City of Ramsey
Agenda
Regular City Council
Tuesday, May 27, 2025
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. Approve Agenda

3. Presentation

1. Annual Public Works Department Update

4. Citizen Input

Citizen input is an opportunity for the public to address the City Council concerning items not listed on the agenda. Please raise your hand to be recognized by the Mayor or member officiating the meeting. Approach the podium and state your full name and address for the record. Time may be limited.

5. Consent Agenda

All items listed under the Consent Agenda are considered to be routine or non-controversial by the City Council and will be enacted by one motion, without discussion.

1. Approve the Following Meeting Minutes:

   1. City Council Work Session dated May 13, 2025
   2. City Council Regular Session dated May 13, 2025

2. Approve Business License Applications

3. Renew Agreement for Broadband Connectivity through Connect Anoka County

4. Authorization to Hire a Planning Division Administrative Assistant

5. Authorization to Ratify Increasing the Part-time Building Division Administrative Assistant to Full-time

6. Authorization to Hire a Water Resources Technician

7. Adopt Resolution #25-121 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 8, 2025 through May 21, 2025.

8. Adopt Resolution #25-092 Approving a Stormwater Basin Maintenance Agreement and Waiver for Emerald Estates (Project No. 24-123); Case of Alan and Joni Greenwaldt

9. Adopt Resolution #25-106: Amended Site Plan Review for Rivenwick Village 4th Addition (LGI Homes - Minnesota, LLC)

10. Adopt Resolution #25-112 Authorizing Payment for Sunwood Drive Decorative Lighting Power Supply Improvements

11. Adopt Resolution 25-113 Authorizing Partial Payment #23 to Magney Construction, Inc. for Improvement Project #21-09; Centralized Water Treatment Plant.

12. Adopt Resolution #25-116 Approving a Time Extension for the Preliminary Plat of North Brook Meadows

13. Adopt Resolution #25-117 Approving Partial Payment to North Valley, Inc. for Improvement Project #25-02, MSA Sunwood Drive Reconstruction.

14. Adopt Resolution #25-118 Approving Partial Payment to FlowSeal Surface Maintenance, Inc. for Improvement Project #25-09, 2025 Crack Seal Improvements.

15. Adopt Resolution #25-119 Approving Change Order No. 34 for Improvement Project #20-11, Ramsey Gateway Highway 10 Improvements

16. Adopt Resolution #25-120 Approving Partial Payment to Douglas-Kerr Underground, LLC for Improvement Project #24-13, Fox Ridge Estates 1st & 2nd Street Reconstructions.

6. Public Hearing

7. Council Business

1. Adopt Resolution #25-105 - Conditional Use Permit for Commercial Indoor Recreation at 8500 Bunker Lake Blvd. NW, Suite 100 (In the Game MN LLC)

2. Adopt Resolution #25-086, Approving a Conditional Use Permit for a Motor Fuel Station and Car Wash at 8040 Bunker Lake Boulevard NW; Case of Kwik Trip

3. Adopt Resolution #25-115 Approving Purchase Agreement and RORE for Lot 1, Block 7, Waterfront Village; Roers Acquisitions LLC

4. Adopt Resolution #25-103 Accepting Bids and Awarding Contract for MSA Alpine Drive Reconstruction, Improvement Project #25-03

5. Adopt Resolution #25-104 Accepting Bids and Awarding Contract for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07

8. Mayor/Council/Staff Input

1. Legislative Update

9. Adjournment

CC Regular Session

Meeting Date: 05/27/2025

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

Title:

Annual Public Works Department Update

Purpose/Background:

Purpose:

Public Works staff will present high-level updates on activities and operations completed by Public Works staff from June 2024 through May 2025.

Background:

The Public Works Department generally consists of four divisions including Building Maintenance, Parks, Streets, and Utilities, and is generally responsible for operating and maintaining all public infrastructure systems across the city.

Primary work duties for each division are as follows;

Building Maintenance –

- Maintain 15 city-owned buildings including:
  - Maintain and repair electrical, mechanical and plumbing systems
  - Perform routine cleaning
  - Raise and lower flags
  - Provide snow and ice control
  - Administer contracted repair services
- Maintain cemeteries
- Assist with administration of elections

Parks –

- Maintain over 500 acres of municipal parkland containing 39 municipal parks, 17 of which have playgrounds, along with 2 regional parks with varying amenities
- Maintain approximately 75 miles of trails, 30 miles of sidewalks, and 7 boardwalks
- Provide recreational programming opportunities

Streets –

- Maintain approximately;
  - 188 miles paved streets
  - 3 miles gravel roads
  - 300-plus cul-de-sacs
- Provide snow and ice control on all city streets
- Maintain all stormwater infrastructure
- Mow grass and trim trees in city right-of-way
- Mow numerous city properties

Utilities –

- Operate and maintain municipal utility systems including approximately;

- 80 miles sanitary sewer
- 107 miles watermain
- 1,300 fire hydrants

- Operate and maintain the new Water Treatment Plant starting Fall 2025,

Recommendation:

Recommendation not required.

Outcome/Action:

No action is required.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/22/2025 02:58 PM
Form Started By: Bruce Westby		Started On: 05/21/2025 01:07 PM
Final Approval Date: 05/22/2025		

CC Regular Session

Meeting Date: 05/27/2025

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

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated May 13, 2025
2. City Council Regular Session dated May 13, 2025

Purpose/Background:

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

Background: Attached are the meeting minutes referenced above.

Recommendation:

Approve the meeting minutes.

OutcomeAction:

Motion to approve the following Council meeting minutes:

1. City Council Work Session dated May 13, 2025
2. City Council Regular Session dated May 13, 2025

Attachments

05-13-2025 CCWS

05-13-2025 Meeting

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/22/2025 02:53 PM
Form Started By: Katie Schmidt		Started On: 05/22/2025 10:14 AM
Final Approval Date: 05/22/2025		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, May 13, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Ryan Heineman
Councilmember Kirsten Buscher
Councilmember Michael Olson
Councilmember Eric Peters
Councilmember Chris Riley
Councilmember Dan Specht
Councilmember Shanna Stewart

Also Present: City Administrator Brian Hagen
City Engineer/Public Works Director Bruce Westby
Parks and Assistant Public Works Director Mark Riverblood

1. CALL TO ORDER

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

2. TOPICS FOR DISCUSSION

2.01: Northstar Commuter Rail Transition

City Administrator Hagen reviewed the Staff report in regard to the Northstar Commuter Rail transition. He introduced Craig Lamothe, Transition Director at Northstar.

Mr. Lamothe shared that they are still in the information-gathering stage of the transition process and they are preparing for the transition to bus service.

Councilmember Stewart asked why they would continue to have the overpass bridge built if they are getting rid of the commuter rail.

City Administrator Hagen explained that the overpass goes from the second floor of the parking ramp, over Veterans Drive, and over the railroad track. He said they would be extending this to also go over Highway 10.

Mayor Heineman noted that this overpass is less to service the rail or bus service and more about connecting Ramsey over Highway 10. He asked if they would have bus lanes for the bus service or if the buses would just be integrated into the regular lanes of traffic.

Mr. Lamothe shared that the buses would have access to the shoulder lanes on Highway 10.

Councilmember Stewart said she feels like they are going backward by going away from rail services and back to buses.

City Administrator Hagen shared that in recent years there has been pressure from the legislature to eliminate the Northstar Commuter Rail. He noted that this is a highly subsidized service.

Mr. Lamothe added that travel is different post-pandemic and Northstar was not even hitting its expectations before the pandemic. He said they are adapting their service based on what they are hearing from their customers and one of the things they are looking for is all-day service in both directions, which is not something they could provide on the commuter rail.

Councilmember Olson asked if they anticipate increased usage by switching back to a bus service.

Mr. Lamothe shared that they are hopeful that they will see more ridership with this service. He noted that there are likely a lot of people who do not ride the commuter rail due to their limited ride options who may start using the bus service because of its wide offerings.

Councilmember Riley asked if the Elk River service would come to Ramsey at all.

Mr. Lamothe explained that the Met Council has the authority to operate bus services within the metro area and Northstar has special legislation to operate the commuter rail. He said they do not have the ability to operate bus services without new legislation. He stated there is still a lot of work to be done.

Councilmember Peters asked how this will be communicated to residents.

Mr. Lamothe shared that they have heard loud and clear from citizens who use this service that discontinuing it will be a life change. He said they want to give everyone as much advance notice as possible. He noted they are looking at landing on a date that the services will transition and they plan to announce that date soon.

Councilmember Peters shared his concern that people could move to Ramsey because they see the existing public transportation service and them not being informed before they move to the area.

Mayor Heineman asked if they are planning to have any flexibility with the bus service for large events or sporting events that the bus service would take riders directly to the venue, like Target Field or the State Fair.

Mr. Lamothe said they are not currently proposing this; however, they have heard this voiced by citizens. He stated if the demand and the desire are present for these types of rides then it is definitely something they would explore.

City Administrator Hagen asked if he should submit a formal feedback letter containing all of the Council's opinions discussed this evening.

Mr. Lamothe stated the discussion is sufficient and noted they will continue to work with the City as they progress through this planning process.

City Administrator Hagen asked if the Met Council would be willing to reserve some funds to decommission the stop if the overpass does not move forward.

Mr. Lamothe said these conversations would need to take place after their discussion with BNSF. He said they will need to look at existing assets to see if there is a transit value to them or just a City value.

Mayor Heineman asked if the overpass is controlled by BNSF because it is in the railroad right-of-way.

City Administrator Hagen explained that there is a large portion of the Northstar stop that falls within the railroad right-of-way so they would want to make sure that long-term easements are secured.

Parks and Assistant Public Works Director Riverblood shared that early in conversations this summer they will want to discuss asset management with Anoka County Parks as they are the implementing agency for Metropolitan Parks and Open Space Commission for trails and parks. He said the Metropolitan Parks and Open Space Commission's vision is to connect regional trails to regional parks and they would have an interest in this.

The consensus of the Council was to direct Staff to continue to work with Northstar on the transition planning.

2.02: Consider Request to Advance Replacement of 2009 Jetter-Vacuum Truck

City Engineer/Public Works Director Westby reviewed the Staff report concerning the request for replacement of the 2009 Jetter-Vacuum Truck.

Councilmember Stewart asked if they would be able to sell the current vehicle after it is replaced to recoup any of their money.

City Engineer/Public Works Director Westby shared that they reached out to three vendors and one said they would give them $10,000 for it. He said they should be able to get more than $10,000 for it so they have been reaching out to other cities in the area to see if any of them are interested in purchasing it. He shared they would put the vehicle up for auction when they get the new vehicle delivered.

City Administrator Hagen said they would typically try to do something like this during the budget cycle; however, this truck would be paid for by user fees and would not come out of the general budget dollars.

City Engineer/Public Works Director Westby noted if Staff were authorized to purchase this replacement, they could have it by the end of the year.

Councilmember Riley said it sounds smart to purchase this replacement now as it is already in the CIP for 2026 and purchasing it this year would save them money.

Councilmember Stewart asked why it would take so long to get this vehicle. She asked if they would be taking out any debt for the purchase.

City Administrator Hagen said this would be paid for entirely by user fees which include sanitary sewer and stormwater fees. He stated they would not take out any debt for this purchase.

City Engineer/Public Works Director Westby stated there is always a lag time when purchasing these vehicles. He noted that when purchasing snowplows, the lag time is around a year so this timeline is much quicker than usual.

Mayor Heineman asked if they had looked into any alternatives to this vehicle.

City Engineer/Public Works Director Westby noted they tend to stay with the same brands when replacing vehicles as the mechanics would know how to fix them and they would already have parts for the vehicle. He said there is a case for official approval of the purchase of this vehicle on the Consent Agenda.

The consensus of the Council was to authorize Staff to purchase a new Jetter-Vacuum Truck.

2.03: 2025 Strategic Planning Session

City Administrator Hagen reviewed the Staff report in regard to the 2025 Strategic Plan.

Councilmember Riley asked for some clarification on the lack of funding for public safety that is listed under the section on things not working well. He noted that the way it is currently worded makes it seem like the Police and Fire Departments need more funding that the City is not giving them.

Councilmember Buscher noted they talked about the cost of fire trucks which may have been the idea behind this item.

City Administrator Hagen said they can reword this to say that increased capital equipment costs are not working well.

Councilmember Riley stated it may be implied, but he would like them to add language that they will also be recording and documenting the condition of all infrastructure during inspections.

City Administrator Hagen shared that later on in the plan, the asset management system is discussed.

Councilmember Riley noted that they are already prioritizing budget maintenance needs of the City through the CIP and does not know if it needs to be in the Strategic Plan as well.

City Administrator Hagen explained that this could be a little different as there could be projects they want to do that are not in the CIP and they do not have the budget for all of them. He suggested this item stay in the Strategic Plan.

Councilmember Riley suggested asking Staff for cost-saving ideas and making it a contest to see who can come up with the best cost savings.

Councilmember Buscher noted that there is not currently anything in place that stops Staff from sharing their cost-saving ideas with their department head so the only thing this would be adding would be the incentive. She added that this incentive could create a loss in itself.

Mayor Heineman said that the Staff on the ground level likely see a lot of inefficiencies and areas where they could save money and he thinks this is a great idea to ask them for their feedback.

City Engineer/Public Works Director Westby suggested that they limit Staff's suggestions to within their own departments.

Mayor Heineman stated department heads can field the suggestions from within their own department and only pass along the ones that they think would be helpful.

Councilmember Riley asked if there is any additional training or grant funding that they could offer to certain members of Staff.

City Administrator Hagen said there are grant writing courses available.

Mayor Heineman encouraged Staff to use AI to help write grants.

Councilmember Riley noted that he does not think that the objective for maintaining and improving existing park, street, and trail conditions City-wide is needed as this is something that is already being done constantly. He said this is of the utmost importance but does not think it needs to be included in the Strategic Plan.

Mayor Heineman asked if there is a benefit to still having this objective listed in the Strategic Plan.

City Administrator Hagen agreed with Councilmember Riley and said he could go back and look at his notes from the last meeting to see if there was discussion about keeping this on.

Councilmember Buscher shared that they had a discussion at the last meeting about items that stayed on the Strategic Plan because they are continuous work and wanted to show the residents that the City is continuing to invest in these important items. She noted that some of the items seem a little loose and do not have timeframes or percentages listed which will make it difficult to decide if they have met the objective.

Councilmember Specht asked if they would be tying in the trail policy to this objective.

City Administrator Hagen noted this trail policy is called out later on in the Strategic Plan.

Mayor Heineman asked if there was support to remove this objective as it is addressed in another area of the plan.

Councilmember Specht was supportive of this.

Councilmember Riley asked about the strategy relating to The Waterfront. He explained that they had decided to move forward only with the splash pad; however, this is not specifically addressed in this item. He added that this item also mentions sending this to a ballot question which the Council had recently decided against.

City Administrator Hagen said he wanted Council to discuss this again now that there are four new Councilmembers before they proceed with what was discussed by a previous Council. He noted the ballot question would be related to the larger Waterfront project as a whole rather than just the splash pad.

Councilmember Riley reiterated that they had already decided to move forward with the splash pad since they have funding available. He said this seems like a two-step process and they can discuss what else they want at The Waterfront at a different time.

Mayor Heineman agreed and said he would like to see the splash pad move forward as soon as possible.

Parks and Assistant Public Works Director Riverblood noted that some of the action items listed within this objective are pretty important for moving this project forward as it would update the estimates for the cost of development and the project. He said he is meeting with the team tomorrow to advance the design for the splash pad. He added that there are other parts of this project that he would like to make sure are done with the splash pad such as a restroom and concession area. He stated they will also be looking at what a phasing scenario would look like for this.

Councilmember Specht said the previous Council had unanimously decided that they wanted to move forward with the splash pad and put the Community Center aspect to the side for now.

Councilmember Buscher shared that she ran for Council on wanting this space to move forward as she saw the need for it in the City. She stated she would rather see a splash pad be built sooner rather than later instead of continuing to wait to see if a Community Center would also move forward.

Councilmember Peters asked if they would be able to build the Community Center during the off-season for the splash pad so they would not need to shut the splash pad down for use during construction.

Parks and Assistant Public Works Director Riverblood noted that there will be a significant motor control for pumping and electricity to the splash pad. He said if they are not doing a Community

Center at the same time as the splash pad then they will need to build a smaller building for the control center for the splash pad. He explained that he would like to make sure that when they build this structure, it is in a location that works for the splash pad and a future Community Center.

Mayor Heineman stated it seems like this objective needs to change to focus on building the splash pad as soon as possible. He noted that since the previous Council unanimously voted to move this forward, he thinks they need to honor that and move forward now.

Councilmember Olson thanked Parks and Assistant Public Works Director Riverblood for his perspective on this project in relation to future projects. He said he is supportive of moving the splash pad forward now as there had been previous consensus; however, he does not want this done wrong and wants to make sure the future of The Waterfront is being considered with this project.

Councilmember Stewart asked if the previous Council's unanimous vote included a restroom.

City Administrator Hagen explained that there was support to move just the splash pad forward and they had not gone into detail on what else this would include.

Parks and Assistant Public Works Director Riverblood suggested revising the language in the objective to say they are moving forward with the splash pad and leave the other action items in place so Staff can continue to work on numbers for the Community Center aspect of The Waterfront.

Mayor Heineman said he would just like the objective to be updated to direct Staff to get the splash pad built sooner rather than later.

City Administrator Hagen stated they can split this objective into two separate objectives, one to identify a construction start date for the splash pad and one for the overall plan for the rest of The Waterfront and its long-term vision.

Mayor Heineman said he would like there to be an announcement made this summer about when the splash pad will be built.

Councilmember Specht added that he would not want Parks and Assistant Public Works Director Riverblood to be investing too much time into the details of the Community Center before there has been discussion by the Council about what to move forward with.

Parks and Assistant Public Works Director Riverblood said he will need to do some work and research into this as he will need to know the numbers before presenting different ideas to the Council. He shared that they have already completed the grading for this park and built the trail last year for this project.

Councilmember Riley shared that Anoka is currently going through a study of what a Community Center would look like for them. He asked if they would want to work with Anoka on a combined Community Center.

Councilmember Buscher suggested finding an organization that may want to partner with both cities to help take on some of these costs.

Councilmember Riley said he would like to make sure that the City is always keeping its communications positive when putting things out to the residents.

Mayor Heineman asked if there needs to be more discussion on the Strategic Plan before it is up for final adoption on May 27.

Councilmember Riley said yes as he has more he would like to discuss before they approve the plan.

Councilmember Specht asked if they are doing any more work for the trail around the lake at The Waterfront this year.

Parks and Assistant Public Works Director Riverblood explained that they are looking to obtain more grants for this. He added that they just received a grant from the DNR for more landscape enhancements in this area.

Councilmember Specht asked if they would be putting any fish in this lake.

Parks and Assistant Public Works Director Riverblood shared that he is in conversations with the DNR to formalize this site on what will be stocked in the pond. He added that they will also be looking to enact an ordinance on what activities are allowed at this lake.

The consensus of the Council was to move forward with the discussed updates to the 2025 Strategic Plan and to direct Staff to bring this discussion back to the next Work Session before moving to final adoption.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:57 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Major
TimeSaver Off Site Secretarial, Inc.

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CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, May 13, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Ryan Heineman
Councilmember Kirsten Buscher
Councilmember Michael Olson
Councilmember Eric Peters
Councilmember Chris Riley
Councilmember Dan Specht
Councilmember Shanna Stewart

Members Absent: None

Also Present: City Administrator Brian Hagen
City Engineer/Public Works Director Bruce Westby
Community Development Director Stephanie Hanson
City Attorney Fritz Knaak

1. CALL TO ORDER

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

2. APPROVE AGENDA

Motion by Councilmember Stewart, seconded by Councilmember Peters, to approve the agenda as presented.

Motion carried. Voting Yes: Mayor Heineman, Councilmembers Stewart, Peters, Buscher, Olson, Riley, and Specht. Voting No: None.

3. PRESENTATIONS

3.01: Proclamation declaring the month of May 2025 as ALS Awareness Month

Mayor Heineman read the proclamation and declared May 2025 ALS Awareness Month.

Corrie Libby, 16127 Iodine Street, came forward and thanked the City for declaring May ALS Awareness Month. She noted this proclamation will increase the public's knowledge of ALS.

4. CITIZEN INPUT

Jan Michael, 14529 Willemite Street, came forward and shared that over the last few years, the City has removed all of the trees to the north and west of her property to put in a pond and a road. She said this is a 55+ community and the residents have started to notice that there is a lot of traffic that drives on this road very fast. She added that people often run the stop signs and ask the City to consider some kind of lights or speed bumps to help control the traffic in the area. She noted there is a large dirt pile near the pond and asked when this will be moved. She shared the request for a streetlight at Bunker and Center Street as this intersection is very dark.

5. CONSENT AGENDA

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

5.01: Receive Cash and Investments for Period Ending April 30, 2025
5.02: Note the following Boards, Commissions and Meeting Minutes:

- Planning Commission Meeting Minutes - January 23, 2025, February 27, 2025, March 27, 2025
- Environmental Policy Board Meeting Minutes - January 13, 2025, February 10, 2025, March 17, 2025
- Economic Development Authority Meeting Minutes - October 10, December 12, 2024 & January 9, 2025, February 13, 2025, March 13, 2025
- Park and Rec Commission Meeting Minutes - January 9, 2025, March 13, 2025
- Public Works Meeting Minutes - January 21, 2025, February 18, 2025, March 18, 2025

5.03: Approve the Following Meeting Minutes:
1) City Council Work Session dated April 22, 2025
2) City Council Regular Session dated April 22, 2025
5.04: Approve Business License Applications
5.05: Approve Request to Declare Surplus Property
5.06: Authorize the Agreement Between the City of Ramsey and Anoka County for the Installation of Flock Cameras Purchased by the City of Ramsey to be Placed on Anoka County Roads.
5.07: Adopt Resolution #25-114 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 17, 2025 through May 7, 2025.
5.08: Adopt Resolution #25-091 Approving Participation in Anoka County's HUD Programs
5.09: Adopt Resolution #25-093 Approving a Development Agreement for PleasureLand RV Center's Parking Lot Expansion and Connection to Municipal Utilities at 7900 Riverdale Drive NW (Project No. 25-102); Case of PleasureLand RV Center - North Metro
5:10: Adopt Resolution #23-094 Approving Lease with Mille Lacs Motor Sports II, Inc. for Rear 18,200 Square Feet of Building at 6701 Hwy 10 NW

5:11: Adopt Resolution #25-095 Approving Lease with Mille Lacs Motor Sports II, Inc. for Outside Storage at 6701 Hwy 10 NW
5:12: Adopt Resolution #25-096 Approving Lease Agreement of 6781 and 6745 Highway 10 NW with Mille Lacs Motor Sports II
5:13: Adopt Resolution #25-097 Approving Lease Agreement of 6745 Hwy 10 NW (front) with Mille Lacs Motor Sports II
5:14: Adopt Resolution #25-098 Approving the Final Plat and Development Agreement for Riverstone South Sixth Addition (Project No. 24-127); Case of Pearson Properties of Ramsey, LLC
5:15: Adopt Resolution #25-100 Approving Change Order #1 for High Point Street Reconstructions, Improvement Project #25-05
5:16: Adopt Resolution #25-101 Accepting Geotechnical Proposals for 2026 Pavement Management Program Projects
5:17: Adopt Resolution #25-102 Awarding Construction Staking Contract for High Point Street Reconstructions, Improvement Project #25-05
5:18: Adopt Resolution #25-111 Authorizing Replacement of 2009 Jetter-Vacuum Truck

Motion carried. Voting Yes: Mayor Heineman, Councilmembers Riley, Olson, Buscher, Peters, Specht, and Stewart. Voting No: None.

6. PUBLIC HEARING

6.01: PUBLIC HEARING: Consider a request for an Easement Vacation in HY-10 Ramsey 2nd Addition and Final Plat of "Kwik Trip 1782."

Presentation

Community Development Director Hanson reviewed the Staff report in regard to the easement vacation request and final plat for Kwik Trip 1782.

Public Hearing

Mayor Heineman opened the Public Hearing at 7:11 p.m.

Citizen Input

None.

Motion by Councilmember Riley, seconded by Councilmember Olson, to close the Public Hearing at 7:12 p.m.

Motion carried. Voting Yes: Mayor Heineman, Councilmembers Riley, Olson, Buscher, Peters, Specht, and Stewart. Voting No: None.

Council Business

Councilmember Riley asked if one of the lots would be retained by the previous owner when the lot was split.

Community Development Director Hanson said yes.

Motion by Councilmember Riley, seconded by Councilmember Buscher, to adopt Resolution #25-087, Approving Vacation of Easements in HY-10 Ramsey Second Addition and to adopt Resolution #25-090, Approving the Final Plat of "Kwik Trip 1782."

Motion carried. Voting Yes: Mayor Heineman, Councilmembers Riley, Buscher, Olson, Peters, Specht, and Stewart. Voting No: None.

7. COUNCIL BUSINESS

7.01: Adopt Resolution #25-099 Accepting Bids and Awarding Contract for Dickenson's Mississippi Estate Street Reconstructions, Improvement Project #25-04

City Engineer/Public Works Director Westby reviewed the Staff report concerning the Dickenson's Mississippi Estate street reconstructions. He shared that the lowest responsible bid came from Dave Perkins Contracting, Inc. of Nowthen, Minnesota, in the amount of $672,350.11.

Motion by Councilmember Stewart, seconded by Councilmember Olson, to adopt Resolution #25-099 Accepting Bids and Awarding a contract for Dickenson's Mississippi Estate Street Reconstructions to Dave Perkins Contracting, Inc. for the base bid total of $672,350.11.

Further Discussion:

Councilmember Riley shared that Public Works wanted to make sure that they communicate with the residents on Rivlyn Avenue that the sanitary sewer system is not being touched during this project and will not be an issue. He added that they will also be going above and beyond with the main water improvements to make sure there are no effects on the neighborhood as they have already faced issues with the construction project last summer.

Motion carried. Voting Yes: Mayor Heineman, Councilmembers Stewart, Olson, Buscher, Peters, Riley, and Specht. Voting No: None.

7.02: Adopt Ordinance #25-07: Sign Code Update

Community Development Director Hanson reviewed the Staff report in regard to updating the sign code.

Councilmember Specht thanked Staff for their hard work updating this code. He noted that there are some areas of the code that he finds to be restrictive, and he will not be supporting this.

Motion by Councilmember Peters, seconded by Councilmember Olson, to adopt Ordinance #25-07, Amending Chapter 117 of City Code and the COR Design Framework and Creating Chapter 108 of City Code for Sign Regulations.

Further Discussion:

Councilmember Buscher noted that at the last meeting, she shared that she had some issues with certain policies that went along with sign regulations; however, she will be supporting this update as she believes the new code will help the City.

Mayor Heineman explained that he discussed this with City Attorney Knaak and he asked if this was a good execution of addressing sign codes and previous rulings of constitutionality, and City Attorney Knaak said yes. He said he would be supporting this item.

A roll call vote was performed:

Councilmember Buscher	aye
Councilmember Riley	aye
Councilmember Stewart	aye
Councilmember Olson	aye
Councilmember Specht	nay
Councilmember Peters	aye
Mayor Heineman	aye

Motion carried.

8. MAYOR, COUNCIL AND STAFF INPUT

8.01 Legislative Update

City Administrator Hagen reviewed a legislative update with the Council. He shared that their TIF-14 request is included in a tax bill and their lawmakers will continue to advocate for language change for the sales-use tax exemption related to the water treatment plant.

Councilmember Riley asked about the status of the local zoning bills.

City Administrator Hagen said these bills have not died yet; however, he hopes that nothing passes this year, and the legislature works with cities on this before going into the next session.

City Attorney Knaak added that the League of Minnesota Cities is warning that these efforts are expected to continue and that some of these zoning regulation changes could be snuck into other bills.

City Administrator Hagen announced upcoming meetings and events.

Councilmember Riley reminded residents that property taxes are due on May 15.

Councilmember Buscher gave a shout-out to the Police Department as it is National Police Week. She welcomed the newest police officer in the department.

Mayor Heineman noted they have 93 Ramsey residents who will be participating in the City-wide garage sale. He added that May 14 will be Food Truck Wednesday from 11:00 a.m. to 2:00 p.m. outside of the Municipal Center.

9. ADJOURNMENT

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

Motion carried. Voting Yes: Mayor Heineman, Councilmembers Olson, Peters, Buscher, Riley, Specht, and Stewart. Voting No: None.

The regular meeting of the City Council adjourned at 7:40 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Ava Major
TimeSaver Off Site Secretarial, Inc.

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

CC Regular Session

Meeting Date: 05/27/2025

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

Title

Approve Business License Applications

Purpose/Background:

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

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

Notification:

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

Funding Source:

License fees are collected at time of application.

Recommendation:

Staff recommends approval of business license applications.

OutcomeAction:

Motion to approve the attached business license applications.

