City of Ramsey
Agenda
Regular Planning Commission
Thursday, June 27, 2024
7:00 p.m.
Council Chambers, 7550 Sunwood Drive NW

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

1. Call to Order

2. Pledge of Allegiance

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Approve the Planning Commission Meeting Minutes for May 23, 2024.

6. Public Hearing

1. PUBLIC HEARING: Consider a Conditional Use Permit for a Motor Fuel Station for Take 5 Oil Change at 7990 Sunwood Dr NW

2. PUBLIC HEARING - "Skyline on Sunwood" Site Plan Review for a mixed use building at 7545 Sunwood Drive NW (PSD LLC).

3. PUBLIC HEARING - Comprehensive Plan text amendment pertaining to Mixed Use

4. Public Hearing - Zoning Code Updates

7. Commission Business

8. Commission/Staff Input

9. Adjournment

Our Mission: To work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services

Regular Planning Commission

Meeting Date: 06/27/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title:

Approve the Planning Commission Meeting Minutes for May 23, 2024.

Purpose/Background:

The purpose of this case is to approve the Planning Commission Meeting Minutes for May 23, 2024.

Recommendation:

Approval

Outcome/Action:

Approved

Attachments

May 23, 2024 PC Minutes

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/19/2024 10:15 PM
Form Started By: Dana Verbeek		Started On: 06/07/2024 11:20 AM
Final Approval Date: 06/19/2024		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, May 23, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Cheri Gengler Commissioner Bruce Anderson Commissioner Randy Bauer Commissioner Tom Hunt Commissioner Eric Peters Commissioner Gary Van Scoy
Members Absent:	Commissioner Ryan Heineman
Also Present:	Planning Manager Todd Larson City Planner Adam Martin City Council Liaison Matt Woestehoff

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chairperson Gengler led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Peters, Anderson, Bauer, Hunt, and Van Scoy. Voting No: None. Absent: Commissioner Heineman.

5. CONSENT AGENDA

5.01: Approve the April 25, 2024 Planning Commission Meeting Minutes

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Peters, Anderson, Hunt, and Van Scoy. Voting No: None. Absent: Commissioner Heineman.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider a Variance Request Related to Accessory Structure Setback Regulations at 15851 St. Andrews Lane NW (Project 24-107); Case of Parent Custom Homes, LLC

Public Hearing

Chairperson Gengler called the public hearing to order at 7:02 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends adoption of Resolution #24-136, granting a Variance to accessory structure placement at 15851 St. Andrews Lane NW.

Commissioner Van Scoy commented that he does not have an issue with the placement of the garage. He stated that the garage appears to be a nice two-story structure and asked if there are standards guiding that.

City Planner Martin replied that the new standards emphasize height and not the interior of the structure. He noted that this is not unique in that there are two story accessory structures that meet the maximum height.

Commissioner Van Scoy asked if the accessory structure would include living space and whether that would be allowed. He stated that if that would not be allowed, it should be clarified in the conditions.

Planning Manager Larson commented that the space can be finished for personal space, such as a home office or recreation space. He stated that an accessory dwelling unit (ADU) could exist, if under 800 square feet, which this would be, although that type of use has not been discussed.

Commissioner Van Scoy thanked staff and noted that his intention was just to determine whether or not that would be allowed.

Commissioner Anderson asked if living quarters could be created in the upper level, such as an apartment.

City Planner Martin commented that in looking at the plans there are no plans for plumbing and therefore would not meet the requirements for habitable space. He stated that if that type of

conversion were desired in the future, building code requirements would need to be met and provided examples. He noted that an ADU permit would be reviewed administratively.

Citizen Input

Eric Nelson, applicant, stated that the area is intended to be used for storage and his wife's gardening hobby and will not be habitable space.

Commissioner Anderson asked why the structure would not be on the south side where there appears to be more space.

Mr. Nelson commented that less driveway work is required for this location and advised that the same steep slope still exists on the south side, therefore the same variance would be requested.

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Hunt, Anderson, Peters, and Van Scoy. Voting No: None. Absent: Commissioner Heineman.

Chairperson Gengler closed the public hearing at 7:13 p.m.

Commission Business

Commissioner Anderson asked if a condition could be added that the space could not be habitable.

Planning Manager Larson commented that if the space were to meet the criteria for habitable space, it could become an ADU per City Code.

Commissioner Van Scoy commented that if the applicant decided to convert the space, it would need to meet City Code and therefore would be safe and a reasonable use. He recognized that in the past that type of use would not be allowed but with the changes that have been made to the City Code, that would be an allowance.

Motion by Commissioner Peters, seconded by Commissioner Hunt, to adopt Resolution #24-136 Granting a Variance to Accessory Structure Placement at 15851 St. Andrews Lane NW.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Peters, Hunt, Anderson, Bauer, and Van Scoy. Voting No: None. Absent: Commissioner Heineman.

6.02: Public Hearing: Variance for Accessory Structure Placement at 6787 Green Valley Road NW (Josh Hunt)

Public Hearing

Chairperson Gengler called the public hearing to order at 7:15 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the variance with the stipulation that a Home Occupation Permit application is made if it is intended to be used, in part, for business purposes.

Commissioner Van Scoy commented that it is his understanding that the property is zoned RR.

Planning Manager Larson commented that under the old Code, the property was R-1 single-family within the MUSA, but without connections and therefore it was placed into MUSA Reserve as the infrastructure is not there.

Citizen Input

Josh Hunt, applicant, stated that he was present to address any questions.

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Anderson, Bauer, Hunt, Peters, and Van Scoy. Voting No: None. Absent: Commissioner Heineman.

Chairperson Gengler closed the public hearing at 7:20 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Peters, to adopt Resolution #24-135 Granting a Variance to Accessory Building Placement at 6787 Green Valley Road NW.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Anderson, Peters, Bauer, Hunt, and Van Scoy. Voting No: None. Absent: Commissioner Heineman.

7. COMMISSION BUSINESS

8. COMMISSION / STAFF INPUT

Planning Manager Larson provided an update on upcoming City Council and Planning Commission agendas.

Councilmember Woestehoff commented that the Connexus Energy rezoned for the landfill will be on the Council agenda again, and believed there may be a different outcome this time.

9. ADJOURNMENT

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Anderson, Van Scoy, Bauer, Hunt, and Peters. Voting No: None. Absent: Commissioner Heineman.

The regular meeting of the Planning Commission adjourned at 7:23 p.m.

Respectfully submitted,

_____
Todd Larson
Planning Manager

ATTEST:

_____
Dana Verbeek
Planning Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission

Meeting Date: 06/27/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

PUBLIC HEARING: Consider a Conditional Use Permit for a Motor Fuel Station for Take 5 Oil Change at 7990 Sunwood Dr NW

Purpose/Background:

Joe Ellingson with DSGW Architects (the "Applicant") has submitted a Land Use Application on behalf of Garage RE LLC/Take 5 Oil Change (the "Permittee") for the development of a 1.16-acre parcel in the COR, bounded by Armstrong Boulevard to the west, ALDI to the north, and buildings and driveways within Northstar Marketplace to the south and east. The project will consist of an 1,860 square foot retail building with three drive-through bays for quick-service oil changes. Additional site improvements include 12 parking stalls for Take 5's building, 19 parking stalls along Northstar Marketplace (along the former alignment of Sunwood Drive), and sidewalks to connect pedestrians to ALDI, Northstar Marketplace, and Sunwood Drive. In order to accommodate the proposed development, the Applicant is requesting a Conditional Use Permit for a Motor Fuel Station in the COR-2b Zoning District. It should be noted that while no gasoline or diesel will be available for sale at this location, Ramsey City Code's definition of Motor Fuel Stations includes motor oil sales.

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 to be held by the Planning Commission. A notice of the Public Hearing was published in the Anoka County UnionHerald, the City's official newspaper. A proposed development sign was placed on the property along the shared driveway into Northstar Marketplace.

Time Frame/Observations/Alternatives:

Subject Property

The Subject Property, 7990 Sunwood Drive NW, is located in the COR, bounded by Armstrong Boulevard to the west, ALDI to the north, and buildings and driveways within Northstar Marketplace to the south and east. The Subject Property is currently zoned COR-2b. It is guided for Mixed-Use in the City's 2040 Comprehensive Plan, and is approximately 1.16 acres in size. Surrounding properties are also guided for Mixed-Use.

Site Plan

The proposed building has a footprint of 1,860 square feet, and is parallel to Sunwood Drive and the north-south entrance to Northstar Marketplace. Due to the slope of Armstrong Boulevard, and the location of the proposed Take 5 building, the build-to line requirement cannot be met as stated in the COR Framework. The proposed development has 3.68 percent building coverage and 38.56 percent hard surfacing coverage (including pavement, sidewalks, and the trash enclosure) on the lot, resulting in 42.24 percent impervious surfacing coverage on the lot. Other developments of this scale in the COR have similar percentages.

The building is designed to have the main pedestrian entrance in the northwest corner of the building, facing the parking lot. Additionally, three vehicular entrances for customers will be located along the west side of the building (facing Armstrong Boulevard), with the exits located on the east side of the building. A one-way driveway will facilitate vehicular traffic into and out of the building in a west-to-east pattern, with 61 feet of stacking space for vehicles waiting for service. Vehicular access to the Subject Property will come from two driveways: a shared driveway into the ALDI parking lot to the north, and a shared driveway onto the north-south

driveway into Northstar Marketplace at the southeast corner of the lot, which then connects to Sunwood Drive. There will also be a bypass lane constructed along the south side of the building.

Minimum parking requirements for the site include 3 stalls per service bay (3 bays total), and 1 stall per employee (a maximum of 5 employees per shift), resulting in a total parking requirement of 14 parking stalls. 12 stalls will be located in a standalone parking lot northwest of the proposed building. Additionally, the Applicant will be constructing a driveway and 19 parking stalls within the former footprint of Sunwood Drive, paralleling the Northstar Marketplace buildings to the south. These parking stalls will help the Applicant satisfy their parking requirements for Take 5 and satisfy requirements in the Purchase Agreement. It is anticipated by both City Staff and the developer that some of the external parking stalls will be shared throughout the day, as is common in mixed-use developments.

The proposed use only takes up approximally half of the site. The applicant provided a concept plan to show how another user could occupy the western portion of the site. The other user will come forward for land use approvals with more detailed plans as it is identified.

Architecture and Building Elevations

The building's exterior will consist of exterior insulated finishing system (EIFS) in shades of red, gray, and tan, a brick veneer, and storefront window-style overhead garage doors. The building's design minimizes blank wall space, as mentioned in the COR Framework. The trash enclosure will be west of the building, facing west toward the internal shared driveway, and will be wrapped in brick veneer on three sides, and will have a solid metal gate on the fourth side.

Signage

The following signs are proposed to be installed on the building and site:

- A 30-square-foot sign mounted on the ALDI pylon sign at the corner of Armstrong Boulevard and Ramsey Parkway/Sunwood Drive;
- Two directional signs (one showing "Enter", and one showing "Exit Only") near each respective driveway on the site, each measuring 4 square feet per sign face and 3.33 feet in height;
- Solid illuminated panels with the "Take 5" logo on the west and east sides of the building, each measuring 26.19 square feet in area;
- Channelized letters that say "OIL CHANGE - STAY IN YOUR CAR" on the west and east sides of the building, each measuring 47.59 square feet in area;
- Channelized letters that say "OIL CHANGE" on the north and south sides of the building, each measuring 17.91 square feet in area.

The total proposed signage is 183.38 square feet for wall signage, divided between 6 total signs, and 60 square feet of display area on the pylon sign. Signage specs from the Coon Rapids location is attached to the Architectural Plan Set in this staff report, and the Applicant has expressed their intent to use the same signage design for Ramsey's location. It is recommended that the proposed sign package be approved with the Conditional Use Permit.

Landscape Plan

As noted in the Environmental Policy Board's (EPB) staff report from June 17th, the COR Design Framework emphasizes the streetscape over internal plantings. However, as previously noted, the Subject Property does not have any frontage along Sunwood Drive. The Applicant still included a Landscape Plan, which does include a nice mix of evergreens and deciduous trees and shrubs. All species are acceptable and meet the minimum size requirements. The Landscape Plan also includes turfed areas both east and south of the building.

Lighting Plan

Section 106-310 of City Code provides lighting regulations for all developments in the City. All photometric readings will measure less than 0.5 footcandles at the property line and will measure at least 1.0 footcandle throughout the parking lot in compliance with City Code. The lighting plan includes a mix of freestanding and wall-mounted light fixtures to illuminate the site. All lighting will be downcast and shielded.

Utilities
The building will be connected to municipal water and sewer via stubs along the south edge of the property. The site will tie into an existing storm sewer pipe that crosses the property and dumps into a pond behind Northstar Marketplace's southwest building.

Additional Considerations
An additional component of the Applicant's request involves vacating part of a drainage and utility easement along the south property line to accommodate the building footprint. This easement vacation request will be brought directly to City Council on July 9 in accordance with Section 106-260 of Ramsey City Code.

Also, it should be noted that the west half of the lot will remain undeveloped for now, though the Applicant submitted a conceptual site plan to show a future commercial use on that part of the lot. That conceptual use is not included in this request, and any development on the west half of the lot would have to be reviewed and approved by Planning Commission and City Council.

Alternatives
Alternative 1: Recommend approval of the Conditional Use Permit, as recommended by Staff.
Alternative 2: Recommend approval of the Conditional Use Permit with modifications based on discussion.
Alternative 3: Recommend denial of the Conditional Use Permit, based on supported findings of fact.

Funding Source:

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

The property is City-owned and the Applicant would be purchasing the property. Development fees will be calculated at the time of Development Agreement.

Recommendation:

Staff recommends approval of the Conditional Use Permit.

Outcome/Action:

Motion to recommend the City Council approve Resolution #24-166, Approving a Conditional Use Permit for a Motor Fuel Station in the COR-2b Zoning District at 7990 Sunwood Dr NW.

Attachments

Resolution #24-166
Architectural Plan Set
Civil Plan Set
Landscaping Plan Set
Applicant Narrative

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/19/2024 10:15 PM
Form Started By: Adam Martin		Started On: 06/14/2024 08:52 AM
Final Approval Date: 06/19/2024		

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

RESOLUTION #24-166

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A MOTOR FUEL STATION AT 7990 SUNWOOD DRIVE NW

RECITALS

1. Garage RE LLC, doing business as Take 5 Oil Change and hereafter referred to as the "Permittee", has properly applied for a Conditional Use Permit to construct and operate an oil change and related vehicle maintenance businesses classified as a "motor fuel station" per City Code Section 106-621 on the property generally known as 7990 Sunwood Drive NW and legally described as:

   Lot 2, Block 1, COR Four, Anoka County, Minnesota

   (the 'Subject Property');

2. That the Subject Property is zoned COR-2b, Commercial Subdistrict, and is approximately 1.16 acres in size.

3. That the parcels to the north, south, and east of the Subject Property are also zoned COR-2 and COR-2b, Commercial Subdistrict, while the parcels to the west (across Armstrong Boulevard) are zoned B-2, Community Business District.

4. That the Subject Property is guided as Mixed Use in the 2040 Comprehensive Plan.

5. That Motor Fuel Stations, Gas Station, and CNG Fuel Sales are listed as a Conditional Use per City Code Section 106-621 (Principal Uses).

6. That motor oil change and sales are included in the definition of "Motor Fuel Station", as stated in City Code Section 106-106 (Definitions)

7. That the Subject Property is also located within a Drinking Water Supply Management Area (DWSMA) and thus, on-site stormwater infiltration is not permitted.

8. That the Permittee has submitted a Site Plan, designed by Rehder & Associates, Inc. and dated May 31, 2024, depicting the location of the approximately 1,860 square foot building, 31 parking stalls, and other site improvements.

FINDINGS OF FACT

1. That the motor fuel station 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 motor fuel station will be designed in such a way that it will not change the essential character of the area.

3. That the motor fuel station will not negatively impact essential public facilities and services, such as highways, streets, police and fire protection.

4. That the motor fuel station 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.

5. That the motor fuel station will not involve uses, activities and equipment that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

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

That the Ramsey City Council hereby grants approval of both the Site Plan and a Conditional Use Permit (the "Permit") for the construction and operation of an oil change with related vehicle maintenance business classified as motor fuel station on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That this Conditional Use Permit is valid only for oil changes and similar vehicle maintenance operations within the definition of "motor fuel station." It does not permit the sale of gasoline and other fuels nor does it permit vehicle repairs.

2. That the site improvements be constructed in accordance with the approved plans.

3. That the Permittee shall enter into a Development Agreement with the City of Ramsey.

4. That the Permittee agrees to conduct all operations inside the building on the Subject Property.

5. That the Permittee agrees that there shall not be any automotive parts, oil, or lubricants stored outside on the Subject Property.

6. That no customer vehicles may remain outside on site after normal business hours.

7. That the Permittee agrees to comply with all standards in Section 106-990 of City Code pertaining to fuel sales in the Wellhead Protection Overlay District.

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

9. That the Permittee shall apply for and obtain a building permit and all other necessary permits in accordance with City Staff's review comments, from the City of Ramsey and any other applicable agencies, for the site improvements.

10. 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.

11. 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 _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

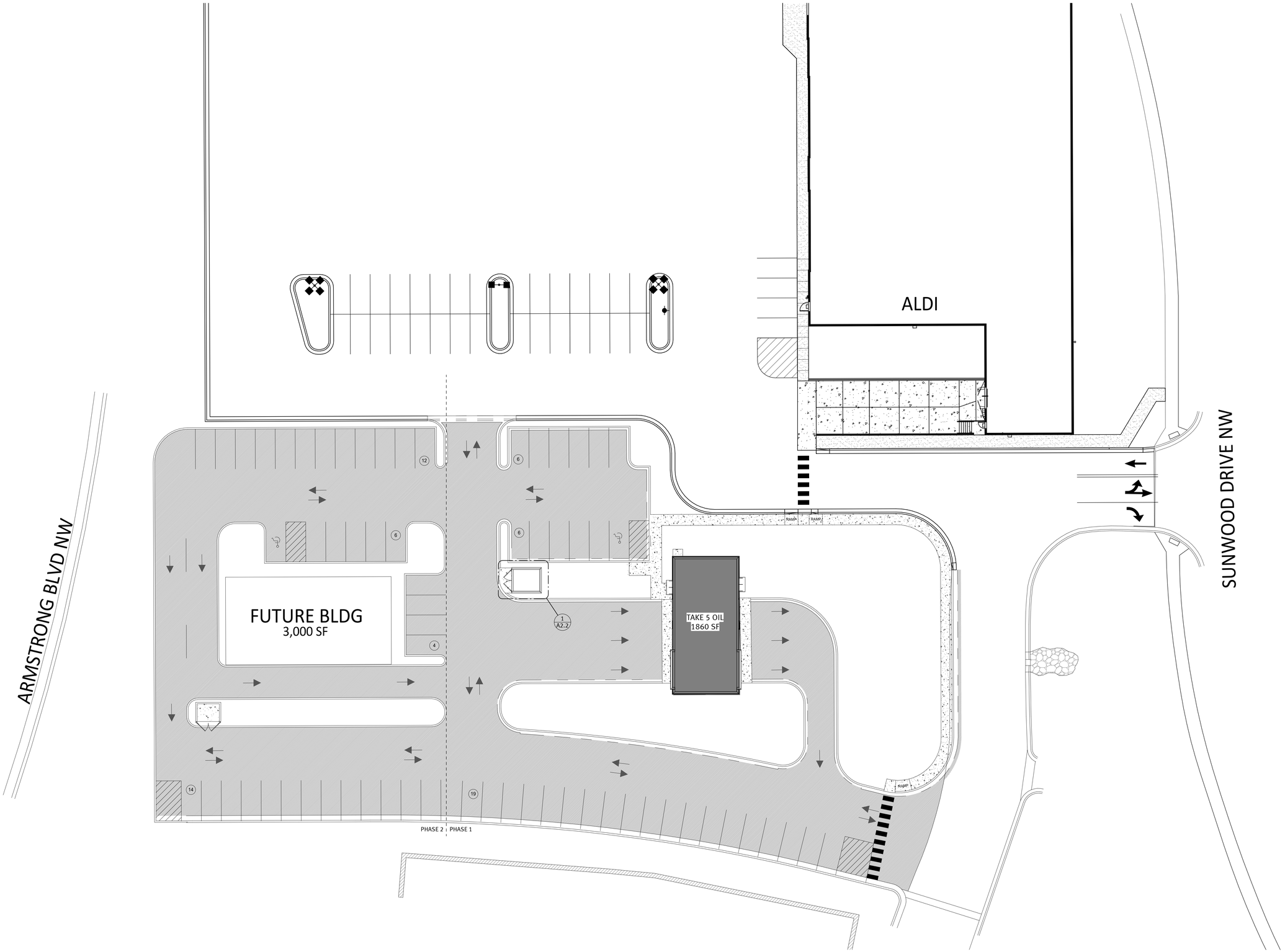
and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of July, 2024.

Mayor

ATTEST:

City Clerk



1 SITE PLAN
1" = 20'-0"

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TAKE 5 OIL

7990 SUNWOOD DR. NW
RAMSEY, MN 55303

project #: 024031.00
date: 5/31/2024 10:58:57 AM
drawn by: AUTHOR
checked by: CHECKER

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

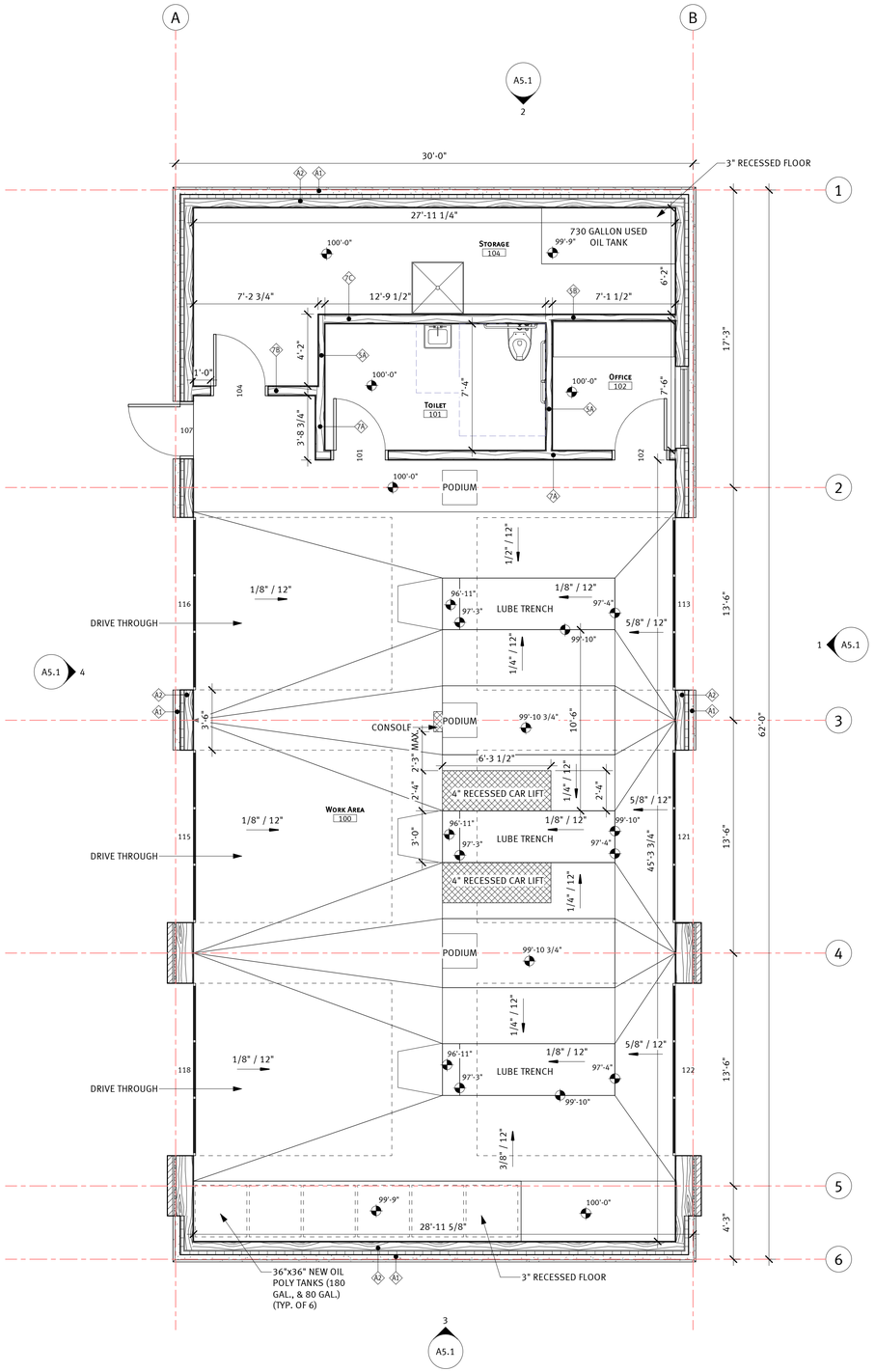
signature:
printed name: JOHN E. ERICKSON, NCARB, LEED AP
reg. #: 24199
sign date: ISSUE DATE

PRELIMINARY NOT FOR CONSTRUCTION
5/31/2024 10:58:57 AM

revision / issue	*no.*	*date*

sheet title: ARCHITECTURAL SITE PLAN

sheet number: A1.1



1 LEVEL 1
1/4" = 1'-0"

DOOR AND FRAME SCHEDULE

REV.	DOOR NO.	DOOR WIDTH	DOOR HEIGHT	DOOR TYPE	FRAME TYPE	FRAME DETAIL HEAD	FRAME DETAIL JAMB	FRAME DETAIL SILL	FIRE LABEL	HDW. NO.	NOTES
	100H	9'-1"	6'-0"								
	101	3'-0"	7'-0"	HM-Dx					--		
	102	3'-0"	7'-0"	HM-Dx					--		
	104	3'-0"	7'-0"	HM-Dx					--		
	107	3'-0"	7'-0"	HM-Dx					--		
	113	10'-0"	11'-6"								
	115	10'-0"	11'-6"								
	116	10'-0"	11'-6"								
	118	10'-0"	11'-6"								
	121	10'-0"	11'-6"								
	122	10'-0"	11'-6"								

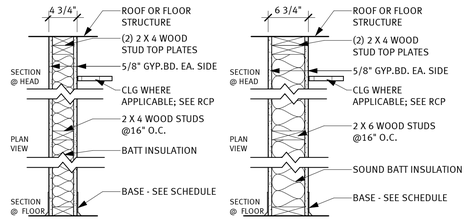
FLOOR PLAN GENERAL NOTES

A	INTERIOR DIMENSIONS ARE TO FINISHED FACE OF STUD WALL, FACE OF MASONRY WALLS, TO CENTERLINE OF COLUMNS OR TO OTHER GRID POINTS UNLESS OTHERWISE NOTED. DIMENSIONS LABELED AS CLEAR OR CLR INDICATE MINIMUM DISTANCE TO FINISHED FACE OF WALLS. DIMENSIONS ARE TO FINISHED FACE OF EXISTING WALLS IF APPLICABLE.
B	ALL INTERIOR DOOR FRAMES TO BE 4" FROM ADJACENT WALL OR CENTERED BETWEEN WALLS UNLESS OTHERWISE NOTED.
C	FURNITURE & EQUIPMENT SHOWN IS FOR REFERENCE ONLY AND IS NOT INCLUDED IN THE CONTRACT.
D	COORDINATE SIZE AND LOCATION OF ALL DUCT AND SHAFT OPENINGS IN WALLS AND FLOORS WITH MEP CONSULTANT.
E	FIRE RATINGS ARE INDICATED ON THE LIFE SAFETY PLAN.

FLOOR PLAN NOTES

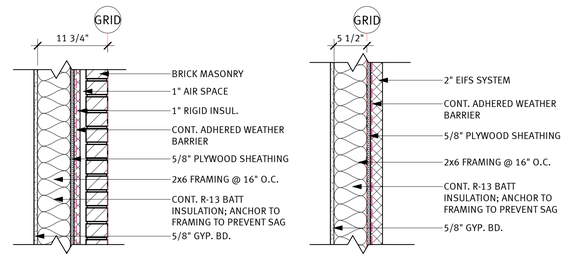
WALL TYPES

NOTE: ALL WALLS SHALL BE BUILT TO STRUCTURE ABOVE UNLESS OTHERWISE NOTED



- 5A — 2X4 WOOD STUD WALL TO STRUCTURE
- 5B — OMIT BATT INSULATION TO STRUCTURE
- 5C — 2X4 WOOD STUD WALL TO CEILING
- 7A — 2X6 WOOD STUD WALL TO STRUCTURE
- 7B — OMIT BATT INSULATION TO CEILING
- 7C — 2X6 WOOD STUD WALL TO CEILING

EXTERIOR WALL ASSEMBLIES



- A1 — BRICK ON 2x6 WOOD STUD FRAMING
- A2 — EIFS ON 2x6 WOOD STUD FRAMING

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TAKE 5 OIL

7990 SUNWOOD DR. NW
RAMSEY, MN 55303

project #: 024031.00
date: 5/31/2024 10:58:58 AM
drawn by: AUTHOR
checked by: CHECKER

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

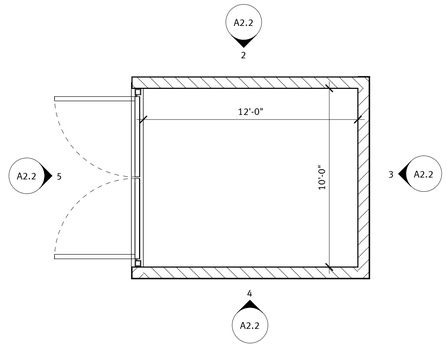
signature:
printed name: JOHN E. ERICKSON, NCARB, LEED AP
reg. #: 24199
siga date: ISSUE DATE

PRELIMINARY NOT FOR CONSTRUCTION
5/31/2024 10:58:58 AM

revision / issue	*no.*	*date*

sheet title: FIRST FLOOR PLAN

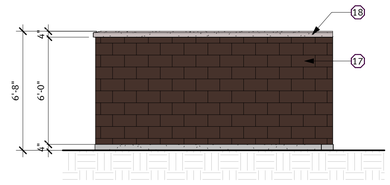
sheet number: A2.1



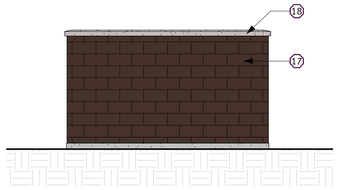
1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

1	EIFS MAIN COLOR	MATCH SW COLOR #7693, STONEBRIAR. FINISH TO MATCH STO "LOTUSAN" OR DRYVIT "SANDPEBBLE FINE"
2	EIFS ACCENT BAND	MATCH SW COLOR #7678, COTTAGE CREAM. FINISH TO MATCH STO "LOTUSAN" OR DRYVIT "SANDPEBBLE FINE"
3	BRICK	ENDICOTT "EXECUTIVE IRONSPOT VELOUR" OR APPROVED EQUAL. MODULAR SIZE, STANDARD, MORTAR, CONCAVE JOINT
4	PREFINISHED MTL COPING & FLASHING	FIRESTONE "MATTE BLACK" FINISH TO BE KYNAR 500 PREFINISHED
5	BRICK SOLDIER COURSE BAND	ENDICOTT "EXECUTIVE IRONSPOT VELOUR" OR APPROVED EQUAL. MODULAR SIZE, STANDARD, MORTAR, CONCAVE JOINT
6	SIX (6) 6" DIA. CONCRETE FILLED PAINTED STEEL BOLLARD TO BE 4'-0" ABOVE FINISHED CONCRETE. PAD. PRIME AND PAINT STEEL BOLLARDS W/ EXTERIOR GRADE PT5	MATCH SW COLOR #6871, POSITIVE RED. GLOSS / SEMI-GLOSS FINISH
7	PRECAST WAINSCOTTING BAND	COLOR - TO BE CHOSEN BY ARCHITECT FROM MFR SELECTION OF COLORS
8	BRICK WAINSCOTT	ENDICOTT "EXECUTIVE IRONSPOT VELOUR" OR APPROVED EQUAL. MODULAR SIZE, STANDARD, MORTAR, CONCAVE JOINT
9	SCUPPER AND DOWNSPROUT; JOG SURFACES FROM EIFS TO BRICK AT PRECAST BAND	
10	LIGHT FIXTURE SEE ELEC.	FIRESTONE "MATTE BLACK" FINISH TO BE KYNAR 500 PREFINISHED
11	OVERHEAD DOOR	FIRESTONE "MATTE BLACK" FINISH TO BE KYNAR 500 PREFINISHED
12	PREFORMED ALUMINUM CORNICE BRACKET	MATCH SW COLOR #7678, COTTAGE CREAM.
13	EIFS SECONDARY COLOR	MATCH SW COLOR #6871, POSITIVE RED. FINISH TO MATCH STO "LOTUSAN" OR DRYVIT "SANDPEBBLE FINE"
14	PREMANUFACTURERD ALUMINUM CANOPY	FIRESTONE "MATTE BLACK" FINISH TO BE KYNAR 500 PREFINISHED
15	HM MAN DOOR	MATCH SW COLOR #7693, STONEBRIAR ON THE EXTERIOR AND MATTE BLACK ON THE INTERIOR.
16	ADDRESS (IF REQUIRED BY CITY)	FIRESTONE "MATTE BLACK" FINISH TO BE KYNAR 500 PREFINISHED
17	ROCK-FACE CMU	TO MATCH BRICK ON BUILDING
18	PRECAST STONE CAP	TO MATCH PRECAST BAND ON BUILDING
19	ENCLOSURE GATE - ARCHITECTURAL BOARD PANELING	COLOR AND TEXTURE - TBD



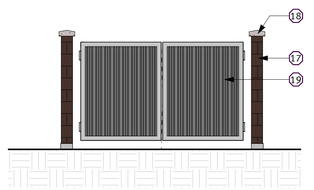
2 TRASH ENCLOSURE - NORTH ELEVATION
1/4" = 1'-0"



3 TRASH ENCLOSURE - EAST ELEVATION
1/4" = 1'-0"



4 TRASH ENCLOSURE - SOUTH ELEVATION
1/4" = 1'-0"



5 TRASH ENCLOSURE - WEST ELEVATION
1/4" = 1'-0"

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www.dsgw.com

TAKE 5 OIL

7990 SUNWOOD DR. NW
RAMSEY, MN 55303

project #: 024031.00
date: 5/31/2024 11:01:56 AM
drawn by: AUTHOR
checked by: CHECKER

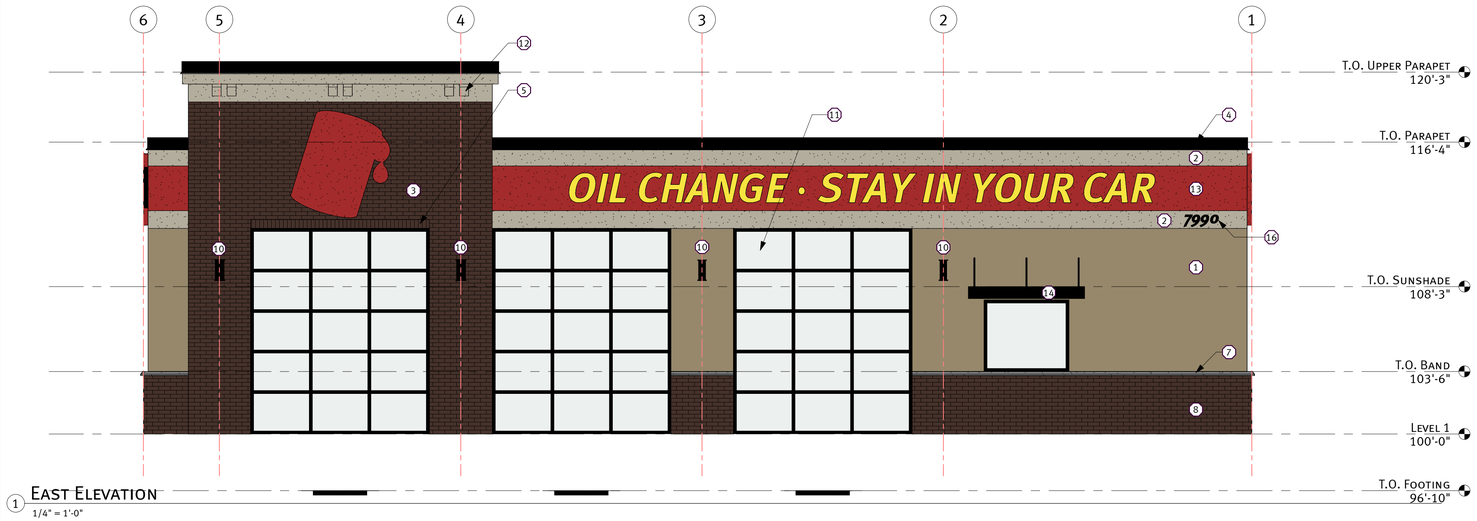
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

signature:
printed name: JOHN E. ERICKSON, NCARB, LEED AP
reg. #: 24199
sign date: ISSUE DATE

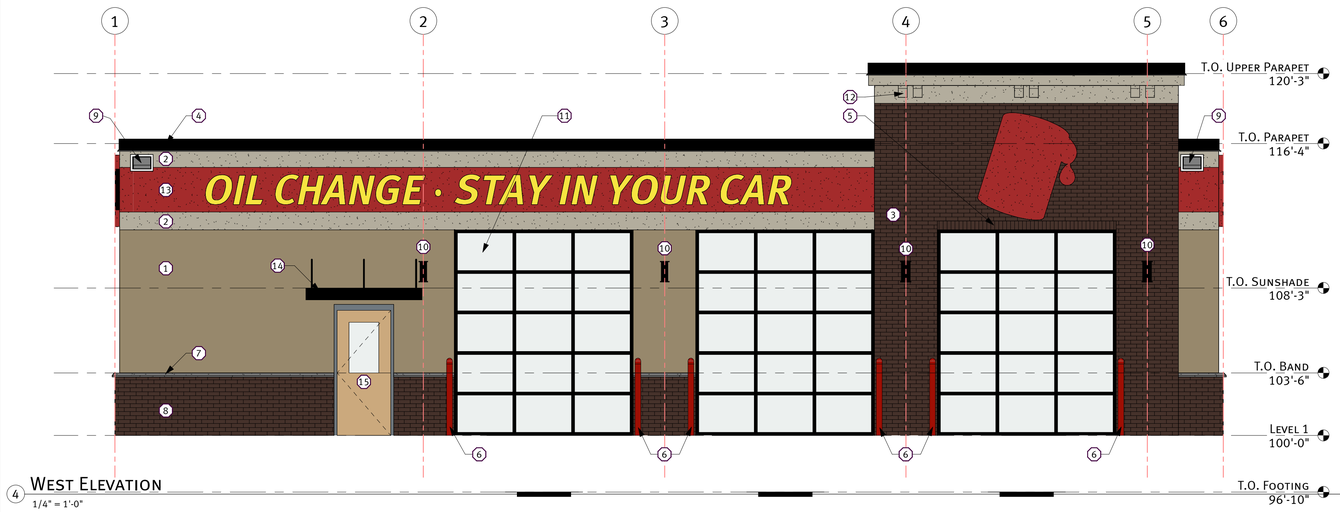
PRELIMINARY NOT FOR CONSTRUCTION
5/31/2024 11:01:56 AM

revision / issue	*no.*	*date*

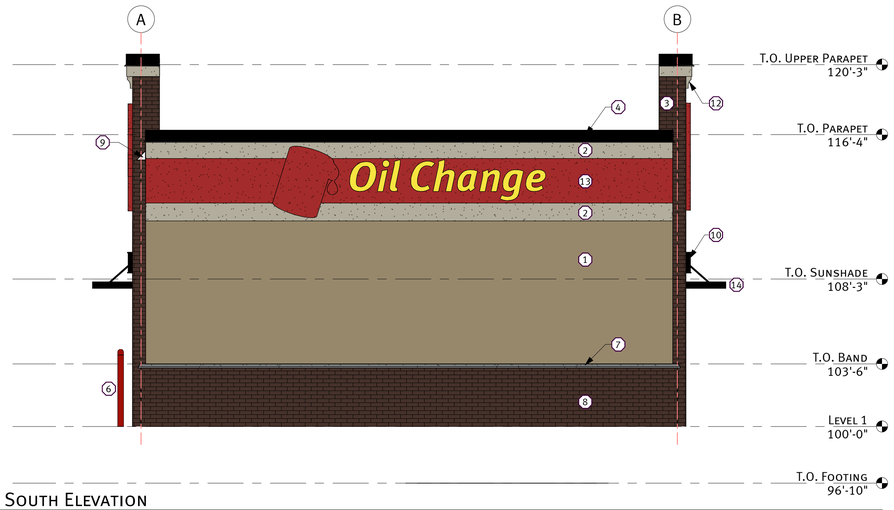
sheet title: TRASH ENCLOSURE PLAN
sheet number: A2.2



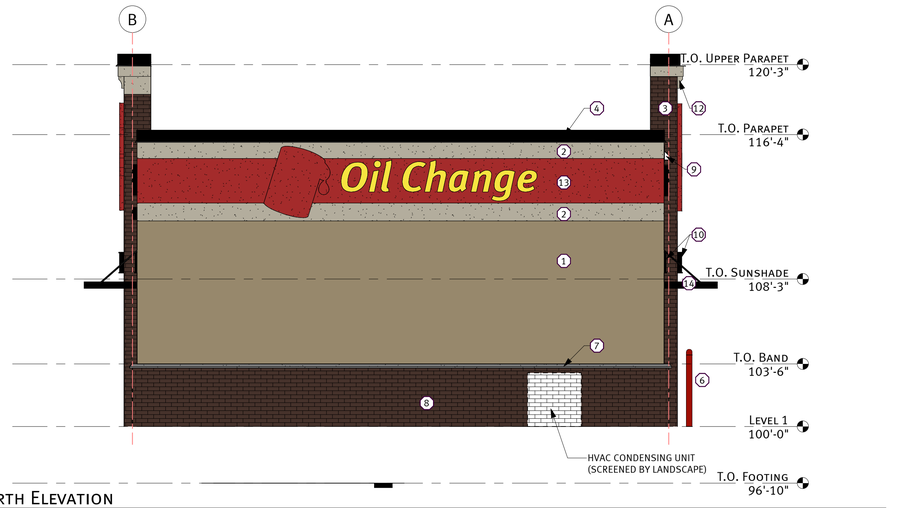
1 East Elevation
1/4" = 1'-0"



4 West Elevation
1/4" = 1'-0"



3 South Elevation
1/4" = 1'-0"



2 North Elevation
1/4" = 1'-0"

Exterior Elevation Notes

1	EIFS Main color	Match SW Color #7693, Stonebriar. Finish to match STO "Lotusan" or Dryvit "Sandpebble fine"
2	EIFS Accent band	Match SW color #7678, cottage cream. Finish to match STO "Lotusan" or Dryvit "Sandpebble fine"
3	Brick	Endicott "Executive ironspot velour" or approved equal. Modular size, standard, mortar, concave joint
4	Prefinished mtl coping & flashing	Firestone "Matte black" Finish to be kynar 500 prefinished
5	Brick soldier course band	Endicott "Executive ironspot velour" or approved equal. Modular size, standard, mortar, concave joint
6	Six (6) 6" dia. concrete filled painted steel bollard to be 4'-0" above finished concrete. pad. prime and paint steel bollards w/ exterior grade pt5	Match SW color #6871, Positive red. Gloss / semi-gloss finish
7	Precast wainscotting band	Color - to be chosen by architect from MFR selection of colors
8	Brick wainscott	Endicott "Executive ironspot velour" or approved equal. Modular size, standard, mortar, concave joint
9	Scupper and downsprout; jog surfaces from EIFS to brick at precast band	
10	Light fixture see elec.	Firestone "Matte black" Finish to be kynar 500 prefinished
11	Overhead door	Firestone "Matte black" Finish to be kynar 500 prefinished
12	Preformed aluminum cornice bracket	Match SW color #7678, cottage cream.
13	EIFS secondary color	Match SW Color #6871, Positive red. Finish to match STO "Lotusan" or Dryvit "Sandpebble fine"
14	Premanufacturerd aluminum canopy	Firestone "Matte black" Finish to be kynar 500 prefinished
15	HM Man Door	Match SW Color #7693, Stonebriar on the exterior and Matte Black on the interior.
16	Address (if required by City)	Firestone "Matte black" Finish to be kynar 500 prefinished
17	Rock-face CMU	To Match Brick on Building
18	Precast Stone Cap	To Match Precast Band on Building
19	Enclosure Gate - Architectural Board Paneling	Color and Texture - TBD

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Take 5 Oil

7990 Sunwood Dr. NW
Ramsey, MN 55303

project #: 024031.00
date: 5/31/2024 10:59:00 AM
drawn by: Author
checked by: Checker

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

signature:
printed name: John E. Erickson, NCARB, LEED AP
reg. #: 24199
sign date: Issue Date

Preliminary Not For Construction
5/31/2024 10:59:00 AM

revision / issue	*no.*	*date*

sheet title: Exterior Elevations

sheet number: A5.1

FRONT ELEVATION

TAKE 5
OIL CHANGE
11851 Hanson Blvd NW
Coon Rapids, MN 55448

INITIAL LAYOUT:
April 6, 2023

REVISIONS:
I -
II -
III -
IV -
V -

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UL File #E225670

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PROOF
Sq. Ft. Signage:
73.78
Signage Allowance:
100.75 Sq. Ft.
(10% of Wall)
Zoned GC,
City of Coon Rapids

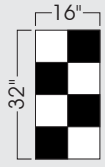


26.19 Sq. Ft.
QTY: 1



47.59 Sq. Ft.
QTY: 1

ADDITIONAL ELEMENT
ALUMINUM PANS

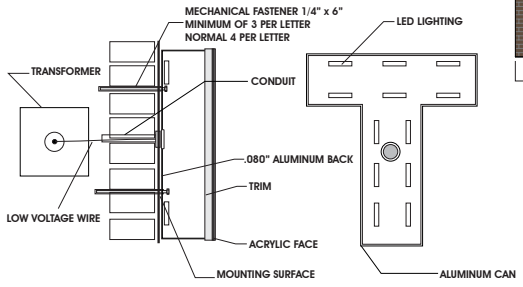


Quantity: 4
Size: As in drawing
Color: Black and White
Returns: 1"
Mounting: Angle into facade

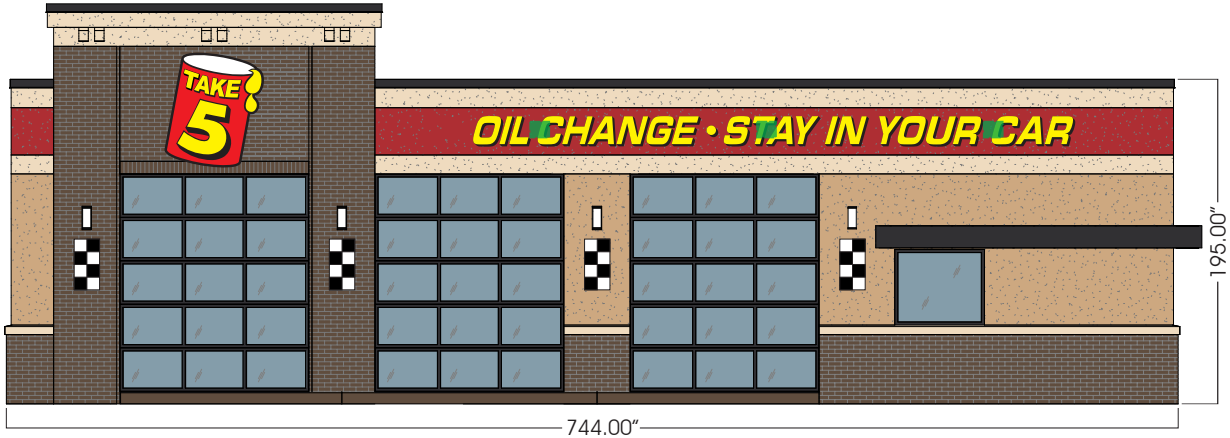
NOTE:
• CENTERED UNDER LIGHTS & 6" DOWN FROM BOTTOM OF SCONCE VERTICALLY. IF SCONCE IS NOT IN PLACE, INSTALL PAN 8' FROM GRADE TO TOP OF PAN

• GENERAL LOCATION OF J-BOXES (BY ELECTRICIAN)
• TO BE LOCATED INSIDE BUILDING & ACCESSIBLE FOR HOOKUP TO POWER SUPPLIES.
NOTE: IF THE PERMANENT POWER IS NOT RUN BEFORE THE SIGNS ARE INSTALLED, IT IS THE ELECTRICIAN'S RESPONSIBILITY TO MAKE THE FINAL CONNECTIONS WHEN THEY RUN THE LINES

DETAIL



IMPOSED IMAGERY



NOTE:
• IF ELECTRICIAL LINE/J-BOX IS WITHIN 6' OF ELECTRICAL, CONNECTION TO BE HANDLED BY INSTALLER. IF NOT, ELECTRICAL HANDLED BY GC/OWNER
• IF ROOF PENETRATIONS ARE NECESSARY, THEY ARE TO BE SEALED BY A ROOFER. HANDLED BY THE GC/OWNER
• REMOVAL AND DISPOSAL OF EXISTING WALL SIGNS HANDLED BY GC/OWNER

SPECIFICATIONS
ILLUMINATED CHANNEL LETTERS
Size: As in drawing
Trim: 1"
Trim Color: Black
Return Color: Black
Return Depth: 5"
Face Color: See above
Face: 1/8" Acrylic
Letter Interior: Gloss White
Illumination: LED
Mounting: Studded Letters

Owner/Landlord Approval _____

SIGNS UNLIMITED communicate your identity
6801 Mount Hermon Church Rd, Ste C, Durham, NC 27705 • (P) 919-552-8689 • (F) 919-557-1322

SIDE A ELEVATION

TAKE 5
OIL CHANGE
11851 Hanson Blvd NW
Coon Rapids, MN 55448

INITIAL LAYOUT:
April 6, 2023

REVISIONS:

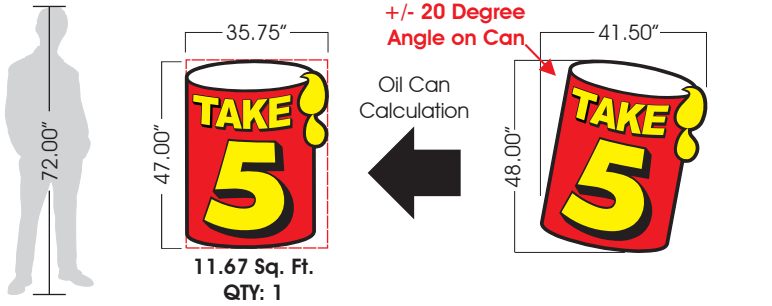
I	4/25/23
II	-
III	-
IV	-
V	-

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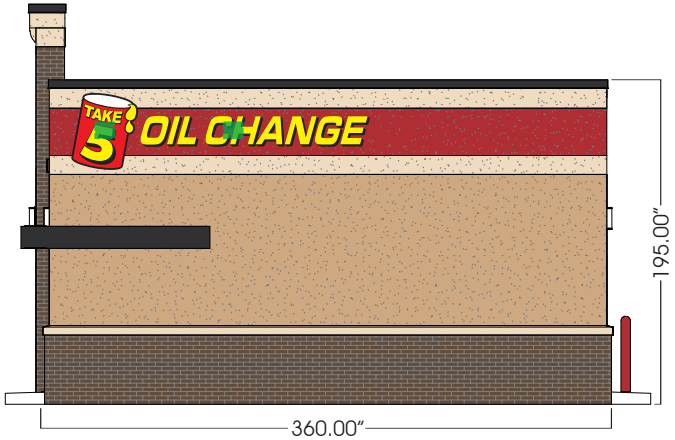
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PROOF

Sq. Ft. Signage:
29.58
Signage Allowance:
48.75 Sq. Ft.
(10% of Wall)
Zoned GC,
City of Coon Rapids



IMPOSED IMAGERY



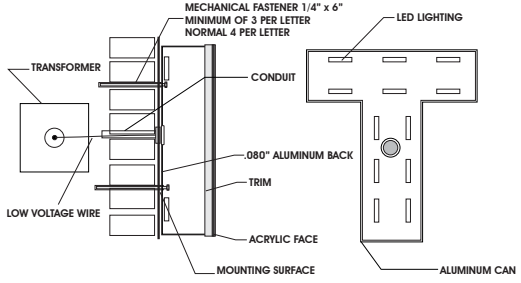
SPECIFICATIONS

ILLUMINATED
CHANNEL LETTERS

Size:
As in drawing
Trim:
1"
Trim Color:
Black
Return Color:
Black
Return Depth:
5"
Face Color:
See above
Face:
1/8" Acrylic
Letter Interior:
Gloss White
Illumination:
LED
Mounting:
Studded Letters

• GENERAL LOCATION OF J-BOXES (BY ELECTRICIAN)
• TO BE LOCATED INSIDE BUILDING & ACCESSIBLE FOR HOOKUP TO POWER SUPPLIES.
NOTE: IF THE PERMANENT POWER IS NOT RUN BEFORE THE SIGNS ARE INSTALLED, IT IS THE ELECTRICIAN'S RESPONSIBILITY TO MAKE THE FINAL CONNECTIONS WHEN THEY RUN THE LINES

DETAIL



NOTE:
- IF ELECTRICIAL LINE/J-BOX IS WITHIN 6' OF ELECTRICAL, CONNECTION TO BE HANDLED BY INSTALLER. IF NOT, ELECTRICAL HANDLED BY GC/OWNER
- IF ROOF PENETRATIONS ARE NECESSARY, THEY ARE TO BE SEALED BY A ROOFER. HANDLED BY THE GC/OWNER
- REMOVAL AND DISPOSAL OF EXISTING WALL SIGNS HANDLED BY GC/OWNER

Owner/Landlord Approval _____

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communicate your identity

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DIRECTIONAL SIGNAGE

TAKE 5
OIL CHANGE
11851 Hanson Blvd NW
Coon Rapids, MN 55448

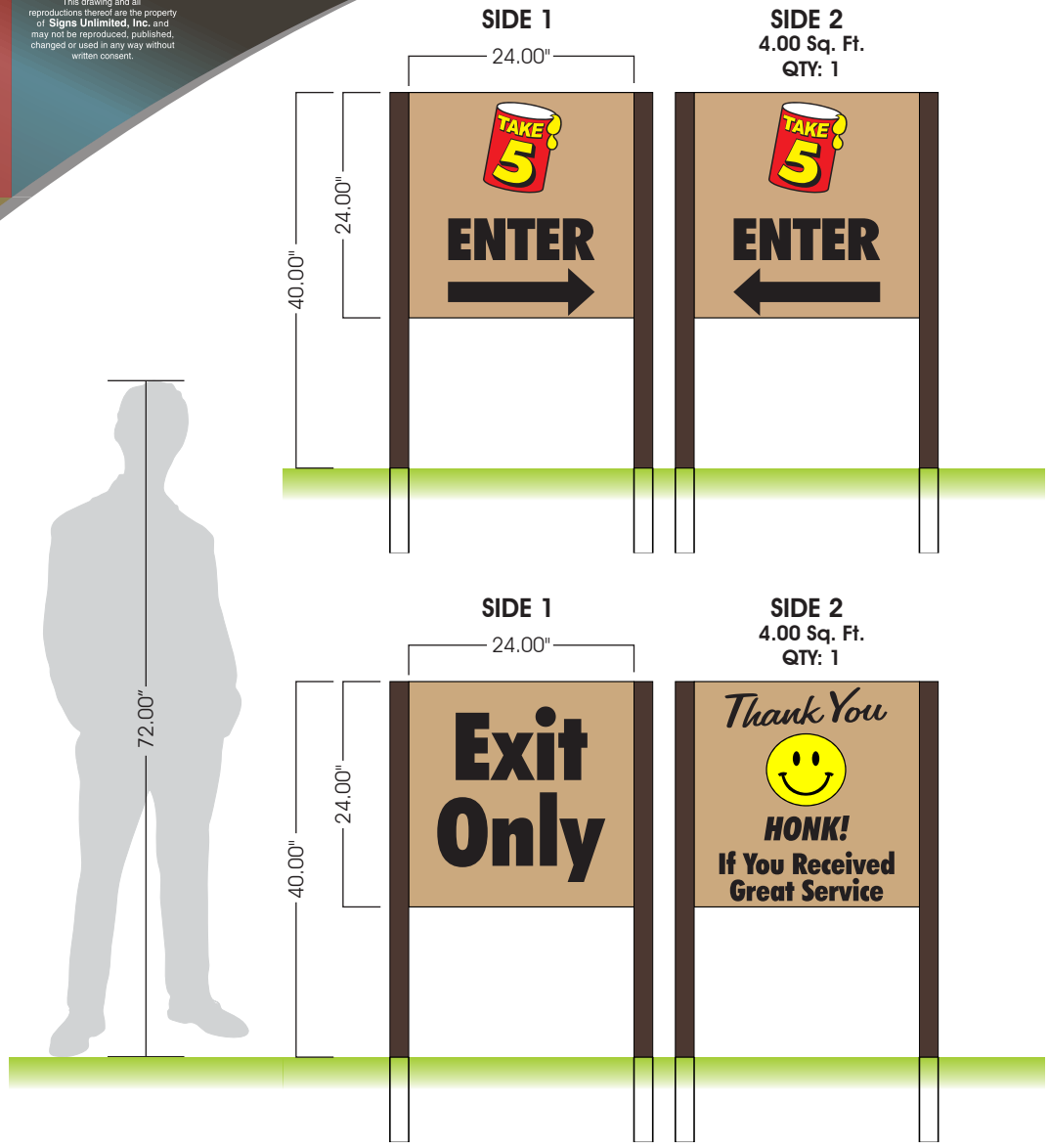
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PROOF

INITIAL LAYOUT: April 6, 2023

REVISIONS:
I -
II -
III -
IV -
V -

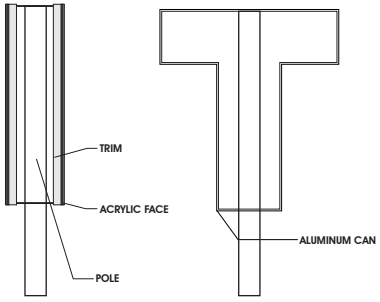


SPECIFICATIONS

NON ILLUMINATED
DOUBLE-SIDED POST & PANEL

Size:
As In Drawing
Material:
Aluminum Square Tubing & Panels
Face Color:
SW 7693 Stonebriar And As Determined By Message
Leg Color:
SW 6076 Turkish Coffee
Mounting:
Into Earth

