City of Ramsey
Agenda
Regular Planning Commission
Thursday, July 25, 2024
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

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

1. Call to Order

2. Pledge of Allegiance

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Approve the Planning Commission Meeting Minutes for June 27, 2024.

6. Public Hearing

1. PUBLIC HEARING: Consider a Preliminary Plat, Final Plat, and Site Plan from Voice of Hope Church at 15620 Armstrong Blvd NW

2. Consider a variance for a lean-to structure at 6960 148th Lane NW (Curtis Forster)

3. Consider a variance for a lean-to structure at 6850 148th Lane NW (Michael Ploumen)

4. PUBLIC HEARING: Consider a Conditional Use Permit for Motor Vehicle Rental and Self-Storage Facilities for U-Haul at 8725 Riverdale Dr NW

5. PUBLIC HEARING: Comprehensive Plan Text Amendment Pertaining to Low Density Residential.

7. Commission Business

8. Commission/Staff Input

9. Adjournment

Regular Planning Commission

Meeting Date: 07/25/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title:

Approve the Planning Commission Meeting Minutes for June 27, 2024.

Purpose/Background:

The purpose of this case is to approve the Planning Commission Meeting Minutes for June 27, 2024

Recommendation:

Approval

Outcome/Action:

Approved

Attachments

PC June Minutes

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/18/2024 01:20 PM
Form Started By: Abdi Sahal		Started On: 07/11/2024 10:04 AM
Final Approval Date: 07/18/2024		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, June 27, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Cheri Gengler Commissioner Bruce Anderson Commissioner Randy Bauer Commissioner Ryan Heineman Commissioner Gary Van Scoy
Members Absent:	Commissioner Tom Hunt Commissioner Eric Peters
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 Anderson, seconded by Commissioner Van Scoy, to approve the agenda as presented.

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

5. CONSENT AGENDA

5.01: Approve the May 23, 2024 Planning Commission Meeting Minutes

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

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

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider a Conditional Use Permit for a Motor Fuel Station for Take 5 Oil Change at 7990 Sunwood Drive NW

Public Hearing

Chairperson Gengler called the public hearing to order at 7:01 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of the Conditional Use Permit.

Citizen Input

Ryan Burkman, Garage Holdings, provided a quick overview of the company operations and its ownership group. He noted that while the company is somewhat new to the area, they are the third largest oil change company in the U.S.

Commissioner Van Scoy asked if the applicant considered placing the building on the site closer to Armstrong.

Mr. Burkman commented that they considered both sites but preferred the front for the flow of traffic and visibility.

Gary Gruber, Director of Construction for Garage Holdings, agreed with the comments of visibility as many of their clients come on a drive by basis. He stated that the other building they would propose will fit better with more parking on the rear site.

Commissioner Bauer recognized that the other building is not part of this request and asked if that is speculative or whether there is a tenant.

Mr. Burkman commented that they have inclinations and are working to find a complimentary use as soon as possible but do not yet have that use identified.

Commissioner Heineman asked for more information on the complimentary use. He stated that he would like the use to be complimentary to the area rather than this specific use.

Mr. Burkman commented that it would most likely be coffee or food related and not an auto related use, therefore more complimentary to the area.

Mr. Gruber commented that the layout would allow for a drive-thru lane for that complimentary use.

Commissioner Anderson asked if the only signage would be the signage on the building.

Mr. Gruber commented that they negotiated a spot on the Aldi pylon sign along with their building signage.

Chairperson Gengler asked for details on the Aldi pylon sign location.

City Planner Larson commented that sign is located on the northwest corner of the Aldi site and was designed to have space for other businesses.

Chairperson Gengler commented that she appreciates the greenspace and landscaping. She commented that the gap between this lot and Aldi seems very narrow.

City Planner Larson clarified that area being referenced is a striped pedestrian walkway. He also identified the sidewalk locations which, combined with the pedestrian walkways, help to promote walkability for pedestrians.

Commissioner Van Scoy asked the height of the garage doors on the bays.

Mr. Gruber commented that all the doors are the same height at 11.6 feet noting that all three doors are the same.

Commissioner Van Scoy recognized that this is a unique layout for the COR but noted that it is not off of a street and is instead off of a driveway.

City Planner Martin provided additional details on the constraints of the site.

Commissioner Van Scoy asked who owns the property to the south.

City Planner Martin replied that the parcel immediately south is owned by Phillips Edison and provided details on the different strip mall owners.

Commissioner Anderson asked how any spills would be contained.

Mr. Gruber commented that the buildings are designed to contain all spills internally and provided details on the pits which exist under the bays where vehicles pull in. He stated that the new oil is also contained over a recessed floor and therefore any spills would be routed into those pits. He stated that the pits have the capacity to hold all old oil and new oil within the building. He stated that if that were to occur and the pits were to hold the spills, a truck would then be brought in to haul that out.

Councilmember Woestehoff asked if there would be picnic benches or anything on the greenspace.

Mr. Gruber commented that area would be turf.

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

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

Chairperson Gengler closed the public hearing at 7:23 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Bauer, to recommend that 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 Drive NW.

Further discussion

Commissioner Van Scoy stated that he was pretty uncomfortable with the request when he began to review it but given the location and circumstances of the property, he now believes this will be a good use. Commissioner Heineman commented that while he has reservations about using that space for an oil change business, as he would prefer more restaurants, the request does meet the requirements and therefore he will support it.

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

6.02: Public Hearing: "Skyline on Sunwood" Site Plan Review for a Mixed-Use Building at 7545 Sunwood Drive NW (PSD LLC)

Public Hearing

Chairperson Gengler called the public hearing to order at 7:24 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the proposed Site Plan and building with the conditions listed in the draft resolution.

Commissioner Van Scoy asked for details on the built to line for this structure.

Planning Manager Larson commented that the request does meet the build to requirement.

Commissioner Heineman referenced the commercial space proposed to be attached to the residential and asked if that would limit the uses that could occupy that space.

Planning Manager Larson commented that the building would have limitations on what could be within, noting that a full-service restaurant could not be located within because of the logistics but a sandwich shop or coffee shop be there as well as other retail uses.

Chairperson Gengler asked how the retail would impact the parking and whether employee parking is counted within the spaces as well.

Planning Manager Larson commented that the plan set shows the breakdown between each use, noting that the retail use would be higher during the daytime while the residential parking demand would be higher at night. He noted that there is also on-street parking available that was not factored into the parking ratios. He stated that outside of this request, staff is suggesting whether it would be appropriate to place time durations on the street parking, which would allow for faster turnover of those spaces.

Citizen Input

Matt Kuker, PSD, provided a sample of the material they are considering for the siding. He commented that this project would attempt to bring a different level of housing to Ramsey with higher end apartment units designed for young urban professionals or those wanting to downsize from their home. He reviewed some photos from a project their builder is currently completing and identified some of the amenities proposed within the building. He also provided details on the layout of the site, noting that the surface parking was intentionally designed not to be visible from Sunwood. He stated that they will be using magic paks. He stated that they do plan to have space for employee parking for the retail uses in order to make the most convenient parking available for customers. He reviewed some of the potential uses that could go into the retail space. He commented that this will be the nicest of the nine apartment buildings they have constructed thus far, with the price per unit well over $200,000 per unit.

Commissioner Bauer asked the price range for rents compared to the other PSD apartment buildings in the COR.

Mr. Kuker provided comparisons of his existing apartment complexes in the COR and noted that this would be $300 or $400 higher than the Residence at the COR. He commented that this would most likely not be a first-time apartment renter and will pursue a different clientele.

Commissioner Anderson commented that he would have liked to see more retail on the lower level. He stated that his vision of the Main Street is to have shops along the way instead of apartment buildings along the way. He asked and received confirmation that these units would be leased rather than owned.

Mr. Kuker commented that he is close to securing a higher end restaurant to go into the old Kitchen Table location. He stated that they also want restaurants in Ramsey. He explained that the topic

of rooftops continues to come up, noting that each apartment unit is counted the same as a single-family home.

Commissioner Anderson stated that he wants to see a destination where people can walk rather than people having to leave for those things.

Commissioner Van Scoy stated that he likes the basic concept, as the COR was meant to have a combination of residential and retail. He referenced the significant number of comments from staff and asked if the applicant agreed with those comments.

Mr. Kuker commented that he believes that his team has addressed most of those comments and agreed that some of those things were good ideas that they have incorporated into the plan. He commented that staff has been great to work with on this project.

Councilmember Woestehoff asked for details on snow storage.

Mr. Kuker replied that the snow would be trucked off site, which will be the same for the entire COR area eventually.

Commissioner Heineman commented that he appreciates the retail space in the building. He also understood that Ramsey needs to grow, and this will allow more units for residents while allowing the rural part of Ransey to remain rural. He stated that if the intention is to attract young professionals, the retail space needs to cater to that demographic.

Mr. Kuker commented that he will have control over the businesses that lease those spaces and therefore will pick things that are attractive to the building and area.

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

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

Chairperson Gengler closed the public hearing at 8:00 p.m.

Commission Business

Motion by Commissioner Van Scoy, seconded by Commissioner Heineman, to recommend that City Council approve the Site Plan for a mixed-use building at 7545 Sunwood Drive NW.

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

6.03: Public Hearing: Comprehensive Plan Text Amendment Pertaining to Mixed Use

Public Hearing

Chairperson Gengler called the public hearing to order at 8:00 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the Comprehensive Plan amendment.

Citizen Input

No comments.

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

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

Chairperson Gengler closed the public hearing at 7:02 p.m.

Commission Business

Motion by Commissioner Heineman, seconded by Commissioner Van Scoy, to recommend that City Council approve Resolution #24-157 for a Comprehensive Plan text amendment pertaining to Mixed Use.

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

6.04: Public Hearing: Zoning Code Updates

Public Hearing

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

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the amendment ordinance.

Commissioner Van Scoy asked for more clarification on lighting requirements. He stated that the language related to the exception is unclear as to whether that would allow the brighter or dimmer light.

Planning Manager Larson provided details on the related lighting table.

Councilmember Woestehoff provided clarification noting that the language is unclear as to which standard applies.

Planning Manager Larson commented that staff could look to clarify that language.

Councilmember Woestehoff suggested an update to the administrative review language.

Planning Manager Larson commented that staff would also update that language. He asked if the Commission desired modification of driveway regulations. He noted that the current regulation has a setback of five feet and the next meeting will have two variance requests to consider placement closer than five feet.

Commissioner Anderson replied that he is comfortable with the five-foot setback.

Commissioner Van Scoy agreed.

Chairperson Gengler asked if there is one zoning district where the variance request is more common.

Planning Manager Larson commented that the two variance requests are within the R-1a district.

Commissioner Heineman commented that he would agree with leaving that at five feet and if people want a variance that can be requested and considered on a case-by-case basis.

Commissioner Anderson commented that having the driveway right on the property line could cause issues as people would be unclear as to where the property line then is.

Citizen Input

No comments.

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

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

Chairperson Gengler closed the public hearing at 8:15 p.m.

Commission Business

Commissioner Heineman asked the reason to shift from Council approval to zoning administrator approval for the items proposed.

Planning Manager Larson replied that earlier drafts had multiple levels of wind energy systems, but the Council made cuts to only allow the smaller units and therefore staff believed that routine

administrative review would be appropriate for those personal units, similar to the process for that type of solar.

Commissioner Heineman asked if the request were to be denied by staff, could the resident then appeal to the Council.

Planning Manager Larson confirmed that there is an appeal process.

Commissioner Van Scoy asked if the lighting language could be clarified now.

Planning Manager Larson proposed a solution.

Commissioner Van Scoy asked which standard would be utilized when there is shared parking.

Planning Manager Larson commented that it would be up to the maximum intensity allowed.

Motion by Commissioner Bauer, seconded by Commissioner Van Scoy, to recommend that City Council approve Ordinance #24-10 amending various sections of Chapter 106 – Zoning Code with the clarification to Section106-310 lighting, subparagraph four and to Section 106-331 as discussed.

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

7. COMMISSION BUSINESS

8. COMMISSION / STAFF INPUT

Planning Manager Larson announced upcoming grand openings. He also noted a new addition to the planning staff team.

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, and Heineman. Voting No: None. Absent: Commissioners Hunt and Peters.

The regular meeting of the Planning Commission adjourned at 8:23 p.m.

Respectfully submitted,

_____
Todd Larson
Planning Manager

ATTEST:

_____
Abdi Sahal
Planning Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission

Meeting Date: 07/25/2024

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

Information

Title:

PUBLIC HEARING: Consider a Preliminary Plat, Final Plat, and Site Plan from Voice of Hope Church at 15620 Armstrong Blvd NW

Purpose/Background:

The City has received an application from Roman Andriychuk (the "Applicant"), on behalf of Voice of Hope Church, for a Preliminary Plat, Final Plat, and Site Plan on the property at 15620 Armstrong Blvd NW, generally located along the west side of Armstrong Boulevard, between 156th and 157th Avenues NW.

Notification:

Staff attempted to notify property owners within 700 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request and the Public Hearing to be held by the Planning Commission. A notice of the Public Hearing was published in the Anoka County UnionHerald, the City's official newspaper. A proposed development sign was placed on the property.

Time Frame/Observations/Alternatives:

Subject Property

The Subject Property is located along the west side of Armstrong Boulevard, between 156th and 157th Avenues NW. It is zoned PI, Public/Institutional District, and is guided for rural developing land uses in the City's 2040 Comprehensive Plan. Surrounding properties are zoned RR, Rural Residential, but they have the same land use guidance in the Comprehensive Plan. It is approximately 9.61 acres in size; however, when factoring in the statutory right-of-way of Armstrong Boulevard that will officially be platted with this Final Plat, the total Subject Property is 10.48 acres in size. Access to the lot currently comes from Armstrong Boulevard, and the initial site improvements will maintain a vehicular and pedestrian connection directly to Armstrong Boulevard. However, once 157th Avenue NW is extended along the north side of the buildable lot for the church, the Applicant will have to construct a new primary driveway to 157th Avenue NW to improve vehicular safety. At that time, the driveway onto Armstrong Boulevard would be subject to restricted access, per Anoka County Highway Department's standards for access spacing on county highways.

Site Plan

The proposed building is 18,547 square feet, and designed to have the main entrance facing south. The building is proposed to be 85 feet from the east property line (along Armstrong Boulevard), 79.4 feet from the north property line (along future 157th Avenue NW), and more than 100 feet from the west and south property lines. The Applicant is also proposing a trash enclosure northwest of the proposed building, with the gates facing eastward into the parking lot. The Applicant intends to have the trash enclosure match the proposed building in appearance and color.

Access to the building and parking lot will come from an improved driveway onto Armstrong Boulevard NW, which lines up roughly equidistant between 156th and 157th Avenues NW on the east side of Armstrong Boulevard. This driveway will enter the parking lot at its southern edge, just south of the proposed building. To accommodate the improved driveway and facilitate safer traffic maneuvers into the site, the Applicant has submitted a plan to restripe the existing southbound bypass lane to instead serve as a southbound right-turn lane

into the property. No excavation or pavement reconstruction will be needed, as there is sufficient pavement width to accommodate the new turn lane. The Applicant has been working with Anoka County on the re-strie design.

Minimum parking requirements for assembly uses, including religious institutions, are one space for each three seats of design capacity. The building's main assembly space is designed for 500 occupants, which results in a minimum parking requirement of 167 stalls. The Applicant is proposing to construct 261 stalls, which exceeds the minimum requirement by 56.29 percent (94 stalls) and exceeds the maximum allowable parking supply by 41.85 percent (77 stalls), but the Applicant stated the need for additional stalls to meet the parking demand of the proposed development, based on their current operations in Ham Lake. In addition to the 261 parking stalls, the Applicant is proposing a paved drop-off area in front of the main entrance. There are no on-street overflow parking opportunities.

Pedestrian access to the site will come from a shared-use trail along the west side of Armstrong Boulevard. A new sidewalk will be built to connect the building's main entrance to this shared-use trail. Other sidewalks will encircle most of the building to provide access from the parking lot to each of the building's entrances, as required by the Minnesota State Building Code.

Landscape Plan

As noted in the Environmental Policy Board's (EPB) staff report from July 15th, the Landscape Plan is generally acceptable. However, Staff did note various minor corrections that are needed (see attached Landscape Plan). Staff has suggested adding some taller growing evergreen shrubs in between the deciduous trees along the north side of the parking lot. These additional plantings will aid with shielding headlight glare into the abutting residential property. Staff has also requested a 3-5 year maintenance plan for the area proposed to be established with a native seed mix. Having a maintenance plan will be beneficial for the property owner in ensuring that the seed mix not only gets established but in preventing unwanted vegetation (weeds) from taking over the area.

Irrigation is not proposed (nor is it required). However, turf establishment is proposed to be accomplished through seeding. Staff has requested more information on how the areas seeded will be watered to ensure germination and establishment of turf.

Utilities

The building will be connected to municipal water through a service line that will connect to an existing valve at the northeast corner of the site. Since sanitary sewer is unavailable to the site, as it is outside the MUSA, the building will use a septic system to handle sewer needs.

Storm Water Management

There will be an on-site storm water management basin constructed southwest of the parking lot to handle runoff from the entire site. The stormwater plan will require Lower Rum River WMO review.

Preliminary Plat

The Subject Property is currently unplatted. To accommodate the proposed development, a preliminary plat is needed to ensure the proposed site improvements will fit within the proposed lot. The proposed subdivision would create two parcels: an 8.93-acre parcel (Lot 1, Block 1) to accommodate the proposed church development, and a 0.47-acre outlot to be deeded to the City for future trail development along the Lake Itasca corridor, satisfying a portion of the park dedication requirements. Additionally, there would be right-of-way dedication for the south half of future 157th Avenue NW at the northeast corner of the subdivision. By dedicating the 33-foot-wide section for 157th Avenue NW, the right-of-way is preserved for its eventual connection to Eland Street to the north. The Nordvik Addition, which directly abuts the Subject Property to the north, planned for the eventual replatting of property within the Nordvik Addition, which would then require the Eland Street right-of-way to extend south through the site to serve all newly-created lots. The 157th Avenue extension would then serve as the southern connection of Eland Street to provide neighborhood connectivity, which would improve public safety and street maintenance routes.

Due to the specialized nature of each of the uses and buildings within the P/I zoning district, no bulk standards exist, as noted in Section 106-830 of City Code. That being said, the proposed development seems to be in general

alignment with other recently-approved projects in the P/I zoning district (including St. Katharine Drexel and PACT Charter High School) and respects surrounding uses. The Preliminary Plat appears to conform with all City Code requirements.

Final Plat
Alongside the Preliminary Plat, the Subject Property also needs a Final Plat to be approved and recorded before development can occur. The Final Plat aligns with the proposed lot layout in the Preliminary Plat. Lot 1, Block 1, would be completely surrounded by drainage and utility easements (20 feet along the north property line, 10 feet along the west, south, and east property lines, and an additional 101' x 108' area in the southwest corner of the lot to protect an existing wetland on site). Additionally, the Final Plat shows the right of access dedicated to Anoka County along the entire east property line, except where the proposed driveway will be constructed. The Final Plat appears to conform with all City Code requirements.

Assessment Agreement
To accommodate and plan for the future extension of 157th Avenue NW west of Armstrong Boulevard, the applicant is platting a 33-foot-wide strip of right-of-way at the northeast corner of this plat to serve as the south half of the required right-of-way. To plan for the eventual construction of 157th Avenue NW, Staff drafted an Assessment Agreement for the Applicant's share of the costs of construction of the roadway and utilities. This Assessment Agreement is in lieu of constructing the street at this time or collecting any money from the Applicant. These agreements run with the land, and any future owners of the properties will be required to contribute to half of the total construction costs (the property to the north would be responsible for the other half at the time of subdivision, when the street extension would be both possible and necessary).

Alternatives
Alternative 1: Recommend approval of the Preliminary Plat, Final Plat, Site Plan, and Assessment Agreement, as recommended by Staff.
Alternative 2: Recommend approval of the Preliminary Plat, Final Plat, Site Plan, and Assessment Agreement with modifications based on discussion and supporting findings of fact.
Alternative 3: Recommend denial of the Preliminary Plat, Final Plat, Site Plan, and Assessment Agreement, based on supporting findings of fact.

Funding Source:

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

Recommendation:

Staff recommends approval of the Preliminary Plat, Final Plat, and Site Plan, contingent upon the Applicant addressing all outstanding review comments.

Outcome/Action:

Motion to recommend City Council adopt Resolution #24-201, Approving a Preliminary Plat, Final Plat, and Site Plan for Voice of Hope Church at 15620 Armstrong Blvd NW.

Attachments

Resolution #24-201 Preliminary Plat, Final Plat, Site Plan, and Assessment Agreement

Preliminary Plat & Site Plan

Final Plat

Architectural Plan Set

Civil Plan Set

Landscaping Plan Set

Draft Assessment Agreement

Unresolved Changemarks

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/18/2024 01:43 PM
Form Started By: Adam Martin		Started On: 07/16/2024 09:34 AM
Final Approval Date: 07/18/2024		

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

RESOLUTION #24-201

A RESOLUTION APPROVING A PRELIMINARY PLAT, FINAL PLAT, SITE PLAN, AND AN ASSESSMENT AGREEMENT FOR "VOICE OF HOPE CHURCH"

WHEREAS, The City of Ramsey received an application from Roman Andriychuk (the "Applicant") on behalf of Voice of Hope Church (the "Developer"), requesting Preliminary Plat, Final Plat, and Site Plan approval on the property legally described as follows:

The North 627.94 feet of the East 727.00 feet, as measured along the East and North lines respectively, thereof, of Section 20, Township 32, Range 25, Anoka County, Minnesota

(the "Subject Property").

WHEREAS, the Subject Property is zoned PI, Public/Institutional, which is a mixed-use zoning designation, and guided for rural developing land uses in the 2040 Comprehensive Plan; and

WHEREAS, the Applicant is platting an unplatted 10.48-acre parcel into one buildable lot measuring 8.93 acres in size, one outlot for park dedication measuring 0.47 acres in size, and right-of-way dedication for both Armstrong Boulevard NW and a future extension of 157th Avenue NW, necessitating the subdivision; and

WHEREAS, the Applicant is proposing to construct an 18,547-square-foot building to hold a 500-seat assembly space and associated support spaces for Voice of Hope Church to operate;

WHEREAS, the Applicant is also proposing to construct 261 parking stalls, which exceeds the required parking supply by 56.29 percent (94 stalls) and exceeds the maximum allowable parking supply by 41.85 percent (77 stalls), but is necessary to meet the Developer's parking demand for the proposed building.

WHEREAS, all principal uses within the PI zoning district, and all religious institutions, 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 July 25, 2024, that said public hearing was properly advertised; and

WHEREAS, the Planning Commission reviewed the Preliminary Plat, Final Plat, Site Plan, and Assessment Agreement at their regular meeting on July 25, 2024 and recommended _____ of all of the requests; and

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 Preliminary Plat, Final Plat, and Site Plan for "Voice of Hope Church" 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) Easement review by the City Engineer.

3) That the Developer enters into a Development Agreement with the City.

4) That the Applicant shall be responsible for all City costs incurred in administering and enforcing this Permit.

5) That the Applicant shall comply with all Staff comments as noted in ProjectDox.

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

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

8) That the Developer enters into an Assessment Agreement with the City for the future construction of 157th Avenue Northwest.

9) That Outlot A must be immediately deeded to the City upon recording of this plat.

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

1) That the Ramsey City Council hereby approves the assessment agreement titled "Road Improvement and Special Assessment Agreement, Waiver of Hearing and Appeal" for the future construction of 157th Avenue Northwest and authorizes the Mayor and City Clerk to sign the agreement. This assessment agreement is required in lieu of constructing 157th Avenue Northwest at this time.

2) The assessment agreement must be recorded with the plat against Lot 1.

3) That upon constructing 157th Avenue Northwest, the Developer shall construct a new primary driveway from the parking lot to 157th Avenue Northwest, and that the direct access to Armstrong Boulevard NW shall be restricted and only used as a secondary or emergency access.

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
NORHWESTERN SURVEYING & ENGINEERING, INC.
P.O. BOX 3067
BEMIDJI, MN 56601

DATED: OCT. 02, 2023

SITE BENCHMARK:
NE COR. DEC. 20
ELEV.=898.83

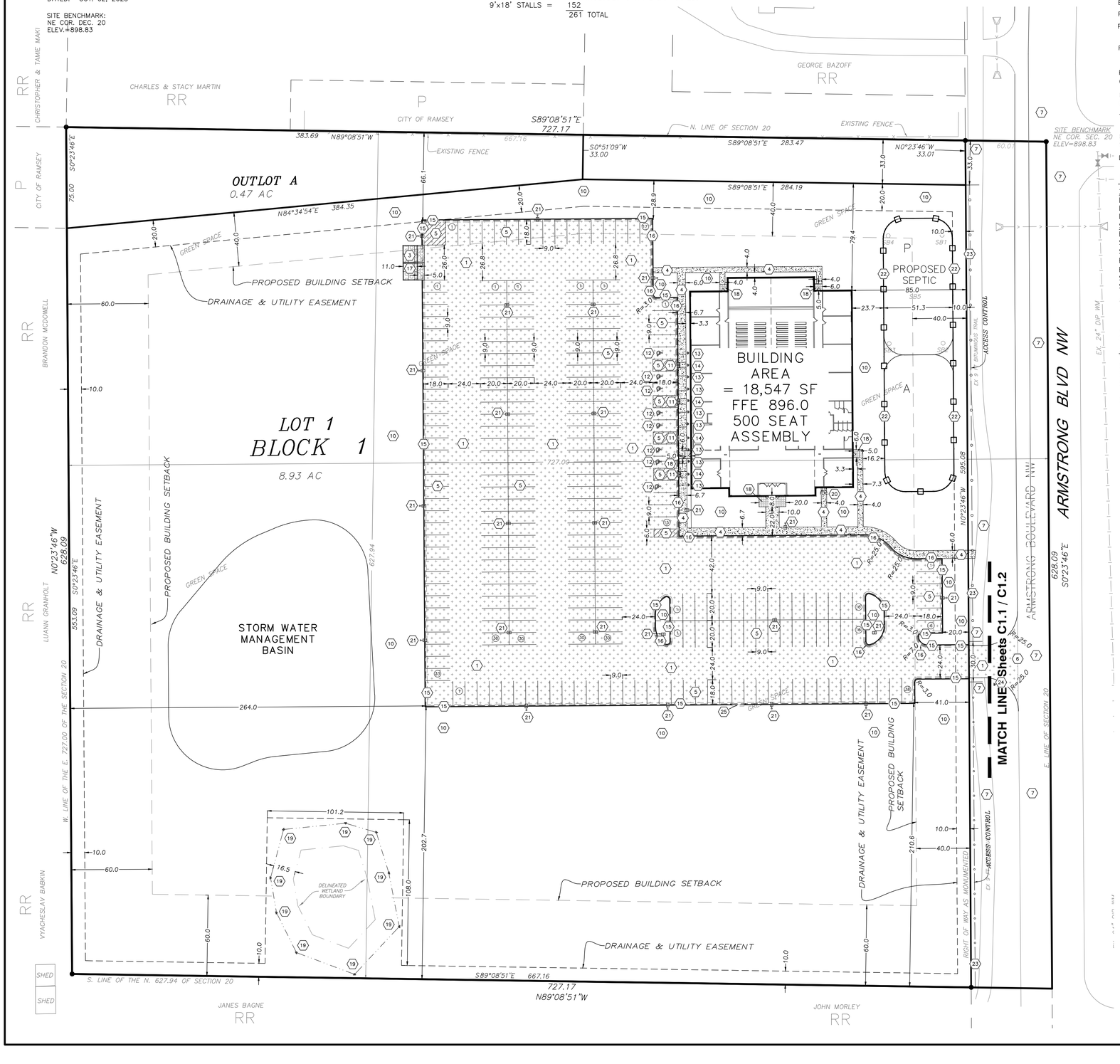
EXISTING LEGAL DESCRIPTION

The North 627.94 feet of the East 727.00 feet, as measured along the East and North lines respectively, thereof, of Section 20, Township 32, Range 25, Anoka County, Minnesota.

PARKING DATA:

REQUIRED PARKING PER CITY CODE:
ONE SPACE FOR EACH THREE SEATS OF DESIGN CAPACITY
DESIGN CAPACITY 500 SEATS / 3 = 167 STALLS

PROPOSED PARKING:
9'x20' STALLS = 109 INCLUDES 8 HANDICAP STALLS
9'x18' STALLS = 152
261 TOTAL



SITE DATA:

EXISTING ZONING:	PI, PUBLIC/INSTITIONAL
TOTAL AREA:	456,508 SF = 10.48 ACRES
LOT 1, BLK 1 AREA:	388,991 SF = 8.93 ACRES
EXISTING IMPERIOUS AREA:	941 SF
PROPOSED BUILDING AREA:	18,547 SF
PERCENT BUILDING FOOTPRINT COVERAGE: (18,547) / 388,991)	4.77%
FLOOR AREA RATIO (ALL FLOORS) (18,547 / 388,991)	0.0477
PROPOSED IMPERVIOUS AREA: (includes, proposed building & pavement areas)	112,891 SF
PERCENT PROPOSED IMPERVIOUS AREA: (% of lot area; 112,891/388,991)	29.0%
TOTAL PERVIOUS AREA: (landscape, turf areas)	276,100 SF
PERCENT PERVIOUS AREA: (% of lot area; 276,100/388,991)	71.0%
DISTURBANCE AREA:	5.8 AC

REFERENCE LOT REQUIREMENTS

ZONING: B1, B2, & B3

LOT DEPTH	150 FT
LOT WIDTH	100 FT
LOT AREA	0.50 AC. & B3=0.75 AC

SETBACKS: B1, B2, & B3

FRONT SETBACK	20 FT
SIDE SETBACK (INTERIOR)	10 FT
SIDE SETBACK (TO ROW)	20 FT
REAR SETBACK (INTERIOR)	35 FT
REAR SETBACK (TO ROW)	20 FT
SETBACK TO RESIDENTIAL DISTRICT	60 FT
SETBACK TO WETLANDS	16.5 FT

ZONING: RR

LOT DEPTH	200 FT
LOT WIDTH	200 FT
LOT AREA	2.50 AC
MIN. LOT FRONTAGE ON A PUBLIC STREET	60 FT

SETBACKS: RR

FRONT SETBACK	40 FT
SETBACK FROM ARTERIAL ROADWAYS	60 FT
SIDE SETBACK (INTERIOR	40 FT
SIDE SETBACK (TO ROW)	40 FT
REAR SETBACK	40 FT
SETBACK TO WETLANDS	16.5 FT

0 40 80 120
GRAPHIC SCALE IN FEET

LEGEND:

- Existing Contours
- Existing Storm Sewer
- Existing Spot Elevation
- Existing Storm Sewer
- Existing Sanitary Sewer
- Existing Watermain Sewer
- Existing Underground Telephone
- Existing Underground Electric
- Existing Tree Line
- Existing Easement Line
- Existing R/w Line
- Existing Boundary Line
- Existing Catch Basin
- Existing Manhole
- Existing Hydrant
- Existing Flared End Section
- Proposed Curb And Gutter Standard
- Proposed Curb And Gutter Tip-out
- Proposed Concrete Light Duty Sidewalk
- Propose Lot Line
- Proposed Concrete Heavy Duty
- Proposed Bituminous Pavement
- Concrete Pavement Section Per Structural Design Plans
- Septic Drainfield Protection fence
- Access Control

KEY NOTES:

1. BITUMINOUS PAVEMENT; SEE SECTION ON DETAIL SHEET
2. 3' VALLEY GUTTER (SEE DETAIL)
3. CONCRETE PAVEMENT HEAVY DUTY; 4,500 PSI MIX; SEE SECTION ON DETAIL SHEET
4. CONCRETE PAVEMENT LIGHT DUTY; 4,500 PSI MIX; SEE SECTION ON DETAIL SHEET
5. PAINT 4" SOLID STRIPE – WHITE LATEX PAINT
6. SAWCUT AND REMOVE EXISTING PAVEMENT SURFACE FOR CLEAN EDGE (REPLACE PAVEMENT SURFACE IN-KIND)
7. EXISTING PAVEMENT TO REMAIN
8. EXISTING UTILITIES OR SITE FEATURE TO REMAIN IN PLACE. CONTRACTOR TO PROTECT
9. CONTRACTOR TO COORDINATE RELOCATION OF EXISTING UTILITIES TO ACCOMMODATE CULVERT, DRIVE, AND GRADING
10. PERVIOUS AREA
11. PED RAMP TO COMPLY WITH AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. REFERENCE MNDOT STANDARD PLAN 5-297.250 INCLUDING CONTRASTING DETECTABLE WARNING DEVICES. DEPRESS BACK OF CURB AT RAMP.
    CONTRACTOR TO RESTORE SIDEWALK TO MATCH EXISTING PAVEMENT SECTION.
12. PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY – WHITE LATEX PAINT
13. ACCESSIBLE PARKING SIGN (MnDOT NOS. R7-8A & R7-8B). CENTER SIGN ON PARKING STALL. LOCATION PER GENERAL CONTRACTOR. MOUNT ON STEEL CHANNEL POST. SIGN HEIGHT PER MN ADA REQUIREMENTS.
14. NO PARKING SIGN (MNDOT # R8-3). CENTER SIGN ON ADA ACCESS AISLE. LOCATION PER GENERAL CONTRACTOR. MOUNT ON STEEL CHANNEL POST. SIGN HEIGHT PER MN ADA REQUIREMENTS.
15. B612 (6") CONCRETE CURB & GUTTER
    MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461)
    MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
    DEPRESS BACK OF CURB AT ACCESS DRIVE
16. B612 (6") CONCRETE OUTFLOW CURB & GUTTER. (TIP-OUT FLOWLINE).
    MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461)
    MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
17. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS)
18. CONCRETE PAVEMENT SECTION PER STRUCTURAL DESIGN PLANS
19. PROPOSED WETLAND BUFFER / CONSERVATION EASEMENT SIGN
20. FIRE DEPARTMENT CONNECTION ON BUILDING WALL FOR FIRE SUPPRESSION SYSTEM.
21. LIGHT POLE. REFER TO LIGHTING AND PHOTOMETRIC PLAN FOR LOCATIONS AND SPECIFICATIONS
22. SEPTIC FIELD PROTECTION FENCE
23. ACCESS CONTROL
24. DIRECTIONAL TRAFFIC SIGN ON STEEL CHANNEL POST (STOP SIGN)
25. 9 FT CURB-CUT (SEE DETAIL)

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1.1-C1.2	PRELIMINARY PLAT & SITE DESIGN
C2	GRADING & DRAINAGE PLAN
C3	SANITARY & WATER UTILITY PLAN
C4	STORM SEWER UTILITY PLAN
C5	SWPPP
C6	EXISTING CONDITIONS & REMOVAL PLAN
C7.1-C7.3	DETAILS

CLIENT:
VOICE OF HOPE CHURCH
13850 Lincoln St NE
Ham Lake, MN 55304

Roman Andriychuk
763-516-4206
roman.atozcontract@gmail.com

SITE DEVELOPMENT PROJECT
15620 Armstrong Blvd NW
Ramsey, MN 55303

PRELIMINARY PLAT OF VOICE OF HOPE CHURCH & SITE DESIGN

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.
Sam Dahl
Date: 7/11/24 Reg. No. 24348

PREPARED BY: *CIVIL ENGINEERING SITE DESIGN*

118 East Broadway St.
PO Box 66
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS
06/18/24 GRADING MODIFICATIONS
07/11/24 CITY COMMENTS

VERTICAL SCALE 1 inch = ____ feet
HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
06/14/24	SD	SD	SD

FILE NO. 00948

C1.1
Preliminary Plat & Site Design

VOICE OF HOPE CHURCH ADDITION

City of Ramsey
County of Anoka
Sec. 20, Twp. 32, Rng. 25

KNOW ALL PERSONS BY THESE PRESENTS: Voice of Hope Church, a Nonprofit Corporation, owner of the following described property:

The North 627.94 feet of the East 727.00 feet, as measured along the East and North lines respectively, thereof, of section 20, Township 32, Range 25, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as VOICE OF HOPE CHURCH ADDITION and does hereby dedicate to the public for public use the public ways and drainage and utility easements as created by this plat.

In witness whereof said Voice of Hope Church, a Nonprofit Corporation, has caused these presents to be signed by it proper officer this _____day of_____, 20____.

Signed: Voice of Hope Church, a Nonprofit Corporation

_____
Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by Owner, Chief Manager of Voice of Hope Church, a Nonprofit Corporation, on behalf of the company.

_____
Notary Public Signature

_____
Notary Printed Name

Notary Public, _____County, Minnesota
My Commission Expires_____

I Kaleb J. Kadelbach 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____.

_____
Kaleb J. Kadelbach, Licensed Land Surveyor
Minnesota License No. 57070

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by Kaleb J. Kadelbach.

_____
Notary Public Signature

_____
Notary Printed Name

Notary Public, _____County, Minnesota
My Commission Expires_____

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

By: _____
David M. Zieglmeier
Anoka County Surveyor

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

_____
Property Tax Administrator

By _____, Deputy

County Recorder/Registrar of Titles
County of Anoka, State of Minnesota

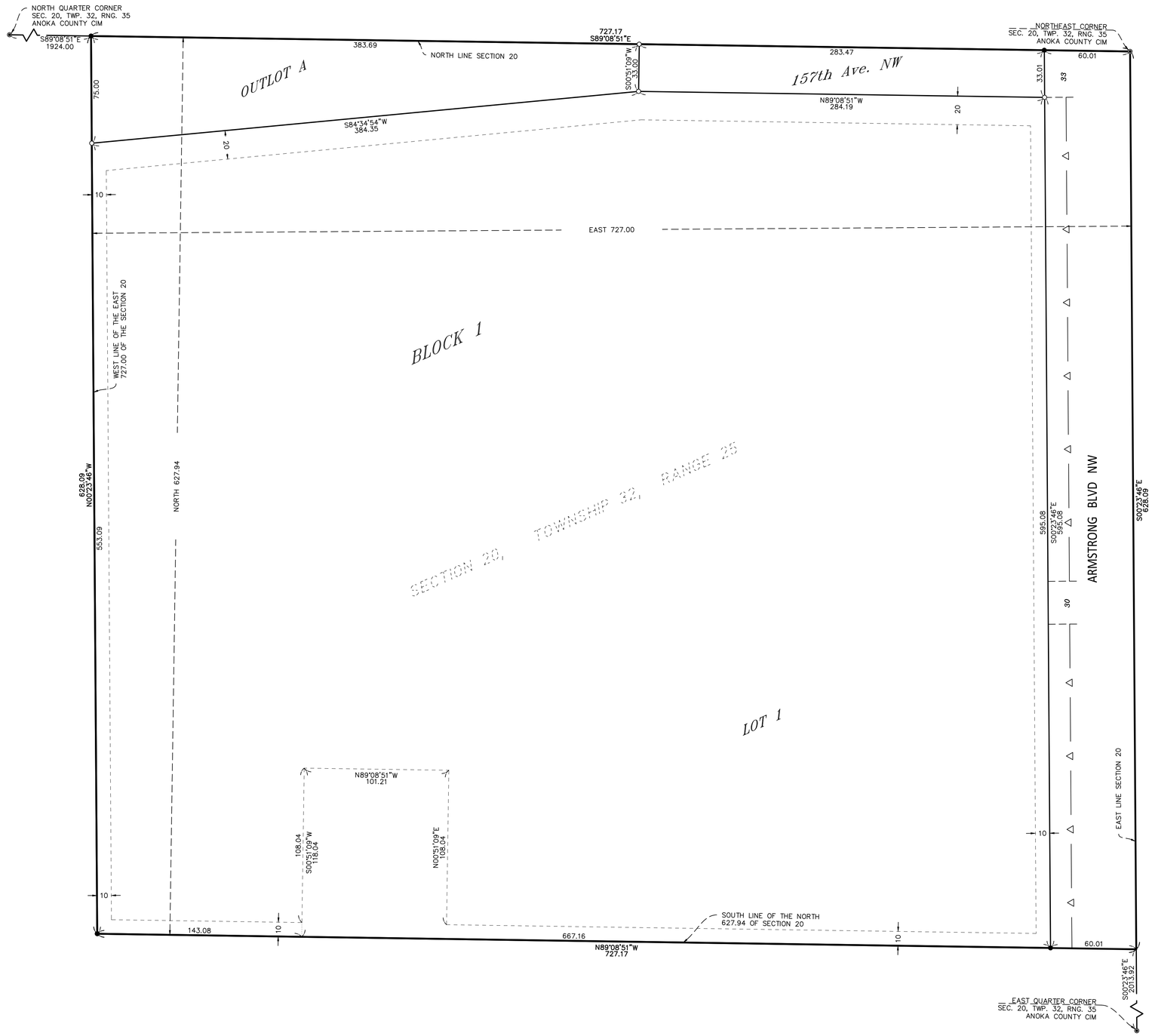
I hereby certify that this plat of VOICE OF HOPE CHURCH ADDITION, was filed in the office of the County Recorder/Registrar of Titles for public record on this _____day of _____, 20____, at _____ o'clock ___M. and was duly recorded as Document Number _____.

_____
County Recorder/Registrar of Titles
By _____, Deputy

CITY COUNCIL, City of Ramsey, Minnesota

The plat of VOICE OF HOPE CHURCH ADDITION, was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof on this _____ day of _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

_____ _____,
Mayor Clerk

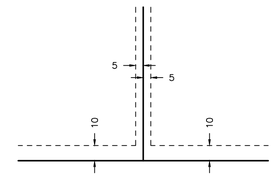


LEGEND

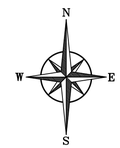
- ● INDICATES FOUND 1/2 INCH OPEN IRON PIPE MONUMENT (UNLESS OTHERWISE NOTED)
- ○ INDICATES SET 1/2 INCH X 15 INCH REBAR MONUMENT WITH CAP (P.L.S. No. 57070)
- ◉ INDICATES FOUND HENNEPIN COUNTY CAST IRON MONUMENT

——— △ ——— △ ———
DENOTES RIGHT OF ACCESS DEDICATED TO THE COUNTY OF ANOKA

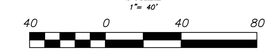
DRAINAGE AND UTILITY EASEMENTS:
NOT TO SCALE



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS UNLESS OTHERWISE INDICATED ON THIS PLAT



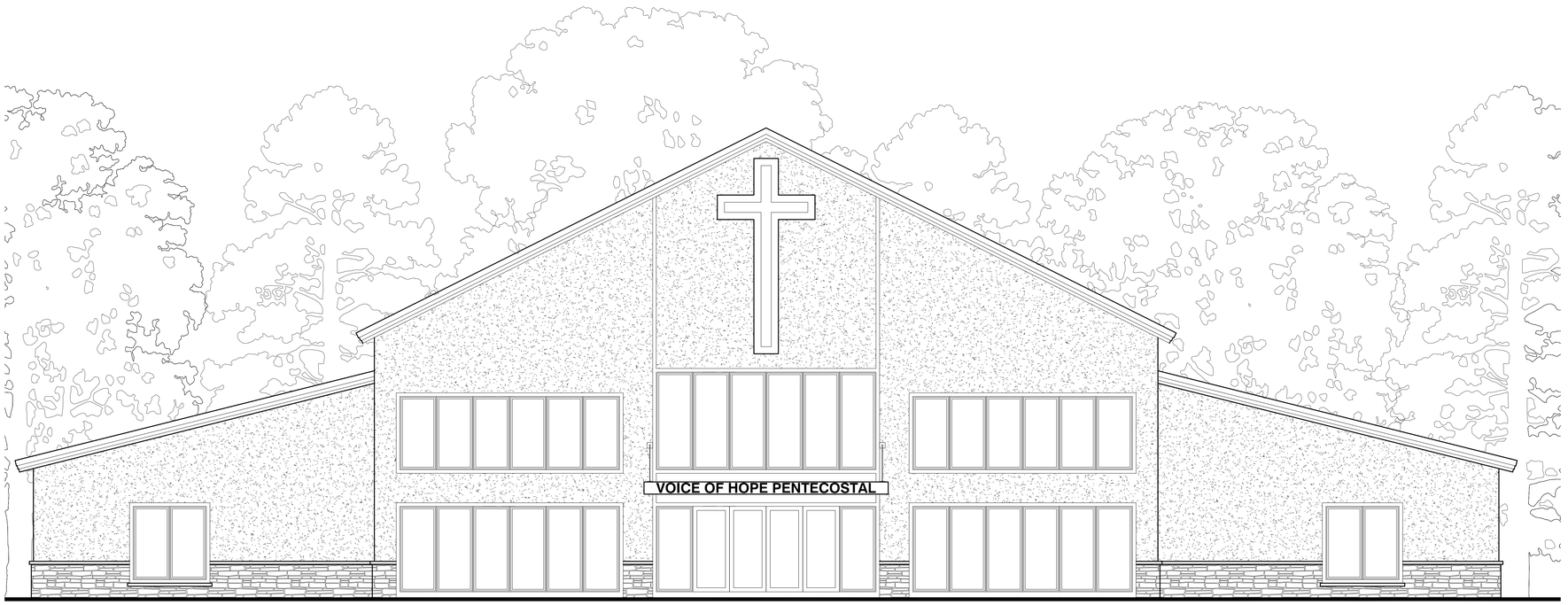
SCALE
1" = 40'



THE BASIS FOR THE BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 32, RANGE 25, WHICH ASSUMES TO BEAR SOUTH 89 DEGREES 08 MINUTES 51 SECONDS EAST.

NORTHWESTERN
SURVEYING & ENGINEERING, INC.
P.O. Box 3067 - Bemidji Minnesota - 56619

VOICE OF HOPE CHURCH



SHEET INDEX:

C	COVER
A1	FRONT & RIGHT ELEVATION
A2	REAR & LEFT ELEVATION
A3	ROOF PLAN
A4	FOUNDATION PLAN
A5	FIRST FLOOR PLAN
A6	EXIT PLAN
D1	SECTIONS THROUGH BUILDING
D2	SECTION THROUGH BUILDING
D3	SECTION THROUGH BUILDING
D4	DETAILS
D5	RESTROOM DETAILS
S1	STRUCTURAL DETAILS
S2	STRUCTURAL DETAILS

RDS ARCHITECTS

10135 47th AVE. N.
PLYMOUTH MN. 55442
612-810-9628

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: Richard D. Storlien
Reg. No. 21258
Date. 5/6/24

REGISTERED PROFESSIONAL ARCHITECT 21258 — RICHARD D. STORLIEN — STATE OF MINNESOTA

SAFE HAVEN
STRUCTURAL ENGINEERING

www.SafeHavenSE.com PROJECT # 24278

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

SIGNATURE:
TYPED OR PRINTED NAME: Derek O Phillips
DATE: 5-7-2024 REG. NO.: 47507

SQUARE FOOTAGE CALCULATIONS

TOTAL FINISHED SQ. FTG:	**18,547 SQ.FT.**

PLAN INFORMATION:

FRAMING NOTES:

1. ALL EXTERIOR WALLS TO BE 16" O.C. WITH A DOUBLE TOP PLATE UNLESS OTHERWISE NOTED.
2. WALL FRAMING SHALL BE S.P.F. STUD GRADE OR BETTER UNLESS NOTED OTHERWISE (U.N.O.)
3. ALL HEADERS SHALL BE PER PLAN
4. ALL EXTERIOR HEADERS SHALL HAVE
(1)2X6 BEARING STUD & (1) 2X6 FULL HEIGHT KING STUD ON EACH SIDE U.N.O. (REVIEW PLANS)
5. ALL INTERNAL HEADERS & BEAMS SHALL HAVE (1)2X6 OR (1)2X4 BEARING STUD ON EACH SIDE U.N.O.
6. EXTERIOR SHEATHING SHALL BE 7/16" MATERIAL CONSISTING OF ORIENTED STRAND BOARD (OSB).-ALL FLOOR AND CEILING SYSTEMS TO BE CHECKED AND DESIGNED BY THE DESIGNATED MANUFACTURER. FLOOR PLANS TO BE ON SITE.
7. HEADER SIZES ARE TO BE USED PER PLAN AND DEVIATION FROM ANY SIZE MUST BE APPROVED BY DESIGNERS.
8. PRESSURE TREADED WOOD IS TO BE USED WHERE WOOD IS IN CONTACT WITH CONCRETE AND AT 2X6 MUD SILL. TREATED MEMBERS TO BE S.Y.P.#2 OR BETTER.
9. FOR OPENINGS IN EXTERIOR WALLS (OR WALLS W/ LATERAL LOADING:
   a. 0'-0" - 4'-0" = 1 JACK STUD
   b. 4'-0" - 8'-0" = 2 JACK STUDS
   c. 8'-0" - 12'-0" = 3 JACK STUDS
   d. GREATER THAN 12' = CONSULT ENG.
10. POSTS CALLED OUT ARE NUMBER OF JACK/TRIMMER STUDS REQUIRED PER SIDE OF OPENING.

CONCRETE NOTES:

1. ALL CONCRETE FOOTINGS AND FOUNDATION SYSTEMS ARE DESIGNED FOR A 2000 P.S.F. SOIL.
2. FOUNDATION WALLS SHALL BE FULL HEIGHT AT UNBALANCED FILL GREATER THAN 3'4".
3. 1/2" ANCHOR BOLTS EMBEDDED 7" MINIMUM @ 6' O.C. MAX. 12" MIN, FROM EACH END. MINIMUM OF 2 BOLTS IN EACH SILL PLATE.
4. PAD FOOTING REINFORCEMENT IS TO BE LOCATED (3") FROM BOTTOM OF FOOTING TYP. (WHEN REQUIRED)
5. MIN. 5000 PSI CONCRETE @ ALL FOOTINGS

INSULATION:

1. ALL EXTERIOR WALLS TO HAVE A MINIMUM RATING OF R-20.
2. ALL ATTIC SPACES ARE TO HAVE A MINIMUM RATING OF R-49.
3. ALL FLOOR SPACES OVER UNCONDITIONED SPACE OR CANTILEVERED ARE TO BE INSULATED TO MIN. R30.

SHEETROCK/GYPSUM BOARD:

1. ALL CEILINGS ARE TO HAVE 5/8" NON-SAG GYPSUM BOARD UNLESS OTHERWISE NOTED.
2. ALL WALLS ARE TO HAVE $\frac{1}{2}$" GYPSUM BOARD UNLESS OTHERWISE NOTED.

DOORS & WINDOWS:

1. ALL WINDOWS AND DOORS TO BE DOUBLE PANE GLASS PANELS WITH LOW-E RATINGS.
2. ANY WINDOW WITHIN 24" OF A DOOR SWING MUST BE TEMPERED PER CODE.
3. ANY WINDOW ABOVE A WET AREA MUST BE TEMPERED PER CODE.
4. ANY WINDOW WITHIN A STAIRWAY MUST BE TEMPERED PER CODE.

MECHANICAL & ELECTRICAL:

1. ALL ELECTRICAL AND MECHANICAL EQUIPMENT TO BE VERIFIED AND INSTALLED PER CODE BY APPROVED TRADES AND INSTALLERS.
2. HVAC CONTRACTOR TO VERIFY LAYOUT FOR DUCT-RUNS BEFORE INSTALLATION, IF MODIFICATION IS REQUIRED, REPORT INFORMATION/CHANGES TO CONTRACTOR & LITTFIN DESIGN.

FIRE SUPPRESSION:

1. ALL FIRE SUPPRESSION SYSTEMS TO BE DESIGNED AND INSTALLED PER LICENSED FIRE SUPPRESSION COMPANY/INSTALLER.
2. REFER TO SEPARATE FIRE SUPPRESSION PLANS FOR DETAILS.

BUILDING CODE REVIEW

BASED ON 2018 IBC & MN. BLDG CODE 2020

BUILDING IS 1 STORY WOOD FRAME CONSTRUCTION
BUILDING TYPE VB
FIRE SPRINKLER INSTALLED
BUILDING TO CONTAIN MIXED OCCUPANCY (NON-SEPARATED)
TYPE A-3 (ASSEMBLY)
TYPE B (ACCESSORY OFFICE & COMMON SPACE)

ALLOWABLE BUILDING AREA CALCULATIONS
BASE ALLOWABLE SQ. FTG. = 24,000 SQ. FT. (A-3)

ACTUAL BUILDING FOOTPRINT = 18,580 SQ. FT.

OCCUPANT LOAD CALCULATION
3,608 SQ. FT. CLASSROOM = 3,608 /20 = 181 OCC.
7,040 SQ. FT. ASSEMBLY (SANCTUARY) FIXED SEATING = 644 OCC.
434 SQ. FT. CONFERENCE = 434 /15 = 29 OCC.
7,498 SQ. FT. OFFICE/COMMON SPACE = 7,498 /150 = 50 OCC.
TOTAL 904 OCC.

PLUMBING FIXTURES REQUIRED

TOILETS 1 FIXTURE/150 MALE OCC. & 1 FIXTURE/75 FEMALE
904 /2 = 452 MALE & 452 FEMALE
452 / 150 = 4 TOILETS REQ'D
452 / 75 = 6 TOILETS REQ'D
TOILETS 8 MEN'S PROVIDED 6 WOMENS PROVIDED
LAVS 1 FIXTURE/200 OCCUPANTS 5 REQ'D 7 PROVIDED
DRINKING FOUNTAIN 1 FIXTURE/100 OCCUPANTS 1 REQ'D 1 PROVIDED
JANITORS SINK 1 FIXTURE REQ'D. I PROVIDED

STRUCTURAL DESIGN NOTES:

WIND LOADING:	117 MPH
WIND EXPOSURE:	B
GROUND SNOW:	50 PSF
ROOF SNOW:	38.5 PSF
WIND BASE PRESSURE:	28 PSF
CATEGORY:	III

THIS PLAN PROVIDES BUILDING DETAILS FOR A PROJECT TO BE BUILT IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AS WELL AS ANY LOCAL CODES. CONTRACTOR, OWNER, AND/OR TRADES ARE RESPONSIBLE FOR ANY FINES, PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. LITTFIN DESIGN IS NOT RESPONSIBLE FOR OMISSIONS OR ERRORS MADE DURING DESIGN, BIDDING, OR CONSTRUCTION PHASES. ANY AND ALL SITE REVIEW IS TO BE PERFORMED BY OTHERS SUCH AS THE CONTRACTOR, OWNER, SURVEYOR, OR OTHER TRADES RESPONSIBLE FOR SITE CONDITIONS. LITTFIN DESIGN IS NOT RESPONSIBLE FOR CONTRACTOR/TRADE ERRORS, UNKNOWN CODE ADJUSTMENTS AT THE TIME OF PLAN CREATION OR CONSTRUCTION.

REVISION:	REV. DATE:
EXIT PLAN, FDS CONNECTION & HANDICAP LIFT ADDED	6/21/24

DRAWING TITLE: VOICE OF HOPE SLAVIC PENTECOSTAL CHURCH

LOCATION: 15620 ARMSTRONG BOULEVARD - RAMSEY, MN

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LITTFIN | DESIGN
LITTFINDESIGN.COM
MLITTFIN@HOTMAIL.COM
320-224-7844
WINSTED, MN

CURRENT DATE: 7-9-24

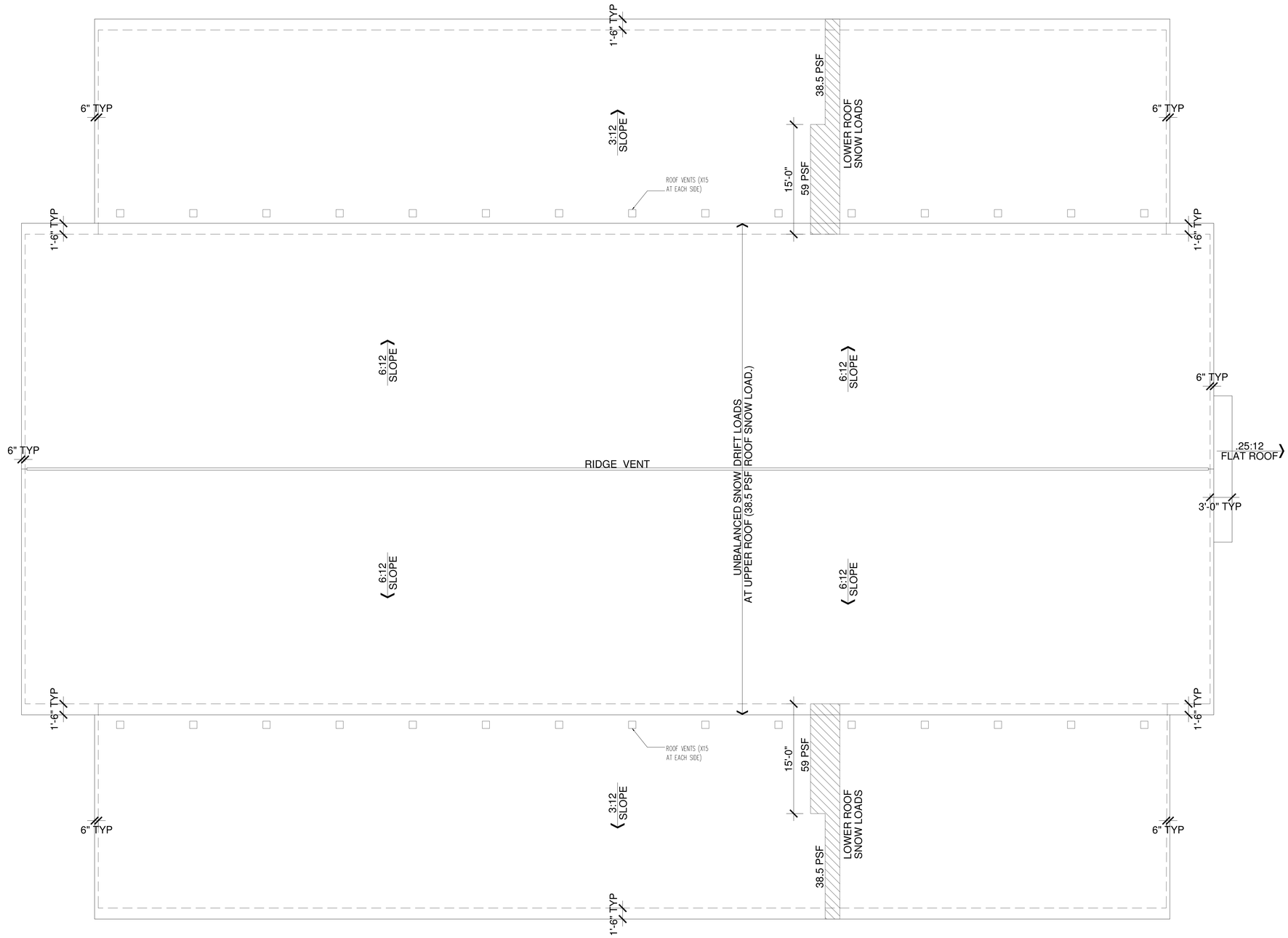
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GENERAL EXTERIOR NOTES:

1. ICE AND WATER BARRIER @ BOTTOM 6' OF ALL ROOF LINES, EXTEND BARRIER MIN. 3' ON EACH SIDE OF VALLEY, COVER ENTIRE FACE OF ROOF SADDLES. VERIFY ADDITIONAL LOCATIONS OF ICE AND WATER BARRIER AS NEEDED IN FIELD.
2. PROVIDE ROOF AND SOFFIT VENTS PER IRC CODE REGULATIONS.
3. ALL FURNACE FLUES, PLUMBING VENTS, FIREPLACE VENTS, AND OTHER PENETRATIONS THROUGH ROOF OR WALLS TO EXTEND THROUGH REAR OF HOME WHENEVER POSSIBLE.
4. ALL PENETRATIONS THROUGH EXTERIOR WALLS OR ROOFING MUST BE SEALED AND FLASHED PER MANUFACTURE. SPECIFICATIONS AND IRC CODE REGULATIONS.
5. SUPPLY AT LEAST 6" OF SPACE BETWEEN BOTTOMS OF WINDOWS AND ROOFS.
6. ALL BEAMS HOLDING UP PORCH ROOFS ARE TO BE DROPPED UNLESS OTHERWISE NOTED.
7. SUPPLY DRIPCAPS ON ALL WINDOWS AND DOORS.
8. ALL EXTERIOR TRIM TO BE FLASHED PER CODE.
9. SUPPLY SEPARATION BETWEEN WOOD, COMPOSITE WOOD, AND ANY OTHER WOOD MATERIAL PER SPECIFICATIONS.
10. HOLD STONE OFF GRADE MINIMUM OF 3" OR PER TRADE SPECIFICATIONS.
11. REFER TO MANUFACTURE SPECIFICATIONS FOR STONE.
12. GARAGE BUCK BOARD MATERIAL IS TO BE COMPOSITE WOOD AND SIZED TO COVER THE EDGE OF STONE.
13. GRADE CONDITIONS MAY VARY ON SITE.