Attachments

Business Licenses

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	05/21/2025 11:47 AM
Brian Hagen	Brian Hagen	05/22/2025 02:53 PM
Form Started By: Wendy Schlueter		Started On: 05/15/2025 11:57 AM
Final Approval Date: 05/22/2025		

Report Name: License Report - License Types
Council Dates: 5/27/2025 to 5/27/2025
Status: Active, Inactive
License Type(s): Mobile Food Unit–90 Days, Mobile Food Unit–Annual, Special Events, Temporary Intoxicating, Therapeutic Massage Establishment, Therapeutic Massage Therapist, Tobacco, Transient Merchant/Peddler/Solicitor

City of Ramsey
License Report - License Types

Company	DBA	Complex_Name	Applicant	Location	Exp. Date	Council Date	Status
Mobile Food Unit–90 Days							
Adam's Gyros Inc			Luljeta Haliti		8/31/2025	5/27/2025	A
					Mobile Food Unit–90 Days License Count: 1		
Mobile Food Unit–Annual							
Unbakeable	Feed Your Soul LLC		Gina Ehrisman		12/31/2025	5/27/2025	A
Inferno LLC	Inferno Wood Fired Pizza		David Xiong		12/31/2025	5/27/2025	A
Olakino Shakes, LLC	Olakino Shakes, LLC		Jessica Howes		12/31/2025	5/27/2025	A
					Mobile Food Unit–Annual License Count: 3		
Temporary Intoxicating							
Ramsey Lions		Happy Days	Steve Welch	7550 Sunwood Dr NW	9/7/2025	5/27/2025	A
Ramsey Lions		The Draw	Steve Welch	7401 E Ramsey Pkwy	6/13/2025	5/27/2025	A
Ramsey Lions		The Draw	Steve Welch	7401 E Ramsey Pkwy	6/20/2025	5/27/2025	A
Ramsey Lions		The Draw	Steve Welch	7401 E Ramsey Pkwy	6/27/2025	5/27/2025	A
Ramsey Lions		The Draw	Steve Welch	7401 E Ramsey Pkwy	7/11/2025	5/27/2025	A
Ramsey Lions		The Draw	Steve Welch	7401 E Ramsey Pkwy	7/18/2025	5/27/2025	A
Ramsey Lions		The Draw	Steve Welch	7401 E Ramsey Pkwy	7/25/2025	5/27/2025	A
Ramsey Lions		The Draw	Steve Welch	7401 E Ramsey Pkwy	8/1/2025	5/27/2025	A
Ramsey Lions		The Draw	Steve Welch	7401 E Ramsey Pkwy	8/8/2025	5/27/2025	A
Ramsey Lions		The Draw	Steve Welch	7401 E Ramsey Pkwy	8/15/2025	5/27/2025	A
Ramsey Lions		The Draw	Steve Welch	7401 E Ramsey Pkwy	8/22/2025	5/27/2025	A
					Temporary Intoxicating License Count: 11		
Transient Merchant/Peddler/Solicitor							
Girl Scouts River Valleys	(Non Profit Transient Merchant)		Alyson Long	8241 161st Ave NW	12/31/2025	5/27/2025	A
Ramsey Lions		The Draw	Steve Welch	7401 E Ramsey Pkwy	7/4/2025	5/27/2025	A
					Transient Merchant/Peddler/Solicitor License Count: 2		

City of Ramsey
License Report - License Types

Company	DBA	Complex_Name	Applicant	Location	Exp. Date	Council Date	Status

Total Licenses: 17

CC Regular Session

Meeting Date: 05/27/2025

Primary Strategic Plan Initiative: Not Applicable

Title:

Renew Agreement for Broadband Connectivity through Connect Anoka County

Purpose/Background:

The City of Ramsey has been a part of the Connect Anoka County agreement since its implementation back around 2011. The agreement brought high-speed fiber to four buildings and saved the City money by switching away from a private provider As part of the agreement, the City received updated fiber switches at each location at two different times during the agreement timeline.

The new amendment (attached) would allow the City to continue receiving service for another 5-year term through August 16th, 2030 along with new service rates. New pricing rates are on page 3 of the Amendment. The agreement also lists up to 3 more 5-year optional renewals as well.

Recommendation:

Staff recommends approving the Amendment and continue using the County fiber services.

Outcome/Action:

Approve the Amendment renewal agreement for Anoka County fiber services.

Attachments

Anoka County Letter

Connect Anoka Co Renewal Agreement

Contact Sheet (with corrections)

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	05/07/2025 10:57 AM
Brian Hagen	Brian Hagen	05/08/2025 02:52 PM
Form Started By: Jason Fredrickson		Started On: 05/07/2025 08:58 AM
Final Approval Date: 05/08/2025		

Anoka County
COUNTY ADMINISTRATION
Information Technology

connect AnokaCounty

April 29, 2025

Dear Connect Anoka County Entity,

Enclosed is the final 5-year renewal on the current Agreement with the County of Anoka to continue to participate in Connect Anoka County through August 17, 2030.

Please review the agreement, confirm the sites and connectivity listed in Attachment A, review and update as necessary the contact information and return the signed agreement and any updates to the contacts by **June 15, 2025.** Anoka County will complete the agreement and return a copy to you.

Return all documents to:

Anoka County IT
2100 3rd Ave Suite 330
Anoka, MN 55303

Any questions, please contact connectanokacounty@anokacountymn.gov.

Thank you for your continued support of this program.

Sincerely,

Vijay Naravane
Chief Information Officer
763-324-4102
Vijay.naravane@anokacountymn.gov

Carl Erickson
Assistant Anoka County Attorney
763-324-5514
carl.erickson@anokacountymn.gov

Attachments

Anoka County Contract C0000600C

AMENDMENT NO. 3
To Connectivity Services Agreement
With Community Anchor Institution(s)
For Broadband Services
At Co-Location Service Site(s)

THIS AMENDMENT is made this 17th day of August, 2025, the date of the signature of the parties notwithstanding, by and between the County of Anoka, a political subdivision of the State of Minnesota, 2100 Third Avenue, Anoka, Minnesota 55303, hereinafter referred to as the "County," and the City of Ramsey, 7550 Sunwood Dr NW, Ramsey, MN 55303 hereinafter referred to as the "Entity."

WITNESSETH:

WHEREAS the County wishes to amend its Agreement with the Entity for Connectivity Services on the ConnectAnokaCounty Network dated January 11, 2012; and

WHEREAS, the Agreement was previously amended on August 16, 2015, to provide for continued services until August 16, 2020; and

WHEREAS, Paragraph XII. MODIFICATIONS of said Agreement provides that any material alterations, modifications or variations of the terms of this Agreement shall be valid and enforceable only when they have been reduced to writing as an amendment and signed by the parties.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter stated or contained in the Agreement, the parties do hereby agree as follows:

1. The parties agree to change Paragraph VI. TERM, as follows:

A. This Agreement will be for a period commencing on the date of signing by both parties, and continuing until August 16, 2030 (Initial Term), with up to a total of three (3) renewal periods of additional five (5) years terms (Renewal Terms) upon written amendment. Both parties shall provide written notice of intent to renew this agreement not less than one hundred eighty days (180) before the end of the Initial Term or Renewal Term. For purposes of this agreement, written notices shall be sent to the addresses of each of the Parties as indicated above. Upon the termination or expiration of this Agreement, the County shall have no further obligation to provide Services and no further liability to Entity. Upon termination or expiration of this agreement, ZAYO shall be provided a reasonable opportunity to retrieve its equipment from the co-location service site(s). At the request of the entity, ZAYO will remove equipment from individual terminated co-location sites within a mutually agreed time not to exceed 180 days. Upon termination of Entity's connectivity service from a co-location site, without terminating this entire agreement, ZAYO, at the request of the entity, shall remove its equipment from said co-location

site within a mutually agreed time not to exceed 180 days and any underlying rights for that co-location site shall terminate with the removal without further action or notice by any party. Any underlying rights granted by the Entity under this Agreement shall terminate or expire with the Agreement without need for further action or notice by any party.

B. Pursuant to the above paragraph, both parties have sent written notice to each other one hundred eighty (180) days or more in advance of August 16, 2025, indicating the desire to renew the agreement for the next five (5) years. The commencement date of the new term is August 17, 2025, and the new expiration date is August 16, 2030.

C. If there have been any changes in service levels at the time of this Amendment, the parties will execute updated Attachment A.

2. This Amendment is hereby made a part of and shall be amended to the Agreement of the parties.

3. All other terms and conditions of the original Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have signed this Amendment on the dates written below.

COUNTY OF ANOKA

By: _____

Its: _____

Dated: _____

CITY OF RAMSEY

By: _____

Its: _____

Dated: _____

APPROVED AS TO FORM

By: _____

Dated: _____

ATTACHMENT A

Capacity and Costs for Co-location Sites

1. Entity Name: City of Ramsey, Minnesota

2. Following are the site locations included for equipment co-location:

Site #	Owner Name	Site Name	Tier	Connectivity	Monthly Fee
132	City of Ramsey	Ramsey Public Works	1	100M	150.00
133	City of Ramsey	Ramsey Fire Station #1	1	100M	150.00
134	City of Ramsey	Ramsey Fire Station #2	1	100M	150.00
135	City of Ramsey	Elmcrest Community Security Headquarters	0	No Service	
137	City of Ramsey	Ramsey City Hall / Police / Anoka County License Center	2	1GB	400.00
				Total	**850.00**

Site #	Site Name	Owner Name	Site Address	Site City	Site Zip	Tech Contact Name
132	Ramsey Public Works	City of Ramsey	14100 Jasper Street	Ramsey	55303	Jason Fredrickson
132	Ramsey Public Works	City of Ramsey				
133	Ramsey Fire Station #1	City of Ramsey	15050 Armstrong Blvd	Ramsey	55303-4322	Jason Fredrickson
134	Ramsey Fire Station #2	City of Ramsey	15153 Nowthen Blvd NW	Ramsey	55303-6140	Jason Fredrickson
135	Elmcrest Community Security Headquarters	City of Ramsey	NO SERVICE	Ramsey	55303	Jason Fredrickson
137	Ramsey City Hall / Police / Anoka County License Center	City of Ramsey	7550 Sunwood Dr NW	Ramsey	55303	

5650 Armstrong Blvd NW

Principle Contact Name	Principle Contact Phone #	Principle Contact Title	Billing Contact	Billing Address	Billing City	Billing Zip
Brian Hagen	763-433-9845	City Administrator	Tammy Oakes	7550 Sunwood Dr NW	Ramsey	55303
Brian Hagen	763-433-9845	City Administrator	Tammy Oakes	7550 Sunwood Dr NW	Ramsey	55303
Brian Hagen	763-433-9845	City Administrator	Tammy Oakes	7550 Sunwood Dr NW	Ramsey	55303
Brian Hagen	763-433-9845	City Administrator	Tammy Oakes	7550 Sunwood Dr NW	Ramsey	55303
			Tammy Oakes	7550 Sunwood Dr NW	Ramsey	55303

Jennifer Morrison

Billing Phone #	Billing Email	Business Hours Name	Business Hours Position	Business Hours Office #	Business Hours Cell #
763-433-9811	accountspayable@cityoframsey.com	~~Grant Riemer~~ Bruce Westby	PW Superintendent	763-433-9863	~~763-286-0282~~
		Mike Berge	Parks Supervisor	763-433-9814	763-286-8464
763-433-9811	accountspayable@cityoframsey.com	Matt Kohner	Fire Chief	763-433-9859	
763-433-9811	accountspayable@cityoframsey.com	Matt Kohner	Fire Chief	763-433-9859	
763-433-9811	accountspayable@cityoframsey.com				
763-433-9811	accountspayable@cityoframsey.com	Dan Bray	Maintenance Manager	763-433-9815	763-286-1294

763.647.4485

Business Hours Email	After Hours Name	After Hours Home #	After Hours Cell #	After Hours Email
Griemer@cityoframsey.com	on call phone		763-913-9259	
mberge@cityoframsey.com	on call phone		763-913-9259	
Mkohner@ci.ramsey.mn.us	Matt Kohner			Mkohner@ci.ramsey.mn.us
Mkohner@ci.ramsey.mn.us	Matt Kohner			Mkohner@ci.ramsey.mn.us
DBray@ci.ramsey.mn.us	Dan Bray		763-286-1294	DBray@ci.ramsey.mn.us

BWestby@cityoframsey.com

CC Regular Session

Meeting Date: 05/27/2025

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

Title:

Authorization to Hire a Planning Division Administrative Assistant

Purpose/Background:

The purpose of this case is to authorize filling the vacant Administrative Assistant position. In order to fill the vacant position, a recruitment was conducted. Staff conducted the necessary pre-employment background checks and recommends Kaokalia Lor for the position. Ms. Lor will be subject to the terms of the City's Personnel Policy and AFSCME union contract, including a six-month probationary period.

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

Funding Source:

The funding for this position is included in the approved 2025 budget.

Recommendation:

To hire Kaokali Lor as a full-time Planning Division Administrative Assistant, effective on or near June 16, 2025, at $27.382 per hour, which is step 1 of the 2025 wage scale.

Outcome/Action:

Motion to hire Kaokali Lor as a full-time Planning Division Administrative Assistant, effective on or near June 16, 2025, at $27.382 per hour, which is step 1 of the 2025 wage scale.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/22/2025 02:53 PM
Form Started By: Colleen Lasher		Started On: 03/25/2025 01:06 PM
Final Approval Date: 05/22/2025		

CC Regular Session

Meeting Date: 05/27/2025

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

---

Title:

Authorization to Ratify Increasing the Part-time Building Division Administrative Assistant to Full-time

Purpose/Background:

The purpose of this case is to ratify a change that was included within the 2025 approved budget to increase the part-time Building Division Administrative Assistant to Full-time. As discussed during the 2025 budget process, the part-time Building Division Administrative Assistant is currently working 28 hours per week. The work load in the building division has increased significantly and full-time hours (forty hours per week) will allow the City's Permit Technicians to transfer administrative tasks to the proposed full-time employee. This transfer of administrative tasks will allow the Permit Techs to focus on more technical tasks such as the intake and final processing of permit applications. The goal of this increase in hours is to improve permit turnaround time and customer service.

Funding Source:

The funding required for this action is included in the approved 2025 budget.

Recommendation:

To increase Mr. Chao Xyong, the Building Division Administrative Assistant to full-time, effective June 16, 2025.

Outcome/Action:

Motion to ratify increasing the Mr. Chao Xyong, the Building Division Administrative Assistant to full-time, effective June 16, 2025.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/22/2025 02:52 PM
Form Started By: Colleen Lasher		Started On: 04/08/2025 01:45 PM
Final Approval Date: 05/22/2025		

CC Regular Session

Meeting Date: 05/27/2025

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

Title:

Authorization to Hire a Water Resources Technician

Purpose/Background:

The purpose of this case is to authorize filling the Water Resources Technician. In order to fill the vacant position, a recruitment was conducted. Staff conducted the necessary pre-employment background checks and recommends Nathan Gillett for the position. Mr. Gillett will be subject to the terms of the City's Personnel Policy and AFSCME union contract, including a six-month probationary period.

The Water Resources Technician plays a critical role in managing the city's water resources to aid in improving, protecting and sustaining these resources. This position serves to ensure compliance with all federal, state, and local water resource regulations. Key responsibilities include management of the city's Municipal Separate Storm Sewer System (MS4) program, Stormwater Pollution Prevention Program (SWPPP), Surface Water Management Plan (SWMP), and coordinating and assisting with other local initiatives with the goals of improving, protecting, and sustaining water resources.

Funding Source:

The funding required for this position is included in the 2025 budget and represents a savings over the previous Civil Engineer IV position, which has been eliminated.

Recommendation:

To hire Nathan Gillett as a full-time Water Resources Technician, effective on or near June 24, 2025, at $36.184 per hour, which is step 1 of the 2025 wage scale.

Outcome/Action:

Motion to hire Nathan Gillett as a full-time Water Resources Technician, effective on or near June 24, 2025, at $36.184 per hour, which is step 1 of the 2025 wage scale.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/22/2025 02:53 PM
Form Started By: Colleen Lasher		Started On: 04/23/2025 04:57 AM
Final Approval Date: 05/22/2025		

CC Regular Session

Meeting Date: 05/27/2025

Primary Strategic Plan Initiative:

Title:

Adopt Resolution #25-121 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 8, 2025 through May 21, 2025.

Purpose/Background:

Adopt Resolution #25-121 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 8, 2025 through May 21, 2025.

Recommendation:

Staff Recommends to Adopt Resolution #25-121 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 8, 2025 through May 21, 2025.

Outcome/Action:

Motion to Adopt Resolution #25-121 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 8, 2025 through May 21, 2025.

Attachments

Bills List 05/27/2025

Resolution 25-121

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	05/21/2025 02:31 PM
Brian Hagen	Brian Hagen	05/22/2025 02:53 PM
Form Started By: Jennifer Morrison		Started On: 05/21/2025 02:21 PM
Final Approval Date: 05/22/2025		

RAMSEY CITY COUNCIL MEETING

5.27.2025

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Prepaids 5.8.25 - 5.21.25	$ 370,622.48
Accounts Payable 5.8.25 - 5.21.25	791,431.79
Payroll 5.9.25	273,487.49
Debt Service	39,081.25
Pay Estimates- Projects	1,701,444.78
TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)	**$ 3,176,067.79**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	APPROVED PREVIOUS MTG	2025 Y.T.D.
PREPAIDS	$ 488,499.44	$ 4,681,466.41
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	562,431.58	5,899,780.62
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	309,225.44	2,579,609.48
CORRECTION TO PAYROLL		
DEBT SERVICE		
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS		3,913,826.04
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 1,360,156.46**	**$ 17,074,682.55**

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
120767	**5/8/2025**		**121912 AMERICAN EAGLE HOME IMPROVEMENT**							
		75.00	BUSINESS EXPO REFUND		131443	BUSEXPO REFUND	9230.6249	00923001	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		75.00								
120768	**5/8/2025**		**115243 ARDEN TITLE LLC**							
		155.84	ACCT 731786 14617 RHINESTONE		131331	731786	9601.4651		WATER REVENUE	WATER FUND
		155.84								
120769	**5/8/2025**		**121913 AURORA ASPHALT AND CONCRETE**							
		75.00	BUSINESS EXPO REFUND		131444	BUSEXPO REFUND	9230.6249	00923001	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		75.00								
120770	**5/8/2025**		**121897 BLAKEMORE, MARIE**							
		383.10	ACCT 69715982 13659 DOLOMITE		131332	69715982	9601.4651		WATER REVENUE	WATER FUND
		383.10								
120771	**5/8/2025**		**121914 BULLSEYE PROPERTY MANAGEMENT**							
		75.00	BUSINESS EXPO REFUND		131445	BUSEXPO REFUND	9230.6249	00923001	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		75.00								
120772	**5/8/2025**		**121915 CONN HUMAN PERFORMANCE LLC**							
		75.00	BUSINESS EXPO REFUND		131446	BUSEXPO REFUND	9230.6249	00923001	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		75.00								
120773	**5/8/2025**		**100116 CONNEXUS ENERGY**							
		20.22	MAR 2025 ELECTRIC SERVICE		131426	444931-3270 MAR 2025	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		91.80	APR 2025 SIREN UTILITIES		131427	759126-303095 APR 2025	0250.6371		ELECTRIC UTILITIES	CIVIL DEFENSE
		7,173.30	3/18-4/17/25 ELECTRIC USE		131428	759126-303107 APR 2025	0194.6371		ELECTRIC UTILITIES	GENERAL GOVERNMENT BUILDINGS
		1,257.34	3/18-4/17/25 ELECTRIC USE		131428	759126-303107 APR 2025	0220.6371		ELECTRIC UTILITIES	FIRE PROTECTION
		64.88	3/18-4/17/25 ELECTRIC USE		131428	759126-303107 APR 2025	9230.6249		MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		3,763.62	3/18-4/17/25 ELECTRIC USE		131428	759126-303107 APR 2025	9240.6371		ELECTRIC UTILITIES	PARKING RAMP MAINTENANCE
		29.97	3/18-4/17/25 ELECTRIC USE		131428	759126-303107 APR 2025	9410.6371	00041018	ELECTRIC UTILITIES	RALF FUNDED PROJECTS
		524.32	3/18-4/17/25 ELECTRIC USE		131428	759126-303107 APR 2025	9410.6371	00041012	ELECTRIC UTILITIES	RALF FUNDED PROJECTS

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
120773	5/8/2025		100116 CONNEXUS ENERGY						Continued...	
		10,591.23	3/18-4/17/25 ELECTRIC USE		131429	759126-303101 APR 2025	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		9,467.04	APR 2025 ELECTRICITY WATER		131430	759126-303102 APR 2025	9601.6371		ELECTRIC UTILITIES	WATER FUND
		1,118.54	APR 2025 ELECTRICITY SEWER		131430	759126-303102 APR 2025	9602.6371		ELECTRIC UTILITIES	SEWER FUND
		81.00	APR 2025 ELECTRICITY STORM		131430	759126-303102 APR 2025	9605.6371		ELECTRIC UTILITIES	STORM WATER UTILITY
		1,518.23	APR 2025 ELECTRIC		131433	759126-303106 APR 2025	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		228.48	APR 2025 ELECTRIC		131433	759126-303106 APR 2025	0211.6371		ELECTRIC UTILITIES	POLICE PROTECTION
		76.86	APR 2025 ELECTRIC		131433	759126-303106 APR 2025	0220.6371		ELECTRIC UTILITIES	FIRE PROTECTION
		807.47	APR 2025 ELECTRIC		131433	759126-303106 APR 2025	0311.6371		ELECTRIC UTILITIES	STREET MAINTENANCE
		791.98	APR 2025 ELECTRIC		131433	759126-303106 APR 2025	9601.6371		ELECTRIC UTILITIES	WATER FUND
		791.98	APR 2025 ELECTRIC		131433	759126-303106 APR 2025	9602.6371		ELECTRIC UTILITIES	SEWER FUND
		791.97	APR 2025 ELECTRIC		131433	759126-303106 APR 2025	9605.6371		ELECTRIC UTILITIES	STORM WATER UTILITY
		270.70-	TRAFFIC SIGNAL CREDIT		131434	759126-303100 APR 2025	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		889.30	APR 2025 TRAFFIC SIGNALS		131434	759126-303100 APR 2025	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		39,808.83								
120774	5/8/2025		121887 CROTTEAU, JARED							
		100.00	DAMAGE DEPOSIT REF 11.8.24		131439	DDR 11082024	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		100.00								
120775	5/8/2025		110324 DEAN'S PROFESSIONAL PLUMBING							
		75.00	PERMIT RA061601 CANCEL		131441	RA061601	9101.4206		PLUMBING PERMIT	GENERAL FUND
		1.00	PERMIT RA061601 CANCEL		131441	RA061601	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		76.00								
120776	5/8/2025		118273 DRISCOLL, TRIANNA AND JON							
		72.89	2024 SPECIAL ASSESSMENT REBATE		131419	2024 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								

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120776	5/8/2025		118273 DRISCOLL, TRIANNA AND JON						Continued...	
120777	5/8/2025		121916 FARMERS INSURANCE/DALE BRUMBAUGH							
		75.00	BUSINESS EXPO REFUND		131447	BUSEXPO REFUND	9230.6249	00923001	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		75.00								
120778	5/8/2025		121898 FLEX TITLE COMPANY							
		812.42	ACCT 735600 13721 DOLOMITE ST		131333	735600	9601.4651		WATER REVENUE	WATER FUND
		812.42								
120779	5/8/2025		121899 GANTTER, TARA							
		106.46	ACCT 732476 6978 139TH AVE NW		131334	732476	9601.4651		WATER REVENUE	WATER FUND
		106.46								
120780	5/8/2025		121900 GOETZE, TODD AND SHAWNA							
		174.52	ACCT 732397 15201 QUINTANA CT		131335	732397	9601.4651		WATER REVENUE	WATER FUND
		174.52								
120781	5/8/2025		121901 GROB, THOMAS AND EMMA							
		28.67	ACCT 730542 16914 TIGER ST		131336	730542	9601.4651		WATER REVENUE	WATER FUND
		28.67								
120782	5/8/2025		121886 HENRYS GYROS							
		80.00	WITHDRAW MFU APPLICATION		131440	14178	9101.4170		OTHER BUSINESS LICENSES & PERM	GENERAL FUND
		80.00								
120783	5/8/2025		113464 LAND TITLE							
		728.51	ACCT 462018926 14310 SUNFISH L		131337	462018926	9601.4651		WATER REVENUE	WATER FUND
		728.51								
120784	5/8/2025		121902 M & T BANK							
		30.06	ACCT 733968 7350 151ST AVE NW		131338	733968	9601.4651		WATER REVENUE	WATER FUND
		30.06								
120785	5/8/2025		121903 MAGU CONSTRUCTION							
		1,558.77	ACCT 727084 5407 149TH LANE NW		131339	727084	9601.4651		WATER REVENUE	WATER FUND
		1,558.77								
120786	5/8/2025		100602 MN POLLUTION CONTROL AGENCY (CHECK)							
		400.00	MS4 PART 1 PERMIT APP		131425	MS4 PART 1 PERMIT	9605.6249		MISCELLANEOUS OPERATING SUPPLY	STORM WATER UTILITY

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120786	**5/8/2025**		**100602 MN POLLUTION CONTROL AGENCY (CHECK)**						**Continued...**	
		400.00								
120787	**5/8/2025**		**121904 MOE, PHILLIP AND MACKENZIE**							
		340.79	ACCT 734644 16702 LIMONITE ST		131340	734644	9601.4651		WATER REVENUE	WATER FUND
		340.79								
120788	**5/8/2025**		**121905 MYERS, MYRTLE**							
		51.27	ACCT 694860913 15483 VANADIUM		131341	694860913	9601.4651		WATER REVENUE	WATER FUND
		51.27								
120789	**5/8/2025**		**121917 R & T HOME IMPROVEMENTS**							
		75.00	BUSINESS EXPO REFUND		131448	BUSEXPO REFUND	9230.6249	00923001	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		75.00								
120790	**5/8/2025**		**118008 REALTECH TITLE LLC**							
		180.02	ACCT 732885 14350 TUNGSTEN ST		131342	732885	9601.4651		WATER REVENUE	WATER FUND
		180.02								
120791	**5/8/2025**		**109261 RIVENWICK MASTER ASSOCIATION**							
		100.00	DAMAGE DEPOSIT REF 4.24.23		131438	DDR04242023	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		100.00								
120792	**5/8/2025**		**121906 SIPE, JUDITH**							
		164.77	ACCT 7064635 14777 KAMACITE ST		131343	7064635	9601.4651		WATER REVENUE	WATER FUND
		164.77								
120793	**5/8/2025**		**121894 SOUND WAVES INC**							
		710.35	3/23-10/24 STORM WATER REFUND		131420	683895787	9605.4694		STORM WATER-COMMERCIAL	STORM WATER UTILITY
		0.00	ACCT 683895787		131420	683895787	9605.4694		STORM WATER-COMMERCIAL	STORM WATER UTILITY
		710.35								
120794	**5/8/2025**		**113038 THE TITLE GROUP**							
		30.90	ACCT 731441 7277 147TH TERRACE		131344	731441	9601.4651		WATER REVENUE	WATER FUND
		30.90								
120795	**5/8/2025**		**120165 TITLE SPECIALISTS INC**							
		157.01	ACCT 733802 7249 146TH AVE NW		131345	733802	9601.4651		WATER REVENUE	WATER FUND
		157.01								
120796	**5/8/2025**		**121907 TRILOGY HOMES LLC**							

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									Continued...	
120796	5/8/2025		121907 TRILOGY HOMES LLC							
		40.42	ACCT 735894 6918 RIVERDALE DR		131346	735894	9601.4651		WATER REVENUE	WATER FUND
		40.42								
120797	5/8/2025		117360 WATERMARK TITLE AGENCY							
		725.81	ACCT 735243 5710 152ND CT NW		131347	735243	9601.4651		WATER REVENUE	WATER FUND
		725.81								
120830	5/15/2025		100012 ACE SOLID WASTE INC							
		39,004.00	MAY RECYCLING		131564	11856332T067 MAY 2025	9604.6489		OTHER CONTRACTED SERVICES	RECYCLING FUND
		160.68	MAY 2025 REFUSE/RECYCLING		131578	11861170T067 MAY 2025	0220.6374		REFUSE/RECYCLING	FIRE PROTECTION
		94.97	MAY 2025 WASTE SERVICES		131580	11856339T067 MAY 2025	0311.6374		REFUSE/RECYCLING	STREET MAINTENANCE
		372.34	MAY 2025 WASTE SERVICES		131580	11856339T067 MAY 2025	0194.6374		REFUSE/RECYCLING	GENERAL GOVERNMENT BUILDINGS
		1,037.32	MAY 2025 WASTE SERVICES		131580	11856339T067 MAY 2025	0452.6374		REFUSE/RECYCLING	PARK & RECREATION
		94.97	MAY 2025 WASTE SERVICES		131580	11856339T067 MAY 2025	9601.6374		REFUSE/RECYCLING	WATER FUND
		94.96	MAY 2025 WASTE SERVICES		131580	11856339T067 MAY 2025	9602.6374		REFUSE/RECYCLING	SEWER FUND
		710.00	MAY 2025 REFUSE/RECYCLING		131580	11856339T067 MAY 2025	9604.6249		MISCELLANEOUS OPERATING SUPPLY	RECYCLING FUND
		94.97	MAY 2025 WASTE SERVICES		131580	11856339T067 MAY 2025	9605.6374		REFUSE/RECYCLING	STORM WATER UTILITY
		41,664.21								
120831	5/15/2025		121909 ARAA SOCCER							
		100.00	DAMAGE DEPOSIT REFUND		131569	DDR 12112023	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		100.00								
120832	5/15/2025		120829 COMASCO, MICHAEL							
		169.99	WATER EFF REBATE 25-M COMASCO		131574	050925	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		169.99								
120833	5/15/2025		121926 DENARDO, CHERI							
		200.00	WATER EFF REBATE 25-C DENARDO		131575	05092025	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								

