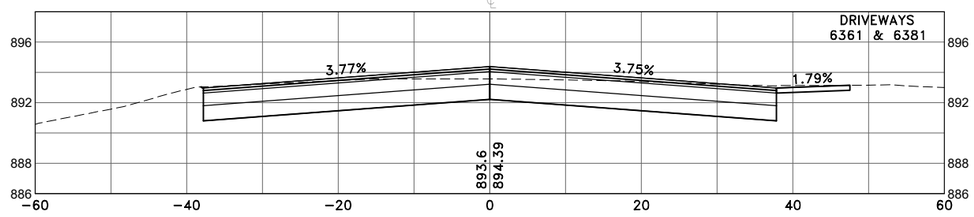

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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CROSS SECTIONS

178TH LANE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X13 OF X38 SHEETS

RA3189

Apr 22, 2024 - 2:51pm
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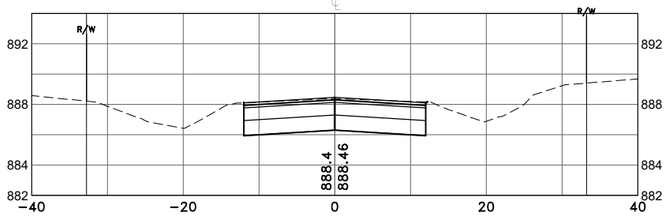

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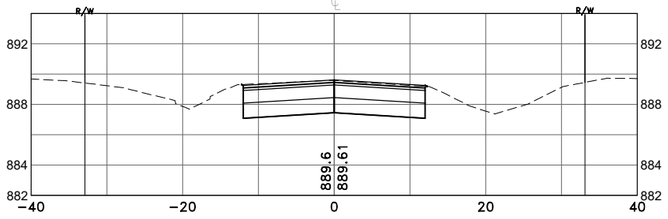

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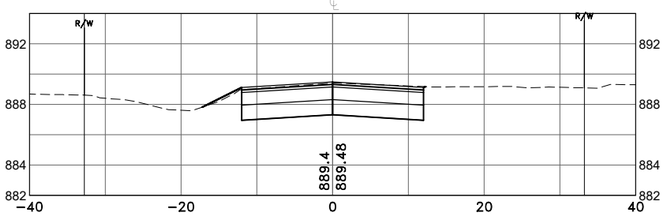

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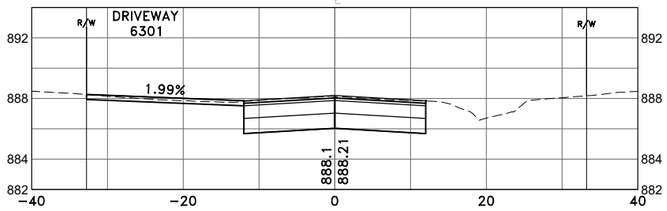

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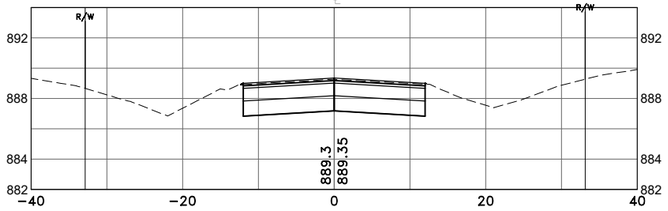

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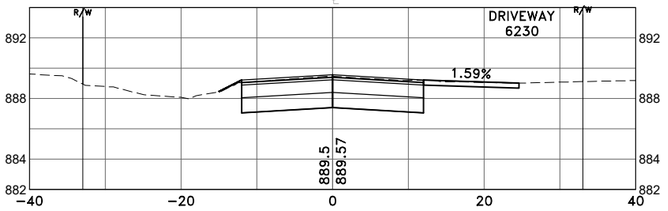

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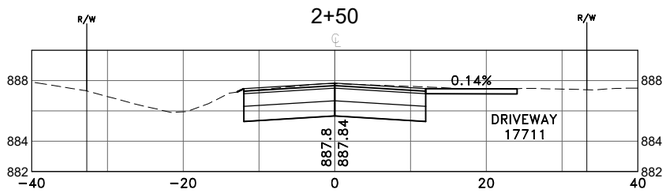

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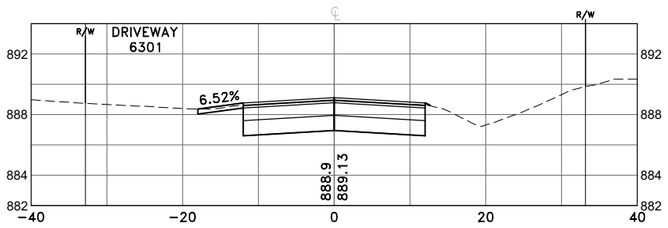

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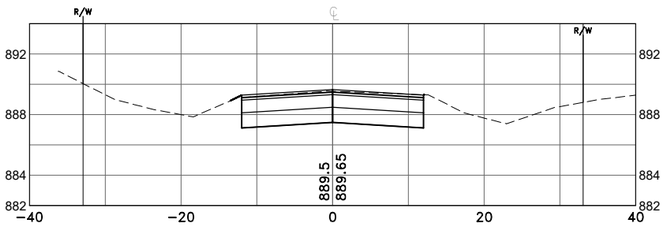

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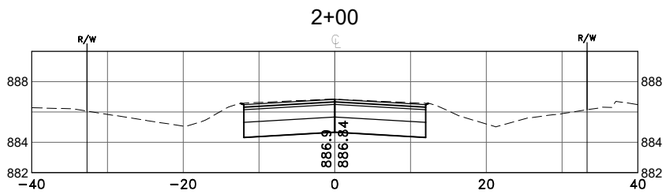

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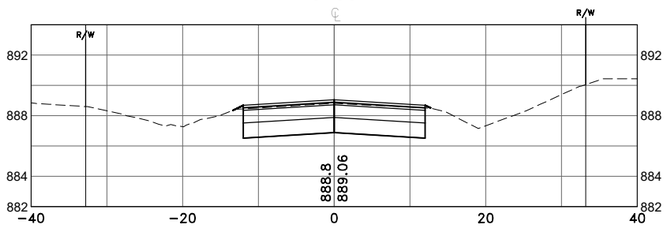

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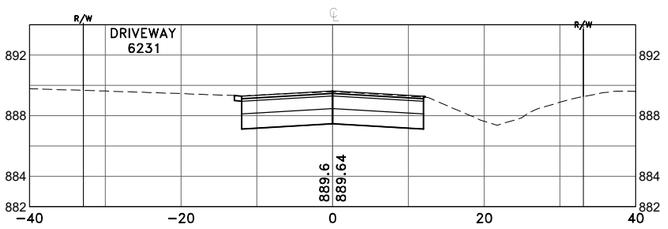

DATE	REVISION

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN

Hakanson Anderson
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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CROSS SECTIONS

177TH LANE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X14 OF X38 SHEETS

RA3189

Apr 22, 2024 - 2:51pm
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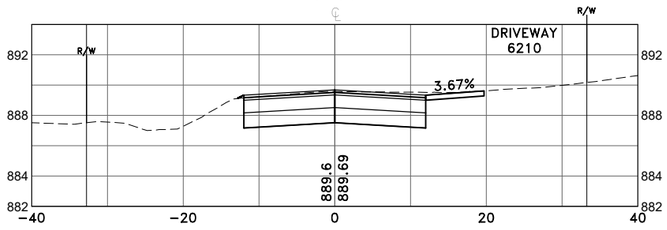

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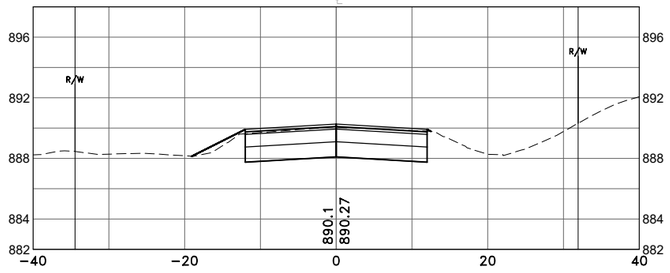

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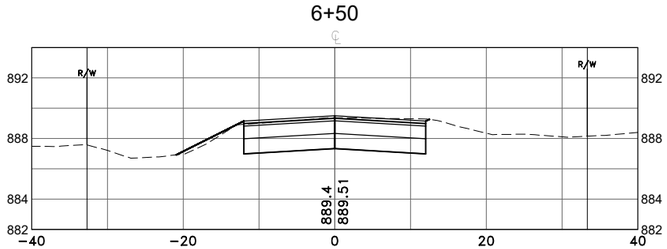

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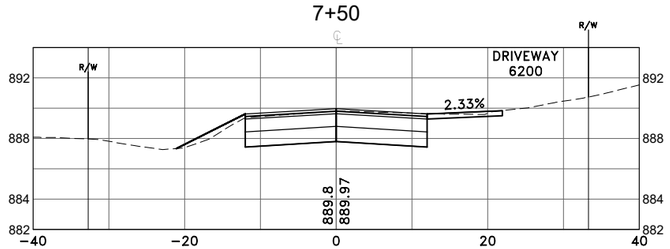

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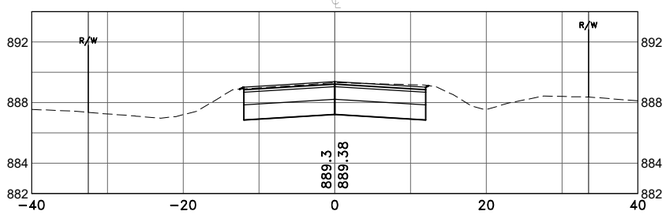

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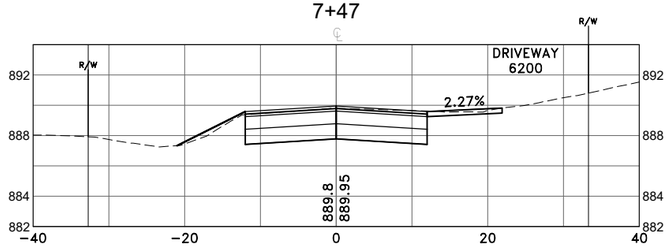

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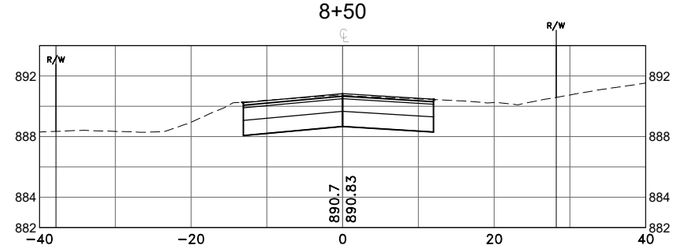

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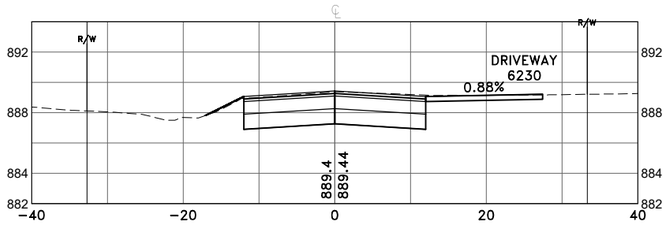

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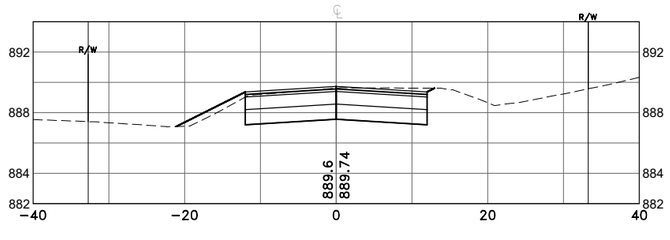

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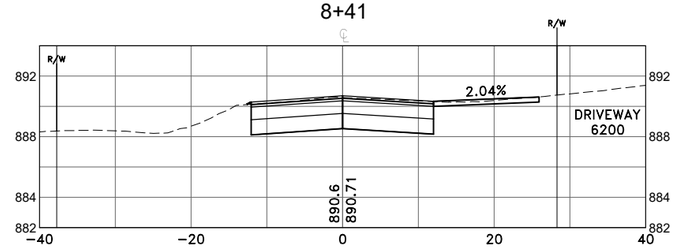

Apr 22, 2024 – 2:51pm
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DATE	REVISION

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN

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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

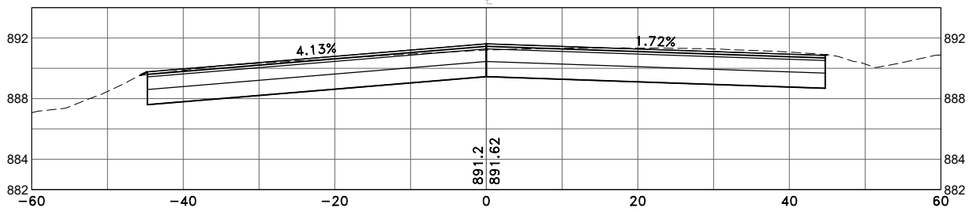
CROSS SECTIONS

177TH LANE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X15 OF X38 SHEETS

RA3189

9+19



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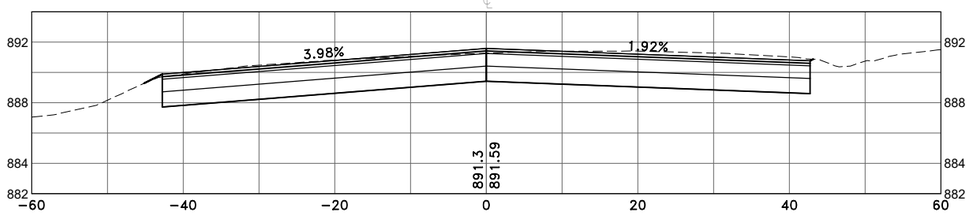

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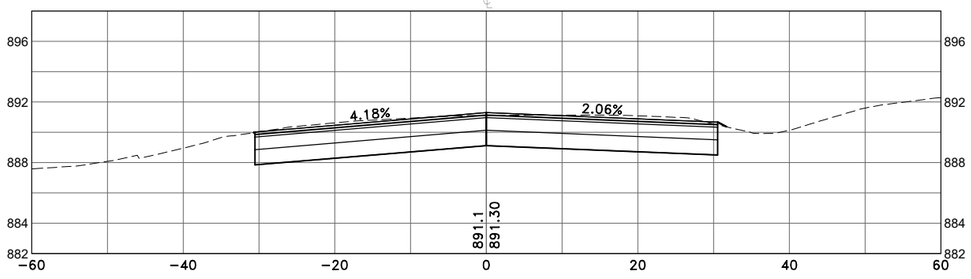

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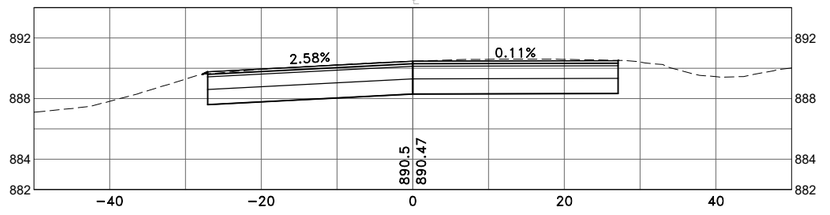