1 ROOF PLAN
SCALE: 3/16" = 1'-0"

SAFE HAVEN
STRUCTURAL ENGINEERING

www.SafeHavenSE.com PROJECT # 24278

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

SIGNATURE:
TYPED OR PRINTED NAME: Derek O Phillips
DATE: 5-7-2024 REG. NO.: 47507

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REVISION:	REV. DATE:
EXIT PLAN, FDS CONNECTION & HANDICAP LIFT ADDED	6/21/24

DRAWING TITLE:
VOICE OF HOPE SLAVIC PENTECOSTAL CHURCH
LOCATION:
15620 ARMSTRONG BOULEVARD - RAMSEY, MN

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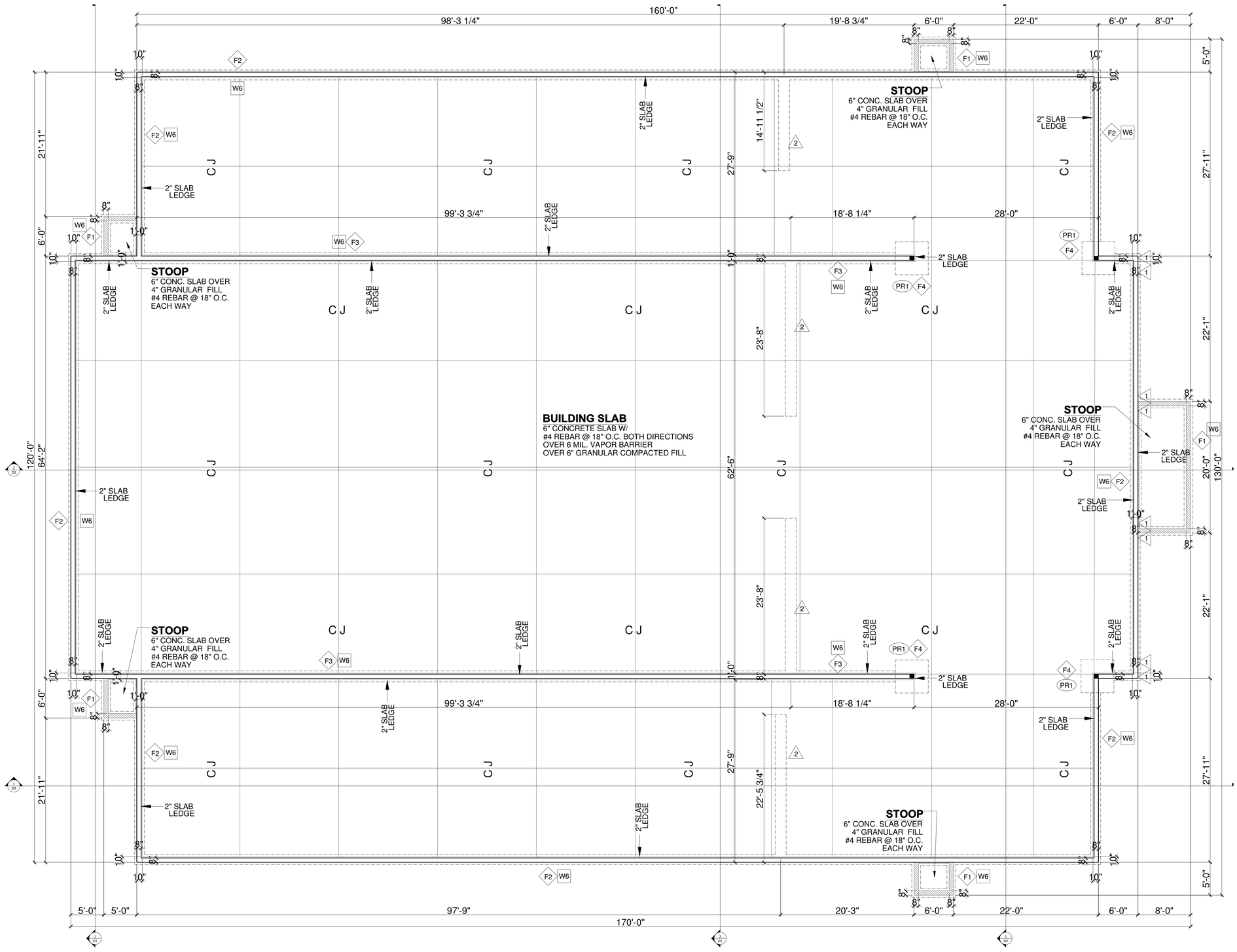
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GENERAL FOUNDATION NOTES:

1. FOUNDATIONS TO BE POURED PER SITE SOIL CONDITION
2. ALL REINFORCING IS TO BE INSTALLED PER IRC REGULATED STRUCTURAL DESIGN BY CONCRETE TRADES.
2. PROVIDE $\frac{5}{8}$" ANCHOR BOLTS EMBEDDED 8" MIN., SPACED PER CODE AND 12" MAX FROM EACH END OF SILL PLATE, MIN 2 PER SILL.
3. PROVIDE CONTROL JOINTS PER PLAN, JOIST TO CONSIST OF HIDDEN ZIP STRIP EMBEDDED INTO THE SLABS.
4. ALL ANGLED WALLS ARE TO BE 45 DEGREES UNLESS NOTED OTHERWISE.
5. SLOPE CONCRETE TO FLOOR DRAINS WITHIN 5' OF DRAINS.
6. ALL WOOD MATERIAL CONTACTING DIRECTLY TO CONCRETE MUST BE TREATED OR DESIGNED TO CONTACT CONCRETE.
7. STEP FOOTINGS PER PLAN SPECIFICATIONS.
8. PROVIDE DRAIN TILE AROUND PERIMETER AS SHOWN. LATERAL SOIL PRESSURE ASSUMED TO BE 30 PSF/FT.
9. SEE SHEET A6 FOR DOOR LOCATIONS. DO NOT POUR STEM WALL AT THESE LOCATIONS, TYPICAL.

FOOTING/WALL SCHEDULE:

ITEM:	DESCRIPTION:
F1	1'-4"X1'-0" CONCRETE STRIP FOOTING W/ (2) #5'S CONT., MINIMUM.
F2	2'-0"X1'-0" CONCRETE STRIP FOOTING W/ (2) #5'S CONT., MINIMUM.
F3	2'-6"X1'-0" CONCRETE STRIP FOOTING W/ (3) #5'S CONT., MINIMUM.
F4	5'6"X5'6"X1'-6" CONCRETE PAD FOOTING W/ (6) #5'S EACH WAY, MINIMUM.
PR1	10"X10" CONC. PIER (MIN.) W/ (4) #4'S VERT. W/ FTG. DOWELS TO MATCH & #3 TIES @ 6" O.C. VERTICALLY, MIN. SEE DETAIL 8/S2.
1	SIMPSON STHD14 STRAP-TIE HOLD DOWN (OR EQUIVALENT.) MUST BE "WET SET." PLACE AT ENDS OF "W4"WALLS, TYP. SEE SHEET A5 AND DETAIL 14/S2.
2	INTERIOR SHEAR WALL 8"X8" THICKENED SLAB W/ (2) #4'S CONT., MIN. SEE SHEET A5 AND DETAIL 17/S2.
W6	8"-12" CONC. FOUNDATION WALL W/ #4'S @ 18" O.C. EACH WAY MIN., 1/2" Ø ANCHOR BOLTS @ 3'-0" O.C. AND FOOTING DOWELS TO MATCH. (SEE PLAN FOR WALL THICKNESS TYP.) SEE DETAILS 6/S2 & 7/S2



1 FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

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PROJECT # 24278

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

SIGNATURE:
TYPED OR PRINTED NAME: Derek O Phillips
DATE: 5-7-2024 REG. NO.: 47507

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PAGE A4

PAGE DESCRIPTION: FOUND. PLAN

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STRUCTURAL NOTES:

1. ALL HEADERS TO BE SUPPORTED BY A MINIMUM OF (1) TRIMMER. (UNLESS NOTED OTHERWISE)
2. ALL HEADERS TO HAVE AT LEAST (1) KING STUD (UNLESS NOTED).
3. ALL STUD CALLOUTS @ SIDES OF WINDOWS/DOORS ARE TRIMMERS, MINIMUM (1) KING STUDS @ SAID LOCATIONS TO BE INCLUDED AS WELL.
4. BLOCKING @ ROOF & FLOOR PLAN PER TRUSS MANUFACTURER.
5. POINT LOADS TO BE CARRIED THROUGH FLOOR AREAS AND DOWN TO FOUNDATION FOR SUPPORT.
6. ALL HANGERS & CONNECTORS PER TRUSS MANUFACTURER, SUPPLIERS & CONTRACTOR.
7. ALL EXTERIOR SHEATHING TO BE 7/16" OSB OR PLYWOOD SHEATHING & NAILED PER CODE (MAY BE REFERRED TO AS 1/2" NOMINAL THICKNESS).
8. ROOF DECKING TO BE $\frac{1}{2}$" NOMINAL (OR $\frac{15}{32}$") OSB DECKING W/ CLIPS, NAILED TO ROOF FRAMING W/ MIN. 8d COMMON NAILS, 6" O.C. @ EDGES/12"O.C. @ FIELD.
9. FLOOR DECKING TO BE $\frac{3}{4}$" PLYWOOD DECKING, NAILED OR SCREWED TO FLOOR SYSTEM PER CODE W/ ADHESIVE PER SPEC. (OR) MIN. 6d COMMON NAILS 6" O.C. @ EDGES/12" O.C. @ FIELD (CODE MINIMUM).

GENERAL FRAMING NOTES:

1. ALL NON-BEARING FRAMING IS TO BE 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL WALLS TO HAVE A DOUBLE TOP PLATE UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD STUDS WITH 7/16" OSB SHEATHING, UNLESS NOTED OTHERWISE.
4. ALL INTERIOR WALLS ARE TO BE 2X4 WOOD STUDS UNLESS NOTED OTHERWISE.
5. ALL COLUMN SIZES ARE TO BE CONTINUED THROUGH FLOOR TRUSS SPACES WHEN SPANNING MORE THAN 1 FLOOR.
6. ALL WOOD MATERIALS ARE TO BE PROTECTED PER CODE & MANUF. SPECIFICATIONS WHILE BEING STORED ON SITE.

WINDOW & DOOR SIZE NOTES (EXAMPLES)

-SH3'X5' =SINGLE HUNG 3'0" BY 5'0"
-FX2'6"X4'6" = FIXED 2'6" BY 4'6"
-CASE3'X5' = CASEMENT 3'0" BY 5'0"
-2'8"X6'8" @ DOOR =2'8" WIDE BY 6'8" TALL
-2'8"X8'0" @ DOOR =2'8" WIDE BY 8'0" TALL

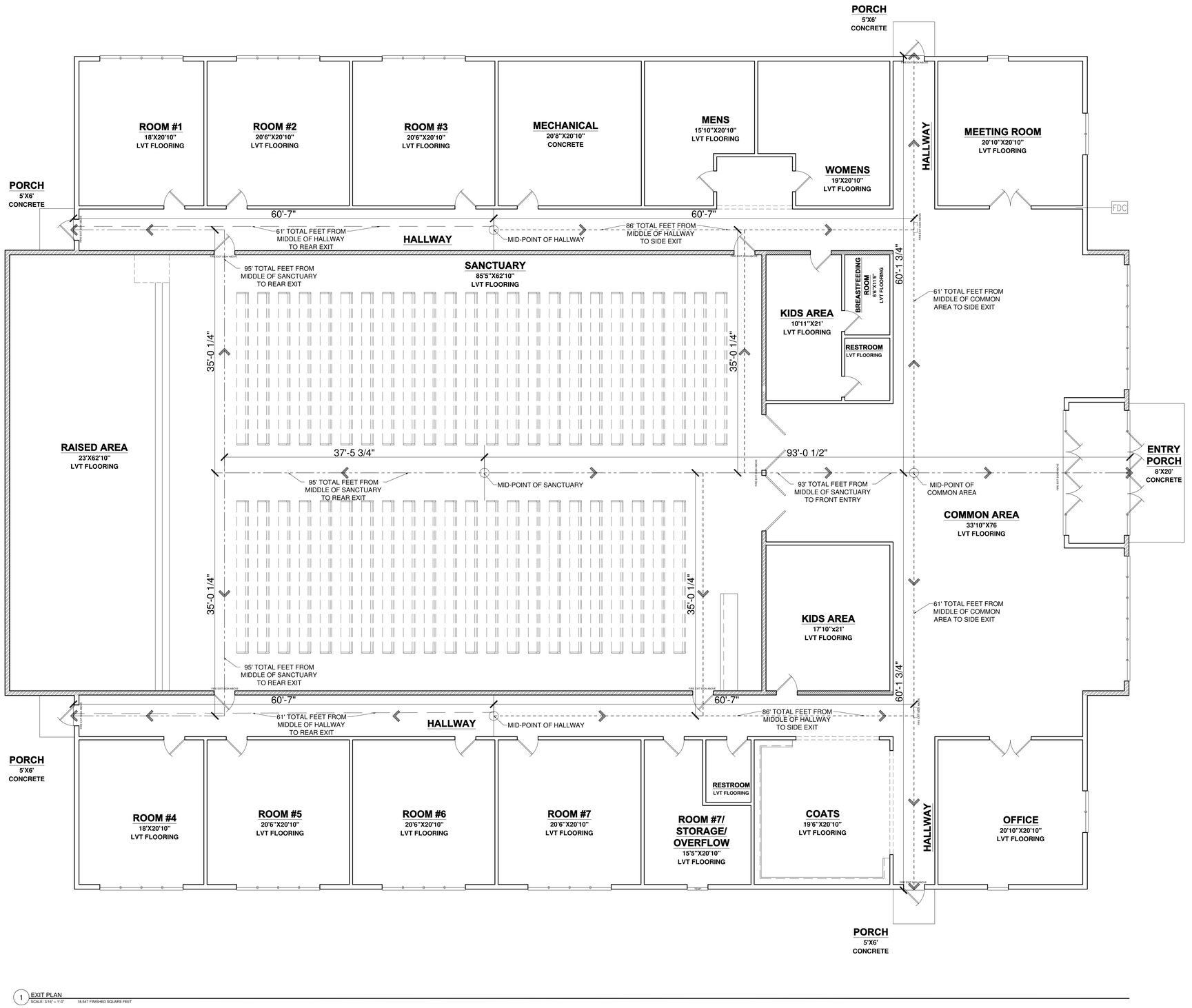
SD — 110V, INTERCONNECTED SMOKE DETECTOR

SD CO — 110V, INTERCONNECTED SMOKE DETECTOR / CARBON MONOXIDE DETECTOR COMBO

EXHAUST FAN

FLOOR PLAN NOTES:

1. FOR EASE OF UNDERSTANDING GRADE IS CONSIDERED 0'0" ON THIS FOUNDATION PLAN
2. 1/2" TYPE "X" GYPSUM BOARD TO BE APPLIED TO UNDERSIDE OF STAIRS PER CODE.
3. INDICATES INTERIOR BEARING WALL, 16" O.C. STUDS
4. INDICATES EXTERIOR WALL STUDS SPACED AT 12" O.C. TIMBERSTRAND MATERIAL OR BETTER (2-PLY TIMBER-STRAND KING STUDS @ EACH SIDE OF OPENINGS IN WALL)
5. AT INTERIOR SHEAR WALLS EXTEND SHEATHING ALL THE WAY UP TO THE UNDERSIDE OF THE ROOF SHEATHING TYPICAL.
6. INSTALL (3) 2X TOP PLATE AT EXTERIOR WALLS AND INTERIOR BEARING WALLS TYPICAL. SEE DETAIL 11/S2



1 EXIT PLAN
SCALE: 3/16" = 1'-0" 18,547 FINISHED SQUARE FEET

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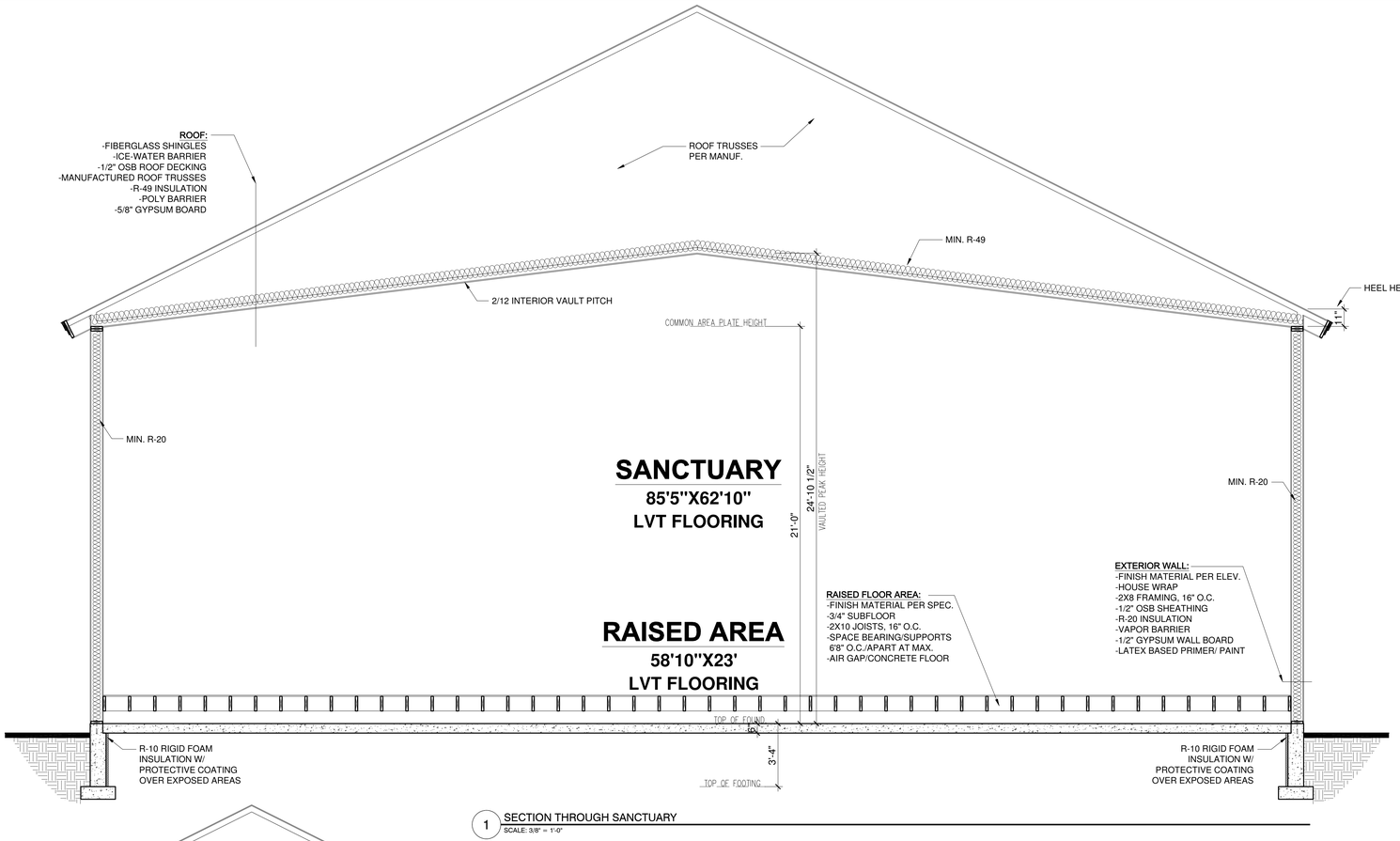
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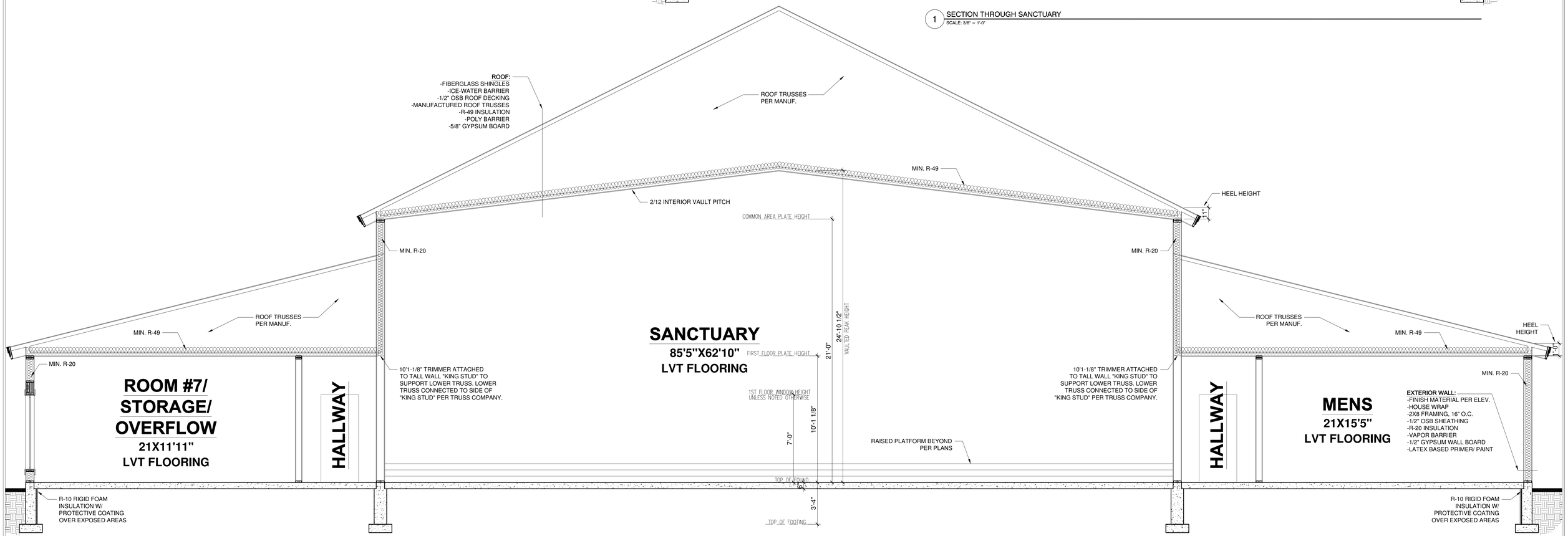
PAGE A6

PAGE DESCRIPTION: EXIT PLAN

SCALED PRINT @ 48x36



1 SECTION THROUGH SANCTUARY
SCALE: 3/8" = 1'-0"



2 SECTION THROUGH STORAGE, SANCTUARY, & MEN'S ROOM
SCALE: 3/8" = 1'-0"

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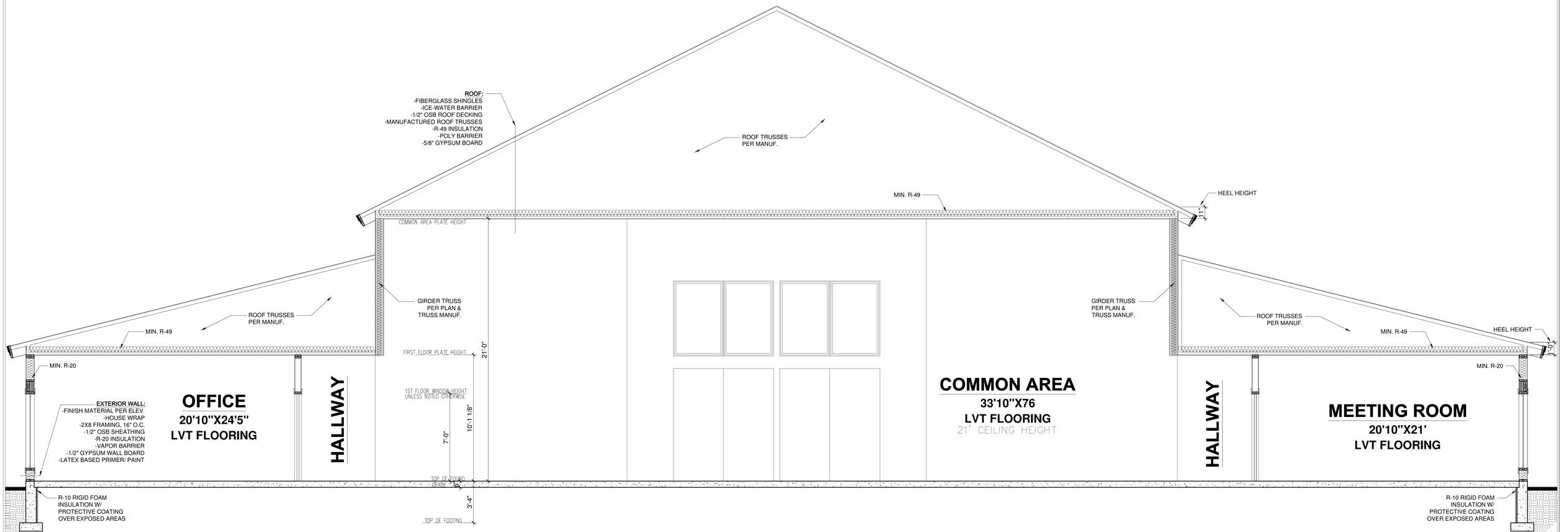
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PAGE: D1

PAGE DESCRIPTION: SECTIONS

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1 SECTION THROUGH OFFICE, COMMON AREA, & MEETING ROOM
SCALE: 3/8" = 1'-0"

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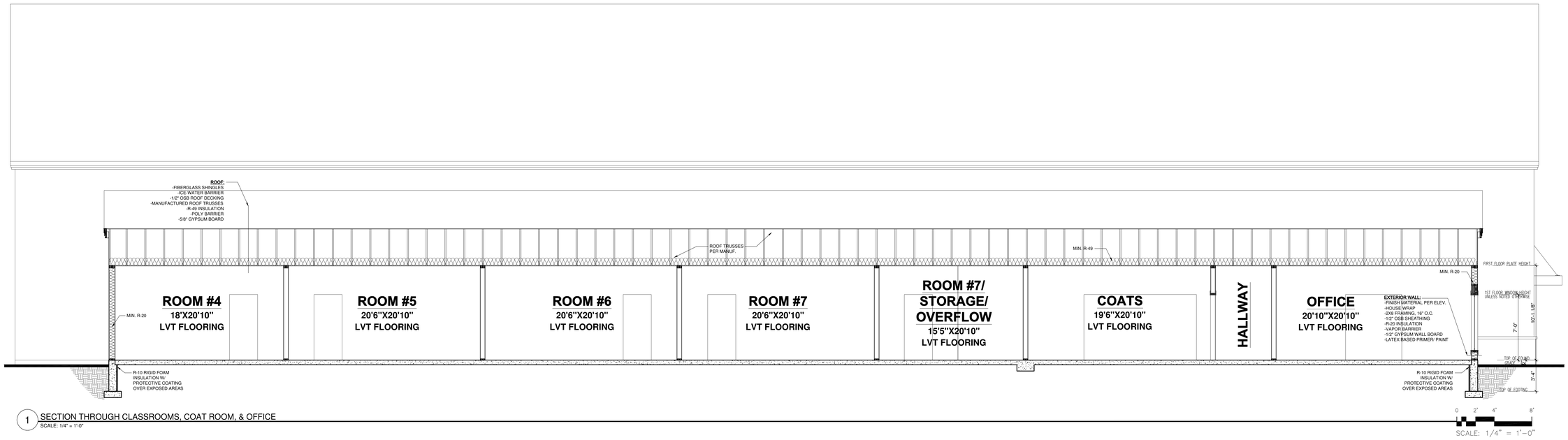
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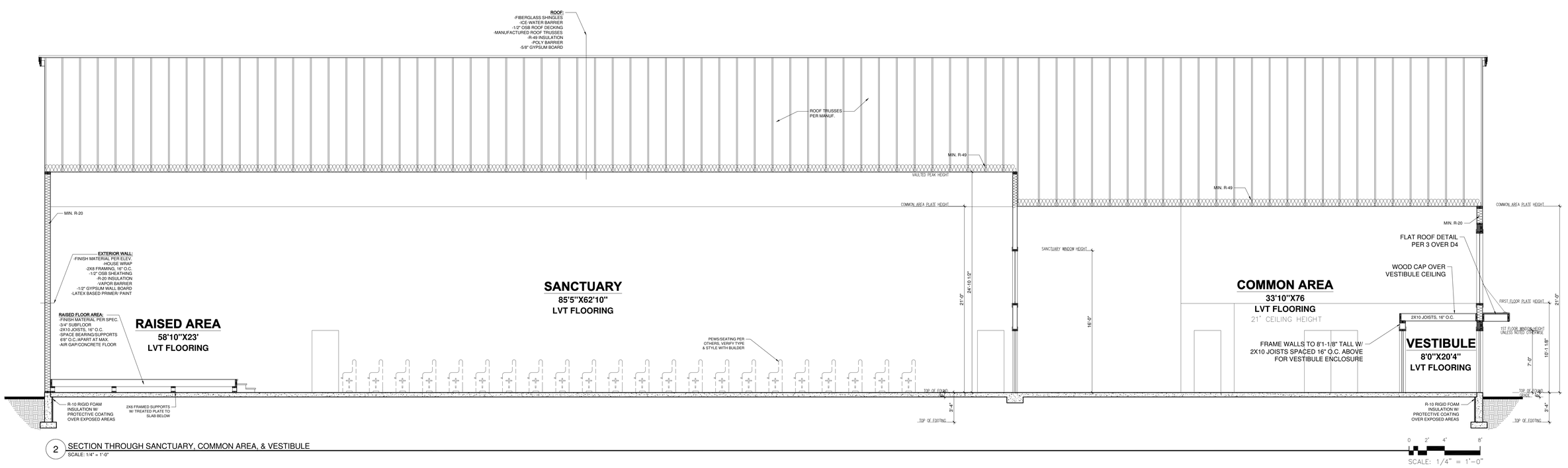
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PAGE DESCRIPTION: SECTIONS

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1 SECTION THROUGH CLASSROOMS, COAT ROOM, & OFFICE
SCALE: 1/4" = 1'-0"



2 SECTION THROUGH SANCTUARY, COMMON AREA, & VESTIBULE
SCALE: 1/4" = 1'-0"

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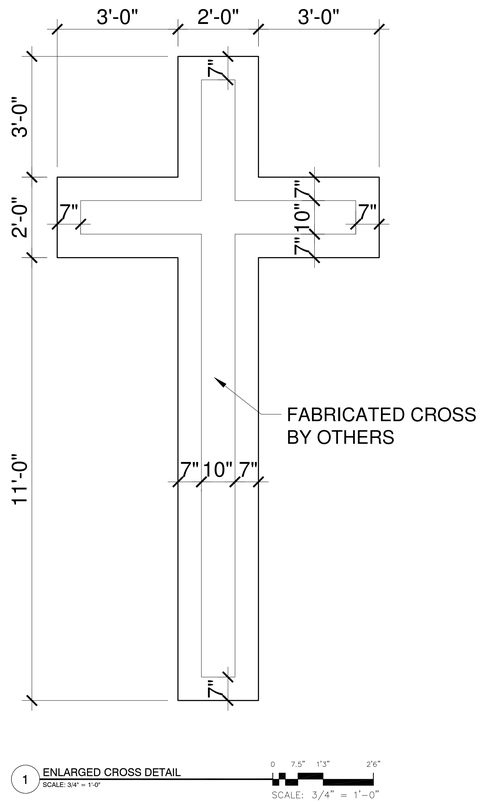
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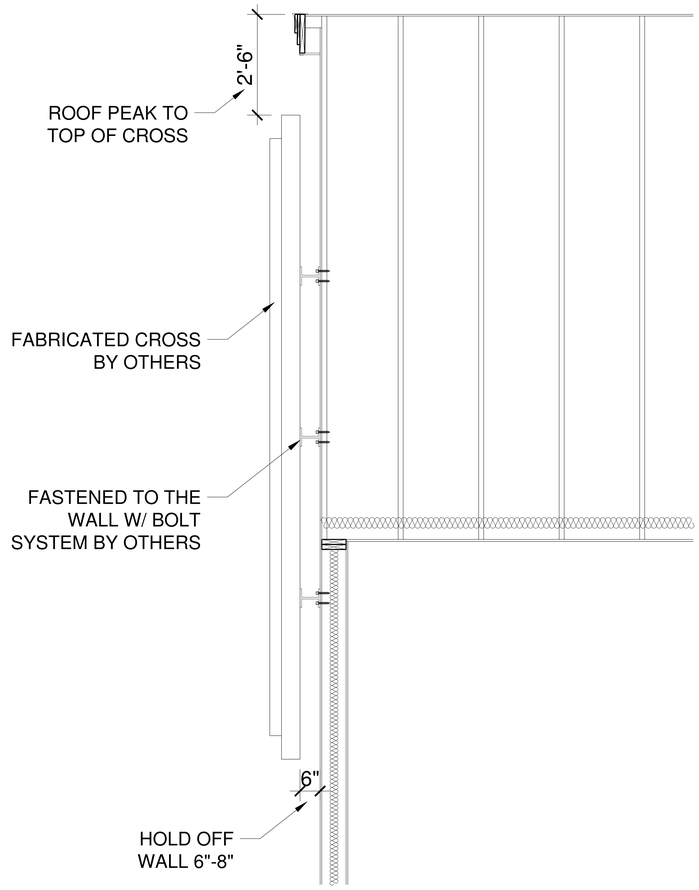
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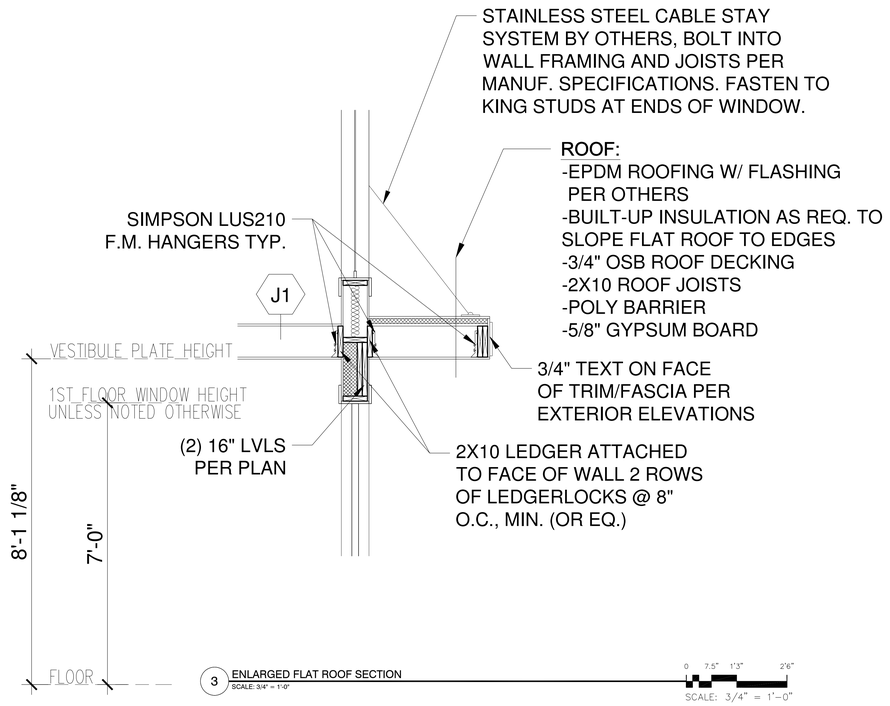
1 ENLARGED CROSS DETAIL
SCALE: 3/4" = 1'-0"

SCALE: 3/4" = 1'-0"



2 SECTION THROUGH CROSS
SCALE: 3/4" = 1'-0"

SCALE: 3/4" = 1'-0"

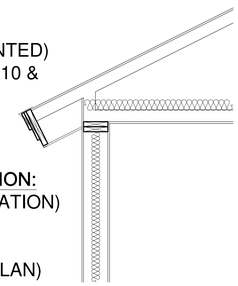


3 ENLARGED FLAT ROOF SECTION
SCALE: 3/4" = 1'-0"

SCALE: 3/4" = 1'-0"

ROOF CONSTRUCTION:
-FIBERGLASS SHINGLES
-ICE & WATER SHIELD ON ENTIRE ROOF
-15/32" OSB SHEATHING
-ENGINEERED ROOF TRUSSES PER PLANS
-R-49 MIN. INSULATION
-6 MIL POLY VAPOR BARRIER
-5/8" GYPSUM BOARD

FASCIA & SOFFIT:
-ALUMINUM FASCIA
-ALUMINUM SOFFIT (VENTED)
-2X12 SUB FASCIA W/ 2X10 &
2X6 SHADOW BOARD



EXT. WALL CONSTRUCTION:
-SIDING (SEE EXT. ELEVATION)
-HOUSE WRAP
-1/2" OSB SHEATHING
-2X STUDS (REFER TO PLAN)
-R-20 BATT INSULATION
-6 MIL POLY VAPOR BARRIER
-1/2" GYPSUM BOARD

4 TYPICAL OVERHANG DETAIL
SCALE: 3/4" = 1'-0"

SCALE: 3/4" = 1'-0"

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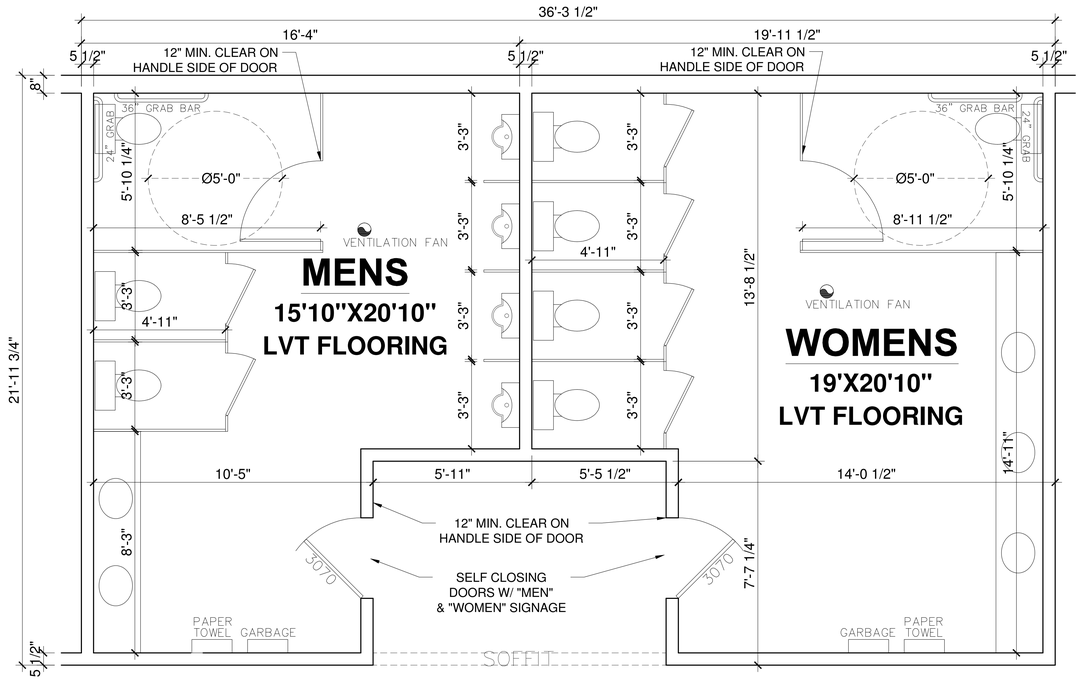
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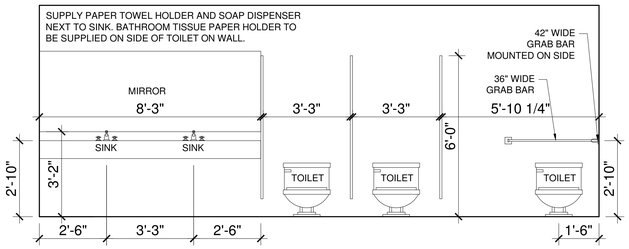
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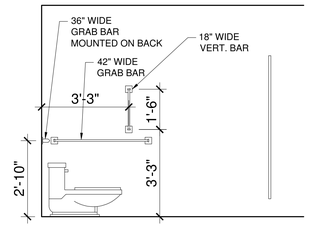
BATHROOM NOTES:

1. MINIMUM 5' TURNING SPACE @ TOILET
2. MINIMUM 30"X48" CLEAR FLOOR SPACE @ VANITY.
3. WALLS TO BE COVERED WITH CLEAR, NON-ABSORBENT MATERIAL.
4. THE ENTIRE FLOOR AND SIDE WALL TO A HIGHT NO LESS THAN 6" SHALL BE WATERPROOF W/ APPROVED MATERIAL IMPERVIOUS TO WATER.

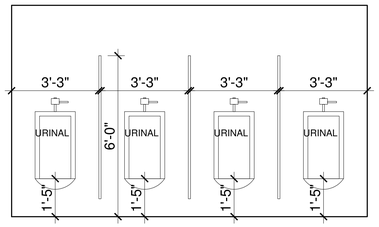
1 MENS & WOMENS RESTROOM PLAN
SCALE: 1/2" = 1'-0"
SCALE: 1/2" = 1'-0"



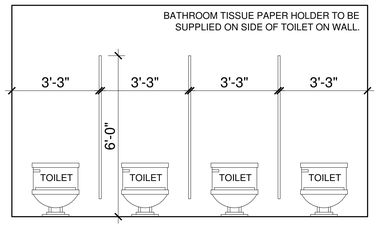
2 MENS RESTROOM SINK
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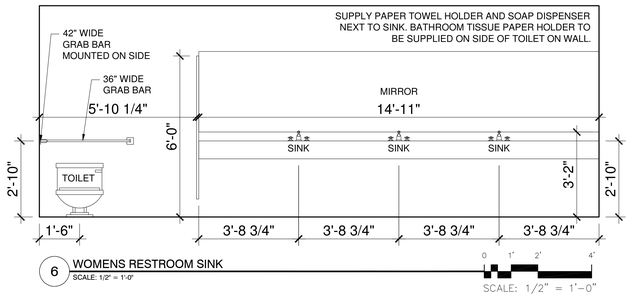
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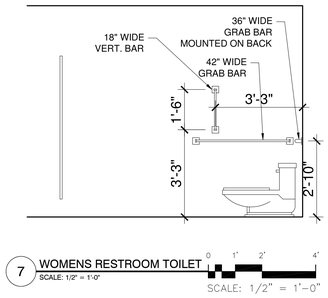
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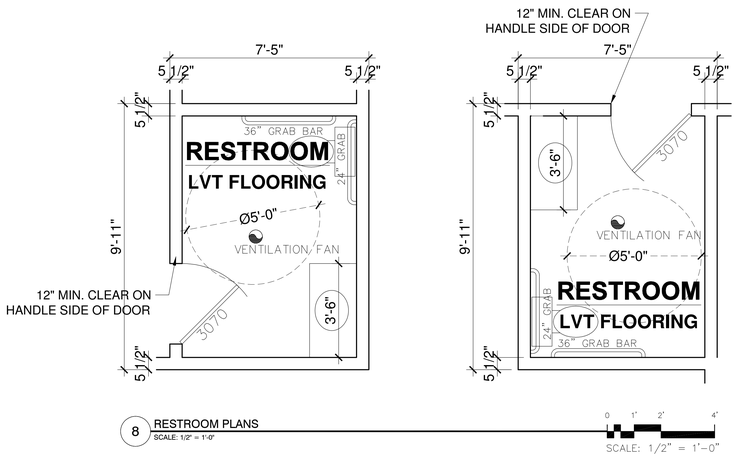
5 WOMENS RESTROOM
SCALE: 1/2" = 1'-0"
SCALE: 1/2" = 1'-0"



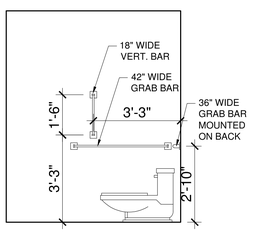
6 WOMENS RESTROOM SINK
SCALE: 1/2" = 1'-0"
SCALE: 1/2" = 1'-0"



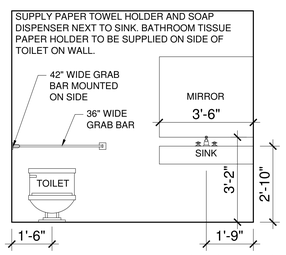
7 WOMENS RESTROOM TOILET
SCALE: 1/2" = 1'-0"
SCALE: 1/2" = 1'-0"



8 RESTROOM PLANS
SCALE: 1/2" = 1'-0"
SCALE: 1/2" = 1'-0"



9 RESTROOM TOILET
SCALE: 1/2" = 1'-0"
SCALE: 1/2" = 1'-0"



10 RESTROOM SINK
SCALE: 1/2" = 1'-0"
SCALE: 1/2" = 1'-0"

THIS PLAN PROVIDES BUILDING DETAILS FOR A PROJECT TO BE BUILT IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AS WELL AS ANY LOCAL CODES. CONTRACTOR, OWNER, AND/OR TRADES ARE RESPONSIBLE FOR ANY FINES, PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. LITTFIN DESIGN IS NOT RESPONSIBLE FOR OMISSIONS OR ERRORS MADE DURING DESIGN, BIDDING, OR CONSTRUCTION PHASES. ANY AND ALL SITE REVIEW IS TO BE PERFORMED BY OTHERS SUCH AS THE CONTRACTOR, OWNER, SURVEYOR, OR OTHER TRADES RESPONSIBLE FOR SITE CONDITIONS. LITTFIN DESIGN IS NOT RESPONSIBLE FOR CONTRACTOR/TRADE ERRORS, UNKNOWN CODE ADJUSTMENTS AT THE TIME OF PLAN CREATION OR CONSTRUCTION.

REVISION:	REV. DATE:
EXIT PLAN, FDS CONNECTION & HANDICAP LIFT ADDED	6/21/24

DRAWING TITLE:
VOICE OF HOPE SLAVIC PENTECOSTAL CHURCH
LOCATION:
15620 ARMSTRONG BOULEVARD - RAMSEY, MN

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LITTFIN | DESIGN

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WINSTED, MN

CURRENT DATE: 7-9-24

PAGE D5

PAGE DESCRIPTION: RESTROOM DETAILS

SCALED PRINT @ 48X36

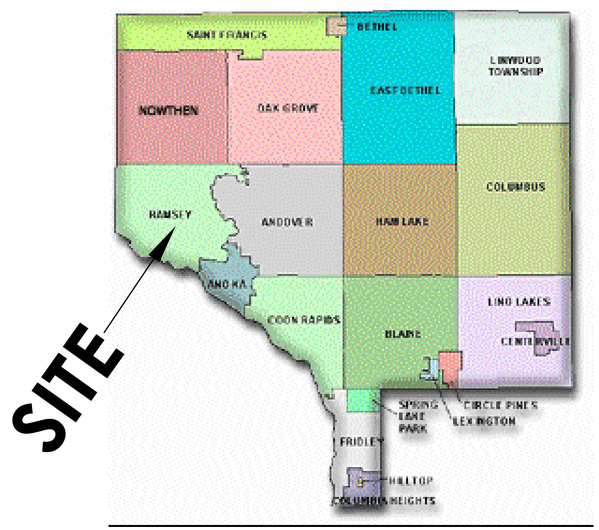
VOICE OF HOPE CHURCH

SITE DEVELOPMENT PROJECT

RAMSEY, MN



MINNESOTA



ANOKA COUNTY



RAMSEY, MN



PROJECT LOCATION

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
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C3	SANITARY & WATER UTILITY PLAN
C4	STORM SEWER UTILITY PLAN
C5	SWPPP
C6	EXISTING CONDITIONS & REMOVAL PLAN
C7.1–C7.3	DETAILS

CLIENT:
VOICE OF HOPE CHURCH
13850 Lincoln St NE
Ham Lake, MN 55304

Roman Andriychuk
763-516-4206
roman.atozcontract@gmail.com

SITE DEVELOPMENT PROJECT
15620 Armstrong Blvd NW
Ramsey, MN 55303

PROJECT LOCATION PLAN

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.
Sara Dahl
Date: 7/11/24 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
PO Box 66
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS
06/18/24 GRADING MODIFICATIONS
07/11/24 CITY COMMENTS

VERTICAL SCALE 1 inch = ____ feet
HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
06/14/24	SD	SD	SD

FILE NO. 00948

C0

Project Location Plan

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
NORHWESTERN SURVEYING & ENGINEERING, INC.
P.O. BOX 3067
BEMIDJI, MN 56601

DATED: OCT. 02, 2023

SITE BENCHMARK:
NE COR. DEC. 20
ELEV.=898.83

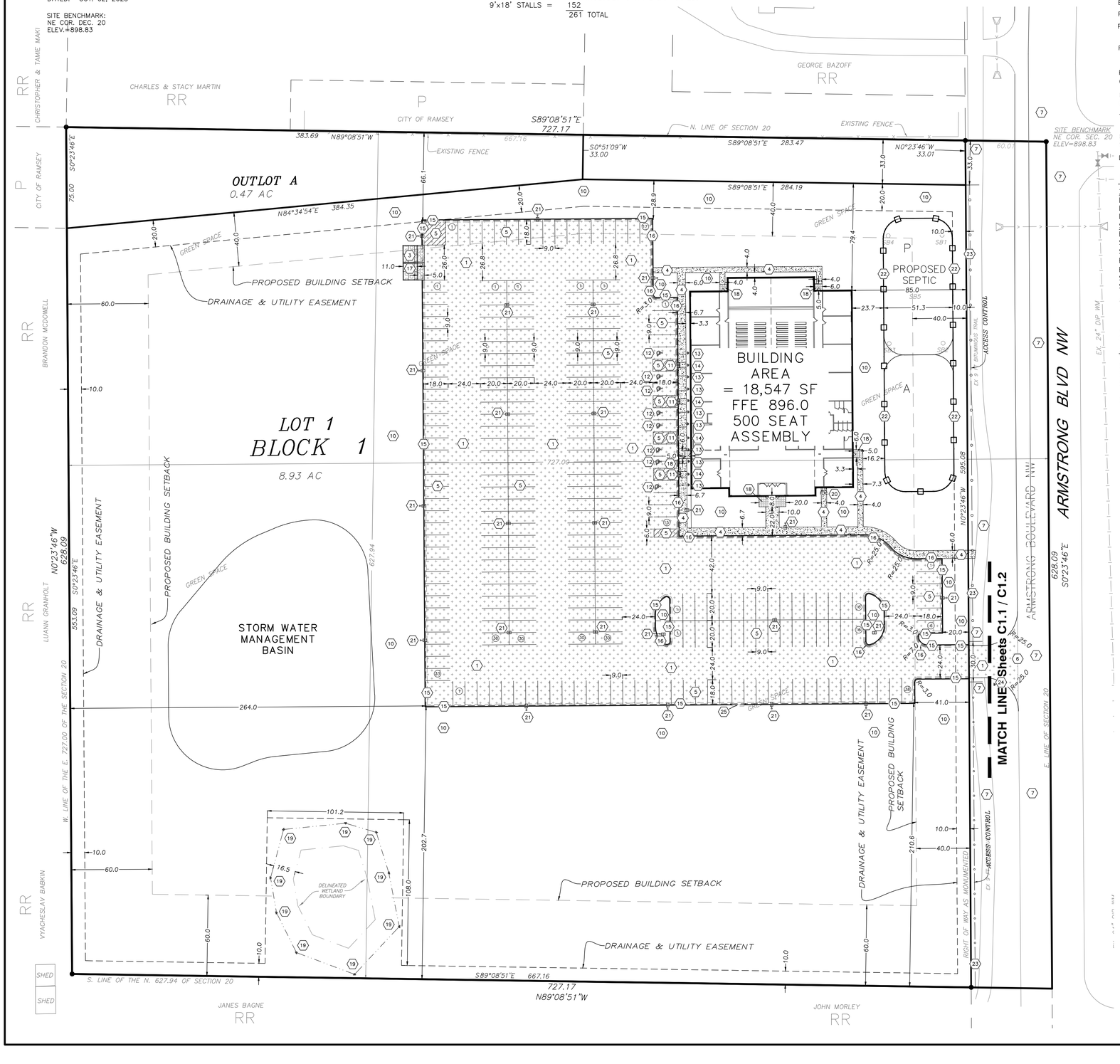
EXISTING LEGAL DESCRIPTION

The North 627.94 feet of the East 727.00 feet, as measured along the East and North lines respectively, thereof, of Section 20, Township 32, Range 25, Anoka County, Minnesota.