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									Continued...	
120834	5/15/2025		118519 DIVERSIFIED NETWORK AUTHORITIES							
		100.00	DAMAGE DEP REF 5.10.21		131587	DDR 05102021	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		100.00								
120835	5/15/2025		121911 HAND, JACOB							
		200.00	WATER EFF REBATE 25- J HAND		131573	050725	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								
120836	5/15/2025		121929 POUR WINE BAR AND BISTRO							
		100.00	REFUND DUPLICATE PMT		131586	DUP CC PYMT 04172025	9101.4347		OTHER CULTURE-RECREATION	GENERAL FUND
		100.00								
120837	5/15/2025		118569 PRESERVE AT RAMSEY TOWN CENTER							
		100.00	DAMAGE DEPOSIT REFUND		131567	DDR 05272021	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		100.00								
120838	5/15/2025		121918 SODERHOLM & ASSOCIATES							
		100.00	DAMAGE DEP REF 9.6.23		131571	DDR 09262023	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		100.00								
120839	5/15/2025		118459 STONEHAVEN TOWNHOMES ASSOCIATION							
		100.00	DAMAGE DEPOSIT REFUND		131562	DDR 05202022	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		100.00								
120840	5/15/2025		121910 SUNFISH POND ASSOCIATION							
		100.00	DAMAGE DEPOSIT REFUND		131565	DDR 08292024	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		100.00								
120841	5/15/2025		116017 SUNFLOWER RIDGE TOWNHOMES ASSOCIATION							
		100.00	DAMAGE DEP REF 7.9.21		131570	DDR 07092021	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		100.00								
120842	5/15/2025		118420 SYMPHONY AT TOWN CENTER							
		100.00	DAMAGE DEPOSIT REFUND		131566	DDR 07222021	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		100.00								
120843	5/15/2025		121919 THE STATION HOMEOWNERS ASSOCIATION							
		100.00	DAMAGE DEP REF 4.10.24		131572	DDR 04102024	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		100.00								

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120844	5/15/2025		121791 TOWN CENTER GARDENS VILLAGE HOMES						Continued...	
		100.00	DAMAGE DEPOSIT REFUND		131568	DDR 05102022	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		100.00								
120845	5/15/2025		119268 US HOME LLC							
		1,500.00	ERO ESC REF/14962 HEDGEHOG ST		131563	A121072	9804.6433	00121072	REFUNDS	ESCROW ACCOUNTS
		1,500.00								
1007932	5/9/2025		116603 ADRENALINE SPORTS CENTER INC							
		2,000.00			131442	BUSEXPO 05032025	9230.6249	00923001	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		2,000.00								
1007933	5/9/2025		106687 BLUML, BRAD							
		513.96	5.2.25 TRAINING AIRFARE		131418	AIRFARE 05022025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		513.96								
1007934	5/9/2025		120970 EHLERS, BRYCE							
		6.22	5.1.25 CHIPOTLE		131421	05012025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		6.22								
1007935	5/9/2025		114432 HESSE, BRADLEY							
		15.91	4.24.25 LUNCH CHIK FIL A		131422	04242025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		36.00	4.24.25 DINNER SALUTE BAR		131422	04242025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		51.91								
1007936	5/9/2025		115261 LOHSE JOHNSON,LAURA							
		13.81	4.10.25 CHIPOTLE		131423	04102025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		13.81								
1007937	5/9/2025		119638 O'REILLY AUTO PARTS							
		.22-	EARLY PAY DISCOUNT		131435	6193-201813	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		11.20	BUILDING #410		131435	6193-201813	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.34-	EARLY PAY DISCOUNT		131436	6193-201784	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		16.95	POLICE #305		131436	6193-201784	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.22-	EARLY PAY DISCOUNT		131437	6193-201873	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		11.15	POLICE #313		131437	6193-201873	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		38.52								
1007938	5/9/2025		121262 SIBELL, BRITTANY							

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1007938	5/9/2025		121262 SIBELL, BRITTANY						Continued...	
		43.26	2.6.25 EHLERS SEMINAR MILEAGE		131424	05082025	0153.6335		TRAINING	FINANCE
		27.30	5.1.25 LOGIS HUBBLE TRAINING		131424	05082025	0153.6335		TRAINING	FINANCE
		70.56								
1007939	5/9/2025		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC							
		52.95	PW FIRE PANEL MONT/TEST		131431	150-1681-4280 MAY 2025	0311.6489		OTHER CONTRACTED SERVICES	STREET MAINTENANCE
		52.95	FS#2 FIRE PANEL MONIT		131431	150-1681-4280 MAY 2025	0220.6489		OTHER CONTRACTED SERVICES	FIRE PROTECTION
		37.45	7550 SUNWOOD MONITORING		131431	150-1681-4280 MAY 2025	0194.6489		OTHER CONTRACTED SERVICES	GENERAL GOVERNMENT BUILDINGS
		36.90	PW MONITORING		131431	150-1681-4280 MAY 2025	0311.6489		OTHER CONTRACTED SERVICES	STREET MAINTENANCE
		48.95	RAMP FIRE PANEL TEST/MONIT		131431	150-1681-4280 MAY 2025	9240.6315		MISCELLANEOUS PROFESSIONAL SER	PARKING RAMP MAINTENANCE
		27.95	YOUTH FIRST FIRE PANEL MONIT		131431	150-1681-4280 MAY 2025	9410.6315	00041012	MISCELLANEOUS PROFESSIONAL SER	RALF FUNDED PROJECTS
		57.95	C/H FIRE ALARM MONITORING		131432	150-1681-6340 MAY 2025	0194.6489		OTHER CONTRACTED SERVICES	GENERAL GOVERNMENT BUILDINGS
		315.10								
1008009	5/16/2025		118892 BARKER, MATTHEW							
		17.19	5.6.25 CRISP & GREEN LUNCH		131559	05062025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		13.79	5.7.25 CHIPOTLE LUNCH		131559	05062025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		30.98								
1008010	5/16/2025		116846 MC TOOL AND SAFETY SALES							
		3.19-	EP DISCOUNT TAKEN		131588	022257A	0311.6249		MISCELLANEOUS OPERATING SUPPLY	STREET MAINTENANCE
		159.25	MC TOOL GLOVES/SAFETY GLASSES		131588	022257A	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		159.25	MC TOOL GLOVES/SAFETY GLASSES		131588	022257A	0311.6249		MISCELLANEOUS OPERATING SUPPLY	STREET MAINTENANCE
		315.31								
1008011	5/16/2025		119638 O'REILLY AUTO PARTS							
		1.60-	EARLY PAY DISCOUNT		131577	6193-202604	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		79.92	DEF FLUID		131577	6193-202604	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		3.00-	EARLY PAY DISCOUNT		131579	6193-201994	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		149.99	POLICE #392		131579	6193-201994	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.80-	EARLY PAY DISCOUNT		131581	6193-202658	9601.6257		OTHER VEHICLE PARTS	WATER FUND
		39.99	UTILITIES TRK. #676		131581	6193-202658	9601.6257		OTHER VEHICLE PARTS	WATER FUND
		.81-	EARLY PAY DISCOUNT		131582	6193-202793	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE

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									Continued...	
1008011	5/16/2025		119638 O'REILLY AUTO PARTS							
		40.61	BUILDING #416		131582	6193-202793	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.25-	EARLY PAY DISCOUNT		131583	6193-202952	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		12.50	STREETS #632		131583	6193-202952	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.18-	EARLY PAY DISCOUNT		131584	6193-203140	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		9.00	FUSES		131584	6193-203140	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		5.92-	EARLY PAY DISCOUNT		131585	6193-203085	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		295.86	PARKS #674		131585	6193-203085	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		615.31								
1008012	5/16/2025		103119 ROSSUM, BEN							
		20.00	5.6.25 CRISP & GREEN LUNCH		131560	05062025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		20.00	5.7.25 CHIPOTLE LUNCH		131560	05062025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		40.00								
1008013	5/16/2025		107018 SCHANTZEN, MELISSA							
		19.35	5.6.25 CRISP & GREEN LUNCH		131561	0502025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		15.30	5.7.25 CHIPOTLE LUNCH		131561	0502025	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		34.65								
1008014	5/16/2025		100510 VERIZON WIRELESS							
		45.12	DATA FOR LIFT COMMUNICATION		131576	6112397993 APR 2025	9602.6323		CELLULAR PHONES	SEWER FUND
		45.12								
97050925	5/9/2025		118579 ND CHILD SUPPORT DIVISION							
		287.08			131409	05072512094715	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		287.08								
98050925	5/9/2025		115568 ALERUS FINANCIAL NA							
		10,196.18			131408	05072512094714	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		10,196.18								
98051325	5/15/2025		108768 COMDATA NETWORK INC							
		149.05	NON OX GAS		131452	APR 2025 PARKS FUEL	0452.6223		GASOLINE	PARK & RECREATION
		288.80	APWA MN-SPRING WRKSHP		131453	APR 2025 BLOOD	0452.6335		TRAINING	PARK & RECREATION
		195.00	VERBAL JUDO-WRITING CLASS		131453	APR 2025 BLOOD	0452.6335		TRAINING	PARK & RECREATION
		300.00	10K LAKES ICC- SUMMER CONF		131454	APR 2025 KNIGHT	0240.6335		TRAINING	PROTECTIVE INSPECTIONS
		65.04	WALMART APPR BREAKFAST MEETING		131455	APR 2025 LASHER	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		112.99	WALMART APPR BREAKFAST MEETING		131455	APR 2025 LASHER	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
98051325	5/15/2025		108768 COMDATA NETWORK INC						Continued...	
		108.71	ALDI APPR BREAKFAST MEETING		131455	APR 2025 LASHER	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		375.00	APWA ADV. WATER RESOURCE TECH		131455	APR 2025 LASHER	0130.6306		PERSONNEL TESTING & RECRUITMT	ADMINISTRATION
		199.00	GFOA BLUE BOOK ANNUAL REPORT		131456	APR 2025 LUND	0153.6302		AUDITING & ACCOUNTING SERVICES	FINANCE
		125.00	ICC-PERMIT TECH CERT-A SANCHEZ		131457	APR 2025 HANSON	0240.6451		MEMBERSHIP DUES	PROTECTIVE INSPECTIONS
		990.00	POST BOARD LIC-11 MN POST LICS		131458	APR 2025 BLUML	0211.6451		MEMBERSHIP DUES	POLICE PROTECTION
		519.91	FBI RETAIL- FBI ACADEMY-BLUML		131458	APR 2025 BLUML	0211.6231		UNIFORMS & TURN-OUT GEAR	POLICE PROTECTION
		75.00	BCA - TRAINING - GOEBEL		131459	APR 2025 FRANKFURTH	0211.6335		TRAINING	POLICE PROTECTION
		375.00	BCA - TRAINING - EHLERS		131459	APR 2025 FRANKFURTH	0211.6335		TRAINING	POLICE PROTECTION
		60.00	MN CRIME PREV- TRAIN ROSSUM		131459	APR 2025 FRANKFURTH	0211.6335		TRAINING	POLICE PROTECTION
		60.00	MN CRIME PREV- TRAIN ANDERSON		131459	APR 2025 FRANKFURTH	0211.6335		TRAINING	POLICE PROTECTION
		60.00	MN CRIME PREV - TRAIN SCHANTZE		131459	APR 2025 FRANKFURTH	0211.6335		TRAINING	POLICE PROTECTION
		60.00	MN CRIME PREV - TRAIN BROTKOWS		131459	APR 2025 FRANKFURTH	0211.6335		TRAINING	POLICE PROTECTION
		76.00	TLO TRANSUNION - ONLINE INVEST		131459	APR 2025 FRANKFURTH	0211.6315		MISCELLANEOUS PROFESSIONAL SER	POLICE PROTECTION
		43.96	ANOKA RAMSEY F&G-4 HAY BALES		131459	APR 2025 FRANKFURTH	0270.6249		MISCELLANEOUS OPERATING SUPPLY	ANIMAL CONTROL
		7.50	ST. CLOUD PARKING - TRAINING		131459	APR 2025 FRANKFURTH	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		11.72	MENARDS - SPRAY PAINT		131460	APR 2025 HINNENKAMP	0211.6207		TRAINING SUPPLIES	POLICE PROTECTION
		11.96	COBORNS - WATER FOR FIREARMS		131460	APR 2025 HINNENKAMP	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		526.74	KAHLER HOTEL - TRAINING		131461	APR 2025 BAGNE	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		180.02	PIZZA RANCH -FTO TRAIN LUNCH		131461	APR 2025 BAGNE	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		243.22	GRAFFIX SHOPPE - HELMET DECALS		131461	APR 2025 BAGNE	0211.6231		UNIFORMS & TURN-OUT GEAR	POLICE PROTECTION
		219.59	JJS- FIREARM TRAINING LUNCH		131462	APR 2025 DAHLBERG	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		260.02	JIMMY JOHNS- TRAINING LUNCH		131462	APR 2025 DAHLBERG	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		1,528.32	KAHLER HOTEL- MCPA TRAIN CONF.		131462	APR 2025 DAHLBERG	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		42.51	INVER GROVE BREWING- TRAINING		131462	APR 2025 DAHLBERG	0211.6331		TRAVEL & LODGING	POLICE PROTECTION

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
98051325	5/15/2025		108768 COMDATA NETWORK INC						Continued...	
		68.12	BOULEVARD BAR AND GRILL-TRAIN		131462	APR 2025 DAHLBERG	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		140.99	OLDE BRICK HOUSE-CONF DINNER		131462	APR 2025 DAHLBERG	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		322.94	TARGET YEARS OF SERVICE GIFTS		131463	APR 2025 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		.50-	TARGET YOS GIFTS REFUND		131463	APR 2025 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		10.47	FACEBOOK META - BIZ EXPO		131464	APR 2025 SULLIVAN	9230.6246	00923001	MARKETING & PROMOTIONS	ECONOMIC DEVELOPMENT AUTHORIT
		11.00	FACEBOOK META - BIZ EXPO		131464	APR 2025 SULLIVAN	9230.6246	00923001	MARKETING & PROMOTIONS	ECONOMIC DEVELOPMENT AUTHORIT
		13.00	FACEBOOK META - BIZ EXPO		131464	APR 2025 SULLIVAN	9230.6246	00923001	MARKETING & PROMOTIONS	ECONOMIC DEVELOPMENT AUTHORIT
		15.00	FACEBOOK META - BIZ EXPO		131464	APR 2025 SULLIVAN	9230.6246	00923001	MARKETING & PROMOTIONS	ECONOMIC DEVELOPMENT AUTHORIT
		12.99	AMAZON BIZ EXPO BINGO STAMPS		131464	APR 2025 SULLIVAN	9230.6249	00923001	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		13.95	AMAZON BIZ EXPO BINGO CANDY		131464	APR 2025 SULLIVAN	9230.6249	00923001	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		18.11	AMAZON BIZ EXPO BINGO CANDY		131464	APR 2025 SULLIVAN	9230.6249	00923001	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		26.99	AMAZON BIZ EXPO PRIZE		131464	APR 2025 SULLIVAN	9230.6249	00923001	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		24.99	AMAZON BIZ EXPO PRIZE		131464	APR 2025 SULLIVAN	9230.6249	00923001	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		29.95	AMAZON BIZ EXPO PRIZE		131464	APR 2025 SULLIVAN	9230.6249	00923001	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		29.99	AMAZON BIZ EXPO PRIZE		131464	APR 2025 SULLIVAN	9230.6249	00923001	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		385.00	EDAM CONFERENCE REGIS		131464	APR 2025 SULLIVAN	9230.6335		TRAINING	ECONOMIC DEVELOPMENT AUTHORIT
		10.38	ECM - APG UNION SUB (2 MO.)		131464	APR 2025 SULLIVAN	9230.6451		MEMBERSHIP DUES	ECONOMIC DEVELOPMENT AUTHORIT
		2,410.20	ATG-BLUEBEAM STUDIO LICENSE		131465	APR 2025 FREDRICKSON	0192.6405		OFFICE & DATA PROCESSING EQUIP	DATA PROCESSING
		1,359.79	ASSOCIATED BAG-PARKS POLY BAGS		131466	APR 2025 ANDERSON	9604.6249		MISCELLANEOUS OPERATING SUPPLY	RECYCLING FUND
		103.15	GASOLINE - SQUAD 367		131467	APR 2025 PD	0211.6223		GASOLINE	POLICE PROTECTION

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
98051325	5/15/2025		108768 COMDATA NETWORK INC						Continued...	
						FUEL				
		395.34	GASOLINE FUEL		131468	APR 2025 FIRE FUEL	0220.6223		GASOLINE	FIRE PROTECTION
		53.91	MENARDS - EXTENSTION CORDS		131469	APR 2025 CURTIS	0211.6281		SMALL TOOLS & MINOR EQUIPMENT	POLICE PROTECTION
		11.97	MENARD - 3' POWER SUPPLY CORD		131469	APR 2025 CURTIS	0211.6281		SMALL TOOLS & MINOR EQUIPMENT	POLICE PROTECTION
		25.84	CHINA KING - 2 TRAINING LUNCHE		131469	APR 2025 CURTIS	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		54.00	ROCHESTER CIVIC CENTER - PARKI		131469	APR 2025 CURTIS	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		8.00	ROCHESTER CIVIC CENTER - PARKI		131469	APR 2025 CURTIS	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		875.00	OWP-WATER TRMNT PLNT COURSE		131470	APR 2025 NELSON	9601.6335		TRAINING	WATER FUND
		55.13	WALMART C/C SUPPLIES		131471	APR 2025 BRAY	0111.6249		MISCELLANEOUS OPERATING SUPPLY	MAYOR AND COUNCIL
		43.00	ANDYS SERVICE -SPARE TIRE INST		131471	APR 2025 BRAY	0194.6388		OTHER VEHICLE REPAIR	GENERAL GOVERNMENT BUILDINGS
		189.00	CARB SHOP-SMALL CHIPPER #619		131472	APR 2025 TURNER	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		50.00	DPS- TRAINING LICENSES		131473	APR 2025 SUFKA	0220.6335		TRAINING	FIRE PROTECTION
		68.58	AMZN- DEPT STAFF PICTURE LIGHT		131474	APR 2025 K0HNER	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		79.90	AMZN- HOSE RACK LOADING RAMP		131474	APR 2025 K0HNER	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		7.46	AMZN- HOSE RACK LOADING RAMP		131474	APR 2025 K0HNER	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		33.28-	PUZZLEYOU - TAX REFUND		131475	APR 2025 PROULX	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		125.00	FACEBOOK - APRIL ADS		131475	APR 2025 PROULX	0452.6489		OTHER CONTRACTED SERVICES	PARK & RECREATION
		36.87	FACEBOOK - APRIL ADS		131475	APR 2025 PROULX	0452.6489		OTHER CONTRACTED SERVICES	PARK & RECREATION
		381.65	GSJJ - 5K RACE MEDALS		131475	APR 2025 PROULX	0452.6489		OTHER CONTRACTED SERVICES	PARK & RECREATION
		41.99	COBORNS-LEN'S RETIREMENT CAKE		131476	APR 2025 WESTBY	0301.6249		MISCELLANEOUS OPERATING SUPPLY	ENGINEERING
		14,745.93								
99050925	5/9/2025		107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)							
		470.00			131405	05072512094711	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		470.00								
99051225	5/12/2025		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM							
		47.64	4.25.25 WHITE LOUVER BLIND		131449	04282025	0194.6259		BUILDING MAINT/REPAIR SUPPLIES	GENERAL GOVERNMENT BUILDINGS
		.95-	EARLY PAY DISCOUNT		131449	04282025	0194.6259		BUILDING MAINT/REPAIR SUPPLIES	GENERAL GOVERNMENT BUILDINGS
		241.51	5.6.25 MISC ITEMS		131449	04282025	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		4.83-	EARLY PAY DISCOUNT		131449	04282025	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		283.37								
99051325	5/13/2025		107885 DEPARTMENT OF LABOR AND INDUSTRY							
		3,888.32	APRIL 2025 SURCHARGE		131451	051325	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		77.73-	APRIL 2025 SURCHARGE		131451	051325	9101.4604		SURCHARGES	GENERAL FUND
		3,810.59								
99051625	5/16/2025		100629 MN DEPT OF REV SALES TX							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99051625	5/16/2025		100629 MN DEPT OF REV SALES TX						Continued...	
		334.75	APRIL 2025 SALES/TRANS/USE TAX		131593	05162025	9101.4305		RENTAL FEES	GENERAL FUND
		3.37	APRIL 2025 SALES/TRANS/USE TAX		131593	05162025	9101.4328		ACCIDENT REPORTS	GENERAL FUND
		.06	APRIL 2025 SALES/TRANS/USE TAX		131593	05162025	9101.4308		SALES OF MAPS & PUBLICATIONS	GENERAL FUND
		.12-	APRIL 2025 SALES/TRANS/USE TAX		131593	05162025	9101.4609		OTHER MISCELLANEOUS REVENUES	GENERAL FUND
		5,182.16	APRIL 2025 SALES/TRANS/USE TAX		131593	05162025	9601.2082		SALES/USE TAX PAYABLE	WATER FUND
		169.55	APRIL 2025 SALES/TRANS/USE TAX		131593	05162025	9601.2085		ANOKA COUNTY TRANSIT TAX .25%	WATER FUND
		169.55	APRIL 2025 SALES/TRANS/USE TAX		131593	05162025	9601.2086		METRO TAX HOUSING .25%	WATER FUND
		507.73	APRIL 2025 SALES/TRANS/USE TAX		131593	05162025	9601.2087		METRO TAX TRANSPORTATION .75%	WATER FUND
		89.65	APRIL 2025 SALES/TRANS/USE TAX		131593	05162025	9601.2082		SALES/USE TAX PAYABLE	WATER FUND
		3.26	APRIL 2025 SALES/TRANS/USE TAX		131593	05162025	9601.2085		ANOKA COUNTY TRANSIT TAX .25%	WATER FUND
		3.26	APRIL 2025 SALES/TRANS/USE TAX		131593	05162025	9601.2086		METRO TAX HOUSING .25%	WATER FUND
		9.78	APRIL 2025 SALES/TRANS/USE TAX		131593	05162025	9601.2087		METRO TAX TRANSPORTATION .75%	WATER FUND
		6,473.00								
99147660	5/9/2025		100223 ICMA RETIREMENT TRUST 457							
		1,916.54			131403	0507251209471	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		1,916.54								
99250315	5/9/2025		100301 MN CHILD SUPPORT PAYMENT CNTR							
		278.26			131412	0507251209474	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		278.26								
99686944	5/9/2025		100601 MN DEPT OF REV WH							
		17,860.50			131415	0507251209477	9101.2172		STATE WITHHOLDING	GENERAL FUND
		17,860.50								
99798878	5/9/2025		100398 PUBLIC EMPLOYEES RETIREMENT ASSN							
		34,503.66			131413	0507251209475	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		45,737.52			131414	0507251209476	9101.2183		PERA-EMPLOYER	GENERAL FUND
		80,241.18								
99819007	5/9/2025		101306 IRS							
		22,533.06			131404	05072512094710	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		38,128.47			131416	0507251209478	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		22,533.06			131417	0507251209479	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		83,194.59								
99995343	5/9/2025		114790 GREAT WEST LIFE AND ANNUITY INS CO							
		15,435.84			131406	05072512094712	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		15,435.84								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99995343	**5/9/2025**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**						**Continued...**	
99996311	**5/9/2025**		**114790 GREAT WEST LIFE AND ANNUITY INS CO**							
		39,036.36			131407	05072512094713	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		39,036.36								
		370,622.48	Grand Total							

Payment Instrument Totals

Checks	92,301.61
EFT Payments	274,229.42
A/P ACH Payment	4,091.45
Total Payments	370,622.48

Payment Group Control Number 4004
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 5/28/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
102953	AMERIGAS OF ANOKA		PV	131519	001	00999	4/30/2025	806229787	122.93		102953	AMERIGAS OF ANOKA
	AMERIGAS OF ANOKA P O BOX 660288 DALLAS TX 75266-0288			Summary Total					122.93			
				Payment Amount					122.93			
121664	ANDERSON FAMILY TOOLS LLC		PV	131533	001	00999	5/7/2025	3014	114.95		121664	ANDERSON FAMILY TOOLS LLC
	ANDERSON FAMILY TOOLS LLC 18595 145TH ST NW ELK RIVER MN 55330			Summary Total					114.95			
				Payment Amount					114.95			
100063	ASPEN MILLS	NEW OFFICER OVERLIE	PV	131490	001	00999	5/6/2025	353685	221.00		100063	ASPEN MILLS
	ASPEN MILLS			Summary Total					221.00			
	8201 C CENTRAL AVE NE		PV	131602	001	00999	5/12/2025	354050	1,537.58			
	SPRING LAKE PARK MN 55432			Summary Total					1,537.58			
		NAME TAGS Weidner and Tuominen	PV	131604	001	00999	5/12/2025	354058	21.70			
				Summary Total					21.70			
			PV	131605	001	00999	5/1/2025	353463	14.85			
				Summary Total					14.85			
			PV	131606	001	00999	5/13/2025	354151	150.00			
				Summary Total					150.00			
		2 JACKETS	PV	131688	001	00999	4/10/2025	352256	265.00			
				Summary Total					265.00			
				Payment Amount								

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Payment Instrument Check Payment
Pay Through Date 5/28/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
									2,210.13			
107195	B & D PLUMBING HEATING & AC INC		PV	131505	001	00999	4/29/2025	1001430	5,844.00		107195	B & D PLUMBING HEATING & AC INC
	B & D PLUMBING HEATING & AC INC 4145 MACKENZIE COURT NE ST. MICHAEL MN 55376			Summary Total					5,844.00			
				Payment Amount					5,844.00			
119785	BARNUM COMPANIES		PV	131532	001	00999	5/8/2025	44402	25.48		119785	BARNUM COMPANIES
	BARNUM COMPANIES 23950 LAKE BLVD N FOREST LAKE MN 55025			Summary Total					25.48			
				Payment Amount					25.48			
108513	BLAINE LOCK AND SAFE INC		PV	131546	001	00999	5/7/2025	40780	219.00		108513	BLAINE LOCK AND SAFE INC
	BLAINE LOCK AND SAFE INC 10136 SUNSET AVENUE BLAINE MN 55014			Summary Total					219.00			
				Payment Amount					219.00			
112722	CENAIKO EXPO INC		PV	131488	001	00999	5/6/2025	RAMSEY25	3,459.75		112722	CENAIKO EXPO INC
	CENAIKO EXPO INC 9697 EAST RIVER ROAD NW MINNEAPOLIS MN 55433			Summary Total					3,459.75			
				Payment Amount					3,459.75			

Payment Group Control Number 4004
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 5/28/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
117280	CENTRA NORTH LLC	ESC DRVWY REF 7455 147TH LANE	PV	131693	001	00999	5/20/2025	RA061168	2,000.00		117280	CENTRA NORTH LLC
	CENTRA NORTH LLC			Summary Total					2,000.00			
	11460 ROBINSON DRIVE NW	ESC DRVWY REF 7527 147TH LANE	PV	131694	001	00999	5/20/2025	RA061108	2,000.00			
	COON RAPIDS MN 55433			Summary Total					2,000.00			
		ESC DRVWY REF 7561 147TH LANE	PV	131695	001	00999	5/20/2025	RA061107	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 14837 WILLEMITE	PV	131701	001	00999	5/20/2025	RA060946	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 14841 WILLEMITE	PV	131702	001	00999	5/20/2025	RA061173	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 14843 WILLEMITE	PV	131703	001	00999	5/20/2025	RA061172	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 14847 WILLEMITE	PV	131704	001	00999	5/20/2025	RA061171	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 14853 WILLEMITE	PV	131705	001	00999	5/20/2025	RA061169	2,000.00			
				Summary Total					2,000.00			
				Payment Amount					16,000.00			

Payment Group Control Number 4004
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 5/28/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
119134	CINTAS (FIRST AID VENDOR)		PV	131617	001	00999	5/12/2025	5269692705	378.69		119134	CINTAS (FIRST AID VENDOR)
	CINTAS PO BOX 631025 CINCINNATI OH 45263-1025			Summary Total					378.69			
				Payment Amount					378.69			
100167	CORNERSTONE FORD	EP DISCOUNT TAKEN	PV	131527	001	00999	5/5/2025	15501875	167.94		100167	CORNERSTONE FORD
	CORNERSTONE FORD 17219 HIGHWAY 10 NW PO BOX 304 ELK RIVER MN 55330			Summary Total					167.94			
				Payment Amount					167.94			
112411	COUNTRY SIDE SERVICES OF MN INC		PV	131529	001	00999	5/7/2025	1-110415-01	99.63		112411	COUNTRY SIDE SERVICES OF MN INC
	COUNTRY SIDE SERVICES OF MN INC 6228 HIGHWAY 10 NW RAMSEY MN 55303			Summary Total					99.63			
				Payment Amount					99.63			
120919	CREATIVE HOMES	ABG ESC REF 17046 URANIMITE	PV	131630	001	00999	5/16/2025	RA056848	1,500.00		120919	CREATIVE HOMES
	CREATIVE HOMES			Summary Total					1,500.00			
	707 COMMERCE DRIVE STE 410	ESC DRVWY REF 7471 171ST LANE	PV	131675	001	00999	5/20/2025	RA060859	2,000.00			
	WOODBURY MN 55125			Summary Total					2,000.00			

Payment Group Control Number	4004		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	5/28/2025		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
		ESC DRVWY REF 7435 171ST LANE	PV	131676	001	00999	5/20/2025	RA061372	2,000.00			
				Summary Total					2,000.00			
				Payment Amount					5,500.00			
106565	DRYDEN EXCAVATING		PV	131721	001	00999	10/24/2024	341	3,580.00		106565	DRYDEN EXCAVATING
	DRYDEN EXCAVATING 6700 VIKING BLVD NW NOWTHEN MN 55303			Summary Total					3,580.00			
				Payment Amount					3,580.00			
119788	ECM UNION HERALD		PV	131599	001	00999	4/30/2025	47320	16.00		119788	ECM UNION HERALD
	ECM UNION HERALD 4095 COON RAPIDS BLVD COON RAPIDS MN 55433-2523			Summary Total					16.00			
				Payment Amount					16.00			
106624	EHLERS AND ASSOCIATES, INC	Inv #101354	PV	131493	001	00999	5/7/2025	101354	406.25		106624	EHLERS AND ASSOCIATES, INC
	EHLERS & ASSOCIATES, INC 3060 CENTRE POINTE DRIVE ROSEVILLE MN 55113-1105			Summary Total					406.25			
				Payment Amount					406.25			
104267	ELITE SANITATION		PV	131556	001	00999	5/2/2025	31462	130.50		104267	ELITE SANITATION
	ELITE SANITATION			Summary Total					130.50			