DETAILS



NOTE:
• ALL WAYFINDING HOLES MUST BE HAND DUG TO AVOID DAMAGING UNMARKED UNDERGROUND LINES

Owner/Landlord Approval _____

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Take 5 Oil

7990 Sunwood Dr. NW
Ramsey, MN 55303

Project Number: 024031.00

Abbreviations

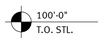
ADA	AMERICANS WITH DISABILITIES ACT	MATL	MATERIAL
ADJ	ADJUSTABLE	MAX	MAXIMUM
AFF	ABOVE FINISHED FLOOR	MECH	MECHANICAL
AHU	AIR HANDLING UNIT	MIN	MINIMUM
ALT	ALTERNATE	MISC	MISCELLANEOUS
ALUM	ALUMINUM	MO	MASONRY OPENING
APPROX	APPROXIMATE	MTL	METAL
ARCH	ARCHITECT		
		NA	NOT APPLICABLE
B.O. / BO	BOTTOM OF	NIC	NOT IN CONTRACT
B.SPLASH	BACKSPLASH	NOM	NOMINAL
BLDG	BUILDING	NTS	NOT TO SCALE
BLKG	BLOCKING		
BRG	BEARING	OC	ON CENTER
		OFD	OVERFLOW DRAIN
C-TOP	COUNTERTOP	OH	OVERHEAD
CG	CORNER GUARD		
CJ	CONTROL JOINT	P.T.	PRESSURE TREATED
CL	CENTERLINE	PC	PRECAST
CLG	CEILING	PL	PLATE
CLR	CLEAR(ANCE)	PLAM / P.LAM.	PLASTIC LAMINATE
CMU	CONCRETE MASONRY UNIT	PLY / PLYWD	PLYWOOD
COL	COLUMN	PNT	PAINT
CONC	CONCRETE	PREFIN	PREFINISHED
CONT	CONTINOUS	PTD	PAPER TOWEL DISPENSER
CPT	CARPET		
CT	CERAMIC / PORCELAIN TILE	QT	QUARRY TILE
		QTY	QUANTITY
D	DEEP		
DF	DRINKING FOUNTAIN	RCP	REFLECTED CEILING PLAN
DIA	DIAMETER	RD	ROOF DRAIN
DIM	DIMENSION	REF	REFRIGERATOR
DISP	DISPENSER	REINF	REINFORCED
DN	DOWN	REQD	REQUIRED
DS	DOWNSPOUT	RPF STRIP	REINFORCED PERIMETER FASTENING STRIP
DW	DISHWASHER	RTU	ROOF TOP UNIT (MECH.)
DWG	DRAWING	RWL	RAIN WATER LEADER
EA	EACH	S.SPLASH	SIDESPLASH
EIFS	EXTERIOR INSULATION & FINISH SYSTEM	SACT	SUSPENDED ACOUSTICAL CEILING TILE
EJ	EXPANSION JOINT	SCHED	SCHEDULE
ELEC	ELECTRICAL	SD	SOAP DISPENSER
EPDM	ETHYLENE PROPYLENE DIENE TERPOLYMER ROOFING	SEAL	SEALANT (SEALED)
		SF	SQUARE FOOT (FEET)
EQ	EQUAL	SIM	SIMILAR
EQUIP / EQPT.	EQUIPMENT	SIP	STRUCTURAL INSULATED (OR INSULATING) PANEL
EXST / EX. / EXIST.	EXISTING		
EXT	EXTERIOR	SND	SANITARY NAPKIN DISPOSAL
		SPEC	SPECIFICATION
F.T.	FIRE TREATED	SS	STAINLESS STEEL
F.V.	FIELD VERIFY	SSM	SOLID SURFACE MATERIAL
FD	FLOOR DRAIN	STL	STEEL
FDN	FOUNDATION	STRUCT	STRUCTURAL CONSULTANT
FE	FIRE EXTINGUISHER	SV	SHEET VINYL
FEC	FIRE EXTINGUISHER CABINET		
FFGB	FIBERGLASS FACED GYPSUM BOARD	T.O.	TOP OF
FLR	FLOOR	TBB	TILE BACKER BOARD
FRP	FIBERGLASS REINFORCED PANEL	TPD	TOILET PAPER DISPENSER
FTG	FOOTING	TRTD	TREATED
FUR	FURRING	TYP	TYPICAL
GALV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
GB	GRAB BAR		
GLAZ	GLAZING	VB	VINYL BASE
GYP. BD / G.BD / GBD	GYPSUM BOARD	VCT	VINYL COMPOSITION TILE
		VIF	VERIFY IN FIELD
H	HIGH	VWC	VINYL WALL COVERING
HC	HANDICAPPED		
HM	HOLLOW METAL	W	WIDE
HT	HEIGHT	W/	WITH
		W/O	WITHOUT
ICF	INSULATED (OR INSULATING) CONCRETE FORM	WD	WOOD
INSUL	INSULATION	WRB	WEATHER RESISTIVE BARRIER
INT	INTERIOR		
		#	NUMBER (OR POUND)
JST	JOIST	&	AND
		@	AT
LAM	LAMINATE		
LVT	LUXURY VINYL TILE		

Architectural General Notes

1. General Notes apply to all drawing sheets.
2. Review the Construction Documents prior to start of construction. Notify Architect upon encountering any unforeseen conditions, discrepancies, errors, or inconsistencies.
3. Work shall be done in accordance with all rules and regulations of all applicable safety and building codes. The General Contractor is responsible for securing and paying for all permits required and for the scheduling of all required inspections during the course of the project.
4. The General Contractor shall take precautions and be responsible for the safety of all building occupants from construction procedures during construction to minimize disturbances to adjacent spaces and /or structures and their occupants, property, public thoroughfares, etc. Maintain all required exits during construction.
5. All materials and systems shall be installed as per manufacturer's specifications and all construction shall be of industry standard or better.
6. Do not scale drawings. Verify all dimensions in the field for accuracy prior to construction. No extra charge or compensation shall be allowed because of difference between actual dimensions and those indicated on the drawings, unless they contribute to a change in the scope of work.
7. In the event of conflict between data shown on drawings and data shown in the Specification, the Work of greater quality or quantity shall be provided, in accordance with the Architect's interpretation, and no change in the Contract Sum will be permitted. Detail drawings take precedent over drawings of larger scope. Notify Architect if at any time an error or discrepancy is discovered.
8. Immediately notify Architect of any long lead items that will affect the completion date
9. All wood in contact with concrete or concrete block to be pressure treated - typical.
10. Provide metal backing and / or treated wood blocking for all wall mounted equipment (grab bars, toilet room accessories, TV mounts, headwalls, equipment rails, etc.) Verify height and length with actual equipment.
11. Patch all disturbed fireproofing as required to maintain rating. Repair and install all fireproofing as required by code. Fireproof any new penetrations required by the work. Refer to code summary for ratings.
12. All exposed metal to receive paint unless otherwise noted
13. All adjacent dissimilar materials to receive caulking, including equipment mounted to walls

Graphic Symbols

ELEVATION LABEL



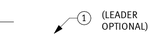
MATCHLINE IDENTIFICATION



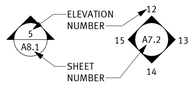
BREAKLINE



NOTE IDENTIFICATION



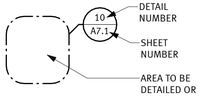
ELEVATION REFERENCE



SECTION REFERENCE



DETAIL REFERENCE



ROOM IDENTIFICATION



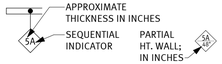
WINDOW TAG



DOOR TAG



WALL TAG



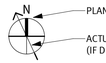
TITLE MARKER



REVISION IDENTIFICATION



NORTH ARROW / COMPASS




REPRESENTS NEW DOOR


REPRESENTS EXISTING DOOR TO REMAIN


REPRESENTS EXISTING DOOR TO BE REMOVED

WALLS WITH HATCH INDICATE NEW CONSTRUCTION

WALLS SHADED GRAY INDICATE EXISTING TO REMAIN

DASHED LINES INDICATE WALLS & ITEMS TO BE REMOVED

Project Team

OWNER

Garage RE LLC
15706 Highland Heights Drive
Minnetonka, MN 55345

Phone: 612-404-8373

Contact: Tim Eaton
Email: tim.eaton@garageholdingsllc.com

ARCHITECT

DSGW Architects
2 West First St. Suite 201
Duluth, MN 55802

Phone: 651-894-6498

Contact: Joe Ellingson
Email: jellingson@dsgw.com

OWNERS REPRESENTATIVE

Take 5
440 S Church St #700
Charlotte, NC 28202

Phone: 763-464-2801

Contact: Gary Gruber
Email: gary@take5mn.com

CIVIL ENGINEER

Rehder & Associates, INC.
3440 Federal Drive, Suite 110
Eagan, MN 55122

Phone: 651-337-6729

Contact: Nick Adam
Email: nadam@rehder.com

STRUCTURAL ENGINEER

Sandman Structural Engineers
10900 Noble Ave N
Champlin, MN 55316

Phone: 651-369-1644

Contact: Jessica LoBello
Email: jon@nce-duluth.com

LANDSCAPE ARCHITECT

Calyx Design Group
475 Cleveland Ave. N Suite 101A
St Paul, MN 55104

Phone: 651-334-5498

Contact: Ben Hartberg
Email: ben@calyxdesigngroup.com

Location Map

★ Star Indicates Project Location



Sheet Index

0-General Sheets	
G0.1	Cover Sheet
G1.1	Life Safety Plan & Summary
1-Civil	
C1.0	Overall Site Plan
C2.0	Site Dimension Plan
C3.0	Grading, Drainage & Erosion Control Plan
C4.0	Utility Plan
C5.0	Details
2-Landscape	
L1.1	Landscape Plan
L2.1	Landscape Details
4-Architectural	
A1.1	Architectural Site Plan
A2.1	First Floor Plan
A2.2	Trash Enclosure Plan
A5.1	Exterior Elevations

Materials

	EARTH		RIGID INSULATION
	COMPACT FILL/SAND		BATT INSULATION
	POROUS FILL/GRAVEL		GYPSUM BOARD
	MORTAR/PLASTER		PLYWOOD
	FACE BRICK		CONT. ROUGH WOOD
	CMU		WOOD BLOCKING
	CONCRETE		FINISHED WOOD
	STUD WALL/METAL		BITUMINOUS

Perspective View



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Take 5 Oil

7990 Sunwood Dr. NW
Ramsey, MN 55303

project #: 024031.00
date: 5/31/2024 10:58:56 AM
drawn by: Author
checked by: Checker

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

signature:
printed name: John E. Erickson, NCARB, LEED AP
reg. #: 24199
siga date: Issue Date

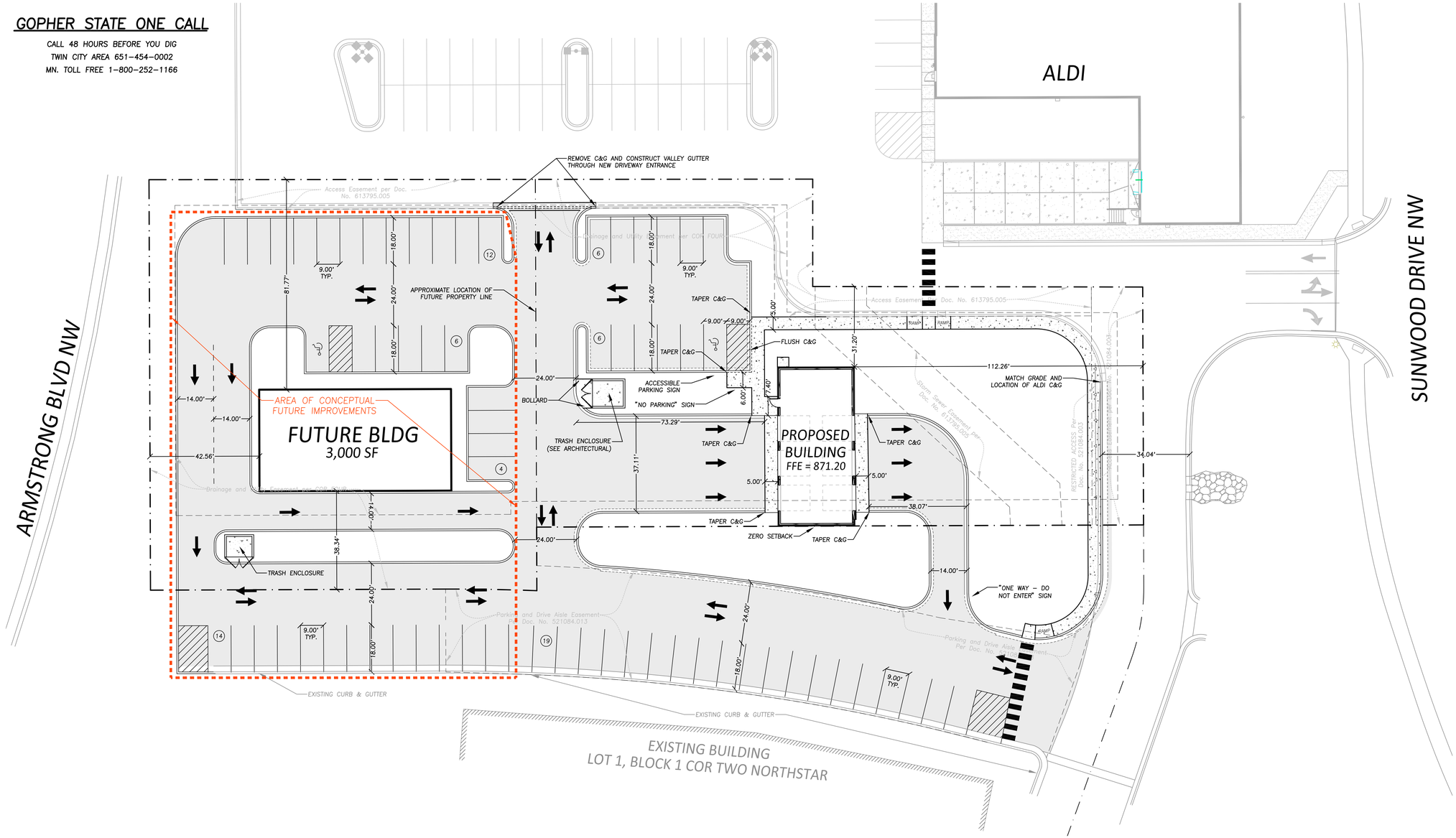
PRELIMINARY NOT FOR CONSTRUCTION
5/31/2024 10:58:56 AM

revision / issue	*no.*	*date*

sheet title: Cover Sheet
sheet number: G0.1

GOPHER STATE ONE CALL

CALL 48 HOURS BEFORE YOU DIG
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166



SITE SUMMARY

SITE AREA (LOT 2, BLOCK 1 COR FOUR) = 1.16 ACRES
DISTURBED AREA = 0.91 ACRES
EXISTING IMPERVIOUS AREA WITHIN LOT 2, BLOCK 1 COR FOUR = 0.02 ACRES
ALDI PROPOSED IMPERVIOUS AREA WITHIN LOT 2, BLOCK 1 COR FOUR = 0.12 ACRES
TAKE 5 PROPOSED IMPERVIOUS AREA WITHIN LOT 2, BLOCK 1 COR FOUR = 0.34 ACRES
FUTURE BLDG PROPOSED IMPERVIOUS AREA WITHIN LOT 2, BLOCK 1 COR FOUR = 0.38 ACRES
TOTAL POST CONSTRUCTION IMPERVIOUS AREA WITHIN LOT 2, BLOCK 1 COR FOUR = 0.86 ACRES
PROPOSED IMPERVIOUS AREA WITHIN LOT 1, BLOCK 1 COR TWO NORTHSTAR = 0.30 ACRES

PARKING STALLS PROVIDED (TAKE 5 SITE)

STANDARD STALLS	ACCESSIBLE STALLS	TOTAL
11	1	12

PARKING STALLS PROVIDED (FUTURE SITE)

STANDARD STALLS	ACCESSIBLE STALLS	TOTAL
21	1	22

PARKING STALLS PROVIDED (LOT 1, BLOCK 1 COR TWO NORTHSTAR)

STANDARD STALLS	ACCESSIBLE STALLS	TOTAL
33	0	33

LEGEND

- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- PROPOSED CONCRETE
- PROPOSED STD. DUTY BITUMINOUS

N

0 10 20 40 60
Scale in Feet

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder.com

PROJECT NO.: 241-1989.046
DRAWING FILE: 1989046.DWG

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TAKE 5 OIL

7990 SUNWOOD DR, NW
RAMSEY, MN 55303

project #: 024031.00
date: 5-31-24
drawn by: BJQ
checked by: NPA

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.

printed name: NICHOLAS P. ADAM
reg. #: 43856
sign date:

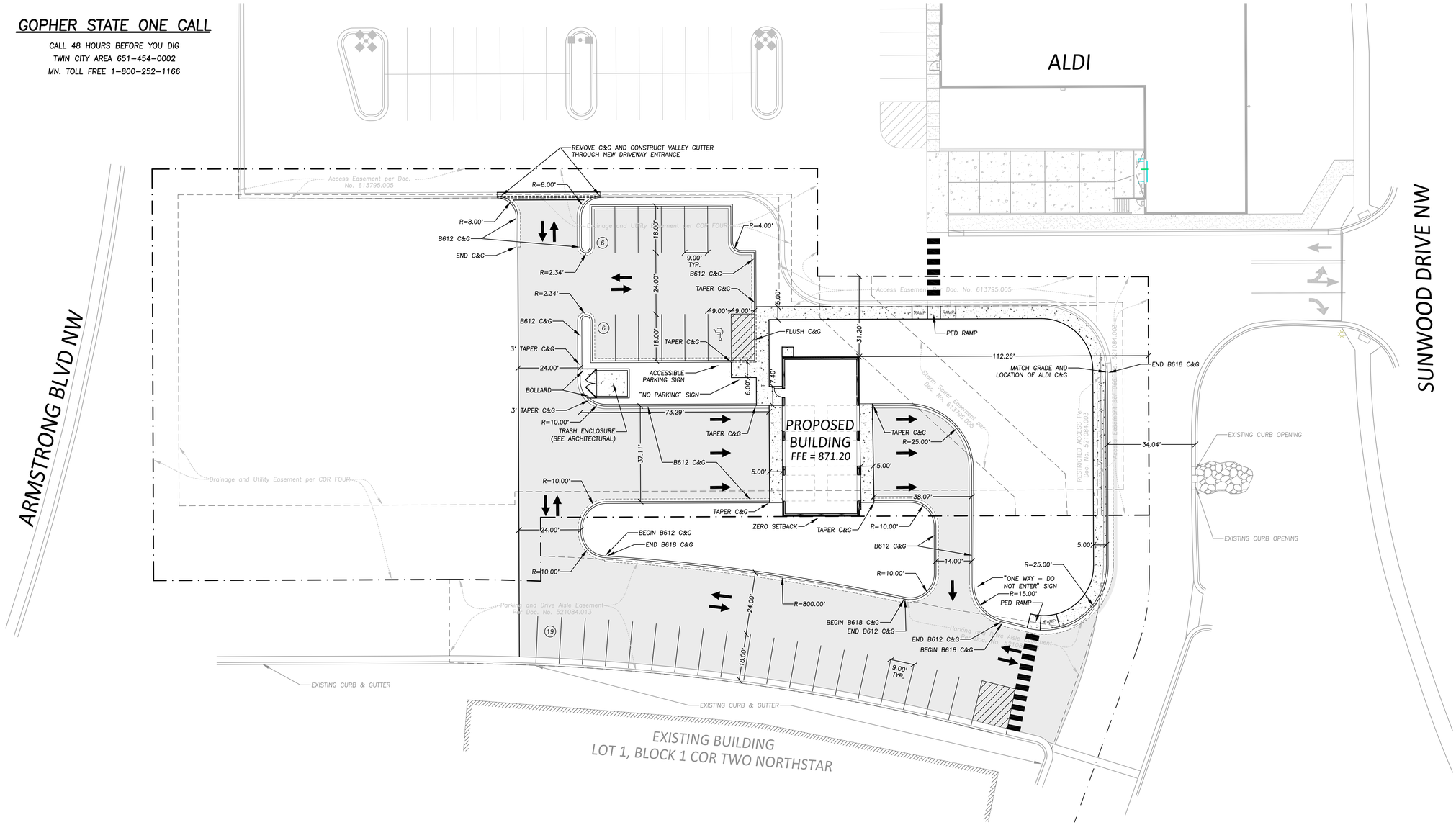
PRELIMINARY NOT FOR CONSTRUCTION
05/31/2024

revision / issue	no.	date

sheet title: OVERALL SITE PLAN
sheet number: C1.0

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MN. TOLL FREE 1-800-252-1166



SITE SUMMARY

SITE AREA (LOT 2, BLOCK 1 COR FOUR) = 1.16 ACRES
DISTURBED AREA = 1.04 ACRES
EXISTING IMPERVIOUS AREA WITHIN LOT 2, BLOCK 1 COR FOUR = 0.02 ACRES
ALDI PROPOSED IMPERVIOUS AREA WITHIN LOT 2, BLOCK 1 COR FOUR = 0.12 ACRES
TAKE 5 PROPOSED IMPERVIOUS AREA WITHIN LOT 2, BLOCK 1 COR FOUR = 0.35 ACRES
TOTAL POST CONSTRUCTION IMPERVIOUS AREA WITHIN LOT 2, BLOCK 1 COR FOUR = 0.49 ACRES
PROPOSED IMPERVIOUS AREA WITHIN LOT 1, BLOCK 1 COR TWO NORTHSTAR = 0.22 ACRES

SITE NOTES

1. All dimensions between curbing and to radius points are to face of curb.
2. All dimensions abutting curbs are to back of curb.
3. All curb and gutter on private property shall be type B-612 unless otherwise noted.
4. All parking stall striping width is 9.00' unless otherwise noted.

PARKING STALLS REQUIRED (TAKE 5 SITE)

3 STALLS/SERVICE BAY X 3 BAYS = 9
1 STALL/EMPLOYEE = 5
TOTAL STALLS REQUIRED = 14

PARKING STALLS PROVIDED (TAKE 5 SITE)

STANDARD STALLS	ACCESSIBLE STALLS	TOTAL
11	1	12

PARKING STALLS PROVIDED (LOT 1, BLOCK 1 COR TWO NORTHSTAR)

STANDARD STALLS	ACCESSIBLE STALLS	TOTAL
19	0	19

LEGEND

- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- PROPOSED CURB & GUTTER
- PROPOSED TIP-OUT CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED STD. DUTY BITUMINOUS

N

0 10 20 40 60
Scale in Feet

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3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder.com

PROJECT NO.: 241-1989.046
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TAKE 5 OIL

7990 SUNWOOD DR, NW
RAMSEY, MN 55303

project #: 024031.00
date: 5-31-24
drawn by: BJQ
checked by: NPA

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reg. #: 43856
sign date:

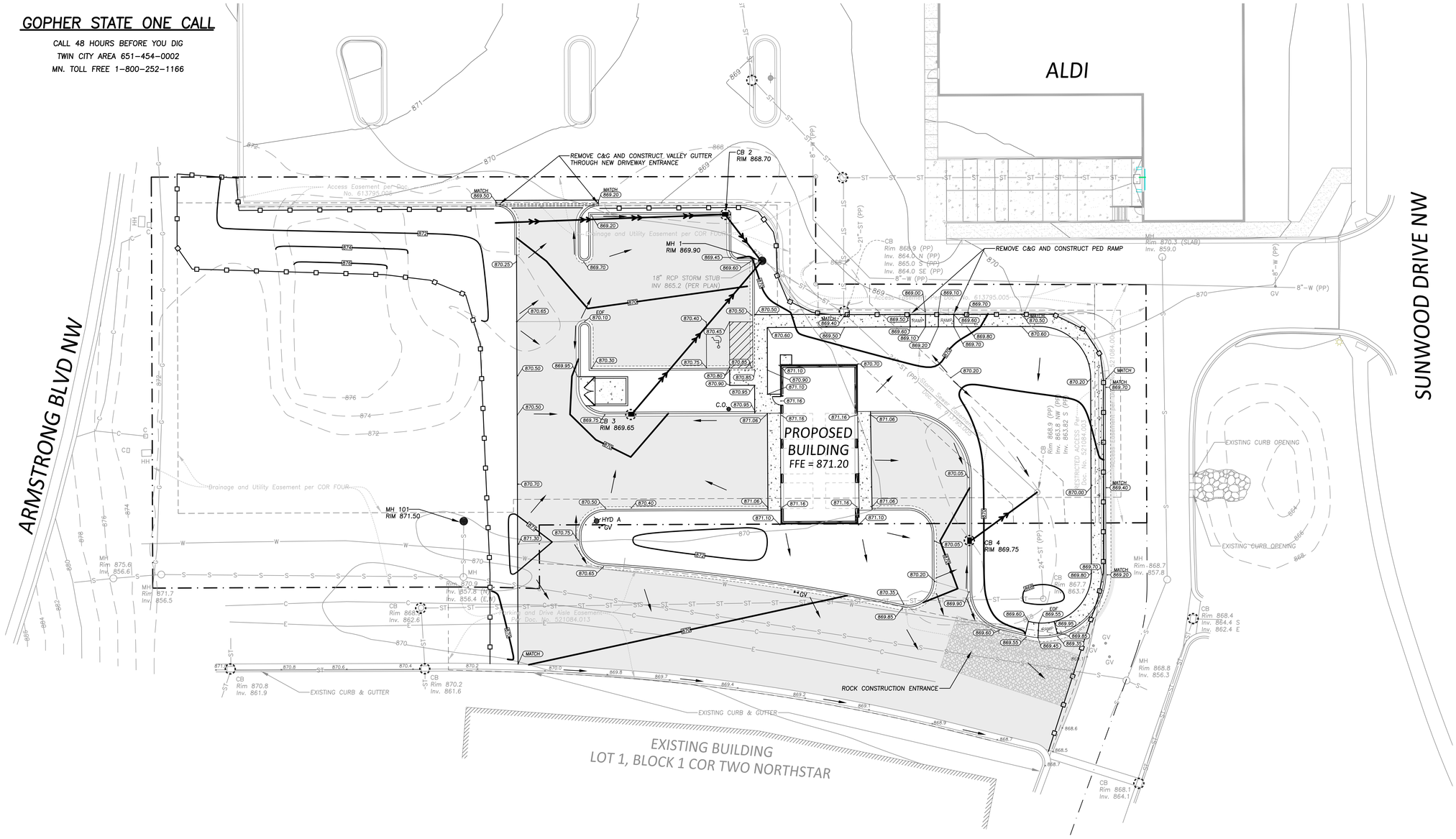
PRELIMINARY NOT FOR CONSTRUCTION
05/31/2024

revision / issue	no.	date

sheet title: SITE DIMENSION PLAN
sheet number: C2.0

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GRADING NOTES

1 – All elevations shown are to final surfaces.
2 – Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.

EROSION CONTROL NOTES

1 – Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
2 – All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
3 – Sweep paved public streets as necessary where construction sediment has been deposited. A sweeper must be available on-site within 3 hours notice from the City.
4 – Each area disturbed by construction shall be restored per the specifications within 7 days after the construction activity in that portion of the site has temporarily or permanently ceased.
5 – Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
6 – All pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours of connection to a surface water.
7 – Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.

LEGEND

- PROPOSED MANHOLE
- C.S. PROPOSED CURB STOP
- C.O. PROPOSED CLEANOUT
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED TIP-OUT CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED STD. DUTY BITUMINOUS
- 1050 PROPOSED CONTOUR
- 1023.54 PROPOSED ELEVATION
- SILT FENCE
- INLET PROTECTION DEVICE
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- DRAINAGE ARROW
- W EXISTING WATERMAIN
- S EXISTING SANITARY SEWER
- ST EXISTING STORM SEWER
- G EXISTING BURIED GAS LINE
- E EXISTING BURIED ELECTRIC LINE
- C EXISTING BURIED COMMUNICATIONS LINE
- 980 EXISTING CONTOUR
- × 995.50 EXISTING ELEVATION

N

0 10 20 40 60
Scale in Feet

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RAMSEY, MN 55303

project #: 024031.00
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PRELIMINARY NOT FOR CONSTRUCTION
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revision / issue	no.	date

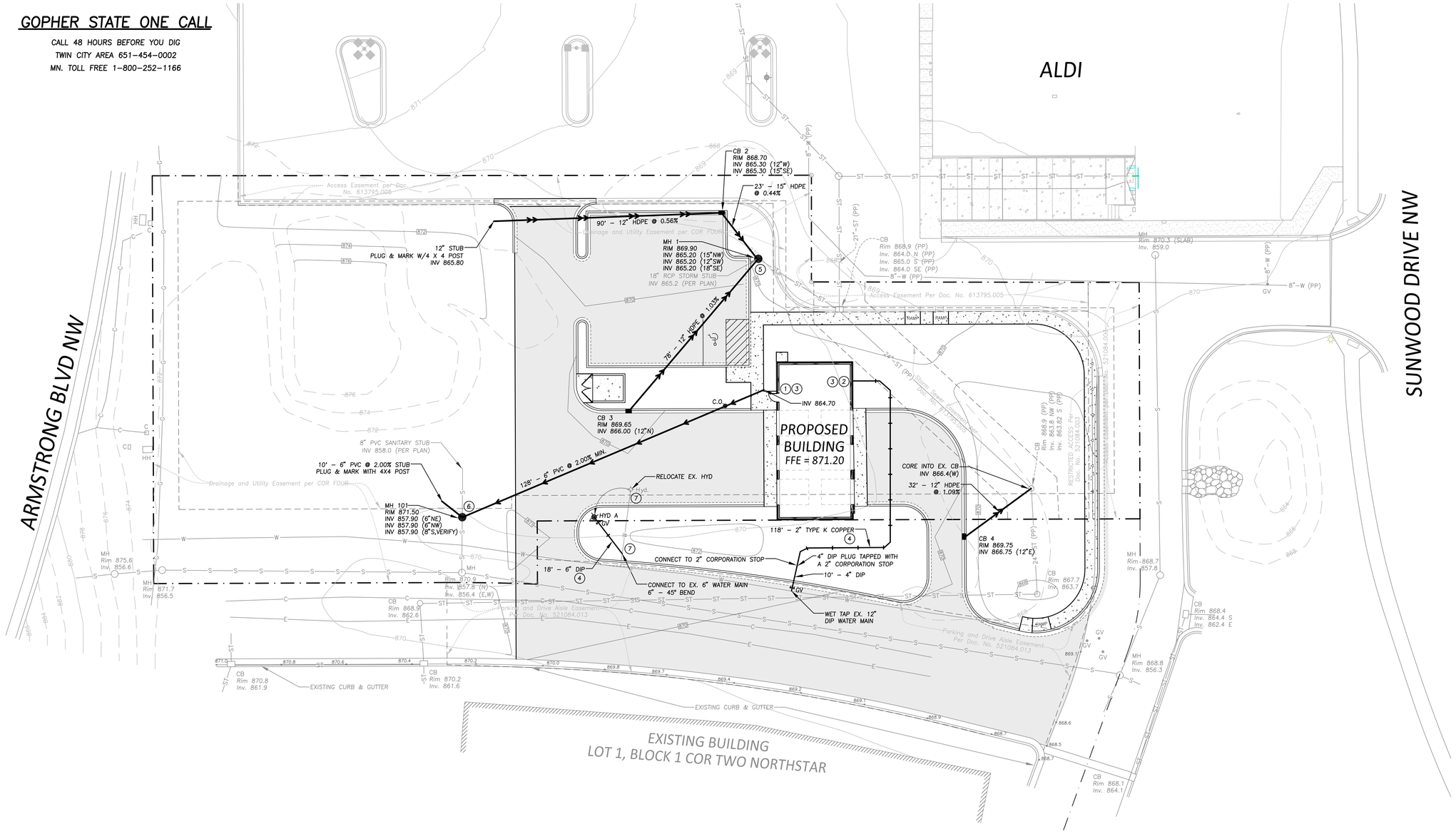
GRADING, DRAINAGE & EROSION CONTROL PLAN

sheet title

sheet number C3.0

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UTILITY NOTES

1. All sewer services to extend to a point 5' from proposed building.
2. Bring water main into proposed building and cap at the floor.
3. Verify all service locations and inverts with mechanical engineer before construction.
4. All watermain to have a minimum of 7.5' of cover.
5. Construct storm sewer MH over existing 18" stub & verify invert.
6. Construct sanitary sewer MH over existing 8" stub, verify invert & remove 20' – 8" PVC to the north.
7. Remove 25' – 6" water main.

HYDRANT SCHEDULE

HYDRANT NO.	BREAKOFF FLANGE
HYD A	871.3

CATCH BASIN/MANHOLE SCHEDULE

STRUCTURE NO.	BARREL SIZE	NEENAH CASTING NO.
MH 1	48"	R-1642B
CB 2	48"	R-3067V
CB 3	24" X 36"	R-3067V
CB 4	24" X 36"	R-3067V
MH 101	48"	R-1642B

LEGEND

- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- PROPOSED CATCH BASIN
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CONCRETE
- PROPOSED STD. DUTY BITUMINOUS
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING BURIED GAS LINE
- EXISTING BURIED ELECTRIC LINE
- EXISTING BURIED COMMUNICATIONS LINE

N

0 10 20 40 60
Scale in Feet

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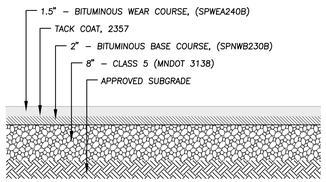
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reg. #: 43856
sign date:

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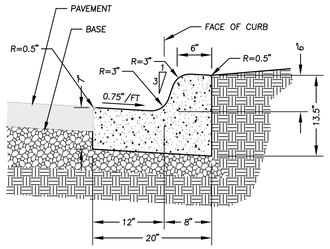
revision / issue	no.	date

sheet title: UTILITY PLAN
sheet number: C4.0



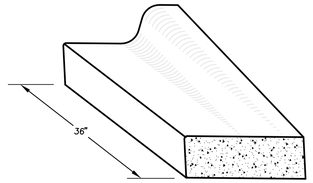
NOTE: VERIFY ADEQUACY OF PAVEMENT SECTION WITH ENGINEER AFTER SUBGRADE SOILS ARE EXPOSED AND BEFORE BITUMINOUS PAVEMENT IS PLACED.

1 / C5 — PAVEMENT SECTION
NO SCALE



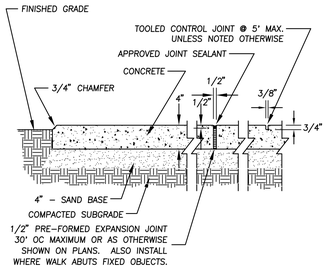
Note: Where contours indicate, ignore 0.75"/ft slope indicated above and match adjoining pavement slope to prevent gutter from "ponding".

2 / C5 — B612 CONCRETE CURB & GUTTER
NO SCALE

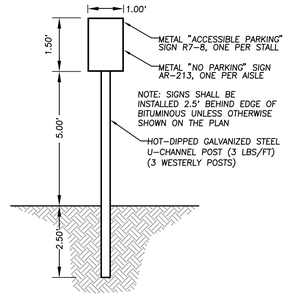


Note: Curb type B612 shown; similar for other curb types.

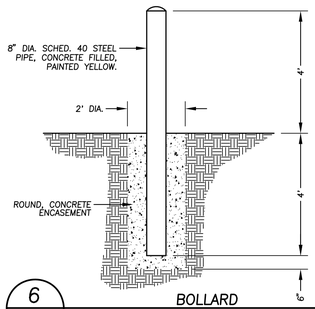
3 / C5 — CURB & GUTTER BEAVERTAIL
NO SCALE



4 / C5 — CONCRETE SIDEWALK
NO SCALE

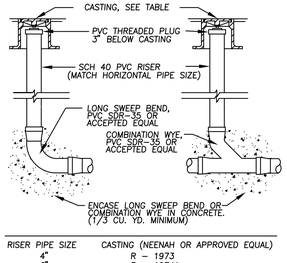


5 / C5 — ACCESSIBLE PARKING SIGN AND POST
NO SCALE



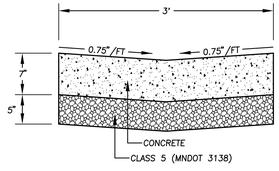
6 / C5 — BOLLARD
NO SCALE

END OF LINE CLEANOUT — IN LINE CLEANOUT

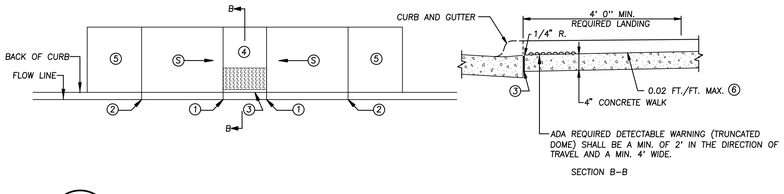


RISER PIPE SIZE	CASTING (NEENAH OR APPROVED EQUAL)
4"	R – 1973
6"	R – 1974A
8"	R – 1975A

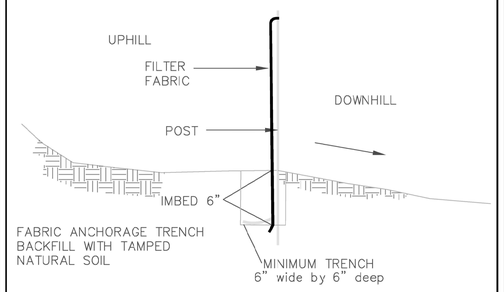
8 / C5 — SANITARY SEWER CLEANOUT
NO SCALE



7 / C5 — VALLEY GUTTER
NO SCALE



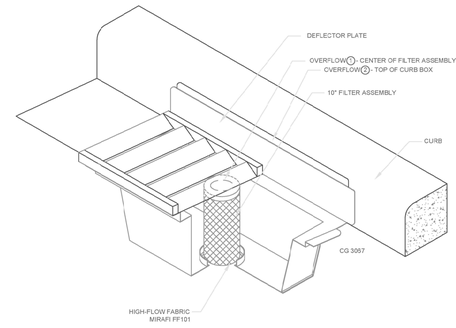
9 / C5 — PEDESTRIAN RAMP
NO SCALE



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

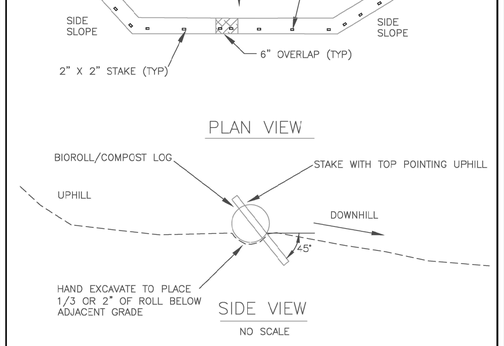


INLET PROTECTION – WIMCO OR EQUAL

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.

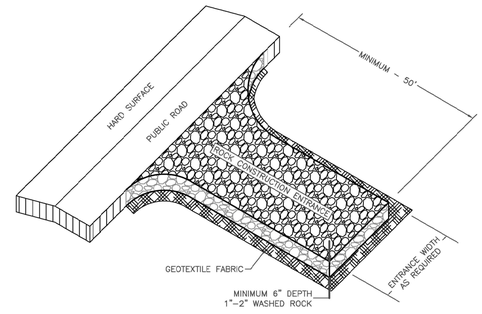
APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: INLET PROTECTION
		CITY PLATE No. ERO–2



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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Civil Engineers & Land Surveyors
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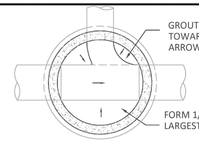
revision / issue	no.	date

sheet title: DETAILS
sheet number: C5.0

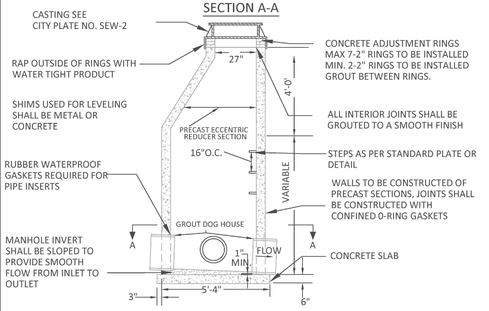
Notes:
1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE PERCENT (35%) SAND CONTENT.

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

A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE



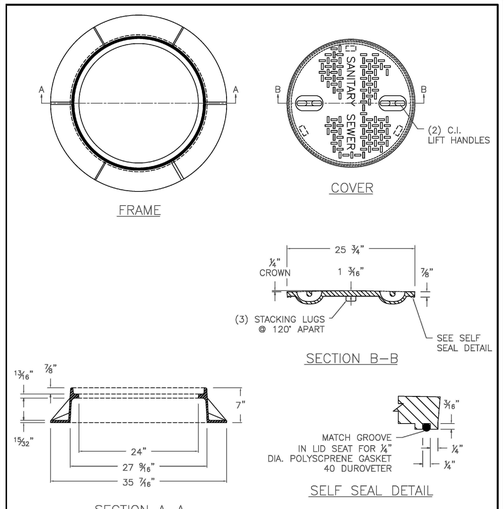
SECTION A-A



STANDARD DETAIL

NOTES:
1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL SEWER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)
2. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT
3. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP
4. ALL INVERTS TO BE 0.10' ABOVE OUTLET

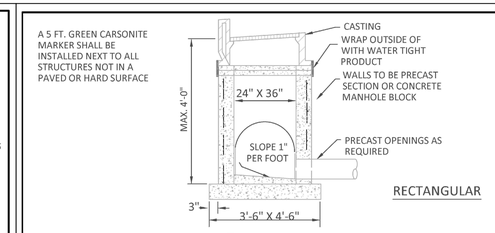
APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: SANITARY MANHOLE
		CITY PLATE No. SEW-1

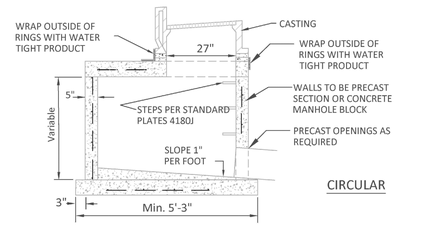


NOTE: NOT TO SCALE

APPROVED: 11 – 2015	City of RAMSEY	STANDARD DETAILS: WATER TIGHT CASTING
		CITY PLATE No. SEW–2

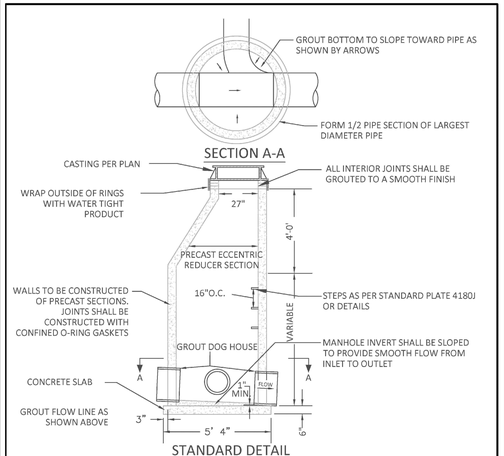
A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE





NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
9. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: CATCH BASIN
		CITY PLATE No. STO-1



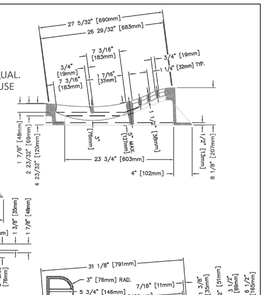
STANDARD DETAIL

NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
5. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
6. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
9. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: STORM MANHOLE
		CITY PLATE No. STO-3

NOTE: SURMOUNTABLE CURB & GUTTER

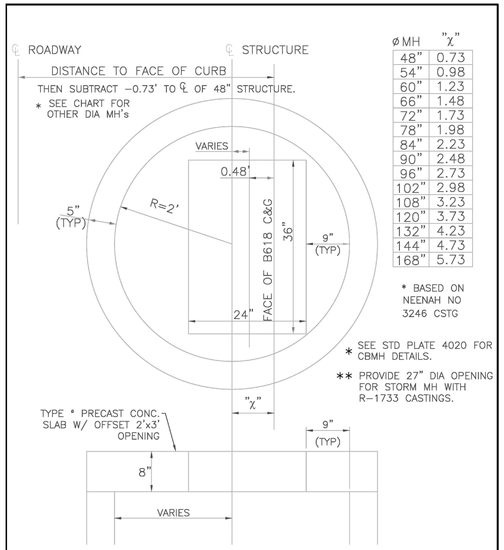
1. CATCH BASIN CASTING SHALL BE NEENAH R-3501TB (BICYCLE SAFE) OR APPROVED EQUAL.
2. FOR CATCH BASINS ADJACENT TO RADIUS, USE NEENAH R-3246AL OR APPOVED EQUAL.



NOTE: B 618 CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3246AL (BICYCLE SAFE) OR APPROVED EQUAL.

APPROVED: 4 - 2024	City of RAMSEY	STANDARD DETAILS: STORMWATER CASTING
		CITY PLATE No. STO-4



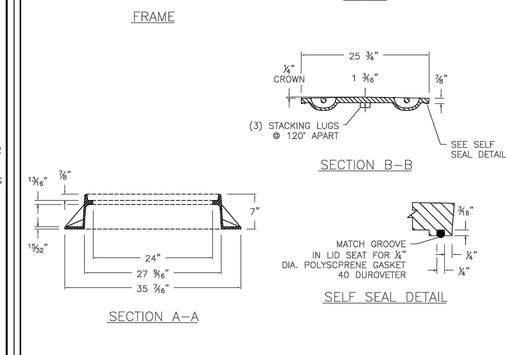
⌀ MH	"X"
48"	0.73
54"	0.98
60"	1.23
66"	1.48
72"	1.73
78"	1.98
84"	2.23
90"	2.48
96"	2.73
102"	2.98
108"	3.23
120"	3.73
132"	4.23
144"	4.73
168"	5.73

* 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



NOTE: NOT TO SCALE

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

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TAKE 5 OIL

7990 SUNWOOD DR, NW
RAMSEY, MN 55303

project #: 024031.00
date: 5-31-24
drawn by: BJQ
checked by: NPA

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.

printed name: NICHOLAS P. ADAM
reg. #: 43856
sign date:

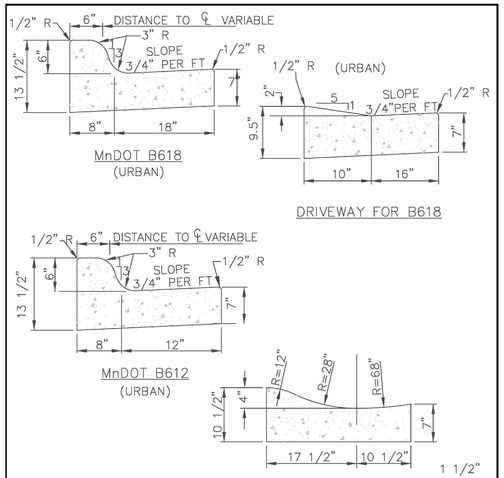
PRELIMINARY NOT FOR CONSTRUCTION 05/31/2024

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3440 Federal Drive, Suite 110
Eagan, MN 55122
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www.rehder.com

PROJECT NO.: 241–1989.046
DRAWING FILE: 1989046.DWG

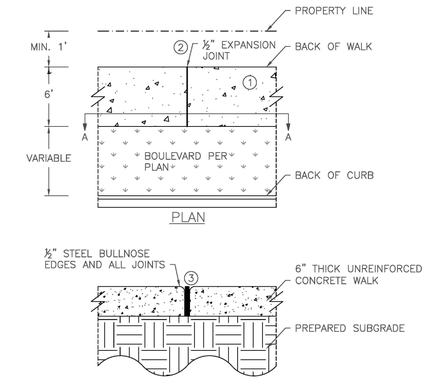
sheet title: DETAILS
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NOTES:

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

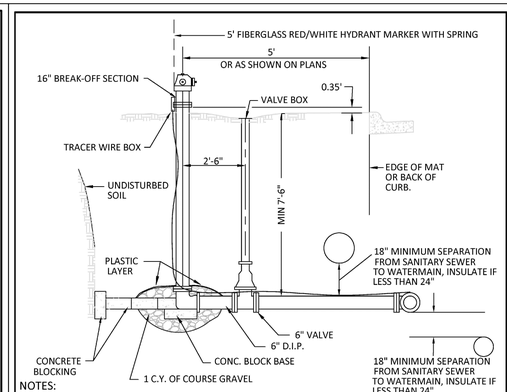


NOTE:

1. BROOM FINISH CONCRETE WALK SURFACE
2. MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS
3. 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

NOT TO SCALE

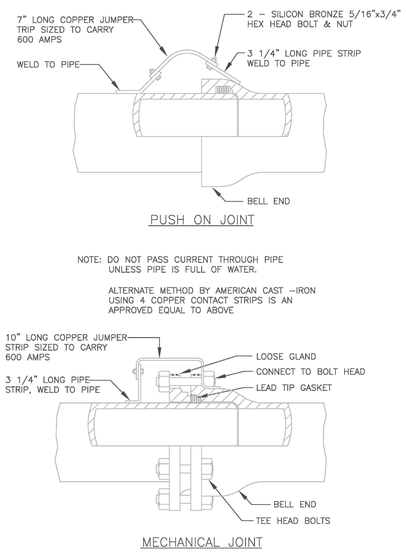
APPROVED: 10 – 2015	City of RAMSEY	STANDARD DETAILS: CONCRETE SIDEWALK
		CITY PLATE No. STR–3



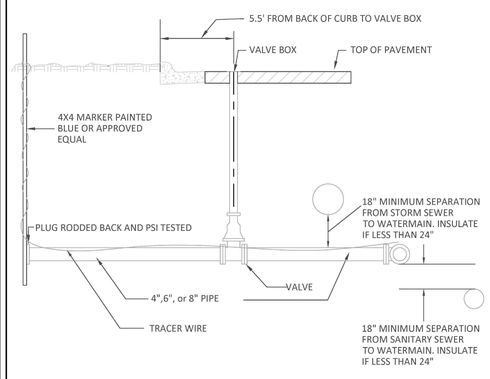
NOTES:

1. 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



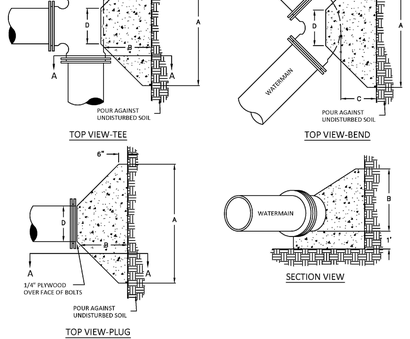
APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: JOINT CONNECTION
		CITY PLATE No. WAT–4



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



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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7990 SUNWOOD DR, NW
RAMSEY, MN 55303

project #: 024031.00
date: 5-31-24
drawn by: BJQ
checked by: NPA

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.

printed name: NICHOLAS P. ADAM
reg. #: 43856
sign date:

PRELIMINARY NOT FOR CONSTRUCTION
05/31/2024

revision / issue	no.	date

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PROJECT NO.: 241–1989.046
DRAWING FILE: 1989046.DWG

sheet title: DETAILS
sheet number: C5.2

SWPPP NOTES

THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING A NEW BUILDING, PARKING LOT AND ASSOCIATED SITE IMPROVEMENTS.

1. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:
   - 1.1. INSTALL VEHICLE TRACKING BMP.
   - 1.2. INSTALL SILT FENCE & INLET PROTECTION AROUND SITE.
   - 1.3. CLEAR AND GRUB SITE.
   - 1.4. STRIP AND STOCKPILE TOPSOIL.
   - 1.5. REMOVE PAVEMENTS AND UTILITIES.
   - 1.6. ROUGH GRADE SITE.
   - 1.7. IMPORT CLEAN FILL OR EXPORT CUT FOR SITE BALANCE.
   - 1.8. INSTALL UTILITIES.
   - 1.9. INSTALL BUILDING FOUNDATIONS (AS REQUIRED).
   - 1.10. INSTALL CURB AND GUTTER (AS REQUIRED).
   - 1.11. INSTALL PAVEMENTS AND WALKS (AS REQUIRED).
   - 1.12. FINAL GRADE SITE.
   - 1.13. SEED AND MULCH.
   - 1.14. INSTALL BIO-ROLLS OR SILT FENCE AT BACK OF CURB OR PAVEMENT, AS NECESSARY THROUGH BUILDING CONSTRUCTION PROCESS.
   - 1.15. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.
   - 1.16. ENSURE FINAL STABILIZATION MEASURE ARE COMPLETE.
   - 1.17. PROVIDE DIGITAL COPY OF ALL FIELD SWPPP DOCUMENTATION INCLUDING INSPECTION REPORTS AND SWPPP REVISIONS TO THE OWNER.
   - 1.18. SUBMIT NOTICE OF TERMINATION TO MPCA. NOTE: THE NOTICE OF TERMINATION MUST BE SUBMITTED TO MPCA BEFORE FINAL STABILIZATION IS CONSIDERED COMPLETE.
2. SITE DATA:
   - 2.1. SITE ADDRESS: 7990 SUNWOOD DRIVE NORTHWEST, RAMSEY, MN 55303
   - 2.2. SITE AREA: 1.16 ACRES
   - 2.3. AREA OF DISTURBANCE: 1.04 ACRES
   - 2.4. PRE-CONSTRUCTION IMPERVIOUS AREA: 0.02 ACRES
   - 2.5. POST-CONSTRUCTION IMPERVIOUS AREA: 0.49 ACRES
   - 2.6. PLANNED CONSTRUCTION START DATE: 8/1/24
   - 2.7. ESTIMATED CONSTRUCTION COMPLETION DATE: 6/1/25