PARKING DATA:

REQUIRED PARKING PER CITY CODE:
ONE SPACE FOR EACH THREE SEATS OF DESIGN CAPACITY
DESIGN CAPACITY 500 SEATS / 3 = 167 STALLS

PROPOSED PARKING:
9'x20' STALLS = 109 INCLUDES 8 HANDICAP STALLS
9'x18' STALLS = 152
261 TOTAL



SITE DATA:

EXISTING ZONING:	PI, PUBLIC/INSTITIONAL
TOTAL AREA:	456,508 SF = 10.48 ACRES
LOT 1, BLK 1 AREA:	388,991 SF = 8.93 ACRES
EXISTING IMPERIOUS AREA:	941 SF
PROPOSED BUILDING AREA:	18,547 SF
PERCENT BUILDING FOOTPRINT COVERAGE: (18,547) / 388,991)	4.77%
FLOOR AREA RATIO (ALL FLOORS) (18,547 / 388,991)	0.0477
PROPOSED IMPERVIOUS AREA: (includes, proposed building & pavement areas)	112,891 SF
PERCENT PROPOSED IMPERVIOUS AREA: (% of lot area; 112,891/388,991)	29.0%
TOTAL PERVIOUS AREA: (landscape, turf areas)	276,100 SF
PERCENT PERVIOUS AREA: (% of lot area; 276,100/388,991)	71.0%
DISTURBANCE AREA:	5.8 AC

REFERENCE LOT REQUIREMENTS

ZONING: B1, B2, & B3

LOT DEPTH	150 FT
LOT WIDTH	100 FT
LOT AREA	0.50 AC. & B3=0.75 AC

SETBACKS: B1, B2, & B3

FRONT SETBACK	20 FT
SIDE SETBACK (INTERIOR)	10 FT
SIDE SETBACK (TO ROW)	20 FT
REAR SETBACK (INTERIOR)	35 FT
REAR SETBACK (TO ROW)	20 FT
SETBACK TO RESIDENTIAL DISTRICT	60 FT
SETBACK TO WETLANDS	16.5 FT

ZONING: RR

LOT DEPTH	200 FT
LOT WIDTH	200 FT
LOT AREA	2.50 AC
MIN. LOT FRONTAGE ON A PUBLIC STREET	60 FT

SETBACKS: RR

FRONT SETBACK	40 FT
SETBACK FROM ARTERIAL ROADWAYS	60 FT
SIDE SETBACK (INTERIOR	40 FT
SIDE SETBACK (TO ROW)	40 FT
REAR SETBACK	40 FT
SETBACK TO WETLANDS	16.5 FT

0 40 80 120
GRAPHIC SCALE IN FEET

LEGEND:

- Existing Contours
- Existing Storm Sewer
- Existing Spot Elevation
- Existing Storm Sewer
- Existing Sanitary Sewer
- Existing Watermain Sewer
- Existing Underground Telephone
- Existing Underground Electric
- Existing Tree Line
- Existing Easement Line
- Existing R/w Line
- Existing Boundary Line
- Existing Catch Basin
- Existing Manhole
- Existing Hydrant
- Existing Flared End Section
- Proposed Curb And Gutter Standard
- Proposed Curb And Gutter Tip-out
- Proposed Concrete Light Duty Sidewalk
- Propose Lot Line
- Proposed Concrete Heavy Duty
- Proposed Bituminous Pavement
- Concrete Pavement Section Per Structural Design Plans
- Septic Drainfield Protection fence
- Access Control

KEY NOTES:

1. BITUMINOUS PAVEMENT; SEE SECTION ON DETAIL SHEET
2. 3' VALLEY GUTTER (SEE DETAIL)
3. CONCRETE PAVEMENT HEAVY DUTY; 4,500 PSI MIX; SEE SECTION ON DETAIL SHEET
4. CONCRETE PAVEMENT LIGHT DUTY; 4,500 PSI MIX; SEE SECTION ON DETAIL SHEET
5. PAINT 4" SOLID STRIPE – WHITE LATEX PAINT
6. SAWCUT AND REMOVE EXISTING PAVEMENT SURFACE FOR CLEAN EDGE (REPLACE PAVEMENT SURFACE IN-KIND)
7. EXISTING PAVEMENT TO REMAIN
8. EXISTING UTILITIES OR SITE FEATURE TO REMAIN IN PLACE. CONTRACTOR TO PROTECT
9. CONTRACTOR TO COORDINATE RELOCATION OF EXISTING UTILITIES TO ACCOMMODATE CULVERT, DRIVE, AND GRADING
10. PERVIOUS AREA
11. PED RAMP TO COMPLY WITH AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. REFERENCE MNDOT STANDARD PLAN 5-297.250 INCLUDING CONTRASTING DETECTABLE WARNING DEVICES. DEPRESS BACK OF CURB AT RAMP.
    CONTRACTOR TO RESTORE SIDEWALK TO MATCH EXISTING PAVEMENT SECTION.
12. PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY – WHITE LATEX PAINT
13. ACCESSIBLE PARKING SIGN (MnDOT NOS. R7-8A & R7-8B). CENTER SIGN ON PARKING STALL. LOCATION PER GENERAL CONTRACTOR. MOUNT ON STEEL CHANNEL POST. SIGN HEIGHT PER MN ADA REQUIREMENTS.
14. NO PARKING SIGN (MNDOT # R8-3). CENTER SIGN ON ADA ACCESS AISLE. LOCATION PER GENERAL CONTRACTOR. MOUNT ON STEEL CHANNEL POST. SIGN HEIGHT PER MN ADA REQUIREMENTS.
15. B612 (6") CONCRETE CURB & GUTTER
    MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461)
    MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
    DEPRESS BACK OF CURB AT ACCESS DRIVE
16. B612 (6") CONCRETE OUTFLOW CURB & GUTTER. (TIP-OUT FLOWLINE).
    MIX 3F32 FOR MACHINE PLACEMENT (MnDOT 2461)
    MIX 3F52 FOR MANUAL PLACEMENT (MnDOT 2461)
17. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS)
18. CONCRETE PAVEMENT SECTION PER STRUCTURAL DESIGN PLANS
19. PROPOSED WETLAND BUFFER / CONSERVATION EASEMENT SIGN
20. FIRE DEPARTMENT CONNECTION ON BUILDING WALL FOR FIRE SUPPRESSION SYSTEM.
21. LIGHT POLE. REFER TO LIGHTING AND PHOTOMETRIC PLAN FOR LOCATIONS AND SPECIFICATIONS
22. SEPTIC FIELD PROTECTION FENCE
23. ACCESS CONTROL
24. DIRECTIONAL TRAFFIC SIGN ON STEEL CHANNEL POST (STOP SIGN)
25. 9 FT CURB-CUT (SEE DETAIL)

INDEX OF CIVIL SITE DRAWINGS:

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C4	STORM SEWER UTILITY PLAN
C5	SWPPP
C6	EXISTING CONDITIONS & REMOVAL PLAN
C7.1-C7.3	DETAILS

CLIENT:
VOICE OF HOPE CHURCH
13850 Lincoln St NE
Ham Lake, MN 55304

Roman Andriychuk
763-516-4206
roman.atozcontract@gmail.com

SITE DEVELOPMENT PROJECT
15620 Armstrong Blvd NW
Ramsey, MN 55303

PRELIMINARY PLAT OF VOICE OF HOPE CHURCH & SITE DESIGN

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.
Sam Dahl
Date: 7/11/24 Reg. No. 24348

PREPARED BY: *CIVIL ENGINEERING SITE DESIGN*

118 East Broadway St.
PO Box 66
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

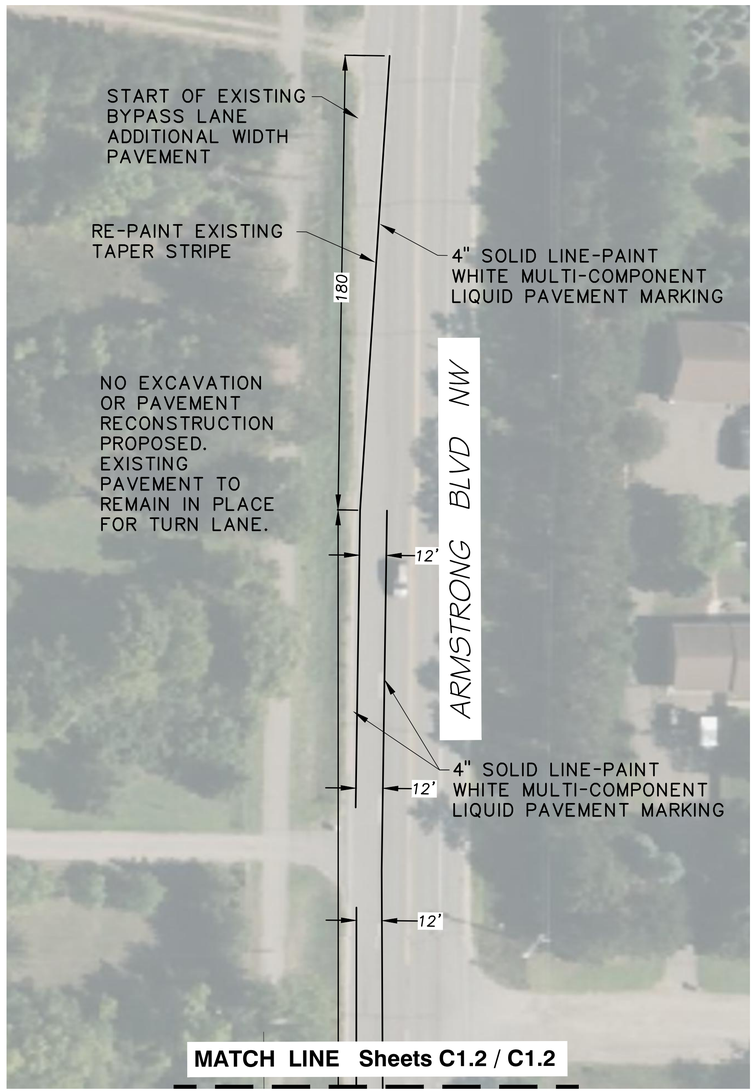
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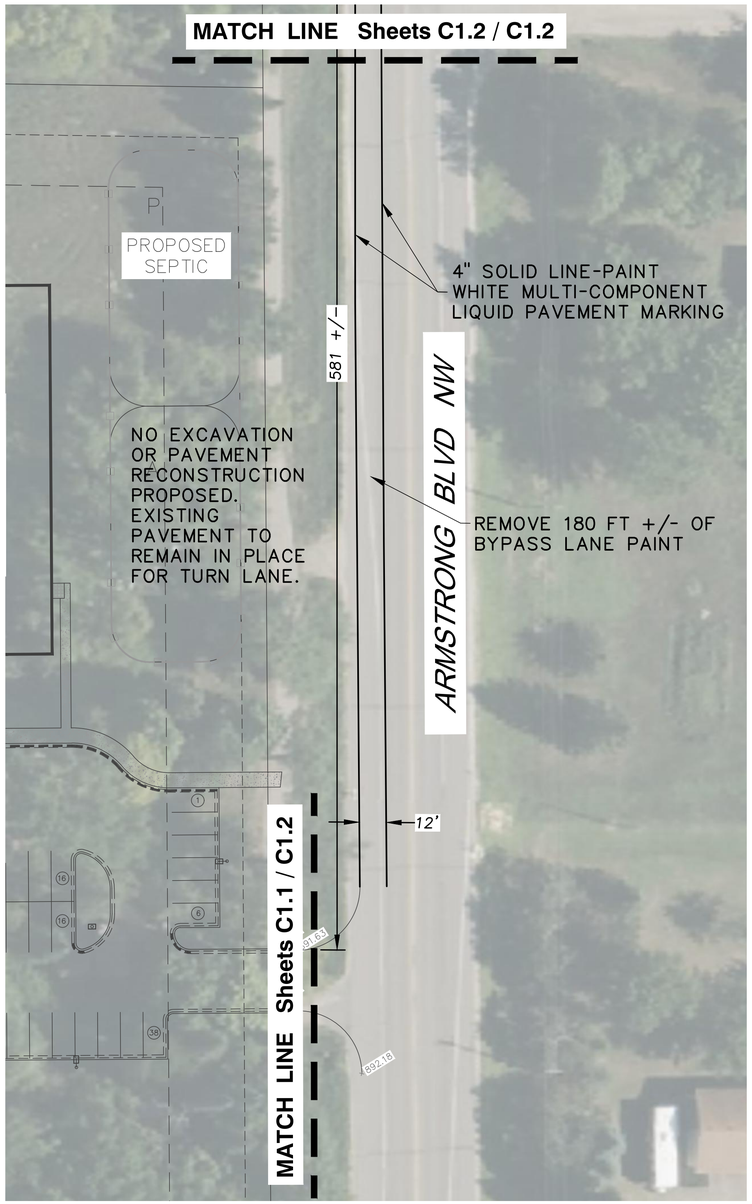
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HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

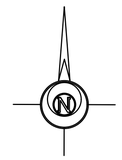
DATE	DRAWN BY	DESIGNED BY	CHECKED BY
06/14/24	SD	SD	SD

FILE NO. 00948

C1.1
Preliminary Plat & Site Design







0 30 60 90

GRAPHIC SCALE IN FEET

LEGEND:

- 908 — Existing Contours
- >> — Existing Storm Sewer
- x 908.2 — Existing Spot Elevation
- << — Existing Storm Sewer
- < — Existing Sanitary Sewer
- WM — Existing Watermain Sewer
- T — Existing Underground Telephone
- E — Existing Underground Electric
- Existing Tree Line
- Existing Easement Line
- Existing R/w Line
- Existing Boundary Line
- Existing Catch Basin
- Existing Manhole
- Existing Hydrant
- Existing Flared End Section
- Propose Lot Line

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
NORHWESTERN SURVEYING & ENGINEERING, INC.
P.O. BOX 3067
BEMIDJI, MN 56601

DATED: OCT. 02, 2023

SITE BENCHMARK:
NE COR. DEC. 20
ELEV.=898.83

EXISTING LEGAL DESCRIPTION

The North 627.94 feet of the East 727.00 feet, as measured along the East and North lines respectively, thereof, of Section 20, Township 32, Range 25, Anoka County, Minnesota.

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C5	SWPPP
C6	EXISTING CONDITIONS & REMOVAL PLAN
C7.1–C7.3	DETAILS

CLIENT:

VOICE OF HOPE CHURCH
13850 Lincoln St NE
Ham Lake, MN 55304

Roman Andriychuk
763-516-4206
roman.atozcontract@gmail.com

SITE DEVELOPMENT PROJECT

15620 Armstrong Blvd NW
Ramsey, MN 55303

RIGHT TURN LANE SITE DESIGN

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.

Date: 7/11/24 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN

118 East Broadway St.
P.O. Box 166
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS
06/18/24 GRADING MODIFICATIONS
07/11/24 CITY COMMENTS

VERTICAL SCALE 1 inch = ____ feet

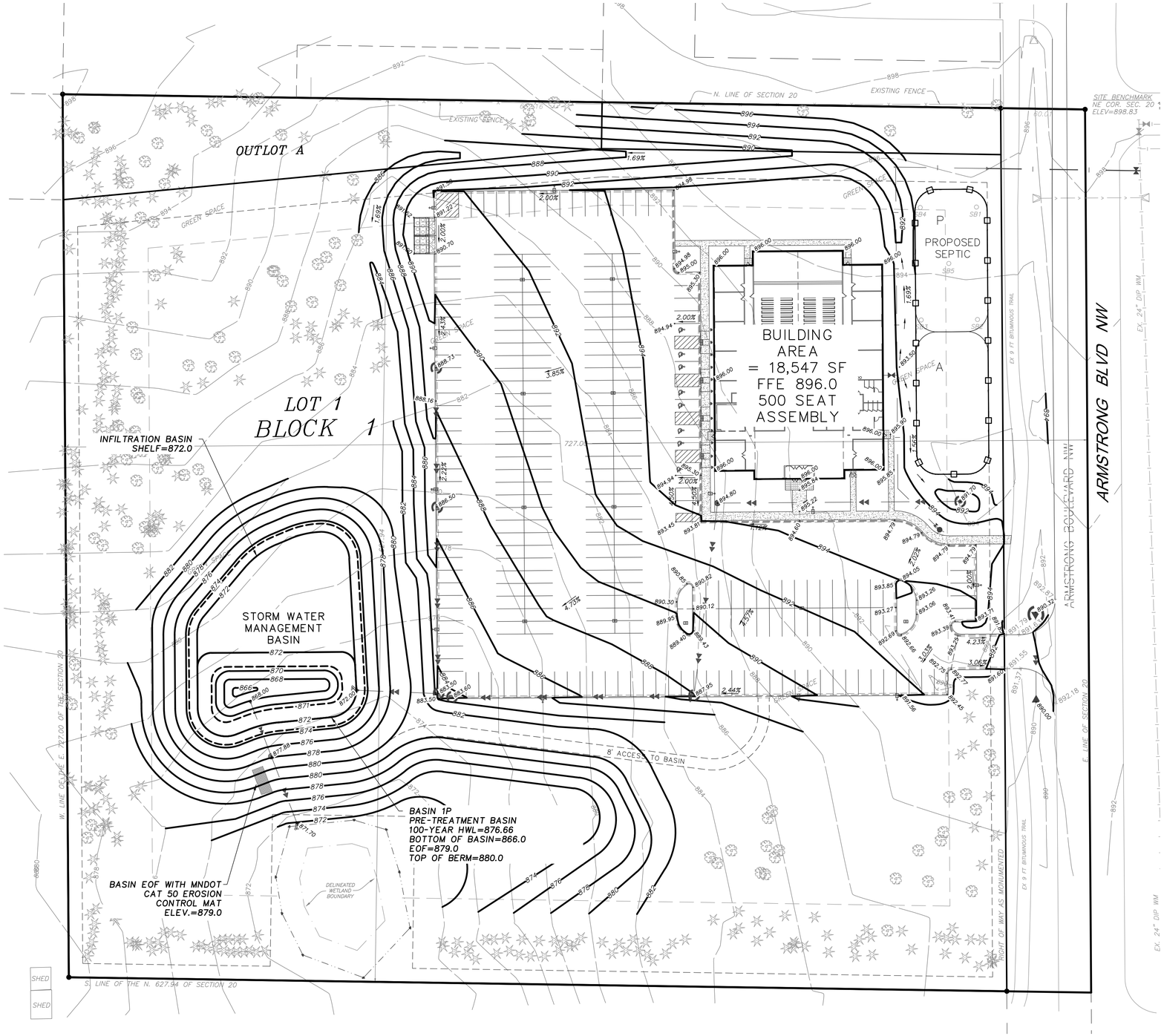
HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 X 34)

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
06/14/24	SD	SD	SD

FILE NO. 00948

C1.2

Right Turn Lane Site Design



0 40 80 120

GRAPHIC SCALE IN FEET

LEGEND:

- 908 — Existing Contours
- >> — Existing Storm Sewer
- × 908.2 — Existing Spot Elevation
- 908 — Proposed Contours
- Proposed Storm Sewer
- × ###.## — Proposed Spot Elevation
- #.#% — Flow Direction
- Proposed Storm Sewer Inlet Protection
- Septic Drainfield Protection fence

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
NORHWESTERN SURVEYING & ENGINEERING, INC.
P.O. BOX 3067
BEMIDJI, MN 56601

DATED: OCT. 02, 2023

SITE BENCHMARK:
NE COR. DEC. 20
ELEV.=898.83

GENERAL GRADING NOTES:

1. Specifications applicable for this project: Current standard specifications for City of Ramsey, MN, and the latest Minnesota Department of Transportation Specifications for Highway Construction and all NPDES requirements except where modified by these contract documents.
2. OSHA requirements shall be followed for all work on this project.
3. The Contractor shall notify "Gopher State One Call" 48 hours prior to any excavation (1-800-252-1166.)
4. The Grading Contractor shall verify all locations and elevations of underground utilities with utility companies prior to any construction, and immediately notify the Engineer of any conflicts.
5. Erosion Control shall be constructed, as applicable, as sequenced below:
   A) Silt Fence.
   B) Rock Construction Entrance.
   C) Demolition
   D) Common excavation (grading).
   E) Seed and mulch or sod (See notes on Landscape plan).
6. Final Plat shall govern for easements and lot dimensions.
7. Any erosion control items necessary to protect adjacent properties shall be constructed by the Grading Contractor.
8. Erosion control maintenance shall be performed by the Grading Contractor, and removed as per the Contract Documents or as directed by the Engineer, followed by all necessary restoration of disturbed area. This work shall be incidental to the grading contract.
9. The Grading Contractor shall schedule the soils engineer to facilitate certification of all controlled fills in a timely fashion. Density tests shall meet the following:
   A) Within the upper 3' of streets, the Grading Contractor shall utilize approved soils that are within 1% of the optimum moisture content as defined by the Standard Proctor Test-ASTM: D-698 with compaction meeting 100% Standard Proctor Density and not exceeding this compaction by more than 1%. Below the upper 3', compaction shall meet 95% Standard Proctor Density, and be within 3% of the optimum moisture content. Grading tolerances shall be 0.1'.
   B) Grading tolerances for the remainder of the site shall be 0.25'.
10. All areas of unsuitable soils found in the pad described above that cannot be corrected shall be located in the field by the Grading Contractor. The Grading Contractor shall immediately notify the Engineer of these areas and provide information as to their size and location.
11. The Grading contractor shall provide positive drainage on the site at all times.
12. The Grading Contractor shall keep public streets and travel ways clear of soil and debris. Daily cleaning at the construction entrance shall be performed, especially at the end of each day's work.
13. All silt fence shall be removed at project completion.
14. All erosion control best management practices shall be per City standards.

INDEX OF CIVIL SITE DRAWINGS:

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CLIENT:

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Roman Andriychuk
763-516-4206
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SITE DEVELOPMENT PROJECT

15620 Armstrong Blvd NW
Ramsey, MN 55303

GRADING & DRAINAGE PLAN

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Sam Dahl
Date: 7/11/24 Reg. No. 24348

PREPARED BY:

CIVIL ENGINEERING
SITE DESIGN
118 East Broadway St.
PO Box 466
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Phone: 763-314-0929
www.civilesd.com

REVISIONS
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07/11/24 CITY COMMENTS

VERTICAL SCALE 1 inch = ____ feet

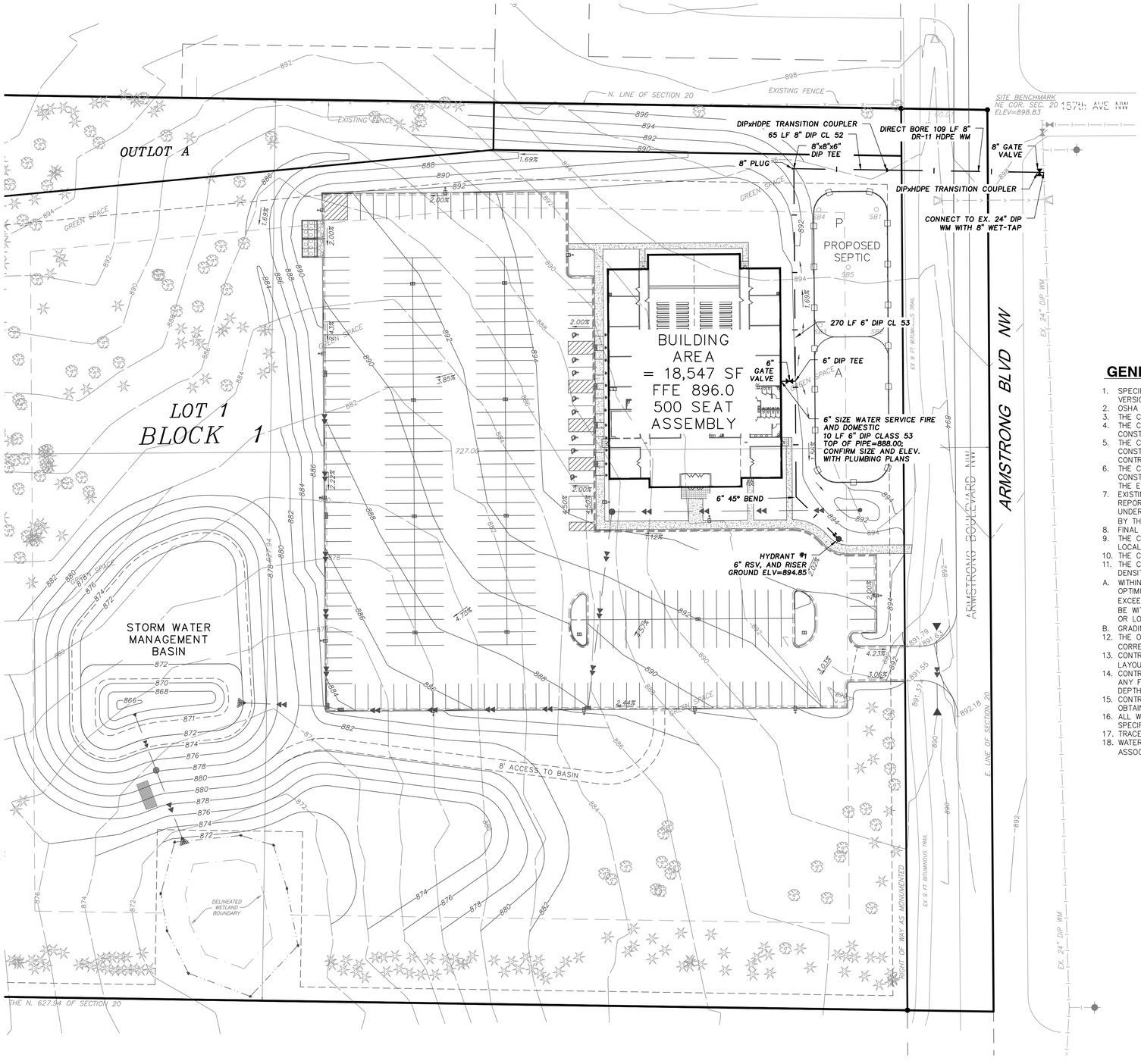
HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
06/14/24	SD	SD	SD

FILE NO. 00948

C2

Grading & Drainage Plan



SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
NORHWESTERN SURVEYING & ENGINEERING, INC.
P.O. BOX 3067
BEMIDJI, MN 56601

DATED: OCT. 02, 2023

SITE BENCHMARK:
NE COR. DEC. 20
ELEV.=898.83

0 40 80 120
GRAPHIC SCALE IN FEET

LEGEND:

- Existing Contours
- Existing Storm Sewer
- Existing Spot Elevation
- Existing Storm Sewer
- Existing Sanitary Sewer
- Existing Watermain Sewer
- Existing Underground Telephone
- Existing Underground Electric
- Existing Tree Line
- Existing R/W Line
- Existing Easement
- Existing Boundary Line
- Existing Catch Basin
- Existing Manhole
- Existing Hydrant
- Existing Flared end Section
- Proposed Street R/W
- Proposed Lot Line
- Proposed Setback
- Proposed Easement
- Proposed Sanitary Sewer
- Proposed Water Main
- Proposed Storm Sewer
- Septic Drainfield Protection fence

GENERAL UTILITY NOTES:

1. SPECIFICATIONS APPLICABLE FOR THIS PROJECT: CURRENT STANDARD SPECIFICATIONS FOR THE CITY OF RAMSEY AND THE LATEST VERSION OF THE STANDARD UTILITY SPECIFICATIONS BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
2. OSHA REQUIREMENTS SHALL BE FOLLOWED FOR ALL WORK ON THIS PROJECT.
3. THE CONTRACTOR SHALL NOTIFY GOPHER STATE ONE CALL 48 HOURS PRIOR TO ANY EXCAVATION.
4. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FACILITIES TO ALLOW PROPER FUNCTIONING DURING AND AFTER CONSTRUCTION. ANY REQUIRED SUPPORTING STRUCTURES SHALL BE SUPPLIED BY THE CONTRACTOR AS WORK INCIDENTAL TO THE CONTRACT.
6. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS BETWEEN EXISTING UTILITIES AND THE PROPOSED CONSTRUCTION. THE ENGINEER WILL COORDINATE WITH THE UTILITY COMPANY IN QUESTION TO DETERMINE THE NEED FOR RELOCATION OF THE EXISTING UTILITY.
7. EXISTING CONDITIONS SUCH AS SAND IN MANHOLES OR VALVE BOXES SHALL BE IDENTIFIED BY THE CONTRACTOR AND THESE SHALL BE REPORTED TO THE ENGINEER PRIOR TO EXCAVATION BY THE CONTRACTOR. ONCE CONSTRUCTION HAS BEGUN, ALL DAMAGE TO UNDERGROUND UTILITIES WILL BE ASSUMED TO HAVE BEEN CAUSED BY THE CONTRACTOR. ANY REPAIRS NECESSARY SHALL BE PERFORMED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
8. FINAL PLAT SHALL GOVERN FOR EASEMENTS AND LOT LINES.
9. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND PROJECT ENGINEER 48 HOURS PRIOR TO STARTING WORK OR AS REQUIRED BY THE LOCAL JURISDICTION OR BE SUBJECT TO BEING SHUT DOWN.
10. THE CONTRACTOR SHALL PRESERVE AND PROTECT THE MARKERS AND MONUMENTS SET FOR THE SUBDIVISION OF THE LAND.
11. THE CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER TO FACILITATE CERTIFICATION OF ALL CONTROLLED FILLS IN A TIMELY MANNER. DENSITY TESTS SHALL MEET THE FOLLOWING:
    A. WITHIN THE UPPER 3' OF STREETS OR PAVEMENT, THE GRADING CONTRACTOR SHALL UTILIZE APPROVED SOILS THAT ARE WITHIN 1% OF THE OPTIMUM MOISTURE CONTENT AS DEFINED BY ASTM D-698 STANDARD PROCTOR TEST MEETING 100% STANDARD PROCTOR DENSITY AND NOT EXCEEDING THIS COMPACTION BY MORE THAN 1%. BELOW THE UPPER 3', COMPACTION SHALL MEET 95% STANDARD PROCTOR DENSITY AND BE WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT. GRADING TOLERANCES SHALL AVERAGE 0.1', BUT SHALL NOT BE CONSISTENTLY HIGH OR LOW.
    B. GRADING TOLERANCES FOR THE REMAINDER OF THE SITE SHALL BE 0.15'.
12. THE OWNER SHALL PAY FOR ALL TESTING OF SOILS COMPACTION. ANY AREAS WHICH FAIL TO MEET THE ABOVE STANDARDS SHALL BE CORRECTED AND RE-TESTED BY THE OWNER'S TESTING AGENCY AT THE CONTRACTOR'S EXPENSE.
13. CONTRACTOR SHALL PROVIDE TEMPORARY TRAFFIC CONTROL AS NEEDED IN COMPLIANCE WITH MnDOT TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS FIELD MANUAL (CURRENT VERSION) FOR CONSTRUCTION ADJACENT TO TRAVEL WAYS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE DEPTH OF EXISTING UTILITIES LISTED ON THIS PLAN PRIOR TO ORDERING OF ANY FITTINGS, STRUCTURES, CASTINGS, ETC. ENGINEER AND OWNER SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND AS DEPTHS ARE ESTIMATED.
15. CONTRACTOR TO COMPLY WITH ALL REGULATORY AGENCY PERMIT CONDITIONS FOR PERMITS OBTAINED BY THE OWNER AND FOR PERMITS OBTAINED BY THE GENERAL CONTRACTOR.
16. ALL WORK PERFORMED AND MATERIALS USED FOR CONSTRUCTION OF UTILITIES MUST CONFORM TO THE CITY OF RAMSEY STANDARD SPECIFICATIONS AND DETAILS.
17. TRACER WIRE IS TO BE INSTALLED ALONG ALL WATERMAIN PER CITY STANDARDS AND CITY DETAIL WAT-1.
18. WATERMAIN AND SERVICE LINE INSTALLATION TO COMPLY WITH THE REQUIREMENTS OF SECTION 2611 OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), CURRENT EDITION.

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1.1–C1.2	PRELIMINARY PLAT & SITE DESIGN
C2	GRADING & DRAINAGE PLAN
C3	SANITARY & WATER UTILITY PLAN
C4	STORM SEWER UTILITY PLAN
C5	SWPPP
C6	EXISTING CONDITIONS & REMOVAL PLAN
C7.1–C7.3	DETAILS

CLIENT:

VOICE OF HOPE CHURCH
13850 Lincoln St NE
Ham Lake, MN 55304

Roman Andriychuk
763-516-4206
roman.atozcontract@gmail.com

SITE DEVELOPMENT PROJECT

15620 Armstrong Blvd NW
Ramsey, MN 55303

SANITARY & WATER UTILITY PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Signature
Date: 7/11/24 *Reg. No.* 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
PO Box 66
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS
06/18/24 GRADING MODIFICATIONS
07/11/24 CITY COMMENTS

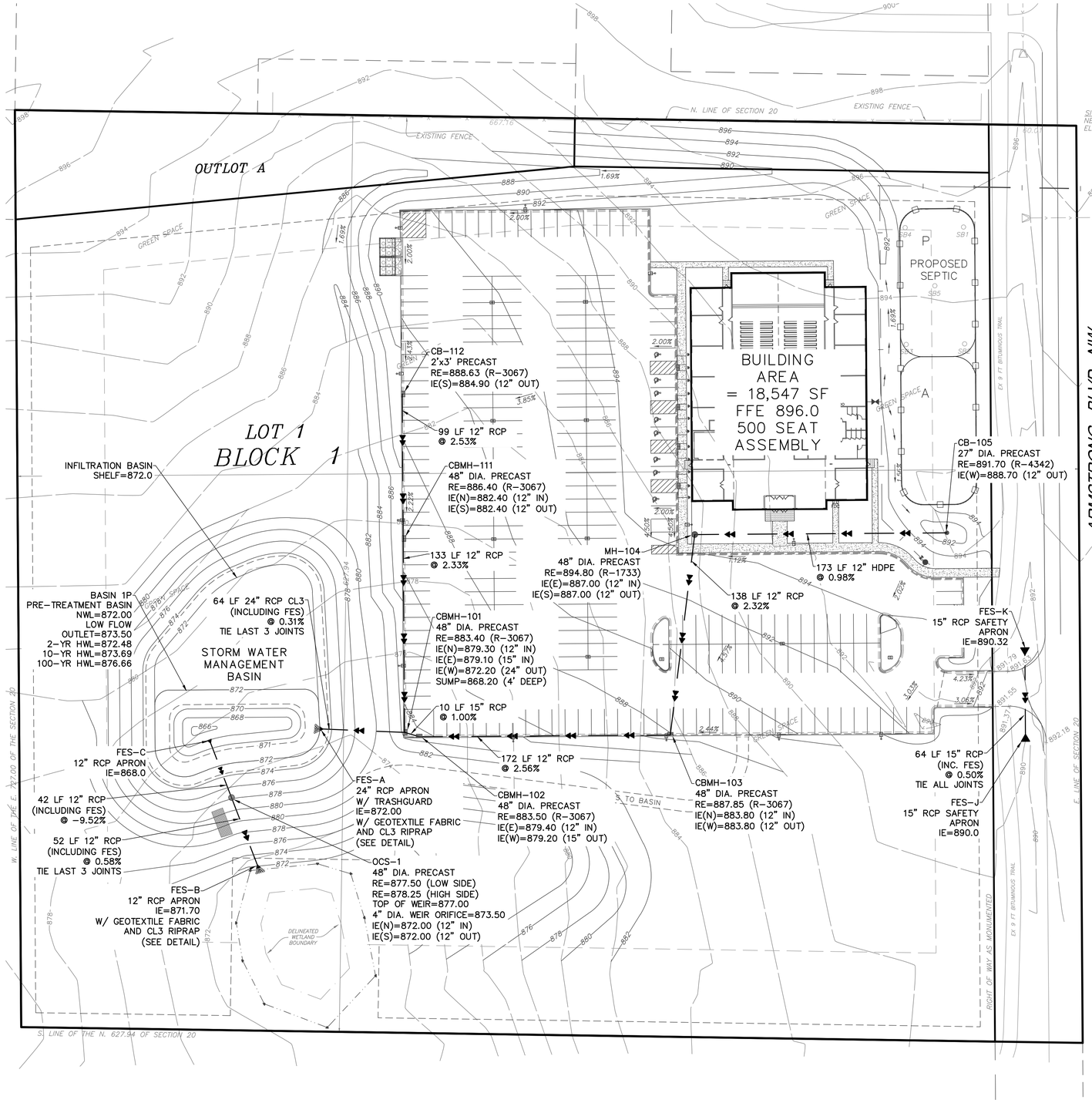
VERTICAL SCALE 1 inch = ____ feet
HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
06/14/24	SD	SD	SD

FILE NO. 00948

C3

Sanitary & Water Utility Plan



SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
NORHWESTERN SURVEYING & ENGINEERING, INC.
P.O. BOX 3067
BEMIDJI, MN 56601

DATED: OCT. 02, 2023

SITE BENCHMARK:
NE COR. DEC. 20
ELEV.=898.83

0 40 80 120
GRAPHIC SCALE IN FEET

LEGEND:

- Existing Contours
- Existing Storm Sewer
- Existing Spot Elevation
- Existing Storm Sewer
- Existing Sanitary Sewer
- Existing Watermain Sewer
- Existing Underground Telephone
- Existing Underground Electric
- Existing Tree Line
- Existing R/W Line
- Existing Easement
- Existing Boundary Line
- Existing Catch Basin
- Existing Manhole
- Existing Hydrant
- Existing Flared end Section
- Proposed Street R/W
- Proposed Lot Line
- Proposed Setback
- Proposed Easement
- Proposed Sanitary Sewer
- Proposed Water Main
- Proposed Storm Sewer

GENERAL UTILITY NOTES

1. SPECIFICATIONS APPLICABLE FOR THIS PROJECT: CURRENT STANDARD SPECIFICATIONS FOR THE CITY OF RAMSEY AND THE LATEST VERSION OF THE STANDARD UTILITY SPECIFICATIONS BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
2. OSHA REQUIREMENTS SHALL BE FOLLOWED FOR ALL WORK ON THIS PROJECT.
3. THE CONTRACTOR SHALL NOTIFY GOPHER STATE ONE CALL 48 HOURS PRIOR TO ANY EXCAVATION.
4. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FACILITIES TO ALLOW PROPER FUNCTIONING DURING AND AFTER CONSTRUCTION. ANY REQUIRED SUPPORTING STRUCTURES SHALL BE SUPPLIED BY THE CONTRACTOR AS WORK INCIDENTAL TO THE CONTRACT.
6. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS BETWEEN EXISTING UTILITIES AND THE PROPOSED CONSTRUCTION. THE ENGINEER WILL COORDINATE WITH THE UTILITY COMPANY IN QUESTION TO DETERMINE THE NEED FOR RELOCATION OF THE EXISTING UTILITY.
7. EXISTING CONDITIONS SUCH AS SAND IN MANHOLES OR VALVE BOXES SHALL BE IDENTIFIED BY THE CONTRACTOR AND THESE SHALL BE REPORTED TO THE ENGINEER PRIOR TO EXCAVATION BY THE CONTRACTOR. ONCE CONSTRUCTION HAS BEGUN, ALL DAMAGE TO UNDERGROUND UTILITIES WILL BE ASSUMED TO HAVE BEEN CAUSED BY THE CONTRACTOR. ANY REPAIRS NECESSARY SHALL BE PERFORMED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
8. FINAL PLAT SHALL GOVERN FOR EASEMENTS AND LOT LINES.
9. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND PROJECT ENGINEER 48 HOURS PRIOR TO STARTING WORK OR AS REQUIRED BY THE LOCAL JURISDICTION OR BE SUBJECT TO BEING SHUT DOWN.
10. THE CONTRACTOR SHALL PRESERVE AND PROTECT THE MARKERS AND MONUMENTS SET FOR THE SUBDIVISION OF THE LAND.
11. THE CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER TO FACILITATE CERTIFICATION OF ALL CONTROLLED FILLS IN A TIMELY MANNER. DENSITY TESTS SHALL MEET THE FOLLOWING:
    A. WITHIN THE UPPER 3' OF STREETS OR PAVEMENT, THE GRADING CONTRACTOR SHALL UTILIZE APPROVED SOILS THAT ARE WITHIN 1% OF THE OPTIMUM MOISTURE CONTENT AS DEFINED BY ASTM D-698 STANDARD PROCTOR TEST MEETING 100% STANDARD PROCTOR DENSITY AND NOT EXCEEDING THIS COMPACTION BY MORE THAN 1%. BELOW THE UPPER 3', COMPACTION SHALL MEET 95% STANDARD PROCTOR DENSITY AND BE WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT. GRADING TOLERANCES SHALL AVERAGE 0.1', BUT SHALL NOT BE CONSISTENTLY HIGH OR LOW.
    B. GRADING TOLERANCES FOR THE REMAINDER OF THE SITE SHALL BE 0.15'.
12. THE OWNER SHALL PAY FOR ALL TESTING OF SOILS COMPACTION. ANY AREAS WHICH FAIL TO MEET THE ABOVE STANDARDS SHALL BE CORRECTED AND RE-TESTED BY THE OWNER'S TESTING AGENCY AT THE CONTRACTOR'S EXPENSE.
13. CONTRACTOR SHALL PROVIDE TEMPORARY TRAFFIC CONTROL AS NEEDED IN COMPLIANCE WITH MnDOT TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS FIELD MANUAL (CURRENT VERSION) FOR CONSTRUCTION ADJACENT TO TRAVEL WAYS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE DEPTH OF EXISTING UTILITIES LISTED ON THIS PLAN PRIOR TO ORDERING OF ANY FITTINGS, STRUCTURES, CASTINGS, ETC. ENGINEER AND OWNER SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND AS DEPTHS ARE ESTIMATED.
15. CONTRACTOR TO COMPLY WITH ALL REGULATORY AGENCY PERMIT CONDITIONS FOR PERMITS OBTAINED BY THE OWNER AND FOR PERMITS OBTAINED BY THE GENERAL CONTRACTOR.
16. ALL WORK PERFORMED AND MATERIALS USED FOR CONSTRUCTION OF UTILITIES MUST CONFORM TO THE CITY OF RAMSEY STANDARD SPECIFICATIONS AND DETAILS.

STORM SEWER UTILITY NOTES:

1. ALL MANHOLE CASTINGS IN PAVEMENT SHALL BE SUMPED 0.05'. ALL CATCHBASIN CASTINGS IN CURB SHALL BE SUMPED 0.10'. RIM ELEVATIONS SHOWN ON PLAN REFLECT SUMPED ELEVATIONS.
2. CASTINGS SHALL BE NEENAH R-1733 FOR MANHOLES, R-3067 FOR CATCH BASINS, AND R-4342 FOR YARD INLET (OR EQUIVALENT).
3. ALL STORM SEWER IN LAWN AREAS SHALL BE HDPE DUAL WALL PIPE AND UNDERNEATH ROADWAY PAVEMENT AREAS SHALL BE CLASS 5 REINFORCED CONCRETE PIPE (RCP) WITH WATER TIGHT JOINTS UNLESS NOTED OTHERWISE.
4. ALL FLARED END SECTIONS 18" AND LARGER SHALL BE FITTED WITH TRASH GUARDS.

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CLIENT:
VOICE OF HOPE CHURCH
13850 Lincoln St NE
Ham Lake, MN 55304
Roman Andriychuk
763-516-4206
roman.atozcontract@gmail.com

SITE DEVELOPMENT PROJECT
15620 Armstrong Blvd NW
Ramsey, MN 55303

STORM SEWER UTILITY PLAN

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.
Sam Dahl
Date: 7/11/24 Reg. No. 24348

PREPARED BY:
CIVIL ENGINEERING
SITE DESIGN
118 East Broadway St.
PO Box 66
Monticello, MN 55362
Phone: 763-314-0929
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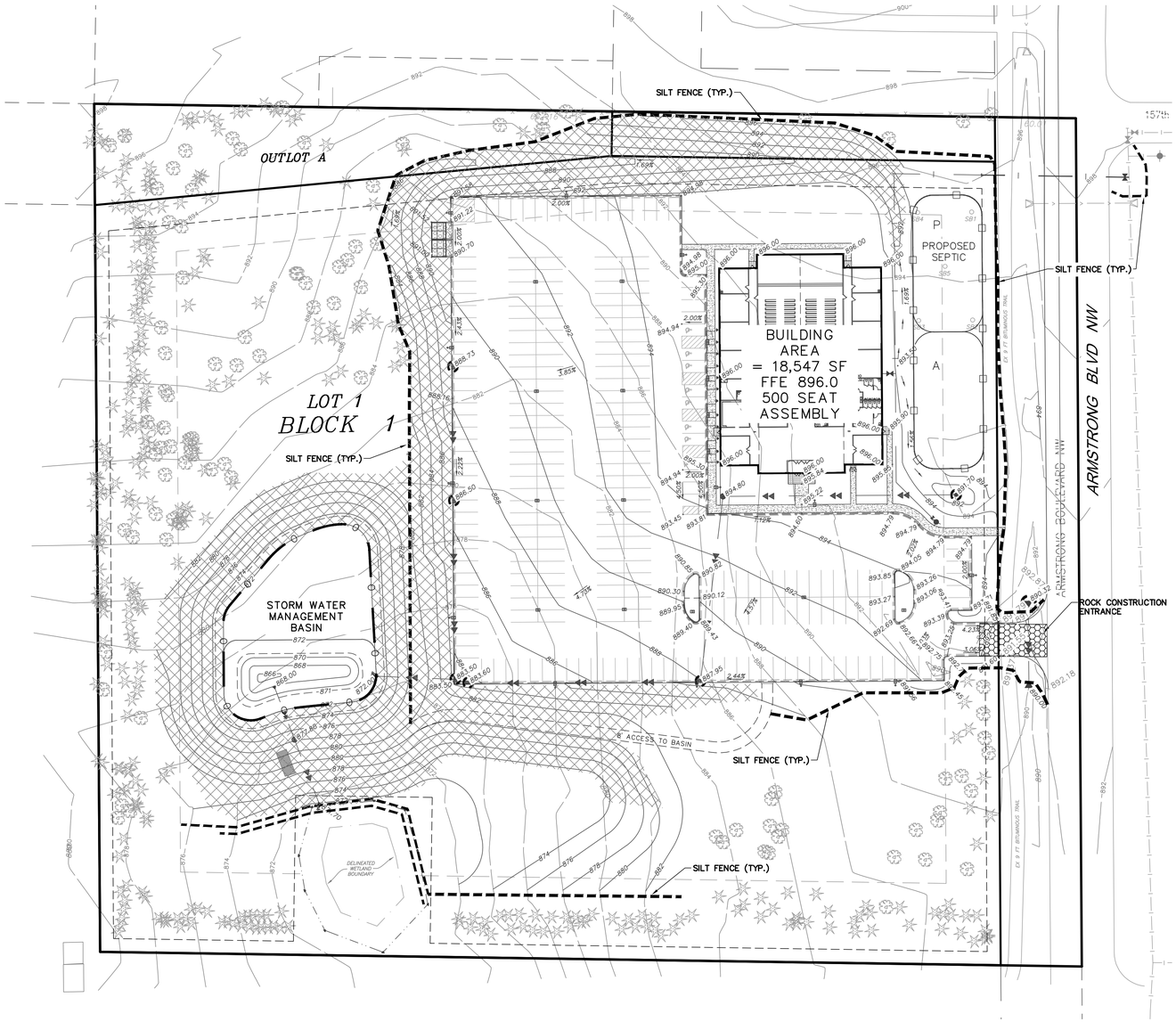
REVISIONS
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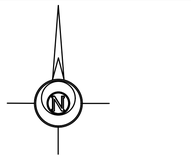
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DATE	DRAWN BY	DESIGNED BY	CHECKED BY
06/14/24	SD	SD	SD

FILE NO. 00948

C4
Storm Sewer Utility Plan





0 50 100 150

GRAPHIC SCALE IN FEET

LEGEND:

- 908 — Existing Contours
- >> — Existing Storm Sewer
- 908 — Proposed Contours
- Proposed Storm Sewer
- Proposed Silt Fence
- 0 — Proposed Fiber Logs
- Proposed Storm Sewer Inlet Protection
- 1.9% — Flow Direction
- Proposed Erosion Blanket Cat. 3

EXISTING LEGAL DESCRIPTION

The North 627.94 feet of the East 727.00 feet, as measured along the East and North lines respectively, thereof, of Section 20, Township 32, Range 25, Anoka County, Minnesota.

SITE DATA

TOTAL AREA = 456,508 SF = 10.48 AC

EXISTING TOTAL IMPERVIOUS AREA: 941 SF

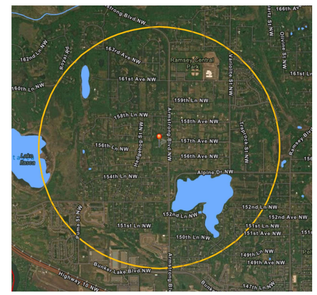
PROPOSED TOTAL IMPERVIOUS AREA: 112,891 SF (2.59 AC)

PERCENT TOTAL IMPERVIOUS AREA: 24.7%
(112,891 SF / 456,508 SF)

AREA OF DISTURBANCE: 5.8 AC

EROSION CONTROL QUANTITIES:

ITEM:	QUANTITY	UNIT
ROCK ENTRANCE	1	EA
SILT FENCE	2,210	LF
FIBER LOGS	450	LF
INLET PROTECTION	7	EA
STRAW MULCH TYPE 3	1.2	AC
EROSION BLANKET CAT. 3	7,844	SY



NO IMPAIRED WATER WITHIN 1 MILE RADIUS OF PROJECT:

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SWPPP NARRATIVE

This commercial site project construction will consist of site clearing, grading, utilities, and street. Construction is planned for 2024–2025.

First, perimeter silt fence and rock construction entrance shall be installed. Then site work shall commence. The contractor shall dispose all debris off–site within 24 hours. Then the site can be graded, utilities installed, including gas, electric, and communication utilities, buildings constructed, curbing and pavements installed, final grade tolerance, and landscape final stabilization. Once final grade is established and certified, the site shall be stabilized with seed and mulch or sod. Once vegetation is established, temporary erosion control measures shall be removed.

POLLUTION PREVENTION NOTES

Solid waste: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction debris and other wastes must be disposed of properly off–site and must comply with MPCA requirements.

Hazardous materials: oils, gasoline, paint, and any hazardous substance must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal must be in compliance with MPCA regulations.

External washing of trucks or other construction vehicles is not allowed on site. No engine degreasing is allowed on site. No concrete washouts are allowed on site.

Concrete truck washout is not to be allowed on site unless washout waste is contained with no discharge to ground surface or site drainage facilities. Containment systems are to be located a minimum 50 feet away from drainage facilities and watercourses. Containment systems shall have an impermeable liner. Containment system shall be clearly marked with signage.

All sanitary waste must be collected from portable toilet units on site by a licensed waste management contractor. The units must be secured and shall be maintained on a regular basis as needed to prevent overfilling.

DESIGN CALCULATIONS

Design calculations, including soil types are on file with: Civil Engineering Site Design

SWPPP Designer: Scott Dahlke (Expires 2025)

EROSION CONTROL NOTES

1. All devices necessary to control erosion and sediment (I.E. perimeter silt fence, rock construction entrances, swales, ponds, berms, ETC.) shall be installed prior to any other construction operations.
2. After completion of final grading, exposed soils must be permanently stabilized within 14 days. Stabilization shall consist of disc–anchored seed & mulch, HECP with fiber reinforced matrix, erosion blanket with seed, or sod.
3. The site must be kept in a well drained condition at all times. The contractor shall be responsible for temporary ditches, or other means necessary to ensure proper drainage. The building pad must be provided with a positive outflow. This work shall be incidental to the grading contract.
4. Entering/exiting of the site shall occur only at rock construction entrance to reduce tracking of dirt onto paved streets. Sediment tracked onto streets during working hours must be reclaimed via street scraping and sweeping at the end of each working day.
5. Stormwater discharge pipe outlet energy dissipation shall be provided by rip–rap with size, quantity, and placement in accordance with City standards. Rip–rap installation shall be within 24 hours of pipe installation.
6. Install silt fence around all temporary inactive stockpiles which are not place within existing silt fence area or other perimeter erosion controls.
7. Stabilization of temporary or permanent drainage ditches that drain water from the construction site must be initiated within 24 hours of connecting the drainage ditch to any storm water conveyance system and must be completed using erosion blanket.
8. Sufficient personnel, equipment, and materials shall be mobilized within 24 hours of written order (ie. email) by the owner or owners representative to conduct corrective work and install temporary erosion control work in the case of an emergency.

EROSION CONTROL INSTALLATION SCHEDULE

1. Silt fence shall be installed or restored prior to any construction. Silt fence shall be located as shown to intercept runoff. The area located beyond the perimeter silt fence shall not be disturbed during construction.
2. Rock Construction Entrance shall be installed prior to grading operations.
3. All storm sewer inlets shall have inlet protection inserts installed. Inserts shall be "Road rain–Top Slab" or "Road Drain–Curb & Gutter" inlet protection devices as manufactured by WIMCO (or approved equal) and installed per manufacture's recommendations.
4. All erosion control installations shall remain in place and be maintained in good condition by the contractor until the site has been re–vegetated, at which time it shall be removed by the contractor. For proposed paved surface areas, the contractor may remove necessary silt fencing to construct roadway, while maintaining adequate erosion control in adjacent areas.
5. Sufficient topsoil shall be stockpiled to allow for the replacement of 6" topsoil for disturbed areas to be re–vegetated.
6. The contractor shall schedule site grading, utility installation and roadway construction so that the general site can be mulched and re–seeded soon after disturbance. Areas that will not be subject to construction traffic for 14 days shall be seeded and mulched or sodded within 14 days of final grading.

EROSION CONTROL MAINTENANCE SCHEDULE

1. Erosion control measures shall be inspected by the contractor's representative and maintained by the contractor every Friday and within 24 hours after any rainfall event larger than 1/2" until the project is completed. Maintenance requirements are as follows: silt fence – 1/3 height of fence or damaged, remove sediment and/or repair fence within 24 hours; rock entrance – refresh as necessary to conform to detail; inlet protection inserts – remove sediment after each rain event, clean or replace filter when clogged; surface water – drain and stabilize, within 7 days of discovery; and street sweeping – remove all sediment tracked onto paved surfaces within 24 hours or as directed by City Engineer.
2. Replacement – Fabric shall be replaced promptly when it decomposes or becomes ineffective before the barrier is no longer necessary.
3. Any sediment remaining in place after silt fence is no longer required shall be dressed to conform with the existing grade, prepared, and seeded with appropriate seed mix, as directed by the engineer.
4. Removal of the silt fence– Silt fences shall be removed when they have served their useful purpose, but not before the upward sloping area has been permanently stabilized.

VEGETATION GROUND COVER SCHEDULE

1. Stabilization of all exposed soil areas must be initiated immediately but in no case completed later than fourteen (14) days after the construction activity in that portion of the site has temporarily or permanently ceased. Seeding and mulching shall conform to the latest NPDES requirements for installation schedule with regards to grading.
2. Permanent turf ground cover shall include all disturbed areas be covered with a minimum 6" topsoil. Turf seed to be MnDOT mix 25–141 applied at 59 lbs/ac with MnDOT Type 3 mulch to be applied at 2 tons/ac and disc anchored in areas not covered by sod or erosion blanket. Infiltration basin seed to be 33–261 applied at 35 lbs/ac with bottom of basin mulched with clean grain straw (Mn/DOT Type 3) applied at 2 tons/ac. Do not seed below open water in wet pond pre–treatment area. Seeding and mulching shall conform to the latest NPDES requirements for installation schedule with regards to grading.
3. Temporary ground cover to be MnDOT seed mix 22–111 shall be applied at 31 lbs/ac, or equivalent as approved by City. MnDOT Type 1 mulch shall be applied at 2 tons/ac and disc anchored in areas not covered by sod or erosion blanket.
4. Fertilizer for turf shall be MnDOT Type 3 22–5–10 and applied at 350 lb/ac. Disc fertilizer into top 3" of soil. Fertilizer. Specification reference is MnDOT 2574.
5. Dormant seed mix shall be used after November 1 or when temperatures do not exceed 40° F, using same rates specified above. No seed shall be placed on snow or ice greater than 2" in depth.
6. Any seeded areas that do not become established with vegetation shall be re–seeded at Contractor's expense.
7. Erosion blanket shall be installed in seed areas with ground surface slopes of 4H:1V or steeper.

RESPONSIBLE PARTY

Contact information for the responsible party for erosion control is:

Owner: Roman Andrigchuk
13850 Lincoln Street NE
Ham Lake, MN 55304
763–516–4206

Contractor: To be Determined

Manager: To be Determined

CITY SPECIFIC REQUIREMENT NOTES

1. A sweeper must be available to the site to remove tracking on public streets within 3 hours notice from the City.
2. Send weekly and 1/2 inch event reports to the city inspector.

INFILTRATION BASIN NOTES

1. Infiltration area shall be staked off during construction to restrict heavy equipment traffic from compacting native soils.
2. Install appropriate temporary erosion control devices to prevent sediment from entering the practice during construction.
3. Grading of the infiltration basin shall be accomplished using low impact earth–moving equipment to prevent compaction of the underlying soils. Small tracked dozers and skid–steers with runner tracks are recommended.
4. In the event that sediment is introduced into the BMP during or immediately following excavation, this material will need to be removed from the basin prior to initiating the next step in the construction process.
5. Install sediment control around basin after completion of basin grading.
6. Seeding and installation of erosion control shall be completed within 48 hours of final grading of basin.

LOCATION OF SWPPP REQUIREMENTS IN PLANS

DESCRIPTION	LOCATION
STANDARD BMP DETAILS	DETAILS ON SHEET C7.1–7.3
STORMWATER CALCULATIONS	STORM SEWER REPORT
SITE MAP	STORM SEWER REPORT
DRAINAGE ROUTING	GRADING PLAN SHEET C2
SOILS DATA	GEOTECHNICAL REPORT

CLIENT:

VOICE OF HOPE CHURCH
13850 Lincoln St NE
Ham Lake, MN 55304

Roman Andriychuk
763-516-4206
roman.atozcontract@gmail.com

SITE DEVELOPMENT PROJECT

15620 Armstrong Blvd NW
Ramsey, MN 55303

SWPPP

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.

Scott Dahlke

Date: 7/11/24 *Reg. No.* 24348

PREPARED BY: *CIVIL ENGINEERING SITE DESIGN*

118 East Broadway St.
PO Box 66
Monticello, MN 55362
Phone: 763–314–0929
www.civilesd.com

REVISIONS
06/18/24 GRADING MODIFICATIONS
07/11/24 CITY COMMENTS

VERTICAL SCALE 1 inch = ____ feet

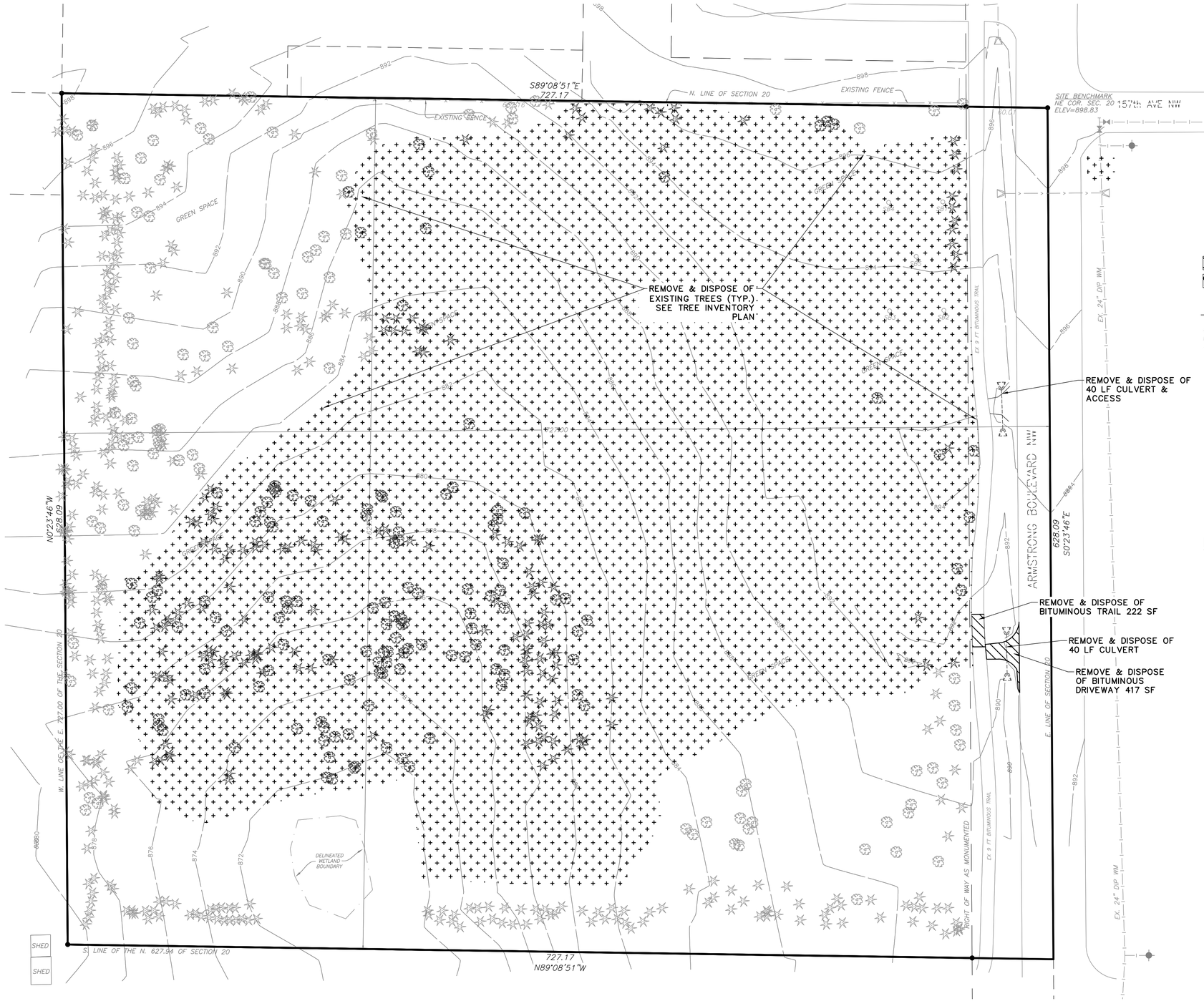
HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
06/14/24	SD	SD	SD

FILE NO. 00948

C5

SWPPP



0 50 100 150

GRAPHIC SCALE IN FEET

LEGEND:

- Existing Contours (908)
- Existing Sanitary Sewer
- Existing Water Main
- Existing Storm Sewer
- Existing Trees
- Existing Bndy Line
- PROPOSED DEMOLITION & REMOVAL AREA
- PROPOSED TREE REMOVAL & DISTURBED AREA

EXISTING LEGAL DESCRIPTION

The North 627.94 feet of the East 727.00 feet, as measured along the East and North lines respectively, thereof, of Section 20, Township 32, Range 25, Anoka County, Minnesota.

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
NORHWESTERN SURVEYING & ENGINEERING, INC.
P.O. BOX 3067
BEMIDJI, MN 56601

DATED: OCT. 02, 2023

SITE BENCHMARK:
NE COR. DEC. 20
ELEV.=898.83

DEMOLITION NOTES

1. Install perimeter sediment controls as soon as possible during clear and grub operations. See Erosion Control Plan.
2. Provide air quality control measures at the request of the Engineer or City Representatives. Take necessary measures to keep dust levels to a minimum. Provide sweeping of adjacent paving as needed, or as required by the City Engineer.
3. Locate and protect all utility lines prior to and during demolition. Utility locations shown are based on best available information and are not guaranteed. Contact private utility service for disconnection and removal.
4. Remove or relocate all existing site features that interfere with the proposed construction.
5. Protect existing site features that are to remain during construction. Replace anything damaged with new construction.
6. Pavement shall be saw cut at limits of removal unless noted otherwise. Do not impede existing traffic circulation to adjacent businesses or streets.
7. Sufficient topsoil shall be stockpiled to allow for the replacement of 6" (4" minimum) of topsoil in disturbed areas to be re-vegetated.
8. All construction and post-construction parking shall be on-site. At no time shall parking, loading, or unloading be allowed on public streets.
9. Storage of materials or equipment shall not be allowed within public Right-of-Way and shall be maintained on site within project boundaries.