Payment Group Control Number 4004
Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument Check Payment
Pay Through Date 5/28/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	PO BOX 526		PV	131670	001	00999	5/12/2025	31473	672.96			
	ELK RIVER MN 55330			Summary Total					672.96			
				Payment Amount					803.46			
115231	EVERGREEN RECYCLING		PV	131557	001	00999	5/9/2025	3732	3,735.00		115231	EVERGREEN RECYCLIN
	EVERGREEN RECYCLING			Summary Total					3,735.00			
	53465 FOREST BLVD											
	RUSH CITY MN 55069											
				Payment Amount					3,735.00			
121890	FILM FITTERS LLC		PV	131528	001	00999	5/5/2025	25029	1,100.00		121890	FILM FITTERS LLC
	FILM FITTERS LLC			Summary Total					1,100.00			
	8051 161ST AVE NW											
	RAMSEY MN 55303											
				Payment Amount					1,100.00			
110760	FIRE SAFETY USA, INC		PV	131501	001	00999	5/7/2025	201129	45.99		110760	FIRE SAFETY USA, INC
	FIRE SAFETY USA, INC			Summary Total					45.99			
	3253 19TH STREET NW		PV	131511	001	00999	5/12/2025	201297	290.65			
	ROCHESTER MN 55901			Summary Total					290.65			
				Payment Amount					336.64			
120442	GOLIATH TOOLS		PV	131522	001	00999	4/25/2025	17309	34.60		120442	GOLIATH TOOLS
	GOLIATH TOOLS			Summary Total					34.60			
	1434 - 138TH LANE NW											
	ANDOVER MN 55304											

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Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	5/28/2025		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
		Payment Amount							34.60			
109910	GREAT NORTHERN LANDSCAPE INC		PV	131623	001	00999	5/2/2025	16253	7,800.00		109910	GREAT NORTHERN LANDSCAPE INC
	GREAT NORTHERN LANDSCAPE INC 19720 IGUANA STREET NW ELK RIVER MN 55330	Summary Total							7,800.00			
		Payment Amount							7,800.00			
117332	HEARTLAND TIRE INC		PV	131534	001	00999	5/6/2025	9046668	105.62		117332	HEARTLAND TIRE INC
	HEARTLAND TIRE INC 7151 RIVERDALE DRIVE NW RAMSEY MN 55303	Summary Total							105.62			
		Payment Amount							105.62			
121014	HOPE PRINTING		PV	131500	001	00999	5/6/2025	55852	472.50		121014	HOPE PRINTING
	HOPE PRINTING 16011 SAPPHIRE ST NW RAMSEY MN 55303	Summary Total							472.50			
		Payment Amount							472.50			
107844	IN TIME SERVICES INC		PV	131496	001	00999	4/30/2025	13693	5,040.00		107844	IN TIME SERVICES INC
	IN TIME SERVICES INC 1375 STONEGATE WAY FERNDALE WA 98248	Summary Total							5,040.00			
		Payment Amount							5,040.00			

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Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
120359	LANGUAGE LINE SERVICES INC		PV	131491	001	00999	4/30/2025	11599177	71.07		120359	LANGUAGE LINE SERVICES INC
	LANGUAGE LINE SERVICES INC PO BOX 202564 DALLAS TX 75320-2564			Summary Total					71.07			
				Payment Amount					71.07			
100256	LANO EQUIPMENT INC		PV	131620	001	00999	5/9/2025	02-1151656	105.70		100256	LANO EQUIPMENT INC
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303			Summary Total					105.70			
			PV	131717	001	00999	5/15/2025	02-1153299	195.00			
				Summary Total					195.00			
				Payment Amount					300.70			
121779	LB CARLSON LLP	Inv #246884	PV	131598	001	00999	5/12/2025	248684	25,845.00		121779	LB CARLSON LLP
	LB CARLSON LLP 605 HIGHWAY US 169 N STE 650 MINNEAPOLIS MN 55441			Summary Total					25,845.00			
				Payment Amount					25,845.00			
105991	M K GRAPHICS	Inv #6963	PV	131662	001	00999	5/14/2025	6963	356.78		105991	M K GRAPHICS
	M K GRAPHICS 8224 FLORIDA COURT BROOKLYN PARK MN 55445			Summary Total					356.78			
				Payment Amount					356.78			

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Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	5/28/2025		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
100270	MACQUEEN		PV	131548	001	00999	4/29/2025	E02102	274,395.00		100270	MACQUEEN
	MACQUEEN 1125 7TH STREET E ST PAUL MN 55106			Summary Total					274,395.00			
				Payment Amount					274,395.00			
102219	MAGNEY CONSTRUCTION, INC	PAYAPP #23 21-09 WTP	PV	131640	001	09601	5/20/2025	21-09 #23	743,889.90		102219	MAGNEY CONSTRUCTIC INC
	MAGNEY CONSTRUCTION, INC 1401 PARK ROAD CHANHASSEN MN 55317			Summary Total					743,889.90			
				Payment Amount					743,889.90			
120041	MARTIN MARIETTA		PV	131517	001	00999	5/5/2025	45689356	223.05		120041	MARTIN MARIETTA
	MARTIN MARIETTA PO BOX 93186 CHICAGO IL 60673-3186			Summary Total					223.05			
				Payment Amount					223.05			
100076	MN BCA TRAINING		PV	131513	001	00999	5/8/2025	28937 JAREMKO	50.00		100076	MN BCA TRAINING
	MN BCA TRAINING 1430 MARYLAND AVENUE EAST ST PAUL MN 55106			Summary Total					50.00			
				Payment Amount					50.00			
112974	NATIONAL PELRA		PV	131687	001	00999	5/15/2025	17425	120.00		112974	NATIONAL PELRA

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Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	NATIONAL PELRA 288 HAWTHORN VILLAGE COMMONS STE 103 VERNON HILL IL 60061			Summary Total					120.00			
				Payment Amount					120.00			
121461	NEWEGG BUSINESS INC		PV	131628	001	00999	5/15/2025	1305461157	199.98		121461	NEWEGG BUSINESS INC
	NEWEGG BUSINESS INC PO BOX 31001-2895 PASADENA CA 91110-2895			Summary Total					199.98			
				Payment Amount					199.98			
118516	NORTHLAND PAVING LLC	FINAL PAYAPP 6 20-07 PW CAMPUS	PV	131641	001	09412	5/20/2025	FINAL PYMT #6 20-07	15,000.00		118516	NORTHLAND PAVING LL
	NORTHLAND PAVING LLC 12450 BEARD AVENUE SOUTH BURNSVILLE MN 55337			Summary Total					15,000.00			
				Payment Amount					15,000.00			
111368	POLLARDWATER		PV	131477	001	00999	4/25/2025	0285910	163.78		111368	POLLARDWATER
	POLLARDWATER P O BOX 417592 BOSTON MA 02241-7592			Summary Total					163.78			
				Payment Amount					163.78			
112959	PREMIUM WATERS INC		PV	131508	001	00999	4/30/2025	621332-04-25	4.32		112959	PREMIUM WATERS INC
	PREMIUM WATERS INC			Summary Total					4.32			
	P O BOX 9128		PV	131509	001	00999	4/30/2025	621331-04-25	49.60			

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Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	MINNEAPOLIS MN 55480-9128			Summary Total					49.60			
				Payment Amount					53.92			
120063	SKYLINE GRAPHICS	INSPECTOR POST IT NOTES	PV	131543	001	00999	5/8/2025	036350	575.00		120063	SKYLINE GRAPHICS
	SKYLINE GRAPHICS 1101 ALDRICH AVE N MINNEAPOLIS MN 55411			Summary Total					575.00			
				Payment Amount					575.00			
121874	TWO BROTHERS PAVING		PV	131558	001	00999	5/7/2025	1322913	600.00		121874	TWO BROTHERS PAVIN(
	TWO BROTHERS PAVING 7910 173RD AVE NW RAMSEY MN 55303			Summary Total					600.00			
				Payment Amount					600.00			
119268	US HOME LLC	ESC DRVWY REF 8109 150TH LANE	PV	131677	001	00999	5/20/2025	RA060710	2,000.00		119268	US HOME LLC
	US HOME LLC			Summary Total					2,000.00			
	16355 36TH AVENUE N SUITE 100	ESC DRVWY REF 8121 150TH LANE	PV	131678	001	00999	5/20/2025	RA060711	2,000.00			
	PLYMOUTH MN 55446			Summary Total					2,000.00			
		ESC DRVWY REF 8115 150TH LANE	PV	131679	001	00999	5/20/2025	RA060914	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 8487 151ST LANE	PV	131680	001	00999	5/20/2025	RA060885	2,000.00			

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Bank Account 999.1010 CASH IN BANK 00002224
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Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 5/28/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					2,000.00			
		ESC DRVWY REF 8461 151ST LANE	PV	131681	001	00999	5/20/2025	RA060775	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 8103 150TH LANE	PV	131682	001	00999	5/20/2025	RA061587	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 8133 150TH LANE	PV	131683	001	00999	5/20/2025	RA060916	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 8127 150TH LANE	PV	131684	001	00999	5/20/2025	RA060915	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 8458 151ST LANE	PV	131685	001	00999	5/20/2025	RA060886	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 8472 151ST LANE	PV	131686	001	00999	5/20/2025	RA060988	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 8462 151ST LANE	PV	131696	001	00999	5/20/2025	RA060990	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 8486 151ST LANE	PV	131697	001	00999	5/20/2025	RA061588	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 8501 151ST LANE	PV	131698	001	00999	5/20/2025	RA061150	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 8517	PV	131699	001	00999	5/20/2025	RA061151	2,000.00			

Payment Group Control Number	4004		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
		151ST LANE										
				Summary Total					2,000.00			
		ESC DRVWY REF 14968 HEDGEHOG S	PV	131706	001	00999	5/20/2025	RA061278	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 15004 HEDGEHOG S	PV	131707	001	00999	5/20/2025	RA061509	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 15010 HEDGEHOG S	PV	131708	001	00999	5/20/2025	RA061510	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 15016 HEDGEHOG S	PV	131709	001	00999	5/20/2025	RA061106	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 15022 HEDGEHOG S	PV	131710	001	00999	5/20/2025	RA060917	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 15198 MARMOSET S	PV	131711	001	00999	5/20/2025	RA060808	2,000.00			
				Summary Total					2,000.00			
				Payment Amount					40,000.00			
				Total Amount to be Processed					1,159,416.75			
				Total Number of Payments to be Processed					40			

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Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 5/28/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
106639	3M		PV	131520	001	00999	5/5/2025	9433871999	1,460.00		106639	3M
	3M P O BOX 844127 DALLAS TX 75284-4127			Summary Total					1,460.00			
				Payment Amount					1,460.00			
111385	ACHIEVE SERVICES INC		PV	131487	001	00999	5/5/2025	38279	102.60		111385	ACHIEVE SERVICES INC
	ACHIEVE SERVICES INC 1201 89TH AVENUE NE BLAINE MN 55434			Summary Total					102.60			
				Payment Amount					102.60			
119144	ADVANCED ENGINEERING AND ENV SERV (AE2S)		PV	131626	001	00999	5/13/2025	102754	32,239.57		119144	ADVANCED ENGINEERI AND ENV SERV (AE2S)
	ADVANCED ENGINEERING AND ENV SERV 4050 GARDEN VIEW DRIVE STE 200 GRAND FORKS ND 58201			Summary Total					32,239.57			
				Payment Amount					32,239.57			
100017	AIRGAS USA, LLC		PV	131714	001	00999	5/14/2025	9161113932	261.92		100017	AIRGAS USA, LLC
	AIRGAS USA LLC P O BOX 734445 CHICAGO IL 60673-4445			Summary Total					261.92			
				Payment Amount					261.92			
110744	ALLINA HEALTH SYSTEM		PV	131504	001	00999	4/30/2025	CI00066756	1,157.75		110744	ALLINA HEALTH SYSTEN

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Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument T A/P ACH Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	ALLINA HEALTH SYSTEM MISC BILLING NW 7710 P O BOX 9383 MINNEAPOLIS MN 55440-9383			Summary Total					1,157.75			
				Payment Amount					1,157.75			
117343	AMAZON CAPITAL SERVICES INC		PV	131545	001	00999	5/12/2025	11YD-NK1Y-3QQR	179.87		117343	AMAZON CAPITAL SERVICES INC
	AMAZON CAPITAL SERVICES INC PO BOX 035184			Summary Total					179.87			
			PV	131601	001	00999	5/12/2025	1693-CRYJ-3GDQ	47.02			
	SEATTLE WA 98124-5184			Summary Total					47.02			
		rec games,markers, pots seeds	PV	131629	001	00999	5/12/2025	11TW-JFGC-1RTW	527.50			
				Summary Total					527.50			
				Payment Amount					754.39			
109256	AMERICAN ENGINEERING TESTING INC		PV	131549	001	00999	5/7/2025	INV-257032	621.00		109256	AMERICAN ENGINEERIN TESTING INC
	AMERICAN ENGINEERING TESTING INC LOCKBOX 170023 PO BOX 1691			Summary Total					621.00			
			PV	131550	001	00999	5/7/2025	INV-256138	945.00			
	MINNEAPOLIS MN 55480-1691			Summary Total					945.00			
			PV	131551	001	00999	5/7/2025	INV-256788	5,796.00			
				Summary Total					5,796.00			
			PV	131552	001	00999	5/7/2025	INV-256038	455.00			
				Summary Total					455.00			
			PV	131553	001	00999	5/7/2025	INV-256173	340.00			

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Payment Instrument T A/P ACH Payment
Pay Through Date 5/28/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					340.00			
			PV	131554	001	00999	5/7/2025	INV-256189	2,403.00			
				Summary Total					2,403.00			
				Payment Amount					10,560.00			
107587	ANOKA COUNTY TREASURY DEPARTMENT	Local Gov Meeting Meals	PV	131542	001	00999	5/6/2025	EC05052511	22.00		107587	ANOKA COUNTY TREASURY DEPARTMEN
	ANOKA COUNTY TREASURY DEPARTMENT			Summary Total					22.00			
	2100 3RD AVE STE 300		PV	131624	001	00999	5/13/2025	B250512M	492.00			
	ANOKA MN 55303-5029			Summary Total					492.00			
			PV	131691	001	00999	5/13/2025	AR023103/AR023114	6,292.08			
				Summary Total					6,292.08			
				Payment Amount					6,806.08			
101084	BATTERIES PLUS BULBS		PV	131539	001	00999	5/12/2025	P82463718	168.95		101084	BATTERIES PLUS BULBS
	BATTERIES PLUS BULBS			Summary Total					168.95			
	138 SOUTH DALE MABRY HWY		PV	131621	001	00999	5/13/2025	P82487206	175.60			
	TAMPA FL 33609			Summary Total					175.60			
				Payment Amount					344.55			
106346	BAUER BUILT INCORPORATED		PV	131521	001	00999	5/5/2025	940119861	982.84		106346	BAUER BUILT INCORPORATED
	BAUER BUILT INCORPORATED			Summary Total					982.84			
	8270 W 35W SERVICE DR NE											
	BLAINE MN 55449											

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Payment Instrument T A/P ACH Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Payment Amount					982.84			
116848	BAYCOM INC		PV	131495	001	00999	5/8/2025	EQUIPINV_055434	642.00		116848	BAYCOM INC
	BAYCOM INC PO BOX 88013 MILWAUKEE WI 53288-8013			Summary Total					642.00			
				Payment Amount					642.00			
120954	BE FREE BE YOURSELF LLC		PV	131622	001	00999	4/16/2025	5	50.00		120954	BE FREE BE YOURSELF LLC
	BE FREE BE YOURSELF LLC 2221 180TH AVE NW ANDOVER MN 55304			Summary Total					50.00			
				Payment Amount					50.00			
100647	BOLTON AND MENK INC		PV	131712	001	00999	5/12/2025	0362570	478.50		100647	BOLTON AND MENK INC
	BOLTON AND MENK INC 1960 PREMIER DRIVE MANKATO MN 56001-5900			Summary Total					478.50			
			PV	131713	001	00999	5/12/2025	0362567	682.50			
				Summary Total					682.50			
			PV	131718	001	00999	5/12/2025	0362587	6,132.00			
				Summary Total					6,132.00			
			PV	131719	001	00999	5/12/2025	0362571	5,557.00			
				Summary Total					5,557.00			
			PV	131720	001	00999	5/12/2025	0362566	487.50			
				Summary Total					487.50			
			PV	131722	001	00999	5/12/2025	0362569	32,158.50			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					32,158.50			
			PV	131723	001	00999	5/12/2025	0362572	877.50			
				Summary Total					877.50			
				Payment Amount					46,373.50			
114740	BOND TRUST SERVICES CORPORATION	#95195	PV	131483	001	00999	4/17/2025	95195	37,618.75		114740	BOND TRUST SERVICES CORPORATION
	BOND TRUST SERVICES CORPORATION			Summary Total					37,618.75			
	ATTEN: ACCOUNTS RECEIVABLE	#95196	PV	131484	001	00999	4/17/2025	95196	1,462.50			
	3060 CENTRE POINTE DRIVE SUITE 110			Summary Total					1,462.50			
	ROSEVILLE MN 55113-1105			Payment Amount					39,081.25			
112663	CAPSTONE HOMES INC	ESC REF 14563 QUINTANA ST	PV	131663	001	00999	5/19/2025	A 121133	6,500.00		112663	CAPSTONE HOMES INC
	CAPSTONE HOMES INC			Summary Total					6,500.00			
	14015 SUNFISH LAKE BLVD SUITE 400	ESC REF 14567 QUINTANA ST	PV	131664	001	00999	5/19/2025	A 121134	6,500.00			
	RAMSEY MN 55303			Summary Total					6,500.00			
		ESC REF 14601 QUINTANA ST	PV	131665	001	00999	5/19/2025	A 121201	6,500.00			
				Summary Total					6,500.00			
		ESC REF 14605 QUINTANA ST	PV	131666	001	00999	5/19/2025	A 121202	6,500.00			
				Summary Total					6,500.00			
		ESC REF 14627 TIGER ST	PV	131667	001	00999	5/19/2025	A 121250	6,500.00			

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				Summary Total					6,500.00			
		ESC REF 14633 TIGER ST	PV	131668	001	00999	5/19/2025	A 121254	6,500.00			
				Summary Total					6,500.00			
		ESC REF 14686 TIGER ST	PV	131669	001	00999	5/19/2025	A 121175	6,500.00			
				Summary Total					6,500.00			
		ESC DRVWY REF 14690 PEARSON ST	PV	131700	001	00999	5/20/2025	RA060876	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 14656 PEARSON ST	PV	131724	001	00999	5/20/2025	RA060725	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 14673 PEARSON ST	PV	131725	001	00999	5/20/2025	RA061022	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 14447 QUINTANA S	PV	131729	001	00999	5/21/2025	RA061223-1	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 14606 PEARSON ST	PV	131730	001	00999	5/21/2025	RA061494-1	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 14619 PEARSON ST	PV	131731	001	00999	5/21/2025	RA061152-1	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 14624 PEARSON ST	PV	131732	001	00999	5/21/2025	RA061155-1	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 14643	PV	131733	001	00999	5/21/2025	RA061154-1	2,000.00			

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		PEARSON ST										
				Summary Total					2,000.00			
		ESC DRVWY REF 14649 PEARSON ST	PV	131734	001	00999	5/21/2025	RA060811-1	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 14660 PEARSON ST	PV	131735	001	00999	5/21/2025	RA060833-1	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 14661 PEARSON ST	PV	131736	001	00999	5/21/2025	RA061492-1	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 14667 PEARSON ST	PV	131737	001	00999	5/21/2025	RA060855-1	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 14678 PEARSON ST	PV	131738	001	00999	5/21/2025	RA061222-1	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 14684 PEARSON ST	PV	131739	001	00999	5/21/2025	RA061493-1	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 14685 PEARSON ST	PV	131740	001	00999	5/21/2025	RA061198-1	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 14691 PEARSON ST	PV	131741	001	00999	5/21/2025	RA061255-1	2,000.00			
				Summary Total					2,000.00			
		ESC DRVWY REF 14664 PEARSON ST	PV	131742	001	00999	5/21/2025	RA061153-1	2,000.00			

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				Summary Total					2,000.00			
				Payment Amount					79,500.00			
112019	CENTRAL HYDRAULICS INC		PV	131618	001	00999	5/12/2025	00647098	29.10		112019	CENTRAL HYDRAULICS INC
	CENTRAL HYDRAULICS INC 21877 INDUSTRIAL COURT ROGERS MN 55374			Summary Total					29.10			
				Payment Amount					29.10			
111496	CENTRAL TURF AND IRRIGATION SUPPLY		PV	131485	001	00999	5/5/2025	66001292-00	309.30		111496	CENTRAL TURF AND IRRIGATION SUPPLY
	CENTRAL TURF AND IRRIGATION SUPPLY 8 WILLIAMS STREET ELMSFORD NY 10523			Summary Total					309.30			
			PV	131526	001	00999	5/2/2025	66001237-00	238.58			
				Summary Total					238.58			
				Payment Amount					547.88			
116197	CINTAS CORPORATION		PV	131503	001	00999	5/2/2025	4229303481	60.14		116197	CINTAS CORPORATION
	CINTAS CORPORATION CINTAS LOC #4K P O BOX 650838 DALLAS TX 75265-0838			Summary Total					60.14			
			PV	131510	001	00999	5/9/2025	4230081991	45.50			
				Summary Total					45.50			
			PV	131531	001	00999	5/8/2025	4229916620	45.01			
				Summary Total					45.01			
			PV	131716	001	00999	5/15/2025	4230678778	101.55			
				Summary Total					101.55			
				Payment Amount					252.20			

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100127	CROW RIVER FARM EQUIPMENT COMPANY		PV	131523	001	00999	4/28/2025	212623	48.96		100127	CROW RIVER FARM EQUIPMENT COMPANY
	CROW RIVER FARM EQUIPMENT COMPANY 17685 - 53RD STREET NE ROGERS MN 55374			Summary Total					48.96			
				Payment Amount					48.96			
100134	CUTTER SALES INC		PV	131524	001	00999	5/5/2025	176513	23.24		100134	CUTTER SALES INC
	CUTTER SALES INC 8844 ZEALAND AVENUE NORTH BROOKLYN PARK MN 55445			Summary Total					23.24			
				Payment Amount					23.24			
111818	DEANO'S COLLISION SPECIALISTS INC		PV	131692	001	00999	3/12/2025	67227	12,763.64		111818	DEANO'S COLLISION SPECIALISTS INC
	DEANO'S COLLISION SPECIALISTS INC 11063 173RD AVENUE ELK RIVER MN 55330			Summary Total					12,763.64			
				Payment Amount					12,763.64			
100144	DEHN OIL COMPANY		PV	131547	001	00999	5/8/2025	115851	2,373.50		100144	DEHN OIL COMPANY
	DEHN OIL COMPANY 6735 141ST AVENUE NW RAMSEY MN 55303			Summary Total					2,373.50			
				Payment Amount					2,373.50			

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111093	DOUGLAS KERR UNDERGROUND LLC	PAYAPP #1 24-13 FOX RIDGE ESTA	PV	131638	001	09435	5/20/2025	24-13 #1	597,649.81		111093	DOUGLAS KERR UNDERGROUND LLC
	DOUGLAS KERR UNDERGROUND LLC	PAYAPP #1 24-13 FOX RIDGE ESTA	PV	131638	002	09435	5/20/2025	24-13 #1	195,434.32			
	P O BOX 85 MORA MN 55051			Summary Total					793,084.13			
				Payment Amount					793,084.13			
116175	ECKBERG LAMMERS ATTORNEYS AT LAW	Inv 04 2025	PV	131482	001	00999	4/30/2025	04 2025	6,649.45		116175	ECKBERG LAMMERS ATTORNEYS AT LAW
	ECKBERG LAMMERS ATTORNEYS AT LAW 1809 NORTHWESTERN AVENUE STILLWATER MN 55082			Summary Total					6,649.45			
				Payment Amount					6,649.45			
100158	ECM PUBLISHERS INC		PV	131489	001	00999	4/30/2025	1046711	225.00		100158	ECM PUBLISHERS INC
	ECM PUBLISHERS INC 4095 COON RAPIDS BLVD COON RAPIDS MN 55433			Summary Total					225.00			
			PV	131544	001	00999	5/9/2025	1047838	55.00			
				Summary Total					55.00			
		KWIK TRIP	PV	131555	001	00999	5/2/2025	1046924	104.50			
				Summary Total					104.50			
			PV	131594	001	00999	5/2/2025	1046922	286.00			
				Summary Total					286.00			
			PV	131595	001	00999	5/2/2025	1046923	264.00			
				Summary Total					264.00			
		ECM	PV	131607	001	00999	5/9/2025	1047839	104.50			

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				Summary Total					104.50			
		ECM	PV	131608	001	00999	5/9/2025	1047841	110.00			
				Summary Total					110.00			
		ECM	PV	131609	001	00999	5/9/2025	1047840	110.00			
				Summary Total					110.00			
		ECM	PV	131610	001	00999	5/9/2025	1047844	110.00			
				Summary Total					110.00			
		ECM	PV	131611	001	00999	5/9/2025	1047842	104.50			
				Summary Total					104.50			
		ECM	PV	131612	001	00999	5/9/2025	1047843	110.00			
				Summary Total					110.00			
				Payment Amount					1,583.50			
119694	ELK RIVER PRINTING		PV	131507	001	00999	5/9/2025	185923	426.05		119694	ELK RIVER PRINTING
	ELK RIVER PRINTING 596 DODGE AVE NW ELK RIVER MN 55330			Summary Total					426.05			
				Payment Amount					426.05			
100143	FERGUSON WATERWORKS # 2518		PV	131479	001	00999	5/1/2025	0546383	111.72		100143	FERGUSON WATERWOF # 2518
	FERGUSON WATERWORKS 2516 P O BOX 802817 CHICAGO IL 60680-2817			Summary Total					111.72			
			PV	131480	001	00999	5/1/2025	0546371	277.32			
				Summary Total					277.32			
			PV	131481	001	00999	5/7/2025	0546631	1,185.46			
				Summary Total					1,185.46			

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				Payment Amount					1,574.50			
106870	FIRE EQUIPMENT SPECIALTIES, INC		PV	131674	001	00999	5/16/2025	21503	66.76		106870	FIRE EQUIPMENT SPECIALTIES, INC
	FIRE EQUIPMENT SPECIALTIES, INC 425 BERKSHIRE LANE N PLYMOUTH MN 55441			Summary Total					66.76			
				Payment Amount					66.76			
121937	FLOWSEAL SURFACE MAINTENANCE INC	PAYAPP #1 25-09 CRACK SEAL IMP	PV	131639	001	09101	5/20/2025	25-09 #1	55,717.50		121937	FLOWSEAL SURFACE MAINTENANCE INC
	FLOWSEAL SURFACE MAINTENANCE INC 19384 SEYMOUR ST NW ELK RIVER MN 55330			Summary Total					55,717.50			
				Payment Amount					55,717.50			
104268	FRONTIER PRECISION INC		PV	131512	001	00999	5/1/2025	INV324627	4,413.00		104268	FRONTIER PRECISION INC
	FRONTIER PRECISION INC 1713 BURLINGTON DRIVE BISMARK ND 58504			Summary Total					4,413.00			
				Payment Amount					4,413.00			
100200	GOPHER STATE ONE CALL INC		PV	131478	001	00999	4/30/2025	5040702	514.35		100200	GOPHER STATE ONE CALL INC
	GOPHER STATE ONE CALL 7223 PARKWAY DRIVE SUITE 210			Summary Total					514.35			

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	HANOVER MD 21076-1317											
				Payment Amount					514.35			
100650	GRAINGER		PV	131516	001	00999	5/9/2025	9501692256	84.90		100650	GRAINGER
	GRAINGER INC			Summary Total					84.90			
	DEPT. 806511127											
	PALATINE IL 60038-0001											
				Payment Amount					84.90			
112564	GROUP HEALTH INC WORKSITE		PV	131661	001	00999	5/11/2025	7103034	236.90		112564	GROUP HEALTH INC WORKSITE
	GROUP HEALTH INC WORKSITE			Summary Total					236.90			
	M.S. # 21109A P O BOX 1309											
	MINNEAPOLIS MN 55440-1309											
				Payment Amount					236.90			
100211	HAWKINS INC		PV	131497	001	00999	5/5/2025	7060179	8,731.52		100211	HAWKINS INC
	HAWKINS INC			Summary Total					8,731.52			
	P O BOX 860263		PV	131625	001	00999	5/15/2025	7066408	80.00			
	MINNEAPOLIS MN 55486-0263			Summary Total					80.00			
				Payment Amount					8,811.52			
121841	HEARTLAND BUSINESS SYSTEMS LLC		PV	131616	001	00999	5/13/2025	793819-H	6,120.00		121841	HEARTLAND BUSINESS SYSTEMS LLC
	HEARTLAND BUSINESS SYSTEMS LLC			Summary Total					6,120.00			
	PO BOX 856846											