   GENERAL SOIL TYPE: TYPE 'A'
3. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.
4. NO DRAINAGE AREA TO BE MORE THAN FIVE (5) ACRES OF RUNOFF CAUSING THE NEED FOR A TEMPORARY SEDIMENT BASIN.
5. THE LOCATION OF INFILTRATION SYSTEMS SHALL BE CLEARLY MARKED ON SITE AND COMPACTION OF UNDERLYING SOILS SHALL BE AVOIDED. HEAVY EQUIPMENT, CONSTRUCTION TRAFFIC, CONSTRUCTION STAGING, AND ANY OTHER ACTIVITY RESULTING IN COMPACTION SHALL BE KEPT OUT OF THE INFILTRATION PRACTICE. HEAVY EQUIPMENT SHALL NOT BE USED TO EXCAVATE INFILTRATION SYSTEMS UNLESS WORK IS COMPLETED FROM OUTSIDE OF THE INFILTRATION PRACTICE.
6. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.
7. ON SLOPES 3:1 OR GREATER, MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES. SLOPE LENGTHS SHALL BE NO GREATER THAN 75 FEET.
8. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.
9. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX: CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.
10. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.
11. SOLID WASTES MUST BE STORED, COLLECTED AND DISPOSED OF PROPERLY PER MPCA STANDARDS.
12. EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE PROPERLY CONTAINED.
13. NO ENGINE DEGREASING IS ALLOWED ON SITE.
14. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION, CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.
15. THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR (CONTRACTOR) WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITEE FOR PARTS 2.B-2.F, PART 5, PART 6, AND APPLICABLE CONSTRUCTION ACTIVITY REQUIREMENTS FOUND IN APPENDIX A, PART C OF THE NPDES PERMIT AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.
16. DOCUMENT RETENTION: PERMITTEE(S) MUST MAKE THE SWPPP, INCLUDING ALL INSPECTION REPORTS, MAINTENANCE RECORDS, TRAINING RECORDS AND OTHER INFORMATION REQUIRED BY THIS PERMIT, AVAILABLE TO FEDERAL, STATE, AND LOCAL OFFICIALS WITHIN THREE (3) DAYS UPON REQUEST FOR THE DURATION OF THE PERMIT AND FOR THREE (3) YEARS FOLLOWING THE NOTICE OF TERMINATION.
17. SWPPP AMENDMENTS AND SUBMITTALS:
   - 17.1. CONTRACTOR MUST PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT AS NECESSARY TO INCLUDE ADDITIONAL BEST MANAGEMENT PRACTICES (BMP'S) TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS THE FOLLOWING SITUATIONS:
     - 17.1.1. UPDATE CONTRACT INFORMATION AND TRAINING DOCUMENTATION FOR CONSTRUCTION SWPPP MANAGER AND BMP INSTALLER.
     - 17.1.2. THERE IS A CHANGE IN CONSTRUCTION METHOD OF PHASING, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS NOT ANTICIPATED DURING THE DESIGN OF THE SWPPP INCLUDING BUT NOT LIMITED TO:
       - 17.1.2.1. TYPES AND/OR LOCATION OF BMP'S
       - 17.1.2.2. MATERIAL STORAGE AND SPILL RESPONSE
       - 17.1.2.3. FUELING PLANS
       - 17.1.2.4. LOCATION FOR STOCKPILES, CONCRETE WASHOUT, AND SANITATION FACILITIES
       - 17.1.2.5. PROJECT PHASING
     - 17.1.3. IT IS DETERMINED THAT THE SWPPP IS NOT ACHIEVING OBJECTIVES OF MINIMIZING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
     - 17.1.4. THE SWPPP IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.
     - 17.1.5. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE.
   - 17.2. THE CONTRACTOR MAY IMPLEMENT SWPPP AMENDMENTS IMMEDIATELY AND IS NOT REQUIRED TO WITH FOR ENGINEER REVIEW OF THE SUBMITTAL. THE RESPONSIBILITY FOR COMPLETENESS OF SWPPP AMENDMENTS AND COMPLIANCE WITH THE PERMIT LIES WITH THE CONTRACTOR. REVIEW, COMMENT, OR LACK OF COMMENT BY THE ENGINEER ON A SWPPP AMENDMENT SHALL NOT ABSOLVE THE RESPONSIBILITIES OF THE CONTRACTOR IN ANY WAY.
   - 17.3. IF A CHANGE ORDER IS ISSUED FOR A DESIGN CHANGE THE SWPPP AMENDMENT WILL BE PREPARED BY THE ENGINEER AND INCLUDED IN THE CHANGE ORDER.
   - 17.4. IN ADDITION TO SWPPP AMENDMENTS, THE CONTRACT SHALL SUBMIT TO THE ENGINEER WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULE MEETING THE REQUIREMENTS OF MNDOT 1717.
   - 17.5. THE CONTRACTOR SHALL KEEP COPIES OF ALL SWPPP AMENDMENTS, WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULES, INSPECTION LOGS, AND MAINTENANCE LOGS WITH THE FILED COPY OF THE SWPPP. A PDF COP OF THESE DOCUMENTS WILL BE PROVIDED ALONG WITH A COPY OF THE FINAL FIELD COPY OF THE SWPPP TO THE ENGINEER ALONG WITH THE SIGNED NOTICE OF TERMINATION WHEN FINAL STABILIZATION IS COMPLETE.
18. INSPECTION & MAINTENANCE
   - 18.1. A TRAINED PERSON SHALL ROUTINELY INSPECT THE ENTIRE SITE AT THE TIME INTERVAL INDICATED ON THIS SHEET OF THE SWPPP DURING ACTIVE CONSTRUCTION AND WITHIN 24-HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.
   - 18.2. ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED ON THE DAY IT IS COMPLETED AND RETAINED WITH THE SWPPP. INSPECTION REPORT FORMS WILL BE PROVIDED BY THE CONTRACTOR BUT A TEMPLATE CAN BE PROVIDED BY THE ENGINEER UPON REQUEST.
   - 18.3. THE CONTRACTOR MAY REQUEST A CHANGE IN INSPECTION SCHEDULE FOR THE FOLLOWING CONDITIONS:
     - 18.3.1. INSPECTION OF AREAS WITH PERMANENT COVER TO BE REDUCED TO ONCE PER MONTH,
     - 18.3.2. INSPECTION OF AREAS THAT HAVE PERMANENT COVER AND HAVE NO CONSTRUCTION ACTIVITY FOR 12 MONTHS TO BE SUSPENDED UNTIL CONSTRUCTION RESUMES,
     - 18.3.3. INSPECTION OF AREAS WHERE CONSTRUCTION IS SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTION TO BE SUSPENDED UNTIL THE EARLIER OF WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION.
   - 18.4. NO CHANGE IN INSPECTION SCHEDULE SHALL OCCUR UNTIL AUTHORIZED BY THE ENGINEER
   - 18.5. INSPECTIONS MUST INCLUDE:
     - 18.5.1. ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND POLLUTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS.
     - 18.5.2. SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION.
     - 18.5.3. CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES.
     - 18.5.4. INFILTRATION AREAS TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION ACTIVITY IS REACHING THE INFILTRATION AREA AND THAT EQUIPMENT IS NOT BEING DRIVEN ACROSS THE INFILTRATION AREA.
   - 18.6. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GUAGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF THE SITE LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES.
   - 18.7. ALL NON-FUNCTIONING BMP'S AND THOSE BMP'S WHERE SEDIMENT REACHES ONE-HALF (1/2) OF THE DEPTH OF THE BMP, OR IN THE CASE OF SEDIMENT BASINS ONE-HALF (1/2) OF THE STORAGE VOLUME, MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.
   - 18.8. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMP'S WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.
   - 18.9. ANY SEDIMENT THAT ESCAPES THE SITE MUST BE REMOVED AND THE AREA STABILIZED WITHIN 7 CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS IN WHICH CASE THE WORK SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS OF AUTHORIZATION. PAVED SURFACES SUCH AS STREETS SHALL HAVE ANY ESCAPED OR TRACKED SEDIMENT REMOVED BY THE END OF THE DAY THAT IT IS DISCOVERED. SEDIMENT RELEASE, OTHER THAN PAVED SURFACES THAT CAN BE CLEANED UP WITH STREET SWEEPING SHALL BE REPORTED IMMEDIATELY UPON DISCOVERY TO THE ENGINEER.
   - 18.10. SILT FENCE TO BE REPAIRED, REPLACED, SUPPLEMENTED WHEN NONFUNCTIONAL, OR 1/3 FULL, WITHIN 24 HOURS.
20. CONCRETE WASHOUT AREA:
   - 20.1. CONTRACTOR TO PROVIDE PORTABLE OR PREFABRICATED CONCRETE WASH-OUT CONTAINER WITH RAIN PROTECTION.
   - 20.2. CONCRETE WASH-OUT TO BE IDENTIFIED WITH SIGNAGE STATING "CONCRETE WASHOUT AREA DO NOT OVERFILL".
   - 20.3. CONCRETE WASH-OUT WATER NEEDS TO BE PUMPED WITHIN 24 HOURS OF STANDING WATER IN WASH-OUT AREA.
21. POLLUTION PREVENTION AND OTHER BMP'S:
   - 21.1. PESTICIDES, HERBICIDES, FERTILIZERS, TREATMENT CHEMICALS, ETC. MUST BE UNDER COVER.
   - 21.2. HAZARDOUS MATERIALS (OIL, GAS, PAINT, ETC.) MUST BE PROPERLY STORED IN SEALED CONTAINERS AND MEET STATE SECONDARY CONTAINMENT REQUIREMENTS.
   - 21.3. PORTABLE TOILETS MUST BE SECURED.
   - 21.4. ADEQUATE SPILL RESPONSE KIT AND DISPOSAL PLAN ON-SITE. SPILLS MUST BE CLEANED UP IMMEDIATELY.
   - 21.5. ALL MPCA LIQUID AND SOLID WASTE (CONCRETE, STUCCO, PAINT, CURES, ETC) WASHOUT REQUIREMENTS MUST BE MET ON SITE.
22. EROSION PREVENTION PRACTICES:
   - 22.1. STORM WATER CONVEYANCE CHANNELS SHALL BE ROUTED AROUND UNSTABILIZED AREAS. EROSION CONTROLS AND VELOCITY DISSIPATION DEVICES SHALL BE USED AT OUTLETS WITHIN AND ALONG THE LENGTH OF ANY CONSTRUCTED CONVEYANCE CHANNEL.
   - 22.2. THE NORMAL WETTED PERIMETER OF ALL DITCHES OR SWALES, INCLUDING STORM WATER MANAGEMENT POND SLOPES, THAT DRAIN WATERS FROM THE SITE MUST BE STABILIZED WITHIN 200' OF ANY PROPERTY EDGE OR DISCHARGE POINT, INCLUDING STORM SEWER INLETS, WITHIN 24 HOURS OF CONNECTION.
   - 22.3. TEMPORARY OR PERMANENT DITCHES OR SWALES USED AS SEDIMENT CONTAINMENT DURING CONSTRUCTION DO NOT NEED TO BE STABILIZED DURING TEMPORARY PERIOD OF USE AND SHALL BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER USED AS SEDIMENT CONTAINMENT.
   - 22.4. MULCH, HYDROMULCH, TACKIFIER, OR OTHER SIMILAR PRACTICE SHALL NOT BE USED IN ANY PORTION OF THE WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
   - 22.5. ENERGY DISSIPATION SHALL BE INSTALLED AT ALL TEMPORARY OR PERMANENT PIPE OUTLETS WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER OR PERMANENT STORM WATER TREATMENT SYSTEM.
   - 22.6. THE CONTRACTOR SHALL PHASE CONSTRUCTION AND USE CONSTRUCTION METHODS TO THE EXTENT PRACTICAL TO MINIMIZE EXPOSED SOILS. THE PROJECT PHASING SHALL BE DOCUMENTED IN THE WEEKLY EROSION AND SEDIMENT CONTROL SCHEDULE.
23. SEDIMENT CONTROL PRACTICES:
   - 23.1. DOWN GRADIENT BMP'S, INCLUDING PERIMETER BMP'S, MUST BE IN PLACE BEFORE UP GRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION.
   - 23.2. ALL BMP'S THAT HAVE BEEN ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SHALL BE REINSTALLED OR REPLACED THE EARLIER OF THE END OF THE WORK DAY OR BEFORE THE NEXT PRECIPITATION EVENT, EVEN IF THE ACTIVITY IS NOT COMPLETE.
   - 23.3. INLET BMP'S MAY BE REMOVED FOR SPECIFIC SAFETY CONCERNS. THE BMP'S SHALL BE REPLACED AS SOON AS THE SAFETY CONCERN IS RESOLVED. THE REMOVAL SHALL BE DOCUMENTED IN THE SWPPP AS A SWPPP AMENDMENT.
   - 23.4. TEMPORARY STOCKPILES MUST HAVE SEDIMENT CONTROL BMP'S. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT SHOWING THE LOCATION OF TEMPORARY STOCKPILES AND THE BMP'S FOR EACH STOCKPILE. THE SWPPP AMENDMENT MUSH MEET THE MINIMUM REQUIREMENTS OF SECTION 9 OF THE PERMIT.
   - 23.5. SOIL COMPACTION SHALL BE MINIMIZED AND TOPSOIL SHALL BE PRESERVED, UNLESS INFEASIBLE OR IF CONSTRUCTION ACTIVITIES DICTATE SOIL COMPACTION OR TOPSOIL STRIPPING.
   - 23.6. THE USE OF POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS ARE NOT PROPOSED AS PART OF THIS SWPPP AS DESIGNED BY THE ENGINEER. IF METHODS OR PHASING OF CONSTRUCTION REQUIRE THE USE OF ANY OF THESE CHEMICALS, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT THAT MEETS THE MINIMUM REQUIREMENTS OF SECTION 09 OF THE PERMIT.
24. TEMPORARY SEDIMENTATION BASIN:
   - 24.1. A TEMPORARY SEDIMENTATION BASIN HAS NOT BEEN INCLUDED IN THIS SWPPP AS DESIGNED BY THE ENGINEER. IF A BASIN IS LATER DETERMINED TO BE DESIRABLE OR NECESSARY, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT. TEMPORARY SEDIMENTATION BASINS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 14 OF THE PERMIT AND SHALL INCLUDE A BASIN DRAINING PLAN MEEDING OR EXCEEDING THE MINIMUM REQUIREMENTS OF SECTION 10 OF THE PERMIT. WHERE THE SITE DISCHARGES TO SPECIAL AND/OR IMPAIRED WATERS, THE SWPPP AMENDMENT SHALL ALSO MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 23 OF THE PERMIT.
25. DEWATERING:
   - 25.1. A DEWATERING PLAN HAS NOT BEEN INCLUDED IN THIS SWPPP AS DESIGNED BY THE ENGINEER. IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A SWPPP AMENDMENT. ALL DEWATERING SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF SECTION 10 OF THE PERMIT.
26. FINAL STABILIZATION:
   - 26.1. FINAL STABILIZATION IS NOT COMPLETE UNTIL ALL THE FOLLOWING REQUIREMENTS HAVE BEEN MET:
     - 26.1.1. SUBSTANTIAL COMPLETION HAS BEEN REACHED AND NO GROUND DISTURBING ACTIVITIES ARE ANTICIPATED.
     - 26.1.2. PERMANENT COVER HAS BEEN INSTALLED WITH AN ESTABLISHED MINIMUM UNIFORM PERENNIAL VEGETATION DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED IN AREAS WHERE NO VEGETATION IS PROPOSED BY THIS PROJECT SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
     - 26.1.3. ACCUMULATED SEDIMENT HAS BEEN REMOVED FROM ALL PERMANENT STORM WATER TREATMENT SYSTEMS AS NECESSARY TO ENSURE THE SYSTEM IS OPERATING AS DESIGNED.
     - 26.1.4. ALL SEDIMENT HAS BEEN REMOVED FROM CONVEYANCE SYSTEMS.
     - 26.1.5. ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S HAVE BEEN REMOVED. BMP'S DESIGNATED ON THE SWPPP TO REMAIN TO DECOMPOSE ON-SITE MAY REMAIN.
     - 26.1.6. FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.
     - 26.1.7. FOR AGRICULTURAL LAND ONLY (E.G., PIPELINES ACROSS CROPLAND), THE DISTURBED LAND MUST BE RETURNED TO ITS PRE-CONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOTICE OF TERMINATION.
27. TERMINATION OF COVERAGE:
   - 27.1. PERMITTEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOTICE OF TERMINATION WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:
     - 27.1.1. FINAL STABILIZATION, PER SECTION 9 OF THE PERMIT HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
     - 27.1.2. TRANSFER OF OWNERSHIP AS DESCRIBED IN THE PERMIT.

RESPONSIBLE PARTIES

THE CONTRACTOR AND OWNER WILL BE JOINT APPLICANTS UNDER THE MPCA'S GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY AS REQUIRED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II PROGRAM.

THE CONTRACTOR SHALL PROVIDE ONE OR MORE TRAINED CONSTRUCTION SWPPP MANAGER(S) KNOWLEGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S THAT WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S.

A CONSTRUCTION SWPPP MANAGER MUST BE AVAILABLE FOR AN ON-SITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE MPCA.

THE SWPPP DESIGNER, CONSTRUCTION SWPPP MANAGER, AND BMP INSTALLER MUST HAVE APPROPRIATE TRAINING. DOCUMENTATION SHOWING TRAINING COMMENSURATE WITH THE JOB DUTIES AND RESPONSIBILITIES IS REQUIRED TO BE INCLUDED IN THE SWPPP PRIOR TO ANY WORK BEGINNING ON THE SITE. TRAINING DOCUMENTATION FOR THE SWPPP DESIGNER IS INCLUDED BELOW. THE CONTRACTOR SHALL ATTACH TRAINING DOCUMENTATION TO THIS SWPPP FOR THE CONSTRUCTION SWPPP MANAGER AND BMP INSTALLER PRIOR TO THE START OF CONSTRUCTION. THIS INFORMATION SHALL BE KEPT UP TO DATE UNTIL THE PROJECT NOTICE OF TERMINATION IS FILED.

OWNER:
BY: GARAGE HOLDINGS, LLC
NAME: TIM EATON
TITLE: MANAGING DIRECTOR
PHONE:
EMAIL: TIM.EATON@GARAGEHOLDINGSLLC.COM

SWPPP DESIGNER:
BY: REHDER & ASSOCIATES, INC.
NAME: NICK ADAM
TITLE: PROFESSIONAL ENGINEER
PHONE: 651-452-5051
EMAIL: NADAM@REHDER.COM

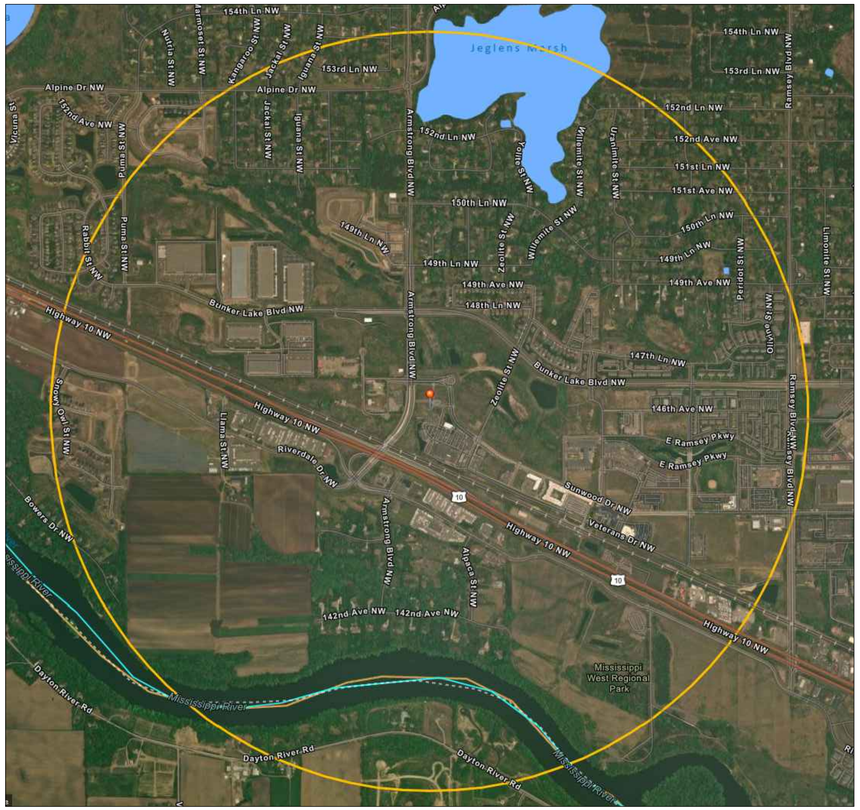
UNIVERSITY OF MINNESOTA
Nick Adam
Design of Construction SWPPP (May 31 2025)

CONTRACTOR:
BY:
NAME:
TITLE:
PHONE:
EMAIL:

CONSTRUCTION SWPPP MANAGER:
BY:
NAME:
TITLE:
PHONE:
EMAIL:

LONG TERM O&M MANAGER:
BY:
NAME:
TITLE:
PHONE:
EMAIL:

SURFACE WATERS WITHIN 1-MILE OF SITE



RECEIVING WATERS

NAME OF WATER BODY	TYPE OF WATER BODY	SPECIAL WATER	IMPAIRED WATER
MISSISSIPPI RIVER	RIVER		X

PERMANENT STORMWATER MANAGEMENT SYSTEM

	INFILTRATION/FILTRATION
	WET SEDIMENTATION BASIN
X	REGIONAL PONDING
	X
	PERMANENT STORMWATER MANAGEMENT NOT REQUIRED

ESTIMATED BMP QUANTITIES

DESCRIPTION	QUANTITY	UNIT
ROCK CONSTRUCTION ENTRANCE (1" - 2" WASHED ROCK)	50	TONS
SILT FENCE	315	L.F.
INLET PROTECTION (PRE-CASTING)	5	EACH
INLET PROTECTION (POST-CASTING)	11	EACH

SITE STABILIZATION COMPLETION:

STABILIZATION OF EXPOSED SOILS SHALL BEGIN IMMEDIATELY AND SHALL BE COMPLETED AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED NO LATER THAN: 7 DAYS

SITE INSPECTION INTERVAL:

A TRAINED PERSON SHALL ROUTINELY INSPECT THE ENTIRE CONSTRUCTION SITE DURING ACTIVE CONSTRUCTION AT AN INTERVAL OF NO MORE THAN: 7 DAYS

MPCA COVERAGE LETTER

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder.com

PROJECT NO.: 241-1989.046
DRAWING FILE: 1989046.DWG

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TAKE 5 OIL

7990 SUNWOOD DR, NW
RAMSEY, MN 55303

project #: 024031.00
date: 5-31-24
drawn by: BJQ
checked by: NPA

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.

printed name: NICHOLAS P. ADAM
reg. #: 43856
sign date:

PRELIMINARY NOT FOR CONSTRUCTION
05/31/2024

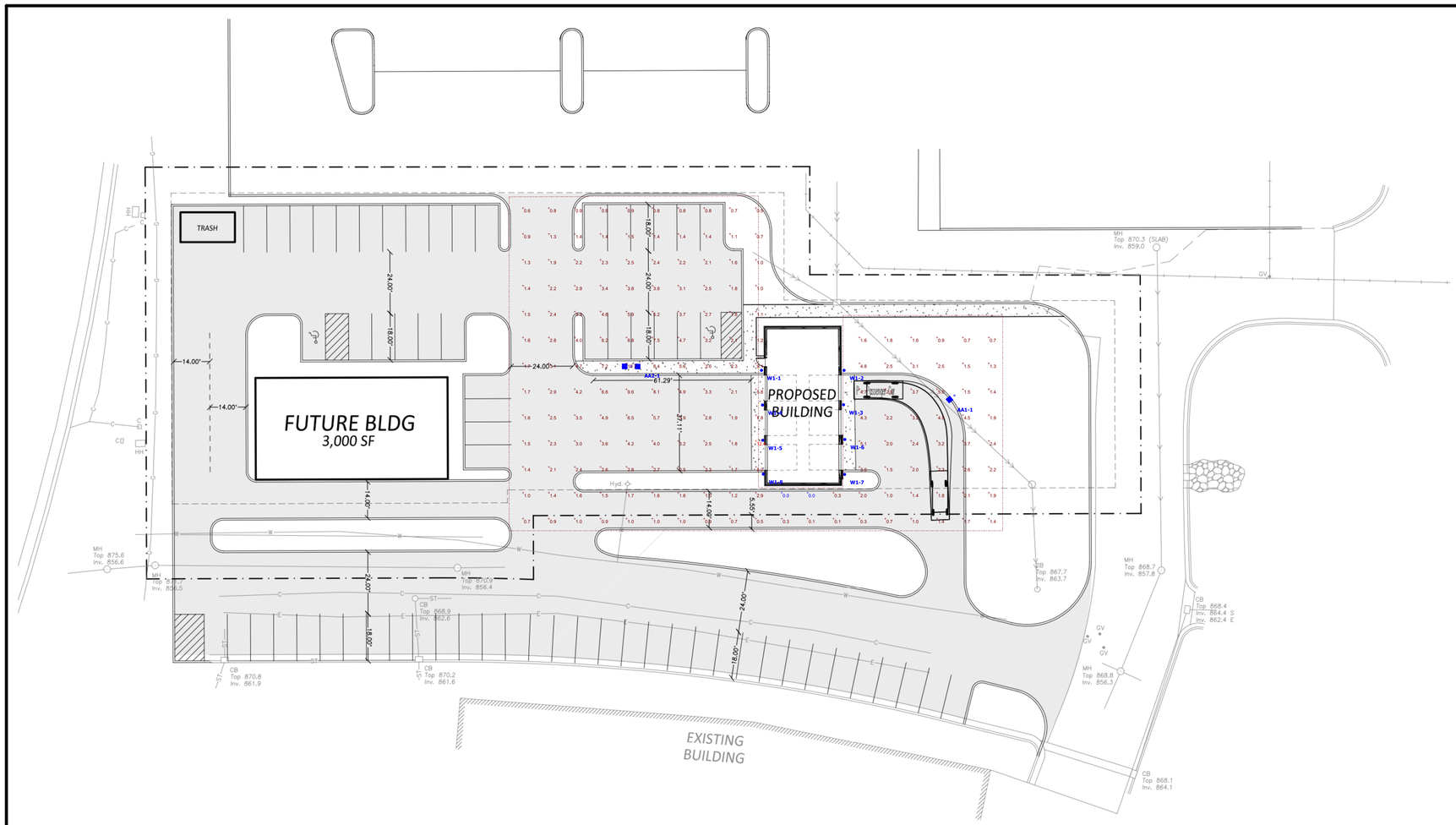
revision / issue	no.	date

sheet title: SWPPP
sheet number: C6.0

Schedule											
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	AA1		1	Lithonia Lighting	RSX2 LED P2 40K R3	RSX Area Fixture Size 2 P2 Lumen Package 4000K CCT Type R3 Distribution	1	17202	0.92	114.07	 Max: 12401cd
	AA2		1	Lithonia Lighting	RSX2 LED P3 40K R3	RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R3 Distribution	1	21736	0.92	299.96	 Max: 15670cd
	W1		8	Indy	LC4S 13LM 35K MVOLT W G4 80CRI ZT HM CS	INDY 4" DIA. 1-LED 1300LM, 35K 80 CRI, CYLINDER DOWNLIGHT W/ CLEAR SPECULAR ALZAK (CS) MEDIUM FLOOD HYPERBOLIC REFLECTOR (BEAM SPREAD: 37 DEGREES)	1	1413	0.92	11.74	 Max: 2544cd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	2.7 fc	12.4 fc	0.0 fc	N/A	N/A

Note
1. Poles are 20' on 3' concrete base



PROGRESS PRINT
5-6-24

LEGEND
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- PROPOSED CONCRETE
- PROPOSED STD. DUTY BITUMINOUS

N

0 10 20 40 60
Scale in Feet

Plan View
Scale - 1" = 20ft

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 130
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder.com

PROJECT NO.: 241-1989.046 DRAWING FILE: 1989.046.DWG

I hereby certify that this plan 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.

PRELIMINARY

Name
Date
Reg. No.

Issued

SITE DIMENSION PLAN
TAKE 5 OIL CHANGE
CITY OF RAMSEY

SHEET NUMBER
C1

Muska Electric

Take 5 Oil Change - Ramsey
Site Lighting Layout

Designer
Date
05/08/2024
Scale
Not to Scale
Drawing No.
Summary

Boundary and Topographic Survey for:

DSGW ARCHITECTS

at 7990 Sunwood Drive NW – Ramsey, Minnesota

SURVEYOR'S NOTES

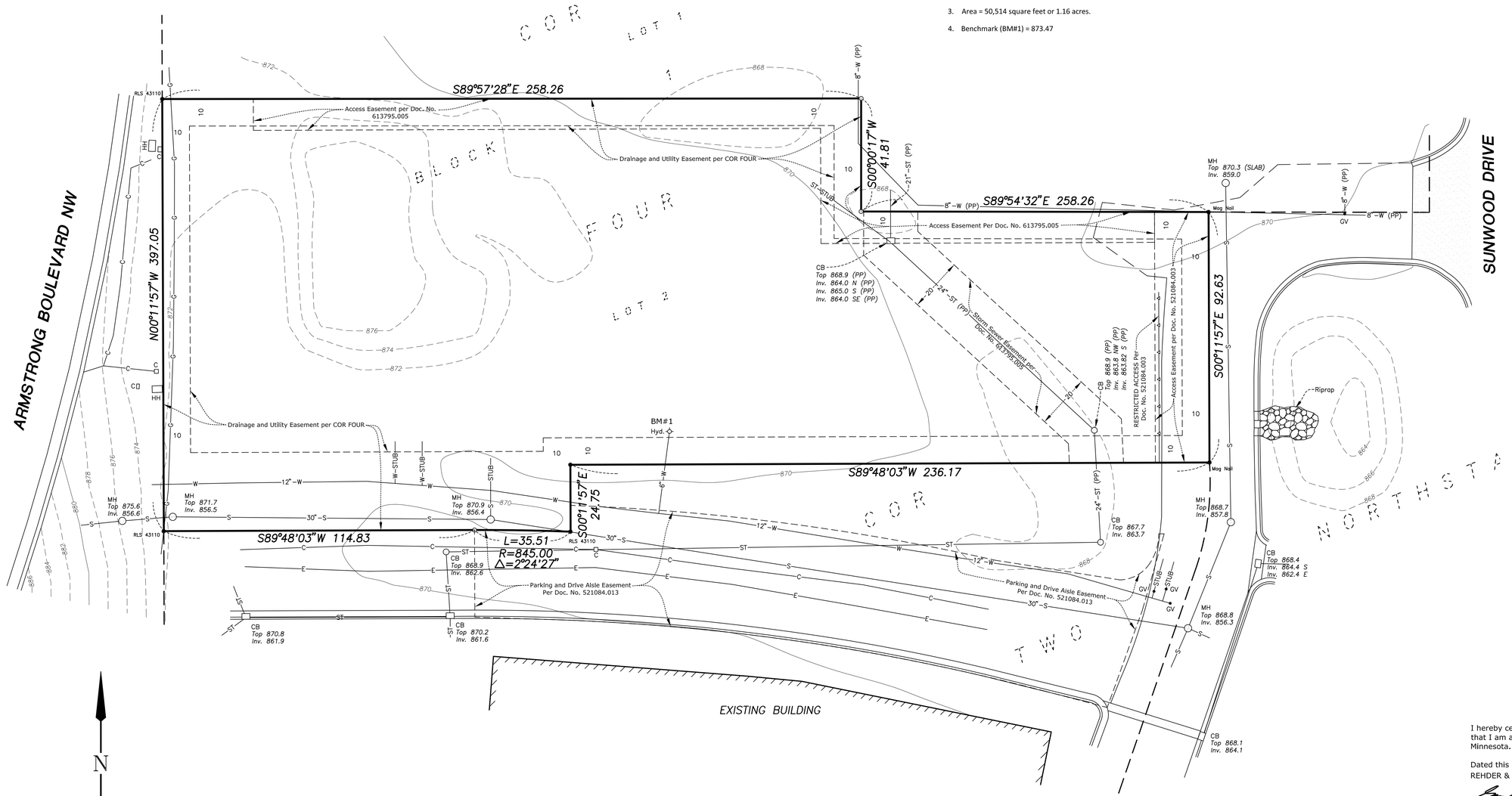
1. Orientation of the bearing system used for this survey is based on the COR FOUR plat, Anoka County, Minnesota. Vertical Datum: NAVD 88.
2. As shown on this survey map, underground utility lines and structures are shown in an approximate way only, according to information provided by others. Excavations were not made during the process of this survey to locate underground utilities and/or structures. A request that utilities be marked/located for this survey was made through Gopher State One Call (Ticket No. 241201880) and the City of Ramsey. The underground utility lines and structures shown on this map represent the information provided to Rehder & Associates as a result of that request. The surveyor does not guarantee that the information provided was either complete or accurate or that there are no other underground utility lines and structures, active or abandoned, on or adjacent to the subject property.
3. Area = 50,514 square feet or 1.16 acres.
4. Benchmark (BM#1) = 873.47

PROPERTY DESCRIPTION

(Per the Anoka County GIS website.)

Lot 2, Block 1, COR FOUR, Anoka County, Minnesota.

* The surveyor was not provided with a property description.



LEGEND

- Iron Monument Found
- Iron Monument Set
- S — Sanitary Sewer
- ST — Storm Sewer
- W — Watermain
- (PP) Per Plan
- Hyd. Hydrant
- GV Gate Valve
- MH Manhole
- CB Catch Basin
- Inv. Invert Elevation
- HH Handhole
- C Communications Pedestal
- Concrete Surface
- Bituminous Surface
- G — Buried Gas
- C — Buried Communications
- E — Buried Electric

CERTIFICATION

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

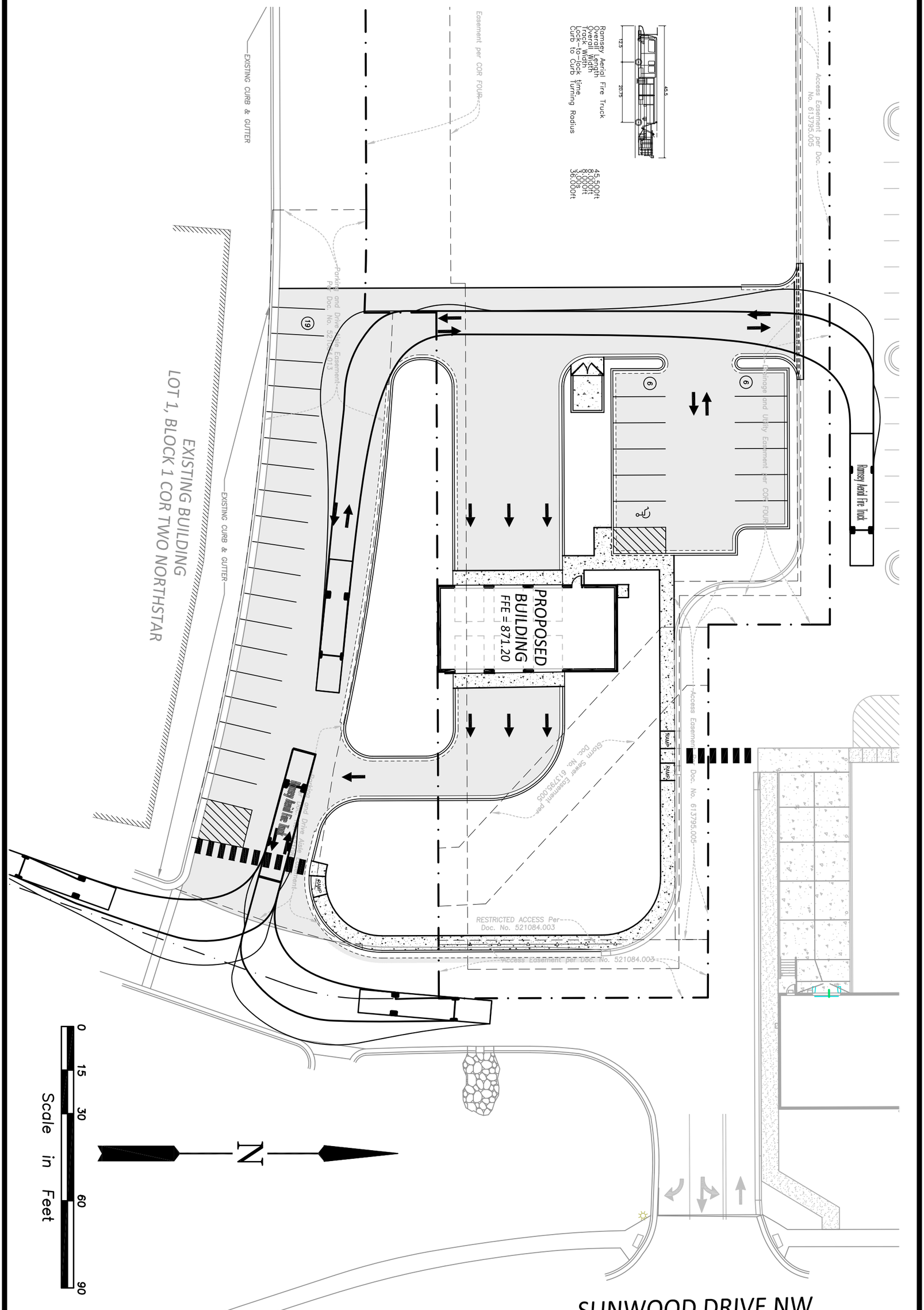
Dated this 8th day of May, 2024
REHDER & ASSOCIATES, INC.

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

Revision: May 10, 2024 - Update/added utility information and added easement

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
3440 Federal Drive, Suite 110
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www.rehder.com

JOB: 244–1989.045



REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors

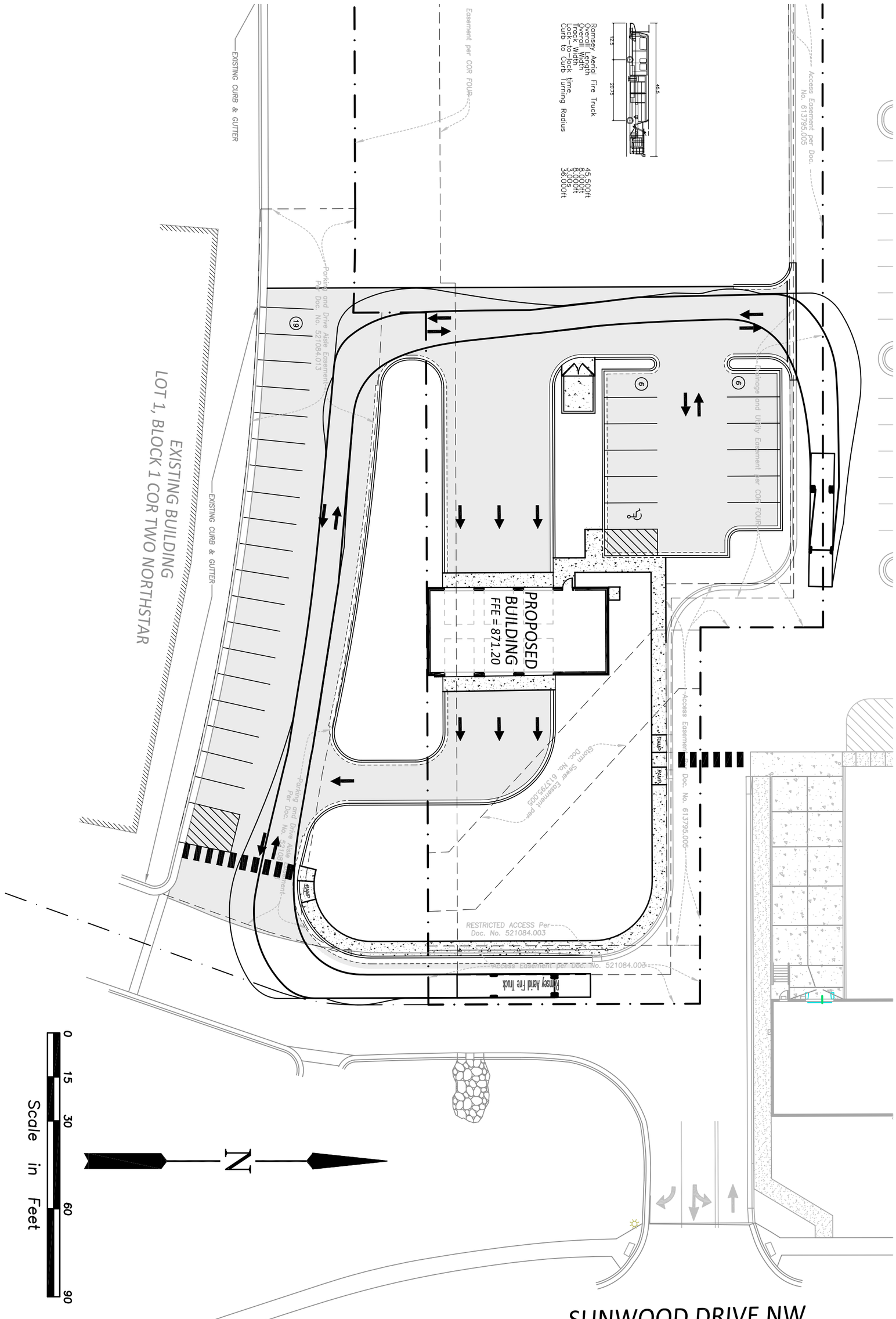
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PROJECT NO.: 241-1989.046 DRAWING FILE: 1989046.DWG

FIRE TRUCK EXHIBIT
TAKE 5 OIL
CITY OF RAMSEY

DATE: 5-31-24

SHEET: 1 OF 2



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PROJECT NO.: 241-1989.046 DRAWING FILE: 1989046.DWG

FIRE TRUCK EXHIBIT
TAKE 5 OIL
CITY OF RAMSEY

DATE: 5-31-24

SHEET: 2 OF 2

Municipal Landscape Requirements:

Business District - Take 5

Site Tree Requirements:
1 Tree per 50 LF of Site Perimeter
or
1 Tree per 1,000 SF of Building Footprint
whichever is greater

Site Shrub Requirements:
1 Shrub per 30 LF of Site Perimeter
or
1 Shrub per 300 SF of Building Footprint
whichever is greater

Road Frontage Plantings*:
1 Overstory Tree per 35 LF of Public Rd Frontage
*These plantings are credited toward the minimum planting requirements

Parking Lot Plantings*:
1 Tree per 10 Parking Spaces
*These plantings are credited toward the minimum planting requirements

Site Requirement Calculations:

Site Perimeter: approx. 808 LF
Building Footprint: approx. 1,860 SF

808 / 50 = 16 Trees or 1,860 / 1,000 = 1 Tree

808 / 30 = 26 Shrubs or 1,860 / 300 = 6 Shrubs

Public Rd Frontage: None

Parking Spaces: 12 Stalls

12 / 10 = 1 Parking Lot Tree*
*These plantings are credited toward the minimum planting requirements

Additional Requirements:

Tree Diversity:
-Minimum 25% Deciduous Overstory
-Minimum 25% Coniferous
-Maximum 25% Ornamental

Minimum Plant Sizes:
-2" Deciduous Overstory
-6' Hgt. Coniferous Tree
-1.5" Ornamental Tree
-24" Shrub (width or height)

Landscape rock is prohibited in landscape islands

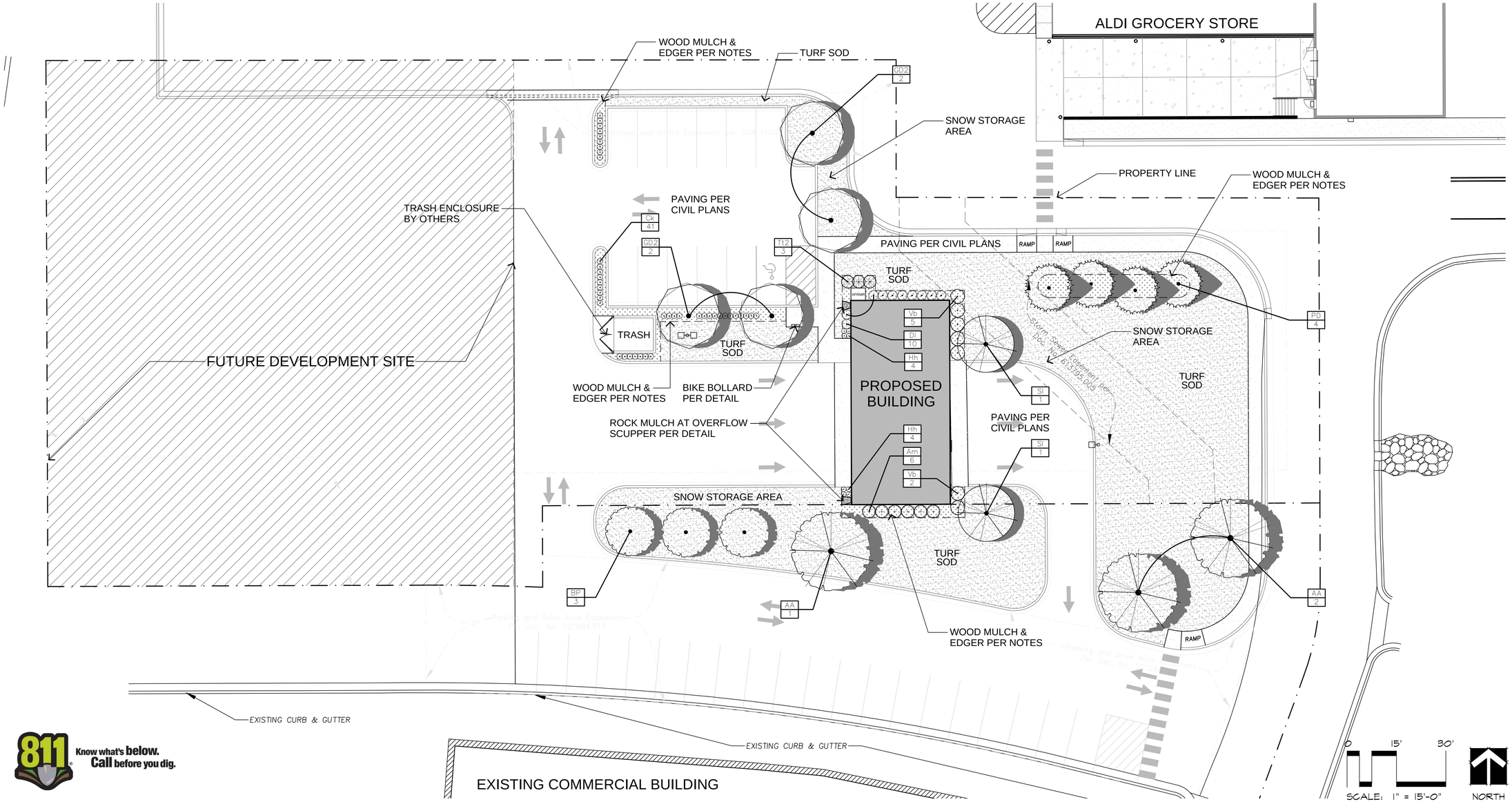
General Notes:

1. Landscape contractor to provide a new irrigation layout plan for the property. See Landscape Notes.
2. See Civil Engineer's plans for grading layout and requirements
3. Contractor to coordinate any work in the right-of-way with City of Ramsey Public Works Department.
4. Sod all disturbed areas except plant beds and areas noted to receive mulch.
5. Place a minimum of 4" topsoil, with not more than 35% and content. Topsoil inspection is required prior to installing sod and trees.
6. See Sheet L2.1 for Landscape Details, Notes, and Schedules.
7. Landscape contractor is responsible for verification of soils and graded condition prior to mobilization and shall notify the General Contractor if earthwork is not acceptable. Landscape contractor is responsible for fine grading, or grade to within 1" of final set elevation.

Landscape Legend:

New Turf Sod

New Wood Mulch



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

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CALYX DESIGN GROUP
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www.calyxdesigngroup.com

Take 5 Oil

7990 Sunwood Dr. NW
Ramsey, MN 55303

project #: 024031.00
date: 5/31/2024
drawn by: HL
checked by: BH

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

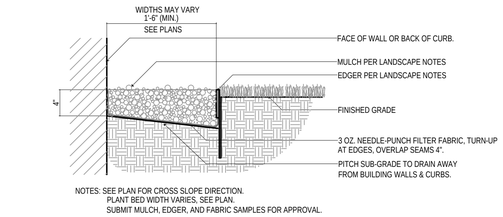
PRELIMINARY

signature:
printed name: Benjamin Hartberg, PLA, LEED AP
reg. #: 48084
sign date:

Preliminary Not For Construction
5/31/2024

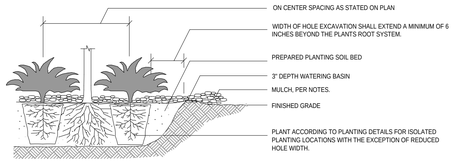
revision / issue	no.	date

sheet title: Landscape Plan
sheet number: L1.1

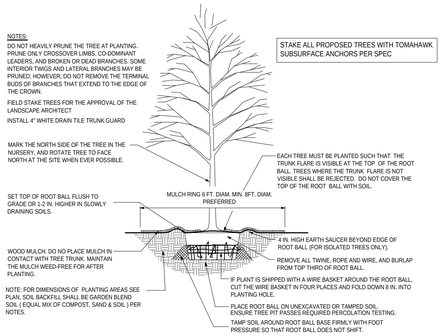


NOTES: SEE PLAN FOR CROSS SLOPE DIRECTION.
PLANT BED WIDTH VARIES, SEE PLAN.
SUBMIT MULCH, EDGER, AND FABRIC SAMPLES FOR APPROVAL.

1 TYP. WOOD MULCH DETAIL
L2.1 NOT TO SCALE



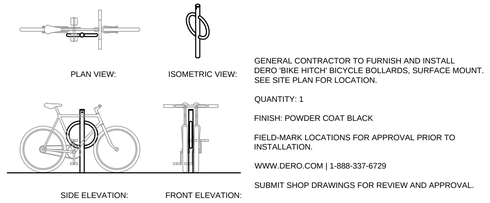
2 TYP. SHRUB & PERENNIAL PLANTING
L2.1 NOT TO SCALE



3 DECIDUOUS TREE PLANTING - SECTION
L2.1 NOT TO SCALE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
EVERGREEN TREES						
	PD	Picea glauca `Densata`	Black Hills Spruce	6` Hgt.	B&B	4
OVERSTORY TREE						
	AA	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple	2" Cal.	B&B	3
	BP	Betula platyphylla 'Fargo'	Dakota Pinnacle Birch	2" Cal.	B&B	3
	GD2	Gleditsia triacanthos inermis 'Draves' TM	Street Keeper Honey Locust	2" Cal.	B&B	4
UNDERSTORY TREE						
	SI	Syringa reticulata `Ivory Silk`	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B	2
SHRUBS						
	Am	Aronia melanocarpa `Morton` TM	Iroquis Beauty Black Chokeberry	5 gal. (Min. 24" Hgt.)	Pot	6
	Dl	Diervilla lonicera	Dwarf Bush Honeysuckle	5 gal. (Min. 24" Hgt.)	Pot	10
	Tt2	Thuja occidentalis `Techny Globe`	Techny Globe Arborvitae	5 gal. (Min. 24" Hgt.)	Pot	3
	Vb	Viburnum trilobum `Bailey Compact`	Compact American Cranberry Bush	5 gal. (Min. 24" Hgt.)	Pot	7
ANNUALS/PERENNIALS						
	Hh	Hemerocallis x `Happy Returns`	Happy Returns Daylily	1 gal.	Pot	8
GRASSES						
	Ck	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal.	Pot	41



GENERAL CONTRACTOR TO FURNISH AND INSTALL DERO 'BIKE HITCH' BICYCLE BOLLARDS, SURFACE MOUNT. SEE SITE PLAN FOR LOCATION.

QUANTITY: 1

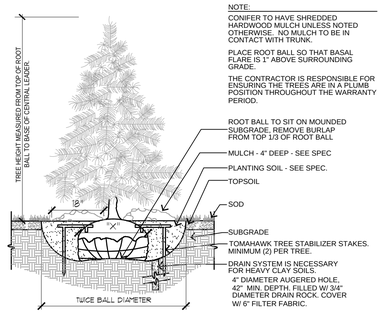
FINISH: POWDER COAT BLACK

FIELD-MARK LOCATIONS FOR APPROVAL PRIOR TO INSTALLATION.

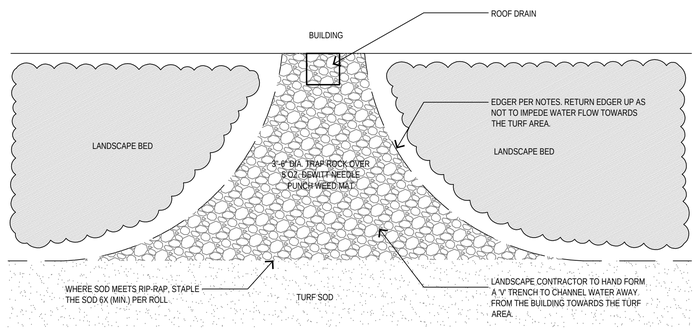
WWW.DERO.COM | 1-888-337-6729

SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.

5 BIKE BOLLARD DETAIL
L2.1 NOT TO SCALE



4 CONIFEROUS TREE PLANTING - SECTION
L2.1 NOT TO SCALE



PLAN VIEW

6 ROCK MULCH AT OVERFLOW SCUPPERS DETAIL
L2.1 NOT TO SCALE

Landscape Notes & Requirements:

1. Tree saucer mulch to be four inches (4") depth natural single-shred hardwood mulch for trees outside of a plant bed. Install per tree planting detail, including PVC trunk guards.
2. Refer to civil plan sheets for grading, drainage, site dimensions, survey, proposed utilities & erosion control.
3. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified. Deciduous tree diameter is measured at breast-height (40" above final grade), in accordance with National Forestry and ANSI standards. Coniferous tree height is measured following planting installation, and is measured from final grade to the tip of the central leader. Bidders submitting pricing accept the above measurement conditions.
4. Plan takes precedence over plant schedule if discrepancies in quantities exist.
5. All proposed plants shall be located and staked as shown.
6. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.
7. All plant materials shall be fertilized upon installation as specified.
8. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
9. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.
10. Contractor shall establish to their satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
11. Contractor is responsible for ongoing maintenance of all newly installed material until time of owner acceptance. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.
12. The contractor shall guarantee newly planted material through TWO calendar years from the date of passing the City of Ramsey's landscape inspection. Plants that exhibit more than 20% die-back damage shall be replaced at no additional cost to the owner. The contractor shall provide PVC tree trunk guards for all deciduous trees. Landscape contractor shall provide additional deer browse fencing protection measures for the plantings during the warranty period, as needed.
13. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.
14. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
15. Both plant species substitutions and plan changes to plant locations will require approval of the City of Ramsey prior to installation. Landscape contractor is required to document approved changes.
16. The landscape contractor shall furnish an Irrigation Layout Plan for head-to-head coverage of all tree, turf and shrub planting areas. Use commercial-grade irrigation equipment and provide product cut-sheets and (4) copies of the proposed layout plan to the Owner for review and approval. Coordinate irrigation connection point, controller, back-flow, rain sensor, sleeving, and valve locations with the general contractor. All irrigation systems must include a rain sensor and utilize water efficient technology, such as a weather-smart controller, moisture sensor, etc.
17. All edger shall be professional grade Coyote perforated steel industrial edging, $\frac{1}{8}$" thickness with black finish. Anchor every 18" on-center (minimum). Submit sample.
18. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.
19. Mulch: Where noted per plan, wood mulch areas shall receive 4" depth of locally available natural single-shred Western Red Cedar wood mulch over fabric weed mat, per detail. Submit mulch sample for Owner approval. Do not install weed mat under perennials, with the exception of ornamental grasses. Dyed mulch is not accepted.
20. Ensure topsoil inspection is scheduled with the City of Ramsey no less than 5 days before planting is scheduled to occur. Corrections required by the city must be made & approved by the city prior to the start of landscape work.
21. All planting, seeding, and sodded areas shall be prepared prior to installation activities with a harley power box rake or equal to provide a firm planting bed free of stones, sticks, construction debris, etc.
22. Turf installation activity shall conform to all rules and regulations as established in the MnDOT Seeding Manual, 2014 edition, for turf bed preparation, installation, maintenance, and warranty.
23. The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.
24. The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials. Remove trees where noted on the plan, including the stump to 30" below grade.
25. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.
26. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.
27. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.
28. See Site and Civil plans for grading, utilities, and additional information regarding the project.
29. Topsoil per City of Ramsey required detail ERO-6 for topsoil requirements. Slope away from building.
30. Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.
31. Fencing (if noted) per Architect's Plans and Specifications.
32. All disturbed areas are to receive turf sod to establish final vegetation.

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

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Take 5 Oil

7990 Sunwood Dr. NW
Ramsey, MN 55303

project #: 024031.00
date: 5/31/2024
drawn by: HL
checked by: BH

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 Landscape Architect under the laws of the State of Minnesota.

PRELIMINARY

signature:
printed name: Benjamin Hartberg, PLA, LEED AP
reg. #: 48084
sign date:

Preliminary Not For Construction
5/31/2024

revision / issue	no.	date

sheet title: Landscape Details
sheet number: L2.1

ARCHITECTURAL NARRATIVE FOR TAKE 5 OIL – RAMSEY, MN

CUP Submittal

Codes and Standards:

The following codes and standards will apply to this project.

- 2018 International Building Code
- 2020 MN Building Code
- 2020 Accessibility Code
- 2024 MN Energy Code
- 2020 NEC Code

Program

Take 5 offers fast, friendly, simple oil changes while you stay in-your-car. You'll be in and out in 10 minutes. You'll get free water, tire check, and fluid top off. This facility will incorporate 3 drive-thru bays for your oil change. One of those bays will have a lift capability to do tire rotations.

Take 5 is not an auto repair shop nor is it the intent to turn into that.

Site Plan

Phase 1 will include the Take 5 facility with a future restaurant development in Phase 2. Take 5 facility will coordinate with the future Aldi site to create a cohesive, convenient, and efficient site plan.

Twelve (12) parking spots will be included as part of the Take 5 development with one (1) being an ADA stall. Parking along the Northstar mall is being provided as part of the purchase agreement.

One trash enclosure 10' wide x 12' deep will be provided using rock-faced CMU block to enclose it. The CMU will match the color of the brick on the main Take 5 building.

Plan

The plan is a 30' wide x 62' long building (1,860 SF). The majority of the facility is (3) drive thru bays, but will also include a toilet, an office, and a storage room.

Once a week an oil truck will fill the South side oil tanks and every other week an oil truck will remove the waste from the North side. These are typically done during off hours, so as to not impede traffic and business operations.

Exterior Elevations

The design of the exterior will include face brick, EIFs, a precast band, aluminum canopy, pre-finished metal coping, and signage. See architectural exterior elevations for colored elevation renderings.

Regular Planning Commission

Meeting Date: 06/27/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

PUBLIC HEARING - "Skyline on Sunwood" Site Plan Review for a mixed use building at 7545 Sunwood Drive NW (PSD LLC).

Purpose/Background:

Site Location

The proposed site is on the north side of Sunwood Drive, between Sapphire Street and Center Street, and south of 145th Avenue NW. The 4-acre site is zoned COR-1 Mixed Use Core Subdistrict and guided as Mixed Use in the 2040 Comprehensive Plan.

Building Use

The mixed-use building is comprised of residential rental apartments and retail spaces. The 133-unit residential portion of the building contains a mix of studio, 1-, 2-, and 3-bedroom units on floors 2, 3, and 4. Resident amenity spaces are on the first and third floors featuring a swimming pool, fitness room, community rooms, business suites, a golf simulator, and a rooftop patio. The first floor contains enclosed parking areas along the east and west legs of the building. The overall density of the residential portion of the building is approximately 33.25 units/acre.

The retail spaces, totaling approximately 13,776 square feet, are located on the first floor at the southeast and southwest corners of the building. The spaces are subdividable into six bays, three on each end. The anticipated construction type of the building will limit the use of the spaces to retail, personal service, and office users. Limited coffee shop and restaurant users (such as a sandwich shop) are possible, but due to the anticipated construction design and venting restrictions, full-scale restaurants are not possible.

Building Design

The building will have three parts in a general U-shape creating a courtyard for the parking lot. The side that fronts Sunwood Drive on the south will be four stories in height with a flat roof. It contains the main entrance to the apartments. This side also contains large windows for the retail spaces, all with direct access to the sidewalk along Sunwood Drive. The portion of the first floor with smaller windows has the resident business spaces behind them.

The east and west legs of the building are only three stories in height with a hip roof and gables, similar to the roofline of the nearby Parkview East Apartments. The east and west portions of the first floor closest to Sunwood Drive has retail frontage wrapping around with a retail storefront (one each on Sapphire Street and Center Street). The west (Center Street) leg has amenity spaces at its north end with the community room and a two-story pool atrium. The middle portion of the west leg and the remainder of the east leg of the building will have parking behind the exterior walls. Some windows are provided. On the second and third stories of the east and west legs contain residential units. A rooftop patio is proposed above the pool atrium on the west leg.

Exterior materials will consist of brick veneer, corrugated metal siding with a corten steel finish, and LP lap siding. Each unit will have a balcony and magic-pack HVAC units for each of the apartments. The materials are generally consistent with the COR-1 standards, though lap siding is considered a complimentary material and must be high quality (no vinyl siding).

On the interior of the courtyard, along the areas adjacent to the first floor parking garage, rows of attached individual "tuck under" garages are shown with standing seam metal roofs.

Access and Parking

Vehicular access to the site will be from two driveways off 145th Avenue on the north side of the site. The 166-space surface parking lot is in the courtyard of the building. A total of 92 enclosed garage spaces are provided on the east and west legs of the building. Adjacent to the parking lot are 33 "tuck under" single-stall garages. Along the north side of the site, a detached garage building with fourteen individual garage stalls is proposed. In all 305 spaces are proposed. The requirement for the residential portion of the building is 1.5 spaces per unit (200 spaces) and one space per 200 square feet of retail space (69 spaces). The site does have approximately 36 spaces more than City Code requires and the applicant has stated that his residential properties tend to have a greater parking need.

Customers driving to the retail spaces will not likely use the parking lot. There is ample on-street parking on the streets adjacent to the storefronts. It is strongly recommended that the building management create a policy that employees of businesses park in the parking lot to keep on-street parking convenient to the customers.

Pedestrian Connections

Sidewalks will be constructed along all four surrounding roadways. Adjacent to Sunwood Drive, the sidewalk will have small planter boxes mirroring the ones across the street in front of City Hall. Along Center Street, a ten foot sidewalk behind the curb is shown according the the COR Framework. This same type of sidewalk is shown adjacent to the retail space along Sapphire Street. The remainder of Sapphire Street and 145th Avenue will have a traditional sidewalk with a boulevard. Bike racks are shown in two locations along Sunwood Drive. All retail spaces and the front door of the apartments can be accessed directly from Sunwood Drive.

Landscaping

From the EPB's June 17 agenda, it was noted that there is a mix of evergreen and deciduous trees and shrubs, with the evergreens being located internal to the site. The Landscape Plan includes boulevard trees along Sapphire Street, Center Street, and 145th Avenue, and 'single' planting beds along Sunwood Drive (this matches what is across the street in front of the Ramsey Municipal Center). Most of Staff's review comments focus on the boulevards and sidewalks. Comments regarding the sidewalk and streetscape have since been revised. Irrigation is proposed for the site. Staff has requested that the irrigation system be extended to provide coverage of the boulevard plantings along Sapphire Street and 145th Avenue, as well as the planting beds along Sunwood Drive. This will be very beneficial for the plants during hot and dry stretches throughout the growing season.

Lighting

The applicant provided a lighting plan with photometrics. The light levels shown across the parking lot are generally adequate and meet City Code. All lights must be downcast and shielded. The cut sheet provided for the wall-mouted lights indicates that the desired light can be angled in various positions. These lights will need to be downcast to meet Code and prevent glare.

There are street lights along Sunwood Drive and Center Street--taller ones at intersections with the shorter ones along the block. It is recommended that two additional shorter light poles be installed along Sapphire Street in the vicinity of the retail storefront with the same 70-foot spacing in order to cary the street scape and retail feel around the corner from Sunwood Drive.

Storm Water Management

Storm water in the COR is handled through a regional storm water basin instead of on site. The applicant will need to have the Lower Rum River Watershed approval due to the size of the project. The applicant will contribute an equal amount of constructing on-site basins towards the costs of the regional basin.

Outdoor Amenities

The site also features a covered patio, pickleball court, and two dog parks. These amenities are locted in the northwestern portion of the courtyard adjacent to the pool and community space. These spaces will be enclosed by vinyl-coated chain-link fences.

Utilities
The site is serviced by municipal water and sanitary sewer. There are some extra services that were installed anticipating multiple buildings on this block. The unused services will need to be removed by the applicant.

Signage
Signs in the COR must be an individual-letter design. Box signs are not allowed. The renderings show rectangles indicating the potential sign locations for the retail users and the plans note that there will be brick behind the signs. A sign for the apartment building is shown up near the roofline on the south facade. It is recommended that a sign allowance of 50 square feet be available at the first floor level near or above the apartment door so that it can be identified from the pedestrian/street level (this was granted for the Hilton Home2Suites building with a similar sign package). Another apartment sign is shown along the northwest roofline atop the pool atrium.

A monument sign is shown at the northeast corner of the site.

Public Safety
The City's Police and Fire Departments have reviewed the plans and provided input. The parking lot drive aisles are designed to accommodate the turning needs of a fire truck. The applicant has stated that he will work with staff at the time of building permit on a security plan for the building (key fob system, cameras, etc.).

Plat
A minor plat is proposed to replant the existing outlot into a buildable lot. Some right-of-way is dedicated for existing 145th Avenue NW at the northeast corner of the site. This type of plat is reviewed by the Council, but provided for the Planning Commission's interest. With the plat, site development fees and park dedication is required. Those fees will be set with a Development Agreement.

Notification:
Mailed notices were sent to property owners and residents 700 feet from the site. A proposed development sign was placed at the northeast corner of Sunwood Drive and Center Street. A legal notice was placed in the Anoka Union Hearld Newspaper.

Funding Source:
All costs associated with the proposed development are the responsibility of the applicant.

Recommendation:
Staff recommends approval of the proposed site plan and building with the conditions that are listed in the draft Resolution #24-170.

Outcome/Action:
Motion to recommend approval of the Site Plan for a mixed-use building at 7545 Sunwood Drive NW.