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Roman Andriychuk
763-516-4206
roman.atozcontract@gmail.com

SITE DEVELOPMENT PROJECT

15620 Armstrong Blvd NW
Ramsey, MN 55303

EXISTING CONDITION & REMOVAL PLAN

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

Signature: Sergey Dubik
Date: 7/11/24 Reg. No. 24348

PREPARED BY:

CIVIL ENGINEERING
SITE DESIGN
118 East Broadway St.
PO Box 566
Monticello, Mn 55362
Phone: 763-271-0929
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REVISIONS
06/18/24 GRADING MODIFICATIONS
07/11/24 CITY COMMENTS

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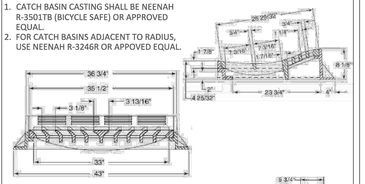
FILE NO. 00948

C6

Existing Conditions & Removal Plan

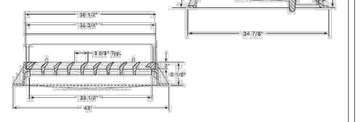
NOTE: SURMOUNTABLE CURB & GUTTER

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



NOTE: B 618 CURB & GUTTER

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



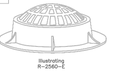
STANDARD CATCHBASIN CASTING

APPROVED: 1 – 2024	City of RAMSEY	STANDARD DETAILS: STORMWATER CASTING
	CITY PLATE No. STO-4	

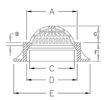
R–2560 Series or Approved Equal. Beehive Grates with Frames

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

Catalog No.	Dimensions In Inches A	B	C	D	E	F	G	Wt. Lbs
R–2560–A	12		11	12 1/2	19	4	4	160
R–2560–B	18	1 1/4	16 1/2	19	26	4	4	180
R–2560–C	18	1 1/4	16 1/2	20 1/2	30	8	4	192
R–2560–D1	22	1 1/2	20	23	28	4	4 1/2	195
R–2560–D2	22	1 1/2	20	24	28 1/4	6	4 1/2	270
R–2560–D	22	1 1/2	20	24 1/2	35	9	4 1/2	315
R–2560–D1	22	1 1/2	20	24	35 1/4	6	7	280
R–2560–D2	22	1 1/2	20 1/2	24	35	9	7	280
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	4	6	240
R–2560–EA	25 3/4	1/8	24 1/8	26 1/2	35 1/2	4	6	235
R–2560–E1	25 3/4	1/8	24 1/8	26 1/2	35 1/2	6	8	280
R–2560–E3	25 3/4	1/8	24 1/8	26 1/2	35 1/2	7	9	300
R–2560–E2	25 3/4	1/8	24 1/8	26 1/2	35 1/2	7	9	300
R–2560–E5	25 3/4	1/8	24 1/8	26 1/2	35 1/2	8	6	345
R–2560–E8	25 3/4	1/8	24 1/8	26 1/2	35 1/2	8	9	365
R–2560–E4	25 3/4	1/8	24 1/8	26 1/2	35 1/2	8	9	365
R–2560–E6	25 3/4	1/8	24 1/8	26 1/2	35 1/2	8	9	365
R–2560–E9	25 3/4	1/8	24 1/8	26 1/2	35 1/2	10	9	360
R–2560–EN	25 3/4	1/8	24 1/8	26 1/2	35 1/2	10	9	385
R–2560–G	32	1 1/2	30	36	46	7	4	535



Furnished standard with ground bearing surfaces.



R–2570 Catch Basin Frame, Grate

Light Duty

Total Weight 170 Pounds



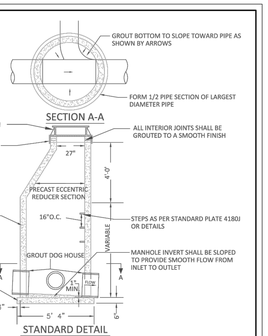
Furnished standard with ground bearing surfaces.



STORM CASTINGS FOR NON–TRAFFIC AREAS

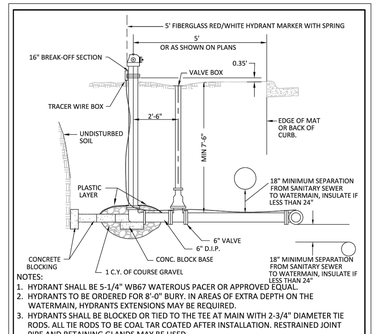
NTS

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



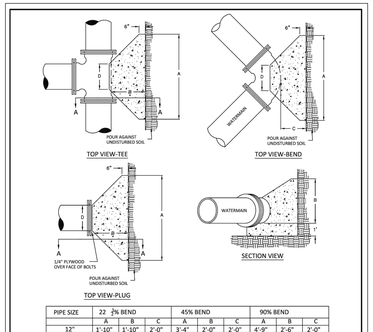
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-3" RINGS, MIN 2-2" RINGS
5. GROUT BETWEEN 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	



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	

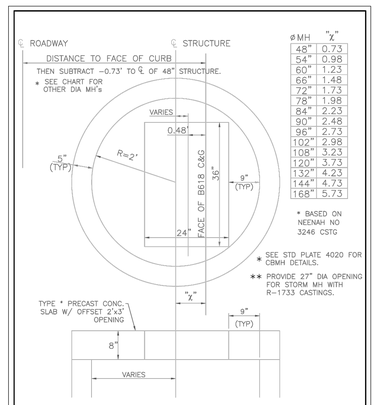


PIPE SIZE	22 ½ BEND			45% BEND			90% BEND		
	A	B	C	A	B	C	A	B	C
12"	1'-10"	1'-10"	2'-0"	3'-4"	2'-0"	2'-0"	4'-9"	2'-6"	2'-0"
16"	3'-0"	2'-0"	2'-0"	3'-10"	3'-0"	2'-0"	6'-3"	3'-6"	2'-6"
20"	3'-6"	2'-8"	3'-0"	5'-6"	3'-4"	3'-0"	8'-4"	4'-0"	
24"	4'-4"	3'-0"	3'-0"	6'-10"	3'-10"	3'-0"	9'-8"	5'-0"	
30"	–	–	3'-6"	9'-3"	6'-0"	3'-6"	13'-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	



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

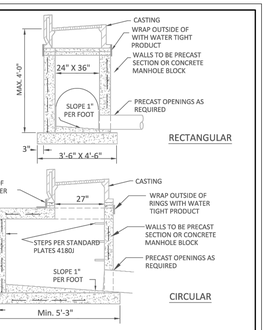
* BASED ON NEENAH NO 3246 CSTG

* SEE STD PLATE 4020 FOR CBMH DETAILS.

** PROVIDE 27" DIA OPENING FOR STORM MH WITH R–1733 CASTINGS.

APPROVED: 4 – 2005	City of RAMSEY	STANDARD DETAILS: SLAB TOP MANHOLE COVER
	CITY PLATE No. STO–5	

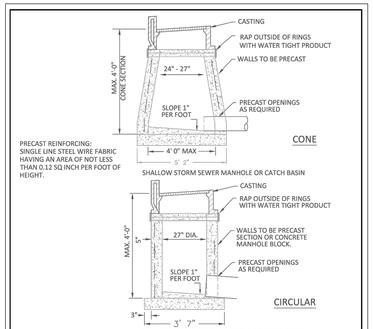
A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE



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

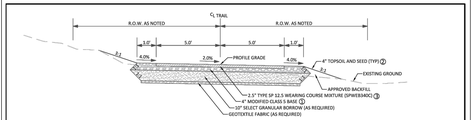
APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: CATCH BASIN
	CITY PLATE No. STO-1	

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

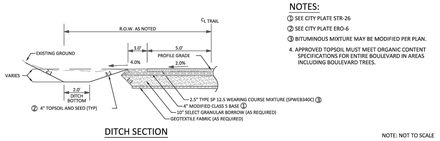


NOTES:
1. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. SHIMS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



TYPICAL SECTION



DITCH SECTION

NOTES:
③ SEE CITY PLATE STR-26
② SEE CITY PLATE ERO-6
③ BITUMINOUS MIXTURE MAY BE MODIFIED PER PLAN.
4. APPROVED TOPSOIL MUST MEET ORGANIC CONTENT SPECIFICATIONS FOR ENTIRE BOULEVARD IN AREAS INCLUDING BOULEVARD TREES.

NOTE: NOT TO SCALE

APPROVED: 1 - 2024	City of RAMSEY	CITY PLATE No. PARK-1	STANDARD DETAILS: BITUMINOUS TRAIL

CURB–CUT OPENING

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1.1–C1.2	PRELIMINARY PLAT & SITE DESIGN
C2	GRADING & DRAINAGE PLAN
C3	SANITARY & WATER UTILITY PLAN
C4	STORM SEWER UTILITY PLAN
C5	SWPPP
C6	EXISTING CONDITIONS & REMOVAL PLAN
C7.1–C7.3	DETAILS

CLIENT:

VOICE OF HOPE CHURCH
13850 Lincoln St NE
Ham Lake, MN 55304

Roman Andriychuk
763-516-4206
roman.atozcontract@gmail.com

SITE DEVELOPMENT PROJECT

15620 Armstrong Blvd NW
Ramsey, MN 55303

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.

Sam Dahl

Date: 7/11/24 *Reg. No.* 24348

PREPARED BY: *CIVIL ENGINEERING SITE DESIGN*

118 East Broadway St.
PO Box 66
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS
06/18/24 GRADING MODIFICATIONS
07/11/24 CITY COMMENTS

VERTICAL SCALE 1 inch = ____ feet

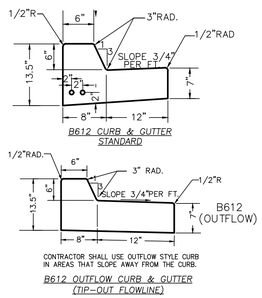
HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

DATE 06/14/24	DRAWN BY SD	DESIGNED BY SD	CHECKED BY SD

FILE NO. 00948

C7.1

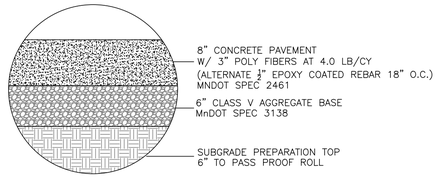
Details



B612 CURB & GUTTER STANDARD

CONTRACTOR SHALL USE OUTFLOW STYLE CURB IN AREAS THAT SLOPE AWAY FROM THE CURB.

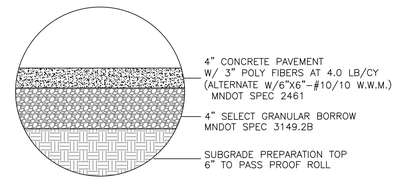
B612 OUTFLOW CURB & GUTTER (TIP-OUT FLOWLINE)



NOTES:

1. CONCRETE MIX SHALL CONFORM TO MNDOT SPEC. 2461
   MIX No. 3F32 FOR SLIPFORM PLACEMENT (4,500 PSI)
   MIX No. 3F52 FOR MANUAL PLACEMENT (4,500 PSI)
2. CONCRETE PLACEMENT SHALL CONFORM TO MNDOT SPEC. 2301
3. CONTRACTOR SHALL SPACE THE CONTRACTION JOINTS AT 12'-0" O.C.
4. SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

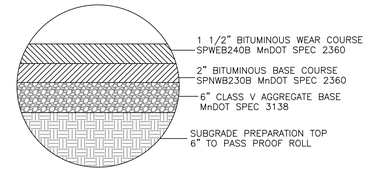
CONCRETE PAVEMENT - HEAVY DUTY



NOTES:

1. CONCRETE MIX SHALL CONFORM TO MNDOT SPEC. 2461
   MIX No. 3F32 FOR SLIPFORM PLACEMENT
   MIX No. 3F52 FOR MANUAL PLACEMENT
2. CONCRETE PLACEMENT SHALL CONFORM TO MNDOT SPEC. 2301
3. CONTRACTOR SHALL SPACE THE CONTRACTION JOINTS AT 6'-0" O.C.
4. SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

CONCRETE PAVEMENT - LIGHT DUTY



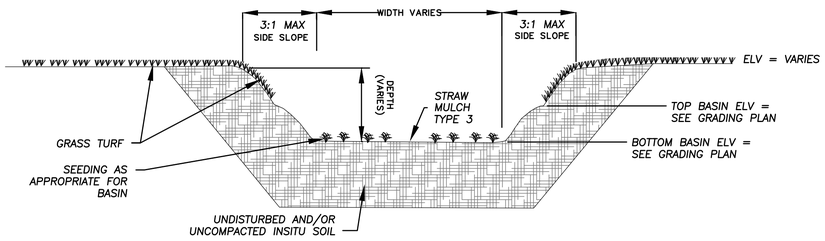
NOTE: SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

BITUMINOUS PAVEMENT

PRE-TREATMENT BASIN LINER NOTES

CLAY LINER CRITERIA (Per MPCA Gudelines)

- 50 PERCENT FINES (200 SIEVE) OR MORE
- AN IN-PLACE HYDRAULIC CONDUCTIVITY OF 1X10 CENTIMETERS PER SECOND (CM/S) OR LESS
- AVERAGE LIQUID LIMIT OF 25 OR GREATER, WITH NO VALUE LESS THAN 20
- AVERAGE PI OF 12 OR MORE, WITH NO VALUES LESS THAN 10
- CLAY INSTALLED WET OF OPTIMUM IF USING PROCTOR, AND 2 PERCENT WET OF OPTIMUM IF USING MODIFIED PROCTOR
- CLAY COMPACTION AND DOCUMENTATION AS SPECIFIED IN NRCS WISCONSIN CONSTRUCTION SPECIFICATION 300, CLAY LINERS
- MINIMUM THICKNESS OF TWO FEET



TYPICAL INFILTRATION BASIN CROSS-SECTION

NOT TO SCALE

INFILTRATION BASIN GENERAL NOTES:

1) INSTALL ALL TEMPORARY EROSION CONTROL MEASURES (IN ACCORDANCE WITH MnDOT GENERAL CONDITIONS 2573) PRIOR TO THE START OF ANY CONSTRUCTION OPERATION THAT MAY CAUSE ANY SEDIMENTATION OR SILTATION AT THE SITE.

2) INSTALL STORM DRAIN INLET PROTECTION TO PREVENT CLOGGING OF THE STORM SEWER AND SEDIMENT LOADS TO DOWNSTREAM STORM WATER FACILITIES OR WATERBODIES.

3) IF THE STORM WATER BMP IS BEING DESIGNED TO SERVE AS A TEMPORARY SEDIMENT BASIN, GRADE THE BMP TO WITHIN 12" ABOVE THE FINAL GRADE TO PROTECT THE UNDERLYING MATERIAL FROM CLOGGING. ONCE CONSTRUCTION IN THE CONTRIBUTING DRAINAGE AREA HAS BEEN COMPLETED AND THE SITE ISSTABILIZED, EXCAVATE THE INFILTRATION BASIN TO FINAL GRADE AND COMPLETE CONSTRUCTION OF THE INFILTRATION BASIN.

4) GRADING OF THE INFILTRATION BASIN SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH MOVING EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. SMALL TRACKED DOZERS AND BOBCATS WITH RUNNER TRACKS ARE RECOMMENDED.

5) EXCAVATE THE INFILTRATION BASIN TO THE SPECIFIED DEPTH (ELEVATION). ALL SUB MATERIAL BELOW THE SPECIFIED ELEVATION SHALL BE LEFT UNDISTURBED, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

6) IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL WILL NEED TO BE REMOVED FROM THE INFILTRATION BASIN PRIOR TO INITIATING THE NEXT STEP IN THE INFILTRATION BASIN CONSTRUCTION PROCESS. THIS IS ESPECIALLY IMPORTANT IF THE INFILTRATION BASIN HAS BEEN DESIGNED TO INFILTRATE STORM WATER. SEDIMENT THAT HAS BEEN WASHED INTO THE INFILTRATION BASIN DURING THE EXCAVATION PROCESS CAN SEAL THE PERMEABLE MATERIAL, SIGNIFICANTLY REDUCING THE INFILTRATION CAPACITY OF THE SOILS.

7) INFILTRATION BASIN TO BE SEEDED WITH MNDOT SEED MIX 33-261 OR APPROVED EQUAL. SEEDING SHALL CONFORM TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.

8) BOTTOM OF INFILTRATION BASIN TO BE SEEDED AND SHALL BE MULCHED WITH CLEAN GRAIN STRAW (MnDOT TYPE 3) AT A RATE OF 2 TONS PER ACRE.

9) SEEDING AND INSTALLATION OF ANY EROSION CONTROL BLANKET NECESSARY SHALL BE COMPLETED WITHIN SEVEN DAYS (7) DAYS OF FINAL GRADING.



SPECIFICATIONS:

MONUMENT
CONSISTS OF A POST AND A WETLAND BUFFER SIGN

WETLAND BUFFER SIGNS
MOUNTED FLUSH WITH THE TOP OF THE POSTS
FASTENED WITH NON-REMOVABLE SCREWS OR RIVETS
SIGN IS BROWN WITH WHITE LETTERING 12"X12"
SIGN SHALL HIGH 3M HIGH INTENSITY REFLECTIVE SHEETING

POST MATERIALS
GALVANIZED STEEL POST

POST INSTALLATION
MOUNTED TO A HEIGHT OF FOUR FEET ABOVE GRADE
SET AT LEAST 42 INCHES IN THE GROUND
INSTALLED AT EACH LOT LINE WHERE IT CROSSES A WETLAND BUFFER, WITH A MAXIMUM SPACING OF 200 FEET BETWEEN SIGNS IF NO BUFFER IS REQUIRED, SIGNS SHALL BE AT THE EDGE OF THE WETLAND)
PLACE ADDITIONAL POSTS AS NECESSARY TO FOLLOW CONSERVATION EASEMENT LINE

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CLIENT:

VOICE OF HOPE CHURCH
13850 Lincoln St NE
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Roman Andriychuk
763-516-4206
roman.atozcontract@gmail.com

SITE DEVELOPMENT PROJECT

15620 Armstrong Blvd NW
Ramsey, MN 55303

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.

Date: 7/11/24 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN
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REVISIONS
06/18/24 GRADING MODIFICATIONS
07/11/24 CITY COMMENTS

VERTICAL SCALE 1 inch = ____ feet

HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
06/14/24	SD	SD	SD

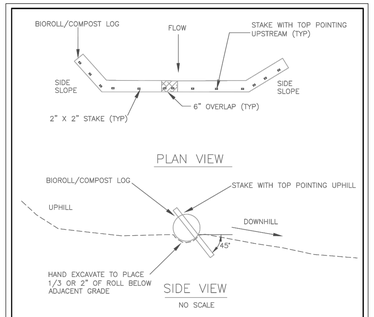
FILE NO. 00948

C7.2

Details

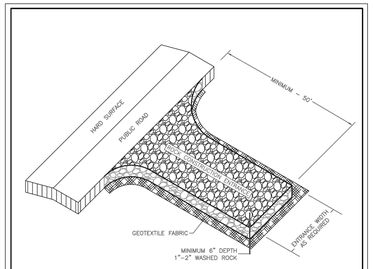
Notes:
1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE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

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



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

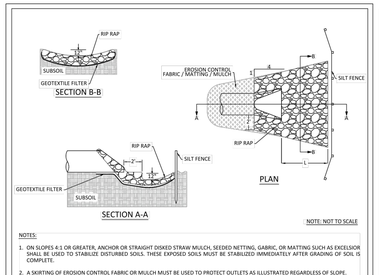
APPROVED: 3 – 2016 | City of RAMSEY | STANDARD DETAILS: BIO ROLL (COMPOST LOG) | CITY PLATE No. ERO–4



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. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

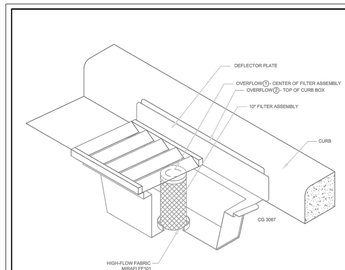
RIP RAP AT RCP OUTLETS

DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.6	7.1
24	12	33.2	8.5
27	12	35.2	9.5
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.1	22.2

RIP RAP AT RCP-A OUTLETS

SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.5
36	14	43.5	11.9
43	16	50.5	14.3
51	18	59.5	17.4
58	20	67.2	19.8

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

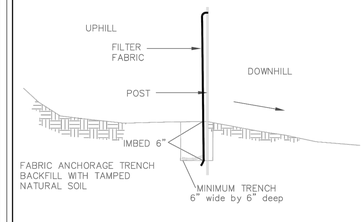


INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

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

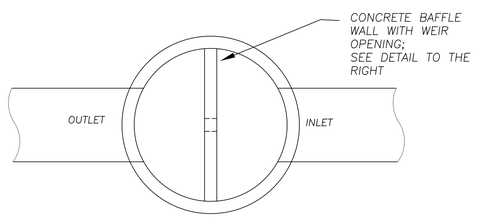


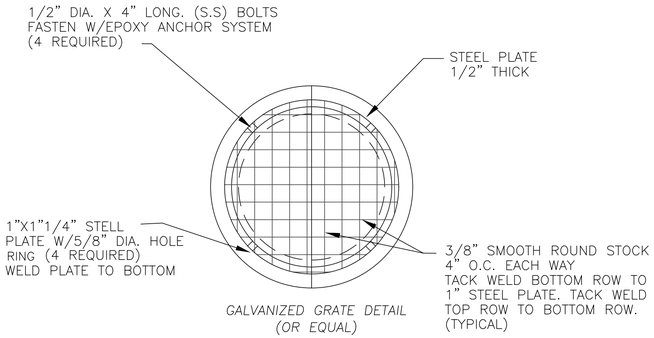
INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

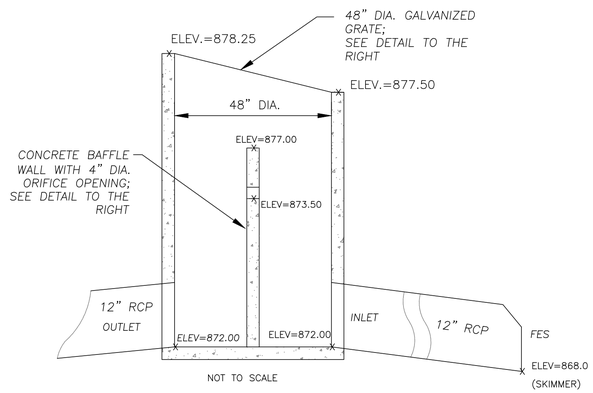
NO SCALE

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

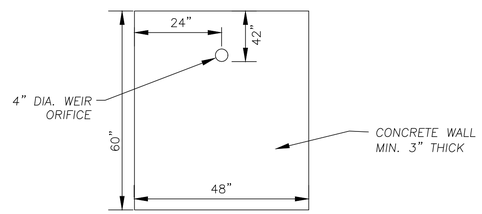




GALVANIZED GRATE DETAIL (OR EQUAL)



NOT TO SCALE



CONCRETE BAFFLE WALL WITH WIER ORIFICE DETAIL

BASIN OUTLET CONTROL STRUCTURE (OCS-1)

NOT TO SCALE

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1.1–C1.2	PRELIMINARY PLAT & SITE DESIGN
C2	GRADING & DRAINAGE PLAN
C3	SANITARY & WATER UTILITY PLAN
C4	STORM SEWER UTILITY PLAN
C5	SWPPP
C6	EXISTING CONDITIONS & REMOVAL PLAN
C7.1–C7.3	DETAILS

CLIENT:
VOICE OF HOPE CHURCH
13850 Lincoln St NE
Ham Lake, MN 55304

Roman Andriychuk
763-516-4206
roman.atozcontract@gmail.com

SITE DEVELOPMENT PROJECT
15620 Armstrong Blvd NW Ramsey, MN 55303

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.
Sam Dahl
Date: 7/11/24 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN
118 East Broadway St.
PO Box 466
Monticello, MN 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS
06/18/24 GRADING MODIFICATIONS
07/11/24 CITY COMMENTS

VERTICAL SCALE 1 inch = ____ feet
HORIZONTAL SCALE 1 inch = ____ feet (FULL SIZE SHEET 22 x 34)

DATE 06/14/24 | DRAWN BY SD | DESIGNED BY SD | CHECKED BY SD

FILE NO. 00948

C7.3
Details

PER THE CITY OF RAMSEY LANDSCAPE ORDINANCE, REQUIRED LANDSCAPE QUANTITIES FOR THIS PROJECT ARE BASED ON RATIOS BASED ON BUILDING AREA OR SITE PERIMETER, WHICHEVER IS GREATER. FOR THIS PROJECT, SITE PERIMETER IS BEING USED FOR BOTH TREE AND SHRUB CALCULATIONS AND ARE CALCULATED AS FOLLOWS:

1. SITE PERIMETER = 2,484 LINEAL FEET
2. DIVIDED BY 50 = 49.68 = 50 TREES REQUIRED
3. DIVIDED BY 30 = 82.80 = 83 SHRUBS REQUIRED

ROAD FRONTAGE PLANTINGS:
THE LANDSCAPE ORDINANCE REQUIRES ONE OVERSTORY TREE BE PLANTED FOR EVERY 35 LINEAL FEET OF PUBLIC ROAD FRONTAGE. FOR THIS PROJECT, ONLY THE EAST SIDE IS ADJACENT A PUBLIC ROAD AND IS CALCULATED AS FOLLOWS:

1. ARMSTRONG BOULEVARD FRONTAGE = 595 LINEAL FEET
2. DIVIDED BY 35 = 17 TREES REQUIRED
3. MANY EXISTING TREES (15+ QUALITY SPECIES) ARE BEING PRESERVED ON THE SOUTHEAST CORNER OF THE SITE AND ARE COUNTED TOWARD ROAD FRONTAGE SCREENING.
4. FIVE TREES ARE ADDED TO THE NORTH TO COMPLETE THE SCREENING REQUIREMENT.

LANDSCAPE CALCULATIONS:

PARKING LOT TREE PLANTINGS:
THE LANDSCAPE ORDINANCE REQUIRES ONE OVERSTORY TREE BE PLANTED FOR EVERY 10 SURFACE PARKING STALLS.

1. TOTAL PARKING COUNT = 261 SPACES
2. DIVIDED BY 10 = 26 TREES REQUIRED
3. 26 TREES PROVIDED

114+ TREES INCLUDE:

1. 8 OVERSTORY TREES - GENERAL LANDSCAPE REQUIREMENT
2. 75+ QUALITY EXISTING TREES RETAINED
3. 26 OVERSTORY TREES - PARKING LOT REQUIREMENT
4. 5 OVERSTORY TREES - ARMSTRONG BLVD FRONTAGE REQUIREMENT

120 SHRUBS/PERENNIALS INCLUDE:

1. 48 DECIDUOUS SHRUBS
2. 18 CONIFEROUS SHRUBS
3. 18 ORNAMENTAL GRASSES
4. 36 PERENNIALS

TREES WILL BE PLANTED AT THE MINIMUM SIZES AS SHOWN ON THE PLANT SCHEDULE. PROPOSED MINIMUM SIZES ARE:

1. 2.0" CAL. FOR DECIDUOUS TREES
2. 1.5" CAL. FOR ORNAMENTAL TREES
3. 6' HEIGHT FOR CONIFEROUS TREES

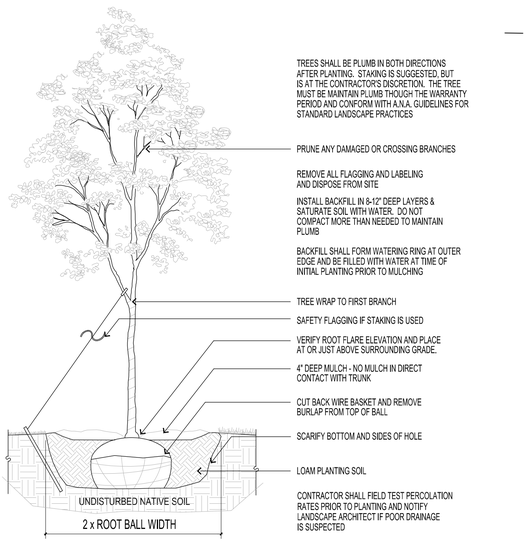
DECIDUOUS OVERSTORY TREES:

SWAMP WHITE OAK Quercus bicolor 13 = Quantity @ 2" Caliper		CLUMP RIVER BIRCH Betula nigra 'Clump' 3 = Quantity @ 12' Height	
PRINCETON ELM Ulmus americana 'Princeton' 5 = Quantity @ 2" Caliper		BOULEVARD LINDEN Tilia americana 'Boulevard 5 = Quantity @ 2" Caliper	
FALL FIESTA MAPLE Acer sacharum 'Bailsta' 2 = Quantity @ 2" Caliper		HACKBERRY Celtis occidentalis 8 = Quantity @ 2" Caliper	

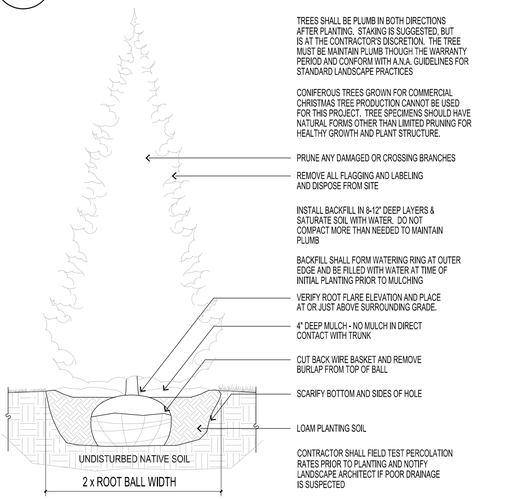
CONIFEROUS TREES:

BLACK HILLS SPRUCE 3 = Quantity @ 6' Height	
COLORADO SPRUCE 3 = Quantity @ 6' Height	
AUSTRIAN PINE 3 = Quantity @ 6' Height	
SCOTCH PINE 3 = Quantity @ 6' Height	

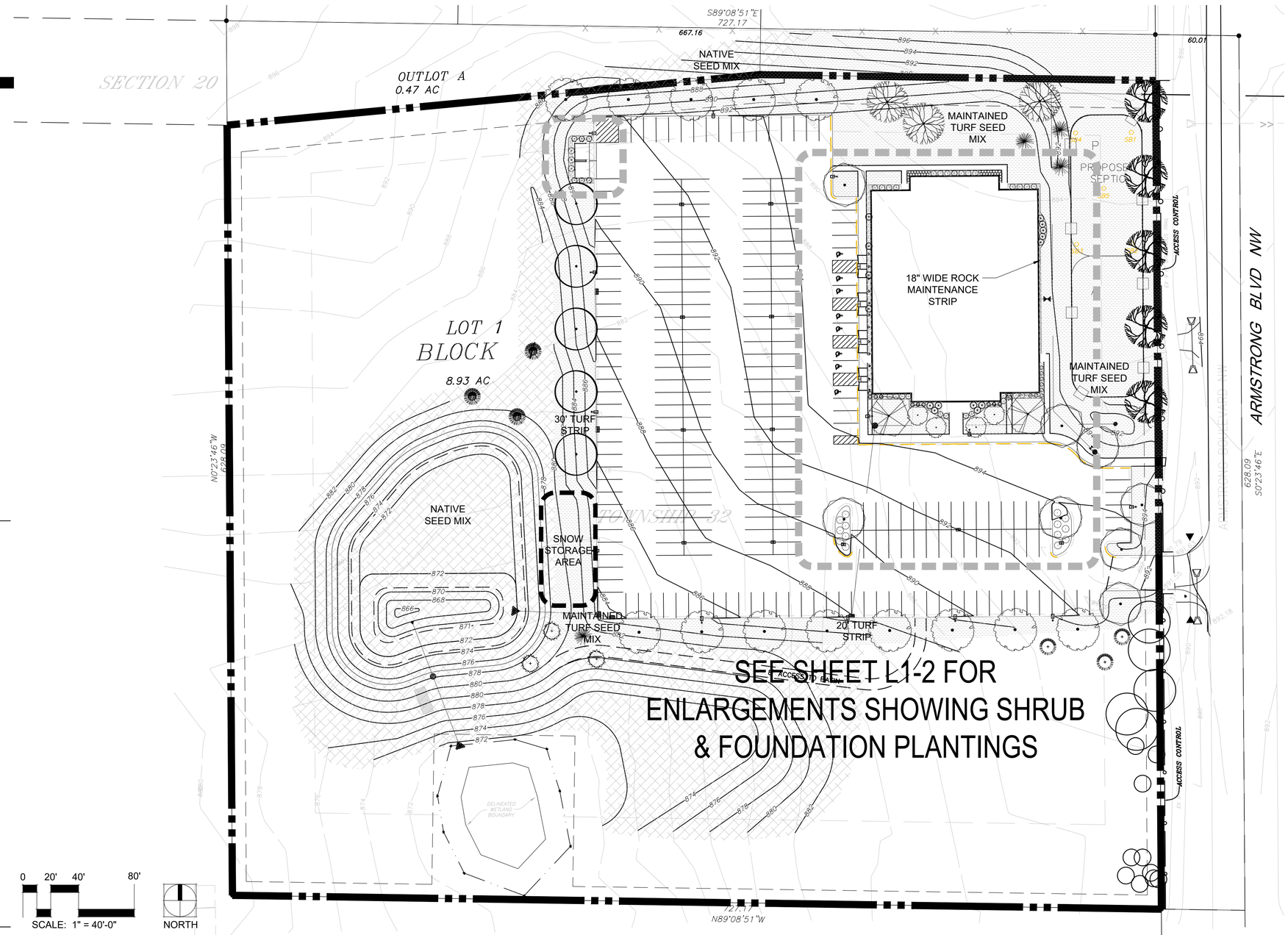
TREE PLANTING KEY:



1 L1-1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"



2 L1-1 CONIFEROUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"



SEE SHEET L1-2 FOR ENLARGEMENTS SHOWING SHRUB & FOUNDATION PLANTINGS

0 20' 40' 80'
SCALE: 1" = 40'-0"

NORTH

TREE PLANTING DETAILS:

TREE PLANTING PLAN:

Inside Outside Architecture Inc.

14165 James Road - Suite 200A
Rogers, MN 55374

Phone: 612-237-8355
www.insideoutsidearchitecture.com

Project Name:
VOICE OF HOPE CHURCH

Ramsey, Minnesota

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am Registered Landscape Architect under the laws of the State of Minnesota.

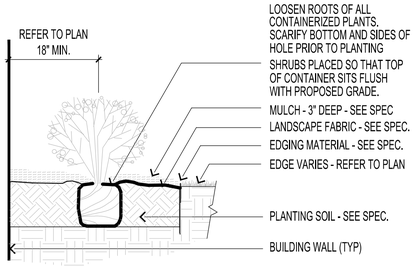
Name: Paul Kangas
Registration #: 26017

Signature:

Project #:	24-0013
Date:	CITY SUBMITTAL | 06-14-2024
Revision:	PER CITY COMMENTS | 07-11-2024
Drawn By:	PK
Checked By:	PK

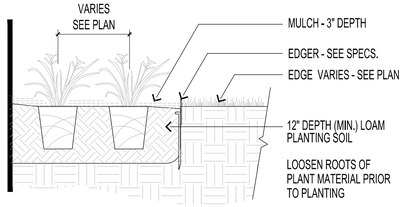
Sheet Title:
OVERALL TREE PLANTING PLAN

Sheet Number:
L1-1



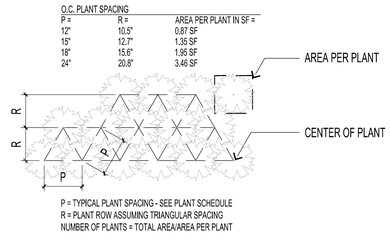
1 L1-2 SHRUB PLANTING DETAIL

SCALE: 3/4" = 1'-0"



2 L1-2 PERENNIAL PLANTING

SCALE: 3/4" = 1'-0"



3 L1-2 PERENNIAL SPACING GUIDELINES

SCALE: 3/4" = 1'-0"

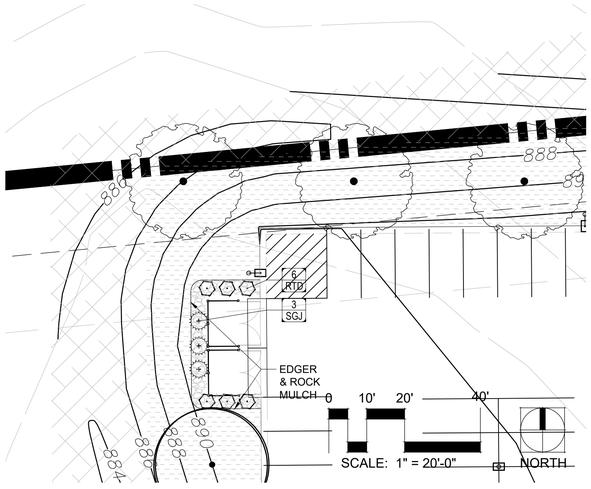
PLANTING DETAILS:

GRAPHIC	MATERIAL	SPECIFICATION	NOTES
	ROCK MULCH	1.5" DIAMETER GRANITE RIVER ROCK MULCH	3" DEPTH
	TURF SEED	MN/DOT SEED MIX #25-121 MAINTAINED TURF FOR SANDY SOILS	61 LBS/ACRE
	NATIVE SEED	MN/DOT SEED MIX #33-261 STORMWATER BASINS	40 LBS/ACRE

GROUNDCOVER SCHEDULE:

PLANTING SCHEDULE:

SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT	COMMENTS
DECIDUOUS SHRUBS						
ALP	7	ALPINE CURRANT	Ribes alpinum	24" HGT.	POT	5' O.C.
ANH	8	ANNABELLE HYDRANGEA	Hydrangea arborescens 'Annabelle'	24" HGT.	POT	5' O.C.
AWS	4	ANTHONY WATERER SPIREA	Spirea x bumalda 'Anthony Waterer'	24" HGT.	POT	5' O.C.
DBH	14	DWARF BUSH-HONEYSUCKLE	Diervilla lonicera	24" HGT.	POT	5' O.C.
MKL	8	MISS KIM LILAC	Syring patula 'Miss Kim'	24" HGT.	POT	5' O.C.
RTD	6	ARCTIC FIRE RED DOGWOOD	Cornus stolonifera 'Farrow'	24" HGT.	POT	5' O.C.
CONIFEROUS SHRUBS						
DFJ	4	DAUB'S FROSTED JUNIPER	Juniperus chinensis 'Daub's Frosted'	24" HGT.	POT	5' O.C.
SGJ	3	SEA GREEN JUNIPER	Juniperus chinensis 'SeaGreen'	24" HGT.	POT	5' O.C.
TYE	5	TAUNTON YEW	Taxus x media 'Taunton'	24" HGT.	POT	5' O.C.
ORNAMENTAL GRASSES						
KFG	18	KARL FOERSTER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL	POT	3' O.C.
PERENNIALS						
OST	36	OSTRICH FERN	Matteuccia struthiopteris	1 GAL	POT	3' O.C.



GARBAGE AREA ENLARGEMENT:

PLANT SELECTIONS:
SUBSTITUTIONS WILL BE CONSIDERED ONLY IF REQUESTED PRIOR TO BIDDING OF THE PROJECT. THE CONTRACTOR SHALL VERIFY AVAILABILITY OF THE SPECIFIED MATERIALS AND INFORM THE LANDSCAPE ARCHITECT OF ANY CONCERNS PRIOR TO SUBMITTING A BID.

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE NURSERY STOCK STANDARDS AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA).

UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED SHRUB HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE THE ROOT FLARE. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE THE ROOT FLARE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL HAVE A FULL, NATURAL FORM CONSISTENT WITH THE SPECIES.

THE LANDSCAPE PLAN TAKES PRECEDENCE OVER THE PLANT SCHEDULE IF ANY DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

STORAGE OF PLANTS ON CONSTRUCTION SITE:
PLANTS SHALL NOT BE STORED ON SITE FOR EXTENDED TIME PERIODS. IF PLANTINGS CANNOT BE PLACED IN THE GROUND, AND WELL WATERED THAT SAME DAY, THE PLANTINGS SHALL HAVE MOIST MULCH COVERING THE ROOTS AT ALL TIMES.

PLANTING INSTRUCTIONS:
ALL PLANTINGS SHALL BE INSTALLED PER THE PLANTING DETAILS AS SHOWN IN THESE CONSTRUCTION DOCUMENTS. PARTICULAR ATTENTION WILL BE PAID TO OVERSIZING THE PLANTING HOLE AND CREATION OF A WATERING WELL TO ALLOW SOAKING OF THE PLANTING BACKFILL FOR EACH PLANTING.

EDGING AND MAINTENANCE STRIPS:
BLACK POWDER COATED STEEL EDGER TO BE USED TO CONTAIN SHRUBS AND MAINTENANCE STRIP AREAS.

MAINTENANCE STRIPS SHALL HAVE EDGER AND MULCH AS SPECIFIED OR AS INDICATED ON DRAWINGS.

MULCHING:
A 3" DEPTH OF RIVER ROCK MULCH SHALL BE CLEAN AND FREE OF ANY SIGNIFICANT DIRT, SOIL, OR ORGANIC MATTER THAT WILL PROMOTE WEED GROWTH. HIGH QUALITY GEOTEXTILE FABRIC, WITH EDGES OVERLAPPED AT LEAST 12", SHALL BE PLACED UNDER ALL ROCK MULCH.

ALL TREES SHALL HAVE A MULCH RING (MINIMUM 48" DIAMETER) OF 4" DEEP SHREDDED HARDWOOD MULCH WITH NONE IN DIRECT CONTACT WITH TREE TRUNK.

STAKING:
STAKING OF THE TREES IS OPTIONAL, BUT THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CORRECTING ANY TREES THAT FALL OUT OF PLUMB DURING THE WARRANTY PERIOD.

REMOVAL OF TAGGING:
ALL TAGGING AND PLANT LABELS SHALL BE REMOVED AFTER PLANTING. BALLED AND BURLAPPED PLANTINGS SHALL HAVE ANY ROPE REMOVED FROM THE TRUCK AND THE TOP OF THE WIRE CAGE REMOVED FROM THE BALL AFTER PLACEMENT IN THE PLANTING PIT.

WARRANTY PERIOD:
ALL PLANTING SHALL BE COVERED BY A TWO YEAR WARRANTY PERIOD TO COVER REPLACEMENT OF ANY PLANTINGS THAT HAVE DIED OR ARE SHOWING OBVIOUS SIGNS OF STRESS AT THE WARRANTY INSPECTION. REPLACEMENT OF ANY FAILED PLANTINGS INCLUDES RE-ESTABLISHING CLEAN MULCH AROUND ANY REMOVALS AND OFF-SITE DISPOSAL OF ANY MATERIALS.

PLANTING NOTES:

IRRIGATION:
IRRIGATION IS NOT PROPOSED ON THIS PROPERTY.

SUPPLEMENTAL WATERING:
TURF AND NEW PLANTINGS WILL BE WATERED AS NEEDED BY OWNER DURING THE FIRST TWO YEARS TO ENSURE ESTABLISHMENT OF ANY PLANT MATERIALS AND TURF AREAS.

WATER NEEDS:
TURF AREAS SHOULD RECEIVE APPROXIMATELY 1" WEEKLY TOTAL WATERING. SPRINKLERS WILL BE SET BY OWNER AS NEEDED.

TREE, SHRUB, AND PERENNIAL PLANTINGS SHOULD BE THOROUGHLY DRENCHED DURING INITIAL PLANTING EFFORTS AND WATERED AS NEEDED IF SUFFICIENT RAINFALL IS NOT RECEIVED. PLANT SPECIES HAVE BEEN SELECTED TO THRIVE UNDER LOCAL CONDITIONS WITHOUT ADDITIONAL IRRIGATION. EXCEPTIONALLY DRY OR HOT PERIODS MAY REQUIRE SUPPLEMENTAL WATERING DURING THE ESTABLISHMENT PERIOD.

WATERING SCHEDULE:

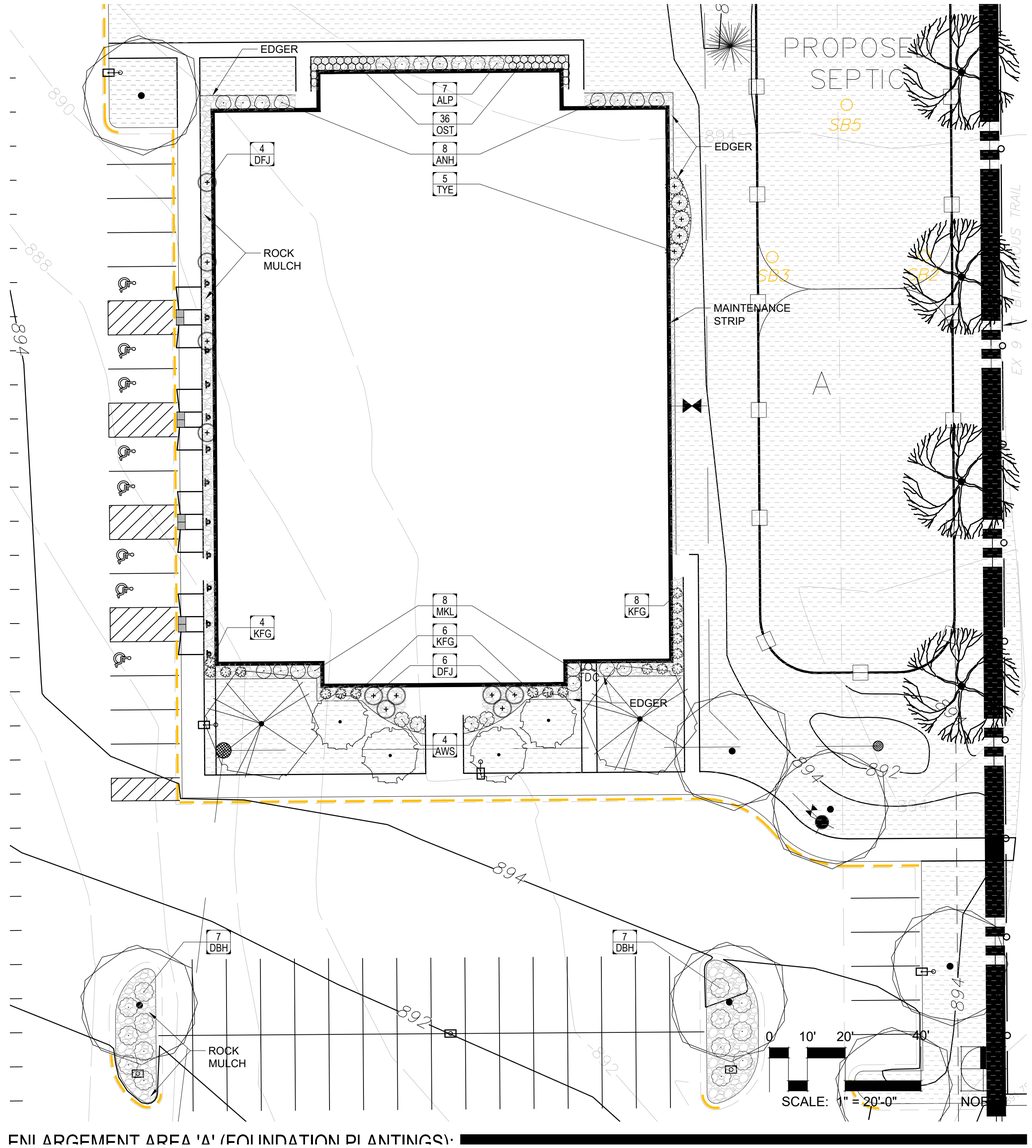
MAINTAINED TURF:
ALL FUTURE CLOSELY MOWN AREAS SHALL BE SEEDED USING THE SEED MIXES AS NOTED ON THE PLAN. THE SEED MIXES HAVE BEEN SELECTED BASED ON ANTICIPATED SOIL CONDITIONS IN THIS AREA. NOTIFY THE OWNER IF CHANGES ARE RECOMMENDED.

STARTER FERTILIZER:
AT THE TIME OF SEEDING, A STARTER FERTILIZER SHOULD BE APPLIED TO ASSIST IN PROPER GERMINATION AND GROWTH OF NEWLY SEEDED AREAS. A HIGH QUALITY, COMMERCIAL FERTILIZER SHOULD BE USED PER THE MANUFACTURER'S RECOMMENDED APPLICATION RATES BASED ON PROPOSED SEED AND SOIL TYPES.

ESTABLISHMENT:
TURF MUST SHOW AT LEAST 80% TOTAL COVERAGE, WITHIN ANY 100 SF SAMPLE AREA, TO BE CONSIDERED FULLY ESTABLISHED. THE SEEDING CONTRACTOR IS RESPONSIBLE FOR ANY OVERSEEDING UNTIL TURF COVERAGE IS DEEMED SATISFACTORY.

BROADLEAF CONTROL:
THE FUTURE MAINTENANCE FOR TURF AREAS SHALL INCLUDE BROADLEAF WEED CONTROL TO ALLOW TURFGRASS SPECIES AMPLE TIME TO ESTABLISH WITHOUT COMPETITION FROM WEEDS.

TURF ESTABLISHMENT NOTES:



ENLARGEMENT AREA 'A' (FOUNDATION PLANTINGS):

Inside Outside Architecture Inc.

14165 James Road - Suite 200A
Rogers, MN 55374

Phone: 612-237-8355
www.insideoutsidearchitecture.com

Project Name:
VOICE OF HOPE CHURCH

Ramsey, Minnesota

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am Registered Landscape Architect under the laws of the State of Minnesota.

Name: Paul Kangas
Registration #: 26017

Signature:

Project #:	24-013
Date:	CITY SUBMITTAL | 06-14-2024
Revision:	PER CITY COMMENTS | 07-11-2024
Drawn By:	PK
Checked By:	PK

Sheet Title:
FOUNDATION PLANTING PLAN AND DETAILS

Sheet Number:
L1-2

Voice of Hope Church
Native Seed Maintenance Plan
Ramsey, MN

Protocols to be followed are listed below for site preparation/seeding and maintenance of disturbed areas that are designated to be seeded with a native seed mix and managed annually for weedy and invasive species.

Site Preparation & Seeding (assuming fall seeding)

Soils within the disturbed buffer areas will first be decompacted to a depth of 18 inches and organic matter will be incorporated into soils, and then fine graded/smoothed before the seeding work begins (to be done by the general contractor or excavator). The areas will be left/avoided for a minimum of 30 days to allow weeds to germinate and regrow.

A broad-spectrum herbicide treatment will be applied as per manufacturer's directions. Herbicide treatment areas will be left/avoided for a minimum of 30 days before native seeding commences.

The soil will be harrowed or raked to create a smooth seedbed, and a roller or cultipacker will be used to create a firm seedbed. All seed will be applied by broadcasting, drilling or as otherwise recommended by the contracted revegetation specialist.

The proposed seed mix and rate for disturbed buffer areas is State Seed Mix 34-261 or similar at a rate of 6.5 lbs/acre of grasses, sedges, rushes and forbs, and 25.0 lbs/acre of cover crop.

Native seed mix actually used will depend on the hydrologic conditions of the landscape post grading and seed availability. Seed will be purchased from a reputable seed company such as Ramy Turf Products or Shooting Start Native Seeds, and will be of local origin.

Erosion Control

Newly seeded areas will be mulched with clean straw at a rate of 1.5 tons per acres. The straw will be disk anchored, where accessible. Upon completion of seed installation, a site visit will be conducted with the vegetation contractor to confirm seeding was consistent with the approved plan and collect seed
tags.

Maintenance

A standard maintenance plan for areas of native seeding is provided below. Revisions to this plan may occur. The intent of the management plan is to: 1) promote the growth of native species, and 2) control noxious and/or invasive species such as Canada thistle. When a noxious or invasive species occurs, the appropriate technique to control or eliminate that species will be implemented.

Year 1 (fall dormant seeding)

- Fall dormant seed as described in the Planting Plan
- Buffer plantings that do not survive will be replaced

Year 2 Management

- Mow 2-3 times with mower deck 6-8 inches off the ground to prevent development of weedy species
- Spot spray perennial weedy species as needed
- Buffer plantings that do not survive will be replaced

Year 2 Evaluation

- Cover crop will be gone unless winter wheat was used in a fall planting
- Grasses forming clumps 1-6 inches apart in drill rows, but still short
- Some flowers should be blooming
- Flush growth of foxtail and other annuals may indicate need for more frequent mowing
- Plan supplemental seeding for Year 3 if needed

Year 3/Ongoing Annual Maintenance Plan

1. Areas of bare ground or dead vegetation of more than 20 square feet shall be reseeded (Year 3 only).
2. Spot spray perennial weeds as necessary.
3. Patches of problem species that represent more than 5% cover of buffer areas should be spot mowed to prevent seed set and treated with herbicide at an appropriate time. Management of weedy species in the buffer shall be conducted on an annual basis.

ROAD IMPROVEMENT
AND
SPECIAL ASSESSMENT AGREEMENT,
WAIVER OF HEARING AND APPEAL

AGREEMENT made this ___ day of _____, 2024, by and between the City of Ramsey, a Minnesota municipal corporation ("City"), and Voice of Hope Church, ("Property Owner").

RECITALS

A. Property Owner is the fee owner of the following described real property, located in the City of Ramsey, Anoka County, Minnesota ("Subject Property"):

Mailing Address: 15620 Armstrong Blvd NW, Ramsey, MN

Legally described as follows:

Lot 1, Block 1, Voice of Hope Church Addition, Anoka County, Minnesota

All being Abstract property.

B. Property Owner acknowledges that its future primary access to the public right of way is by traverse over the City owned stub in for the potential future location of 157th Avenue NW and that should future development of the Subject Property be done, construction of 157th Avenue NW, with proper utilities, will be necessary.

C. To ensure proper access to a public right of way for any lots developed on the Subject Property and in the event Property Owner cannot finance the construction of 157th Avenue NW, the Property Owner requests that the City of Ramsey undertake the construction of 157th Avenue NW, including the extension of sanitary sewer, looping of the water main, and associated

services. ("Public Improvement").

D. The costs expected to be incurred for the Public Improvement is the amount of the special assessment listed below.

NOW, THEREFORE, IN CONSIDERATION OF THEIR MUTUAL COVENANTS, THE PARTIES HERETO AGREE AS FOLLOWS:

1. The Property Owner agrees, in the event Property Owner undertakes to further develop the Subject Property, Property Owner will construct 157th Avenue NW. In the event the Property Owner cannot finance the construction of 157th Avenue NW, the Property Owner agrees to allow the City to complete and perform necessary and related work for the construction of 157th Avenue NW ("Public Improvement"), allow the City to incur the cost of construction, and collect payment for same, pursuant to the terms of this Agreement.

2. The City will assess the Subject Property for its portion (the south half of the roadway) of the Public Improvement. The Subject Property's portion of the assessment shall be allocated One Hundred Percent (100%) to Lot 1, Block 1, Voice of Hope Church Addition. The amount of the special assessment to the Subject Property shall be the fair market value for the cost of the Public Improvement shall be equal to the fair market value to complete the Public Improvement at the time the Public Improvement is done. In any event, the assessment to the Subject Property shall not exceed One Hundred Thousand and 00/100 Dollars ($100,000.00). The special assessment principal shall be payable in equal installments over fifteen years, plus interest on the unpaid balance at the fair market interest rate at the time the Public Improvement is done. Interest shall begin accruing upon completion of the Public Improvement. The special assessment principal and interest will be certified to the county and become due and payable on the same schedule as the property taxes for the Subject Property.

3. The Property Owner waives any and all procedural and substantive objections to the Public Improvement and special assessments, including, but not limited to, hearing requirements and any claims that the assessment exceeds the benefit to the Subject Property. The Property Owner waives any right to appeal pursuant to Minn. Stat. §429.081.

3. Property Owner may prepay the entire special assessment without interest.

4. This Agreement shall be binding upon the Property Owner and the Property Owner's successors and assigns. This Agreement may be recorded against the title to the Subject Property and it shall run with the property.

5. No remedy herein conferred upon or reserved to the City is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute.

6. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient by the City.

7. In the event any provision of this Agreement shall be held invalid, illegal, or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof, and the remaining provisions shall not in any way be affected or impaired thereby.

8. Except as specifically stated herein, the payment of this special assessment shall be governed by Minnesota Statutes Chapter 429.

PROPERTY OWNER:

BY:_____

BY:_____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, Roman Andriychuk.

_____
Notary Public

CITY OF RAMSEY

BY:_____
Mark E. Kuzma, Mayor

_____
Katie Schmidt, City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by Mark E. Kuzma and by Katie Schmidt, the Mayor and City Clerk of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
Notary Public

Voice of Hope
Church
7/17/2024 14:22

ReferenceNumber	Status	Department1	File	Markup_Name	Changemark_Subject	Changemark_Details	Applicant_Response
32	Unresolved	Civil Engineer II	Civil C7.3 Details.pdf	Joe Feriancek	Add Trail Detail	Add City Plate Park-1; plans show only taking out existing what is needed for driveway, but it's more than likely additional trail will be removed to tie-in.	Added detail.
29	Unresolved	Civil Engineer II	Civil C6 Existing Condition & Removal Plan.pdf	Joe Feriancek	Topsoil	6 inches of topsoil is fine, just note 4-inches is the minimum.	Revised note.
30	Unresolved	Civil Engineer II	Civil C6 Existing Condition & Removal Plan.pdf	Joe Feriancek	Disturbed Area hatch?	Is this hatch showing the disturbed area? Add to the legend.	Added to legend.
31	Unresolved	Civil Engineer II	Civil C6 Existing Condition & Removal Plan.pdf	Joe Feriancek	Watermain Bore Pit	The watermain connection will require a pit, make sure to include that disturbed area.	Added disturbed area to hatch.
24	Unresolved	Civil Engineer II	Civil C5 SWPPP.pdf	Joe Feriancek	Silt Fence vs. erosion log	use silt fence to protect the existing wetland rather than logs.	Revised sediment control to silt fence.
25	Unresolved	Civil Engineer II	Civil C5 SWPPP.pdf	Joe Feriancek	Sweeping	A sweeper must be available to the site to remove tracking on public streets within 3 hours' notice from the City.	Added note.
26	Unresolved	Civil Engineer II	Civil C5 SWPPP.pdf	Joe Feriancek	Inspection Reports	Send weekly and 1/2 inch event inspection reports to the City inspector.	Added note.
19	Unresolved	Civil Engineer II	Civil C3 Sanitary & Water Utility Plan.pdf	Joe Feriancek	Utility Specifications	City follows the latest edition of the City Engineers Association of Minnesota Standard Specifications for utility construciton.	Added note #18.
20	Unresolved	Civil Engineer II	Civil C3 Sanitary & Water Utility Plan.pdf	Joe Feriancek	Tracer Wire	Tracer wire must follow the MN Rural Water Association Tracer Wire Specifications	Added note #17.
21	Unresolved	Civil Engineer II	Civil C3 Sanitary & Water Utility Plan.pdf	Joe Feriancek	DIP Class	DIP 6" or less is class 53; 8" or larger is class 52.	Revised water service material.
22	Unresolved	Civil Engineer II	Civil C3 Sanitary & Water Utility Plan.pdf	Joe Feriancek	Sewer line	not showing the sewer line coming out of the building.	Plumbing design/build plans to define sewer line location coming out of the building.
23	Unresolved	Civil Engineer II	Civil C3 Sanitary & Water Utility Plan.pdf	Joe Feriancek	Valves	Call out as gate valves.	Call out revised to indicate gate valves.
27	Unresolved	Civil Engineer II	Civil C2 Grading & Drainage Plan.pdf	Joe Feriancek	Inlet spot elevations	add spot elevations for the inlets.	Added spot elevations.
28	Unresolved	Civil Engineer II	Civil C2 Grading & Drainage Plan.pdf	Joe Feriancek	Erosion Control at watermain connection	erosion control is needed downstream of the pit to connect to the existing watermain. Additional protection is needed for the adjacent culverts.	Added sediment control at watermain connection.
17	Unresolved	Civil Engineer II	Civil C1.2 Turn Lane Plan.pdf	Joe Feriancek	Turn Lane Plan	Anoka County must sign off on the Turn Lane Plan. Proof of this approval must be provided.	Acknowledged.
18	Unresolved	Civil Engineer II	Civil C1.2 Turn Lane Plan.pdf	Joe Feriancek	NB Left Turn?	Is there no plan for a northbound left turn?	Not required.
16	Unresolved	Civil Engineer II	Civil C1.1 Prel Plat.pdf	Joe Feriancek	Wetland Buffer	Need to provide 16.5' wetland buffer, with entire buffer being within the drainage & utility easement.	Revised to 16.5' width.
8	Unresolved	Environmental Review	Landscape L1-1.pdf	CA	Screening	Please consider adding taller growing evergreen shrubs in between these trees to provide some screening of headlights from shining into the adjacent residential property. An alternative to plantings, a privacy fence could also be installed.	Ample existing vegetation is found on adjacent properties to block headlight glare and no residential homes are found north of this area. Isolated shrub plantings, far away from maintenance focus, are not recommended by the landscape architect.
10	Unresolved	Environmental Review	Landscape L1-1.pdf	CA	Proximity to Septic	Will these trees create any conflicts with the proposed drainfield area?	Trees are outside of proposed septic areas.
3	Unresolved	Engineering Tech	Civil C7.1 Details.pdf	Logan Czech	STO-10	Storm sewer piling and concrete end section is only required on FES that are 36" or greater	Removed STO-10.
4	Unresolved	Engineering Tech	Civil C7.1 Details.pdf	Logan Czech	STO-4	STO-4 was updated in April. This version is fine but sometimes has printing issues so you can get the newer version on our website if desired.	Acknowledged.
1	Unresolved	Engineering Tech	Civil C4 Storm Sewer Utility Plan.pdf	Logan Czech	Storm Line	Storm Sewer line type is missing between CB-112 & CBMH-111	Added storm sewer line.
2	Unresolved	Engineering Tech	Civil C4 Storm Sewer Utility Plan.pdf	Logan Czech	Pipe Grade	This pipe looks like it should be at 2.53% instead of 0.51% based on inverts	Revised pipe slope.
41	Unresolved	Civil Engineer II	Civil C3 Sanitary & Water Utility Plan.pdf	Joe Feriancek	Sewer Line	Not showing the sewer line coming out of the building. We don't have a way to verify no conflicts without information on the line.	