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	MINNEAPOLIS MN 55485-6846											
				Payment Amount					6,120.00			
104027	INK WIZARDS INC		PV	131673	001	00999	5/15/2025	11723	1,224.00		104027	INK WIZARDS INC
	INK WIZARDS INC			Summary Total					1,224.00			
	9958 HIGHWAY 10 NW											
	ELK RIVER MN 55330											
				Payment Amount					1,224.00			
121127	MASTERS TELECOM LLC		PV	131494	001	00999	5/5/2025	58404	65.58		121127	MASTERS TELECOM LLC
	MASTERS TELECOM LLC			Summary Total					65.58			
	1225 NW 17TH AVE STE 101											
	DELRAY BEACH FL 33445											
				Payment Amount					65.58			
117425	MAUER MAIN CHEVROLET		PV	131538	001	00999	3/28/2025	5307444	284.80		117425	MAUER MAIN CHEVROL
	MAUER MAIN CHEVROLET			Summary Total					284.80			
	435 WEST MAIN STREET											
	ANOKA MN 55303											
				Payment Amount					284.80			
100284	MENARDS ELK RIVER		PV	131498	001	00999	5/9/2025	15126	86.95		100284	MENARDS ELK RIVER
	MENARDS ELK RIVER			Summary Total					86.95			
	19521 EVANS STREET NW		PV	131502	001	00999	4/30/2025	14576	127.63			
	ELK RIVER MN 55330-1077			Summary Total					127.63			
			PV	131506	001	00999	4/29/2025	14528	779.00			

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				Summary Total					779.00			
			PV	131515	001	00999	5/6/2025	14948	103.18			
				Summary Total					103.18			
				Payment Amount					1,096.76			
100285	MET COUNCIL ENVIRONMENTAL SRV	Inv #1187315	PV	131450	001	00999	5/1/2025	0001187315	106,470.79		100285	MET COUNCIL ENVIRONMENTAL SRV
	MET COUNCIL ENVIRONMENTAL SRV P O BOX 856513 MINNEAPOLIS MN 55485-6513			Summary Total					106,470.79			
				Payment Amount					106,470.79			
100341	MTI DISTRIBUTING INC		PV	131619	001	00999	5/12/2025	1473246-00	1,361.16		100341	MTI DISTRIBUTING INC
	MTI DISTRIBUTING INC SDS 12-1900 P O BOX 86 MINNEAPOLIS MN 55486-1900			Summary Total					1,361.16			
				Payment Amount					1,361.16			
100345	NAPA AUTO PARTS ELK RIVER		PV	131537	001	00999	5/12/2025	293091	18.52		100345	NAPA AUTO PARTS ELK RIVER
	NAPA AUTO PARTS ELK RIVER 17137 YALE STREET NW ELK RIVER MN 55330			Summary Total					18.52			
			PV	131689	001	00999	5/15/2025	293725	23.98			
				Summary Total					23.98			
				Payment Amount					42.50			

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115167	NET TRANSCRIPTS INC		PV	131603	001	00999	4/30/2025	NT21698	114.40		115167	NET TRANSCRIPTS INC
	NET TRANSCRIPTS INC			Summary Total					114.40			
	PO BOX 95777											
	CHICAGO IL 60694-5777			Payment Amount					114.40			
101234	NORTH VALLEY INC	PAYAPP #1 25-02 SUNWOOD RECON	PV	131642	001	09402	5/20/2025	25-02 #1	91,330.01		101234	NORTH VALLEY INC
	NORTH VALLEY INC	PAYAPP #1 25-02 SUNWOOD RECON	PV	131642	002	09402	5/20/2025	25-02 #1	2,423.24			
	20015 IGUANA STREET NW #100			Summary Total					93,753.25			
	NOWTHEN MN 55330			Payment Amount					93,753.25			
100363	NORTHERN SANITARY SUPPLY CO		PV	131514	001	00999	5/9/2025	211002	209.21		100363	NORTHERN SANITARY SUPPLY CO
	NORTHERN SANITARY SUPPLY CO			Summary Total					209.21			
	341 COON RAPIDS BLVD		PV	131596	001	00999	5/13/2025	211015	313.04			
	MINNEAPOLIS MN 55433			Summary Total					313.04			
				Payment Amount					522.25			
115071	NORTHLAND OCCUPATIONAL HEALTH		PV	131541	001	00999	5/8/2025	25174	50.00		115071	NORTHLAND OCCUPATIONAL HEALTH
	NORTHLAND OCCUPATIONAL HEALTH			Summary Total					50.00			
	7533 SUNWOOD DRIVE NW		PV	131658	001	00999	5/14/2025	25230	50.00			
	SUITE 212											
	RAMSEY MN 55303			Summary Total					50.00			

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				Payment Amount					100.00			
110480	OPUS 21 MANAGEMENT SOLUTIONS	Inv #250410	PV	131597	001	00999	5/11/2025	250410	15,614.56		110480	OPUS 21 MANAGEMENT SOLUTIONS
	OPUS 21 MANAGEMENT SOLUTIONS 680 COMMERCE DRIVE SUITE 160 WOODBURY MN 55125			Summary Total					15,614.56			
				Payment Amount					15,614.56			
112421	PERRILL		PV	131715	001	00999	5/1/2025	264303	200.00		112421	PERRILL
	PERRIL 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305			Summary Total					200.00			
				Payment Amount					200.00			
114134	PHASOR ELECTRIC COMPANY		PV	131535	001	00999	5/9/2025	051335	2,117.00		114134	PHASOR ELECTRIC COMPANY
	PHASOR ELECTRIC COMPANY 2160 108TH LANE NE BLAINE MN 55449			Summary Total					2,117.00			
				Payment Amount					2,117.00			
100384	PLAISTED COMPANIES INC		PV	131486	001	00999	5/5/2025	80861	1,379.50		100384	PLAISTED COMPANIES INC
	PLAISTED COMPANIES INC PO BOX 332 11555 - 205TH AVENUE NW			Summary Total					1,379.50			

Payment Group Control Number 4005
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 5/28/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	ELK RIVER MN 55330											
				Payment Amount					1,379.50			
100393	PRAIRIE RESTORATIONS INC		PV	131671	001	00999	5/15/2025	INV-014213	800.00		100393	PRAIRIE RESTORATIONS INC
	PRAIRIE RESTORATIONS INC 31646 128TH STREET PRINCETON MN 55371			Summary Total					800.00			
				Payment Amount					800.00			
121041	RED WING BUSINESS ADVANTAGE ACCOUNT		PV	131536	001	00999	5/10/2025	20250510114394	400.00		121041	RED WING BUSINESS ADVANTAGE ACCOUNT
	RED WING BUSINESS ADVANTAGE ACCOUNT PO BOX 844329 DALLAS TX 75284-4329			Summary Total					400.00			
				Payment Amount					400.00			
117285	RUM RIVER CONSULTANTS		PV	131613	001	00999	5/10/2025	941	11,317.50		117285	RUM RIVER CONSULTANTS
	RUM RIVER CONSULTANTS 32134 111 1\2 STREET PRINCETON MN 55371			Summary Total					11,317.50			
				Payment Amount					11,317.50			
100431	SAFETY KLEEN CORPORATION		PV	131525	001	00999	4/23/2025	96951745	399.84		100431	SAFETY KLEEN CORPORATION
	SAFETY KLEEN CORPORATION			Summary Total					399.84			

Payment Group Control Number 4005
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 5/28/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	PO BOX 975201		PV	131530	001	00999	5/3/2025	R003403071	110.97			
	DALLAS TX 75397-5201					Summary Total			110.97			
						Payment Amount			510.81			
119121	SLOTH INSPECTIONS INC		PV	131614	001	00999	4/30/2025	04302025	8,238.75		119121	SLOTH INSPECTIONS INC
	SLOTH INSPECTIONS INC 2089 175TH LANE NW ANDOVER MN 55304					Summary Total			8,238.75			
						Payment Amount			8,238.75			
100469	STREICHER'S POLICE EQUIPMENT	HOLSTER - OVERLIE	PV	131492	001	00999	5/2/2025	I1760181	285.99		100469	STREICHER'S POLICE EQUIPMENT
	STREICHER'S POLICE EQUIPMENT 10911 WEST HWY 55 MINNEAPOLIS MN 55441					Summary Total			285.99			
						Payment Amount			285.99			
110313	SUMMIT FIRE PROTECTION		PV	131690	001	00999	5/15/2025	3255591	212.25		110313	SUMMIT FIRE PROTECTION
	SUMMIT FIRE PROTECTION P O BOX 851675 MINNEAPOLIS MN 55485-1675					Summary Total			212.25			
						Payment Amount			212.25			
100485	TIMESAVER OFF SITE SECRETARIAL INC		PV	131659	001	00999	5/14/2025	30449	172.00		100485	TIMESAVER OFF SITE SECRETARIAL INC

Payment Group Control Number	4005		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	5/28/2025		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	TIMESAVER OFF SITE SECRETARIAL INC 21021 KAROLINE COURT N FOREST LAKE MN 55025			Summary Total					172.00			
				Payment Amount					172.00			
116724	TRI STATE BOBCAT		PV	131518	001	00999	4/30/2025	A48418	1,401.63		116724	TRI STATE BOBCAT
	TRI STATE BOBCAT 71 MINNESOTA AVE LITTLE CANADA MN 55117			Summary Total					1,401.63			
				Payment Amount					1,401.63			
106812	TWIN CITY FILTER SERVICE INC		PV	131627	001	00999	5/12/2025	0776756-IN	791.20		106812	TWIN CITY FILTER SERVICE INC
	TWIN CITY FILTER SERVICE INC 2529 25TH AVE S MINNEAPOLIS MN 55406-1280			Summary Total					791.20			
				Payment Amount					791.20			
106990	USABLUEBOOK		PV	131672	001	00999	5/15/2025	INV00712023	172.27		106990	USABLUEBOOK
	USA BLUE BOOK PO BOX 9004 GURNEE IL 60031-9004			Summary Total					172.27			
				Payment Amount					172.27			
100510	VERIZON WIRELESS		PV	131615	001	00999	5/9/2025	6113095657 APR 2025	5,792.80		100510	VERIZON WIRELESS
	VERIZON WIRELESS			Summary Total					5,792.80			

Payment Group Control Number 4005
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 5/28/2025

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	P O BOX 16810 NEWARK NJ 07101-6810											
				Payment Amount					5,792.80			
112721	W W GOETSCH ASSOCIATES INC		PV	131540	001	00999	5/5/2025	114554	1,753.99		112721	W W GOETSCH ASSOCIATES INC
	W W GOETSCH ASSOCIATES INC 5250 WEST 74TH STREET SUITE 24 MINNEAPOLIS MN 55439-2226			Summary Total					1,753.99			
				Payment Amount					1,753.99			
106351	WATER LABORATORIES, INC		PV	131499	001	00999	5/10/2025	10452	690.00		106351	WATER LABORATORIES, INC
	WATER LABORATORIES, INC 333 EAST MAIN STREET PO BOX 388 ELK RIVER MN 55330			Summary Total					690.00			
				Payment Amount					690.00			
100529	WENDELL'S INC	Notary Stamp - A Green	PV	131600	001	00999	5/13/2025	3043744	11.35		100529	WENDELL'S INC
	WENDELL'S INC			Summary Total					11.35			
	6601 BUNKER LAKE BLVD	Name Plate Riverblood	PV	131660	001	00999	5/16/2025	3045279	6.45			
	PO BOX 458 RAMSEY MN 55303-0458			Summary Total					6.45			
				Payment Amount					17.80			

Payment Group Control Number	4005		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	T	A/P ACH Payment	
Pay Through Date	5/28/2025		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name

Total Amount to be Processed	1,372,541.07	
Total Number of Payments to be Processed	65	

Checks - 1,159,416.75
ACH - 1,372,541.07

Total A/P - 2,531,957.82

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Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #25-121

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF MAY 8, 2025 THROUGH MAY 21, 2025

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of May 8, 2025 through May 21, 2025 in the amount of $3,176,067.79 and

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

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

1) That the Ramsey City Council hereby approves the cash disbursements made and authorizes payment of the accounts payable invoices as detailed in the attached Bills List for the period May 8, 2025 through May 21, 2025 in the amount of $3,176,067.79.

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

Mayor Heineman
Councilmember
Councilmember
Councilmember
Councilmember
Councilmember
Councilmember

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27th day of May, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 05/27/2025

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #25-092 Approving a Stormwater Basin Maintenance Agreement and Waiver for Emerald Estates (Project No. 24-123); Case of Alan and Joni Greenwaldt

Purpose/Background:

On February 25, 2025, the City Council approved the Final Plat for Emerald Estates, a 13-lot rural subdivision located on 181st Avenue, west of Xenolith Street. This was a bit of a unique subdivision in the sense that each lot would be custom-designed, including grading. Due to the custom nature of the subdivision, each lot will have its own stormwater basin and each basin will only receive water from the lot it is on. Since each basin will be designed to only receive water from the lot which it is on (no runoff from public roads or from multiple properties), each individual property owner will be responsible for maintaining their stormwater basin to ensure it continues to function as it was designed (rather than encumbering each basin with drainage and utility easement and the City bearing responsibility for maintaining each basin). The City would only step in to conduct maintenance if the property owner fails to do so. Should that occur, this agreement not only grants the City the ability to assess those maintenance costs to the property, but it also waives the right of the property owner to object to said assessments.

Funding Source:

All costs associated with this request are the responsibility of the Applicant.

Recommendation:

Staff recommends approving the Stormwater Basin Maintenance Agreement and Waiver.

Outcome/Action:

Motion to adopt Resolution #25-092 approving the Stormwater Basin Maintenance Agreement and Waiver.

Attachments

Site Location Map

Preliminary Plat (with Stormwater Basins)

Stormwater Maintenance Agreement and Waiver

Resolution #25-092: Stormwater Maintenance Agreement and Waiver

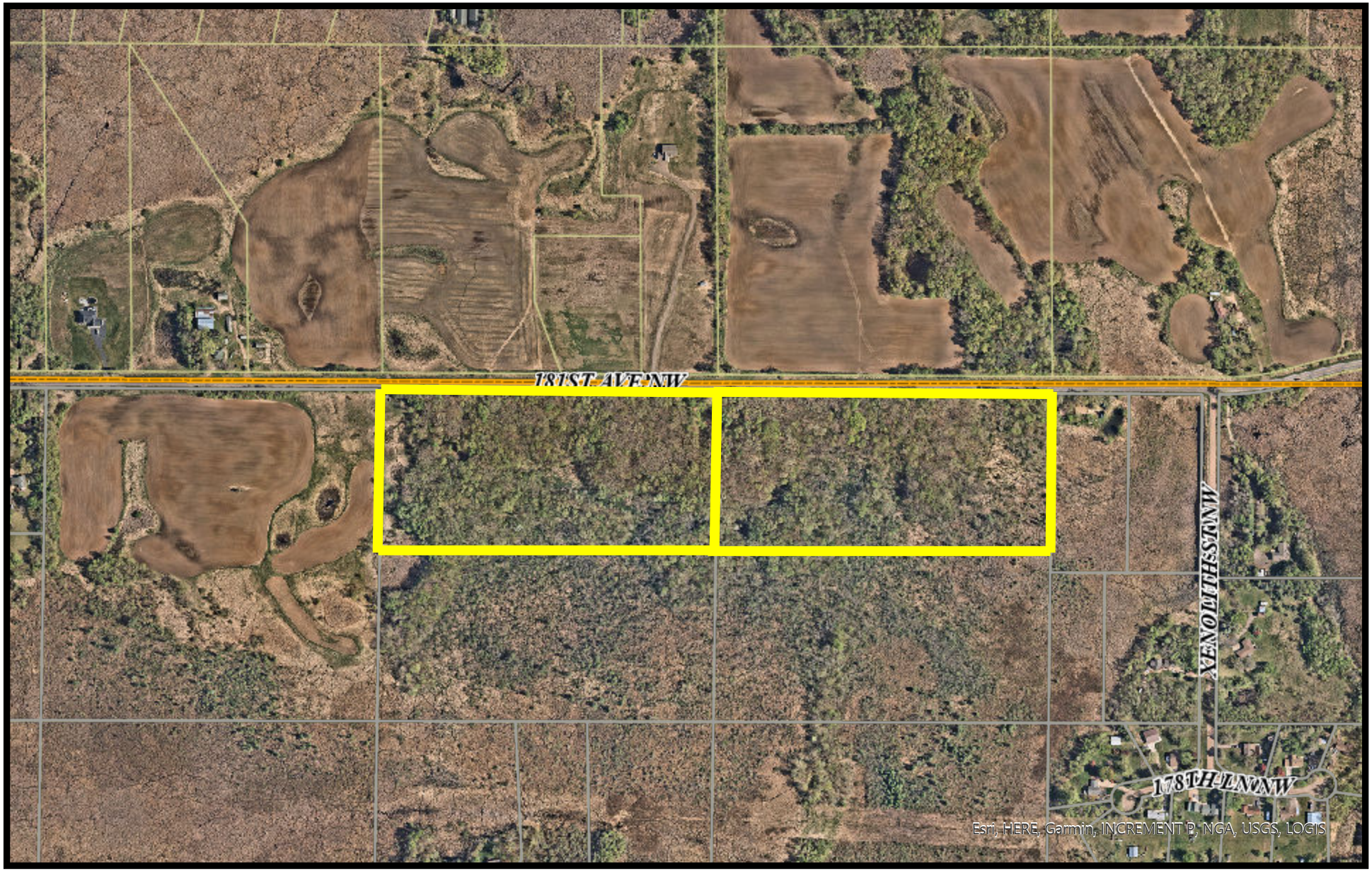
Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	05/22/2025 09:06 AM
Brian Hagen	Brian Hagen	05/22/2025 02:53 PM
Form Started By: Chris Anderson		Started On: 04/24/2025 09:22 AM
Final Approval Date: 05/22/2025		

Emerald Estates

05-32-25-11-0001, 04-32-25-22-0001

Final Plat



Print Date: September 16, 2024

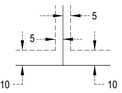
0 0.040.07 0.15 0.22 0.3
mi

Site Plan Approv

LEGEND

- Property Line
- Interior Lot Line
- Underlying Parcel Line
- Existing Easement
- Proposed Easement
- Proposed Setback

DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:
(Not to Scale)



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

AREA SUMMARY

Existing:					
Pervious	1,565,018	s.f.	35.93	ac.	96.8%
Impervious	50,266	s.f.	1.15	ac.	3.2%
Total	1,565,018	s.f.	35.93	ac.	100.0%
Proposed:					
Pervious	1,440,183	s.f.	33.06	ac.	92.0%
Impervious	124,835	s.f.	2.87	ac.	8.0%
Total	1,565,018	s.f	35.93	ac.	100.0%

LEGAL DESCRIPTION

The North Half of the Northeast Quarter of the Northeast Quarter of Section 5, and the North Half of the Northwest Quarter of the Northwest Quarter of Section 4, all in Township 32, Range 25, Anoka County, Minnesota.

BENCHMARK

Anoka County Benchmark No. 2085
Elevation = 918.258 (NAVD88)
Location: Approximately 50 feet East of the centerline of CSAH No. 5 and 65 feet South of the centerline of 185th Ave NW.

LOT DATA TABLE

Parcel	Area (SF)	Area (Acres)
R.O.W. Dedication 181st Ave NW	159,810	3.67
Block1, Lot1	124,453	2.86
Block1, Lot2	120,073	2.76
Block1, Lot3	120,002	2.75
Block1, Lot4	119,931	2.75
Block1, Lot5	119,861	2.75
Block1, Lot6	119,790	2.75
Block1, Lot7	119,788	2.75
Block1, Lot8	119,613	2.75
Block1, Lot9	119,507	2.74
Block1, Lot10	119,401	2.74
Block1, Lot11	119,295	2.74
Block1, Lot12	125,145	2.87
Block1, Lot13	118,161	2.71

GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

SITE PLAN NOTES

2. Obtain all necessary permits for construction within, or use of, public right-of-way.
3. The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file, shall be compared to the structural drawings prior to staking.

ZONING AND SETBACK SUMMARY

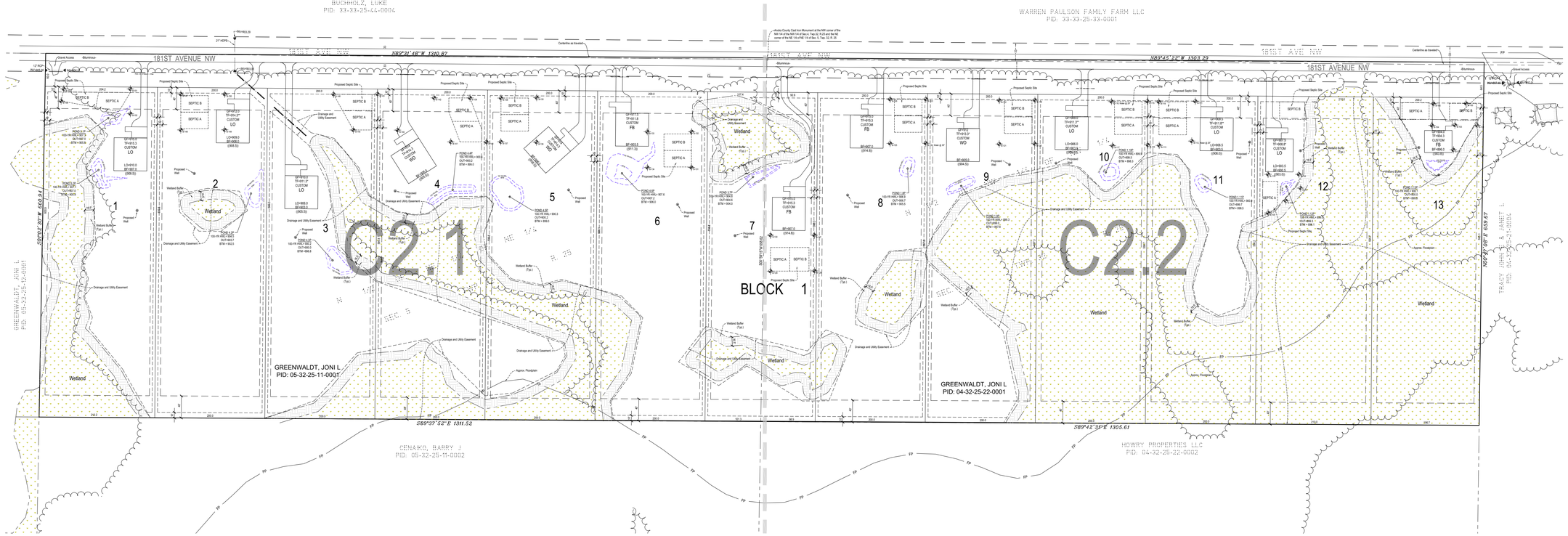
The Property is currently Zoned Rural Residential Zone (RR)
Current Land Use: Rural Developing

Building Setback Information is as follows:
Front Yard = 40 ft.
Rear = 40 ft.
Side (Interior) = 10 ft.
Side (Street) = 40 ft.

Adjacent Properties Zoning:
North: Bordered by 181st Avenue NW
South: Public / Quasi-Public District
East: Rural Developing
West: Rural Developing

Lot Coverage Information is as follows:
Lot Area Minimum = 108,900 s.f. = 2.5 ac.
Lot Width Minimum = 200 ft.

Total Site Area = 1,565,018 s.f. = 35.93 ac.
Wetland and Wetland Buffer Area = 662,634 s.f. = 15.21 ac.
Net Developable Area = 902,384 s.f. = 20.72 ac.



© LANDFORM 2025

OWNER

ALAN & JONI GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY

City of RAMSEY

PROJECT

EMERALD ESTATES

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL
03 Dec 2024	Add Landscape Plan Sheets	ETL
31 Dec 2024	Pre Plat Resubmittal	ETL
06 Feb 2025	Pre Plat Resubmittal	ETL
20 Feb 2025	Pre Plat Resubmittal	ETL

NOT FOR CONSTRUCTION

CERTIFICATION

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

Eric T. Luth, PE
License No: 50475 Date: 02/20/2025

Signature shown is a digital reproduction of original. Wet signed copy of this plan on file at Landform Professional Services, LLC office and is available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
FEBRUARY 20, 2025

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C200ZZZ725.DWG

PROJECT NO. ZZZ24725

PRE PLAT INDEX
C2.0

NORTH
0 100 200

Landform® and Site to Finish™ are registered service marks of Landform Professional Services, LLC.

STORMWATER BASIN MAINTENANCE AGREEMENT AND WAIVER

THIS AGREEMENT AND EASEMENT is entered into this 27th day of May, 2025

between the City of Ramsey, Minnesota, a Minnesota municipality (hereinafter, "the City"), and Alan F. Greenwaldt and Joni L. Greenwaldt, husband and wife, Fee Owners of certain parcels of land in Anoka County, Minnesota, (hereinafter, "the Owners") which they have caused to be surveyed and platted in Anoka County, Minnesota, as Emerald Estates (hereinafter, "the Plat"), creating thereon certain stormwater basins.

In consideration for the approval of the aforesaid Plat, including the creation of individual lots thereon, the Owners hereby grant this maintenance agreement, incorporating herein any necessary access easements with the City, to permit access and maintenance by the City to any and all stormwater basins, as will be identified in grading and drainage plans upon application for building permits, for the purpose of performing any necessary maintenance thereon.

The Owners expressly agree and understand that they are responsible for perpetually maintaining all stormwater basins on their property by performing annual inspections and maintenance activities to remove sediment and vegetation from stormwater basins as needed to maintain original design capacities to protect the health, safety and welfare of the public in the management of stormwater within the City and, in particular, on the land subdivided in the Plat. In addition, the Owners agree and understand that they are responsible for providing annual reports to the City confirming that they inspected and maintained all stormwater basins on their property. This agreement shall apply to Owners and all subsequent heirs and assigns.

The Owners and the City expressly agree and understand that the right of the City, created herein, to enter upon and maintain the aforesaid stormwater basins, is based upon the City's interest in protecting the health, safety and welfare of the public in the management of stormwater within the City and, in particular, on the land subdivided in the Plat.

It is agreed that where the City deems it necessary to enter upon property within the Plat for the purpose of performing any necessary maintenance on designated stormwater basins, including any excavation and similar expenses, it may access the property as necessary, conduct repairs, and may assess its costs in doing so to the Owners, their heirs or assigns, specifically including any subsequent owners of individual

lots within the Plat as may adjoin the stormwater basins, and that said Owners or subsequent owners of any individual lots within the Plat waive any right to object to such assessments as may be otherwise available to them by law.

This agreement shall apply to all parcels created by the aforesaid Plat and shall permit the City, upon written notice, to enter upon the land and effect such repairs thereon to the extent necessary to accomplish the necessary maintenance of the aforesaid stormwater basins as designated on the Plat.

It is further agreed that all deeds conveying the lots on the aforesaid Plat by the owners shall contain language expressly limiting the conveying language as follows: "subject to a stormwater basin maintenance agreement for access and necessary maintenance and repairs thereon by the City of Ramsey."

_____ Date: _____

Alan F. Greenwaldt, Owner

_____ Date: _____

Joni L. Greenwaldt, Owner

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Alan F. Greenwaldt and by Joni L. Greenwaldt, husband and wife, as their free act and deed.

_____

Notary Public

FOR THE CITY OF RAMSEY, MINNESOTA

_____

Ryan Heineman, Mayor

Date: _____

_____

Brian Hagen, City Administrator

Date: _____

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Ryan Heineman and by Brian Hagen, respectively the Mayor and City Administrator 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

This instrument drafted by:
Frederic W. Knaak, Esq.
Ramsey City Attorney
1295 Bandana Blvd. N., Suite 335
St. Paul, MN 55108

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

RESOLUTION #25-048

RESOLUTION APPROVING A STORMWATER MAINTENANCE AGREEMENT FOR EMERALD ESTATES

RECITALS

1. Landform Professional Services, LLC, on behalf of their clients Joni L. Greenwaldt and Alan F. Greenwaldt, hereafter referred to as "Applicant", previously applied for Final Plat approval of the following described properties located in the City of Ramsey:

   The North Half of the Northeast Quarter of the Northeast Quarter of Section 5, and the North Half of the Northwest Quarter of the Northwest Quarter of Section 4, all in Township 32, Range 25, Anoka County, Minnesota

   -or upon recording of the Emerald Estates final plat-

   Lots 1-13, Block 1 Emerald Estates

   (the 'Subject Property'); and

2. That the Environmental Policy Board reviewed the project and the potential impacts on natural resources on December 16, 2024; and

3. That the Planning Commission held a Public Hearing and reviewed the Preliminary Plat on December 19, 2024, and recommended approval of the project; and

4. The City Council approved the Emerald Estates Preliminary Plat on January 14, 2025; and

5. That the City Council approved the Emerald Estates Final Plat (the "Plat") on February 25, 2025; and

6. That the Plat was designed for each lot to be custom graded and for each lot to have their own stormwater basin that would only receive stormwater runoff from the lot the basin is located on; and

7. That each individual stormwater basin requires periodic maintenance to ensure proper functionality and that each owner of a lot within the Plat is responsible for maintaining the stormwater basin on their property.

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

1) That the Ramsey City Council hereby approves a Stormwater Basin Maintenance Agreement and Waiver for Emerald Estates, in accordance with relevant City Codes, and authorizes the Mayor and City Administrator to execute said agreement.

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 27th day of May, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 05/27/2025

Primary Strategic Plan Initiative:

Title:

Adopt Resolution #25-106: Amended Site Plan Review for Rivenwick Village 4th Addition (LGI Homes - Minnesota, LLC)

Purpose/Background:

Rivenwick Village 4th Addition is a 27-unit townhome development that was approved in 2022. It is located in a triangle bounded by Riverdale Drive, 139th Lane, and Jasper Street NW. The site was graded and the streets and utilities were installed in the summer of 2023. Since then, no units have been constructed. The townhomes that were approved are a row-style multi-level split. The applicant, LGI Homes, has been receiving feedback from their other locations that a standard two-story design would be more desirable. To accomplish this change in design, the site would need to have the grading revised to raise the rears of the units. Townhome unit designs and site improvements are approved through a Site Plan Review application. The proposed changes in the grading plan and unit design are deviations from the 2022 approvals and an amendment is required.