Attachments

Location Map
Resolution #24-170
Architectural Plans
Civil Plans
Landscape Plan
Lighting Plan
Final Plat

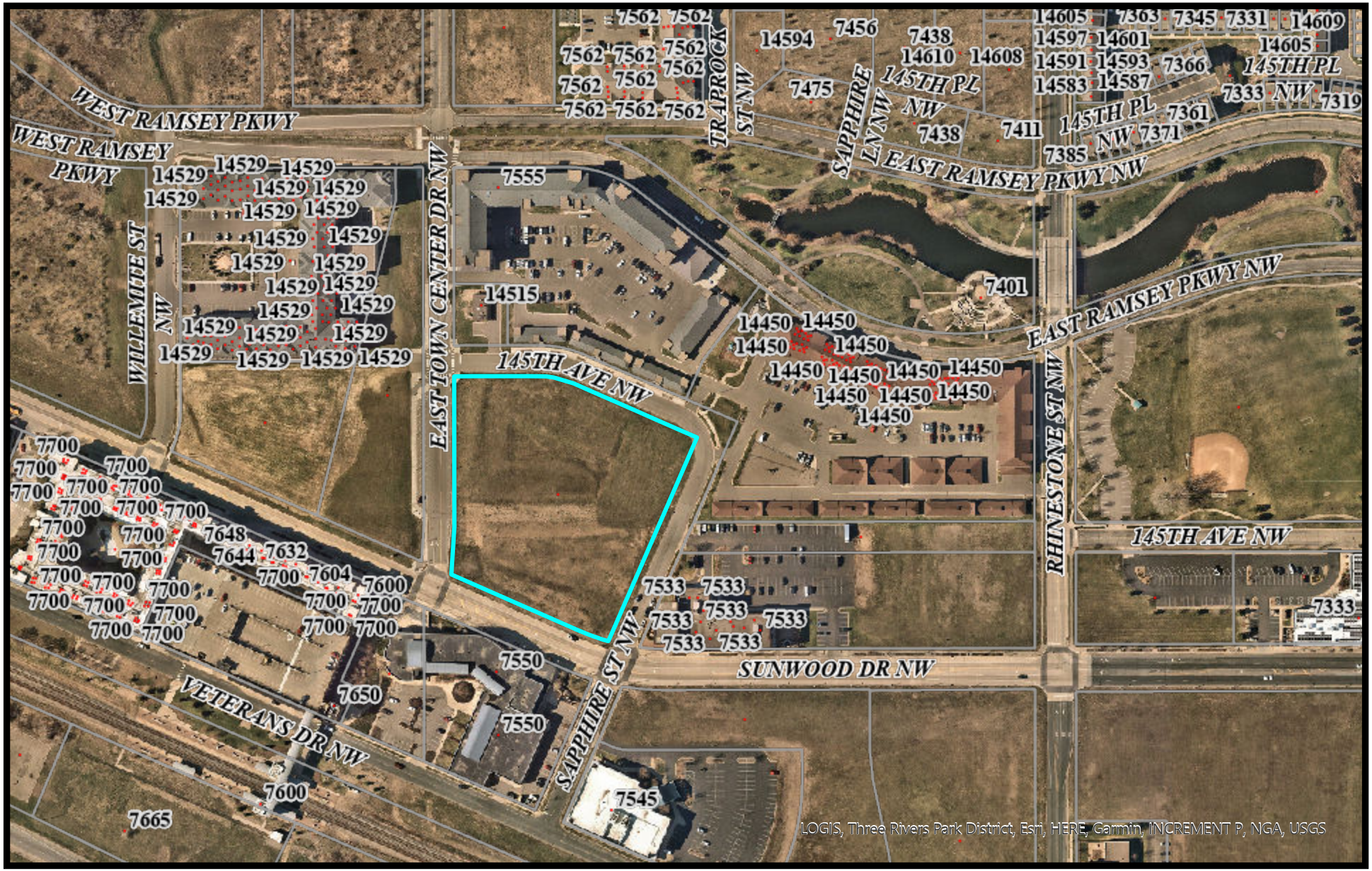
Unresolved Changemarks (6/20/2024)

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Dana Verbeek	06/21/2024 10:35 AM
Form Started By: Todd Larson		Started On: 06/13/2024 08:46 AM
Final Approval Date: 06/21/2024		

28-32-25-42-0018

Skyline Apartments



Print Date: May 20, 2024

0 0.02 0.04 0.07 0.11 0.14 mi

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

RESOLUTION #24-170

A RESOLUTION APPROVING A SITE PLAN FOR "SKYLINE ON SUNWOOD"

WHEREAS, The City of Ramsey received an application from PSD, LLC (the "**Applicant**"), requesting Site Plan approval on the property legally described as follows:

Lot 1, Block 1, Skyline on Sunwood, Anoka County, Minnesota

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

WHEREAS, the **Subject Property** is zoned COR-1, Mixed-Use Core Subdistrict, which is a mixed-use zoning designation within the COR zoning district, and guided for mixed uses in the 2040 Comprehensive Plan; and

WHEREAS, all principal uses within the COR-1 zoning district and all developments of multiple-family dwellings with three or more attached units require a formal Site Plan Review from Planning Commission and City Council; and

WHEREAS, the **Applicant** appeared before the Planning Commission for a public hearing on June 27, 2024, that said public hearing was properly advertised; and

WHEREAS, the Planning Commission reviewed the Site Plan at their regular meeting on July 9, 2024 and recommended approval; and

WHEREAS, the City Council reviewed the request at their meeting on May 14, 2024.

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

That the Ramsey City Council hereby grants approval of the Site Plan for Skyline on Sunwood on the **Subject Property** in accordance with relevant City Codes, subject to the following conditions:

1) Final legal form approved by the City Attorney.

2) That the **Applicant** enters into a Development Agreement with the City.

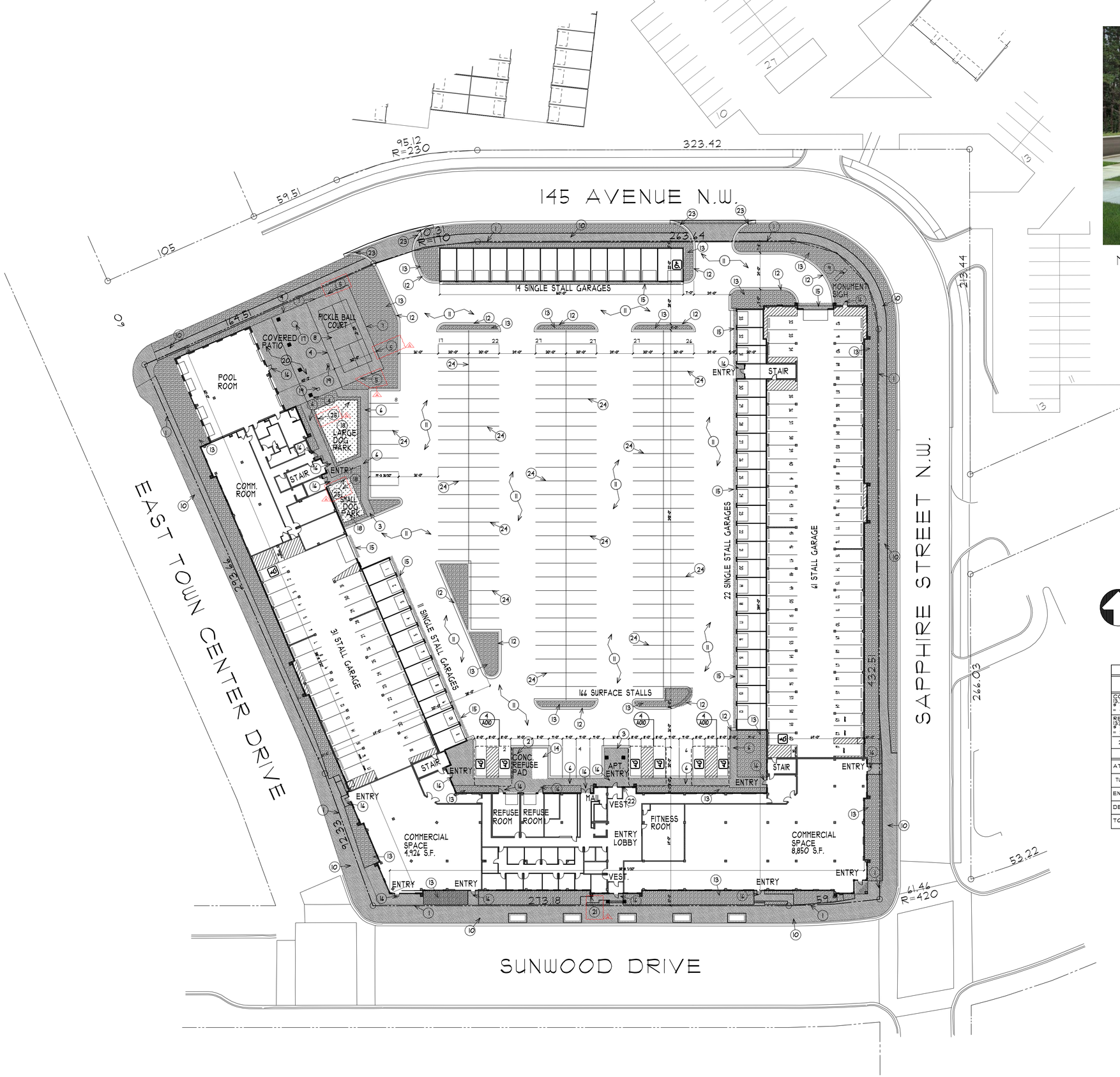
3) That the **Applicant** shall comply with all Staff comments as noted in ProjectDox, including, but not limited to:

   a. All lighting, including the wall-mounted lights, must be downcast and shielded.
   b. Unused utility services must be removed.

4) That a separate building permit and sign permit(s) are required.

5) Securing all other necessary permits from other agencies and providing a copy of said permits to the City.

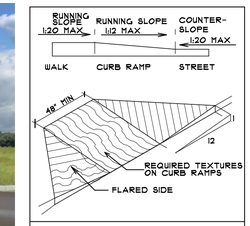
6) That the **Applicant** shall install light poles that do not exceed 20 feet in height.



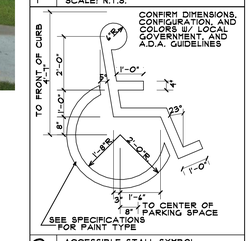
SITE PLAN
SCALE: 1" = 30'-0"



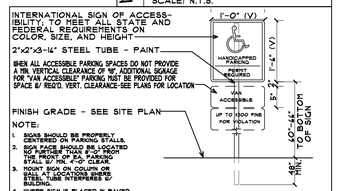
MONUMENT SIGN EXAMPLE



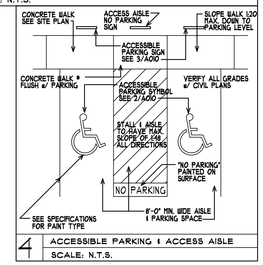
1 HANDICAP CURB CUT (TYP)
SCALE: N.T.S.



2 ACCESSIBLE STALL SYMBOL
SCALE: N.T.S.



3 ACCESSIBLE PARKING SIGN
SCALE: N.T.S.



4 ACCESSIBLE PARKING & ACCESS AISLE
SCALE: N.T.S.

PARKING CALC. & UNIT MIX	
STALLS REQUIRED	
COMMERCIAL SPACE: 13,774 S.F. TOTAL 1ST FLOOR @ 3 STALLS PER 1,000 S.F. = 40 STALLS PROVIDED	
RESIDENTIAL SPACE: 133 UNITS TOTAL 2ND - 4TH FLOORS @ 1.5 STALLS PER UNIT = 200 STALLS REQUIRED	
240 TOTAL STALLS REQUIRED	
STALLS PROVIDED	
AT GRADE PARKING GARAGE	166
TUCK-UNDER GARAGE STALLS	33
ENCLOSED PARKING GARAGE STALLS	92
DETACHED GARAGE STALLS	14
TOTAL PARKING STALLS PROVIDED	305

SITE PLAN NUMBER NOTES:

1. PROPERTY LINE, VERIFY W/ SURVEY.
2. CONCRETE PAD FOR REFUSE PICKUP.
3. PROVIDE ACCESSIBLE CURB CUT, SEE DETAIL 1/A010 OR CIVIL PLANS FOR SLOPING REQMTS.
4. 6' HIGH BLACK VINYL CHAIN LINK FENCE.
5. 10' HIGH BLACK VINYL CHAIN LINK FENCE. ⚠A
6. CONCRETE SIDEWALK, SEE CIVIL PLANS.
7. RETAINING WALL, SEE CIVIL PLANS.
8. PICKLEBALL COURT, VERIFY EXTENTS & EQUIPMENT W/ OWNER/G.C.
9. MONUMENT SIGN TO MEET CITY REQT'S, SEE PLANS BY SIGN VENDOR. - PROVIDE ELECT. VERIFY LOCATION W/ OWNER.
10. CITY SIDEWALK TO MEET CITY REQUIREMENTS, SEE CIVIL PLANS.
11. NEW BITUMINOUS PARKING AND DRIVE, SEE CIVIL PLANS.
12. CONCRETE CURB & GUTTER, SEE CIVIL PLANS.
13. GREEN SPACE THIS AREA, LANDSCAPING TO MEET CITY REQUIREMENTS.
14. PAD FOR TRANSFORMER, SEE ELECT. PLANS.
15. CONCRETE APRON, VERIFY EXTENTS WITH G.C.
16. CONCRETE STOOP, SEE STRUCTURAL PLANS.
17. FIRE PIT W/ GAS WITH AUTO SHUTOFF TIMER, VERIFY LOCATION W/ OWNER.
18. DOG PARK; LANDSCAPE TO SPECIFY A FINISH, VERIFY EXTENTS W/ OWNER/G.C. ⚠A
19. GAS OUTDOOR GRILL W/ AUTO SHUTOFF TIMER, VERIFY FUEL SOURCE W/ OWNER.
20. CONCRETE PATIO, VERIFY STYLE WITH OWNER, SEE CIVIL PLANS FOR DRAINAGE.
21. FIRE DEPARTMENT BUILDING CONNECTION, VERIFY LOCATION W/ FIRE MARSHAL.
22. FIRE DEPARTMENT KEY BOX, VERIFY LOCATION W/ FIRE MARSHAL.
23. CURB CUT PER CITY SPECS. VERIFY W/ CIVIL PLANS.
24. PAINTED PARKING STRIPES.
25. 4' HIGH BLACK VINYL CHAIN LINK FENCE W/ GATE. ⚠A

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DAVID J. HACHIZAK
LICENSED ARCHITECT
55381
STATE OF 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 Architect under the laws of the STATE OF MINNESOTA
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DEVELOPER:
PSD; LLC
MATT KUKER
7533 SUNWOOD DR NW
SUITE 315
RAMSEY, MN 55303
PHONE: (763) 427-5955

PROPOSED MIXED USE BLDG.:
SKYLINE ON SUNWOOD
RAMSEY, MN

REVISIONS COMMENTS	REVISIONS COMMENTS
	⚠A 06-12-24 ADDED SITE ELEMENTS

Project No.
22010
Issue Date:
May 13th, 2024
Document Set:
SITE PLAN SUBMITTAL

A010

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PLOTTED: 06-12-24 FILE: 220705 COM: 5

CODE SUMMARY

1. BUILDING DESCRIPTION:

A NEW (1) STORY (14) STALL PRIVATE PARKING GARAGE

2. BLDG. SUMMARY:

2018 I.B.C., 2020 MINNESOTA STATE BUILDING CODE, AND OTHER RELATED CODES.

A. CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION
- U OCCUPANCY - PRIVATE PARKING GARAGE - (SECTION 312)

B. CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

ALLOWABLE HEIGHT: (TABLE 504.3, 504.4 & 506.2)
- U OCCUPANCY ALLOWED: 1 STORY OR 40'-0"
- U OCCUPANCY ACTUAL: 1 STORY & 14'-0" (TO ROOF PEAK)

ALLOWABLE AREA:

EACH PRIVATE GARAGE SHALL BE NOT GREATER THAN 1,000 S.F. IN AREA MULTIPLE PRIVATE GARAGES ARE PERMITTED IN A BUILDING WHERE EACH PRIVATE GARAGE IS SEPARATED FROM THE OTHER PRIVATE GARAGES BY ONE HOUR FIRE BARRIERS I.B.C. 406.3.1

ALLOWABLE AREA: (506.2 & 506.3.2)

ALLOWABLE FLOOR AREA:	5,500 S.F.
FRONTAGE AREA INCREASE:	NA S.F.
TOTAL ALLOWABLE FLOOR AREA:	5,500 S.F.
FIRE AREA (14 STALL BLDG. ADA GARAGE):	3,520 S.F.

C. CHAPTER 6 - TYPE OF CONSTRUCTION
- TYPE V-B (NOT RATED)

D. CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES
- 706 FIRE WALLS - NOT REQUIRED
- 707 FIRE BARRIERS - PROVIDED

E. CHAPTER 9 - FIRE PROTECTION SYSTEMS
- SPRINKLER SYSTEM NOT REQUIRED

EXTERIOR MATERIAL SCHEDULE:

KEY	ITEM	COLOR
A	ADHERED THIN BRICK VENEER - MODULAR RUNNING BOND	DARK
B	ADHERED THIN BRICK VENEER - MODULAR SOLDIER COURSE	LIGHT GRAY
C	STONE CAP/ SILL BY THIN BRICK MFR	STANDARD COLOR - TBD
D	CORRUGATED METAL SIDING W/ EXPOSED FASTENERS	TBD BY OWNER
E	LP SMARTSIDE HORIZONTAL LAP SIDING W/ CEDAR MILL TEXTURE - 7" REVEAL	ABYSS BLACK OR CAVERN GRAY
F	LP SMARTSIDE HORIZONTAL LAP SIDING W/ CEDAR MILL TEXTURE - 5" REVEAL	QUARRY GRAY
G	LP SMARTSIDE HORIZONTAL LAP SIDING W/ CEDAR MILL TEXTURE - 5" REVEAL	WHITE GRANITE BY WOODTONE
H	LP SMARTSIDE 4X8 CEDAR WOOD GRAIN PANEL WITH MILL FINISH ALUMINUM. H-CHANNEL TRIM	QUARRY GRAY
J	LP SMARTSIDE CORNER TRIM (4" TYP. & 4" @ ITEM "G")	BLACK
K	PRE-FINISHED METAL FASCIA/SOFFIT	BLACK
L	PRE-FAB METAL COPING. FLASHING; COLOR TO MATCH ADJ. MAT.	COLOR MATCH ITEM "D"
M	ASPHALT SHINGLES	DARK GRAY
N	CONTINUOUS FILTERED RIDGE VENT	MATCH SHINGLES
P	STANDING SEAM METAL ROOF	BLACK
Q	PRE-FABRICATED ALUM. POWDER COAT SUNSHADE CANOPY BY OTHERS	COLOR MATCH ITEM "D"
R	PRE-FABRICATED ALUM. POWDER COAT COVERED CANOPY BY OTHERS	COLOR MATCH ITEM "D"
S	PRE-FABRICATED SUSPENDED ALUM. BALCONY (RODS ON OUTSIDE)	BLACK
T	ALUM. GUARD RAIL SYSTEM W/ TEMPERED GLASS @42" A.F.F. WALL MOUNTED TO PARAPET. LED STRIP LIGHT UNDER TOP RAIL.	BLACK RAIL SYSTEM - CLEAR GLAZING
U	VINYL WINDOWS	BLACK
V	VINYL WINDOWS	BLACK EXTERIOR - WHITE INTERIOR
W	ALUMINUM GARAGE DOOR W/ FULL VIEW GLAZING	BLACK FRAME - CLEAR GLAZING
X	INSULATED STEEL OVERHEAD DOOR	QUARRY GRAY
Y	PTAC/ MAGIC PAK LOUVER	PAINTED TO MATCH ADJ MATERIAL
Z	SIGNAGE LOCATION - VERIFY W/ OWNER (KEEP BRICK BEHIND IT)	N/A
AA	PRE-FABRICATED ALUM. POWDER COAT PERGOLA	BLACK
BB	LP SMARTSIDE HOR. TRIM BOAR W/ CEDAR MILL TEXTURE - 7" REVEAL	BLACK
CC	LP SMARTSIDE VERT. TRIM BOAR W/ CEDAR MILL TEXTURE - 5" REVEAL	BLACK
DD	RETAINING WALL	SEE CIVIL PLANS
EE	6' HIGH VINYL CHAIN LINK FENCE	BLACK
FF	SIGNAGE LOCATION - VERIFY W/ OWNER	DARK
GG	STAINED PRECAST	LIGHT GRAY
HH	10' HIGH VINYL CHAIN LINK FENCE	BLACK

NOTE: DOWNSPOUTS PAINTED TO MATCH ADJ. MTL.

NOTE: ALL MATERIALS TO MATCH APARTMENT BUILDING



ASPHALT SHINGLES
ITEM "M"



THIN BRICK VENEER
ITEM "A"



CORRUGATED
METAL SIDING
ITEM "D"



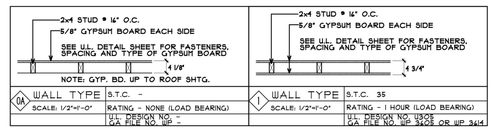
7" LP SIDING
ITEM "E"

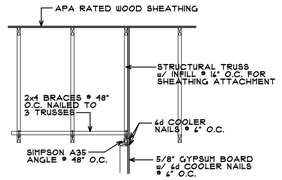


5" LP SIDING
ITEM "F"

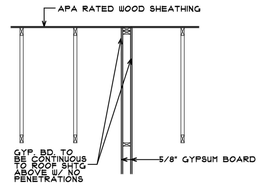


LP PANEL
ITEM "G"

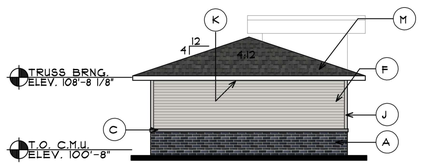




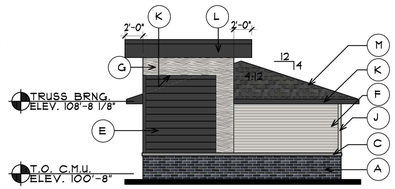
2 SHEATHING ATTACHMENT DETAIL
NO SCALE



3 FIRE BARRIER DETAIL
NO SCALE



GAR. LEFT ELEV.
SCALE: 1/8" = 1'-0"



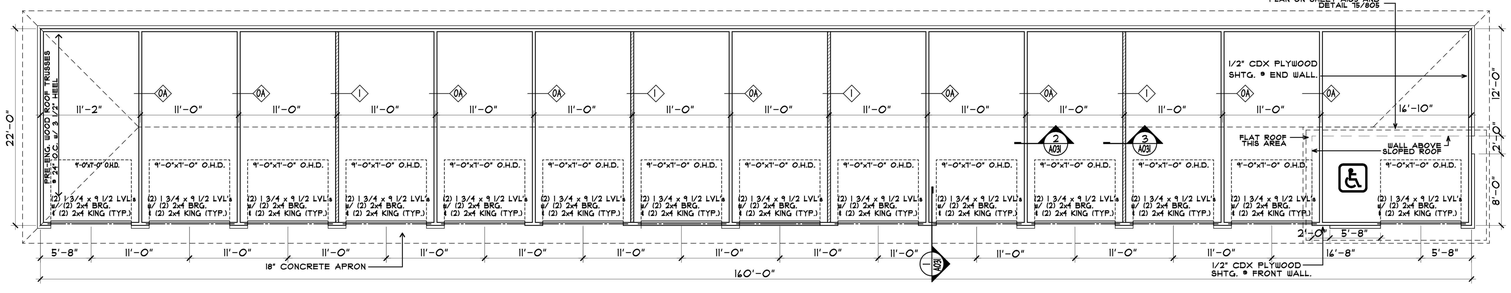
GAR. RIGHT ELEV.
SCALE: 1/8" = 1'-0"



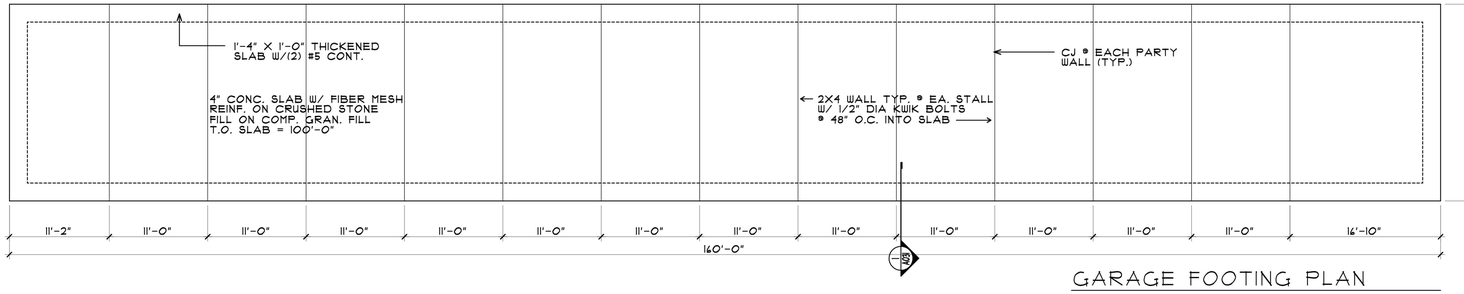
GARAGE REAR ELEV.
SCALE: 1/8" = 1'-0"



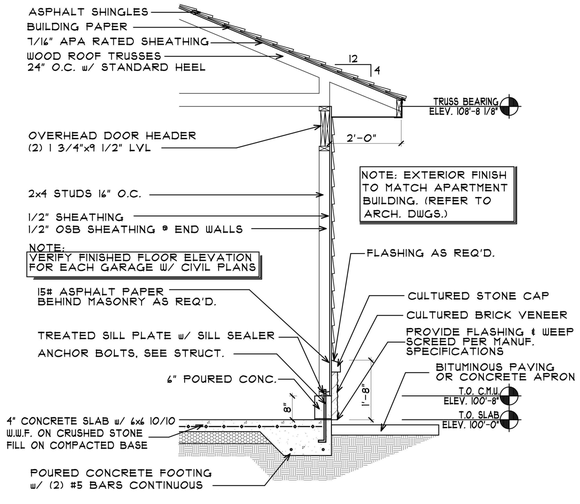
GARAGE FRONT ELEV.
SCALE: 1/8" = 1'-0"



GARAGE FLOOR PLAN
SCALE: 1/8" = 1'-0"



GARAGE FOOTING PLAN
SCALE: 1/8" = 1'-0"



WALL SECTION
SCALE: 1/2" = 1'-0"

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PROPOSED MIXED USE BLDG.:
SKYLINE
ON SUNWOOD
RAMSEY, MN

REVISIONS COMMENTS

Project No.
22010
Issue Date:
May 13th, 2024
Document Set:
SITE PLAN
SUBMITTAL

A030

PLOTTED: 06-12-24 FILE: 220700 COM: 5

FIRST FLOOR PLAN
SCALE: 1" = 20'-0"

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REVISIONS COMMENTS

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Project No.
22010
Issue Date:
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Document Set:
SITE PLAN SUBMITTAL

A101

PLOTTED: 05-13-24 FILE: 22070P COM: 5

ACCESSIBILITY	UNIT MIX							
	UNIT TYPE	2ND FLR.	3RD FLR.	4TH FLR.	TOTAL	S.F.	%	TOTAL
B	A1 (STUDIO) (1 BATH)	1	1	1	3	801 S.F.	2.3%	17 = 12.8 %
B	A2 (STUDIO) (1 BATH)	3	3	1	7	515 S.F.	5.2%	
B	A3 (STUDIO) (1 BATH)	1	1	1	2	712 S.F.	1.5%	
B	A4 (STUDIO) (1 BATH)	1	1	1	3	591 S.F.	2.3%	
A	A5 (STUDIO) (1 BATH)	–	–	1	1	543 S.F.	0.7%	
B	A6 (STUDIO) (1 BATH)	–	–	1	1	803 S.F.	0.7%	
B	B1 (1 BED) (1 BATH)	2	2	–	4	801 S.F.	3.0%	48 = 34.1 %
B	B2 (1 BED) (1 BATH)	8	8	2	18	774 S.F.	13.5%	
B	B3 (1 BED) (1 BATH)	6	4	3	13	749 S.F.	9.8%	
B	B4 (1 BED) (1 BATH)	1	1	–	2	745 S.F.	1.5%	
B	B5 (1 BED) (1 BATH w/ DEN)	–	2	–	2	848 S.F.	1.5%	
B	B6 (1 BED) (1 BATH w/ DEN)	1	1	–	2	878 S.F.	1.5%	
B	B7 (1 BED) (1 BATH)	1	1	1	3	753 S.F.	2.3%	
B	B8 (1 BED) (1 BATH)	1	1	1	3	1,049 S.F.	2.3%	
A	B9 (1 BED) (1 BATH)	1	–	–	1	955 S.F.	0.7%	
B	C1 (2 BED) (2 BATH)	1	1	1	3	1,049 S.F.	2.3%	64 = 48.1 %
B	C2 (2 BED) (2 BATH)	5	5	4	14	1,004 S.F.	10.5%	
B	C3 (2 BED) (2 BATH)	1	1	–	2	981 S.F.	1.5%	
B	C4 (2 BED) (1 BATH)	3	3	–	6	1,004 S.F.	4.5%	
B	C5 (2 BED) (1 BATH)	10	10	2	22	981 S.F.	14.5%	
B	C6 (2 BED) (1 BATH)	1	1	1	3	920 S.F.	2.3%	
B	C7 (2 BED) (2 BATH)	1	1	1	3	1,144 S.F.	2.3%	
B	C8 (2 BED) (2 BATH)	1	1	–	2	1,174 S.F.	1.5%	
B	C9 (2 BED) (2 BATH)	1	1	–	2	1,203 S.F.	1.5%	
A	C10 (2 BED) (1 BATH)	1	–	–	1	1,154 S.F.	0.7%	
B	C11 (2 BED) (2 BATH)	2	2	1	5	1,028 S.F.	3.8%	
B	C12 (2 BED) (2 BATH)	–	–	1	1	1,057 S.F.	0.7%	
B	D1 (3 BED) (2 BATH)	1	2	–	3	1,498 S.F.	2.3%	4 = 3.0 %
B	D2 (3 BED) (2 BATH)	1	–	–	1	1,448 S.F.	0.7%	
	TOTAL	54	51	23	133			

SECOND FLOOR PLAN
SCALE: 1" = 20'-0"

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STATE OF MINNESOTA

REVISIONS COMMENTS

REVISIONS COMMENTS

Project No.
22070
Issue Date:
May 13th, 2024
Document Set:
SITE PLAN SUBMITTAL

A102

PLOTTED: 05-13-24 FILE: 22070P COM: 5

ACCESSIBILITY	UNIT MIX							
	UNIT TYPE	2ND FLR.	3RD FLR.	4TH FLR.	TOTAL	S.F.	%	TOTAL
B	A1 (STUDIO) (1 BATH)	1	1	1	3	801 S.F.	2.3%	17 = 12.8 %
B	A2 (STUDIO) (1 BATH)	3	3	1	7	515 S.F.	5.2%	
B	A3 (STUDIO) (1 BATH)	1	1	1	2	712 S.F.	1.5%	
B	A4 (STUDIO) (1 BATH)	1	1	1	3	591 S.F.	2.3%	
A	A5 (STUDIO) (1 BATH)	–	–	1	1	543 S.F.	0.7%	
B	A6 (STUDIO) (1 BATH)	–	–	1	1	603 S.F.	0.7%	
B	B1 (1 BED) (1 BATH)	2	2	–	4	801 S.F.	3.0%	48 = 34.1 %
B	B2 (1 BED) (1 BATH)	8	8	2	18	774 S.F.	13.5%	
B	B3 (1 BED) (1 BATH)	6	4	3	13	749 S.F.	9.8%	
B	B4 (1 BED) (1 BATH)	1	1	–	2	745 S.F.	1.5%	
B	B5 (1 BED) (1 BATH w/ DEN)	–	2	–	2	848 S.F.	1.5%	
B	B6 (1 BED) (1 BATH w/ DEN)	1	1	–	2	878 S.F.	1.5%	
B	B7 (1 BED) (1 BATH)	1	1	1	3	753 S.F.	2.3%	
B	B8 (1 BED) (1 BATH)	1	1	1	3	1,049 S.F.	2.3%	
A	B9 (1 BED) (1 BATH)	1	–	–	1	955 S.F.	0.7%	
B	C1 (2 BED) (2 BATH)	1	1	1	3	1,049 S.F.	2.3%	64 = 48.1 %
B	C2 (2 BED) (2 BATH)	5	5	4	14	1,004 S.F.	10.5%	
B	C3 (2 BED) (2 BATH)	1	1	–	2	981 S.F.	1.5%	
B	C4 (2 BED) (1 BATH)	3	3	–	6	1,004 S.F.	4.5%	
B	C5 (2 BED) (1 BATH)	10	10	2	22	981 S.F.	14.5%	
B	C6 (2 BED) (1 BATH)	1	1	1	3	920 S.F.	2.3%	
B	C7 (2 BED) (2 BATH)	1	1	1	3	1,144 S.F.	2.3%	
B	C8 (2 BED) (2 BATH)	1	1	–	2	1,174 S.F.	1.5%	
B	C9 (2 BED) (2 BATH)	1	1	–	2	1,203 S.F.	1.5%	
A	C10 (2 BED) (1 BATH)	1	–	–	1	1,154 S.F.	0.7%	
B	C11 (2 BED) (2 BATH)	2	2	1	5	1,028 S.F.	3.8%	
B	C12 (2 BED) (2 BATH)	–	–	1	1	1,051 S.F.	0.7%	
B	D1 (3 BED) (2 BATH)	1	2	–	3	1,498 S.F.	2.3%	4 = 3.0 %
B	D2 (3 BED) (2 BATH)	1	–	–	1	1,448 S.F.	0.7%	
	TOTAL	**54**	**51**	**23**	**133**			

THIRD FLOOR PLAN
SCALE: 1" = 20'-0"

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Name DAVID J. MACHRAK

REVISIONS COMMENTS

Project No.
22070
Issue Date:
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Document Set:
SITE PLAN SUBMITTAL

A103

PLOTTED: 05-13-24 FILE: 22070P COM: 5

ACCESSIBILITY	UNIT MIX							
	UNIT TYPE	2ND FLR.	3RD FLR.	4TH FLR.	TOTAL	S.F.	%	TOTAL
B	A1 (STUDIO) (1 BATH)	1	1	1	3	801 S.F.	2.3%	17 = 12.8 %
B	A2 (STUDIO) (1 BATH)	3	3	1	7	515 S.F.	5.2%	
B	A3 (STUDIO) (1 BATH)	1	1	1	2	712 S.F.	1.5%	
B	A4 (STUDIO) (1 BATH)	1	1	1	3	591 S.F.	2.3%	
A	A5 (STUDIO) (1 BATH)	–	–	1	1	543 S.F.	0.7%	
B	A6 (STUDIO) (1 BATH)	–	–	1	1	803 S.F.	0.7%	
B	B1 (1 BED) (1 BATH)	2	2	–	4	801 S.F.	3.0%	48 = 34.1 %
B	B2 (1 BED) (1 BATH)	8	8	2	18	774 S.F.	13.5%	
B	B3 (1 BED) (1 BATH)	6	4	3	13	749 S.F.	9.8%	
B	B4 (1 BED) (1 BATH)	1	1	–	2	745 S.F.	1.5%	
B	B5 (1 BED) (1 BATH W/ DEN)	–	2	–	2	848 S.F.	1.5%	
B	B6 (1 BED) (1 BATH W/ DEN)	1	1	–	2	878 S.F.	1.5%	
B	B7 (1 BED) (1 BATH)	1	1	1	3	753 S.F.	2.3%	
B	B8 (1 BED) (1 BATH)	1	1	1	3	1,044 S.F.	2.3%	
A	B9 (1 BED) (1 BATH)	1	–	–	1	955 S.F.	0.7%	
B	C1 (2 BED) (2 BATH)	1	1	1	3	1,049 S.F.	2.3%	64 = 48.1 %
B	C2 (2 BED) (2 BATH)	5	5	4	14	1,004 S.F.	10.5%	
B	C3 (2 BED) (2 BATH)	1	1	–	2	981 S.F.	1.5%	
B	C4 (2 BED) (1 BATH)	3	3	–	6	1,004 S.F.	4.5%	
B	C5 (2 BED) (1 BATH)	10	10	2	22	981 S.F.	14.5%	
B	C6 (2 BED) (1 BATH)	1	1	1	3	920 S.F.	2.3%	
B	C7 (2 BED) (2 BATH)	1	1	1	3	1,146 S.F.	2.3%	
B	C8 (2 BED) (2 BATH)	1	1	–	2	1,174 S.F.	1.5%	
B	C9 (2 BED) (2 BATH)	1	1	–	2	1,203 S.F.	1.5%	
A	C10 (2 BED) (1 BATH)	1	–	–	1	1,154 S.F.	0.7%	
B	C11 (2 BED) (2 BATH)	2	2	1	5	1,028 S.F.	3.8%	
B	C12 (2 BED) (2 BATH)	–	–	1	1	1,057 S.F.	0.7%	
B	D1 (3 BED) (2 BATH)	1	2	–	3	1,498 S.F.	2.3%	4 = 3.0 %
B	D2 (3 BED) (2 BATH)	1	–	–	1	1,448 S.F.	0.7%	
	TOTAL	**54**	**54**	**23**	**133**			

FOURTH FLOOR PLAN
SCALE: 1" = 20'-0"

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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 Architect under the laws of the state of MINNESOTA
Name DAVID J. MAJCHRZAK

PROPOSED MIXED USE BLDG.:
SKYLINE ON SUNWOOD
RAMSEY, MN

REVISIONS COMMENTS

Project No.
22010
Issue Date:
May 13th, 2024
Document Set:
SITE PLAN SUBMITTAL

PLOTTED: 05-13-24
FILE: 22070P
COM: 5

A104

ROOF NOTES:

- NOTE: SEE MECHANICAL PLANS FOR ROOF TOP HVAC UNIT LOCATIONS AND CURB DETAILS.
- NOTE: SEE PLUMBING PLANS FOR ROOF TOP PENETRATION LOCATIONS AND FLASHING DETAILS.
- SEAL ALL MECHANICAL, ELECTRICAL & PLUMBING PENETRATIONS AIR TIGHT, UTILIZE ASTM APPROVED ASSEMBLIES WHERE FIRE RATED CONSTRUCTION IS INDICATED, SEE TEP PLANS FOR LOCATIONS.
- PAINT ALL ROOF TOP EQUIPMENT, VENT STACKS, EXHAUST FANS AND FLUES, ETC. TO MATCH ROOFING COLOR.
- INSTALL ALL VENT STACKS ON THE REAR SLOPE OF THE ROOF.
- BASE/CAP FLASHING, COUNTER FLASHING AND DRIP EDGE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS BEFORE APPLYING SHINGLES. IBC 1507.2.8)
- PROVIDE ICE & WATER SHIELD AT ALL ROOF EDGES (SEE B/A6D1 AND 2'-0" EACH SIDE OF VALLEYS.
- PROVIDE ATTIC DRAFT STOPS IN LINE WITH UNIT DEMISING WALLS AT UNITS OR 3,000 S.F. MAX. TYP. ONIT ALONG ONE SIDE OF CORRIDOR (SEE DETS. 23 & 24 A8D2)
- NOTE: VERIFY LOCATION OF ROOF HATCH w/ G.C.
- DRAFT STOPPING MATERIALS NOT LESS THAN:
  - 1/2" GYPSUM BOARD
  - 3/8" WOOD STRUCTURAL PANEL
  - 1/2" NOMINAL WOOD
  - 1" NOMINAL FIBERBOARD
  - CEMENT FIBERBOARD
- IF MAIN ROOF IS SHEATHED BEFORE CORNERS ARE FORMED PROVIDE MIN. 22"x30" OPENINGS IN ROOF SHEATHING FOR ACCESS AND VENTILATION.
- PROVIDE SNOW FALL PROTECTION AT ALL METAL ROOF EDGES.
- VERIFY WITH ROOFING MANUFACTURER THE UNDERLAYMENT REQUIREMENTS WHERE THE ROOF PITCH IS LESS THAN 4:0 i.e. ICE & WATER SHIELD.
- NOTE: LOCATE DOWNSPOUTS AS CLOSE TO INSIDE BENDS AS POSSIBLE
- PROVIDE DOWNSPOUT CONNECTION FROM ALL SHED ROOFS TO MAIN BAYS
- GUTTERS TO BE 6" K-STYLE. DOWNSPOUTS HEAVY DUTY SURFACE MOUNTED. SEE SPECIFICATIONS FOR RECOMMENDED TYPES.
- PROVIDE PRE-CAST CONCRETE SPLASH BLOCKS AT EACH DOWNSPOUT. VERIFY LOCATIONS
- PRE-FABRICATED DOWNSPOUTS CONNECT TO UNDERGROUND DRAINAGE SYSTEM. AIR GAP AT GRADE TO PREVENT BACK-UPS VERIFY LOCATIONS WITH CIVIL PLANS
- SHED ROOF HATCH IS PROVIDED. ALSO PROVIDE A PERMANENT LADDER FROM CATWALK TO HATCH IN ATTIC VERIFY LOCATION.
- NOTE: RUN SECONDARY OVERFLOW DRAINS TO THE 2ND FLOOR TRUSS CHASE. RUN UP TO AN EXTERIOR WALL TO AN OVERFLOW SCUPPER ON EXTERIOR WALL. SEE PLUMBING PLANS FOR LOCATIONS.
- NOTE: SECONDARY ROOF DRAIN ABOVE (2ND FLOOR) TO PRIMARY ROOF DRAIN.
- NOTE: RUN SECONDARY OVERFLOW DRAINS TO EXTERIOR WALL AS AN OVERFLOW SCUPPER. SEE PLUMBING PLANS FOR LOCATIONS.
- AT WALL-TO-PITCHED ROOF TRANSITIONS, COUNTER FLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. IBC 1507.3.9)

ROOF PLAN KEY

- 2 HR. RATED LID ON TOP OF 2 HR. RATED SHAFT BELOW
- 1 HR. RATED LID ON TOP OF 1 HR. RATED SHAFT BELOW
- STATIC ATTIC VENT
- TURBINE ATTIC VENT OR RELIEF VENT AS REQ'D. BY ROOFING MANUF.
- SMART FIRE BARRIER TO UNDERSIDE OF ROOF SHEATHING
- FIRE WALL TO UNDERSIDE OF ROOF SHEATHING
- FLAT ROOF SLOPING TO DRAIN. VERIFY DRAIN LOCATIONS AND QUANTITIES W/ PLUMBING PLANS
- ICE & WATER SHIELD
- VAULT UNIT CEILING UP FROM 7'-0" TO 10'-0" AT 2/2 SLOPE - VERIFY LOCATION OF VAULTED AREA WITH UNIT PLANS BELOW
- METAL ROOF THIS AREA
- ASPHALT SHINGLE ROOF THIS AREA
- ROCK BALLAST ON MEMBRANE ROOF THIS AREA
- GYPSUM SHEATHING WITH NON-VENTED SOFFIT PANELS THIS AREA
- VENTED SOFFIT PANELS THIS AREA
- SNOW FILTERED RIDGE VENT
- WALL SOFFIT — GUTTERS — 6" GUTTER & 3"x4" DOUNSPOUT
- RAISED PARAPET OR ARCHITECTURAL FEATURE

ROOF PLAN
SCALE: 1" = 20'-0"

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RAMSEY, MN

REVISIONS COMMENTS	REVISIONS COMMENTS

Project No.
22070
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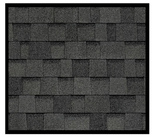
A105

PLOTTED: 05-13-24 FILE: 22070P COM: 5

EXTERIOR MATERIAL SCHEDULE:

KEY	ITEM	COLOR
A	ADHERED THIN BRICK VENEER - MODULAR RUNNING BOND	DARK
B	ADHERED THIN BRICK VENEER - MODULAR SOLDIER COURSE	LIGHT GRAY
C	STONE CAP/ SILL BY THIN BRICK MFR	STANDARD COLOR - TBD
D	CORRUGATED METAL SIDING W/ EXPOSED FASTENERS	TBD BY OWNER
E	LP SMARTSIDE HORIZONTAL LAP SIDING W/ CEDAR MILL TEXTURE - 7" REVEAL	ABYSS BLACK OR CAVERN GRAY
F	LP SMARTSIDE HORIZONTAL LAP SIDING W/ CEDAR MILL TEXTURE - 5" REVEAL	QUARRY GRAY
G	LP SMARTSIDE HORIZONTAL LAP SIDING W/ CEDAR MILL TEXTURE - 5" REVEAL	WHITE GRANITE BY WOODTONE
H	LP SMARTSIDE 4X8 CEDAR WOOD GRAIN PANEL WITH MILL FINISH ALUMINUM, H-CHANNEL TRIM	QUARRY GRAY
J	LP SMARTSIDE CORNER TRIM (4" TYP. & 4" @ ITEM "G")	BLACK
K	PRE-FINISHED METAL FASCIA/SOFFIT	BLACK
L	PRE-FAB METAL COPING FLASHING; COLOR TO MATCH ADJ. MAT.	COLOR MATCH ITEM "D"
M	ASPHALT SHINGLES	DARK GRAY
N	CONTINUOUS FILTERED RIDGE VENT	MATCH SHINGLES
P	STANDING SEAM METAL ROOF	BLACK
Q	PRE-FABRICATED ALUM. POWDER COAT SUNSHADE CANOPY BY OTHERS	COLOR MATCH ITEM "D"
R	PRE-FABRICATED ALUM. POWDER COAT COVERED CANOPY BY OTHERS	COLOR MATCH ITEM "D"
S	PRE-FABRICATED SUSPENDED ALUM. BALCONY (RODS ON OUTSIDE)	BLACK
T	ALUM. GUARD RAIL SYSTEM W/ TEMPERED GLASS @ 42" A.F.F. WALL MOUNTED TO PARAPET, LED STRIP LIGHT UNDER TOP RAIL	BLACK RAIL SYSTEM - CLEAR GLAZING
U	VINYL WINDOWS	BLACK
V	VINYL WINDOWS	BLACK EXTERIOR - WHITE INTERIOR
W	ALUMINUM GARAGE DOOR W/ FULL VIEW GLAZING	BLACK FRAME - CLEAR GLAZING
X	INSULATED STEEL OVERHEAD DOOR	QUARRY GRAY
Y	PTAC/ MAGIC PAK LOUVER	PAINTED TO MATCH ADJ MATERIAL
Z	SIGNAGE LOCATION - VERIFY W/ OWNER (KEEP BRICK BEHIND IT)	N/A
AA	PRE-FABRICATED ALUM. POWDER COAT PERGOLA	BLACK
BB	LP SMARTSIDE HOR. TRIM BOAR W/ CEDAR MILL TEXTURE - 7" REVEAL	BLACK
CC	LP SMARTSIDE VERT. TRIM BOAR W/ CEDAR MILL TEXTURE - 5" REVEAL	BLACK
DD	RETAINING WALL	SEE CIVIL PLANS
EE	6' HIGH VINYL CHAIN LINK FENCE	BLACK
FF	BACKLIT SIGNAGE LOCATION - VERIFY W/ OWNER	DARK
GG	STAINED PRECAST	QUARRY GRAY
HH	10' HIGH VINYL CHAIN LINK FENCE	BLACK

NOTE: DOWNSPOUTS PAINTED TO MATCH ADJ. MTL.



ASPHALT SHINGLES
ITEM "M"



THIN BRICK VENEER
ITEM "A"



CORRUGATED
METAL SIDING
ITEM "D"



7" LP SIDING
ITEM "E"



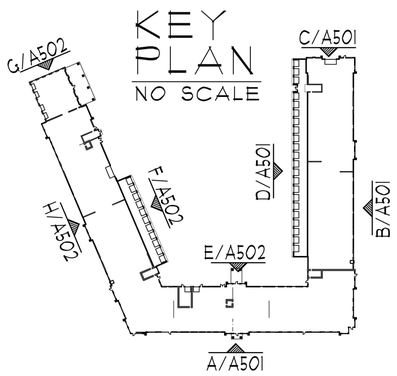
5" LP SIDING
ITEM "F"



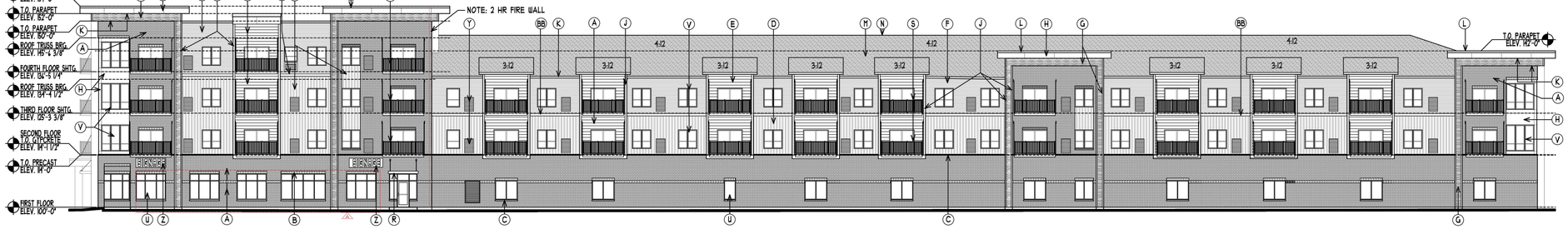
LP PANEL
ITEM "G"



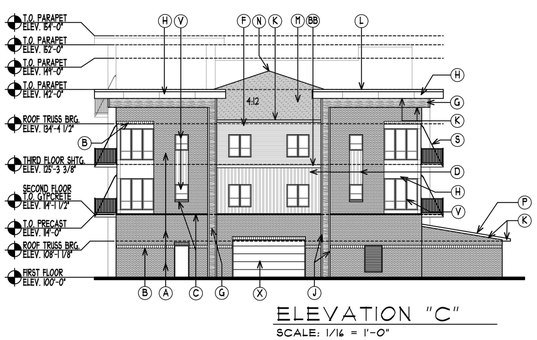
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SCALE: 1/16 = 1'-0"



KEY PLAN
NO SCALE



ELEVATION "B"
SCALE: 1/16 = 1'-0"



ELEVATION "C"
SCALE: 1/16 = 1'-0"



ELEVATION "D"
SCALE: 1/16 = 1'-0"

FILE: 22070E COM: 3 PLOTTED: 06-12-24

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PROPOSED MIXED USE BLDG.:
SKYLINE ON SUNWOOD
RAMSEY, MN

REVISIONS COMMENTS	REVISIONS COMMENTS
1 06-12-24 ADDENDUM #2 CITY RESPONSE	

Project No. 22070
Issue Date: May 13th, 2024

Document Set: SITE PLAN SUBMITTAL

A501



ASPHALT SHINGLES
ITEM "M"



THIN BRICK VENEER
ITEM "A"



CORRUGATED
METAL SIDING
ITEM "D"



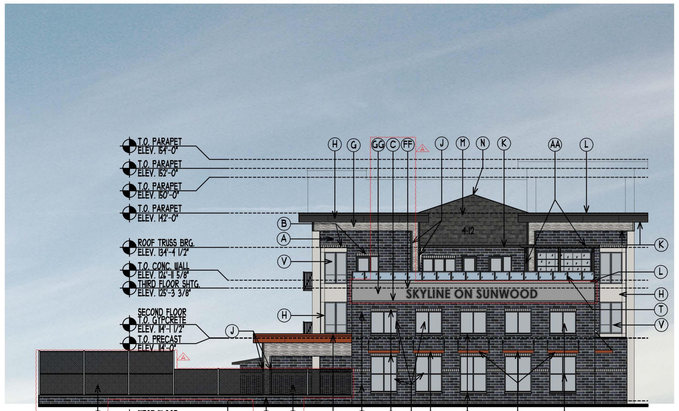
7" LP SIDING
ITEM "E"



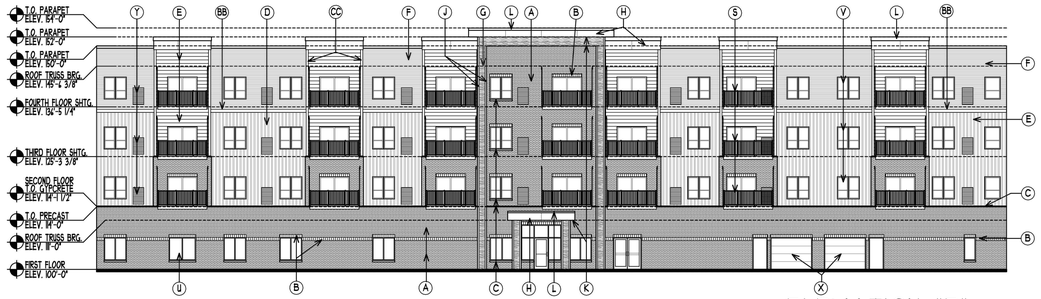
5" LP SIDING
ITEM "F"



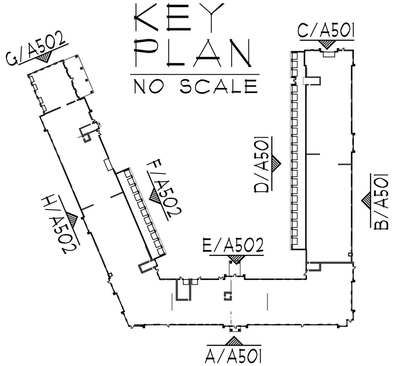
LP PANEL
ITEM "G"

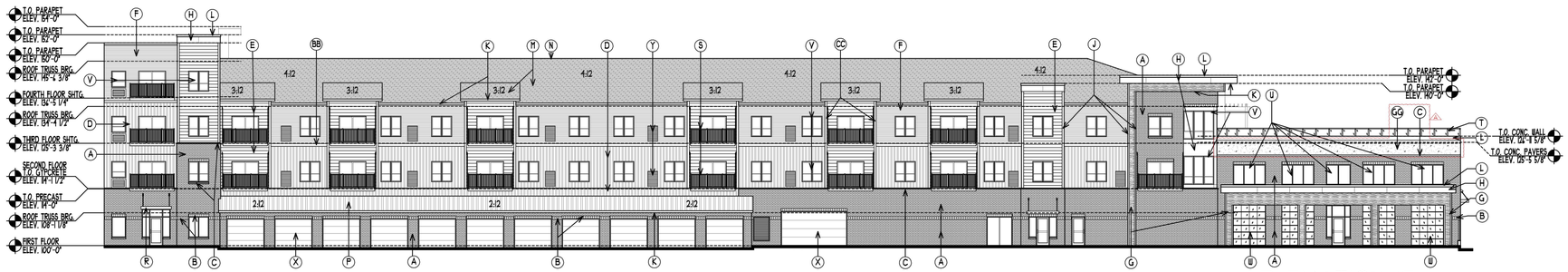


ELEVATION "G"
SCALE: 1/16 = 1'-0"



ELEVATION "E"
SCALE: 1/16 = 1'-0"





ELEVATION "F"
SCALE: 1/16 = 1'-0"



ELEVATION "H"
SCALE: 1/16 = 1'-0"

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L	PRE-FAB METAL COPING FLASHING; COLOR TO MATCH ADJ. MAT.	COLOR MATCH ITEM "D"
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S	PRE-FABRICATED SUSPENDED ALUM. BALCONY (RODS ON OUTSIDE)	BLACK
T	ALUM. GUARD RAIL SYSTEM W/ TEMPERED GLASS 42" A.F.F. WALL MOUNTED TO PARAPET, LED STRIP LIGHT UNDER TOP RAIL	BLACK RAIL SYSTEM - CLEAR GLAZING
U	VINYL WINDOWS	BLACK
V	VINYL WINDOWS	BLACK EXTERIOR - WHITE INTERIOR
W	ALUMINUM GARAGE DOOR W/ FULL VIEW GLAZING	BLACK FRAME - CLEAR GLAZING
X	INSULATED STEEL OVERHEAD DOOR	QUARRY GRAY
Y	PTAC/ MAGIC PAK LOUVER	PAINTED TO MATCH ADJ MATERIAL
Z	SIGNAGE LOCATION - VERIFY W/ OWNER (KEEP BRICK BEHIND IT)	N/A
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BB	LP SMARTSIDE HOR. TRIM BOAR W/ CEDAR MILL TEXTURE - 7" REVEAL	BLACK
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EE	6' HIGH VINYL CHAIN LINK FENCE	BLACK
FF	BACKLIT SIGNAGE LOCATION - VERIFY W/ OWNER	DARK
GG	STAINED PRECAST	QUARRY GRAY
HH	10' HIGH VINYL CHAIN LINK FENCE	BLACK

NOTE: DOWNSPOUTS PAINTED TO MATCH ADJ. MTL.

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REVISIONS	COMMENTS	REVISIONS	COMMENTS
1 05-13-24	ADDENDUM #1 CITY RESPONSE		

Project No. 22070
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Document Set: SITE PLAN SUBMITTAL

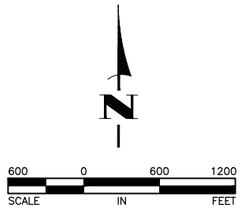
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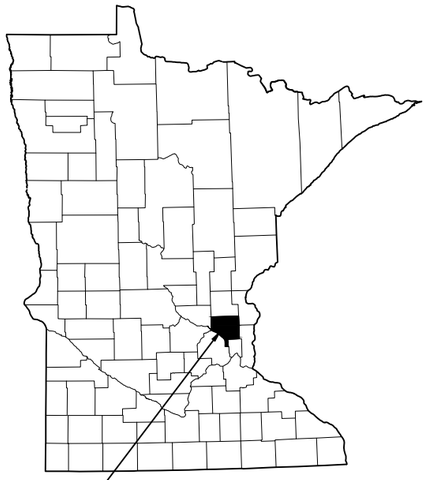
FILE: 22070E COM: 3 PLOTTED: 06-12-24

SKYLINE ON SUNWOOD

CITY OF RAMSEY, MINNESOTA







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.

SHEET INDEX

THIS PLAN CONTAINS 22 SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONSTRUCTION NOTES AND DETAILS
3–6	DETAILS
7	EXISTING CONDITIONS AND REMOVALS PLAN
8	GRADING, DRAINAGE AND EROSION CONTROL PLAN
9	STAKING PLAN
10	UTILITY PLAN
11	PAVING PLAN
12	FIRE TRUCK TURNING EXHIBIT
13–15	SWPPP
16–19	INTERSECTION AND ENTRANCE DETAILS
L1–L3	LANDSCAPE PLANS AND DETAILS

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

SHANE M. NELSON, P.E.
HAKANSON ANDERSON
DESIGN ENGINEER

43381
LIC. NO.

DATE 5/10/24

DATE	REVISION
6/12/24	PER CITY COMMENTS

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."

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763–427–5860 FAX 763–427–0520

Jun 12, 2024 – 12:50pm
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GENERAL CONSTRUCTION AND SOILS NOTES:

1. STRIP ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. IN AREAS OF PARKING LOT AND BUILDING CONSTRUCTION, THE EXPOSED SAND SHALL BE SURFACE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM D698, IN AT LEAST THE UPPER 3 FEET.
2. UNLESS OTHERWISE RECOMMENDED IN THESE PLANS, THE GRADING SUBGRADE SHALL BE CONSTRUCTED OF SUITABLE GRADING MATERIAL. THE FILL SHALL BE PLACED IN 8" TO 10" LOOSE LIFTS, AND COMPACTED TO 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
3. SUITABLE GRADING MATERIAL FOR THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, SILT, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL.
4. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL EXPLORATION AND ENGINEERING REVIEW REPORT PREPARED BY HAUGO GEOTECHNICAL SERVICES AND DATED JUNE 7, 2024 FOR ADDITIONAL SITE PREPARATION REQUIREMENTS.
5. PROVIDE A SAW CUT WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
6. BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH MN/DOT SPEC. 2104.
7. 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. THE APPLICATION RATES ARE FOR UNDILUTED EMULSIONS.
8. THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.
9. CONTRACTOR SHALL APPLY FOR A DEPARTMENT OF LABOR AND INDUSTRY PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS. CONTRACTOR SHALL ADDRESS ANY COMMENTS FROM THE DEPARTMENT OF LABOR AND INDUSTRY AS PART OF THE PERMIT APPLICATION PROCESS.