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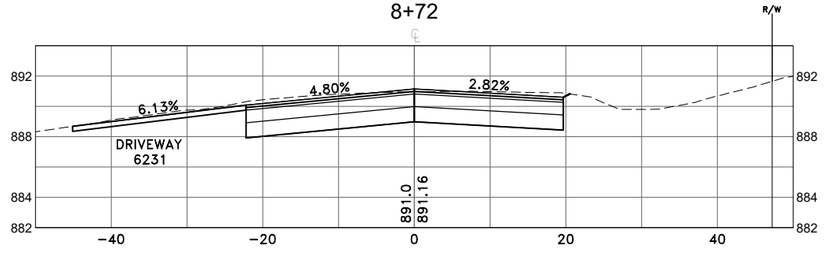

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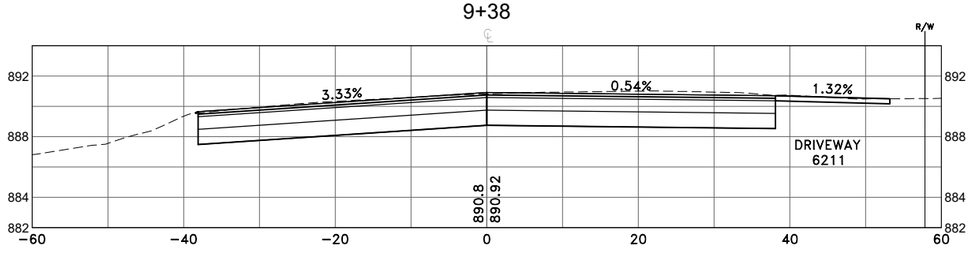

DATE	REVISION

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DRAWN BY: TAE
CHECKED BY: SMN

Hakanson Anderson
Civil Engineers and Land Surveyors
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NORTHEAST RAMSEY STREET RECONSTRUCTION PROJECT

CROSS SECTIONS

177TH LANE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X16 OF X38 SHEETS

RA3189

Apr 22, 2024 - 2:51pm
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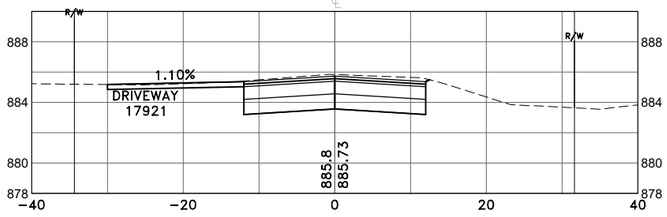

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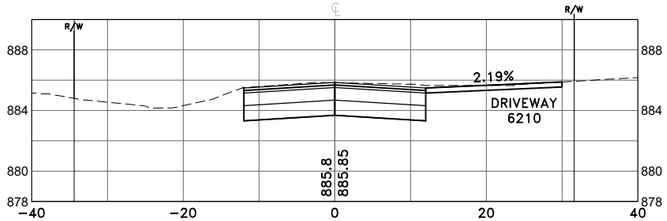

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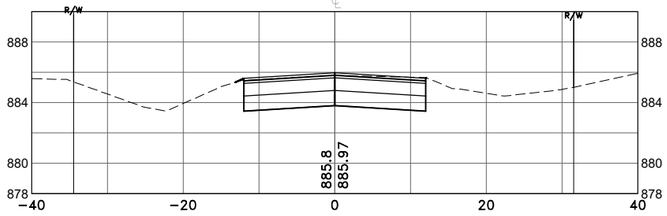

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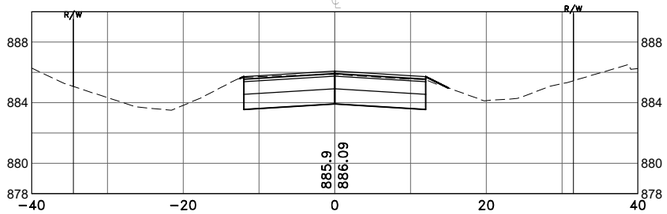

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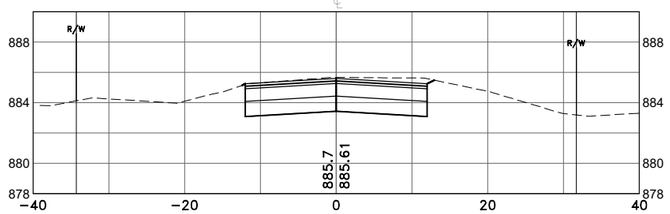

DATE	REVISION

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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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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CROSS SECTIONS

179TH LANE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X17 OF X38 SHEETS

RA3189

Apr 22, 2024 - 2:52pm
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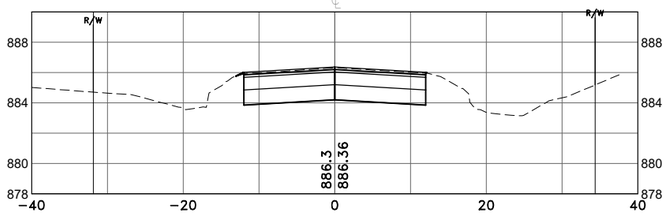

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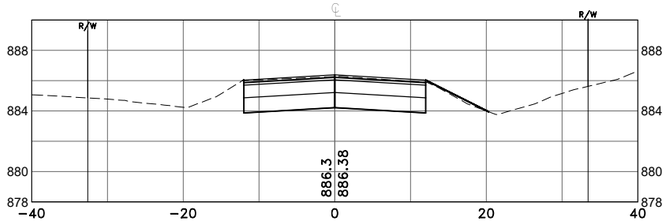

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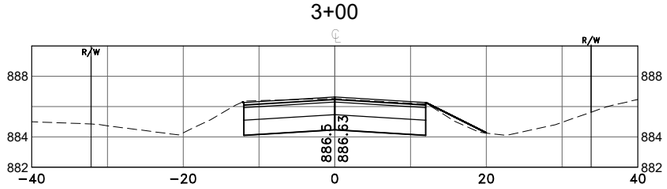

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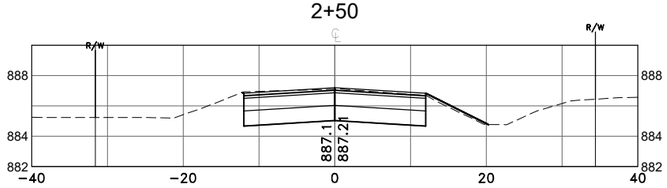

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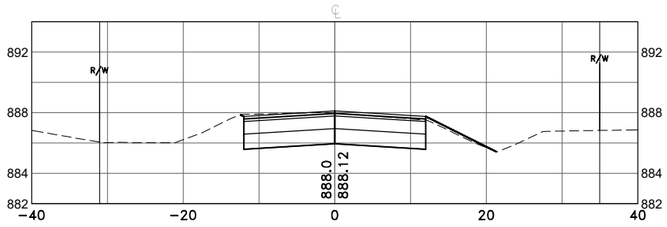

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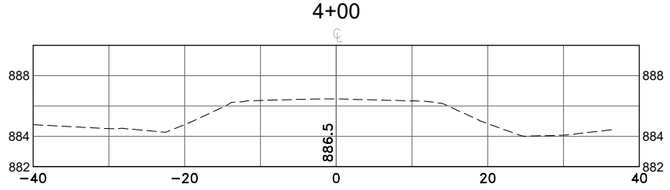

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DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN

Hakanson Anderson
Civil Engineers and Land Surveyors
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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CROSS SECTIONS

URANIUM STREET (NORTH)
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X18 OF X38 SHEETS

RA3189

Apr. 22, 2024 - 2:52pm
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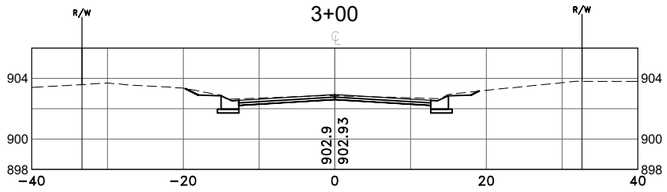

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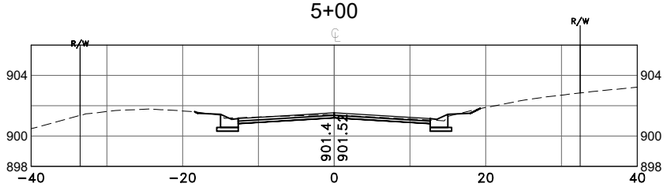

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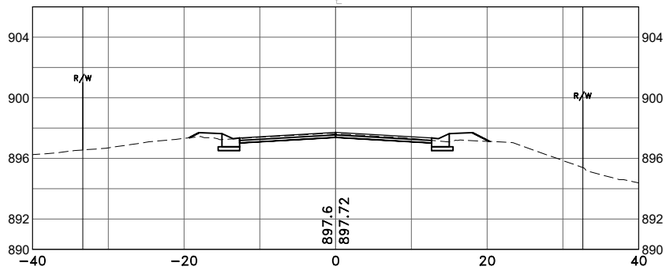

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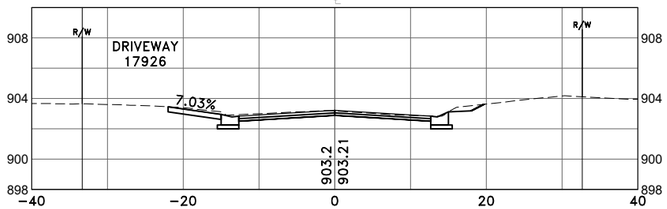

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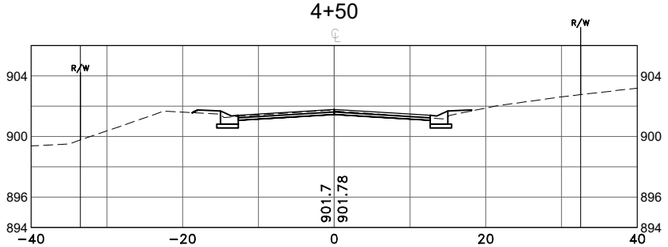

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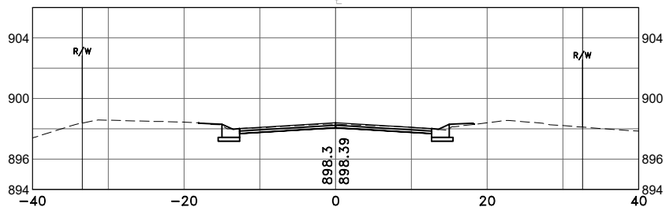

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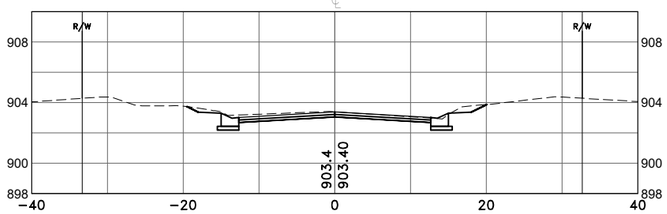

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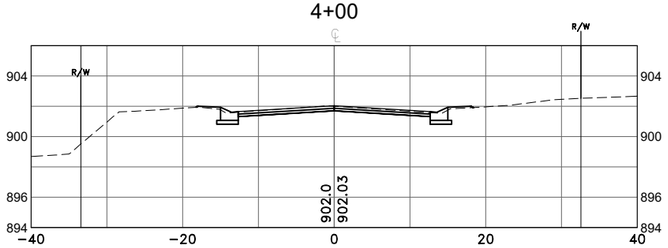

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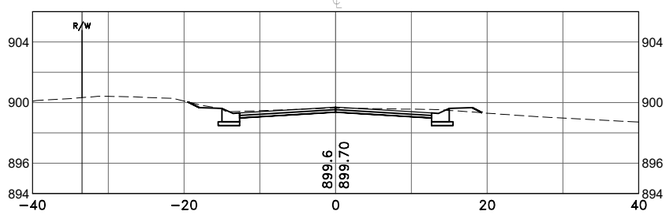

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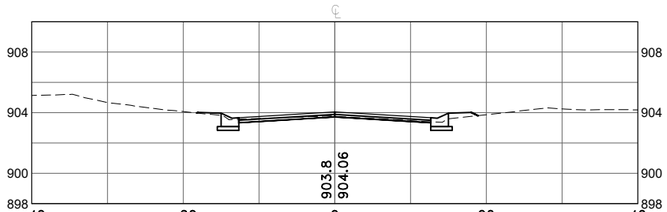

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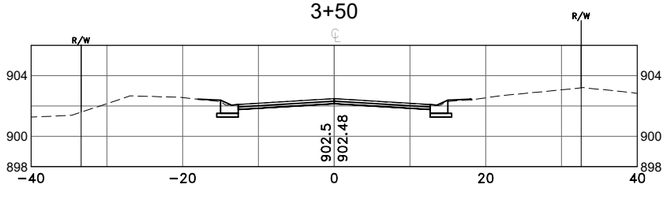

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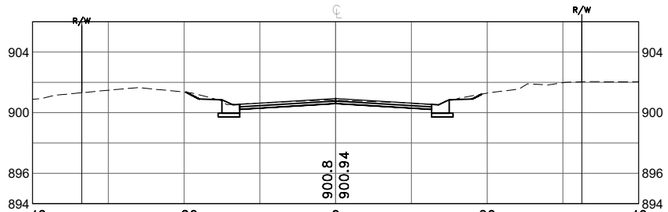

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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CROSS SECTIONS

BARIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X19 OF X38 SHEETS

RA3189

Apr 22, 2024 - 2:52pm
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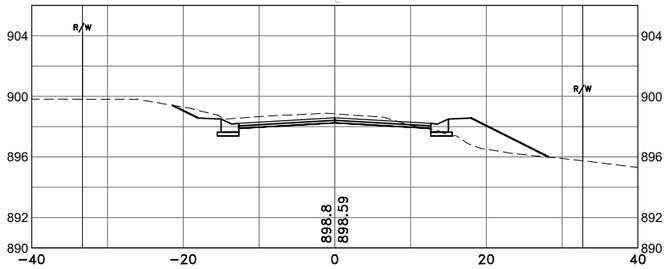

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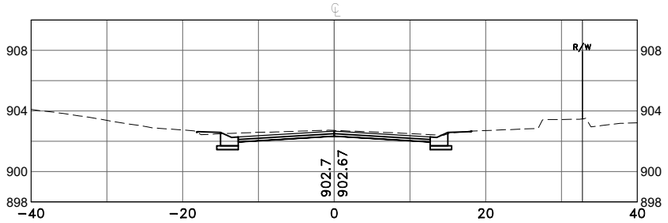

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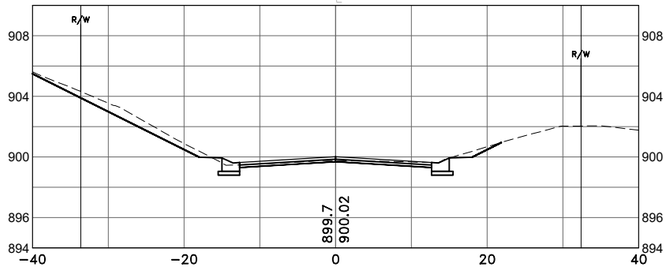