Regular Planning Commission

Meeting Date: 07/25/2024

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

Information

Title:

Consider a variance for a lean-to structure at 6960 148th Lane NW (Curtis Forster)

Purpose/Background:

The homeowner, Mr. Curtis Forster (the applicant), constructed a lean-to structure over a concrete parking slab on the west side of the attached garage. A lean-to is a roof extension supported on one side by the garage or house and on the other side by posts. The slab was installed in the summer of 2020 and the lean-to in the fall of 2023. This structure was constructed without the proper building permits and zoning permits (required for driveways in 2020) and encroaches in the required 5-foot side yard setback. The structure and parking slab were brought to staff's attention through a code enforcement complaint. The variance request is a part of the applicant's due process rights to remedy the infraction.

The property is zoned R-1A Single-Family Residential District and guided Low Density Residential on the Comprehensive Plan. The property is 0.82 acres in size and the lot includes a portion of a large wetland.

Zoning Issues

Driveways, parking spaces, and structures within the R-1A zoning district are required to have a 5-foot side yard setback. The lean-to extends over the slab with the posts set a couple inches in from the edge. The roof overhang and gutters are within inches of the property line.

Architecturally, the lean-to front is open-aired with the side and rear walls constructed out of cedar decking planks. The roof of the structure is a metal product while the roof of the house and attached garage is a typical residential asphalt shingle. The roof of the structure is partially supported by posts attached to the roof of the garage with the lean-to roof extending above the roof line. The gap between the garage roof and the top of the lean-to roof is filled in by semi-transparent corrugated fiberglass panels. None of the building materials meet the architectural requirements of City Code. To be compliant with the architectural design requirements of City Code, the metal roofing should be replaced with a matching asphalt shingle, the wall planks covered with a matching lap siding, and the corrugated fiberglass replaced with glass.

Building Code Issues

The structure was constructed without a building permit. Any structure that is added to the main house is required to have a building permit. The building permit review process looks at several things including, and most notably in the case of lean-tos, frost footing depth, structural attachment to the garage, and the materials that are used in relationship to the property line. Within 5 feet of a property line, structures need to be constructed in a way that would prevent a fire from jumping to the next structure.

Should the variance be approved, the structure will need to have a building permit. It is likely that the structure will need to be rebuilt to meet the fire rating requirements. Variances to the Building Code are not possible since this is a state-wide regulation. The applicant has met with the City's Building Official to discuss correction options.

Variance

The applicant is requesting a variance to the side yard setback requirement of 5 feet for both the slab and the

lean-to structure. City Code mirrors state law on the possible justification criteria for granting variances. Overall, the request must be reasonable and unique to the property. The following is the section of City Code addressing variances:

Sec. 106-220. - Variances.
(a) Variances shall only be permitted when they are in harmony with the general purposes and intent of this chapter and when the variances are consistent with the comprehensive plan.
(b) Public hearing notice mailing distance is 350 feet.
(c) Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning code. "Practical difficulties," as used in connection with the granting of a variance, means:
(1) That the property owner proposes to use the property in a reasonable manner not permitted by the zoning code;
(2) The plight of the landowner is due to circumstances unique to the property not created by the landowner;
(3) The variance, if granted, will not alter the essential character of the locality.
(4) Economic considerations alone do not constitute practical difficulties;
(5) Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems; and
(6) Public takings of property due to condemnation.
(7) Variances shall be granted for earth sheltered construction as defined in Minn. Stats. § 216C.06, subd. 14, when in harmony with this chapter.
(d) The planning commission may not permit as a variance any use that is not allowed under the zoning code for property in the district where the affected person's land is located.
(e) The planning commission may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

The applicant provided a narrative outlining his justification for the variances attached to this report. He stated that his variance request meets criteria 1, 2, and 3 above.

Additional Consideration
The structure is constructed in a platted drainage and utility easement. Per City Code, driveways are allowed in these easements provided that they do not inhibit the flow of water and at the owner's expense for removal in the event that the easement area is needed for its intended use. The lean-to, however, is not permitted. Therefore, an encroachment agreement is necessary if the variance is approved.

Notification:

Mailed notifications were sent to property owners within 350 feet of the site. A "proposed development" sign was placed on the property. A legal notice was placed in the July 12 Anoka Union Hearld Newspaper.

Time Frame/Observations/Alternatives:

Alternatives to Consider

1. Approve the variance as requested and justified by the applicant.
2. Approve a variance for the concrete slab only.
3. Deny the variance, citing a lack of adequate practical difficulties in justifying the variance.

Funding Source:

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

Recommendation:

Staff's recommendation is that the supplied practical difficulties used to justify the variance for the lean-to structure are not reasonable and the variance should be denied. The siding material is not consistent with the applicant's siding nor other siding in the neighborhood. It is not an approved architectural material for homes. It can be found as deck and fencing material. Should the walls be removed, an open-aired lean-to would appear more in character of a residential property. However, if the property owner or the adjacent neighbor chose to build a fence along the property line, the structure would immediately look out of place. Variances cannot restrict what neighboring property owners do. Therefore, the variance for the structure should be denied. Staff is taking no position on the concrete slab.

Outcome/Action:

Motion to direct staff to prepare a resolution... [pick one of the following]
1. ...approving the variance for a slab and lean-to structure based on the following practical difficulties: [insert findings here].
2. ...approving the variance for a slab and a roof-only lean-to structure based on the following practical difficulties: [insert findings here].
3. ...approving the variance for a slab only based on the following practical difficulties: [insert findings here].
4. ...denying the variance for a slab and lean-to structure based on inadequate practical difficulties.

The resolution for the selected option will be brought back to the next Planning Commission and placed on the consent agenda for adoption.

Attachments

Location Map
Applicant's Narrative
Photos
Site Plan
NearMap Site Plan
Building Official's Memo

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/18/2024 02:28 PM
Form Started By: Todd Larson		Started On: 07/17/2024 08:32 AM
Final Approval Date: 07/18/2024		

27-32-25-21-0036
6960 148th Lane NW

CURTIS FORSTER

Variance



Print Date: June 21, 2024

0 0 0.01 0.02 0.03 0.04
mi

(1) That the property owner proposes to use the property in a reasonable manner not permitted by the zoning code;

The purpose of building the lean to was to keep from further damaging my camper and work trailer. Because of the position of my house and my neighbor's house, the sun would reflect from my garage siding and his garage siding and create hot spots. Prior to installing concrete in that area, the grass was dead due to heat and burning. We would water it twice a day and still could not keep it alive. The sun has faded both my trailers and even warped the aluminum on my camper. The size of the lean to is 19' 10" wide in order to put both 8' trailers in the area. The height of the lean to is to accommodate the height of the camper that is placed on the far west wall.

(2) The plight of the landowner is due to circumstances unique to the property not created by the landowner;

The reason the lean to is placed on the west side of the house is because of many factors. It was more appealing to place it on the side of the garage which had no windows and already had a concrete pad and driveway. The property elevation is also level on the garage side where the east side of the house has a large hill. The east side also has the homes utilities (gas, electric, and cable) that would all need to be relocated. The only location to put all the utilizes would be the front of the house which would not look appealing and would also interfere with the front bay window. We would also need to create a new driveway if we would have put it on the east side of the house and it would have had to match the current concrete driveway. That would mean that 8" of soil would have to be removed (2 inches of soil for a base, and 6" of concrete). With removing 8" of soil, it would have removed much of the 3 mature tree's root systems and ultimately killing them as a result.

(3) The variance, if granted, will not alter the essential character of the locality.

The reason for the choice of material in the lean to was because my house has many cedar accents. This includes 2 large 8x8 cedar posts in the front, cedar deck in the back, and this year we plan on doing the steel cedar like garage doors and craftsman style cedar gables brackets in the front gables to tie it all together. I also choose cedar to blend in with other neighbors' cedar accents. My next-door neighbor has garage doors to look like cedar (what we plan on doing this year). My other neighbor a few houses down has a cedar lean to and he plans on installing a cedar post on his front porch. When first coming into the neighborhood there is a gray and cedar shake home right on the corner. I have been in touch with all the neighbors and we're all using the sale color stain so they all blend in together. I have already purchased the same stain as the other neighbors but have not painted it yet because there is too much moisture in the wood with all the rain we have gotten. Many of my neighbors on our street also have cedar decks and or decks that are stained in cedar color. Not only was the decision to use cedar to blend in with others around me, but it was also to give it a warm craftsman style feeling when pulling up.

Photos of 6960 148th Lane NW
July 12, 2024



Photo 1. Looking southeasterly from 148th Lane in front of the neighbor's driveway.



Photo 2. Looking southwesterly from the applicant's driveway looking into the structure with views of the fiberglass roof piece.



Photo 3. Views inside the structure from the applicant's driveway.



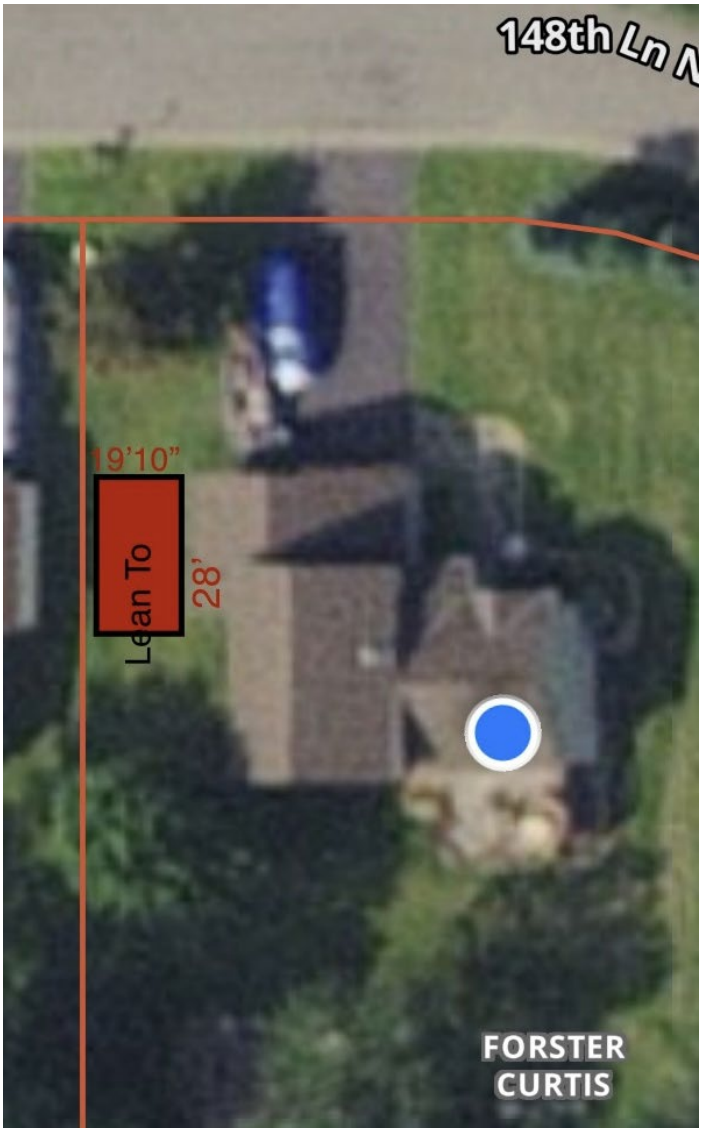
Photo 4. Looking southeast across the applicant's front yard noting the cedar columns by the front door.

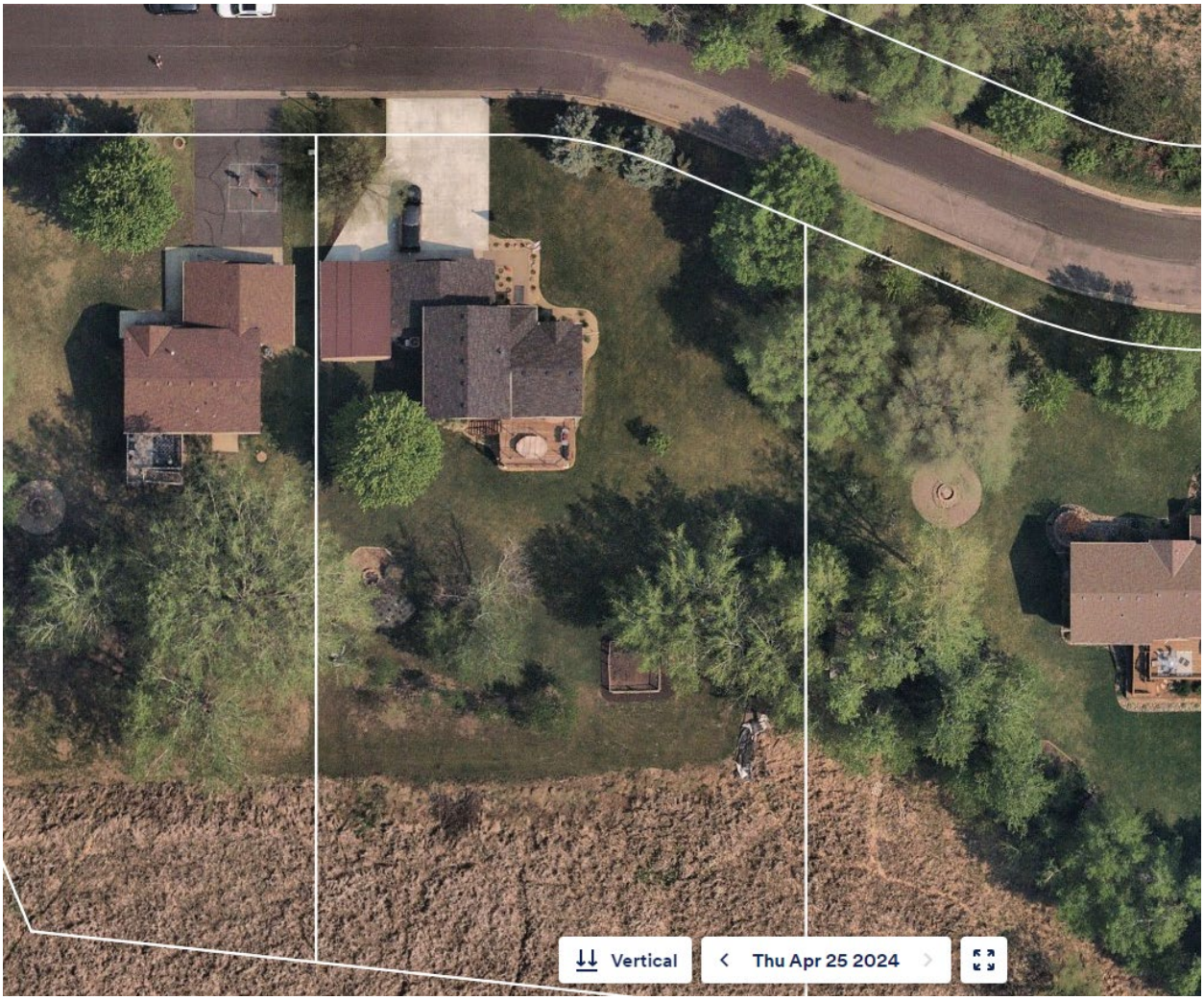


Photo 5. Looking southeast from the street. The structure is behind the trailer.

From: Curtis Forster
To: Todd Larson
Cc: Stephanie Hanson
Subject: Re: Variance Application
Date: Tuesday, June 25, 2024 2:34:24 PM
Attachments:

Hello Todd and Stephanie. I have attached a photo of where the lean to is on my property, the size of it, and a letter. Please let me know if you need anything else. Thank you both!





From NearMap

RUM RIVER
CONSULTANTS

July 19, 2024

Todd Larson
Planning Manager, City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Regarding 6960 148th Lane NW:

The identified residential property in the City of Ramsey is subject to the following facts and violations.

Minnesota Rule 1300.0120 **Permits**, cites the fact that an owner who intends to construct, enlarge, or otherwise alter a structure shall *first* make application and obtain the required permit. Work has been performed absent the required application, review, payment of fees, permit and inspections. This work includes an addition to the attached garage. The improvements do not appear to meet the required setbacks and possibly over the adjoining property line.

Additionally, the work is not in conformance with prescriptive provisions of the MN Residential Code as published and adopted, site specific engineering may be required to ensure code provisions are met for structural integrity and fire resistive construction.

Individual projects must be located within required setbacks and the owner shall be able to clearly identify the property line and structure location. A site inspection was not able to confirm the exact location of the property line as it relates to the construction of the framing, foundation and roof overhang.

Minnesota State Building Code Chapter 1309 Section 302 Fire-Resistant Construction cites walls within the existing setback must be of 1 hour fire resistance rating. As this structure does not contain walls, but instead support posts, a special design would be required to ensure both structural integrity as well as the requirements for fire resistance.

In summary, as established processes and procedures were not followed, I am not able to confirm the viability of this project nor its potential to adequately meet state nor city codes and ordinances.

Respectfully submitted

Andy Schreder, Owner- CBO
Rum River Construction Consultants

23306 Cree Street NW, Suite #103, St. Francis, MN 55070
(763) 331-7722
www.rumrivercc.com

Regular Planning Commission

Meeting Date:	07/25/2024
Primary Strategic Plan Initiative:	Create a positive image for residential neighborhoods, business districts and key corridors.

Information

Title:

Consider a variance for a lean-to structure at 6850 148th Lane NW (Michael Ploumen)

Purpose/Background:

The homeowner, Mr. Michael Ploumen (the applicant), constructed a lean-to structure over a concrete parking slab on the east side of the attached garage. The slab was installed in the summer of 2017 and the lean-to in the summer of 2023. A lean-to is a roof extension supported on one side by the garage or house and on the other side by posts. This structure was constructed without the proper building permits and zoning permits (required for driveways in 2017) and encroaches in the required 5-foot side yard setback. The structure and parking slab were brought to staff's attention through a code enforcement complaint. The variance request is a part of the applicant's due process rights to remedy the infraction.

The property is zoned R-1A Single-Family Residential District and guided Low Density Residential on the Comprehensive Plan. The property is 0.62 acres in size and the lot includes a portion of a large wetland.

Zoning Issues

Driveways, parking spaces, and structures within the R-1A zoning district are required to have a 5-foot side yard setback. The slab was installed at approximately 3-feet 8-inches from the property line. The lean-to extends over the slab with the posts outside of it at approximately 2-feet 5-inches from the property line. The roof overhang and gutters are within inches of the property line.

Architecturally, the lean-to is open-aired. The roof of the structure is a metal product while the roof of the house and attached garage is a typical residential asphalt shingle. To be compliant with the architectural design requirements of City Code, the fascia should be painted to match the house and the metal roofing replaced with a matching asphalt shingle.

Building Code Issues

The structure was constructed without a building permit. Any structure that is added to the main house is required to have a building permit. The building permit review process looks at several things including, and most notably in the case of lean-tos, frost footing depth, structural attachment to the garage, and the materials that are used in relationship to the property line. Within 5 feet of a property line, structures need to be constructed in a way that would prevent a fire from jumping to the next structure.

Should the variance be approved, the structure will need to have a building permit. It is likely that the structure will need to be rebuilt to meet the fire rating requirements. Variances to the Building Code are not possible since this is a state-wide regulation. The applicant has met with the City's Building Official to discuss ways to bring the structure into compliance.

Variance

The applicant is requesting a variance to the side yard setback requirement of 5 feet for both the slab and the lean-to structure. City Code mirrors state law on the possible justification criteria for granting variances. Overall, the request must be reasonable and unique to the property. The following is the section of City Code addressing variances:

Sec. 106-220. - Variances.

(a) Variances shall only be permitted when they are in harmony with the general purposes and intent of this chapter and when the variances are consistent with the comprehensive plan.

(b) Public hearing notice mailing distance is 350 feet.

(c) Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning code. "Practical difficulties," as used in connection with the granting of a variance, means:

(1) That the property owner proposes to use the property in a reasonable manner not permitted by the zoning code;

(2) The plight of the landowner is due to circumstances unique to the property not created by the landowner;

(3) The variance, if granted, will not alter the essential character of the locality.

(4) Economic considerations alone do not constitute practical difficulties;

(5) Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems; and

(6) Public takings of property due to condemnation.

(7) Variances shall be granted for earth sheltered construction as defined in Minn. Stats. § 216C.06, subd. 14, when in harmony with this chapter.

(d) The planning commission may not permit as a variance any use that is not allowed under the zoning code for property in the district where the affected person's land is located.

(e) The planning commission may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

The applicant provided a narrative outlining his justification for the variances attached to this report. He stated that his variance request meets criteria 1 and 3 above.

Additional Consideration

The structure was constructed in a platted drainage and utility easement. Per City Code, driveways are allowed in these easements provided that they do not inhibit the flow of water and at the owner's expense for removal in the event that the easement area is needed for its intended use. The lean-to, however, is not permitted. Therefore, an encroachment agreement is necessary if the variance is approved.

Notification:

Mailed notifications were sent to property owners within 350 feet of the site. A "proposed development" sign was placed on the property. A legal notice was placed in the July 12 Anoka Union Hearld Newspaper.

Time Frame/Observations/Alternatives:

Alternatives to Consider

1. Approve the variance as requested and justified by the applicant.
2. Approve a variance for the concrete slab only.
3. Deny the variance, citing a lack of adequate practical difficulties in justifying the variance.

Funding Source:

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

Recommendation:

Staff's recommendation is that, as it exists today, does not look out of character of a typical residential property. However, the closeness of the structure to the property line will appear out of place should the applicant or the neighbor decide to build a fence along the property line. Granting a variance cannot restrict a neighboring property owner from their right to do something. It is recommended that the structure be removed. Staff is taking no position on the placement of the slab.

Outcome/Action:

Motion to direct staff to prepare a resolution... [pick one]
1. ...approving the variance for a slab and lean-to structure based on the following practical difficulties: [insert findings here].
2. ...approving the variance for a slab only based on the following practical difficulties: [insert findings here].
3. ...denying the variance for a slab and lean-to structure based on inadequate practical difficulties.

The resolution for the selected option will be brought back to the next Planning Commission and placed on the consent agenda for adoption.

Attachments

Location Map

Applicant's Narrative

Photos

Site Plan Air Photo

Building Official's Memo

Form Review

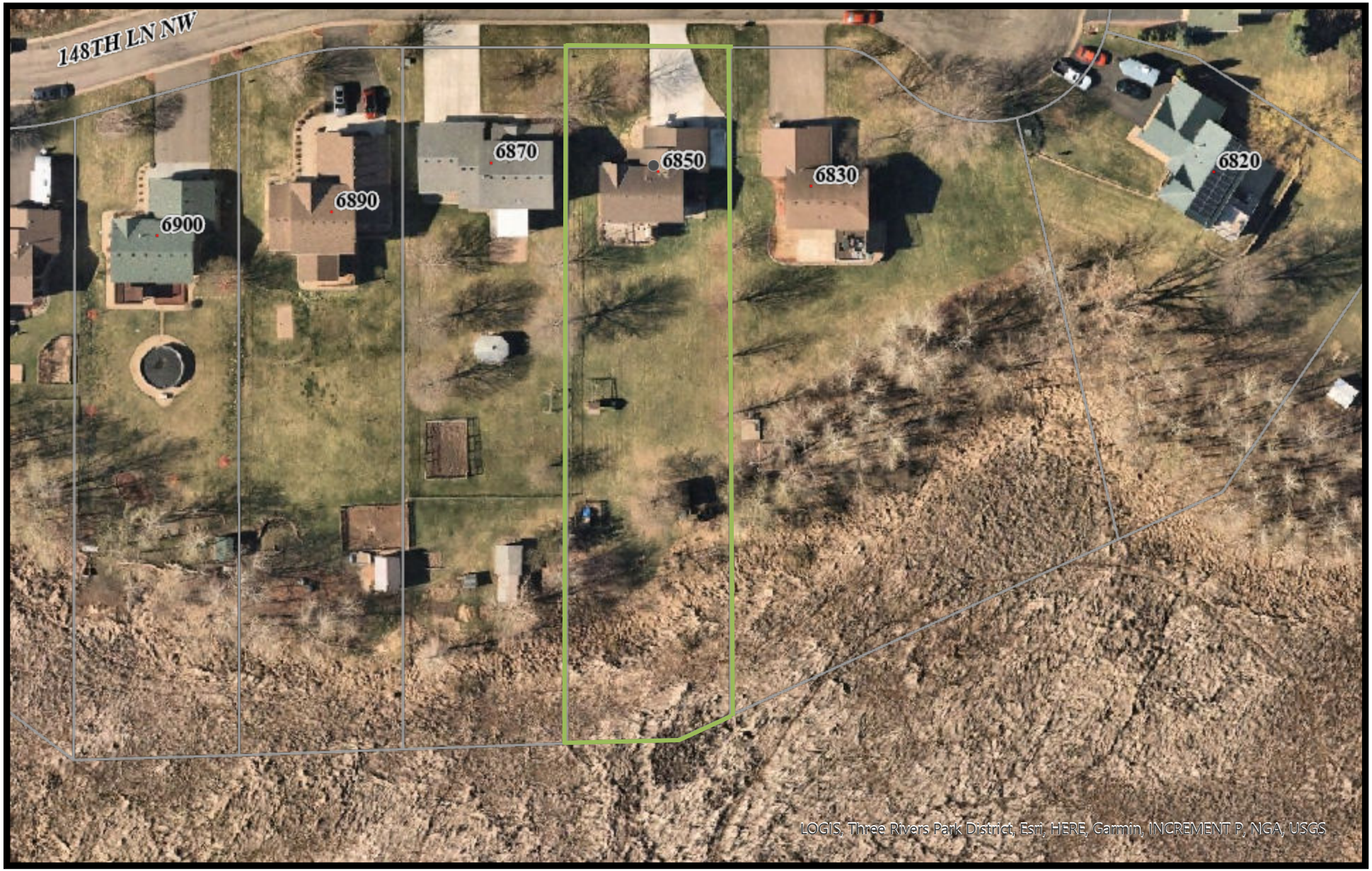
Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/18/2024 02:24 PM
Form Started By: Todd Larson		Started On: 07/15/2024 09:56 AM
Final Approval Date: 07/18/2024		

27-32-25-21-0041

6850 148th Lane NW

MIKE PLOUMEN

Variance



Print Date: June 21, 2024

0 0 0.01 0.02 0.03 0.04 mi

6850 148th LN NW Ramsey MN 55303 Variance Request

Greetings members of the City of Ramsey planning commission. This letter serves as my narrative in a request for a variance at my residence of 6850 148th LN NW.

This spring I was issued a code violation notice regarding a concrete slab and recently constructed lean-to on the east side of my house. The notice indicated that the concrete pad, which is used to park my boat on, and the lean-to covering my boat appeared to be too close to the property line set back of 5 feet.

I reached out to Code enforcement officials with the city. I was advised to locate my underground property markers to verify that. This was to be done by either having an official lot survey done or use a metal detector. Once the pins could be located I could measure my structures distance to the property line.

I used a metal detector to attempt to locate my property pins. I believed I had located them given where I truly thought my property line was. A metal stake in the south east corner of the lot near the wet land confirmed that. My neighbor who resides on this side of my property stated this stake was put there when the properties were first built. I was asked to exposed the pins, in an attempt to dig them up, I was successful.

On July 1st, 2024 I hired Northwind Land Surveying LLC to conduct a lot survey of my property. After the completion of the survey my initial measurements were off. As it stands now my concrete pad is 3 feet 8 inches from the property line.

My lean-to is attached to the side of my garage and is anchored to studs of my garage. It is being held up and supported by three 6x6 posts that are dug into the ground 48 inches. These posts are 15 inches from the concrete pad. So from the posts to the set back line the distance is about 2 feet 5 inches.

Under Ramsey section code 106.220 sub (c-1) and (c-3) I feel my request for such a variance should be given strong consideration in that I still plan to use the property in a reasonable manner and if granted, the variance will not alter the essential character of the locality. I have had numerous compliments on the lean-to and feel it looks presentable, serves a purpose on the property, and enhances property value.

As for the building permit I failed to get. I can only say I simply got out of sequence. At the time I constructed the lean, I had the financial means for materials and assistance with labor and simply overlooked getting one. For that I apologize, I can assure you there was no ill intent behind my mishap. I'm confident that the lean is structurally sound and to code. Along with my photographs I have also submitted my site plan for a building inspector to review.

I understand the planning commission is comprised of community volunteers. Thank you for your time that you donate to the City of Ramsey and its residents.

Finally, thank you for your time and consideration of my request.

Sincerely,

Michael Ploumen

6850 148th LN NW

Ramsey, MN 55303

Phots of 6850 148th Lane NW
July 12, 2024



Photo 1. Looking south inline with the property line stakes.


Photo 2. Looking southwesterly from the neighbor's yard.



Photo 3. Looking southeasterly from the applicant's driveway.



Photo 4. Looking southeasterly.



Photo 5. Closer view from near the property line.



From NearMap

RUM RIVER
CONSULTANTS

July 19, 2024

Todd Larson
Planning Manager, City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Regarding 6850 148th Lane NW:

The identified residential property in the City of Ramsey is subject to the following facts and violations.

Minnesota Rule 1300.0120 **Permits**, cites the fact that an owner who intends to construct, enlarge, or otherwise alter a structure shall *first* make application and obtain the required permit. Work has been performed absent the required application, review, payment of fees, permit and inspections. This work includes an addition to the attached garage. The improvements do not appear to meet the required setbacks and possibly over the adjoining property line.

Additionally, the work is not in conformance with prescriptive provisions of the MN Residential Code as published and adopted, site specific engineering may be required to ensure code provisions are met for structural integrity and fire resistive construction.

Individual projects must be located within required setbacks and the owner shall be able to clearly identify the property line and structure location. A site inspection was not able to confirm the exact location of the property line as it relates to the construction of the framing, foundation and roof overhang.

Minnesota State Building Code Chapter 1309 Section 302 Fire-Resistant Construction cites walls within the existing setback must be of 1 hour fire resistance rating. As this structure does not contain walls, but instead support posts, a special design would be required to ensure both structural integrity as well as the requirements for fire resistance.

In summary, as established processes and procedures were not followed, I am not able to confirm the viability of this project nor its potential to adequately meet state nor city codes and ordinances.

Respectfully submitted

Andy Schreder, Owner- CBO
Rum River Construction Consultants

Regular Planning Commission

Meeting Date: 07/25/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

PUBLIC HEARING: Consider a Conditional Use Permit for Motor Vehicle Rental and Self-Storage Facilities for U-Haul at 8725 Riverdale Dr NW

Purpose/Background:

Parul Butala and Sahithya Cheruku with Amerco Real Estate Company (the "Applicant") have submitted a Land Use Application on behalf of U-Haul (the "Permittee") for the development of an 8.73-acre parcel, bounded by U.S. Highway 10 to the north, Riverdale Drive to the south, and the Pearson Farm to the west. The project will consist of eight structures:

- An approximately 37,728 square foot building on the west side of the lot to be used for climate-controlled self-storage, equipment dispatch and receiving, and retail sales;
- An approximately 11,088 square foot building on the east side of the lot to be used for pod-style self-storage;
- Five buildings, each measuring approximately 4,414 square feet, along the north side of the lot to be used for garage-style self-storage;
- An approximately 1,000 square foot canopy structure for equipment rental return and check-in operations.

In addition to the structures, the Applicant is proposing to construct 12 parking stalls for customers and employees and 17 parking stalls for rental trucks and trailers. There will be an additional parking area for the staging of rental trucks and trailers next to the canopy. In order to accommodate the proposed development, the Applicant is requesting a Conditional Use Permit for Motor Vehicle Rental and Self-Storage Facilities in the B-3 Zoning District.

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 Union Herald, the City's official newspaper. A proposed development sign was placed on the property along Riverdale Drive, facing south toward the intersection with Snowy Owl Street.

Time Frame/Observations/Alternatives:

Subject Property

The Subject Property, 8725 Riverdale Drive NW, is located in the southwestern part of Ramsey, bounded by U.S. Highway 10 to the north, Riverdale Drive to the south, and the Pearson Farm to the west. The Subject Property was recently rezoned to B-3, Regional Business District, alongside the Donna Farms final plat. It is guided for Commercial land uses in the City's 2040 Comprehensive Plan, and is approximately 8.73 acres in size. Surrounding properties to the west and east are also guided for Commercial land uses, and properties to the south (across Riverdale Drive) and north (across U.S. Highway 10 and the BNSF railroad tracks) are guided for Residential land uses.

Site Plan

As noted above, the proposed Site Plan includes eight structures and associated parking areas for customers, employees, and rental trucks and trailers. The proposed development has 18.9 percent building coverage, and 65.2 percent impervious surfacing coverage (including all buildings, pavement, and sidewalks) on the lot. Other

commercial developments of this nature in Ramsey have similar percentages. There will be two driveways into the site, each spaced at least 150 feet from the centerlines of Pearson Street and Snowy Owl Street, across Riverdale Drive from the site. This spacing will help facilitate safer traffic patterns into and out of the Subject Property.

The west building is designed to have the main retail entrance at its southeast corner, adjacent to the customer parking and close to the west driveway. The climate-controlled self-storage portion of the west building will have a separate entrance and loading area along the east side of the building. This building will be three stories tall, with a maximum roof height of 38.25 feet and a top-of-parapet height of 42.25 feet.

The east building is designed for U-Haul's U-Box storage, which consists of pod-like storage containers stacked inside the building. This building will have its main entrance facing westward, adjacent to customer parking stalls. There will also be a loading dock along the south side of the building. This building will technically be one story tall, although the clearance height will be taller to accommodate the stacking of the U-box units. This building will have a maximum roof height of 45 feet and a top-of-parapet height of 47.5 feet.

The five garage-style buildings along the north side of the site will each have twenty garage doors (ten on each long side), resulting in 100 garage-style storage units. These buildings are not proposed to be climate-controlled, and there will be no dedicated parking stalls for any of these five buildings. However, there will be 30-foot-wide drive aisles between each of these buildings to allow for customers to drive up to their respective storage unit to load and unload items.

Lastly, the check-in canopy is proposed to be located in the center of the site, just north of a 200-foot-long staging area for rental trucks and trailers. This canopy is intended to be the "landing spot" for customers looking to return rental equipment. The canopy will be built for drive-through operations, and will have a clearance height of 14 feet, which will accommodate all of U-Haul's rental trucks and trailers. Each of these buildings will be 10 feet tall.

Architecture and Building Elevations

The west and east buildings are both designed to consist primarily of insulated metal panels (Metl-Span Santa Fe) with a stucco appearance. Accent materials include lyrical articulated accent fins (in orange, lime green, and teal), dark-brown walnut lap siding, tilt-up concrete, and metal trim. The west building will also have storefront windows on the second and third floors at all four corners of the building, as well as a storefront window design on the first floor at the southeast corner of the building, surrounding the retail showroom. The garage doors on the west and east buildings will consist of ultra-grain walnut material, whereas the garage doors on the north storage buildings will be orange metal, similar to the company's branding.

Staff has requested more information on the building materials for the garage-style storage buildings along the north side of the lot. Staff has also requested a percentage breakdown of each of the materials to be used on each building, as it appears that metal will comprise more than 30 percent of each building facade, which is allowed by City Code. Additionally, Staff has requested that the Applicant provide a written justification for using more metal, as required in City Code Section 106-580. This written justification is intended to aid the Planning Commission and City Council in deciding whether the architectural metal panels meet the intent of the City's Zoning Code as listed in the "other" category.

Signage

The west building is proposed to have the following signage:

- A large 171.5-square-foot corrugated metal sign that reads "Your Storage Place", to be located in the center of the east facade;
- Four 45-square-foot illuminated cabinet signs with the U-Haul logo, to be located along the top of all four building facades;
- Three 68-square-foot channelized letter signs that read "Drive-In Self-Storage", to be located on the north, south, and east building facades;
- One 50-square-foot channelized letter sign that reads "Moving Supplies", to be located in the upper-left corner of the east facade;

- One 53-square-foot channelized letter sign that reads "Drive-In Storage", to be located above the garage doors on the east facade.

The east building is proposed to have the following signage:

- Two 37-square-foot illuminated cabinet signs with the U-Haul logo, to be located on the north and west facades;
- Two 110-square-foot illuminated cabinet signs with the "U-Box" logo, to be located below the U-Haul logos on the north and west facades;
- Two 59-square-foot channelized letter signs that read "Moving Containers, to be located below the "U-Box" logos on the north and west facades.

No signage is proposed to be installed on the garage-style buildings, and no freestanding, monument, or directional signs are proposed. If the Applicant chooses to add any additional signs to the site, they will be subject to regulations in City Code Chapter 117.

Landscaping Plan

As noted in the Environmental Policy Board's (EPB) staff report from July 15th, the submittal includes a Landscape Plan for the project. The landscaping is focused primarily along the east and west sides of the Subject Property as well as along Riverdale Drive. Staff requested various minor revisions to the original plan set, and it appears that all but one comment was addressed with their submittal of revised plans. The only outstanding comment that needs to be addressed is adding a note to sheet L1.2 stating that the irrigation system must include some form of water efficient technology.

Lighting Plan

Section 106-310 of City Code provides lighting regulations for all developments in the City. All photometric readings shall measure less than 0.5 footcandles at the property line and shall 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 must be downcast and shielded. Staff is working with the Applicant to ensure compliance with lighting regulations in City Code.

Utilities

The building will be connected to municipal water and sewer via stubs along Riverdale Drive. There will also be an infiltration basin along the south side of the property to manage storm water. The Applicant is using this basin, as well as additional landscaping along its south edge, to increase visual screening along Riverdale Drive.

Conditional Use Permit Standards for Motor Vehicle Rental and Self-Storage Facilities

As is common for most conditional uses in Ramsey, each of the requested conditional uses has a set of specific performance standards that needs to be met before that use can be approved. Those conditions are listed below, as stated in City Code Section 106-525 (in *italics*):

- Motor Vehicle Rental
  - *In I-1 and I-2 districts, sales and inventory must be located indoors only. No outdoor displays of parking of sales vehicles are permitted.* - The Subject Property is zoned B-3, so this condition does not directly apply. However, Staff has requested that all inventory and retail sales of non-motorized equipment, such as trailer hitches, be conducted indoors.
  - *The building on the property must occupy at least ten percent of the buildable site.* - The proposed building coverage is 18.9 percent of the lot, which satisfies this requirement.
  - *A minimum lot area of one buildable acre is required.* - The Subject Property is 8.73 acres in area, which satisfies this requirement.
  - *Only one state-licensed business entity is allowed per property.* - The Applicant has stated their intent to solely occupy the Subject Property as one entity (U-Haul), which satisfies this requirement under Planning Commission's review. State dealer's license applications are reviewed and approved administratively, and thus do not need review and approval by Planning Commission or City Council.
  - *State wholesale and lessor licenses may be considered office uses provided no vehicles are located on site.* - The Applicant is not proposing to operate a wholesale license, but there will be rental trucks and trailers stored on-site, so this condition does not apply.
  - *Vehicle sales inventory and display lots must follow the same design requirements as a parking lot*

found in section 106-560. All vehicle parking spaces must have direct access to a drive aisle. - The site plan shows 17 standalone parking spaces for rental trucks and trailers, as well as a 200-foot-long shunting area for returned trucks and trailers, arranged for one-way traffic facing westbound. Staff has added several conditions to the CUP to ensure that all rental trucks and trailers are parking in designated parking spaces on-site, and that no vehicles may be parked in the driveways, drive aisles, or on Riverdale Drive.

- Self-Storage Facility
  - *In B-2, the rental spaces within the principal structure must be internally-accessed and climate-controlled.* - The Subject Property is zoned B-3, so this condition does not directly apply. However, the Applicant is proposing to allow for internally-accessed, climate-controlled storage units within the west building, in accordance with their business model, which satisfies this condition.
  - *Multiple buildings on the same property are considered permitted. The architectural design of all buildings must be coordinated.* - Staff is working with the Applicant to ensure compliance with this condition, and it has been included in the CUP as a condition of approval.

Additional Considerations

As noted throughout this staff report, there are several outstanding review comments, mainly pertaining to architecture, lighting, fire hydrant coverage, landscape irrigation, and utility specifications. The most recent versions of the architectural, civil, and landscape plans do not reflect these outstanding changes, but they are attached to this staff report for reference. Staff added a condition of approval to the Conditional Use Permit resolution, stating that the Applicant must resolve all outstanding review comments (Changemarks) in ProjectDox. The Applicant must address these comments prior to City Council's review and decision upon the Conditional Use Permit.

Alternatives

Alternative 1: Recommend approval of the Conditional Use Permit, contingent upon satisfying the conditions listed in Resolution #24-202.
Alternative 2: Continue the application to the next Planning Commission meeting, to be held on August 22nd, 2024, to give the applicant additional time to update the plans.
Alternative 3: Recommend denial of the Conditional Use Permit, based on supporting findings of fact.

Funding Source:

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

Recommendation:

Staff recommends approval of the Conditional Use Permit, contingent upon satisfying the conditions listed in Resolution #24-202 and having updated plans in time for City Council review.

Outcome/Action:

Motion to recommend the City Council approve Resolution #24-202, Approving a Conditional Use Permit for Equipment Rental and Self-Storage Facilities at 8725 Riverdale Dr NW, subject to the conditions specified within the Resolution.

Attachments

Resolution #24-202 Conditional Use Permit

Site Plan

Architectural Plan Set

Civil Plan Set

Landscaping Plan Set

Applicant Narrative

Unresolved Changemarks as of 7-19-2024

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	07/19/2024 11:40 AM
Form Started By: Adam Martin		Started On: 07/18/2024 09:30 AM
Final Approval Date: 07/19/2024		

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

RESOLUTION #24-202

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR MOTOR VEHICLE RENTAL AND SELF-STORAGE FACILITIES FOR U-HAUL AT 8725 RIVERDALE DRIVE NW

RECITALS

1. Amerco Real Estate Company, doing business as U-Haul and hereafter referred to as the "Permittee", has properly applied for a Conditional Use Permit to construct and operate a motor vehicle rental business and self-storage facilities, as defined per City Code Section 106-521 on the property generally known as 8725 Riverdale Drive NW and legally described as:

   Lot 1, Block 1, Donna Farms, Anoka County, Minnesota

   (the 'Subject Property');

2. That the Subject Property is zoned B-3, Regional Business District, and is approximately 8.73 acres in size.

3. That the parcel to the east of the Subject Property is also zoned B-3, Regional Business District, while the parcel to the west is zoned B-2, Community Business District, parcels to the south (across Riverdale Drive) are zoned R-1C, Single-Family Residential District.

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

5. That Motor Vehicle Rental and Self-Storage Facilities are listed as Conditional Uses per City Code Section 106-521 (Principal Uses).

6. That City Code Section 106-525 specifies that self-storage facilities may be permitted to have multiple buildings on the same property, and the architectural design of all buildings must be coordinated.

7. That the Permittee has submitted a Site Plan, designed by Demarc Land Surveying & Engineering and dated July 17, 2024, depicting the location of the following structures and site improvements: an approximately 37,728 square foot building on the west side of the lot to be used for climate-controlled self-storage, equipment dispatch and receiving, and retail sales; an approximately 11,088 square foot building on the east side of the lot to be used for pod-style self-storage; five buildings, each measuring approximately 4,414 square feet, along the north side of the lot to be used for garage-style self-storage; an approximately 1,000 square foot canopy structure for equipment rental return and check-in operations; 12 parking stalls for customers and employees; 17 parking stalls for rental trucks and trailers; and other site improvements.

FINDINGS OF FACT

1. That the equipment rental operations and self-storage facilities 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 equipment rental operations and self-storage facilities will be designed in such a way that it will not change the essential character of the area.

3. That the equipment rental operations and self-storage facilities will not negatively impact essential public facilities and services, such as highways, streets, police and fire protection.

4. That the equipment rental operations and self-storage facilities 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 equipment rental operations and self-storage facilities 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 a motor vehicle rental business and self-storage facilities on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That this Conditional Use Permit is valid only for motor vehicle rental within the definition of "motor vehicle sales and showrooms and rental" as stated in City Code Section 106-521, as well as self-storage facilities within the definition stated in City Code Section 106-525. This Conditional Use Permit does not authorize the sale or repair of motor vehicles, nor does it allow for outdoor storage.

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 shall comply with all Staff comments as noted in ProjectDox.

5. That the Permittee agrees to conduct all self-storage operations inside the buildings on the Subject Property.

6. That the Permittee agrees to keep all parking and loading operations fully on-site and within designated paved areas, with no allowance for operations or overflow parking on Riverdale Drive.

7. That the Permittee agrees that all rental trucks and trailers must be parked in a marked parking space or shunting space on the Subject Property.

8. That the Permittee agrees to post "No Parking" signs on Riverdale Drive along the lot frontage at intervals of no greater than 100 feet.

9. That the Permittee agrees to coordinate the architectural design of all buildings on site, as required by City Code Section 106-525(16).

10. That the Permittee agrees to submit a written justification for the use of metal panels on more than 30 percent of each building façade.

11. That the Permittee agrees to install and maintain landscaping and berms to screen the site from the residential properties to the south of the Subject Property.

12. That the photometric lighting plan shall conform with all applicable standards in City Code, including a maximum mounting height of 20 feet for luminaire fixtures, a cut-off angle equal to or less than 90 degrees for all freestanding and wall-mounted luminaire fixtures, a minimum lighting intensity of 1 footcandle for all parking areas, and a maximum lighting intensity of 15 footcandles for all parking areas, and a maximum lighting intensity of 0.5 footcandles for all parking areas.

13. That the Permittee agrees that there shall not be any automotive parts, standalone trailer hitches, or non-motorized rental equipment stored outside on the Subject Property.

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

15. 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.

16. 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.

17. 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:

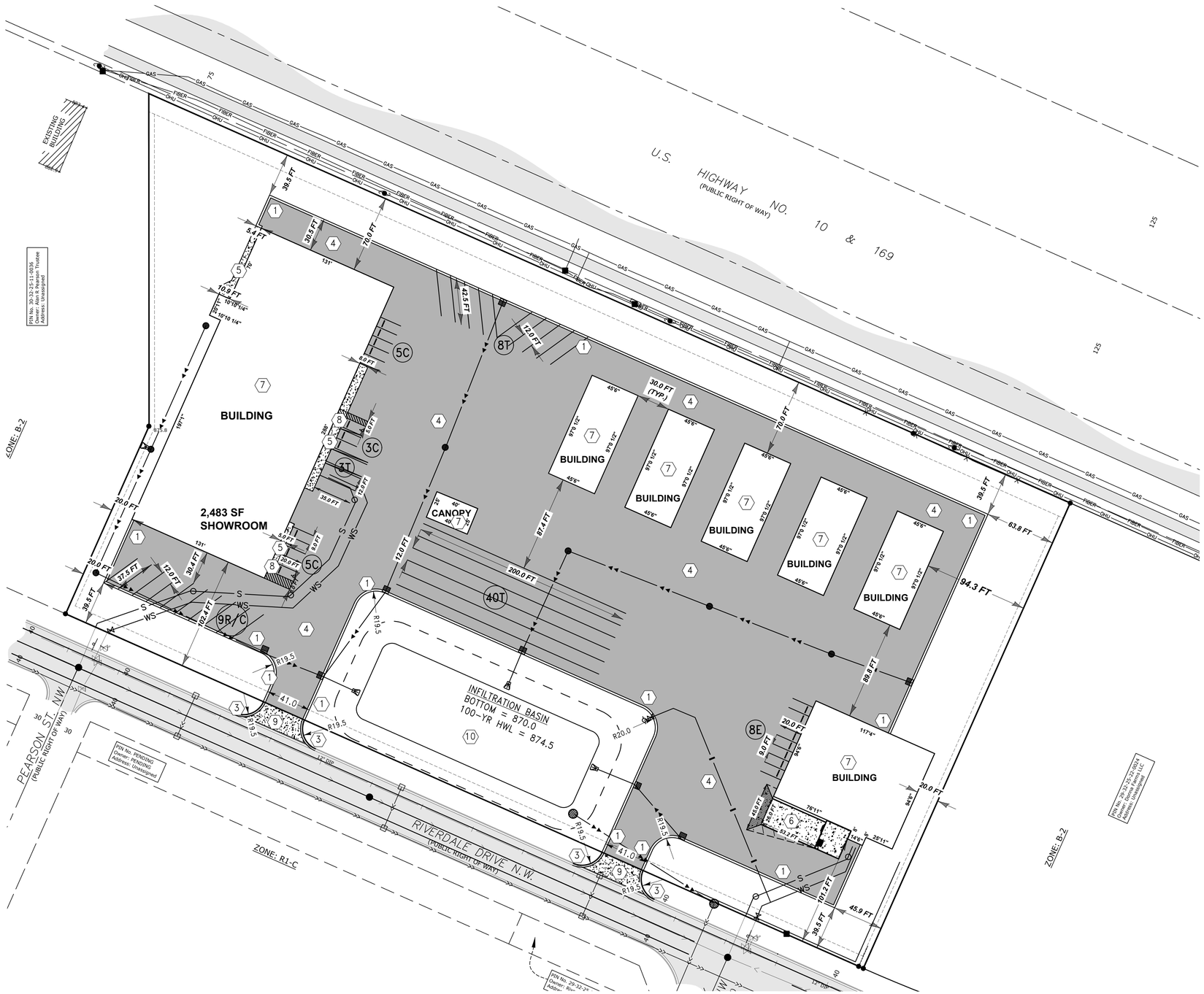
and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 12th day of August, 2024.

_____
Mayor

ATTEST:

_____
City Clerk



REFERENCE NOTES:

1. SURMOUNTABLE CURB AND GUTTER
2. NOT USED
3. B618 CURB & GUTTER
4. BITUMINOUS PAVEMENT PER 4/C2
5. CONCRETE SIDEWALK PER DETAILS 1/C3 AND 3/C3
6. CONCRETE PAVEMENT PER 2/C3 AND 4/C3
7. PROPOSED BUILDING. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DIMENSIONS.
8. HANDICAP SIGN ON WALL
9. COMMERCIAL ENTRANCE PER CITY DETAILS
10. INFILTRATION BASIN

SITE DATA:

LOT AREA = 8.73 AC
EXISTING IMPERVIOUS AREA = 0 AC
EXISTING HARDCOVER = 0%
PROPOSED IMPERVIOUS AREA = 5.69 AC
PROPOSED HARDCOVER = 65.2%
RETAIL SPACE = 2,483 SF

PARKING DATA:

STANDARD STALLS PROVIDED = 10
HANDICAP STALLS PROVIDED = 2
RENTAL TRUCK STALLS PROVIDED = 17
TOTAL PROPOSED PARKING STALLS = 29

LEGEND

- EXISTING BUILDING
- EXISTING CURB & GUTTER
- PROPOSED SURMOUNTABLE CURB & GUTTER
- PROPOSED SURMOUNTABLE TIPOUT CURB & GUTTER
- PROPOSED B618 CURB & GUTTER
- PROPOSED B618 TIPOUT CURB & GUTTER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING CONCRETE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS PAVEMENT
- EXISTING FENCE
- EXISTING SIGN
- PROPOSED PARKING STRIPE
- 8E NUMBER OF PARKING STALLS AND DESIGNATION (E–EMPLOYEE, C–CUSTOMER, R–RENTAL,T–TRUCK/TRAILER)
- PROPOSED LIGHT

SCALE IN FEET: 0 50 100

F:\ survey\ riverstone south – anoka\ 02 Engineering – 90742\ 01 CAD\ 05 Sheet Files\ 04 Site Plan.dwg

DESIGNED BY: JAP DRAWN BY: ABL CHECKED BY: GRP	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. NOT FOR CONSTRUCTION JEFFREY A. PRASCH, P.E. DATE: 07.17.24 LIC. NO.: 52706	REVISIONS	DEMARC LAND SURVEYING & ENGINEERING 7601 73RD AVENUE N, BROOKLYN PARK, MN 55428 PHONE: 763.560.3093 FAX: 763.560.3522 www.Demarcinc.com	AMERCO REAL ESTATE COMPANY 2727 N. CENTRAL AVENUE PHOENIX, ARIZONA 85004	RAMSEY U-HAUL 8725 RIVERDALE DRIVE NW RAMSEY, MINNESOTA	SITE PLAN	PROJECT: 90742 SHEET NO. C6 OF C12



A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

U-HAUL
of Ramsey
Ramsey, MN
(729074)

Preliminary Proposal

SHEET 01

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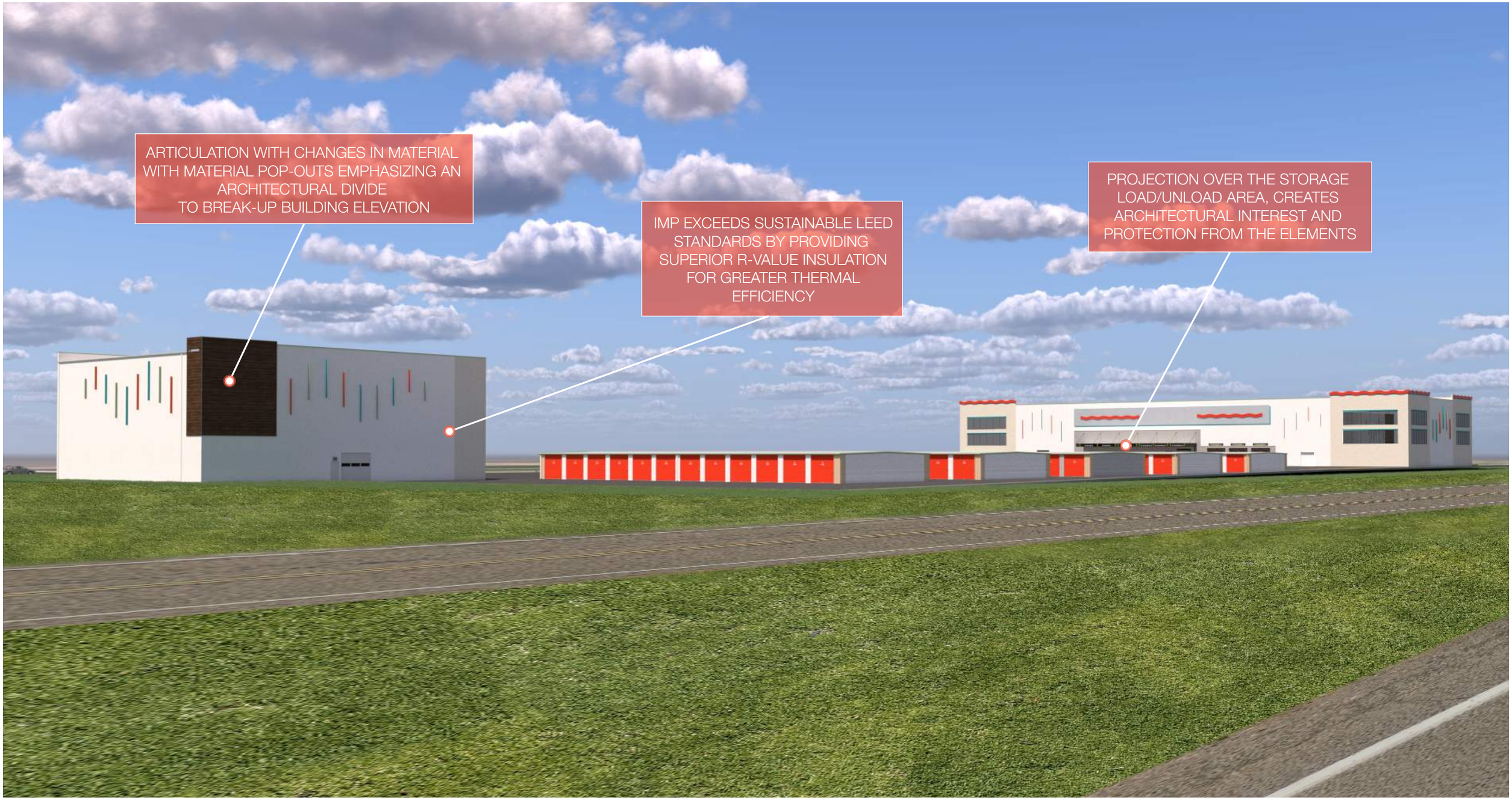
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P: 602.263.6841

U-HAUL
of Ramsey
Ramsey, MN
(729074)

Southeast Elevation
Composite Rendering

SHEET 02

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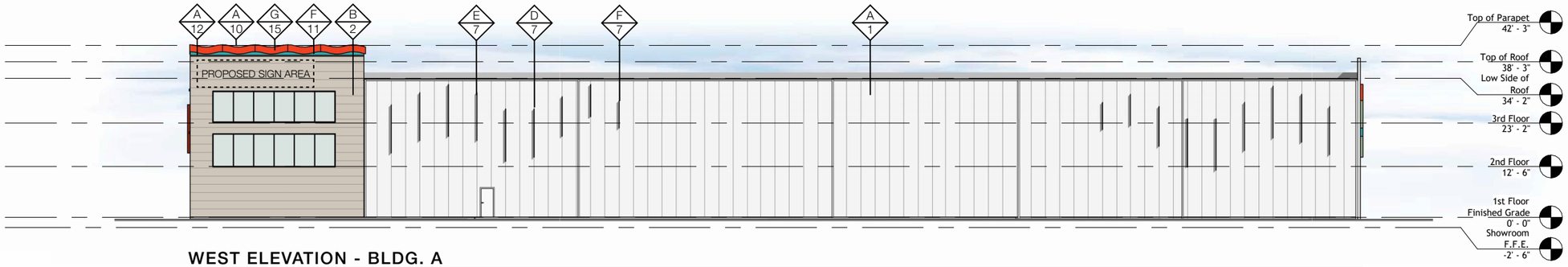
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Northeast Elevation
Composite Rendering