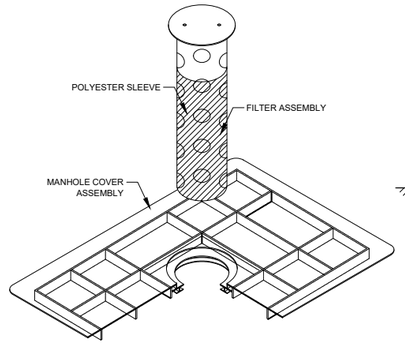
REFERENCE NOTES:

① TYPE 1 INLET PROTECTION SHALL BE INSTALLED AS NECESSARY TO MINIMIZE PONDING OF WATER DURING CONSTRUCTION. WIMCO MODEL RD 23 IS SHOWN.

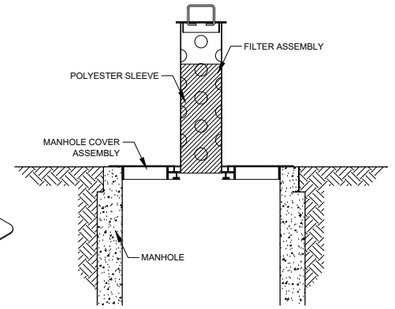
② TYPE 2 INLET PROTECTION SHALL BE INSTALLED ON ALL CASTINGS RECEIVING RUNOFF FROM THE PROJECT AREA. INLET PROTECTION SHALL BE INSTALLED ON EXISTING, OFF SITE CASTINGS PRIOR TO THE START OF CONSTRUCTION. WIMCO MODEL CG 3067 IS SHOWN.

③ TYPE 3 INLET PROTECTION SHALL BE INSTALLED AS NECESSARY TO MINIMIZE PONDING OF WATER DURING CONSTRUCTION. WIMCO MODEL RD 27 IS SHOWN.

④ SEE CITY PLATE NO. STR-26 FOR MODIFIED CLASS 5 AGGREGATE BASE SPECIFICATIONS.

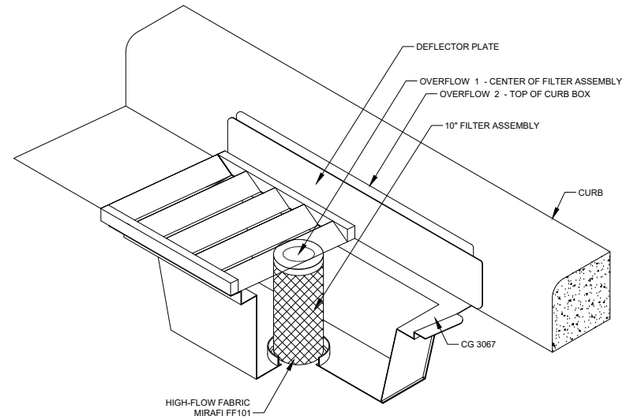


ISOMETRIC VIEW

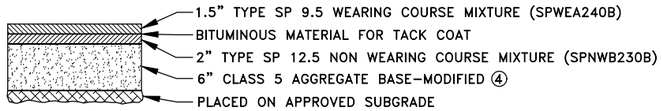


IN-PLACE ELEVATION VIEW

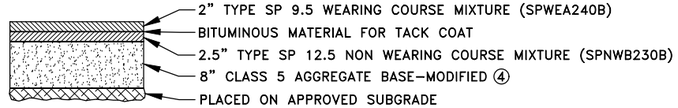
1/2 STORM DRAIN INLET PROTECTION TYPE 1 ①
PRE-CURB



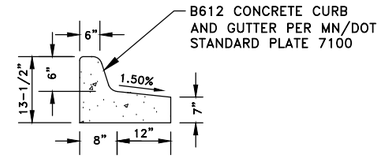
2/2 STORM DRAIN INLET PROTECTION TYPE 2 ②
POST-CURB



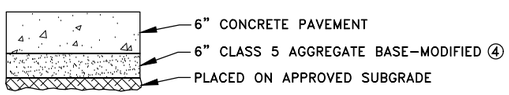
3/2 LIGHT DUTY BITUMINOUS PAVEMENT SECTION
NO SCALE



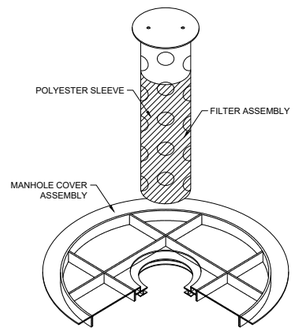
4/2 HEAVY DUTY BITUMINOUS PAVEMENT SECTION
NO SCALE



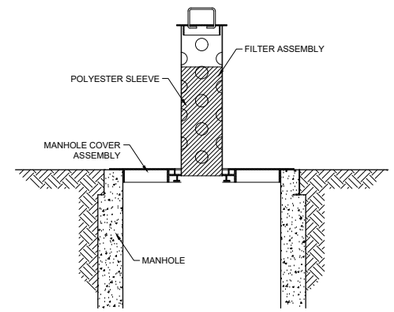
5/2 TIPOUT CURB DETAIL
NO SCALE



6/2 CONCRETE PAVEMENT SECTION
NO SCALE



ISOMETRIC VIEW



IN-PLACE ELEVATION VIEW

7/2 STORM DRAIN INLET PROTECTION TYPE 3 ③

DATE	REVISION
6/12/24	PER CITY COMMENTS

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

SHANE M. NELSON, P.E.
Date 5/10/24 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: DMS
CHECKED BY: TAE

Hakanson Anderson
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3601 Thurston Ave., Anoka, Minnesota 55303
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SKYLINE ON SUNWOOD

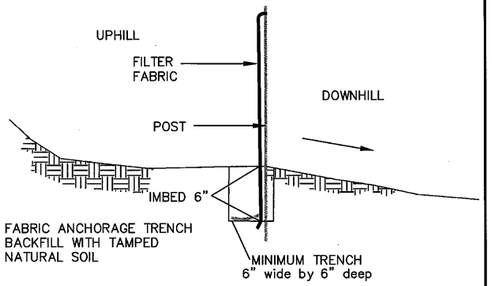
CONSTRUCTION NOTES AND DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET 2 OF 19 SHEETS

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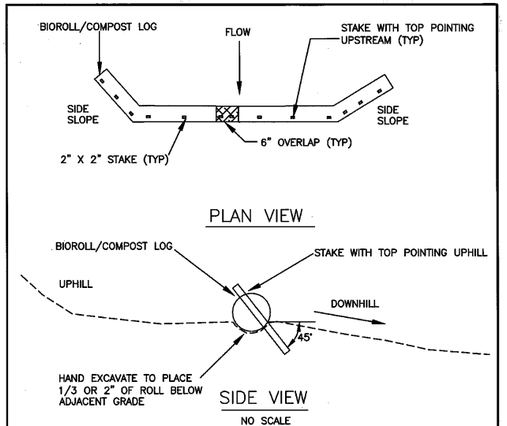


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

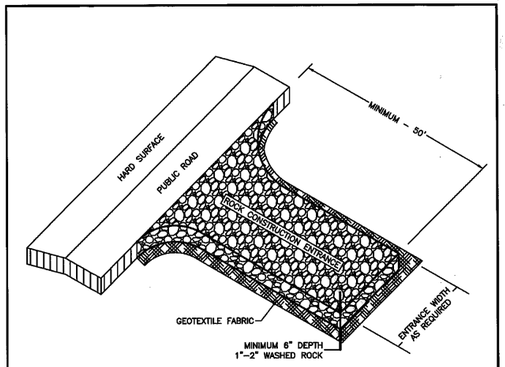
APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: SILT FENCE
		CITY PLATE No. ERO–1



NO SCALE

NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

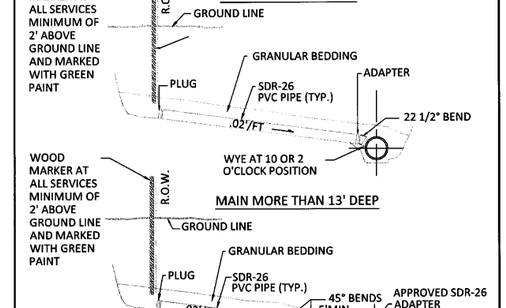
APPROVED: 3 – 2016	City of RAMSEY	STANDARD DETAILS: BIO ROLL (COMPOST LOG)
		CITY PLATE No. ERO–4



NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

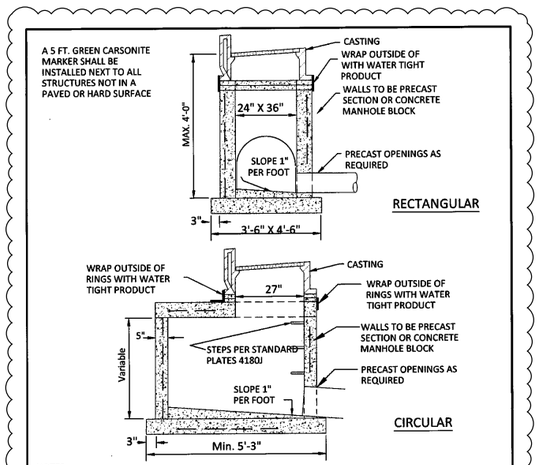
NOT TO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE
		CITY PLATE No. ERO–5



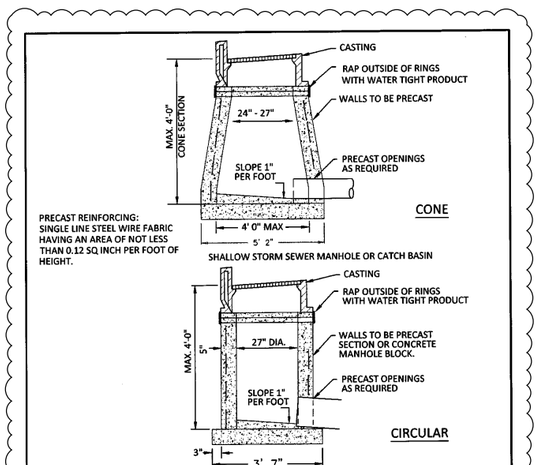
NOTES:
1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL SEWER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: SANITARY SEWER SERVICE
		CITY PLATE No. SEW-3



NOTES:
1. 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

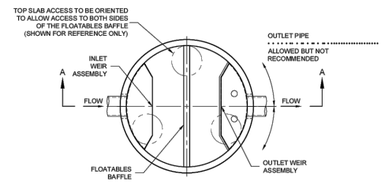


PRECAST REINFORCING:
SINGLE LINE STEEL WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ INCH PER FOOT OF HEIGHT.

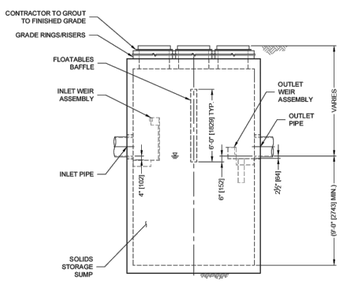
NOTES:
1. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. SHIMS 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

SCICLONEX DESIGN NOTES
THE STANDARD SCX-10 CONFIGURATION IS SHOWN.



PLAN VIEW
TOP SLAB NOT SHOWN



SECTION A-A



FRAME AND COVER
(MAY VARY)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			9211
WATER QUALITY FLOW RATE (cfs [L/s])			5.05
PEAK FLOW RATE (cfs [L/s])			30.41
RETURN PERIOD OF PEAK FLOW (yrs)			100
RIM ELEVATION			865.47
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1	858.67	RCP	30"
INLET PIPE 2			
OUTLET PIPE	858.62	RCP	30"
NOTES / SPECIAL REQUIREMENTS:			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. SCICLONEX WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. SCICLONEX STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' (610), AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. SCICLONEX STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE SCICLONEX MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

SciCloneX™
VORTEX SEDIMENTATION, BMP & FLOW CONTROL SYSTEM

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9100 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

SCX-10
SCICLONEX
STANDARD DETAIL

1/3 SCICLONE SEPARATOR

NO SCALE

DATE	REVISION
6/12/24	PER CITY COMMENTS

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

SHANE M. NELSON, P.E.
Date 5/10/24 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: DMS
CHECKED BY: TAE

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
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SKYLINE ON SUNWOOD

DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET 3 OF 19 SHEETS

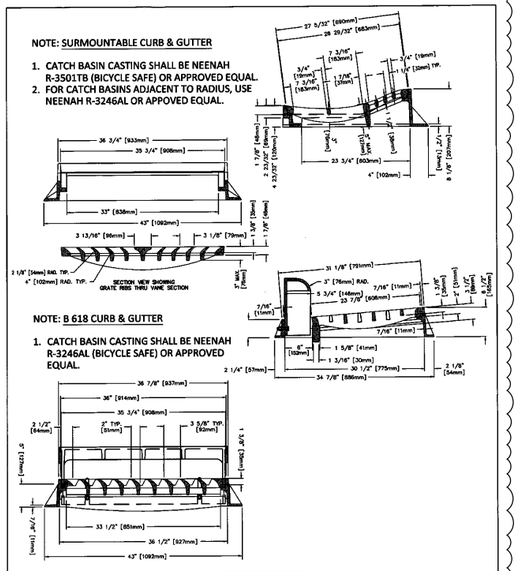
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NOTE: SURMOUNTABLE CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3501TB (BICYCLE SAFE) OR APPROVED EQUAL.
2. FOR CATCH BASINS ADJACENT TO RADIUS, USE NEENAH R-3246AL OR APPOVED EQUAL.



NOTE: B 618 CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3246AL (BICYCLE SAFE) OR APPROVED EQUAL.

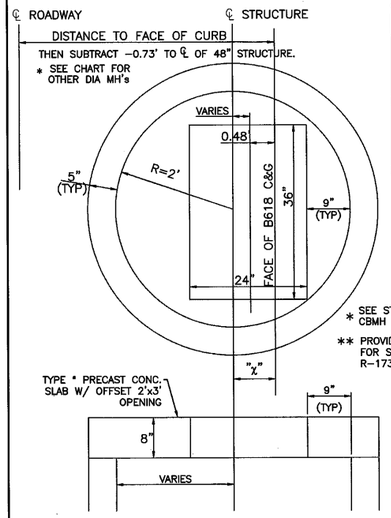
APPROVED:		STANDARD DETAILS:
4 - 2024	City of RAMSEY	STORMWATER CASTING
		CITY PLATE No. STO-4

℄ ROADWAY ℄ STRUCTURE

DISTANCE TO FACE OF CURB

THEN SUBTRACT -0.73' TO ℄ OF 48" STRUCTURE.

* SEE CHART FOR OTHER DIA MH's



ØMH	"℄"
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

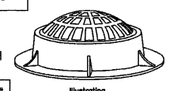
* SEE STD PLATE 4020 FOR CBMH DETAILS.

** 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

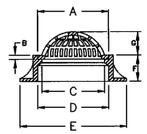
SUITABLE FOR DRAINAGE ON CIRCUMSTANCES WHERE CLOGGING OF A FLAT GRATING IS A PROBLEM. EXCELLENT FOR ROADSIDE OR EARTH DITCH CATCH BASINS.



Illustrating R-2560-E

Catalog No.	Dimensions in Inches A	B	C	D	E	F	G	Wt. LBS
R-2560-A	12	11	11	12 1/2	19	4	4	90
R-2560-B	15 1/2	1 1/4	15	15	21	5	3	120
R-2560-C	18	1 1/4	15 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-C3	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	28 1/2	35 1/2	4	8	225
R-2560-EB	25 3/4	7/8	24 1/8	28 1/2	35 1/2	4	8	255
R-2560-E1	25 3/4	7/8	24 1/8	28 1/2	35 1/2	7	8	280
R-2560-E2	25 3/4	7/8	24 1/8	28 1/2	35 1/2	7	8	300
R-2560-E5	25 3/4	7/8	24 1/8	28 1/2	35 1/2	8	8	345
R-2560-E6	25 3/4	7/8	24 1/8	28 1/2	35 1/2	8	9	365
R-2560-E7	25 3/4	7/8	24 1/8	28 1/2	35 1/2	9	8	350
R-2560-E8	25 3/4	7/8	24 1/8	28 1/2	35 1/2	9	9	365
R-2560-E9	25 3/4	7/8	24 1/8	28 1/2	35 1/2	10	8	360
R-2560-E10	25 3/4	7/8	24 1/8	28 1/2	35 1/2	10	9	385
R-2560-G	32	1 1/2	30	36	46	7	4	535

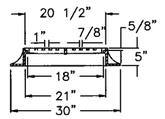
Furnished standard with ground bearing surfaces.



R-2570 Catch Basin Frame, Grate

Light Duty

Total Weight 170 Pounds

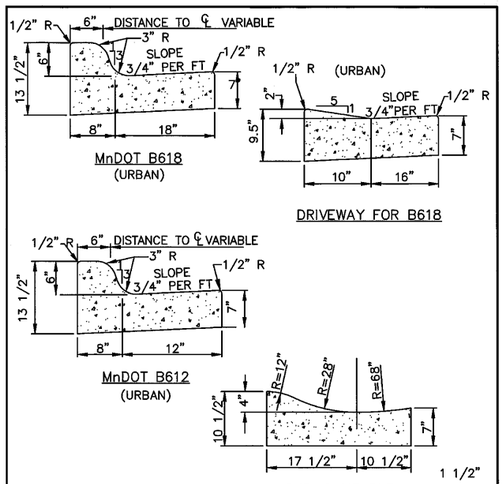


Furnished standard with ground bearing surfaces.



STORM CASTINGS FOR NON-TRAFFIC AREAS
NTS

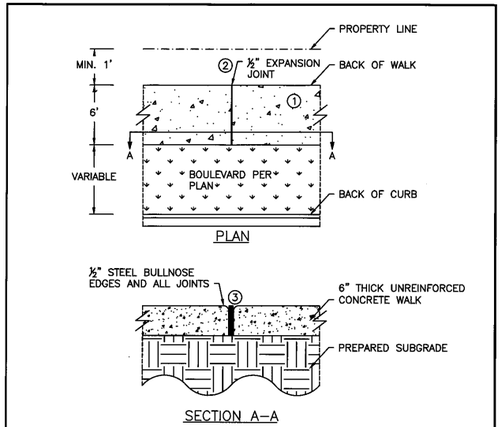
APPROVED:		STANDARD DETAILS:
9 - 2011	City of RAMSEY	STORM CASTING - NON TRAFFIC AREAS
		CITY PLATE No. STO-6



NOTES:

1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

APPROVED:		STANDARD DETAILS:
1 - 2016	City of RAMSEY	CURB AND GUTTER
		CITY PLATE No. STR-1



NOTE:

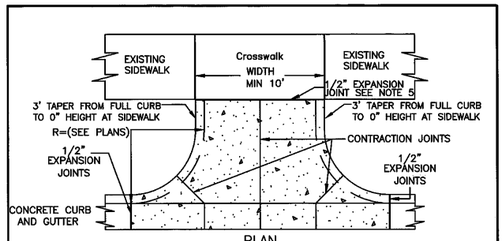
① BROOM FINISH CONCRETE WALK SURFACE

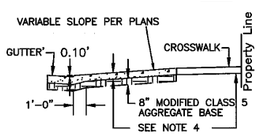
② MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS

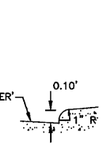
③ 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

NOT TO SCALE

APPROVED:		STANDARD DETAILS:
10 - 2015	City of RAMSEY	CONCRETE SIDEWALK
		CITY PLATE No. STR-3







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:		STANDARD DETAILS:
4 - 2016	City of RAMSEY	COMMERCIAL DRIVEWAY CURBCUT
		CITY PLATE No. STR-14

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

% PASSING

1"	100
3/4"	90 - 100
3/8"	50 - 80
No.4	35 - 70
No.10	20 - 60
No.40	10 - 35
No.200	5 - 10

NOTES:

1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED:		STANDARD DETAILS:
2 - 2003	City of RAMSEY	MODIFIED CLASS 5 SPECIFICATIONS
		CITY PLATE No. STR-26

DATE	REVISION
6/12/24	PER CITY COMMENTS

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SHANE M. NELSON, P.E.
Date 5/10/24 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: DMS
CHECKED BY: TAE

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SKYLINE ON SUNWOOD

DETAILS

CITY OF RAMSEY, MINNESOTA

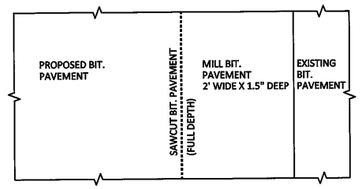
SHEET 4 OF 19 SHEETS

2325.17

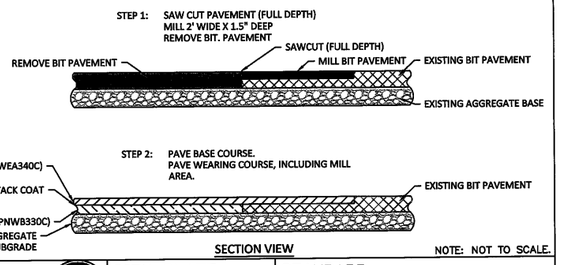
Jun 12, 2024 - 12:50pm
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NOTES:

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.



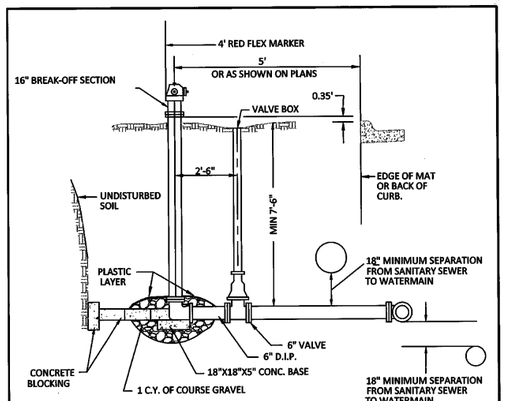
PLAN VIEW



SECTION VIEW

NOTE: NOT TO SCALE.

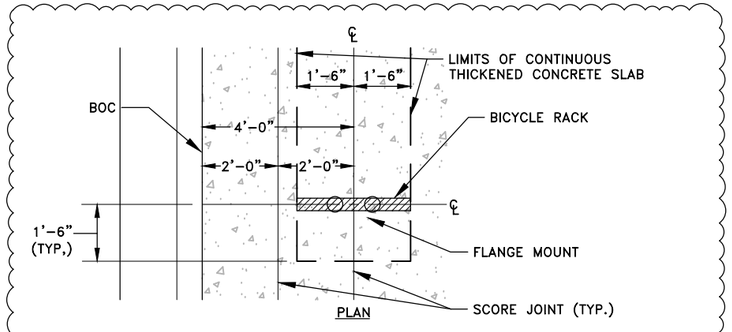
APPROVED: 3 - 2017	City of RAMSEY	CITY PLATE No. STR-31	STANDARD DETAILS: STREET TIE-IN



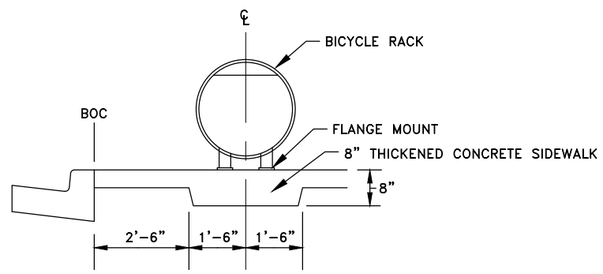
NOTES:

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 AFER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
4. TOP NUT OF HYDRANT 2.5' ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE.
5. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW.
6. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE.
7. PUMPER NOZZLE .5.75" O.D. X 4 T.P.I, HOSE NOZZLE 3.06" O.D. X 7 T.P.I.

APPROVED: 6 - 2017	City of RAMSEY	STANDARD DETAILS: HYDRANT
		CITY PLATE No. WAT-1



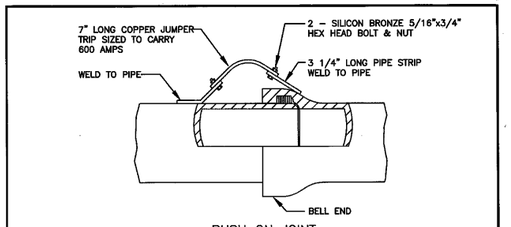
PLAN



SECTION

1/5 BICYCLE RACK

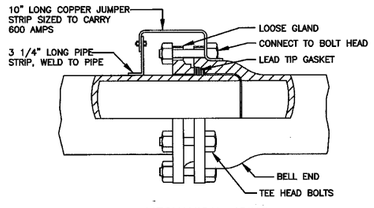
NO SCALE



PUSH ON JOINT

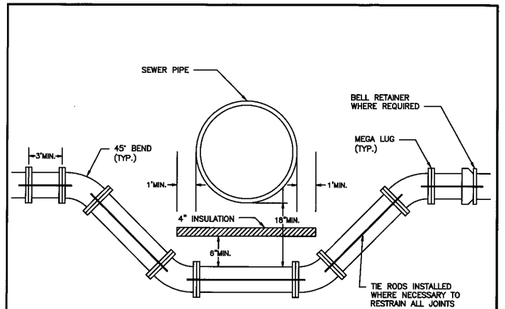
NOTE: DO NOT PASS CURRENT THROUGH PIPE UNLESS PIPE IS FULL OF WATER.

ALTERNATE METHOD BY AMERICAN CAST -IRON USING 4 COPPER CONTACT STRIPS IS AN APPROVED EQUAL TO ABOVE



MECHANICAL JOINT

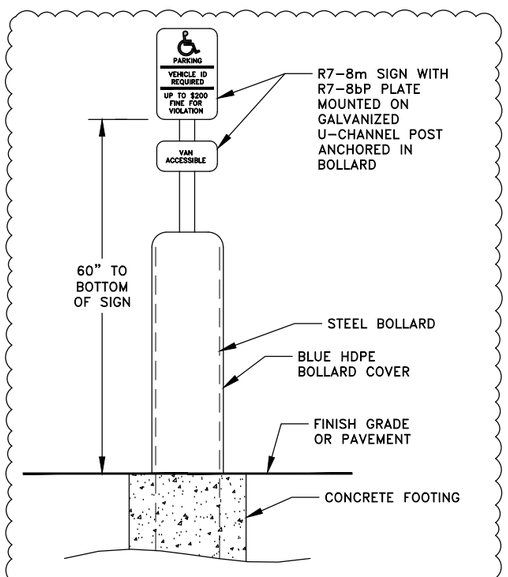
APPROVED: 1 - 2016	City of RAMSEY	STANDARD DETAILS: JOINT CONNECTION
		CITY PLATE No. WAT-4



NOTE:
1. PROVIDE MEGA LUGS OR APPROVED EQUAL AT ALL JOINT'S ON BENDS AND AS SHOWN ON THIS STANDARD PLATE.
2. USE 2 - 3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFER INSTALLATION.
3. PROVIDE SAND CUSHION BETWEEN TOP OF WATERMAIN AND BOTTOM OF INSULATION, MIN. DIMENSIONS AS SHOWN ON THIS STANDARD PLATE.

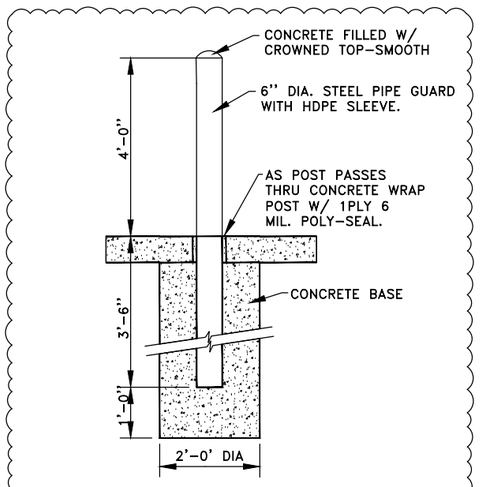
NOTE: SEE STANDARD PLATE WAT-5 FOR UTILITY INSULATION REQUIREMENTS.

APPROVED: 6 - 2015	City of RAMSEY	STANDARD DETAILS: WATERMAIN LOWERING
		CITY PLATE No. WAT-7



2/5 ADA BOLLARD SIGNAGE

NO SCALE



3/5 BOLLARD

NO SCALE

DATE	REVISION
6/12/24	REVISE BIKE RACK DETAIL, ADD BOLLARD DETAILS

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

SHANE M. NELSON, P.E.
Date 5/10/24 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: DMS
CHECKED BY: TAE

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www.hakanson-anderson.com

SKYLINE ON SUNWOOD

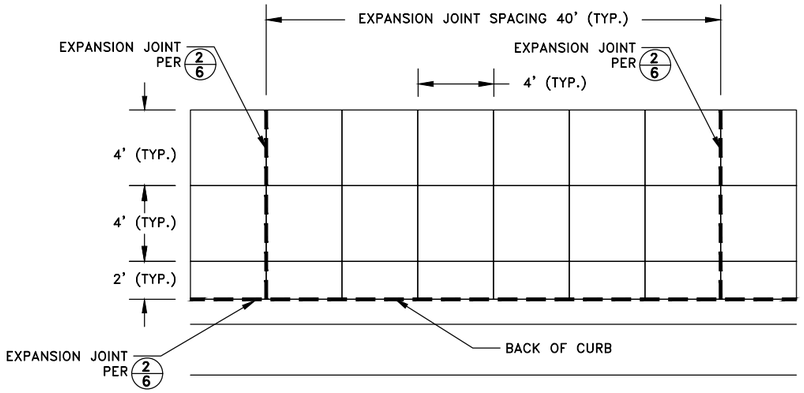
DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET 5 OF 19 SHEETS

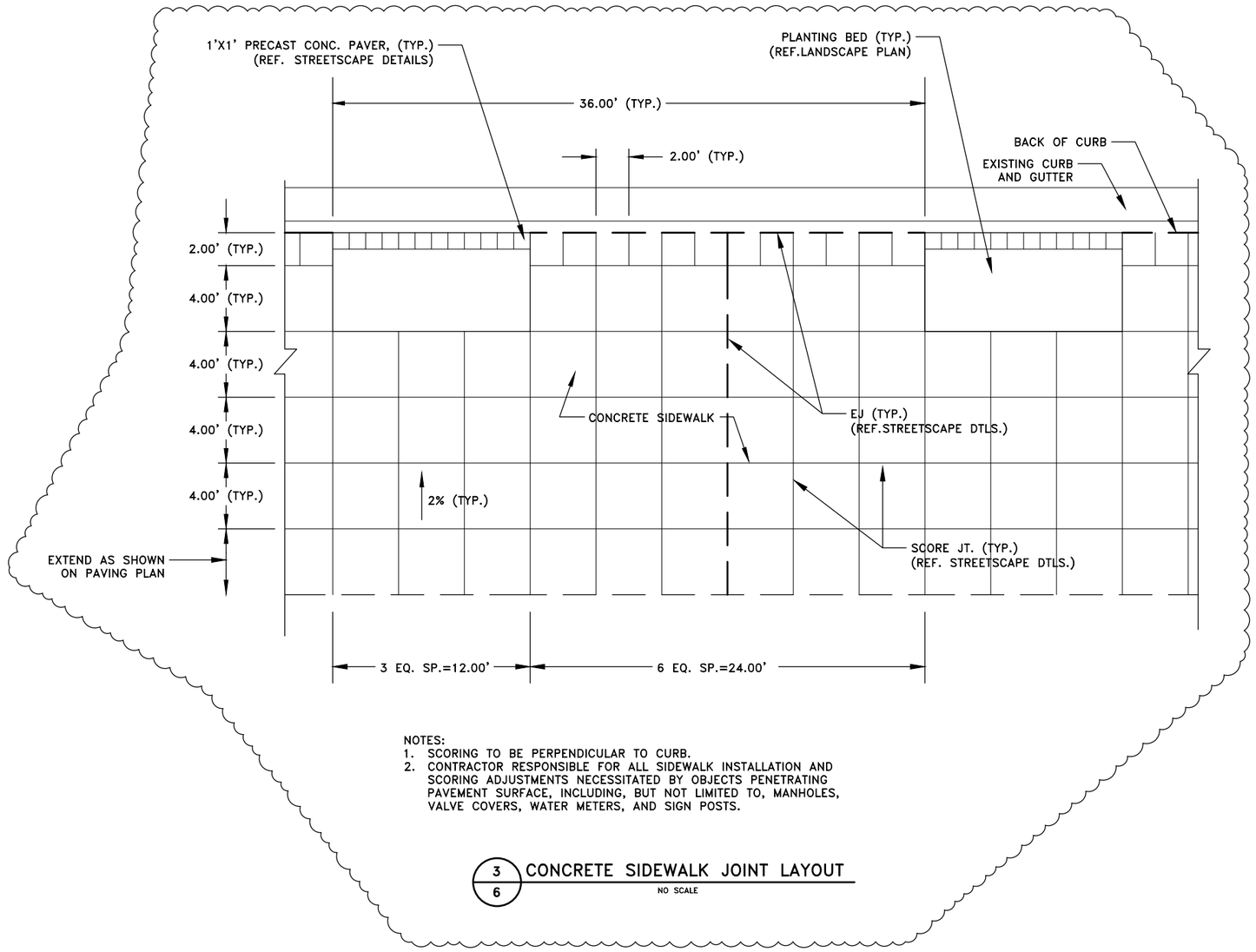
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1/6 CONCRETE SIDEWALK JOINT LAYOUT

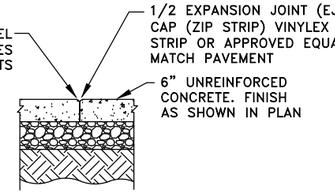
NO SCALE



NOTES:
1. SCORING TO BE PERPENDICULAR TO CURB.
2. CONTRACTOR RESPONSIBLE FOR ALL SIDEWALK INSTALLATION AND SCORING ADJUSTMENTS NECESSITATED BY OBJECTS PENETRATING PAVEMENT SURFACE, INCLUDING, BUT NOT LIMITED TO, MANHOLES, VALVE COVERS, WATER METERS, AND SIGN POSTS.

3/6 CONCRETE SIDEWALK JOINT LAYOUT

NO SCALE



NOTE
1. EXPANSION JOINT SHALL BE PLACED AT THE BACK OF CURB

2/6 CONCRETE SIDEWALK JOINT

NO SCALE

DATE	REVISION
6/12/24	REVISE SIDEWALK DETAIL

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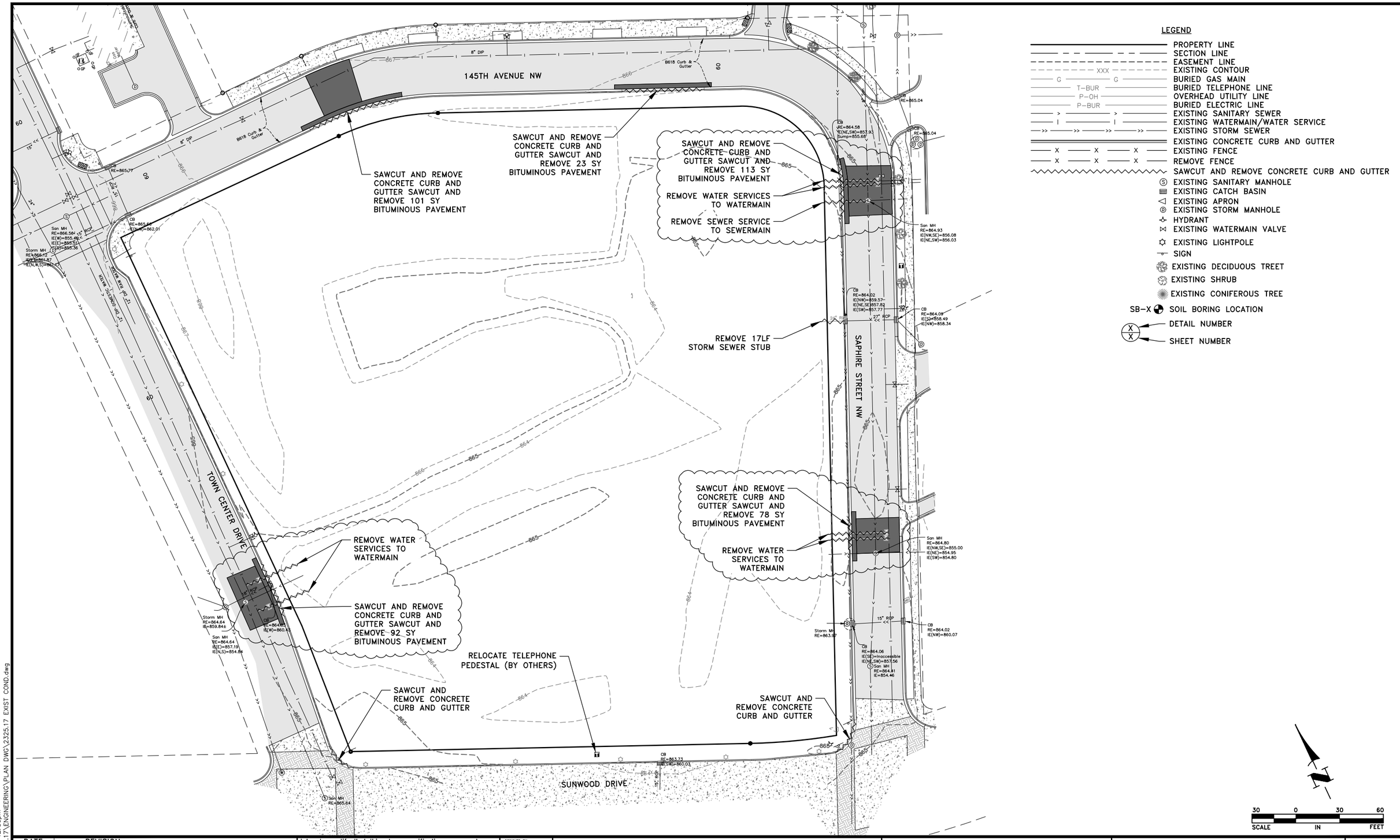
DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET 6 OF 19 SHEETS

2325.17

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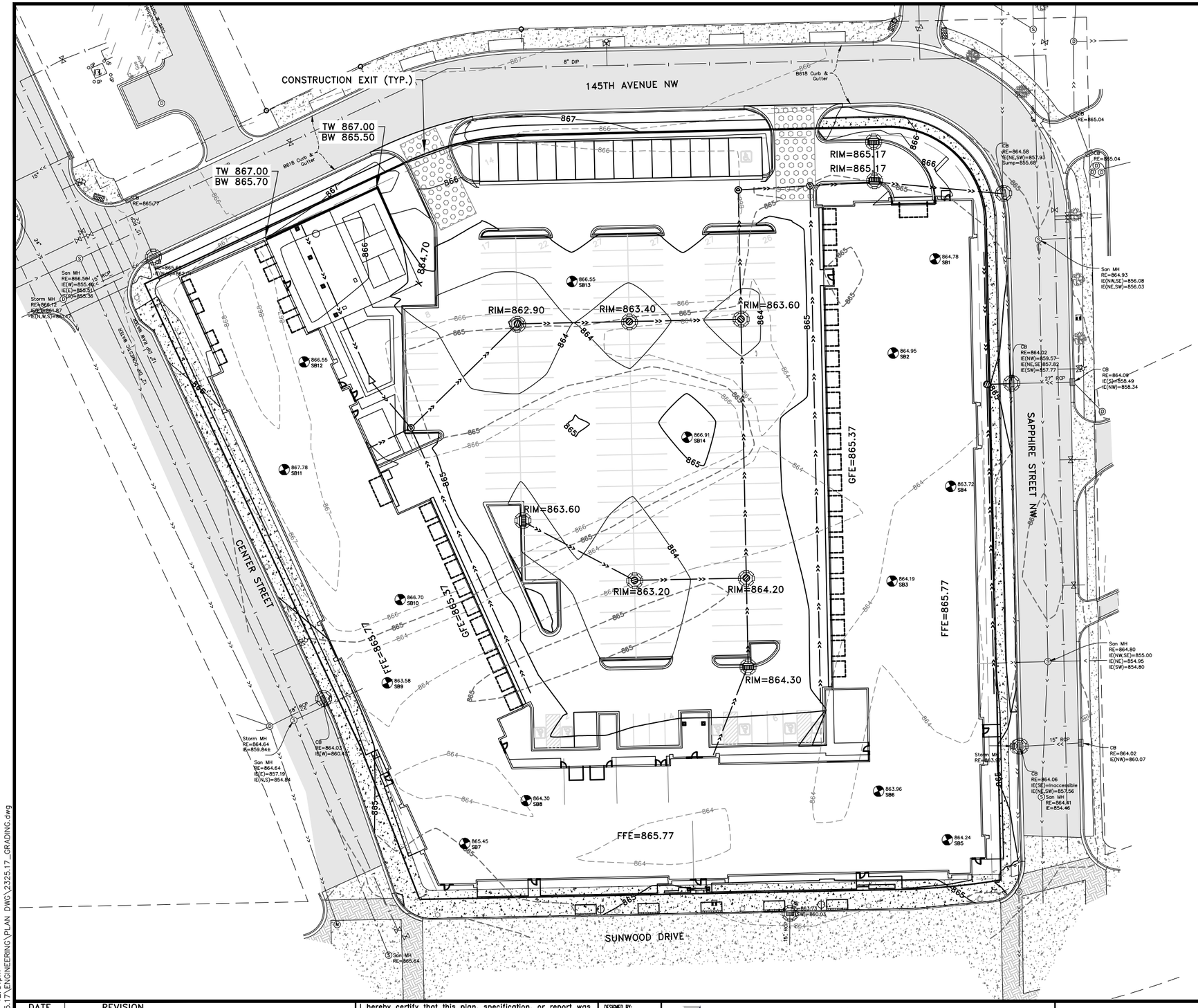
EXISTING CONDITIONS AND REMOVALS PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 7 OF 19 SHEETS

2325.17

Jun 12, 2024 - 12:50pm
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LEGEND

- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- XXX EXISTING CONTOUR
- XXX PROPOSED CONTOUR
- G — G BURIED GAS MAIN
- T-BUR BURIED TELEPHONE LINE
- P-OH OVERHEAD UTILITY LINE
- P-BUR BURIED ELECTRIC LINE
- EXISTING CONCRETE CURB AND GUTTER
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- EXISTING APRON
- HYDRANT
- EXISTING WATERMAIN VALVE
- CONIFEROUS TREE
- DECIDUOUS TREE
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CURB AND GUTTER
- SB-X SOIL BORING LOCATION
- EXISTING LIGHTPOLE
- DETAIL NUMBER (X/X)
- SHEET NUMBER
- PROPOSED RIPRAP
- STORM DRAIN INLET PROTECTION DEVICE PER (1/2), (2/2) AND (7/2)
- TIPOUT CURB PER (5/2)
- SILT FENCE PER CITY PLATE NO. ERO-1
- DRAINAGE ARROW

GENERAL NOTES:

1. PERVIOUS AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING.
2. CONTRACTOR SHALL DETERMINE A LOCATION FOR CONCRETE AND OTHER WASHOUT WASTE. A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.
3. MAXIMUM FINISHED GRADE SLOPES SHALL BE 4:1.

REFERENCE NOTES:

(1) PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER CITY PLATE NO. ERO-5.

30 0 30 60
SCALE IN FEET

DATE	REVISION
6/12/24	PER CITY COMMENTS

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SKYLINE ON SUNWOOD

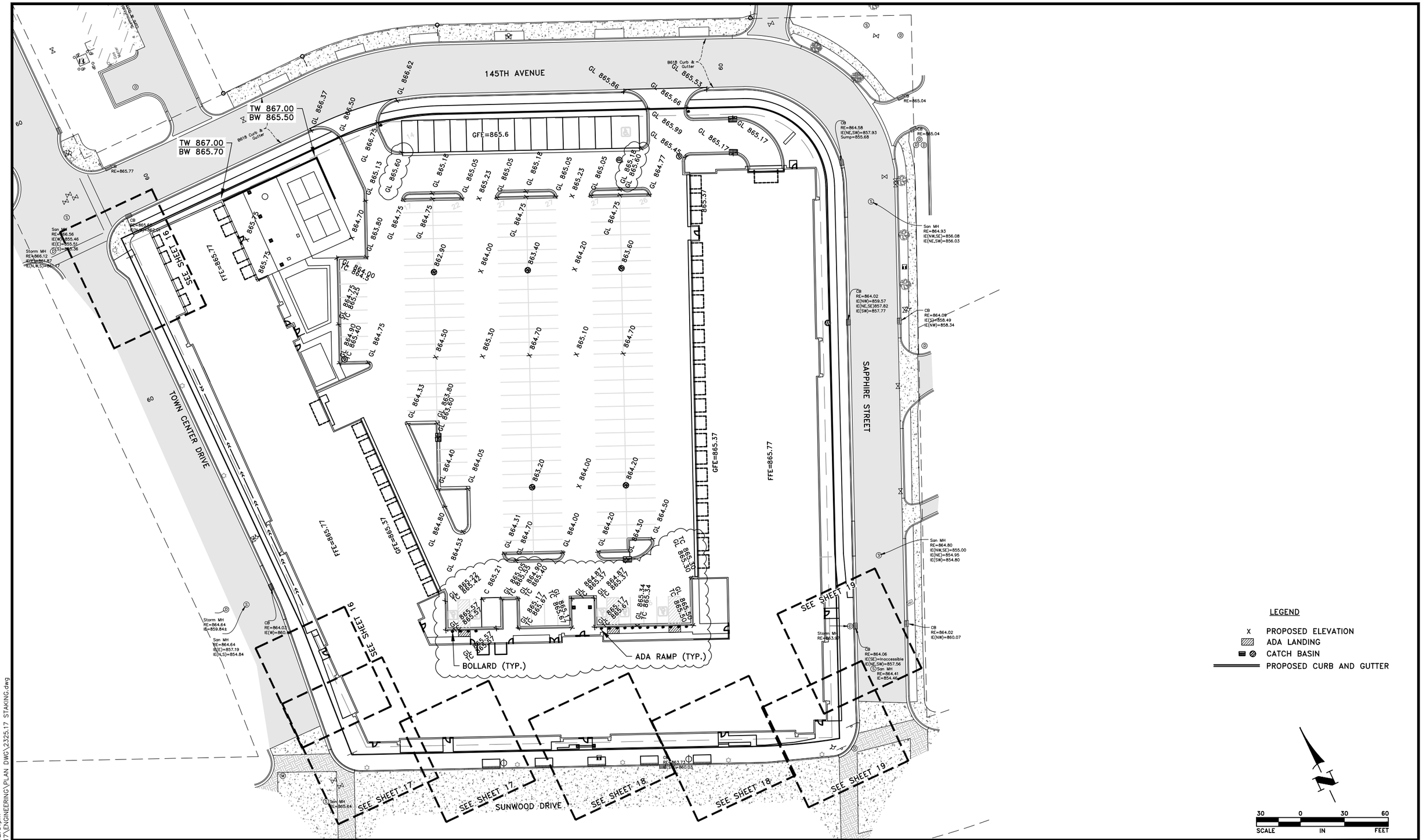
GRADING, DRAINAGE AND EROSION CONTROL PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 8 OF 19 SHEETS

2325.17

Jun 12, 2024 - 12:51pm
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6/12/24	PER CITY COMMENTS

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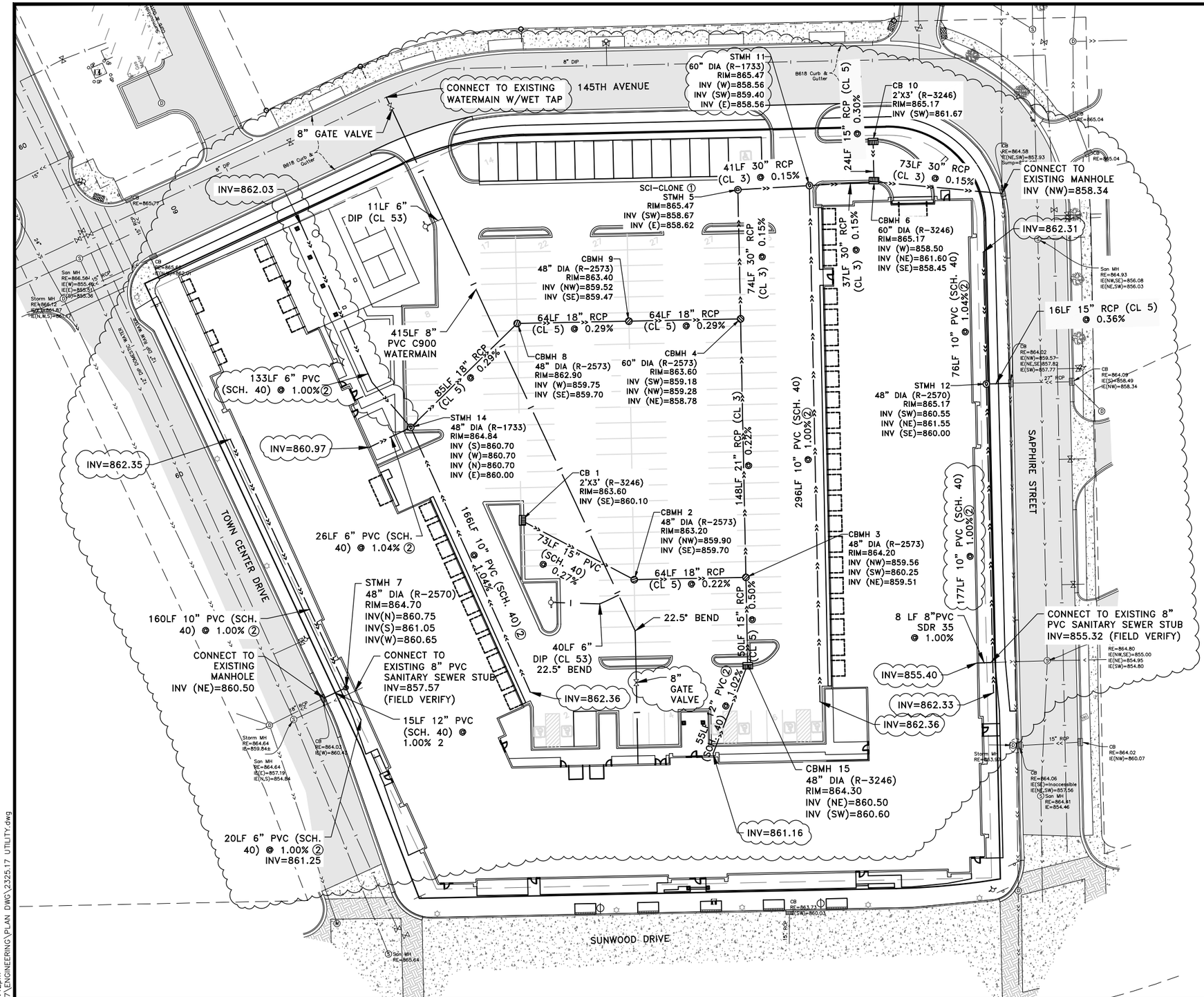
STAKING PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 9 OF 19 SHEETS

2325.17

Jun 12, 2024 – 12:51pm
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GENERAL NOTES:

1. CONTRACTOR SHALL APPLY FOR A DEPARTMENT OF LABOR AND INDUSTRY PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS. CONTRACTOR SHALL ADDRESS ANY COMMENTS FROM THE DEPARTMENT OF LABOR AND INDUSTRY AS PART OF THE PERMIT APPLICATION PROCESS.

REFERENCE NOTES:

① SEE 1/3

② THESE PIPES ARE INTENDED FOR ROOF DRAIN CONNECTIONS. CONTRACTOR TO VERIFY SIZE AND LOCATIONS BASED ON FINAL ROOF DRAIN LOCATIONS PRIOR TO INSTALLATION.

LEGEND

- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- XXX EXISTING CONTOUR
- XXX PROPOSED CONTOUR
- G BURIED GAS MAIN
- BUR BURIED TELEPHONE LINE
- OH OVERHEAD UTILITY LINE
- BUR BURIED ELECTRIC LINE
- EXISTING CONCRETE CURB AND GUTTER
- Ⓢ EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- EXISTING APRON
- HYDRANT
- EXISTING WATERMAIN VALVE
- CONIFEROUS TREE
- DECIDUOUS TREE
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- Ⓓ PROPOSED STORM MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CURB AND GUTTER
- SB-X SOIL BORING LOCATION
- EXISTING LIGHTPOLE
- X/X DETAIL NUMBER / SHEET NUMBER
- PROPOSED RIPRAP
- STORM DRAIN INLET PROTECTION DEVICE PER 1/2, 2/2 AND 7/2
- TIPOUT CURB PER 5/2
- SILT FENCE PER CITY PLATE NO. ERO-1
- DRAINAGE ARROW

SCALE: 30 0 30 60 IN FEET

DATE	REVISION
6/12/24	PER CITY COMMENTS, ADD STORM & CASTING LABELS

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 5/10/24 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: DMS
CHECKED BY: TAE

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Civil Engineers and Land Surveyors
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SKYLINE ON SUNWOOD

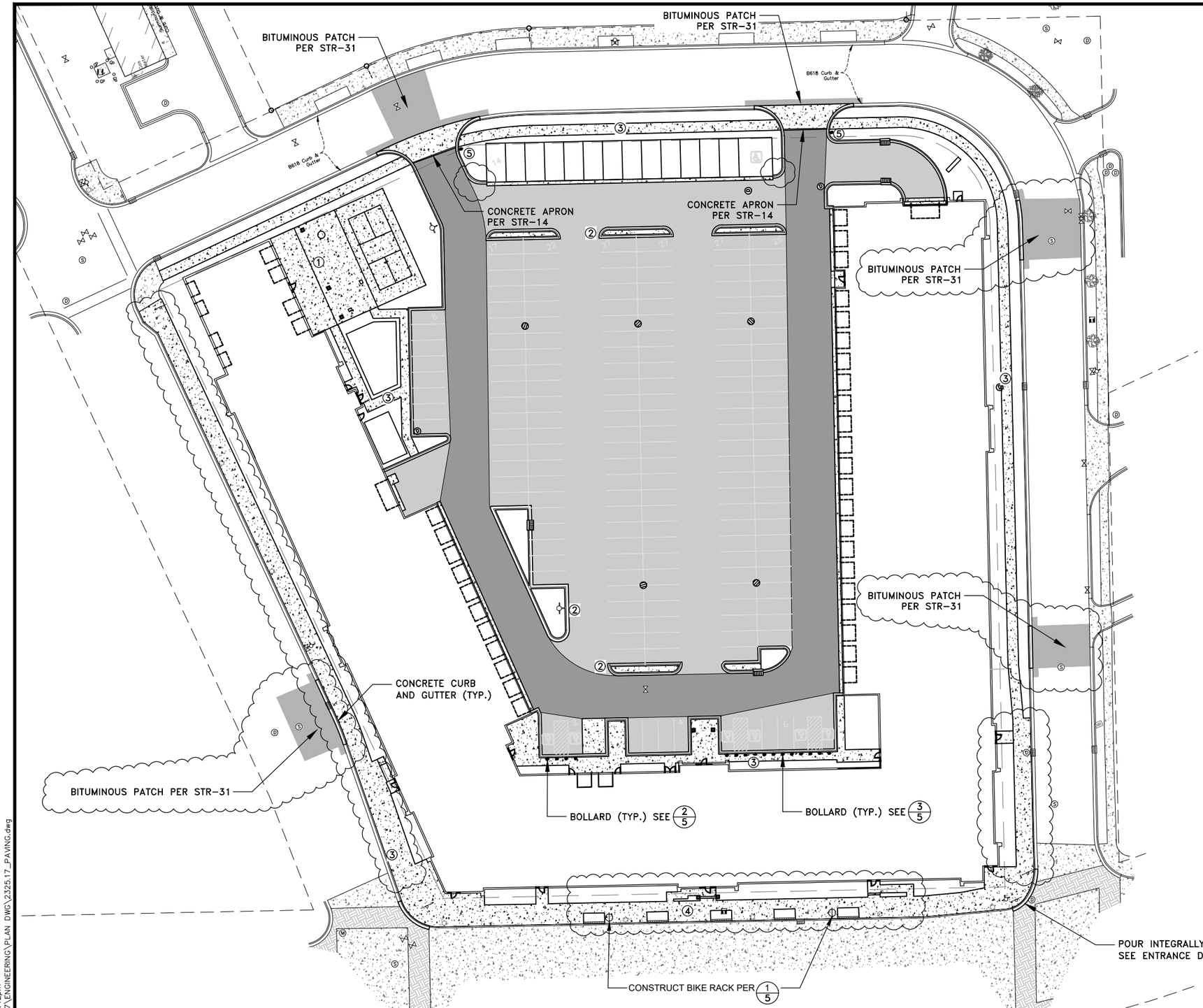
UTILITY PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 10 OF 19 SHEETS

2325.17

Jun 12, 2024 - 4:12pm
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LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- EASEMENT LINE
- XXX EXISTING CONTOUR
- XXX PROPOSED CONTOUR
- G BURIED GAS MAIN
- T-BUR BURIED TELEPHONE LINE
- P-OH OVERHEAD UTILITY LINE
- P-BUR BURIED ELECTRIC LINE
- EXISTING CONCRETE CURB AND GUTTER
- EXISTING LIGHTPOLE
- EXISTING SANITARY MANHOLE
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CURB AND GUTTER 2
- SB-X SOIL BORING LOCATION
- DETAIL NUMBER (X/X)
- SHEET NUMBER
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT PER 3/2
- PROPOSED HEAVY DUTY PAVEMENT PER 4/2

REFERENCE NOTES:

1. CONSTRUCT CONCRETE PAVEMENT PER 6/2.
2. UNLESS OTHERWISE NOTED, ALL CONCRETE CURB AND GUTTER WILL BE B612.
3. CONSTRUCT CONCRETE WALKS PER STR-3.
4. CONSTRUCT WALK PER 4/6.
5. STOP SIGN (30")

30 0 30 60
SCALE IN FEET

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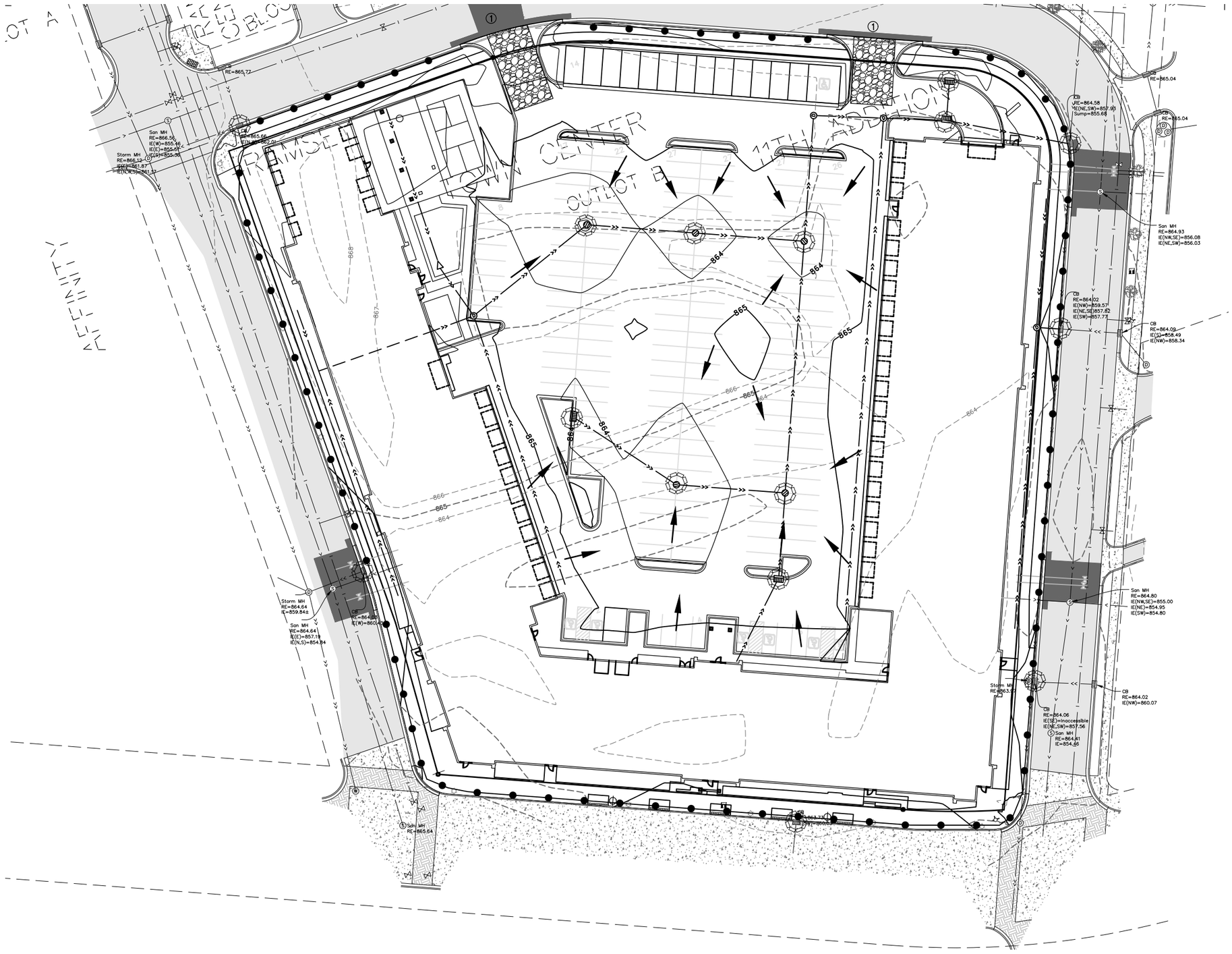
PAVING PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 11 OF 19 SHEETS

2325.17

Jun 12, 2024 - 4:12pm
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GENERAL NOTES:

1. PERVIOUS AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING.
2. CONTRACTOR SHALL DETERMINE A LOCATION FOR CONCRETE AND OTHER WASHOUT WASTE. A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.
3. MAXIMUM FINISHED GRADE SLOPES SHALL BE 4:1.