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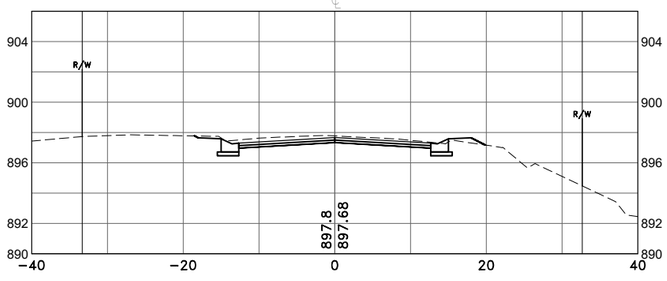

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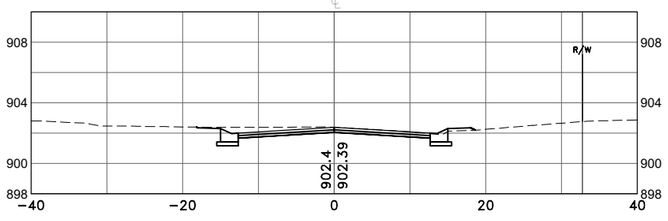

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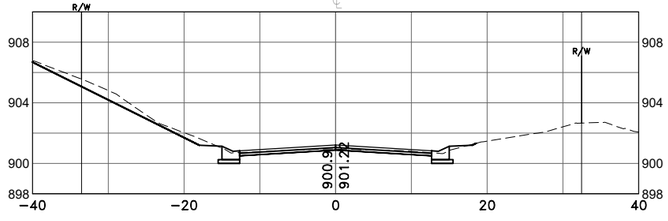

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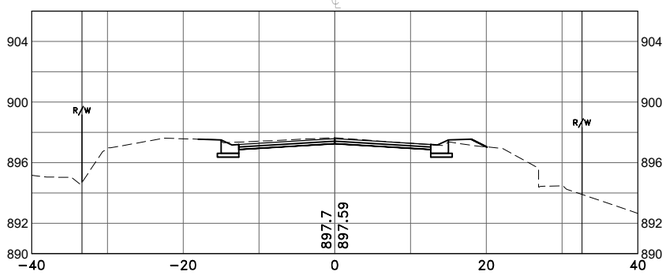

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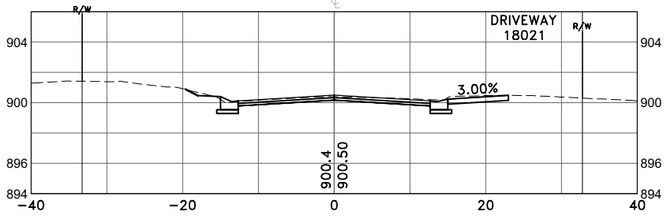

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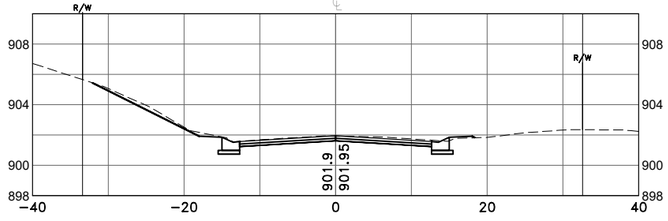

DATE	REVISION

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN

Hakanson Anderson
Civil Engineers and Land Surveyors
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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CROSS SECTIONS

BARIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X20 OF X38 SHEETS

RA3189

Apr. 22, 2024 - 2:52pm
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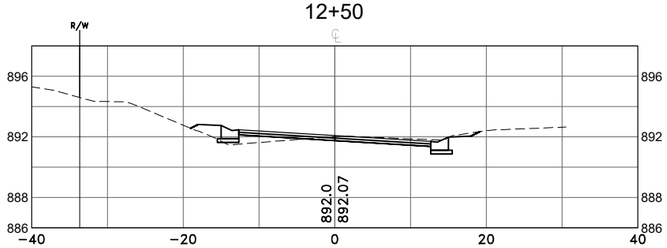

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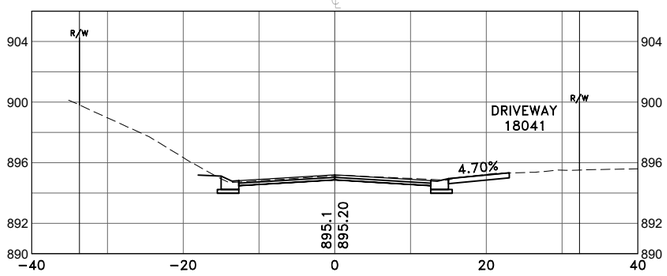

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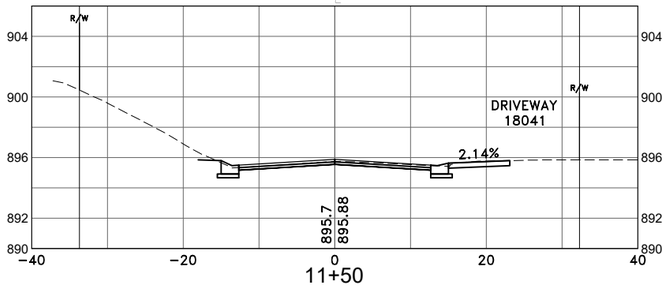

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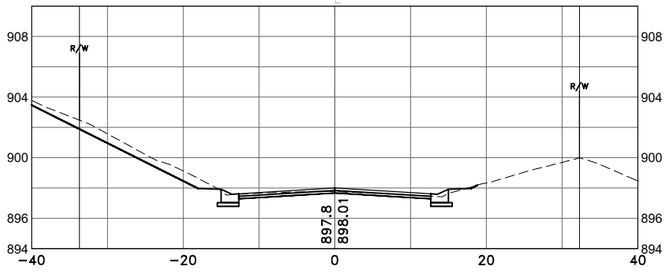

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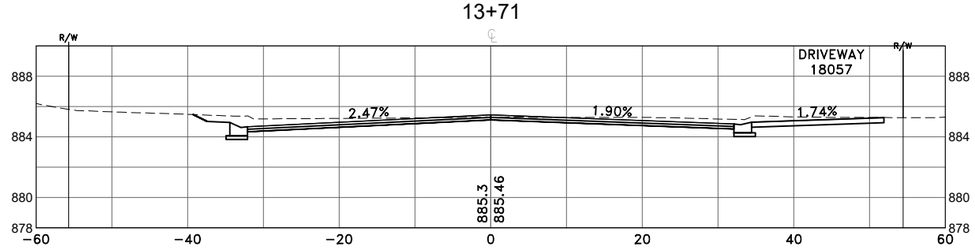

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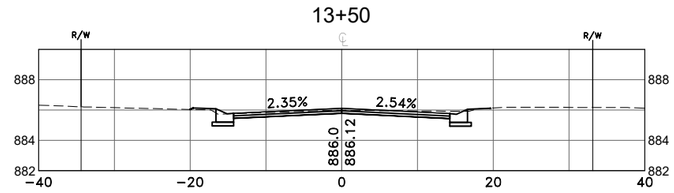

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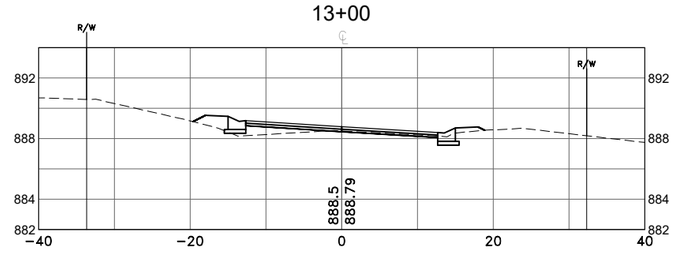

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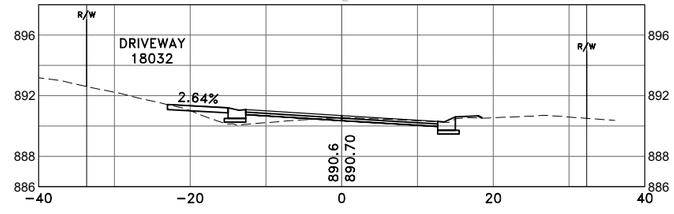

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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CROSS SECTIONS

BARIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X21 OF X38 SHEETS

RA3189

Apr 22, 2024 - 2:52pm
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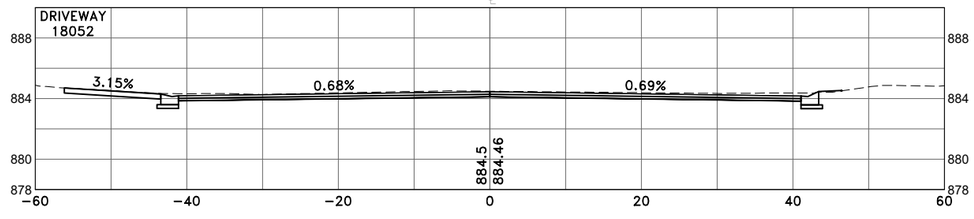

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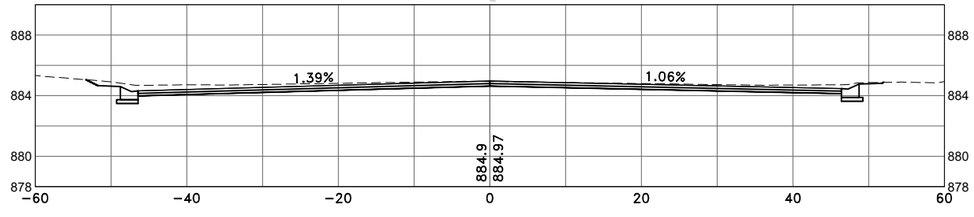

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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CROSS SECTIONS

BARIUM STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X22 OF X38 SHEETS

RA3189

Apr 22, 2024 - 2:52pm
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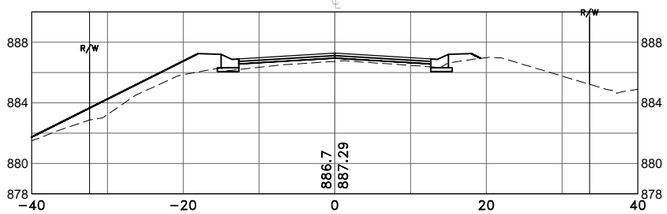

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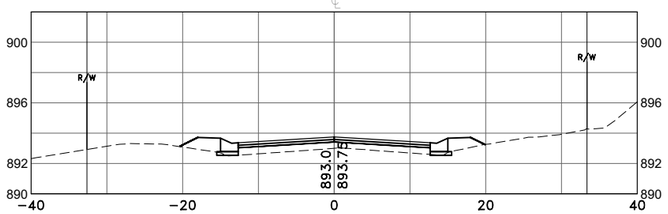

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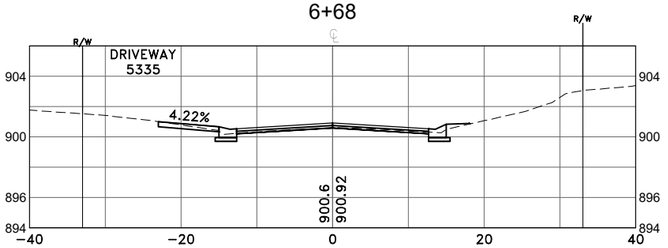

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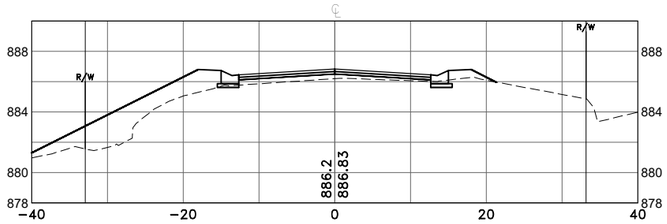

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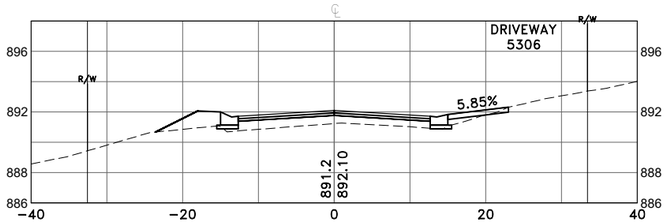

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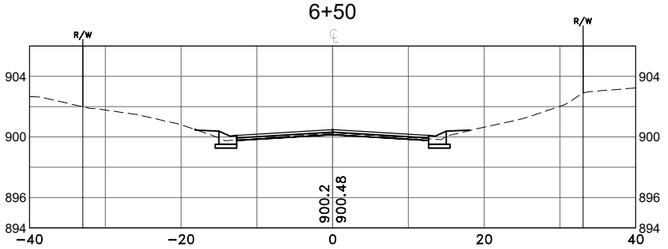

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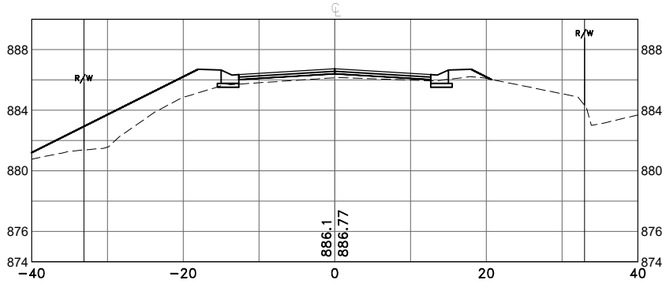

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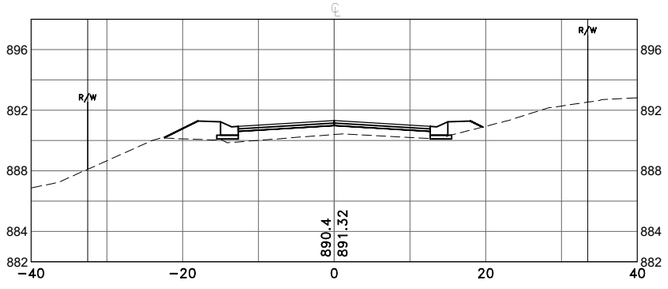

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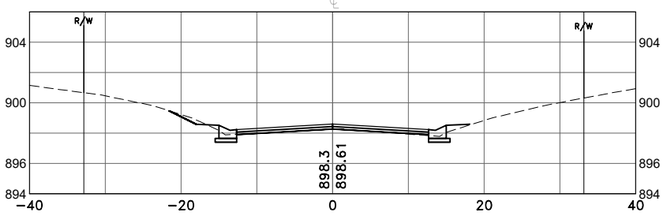

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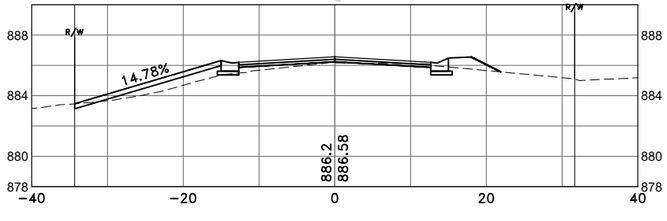

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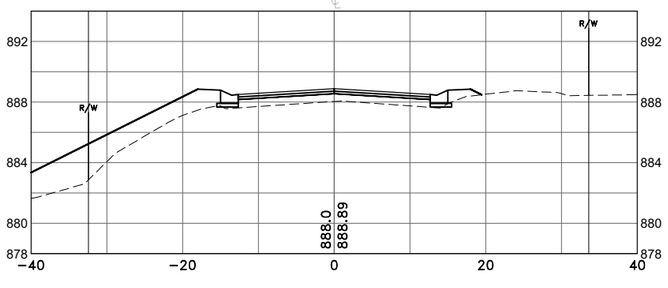