A short (1-3 foot) retaining wall will be installed to create a flat, usable backyard with patios. The retaining wall and regrading are not anticipated to alter the approved landscape plan.

The proposed front and rear exteriors of the townhome units look very similar to the design that was approved in 2022. The individual unit widths are the same so replatting of the property is not necessary.

Notification:

Mailed notices were sent to property owners within 350 feet of the site. A "proposed development" sign was placed on the site. A legal notice was placed in the May 9 Anoka Union Hearld Newspaper.

Time Frame/Observations/Alternatives:

Alternatives to Consider:

1. Approve the amended site plan review as recommended by the Planning Commission.
2. Approve the amended site plan with modifications.
3. Deny the amended site plan based on certain findings, keeping the existing approvals in place.

Funding Source:

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

Recommendation:

At their regular meeting on May 22, 2025, the Planning Commission voted unanimously to recommend approval of the amended Site Plan Review.

Outcome/Action:

Motion to adopt Resolution #25-106 approving an amended site plan review for Rivenwick Village 4th Addition.

Attachments

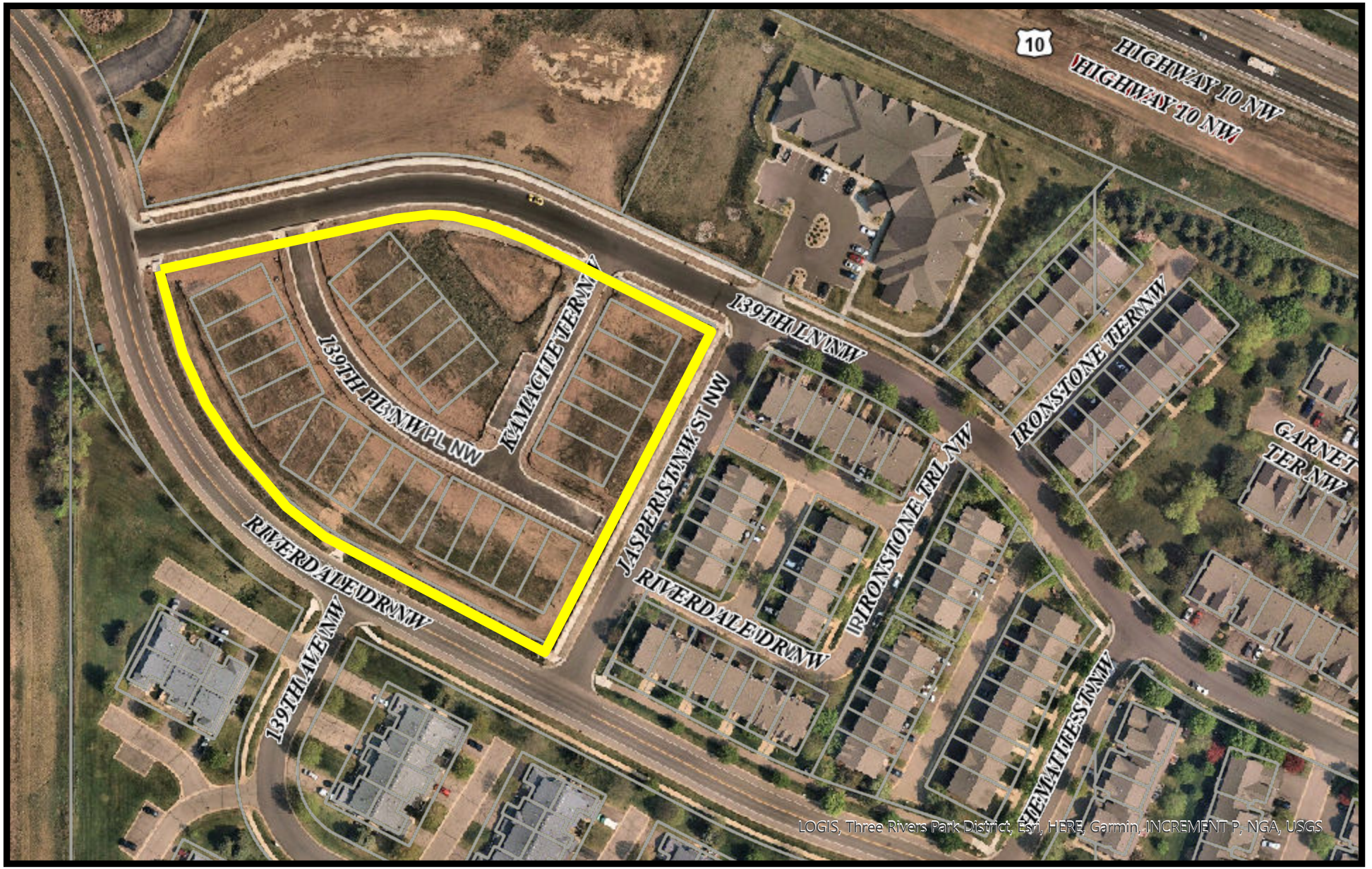
Location Map
Grading/Site Plan
Landscape Plan
5-Plex Buildings
6-Plex Buildings
Resolution #25-106

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/22/2025 03:25 PM
Form Started By: Todd Larson		Started On: 05/16/2025 11:31 AM
Final Approval Date: 05/22/2025		

Rivenwick Village 4th Addition

Location Map: 139th Lane NW & Riverdale Drive NW



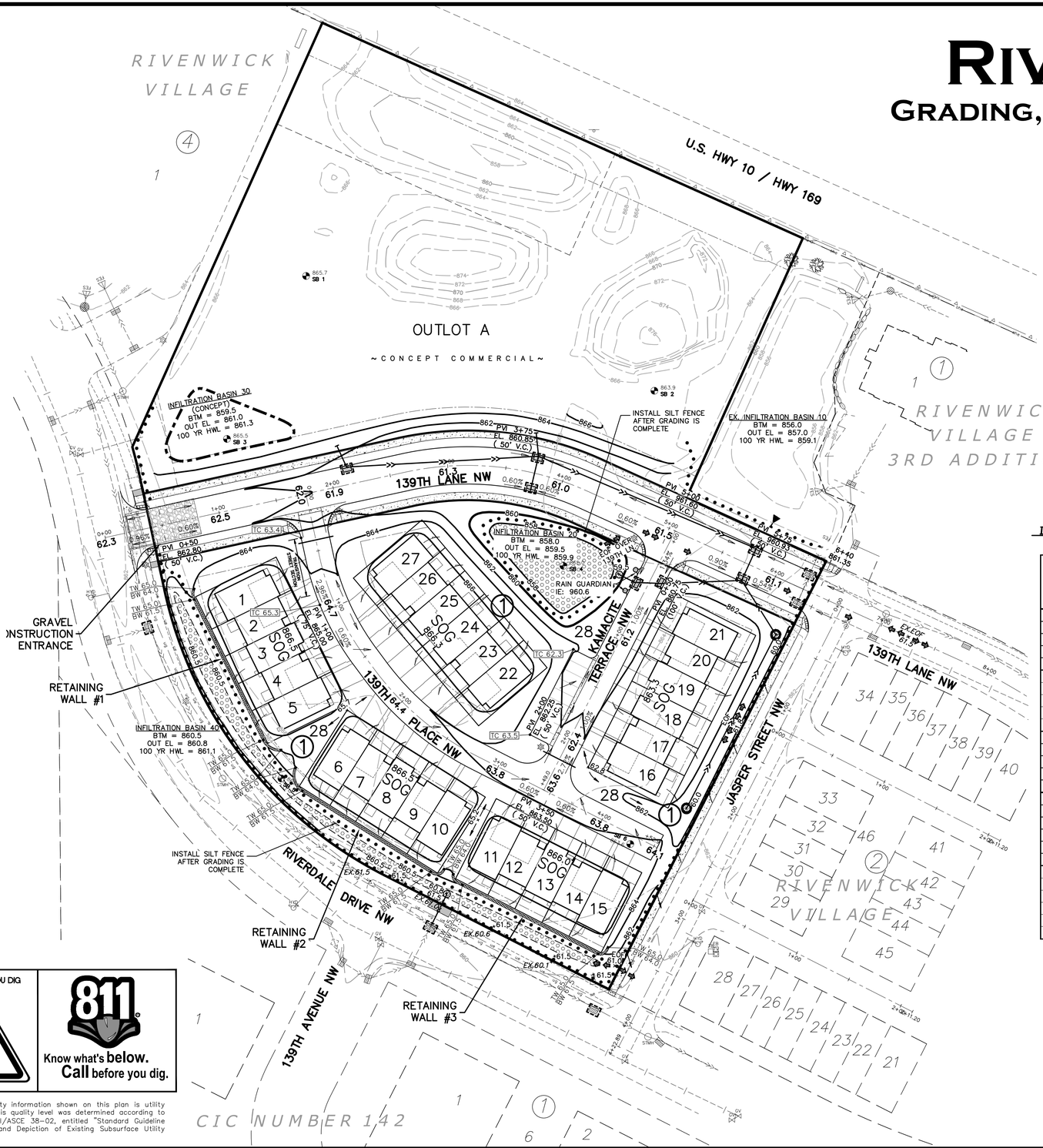
Print Date: April 14, 2025

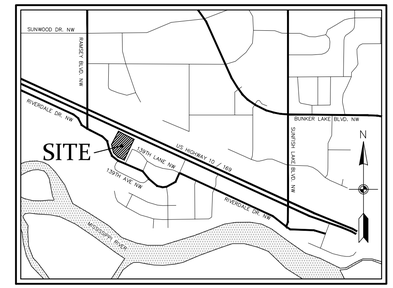
0 0.01 0.01 0.03 0.04 0.06
mi

RIVENWICK VILLAGE

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

RAMSEY, MINNESOTA





VICINITY MAP

NOT TO SCALE

LOT TABULATION

Block	Lot	House Type	Garage Floor Elevation	Proposed Lowest Floor Elevation	Lowest opening Elevation	EOF	100 Year	Water Table	Controling Elevation		Method
									LF	LO	
1	1	SOG	866.5	866.5	866.5	861.0	861.1	853.0	863.1	-	100-YR
1	2	SOG	866.5	866.5	866.5	861.0	861.1	853.0	863.1	-	100-YR
1	3	SOG	866.5	866.5	866.5	861.0	861.1	853.0	863.1	-	100-YR
1	4	SOG	866.5	866.5	866.5	861.0	861.1	853.0	863.1	-	100-YR
1	5	SOG	866.5	866.5	866.5	861.0	861.1	853.0	863.1	-	100-YR
1	6	SOG	866.5	866.5	866.5	861.0	861.1	853.0	863.1	-	100-YR
1	7	SOG	866.5	866.5	866.5	861.0	861.1	853.0	863.1	-	100-YR
1	8	SOG	866.5	866.5	866.5	861.0	861.1	853.0	863.1	-	100-YR
1	9	SOG	866.5	866.5	866.5	861.0	861.1	853.0	863.1	-	100-YR
1	10	SOG	866.5	866.5	866.5	861.0	861.1	853.0	863.1	-	100-YR
1	11	SOG	866.0	866.0	866.0	861.0	861.1	853.0	863.1	-	100-YR
1	12	SOG	866.0	866.0	866.0	861.0	861.1	853.0	863.1	-	100-YR
1	13	SOG	866.0	866.0	866.0	861.0	861.1	853.0	863.1	-	100-YR
1	14	SOG	866.0	866.0	866.0	861.0	861.1	853.0	863.1	-	100-YR
1	15	SOG	866.0	866.0	866.0	861.0	861.1	853.0	863.1	-	100-YR
1	16	SOG	863.3	863.3	863.3	861.8	-	853.0	-	862.8	EOF
1	17	SOG	863.3	863.3	863.3	861.8	-	853.0	-	862.8	EOF
1	18	SOG	863.3	863.3	863.3	861.8	-	853.0	-	862.8	EOF
1	19	SOG	863.3	863.3	863.3	861.5	-	853.0	-	862.5	EOF
1	20	SOG	863.3	863.3	863.3	861.5	-	853.0	-	862.5	EOF
1	21	SOG	863.3	863.3	863.3	861.5	-	853.0	-	862.5	EOF
1	22	SOG	866.3	866.3	866.3	861.5	859.9	853.0	-	862.5	EOF
1	23	SOG	866.3	866.3	866.3	861.5	859.9	853.0	-	862.5	EOF
1	24	SOG	866.3	866.3	866.3	861.5	859.9	853.0	-	862.5	EOF
1	25	SOG	866.3	866.3	866.3	861.5	859.9	853.0	-	862.5	EOF
1	26	SOG	866.3	866.3	866.3	861.5	859.9	853.0	-	862.5	EOF
1	27	SOG	866.3	866.3	866.3	861.5	859.9	853.0	-	862.5	EOF

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
MAINTENANCE ACCESS		
INFILTRATION BASIN		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
SPECIFIED CONTOUR		
FEMA FLOODWAY	FW	
FEMA FLOODPLAIN	FP	
100' BUFFER	buffer	
WETLAND LINE		
SPOT ELEVATION		00.0 / E.O.F. / 000.0
EMERGENCY OVERFLOW		
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		

DENOTES INLET PROTECTION

WETLAND FILL SUMMARY

THERE ARE NO DELINEATED WETLAND ONSITE

SHEET INDEX

1. GRADING DEVELOPMENT & EROSION CONTROL PLAN
2–3. DETAILS

N

0 25 50 100

BENCHMARK

1. Minnesota Department of Transportation Geodetic GSD Station No. 781 (MnDot Name F 257) – Elevation 864.76 ft.
2. Minnesota Department of Transportation Geodetic GSD Station No. 93781 (MnDot Name 0202 B) – Elevation 865.02 ft.

CALL BEFORE YOU DIG

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

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

CARLSON ENGINEERING — ENGINEERING SURVEYING PLANNING

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 12/6/22 License #: 25063

Drawn: ADB
Designed: BJK
Date: 12/6/22

Revisions:
1. 3/27/24 Revise to SOG per Owner
2. 4/29/25 Revise Building Plan per Owner

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2850 Cutters Grove Ave., Suite 207
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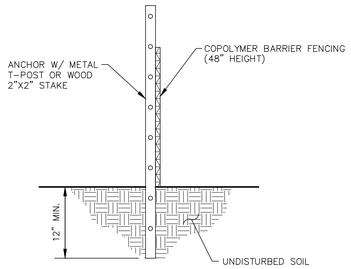
RIVENWICK VILLAGE 4TH ADDITION
Ramsey, Minnesota

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

Save Date: 04/29/25 F:\jobs\7821 - 7840\7835-02 rivenwick 4th addition\cad c3d\engineering\final plans\grading\7835-02_grade.dwg

7835-02

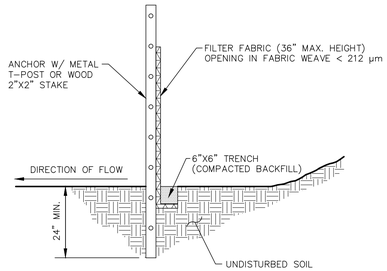
TREE FENCE



NOTES:

1. TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
2. ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
4. SEE MNDOT SPECIFICATION 2572.

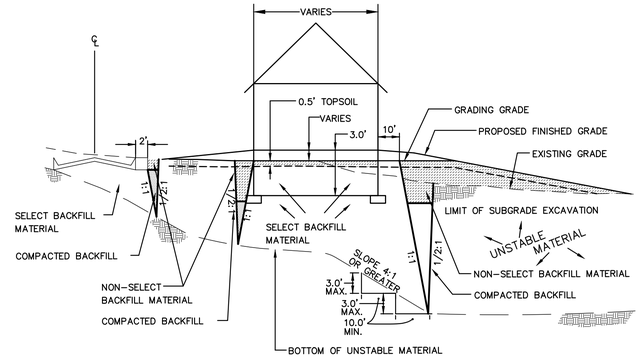
SILT FENCE



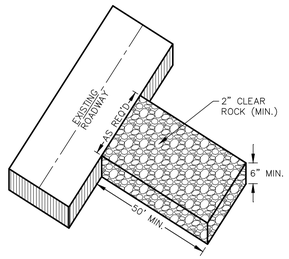
NOTES:

1. DIG A 6"X6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"X6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

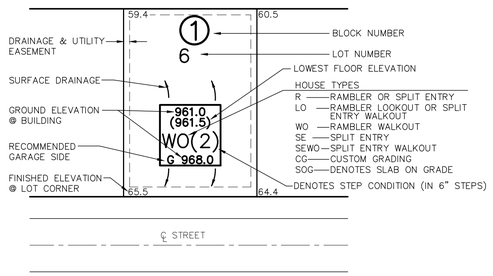
SUBGRADE CORRECTION



ROCK CONSTRUCTION ENTRANCE

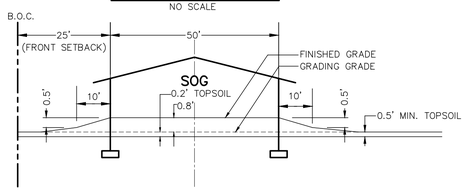


GRADING PLAN LOT KEY



SLAB ON GRADE

NO SCALE



TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

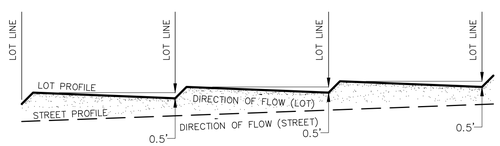
SEED: MnDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

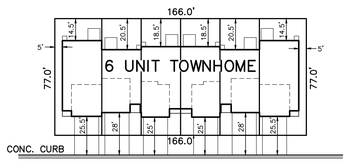
DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

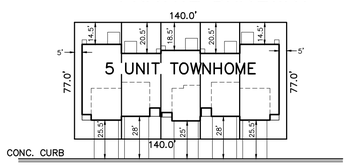
MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

LOT BENCHING DETAIL







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Drawn: ADB
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RIVENWICK VILLAGE 4TH ADDITION
Ramsey, Minnesota

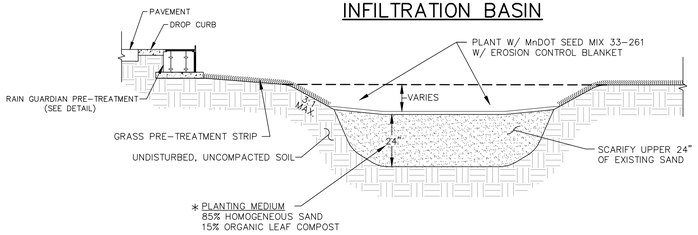
DETAILS

2 of 4

Save Date: 04/29/25 | F:\jobs\7821 - 7840\7835-02 rivenwick 4th addition\cad c3d\engineering\final plans\grading\7835-02_detail.dwg

7835-02

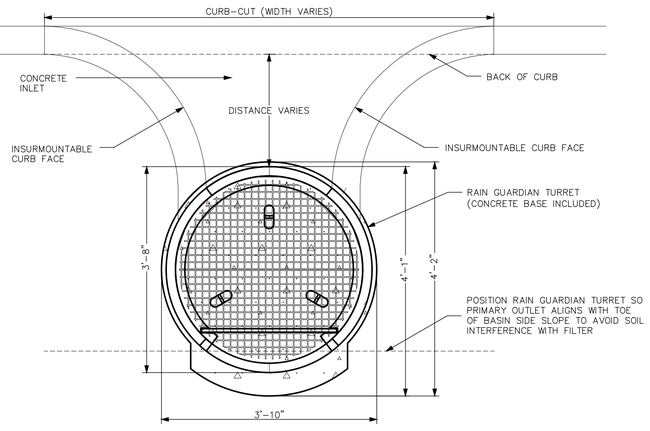
INFILTRATION BASIN



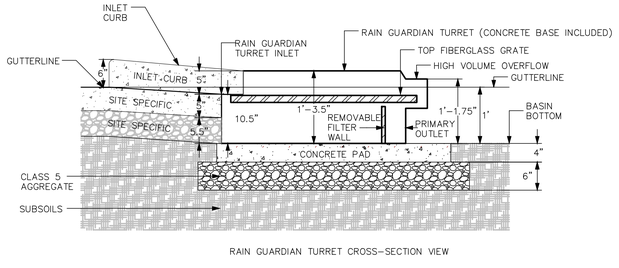
* ONSITE SOILS TO BE UTILIZED TO THE EXTENT POSSIBLE. VERIFY W/ GEOTECHNICAL ENGINEER.

RAIN GUARDIAN DETAIL

RAIN GUARDIAN TURRET
U.S. PATENT 8,501,016

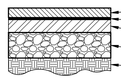


RAIN GUARDIAN TURRET PLAN VIEW



RAIN GUARDIAN TURRET CROSS-SECTION VIEW

INSERT A:



REFERENCE NOTES:

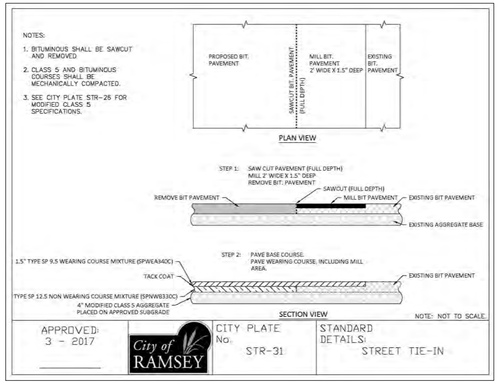
1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.
4. ALL SIDEWALKS SHALL BE 6" THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.
5. CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

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

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

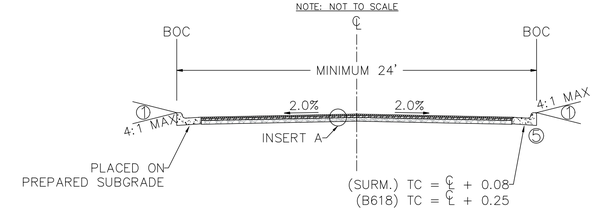
APPROVED: 2 - 2003	City of RAMSEY	STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS
		CITY PLATE No. STR-26



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

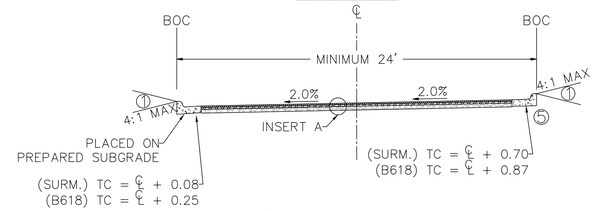
24' – PRIVATE STREET

(STREET C)
NOTE: NOT TO SCALE



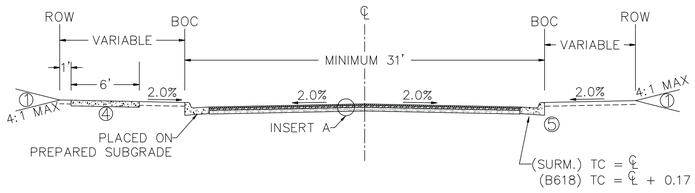
24' – PRIVATE STREET

(STREET B)
NOTE: NOT TO SCALE



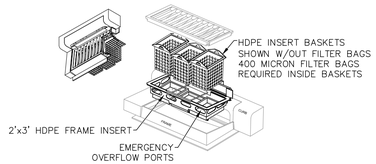
32' – URBAN STREET

NOTE: NOT TO SCALE



INFRASAFE – 2'x3' DEBRIS COLLECTION DEVICE

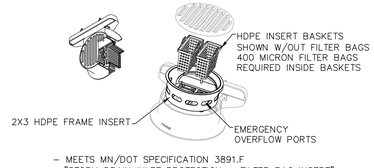
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



- MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3067 OR R-3290 SERIES

INFRASAFE – 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



- MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3250-A OR R-3250-1 (MNDOT 801) FRAME CASTING

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RIVENWICK VILLAGE 4TH ADDITION
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DETAILS

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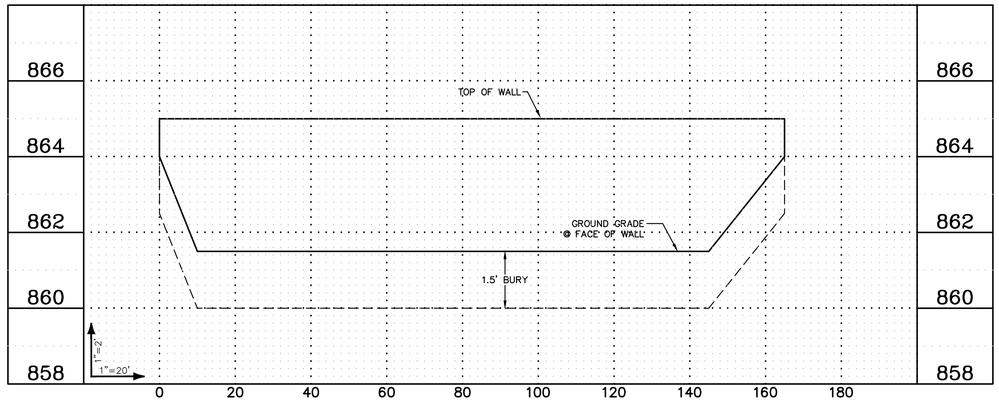
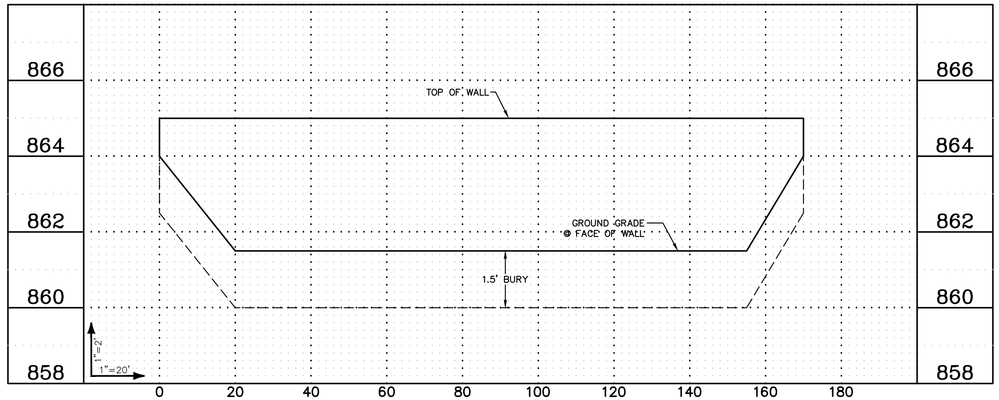
7835-02

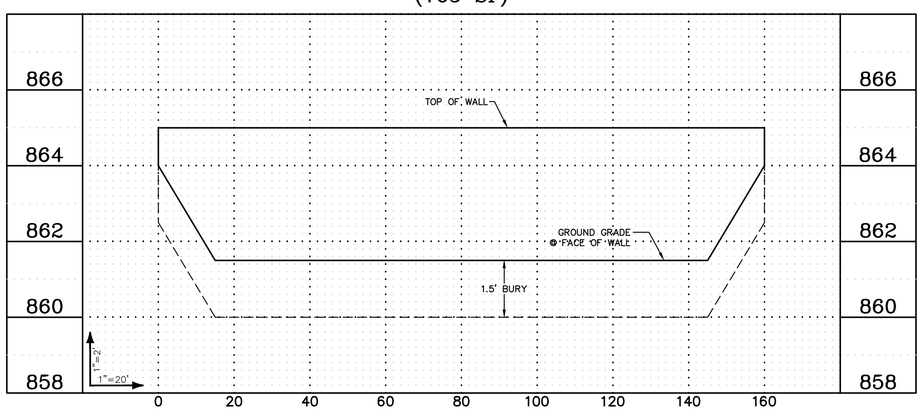
MODULAR RETAINING WALL #1
(790 SF)



MODULAR RETAINING WALL #2
(810 SF)



MODULAR RETAINING WALL #3
(765 SF)



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4TH ADDITION
Ramsey, Minnesota

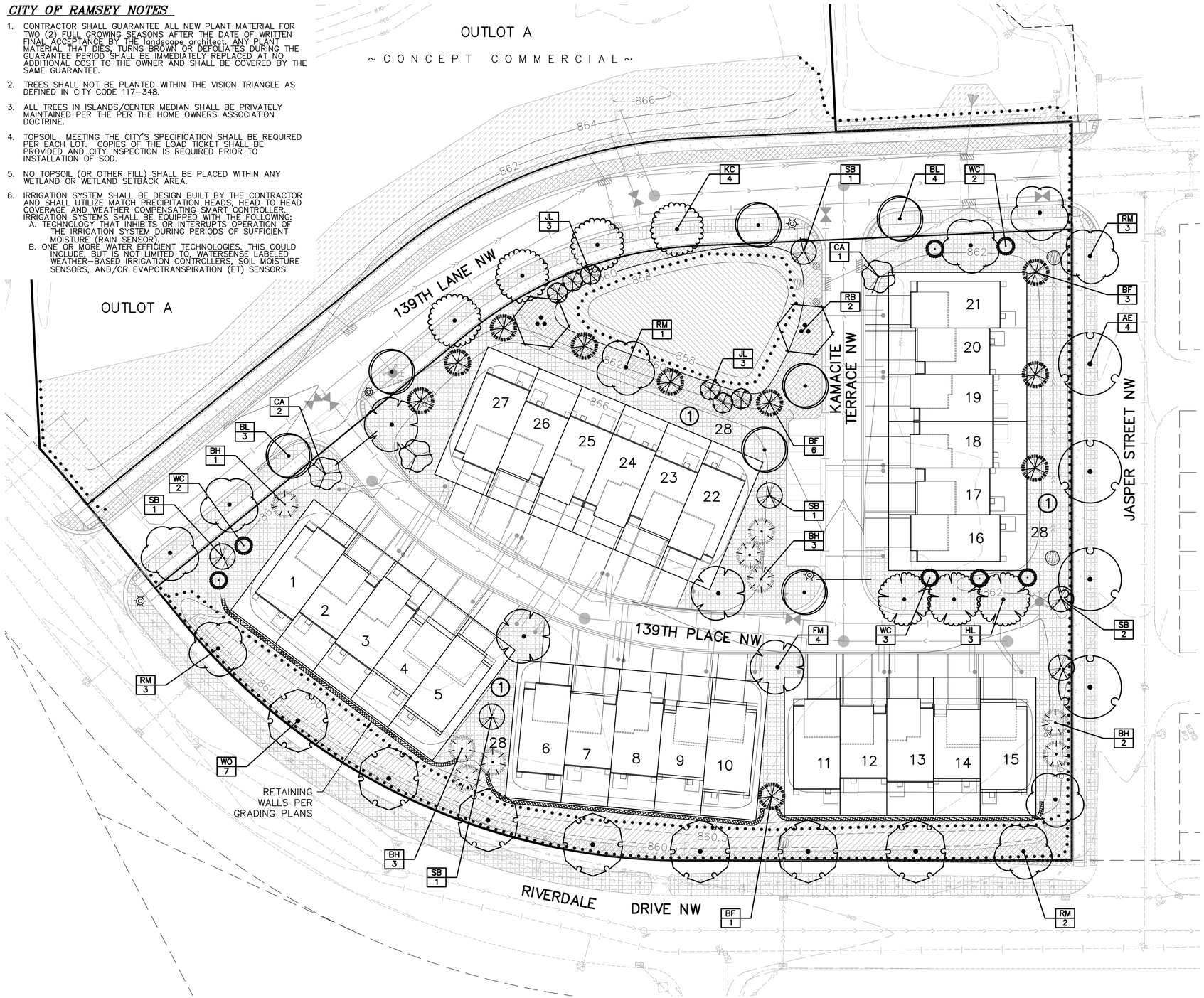
DETAILS

Save Date: 04/29/25 | F:\jobs\7821 - 7840\7835-02 rivenwick 4th addition\cad c3d\engineering\final plans\grading\7835-02_detail.dwg

7835-02

CITY OF RAMSEY NOTES

1. CONTRACTOR SHALL GUARANTEE ALL NEW PLANT MATERIAL FOR TWO (2) FULL GROWING SEASONS AFTER THE DATE OF WRITTEN FINAL ACCEPTANCE BY THE landscape architect. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES DURING THE GUARANTEE PERIOD SHALL BE IMMEDIATELY REPLACED AT NO ADDITIONAL COST TO THE OWNER AND SHALL BE COVERED BY THE SAME GUARANTEE.
2. TREES SHALL NOT BE PLANTED WITHIN THE VISION TRIANGLE AS DEFINED IN CITY CODE 117-348.
3. ALL TREES IN ISLANDS/CENTER MEDIAN SHALL BE PRIVATELY MAINTAINED PER THE PER THE HOME OWNERS ASSOCIATION DOCTRINE.
4. TOPSOIL MEETING THE CITY'S SPECIFICATION SHALL BE REQUIRED PER EACH LOT. COPIES OF THE LOAD TICKET SHALL BE PROVIDED AND CITY INSPECTION IS REQUIRED PRIOR TO INSTALLATION OF SOD.
5. NO TOPSOIL (OR OTHER FILL) SHALL BE PLACED WITHIN ANY WETLAND OR WETLAND SETBACK AREA.
6. IRRIGATION SYSTEM SHALL BE DESIGN BUILT BY THE CONTRACTOR AND SHALL UTILIZE MATCH PRECIPITATION HEADS, HEAD TO HEAD COVERAGE AND WEATHER COMPENSATING SMART CONTROLLER. IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH THE FOLLOWING:
   A. TECHNOLOGY THAT INHIBITS OR INTERRUPTS OPERATION OF THE IRRIGATION SYSTEM DURING PERIODS OF SUFFICIENT MOISTURE (RAIN SENSOR).
   B. ONE OR MORE WATER EFFICIENT TECHNOLOGIES. THIS COULD INCLUDE, BUT IS NOT LIMITED TO, WATERSENSE LABELED WEATHER-BASED IRRIGATION CONTROLLERS, SOIL MOISTURE SENSORS, AND/OR EVAPOTRANSPIRATION (ET) SENSORS.