REFERENCE NOTES:

(1) PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER CITY PLATE NO. ERO-5.

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SWPPP

CITY OF RAMSEY, MINNESOTA

SHEET 13 OF 19 SHEETS

2325.17

Jun 12, 2024 – 12:51pm
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SWPPP NARRATIVE:

1. THE CONTRACTOR AND OWNER MUST APPLY FOR PERMIT COVERAGE UNDER THE GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY AS REQUIRED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II PROGRAM ISSUED AUGUST 1, 2018. COVERAGE WILL BEGIN 7 DAYS AFTER ONLINE SUBMISSION OF THE PERMIT APPLICATION.
2. THIS SWPPP INCLUDES BOTH PERMANENT AND TEMPORARY BEST MANAGEMENT PRACTICES (BMPs). THE LOCATION AND TYPE OF BMPs ARE DEPICTED ON THE GRADING, DRAINAGE AND EROSION CONTROL PLAN. CONSTRUCT ALL BMPs IN ACCORDANCE WITH THE APPLICABLE DETAILS IN THESE PLANS.
3. DISCHARGE OF ANY MATERIAL OTHER THAN STORMWATER OR DISCHARGES ASSOCIATED WITH DEWATERING FROM THE SITE ARE PROHIBITED.
4. THIS SWPPP IS NOT DESIGNED FOR DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY. PERMITTEES MUST OBTAIN COVERAGE FOR DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES UNDER A SEPARATE NPDES PERMIT AFTER DAY TO DAY OPERATION ACTIVITIES COMMENCE EVEN IF CONSTRUCTION IS ONGOING.
5. PERMITTEES MUST SUBMIT A NOTIFICATION OF TERMINATION WITHIN 30 DAYS OF TERMINATION OF PROJECT. THE CITY OF RAMSEY MUST APPROVE THE NOTICE OF TERMINATION BEFORE IT IS SUBMITTED TO THE MPCA.

PROJECT CONTACTS:

DESCRIPTION	COMPANY	CONTACT PERSON	PHONE
OWNER	PSD, LLC	BILL ROSU	612-369-3602
CONTRACTOR	TBD	TBD	
SWPPP DESIGNER	HAKANSON ANDERSON	SHANE NELSON	763-427-5860

ANTICIPATED CONSTRUCTION SEQUENCE:

1. PERIMETER SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITIES.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
3. CLEARING AND GRUBBING.
4. CONSTRUCT GRADING, UTILITIES, BUILDING AND PARKING AREA.
5. STABILIZE ALL UPGRADIENT AREAS.

PROJECT INFORMATION:

DISTURBED AREA (ACRES)	4.4100
EXISTING IMPERVIOUS SURFACE (ACRES)	0.0000
PROPOSED IMPERVIOUS SURFACE (ACRES)	3.8000
PLANNED CONSTRUCTION START DATE	8/1/2024
ESTIMATED CONSTRUCTION COMPLETION DATE	10/1/2025
COUNTY	ANOKA
LATTITUE	45.2325
LONGITUDE	-93.4590

TEMPORARY SEDIMENT BASINS:

1. TEMPORARY SEDIMENT BASINS ARE REQUIRED WHERE 10 OR MORE ACRES DRAIN TO A COMMON LOCATION. TEMPORARY SEDIMENT BASINS MUST HAVE A LIVE STORAGE FOR A 2 YEAR, 24 HOUR STORM EVENT OR 1800 CUBIC FEET PER ACRE DRAINED.

MORE THAN 10 ACRES OF DISTURBED AREA DRAINING TO COMMON LOCATION	NO
TEMPORARY SEDIMENT BASIN REQUIRED	NO
VOLUME REQ'D BASED ON 2-YEAR STORM OR 1800 CF / ACRE	NOT APPLICABLE

TIMING OF EROSION CONTROL:

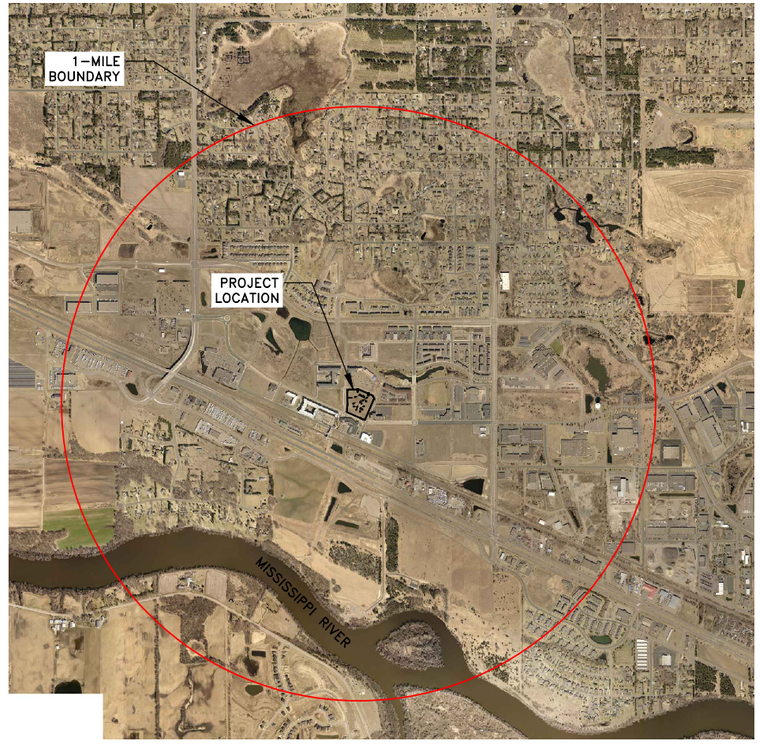
1. RIPRAP AND GEOTEXTILE FILTER SHALL BE INSTALLED WITHIN 24 HOURS OF THE OUTLET PLACEMENT
2. THE CONTRACTOR MUST STABILIZE ALL EXPOSED SOIL IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING SEVEN CALENDAR DAYS.
3. ADJACENT TO SURFACE WATERS, STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAL FEET OF PERMANENT OR TEMPORARY DRAINAGE DITCHES OR SWALES WITHIN 24 HOURS.
4. DURING FISH SPAWNING TIME FRAMES, STABILIZE ALL EXPOSED AREAS WITHIN 200 FEET OF THE WATERS EDGE WITHIN 24 HOURS IF WITHIN THE RESTRICTION PERIOD.

ESTIMATED QUANTITIES:

PERIMETER SEDIMENT CONTROL: SILT FENCE, SEDIMENT CONTROL LOGS	1377	LIN FEET
STORM DRAIN INLET PROTECTION	16	EACH
STABILIZED CONSTRUCTION EXIT	2	EACH

INSPECTIONS AND MAINTENANCE:

1. PERMITTEE MUST PROVIDE A TRAINED PERSON TO INSPECT THE SITE ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAT 1/2 INCH IN 24 HOURS.
2. DURING EACH INSPECTION, INSPECT CONSTRUCTION SITE EXIT LOCATIONS AND REMOVE ACCUMULATED SEDIMENT WITHIN ONE CALENDAR DAY OF DISCOVERY.
3. DURING EACH INSPECTION, INSPECT SILT FENCE AND SEDIMENT CONTROL LOGS AND PERFORM MAINTENANCE IF THEY ARE NON-FUNCTIONAL OR WHEN SEDIMENT REACHES 1/2 THE HEIGHT OF THE DEVICE.
4. DRAIN AND REMOVE SEDIMENT FROM SEDIMENT BASINS WHEN SEDIMENT COLLECTED REACHES 1/2 THE STORAGE VOLUME.
5. INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES, FOR SEDIMENT DEPOSITION. IF NECESSARY, OBTAIN APPROVALS FOR REMOVING DELTAS FROM SURFACE WATERS AND REMOVE SEDIMENT AND STABILIZE WITHIN SEVEN CALENDAR DAYS OF DISCOVERY.
6. SEND INSPECTION LOG TO CITY INSPECTOR AFTER EVERY 1/2 INCH RAIN EVENT AND WEEKLY. COMPLETE HISTORY OF ALL INSPECTION LOGS MUST BE SENT TO THE CITY AFTER PROJECT COMPLETION.



RECEIVING WATERS:

1. A SUMMARY OF RECEIVING WATERS THAT ARE IDENTIFIED ON THE USGS 7.5 MIN QUAD MAPS AND ARE WITHIN ONE MILE OF THE PROJECT BOUNDARY ARE AS FOLLOWS:

NAME OF WATERBODY	TYPE	SPECIAL WATER WITHIN 1 MILE	IMPAIRED WATER WITHIN 1 MILE	TYPE OF IMPAIRMENT
MISSISSIPPI RIVER	RIVER	YES	YES	AQC, AQL, AQR

THIS SITE IS WITHIN ONE MILE OF THE MISSISSIPPI RIVER, WHICH IS BOTH AN IMPAIRED WATER AND A SCENIC AND RECREATIONAL RIVER SEGMENT PER THE MPCA. ALL REQUIREMENTS OF ITEMS 23.9, 23.10 AND 23.11 OF THE NPDES CONSTRUCTION STORMWATER GENERAL PERMIT APPLY TO THIS SITE.

ITEM 23.9 STATES THAT "PERMITTEES MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.4, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES".

ITEM 23.10 STATES THAT "PERMITTEES MUST PROVIDE A TEMPORARY SEDIMENT BASIN AS DESCRIBED IN SECTION 14 FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME".

ITEM 23.11 STATES THAT "PERMITTEES MUST INCLUDE AN UNDISTURBED BUFFER ZONE OF NOT LESS THAN 100 LINEAR FEET FROM A SPECIAL WATER (NOT INCLUDING TRIBUTARIES) AND MUST MAINTAIN THIS BUFFER ZONE AT ALL TIMES, BOTH DURING CONSTRUCTION AND AS A PERMANENT FEATURE POST CONSTRUCTION, EXCEPT WHERE A WATER CROSSING OR OTHER ENCROACHMENT IS NECESSARY TO COMPLETE THE PROJECT. PERMITTEES MUST FULLY DOCUMENT THE CIRCUMSTANCE AND REASONS THE BUFFER ENCROACHMENT IS NECESSARY IN THE SWPPP AND INCLUDE RESTORATION ACTIVITIES. THIS PERMIT ALLOWS REPLACEMENT OF EXISTING IMPERVIOUS SURFACE WITHIN THE BUFFER. PERMITTEES MUST MINIMIZE ALL POTENTIAL WATER QUALITY, SCENIC AND OTHER ENVIRONMENTAL IMPACTS OF THESE EXCEPTIONS BY THE USE OF ADDITIONAL OR REDUNDANT BMPS AND MUST DOCUMENT THIS IN THE SWPPP FOR THE PROJECT".

DATE	REVISION
6/12/24	PER CITY COMMENTS

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SHANE M. NELSON, P.E.
Date 5/10/24 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: DMS
CHECKED BY: TAE

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SKYLINE ON SUNWOOD

SWPPP

CITY OF RAMSEY, MINNESOTA

SHEET 14 OF 19 SHEETS

2325.17

Jun 12, 2024 - 12:51pm
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DOCUMENT RETENTION:
1. THIS SWPPP SHALL REMAIN ON THE PROJECT SITE AT ALL TIMES.
2. MAINTAIN RECORDS OF INSPECTIONS, INCLUDING TIME AND DATE.
3. NAME OF PERSONS CONDUCTION INSPECTIONS.
4. ACCURATE FINDINGS OF INSPECTIONS.
5. CORRECTIVE ACTIONS TAKEN.
6. DATE OF ALL RAINFALLS GREATER THAN 1/2 INCH IN 24 HOURS, INCLUDING AMOUNT OF RAINFALL IN EACH EVENT.
7. DESCRIPTION OF ANY DISCHARGE DISCOVERED DURING INSPECTIONS.
8. ANY AMENDMENTS NECESSARY TO THE SWPPP.

SWPPP PREPARER INFORMATION:
SHANE NELSON
SWPPP TRAINING: DESIGN OF CONSTRUCTION SWPPP

CONTRACTORS SWPPP MANAGER(S) INFORMATION:
NAME:
EMERGENCY PHONE NUMBER:
SWPPP TRAINING:
EXPIRATION:

PERMANENT STORMWATER MANAGEMENT:
1. THE FOLLOWING PERMANENT STORMWATER MANAGEMENT BMPs WILL BE CONSTRUCTED WITH THIS PROJECT. THE STORMWATER MANAGEMENT PLAN FOR THIS PROJECT IS INCORPORATED BY REFERENCE.

INFILTRATION BASIN	
FILTRATION BASIN	
WET SEDIMENTATION BASIN	
REGIONAL BASIN	X
NOT REQUIRED	

ENVIRONMENTAL CONSIDERATIONS:	
WAS ENVIRONMENTAL REVIEW REQUIRED FOR THIS PROJECT?	NO
ARE STORMWATER MITIGATION MEASURES REQUIRED FOR THIS PROJECT DUE TO ENDANGERED SPECIES REVIEW, ARCHEOLOGICAL OR OTHER REVIEW REQUIREMENT?	NO
IS COMPLIANCE WITH TEMPORARY SEDIMENT BASIN INFEASIBLE FOR THIS PROJECT?	NO
CHEMICAL AND/OR CHEMICAL TREATMENT PROCESS PROPOSED FOR ENHANCING SEDIMENTATION PROCESS?	NO

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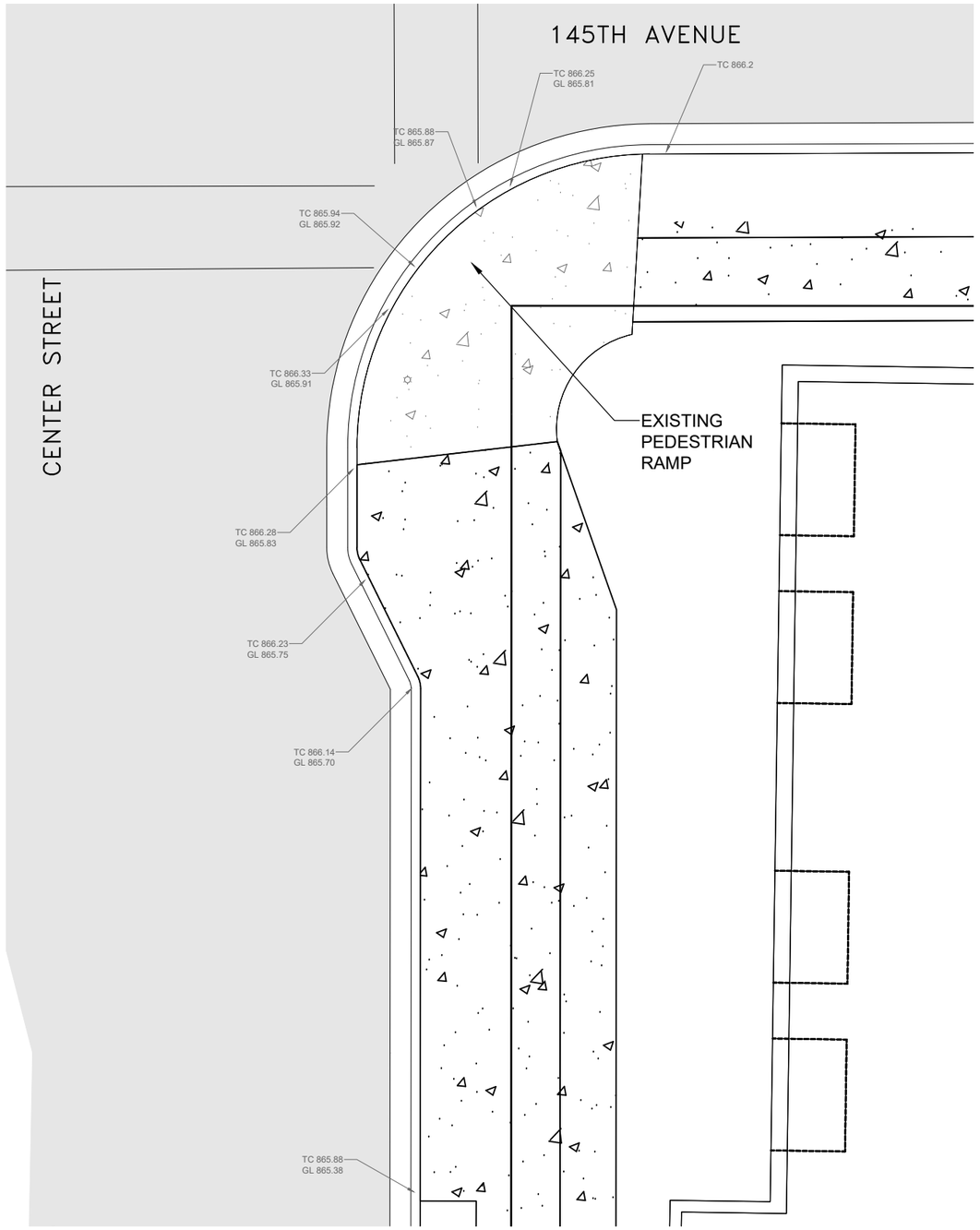
SKYLINE ON SUNWOOD

SWPPP

CITY OF RAMSEY, MINNESOTA

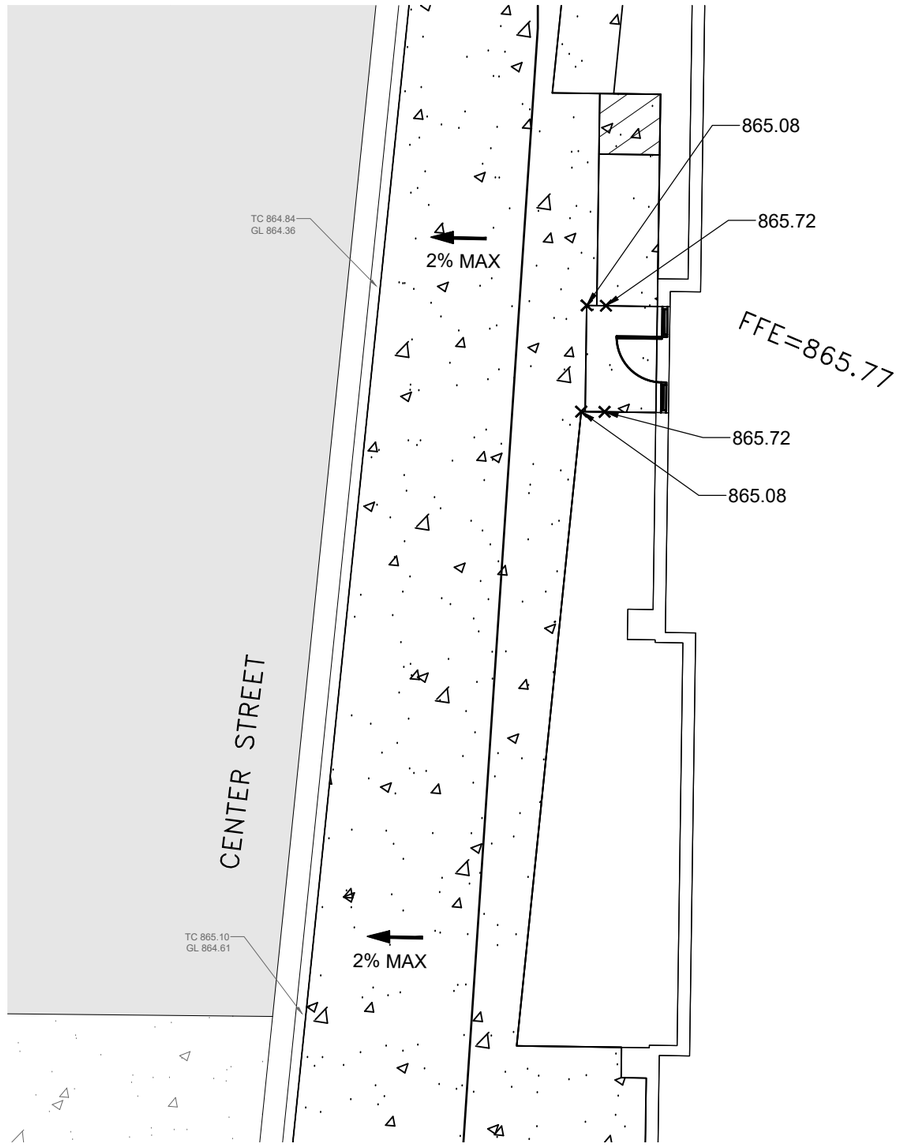
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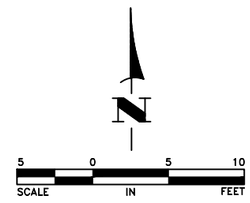
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LEGEND

LANDING AREA
MAX 2% SLOPE IN
ALL DIRECTIONS





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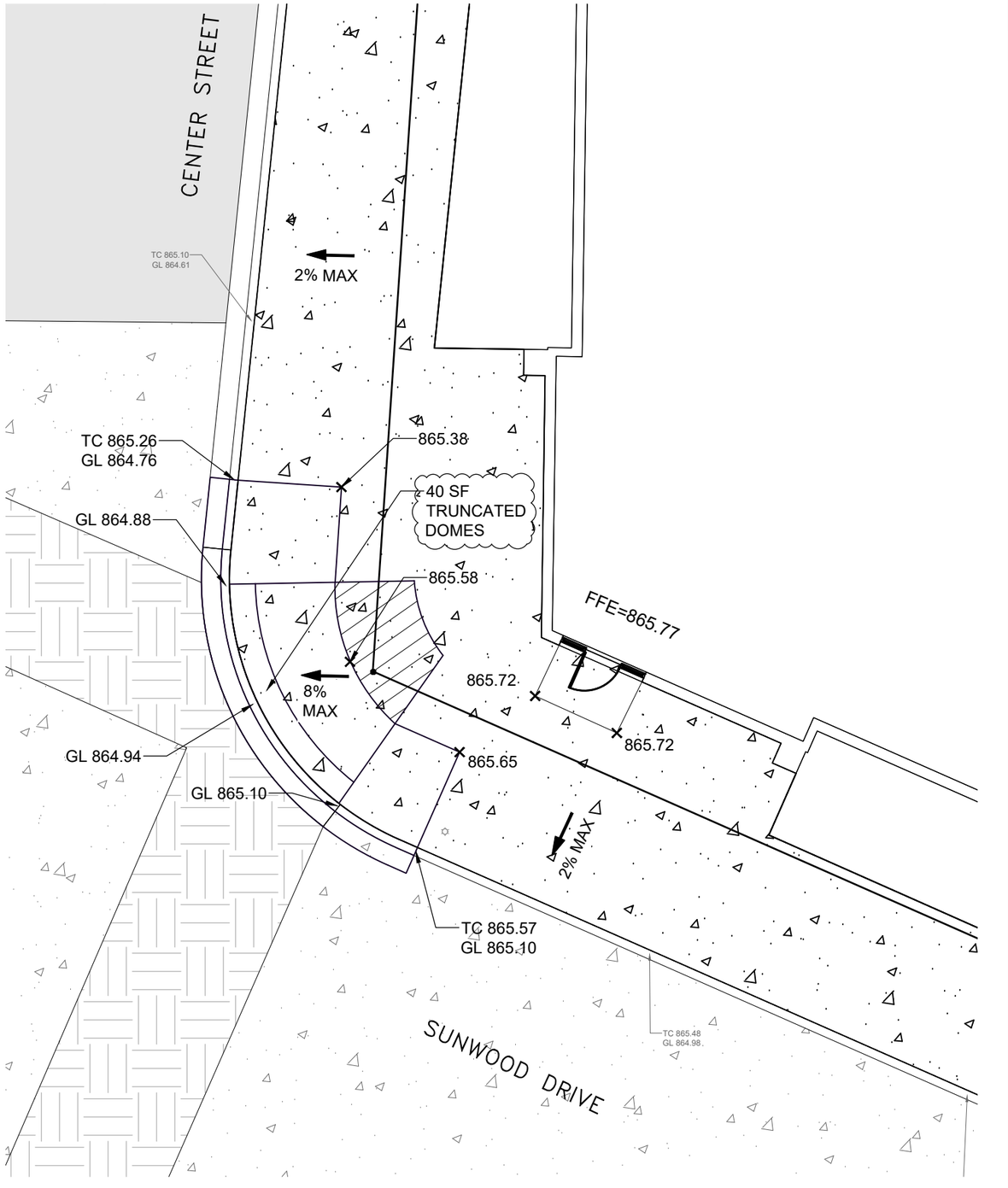
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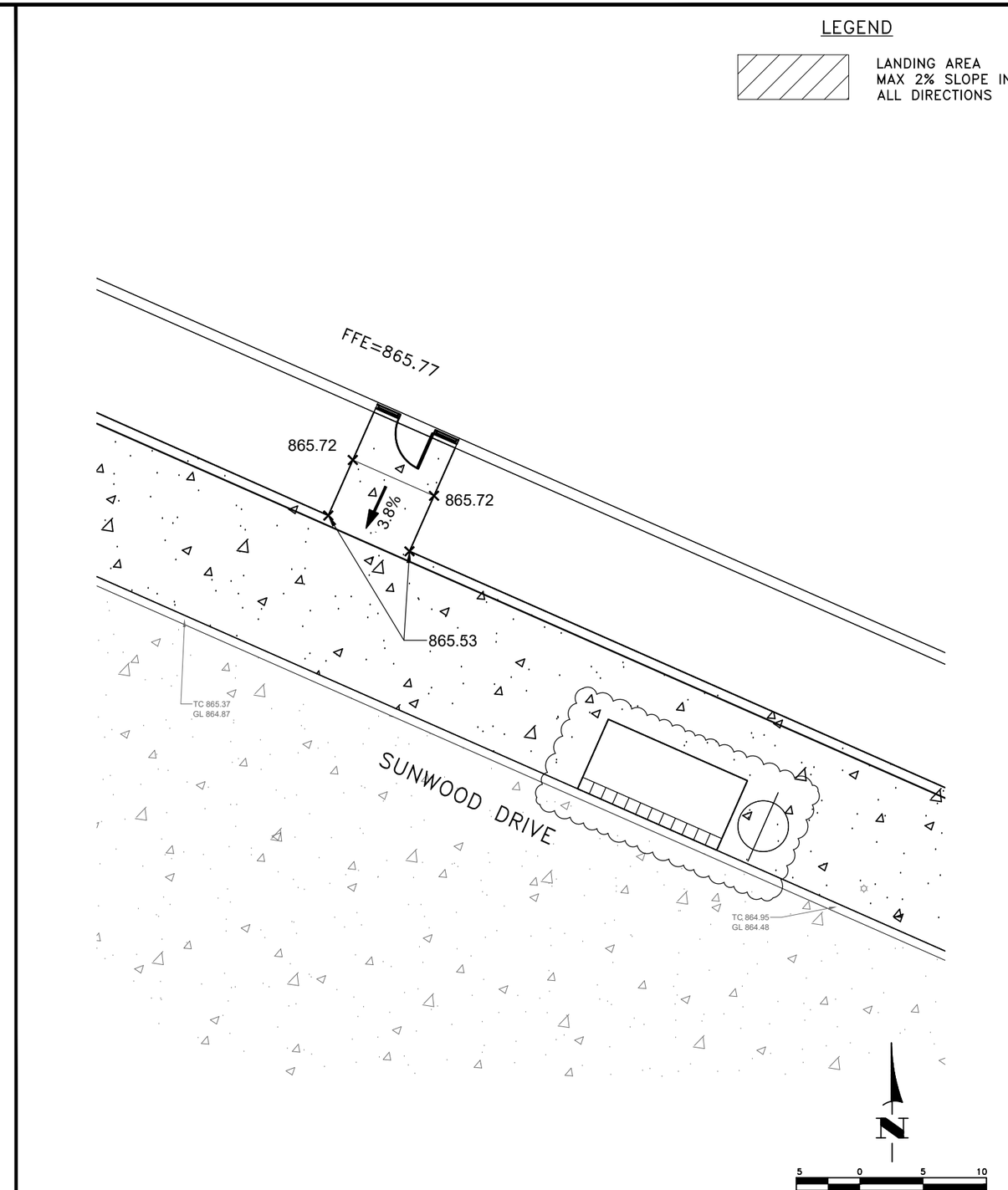
CITY OF RAMSEY, MINNESOTA

SHEET 16 OF 19 SHEETS

2325.17

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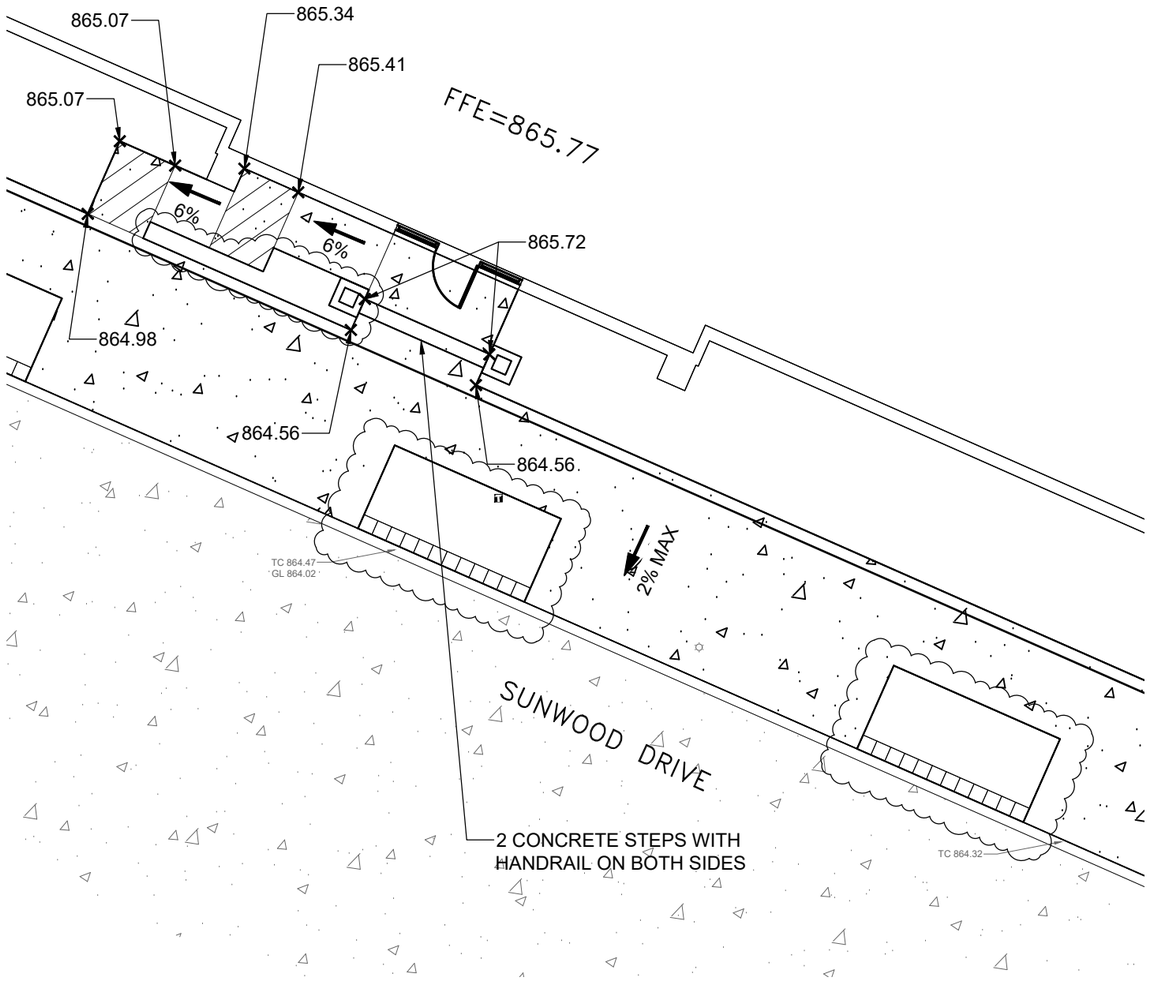
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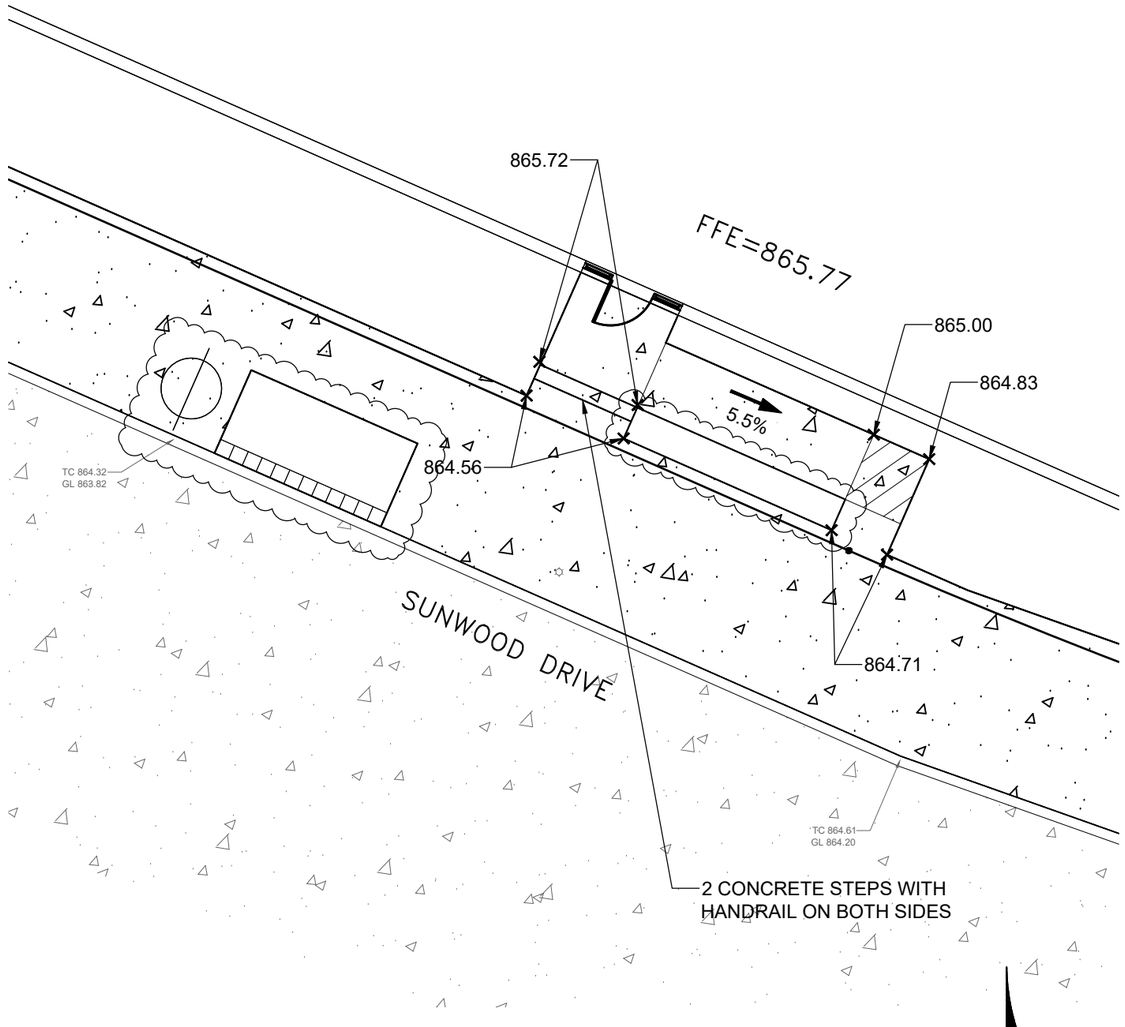
CITY OF RAMSEY, MINNESOTA

SHEET 17 OF 19 SHEETS

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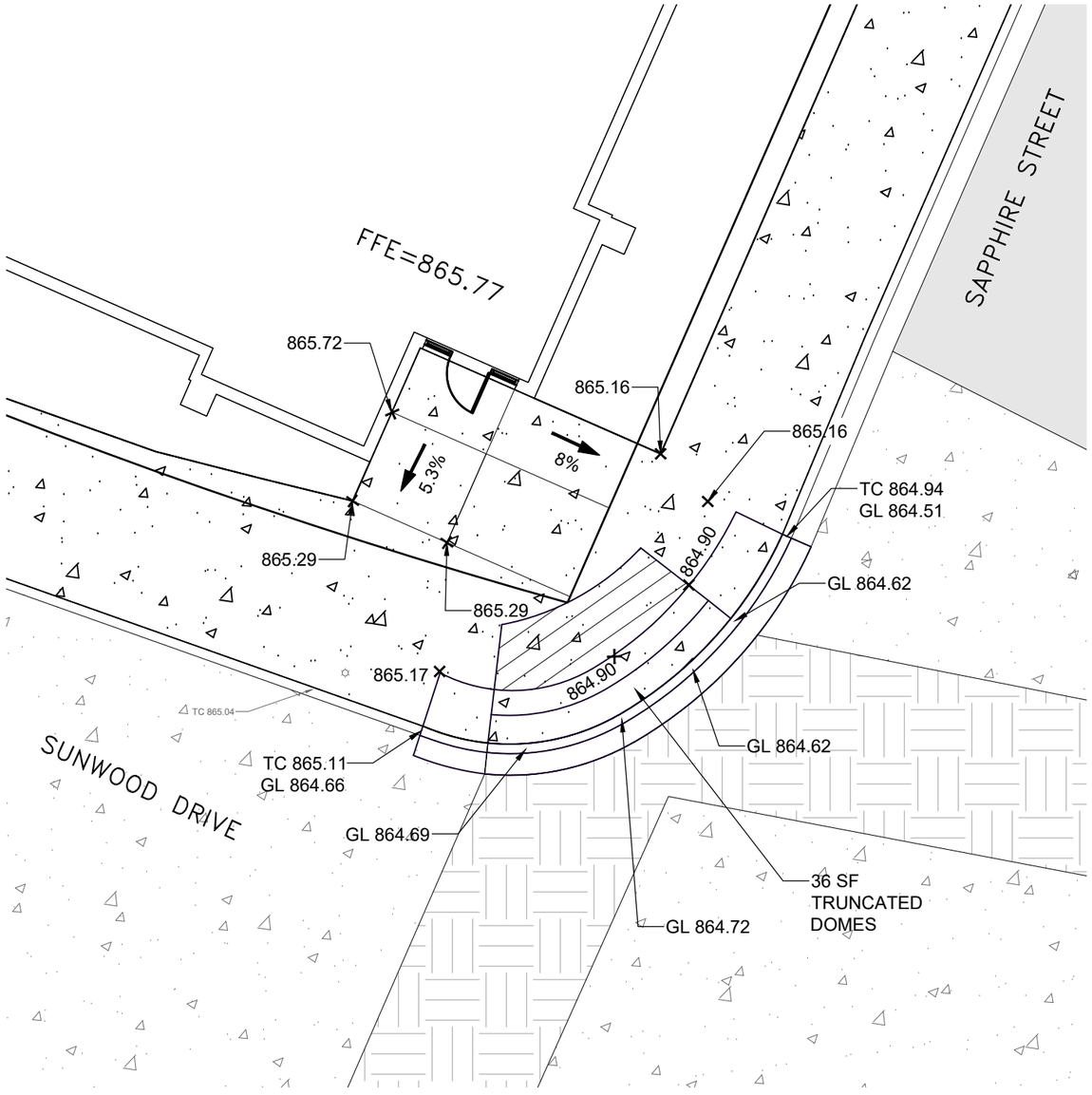
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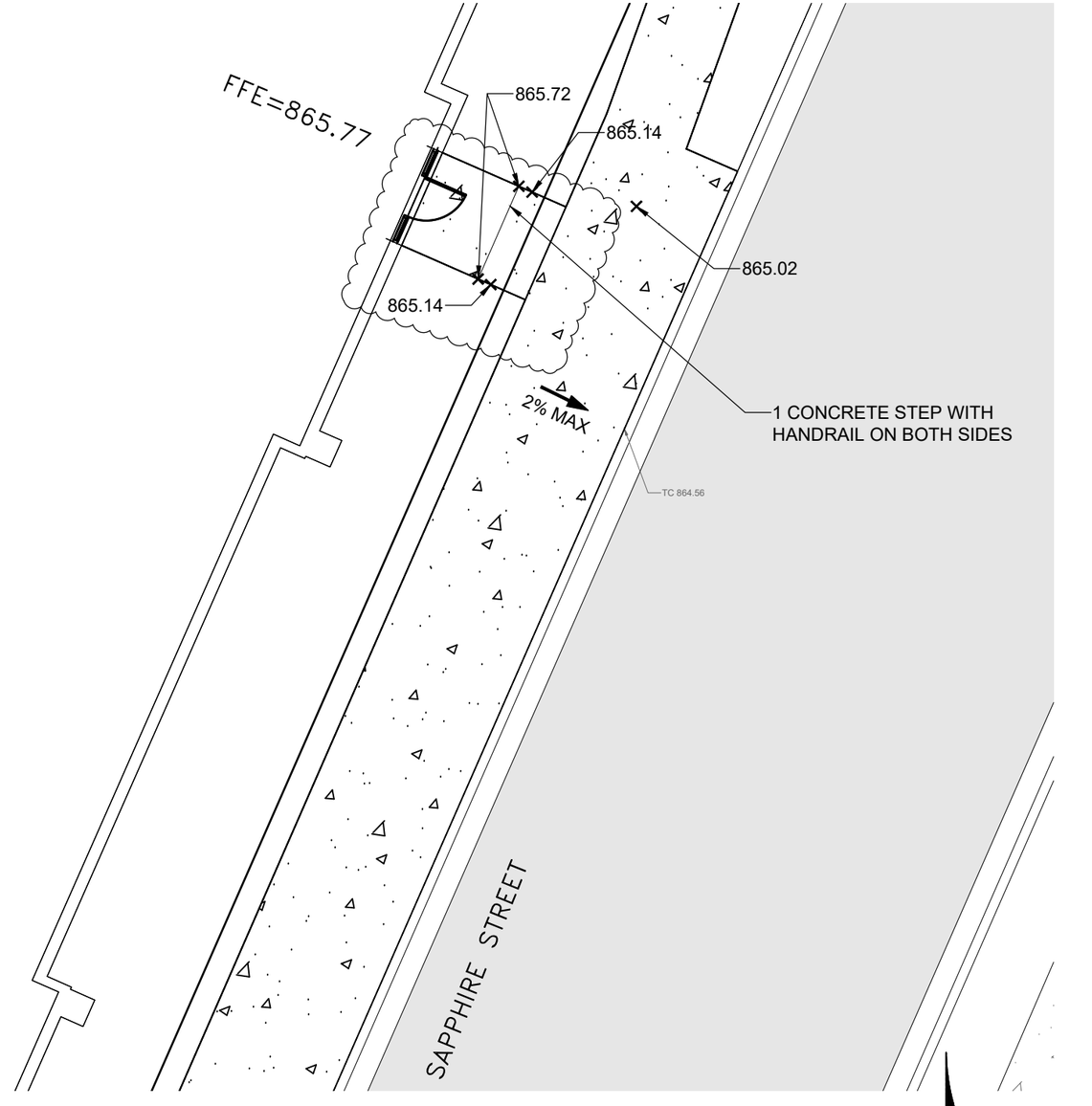
CITY OF RAMSEY, MINNESOTA

SHEET 18 OF 19 SHEETS

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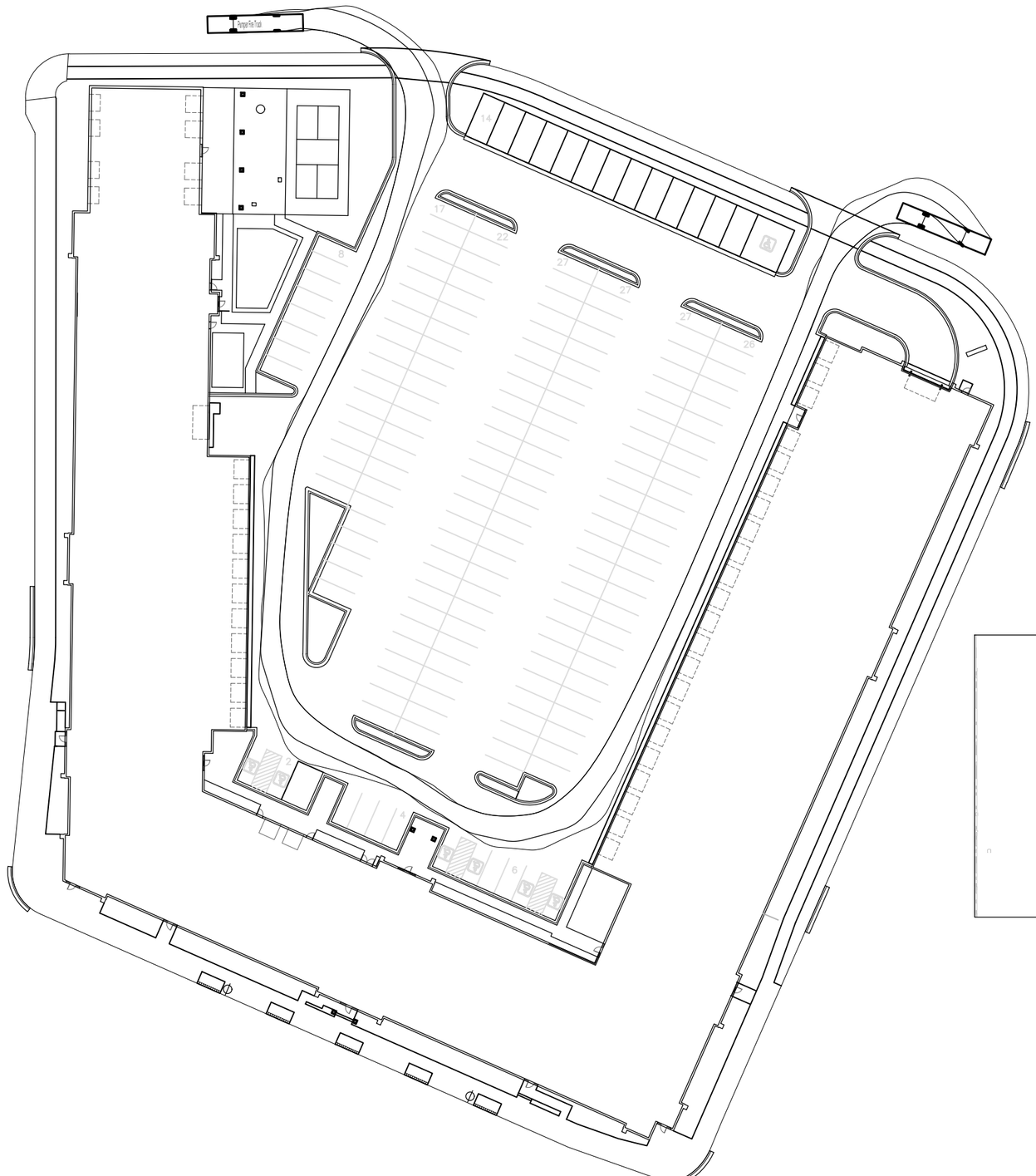
ENTRANCE DETAILS

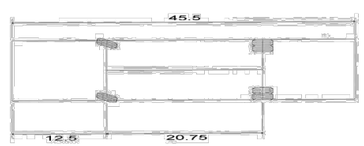
CITY OF RAMSEY, MINNESOTA

SHEET 19 OF 19 SHEETS

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Pumper Fire Truck	
Overall Length	45.500ft
Overall Width	8.000ft
Overall Body Height	7.715ft
Min Body Ground Clearance	0.627ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

N

30 0 30 60
SCALE IN FEET

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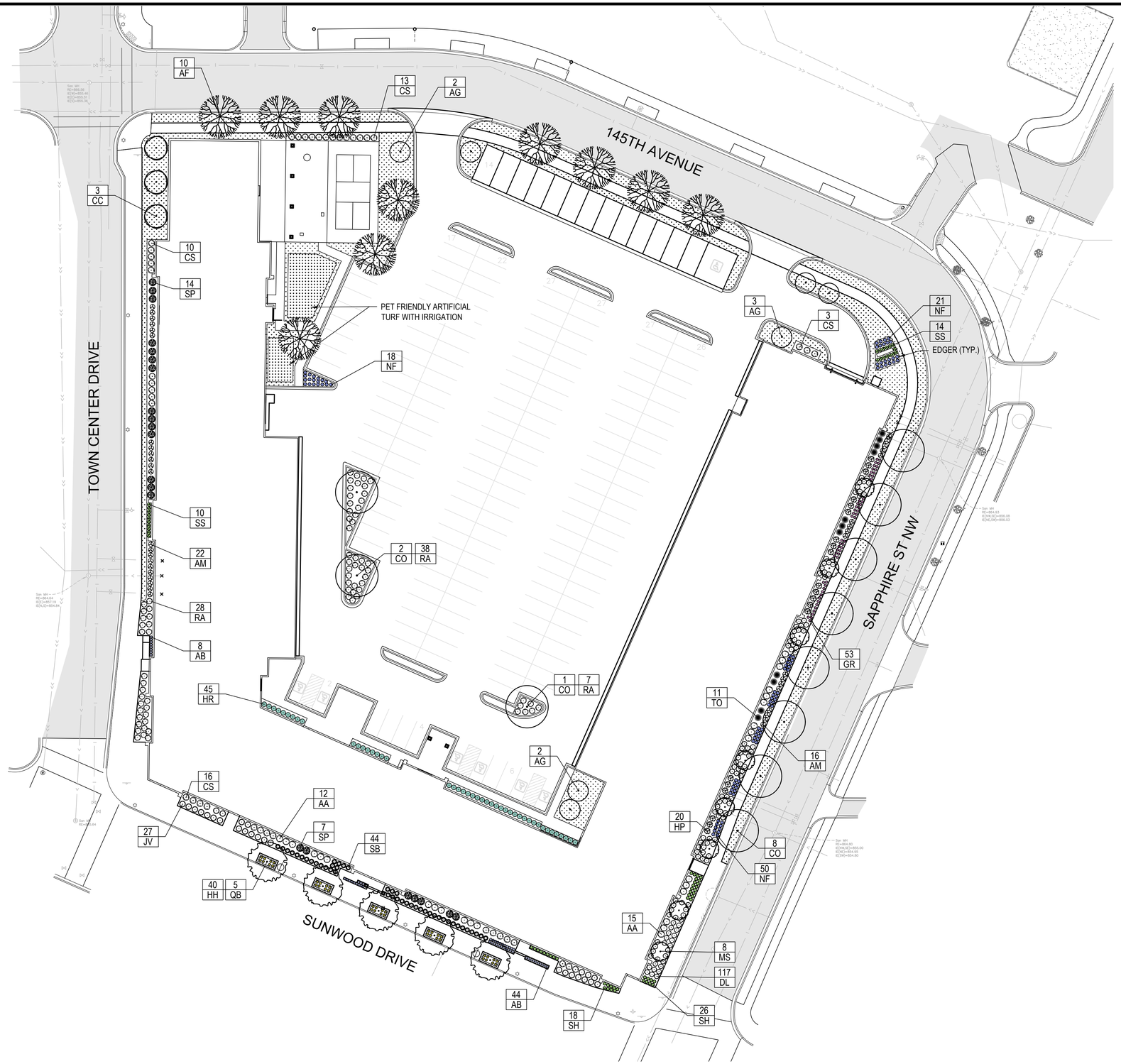
FIRE TRUCK TURNING EXHIBIT

CITY OF RAMSEY, MINNESOTA

SHEET 12 OF 19 SHEETS

2325.17

Jun 12, 2024 – 12:51pm
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PLANT SCHEDULE

	QTY	CODE	SCIENTIFIC NAME/COMMON NAME	SIZE	ROOT	REMARKS
			OVERSTORY TREES			
	10	AF	ACER x FREEMANII 'JEFFERSRED'	2.5" cal.	BB	space 35' o.c, straight trunk,
			AUTUMN BLAZE MAPLE			single leader, 7' clear bole
	11	CO	CELTIS OCCIDENTALIS	2.5" cal.	BB	space 30' o.c, straight trunk,
			HACKBERRY			single leader, 7' clear bole
	5	QB	QUERCUS BICOLOR	2.5" CAL	BB	see plan for spacing, straight trunk,
			SWAMP WHITE OAK			single leader, 7' clear bole
			ORNAMENTAL TREES			
	7	AG	AMELANCHIER x GRANDIFLORA 'AUT. BRI	6' HT	BB	see plan for spacing, clump form
			AUTUMN BRILLIANCE SERVICEBERRY			
	58	CC	CRATAEGUS CRUS-GALLI VAR. INERMIS	2" CAL	BB	space 15' o.c., straight trunk,
			THORNLESS HAWTHORN			single leader
	8	MS	MALUS 'PINK SPIRES'	2" CAL	BB	space 15' o.c., straight trunk,
			PINK SPIRES CRABAPPLE			single leader
			EVERGREEN UPRIGHTS			
	11	TO	THUJA OCCIDENTALIS 'ART BOE'	#10	cont.	space 4' o.c.
			NORTH POLE ARBORVITAE			
			SHRUBS (24" MIN. SHRUB SIZE AT TIME OF INSTALLATION)			
	27	AA	AMELANCHIER ALNIFOLIA 'REGENT'	#5	cont.	space 4' o.c.
			REGENT SERVICEBERRY			
	39	AM	ARONIA MELANOCARPA 'MORTON'	#5	cont.	space 3 to 4' o.c.
			IROQUOIS BEAUTY CHOKEBERRY			
	42	CS	CORNUS SERICEA 'FIREDANCE'	#5	cont.	space 4' o.c.
			FIREDANCE REDTWIG DOGWOOD			
	117	DL	DIERVILLA LONICERA	#5	cont.	space 3' o.c.
			DWARF BUSH HONEYSUCKLE			
	20	HP	HYDRANGEA PANICULATA 'JANE'	#5	cont.	space 4' o.c.
			LITTLE LIME HYDRANGEA			
	27	JV	JUNIPERUS VIRGINIANA 'GREY OWL'	#5	#5	space 4' o.c.
			GREY OWL JUNIPER			
	73	RA	RHUS AROMATICA 'GRO-LOW'	#5	cont.	space 4 to 4.5' o.c.
			GRO-LOW SUMAC			
	44	SB	SPIREA BETULIFOLIA 'TOR'	#5	cont.	space 3' o.c.
			TOR SPIREA			
	21	SP	SYRINGA PATULA ' MISS KIM'	#5	cont.	space 5' o.c.
			MISS KIM LILAC			
			PERENNIALS			
	52	AB	AMSONIA 'BLUE ICE'	#1	cont.	space 1.5' o.c.
			BLUE ICE AMSONIA			
	53	GR	GERANIUM 'ROZANNE'	#1	cont.	space 2' o.c.
			ROZANNE GERANIUM			
	40	HH	HEMEROCALLIS 'HAPPY RETURNS'	#1	cont.	space 2' o.c.
			HAPPY RETURNS DAYLILY			
	45	HR	HOSTA ROYAL STANDARD	#1	cont.	space 2' o.c.
			ROYAL STANDARD HOSTA			
	89	NF	NEPETA FAASSENII 'WALKER'S LOW'	#1	cont.	space 2-2.5' o.c.
			WALKER'S LOW CATMINT			
	24	SS	SCHIZACHRIUM SCOPARIUM	#1	cont.	space 2' o.c.
			LITTLE BLUESTEM			
	44	SH	SPOROBOLUS HETEROLEPIS	#1	cont.	space 2' o.c.
			PRAIRIE DROPSEED			

NOTES:
1. SEE SHEET L2 - L3 FOR PLANTING DETAILS & LANDSCAPE SPECIFICATIONS.
2. ALL LANDSCAPE AREAS TO RECEIVE 4" OF TOPSOIL.
3. CONTRACTOR TO PROVIDE LOAD TICKETS TO THE CITY FOR ALL TOPSOIL IMPORTED TO THE SITE PRIOR TO ANY LANDSCAPE WORK OCCURING.
4. ALL LANDSCAPED AREAS TO BE IRRIGATED, INCLUDING LANDSCAPING IN CITY RIGHT-OF-WAY ALONG SUNWOOD DRIVE, SAPPHIRE STREET, AND 145TH AVENUE. SEE SHEET L2 FOR IRRIGATION SPECS.