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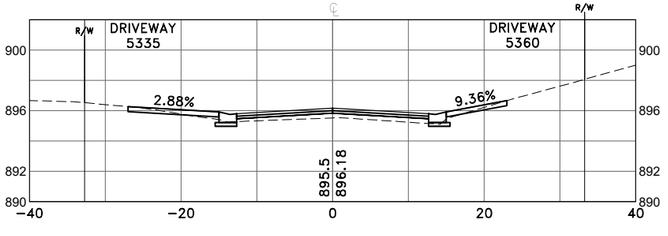

DATE	REVISION

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CROSS SECTIONS

180TH AVENUE (WEST)
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X23 OF X38 SHEETS

RA3189

Apr. 22, 2024 - 2:52pm
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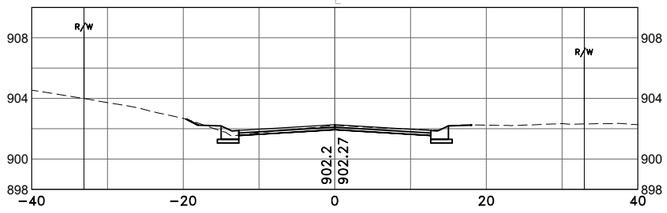

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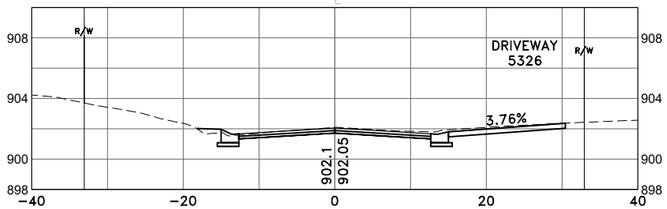

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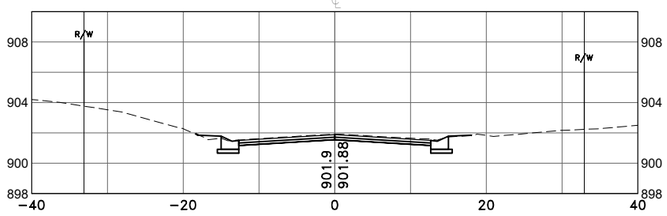

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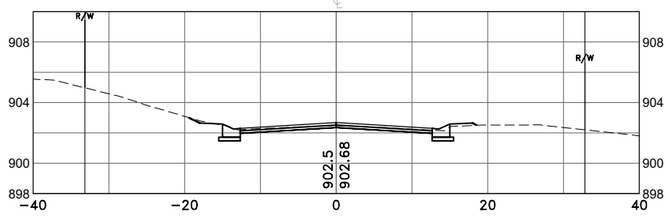

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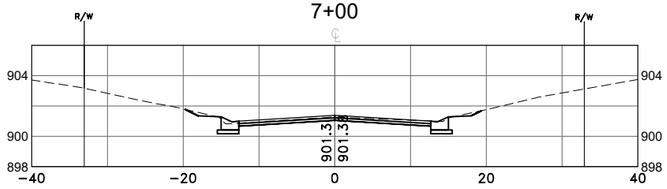

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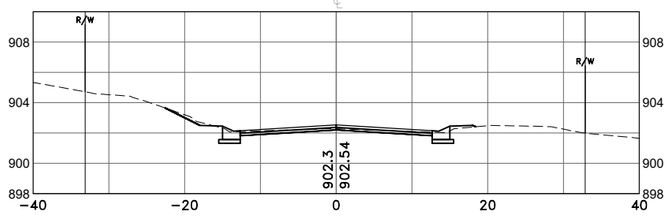

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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CROSS SECTIONS

180TH AVENUE (WEST)
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X24 OF X38 SHEETS

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Apr 22, 2024 - 2:52pm
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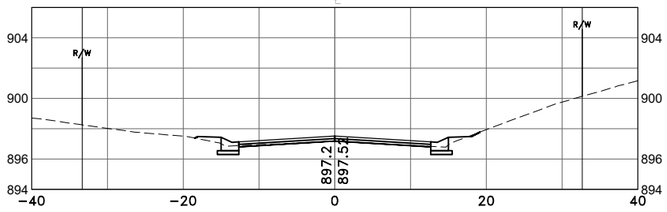

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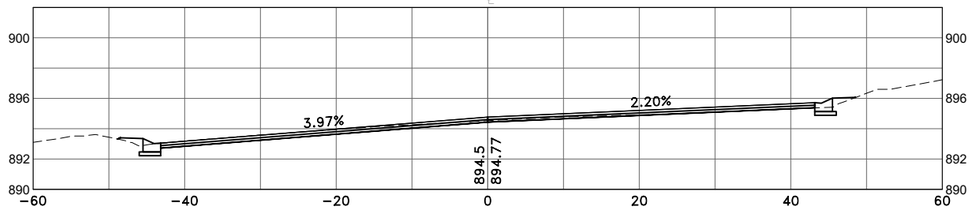

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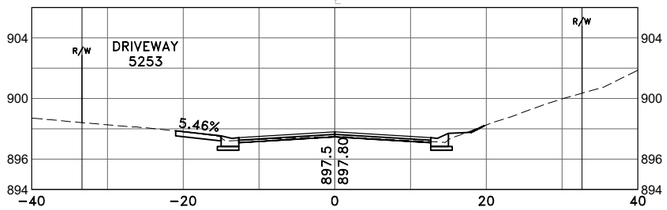

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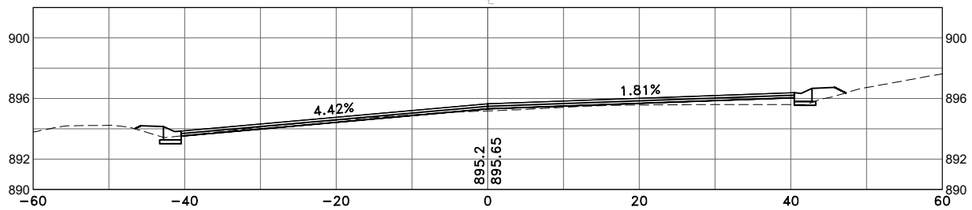

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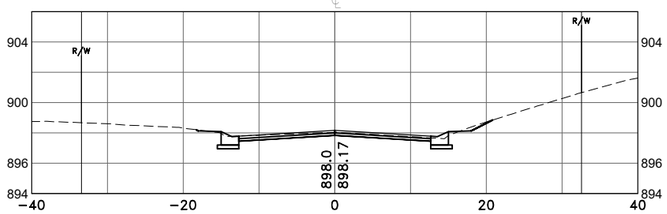

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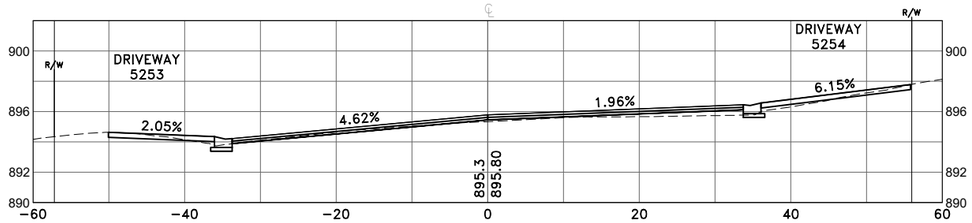

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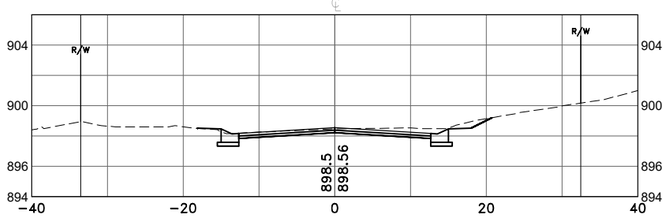

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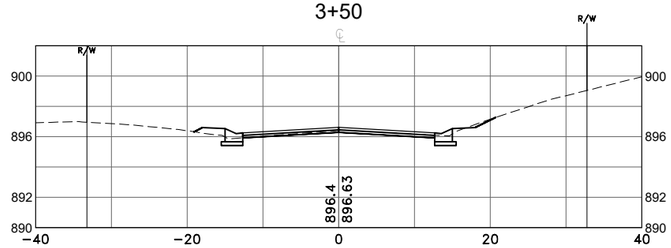

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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CROSS SECTIONS

180TH AVENUE (EAST)
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X25 OF X38 SHEETS

RA3189

Apr 22, 2024 - 2:52pm
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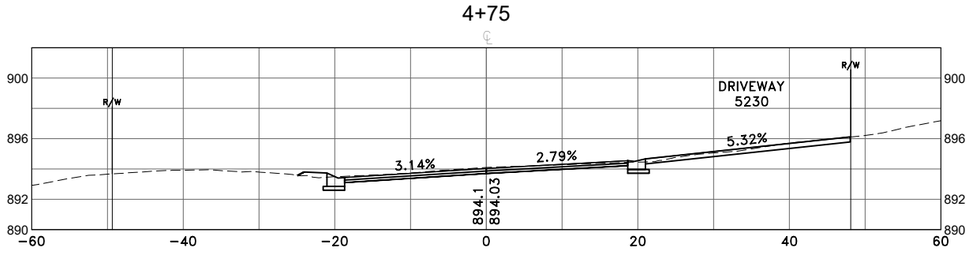

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NORTHEAST RAMSEY STREET
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180TH AVENUE (EAST)
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SHEET X26 OF X38 SHEETS

RA3189

Apr 22, 2024 - 2:52pm
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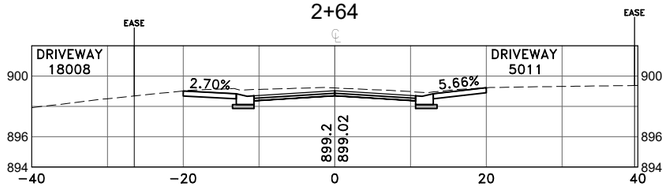

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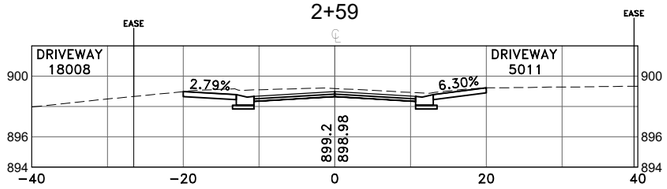

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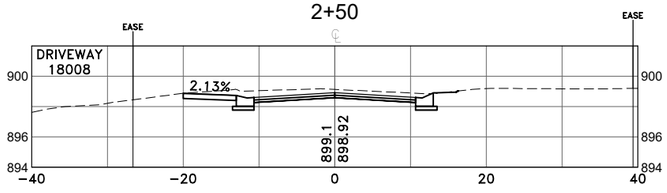

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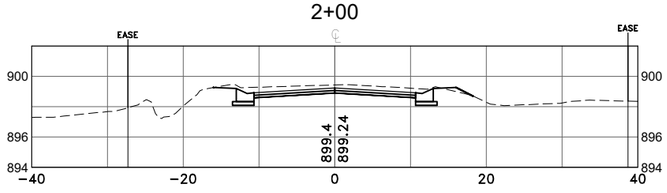

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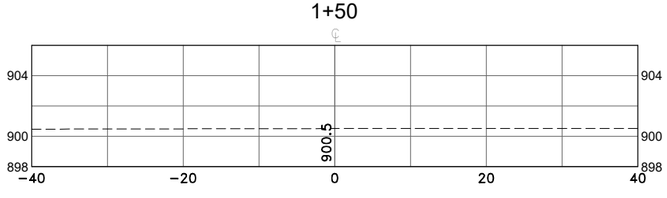

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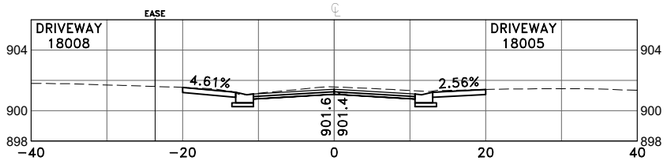

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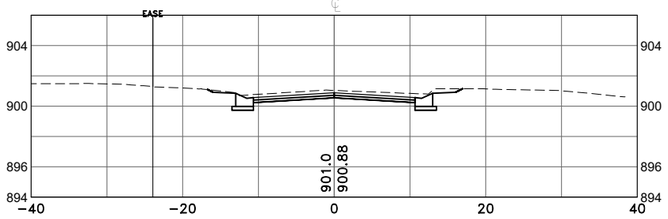

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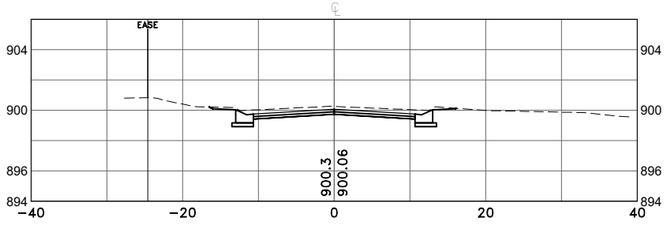

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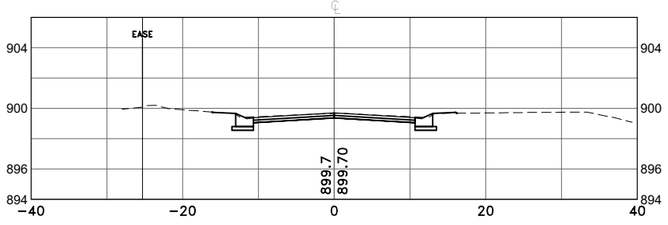

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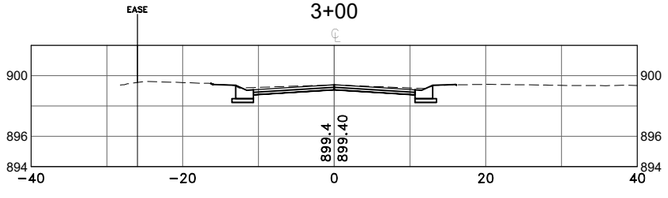

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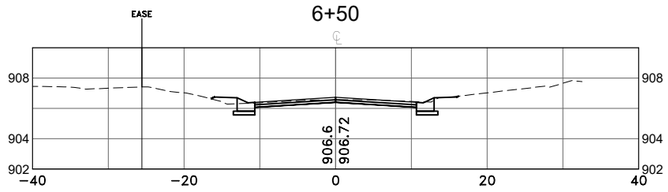

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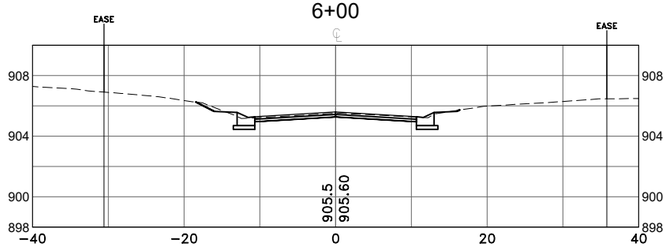

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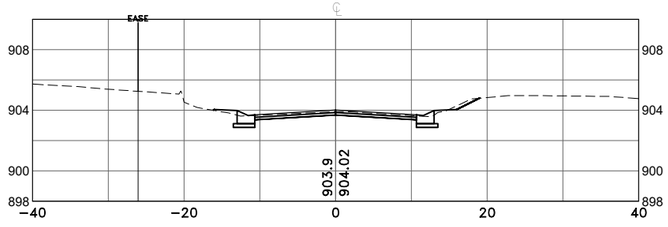