1 L1 OVERALL LANDSCAPE PLAN

CITY OF RAMSEY LANDSCAPE REQUIREMENTS

1. R2/R3 RESIDENTIAL DISTRICTS (SEC. 117-364.C6) – MINIMUM CANOPY COVERAGE FOR ATTACHED UNITS.

CANOPY COVERAGE REQUIRED (.482 X 72,088 SF) = 34,746 SF

IMPERVIOUS COVER = 67,141 SF (48.2%)
PERVIOUS COVER = 72,088 SF
TOTAL SITE AREA = 139,229

CANOPY COVERAGE PROVIDED = 34,912 SF

PREFERRED TREES	CANOPY	QTY	SUBTOTAL
AUTUMN BRILLIANCE SERVICEBERRY	115	6	690
SWAMP WHITE OAK	718	7	5,026
NORTHERN WHITE CEDAR	626	7	4,382
BALSAM FIR	319	10	3,190
BLACK HILLS SPRUCE	386	9	3,474
		TOTAL	16,762

ACCEPTABLE TREES	CANOPY	QTY	SUBTOTAL
KENTUCKY COFFEE TREE	629	4	2,516
CRABAPPLE	157	3	471
PRINCETON ELM	552	4	2,208
NORTHERN ACCLAIM HONEYLOCUST	481	3	1,443
IVORY SILK LILAC	120	6	720
BOULEVARD LINDEN	354	7	2,478
SIENNA GLEN MAPLE	629	4	2,516
NORTHWOODS RED MAPLE	552	9	4,968
RIVER BIRCH	415	2	830
		TOTAL	18,150

2. TREE PRESERVATION – THE SITE WAS CLEAR CUT DURING RIVENWICK VILLAGE 3RD ADDITION AND AN AFTER THE FACT INVENTORY OF TREE STUMPS WAS COMPLETED. APPROXIMATELY 302 SIGNIFICANT TREE INCHES WERE REMOVED FROM THIS AREA, AT LEAST 40% OF WHICH NEEDED TO BE PRESERVED (121 INCHES). FOR EACH INCH BEYOND THAT THRESHOLD, 1.25 INCHES NEED TO BE REPLACED. PROPOSED LANDSCAPING CAN COUNT TOWARD THIS REQUIREMENT.

TREE REPLACEMENT REQUIRED = 151 (121 INCHES X 1.25)
TREE REPLACEMENT PROVIDED = 154.5

LANDSCAPE PLAN NOTES

1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
7. UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
    1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE
    2. LANDSCAPE SPECIFICATIONS.
    3. PLAN DRAWINGS.
    4. PLANT / MATERIAL SCHEDULES.
    5. CITY STANDARD SPECIFICATIONS AND DETAILS.
    6. MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

N

0 15 30 60
(IN FEET)

FOUNDATION PLANTING NOTE

REQUIRED FOUNDATION PLANTINGS AROUND BUILDINGS TBD AND WILL BE INCLUDED WITH FUTURE BUILDING PERMIT SUBMITTALS BY OTHERS.

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CARLSON ENGINEERING
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BLAINE, MN 55449
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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 12/06/22 License #: 56346

Drawn: RJR
Designed: RJR
Date: 12/06/22

Revisions:
1. 12/20/22 - Per City Comments
2. 03/27/24 - Revise to SOG per Owner
3. 04/29/25 - Per City Comments

LGI HOMES - MINNESOTA, LLC
2850 Cutters Grove Ave., Suite 207
Anoka, Minnesota 55303

RIVENWICK VILLAGE 4TH ADDITION
Ramsey, Minnesota

LANDSCAPE PLAN

L1 of 2

Save Date: 03/27/24 | F:\jobs\7821 - 7840\7835-02 rivenwick 4th addition\cad c3d\landscape\7835-02_landscape.dwg

7835-02

LANDSCAPE SPECIFICATIONS

1. TREE PROTECTION. ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6' STEEL FENCE POSTS SPACED 6' O.C. MAX.

2. EROSION CONTROL. REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMP'S, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPS MUST BE IMPLEMENTED WITHIN 7 DAYS USING.

3. CLEARING AND GRUBBING. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.

4. SOIL PREPARATION. REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.

5. TOPSOIL MATERIAL. ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.

6. SEEDING AND TURF ESTABLISHMENT. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING.. SEEDS SHALL BE SOWED IN 2 PERPENDICULAR PASSES, EACH PASS AT ONE-HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.

7. SODDING. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.

8. PLANT MATERIAL. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

9. PLANT MATERIAL SUBSTITUTIONS. ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.

10. PLANT INSTALLATION AND ESTABLISHMENT. REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.

11. MULCH MATERIAL. DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.

12. LANDSCAPE EDGING. INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.

13. IRRIGATION. DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND READJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPLERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.

14. MAINTENANCE. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES, HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.

15. WATERING. UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.

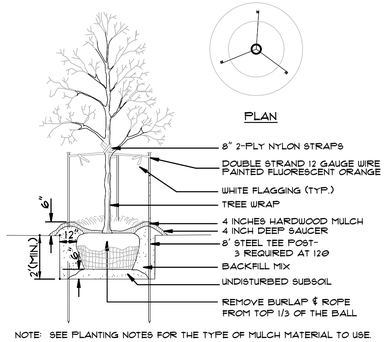
16. NATIVE PLANT ESTABLISHMENT. THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAT 3 YEARS AFTER INITIAL SEEDING - ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.

17. FINAL ACCEPTANCE. UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.

18. WARRANTY. ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	9	Acer rubrum `Northwood`	Northwoods Red Maple	2" Cal.	B&B
	FM	4	Acer x freemanii `Sienna`	Sienna Glen Maple	2" Cal.	B&B
	RB	2	Betula nigra Clump Form, 2" Cal Equivalent	River Birch Multi-Trunk	8` Ht.	B&B
	HL	3	Gleditsia triacanthos inermis `Harve`	Northern Acclaim Thornless Honey Locust	2" Cal.	B&B
	KC	4	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	2" Cal.	B&B
	WO	7	Quercus bicolor	Swamp White Oak	2" Cal.	B&B
	BL	7	Tilia americana `Boulevard`	Boulevard Linden	2" Cal.	B&B
	AE	4	Ulmus americana `Princeton`	American Elm	2" Cal.	B&B
CONIFEROUS TREES						
	BF	10	Abies balsamea	Balsam Fir	6` Ht.	B&B
	BH	9	Picea glauca densata	Black Hills Spruce	6` Ht.	B&B
	WC	7	Thuja occidentalis	White Cedar	6` Ht.	B&B
ORNAMENTAL TREES						
	SB	6	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7` Ht.	B&B
	CA	3	Malus x `Adirondack` White Flowers	Adirondack Crabapple	1.5" Cal.	B&B
	JL	6	Syringa reticulata `Ivory Silk` White Flowers	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B
GROUND COVERS						
	SOD	41,789 sf	Bluegrass Sod Irrigated Turfgrass	Kentucky Bluegrass	sod	
	TI	16,517 sf	Type I - Infiltration Basin Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 50.0 lb/ac	MnDOT Seed Mix 35-241	seed	
	TII	15,357 sf	Type II - No-Mow Lawn Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 300.0 lb/ac	Prairie Nursery No-Mow Lawn Seed Mix	seed	
	TIII	18,265 sf	Type III - Native Construction Seed Mix Install with mass grading. Refer to notes for acceptable seeding methods. Seeding Rate 57.0 lb/ac	MnDOT Seed Mix 32-241	seed	

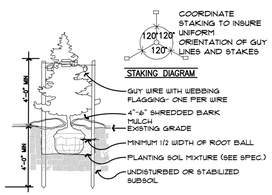


NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

NOTE: GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD

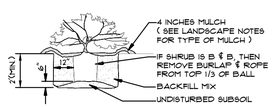
GUY ASSEMBLY- 16" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1-1/2" WIDE STRAP (TYP.) DOUBLE STRAND 10 GA. WIRE, 2-T" ROLLED STEEL POSTS (MNDOT 3401) @ 180° O.C. (SEE STAKING DIAGRAM)



B CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE

PLANTING STEPS FOR DECIDUOUS AND CONIFEROUS TREES

1. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
2. TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
4. PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITHIN APPROXIMATELY 12" OF THE TOP OF ROOTBALL, WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWINE.
5. PLUMB AND BACKFILL WITH BACKFILL SOIL.
6. WATER TO SETTLE PLANTS AND FILL VOIDS.
7. WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.



C SHRUB & CONTAINER PLANTING DETAIL
NOT TO SCALE

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CARLSON-ENGINEERING.COM

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

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 12/06/22 License #: 56346

Drawn: RJR
Designed: RJR
Date: 12/06/22

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RIVENWICK VILLAGE 4TH ADDITION
Ramsey, Minnesota

LANDSCAPE PLAN

L2 of 2

Save Date: 03/27/24 | F:\jobs\7821 - 7840\7835-02 rivenwick 4th addition\cad c3d\landscape\7835-02_landscape.dwg

7835-02

GENERAL NOTES

DO NOT SCALE DRAWINGS. ANY CONFLICTS OR MISSING INFORMATION SHOULD BE BROUGHT TO THE ATTENTION OF THE BUILDER AND/OR DESIGNER.

THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH THE 2020 MINNESOTA RESIDENTIAL CODE, 2020 MINNESOTA ENERGY CODE AND 2020 MEC

RE: STRUCTURAL FOR ALL LOADS AND HEADER SIZES

INTERIOR CONSTRUCTION

WALLS:
ALL ANGLED WALLS ARE 45°U.N.O.
PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT ALL USABLE AREAS UNDERNEATH STAIRS

BARTOP TOP PLATE TO BE @ 34 1/2" A.F.F.

CEILINGS:
CATHEDRAL CEILING BEAM TO BE FURRED OUT TO 6" WIDE

DOORS:
ALL SHEETROCK ARCHES (SRA) AS FOLLOWS:
BOT OF ARCH @ 82" A.F.F. WITH TOP OF ARCH @ 92" A.F.F.
INTERIOR DOORS TO BE TWO PANEL COLONIAL INTERIOR PASSAGE DOORS
HEADER HEIGHT FOR GARAGE OHD TO BE @ 85 1/4"
HEADER HEIGHT FOR GARAGE ENTRY DOOR TO BE 81 1/2"
DOOR CONNECTING GARAGE AND HOUSE TO BE SELF CLOSING 1 3/8" THICK STEEL, INSULATED, 20 MINUTE FIRE RATED, GASKET AND SEALED PER LOCAL CODES

SRO (SHEET ROCK OPENINGS) AND SRA (SHEETROCK ARCHES):
REFER TO FLOOR PLANS FOR ALL SRO AND SRA WIDTHS
ALL SRO AND SRA HEIGHTS TO BE 12" BELOW SPECIFIED CEILING

WINDOWS: R1C310
PROVIDE 1/2" ADDITIONAL ROUGH OPENING HEIGHT AT ALL WINDOWS
DEFINITION OF WINDOW TAG EXAMPLED: 3050 SH DL @ 6'-8" HEADER HEIGHT= 36" X 60" SINGLE HUNG DIVIDED LITE @ 6'-8" A.F.F.

LIGHTING:
VANITY FIXTURES TO BE MOUNTED @ 87" A.F.F. TO THE CENTERLINE
COACH LIGHTS TO BE MOUNTED 5'-10" A.F.F. TO THE CENTERLINE

CABINETS:
KITCHEN AND UTILITY CABINETS: COUNTERTOP @ 36"
BATHROOM CABINETS: COUNTERTOP @ 34"
PROVIDE CROWN MOULDING AS SPECIFIED @ KITCHEN WALL CABINETS

GARAGE:
PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON ALL WALLS AND CEILING.
SLOPE FLOOR, FULL WIDTH, 1% FROM REAR WALL TO OHD, U.N.O.

STAIRS: IRC311.5
STAIR WIDTH SHALL BE NO LESS THAN 36"
ALL RISERS TO BE 7 3/4" MAX AND MAY NOT VARY MORE THAN 3/8" IN HEIGHT
ALL TREADS TO BE NO LESS THAN 10"
HANDRAIL SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS AT NO LESS THAN 34" OR MORE THAN 38" A.F.F.

EXTERIOR CONSTRUCTION

STONE VENEER:
THIN SET STONE VENEER OR PANELIZED REPLICA STONE, STACK NATURALLY AND CONFORM WITH ALL STANDARD INDUSTRY PRACTICES AND ALL APPLICABLE IRC CODES

WALLS:
ALL EXTERIOR WALLS TO BE 2X6 STUDS, UNLESS NOTED OTHERWISE

PORCHES:
ALL PORCHES AND PATIO SOFFITS TO BE VINYL AND MATCH SOFFIT MATERIAL AT EAVES

ROOFS:
TERMINATION OF FASCIA AT GABLES WILL BE HELD 1 INCH OFF THE SHINGLES

EXIT DOORS:
INSTALL "Z" FLASHING OVER ALL EXPOSED EXTERIOR DOORS

ADDRESS BLOCK:
SHALL BE MOUNTED IN STONE WAINSCOT WITH TOP OF 36" A.F.F.

EXTEIOR TRIM:
ALL WINDOW AND DOOR TRIM TO BE 45 DEGREE MITER

SOFFITS:
SOFFITS AT ALL GABLES TO BE 12" VINYL
SOFFITS AT ALL HIPS TO BE 12" VINYL

CODE INFORMATION

CONSTRUCTION TYPE: 5B
OCCUPANCY: R3, U (garage)
2020 MINNESOTA RESIDENTIAL CODE
2020 MINNESOTA ENERGY CODE
2020 NEC

CONSULTANTS

DESIGNER

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8003 118th AVE NE
KIRKLAND, WA 98033
PHONE: (425) 242-7490

STRUCTURAL ENGINEER

HANSON GROUP
3407 KILMER LANE N. SUITE #4
PLYMOUTH, MN 55441
PHONE: (612) 708-3572

LGI HOMES®

AFTON PLAN

FLOOR AREAS	
MAIN	636
UPPER	860
TOTAL	1496
GARAGE	403
COVERED PORCH	40

CAMDEN PLAN

FLOOR AREAS	
MAIN	748
UPPER	1001
TOTAL	1749
GARAGE	404
COVERED PORCH	22

HAYES PLAN

FLOOR AREAS	
MAIN	883
UPPER	1189
TOTAL	2072
GARAGE	401
COVERED PORCH	24

SHEET INDEX

C - COVER SHEET
A1 - SLAB FOUNDATION (2)
A2 - MAIN FLOOR PLAN (2)
A3 - UPPER FLOOR PLAN (2)
A4 - FRONT AND REAR ELEVATION (2)
A5 - SIDE ELEVATIONS
A6 - ROOF PLAN
A7 - BUILDING SECTION
A8 - PARTY WALL DETAIL
A9 - ELECTRICAL PLAN (MAIN)
A10 - ELECTRICAL PLAN (UPPER)

5 UNIT BUILDING (CHP)

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RIVENWICK VILLAGE
5 UNIT BUILDING
RAMSEY, MINNESOTA

date: 01-04-24
permit:
revisions:
03-06-24
04-30-24
04-23-25

drawn by: MWJ
checked by:

SHEET
C

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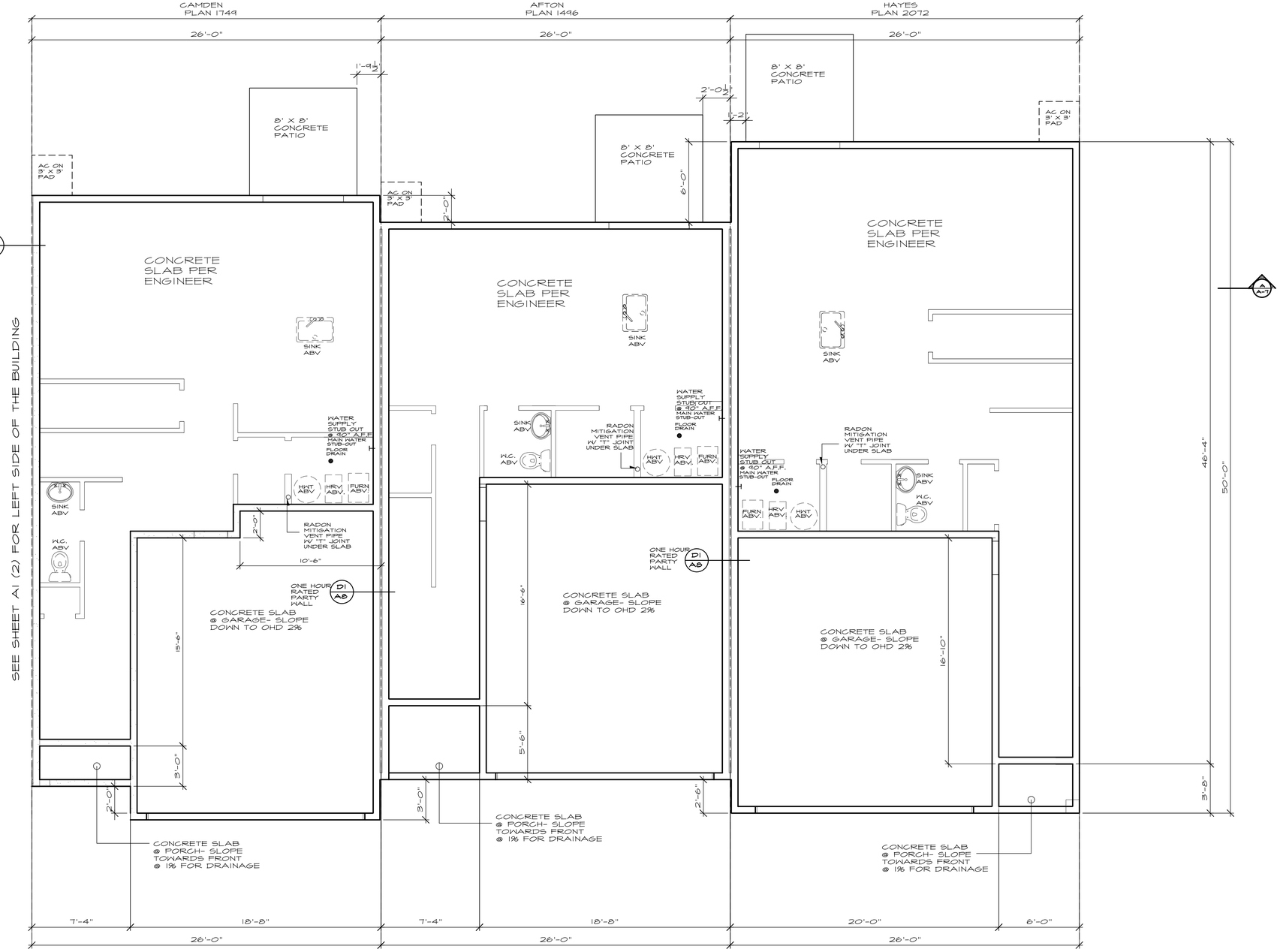

SLAB FOUNDATION

SEE GENERAL NOTES

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

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A1

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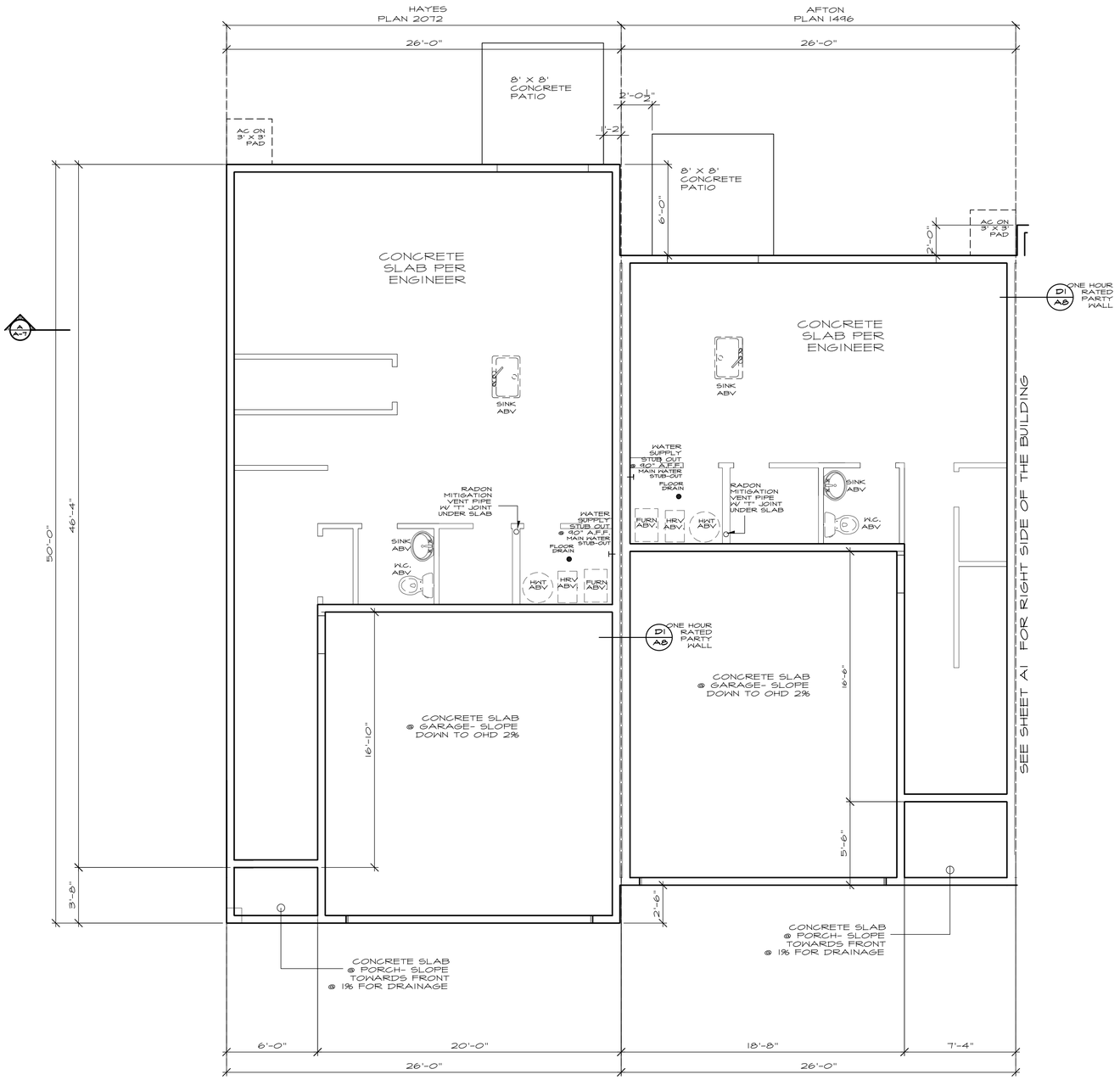

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A1
(2)

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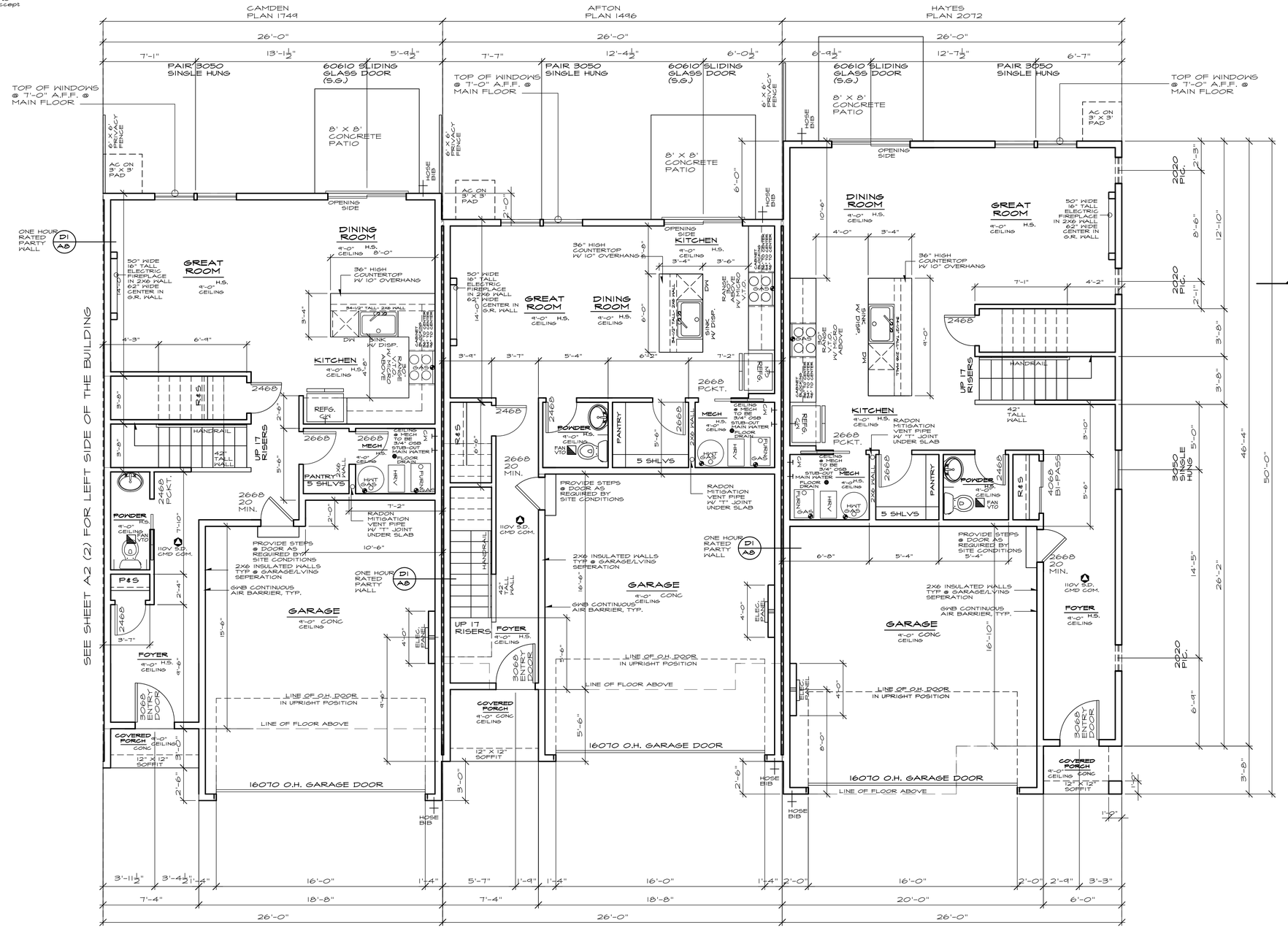