LEGEND

SOD

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30 0 30 60
SCALE IN FEET

DATE	
06.12.2024	PLAN REVISIONS PER CITY COMMENTS AND BASE CHANGES

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

Signature: .\landscape submittal\signature.jpg

License # 24236 Date 03.09.2023

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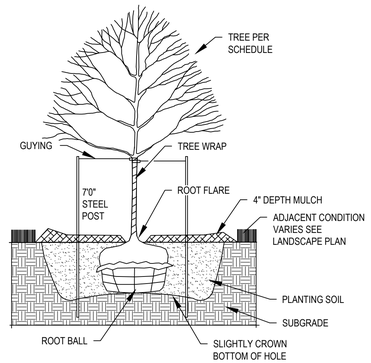
SKYLINE ON SUNWOOD

LANDSCAPE PLAN

CITY OF RAMSEY, MINNESOTA

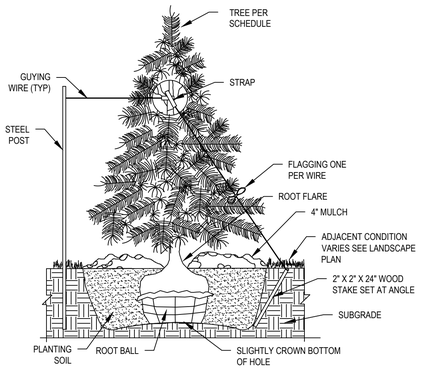
SHEET L1 OF L3 SHEETS

PLANTING DETAILS



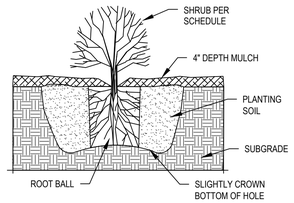
NOTES:
1. Remove dead or damaged branches. Retain the natural form of the tree. Do not cut the leader.
2. Width of planting hole: 18" min. larger than root ball, on all sides.
3. Depth of hole: root flare to sit at or up to 2" above the top of the finished soil elevation. Leave soil undisturbed beneath the root ball.
4. Scarify bottom and sides of hole prior to planting.
5. Set plant on undisturbed soil or thoroughly compacted planting soil.
6. Remove top 1/3 of the basket or the top two horizontal rings whichever is greater. Remove all burlap from top 1/3 of root ball. Remove all twine.
7. Remove or correct stem girdling roots or reject plant.
8. Slit remaining burlap at 6" intervals.
9. Plumb & backfill with planting soil. Thoroughly water in tree within 2 hours to settle plants and fill voids.
10. Backfill voids and water a second time.
11. Place double shredded hardwood mulch within 48 hours of the second watering. No mulch to be in contact w/ trunk.
12. Contractor is responsible for maintaining trees in a plumb position throughout the guarantee period. Stake trees if site conditions, such as soil and wind, prevent the trees from staying plumb. Use 16" x 1.5" polypropylene or polyethylene straps, attach to post with 10 gauge wire. Remove within one year.
13. Wrap trunk in fall, remove wrap in spring.
14. Refer to plan and specs. for additional information.

1 L2 TREE PLANTING DETAIL
NOT TO SCALE



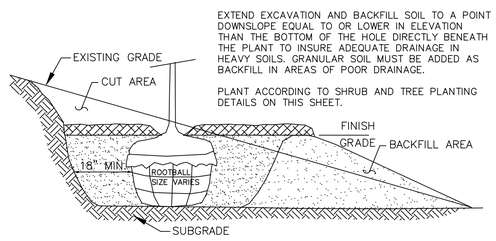
NOTES:
1. Width of planting hole: 18" min. larger than root ball, on all sides.
2. Depth of hole: root flare to sit at or up to 2" above the top of the finished soil elevation. Leave soil undisturbed beneath the root ball.
3. Scarify bottom and sides of hole prior to planting.
4. Set plant on undisturbed soil or thoroughly compacted planting soil.
6. Remove top 1/3 of the basket or the top two horizontal rings whichever is greater. Remove all burlap from top 1/3 of root ball. Remove all twine.
7. Remove or correct stem girdling roots or reject plant.
8. Slit remaining burlap at 6" intervals.
9. Plumb & backfill with planting soil. Thoroughly water in tree within 2 hours to settle plant and fill voids.
10. Backfill voids and water a second time.
11. Place double shredded hardwood mulch within 48 hours of the second watering. No mulch to be in contact w/ trunk or branches.
12. Two alternate methods of staking trees are illustrated in detail.
13. Contractor is responsible for maintaining trees in a plumb position throughout the guarantee period. Stake trees if site conditions, such as soil and wind, prevent the trees from staying plumb. Use 16" x 1.5" polypropylene or polyethylene straps, attach to post or stake with 10 gauge wire. Remove within one year.
14. Refer to plan and specs. for additional information.

2 L2 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



NOTES:
1. Dig shrub hole 12" min. larger than container size, all sides.
2. Scarify bottom and sides of hole prior to planting.
3. Remove dead or damaged branches. Retain the natural form of the shrub.
4. Hand loosen roots of containerized material. Score outside of soil mass to redirect circling fibrous roots.
5. Set shrub on undisturbed soil or on thoroughly compacted planting soil. Install plant so the top of the root flare is at or up to 2" above the finished grade.
6. Plumb and backfill with planting soil. Thoroughly water in shrub prior to placing mulch.
7. Place double shredded hardwood mulch. Do not place any mulch on vegetation or in contact with trunk/stems.
8. Refer to plan and specs. for additional information.

3 L2 SHRUB PLANTING DETAIL
NOT TO SCALE

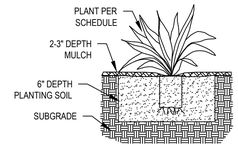


NOTES:

EXTEND EXCAVATION AND BACKFILL SOIL TO A POINT DOWNSLOPE EQUAL TO OR LOWER IN ELEVATION THAN THE BOTTOM OF THE HOLE DIRECTLY BENEATH THE PLANT TO INSURE ADEQUATE DRAINAGE IN HEAVY SOILS. GRANULAR SOIL MUST BE ADDED AS BACKFILL IN AREAS OF POOR DRAINAGE.

PLANT ACCORDING TO SHRUB AND TREE PLANTING DETAILS ON THIS SHEET.

4 L2 PLANTING ON A SLOPE DETAIL
NOT TO SCALE



NOTES:
1. Plant into prepared planting bed.
2. Plant at same depth as in container.
3. Place double shredded hardwood mulch over perennial bed. Do not place any mulch on vegetation.
4. Thoroughly water in plants.
5. Refer to plan and specs. for additional information.

5 L2 PERENNIAL PLANTING DETAIL
NOT TO SCALE

LANDSCAPE SPECIFICATIONS

TREES, SHRUBS, AND PERENNIALS

1. REFERENCES
   - A. MnDOT - Minnesota Department of Transportation, Standard Specifications for Construction, 2020 Edition.
   - B. American Standard for Nursery Stock, ANSI Z60.1-2014.
   - C. ASTM, American Society for Testing and Materials.
2. QUALITY ASSURANCE
   - A. Work shall be performed by a landscape contractor with extensive horticulture knowledge, and a min. of 3 years of experience.
   - B. Handle plants in such a way as to protect from damage either physical or by exposure to sun and wind. Mishandled plants are subject to rejection by Landscape Architect.
   - C. Plants used on this project shall meet the grading standards recommended by the ANSI Z60.1-2014.
3. PRODUCTS
   - A. Plants: Provide as specified on Plant Schedule.
   - B. Edging: Heavy duty poly edger: 5" depth w/ v-lip to prevent frost heave, and steel stakes, black color, Sure-loc Elite-Edge or equal.
   - C. Mulch: Mink mulch.
   - D. Water: Contractor to provide.
   - E. Planting Soil: rich friable, loam topsoil, free of debris and seeds, conforming to MnDOT 3877.2, Loam Topsoil Borrow.
   - F. Compost: Conforming to MnDOT 3890.2, Grade 2.
   - G. Tree Wrap: Two-ply weather resistant paper product.
4. PLANTING DATES: Spring Planting: Apr. 1 - June 15. These dates may be extended if daytime temps. remain below 80 degrees. Fall: Sept. 30 - Oct. 30th. Daytime temps. need to drop below 80 degrees before planting begins, and may continue until freeze up. Coniferous trees Aug. 15 - Oct. 1st. Plant under favorable weather conditions, do not plant during days of extreme heat.
5. EXECUTION
   - A. Prior to digging, Contractor to have utilities located.
   - B. Contractor to notify Owner and Landscape Architect 3 days in advance of when planting work will occur.
   - C. Plant into prepared planting beds.
   - D. Install trees, shrubs, and perennials per planting details, adjust location if in conflict with utilities. Verify new location with Landscape Architect prior to planting.
   - E. Separate all shrub and perennial beds from sod areas with edger.
   - F. Clean-up entire site following planting operations.
6. ACCEPTANCE OF PLANTING WORK
   - A. Contractor to notify Owner when planting work is complete for review and punch list.
   - B. Contractor to water and maintain the trees, shrubs, and perennials until Owner Acceptance.
   - C. Owner will give Acceptance of Work following satisfactory correction of punch list items.
   - D. Watering and regular landscape maintenance of trees, shrubs, and perennials will be Owners responsibility following acceptance of work.
7. GUARANTEE PERIOD
   - A. Contractor to warranty trees, shrubs and perennials for **2-years** following acceptance of Work by Owner.
   - B. Contractor to maintain the trees in a plumb position throughout the guarantee period.
   - C. Contractor to remove all staking/wiring/ straps and plant tags from trees at the end of the guarantee period.
   - D. Replacements: At the end of the guarantee period, all plants which are unhealthy, dead, not having a normal density, size, shape or color shall be shall be replaced. Replacements shall match caliper and/or height of the other plants at time of replacement. Selection of replacement material and installation practices shall follow the requirements of the Drawings and Specifications.

SODDING

1. AREAS TO SOD
   - A. Sod areas noted on plan. Sod all landscape areas not called out for other plant material.
2. REFERENCES
   - A. MnDOT - Minnesota Department of Transportation, Standard Specifications for Construction, 2020 Edition.
3. PRODUCTS
   - A. Sod: Provide drought tolerant, strongly rooted sod, machine cut to pad thickness of 1", excluding top growth and thatch. Sod to be at least 2 years old, free of weeds, disease, or other material which might be detrimental to the development of the sod. Sod to be moist when cut and maintained in moist condition during transportation and storage at the site. Do not use sod that shows signs of visible heating on this project.
   - B. Fertilizer: Slow release 5-10-5 starter fertilizer.
   - C. Water: Contractor to provide.
   - D. Topsoil: provide rich friable, sandy loam, free of debris and seeds, and conforming to MnDOT 3877.2 Common Topsoil Borrow.
4. SOIL PREPARATION
   - A. Verify all sod areas have a minimum of 4" of topsoil.
   - B. Immediately prior to sodding, loosen topsoil to minimum depth of 3".
   - C. On slopes operate cultivating equipment at right angles to the direction of surface drainage.
   - D. Contractor to work all areas to receive sod until the soil is smooth and an even grade is established. Fill all holes, depressions and rivulets to ensure an even grade and that proper elevation is established. Fill material shall be compacted sufficiently to provide uniform density and to resist erosion. Remove all rubble, sticks, branches, stones and other extraneous material over 1/2" in diameter on the surface prior to sodding.
   - E. For all areas to be sodded work in dry, free flowing slow release starter fertilizer into the top 1 inch of soil.
5. EXECUTION
   - A. Install sod during favorable weather, do not sod if ground is frozen or sod is dormant.
   - B. Lay sod with tightly fitting joints, no overlapping joints, and stagger rows to offset joints. Anchor sod on slopes to prevent slippage.
   - C. Thoroughly water sod immediately after installing. Continue watering at frequency necessary to initiate rooting, and until the work is accepted by Owner.
   - D. Clean up and remove all debris resulting from sodding activity and dispose of properly. Restore all areas disturbed by sodding operation to their original condition.
6. ACCEPTANCE OF SOD WORK
   - A. Contractor to notify Owner when sod work is complete for review and punch list.
   - B. Owner to accept work following satisfactory correction of punch list items.
   - C. Contractor will maintain all turf areas in a healthy, growing condition by watering, mowing, and any other maintenance necessary to establish the lawn, for a minimum of 30 days from time of acceptance.
   - D. Any sod that does not show definite growth and establishment during the 30 days from time of acceptance, shall be replaced and established at the proper season by the Contractor at Contractor's expense.

IRRIGATION

1. DESCRIPTION
   - A. Work includes: design, furnish, and install complete, fully automatic and programmable underground irrigation system, capable of alternate date watering for all landscape areas. The system shall provide full coverage with uniform levels of total precipitation throughout all irrigated areas.
   - B. The system is to include water efficient technologies including: a WaterSense labeled controller, a flow meter, soil moisture and/or evapotranspiration (ET) sensors, a rain sensor, and be calibrated to meet all applicable City Codes.
   - C. Dripline to be used in perennial and shrub beds not covered by lawn sprinklers.
   - D. The system is to meet state department of health standards and have a backflow preventer.
   - E. Materials, equipment, and methods of design and installation shall comply with, but not be limited to, the following codes and standards:
     - All local and state laws and ordinances, and with all the established codes applicable thereto.
     - National Electrical Code.
     - American Society for Testing and Materials (ASTM).
     - National Sanitation Foundation (NSF).
     - The best management practices developed by the Irrigation Association.
   - F. The designer shall provide balanced pressure and flow and optimum operating efficiency.
   - G. The contractor is responsible for obtaining all permits and licenses required for installation of irrigation system.
2. QUALITY ASSURANCE
   - A. The irrigation system shall be designed and installed by a contractor specializing in irrigation work, and will have a minimum of 5 years of experience designing and installing systems of similar scope and size.
   - B. The contractor shall maintain a skilled foreman on site during the installation of all work and the foreman will have a Minnesota Power Limited Technician License.
3. SUBMITTALS
   - A. Shop Drawings: submit irrigation plan, product schedule, and specifications for review and acceptance.
   - B. Operation and Maintenance Manual: following completion of work, provide the Owner with an operation and maintenance manual of the complete system in a digital pdf file format and one hard copy.
   - C. As-Built Plan: following completion of work, contractor to furnish Owner a scaled as-built irrigation map, with dimensions as needed, on durable paper or laminated to be mounted on wall with the main control panel and a digital file in pdf format. The map shall indicate the zones, location of all controls, piping and depths, heads (including type), drip-lines, valves, connection to water service, and other related components.
4. PRODUCTS
   - A. Select products suitable to the landscape areas.
   - B. All products and materials used in the system shall be new and professional grade.
   - C. Provide sprinkler heads, driplines, electric valves, and automatic controller from one manufacturer: Toro, Rainbird, Hunter Industries, or equal.
5. EXECUTION
   - A. Prior to digging, contractor to have utilities located.
   - B. Water Coverage: Provide uniform water coverage over turf areas and planting beds.
   - C. Turf: Turf areas to be irrigated with spray heads. Locate heads to avoid overspray onto sidewalks, parking areas, signs and buildings.
   - D. Planting Beds: All continuous shrubs, trees, perennial beds to be irrigated with a drip system and spray heads where drip lines are impractical.
   - E. Winterization: System to accommodate winterization by blowing system dry with compressed air.
   - F. Install the irrigation system per contractor's plan and specifications.
   - G. Instructions: Contractor to instruct the Owner in proper operation and maintenance of the system.
   - H. Cleanup: Replace landscaping disturbed by operations. Cleanup all debris and restore site to original condition.
6. REVIEW AND ACCEPTANCE
   - A. Contractor to test system to a hydrostatic pressure of not less than 100 psi. Remove and replace any components that do not pass test.
   - B. Contractor to contact Owner and perform operational test after system is fully in place and demonstrate to the Owner that the irrigation system meets coverage requirements and that automatic controls function properly. Any corrective work identified shall be completed within two weeks of receipt of comments.
   - C. Owner to accept work following: satisfactory completion of any corrective work, receiving hands-on instructions for operation, and receiving as-built plan and operation and maintenance manual submittals.
7. MAINTENANCE
   - A. Contractor to drain and winterize irrigation system in the fall, following first year of operation, and shall put the system back in service the following spring as part of the work of this contract at no additional cost to the Owner.
8. GUARANTEE
   - A. Warranty irrigation system materials and labor for one year following acceptance of work by Owner. Contractor to promptly furnish and install, at no cost to Owner, any parts that prove defective in material or workmanship.

DATE	
06.12.2024	PLAN REVISIONS PER CITY COMMENTS

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

Signature: [landscape submittal signature.jpg]

License # 24236 Date 03.09.2023

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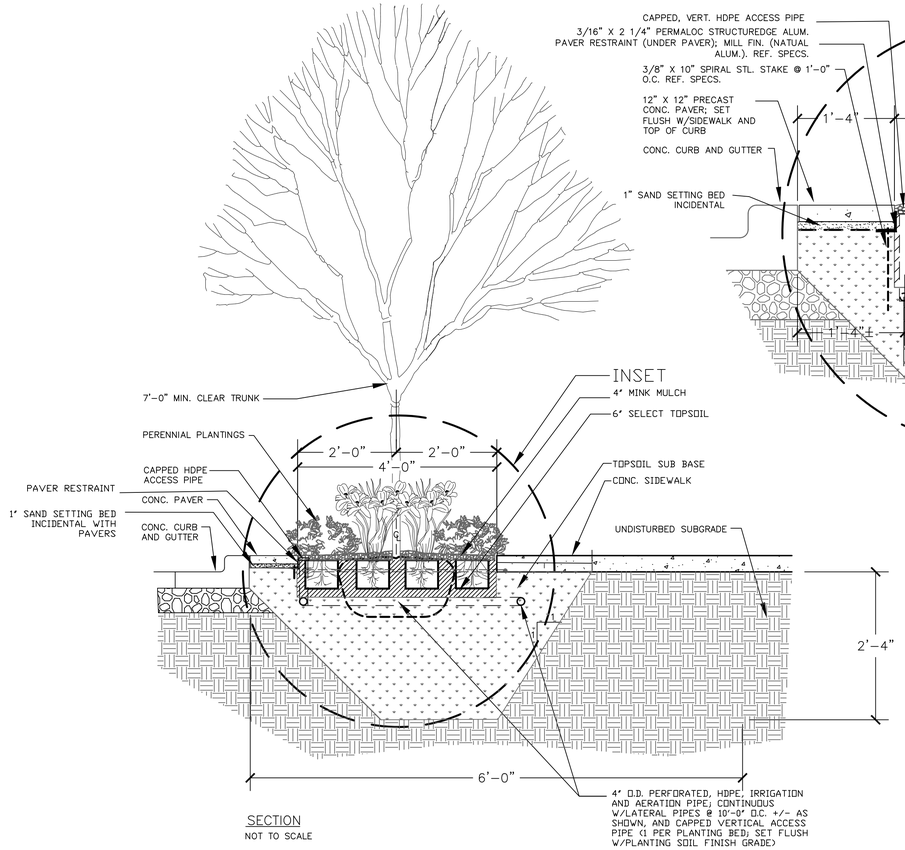
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SKYLINE ON SUNWOOD

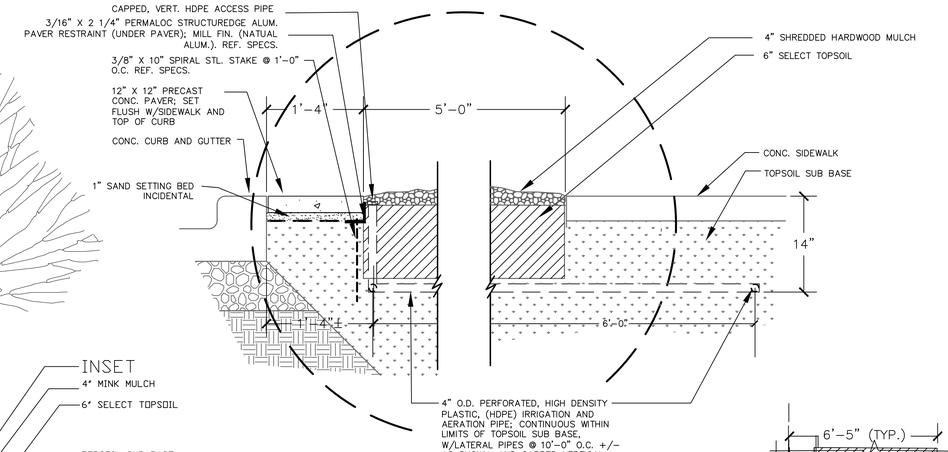
PLANTING DETAILS & LANDSCAPE SPECS.

CITY OF RAMSEY, MINNESOTA

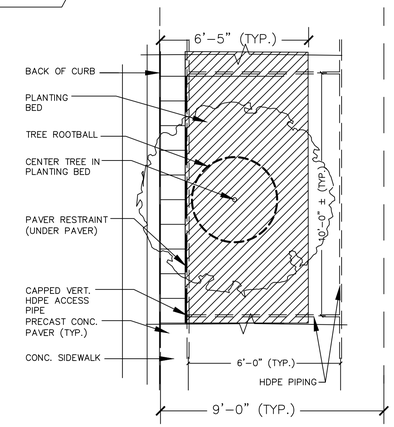
SHEET L2 OF L3 SHEETS



SECTION
NOT TO SCALE



INSET
NOT TO SCALE



PLAN
NOT TO SCALE

1 SUNWOOD DRIVE PLANTING BED
NOT TO SCALE

DATE	
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SKYLINE ON SUNWOOD

SIDEWALK PLANTER DETAIL

CITY OF RAMSEY, MINNESOTA

SHEET L3 OF L3 SHEETS

POWER & COMMUNICATION LEGEND

	120V DUPLEX OULET		MOTOR EQUIPMENT CONNECTION
	120V QUAD OUTLET		ELECTRICAL DISCONNECT
	208 OR 240 VOLT RECEPTACLE		ELECTRICAL CONNECTION W/DISCONNECT
	120V CEILING RECEPTACLE		
	DATA/COMMUNICATION OUTLET		ELECTRICAL CONNECTION W/WEATHER PROOF DISCONNECT
	TELEPHONE OUTLET		
	TV OUTLET		ELECTRICAL PANEL
	DATA/TV COMBO OUTLET	T	THERMOSTAT MOUNTED AT 48" A.F.F.
FB	FLOOR BOX	CO	SMOKE/CO ALARM
J	JUNCTION BOX	S	SMOKE ALARM
E	E-STOP FOR GRILL OR FIRE PIT	NO2	NITROGEN DIOXIDE DETECTOR
T	TIMER FOR FRILL OR FIRE PIT	CO2	CARBON MONOXIDE DETECTOR
BC	BELOW COUNTER OUTLET	S	SMOKE DAMPER
AC	ABOVE COUNTER OUTLET		
D	DEDICATED RECEPTACLE		
GFI	GROUND FAULT CIRCUIT INTERRUPTER		
WP/GFI	WEATHER PROOF COVER WITH GFI		
FS	FIRE/SMOKE DAMPER		

LIGHTING LEGEND

	RECESSED 2X4 FIXTURE	S	SINGLE POLE SWITCH
	RECESSED 2X2 FIXTURE	S_3	THREE WAY SWITCH
	SURFACE MOUNT 1X4 FIXTURE	S_4	FOUR WAY SWITCH
	SURFACE MOUNT 2X4 FIXTURE	OC1	OCCUPANCY SENSORS
	WALL MOUNTED FIXTURE	OC2	
	CEILING MOUNTED STRIP FIXTURE	VS	VACANCY SENSORS
	RECESSED OR DISC FIXTURE	OC3	CEILING OCCUPANCY SENSORS
	WALL MOUNTED FIXTURE	OC4	
	SURFACE CEILING MOUNTED FIXTURE	TC	LIGHTING CONTROL TIME CLOCK
	PENDANT MOUNTED FIXTURE	NL	INDICATES NIGHT LIGHT FIXTURE
	EXTERIOR POLE MOUNTED FIXTURE	a,b	INDICATES LIGHT FIXTURE SWITCH LEG
	BOLLARD OR GROUND MOUNTED FIXTURE	P-X	INDICATES PANEL AND CIRCUIT NUMBER
	EMERGENCY LIGHTING FIXTURE	1	INDICATES LIGHT FIXTURE TYPE
	EMERGENCY EXIT SIGN	EX	INDICATES EXISTING FIXTURE
	EMERGENCY EXIT SIGN WITH EMERGENCY HEADS	RL	INDICATES RELOCATED FIXTURE
	EXTERIOR EMERGENCY EGRESS LIGHT	TC	INDICATES TIME CLOCK CONTROLLED FIXTURE
		EM	INDICATES FIXTURE EMERGENCY OR STANDBY POWER

SITE NOTES

1. PRIOR TO ANY DIGGING, TRENCHING, ETC. CONTACT ALL LOCAL UTILITY COMPANIES AND MUNICIPALITIES AND CONFIRM EXACT LOCATIONS OF ALL EXISTING UTILITIES.
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5. ALL POLE FIXTURES TO BE LOCATED 4' AWAY FROM EDGE OF CURB.
6. ALL EXTERIOR LIGHT FIXTURES TO BE CONNECTED TO A COMMON EQUIPMENT GROUND. USE #8, TYPE THWN.
7. THE CONTROLLING LIGHTING CONTACTORS SHALL BE MOUNTED INSIDE THE BUILDING WITH TIME-CLOCK CONTROL & REMOTE PHOTOCELLS LOCATED ON THE EXTERIOR SIDE OF THE BUILDING WALL. INSTALL PHOTOCELLS AT LOCATIONS WHERE BUILDING OR OTHER OBSTRUCTIONS WILL NOT INTERFERE WITH THEIR PROPER OPERATION. FINAL BRANCH CIRCUIT SUPPLY CONNECTIONS WILL BE PROVIDED BY THE BUILDING ELECTRICAL CONTRACTORS.
8. MIN. BURIAL DEPTH FOR THE LIGHTING CIRCUIT SHALL BE 24". A SLIGHT DECREASE IN DEPTH IS ALLOWED WITHIN 10' OF THE POLES.
9. VERIFY CONSTRUCTION AREAS ON OTHER SITE PLANS FOR POTENTIAL OBSTACLES AND CONSTRUCTION LIMITS.

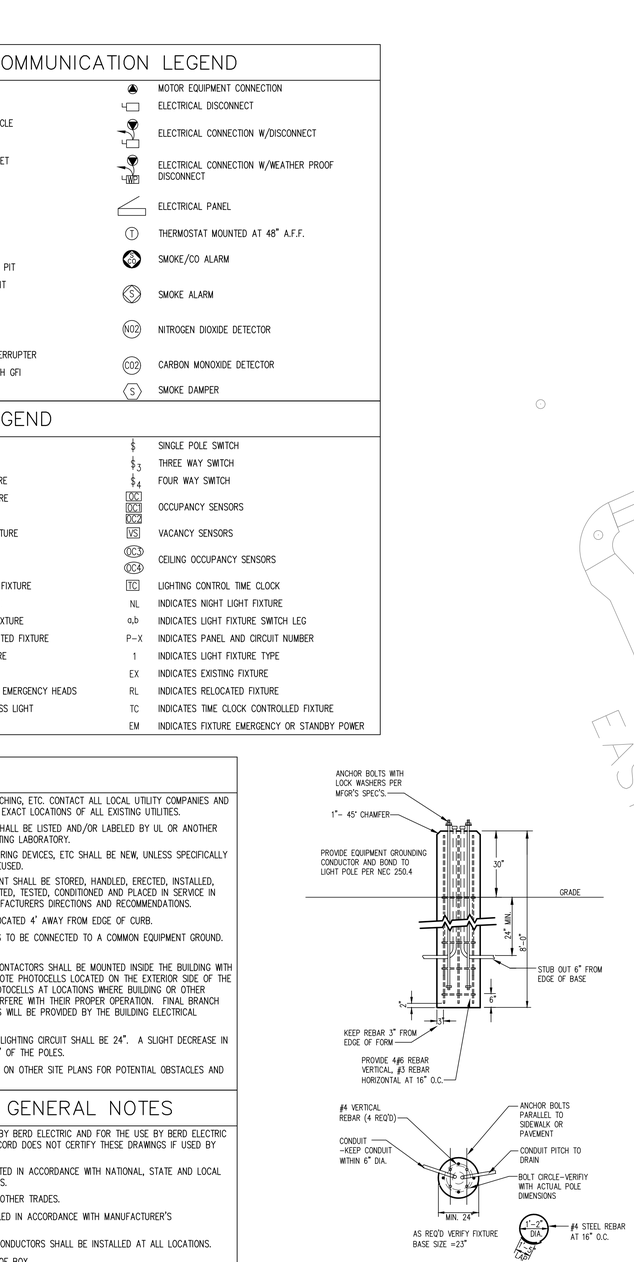
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9. PROVIDE GFCI PROTECTION FOR ALL AREAS LISTED UNDER NEC 210.8.
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LIGHTING FIXTURE SCHEDULE – EXTERIOR

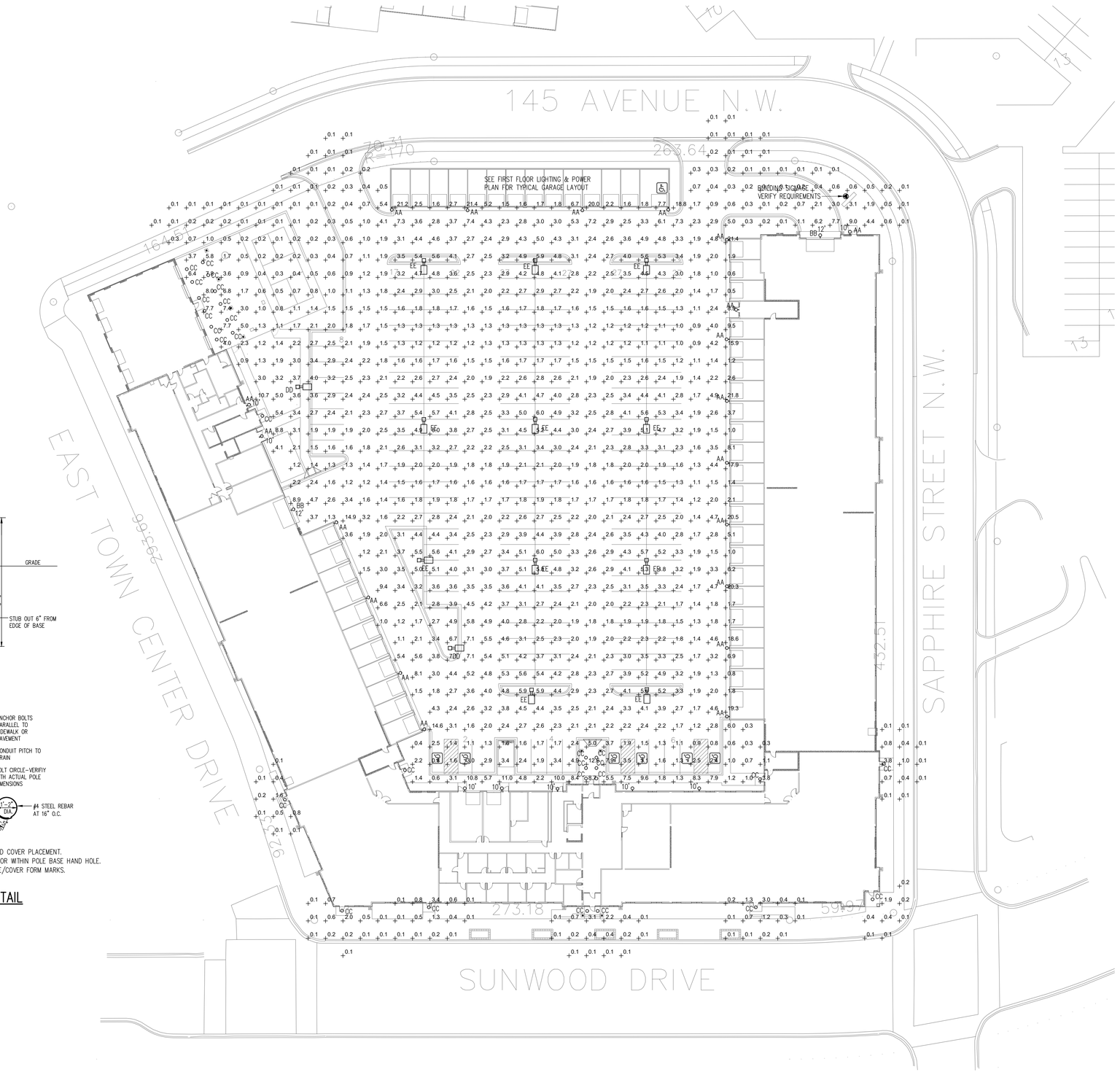
TYPE	LAMPS	WATTAGE	DESCRIPTION	NOTES
AA	LED	27	SMALL EXTERIOR WALL PACK	MWP10
BB	LED	27	MEDIUM EXTERIOR WALL PACK	MWP10
CC	LED	15	EXTERIOR RECESSED DOWNLIGHT	–
DD	LED	100	POLE MOUNT FIXTURE, TYPE III OPTICS, 20' MOUNTING HEIGHT	MAL05
EE	LED	100	POLE MOUNT FIXTURE, TYPE V OPTICS, 20' MOUNTING HEIGHT	MAL05

NOTES:



NOTE:
1.) USE MFGR'S DIMENSIONS FOR EXACT ANCHOR BOLT AND COVER PLACEMENT.
2.)INSTALL INLINE FUSES IN EACH UNGROUNDED CONDUCTOR WITHIN POLE BASE HAND HOLE.
3.) TROWEL FINISH EXPOSED PORTION OF BASE TO REMOVE/COVER FORM MARKS.

2 / E1.2 POLE BASE DETAIL
NOT TO SCALE



1 / E1.2 SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

0 15' 30' 60'

PRELIMINARY SET

BERD ELECTRIC LLC
1 Industrial Boulevard • Sauk Rapids, MN 56379
Phone: 320-656-0697
FAX: 320-656-0312

DATE	REVISION	DESCRIPTION	BY
-/-/--	1	-	-
-/-/--	2	-	-
-/-/--	3	-	-
-/-/--	4	-	-

DATE: 5/6/24
SCALE: AS SHOWN
DRAWN BY: DJK
CHECKED BY: DJK
JOB NO. 774

SKYLINE ON SUNWOOD
RAMSEY, MN
–

SITE PHOTOMETRIC PLAN

DRAWING NO.
E1.2

POWER & COMMUNICATION LEGEND

	120V DUPLEX OULET		MOTOR EQUIPMENT CONNECTION
	120V QUAD OUTLET		ELECTRICAL DISCONNECT
	208 OR 240 VOLT RECEPTACLE		ELECTRICAL CONNECTION W/DISCONNECT
	120V CEILING RECEPTACLE		
	DATA/COMMUNICATION OUTLET		ELECTRICAL CONNECTION W/WEATHER PROOF DISCONNECT
	TELEPHONE OUTLET		
	TV OUTLET		ELECTRICAL PANEL
	DATA/TV COMBO OUTLET		
FB	FLOOR BOX	T	THERMOSTAT MOUNTED AT 48" A.F.F.
J	JUNCTION BOX	CO	SMOKE/CO ALARM
E	E-STOP FOR GRILL OR FIRE PIT	S	SMOKE ALARM
T	TIMER FOR FRILL OR FIRE PIT	NO2	NITROGEN DIOXIDE DETECTOR
BC	BELOW COUNTER OUTLET		
AC	ABOVE COUNTER OUTLET	CO2	CARBON MONOXIDE DETECTOR
D	DEDICATED RECEPTACLE		
GFI	GROUND FAULT CIRCUIT INTERRUPTER	S	SMOKE DAMPER
WP/GFI	WEATHER PROOF COVER WITH GFI		
FS	FIRE/SMOKE DAMPER		

LIGHTING LEGEND

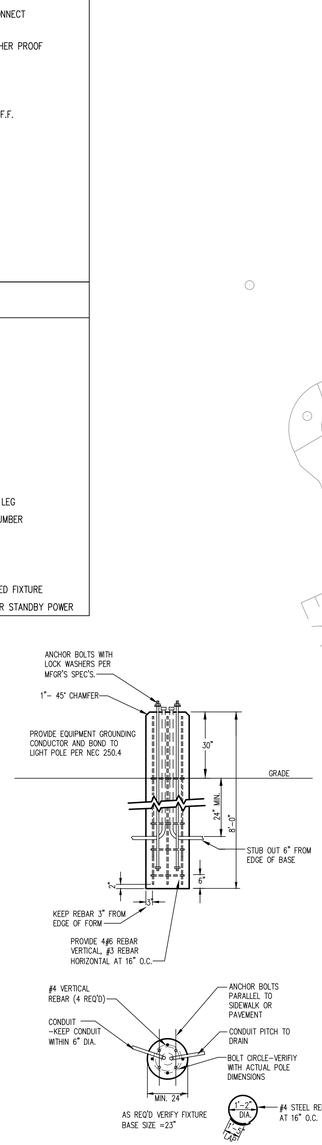
	RECESSED 2X4 FIXTURE	$	SINGLE POLE SWITCH
	RECESSED 2X2 FIXTURE	$3	THREE WAY SWITCH
	SURFACE MOUNT 1X4 FIXTURE	$4	FOUR WAY SWITCH
	SURFACE MOUNT 2X4 FIXTURE	OC1	OCCUPANCY SENSORS
	WALL MOUNTED FIXTURE	OC2	
	CEILING MOUNTED STRIP FIXTURE	VS	VACANCY SENSORS
	RECESSED OR DISC FIXTURE	OC3	CEILING OCCUPANCY SENSORS
	WALL MOUNTED FIXTURE	OC4	
	SURFACE CEILING MOUNTED FIXTURE	TC	LIGHTING CONTROL TIME CLOCK
	PENDANT MOUNTED FIXTURE	NL	INDICATES NIGHT LIGHT FIXTURE
	EXTERIOR POLE MOUNTED FIXTURE	a,b	INDICATES LIGHT FIXTURE SWITCH LEG
	BOLLARD OR GROUND MOUNTED FIXTURE	P-X	INDICATES PANEL AND CIRCUIT NUMBER
	EMERGENCY LIGHTING FIXTURE	1	INDICATES LIGHT FIXTURE TYPE
	EMERGENCY EXIT SIGN	EX	INDICATES EXISTING FIXTURE
	EMERGENCY EXIT SIGN WITH EMERGENCY HEADS	RL	INDICATES RELOCATED FIXTURE
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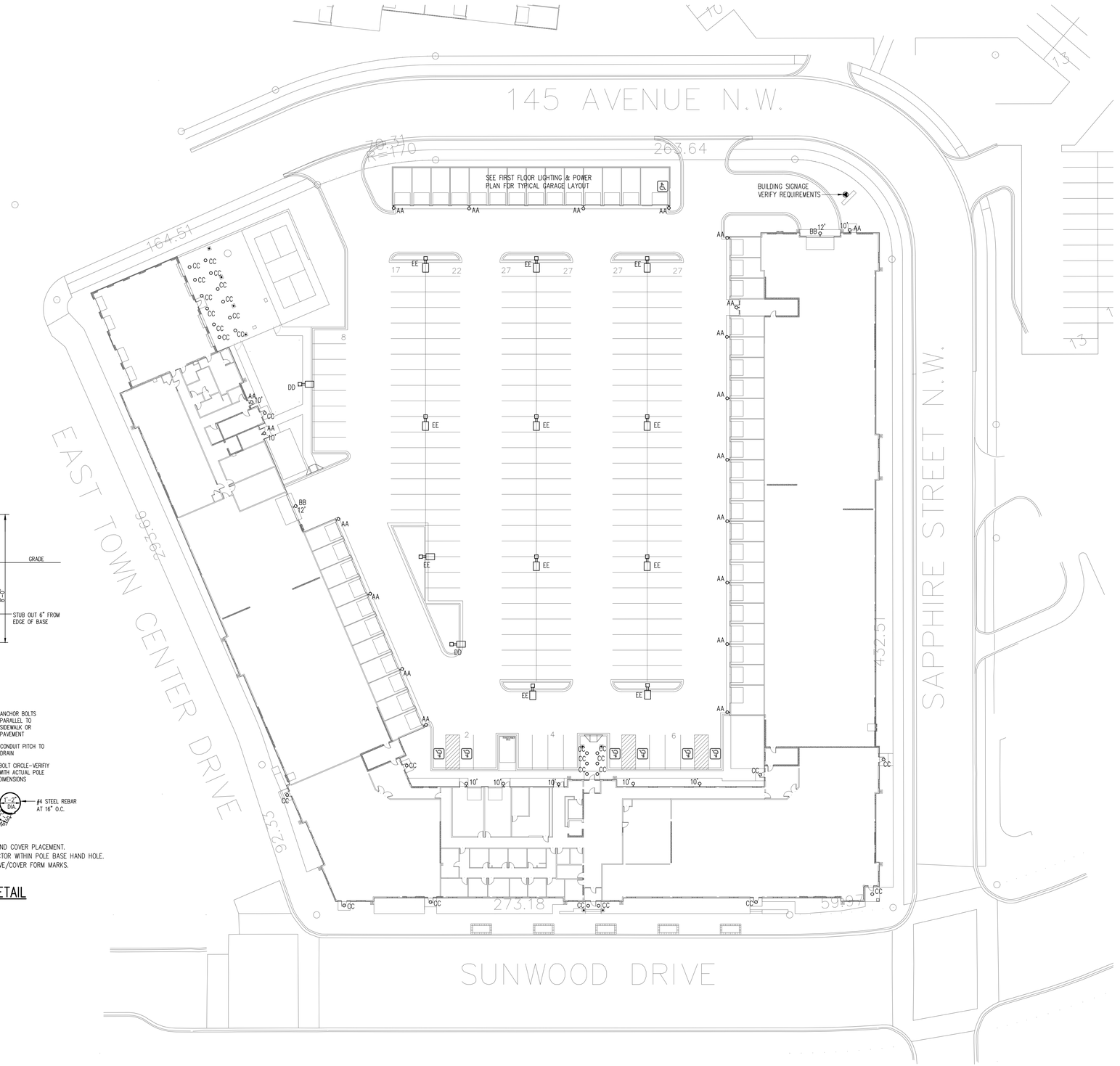
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LIGHTING FIXTURE SCHEDULE – EXTERIOR

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NOTES:



1 / E1.1 ELECTRICAL SITE PLAN
SCALE: 1" = 30'-0"

0 15' 30' 60'

BERD ELECTRIC LLC
1 Industrial Boulevard • Sauk Rapids, MN 56379
Phone: 320-654-4437
FAX: 320-656-0312

DESCRIPTION	REVISION	DATE	BY
-	1	-/-/-	-
-	2	-/-/-	-
-	3	-/-/-	-
-	4	-/-/-	-

DATE: 5/8/24
SCALE: AS SHOWN
DRAWN BY: DJK
CHECKED BY: DJK
JOB NO. 7774

PRELIMINARY SET

SKYLINE ON SUNWOOD
RAMSEY, MN
–

ELECTRICAL SITE PLAN

DRAWING NO.
E1.1

Skyline on Sunwood - Ramsey, MN

Light Fixture Package - SITE

Date:	6/12/2024
Job #:	24-0774

SITE LIGHTING			
Fixture Type	Vendor / Brand	Part #	Description
AA		mwp10 27w 27v 50k d	wall pack
BB		mwp10 27w 27v 50k d	wall pack
CC	sunco	dl-dk56-15w-3k	led disk
DD		mal05100w27v50kdsqt3/msss41120d	pole light
EE		mal05100w27v50kdsqt5/msss41120d	pole light

WALL PACK (MWP10)

TYPE AA, BB
MWP10 27W 27V 50K D

DESCRIPTION

Slim wall pack is available in two sizes for a variety of applications including building perimeter, entrances, stairways and security lighting. MWP10 series of luminaries provides a low-proÿle architectural style with the power of bright, energy efÿcient LEDs. It has a rugged aluminum construction with multi-mount capabilities. 0° to +90° tilt adjustments. For a building that has a modern or futuristic look.





Head tilts to 90degree

SPECIFICATION FEATURES

Construction

- Sealed die-casting proÿle for outdoor applications.
- Suitable for applications requiring 3G testing prescribed by ANSI C136.31.

Optics

- Light engines are available in standard 3000K/4000 K and 5000 K (70 CRI) conÿgurations.
- Scalable Lumen Packages from 3,500 to 10,500 Lumens.
- UV coated °at lens provide outstanding performance, uniformity and glare control.

Electrical

- Standard drivers feature electronic universal voltage (120-277V 50/60Hz) operation.
- Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments.

Lifespan

- Estimated 50,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Warranty

- Five-year warranty.

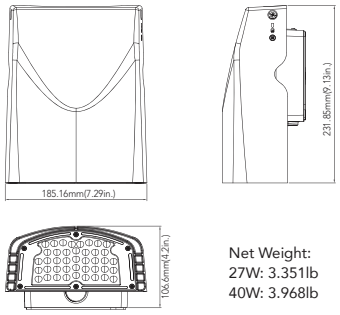
Applications

- Security, pathway and perimeter lighting, Building entryways and walkways.

DIMENSIONS

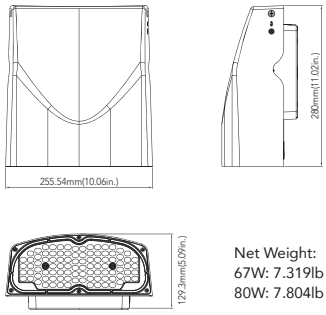
unit: mm/inch

Small size: 27W/40W



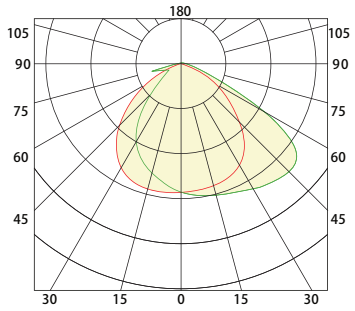
Net Weight:
27W: 3.351lb
40W: 3.968lb

Medium size:67W/80W



Net Weight:
67W: 7.319lb
80W: 7.804lb

PHOTOMETRICS



ACCESSORIES



Photocell
No. PC-JL-120-277V
USE: Photocell is field installed or pre-installed in factory by requesting



Mounting
0° to +90° tilt adjustments, To meet the needs of customers with different lighting angles.



Housing
Suitable for both indoor and outdoor application, also suitable for J-BOX mounting and surface mounting.

Photocell
Optional for photocell, and allows for security and energy saving.

Lens
Polycarbonate optical lens with UV stabilizers do not exhibit yellowing and deformation.

PERFORMANCE DATA

SYSTEM WATTS	VOLTAGE	CRI	LUMENS (3000K)	LPW (3000K)	LUMENS (4000K)	LPW (4000K)	LUMENS (5000K)	LPW (5000K)
27W	120-277VAC	70	3500lm	130 lm/W	3600lm	133 lm/W	3600lm	133 lm/W
40W	120-277VAC/347-480V	70	5000lm	125 lm/W	5200lm	130 lm/W	5200lm	130 lm/W
67W	120-277VAC/347-480V	70	8600lm	128 lm/W	8800lm	131 lm/W	8800lm	131 lm/W
80W	120-277VAC	70	10000lm	125 lm/W	10500lm	131 lm/W	10500lm	131 lm/W

ELECTRICAL DATA

Number Of Drivers	Driver Current (mA)	Nominal Power (W)	INPUT VOLTAGE (V)	CURRENT (Amps)
1	430	27	120	0.23
		27	208	0.13
		27	240	0.11
		27	277	0.10
1	640	40	120	0.33
		40	208	0.19
		40	240	0.17
		40	277	0.14
1	1110	67	120	0.56
		67	208	0.32
		67	240	0.28
		67	277	0.24
1	2120	80	120	0.67
		80	208	0.38
		80	240	0.33
		80	277	0.29

ORDERING GUIDE

Example: MWP10 40W 27V 50K Y Y Y Y

Fixture Type	Wattage	Voltage	CCT	Finish	Photocell (Option)	Dimmable	Internal Code
MWP10 Wall Pack Series	**27** 27W **40** 40W **67** 67W **80** 80W	**27V** 120-277V	**30K** 3000K **40K** 4000K **50K** 5000K	**D** Dark Bronze **B** Black **W** White	**P0** With Photocell **Blank** Without Photocell	**D** 1-10 Dimmable **Blank** NON Dimmable	**Blank** **Alphanumeric**

Note: The 80W is limited to dimmable.

DLC Model NO.

SYSTEM WATTS	VOLTAGE	CCT	DLC NO.	DLC Classification
27W	120-277V	3000K	MWP1027W27V30K[D,B,W][P0,Blank]D[X,Blank]	Premium
		3500K	MWP1027W27V35K[D,B,W][P0,Blank]D[X,Blank]	Premium
		4000K	MWP1027W27V40K[D,B,W][P0,Blank]D[X,Blank]	Premium
		5000K	MWP1027W27V50K[D,B,W][P0,Blank]D[X,Blank]	Premium
		3000K	MWP1027W27V30K[D,B,W][P0,Blank][X,Blank]	Standard
		3500K	MWP1027W27V35K[D,B,W][P0,Blank][X,Blank]	Standard
		4000K	MWP1027W27V40K[D,B,W][P0,Blank][X,Blank]	Standard
		5000K	MWP1027W27V50K[D,B,W][P0,Blank][X,Blank]	Standard
40W	120-277V	3000K	MWP1040W27V30K[D,B,W][P0,Blank]D[X,Blank]	Premium
		3500K	MWP1040W27V35K[D,B,W][P0,Blank]D[X,Blank]	Premium
		4000K	MWP1040W27V40K[D,B,W][P0,Blank]D[X,Blank]	Premium
		5000K	MWP1040W27V50K[D,B,W][P0,Blank]D[X,Blank]	Premium
		3000K	MWP1040W27V30K[D,B,W][P0,Blank][X,Blank]	Standard
		3500K	MWP1040W27V35K[D,B,W][P0,Blank][X,Blank]	Standard
		4000K	MWP1040W27V40K[D,B,W][P0,Blank][X,Blank]	Standard
		5000K	MWP1040W27V50K[D,B,W][P0,Blank][X,Blank]	Standard
67W	120-277V	3000K	MWP1067W27V30K[D,B,W][P0,Blank]D[X,Blank]	Premium
		3500K	MWP1067W27V35K[D,B,W][P0,Blank]D[X,Blank]	Premium
		4000K	MWP1067W27V40K[D,B,W][P0,Blank]D[X,Blank]	Premium
		5000K	MWP1067W27V50K[D,B,W][P0,Blank]D[X,Blank]	Premium
		3000K	MWP1067W27V30K[D,B,W][P0,Blank][X,Blank]	Standard
		3500K	MWP1067W27V35K[D,B,W][P0,Blank][X,Blank]	Standard
		4000K	MWP1067W27V40K[D,B,W][P0,Blank][X,Blank]	Standard
		5000K	MWP1067W27V50K[D,B,W][P0,Blank][X,Blank]	Standard
80W	120-277V	3000K	MWP1080W27V30K[D,B,W][P0,Blank]D[X,Blank]	Premium
		3500K	MWP1080W27V35K[D,B,W][P0,Blank]D[X,Blank]	Premium
		4000K	MWP1080W27V40K[D,B,W][P0,Blank]D[X,Blank]	Premium
		5000K	MWP1080W27V50K[D,B,W][P0,Blank]D[X,Blank]	Premium

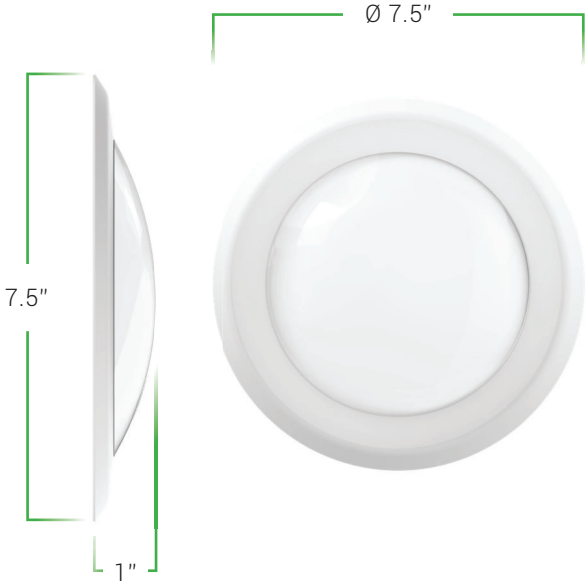
SUNCO LIGHTING

TYPE CC
DL-DK56-15W-3K

The Brighter Choice

DISK 15W LED DOWNLIGHT

Direct wire this IC rated Disk 5/6" LED Downlight to your junction box and install into your ceiling without a can. Provides instant on, bright light (1050 lm) with a sleek, modern look and a high CRI of 90+ and a 90° beam angle for a wide flood light. Suitable for narrow ceiling space. Features a 15W power consumption with 100W equivalency.



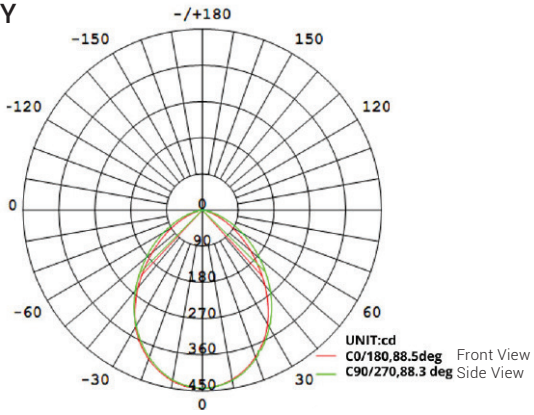
MODELS

DL_DK56-15W-27K-#
DL_DK56-15W-3K-#
DL_DK56-15W-4K-#
DL_DK56-15W-5K-#

LIGHT DISTRIBUTION ANGLE

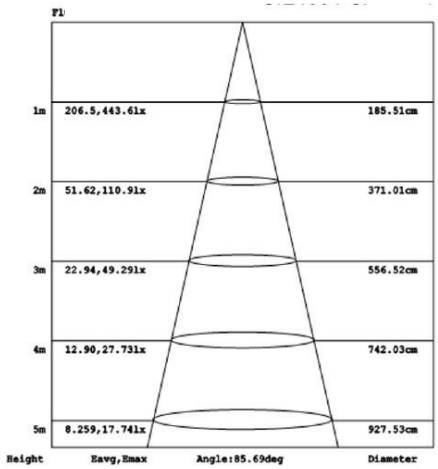
LUMINOUS INTENSITY DISTRIBUTION DIAGRAM

Average Beam Angle (50%): 88.3°F



NOTE:

The Curves indicate the illuminated area and the average illumination when the luminaire is at different distances.



CERTIFICATIONS

ENERGY STAR

Intertek 5005842

SPECIFICATIONS

Voltage	120V
Wattage	15W
Current	0.119A
Power Factor	0.70

LIGHTING PERFORMANCE

Lumens	1050
Equivalency	100W
Color Temperature	2700K-6000K
Color Rendering Index (CRI)	90
Beam Angle	90°
Dimmable	Yes, 10-100%
Efficiency (lm/w)	60
Frequency	60Hz

ENVIRONMENT

Operating Temperature	4°F to 104°F
Suitable for Damp Locations Ingress	Yes

CONSTRUCTION

Housing	Aluminum+PC
Weight	0.39lbs
Wiring	Copper

LIFESPAN

Average Life (Hours)	50,000+
Warranty	7 years
Switching Time	>30,000

TYPE DD
MAL05100W27V50KDSQT3

TYPE EE
MAL05100W27V50KDSQT5

AREA LIGHT(MAL05)

Specifications

Construction:
- Rugged one-piece, die-cast aluminum housing secures the thermally conductive LED panel and electrical chamber
- Low profile, 3G vibration rated compact design minimizes wind load requirements.
- Housing is completely sealed against moisture and environmental contaminants.

Optics:
- Available in IES Type III, IV, V distributions
- Light engines are available in standard 4000 K and 5000 K (70 CRI) configurations.
- Scalable Lumen Packages from 13,900 to 42,000 Lumens replaces up to 1000W Metal Halide.
- Optics is precisely designed to shape the distribution, maximizing efficiency and application spacing.
- The optics can conform to dark sky requirement.

Electrical:
- Universal 120-277 VAC or 347-480 VAC input voltage
- Standard with 0-10V dimming driver for 10% to 100% dimming capabilities.
- Power adjustable: 100%, 80%, 60%, 40%.
- THD: ≤20%
- Power Factor: ≥90%

Controls:
- Optional Occupancy sensor or Microwave sensor or daylight sensor.
- Optional Bluetooth sensor or Bluetooth controller.
- Silvair Luminaire Level Lighting Control (LLLC) optional.
- Sharkward Luminaire Level Lighting Control (LLLC) optional.
- Also compatible with 3rd party smart network control system.
- Optional NEMA 3-pin photocell or 7-pin photocell.

Ambient Temperature:
- Ambient operating temperature -40˚ C to 40˚ C (-40 ℉ to 104 ℉).

Installation:
- Suitable for mounting heights ranging from 26-50' in area lighting applications
- Round pole, Square pole, slipfitter, wall mount and yoke are available.
- The design can be operated by one person to install the whole lamp

Lifespan:
- Estimated 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Finish:
- It's available in black or optional dark bronze, silvery gray or white.

Black | Dark Bronze | Silver Gray | White

Small Size: 100W



Medium Size: 150W/180W



Large Size: 250W/300W



ELS Eco-Lite Series | DLC PREMIUM | UL CERTIFIED | WET LOCATION | 5 YEAR | Bluetooth

Certifications:
- DesignLights Consortium™ Qualified.
- UL cUL wet location listed.

Note: DesignLights Consortium™ Qualified and classified for DLC Premium (all lumen packages),refer to www.designlights.org for details.

Note:
Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25℃(±5℃) specifications subject to change without notice.

Applications:

Auto dealerships, parking lots, walkways, roadways, campuses, facade lighting, grocery stores and other public areas.



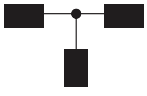
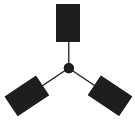
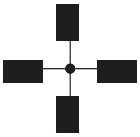
PERFORMANCE DATA

SYSTEM WATTS	VOLTAGE	DIST.TYPE	4000K(70CRI)		5000K(70CRI)	
			LUMENS	LPW	LUMENS	LPW
100W	120-277V/347-480V	3	14100lm	141 lm/W	14100lm	141 lm/W
	120-277V/347-480V	4	14000lm	140 lm/W	13900lm	139 lm/W
	120-277V/347-480V	5	14200lm	142 lm/W	14200lm	142 lm/W
150W	120-277V/347-480V	3	21000lm	140 lm/W	21000lm	140 lm/W
	120-277V/347-480V	4	20500lm	137 lm/W	20500lm	137 lm/W
	120-277V/347-480V	5	21000lm	140 lm/W	21000lm	140 lm/W
180W	120-277V/347-480V	3	25000lm	139 lm/W	25000lm	139 lm/W
	120-277V/347-480V	4	25000lm	139 lm/W	25000lm	139 lm/W
	120-277V/347-480V	5	26000lm	144 lm/W	26000lm	144 lm/W
250W	120-277V/347-480V	3	35000lm	140 lm/W	35000lm	140 lm/W
	120-277V/347-480V	4	35000lm	140 lm/W	35000lm	140 lm/W
	120-277V/347-480V	5	36000lm	144 lm/W	35000lm	140 lm/W
300W	120-277V/347-480V	3	42000lm	140 lm/W	42000lm	140 lm/W
	120-277V/347-480V	4	41000lm	137 lm/W	41000lm	137 lm/W
	120-277V/347-480V	5	42000lm	140 lm/W	42000lm	140 lm/W

ELECTRICAL DATA

Number Of Drivers	Driver Current (mA)	Nominal Power (W)	INPUT VOLTAGE (V)	CURRENT (Amps)
1	850	100	120	0.83
		100	208	0.48
		100	240	0.42
		100	277	0.36
		100	347	0.29
		100	480	0.21
1	1200	150	120	1.25
		150	208	0.72
		150	240	0.63
		150	277	0.54
		150	347	0.43
		150	480	0.31
1	960	180	120	1.50
		180	208	0.87
		180	240	0.75
		180	277	0.65
		180	347	0.52
		180	480	0.38
1	1200	250	120	2.08
		250	208	1.20
		250	240	1.04
		250	277	0.90
		250	347	0.72
		250	480	0.52
1	1500	300	120	2.50
		300	208	1.44
		300	240	1.25
		300	277	1.08
		300	347	0.86
		300	480	0.63

EPA OF AREA LIGHT

Item	 1	 2 @90°	 2 @120°	 2@180°	 3 @90°	 3 @120°	 4 @90°
100W	0.2751	0.5267	0.7321	0.6164	0.9577	0.9837	0.9577
150W/180W	0.3111	0.6343	0.6464	0.6222	0.9335	0.9696	0.9335
250W/300W	0.4097	0.7227	0.9919	0.8856	1.1986	1.3049	1.1986

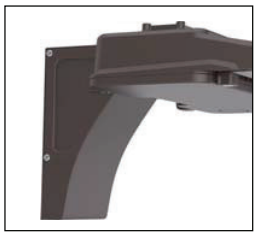
BUG

SYSTEM WATTS	VOLTAGE	DIST.TYPE	B	U	G
100W	120-277V/347-480V	3	2	0	2
		4	3	0	3
		5	4	0	2
150W	120-277V/347-480V	3	3	0	3
		4	3	0	3
		5	4	0	2
180W	120-277V/347-480V	3	3	0	3
		4	3	0	3
		5	4	0	2
250W	120-277V/347-480V	3	4	0	4
		4	4	0	4
		5	5	0	3
300W	120-277V/347-480V	3	4	0	4
		4	4	0	5
		5	5	0	3

MOUNTING

- Standard versatile mounting arm accommodates multiple drilling patterns as well as square and round poles
- Optional for cast aluminum slipfitter mounting adapter（Compatible with more MESTER mounting adaptors such as Tenon, suits for various application）

Mounting Options



Arm Mount

(4"and 5"Square and Round poles) Standard versatile mounting arm is simple to install and can be used with existing poles for retrofit installations.