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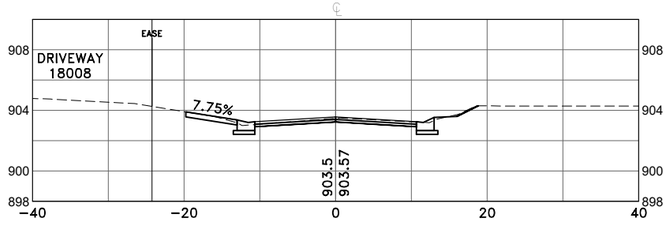

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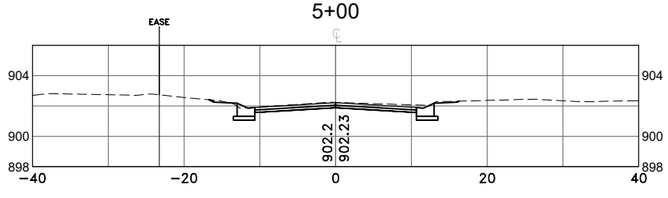

DATE	REVISION

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN

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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CROSS SECTIONS

WACO STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X27 OF X38 SHEETS

RA3189

Apr 22, 2024 - 2:52pm
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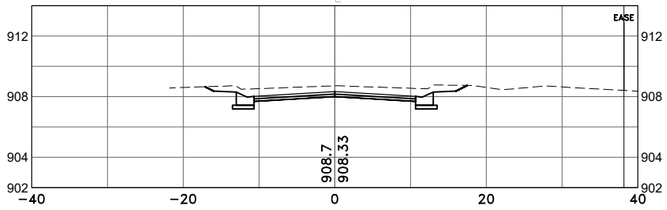

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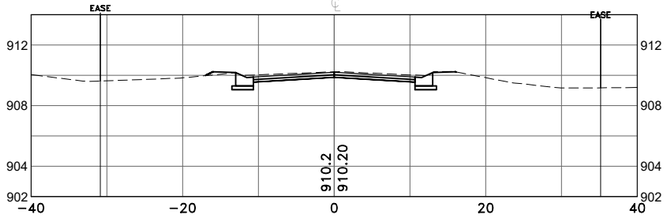

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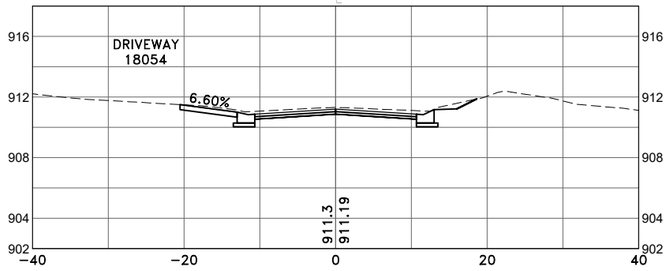

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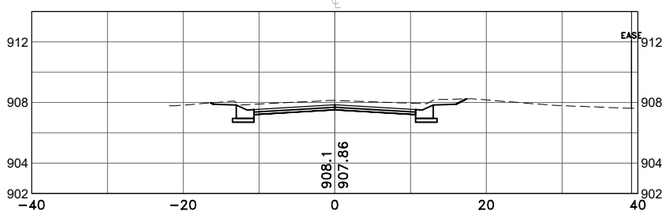

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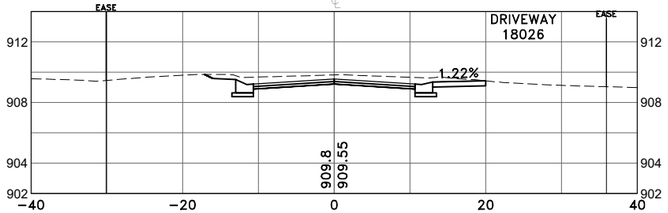

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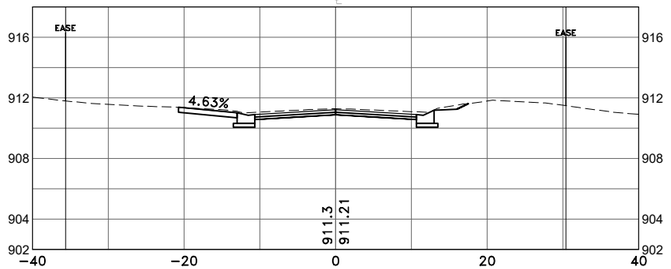

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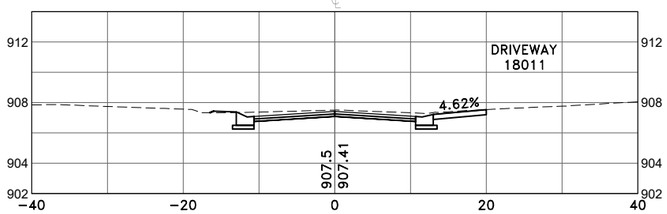

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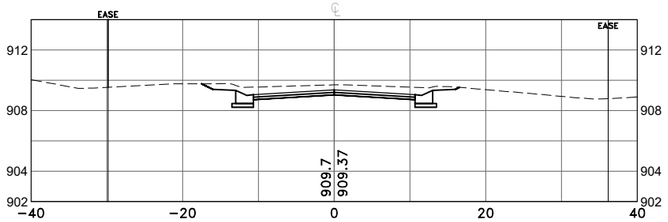

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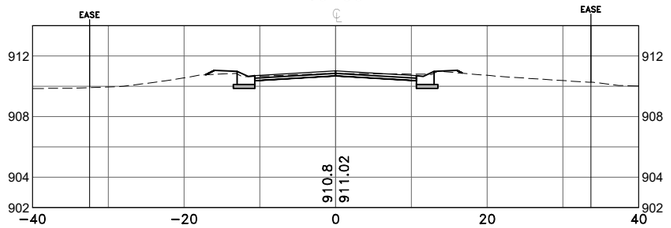

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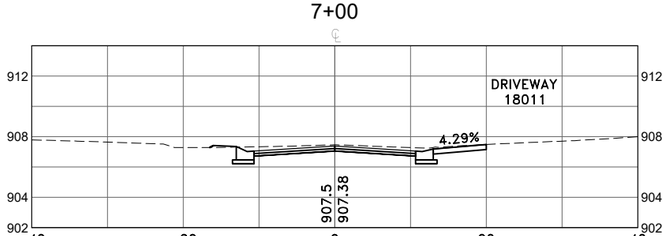

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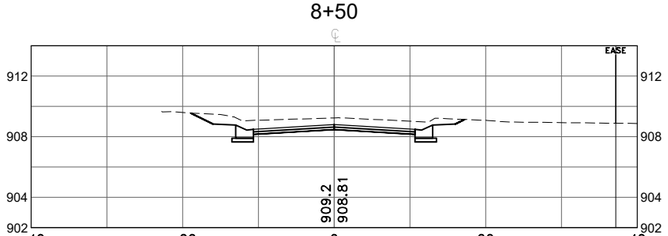

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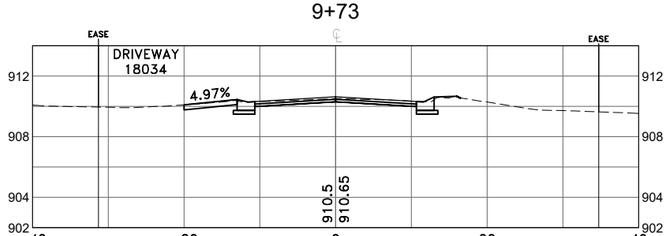

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CHECKED BY: SMN

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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CROSS SECTIONS

WACO STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X28 OF X38 SHEETS

RA3189

Apr 22, 2024 - 2:52pm
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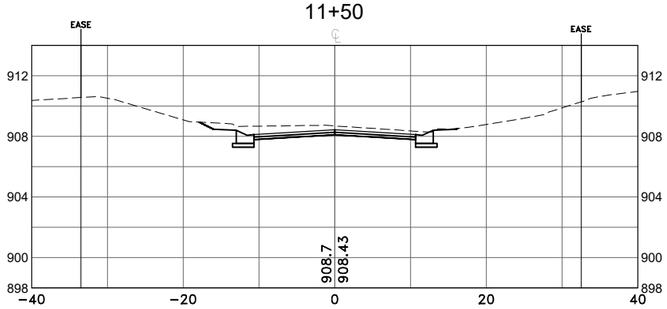

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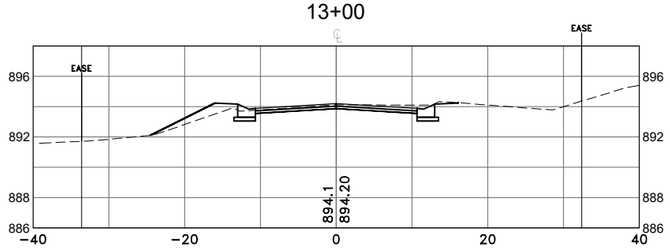

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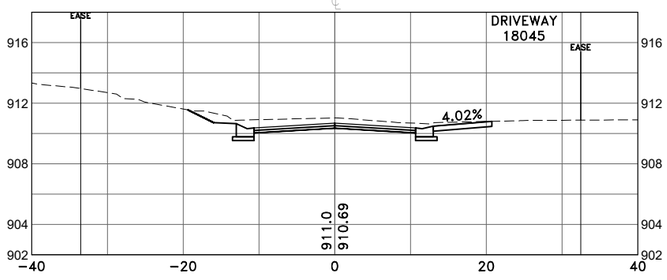

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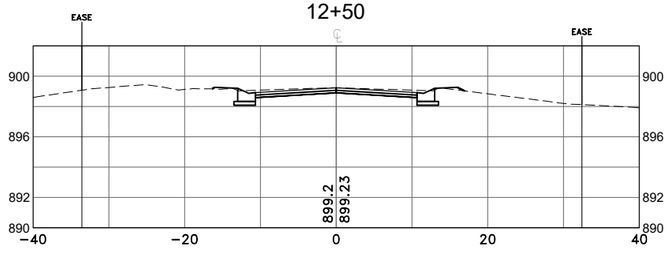

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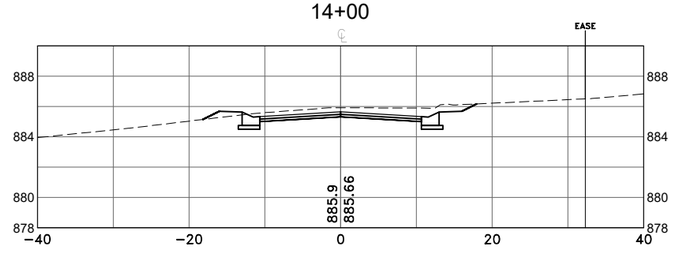

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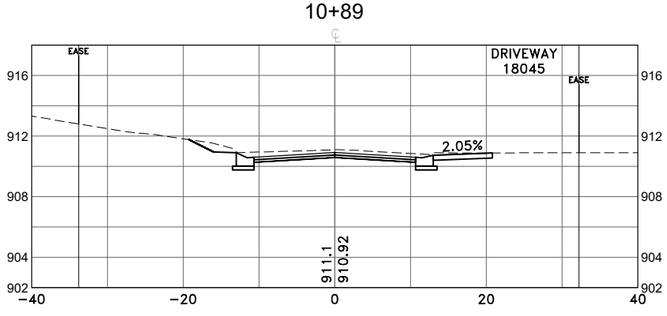

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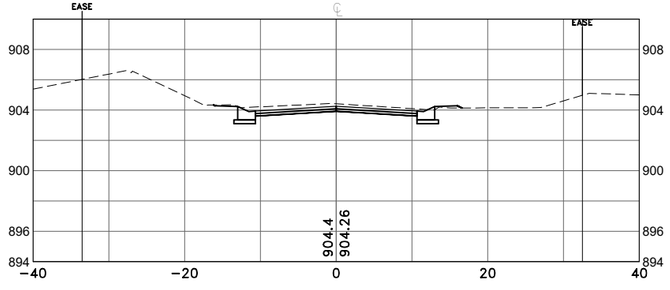

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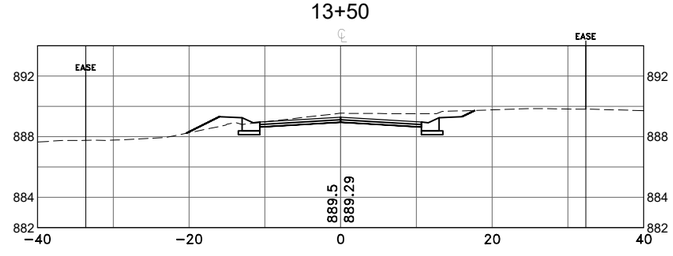

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CHECKED BY: SMN

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NORTHEAST RAMSEY STREET
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CROSS SECTIONS

WACO STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X29 OF X38 SHEETS

RA3189

Apr. 22, 2024 - 2:53pm
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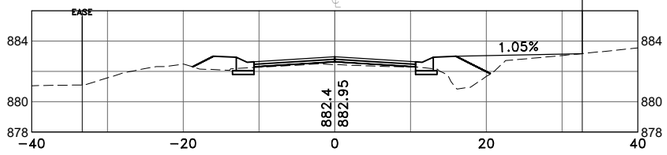

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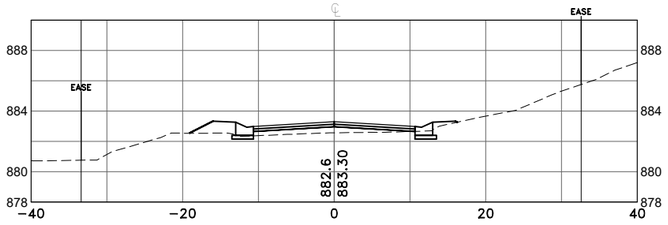

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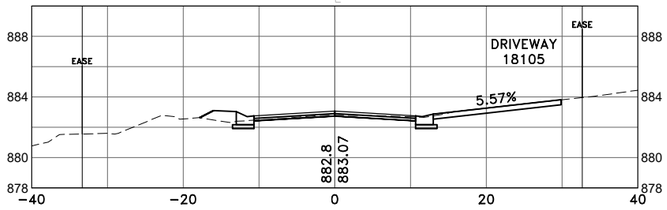

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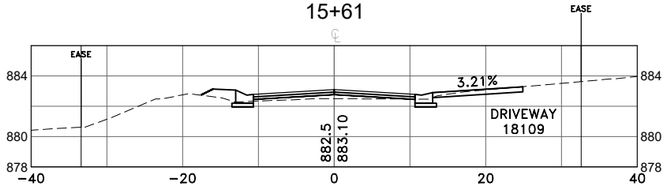

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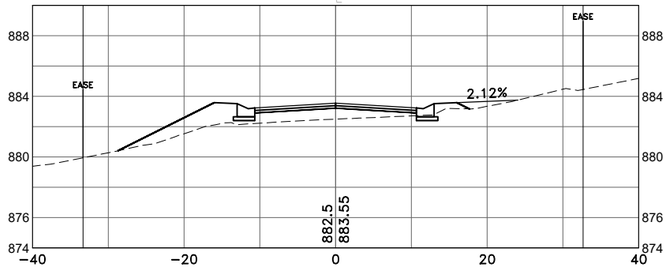