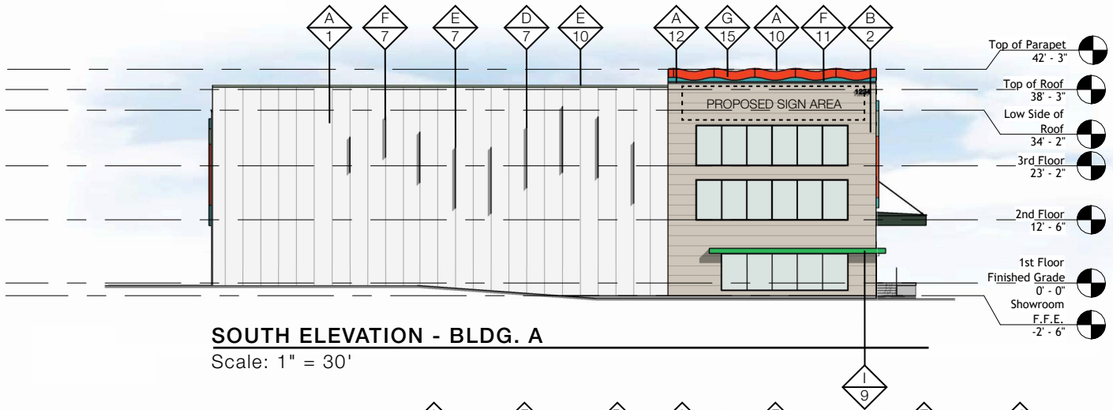
SHEET 03

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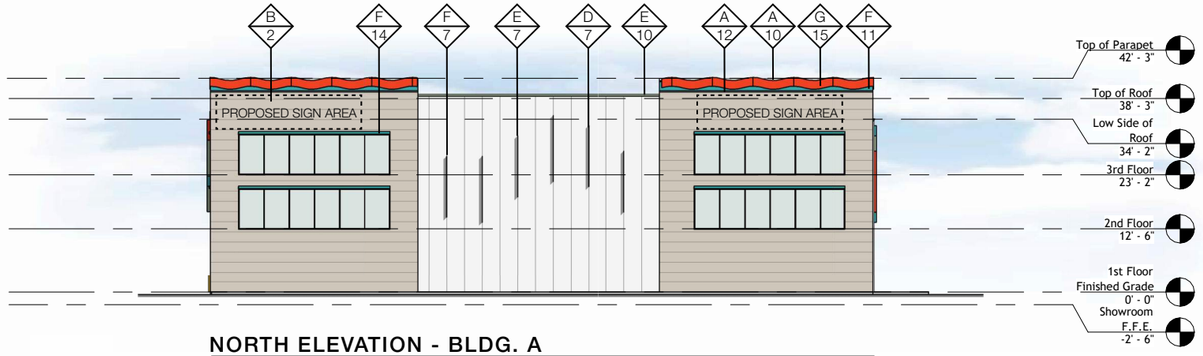
WEST ELEVATION - BLDG. A

Scale: 1" = 30'



SOUTH ELEVATION - BLDG. A

Scale: 1" = 30'



NORTH ELEVATION - BLDG. A

Scale: 1" = 30'



EAST ELEVATION - BLDG. A

Scale: 1" = 30'

GENERAL NOTES:

D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. **DO NOT CUT IMP** DUE TO PAINT VARIATIONS. CONTACT THE DESIGNER AT A&M ASSOCIATES TO FIND A SOLUTION. P: 602.623.6841

D2 - THE PROPOSED PROJECT CONSISTS OF **42" WIDE IMP**. DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONTACT THE DESIGNER AT A&M ASSOCIATES SO THE PLAN DRAWINGS CAN BE UPDATED. P: 602.623.6841

COLOR CHART

A		POLAR WHITE *(IMP CUSTOM COLOR)*	H		SW EGGSHELL BLACK
B		SANDSTONE *(IMP CUSTOM COLOR)*	I		U-HAUL PROMO GREEN
C		GALVANIZED	J		U-HAUL FOREST GREEN
D		SW 6884 OBSTINATE ORANGE	K		LIGHT BROOM FINISHED TILT WALL
E		SW 6451 NURTURE GREEN	L		WALNUT *(FAUX WOODGRAIN FINISH)*
F		DESERT JEWEL *(SW 6767 AQUARIUM)*	M		
G		SIERRA SUNSET			

MATERIALS

1	42"W METL-SPAN SANTA FE STUCCO EMBOSSED VERTICAL IMP	9	1'H x 35'W x 2'D CUSTOMER ENTRANCE AWNING
2	24"W METL-SPAN SANTA FE STUCCO EMBOSSED HORIZONTAL IMP	10	4.5"H TRIM TYP.
3	16"W METL-SPAN CONCEPT SERIES CS-620 HORIZONTAL PANELS	11	10.25"H FLAT METAL TRIM TYP.
4	LIGHT BROOM TILT-UP CONCRETE	12	3"H FLAT METAL TRIM TYP.
5	2"W GALVANIZED TRIM ON SIDES OF WALNUT PANELS	13	ULTRA-GRAIN CLASSIC WALNUT CARRIAGE DOORS
6	9"H x 3"D ARCHITECTURAL DETAILS	14	HORIZONTAL WALNUT LAP SIDING
7	9"D LYRICAL ARTICULATED ACCENT FIN *(DESIGN ELEMENT)*	15	ARCHITECTURAL DETAILS
8	2'H x 75'W x 10'D STORAGE: LOAD/UNLOAD AWNING	16	1'H FASCIA

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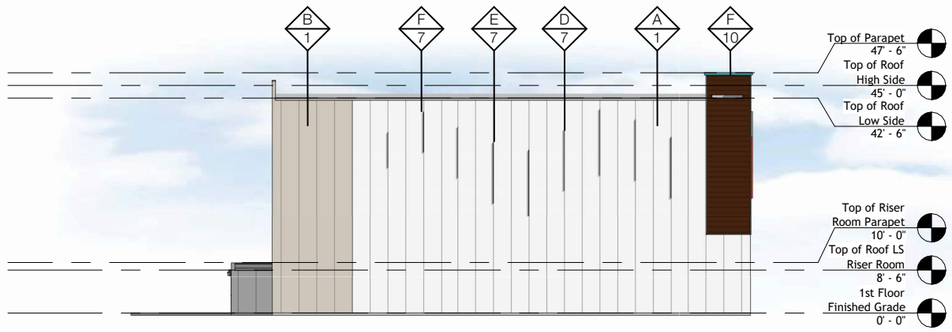
Colors & Materials

SHEET 04

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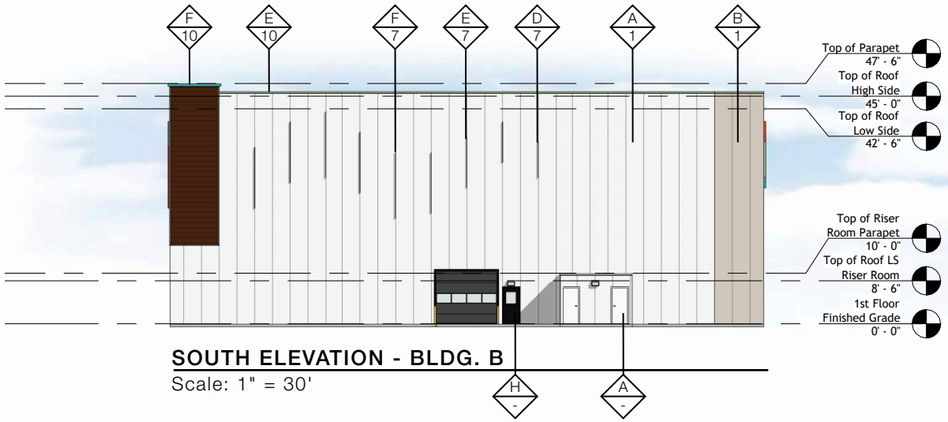
NORTH ELEVATION - BLDG. B
Scale: 1" = 30'



EAST ELEVATION - BLDG. B
Scale: 1" = 30'



WEST ELEVATION - BLDG. B
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SOUTH ELEVATION - BLDG. B
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F		DESERT JEWEL *(SW 6767 AQUARIUM)*	M		
G		SIERRA SUNSET			

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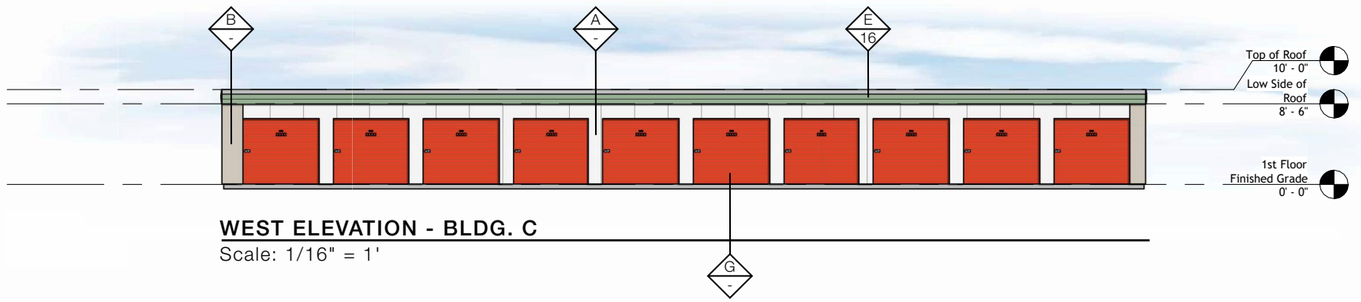
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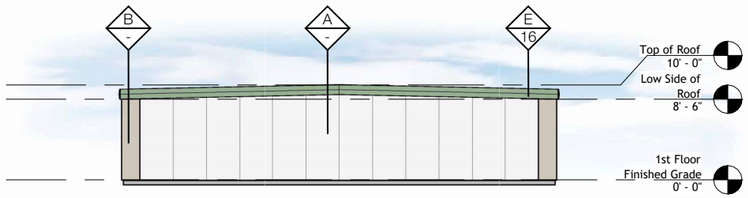
Colors & Materials

SHEET 05

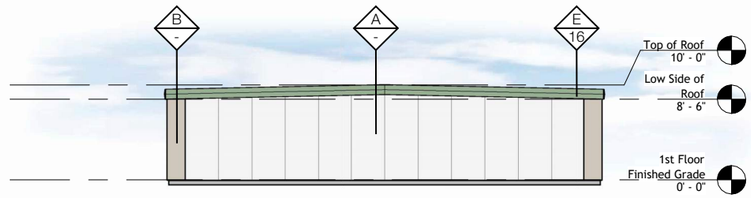
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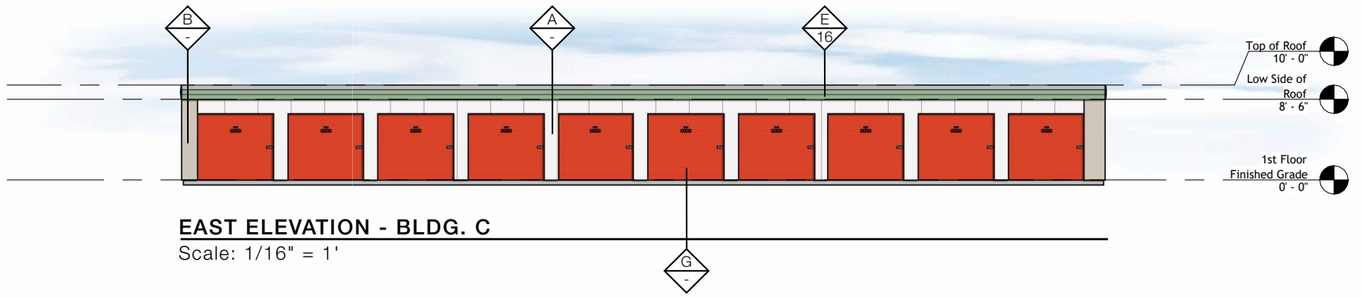
WEST ELEVATION - BLDG. C
Scale: 1/16" = 1'



SOUTH ELEVATION - BLDG. C
Scale: 1/16" = 1'



NORTH ELEVATION - BLDG. C
Scale: 1/16" = 1'



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Colors & Materials

SHEET 06

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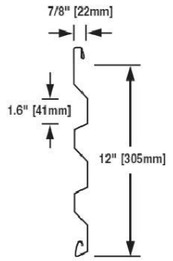
CS-620 Panel (or Equivalent Panel)

CS-260

Concept Series single-skin concealed fastener metal siding panels feature concealed fasteners and a common-lock joint that allows the panels to be integrated with each other. CS-260 interchangeable single-skin metal panels have 12" wide coverage, 7/8" deep profiled panels featuring three asymmetrical ribs.

Systems may vary from an uninsulated screen wall to a lock joint metal wall panel system utilizing BW Systems, which is an insulated composite backup panel system. This wall panel system has two attachment clip options.

All Concept Series wall panels can be installed in a variety of horizontal or vertical rainscreen applications to form a complete wall system.

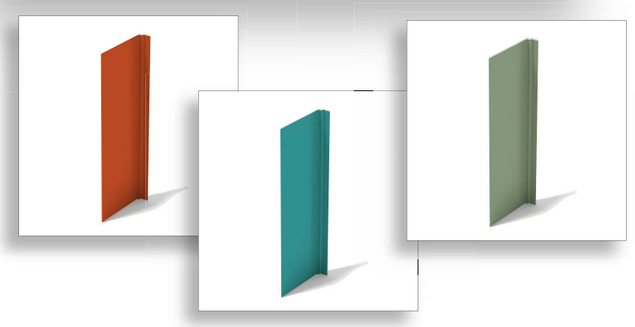




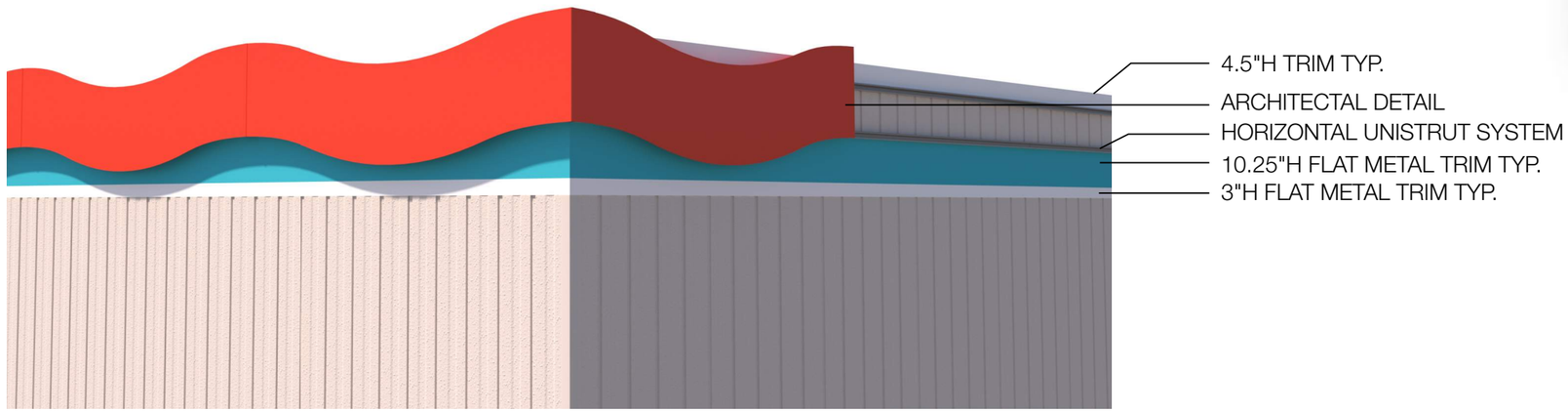
METL SPAN
A NUCOR company

9"D Lyrical Articulated Design Element





Parapet Architectural Details



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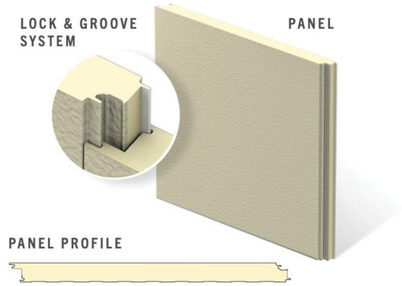
Material Board

SHEET 07

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Metl-Span Santa Fe (or Equivalent IMP)

The Metl-Span CF Santa Fe panel has a flat exterior profile with a heavy, embossed stucco texture that mimics the look of a masonry stucco finish but with the added value of an insulated metal panel. The profile is flush with the warmness of an old-world finish, providing a visually pleasing building.



PRODUCT SPECIFICATIONS

WIDTH • 24"*, 30"*, 36", 42"

THICKNESS • 2", 2½", 2¾"*, 3", 4"

LENGTH 8'-0" to 32'-0" Horizontal
8'-0" to 40'-0" Vertical

EXTERIOR PROFILE • Flat profile with heavy embossing resembling desert southwestern appearance

EXTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated steel in 24 and 22 Ga.

INTERIOR PROFILE • Light Mesa, nominal 1⁄16" deep, embossed or unembossed

INTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated in 26, 24 and 22 Ga.

CORE • Foamed-in-place, PUR Foam Core, zero ozone depleting (zero ODP) Class 1 foam

JOINT • Offset double tongue-and-groove with extended metal shelf for positive face fastening

REVEAL • Up to 1" reveal options in ¼", ½", ¾" and 1" increments

U-FACTORS AND R-VALUES**

U-FACTOR (BTU/h·ft²·°F)

PANEL WIDTH: 42"	35°
2"	0.059
2.5"	0.046
3"	0.038
4"	0.028

R-VALUE (h·ft²·°F/BTU)

PANEL WIDTH: 42"	35°
2"	17.5
2.5"	21.9
3"	26.2
4"	35.0

*Available only from Nevada plant
**Based on ASTM C518, ASTM C1363 and thermal modeling

METL SPAN a NUCOR company



Stucco
Embossed IMP
EXAMPLE



Horizontal Lap Siding
ATAS Rumba Shake
Wood grain finish
(or Equivalent)



Light Broom Finished
TILT-UP CONCRETE
EXAMPLE

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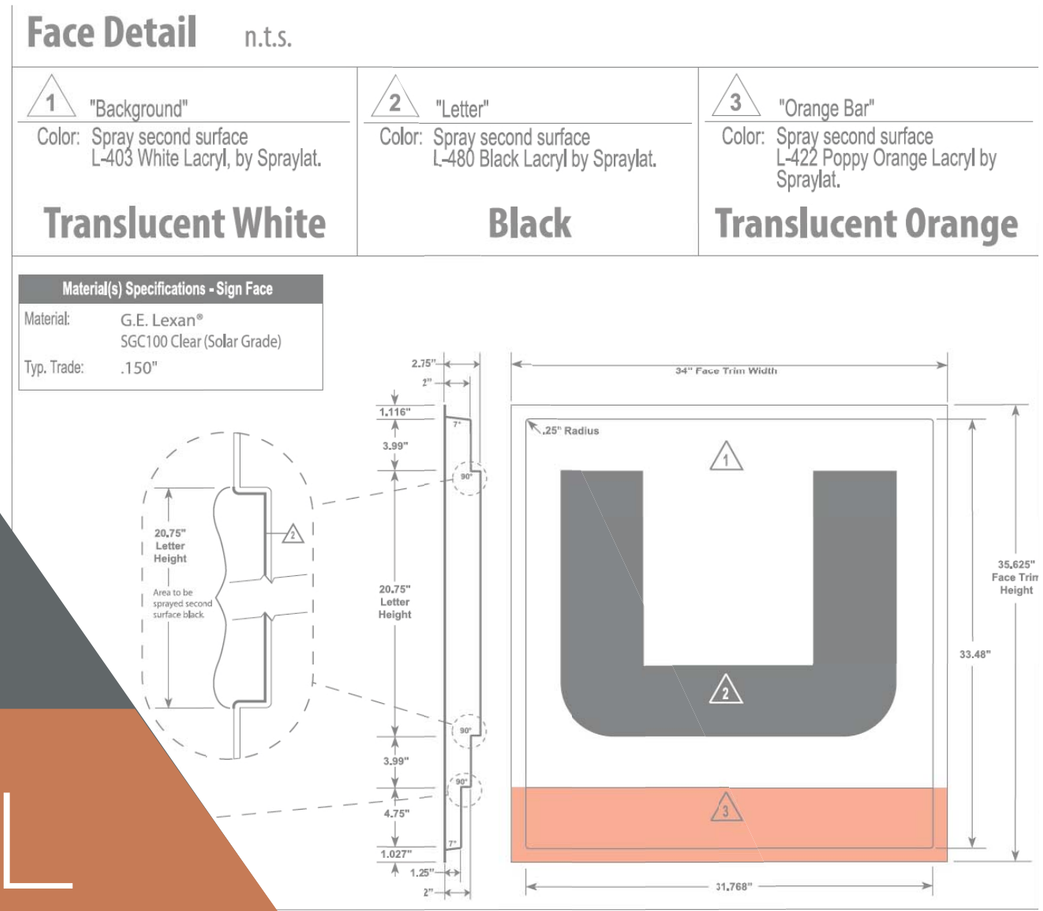
Material Board

SHEET 08

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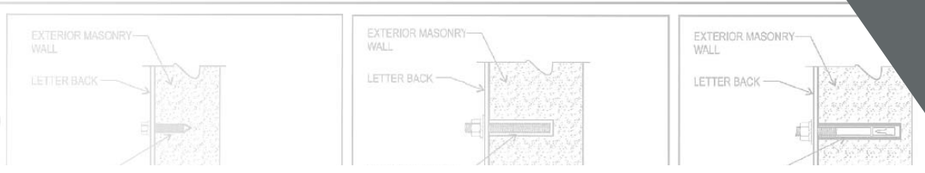






SIGNAGE PROPOSAL

RAMSEY, MN



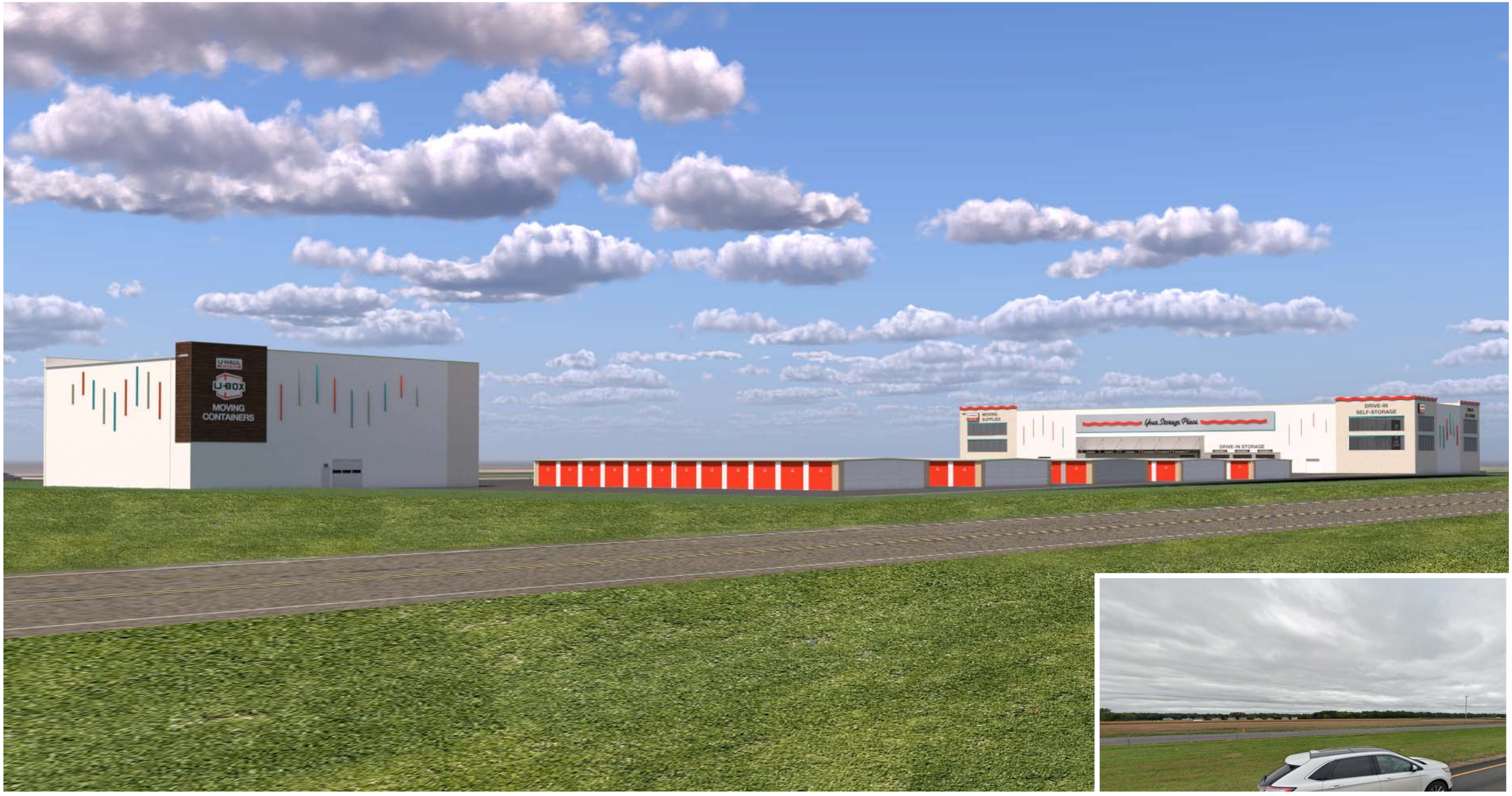
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Signage Proposal

SHEET 01

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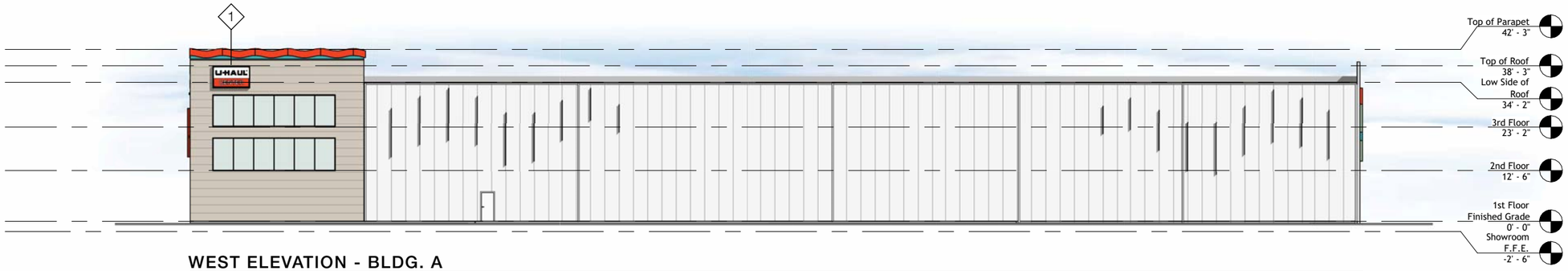
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Northeast Elevation
Composite Rendering

SHEET 02

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WEST ELEVATION - BLDG. A

Scale: 1" = 30'



SOUTH ELEVATION - BLDG. A

Scale: 1" = 30'



NORTH ELEVATION - BLDG. A

Scale: 1" = 30'



EAST ELEVATION - BLDG. A

Scale: 1" = 30'

SIGN CALCULATIONS	
1	LIT CABINET SIGN 9'W X 5'H (45 SQFT)
2	DIRECTIONAL DIMENSIONAL LETTERS 12.16'W X 2'H (24.32 SQFT)*
3	DIMENSIONAL LETTERS 21.5'W X 2'H (43 SQFT)*
4	DIRECTIONAL DIMENSIONAL LETTERS 11.11'W X 2'H (22.22 SQFT)*
5	DIRECTIONAL DIMENSIONAL LETTERS 13.61'W X 2'H (27.22 SQFT)*
6	11 GAUGE STEEL BLACK POWDER COAT 34.3'W X 5'H (171.5 SQFT)*
7	DIRECTIONAL DIMENSIONAL LETTERS 26.4'W X 2'H (52.8 SQFT)*

*Lit sign option is available upon request

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Sign Calculations

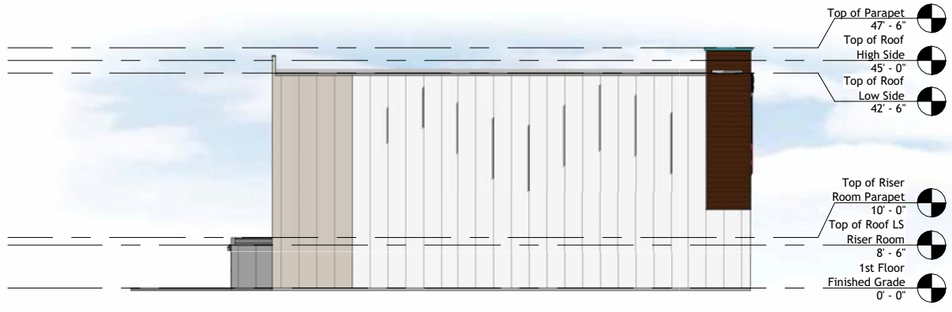
SHEET 03

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NORTH ELEVATION - BLDG. B

Scale: 1" = 30'



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Scale: 1" = 30'



SOUTH ELEVATION - BLDG. B

Scale: 1" = 30'

SIGN CALCULATIONS	
1	LIT CABINET SIGN 9.66'W X 3.8'H (36.71 SQFT)
2	LIT CABINET SIGN 11.95'W X 9.19'H (109.82 SQFT)
3	LIT PAN-FACE/CHANNEL LETTERS (OR) DIMENSIONAL LETTERS 11.23'W X 2'H (22.46 SQFT)
4	LIT PAN-FACE/CHANNEL LETTERS (OR) DIMENSIONAL LETTERS 18.26'W X 2'H (36.52 SQFT)

*Lit sign option is available upon request

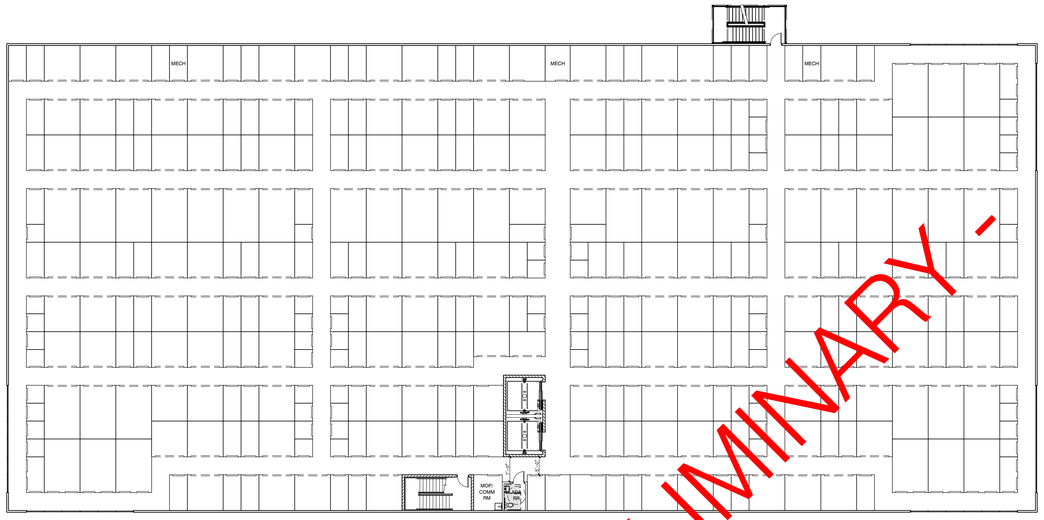
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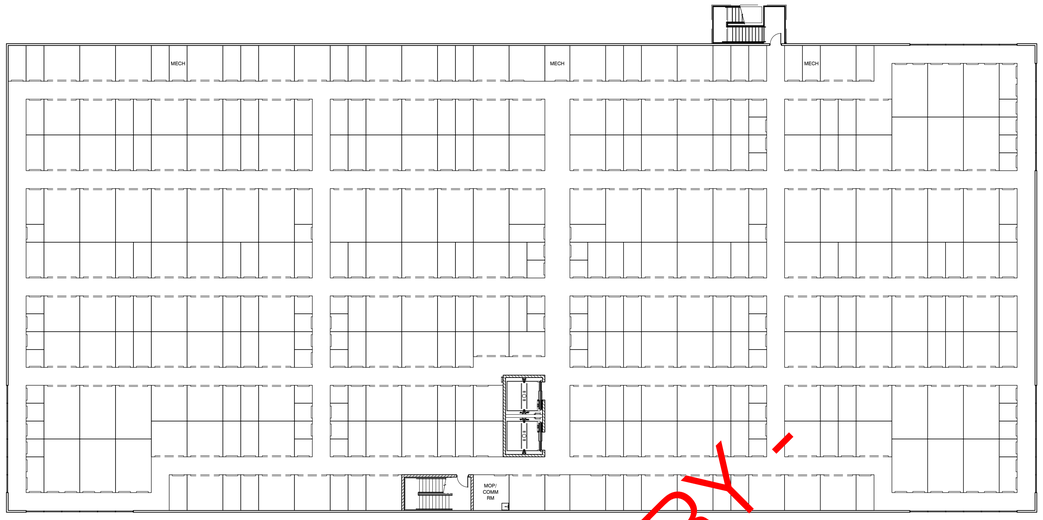
Sign Calculations

SHEET 04

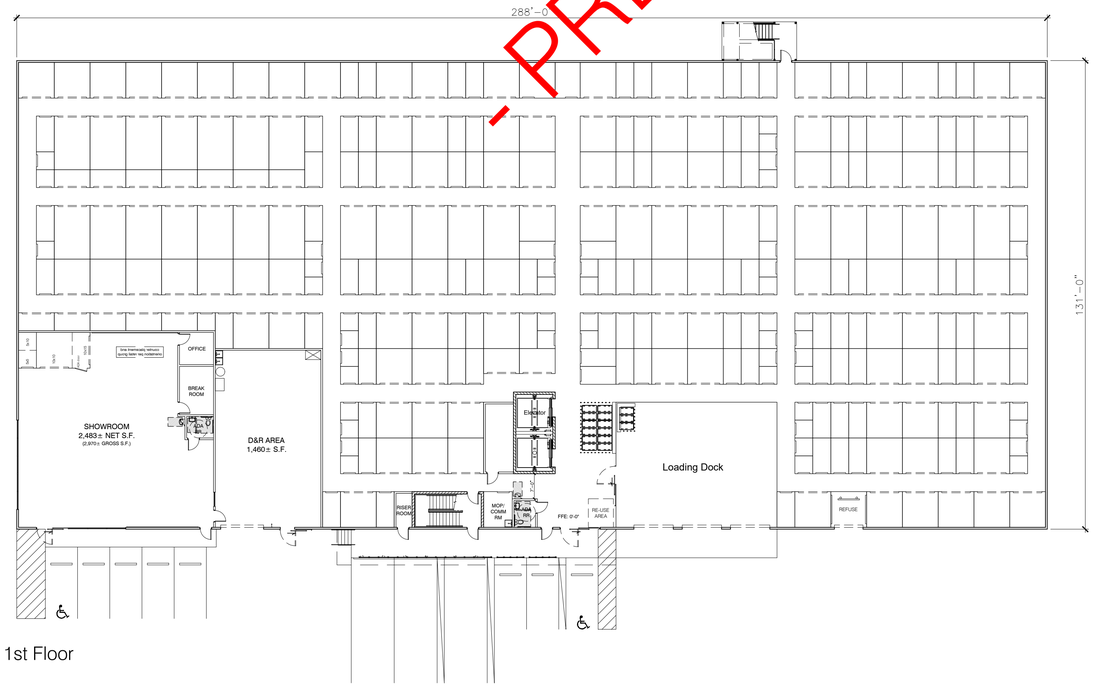
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2nd Floor



3rd Floor



1st Floor

- PRELIMINARY -

- PRELIMINARY -

PROPOSED MIX

LOCKER SIZE	INTERIOR												EXTERIOR MINIS			GRAND TOTAL		
	1st Flr	SQ. FT.	%	2nd Flr	SQ. FT.	%	3rd Flr	SQ. FT.	%	TOTAL	SQ. FT.	%	QTY	SQ. FT.	%	QTY	SQ. FT.	%
5 x 5	47	1,175	5%	58	1,450	5%	58	1,450	5%	163	4,075	5%	0	0	0%	163	4,075	4%
5 x 10	123	6,150	28%	147	7,350	28%	146	7,300	28%	416	20,800	28%	0	0	0%	416	20,800	22%
7 x 10	3	210	1%	3	210	1%	3	210	1%	9	630	1%	0	0	0%	9	630	1%
10 x 8	0	0	0%	2	160	1%	2	160	1%	4	320	0%	0	0	0%	4	320	0%
10 x 10	97	9,700	45%	115	11,500	43%	116	11,600	43%	328	32,800	44%	0	0	0%	328	32,800	34%
10 x 15	29	4,350	20%	40	6,000	22%	40	6,000	22%	109	16,350	22%	0	0	0%	109	16,350	17%
19.5 x 7.67	0	0	0%	0	0	0%	0	0	0%	0	0	0%	60	8,974	43%	60	8,974	9%
26 x 7.67	0	0	0%	0	0	0%	0	0	0%	0	0	0%	60	11,965	57%	60	11,965	13%
TOTAL	299	21,585	100%	365	26,670	100%	365	26,720	100%	1,029	74,975	100%	120	20,939	100%	1,149	95,914	100%

U-BOX AREA = 10,807± S.F.
TOTAL U-BOXES = 800 (160 x 5-HIGH)

0' 20'
-5' 5' 40'

PRELIMINARY FLOOR PLAN

SCALE: 1" = 20' - 0"

SHEET NOTES:

REVISIONS:

NO:	DATE	INITIALS	NOTES
1	05/16/24	BLC	PLAN REVISIONS, UPDATE MIX
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS, NOT FOR CONSTRUCTION, FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY
CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:

U-Haul M&S of Ramsey
Hwy 10 & Riverdale Dr.
Ramsey, MN 55303

SHEET CONTENTS:

Preliminary
Floor Plan

729074

DRAWN:	KMB	A1.1
CHECKED:	NH	
DATE:	05/07/24	

729074A1C.dwg

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- PRELIMINARY -

0' 10'
-1' 5'

PRELIMINARY FLOOR PLAN

SCALE: 3/32" = 1' - 0"

SHEET NOTES:

REVISIONS:

NO:	DATE	INITIALS	NOTES
1	05/16/24	BLC	PLAN REVISIONS
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-
7	-	-	-
8	-	-	-

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Floor Plan

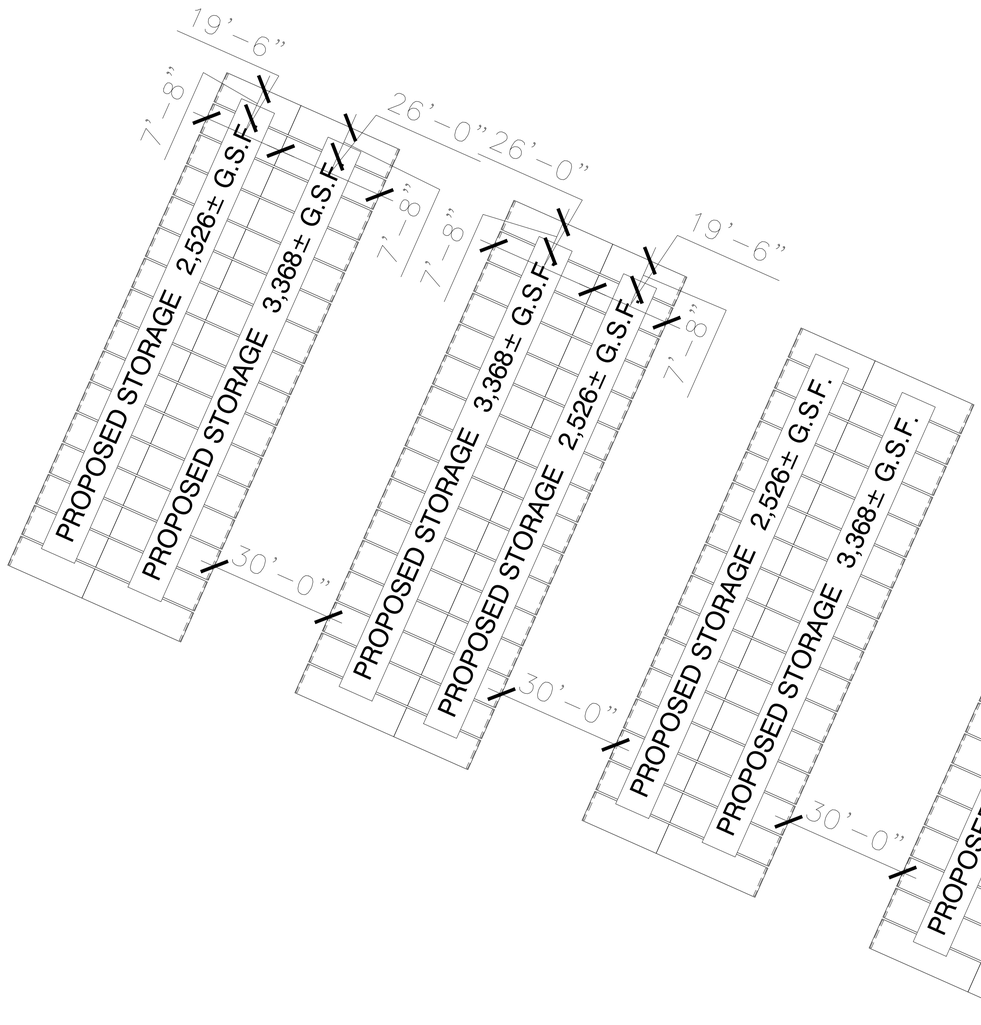
729074

DRAWN:	KMB
CHECKED:	NH
DATE:	05/07/24

A2.1

729074A1C.dwg

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- PRELIMINARY -

0' 10'
-1' 5'

PRELIMINARY FLOOR PLAN

SCALE: 3/32" = 1' - 0"

SHEET NOTES:

REVISIONS:

NO:	DATE	INITIALS	NOTES
1	05/16/24	BLC	PLAN REVISIONS
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-
7	-	-	-
8	-	-	-

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PRELIMINARY DOCUMENTS, NOT FOR CONSTRUCTION, FOR INFORMATION ONLY

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CONSTRUCTION DEPARTMENT
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PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:
U-Haul M&S of Ramsey
Hwy 10 & Riverdale Dr.
Ramsey, MN 55303

SHEET CONTENTS:
Preliminary
Floor Plan

729074

DRAWN:	KMB
CHECKED:	NH
DATE:	05/07/24

A2.3

729074A1B.dwg

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GENERAL NOTES

GENERAL DESIGN: CANOPY DESIGN TO BE HIP STRUCTURE. SHOP DRAWINGS MUST BE APPROVED BY U-HAUL CONSTRUCTION DEPARTMENT PRIOR TO ORDER/MANUFACTURE.

DESIGN LOADS:
DESIGN TO MEET OR EXCEED THE REQUIREMENTS OF THE 2006 IBC, AND/OR LOCAL GOVERNING CODE. REFER TO SHOP DRAWINGS FOR PROJECT SPECIFIC DESIGN/ENGINEERING AND GEOGRAPHICAL CONDITIONS FOR LIVE LOADS.

NOTES:
DESIGN STRUCTURE TO 5 PSF SNOW LOAD. FABRIC TOP TO BE REMOVED IF SNOW ACCUMULATION IS ANTICIPATED.
FABRIC TOP TO BE REMOVED IF WINDS EXCEEDING 90 MPH ARE ANTICIPATED.

STRUCTURAL STEEL SHALL CONFORM TO AISC SPECIFICATIONS AND CODE OF STANDARD PRACTICES.

STEEL MATERIAL SCHEDULE:

ITEMS	SPECIFICATIONS
HSS TUBE STEEL	ASTM A500, GRADE B.
ROUND HSS OR STEEL PIPE	ASTM A500, GRADE B OR ASTM A53, GRADE B.
ROUND STEEL TUBING	ASTM A500
GUSSET PLATES	ASTM A36
HEX BOLTS	ASTM A325
NUTS	ASTM A563
WASHERS	ASTM F436
REINFORCING STEEL	ASTM A615, GRADE 60 (GALVANIZED)
ANCHOR RODS	ASTM F1554 GRADE 55 (GALVANIZED)
WELDING ELECTRODES	E70XX

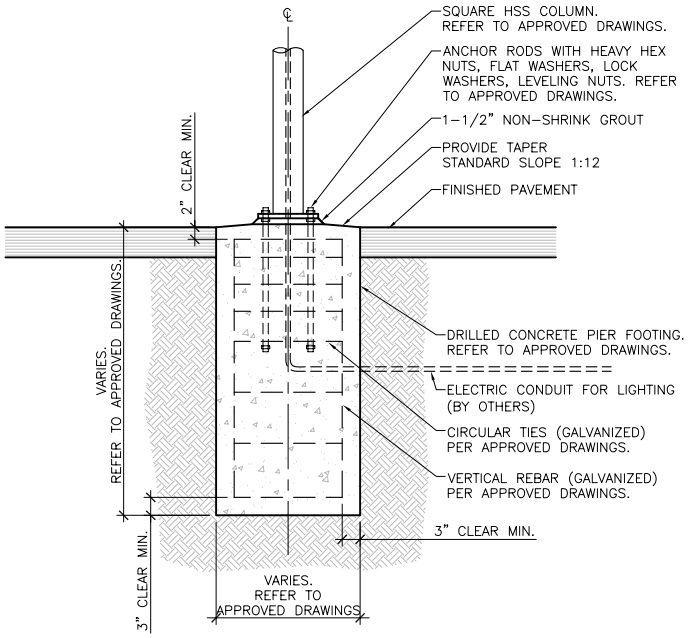
ALL WELDING SHALL CONFORM TO AWS D1.1

FABRIC: **USE "KNITTEX®" COLOURSHADE** OR FABRIC IN LIKE AND KIND PER LOCAL CANOPY MANUFACTURER. APPROVED COLORS ARE "RAINFOREST" AND "ROYAL BLUE" ("KNITTEX" COLORS). COLOR MUST BE APPROVED BY U-HAUL CONSTRUCTION DEPARTMENT BASED ON FACILITY LOCATION. FABRIC TO BE U.V. STABILIZED HIGH DENSITY POLYETHYLENE, WITH MONOFILAMENT YARN AND TAPE CONSTRUCTION AND LOCK-STITCH KNITTED TO ENSURE MATERIAL WILL NOT TEAR, FRAY OR UNRAVEL IF CUT.

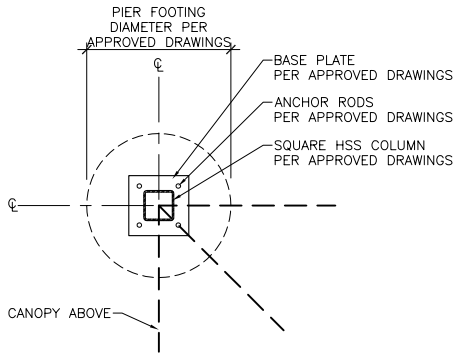
STEEL CABLE: CABLE TO BE 3/8"ø, 7X19 STRAND CORE GALVANIZED WIRE ROPE WITH A BREAKING STRENGTH VALUE OF 14,000 LBS. GALVANIZED STEEL CABLE CLAMPS.
CABLES SHALL BE FED THROUGH THE FABRIC SLEEVES AROUND THE PERIMETER OF THE CANOPY AND TENSIONED UNTIL THE FABRIC PANEL (DESIGNED PURPOSELY UNDERSIZED) REACHES A TAUNT APPEARANCE.

NON-CANTILEVERED FREESTANDING CANOPY

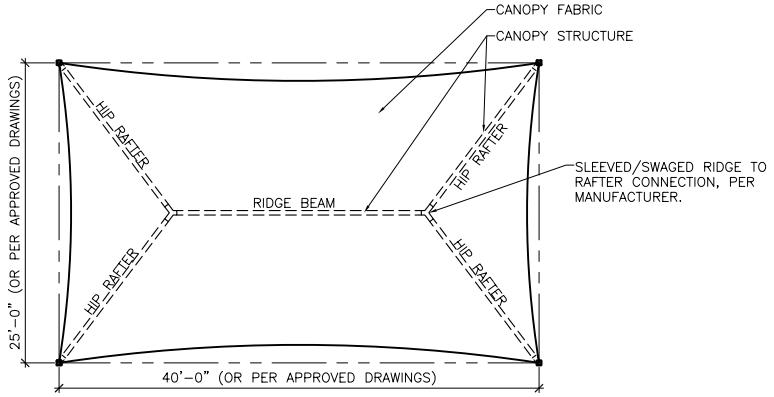
A NON-CANTILEVERED CANOPY IS TYPICALLY USED AT D&R AREAS, OR WHERE ROOF RUN-OFF DOES NOT REQUIRE REDIRECTION.



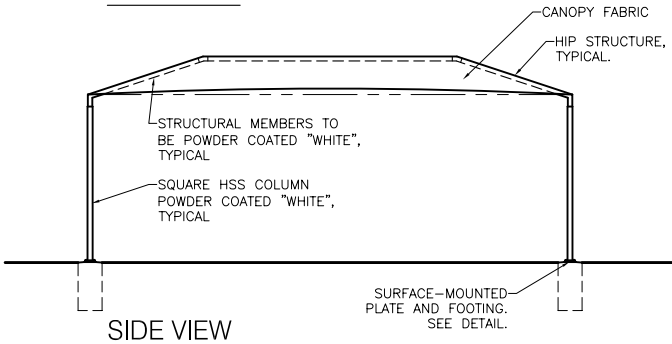
FOOTING DETAIL - SECTION



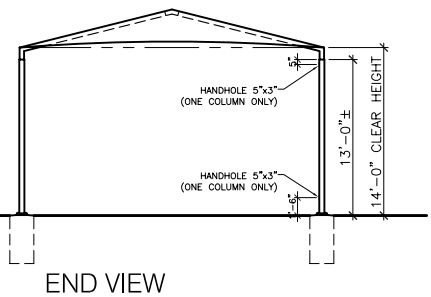
FOOTING DETAIL - PLAN VIEW



PLAN VIEW



SIDE VIEW



END VIEW

AMERCO
REAL ESTATE COMPANY

FREESTANDING CANOPY

FILE NAME: Freestanding Canopy.dwg	SHEET: -
SECTION #: -	
REVISED: 01/08/10	
SCALE: N.T.S.	DETAIL

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CONSTRUCTION & RENOVATION - 2727 NORTH CENTRAL AVENUE, 9-NORTH - PHOENIX, ARIZONA 85004 PH:(602)263-6502 FAX: (602) 277-1026

SITE DEVELOPMENT PLANS

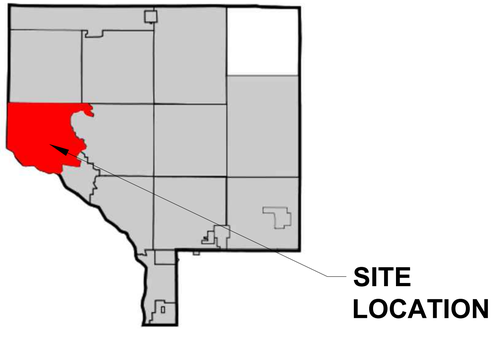
FOR

RAMSEY U-HAUL

8725 RIVERDALE DRIVE NW
RAMSEY, MINNESOTA



ANOKA COUNTY, MINNESOTA



CITY OF RAMSEY, ANOKA COUNTY



0 700 1400
SCALE IN FEET

SHEET INDEX

THIS PLAN CONTAINS 15 SHEETS

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2-C3	DETAILS
C4	DETAILS
C5	EXISTING CONDITIONS & REMOVALS PLAN
C6	SITE PLAN
C7	GRADING & DRAINAGE PLAN
C8	UTILITY PLAN
C9-C10	STORMWATER POLLUTION PREVENTION PLAN
C11	TURNING RADIUS FIGURE
C12	PHOTOMETRIC PLAN
L1.1	LANDSCAPE PLAN
L1.2-1.3	LANDSCAPE DETAILS, NOTES & SCHEDULES

CALL BEFORE YOU DIG!
Gopher State One Call
Twin City Area: 651-454-0002
Toll Free: 1-800-252-1166

THE SUBSURFACE UTILITY INFORMATION DEPICTED IN THESE PLANS ARE SHOWN ACCORDING TO CI/ASCE 38-02, "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA," LEVEL D STANDARDS.

LEGEND

IMPAIRED WATERS

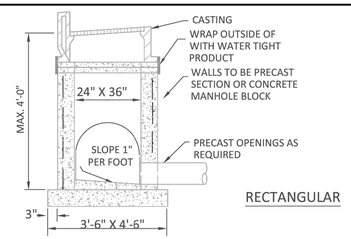
BENCHMARK: MNDOT MONUMENT 0202 B
GSID STATION: #93781

ELEVATION = 865.015 FEET (NAVD 88)

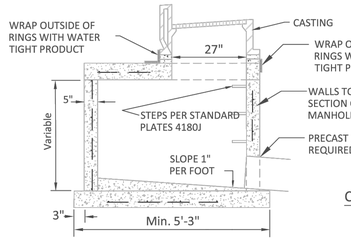
F:\survey\riverstone south - anoka\02 Engineering - 90742\01 CAD\05 Sheet Files\01 Title Sheet.dwg

DESIGNED BY: JAP DRAWN BY: ABL CHECKED BY: GRP	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. NOT FOR CONSTRUCTION JEFFREY A. PRASCH, P.E. DATE: 07.17.24 LIC. NO.: 52706	REVISIONS	DEMARC LAND SURVEYING & ENGINEERING 7601 73RD AVENUE N, BROOKLYN PARK, MN 55428 PHONE: 763.560.3093 FAX: 763.560.3522 www.Demarcinc.com	AMERCO REAL ESTATE COMPANY 2727 N. CENTRAL AVENUE PHOENIX, ARIZONA 85004	RAMSEY U-HAUL 8725 RIVERDALE DRIVE NW RAMSEY, MINNESOTA	TITLE SHEET	PROJECT: 90742 SHEET NO. C1 OF C12

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



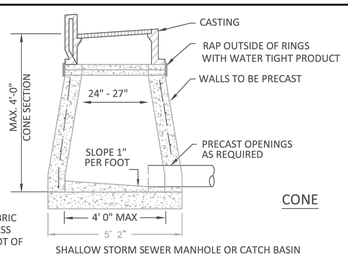
RECTANGULAR



CIRCULAR

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

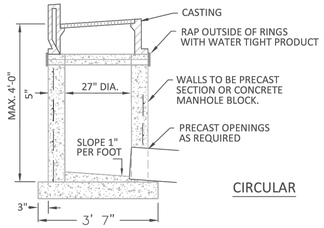
APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: CATCH BASIN
		CITY PLATE No. STO-1



CONE

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

SHALLOW STORM SEWER MANHOLE OR CATCH BASIN



CIRCULAR

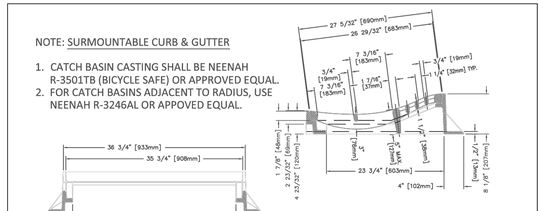
SHALLOW STORM SEWER MANHOLE OR CATCH BASIN

NOTES:
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

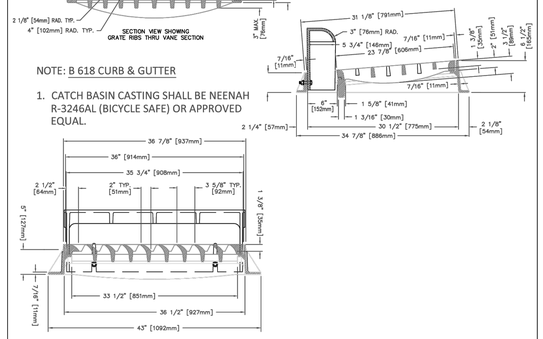
NOTE: SURMOUNTABLE CURB & GUTTER

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.

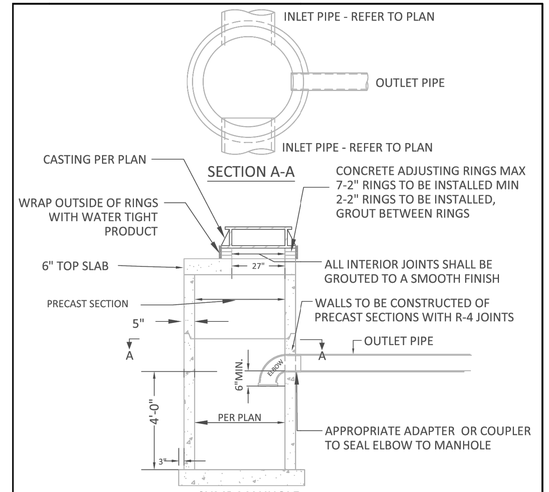


NOTE: B 618 CURB & GUTTER

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



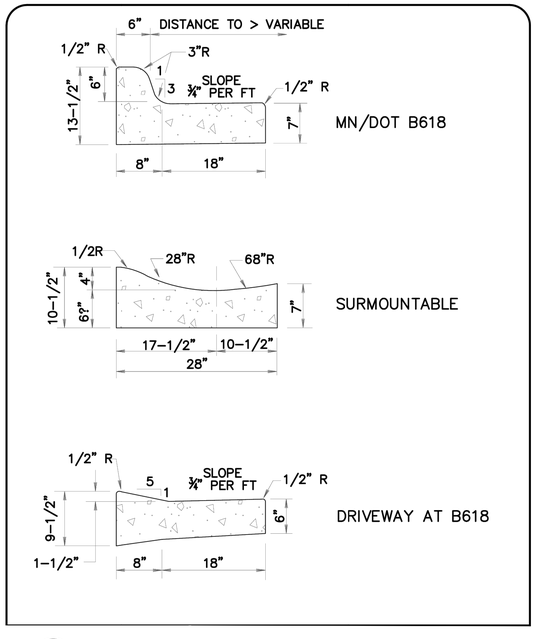
APPROVED: 4 - 2024	City of RAMSEY	STANDARD DETAILS: STORMWATER CASTING
		CITY PLATE No. STO-4



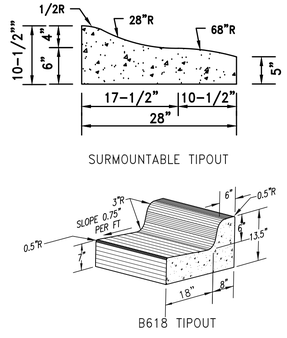
SUMP MANHOLE
NO SCALE

NOTES:
1. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
4. STEPS WILL BE REQUIRED AT A MAXIMUM OF 3' FROM THE RIM AND 16" ON CENTER THERE AFTER
5. 8" BASE FOR ALL MANHOLES LESS THEN 14' DEEP, INCREASE BASE THICKNESS BY 2" PER 6' OF DEPTH BEYOND 14' & REINFORCE WITH 6"X 6" & 10" X 10" MESH

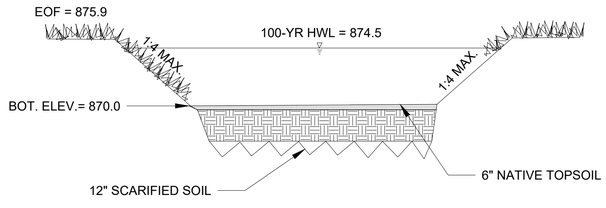
APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: SUMP MANHOLE
		CITY PLATE No. STO-9



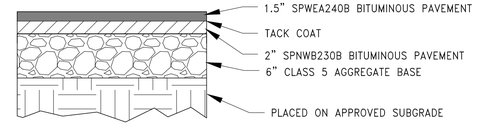
1 C2 CURB AND GUTTER
NOT TO SCALE



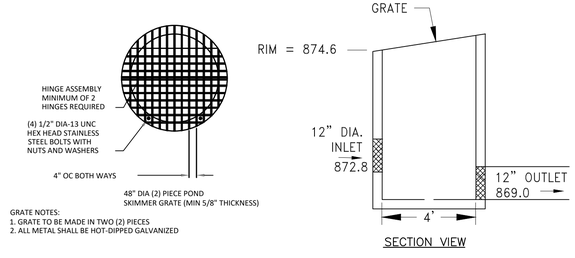
2 C2 TIPOUT CURB AND GUTTER
NOT TO SCALE



3 C2 INFILTRATION BASIN
NOT TO SCALE



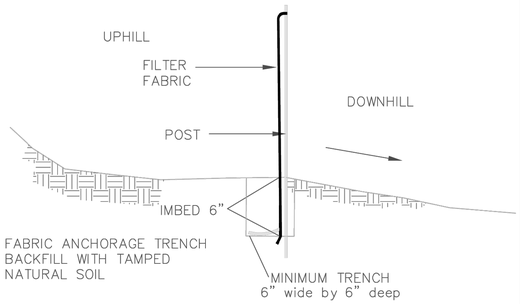
4 C2 BITUMINOUS PAVEMENT
NOT TO SCALE



5 C2 OUTLET STRUCTURE (OS-1)
NOT TO SCALE

F:\survey\riverstone south - anoka\02 Engineering - 90742\01 CAD\05 Sheet Files\02 Details.dwg

DESIGNED BY: JAP	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.	REVISIONS	DEMARC LAND SURVEYING & ENGINEERING 7601 73RD AVENUE N, BROOKLYN PARK, MN 55428 PHONE: 763.560.3093 FAX: 763.560.3522 www.DemarcInc.com	AMERCO REAL ESTATE COMPANY 2727 N. CENTRAL AVENUE PHOENIX, ARIZONA 85004	RAMSEY U-HAUL 8725 RIVERDALE DRIVE NW RAMSEY, MINNESOTA	DETAILS	PROJECT: 90742
DRAWN BY: ABL	NOT FOR CONSTRUCTION						SHEET NO. C2 OF C12
CHECKED BY: GRP	JEFFREY A. PRASCH, P.E. DATE: 07.08.24 LIC. NO.: 52706						



INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

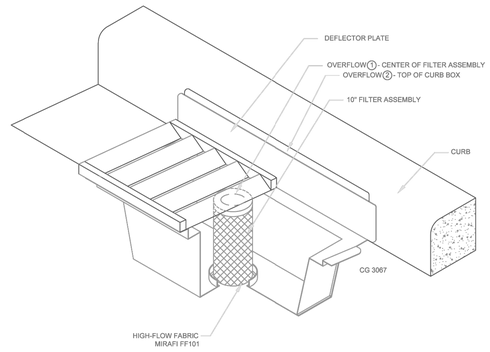
SILT FENCE DETAIL

NO SCALE

APPROVED: 1 – 2016

STANDARD DETAILS: SILT FENCE

CITY PLATE No. ERO–1



INLET PROTECTION – WIMCO OR EQUAL

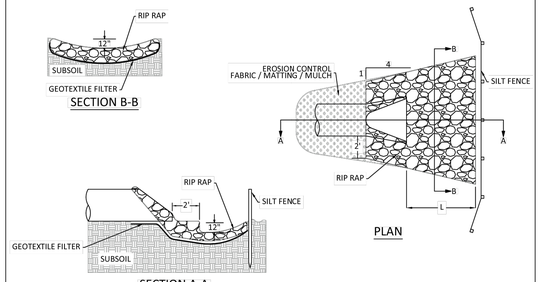
N.T.S.