Slipfitter Mount

An optional cast aluminum mast arm adapter secures fixture head to nominal 2-3/8"O.D. horizontal steel tenon arm.



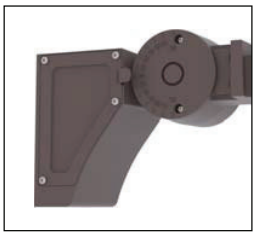
Wall Mount

Wall Mount is easy to install for direct wall mounting with 1/2' conduit wiring or standard J-box mounting



Yoke Mount

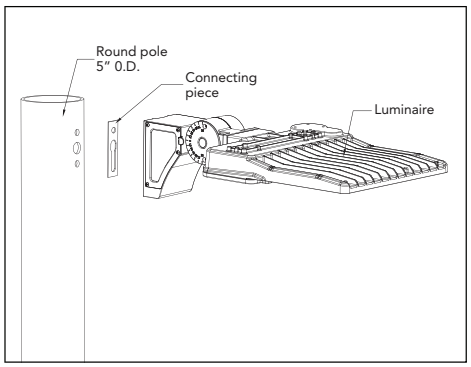
Die-cast aluminum trunnion is easily adapted to many surfaces and allows easy fixture aiming angles.

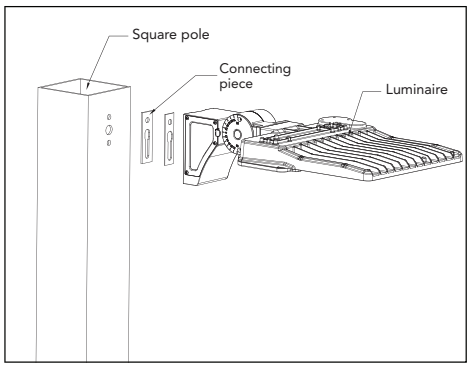


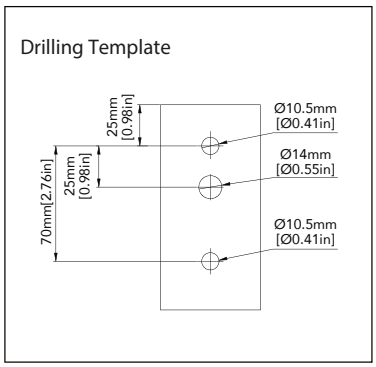
Adjustable Arm Mount

Standard versatile mounting arm is simple to install and can be used with existing poles for retrofit installations.

Mounting Dimensions







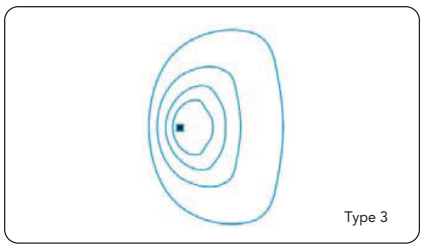
PHOTOMETRICS

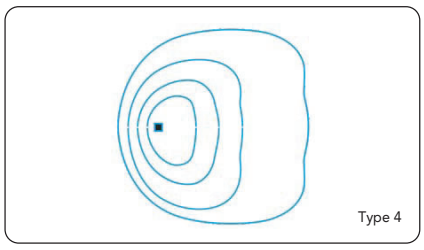
Mester offers a complete set of optical systems to meet every site lighting requirement. These systems provide remarkable flexibility in precisely matching light distribution patterns to specific site requirements.

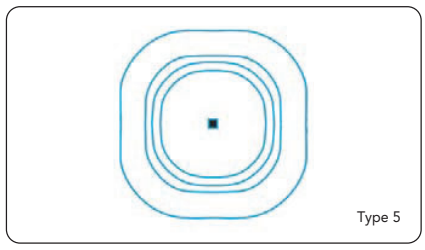
Type 3 optics produce an asymmetrical pattern that directs the majority of the light forward and equally on both sides of the luminaire. In a back-to-back configuration, it creates a rectangular pattern which can extend pole spacings.

Type 4 is suitable for applications where light is primarily required forward with minimal backlight. Typical installations include perimeter poles.

Type 5 optics produce a symmetrical square distribution pattern that distributes light equally on all sides of the luminaire. Type 5 luminaires is universal for most area lighting applications



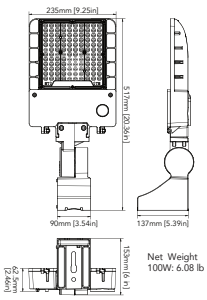




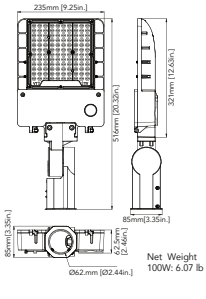
DIMENSION

unit: inch/mm

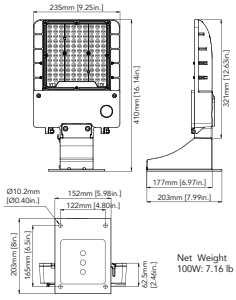
100W (Adjustable Square Mount)



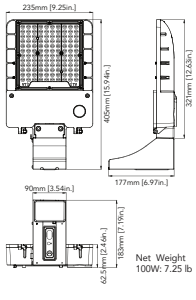
100W (Slipfitter Mount)



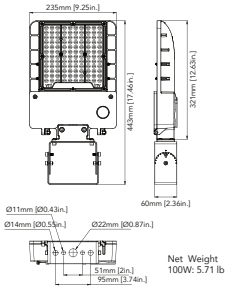
100W (Wall Mount)



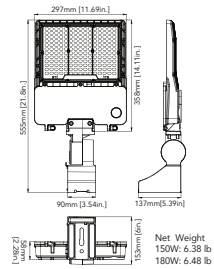
100W (Pole Mount)



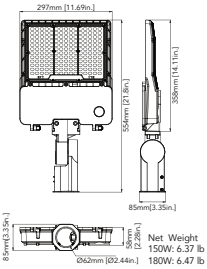
100W (Yoke Mount)



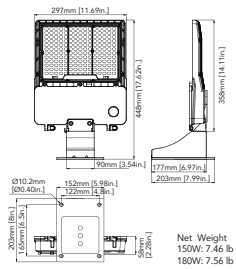
150W/180W (Adjustable Square Mount)



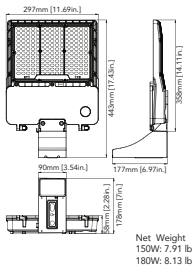
150W/180W (Slipfitter Mount)



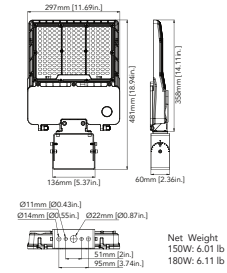
150W/180W (Wall Mount)



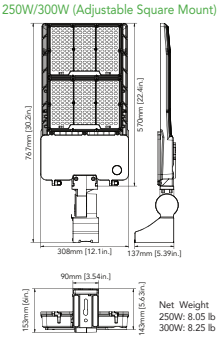
150W /180W(Pole Mount)



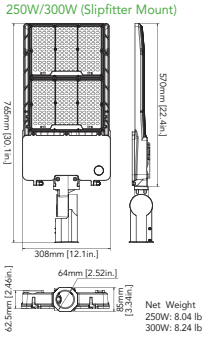
150W/180W (Yoke Mount)



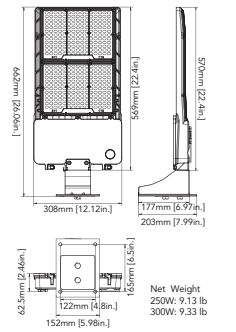
250W/300W (Adjustable Square Mount)



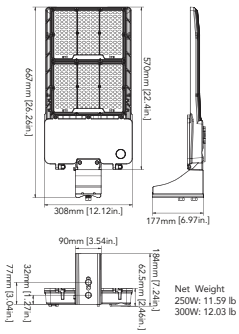
250W/300W (Slipfitter Mount)



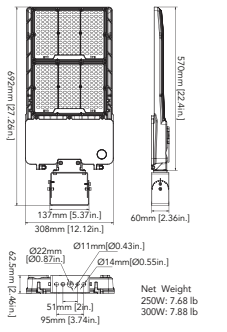
250W/300W (Wall Mount)



250W/300W (Pole Mount)



250W/300W (Yoke Mount)



EXTERNAL SHIELDS

AL05 series features a backlight control which provides reduced pixilation and increased visual comfort without compromising performance.
External Glare Shield: sold separately or as an accessory.



External Glare Shield



Small Size



Medium Size



Large Size

ORDERING GUIDE

Example: MAL05100W 27V XXK Y Y Y Y Y Y

Fixture Type	Wattage	Voltage	CCT	Finish	Photocell (Option)	Sensor (Option)	Mounting	Photometry	Surge Protection (Option)
MAL05 Area Light Series	**100** 100W	**27V** 120-277V **48V** 347-480V	**40K** 4000K **50K** 5000K	**D** Dark Bronze **B** Black **W** White **SG** Silver Gray	**P0** 120-277V Photocell **P3** 347V Photocell **P4** 480V Photocell **Blank** Without Photocell	**M** With Sensor **Blank** Without Sensor	**SQ** Square Pole Mount **SP** Slipfitter Mount **WM** Wall Mount **YK** Yoke Mount **SQA** Adjustable Square Mount	**T3** TYPE Ⅲ Photometry **T4** TYPE Ⅳ Photometry **T5** TYPE Ⅴ Photometry	**S** Surge protection **(Blank)** No Surge protection

Example: MAL05 150W 27V XXK Y Y Y Y Y

Fixture Type	Wattage	Voltage	CCT	Finish	Photocell (Option)	Sensor (Option)	Mounting	Photometry
MAL05 Area Light Series	**150** 150W **180** 180W **250** 250W **300** 300W	**27V** 120-277V **48V** 347-480V	**40K** 4000K **50K** 5000K	**D** Dark Bronze **B** Black **W** White **SG** Silver Gray	**P0** 120-277V Photocell **P3** 347V Photocell **P4** 480V Photocell **Blank** Without Photocell	**M** With Sensor **Blank** Without Sensor	**SQ** Square Pole Mount **SP** Slipfitter Mount **WM** Wall Mount **YK** Yoke Mount **SQA** Adjustable Square Mount	**T3** TYPE Ⅲ Photometry **T4** TYPE Ⅳ Photometry **T5** TYPE Ⅴ Photometry

ADDITIONAL MOUNTING ACCESSORIES

POLE BRACKET • For mounting one fixture on an existing pole



4" Square Pole Mount with 2-3/8" O.D. Tenon
No. 4SQ-SP-D
Finish: Dark Bronze
USE: For use with square, non-tapered steel and aluminum poles. Furnished with four 5/16" hex head stainless-steel bolts. Vertical tenon measures 2-3/8" O.D., and is made of steel tubing. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.



4" Round Pole Mount with 2-3/8" O.D. Tenon
NO. 4SQR-SP-D
Finish:Dark Bronze
USE: For use with Round, non-tapered steel and aluminum poles. Furnished with three 3/8" hex head stainless-steel bolts. Vertical tenon measures 2-3/8" O.D., and is made of steel tubing. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.



5" Square Pole Mount with 2-3/8" O.D. Tenon
No. 5SQ-SP-D
Finish: Dark Bronze
USE: For use with square, non-tapered steel and aluminum poles. Furnished with four 5/16" hex head stainless-steel bolts. Vertical tenon measures 2-3/8" O.D., and is made of steel tubing. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.



5" Round Pole Mount with 2-3/8" O.D. Tenon
NO. 5SQR-SP-D
Finish:Dark Bronze
USE: For use with Round, non-tapered steel and aluminum poles. Furnished with three 3/8" hex head stainless-steel bolts. Vertical tenon measures 2-3/8" O.D., and is made of steel tubing. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.



Pole Bracket Accessories –Angle-Adjustment Adapter
NO. SQA-ALDA
Finish: Dark Bronze
USE: Durable brackets are engineered to provide versatile mounting options. These arms are made from rugged die-cast aluminum. They allow optimal positioning of the light fixture to maximize the lighting effectiveness vertically and horizontally.

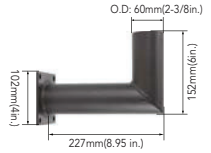


Pole Bracket accessories-Tenon & Yoke Adaptor
NO. SP-TR-D
Finish: Dark Bronze
USE: The 2-3/8" OD Tenon Mount Adaptor for Yoke Fixtures is designed to mount MESTER light fixtures that are equipped with a yoke mount onto a 2-3/8" OD tenon. It may be utilized with the Mester Flood Light Series of light fixtures.



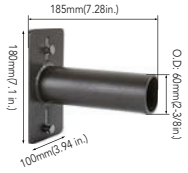
Horizontal Wall or Square or Round pole mount with 2-3/8" Tenon Bracket
NO. SQ/R-SP-D
Finish: Dark Bronze
USE: This tenon bracket can be installed onto a wall, square pole, round pole. Provides wiring access and abuilt-in 2-3/8" O.D. tenon to mount a fixture with our adjustable slipfitter. Suggested 3/8" diameter bolts for mounting.

WALL BRACKET • Attaches to any flat surface • Provides wiring access



90° Wall Mount Bracket with 2-3/8" O.D. Tenon
NO. WM-SP-D
Finish: Dark Bronze
USE: The 90° wall mount bracket with 2-3/8" tenon attaches an MESTER floodlight to almost any surface: wall, roof, or wood pole. Provides wiring access and abuilt-in 2-3/8" O.D. tenon to mount a fixture with our adjustable slipfitter. Suggested 3/8" diameter bolts for mounting. Mounting holes are spaced 3-1/4" apart.

Mid-Pole tenon Bracket



2-3/8" OD Horizontal Tenon Mid-Pole Bracket
NO. SQ-SP-D
Finish:Dark Bronze
USE:2-3/8" OD Horizontal Tenon Mid-Pole Bracket is designed to mount light fixture that is equipped with a adjustable slipfitter onto a 2-3/8" OD horizontal tenon

Round External Mount Horizontal Tenon · To mount 2/3/4 fixtures on a existing pole



Double 90' Horizontal Tenon Adaptor
NO. R60-SP2-90-D
Finish:Dark Bronze
USE:The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Two fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally



Triple 120' Horizontal Tenon Adaptor
NO. R60-SP3-120-D
Finish:Dark Bronze
USE:The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Three fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally



Double 180' Horizontal Tenon Adaptor
NO. R60-SP2-180-D
Finish:Dark Bronze
USE:The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Two fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally



Quad 90' Horizontal Tenon Adaptor
NO. R60-SP4-90-D
Finish:Dark Bronze
USE:The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Four fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally



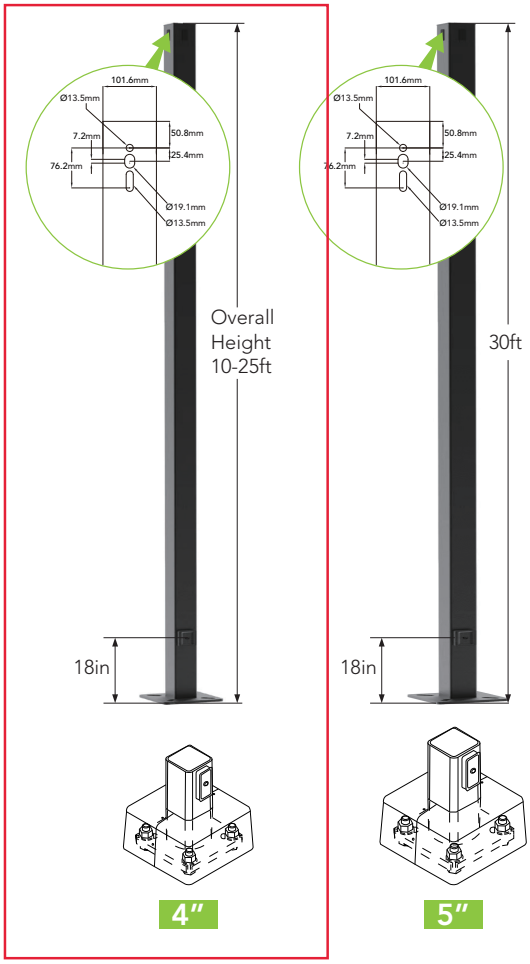
Triple 90' Horizontal Tenon Adaptor
NO. R60-SP3-90-D
Finish:Dark Bronze
USE:The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Three fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally

TYPE DD, EE
MSSS41120D

SQUARE STRAIGHT POLE

FEATURES & BENEFITS

- **Pole top option:**
  Removable Die-casting Aluminum top cover (pole is drilled) or welded steel tenon (pole is mortise option) can be supplied on customer's request for fitting light fixtures. The drilling mode shall be provided by the customer, unless the project uses energy lamps; If the mortise and tenon option is selected, the customer needs to determine the appropriate mortise and tenon dimensions for the project.
- **Vertical shaft:**
  Hot rolled commercial quality welded steel pipe with a minimum yield strength of 42,000 psi is rugged and can be used to manufacture pole shafts.
- **Handhole:**
  The reinforced handhole is located at a 12" base and can be used according to the selected lighting application.
- **Base cover:**
  A 2-piece ABS plastic base cover is available, easy to assemble and mount on the pole, and securely attached.
- **Anchor bolts:**
  Each bolt includes 2 nuts and 2 washers. The top of the anchor bolt is threaded and can be used to secure and level rods with accompanying nuts and washers.
- **Color and finish options:**
  Commercial grade, ultra durable powder coating, hot dip galvanizing process for greater hardness and durability. Powder-coated, hot-dip galvanizing is available as a premium option.
- **Other Options:**
  The following options are available: Shock absorber, custom mortise and tenon size, custom color, electric /GFI socket, custom rod height, additional hand holes, UL compliant hand holes and custom base plate size.



ORDERING INFORMATION

Example:

M	SSS	4	7G	15FT	D	A1	
Company Code	**Pole Type**	**Shaft Size**	**Thickness**	**Height**	**Finish**	**Anchor Bolt**	**Internal Code**
M	**SSS** Square Straight Steel	**4** 4" **5** 5"	**7** (0.179") **11** (0.12")	**10** **15** **20** **25** **30**	**D** Dark Bronze **B** Black **W** White **SG** Silver Gray	**Blank** None **A1** 3/4" x 17" **A2** 3/4" x 30" **A3** 1" x 36"	**Blank** None **Alphanumeric**

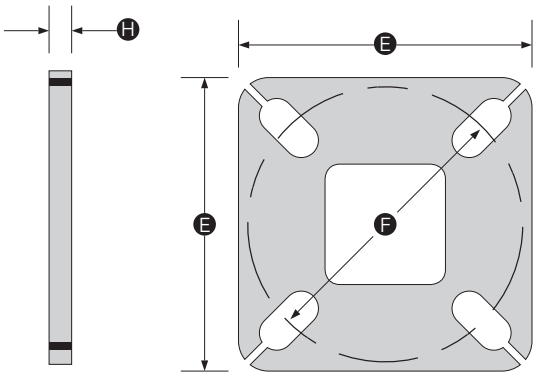
Note: 1. 10-25ft suit for 4in, 11G.
2. 30ft only suit for 5in, 7G, see technical details table for co

NOTE: POLE HEIGHT TO BE ADJUSTED; TOTAL FIXTURE HEIGHT WILL NOT EXCEED 20FT.

TECHNICAL DETAILS

Catalog Number	Shaft Size (in)	Shaft Height (ft)	Wall thick (in)	Gauge	Weight (LBS)	Maximum EPA with 1.3 Gust Factor															
						80 mph	Max weight	90 mph	Max weight	100 mph	Max weight	110 mph	Max weight	120 mph	Max weight	130 mph	Max weight	140 mph	Max weight	150 mph	Max weight
MSSS41110DA1	4"	10	0.120	11	76	30.6	765	23.8	595	18.9	470	14	325	10.5	263	8.5	213	7	175	6	150
MSSS41115DA1	4"	15	0.120	11	113	17.9	450	13.5	335	10.3	250	7.2	185	6	145	4.4	112	3.3	85	2.4	60
MSSS41120DA1	4"	20	0.120	11	138	9.6	240	6.7	165	4.5	150	2.5	100	2.5	62	1.5	38	-	-	-	-
MSSS41125DA2	4"	25	0.120	11	170	4.8	150	2.6	100	1	50	-	-	-	-	-	-	-	-	-	-
MSSS5730DA3	5"	30	0.179	7	380	10.7	267	6.7	167	3.9	100	1	25	-	-	-	-	-	-	-	-

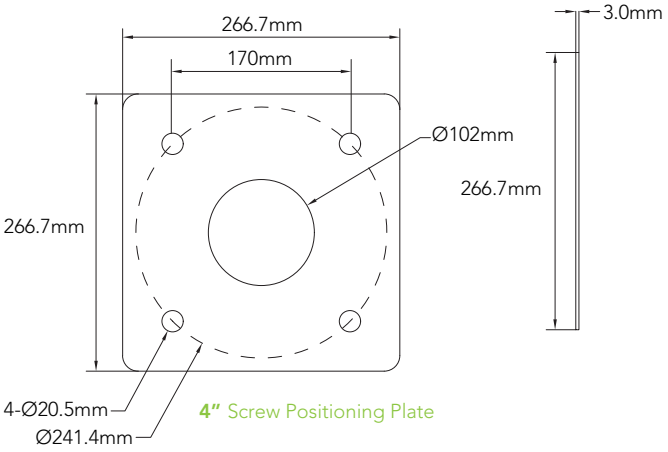
ANCHORAGE DETAIL



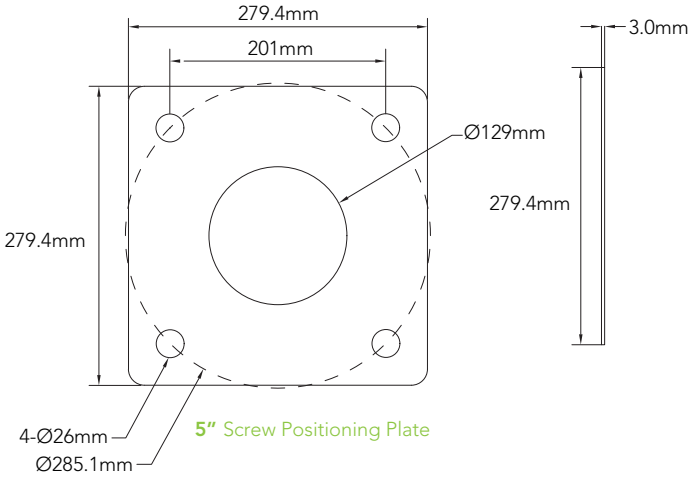
Base Plate with Slots or Holes

Anchor Base size	Wall thick H	Base Plate Square E	Bolt Circlege Range (in)	Bolt Circle F	Bolt Projection
4"	0.75"	10.5"	8-11	9.5"	3.75"
5"	1"	11"	10.6-12	11.3"	4.875"

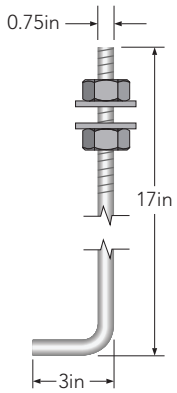
DIMENSIONS



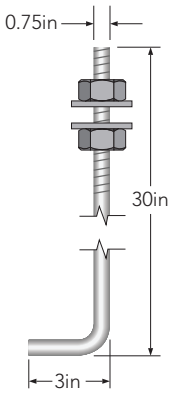
4" Screw Positioning Plate



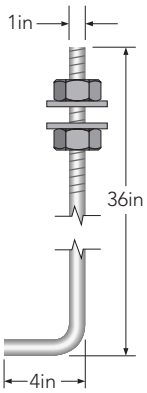
5" Screw Positioning Plate



A1 Anchor Bolt
Suit for 10ft, 15ft, 20ft



A2 Anchor Bolt
Suit for 25ft



A3 Anchor Bolt
Suit for 30ft

Specifications are subject to change without notice.
Updated date: 2023-10-23

SKYLINE ON SUNWOOD

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

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

Outlot B, RAMSEY TOWN CENTER 11TH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota

Has caused the same to be surveyed and platted as SKYLINE ON SUNWOOD.

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

SIGNED: PSD, LLC

By _____, Chief Manager
Pamela S. Deal

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____ by Pamela S. Deal, Chief Manager of PSD, LLC, a Minnesota limited liability company.

_____ _____
Notary Public, _____ Notary Printed Name

My commission expires _____

SURVEYOR'S CERTIFICATE

I Brian Person 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___.

_____
Brian Person, Licensed Land Surveyor
Minnesota License No. 49138

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this _____ day of _____, 20___ by Brian Person.

_____ _____
Notary Public, Minnesota. Notary Printed Name

My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of SKYLINE ON SUNWOOD 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. ZiegImeier
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 SKYLINE ON SUNWOOD 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

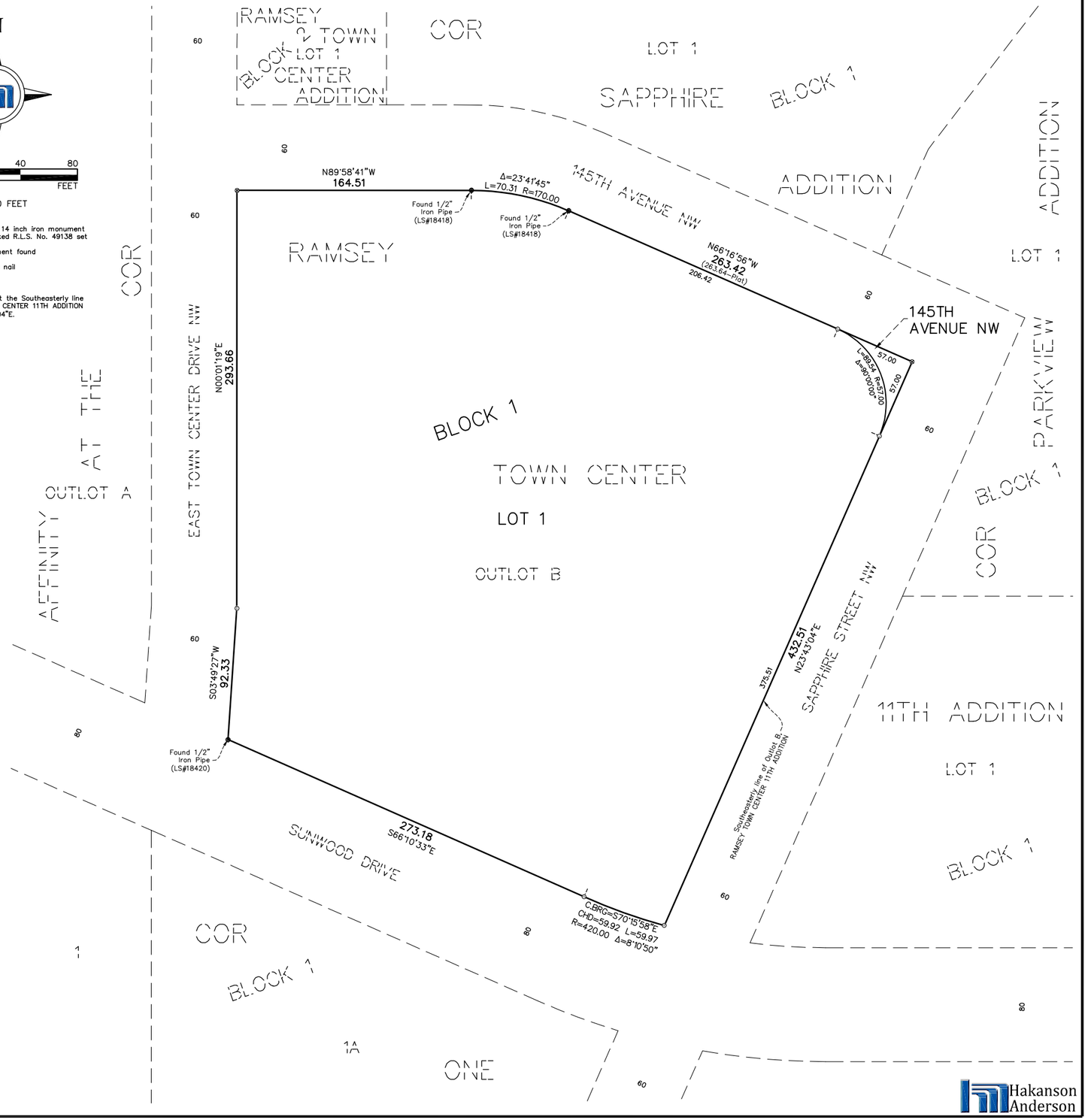
N

SCALE: 40 0 40 80 FEET
IN

1 INCH = 40 FEET

- ○ Denotes a 1/2 inch by 14 inch iron monument with a plastic cap marked R.L.S. No. 49138 set
- ● Denotes an iron monument found
- ⊗ Denotes a set concrete nail

For the purposes of this plat the Southeasterly line of OUTLOT B, RAMSEY TOWN CENTER 11TH ADDITION is assumed to bear N23°43'04"E.



Hakanson Anderson

Ref #	Status	Department	File	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
48	Unresolved	Lead Engineering Tech	018 - UTILITY.pdf	Existing service stubs	Anything not used needs to be removed back to the main. water,sewer and storm.	05/23/2024 11:46 AM	Aaron Madsen	Revised.
47	Unresolved	Civil Engineer IV	016 - GRADING.pdf	Coordinate Plans	This line is shown as stopping inside the building on the Utility Plan. Coordinate the plans to show the same information.	05/22/2024 10:20 AM	Len Linton	Corrected.
46	Unresolved	Civil Engineer IV	018 - UTILITY.pdf	Parking Lot Drainage	The overflow elevation from the parking area to 145th Avenue is above the first floor elevation of the building. The parking area is drained by large storm sewer pipes. Provide a stormwater model for the parking area showing the maximum highwater elevation on the parking area.	05/22/2024 10:16 AM	Len Linton	See Inlet Capacity calculations included in Stormwater Management Plan.
45	Unresolved	Civil Engineer IV	015 - EXISTING.pdf	Service removal	Remove unused water services back to main.	05/22/2024 9:39 AM	Len Linton	Revised.
44	Unresolved	Engineering Tech	016 - GRADING.pdf	Driveway crossings	Add pedestrian ramps for crossing entrances, show specific details with elevations for each ped ramp.	05/22/2024 8:34 AM	Logan Czech	Pedestrian ramps are detailed on the Entrance Detail sheets. We are not proposing truncated domes at private drive intersections as they are only required at public streets.
29	Unresolved	Civil Engineer II	018 - UTILITY.pdf	Water Connectoin	Call out wet tap	05/21/2024 8:50 PM	Joe Feriancek	Revised.
30	Unresolved	Civil Engineer II	018 - UTILITY.pdf	Water Bends	Call out tees and bends	05/21/2024 8:50 PM	Joe Feriancek	Revised.
31	Unresolved	Civil Engineer II	018 - UTILITY.pdf	Sanitary Service	Call out the inverts on both ends.	05/21/2024 8:50 PM	Joe Feriancek	Revised.
27	Unresolved	Civil Engineer II	016 - GRADING.pdf	Inlet Protection	Not seeing inlet protection.	05/21/2024 8:44 PM	Joe Feriancek	Inlet protection was previously shown on SWPP Plan sheet. Has been added to Grading Plan.
28	Unresolved	Civil Engineer II	016 - GRADING.pdf	More Detail	Can the staking plan information be added to the grading plan for convenience? Grading plan at a minimum should have inlet and major important gutter line callouts added.	05/21/2024 8:44 PM	Joe Feriancek	Inlet elevations have been added as requested. If all the information was shown, the grading plan would be difficult to read.
26	Unresolved	Civil Engineer II	015 - EXISTING.pdf	Unused Services	Typically unused services are removed back to the main. I think this needs discussion.	05/21/2024 8:38 PM	Joe Feriancek	Revised.
25	Unresolved	Civil Engineer II	010 - DETAIL 1.pdf	General Note 4	Add the Geotechnical Report information	05/21/2024 8:28 PM	Joe Feriancek	Revised.
23	Unresolved	City Planner	002 - 22070P-Sheet A101 1OVRPLN.PDF	Changemark note #01TL	Tenant is the correct spelling. Several places.	05/20/2024 11:40 AM	Todd Larson	Spelling to be updated for permit set
52	Unresolved	Environmental Review	027 - LANDSCAPE 1.pdf	10 foot side sidewalk	Please modify the sidewalk adjacent to the retail space so that it is ten (10) feet wide. This would include eliminating the boulevard and plantings adjacent to the retail space.	05/22/2024 12:51 PM	Chris Anderson	Revised.
53	Unresolved	Environmental Review	027 - LANDSCAPE 1.pdf	Boulevard Width	Boulevard width along 145th Ave and Sappire Street shall be six (6) feet. Please modify sheets accordingly and label width also.	05/22/2024 12:51 PM	Chris Anderson	Revised.
54	Unresolved	Environmental Review	027 - LANDSCAPE 1.pdf	Eliminate Boulevard and Trees	Please eliminate the boulevard and street trees along Center Street. This section should just consist of a ten (10) foot wide concrete sidewalk.	05/22/2024 12:51 PM	Chris Anderson	Revised.
55	Unresolved	Environmental Review	027 - LANDSCAPE 1.pdf	Size?	Please add the size for the Thornless Hawthorn	05/22/2024 12:51 PM	Chris Anderson	Revised.
56	Unresolved	Environmental Review	027 - LANDSCAPE 1.pdf	Irrigation	Please extend irrigation to cover the planting beds and boulevards. The specification for irrigation for the Sunwood Drive planting beds has been uploaded into the Documents folder in ProjectDox.	05/22/2024 12:51 PM	Chris Anderson	A note has been added to extend the City irrigation.
57	Unresolved	Environmental Review	027 - LANDSCAPE 1.pdf	Mink Mulch	Mink mulch must be used in the planter beds along Sunwood Drive (in the public road right-of-way).	05/22/2024 12:51 PM	Chris Anderson	Revised.
51	Unresolved	Environmental Review	029 - LANDSCAPE 3.pdf	Mink Mulch	Please specify that mink mulch is to be used in the Sunwood Drive planter beds (in the public road right-of-way).	05/22/2024 10:10 AM	Chris Anderson	Revised.
49	Unresolved	Environmental Review	028 - LANDSCAPE 2.pdf	Warranty Period	The City's Development Agreement will require a 2-year maintenance guaranty. Recommend modifying 7.A. to specify a 2-year warranty.	05/20/2024 10:03 AM	Chris Anderson	To be provided at a later date.
50	Unresolved	Environmental Review	028 - LANDSCAPE 2.pdf	Irrigation to Streetscape Plantings	Please extend the irrigation system to cover the plantings in the right-of-way along Sunwood Drive, Sapphire Street, and 145th Avenue.	05/20/2024 10:03 AM	Chris Anderson	Revised.
22	Unresolved	Fire	002 - 22070P-Sheet A101 1OVRPLN.PDF	Changemark note #01	Would like to see the FDC located on the Sunwood drive side of the building.	05/14/2024 4:08 PM	Chris Weiss	FDC location updated. See revised site plan on sheet A010.
35	Unresolved	Engineering Tech	013 - DETAIL 4.pdf	Updated details	WAT-1 was updated in January 2024, available on city website.	05/14/2024 9:00 AM	Logan Czech	Revised.
20	Unresolved	City Planner	027 - LANDSCAPE 1.pdf	Changemark note #01TL	The landscape beds along City Hall have power outlets for seasonal lighting. Please consider adding power outlets too.	05/13/2024 3:41 PM	Todd Larson	The Owner is open to the City adding lights.
17	Unresolved	City Planner	032 - PHOTOMETRIC.pdf	Changemark note #02TL	Please provide cut sheets of your lights. All lighting must be downcast and shielded. Architectural lighting may be upcast only onto the building.	05/13/2024 3:31 PM	Todd Larson	Cut sheets provided
18	Unresolved	City Planner	032 - PHOTOMETRIC.pdf	Changemark note #03TL	Consider adding wall-mounted architectural lighting for interest along the walls of the parking areas.	05/13/2024 3:31 PM	Todd Larson	Up/down lights to be further discussed with owner and/or city staff to meet your intent.
19	Unresolved	City Planner	032 - PHOTOMETRIC.pdf	Changemark note #04TL	Please add 2-3 short streetlights along Sapphire St. in the vicinity of the retail.	05/13/2024 3:31 PM	Todd Larson	We feel there is an appropriate amount of lighting from the retail soffit lights shown in the photometric. We seem to meet or exceed the same standard as the neighboring developments in that area.
15	Unresolved	City Planner	030 - FINAL PLAT.pdf	Changemark note #01TL	There are no D&Us, but there is an Avenue.	05/13/2024 3:23 PM	Todd Larson	Revised
12	Unresolved	City Planner	025 - ENTRANCE 2.pdf	Changemark note #02 TL	Is this concrete between the ramp and the sidewalk? Please replace with short walls and planter boxes.	05/13/2024 3:16 PM	Todd Larson	Revised
7	Unresolved	City Planner	008 - 22070E-Sheet A502 EXTERIOR ELEVATIONS.pdf	Changemark note #02TL	This area is very plain and creates dead space on your wall. Please consider adding more windows for light into the garage. Other ideas include altering the brick pattern or color, bringing the LP sections down, or adding murals.	05/13/2024 3:09 PM	Todd Larson	We feel there is an appropriate amount of glazing and architectural appeal. We seem to meet or exceed the same standard as the neighboring developments in that area.
3	Unresolved	City Planner	007 - 22070E-Sheet A501 EXTERIOR ELEVATIONS.pdf	Changemark note #02 TL	Please show all of the potential signage locations - as if the retail spaces were all subdivided. We will include a "sign package" approval for all potential sign locations.	05/13/2024 2:56 PM	Todd Larson	Potential signage locations are shown on the elevations. Please see sheets A501 & A502.
4	Unresolved	City Planner	007 - 22070E-Sheet A501 EXTERIOR ELEVATIONS.pdf	Changemark note #03 TL	Any sign for the apartment building?	05/13/2024 2:56 PM	Todd Larson	Yes, apartment signage added to elevations. See revised Elevation "A"/A501 and Elevation "G"/ A502.

5	Unresolved	City Planner	007 - 22070E-Sheet A501 EXTERIOR ELEVATIONS.pdf	Changemark note #04 TL	Please show any wall-mounted light fixtures.	05/13/2024 2:56 PM	Todd Larson	See spec sheet
1	Unresolved	City Planner	002 - 22070P-Sheet A101 1OVRPLN.PDF	Changemark note #01 TL	Prior to building permit, let's discuss security measures so that the building is secure from someone who slips in under the garage door.	05/13/2024 2:47 PM	Todd Larson	Fob hardware to be provided for security measures.

Regular Planning Commission

Meeting Date: 06/27/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

PUBLIC HEARING - Comprehensive Plan text amendment pertaining to Mixed Use

Purpose/Background:

Recently, the Planning Commission reviewed and the City Council approved a Comprehensive Plan amendment for Haviland Fields, a 460-unit mixed residential development on land surrounding Lord of Life Church at 14501 Nowthen Blvd. NW. The Comprehensive Plan amendment with the supporting documentation was forwarded to the Metropolitan Council for their review on May 30. The Metropolitan Council staff review determined that the proposed land use guidance of Mixed Use (High) did not actually allow the institutional use of the remaining Church property. The current definition of *Mixed Use* in the 2040 Comprehensive Plan is:

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

To remedy this situation, they suggested inserting "institutional" into the first sentence.

The Mixed Use classification also covers the COR and a portion of the Rivenwick Village development near Riverdale Drive and 139th Lane NW. Within the COR, there are four uses that would fall into the "insititutional" category: City Hall, Northgate Church, PACT Charter School, and the Midwest Medical Examiner's Office. The insertion of "institutional" into the definition would be appropriate.

Notification:

Notification was provided in the June 14, 2024, Anoka Union Herald Newspaper.

Funding Source:

Costs associated with this project are the responsibility of the applicant, Presbyterian Homes and Services/Senior Housing Parners.

Recommendation:

Staff recommends approval of the Comprehensive Plan text amendment.

Outcome/Action:

Motion to recommend approval of Resolution #24-157 for a Comprehensive Plan text amendment pertaining to Mixed Use.

Attachments

Resolution #24-157

2040 Comprehensive Plan Land Use

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/19/2024 10:14 PM
Form Started By: Todd Larson		Started On: 06/04/2024 02:58 PM
Final Approval Date: 06/19/2024		

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

RESOLUTION #24-157

A RESOLUTION APPROVING A COMPREHENSIVE PLAN TEXT AMENDMENT PERTAINING TO MIXED USE

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 proposed to be guided Mixed Use (High), pending Metropolitan Council Review, in the 2040 Comprehensive Plan.

3. That the Applicant's proposed development of 460 units of residential housing (approximately 20 units per acre) along with an existing institutional use does not align with the proposed guidance's definition.

   > *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*

4. That the Planning Commission held a public hearing on June 27, 2024, to consider a change in that definition and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

5. That the Planning Commission reviewed and recommended _____ of the request.

6. That the City Council reviewed the Planning Commission's recommendation on July 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 amending the definition of Mixed Use (MU), subject to Metropolitan Council review, by adding "institutional" into the combination of allowable uses to read:

> *Mixed Use (MU) Mixed Use areas may include a combination of residential, commercial, light industrial, open space, institutional, 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*

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.

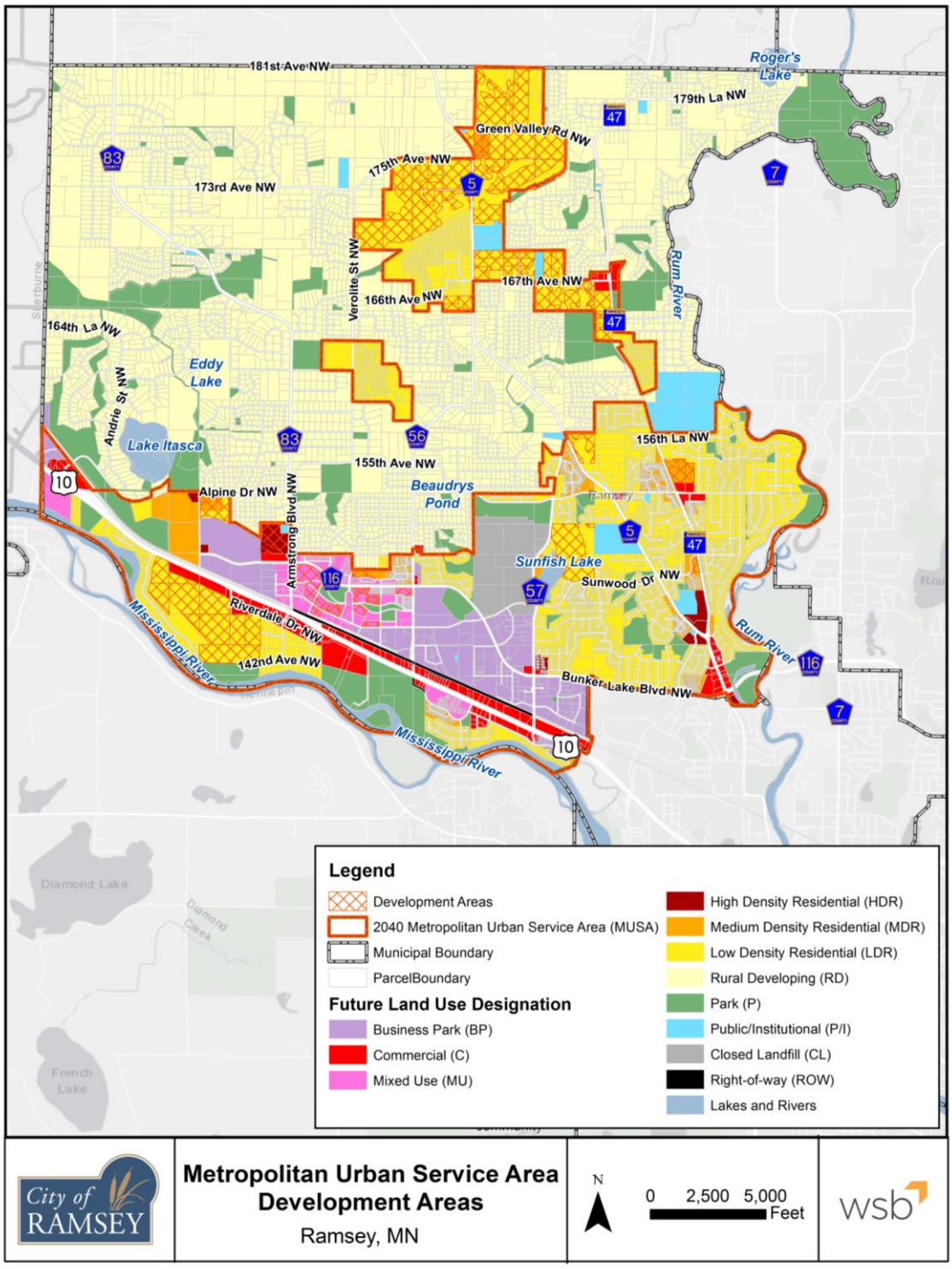
Park (P)
Parks, trails and open space include the City Park and trail system, golf courses, regional parks, wetlands, and the greenway. Lands in this category are intended to preserve the natural resource base and provide an adequate supply of active and passive recreational lands in Ramsey.

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



Regular Planning Commission

Meeting Date: 06/27/2024

Primary Strategic Plan Initiative:

Information

Title:

Public Hearing - Zoning Code Updates

Purpose/Background:

When the new Zoning Code was adopted last year, it capped off a major re-write of the zoning regulations for the community. As it has been in practice for six months, staff has noted some things that need clarification or correction. Chapter 106 has been found to have some misspelled words, incorrect section references, and some formatting issues. Staff has been working with our legal publisher to fix these issues. The substantive changes, however, require the adoption of an ordinance to fix. Below is an explanation of the proposed changes.

Section 106-202 - Required sureties and financial guarantees

When a newly-constructed house is completed in the winter months, it is common for the landscaping and driveways not to be installed due to weather. Staff cannot prevent occupancy of the home due to those site items not being in place, but we can collect an escrow guaranteeing they'll be installed when the weather improves. The landscaping escrow was inserted into Code, but the driveway escrow was inadvertently left out. Many times, only one of the two escrows are needed, hence the separate sections.

Section 106-236 - Home occupation permits (procedures) and 106-425. - Performance Standards (home occupations)

In these two sections, it was unclear which HOP needed Planning Commission and City Council review (Type-II) and which did not (Type-I). There were several references to "interim use" from when it was proposed to have HOPs as a subset to interim uses. It was later determined that it made sense to split the home occupations apart from interim uses and not all of the subsections were updated.

Section 106-310 - Lighting

Three different concepts are proposed to be modified: First, what was adopted noted residential *zoned* property. The intent was for shorter light poles near residential *uses*. The adopted text left out PUDs and mixed-use zoning (COR). Second, the height of 20 feet for freestanding poles was used with the Hilton Home2Suites project next to Northart Ramsey Apartments, so that height was used instead of the adopted 15 feet. Third, there was confusion about how a shared parking lot or driveway that has a property line running though should be treated as strict interpretation would require dimmer light levels along that line.

Section 106-331 - Wind energy conversion systems (WECS)

The adopted ordinance only allows for smaller, household-sized systems to be reviewed administratively, similar to how household-scale solar is reviewed via a building permit. A clause stating that the City Council can deny a project based on architectural integration was carried over from the old Zoning Code and should be updated for the adopted review procedures to include the zoning administrator instead.

Section 106-422 - Accessory Uses (Residential)

Accessory Dwelling Units (ADU) are allowed in most of the residential districts. Two of the single-family districts are shown as prohibited (R-1B and R-1C). The performance standards require a minimum lot width of 80 feet for an attached ADU and one acre for a detached ADU. The minimum lot width and area in these two districts are smaller than what is required, but it is possible for larger lots to comply with the standards.

Section 106-450 - Accessory Structures (Residential)
This section was unclear about the height of detached accessory structures in the front and side yards.

Section 106-621 - Principal Uses (COR)
One goal of the Zoning Code update was to be consistent with terminology. One inconsistency slipped through--Gas Stations versus Motor Fuel Station. The latter is the term used in the business districts and definitions.

Notification:

A public hearing notice was placed in the June 14 Anoka Union Herald Newspaper.

Time Frame/Observations/Alternatives:

Alternatives to consider:
1. Recommend approval of the ordinance as presented by staff.
2. Make modifications to the ordinance.
3. Recommend denial of the ordinance keeping the existing language in place.

Funding Source:

Costs associated with this project are a part of staff's normal duties.

Recommendation:

Staff recommends approval of the amendment ordinance.

Outcome/Action:

Motion to recommend approval of Ordinance #24-10 amending various sections of Chapter 106 - Zoning Code.

Attachments

Ordinance #24-10

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/19/2024 10:15 PM
Form Started By: Todd Larson		Started On: 06/06/2024 11:34 AM
Final Approval Date: 06/19/2024		

ORDINANCE #24-10

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE AMENDING VARIOUS SECTION OF CHAPTER 106 ZONING CODE

The City of Ramsey Ordains:

Underlined text is inserted into City Code.
~~Strikethrough~~ text is deleted from City Code.

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENTS TO CHAPTER 106 (ZONING CODE).

The following sections of Chapter 106 are amended as follows:

Sec. 106-202. - Required sureties and financial guarantees.
Upon approval of a land use application or administrative site plan review where a new building and/or site improvement are being constructed or reconstructed, the city shall be provided with a cash escrow, cash bond, and/or letters of credit prior to the issuing of building permits or initiation of work on the proposed improvements or development. This security shall guarantee conformance and compliance with the conditions of the approval and the provisions of this Code.

(1) The security shall be in the amount equal to 125 percent the applicant's estimated costs of labor and materials for the proposed improvements or development.
(2) The city shall hold the security until completion of the proposed improvements or development and a certificate of occupancy indicating compliance with the provisions of the land use application and this chapter has been issued by the building official. A maintenance period of two years for landscaping improvements may be collected as established by the annual fee schedule.
(3) Failure to comply with the conditions of the land use application approvals and the provisions of this chapter shall result in forfeiture of the security.
(4) *Landscape escrow for single-family lots*. A landscape escrow, in an amount to be determined by the annual fee schedule, shall be deposited for all required landscaping, including topsoil, sod, and trees, which is not established at the time of issuance of a certificate of occupancy. Installation of required landscaping, including topsoil, established groundcover, and trees, shall be completed within six months of the issuance of the certificate of occupancy, weather permitting. The city may draw upon the escrow to install the required landscaping if said work is not completed within six months of the date of issuance of the certificate of occupancy.
(5) *Driveway escrow for single-family or townhome lots.* A driveway escrow, in an amount to be determined by the annual fee schedule, shall be deposited for all required driveways not installed at the time of issuance of a certificate of occupancy. Installation of required driveways shall be completed within six months of the issuance of the certificate of occupancy, weather permitting. The city may draw upon the escrow to install the required driveway if said work is not completed within six months of the date of issuance of the certificate of occupancy.

Sec. 106-236. - Home occupation permits.
A Type-II home occupation permit has the following procedural requirements:
(1) *Term*. A type-II home occupation permit shall be temporary in nature and shall be granted to a designated person who resides in the dwelling unit on the subject property. The permit shall run with the applicant, not

the property. Permits are not transferable from person to person or from address to address, unless the transfer is in accordance with the provisions of subsection (3) of this section.

(2) *Inspections*. The zoning administrator, shall have the right, upon reasonable request, to enter and inspect the premises covered by said ~~interim use~~ type-II home occupation permit for safety and compliance purposes, or code enforcement complaints.

(3) *Death or move of permit holder; suspension or revocation; businesses existing before adoption of these provisions*.

a. Should a~~n interim use~~ type-II home occupation permit holder move to a new location, the existing permit shall be automatically terminated. If the ~~interim use~~ type-II home occupation permit holder should desire to continue the home occupation in a new location, written notice to that effect shall be given to the city administrator or their designee, and the council may authorize continuation of that permit with a public hearing for the neighboring properties of the proposed new location.

b. In the case of a death of the ~~interim use~~ type-II home occupation permit holder, should a surviving spouse or child, residing at the same address or receiving title to the property, desire to continue the home occupation, written notice to that effect shall be given to the city administrator or their designee. The permit shall be automatically renewed subject to the same terms.

c. A~~n interim use~~ type-II home occupation permit, once granted, may be suspended or revoked prior to its original revocation date by the council for cause after hearing before the council. Citizen complaints seeking the revocation of such permit shall be filed with the city administrator or their designee. All such revocation hearings, publication, and notice requirements shall be the same as for ~~interim use~~ type-II home occupation permits in accordance with City Code.

d. Persons conducting a business from property zoned for residential use on the effective date of the ordinance from which this section is derived shall be required to obtain a~~n interim use~~ type-II home occupation permit as required herein. The business may continue pending final determination of the application. Should the city administrator, their designee, or council deny the application for an ~~interim use~~ type-II home occupation permit the use shall immediately cease at such residential premises.

(4) *Revocation*. A~~n~~ ~~interim use~~ type-II home occupation permit for a home occupation may be revoked if the property owner is found to be in violation of the conditions listed in the ~~interim use~~ permit or is in violation of any other requirements set forth by the Ramsey City Code or Minnesota State Statute.

(5) *Termination*. Home occupations approved with a~~n~~ ~~interim use~~ type-II home occupation permit may be terminated pursuant to the procedure established in Section 106-235(3).

(6) *Appeals.* Any violation appeal or dispute shall be processed in accordance with chapter 2 of City Code.

(7) Public hearing notification mailing distance for a type-II home occupation permit is 350 feet.

Sec. 106-310. - Lighting.

The purpose of this section is to provide regulations to balance lighting needs for visibility and personal and property safety with the negative impacts of off-site light spill-over.

(1) Wall lighting may be used to illuminate the pedestrian walkways, entrance areas, loading docks, and yard areas within 20 feet of the building. No wall lighting may be used exclusively to illuminate areas for motor vehicle parking or access.

(2) Architectural lighting, including LED or neon banding, must be mounted on the building or canopy. Architectural lighting directed upward onto the building façade is permitted provided no glare or light pollution are produced. LED banding must use colored tube shielding for a continuous appearance.

(3) Free-standing and wall-mounted luminaire regulations:

a. Height maximums, including the base and support structure, are limited as follows:

1. Farther than 200 feet from any ~~property zoned~~ residential use or mixed-use property containing residential uses: 30 feet.

2. Within 200 feet of any ~~property zoned~~ residential use or mixed-use property containing residential uses: ~~15~~ 20 feet.

(4) Lighting intensity must adhere to the following table, except along a common property line with a shared parking or driveway agreement:

Required Minimum and Maximum Light Intensities (as measured in foot candles at the ground level)			
Use	**Minimum Intensity**	**Maximum Intensity**	**Maximum Intensity at Property Line**
Parking areas for non-residential uses	1	15	0.5
Parking areas for multi-family residential uses	1	15	0.5
Private pedestrian walkways for non-residential and multi-family residential uses	5	20	0.5
Building entrances and exits	5	20	0.5
Exterior storage areas	0.5	15	0.5
Vehicle sales lots	1	20	0.5
Non-specified uses - For uses not specifically listed above, light requirements may be computed by the zoning administrator.			

Sec. 106-331. - Wind energy conversion systems (WECS).

The following standards are intended to facilitate the provisions for WECS to the residents and businesses of the city; minimize adverse visual effects of wind towers, turbines, and generators through careful design and site selection standards; and avoid potential damage to adjacent properties from tower failure through structural standards and setback requirements:

(3) Design standards. A proposed or modified WECS shall meet the following minimum design standards.

a. Tower design. Any WECS shall be of a monopole design unless the city council determines that an alternative design is preferred in cases where structural or design considerations, neighborhood compatibility, or location availability is better suited with an alternate design.

b. Architectural design. Any WECS shall be designed to blend into the surrounding environment through the use of color and design, except in instances where the color is dictated by federal or state authorities such as the Federal Aviation Administration.

1. Architectural design standards are subject to final city council approval.

2. The ~~city council~~ zoning administrator may deny a WECS if it determines the design standards are incompatible with the surrounding area.

Sec. 106-422. - Accessory uses.

Permitted and conditional accessory uses are listed in the following table for each of the districts in this section. Additional performance standards for the uses are found in the noted section. All accessory uses must be accompanied by a primary use on a parcel. No accessory building shall be constructed on any lot prior to the time of construction of the principal building:

P = Permitted Use, C = Conditional Use, NP = Use Not Permitted

Use	MR	RR	R-1A	R-1B	R-1C	R-2	R-3	Additional Standards (Section)
Accessory Dwelling Units (ADU), Attached	P	P	P	~~N~~P	~~N~~P	P	P	106-425

Sec. 106-425. – Performance standards.

(2) Home occupations.

c. General provisions.

1. Permit. A home occupation will not be required to obtain a home occupation permit if it:
   i. Is an allowed business use as outlined in subsection b.;
   ii. Meets all general provisions outlined in subsection c.; and
   iii. Does not meet the criteria necessitating a type-II home occupation permit outlined in subsection d.

d. Standards for home occupations that require a type-II home occupation permit.

1. Allowed use. The home occupation must be an allowed use from the list in subsection b.
2. Employees. A maximum of two non-resident employees is allowed.
3. Vehicle. Outside parking of two commercial vehicles used for business transportation.
4. Accessory Structure. Use of an accessory structure is allowed, but cannot exceed 800 square feet of the structure space.

106-450 – Accessory Structures

The following standards are required for all accessory structures on residential properties.

(1) Height.

a. Urbanized districts. The height of a detached accessory buildings shall not exceed the height of the principal structure or 24 feet, whichever is less. The height of an attached accessory structure shall not exceed the height of the principal structure.

b. Rural residential or MUSA reserve district. The height of a detached accessory building~~s~~ in the front or side yard shall not exceed the height of the principal structure or 24 feet, whichever is less. The height of an attached accessory structure shall not exceed the height of the principal structure. If a detached structure is in the rear yard, the height of the accessory structure cannot exceed 30 feet.

Sec. 106-621. - Principal uses.

Permitted and conditional principal uses are listed in the following table for each of the districts in this section. Additional performance standards for the uses are found in section 106-625:

P = Permitted Use, C = Conditional Use, NP = Use Not Permitted

Use List	COR-1	COR-2		COR-3	COR-4a, b and c		
		2a	2b		a	b	c
~~Gas Stations~~ Motor Fuel Station, CNG Fuel Sales	NP	NP	C	C			NP

SECTION 3. SUMMARY

The following official summary of Ordinance #24-10 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance:

"Ordinance #24-10 modifies, clarifies, and corrects various portions of Chapters 106 (Zoning Code) pertaining to zoning regulations."

SECTION 6. 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 ___ day of July, 2024.

_____
Mayor

ATTEST:

_____
City Clerk

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