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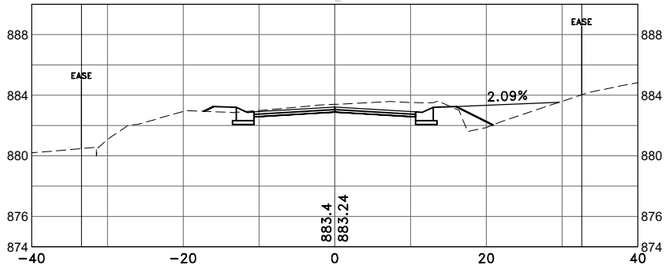

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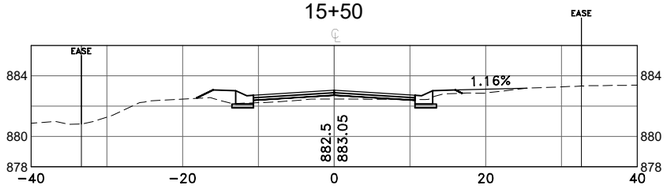

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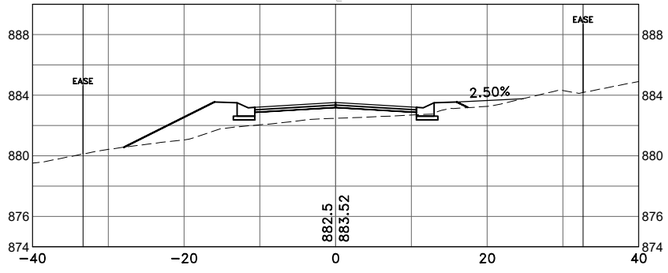

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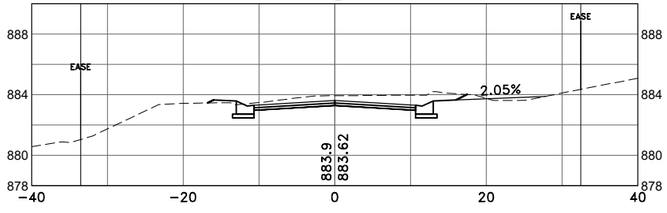

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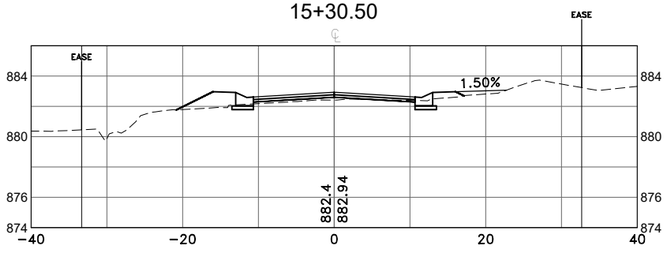

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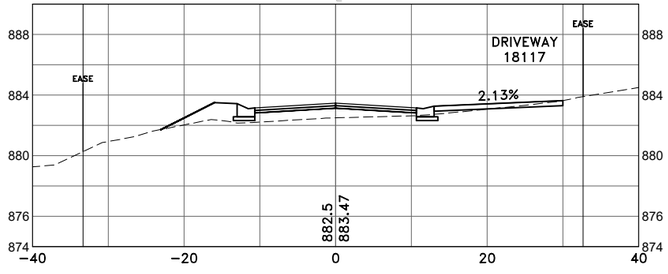

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WACO STREET
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SHEET X30 OF X38 SHEETS

RA3189

Apr. 22, 2024 - 2:53pm
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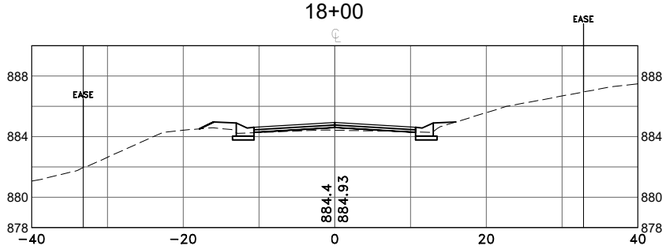

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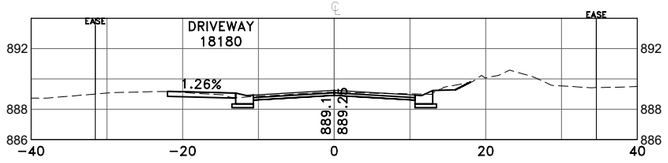

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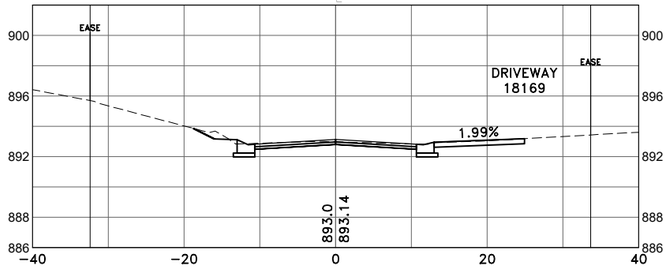

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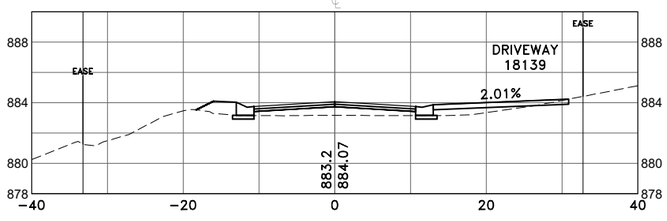

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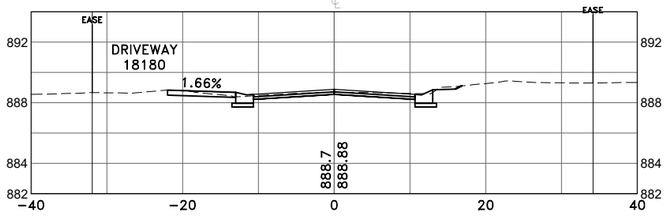

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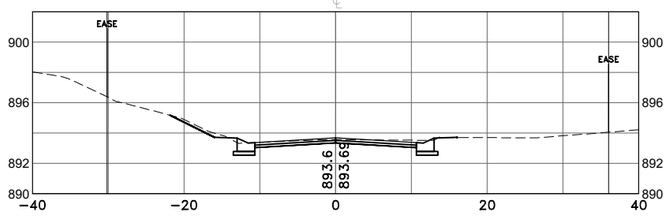

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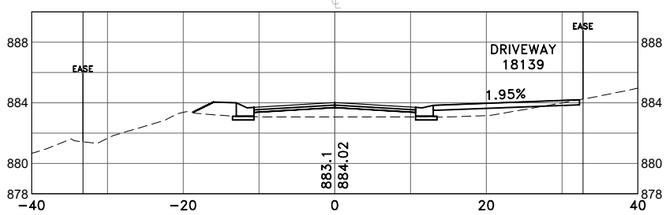

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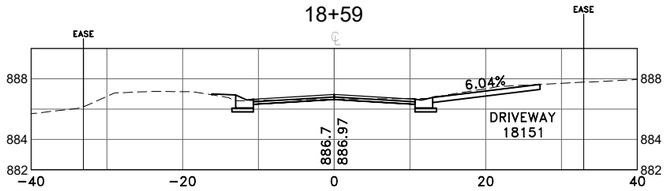

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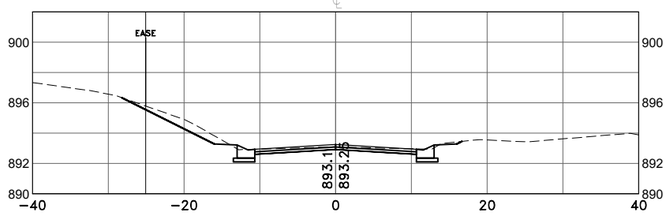

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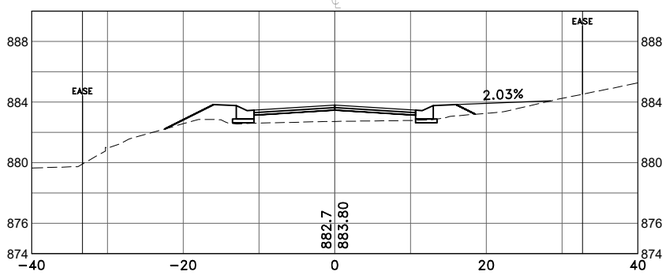

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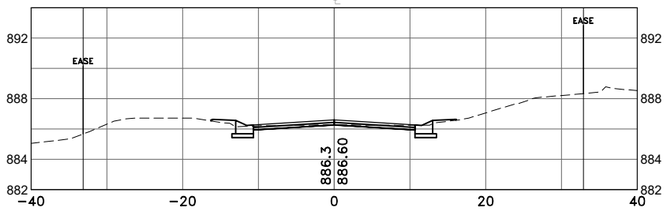

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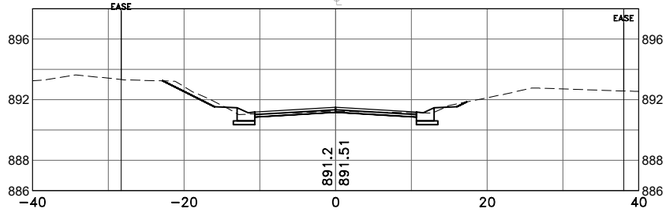

DATE	REVISION

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: SMN

Hakanson Anderson
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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CROSS SECTIONS

WACO STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X31 OF X38 SHEETS

RA3189

Apr. 22, 2024 - 2:53pm
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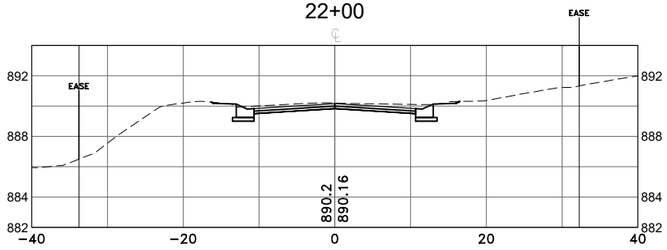

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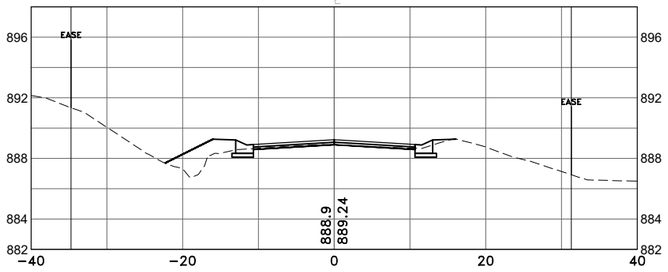

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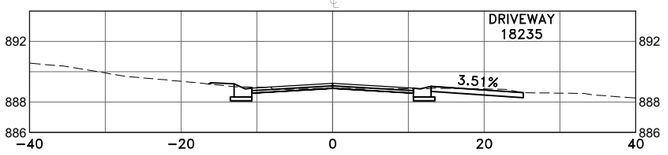

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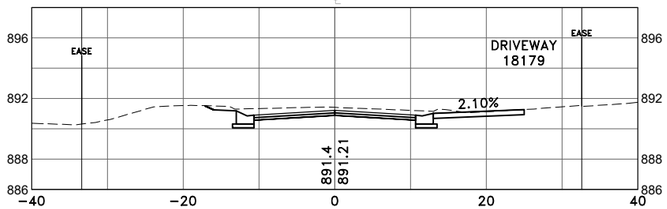

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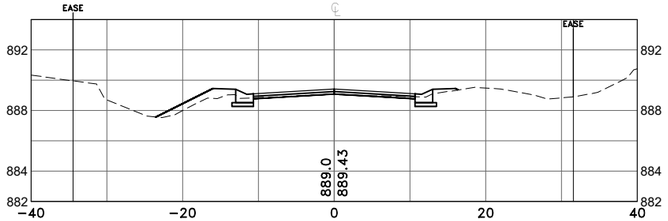

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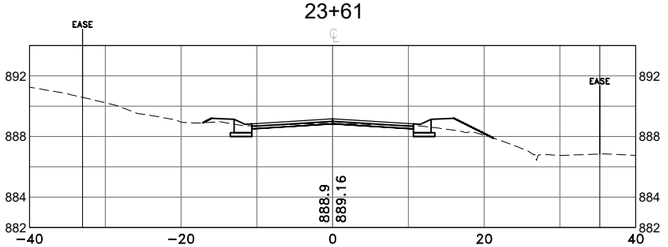

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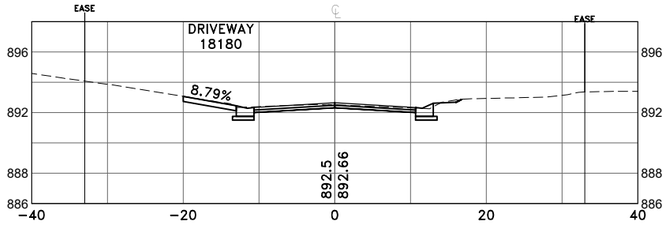

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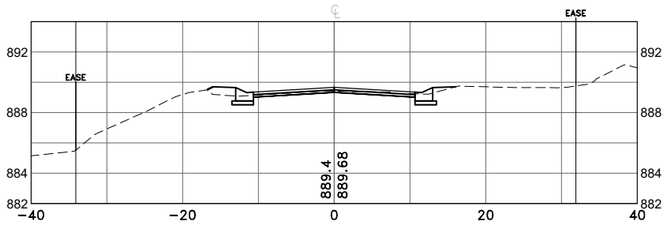

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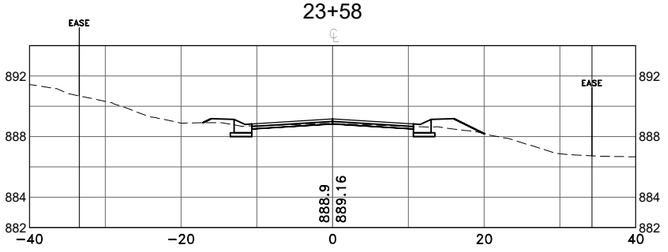

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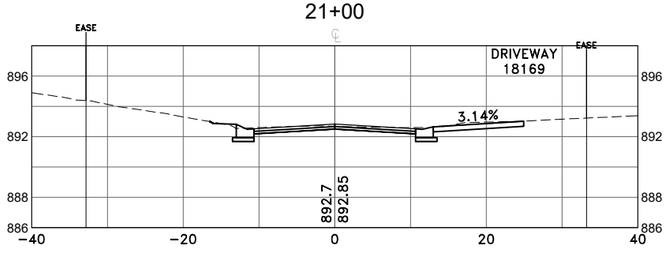

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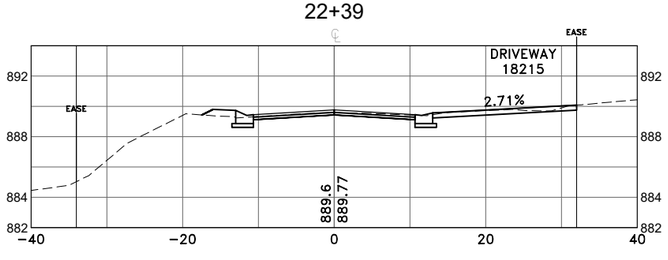