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

STANDARD DETAILS: INLET PROTECTION

CITY PLATE No. ERO–2



NOTES:

1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

RIP RAP AT RCP OUTLETS

DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

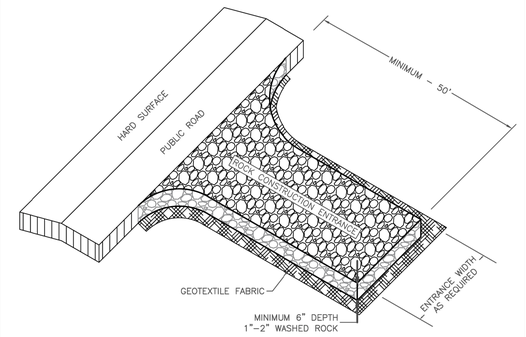
RIP RAP AT RCP-A OUTLETS

SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.5
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

APPROVED: 9 – 2016

STANDARD DETAILS: RIP–RAP

CITY PLATE No. ERO–3



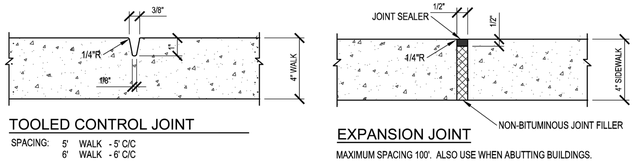
NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION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

NOT TO SCALE

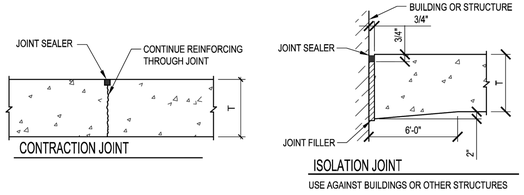
APPROVED: 1 – 2016

STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE

CITY PLATE No. ERO–5

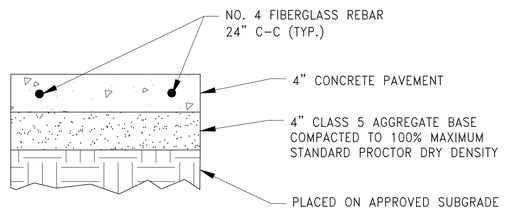


1 / C3 CONCRETE SIDEWALK JOINT DETAILS
NOT TO SCALE

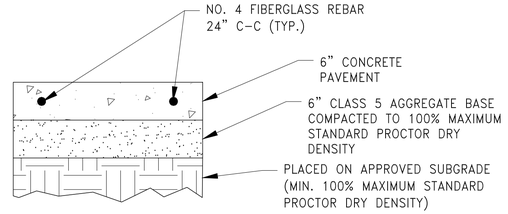


NOTES:
1. MAXIMUM JOINT SPACING SHALL BE 15 FEET.
2. JOINTS SHALL BE AT CURVE TANGENTS AND CURB JOINTS WHEN FEASIBLE.
3. PROVIDE DOWELS INTO EXISTING CONCRETE PAVEMENT WHEN NEW CONCRETE PAVEMENT ABUTS IT. ALSO PROVIDE AN ISOLATION JOINT BETWEEN EXISTING AND NEW CONCRETE.
4. REBAR SHALL BE FIBERGLASS NO. 4 PLACED 24" C–C.

2 / C3 CONCRETE PAVEMENT JOINT DETAILS
NOT TO SCALE



3 / C3 CONCRETE SIDEWALK
NOT TO SCALE



NOTE: CONCRETE COMPRESSIVE STRENGTH SHALL COMPLY WITH ASTM STANDARD C94. MINIMUM 28–DAY STRENGTH = 3,900 PSI

4 / C3 CONCRETE VEHICLE PAVEMENT
NOT TO SCALE

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DRAWN BY: ABL
CHECKED BY: GRP

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NOT FOR CONSTRUCTION

JEFFREY A. PRASCH, P.E.
DATE: 07.08.24 LIC. NO.: 52706

REVISIONS

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PHONE: 763.560.3093 FAX: 763.560.3522
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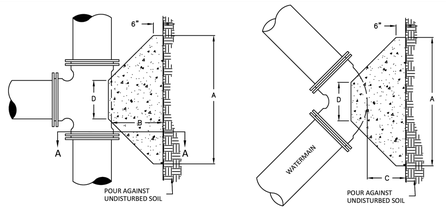
AMERCO REAL ESTATE COMPANY
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004

RAMSEY U-HAUL
8725 RIVERDALE DRIVE NW
RAMSEY, MINNESOTA

DETAILS

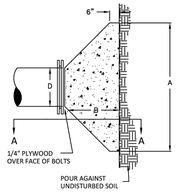
PROJECT: 90742

SHEET NO. C3 OF C12

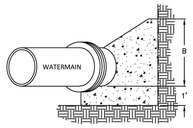


TOP VIEW-TEE

TOP VIEW-BEND



TOP VIEW-PLUG



SECTION VIEW

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.

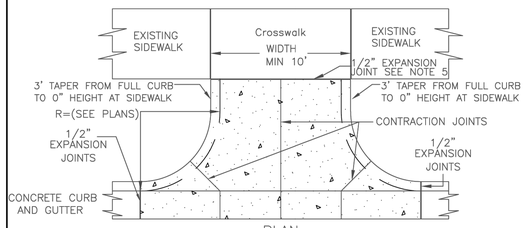
NOTES:
1. BLOCKING TO BE POURED CONCRETE, MNDOT MIX DESIGN 3A32.
2. FITTINGS MUST BE COVERED W/POLY (8 MIL) PRIOR TO POURING CONCRETE
3. KEEP CONCRETE CLEAR OF BOLTS, JOINT AND ACCESSORIES.

APPROVED:
1 - 2024

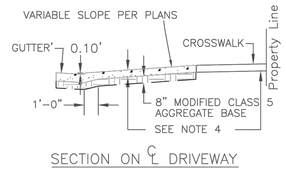
City of RAMSEY

STANDARD DETAILS:
THRUST BLOCKS

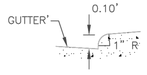
CITY PLATE No.
WAT-8



PLAN



SECTION ON $\mathbb{C}$ DRIVEWAY



DETAIL OF LIP

NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 8" THICK FOR COMMERCIAL DRIVEWAYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

APPROVED:
4 – 2016

City of RAMSEY

STANDARD DETAILS:
COMMERCIAL DRIVEWAY CURBCUT

CITY PLATE No.
STR–14

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PHOENIX, ARIZONA 85004

RAMSEY U-HAUL
8725 RIVERDALE DRIVE NW
RAMSEY, MINNESOTA

DETAILS

PROJECT: 90742

SHEET NO.
C4 OF C12

BURLINGTON NORTHERN INC.

U.S. HIGHWAY NO. 10 & 169
(PUBLIC RIGHT OF WAY)

MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT 02-M3

RIGHT OF ACCESS DEDICATED TO THE STATE OF MINNESOTA PER RIVERSTONE SOUTH

RIGHT OF ACCESS DEDICATED TO THE STATE OF MINNESOTA PER RIVERSTONE SOUTH

S86°01'43"E 911.42

911.42

756.26

155.16

547.85

EXISTING BARB WIRE FENCE ±0.3 FT SOUTH OF LINE

EXISTING BARB WIRE FENCE ±0.5 FT SOUTH OF LINE

UTILITY EASEMENT PER DOCUMENT NUMBER 153924, ASSIGNED PER DOCUMENT NUMBER 186675, PARTIALLY RELEASED PER DOCUMENT NUMBER 2170673.001, AND MODIFIED AND AMENDED PER DOCUMENT NUMBER 2357886.002

DRAINAGE AND UTILITY EASEMENT AS PROPOSED ON FUTURE PLAT OF DONNA FARMS

UTILITY EASEMENT PER DOCUMENT NUMBER 153924, ASSIGNED PER DOCUMENT NUMBER 186675, PARTIALLY RELEASED PER DOCUMENT NUMBER 2170673.001, AND MODIFIED AND AMENDED PER DOCUMENT NUMBER 2357886.002

PROPOSED DRAINAGE AND UTILITY EASEMENT

EXISTING BUILDING

RIVERSTONE SOUTH

OUTLOT B

OUTLOT A

OUTLOT K

OUTLOT J

OUTLOT C

FOURTH ADDITION

RIVERSTONE SOUTH SECOND ADDITION

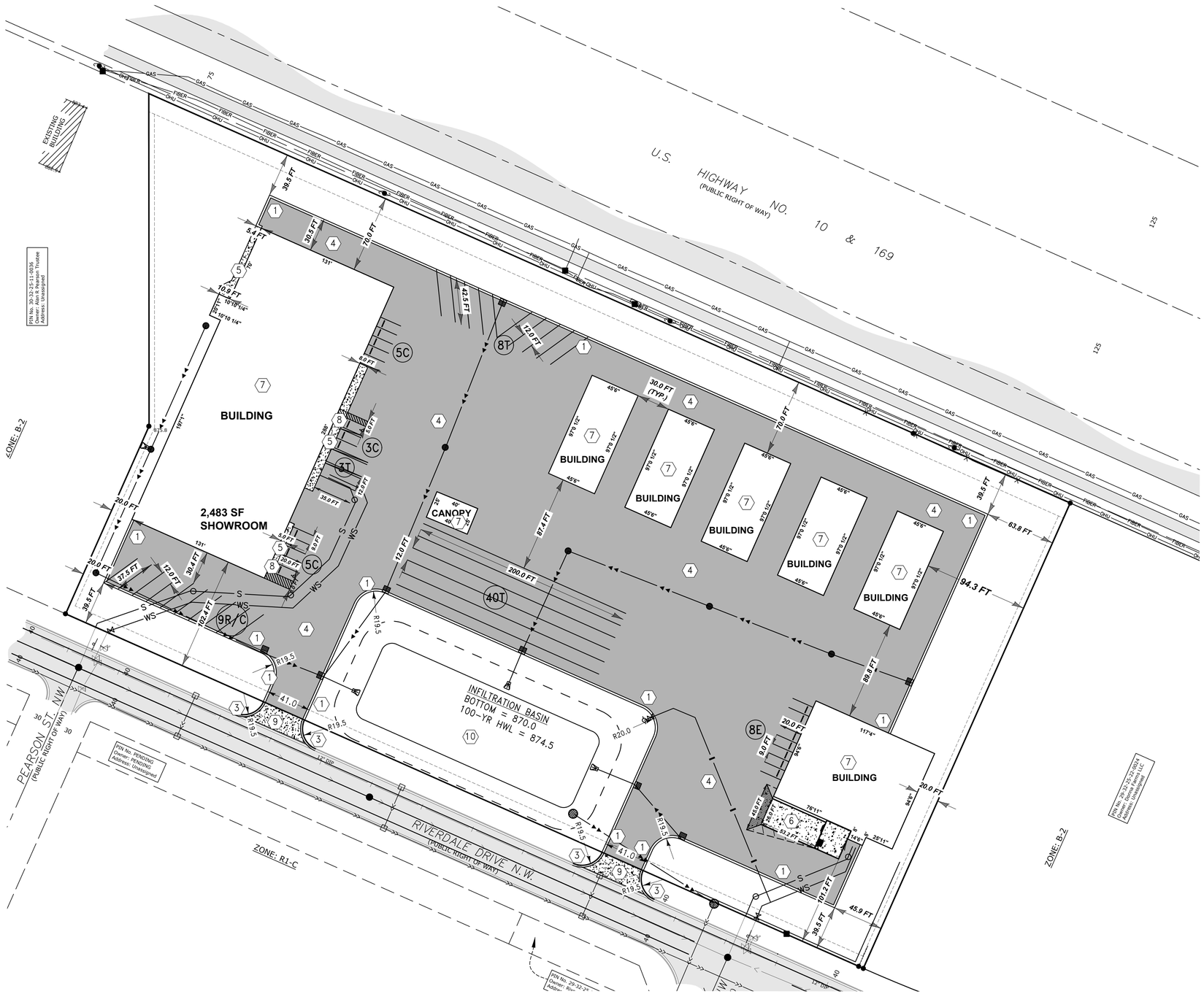
RIVER CROSSING SECOND ADDITION

PROPOSED DRAINAGE AND UTILITY EASEMENT

N00°00'36"W 207.17

N00°00'36"W 207.17

N00°00'36"W 207.17



REFERENCE NOTES:

1. SURMOUNTABLE CURB AND GUTTER
2. NOT USED
3. B618 CURB & GUTTER
4. BITUMINOUS PAVEMENT PER 4/C2
5. CONCRETE SIDEWALK PER DETAILS 1/C3 AND 3/C3
6. CONCRETE PAVEMENT PER 2/C3 AND 4/C3
7. PROPOSED BUILDING. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DIMENSIONS.
8. HANDICAP SIGN ON WALL
9. COMMERCIAL ENTRANCE PER CITY DETAILS
10. INFILTRATION BASIN

SITE DATA:

LOT AREA = 8.73 AC
EXISTING IMPERVIOUS AREA = 0 AC
EXISTING HARDCOVER = 0%
PROPOSED IMPERVIOUS AREA = 5.69 AC
PROPOSED HARDCOVER = 65.2%
RETAIL SPACE = 2,483 SF

PARKING DATA:

STANDARD STALLS PROVIDED = 10
HANDICAP STALLS PROVIDED = 2
RENTAL TRUCK STALLS PROVIDED = 17
TOTAL PROPOSED PARKING STALLS = 29

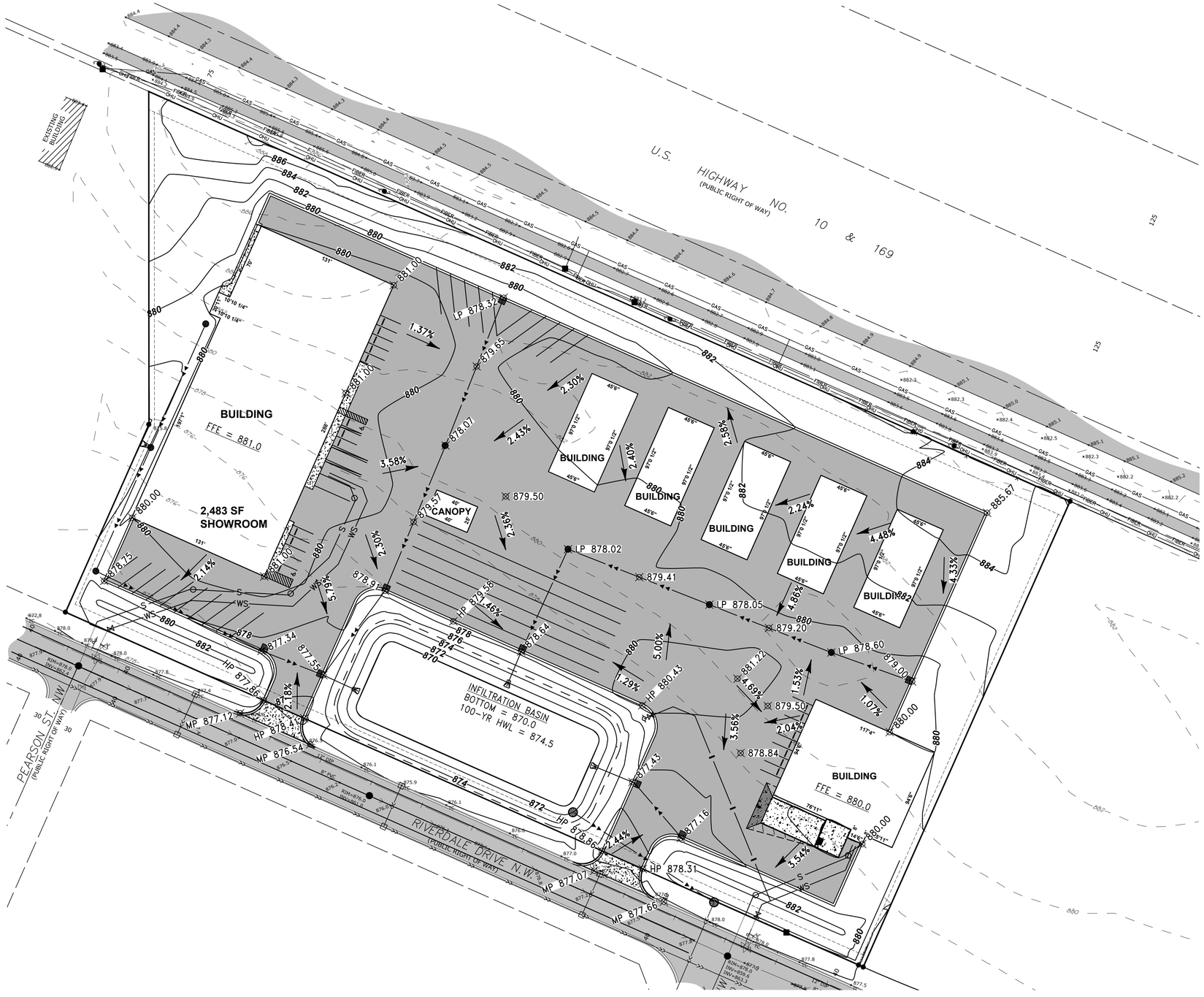
LEGEND

- EXISTING BUILDING
- EXISTING CURB & GUTTER
- PROPOSED SURMOUNTABLE CURB & GUTTER
- PROPOSED SURMOUNTABLE TIPOUT CURB & GUTTER
- PROPOSED B618 CURB & GUTTER
- PROPOSED B618 TIPOUT CURB & GUTTER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING CONCRETE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS PAVEMENT
- EXISTING FENCE
- EXISTING SIGN
- PROPOSED PARKING STRIPE
- 8E NUMBER OF PARKING STALLS AND DESIGNATION (E–EMPLOYEE, C–CUSTOMER, R–RENTAL,T–TRUCK/TRAILER)
- PROPOSED LIGHT

SCALE IN FEET: 0 50 100

F:\ survey\ riverstone south – anoka\ 02 Engineering – 90742\ 01 CAD\ 05 Sheet Files\ 04 Site Plan.dwg

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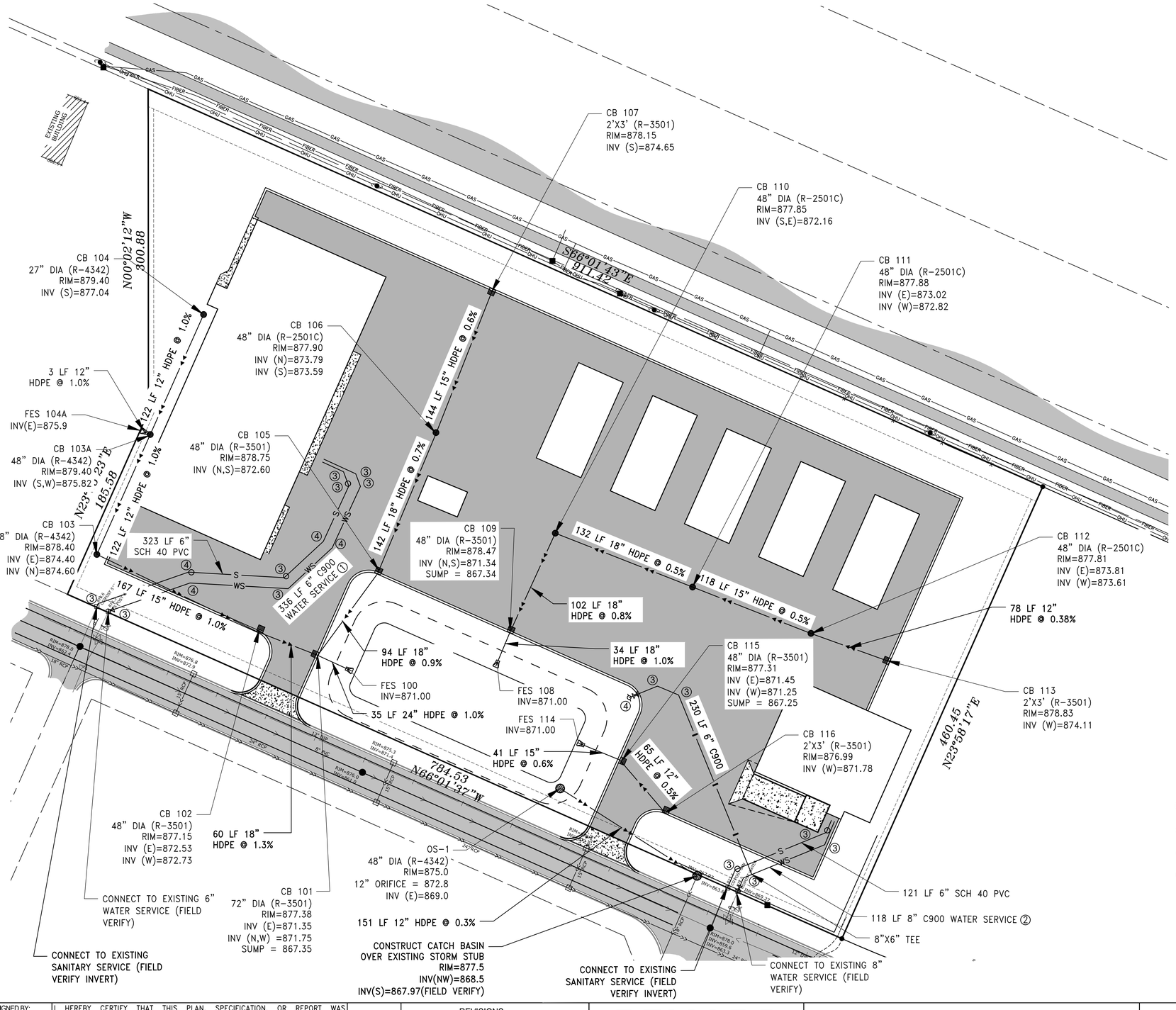


LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING CURB & GUTTER
- PROPOSED SURMOUNTABLE CURB & GUTTER
- PROPOSED SURMOUNTABLE TIPOUT CURB & GUTTER
- PROPOSED B618 CURB & GUTTER
- PROPOSED B618 TIPOUT CURB & GUTTER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATERMAIN
- EXISTING FENCE
- PROPOSED GRADING LIMITS
- 2.00% PROPOSED SLOPE
- HP 910.00 PROPOSED HIGH POINT
- MP 910.00 PROPOSED MATCH POINT
- LP 910.00 PROPOSED LOW POINT
- TS 910.00 PROPOSED TOP OF SLAB
- 910.00 PROPOSED GUTTER LINE OR FINISHED GROUND ELEVATION

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LEGEND

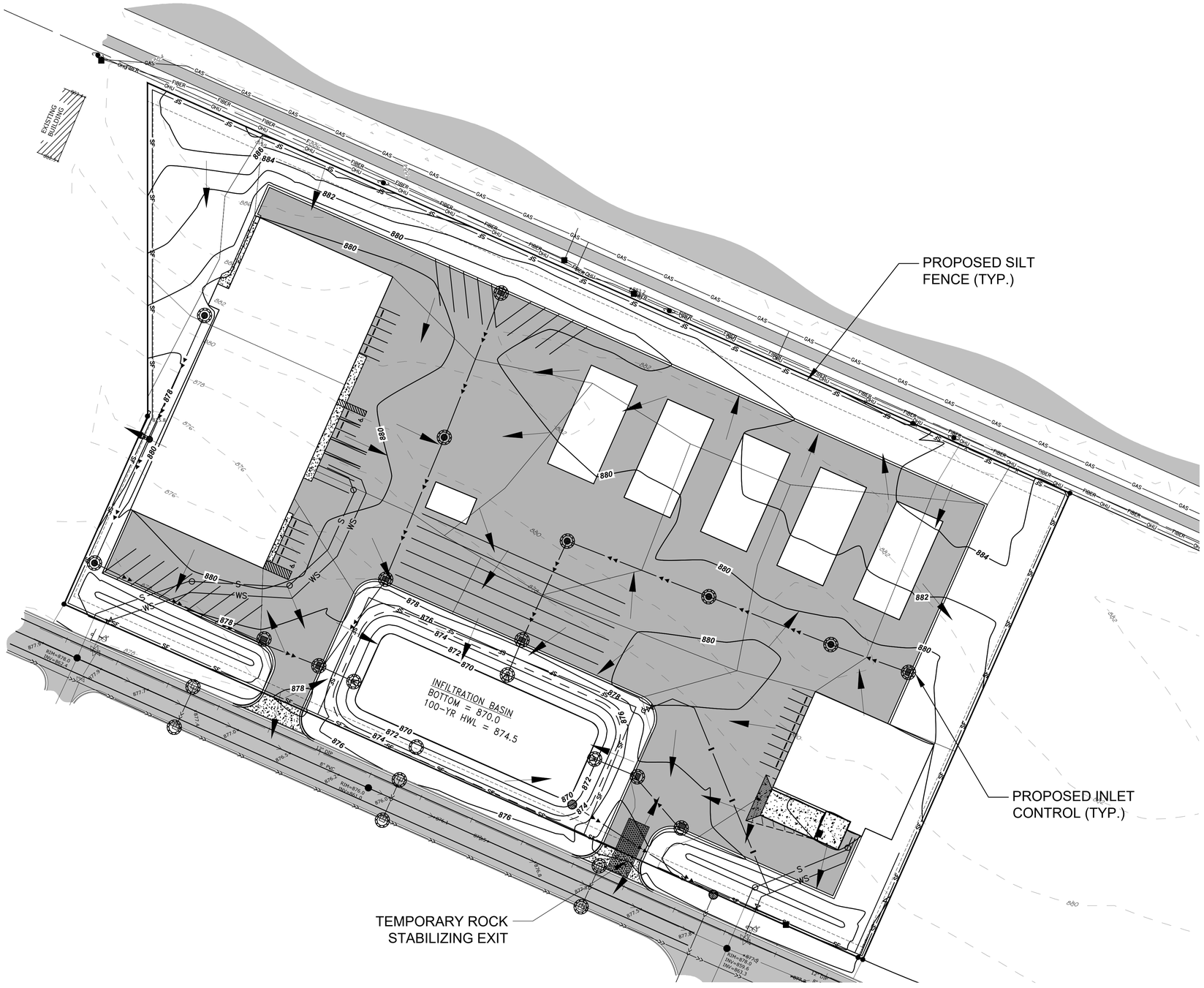
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- EXISTING HYDRANT
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING FES
- PROPOSED FES
- PROPOSED SANITARY CLEANOUT

REFERENCE NOTES:

① SPLIT WATERM SERVICE PRIOR TO ENTERING BUILDING WITH 1" HDPE DOMESTIC WATER SERVICE AND 6" C900 PVC FIRE SERVICE
② SPLIT WATER SERVICE PRIOR TO ENTERING BUILDING WITH 1" HDPE DOMESTIC WATER SERVICE AND 8" C900 PVC FIRE SERVICE.
③ 45° BEND
④ 22.5° BEND
⑤ HYDRANT AND GATE VALVE

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LEGEND

- GRADING LIMITS
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED SILT FENCE PER CITY DETAILS
- PROPOSED TEMPORARY ROCK STABILIZING EXIT PER CITY DETAILS
- GREENSPACE – SEE LANDSCAPE PLAN FOR DETAILS
- PROPOSED INLET CONTROL PER CITY DETAILS
- DRAINAGE ARROW
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN

0 50 100
SCALE IN FEET

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PROJECT INFORMATION:

DISTURBED AREA: 9.07 ACRES
EXISTING IMPERVIOUS AREA: 0 ACRES
PROPOSED IMPERVIOUS AREA: 5.69 ACRES
EROSION CONTROL SUPERVISOR CONTACT: TBD
IMPAIRED WATERS WITHIN ONE (1) MILE THAT SITE DRAINS TO: MISSISSIPPI RIVER
THE MISSISSIPPI RIVER IS APPROXIMATELY 0.35 MILES AWAY FROM THE SITE.

DWSMA: THE SITE IS NOT WITHIN THE CITY OF RAMSEY DRINKING WATER SUPPLY MANAGEMENT AREA (DWSMA).

A DEVELOPMENT OF AN EXISTING VACANT PROPERTY IS PROPOSED SOUTH OF US-10 AND NORTH OF INTERSECTION OF RIVERDALE DR NW AND SNOWY OWL ST NW IN RAMSEY, MINNESOTA. THERE IS NO EXISTING IMPERVIOUS AREA ON THE SITE. MOST OF THE SITE DRAINS TO STREET OF RIVERDALE DR NW TO THE SOUTH. THE SITE IS NOT WITHIN HIGH VULNERABILITY OF A DRINKING WATER SUPPLY MANAGEMENT AREA. THIS SITE DRAINS TO AN IMPAIRED WATER WATER WITHIN 1 MILE OF THE SITE.

THE PROPOSED SITE IMPROVEMENTS WILL INCLUDE MULTIPLE BUILDINGS AND ASSOCIATED VEHICLE STALLS FOR RENTAL TRUCK VEHICLES. THE PROPOSED SITE IMPROVEMENTS WILL INCLUDE 5.69 ACRES OF IMPERVIOUS AREA. STORMWATER WILL BE CONVEYED FROM ALL BUILDING AREAS AND DIRECTED THROUGH STORM SEWER TO A INFILTRATION BASIN SOUTH OF THE BUILDINGS. THE INFILTRATION BASIN WILL PROVIDE THE REQUIRED VOLUME RETENTION, RATE CONTROL AND WATER QUALITY.

THE PROPOSED STORMWATER IMPROVEMENTS WILL INCLUDE:

INFILTRATION BASIN

KNOWLEDGEABLE PERSON/CHAIN OF RESPONSIBILITY

THE CONTRACTOR SHALL IDENTIFY A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, INCLUDING: INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS. THE GENERAL CONTRACTOR SHALL ATTACH CONTACT INFORMATION TO THE SWPPP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.

THE CONTRACTOR SHALL ESTABLISH A CHAIN OF RESPONSIBILITY FOR ALL CONTRACTORS AND SUB-CONTRACTORS ON SITE TO ENSURE THE SWPPP IS BEING PROPERLY IMPLEMENTED AND MAINTAINED. THE CONTRACTOR SHALL PROVIDE THE CHAIN OF RESPONSIBILITY TO THE OWNER AND ATTACH TO THE SWPPP PRIOR TO ANY CONSTRUCTION ACTIVITY.

STORMWATER POLLUTION PREVENTION PLAN NOTES:

1. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE NECESSARY MPCA NPDES CONSTRUCTION STORM WATER PERMIT.
2. ALL EROSION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES. BMP'S SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES FOR THE PROJECT.
4. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE ABSOLUTE MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES AS NECESSARY TO PROPERLY MANAGE THE PROJECT AREA.
5. THE CONTRACTOR SHALL KEEP THE SWPPP, INCLUDING ALL AMENDMENTS AND INSPECTION AND MAINTENANCE RECORDS ON SITE DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL DOCUMENT AMENDMENTS TO THE SWPPP AS A RESULT OF INSPECTION(S) WITHIN 7 DAYS.
7. THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITHIN THIRTY (30) DAYS OF RECEIVING SITE APPROVAL FROM THE CITY.
8. THE CONTRACTOR SHALL SCHEDULE THEIR OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
9. WATER SHALL BE USED, IF NECESSARY, FOR DUST CONTROL.
10. ALL EROSION CONTROL SHALL CONFORM TO THE MNDOT EROSION CONTROL HANDBOOK.
11. INLET PROTECTION SHALL BE INSTALLED AT ANY INLET THAT MAY RECEIVE RUNOFF FROM THE DISTURBED AREAS OF THE PROJECT. IF A SPECIFIC SAFETY CONCERN HAS BEEN IDENTIFIED, WRITTEN AUTHORIZATION MUST BE RECEIVED BY THE CITY ENGINEER IN ORDER TO REMOVE THAT PARTICULAR INLET CONTROL.
12. ALL EXPOSED SOILS, INCLUDING STOCKPILES, SHALL BE TEMPORARILY STABILIZED PER MNDOT SPECIFICATION 2575 WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED. STABILIZATION OF ALL EXPOSED AREAS MUST BE INITIATED IMMEDIATELY.
13. STOCKPILES SHALL NOT BE PLACED ON ROADS, DRIVEWAYS, SURFACE WATERS OR SWALES. EFFECTIVE SEDIMENT CONTROL SHALL BE INSTALLED IMMEDIATELY AROUND ALL SOIL STOCKPILES.
14. REMOVE ALL SOILS AND SEDIMENT TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC ROADS OR PRIVATE DRIVEWAYS ON A DAILY BASIS OR AS NEEDED. A SWEEPER MUST BE AVAILABLE TO THE SITE WITHIN 3 HOURS FROM THE CITY THAT SWEEPING IS REQUIRED.
15. THE NORMAL WETTED PERIMETER WITHIN 200 LINEAL FEET OF ANY PROJECT DISCHARGE LOCATION SHALL BE STABILIZED WITHIN 24 HOURS OF CONNECTING TO THE DISCHARGE LOCATION.
16. IF DEWATERING IS NECESSARY, THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL DEWATERING AND SURFACE DRAINAGE REGULATIONS. THE APPROPRIATE PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCING DEWATERING ACTIVITIES.
17. TURBID AND SEDIMENT-LADEN WATERS SHALL BE DIRECTED TO A TEMPORARY SEDIMENT POND PRIOR TO DISCHARGING. A VISUAL CHECK SHALL BE CONDUCTED PRIOR TO DISCHARGING TREATED WATER FROM THE SEDIMENT POND TO ENSURE NUISANCE CONDITIONS WILL NOT RESULT FROM THE DISCHARGE.
18. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE REMOVED FROM THE SITE WITHIN THIRTY (30) DAYS AFTER PERMANENT STABILIZATION HAS BEEN ACHIEVED.
19. THE CORRECTIVE ACTION MUST BE COMPLETED BY THE NEXT BUSINESS DAY AFTER DISCOVERY WHEN PERIMETER CONTROL DEVICES BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-HALF (1/2) THE HEIGHT OF THE DEVICE.
20. PERMITEE MUST MINIMIZE SOIL COMPACTION. METHODS OF MINIMIZING SOIL COMPACTION INCLUDE THE USE OF TRACKED EQUIPMENT AND STAYING OFF AREAS TO BE LEFT UNCOMPACTED. AREAS OF COMPACTED SOIL WILL BE REMOVED OR LOOSENED VIA TILLING TO A DEPTH OF NO LESS THAN 18 INCHES.
21. REDUNDANT PERIMETER SEDIMENT CONTROL SHALL BE PROVIDED ALONG WETLAND BOUNDARIES. A 50-FOOT NATURAL BUFFER IS INFEASIBLE DUE TO THE PROXIMITY OF THE IMPROVEMENTS TO THE WETLAND.
22. SECTIONS 5.11, 5.13-5.16, 5.18, & 5.22 OF THE 2023 CONSTRUCTION STORMWATER GENERAL PERMIT DO NOT APPLY.

TRAINING DOCUMENTATION:

SWPPP DESIGNER: JEFF PRASCH (DEMARC LAND SURVEYING & ENGINEERING) – "DESIGN OF CONSTRUCTION SWPPP" TRAINING EXPIRES MAY 31, 2026.

THE CONTRACTOR (OPERATOR) SHALL ADD TO THE SWPPP TRAINING RECORDS FOR THE FOLLOWING PERSONNEL:
- INDIVIDUALS OVERSEEING THE IMPLEMENTATION OF, REVISING, AND AMENDING THE SWPPP
- INDIVIDUALS PERFORMING INSPECTIONS
- INDIVIDUALS PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPS

EXPECTED SEQUENCE OF CONSTRUCTION

1. INSTALL ROCK STABILIZING EXIT(S), PERIMETER CONTROL, INLET CONTROL AND STABILIZE DOWN GRADIENT BOUNDARIES.
2. RELOCATE PRIVATE UTILITIES (IF NECESSARY).
3. INSTALL PROPOSED UTILITIES.
4. CONSTRUCT BUILDING FOUNDATION.
5. COMPLETE SITE GRADING.
6. APPLY EARLY APPLICATION OF BASE COURSE ON PARKING SECTION.
7. INSTALL CURB AND GUTTER, AND PAVING.
8. CONSTRUCT BUILDING.
9. COMPLETE FINAL GRADING AND PERMANENT STABILIZATION.
10. REMOVE EROSION AND SEDIMENT CONTROL BMPs AFTER PERMANENT STABILIZATION IS ACHIEVED.

TEMPORARY SEDIMENT BASINS

1. THE CONTRACTOR SHALL INSTALL SEDIMENT BASIN(S) REQUIRED BY THE NPDES CONSTRUCTION PERMIT IF FIVE (5) OR MORE DISTURBED ACRES DISCHARGE TO A COMMON LOCATION.
2. TEMPORARY SEDIMENT BASIN OUTLETS SHALL BE CONSTRUCTED TO PREVENT SHORT-CIRCUITING AND PREVENT THE DISCHARGE OF FLOATING DEBRIS.
3. BASINS MUST HAVE THE ABILITY TO ALLOW COMPLETE DRAWDOWN, INCLUDE A STABILIZED EMERGENCY OVERFLOW, WITHDRAW WATER FROM THE SURFACE, AND PROVIDE ENERGY DISSIPATION AT THE OUTLET.
4. TEMPORARY SEDIMENT BASINS SHALL BE PROVIDED WITH ENERGY DISSIPATION AT ANY BASIN OUTLET TO PREVENT SOIL EROSION.
5. SEDIMENT BASINS MUST BE SITUATED OUTSIDE OF SURFACE WATERS AND ANY BUFFER ZONES, AND MUST BE DESIGNED TO AVOID THE DRAINING WATER FROM WETLANDS.
6. BASINS SHALL BE SIZED ACCORDING TO THE CONSTRUCTION STORMWATER GENERAL PERMIT REQUIREMENTS. CALCULATIONS SHALL BE PROVIDED WITH THE SWPPP.
7. SEDIMENT BASINS SHALL NOT BE PLACED IN FUTURE INFILTRATION AREAS.
8. SEDIMENT BASINS SHALL BE DRAINED AND SEDIMENT REMOVED WHEN IT REACHES ½ THE STORAGE VOLUME WITHIN 72 HOURS.

INSPECTIONS AND MAINTENANCE

1. ALL INSPECTIONS, MAINTENANCE, REPAIRS, REPLACEMENTS AND REMOVAL OF BMPS SHALL BE CONSIDERED INCIDENTAL TO THE BMP BID ITEMS.
2. THE CONTRACTOR SHALL COMPLETE SITE INSPECTIONS, AND BMP MAINTENANCE TO ENSURE COMPLIANCE WITH THE PERMIT REQUIREMENTS.
3. THE CONTRACTOR SHALL PROVIDE A TRAINED PERSON TO INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL INSPECTIONS MUST BE RECORDED IN WRITING WITHIN 24 HOURS OF CONDUCTING THE INSPECTIONS AND THE RECORDS MUST BE RETAINED WITH THE SWPPP. THE INSPECTION REPORTS SHALL BE SENT TO THE CITY IMMEDIATELY AFTER COMPLETING. IF ANY DISCHARGE FROM THE SITE IS OBSERVED THE DISCHARGE MUST BE DESCRIBED AND PHOTOGRAPHED.
4. TEMPORARY AND PERMANENT SEDIMENT BASINS SHALL BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES ½ THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY.
5. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANOR AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.

POLLUTION PREVENTION MANAGEMENT MEASURES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL POLLUTION PREVENTION MANAGEMENT MEASURES.
2. ALL POLLUTION PREVENTION MEASURES ARE CONSIDERED INCIDENTAL TO THE BMP BID ITEMS, UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR IS RESPONSIBLE FOR INFORMING ALL VISITORS AND/OR PERSONNEL ON-SITE OF THE POLLUTION PREVENTION MANAGEMENT MEASURES. POLLUTION PREVENTION MANAGEMENT MEASURES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
   A. SOLID WASTE SUCH AS COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, CEMENT PRODUCT WASTE, FLOATING DEBRIS, PAPER, PLASTIC, CONSTRUCTION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY OFF SITE.
   B. HAZARDOUS WASTES SUCH AS OILS, GASOLINE, PAINT, CEMENT BASED PRODUCTS, ETC. SHALL BE PROPERLY STORED WITH SECONDARY CONTAINMENT TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGES. IF STORED ON THE PROJECT SITE, THEY SHALL BE STORED IN RESTRICTED ACCESS AREAS TO PROTECT AGAINST VANDALISM. STORAGE AND DISPOSAL SHALL BE IN COMPLIANCE WITH THE MPCA.
   C. CEMENT BASED PRODUCT WASHOUTS ARE NOT PERMITTED ON SITE.
   D. THE CONTRACTOR SHALL INCLUDE SPILL KITS WITH ALL FUELING SOURCES AND MAINTENANCE ACTIVITIES. SECONDARY CONTAINMENT MEASURES SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR.
   E. THE CONTRACTOR SHALL ENSURE SPILLS ARE CONTAINED AND CLEANED UP IMMEDIATELY UPON DISCOVERY. SPILLS LARGE ENOUGH TO REACH THE STORMWATER CONVEYANCE SYSTEM SHALL BE REPORTED TO THE MINNESOTA DUTY OFFICER AT 1.800.422.0798.

FINAL STABILIZATION

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING FINAL STABILIZATION OF THE ENTIRE SITE. FINAL STABILIZATION SHALL BE COMPLETED PER THE LANDSCAPE PLAN:
   A. COMPLETION OF ALL CONSTRUCTION ACTIVITY.
   B. INSTALLATION OF PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOTICE OF TERMINATION. PERMANENT COVER SHALL FOLLOW THE REQUIREMENTS OF THE LANDSCAPE PLAN.
   C. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR LANDSCAPED AREAS. SEE LANDSCAPE PLAN FOR PERMANENT VEGETATION SCHEDULE.
   D. CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEMS OF ANY ACCUMULATED SEDIMENT AND ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS AND IS OPERATING AS DESIGNED.
   E. REMOVAL OF ALL SEDIMENT FROM CONVEYANCE SYSTEMS.
   F. REMOVAL OF ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs.
   G. FINAL STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2020 SPECIFICATION 2575.

ESTIMATED EROSION CONTROL QUANTITIES	
SILT FENCE	2,600 LF
TEMPORARY STABILIZED ROCK EXIT	1 EACH
STORM DRAIN INLET PROTECTION	17 EACH

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DESIGNED BY: JAP
DRAWN BY: ABL
CHECKED BY: GRP

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.

NOT FOR CONSTRUCTION

JEFFREY A. PRASCH P.E.

DATE: 07.08.24 LIC. NO.: 52706

REVISIONS

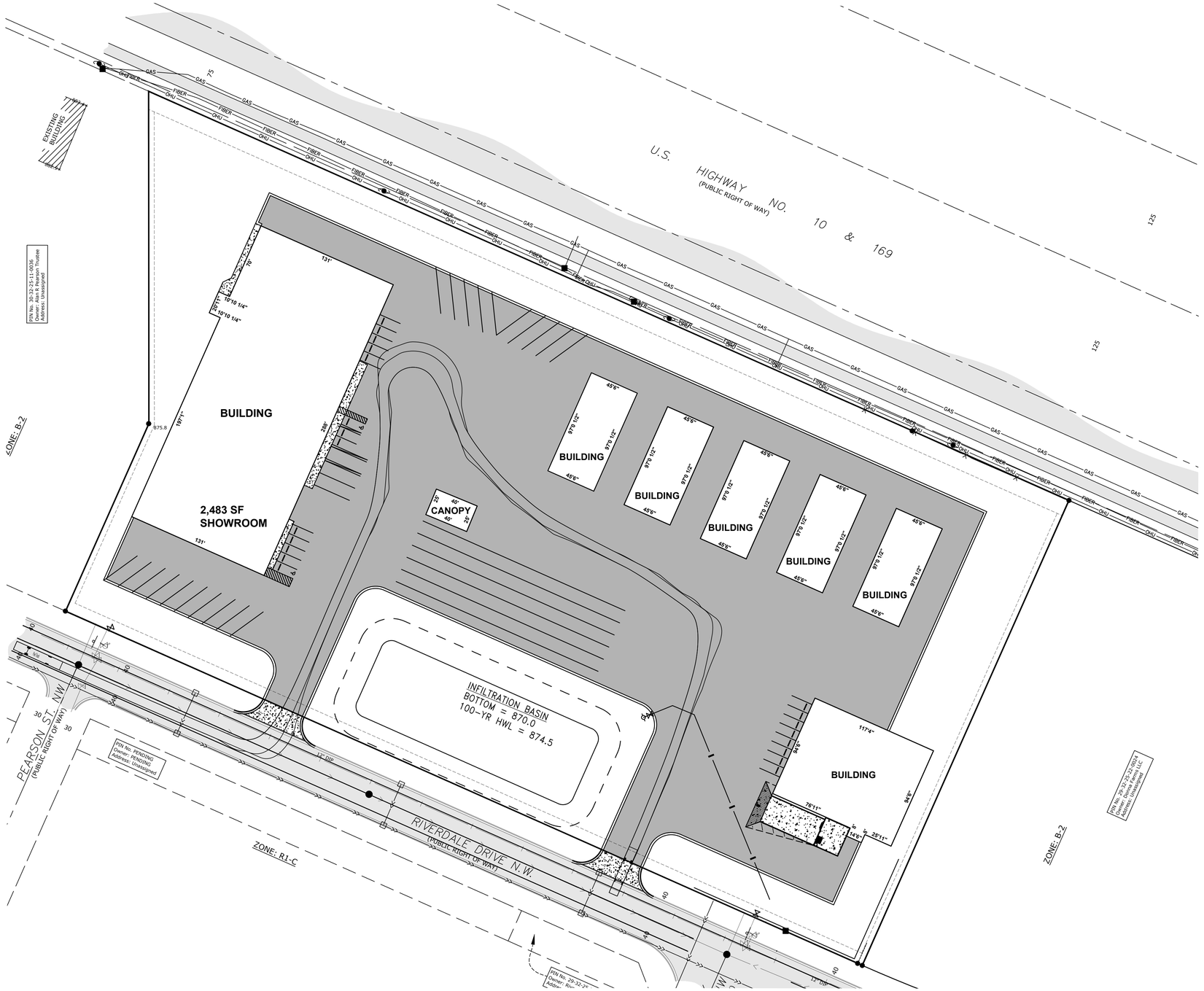
DEMARC
LAND SURVEYING & ENGINEERING
7601 73RD AVENUE N, BROOKLYN PARK, MN 55428
PHONE: 763.560.3093 FAX: 763.560.3522
www.DemarcInc.com

AMERCO REAL ESTATE COMPANY
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004

RAMSEY U-HAUL
8725 RIVERDALE DRIVE NW
RAMSEY, MINNESOTA

STORMWATER POLLUTION PREVENTION NOTES

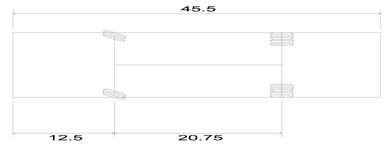
PROJECT: 90742
SHEET NO.
C10 OF C12



Vehicle Tracking v25.00 - Pool

Vehicle Tracking Vehicle Details **Ref:**

Vehicle Name:	**Fire Truck**
Type:	Rigid vehicle
Category	(Unspecified)
Classification	(Unspecified)
Source:	
Description:	
Notes:	
Unit 1 Name:	Fire Truck Tractor



Fire Truck	
Overall Length	45.500ft
Overall Width	8.000ft
Overall Body Height	1.400ft
Min Body Ground Clearance	1.400ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	36.000ft

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources

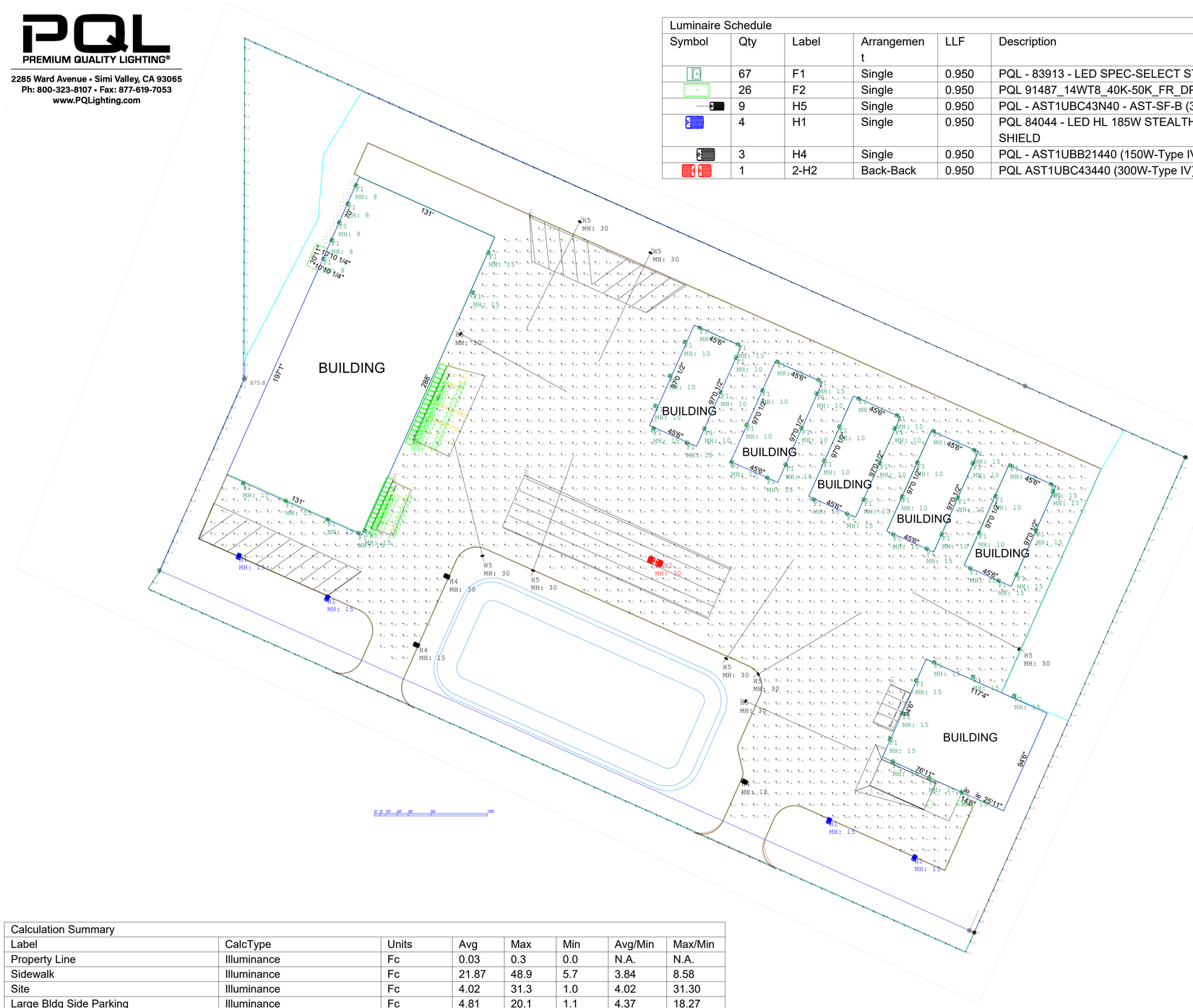
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SCALE IN FEET

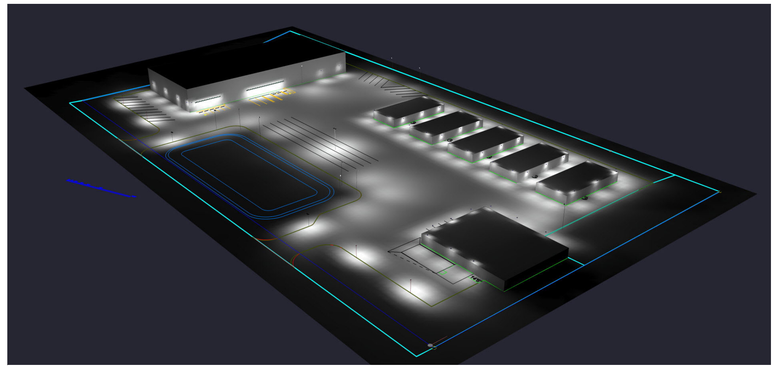
F:\survey\riverstone south - anoka\02 Engineering - 90742\01 CAD\05 Sheet Files\08 Turning Radius Figure.dwg

DESIGNED BY: JAP DRAWN BY: ABL CHECKED BY: GRP	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. NOT FOR CONSTRUCTION JEFFREY A. PRASCH, P.E. DATE: 07.17.24 LIC. NO.: 52706	REVISIONS	DEMARC LAND SURVEYING & ENGINEERING 7601 73RD AVENUE N, BROOKLYN PARK, MN 55428 PHONE: 763.560.3093 FAX: 763.560.3522 www.Demarcinc.com	AMERCO REAL ESTATE COMPANY 2727 N. CENTRAL AVENUE PHOENIX, ARIZONA 85004	RAMSEY U-HAUL 8725 RIVERDALE DRIVE NW RAMSEY, MINNESOTA	TURNING RADIUS FIGURE	PROJECT: 90742 SHEET NO. C11 OF C12

PQL
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Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts
	67	F1	Single	0.950	PQL - 83913 - LED SPEC-SELECT STEALTH FULL CUTOFF WALL PACK 50W_30K-50K_120-277V	49.96
	26	F2	Single	0.950	PQL 91487_14WT8_40K-50K_FR_DP_SC_V6 - SL® 2 Lamp Troffer	28.46
	9	H5	Single	0.950	PQL - AST1UBC43N40 - AST-SF-B (300W-Type 60 DEGREE OPTIC) WITH AST-GS-C GLARE SHIELD	300
	4	H1	Single	0.950	PQL 84044 - LED HL 185W STEALTH/40K/120-277VW ITH AST-GS-AB - BACK LIGHT SHIELD W/GLARE SHIELD	185.93
	3	H4	Single	0.950	PQL - AST1UBB21440 (150W-Type IV) WITH AST-GS-AB - GLARE SHIELD	150
	1	2-H2	Back-Back	0.950	PQL AST1UBC43440 (300W-Type IV) WITH AST-GS-C GLARE SHIELD	300





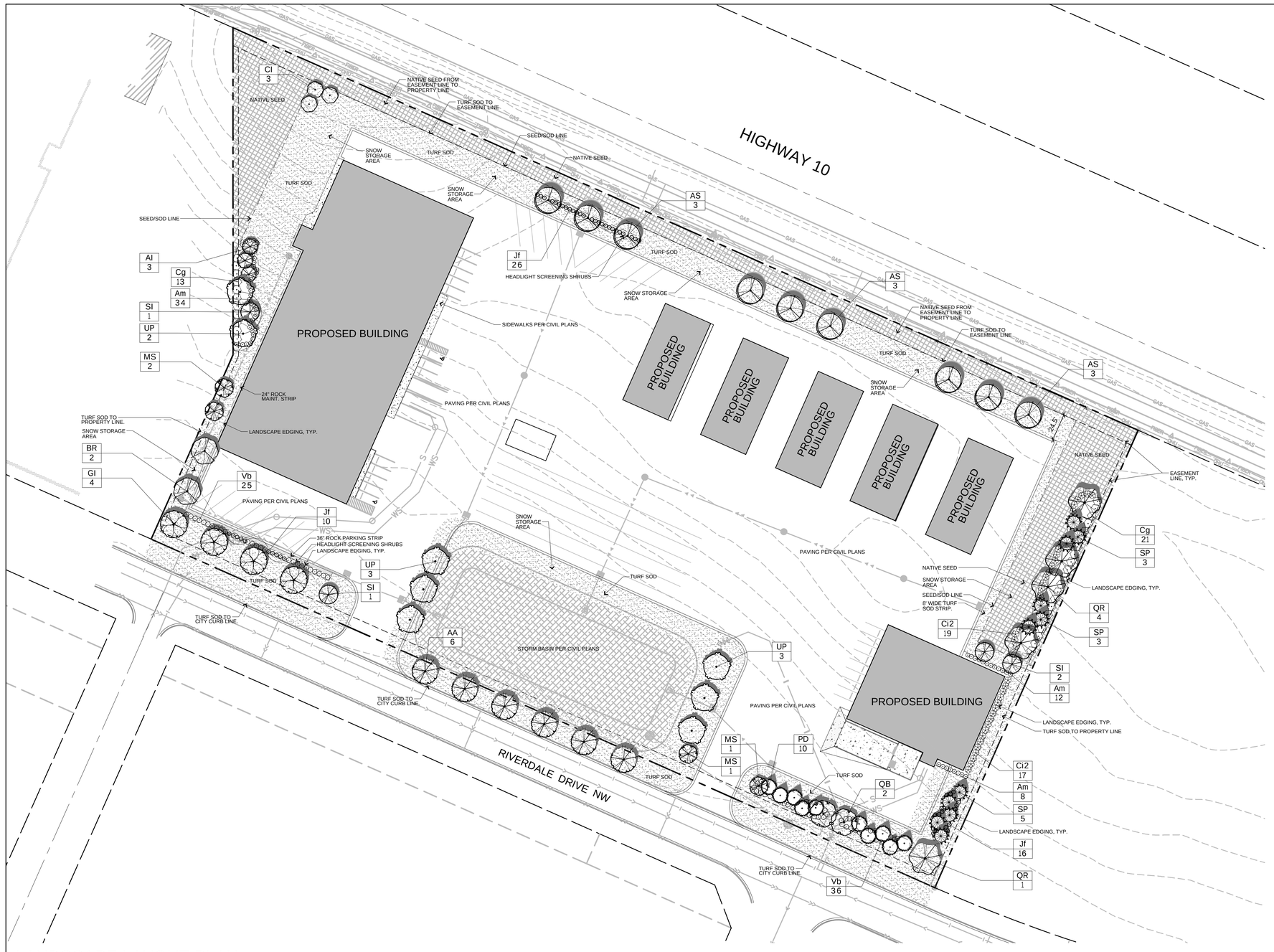
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.03	0.3	0.0	N.A.	N.A.
Sidewalk	Illuminance	Fc	21.87	48.9	5.7	3.84	8.58
Site	Illuminance	Fc	4.02	31.3	1.0	4.02	31.30
Large Bldg Side Parking	Illuminance	Fc	4.81	20.1	1.1	4.37	18.27
Large Building Front Parking-1	Illuminance	Fc	10.33	18.1	4.8	2.15	3.77
Large Building Front Parking-2	Illuminance	Fc	6.30	21.7	1.6	3.94	13.56
Large Truck Parking	Illuminance	Fc	4.69	15.5	1.4	3.35	11.07
Small Building Parking	Illuminance	Fc	7.04	10.3	4.2	1.68	2.45
Storage Parking	Illuminance	Fc	3.55	5.9	1.0	3.55	5.90

PQL
PREMIUM QUALITY LIGHTING®

PROJECT:		**U-HAUL Ramsey MN**
DESIGNER EMAIL:		jhernandez@pqlighting.com
PROJECT DATE:		7/17/2024
REVISE DATE:	-	
FIRM:	-	
NOTE/S:	-	Calculations are at grade

DISCLAIMER BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE PROJECT ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.
LIGHTING DATA REPRESENTS ILLUMINATION LEVELS TAKEN FROM A LABORATORY SETTING UNDER CONTROLLED CONDITIONS IN ACCORDANCEWITH SETTING UNDER CONTROLLED CONDITIONS IN ACCORDANCE OF WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL PERFORMANCE MAY VARY DUE TO VARIATIONS IN ELECTRICAL VOLTAGE, INSTALLATION, TOLERANCE LEVELS, BUILDINGS, OTHER LIGHTING, AND OTHER VARIABLES THAT WERE NOT CONSIDERED WHEN THIS PHOTOMETRIC REPORT WAS CREATED. IT IS THE RESPONSIBILITY OF THE PURCHASER AND/OR INSTALLER TO DETERMINE THE SUITABILITY OF THE INFORMATION FOR THEIR USE AND ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING FROM SUCH USE.
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LANDSCAPE LAYOUT PLAN:

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 L1.2 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 Materials Legend:

- Proposed Turf Sod
- Proposed MnDOT 2024 'Southern Shortgrass Roadside' Native Seed Mix - See Sheet L1.3
- Proposed MnDOT 2024 'Wet Ditch' Native Seed Mix - See Sheet L1.3

Municipal Landscape Requirements:

Community Business District-B2

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. 2,647 LF
Building Footprint: approx. 71,236 SF

2,647 / 50 = 53 Trees or 71,236 / 1,000 = 71 Trees

2,647 / 30 = 88 Shrubs or 71,236 / 300 = 237 Shrubs

Public Rd Frontage: Riverdale Drive NW

Parking Spaces: 20 Stalls

20 / 10 = 2 Parking Lot Trees*
*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

0 50' 100'
SCALE: 1" = 50'-0"
NORTH

CALYX DESIGN GROUP
Landscape Architecture & Planning
475 CLEVELAND AVE. N, SUITE 101A, ST PAUL, MN 55104
PHONE: 651.788.9018
www.calyxdesigngroup.com

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

ISSUE DATE: 06/14/2024
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

DATE: xx/xx/xxxx LIC. NO.: 48084

	REVISIONS
06/14/2024	Initial City Submittal
07/08/2024	City Re-submittal
07/17/2024	Driveway Adjustment

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5555 KIETZKE LANE, SUITE 100
RENO, NEVADA 89511
602.263.6601

U-HAUL OF RAMSEY
RIVERSTONE DRIVE
RAMSEY, MINNESOTA

LANDSCAPE PLAN

PROJECT: 24131
SHEET NO. L1.1

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 Commercial Grade 5" Black Polyethylene with 1" bull-nose. Anchor every 48" on-center (minimum). Submit edger 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, 2024 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.