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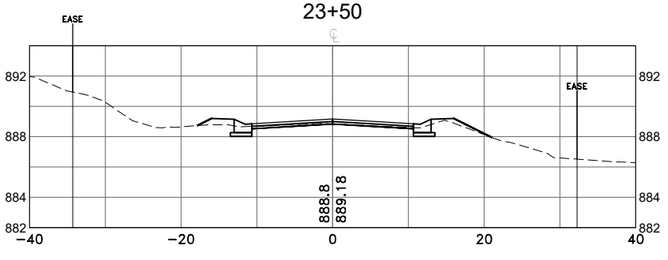

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CHECKED BY: SMN

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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CROSS SECTIONS

WACO STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X32 OF X38 SHEETS

RA3189

Apr 22, 2024 - 2:53pm
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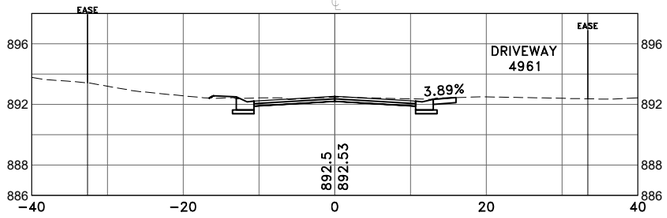

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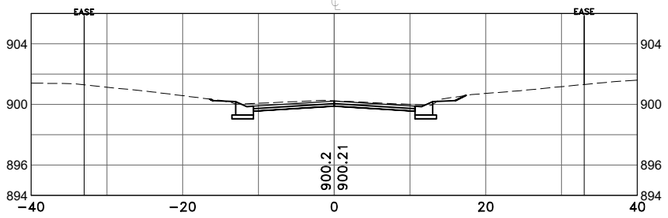

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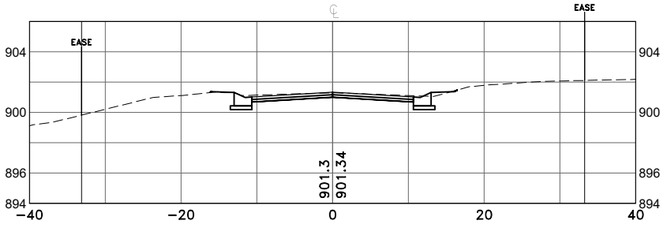

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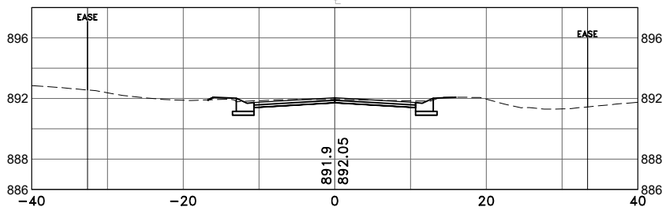

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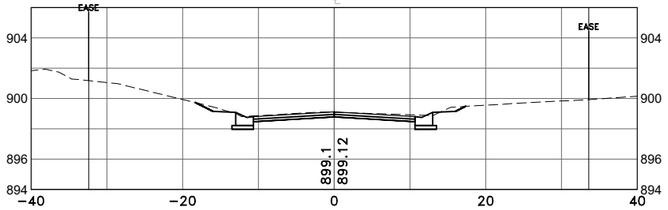

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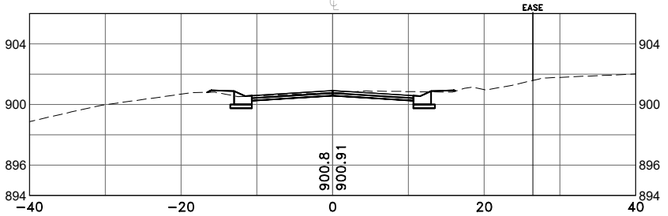

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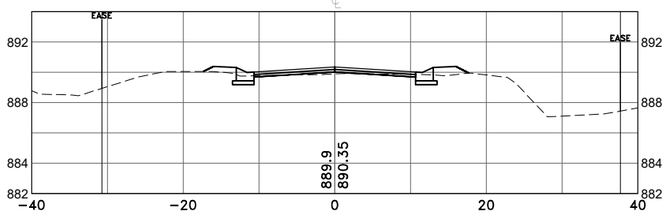

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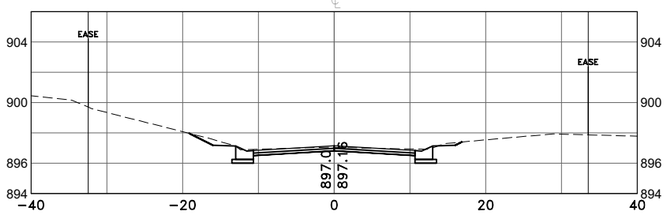

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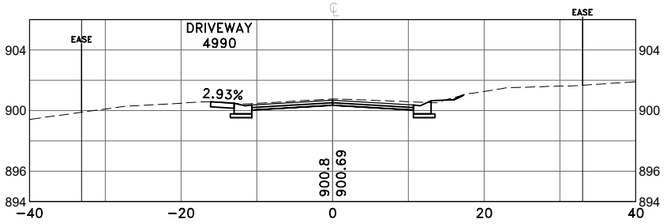

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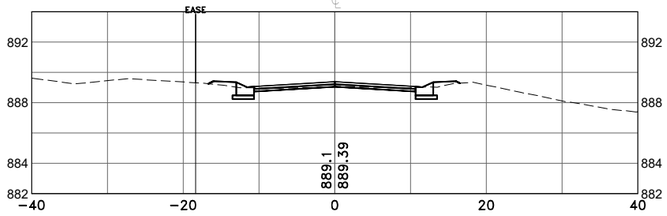

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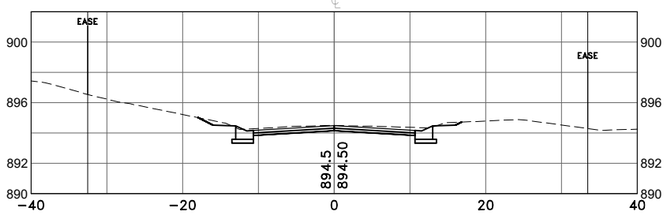

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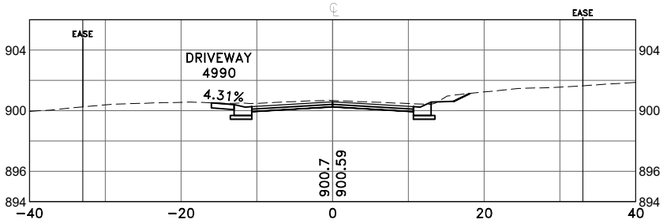

DATE	REVISION

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
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NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CROSS SECTIONS

182ND LANE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X33 OF X38 SHEETS

RA3189

Apr 22, 2024 - 2:53pm
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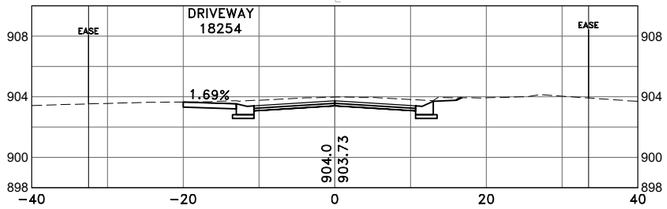

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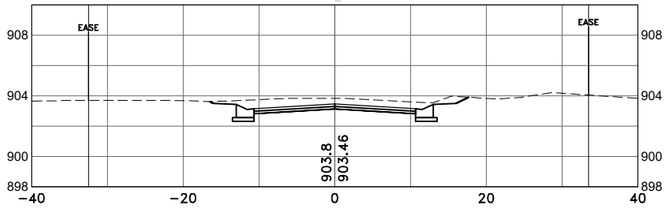

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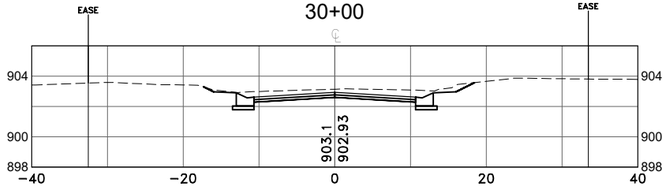

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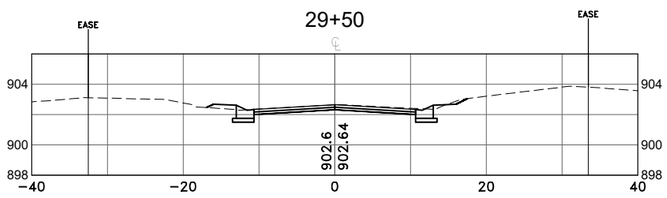

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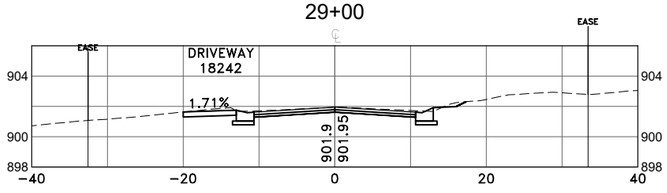

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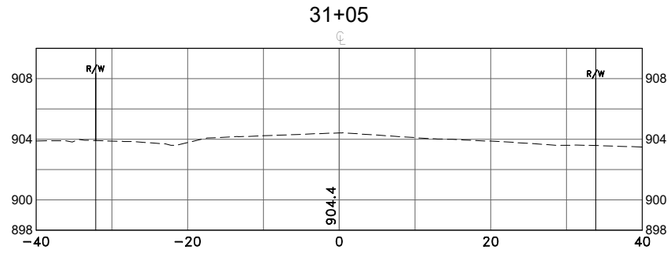

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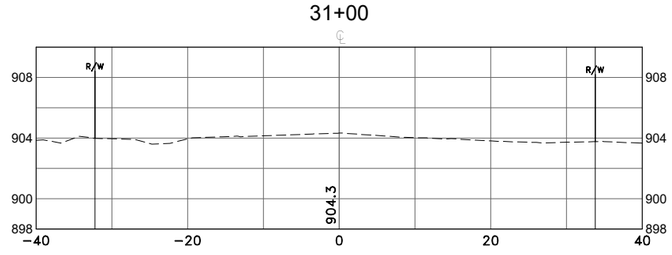

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NORTHEAST RAMSEY STREET
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VENTRE STREET
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X34 OF X38 SHEETS

RA3189

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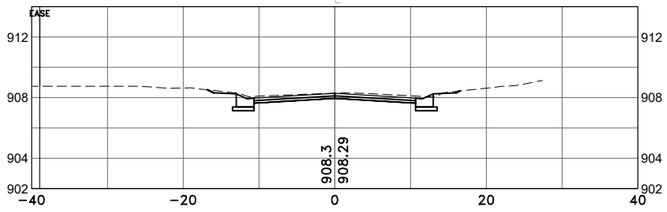

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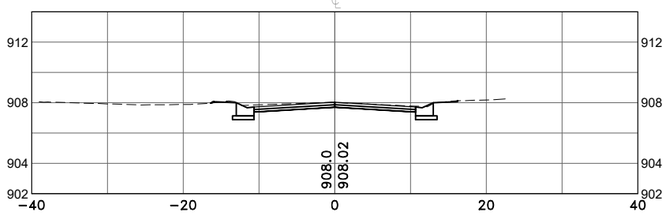

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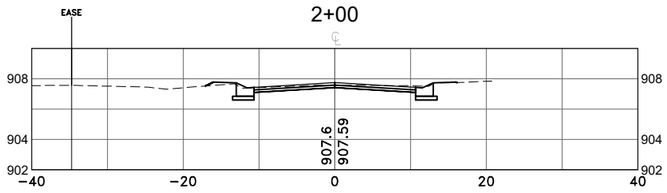

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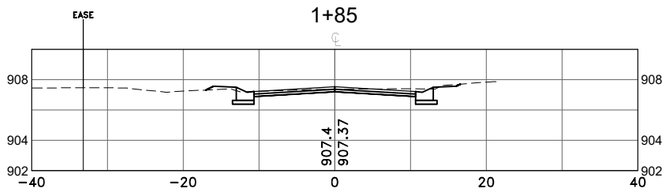

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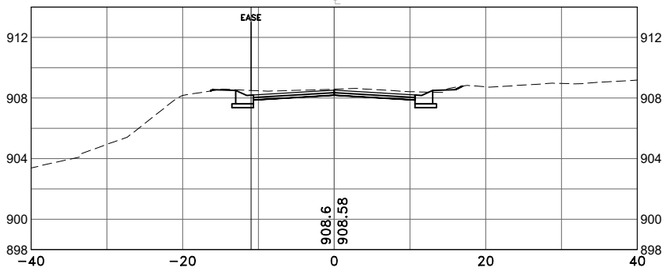

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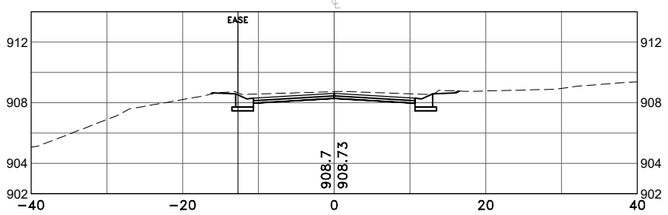

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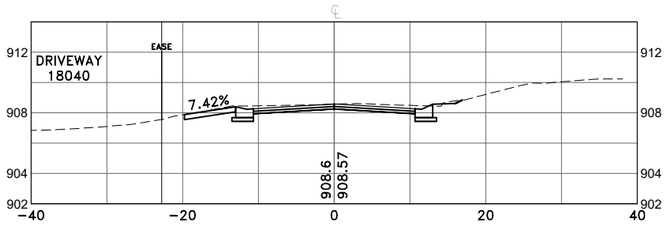

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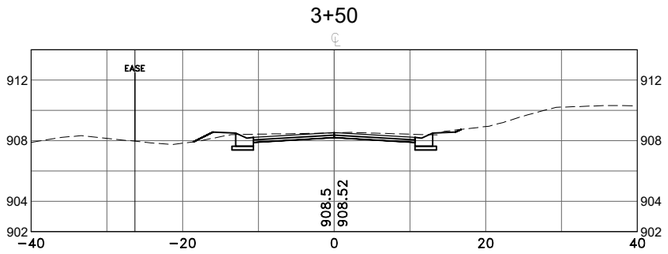

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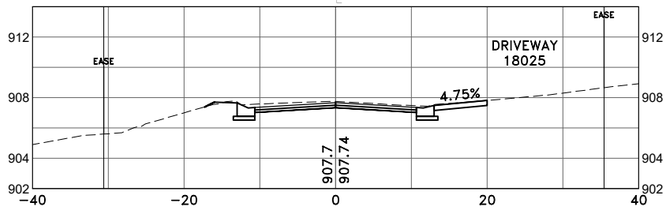

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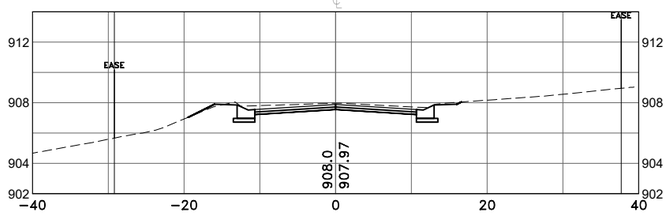