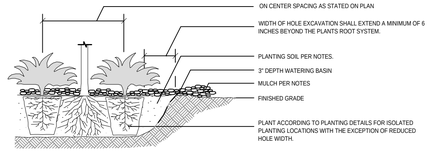
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS ORNAMENTAL TREES						
	AI	Alnus glutinosa 'Imperialis'	Imperial Black Alder	1.5" Cal.	B&B	3
	CI	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	1.5" Cal.	B&B	3
	MS	Malus x `Spring Snow`	Spring Snow Crab Apple	1.5" Cal.	B&B	4
	SI	Syringa reticulata `Ivory Silk`	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B	4
DECIDUOUS OVERSTORY TREE						
	AS	Acer x freemanii `Sienna`	Sienna Glen Maple	2" Cal.	B&B	9
	AA	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple	2" Cal.	B&B	6
	BR	Betula nigra	River Birch	2" Cal.	B&B	2
	GI	Gleditsia triacanthos inermis `Skycole` TM	Skyline Thornless Honey Locust	2" Cal.	B&B	4
	QB	Quercus bicolor	Swamp White Oak	2" Cal.	B&B	2
	QR	Quercus rubra	Northern Red Oak	2" Cal.	B&B	5
	UP	Ulmus americana 'Princeton'	Princeton American Elm	2" Cal.	B&B	8
EVERGREEN TREES						
	PD	Picea glauca `Densata`	Black Hills Spruce	6` Hgt.	B&B	10
	SP	Pinus sylvestris	Scotch Pine	6` Hgt.	B&B	11
SHRUBS						
	Am	Aronia melanocarpa `Morton` TM	Iroquis Beauty Black Chokeberry	5 gal. (Min. 24" Hgt.)	Pot	54
	Cg	Cornus racemosa	Gray Dogwood	5 gal. (Min. 24" Hgt.)	Pot	34
	CI2	Cornus sericea `Isanti`	Isanti Redosier Dogwood	5 gal. (Min. 24" Hgt.)	Pot	36
	Jf	Juniperus chinensis `Sea Green`	Sea Green Juniper	5 gal. (Min. 24" Hgt.)	Pot	52
	Vb	Viburnum trilobum `Bailey Compact`	Compact American Cranberry Bush	5 gal. (Min. 24" Hgt.)	Pot	61

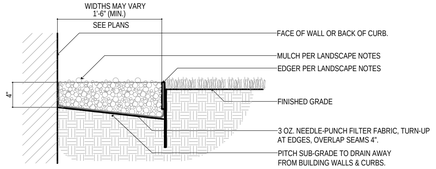
Notes:
1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE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

APPROVED: 7 - 2019 — CITY OF RAMSEY — STANDARD DETAILS: TOPSOIL REQUIREMENTS — DETAIL NUMBER: ERO-6

2 L1.2 CITY TOPSOIL REQUIREMENTS (ERO-6)
NOT TO SCALE

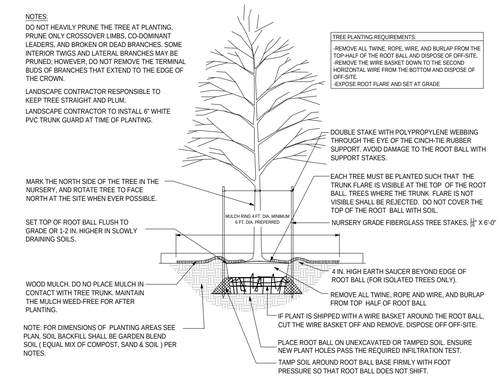


1 L1.2 TYPICAL SHRUB PLANTING - SECTION
NOT TO SCALE

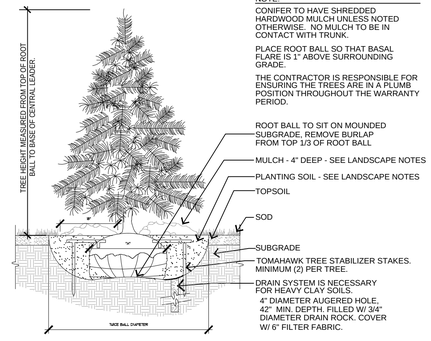


NOTES: SEE PLAN FOR CROSS SLOPE DIRECTION.
PLANT BED WIDTH VARIES, SEE PLAN.
SUBMIT MULCH, EDGER, AND FABRIC SAMPLES FOR APPROVAL.

3 L1.2 TYPICAL MULCH AND EDGER DETAIL
NOT TO SCALE



4 L1.2 DECIDUOUS TREE PLANTING - SECTION
NOT TO SCALE



5 L1.2 CONIFEROUS TREE PLANTING - SECTION
NOT TO SCALE

Irrigation Notes + Requirements:

1. LAYOUT WORK AS ACCURATELY AS POSSIBLE TO THE CONTRACTOR PROVIDED AND OWNER-APPROVED IRRIGATION LAYOUT PLANS. THE CONTRACTOR MAY MAKE MINOR ADJUSTMENTS TO THE LOCATION AND SPACING AS NECESSARY TO ACCOMMODATE ACTUAL CONDITIONS. HEAD LOCATIONS SHALL BE FLAGGED AND REVIEWED BY THE OWNER'S REP. PRIOR TO INSTALLATION.
2. COORDINATE SLEEVING AND IRRIGATION PIPE / HEAD / INTERNAL PLUMBING INSTALLATION WITH THE WORK OF OTHERS.
3. ALL MATERIALS SHALL BE INSTALLED AS DETAILED ON DRAWINGS. (HOWEVER, IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED, THE CONTRACTOR SHALL FOLLOW THE INSTALLATION METHODS ISSUED BY THE MANUFACTURER. ALL SUCH LITERATURE MUST BE SUBMITTED 2 WEEKS PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.)
4. CHECK AND VERIFY ALL EXISTING AND PROPOSED SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO TRENCHING.
5. LATERAL PIPING TO BE A MINIMUM OF 12 INCHES DEEP AND MAINLINES A MINIMUM OF 18 INCHES DEEP.
6. ALL MAIN LINE PIPING AND LATERAL PIPE OF 1-1/2" AND LARGER SHALL BE PVC (SDR 26 / CLASS 160). ALL OTHER LATERAL PIPE OF 1-1/4" AND SMALLER MAY BE POLYETHYLENE, UNLESS OTHERWISE NOTED ON THE PLANS. BUILDING CONNECTIONS ARE TO BE COPPER. TRACER WIRE IS REQUIRED ON ALL MAIN AND LATERAL LINES. SLEEVE LOCATIONS ARE TO BE MARKED ON THE SIDEWALK OR CURB, SO THEY CAN BE FOUND AFTER FINE GRADING.
7. ALL TEES AND ELBOWS ON MAIN LINES SHALL BE PVC (160 PSI).
8. IRRIGATION EQUIPMENT SHALL HUNTER, RAINBIRD, OR TORO BRAND HEADS, VALVES, AND ROTORS. MATCH EXISTING EQUIPMENT BRAND ON-PROPERTY.
9. ADJUST HEADS FOR GRADE, AS NECESSARY, AFTER TURF GRASS HAS BEEN ESTABLISHED AND ALL SETTLEMENT AT HEADS HAS OCCURRED.
10. SUBMIT IRRIGATION PRODUCT DATA TO OWNER FOR REVIEW AND APPROVAL.
11. USE TEFLON TAPE ON ALL THREADED JOINTS.
12. CONDUCT PERFORMANCE TEST IN THE PRESENCE OF OWNER AND ARCHITECT FOLLOWING COMPLETION OF SYSTEM INSTALLATION.
13. CONDUCT AND DEMONSTRATE WINTERIZATION AND SPRING START-UP PROCESS TO OWNER IN THE FALL OF COMPLETION.
14. IRRIGATION LINE LOCATIONS SUBJECT TO CHANGE IN THE FIELD, AS CONTRACTOR DEEMS NECESSARY.
15. OVER-SPRAY OF THE IRRIGATION SYSTEM ON TO ADJACENT WALKS AND ASPHALT PAVING IS NOT ACCEPTABLE. DO NOT INSTALL ANY IRRIGATION EQUIPMENT OUTSIDE OF THIS PROPERTY LIMITS, UNLESS APPROVED BY THE CITY.
16. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A COMPLETE IRRIGATION LAYOUT PLAN SET AND SUBMITTING TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF FIELD INSTALLATION.
17. SUBMIT LAYOUT PLAN AND PRODUCT DATA TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
18. IRRIGATION BID SHALL INCLUDE (1) FALL SHUT-DOWN AND (1) SPRING START-UP.
19. PROVIDE THE OWNER WITH AN AS-BUILT PLAN, INCLUDING THE EXISTING SYSTEM AS WELL AS NEWLY INSTALLED MATERIALS.
20. IRRIGATION CONTRACTOR TO VERIFY WATER PRESSURE FOLLOWING CONSTRUCTION OF THE BUILDING UTILITIES. ADJUSTMENT OF PIPE AND VALVE SIZES MAY BE REQUIRED, BASED ON ACTUAL GPM AND PSI AVAILABLE.
21. PROVIDE A PRINTED 8.5X11 MAP OF ALL ZONES AFTER NEW CONTROLLER IS WIRED AND TESTED.
22. IRRIGATION MECHANICALS TO INCLUDE BOILER DRAIN BEFORE BACKFLOW DEVICE FOR WINTERIZATION.
23. IRRIGATION DESIGN TO INCLUDE A QUICK-COUPLE VALVE ON THE MAIN BEFORE THE FIRST VALVE FOR WINTERIZATION.
24. IRRIGATION IS NOW ALLOWED IN THE BIOFILTRATION BASIN.
25. ENSURE THE IRRIGATION SYSTEM INCLUDES A WIRED RAIN SENSOR, PER STATE PLUMBING CODE.
26. OBTAIN A PERMIT AS REQUIRED BY THE CITY FOR THE IRRIGATION SYSTEM. INCLUDE COST OF PERMIT IN BID.
27. INCLUDE A SEPARATE WATER METER FOR IRRIGATION USE FROM THE CITY. INCLUDE COST IN BID.

CALYX DESIGN GROUP
Landscape Architecture & Planning
475 CLEVELAND AVE. N, SUITE 101A, ST PAUL, MN 55104
PHONE: 651.788.9018
www.calyxdesigngroup.com

ISSUE DATE: 06/14/2024
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

DATE: xx/xx/xxxx LIC. NO.: 48084

REVISIONS	
06/14/2024	Initial City Submittal
07/08/2024	City Re-submittal
07/17/2024	Driveway Adjustment

DEMARC
LAND SURVEYING & ENGINEERING
7601 73RD AVENUE N, BROOKLYN PARK, MN 55428
PHONE: 763.560.3093 FAX: 763.560.3522
www.DemarcInc.com

AMERCO REAL ESTATE CO.
5555 KIETZKE LANE, SUITE 100
RENO, NEVADA 89511
602.263.6601

U-HAUL OF RAMSEY
RIVERSTONE DRIVE
RAMSEY, MINNESOTA

LANDSCAPE DETAILS, NOTES, & SCHEDULES

PROJECT: 24131
SHEET NO. L1.2

STORM BASIN - SEED MIX REQUIREMENTS & MAINTENANCE:

Wet Ditch

Abbreviation: WD

Purpose:	**Wet ditches and stormwater plantings in full sun or part shade; areas that get mowed once per year or less This mix meets pollinator habitat requirements.**
Planting Area:	**Statewide**
Replaces:	**33-261 Stormwater S & W; 33-361 Stormwater NE**
Cost Estimate:	**$1,000/acre (36-261 averages $900/acre & 33-361 averages $1,125/acre)**

Common Name	Scientific Name	Rate (lb/ac)	% of Mix (by weight)	% by Seed	Seeds/ sq ft
Big Bluestem	*Andropogon gerardii*	1.00	5.00%	1.10%	3.67
Fringed Brome	*Bromus ciliatus*	1.50	7.50%	1.81%	6.06
Bluejoint	*Calamagrostis canadensis*	0.05	0.25%	1.54%	5.14
Nodding Wild Rye	*Elymus canadensis*	2.00	10.00%	1.14%	3.82
Virginia Wild Rye	*Elymus virginicus*	4.00	20.00%	1.85%	6.17
Tall Manna Grass	*Glyceria grandis*	0.15	0.75%	1.15%	3.86
Rice Cut Grass	*Leersia oryzoides*	0.30	1.50%	1.12%	3.75
Perennial Ryegrass	*Lolium perenne*	6.00	30.00%	8.94%	29.89
Switchgrass	*Panicum virgatum*	0.50	2.50%	0.77%	2.57
Fowl Bluegrass	*Poa palustris*	1.00	5.00%	14.28 %	47.75
	Grasses Subtotal	**16.50**	**82.50%**	**33.70 %**	**112.68**
Porcupine Sedge	*Carex hystericina*	0.10	0.50%	0.33%	1.10
Awl-fruited Sedge	*Carex stipata*	0.05	0.25%	0.19%	0.62
Fox Sedge	*Carex vulpinoidea*	0.10	0.50%	1.10%	3.67
Dudley's Rush	*Juncus dudleyi*	0.05	0.25%	17.58 %	58.77
Dark Green Bulrush	*Scirpus atrovirens*	0.10	0.50%	5.05%	16.90
Woolgrass	*Scirpus cyperinus*	0.10	0.50%	18.68 %	62.44
	Sedges & Rushes Subtotal	**0.50**	**2.50%**	**42.92 %**	**143.51**
Canada Anemone	*Anemone canadensis*	0.05	0.25%	0.04%	0.15
Marsh Milkweed	*Asclepias incarnata*	0.25	1.25%	0.13%	0.44
Common Milkweed	*Asclepias syriaca*	0.20	1.00%	0.09%	0.29
Canada Milkvetch	*Astragalus canadensis*	0.50	2.50%	0.93%	3.12
Nodding Bur Marigold	*Bidens cernua*	0.10	0.50%	0.23%	0.77
Canada Tick Trefoil	*Desmodium canadense*	0.50	2.50%	0.30%	1.01
Flat-topped Aster	*Doellingeria umbellata*	0.05	0.25%	0.37%	1.23
Common Boneset	*Eupatorium perfoliatum*	0.05	0.25%	0.88%	2.94
Grass-leaved Goldenrod	*Euthamia graminifolia*	0.03	0.15%	1.15%	3.86
Spotted Joe Pye Weed	*Eutrochium maculatum*	0.06	0.30%	0.63%	2.09
Autumn Sneezeweed	*Helenium autumnale*	0.10	0.50%	1.43%	4.78
Sawtooth Sunflower	*Helianthus grosseserratus*	0.06	0.30%	0.10%	0.33
Prairie Blazing Star	*Liatris pycnostachya*	0.17	0.85%	0.21%	0.69
Great Lobelia	*Lobelia siphilitica*	0.05	0.25%	2.75%	9.18
Blue Monkey Flower	*Mimulus ringens*	0.03	0.15%	7.58%	25.34
Obedient Plant	*Physostegia virginiana*	0.06	0.30%	0.07%	0.24
Cut-leaf Coneflower	*Rudbeckia laciniata*	0.10	0.50%	0.15%	0.51
Stiff Goldenrod	*Solidago rigida*	0.10	0.50%	0.45%	1.51
Eastern Panicled Aster	*Symphyotrichum lanceolatum*	0.05	0.25%	0.86%	2.87
Red-stemmed Aster	*Symphyotrichum puniceum*	0.05	0.25%	0.44%	1.47
Tall Meadow Rue	*Thalictrum dasycarpum*	0.10	0.50%	0.22%	0.73
Blue Vervain	*Verbena hastata*	0.15	0.75%	1.53%	5.12
Culver's Root	*Veronicastrum virginicum*	0.03	0.15%	2.64%	8.82
Golden Alexanders	*Zizia aurea*	0.16	0.80%	0.19%	0.65
	Forbs Subtotal	**3.00**	**15.00%**	**23.37 %**	**78.14**
	Total	**20.00**	**100%**	**100%**	**334.33**

NATIVE SEED MIX:

Native Seed Areas noted per plan: (unless otherwise noted on civil plans), shall be:
MnDOT 'Wet Ditch' native seed mixture for Stormwater Treatment Basin South & West, drilled into the topsoil layer at 20.0 lbs per acre. Submit seed mix for approval. Grading and Erosion Control per Civil Plans and Specifications.

Add 20lbs per acre of MnDOT 21-111 Oats Cover Crop.

STORM BASIN - ADDITIONAL NOTES:

1. Contractor to furnish and install MnDOT Seed Mix 'Wet Ditch (WD)' at the specified rate of 20 lbs/acre.
2. Add additional oats at time of installation to improve site appearance.
3. Certified Prairie Installer to be used for the implementation and 3 year maintenance of the MnDOT seed mix on site.
4. DSV Northstar Seed Ltd. can be used for substitution or source of native seed mixes that meet MnDOT standards.

METHOD OF INSTALLING:

Drop Seeding

This is the "standard" method for seeding on prepared sites such as those on construction projects where there is suitable access for standard drop seeding equipment.

A) Seed Installation - Seed should be installed with a drop seeder that will accurately meter the types of seed to be planted, keep all seeds uniformly mixed during the seeding and contain drop seed tubes for seed placement (Brillion-type). The drop seeder should be equipped with a culti-packer assembly to ensure good seed-to-soil contact. For Roadside and Wet Ditch seed mixes, the seeder should contain a minimum of three

NATIVE SEED - SEED MIX REQUIREMENTS & MAINTENANCE:

Southern Shortgrass Roadside

Abbreviation: SSR

Purpose:	**Inslopes and medians; full sun to part-shade; any site with dry soils that will get mowed twice per year or less. This mix meets pollinator habitat requirements.**
Planting Area:	**Southern 2/3 of MN; MnDOT Districts 3B, 4, 6, 7, 8, & Metro.**
Replaces:	**35-221 Dry Prairie General & 36-211 Woodland Edge S & W**
Cost Estimate:	**$950/acre (35-221 averages $860/acre, 36-211 averages $1,200/acre)**

Common Name	Scientific Name	Rate (lb/ac)	% of Mix (by weight)	% by Seed	Seeds/ sq ft
Side-oats Grama	*Bouteloua curtipendula*	3.50	13.46%	5.16%	7.71
Blue Grama	*Bouteloua gracilis*	0.90	3.46%	8.84%	13.22
Kalm's Brome	*Bromus kalmii*	0.90	3.46%	1.77%	2.64
Short Sedge	*Carex brevior*	0.10	0.38%	0.71%	1.07
Nodding Wild Rye	*Elymus canadensis*	2.50	9.62%	3.19%	4.78
Slender Wheatgrass	*Elymus trachycaulus*	6.00	23.08%	10.16%	15.21
Junegrass	*Koeleria macrantha*	0.10	0.38%	4.91%	7.35
Perennial Ryegrass	*Lolium perenne*	6.00	23.08%	19.98%	29.89
Little Bluestem	*Schizachyrium scoparium*	3.00	11.54%	11.05%	16.53
	Grasses Subtotal	**23.00**	**88.46%**	**65.76%**	**98.39**
Leadplant	*Amorpha canescens*	0.15	0.58%	0.45%	0.67
Long-headed Thimbleweed	*Anemone cylindrica*	0.04	0.00%	0.26%	0.38
Prairie Sage	*Artemisia ludoviciana*	0.05	0.19%	3.07%	4.59
Butterfly Milkweed	*Asclepias tuberosa*	0.10	0.38%	0.11%	0.16
Whorled Milkweed	*Asclepias verticillata*	0.05	0.19%	0.14%	0.20
Partridge Pea	*Chamaecrista fasiculata*	0.60	2.31%	0.40%	0.60
Purple Prairie Clover	*Dalea purpurea*	0.50	1.92%	1.84%	2.75
Tall Cinquefoil	*Drymocallis arguta*	0.06	0.00%	3.39%	5.07
Narrow-leaved Purple Coneflower	*Echinacea angustifolia*	0.06	0.23%	0.10%	0.15
Stiff Sunflower	*Helianthus pauciflorus*	0.06	0.23%	0.06%	0.09
Alumroot	*Heuchera richardsonii*	0.04	0.15%	6.87%	10.28
Round-headed Bush Clover	*Lespedeza capitata*	0.20	0.77%	0.39%	0.59
Rough Blazing Star	*Liatris aspera*	0.05	0.19%	0.20%	0.29
Wild Bergamot	*Monarda fistulosa*	0.05	0.19%	0.86%	1.29
Prairie Coneflower	*Ratibida columnifera*	0.15	0.58%	1.55%	2.31
Black-eyed Susan	*Rudbeckia hirta*	0.25	0.96%	5.65%	8.45
Gray Goldenrod	*Solidago nemoralis*	0.05	0.19%	3.68%	5.51
Stiff Goldenrod	*Solidago rigida*	0.06	0.23%	0.60%	0.90
Heath Aster	*Symphyotrichum ericoides*	0.05	0.19%	2.45%	3.67
Sky-blue Aster	*Symphyotrichum oolentangiensis*	0.05	0.19%	0.98%	1.47
Prairie Rose	*Rosa arkansana*	0.10	0.38%	0.02%	0.03
Bracted Spiderwort	*Tradescantia bracteata*	0.08	0.31%	0.20%	0.29
Hoary Vervain	*Verbena stricta*	0.10	0.38%	0.69%	1.03
Heart-leaved Alexanders	*Zizia aptera*	0.10	0.38%	0.29%	0.44
	Forbs Subtotal	**3.00**	**11.12%**	**34.24%**	**51.23**
	Total	**26.00**	**100%**	**100%**	**149.63**

NATIVE SEED MIX:

Native Seed Areas noted per plan: (unless otherwise noted on civil plans), shall be:
MnDOT 'Southern Shortgrass Roadside' native seed mixture for areas adjacent to on-site parking, referenced on Landscape Sheet L1.1. Submit seed mix for approval. Grading and Erosion Control per Civil Plans and Specifications.

Add 20lbs per acre of MnDOT 21-111 Oats Cover Crop.

NATIVE SEED AREA - ADDITIONAL NOTES:

1. Contractor to furnish and install MnDOT Seed Mix 'Southern Shortgrass Roadside (SSR)' at the specified rate of 26 lbs/acre.
2. Add additional oats at time of installation to improve site appearance.
3. Certified Prairie Installer to be used for the implementation and 3 year maintenance of the MnDOT seed mix on site.
4. DSV Northstar Seed Ltd. can be used for substitution or source of native seed mixes that meet MnDOT standards.

METHOD OF INSTALLING:

Drop Seeding

This is the "standard" method for seeding on prepared sites such as those on construction projects where there is suitable access for standard drop seeding equipment.

A) Seed Installation - Seed should be installed with a drop seeder that will accurately meter the types of seed to be planted, keep all seeds uniformly mixed during the seeding and contain drop seed tubes for seed placement (Brillion-type). The drop seeder should be equipped with a culti-packer assembly to ensure good seed-to-soil contact. For Roadside and Wet Ditch seed mixes, the seeder should contain a minimum of three

NATIVE SEED REQUIRED MAINTENANCE - 3 YRS:

Native Grass and Forb Mixtures (mixtures beginning with the number 3)

Year 1
Establishment (spring seeding):
1) Prepare site - Late April - May
2) Seed - May 1 - June 1
Maintenance:
1) Mow (6-8 inches) - every 30 days after planting until September 30.
2) Weed Control - mowing should help control annual weeds. Spot spray thistles, etc.

Establishment (fall seeding):
1) Prepare site - Late August - early September
2) Seed - late September to freeze-up
Maintenance (following season):
1) Mow (6-8 inches) - once in May, June, and July
2) Weed Control - mowing should keep annual weeds down. Spot spray thistles, etc.

Evaluation:
1) Cover crop growing within 2 weeks of planting (except dormant plantings).
2) Seedlings spaced 1-6 inches apart in drill rows.
3) Native grass seedlings may only be 4-6 inches tall.
4) If there is a flush of growth from foxtail etc., mow as necessary.

Year 2
Maintenance:
1) Mow (6-8 inches) one time between June 1 - August 15 before weeds set seed.
2) Weed Control - mowing should keep annual weeds down. Spot spray thistles, etc.
3) Some sites may not require much maintenance the second year.
Evaluation:
1) Cover crop will be gone unless winter wheat was used in a fall planting.
2) Grasses forming clumps 1-6 inches apart in drill rows, but still short.
3) Some flowers should be blooming (black-eyed Susans, bergamot, etc.).
4) If there is a flush of growth from foxtail etc., mow site.

Year 3
Maintenance:
1) Mow only if necessary.
2) Weed Control - Spot spray thistles, etc.
3) Sites usually do not require much maintenance the third year.
Evaluation:
1) Planting should begin looking like a prairie - tall grasses, flowers, etc.

Long-term
Maintenance:
1) Weed Control - Spot spray thistles, etc.
2) Burning (3-5 year rotation) alternate spring and fall if possible.
3) Haying (3-5 year rotation) late summer or early fall. Alternate with burning (may substitute for burning).
4) Burning two years in a row will really "clean up" rough-looking sites.

NATIVE SEEDING INSTALLATION METHOD:

Drop Seeding Onto Tilled Sites
This is the "standard" method for seeding on prepared sites such as those on construction projects.

a) Site Preparation: The site should be prepared by loosening topsoil to a minimum depth of 3 inches.
b) Fertilizer: Use a fertilizer analysis based on a soil test or a general recommendation is a 10-10-10 (NPK) commercial grade analysis at 200 lbs/acre.
c) Seed Installation: Seed should be installed with a drop seeder that will accurately meter the types of seed to be planted, keep all seeds uniformly mixed during the seeding and contain drop seed tubes for seed placement (Brillion-type). The drop seeder should be equipped with a cultipacker assembly to ensure seed-to-soil contact.
d) Seeding Rates: Rates are specified in the mixture tabulation for the specified mix.
e) Packing: If the drop seeder is not equipped with a cultipacker, the site should be cultipacked following the seeding to ensure seed-to-soil contact.
f) Mulch: Cover soil with a hydromulch consisting of natural wood fiber or paper fiber, water, and M-Binder at 100 lbs per acre.

Note: Heavy equipment is not allowed in the infiltration basins to keep soils from getting compacted. If any compaction occurs due to seeding operations, the soils must be uncompacted.

CALYX DESIGN GROUP
Landscape Architecture & Planning
475 CLEVELAND AVE. N, SUITE 101A, ST PAUL, MN 55104
PHONE: 651.788.9018
www.calyxdesigngroup.com

ISSUE DATE: 06/14/2024
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

DATE: xx/xx/xxxx LIC. NO.: 48084

	REVISIONS
06/14/2024	Initial City Submittal
07/08/2024	City Re-submittal
07/17/2024	Driveway Adjustment

DEMARC
LAND SURVEYING & ENGINEERING
7601 73RD AVENUE N, BROOKLYN PARK, MN 55428
PHONE: 763.560.3093 FAX: 763.560.3522
www.DemarcInc.com

AMERCO REAL ESTATE CO.
5555 KIETZKE LANE, SUITE 100
RENO, NEVADA 89511
602.263.6601

U-HAUL OF RAMSEY
RIVERSTONE DRIVE
RAMSEY, MINNESOTA

LANDSCAPE DETAILS, NOTES, & SCHEDULES

PROJECT: 24131
SHEET NO. L1.3

AMERCO
REAL ESTATE COMPANY
2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555 • Fax: 602.277.5824 • Email: stephany_sheekey@uhaul.com

Narrative Project Summary

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive the City of Ramsey's participation and counseling in regard to a Conditional Use Permit for the property located at Hwy 10 & Riverdale Dr. Ramsey, MN. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed 8.73-acre property is located at 8725 Riverdale Drive NW. U-Haul is proposing to develop a U-Haul Moving and Storage Store which would include the uses of self-storage, U-Haul truck and trailer sharing, and related retail sales. The proposed multi-story building, with a footprint of 37,728 sq. ft, is situated in the western part of the site. The building will be used for climatized self-storage and related retail sales. The retail sales area, spanning approximately 2,483 sq. ft, will be conducted on the first floor of the building in the proposed showroom area. Customer parking is provided at the front of both the multi-story and one-story storage buildings. A total of 12 parking spaces are provided in accordance with code section 560(b) for general retail. The proposed one-story storage building, totaling 11,200 G.S.F, is situated on the eastern part of the site and will be utilized for interior storage. U-Haul uses shunting lanes to temporarily stage their vehicles that are ready to be dispatched for customer use, located 70 feet east of the multi-story building. Additionally, we are also proposing additional sustainable drive-up storage units located in the northern portion of the property. This site will meet all the landscape standards as per the code. Please refer to the submitted concept site plan for additional details. This infill development will allow U-Haul to better serve the storage needs of the surrounding community and activate a property that is currently underutilized and vacant.

The property is currently zoned B-3 (Regional Business District). The uses of self-storage and Equipment Rental requires a Conditional use permit. U-Haul is proposing to apply for the permit to allow this use.

Custom site design for every U-Haul store assures that the facility complements the community it serves. Adherence to community objectives is key in order to ensure each U-Haul store is both a neighborhood asset and an economic success.

U-Haul is more of a commercial type of use that serves residential communities within a 3-5-mile radius. We feel the U-Haul would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

U-Haul Moving and Storage is a convenience business. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

The U-Haul Store:

U-Haul stores characteristically serve the do-it-yourself household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time. Families will generally arrive in their own automobiles, enter the showroom and may choose from a variety of products and services offered there. When situated near public transit, approximately 50% of those families utilize alternative transportation to access U-Haul equipment and services.

- Families typically use U-Haul Self-Storage rooms to store furniture, household goods, sporting equipment, or holiday decorations. During transition periods between moves, moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.

- U-Haul stores also provide truck and trailer sharing for household moving, either in-town or across country.

- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape and sustainable packing materials.

- Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.

- Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will typically use U-Haul equipment or their personal vehicle to approach the loading area and enter the building through the singular customer access. All new U-Haul stores are designed with interior storage room access, giving the customer the

added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.

Significant Policies:

- Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.

- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.

- It is against policy for a business to be operated from a U-Haul storage room.

- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so and are assessed an additional fee.

- Items that may not be stored include: chemicals, flammables, and paints.

- U-Haul stores are protected by video surveillance.

- U-Haul stores are non-smoking facilities.

- U-Haul will provide added services and assistance to our customers with disabilities.

Traffic Study:

- U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer sharing, and self-storage all represent dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize equipment and storage on a temporary basis, supporting a shared-economy, an effective economic model and an environmentally-sound way to conduct business.

USE COMPARISON

Use	Square Feet	Traffic Volume		Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7

U-Haul looks forward to working with the City of Ramsey as you consider the Conditional Use Permit application we are currently submitting.

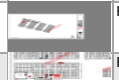
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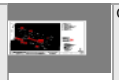
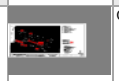
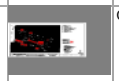
Sahithya Cheruku
AMERCO Real Estate - Planner

ProjectDox

Changemarks Report

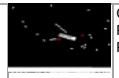
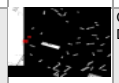
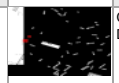
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Workflow Started: 06/14/2024 1:45 PM
Report Generated: 07/19/2024 08:42 AM

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
		69	False	Unresolved	City Planner		Signage Proposal.pdf	Signage Proposal AM	Signage on garage-style buildings?	Will there be signage on the garage-style buildings? If yes, please provide spec information, similar to what was provided for the other two buildings.	06/27/2024 8:38 AM	Adam Martin	
		70	False	Unresolved	City Planner		Signage Proposal.pdf	Signage Proposal AM	Directional signage?	Will there be directional signage on-site (including freestanding signs and canopy-mounted signs)? If yes, please provide spec information for all of those signs, along with a site plan to show each sign's location.	06/27/2024 8:38 AM	Adam Martin	
		71	False	Unresolved	City Planner		Signage Proposal.pdf	Signage Proposal AM	Entrance signage?	Will there be entrance signage along Riverdale Drive? If yes, please provide spec information for these signs, and add them to the previously-mentioned site plan for signage.	06/27/2024 8:38 AM	Adam Martin	
		65	False	Unresolved	City Planner		Elevations & Material Board.pdf	Elevations & Material Board AM	Exterior Stairs	Since Ramsey and Central Minnesota tends to receive cold northwestern winds in the winter, which can accentuate snow and ice conditions on exposed metal, please consider enclosing this staircase for safety purposes.	06/26/2024 5:12 PM	Adam Martin	
		66	False	Unresolved	City Planner		Elevations & Material Board.pdf	Elevations & Material Board AM	Garage-Style Elevations	Please provide detailed elevations of the garage-style storage buildings, along with the proposed building materials, as was provided for the other two buildings.	06/26/2024 5:12 PM	Adam Martin	
		67	False	Unresolved	City Planner		Elevations & Material Board.pdf	Elevations & Material Board AM	Facade Coverage Percentages for each building material	Please provide a percentage breakdown of each building material's facade coverage to ensure compliance with Section 106-580 of City Code. This may be best represented in a table on a separate sheet.	06/26/2024 5:12 PM	Adam Martin	
		68	False	Unresolved	City Planner		Elevations & Material Board.pdf	Elevations & Material Board AM	Orange Garage Doors	The perspective renderings show orange garage doors on the facades of both Building A and Building B, but the elevation plans do not show these doors. Please revise the plans for consistency.	06/26/2024 5:12 PM	Adam Martin	
		53	False	Unresolved	City Planner		Floor Plan- C.pdf	Floor Plan C AM	Garage-Style Storage Units?	Will these buildings entirely consist of garage-style storage units?	06/26/2024 4:22 PM	Adam Martin	
		49	False	Unresolved	City Planner		Floor Plan- A.pdf	Floor Plan A AM	Elevators?	Are these freight elevators for the building? Please label them on the plans.	06/26/2024 4:17 PM	Adam Martin	
		50	False	Unresolved	City Planner		Floor Plan- A.pdf	Floor Plan A AM	Stairwell/Emergency Exit	According to the site plan, it appears there is an exit at this location, with a sidewalk extending north along the side of the building. However, the floor plans appear to show the doorway opening into an enclosed staircase. Will there be an external doorway here?	06/26/2024 4:17 PM	Adam Martin	

		54	False	Unresolved	City Planner		C6 Site Plan.pdf	C6 AM	Driveway to align with existing intersection	It was recommended by Staff to realign the west driveway to align with the intersection of Pearson Street and Riverdale Drive to reduce left-turn conflicts and improve traffic flow.	06/26/2024 4:28 PM	Adam Martin	
		55	False	Unresolved	City Planner		C6 Site Plan.pdf	C6 AM	Driveway to align with existing intersection	It was recommended by Staff to realign the east driveway to align with the intersection of Snowy Owl Street and Riverdale Drive to reduce left-turn conflicts and improve traffic flow.	06/26/2024 4:28 PM	Adam Martin	
		57	False	Unresolved	City Planner		C6 Site Plan.pdf	C6 AM	Employee and Customer Parking	Please clarify which parking spaces, if any, will be designated for employees, retail customers, and equipment rental customers. Specifically, please clarify if there is a plan to allow customers to rent equipment and leave their personal vehicles at this site. If this is part of the planned development, please indicate where these personal vehicles will be parked.	06/26/2024 4:28 PM	Adam Martin	Added designations to C6
		62	False	Unresolved	City Planner		C6 Site Plan.pdf	C6 AM	Stacking spaces	Though I understand it may be difficult to predict the quantity and size of trucks and trailers staged in this area, please provide an estimate with the maximum number of trucks and trailers that will be parked here, along with the standard dimensions of each type of truck and trailer.	06/26/2024 4:28 PM	Adam Martin	
		45	False	Unresolved	City Planner		C5 Existing Conditions & Removals Plan.pdf	C5 AM	Existing legal description	Please revise this plan sheet to reflect that both the subject lot and the lot to the southeast are included in the current Outlot B Riverstone South lot.	06/26/2024 1:05 PM	Adam Martin	Revised to include entire Outlot B.
		37	False	Unresolved	City Planner		C12 Photometric Plan.pdf	C12 AM	Lighting Intensity at Building Entrances	Per Section 106-310 of City Code, the minimum lighting intensity for all building entrances and exits is 5 footcandles. Please adjust the entire plan sheet accordingly to make sure all building entrances on all buildings are property illuminated.	06/26/2024 12:57 PM	Adam Martin	
		38	False	Unresolved	City Planner		C12 Photometric Plan.pdf	C12 AM	Cut sheets for lighting fixtures	Please provide cut sheets (spec sheets) for all lighting fixtures to be used on-site. Also, please be mindful that all lighting must be shielded and downcast, with cut-off angles being equal to or less than 90 degrees. All lighting must be arranged so as not to produce glare.	06/26/2024 12:57 PM	Adam Martin	

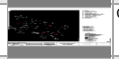
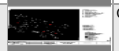
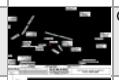
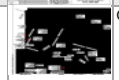
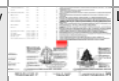
		39	False	Unresolved	City Planner		C12 Photometric Plan.pdf	C12 AM	Parking lot lighting needs to be improved.	Section 106-310 of City Code requires parking areas for non-residential uses to meet a minimum lighting intensity of 1 footcandle. Large portions of the parking lot do not meet this minimum requirement. Please make sure the entire parking lot is property illuminated to ensure a minimum coverage of 1 footcandle.	06/26/2024 12:57 PM	Adam Martin	
		40	False	Unresolved	City Planner		C12 Photometric Plan.pdf	C12 AM	Canopy lighting?	Will there be lights installed with the canopy to accommodate late-night returns? If yes, please show those light fixtures on this plan.	06/26/2024 12:57 PM	Adam Martin	
		41	False	Unresolved	City Planner		C12 Photometric Plan.pdf	C12 AM	Mounting Height Maximum	Section 106-310 of City Code limits mounting heights for free-standing and wall-mounted lights for all properties within 200 feet of residentially-zoned property. Since this property is only 80 feet from residentially-zoned property, the current maximum mounting height for light fixtures is 15 feet. City Council is currently considering a code amendment to allow lights up to 20 feet in mounting height, though it has not yet been adopted. Please adjust the pole mounting height to satisfy code requirements.	06/26/2024 12:57 PM	Adam Martin	
		42	False	Unresolved	City Planner		C12 Photometric Plan.pdf	C12 AM	Rear entrance needs to be illuminated	It appears there is a building entrance here, along the west side of the building. This entrance must be illuminated, with a minimum lighting intensity of 5 footcandles.	06/26/2024 12:57 PM	Adam Martin	
		43	False	Unresolved	City Planner		C12 Photometric Plan.pdf	C12 AM	Private Pedestrian Walkway Lighting	This sidewalk must also be illuminated, with a minimum lighting intensity of 5 footcandles for the entire length of the sidewalk.	06/26/2024 12:57 PM	Adam Martin	
		44	False	Unresolved	City Planner		C12 Photometric Plan.pdf	C12 AM	Parking lot lighting needs to be improved	As noted elsewhere on this plan sheet, the entire parking lot must be illuminated with a minimum lighting intensity of 1 footcandle. Please revise this plan sheet accordingly.	06/26/2024 12:57 PM	Adam Martin	
		35	False	Unresolved	Civil Engineer IV		C10 Stormwater Pollution Prevention Notes.pdf	LL	Project Termination Letter	The City must approve the site prior to submitting the project termination letter for the construction stormwater permit.	06/25/2024 9:28 AM	Len Linton	Revised SWPPP Note 7
		33	False	Unresolved	Civil Engineer II		C10 Stormwater Pollution Prevention Notes.pdf	Joe Feriancek	Inspection Reports	Send all weekly and 1/2 inch event inspection reports to the City Inspector.	06/24/2024 10:08 AM	Joe Feriancek	Revised Inspections and Maintenance Note 3
		34	False	Unresolved	Civil Engineer II		C10 Stormwater Pollution Prevention Notes.pdf	Joe Feriancek	Sweeping tracking onto public roads	A sweeper must be available to the site within 3 hours' notice from the City that sweeping is required for tracking onto public roads.	06/24/2024 10:08 AM	Joe Feriancek	Revised SWPPP Note 14.

Changemarks Report

		31	False	Unresolved	Civil Engineer II		C9 Stormwater Pollution Prevention Plan.pdf	Joe Feriancek	Inlet protection	add inlet protection for outlet structure and existing catch basins in Riverdale Drive which touch this property.	06/24/2024 10:05 AM	Joe Feriancek	Added inlet protection.
		32	False	Unresolved	Civil Engineer II		C9 Stormwater Pollution Prevention Plan.pdf	Joe Feriancek	Secondary erosion control for infiltration basin		06/24/2024 10:05 AM	Joe Feriancek	Added silt fence around basin.
		28	False	Unresolved	Civil Engineer II		C8 Utility Plan.pdf	Joe Feriancek	connect to existing storm service	Verify this is the location of an existing storm service. Looking at the as-builts I believe the existing storm stub is approx. 20' west of the eastern sanitary service stub.	06/24/2024 9:54 AM	Joe Feriancek	Revised location of storm Sewer. per Record Plans.
		29	False	Unresolved	Civil Engineer II		C8 Utility Plan.pdf	Joe Feriancek	Sanitary Service	Cleanouts every 100' are required with plumbing code; City typically requires a cleanout on the topside of bends greater than 11.25-degrees. Consider that with the cleanout locations.	06/24/2024 9:54 AM	Joe Feriancek	Added Cleanouts.
		30	False	Unresolved	Civil Engineer II		C8 Utility Plan.pdf	Joe Feriancek	existing sanitary and storm stubs	show the existing stubs near the east entrance.	06/24/2024 9:54 AM	Joe Feriancek	Added existing stubs per record plans.
		24	False	Unresolved	Civil Engineer II		C7 Grading & Drainage Plan.pdf	Joe Feriancek	878.63 spot point	Not requiring a revision, just noting the spot elevation 878.63 appears to be in a valley with 7+ percent toward the 880-contour line and 4 percent towards the building; might want to consider softening the grades in this area.	06/24/2024 9:31 AM	Joe Feriancek	revised spot elevation to soften grades.
		25	False	Unresolved	Civil Engineer II		C7 Grading & Drainage Plan.pdf	Joe Feriancek	Drainage in-front of 879.00 LP inlet	runoff from the north and off of the building are being funneled to this low point. The high point is 879.2, which is creating a very flat area in front of the low point.	06/24/2024 9:31 AM	Joe Feriancek	Added spot elevation at CB in pavement area to show sufficient slope.
		26	False	Unresolved	Civil Engineer II		C7 Grading & Drainage Plan.pdf	Joe Feriancek	876 Low contour west of building	showing approx. 876 low point on the back side of the west building; needs to be drained rather than runoff going into adjacent property.	06/24/2024 9:31 AM	Joe Feriancek	Added CB and FES to collect stormwater.
		27	False	Unresolved	Civil Engineer II		C7 Grading & Drainage Plan.pdf	Joe Feriancek	grading onto adjacent property	Looks like a proposed contour line on the adjacent property. Must show agreement with adjacent property owner to allow this.	06/24/2024 9:31 AM	Joe Feriancek	Revised grading to keep it on site.
		21	False	Unresolved	Civil Engineer II		C6 Site Plan.pdf	Joe Feriancek	Existing storm and sewer stubs	show existing stubs near the east entrance.	06/24/2024 9:13 AM	Joe Feriancek	Added stubs per record plans.
		22	False	Unresolved	Civil Engineer II		C6 Site Plan.pdf	Joe Feriancek	East entrance location	Ideally, line this entrance up with the adjacent street	06/24/2024 9:13 AM	Joe Feriancek	
		23	False	Unresolved	Civil Engineer II		C6 Site Plan.pdf	Joe Feriancek	Reference Note 2	I'm not seeing note 2 on the plans; is tip out curb & gutter being used anywhere?	06/24/2024 9:13 AM	Joe Feriancek	Revised to state it is not used.
		19	False	Unresolved	Civil Engineer II		C5 Existing Conditions & Removals Plan.pdf	Joe Feriancek	Street Name	Adjust adjacent street name(s) so they can be read.	06/24/2024 9:02 AM	Joe Feriancek	Revised.
		20	False	Unresolved	Civil Engineer II		C5 Existing Conditions & Removals Plan.pdf	Joe Feriancek	Sanitary and Storm Sewer Stubs	Our as-builts from Riverdale Drive Trunk Utility Improvements show both sanitary and storm sewer stubs onto this site across from Snowy Owl Street (west of the shown water service	06/24/2024 9:02 AM	Joe Feriancek	Added existing stubs from record plans.
		18	False	Unresolved	Civil Engineer II		C4 Details and Construction Notes.pdf	Joe Feriancek	Construction Notes	Are there any construction notes per the sheet title?	06/21/2024 3:57 PM	Joe Feriancek	No. Revised Sheet title.

ProjectDox

Changemarks Report

		12	False	Unresolved	Environmental Review		L1.2.pdf	CA	Water Efficient Technology	Add a note specifying that the irrigation system must include some form of water efficient technology, such as a smart controller and/or soil moisture sensors.	06/21/2024 3:13 PM	Chris Anderson	Addressed Per Landscape Note #16, Sheet L1.2.
		14	False	Unresolved	Fire		C6 Site Plan.pdf	Fire	Changemark note #01	How Far away are these building from the current Hydrants? If over 300 feet, a hydrant will need to be located inside the property.	06/21/2024 3:38 PM	Chris Weiss	Added hydrant on site.
		15	False	Unresolved	Fire		C6 Site Plan.pdf	Fire	Changemark note #02	Good Location for another hydrant if needed.	06/21/2024 3:38 PM	Chris Weiss	Added hydrant.
		16	False	Unresolved	Fire		C6 Site Plan.pdf	Fire	Changemark note #03	Both Buildings will require an approved Fire Department Knox Box	06/21/2024 3:38 PM	Chris Weiss	Noted.
		17	False	Unresolved	Fire		C6 Site Plan.pdf	Fire	Changemark note #03	Both Buildings will require an approved Fire Department Knox Box	06/21/2024 3:38 PM	Chris Weiss	Noted.
	2	80	False	Unresolved	Environmental Review		L1.2.pdf	ca	Irrigation Notes	PLEASE ADD NOTE SPECIFYING THAT SOME FORM OF WATER EFFICIENT TECHNOLOGY, IN ADDITION TO THE STATE REQUIRED RAIN SENSOR, MUST BE INCLUDED. AN EXAMPLE OF WATER EFFICIENT TECHOLOGY WOULD BE A SMART CONTROLLER.	07/18/2024 4:34 PM	Chris Anderson	
		75	False	Unresolved	Fire		C8 Utility Plan.pdf	Fire	Changemark note #01	Will this be an added hydrant? Legend on sheet does not show proposed hydrant	07/10/2024 5:07 PM	Chris Weiss	
		76	False	Unresolved	Engineering Tech		C8 Utility Plan.pdf	Logan Czech	FES 104A	Based on the FES invert and CB 103A rim elevations, there would be a ~1:1 slope between flare and CB. This would be a maintenance nightmare and should be a minimum 3:1.	07/10/2024 9:44 AM	Logan Czech	
		77	False	Unresolved	Engineering Tech		C8 Utility Plan.pdf	Logan Czech	CB 103A	Add N invert elevation	07/10/2024 9:44 AM	Logan Czech	
		78	False	Unresolved	Engineering Tech		C8 Utility Plan.pdf	Logan Czech	OS-1, New CB	Give new CB a number/name. Also round elevations for these structures to the hundredth instead of tenth, similar to other sewer.	07/10/2024 9:44 AM	Logan Czech	
		79	False	Unresolved	Environmental Review		L1.2.pdf	CA	Water Efficient Technology	Please add a note under Irrigation Notes specifying that in addition to the required rain sensor, some form of water efficient technology, such as a smart controller, shall be installed as part of the irrigation system.	07/09/2024 4:14 PM	Chris Anderson	

Regular Planning Commission

Meeting Date: 07/25/2024

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

PUBLIC HEARING: Comprehensive Plan Text Amendment Pertaining to Low Density Residential.

Purpose/Background:

The Comprehensive Plan is a vision document containing land use policies on where the city should be in 2040. It includes a map that lays out different broad land use categories across the community. These categories include com *mercial, business park, public/institutional,* and *residential*, among others. The residential uses are split into six categories--Rural Developing, Urban Low Density, Low Density, Medium Density, High Density, and Mixed Use (of which there are subcategories). The density ranges of the residential land use categories are:

Land Use Category	Density Range (units/acre)
Rural Developing (RD)	0.1 - 0.4
Urban Low Density Residential (ULDR)	Under 3.0 (in certain circumstances)
Low Density Residential (LDR)	3.0 - 4.0
Medium Density Residential (MDR)	4.0 - 8.0
High Density Residential (HDR)	8.0 - 15.0
Mixed Use	
-Mixed Use Low	5.0 - 15.0
-Mixed Use Medium	8.0 - 25.0
-Mixed Use High	15.0 - 75.0

The Zoning Code is the toolbox that is used to implement the Comprehensive Plans. It lays out regulations for the various districts that can be applied to each of the Comprehensive Plan's land use categories. Zoning regulations give the ability to nuance the broader land use categories such as lighter commercial uses (B-1 district) being allowed adjacent to residential uses with more intense commercial uses (B-2 and B-3 districts) separated from residential uses. Similarly with residential zones, the different districts allow for a variety of lot sizes and home types.

A city's Zoning regulations must be in conformance with its Comprehensive Plan policies. The previous Zoning Code's R-1 MUSA-80 district had a quarter-acre lot area with an 80-foot width as its minimum size and is the predominate zoning district for single-family homes within the Metropolitan Urban Services Area (MUSA). This lot area, at the absolute minimum, would theoretically achieve four units per acre, however, density calculations must include local roadways and storm water management. These typical necessities of residential subdivisions eat up enough land that density becomes under three units per acre as required by Low Density Residential (LDR). This problem came to light with the Trott Brook Crossings and North Brook Meadows subdivision proposals. In 2022, a new land use category was created to justify dipping below 3.0 units per acre named Urban Low Density Residential (ULDR).

With the Zoning Code re-write in 2023, staff attempted to create residential zoning districts that would meet the density ranges of the Comprehensive Plan and not the have challenges that the to 2022 plats experienced. The R-1A district was proposed to be slightly smaller at 75 feet in width with a 10,000 square foot lot area with hopes of being able to meet the LDR requirements. The City Council stated that they would like to keep an 80-foot lot in the northern part of Ramsey with the allowance for smaller lots in the southern part. Staff received guidance from the Metropolitan Council that they review the proposed subdivisions and use an average density with the

land use category. A plat, Harmony Farms, was going through the subdivision process at that time with a 65-foot lot minimum that met the 3.0-4.0 u/ac range, but then needed to be changed to an 80-foot wide lot with the Council's direction on the R-1A district. This change dropped the subdivision below the 3.0 u/ac density to 2.5 u/ac. But with that Metropolitan Council guidance, staff was comfortable going forward with the 80-foot lots.

This guidance, turns out, was not completely correct. Each subdivision, on its own, must meet the density requirements in the Comprehensive Plan for the district that it is in. Harmony Farms' sanitary sewer permit was denied because the density was below 3.0 units per acre that LDR required. Staff worked with the applicant and the Metropolitan Council on ways to make this plat work. One option was to carve out the storm water management basin into a City-owned outlot. Staff does not want the expense to maintain these parcels, nor did it actually achieve the required density (it was still three units short). A Comprehensive Plan map amendment to the ULDR land use did not meet the qualifications of that land use category. Changing the zoning to allow a narrower lot did not meet Council's previous direction.

The Local Assistance Planner for the Metropolitan Council reviewed Ramsey's plats that have been developed over the past several years and noted that our community's overall density was above the minimum that was needed. Much of this had to do with development in the COR. Communities are required to account for a certain allotment of housing units spread out over the various land use densities the cities create. Ramsey is doing well enough that we can offset LDR development with the Mixed Use development in the COR. We have the ability to redefine LDR from 3.0-4.0 units per acre to 2.25-4.0 units per acre and keep our overall numbers in line. This redefinition would allow the Harmony Farms plat to move forward with its sanitary sewer permit. It should prevent most similar problems in the future.

Notification:

Notification was provided in the July 12 Anoka Union Herald Newspaper.

Funding Source:

This work is being done as a part of staff's normal duties.

Recommendation:

Staff recommends approval of the Comprehensive Plan text amendment.

Outcome/Action:

Motion to recommend approval of Resolution #24-186, a Comprehensive Plan amendment pertaining to Low Density Residential.

Attachments

Resolution #24-186

Metropolitan Council Email

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/18/2024 01:19 PM
Form Started By: Todd Larson		Started On: 07/03/2024 08:43 AM
Final Approval Date: 07/18/2024		

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

RESOLUTION #24-186

A RESOLUTION APPROVING A COMPREHENSIVE PLAN TEXT AMENDMENT PERTAINING TO LOW DENSITY RESIDENTIAL LAND USE

RECITALS

WHEREAS, The City's adopted 2040 Comprehensive Plan describes various land use categories, including Low Density Residential (LDR), which is defined as:

> *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.*

WHEREAS, The City Council adopted a new Zoning Code in 2023 that attempted to bring the various zoning districts in line with the Comprehensive Plan; and

WHEREAS, The R-1A Single-Family Residential District describes a well-established lot size in the City of Ramsey; and

WHEREAS, Subdivisions using the R-1A zoning standards rarely, if ever, meet the LDR standards in the Comprehensive Plan; and

WHEREAS, Development patterns within the City of Ramsey are supporting higher densities, generally within the Mixed Use (MU) land use designated areas; and

WHEREAS, The City of Ramsey would like to offset the documented growth in the MU areas with development in LDR areas; and

WHEREAS, This offset requires a redefinition of Low Density Residential; and

WHEREAS, The Planning Commission held a public hearing on the proposed Comprehensive Plan Text Amendment on July 25, 2024, and recommended _____.

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 amends the definition of Low Density Residential (LDR), subject to Metropolitan Council review, to read:

> *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~~ 2.25 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.*

From: Wojchik, Eric
To: Todd Larson
Subject: RE: Density
Date: Monday, July 1, 2024 2:01:02 PM
Attachments:

Hi Todd,

Here is the density with the LDR reduced to 2.25 dua – it reduces the overall planned average net density to 3.3dua, when plat monitoring is included.

Reduced LDR to 2.25dua (notional)

	2018-2040 Change					
	Density Range		%			
Land Use	**Min**	**Max**	**Residential**	**Net Acres**	**Min Units**	**Max Units**
Rural Developing (RD)*	0.1	0.4	100%	-	-	-
Urban Residential Low	1.5	4	100%	160.47	241	642
Low Density Residential	2.25	4	100%	918.48	2,067	3,674
Medium Density Residential	4	6	100%	78.12	312	469
High Density Residential	8	15	100%	2.00	16	30
Mixed Use	5	75	50%	32.95	165	2,471
Total				**1,192.02**	**2,801**	**7,286**
				Overall Density	**2.3**	**6.1**
Plat Monitoring Program (2023)				1,044	4,637	
Total Planned and PMP				2,236	7,438	7,286
				Overall Density with PMP	**3.3**	**3.3**

*Private Utilities
The Mixed Use land use includes subcategories with density ranges within the minimum and maximum shown in this table.

I haven't included any 'new LDR' acres into this calculation, as I don't think that was what was being proposed here. I want to still verify the plat monitoring numbers.

Thanks,

Eric

Eric Wojchik, AICP
Pronouns: he/him/his
Planning Analyst and Climate Policy Analyst, Local Planning Assistance
Metropolitan Council Community Development
P. 651-602-1330 | C. 507-316-2614