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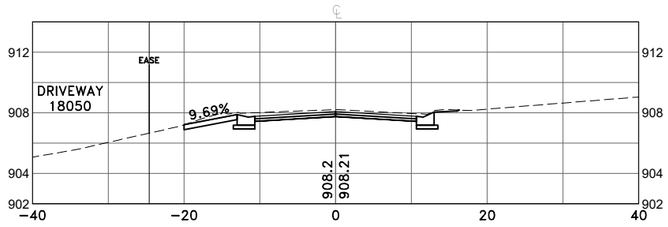

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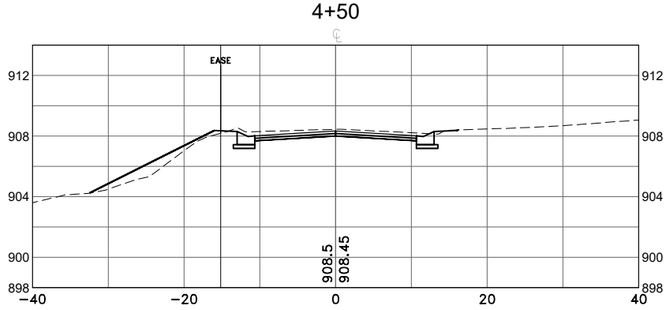

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CROSS SECTIONS

WACO DRIVE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X35 OF X38 SHEETS

RA3189

Apr. 22, 2024 - 2:53pm
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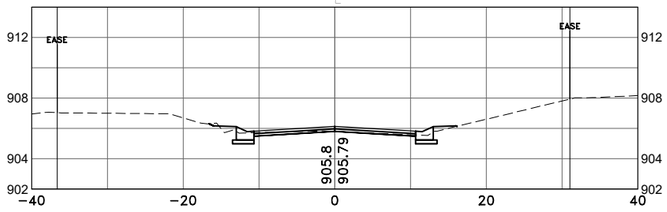

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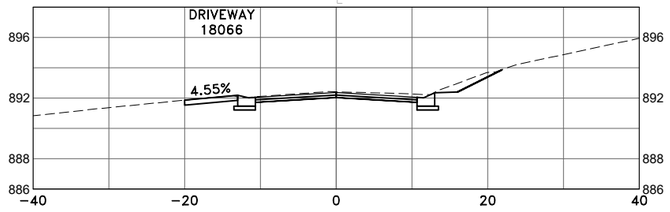

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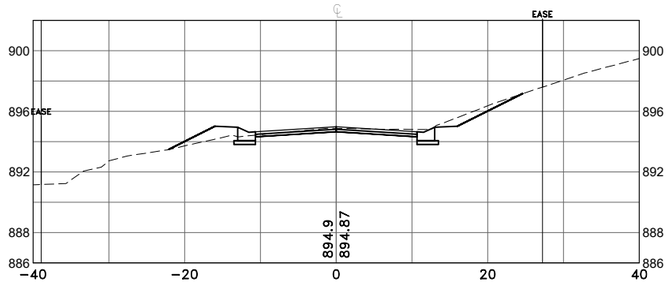

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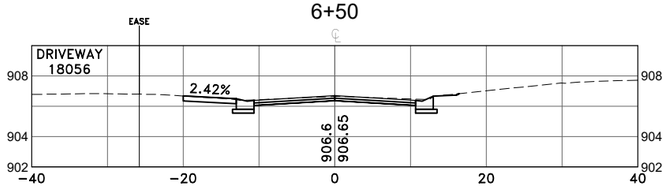

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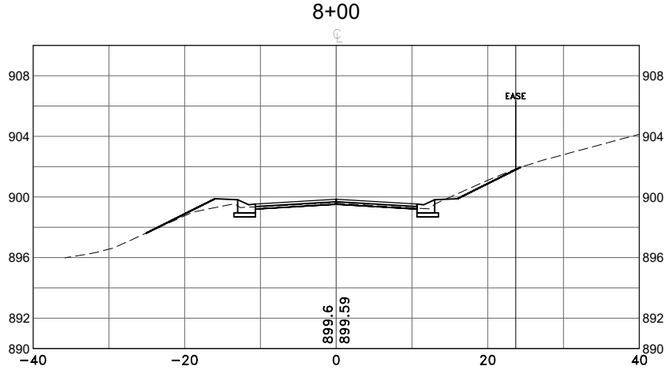

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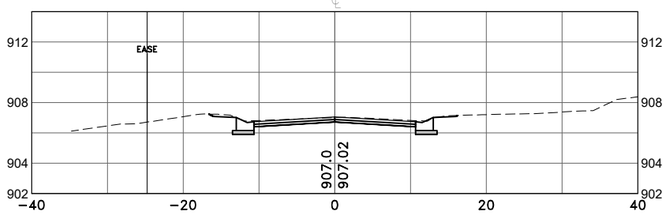

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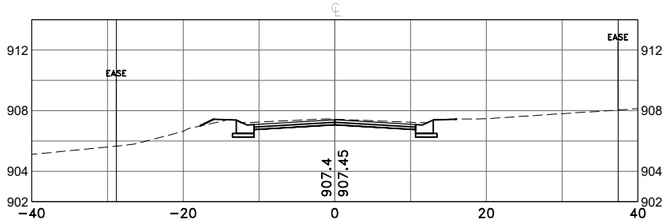

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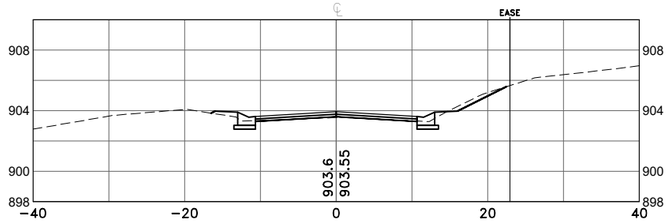

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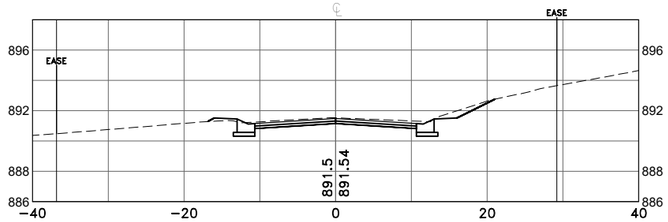

DATE	REVISION

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

NORTHEAST RAMSEY STREET
RECONSTRUCTION PROJECT

CROSS SECTIONS

WACO DRIVE
CITIES OF RAMSEY AND NOWTHEN, MINNESOTA

SHEET X36 OF X38 SHEETS

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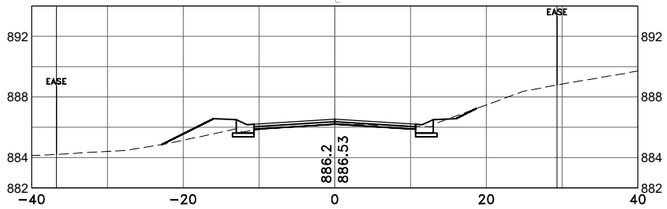

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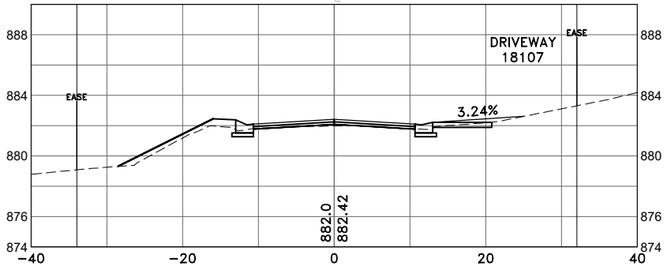

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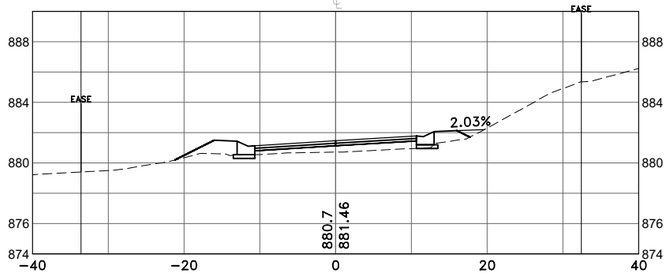

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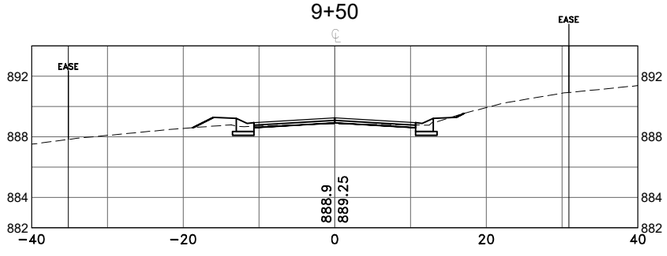

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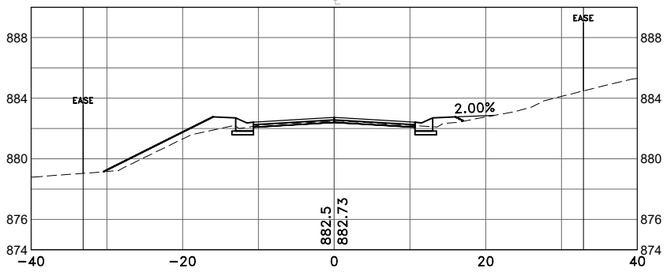

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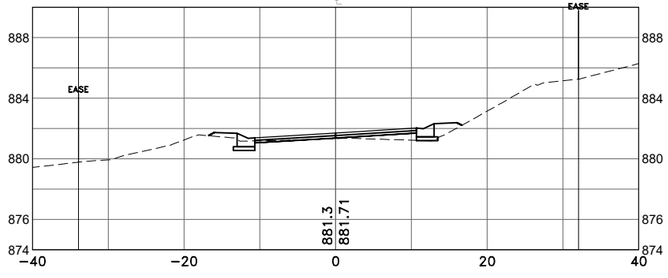

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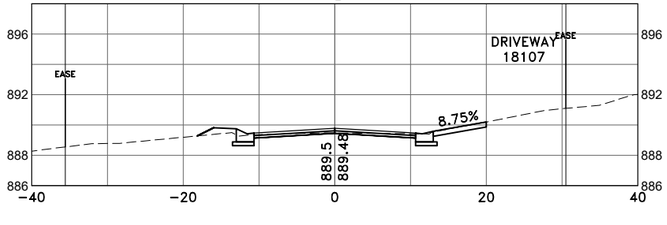

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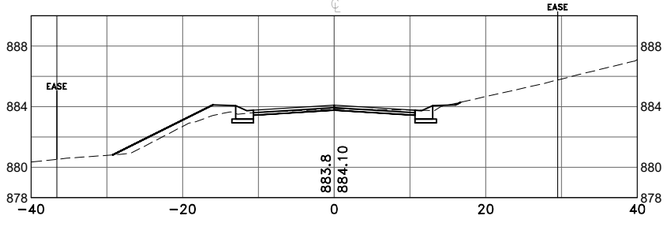

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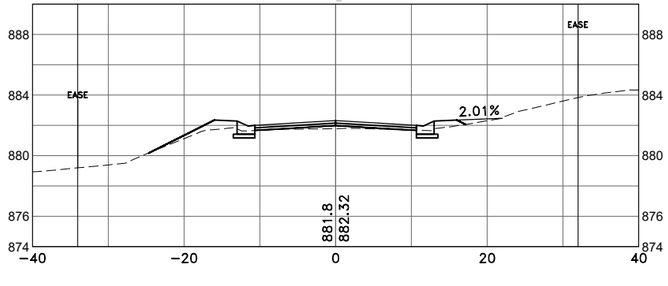

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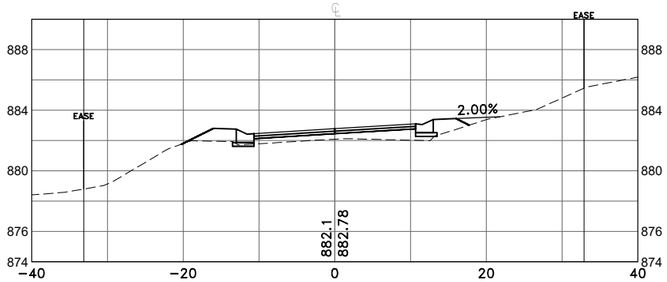

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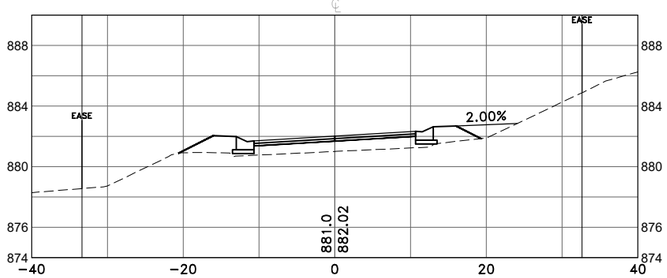

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Hakanson Anderson

Main Office:
3601 Thurston Avenue, Anoka, MN 55303
Phone: 763/427-5860
www.haa-inc.com

45 YEARS

May 22, 2024

Honorable City Council
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Northeast Ramsey Street Reconstruction Project

Dear Honorable City Council:

Bids were received and opened on May 20, 2024, for the Northeast Ramsey Street Reconstruction Project. A total of seven bids were received as shown on the attached Bid Tabulation and as listed below:

	Total Bid
GMH Asphalt Corporation	$2,441,039.52
Douglas-Kerr Underground, L.L.C	$2,519,637.96
Veit & Company, Inc.	$2,750,427.37
Park Construction Company	$2,943,560.80
Meyer Contracting Inc.	$3,047,051.36
Northwest Asphalt	$3,134,256.85
North Valley, Inc.	$3,163,455.70

It was found that GMH Asphalt Corporation is the low bidder with a Total Bid of $2,441,039.52. GMH Asphalt Corporation has successfully completed other similar projects in the past.

Therefore, we recommend award of the contract to the low bidder, GMH Asphalt Corporation.

Sincerely,
Hakanson Anderson

Shane Nelson, Project Engineer

CC Regular Session

Meeting Date: 05/28/2024

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

Information

Title:

Legislative Update

Purpose/Background:

The 2024 Minnesota Legislative Session ended in the late hours on Sunday, May 19th. Below is a list of bills introduced and that received action specific to the City of Ramsey. Throughout the session, components of the below bills moved forward and were incorporated into larger bills containing similar provisions for other entities. For example, our bill language related to TIF District 14 was incorporated into a larger Omnibus Tax Bill. At the close of the session, the City received approval for two items. First was the request to allow 2023 awarded bonding dollars towards the Water Treatment Plant to be eligible for use towards the trunk watermain project associated with the Water Treatment Plant. Second was $3,750,000 of grant funding until June 30, 2028 for the construction of a pedestrian bridge over highway 10. Many other laws were approved that will impact city operations. For up-to-date analysis on the impact, the League of Minnesota Cities typically releases summary articles depicting what cities will be required to do. This information can be found at LMC.org.

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.
- At the close of the session, no approval was granted.

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.
- At the close of the session, no approval was granted.

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.

- At the close of the session, no approval was granted.

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.
- This request was awarded as part of HF3631.

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.
- This amount was awarded as part of HF5247.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/23/2024 01:39 PM
Form Started By: Katie Schmidt		Started On: 05/21/2024 09:12 AM
Final Approval Date: 05/23/2024		