MAIN FLOOR PLAN

SEE GENERAL NOTES

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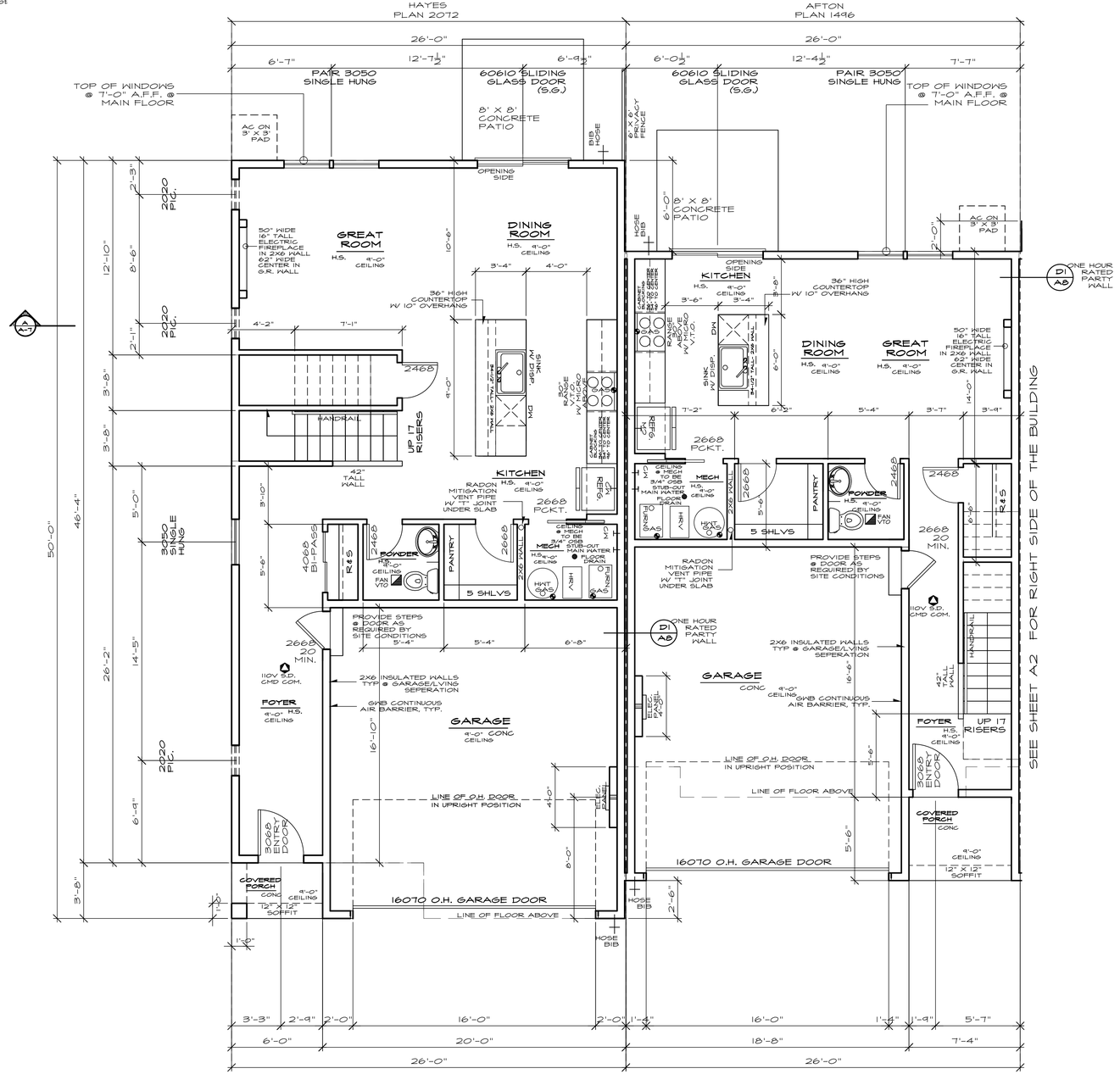

MAIN FLOOR PLAN

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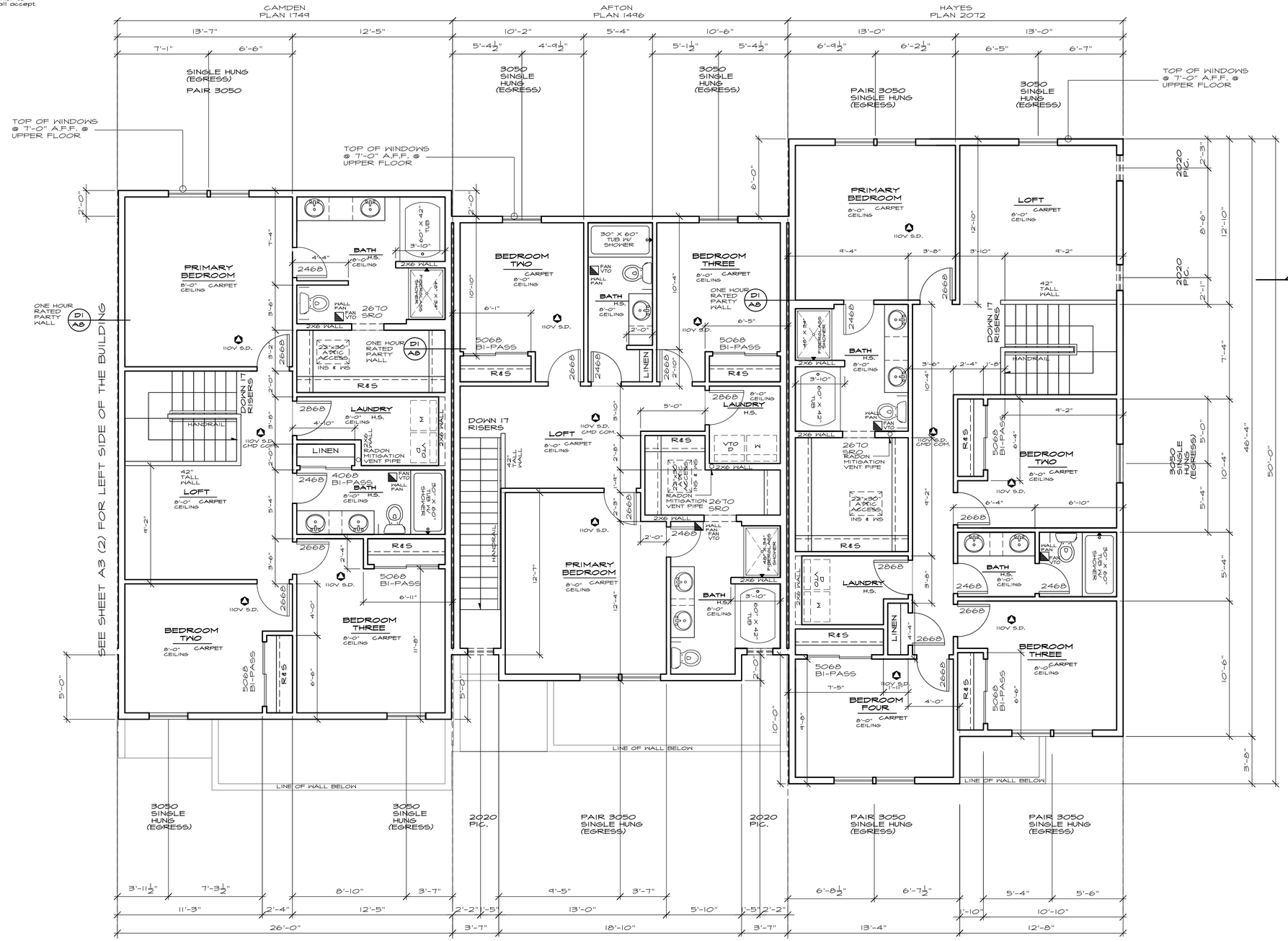

UPPER FLOOR PLAN

SEE GENERAL NOTES — SCALE: 1/4" = 1'-0"

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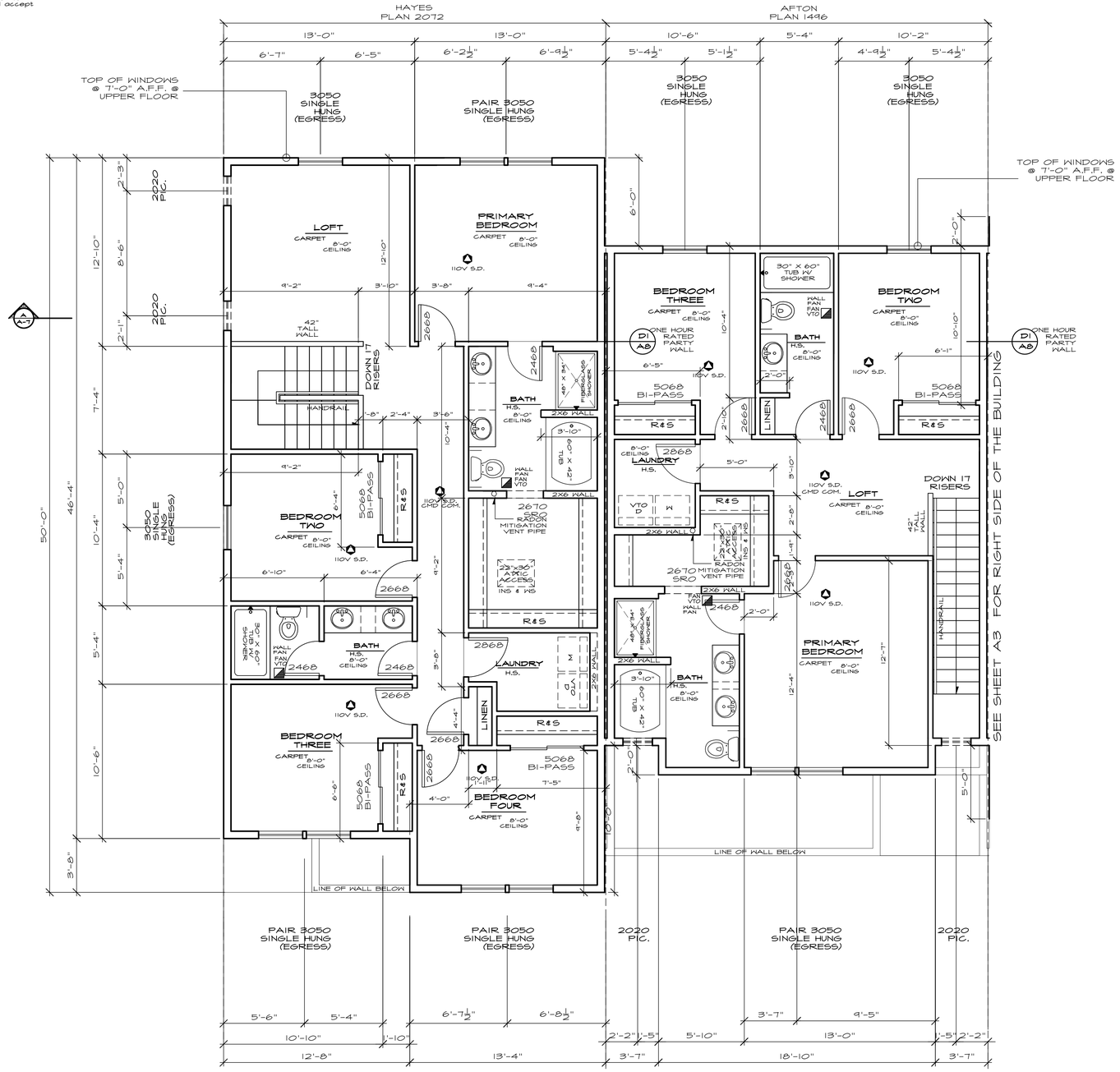

UPPER FLOOR PLAN

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A3 (2)

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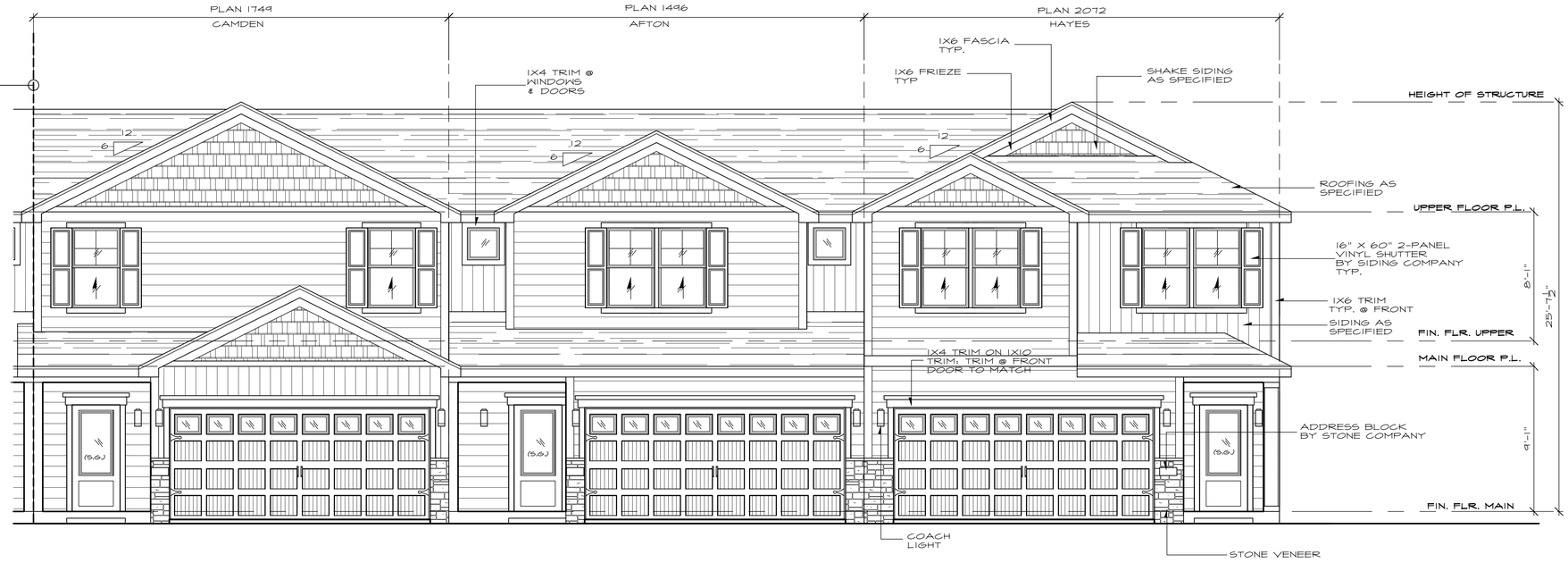
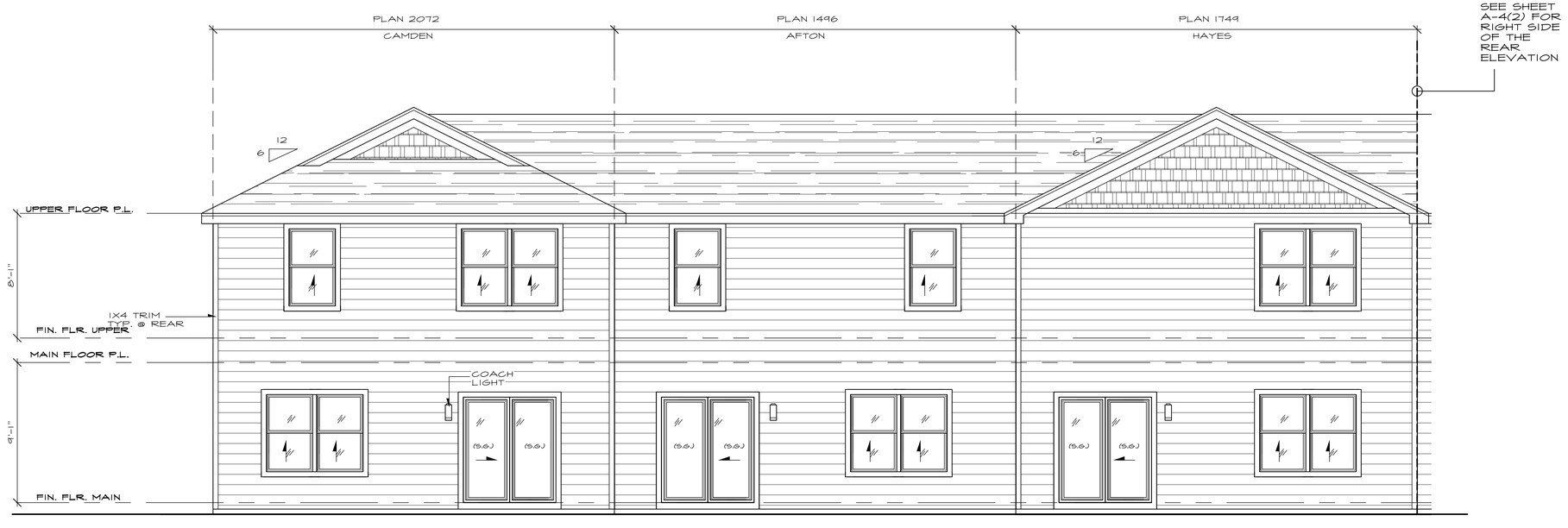
SEE SHEET A-4(2) FOR LEFT SIDE OF THE FRONT ELEVATION



FRONT ELEVATION

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

SEE SHEET A-4(2) FOR RIGHT SIDE OF THE REAR ELEVATION



REAR ELEVATION

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FRONT ELEVATION

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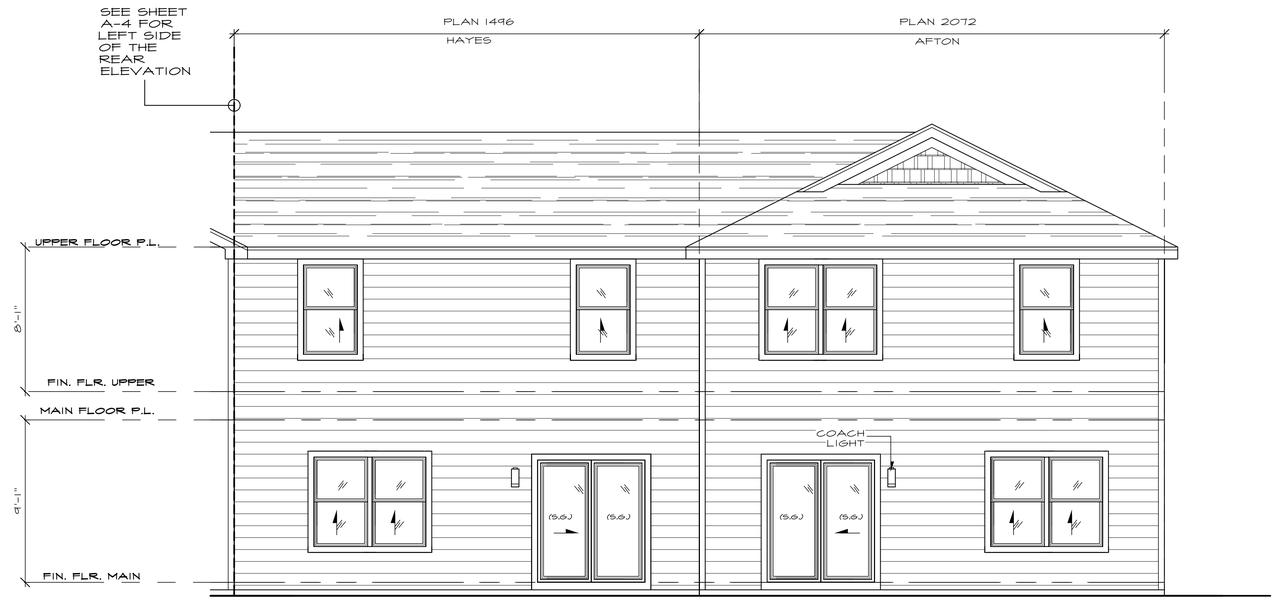

REAR ELEVATION

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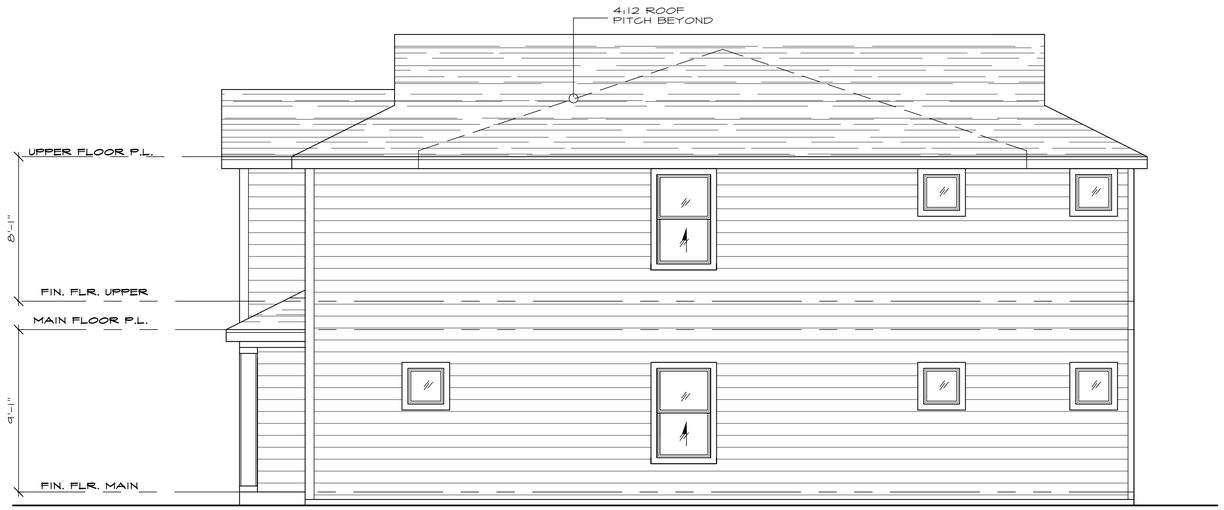

RIGHT ELEVATION

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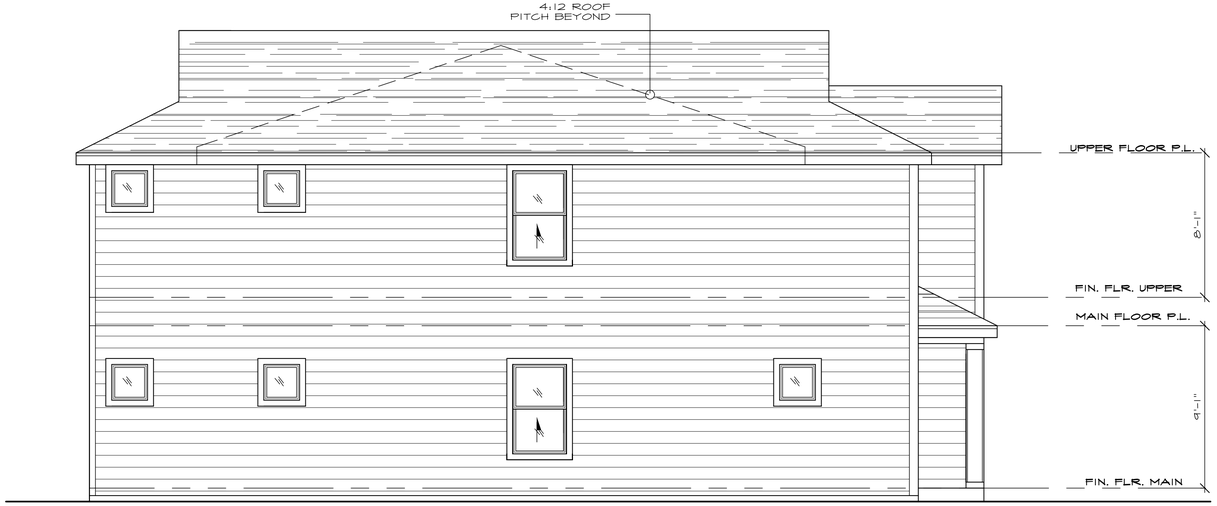

LEFT ELEVATION

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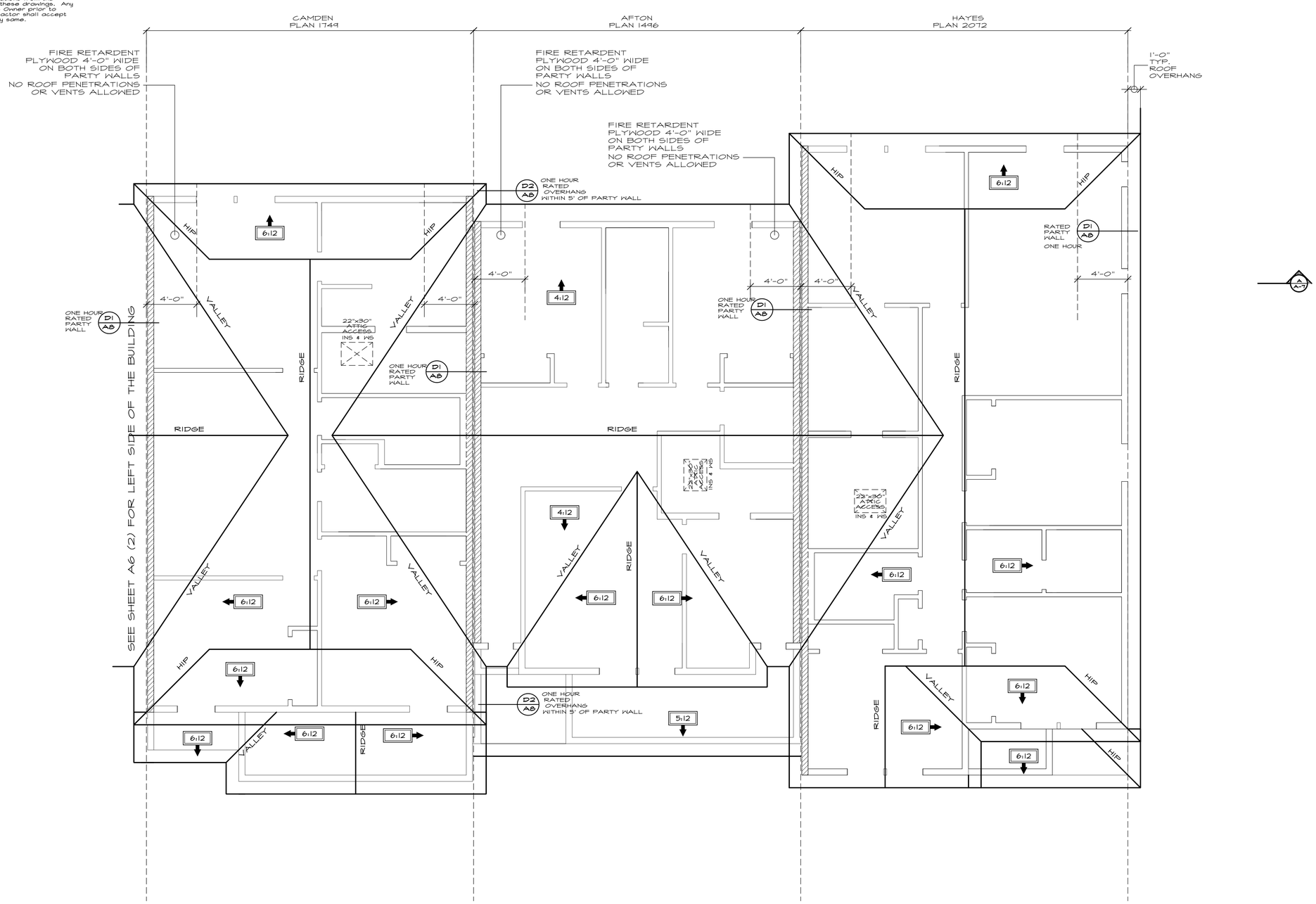

ROOF FRAMING NOTES

CONNECTORS SHALL BE ENGINEERED BY TRUSS MANUFACTURER

ROOF PITCH SHALL BE 6:12 TYPICAL UNLESS NOTED OTHERWISE

ROOF OVERHANG SHALL BE 12" U.N.O. TRUSSES

PLAN 1496
ROOF VENTING CALCULATION

922 SQFT OF ATTIC
1/150 MUST BE AT SOFFITS

PLAN 1749
ROOF VENTING CALCULATION

1066 SQFT OF ATTIC
1/150 MUST BE AT SOFFITS

PLAN 2072
ROOF VENTING CALCULATION

1254 SQFT OF ATTIC
1/150 MUST BE AT SOFFITS

ROOF PLAN

SEE GENERAL NOTES

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

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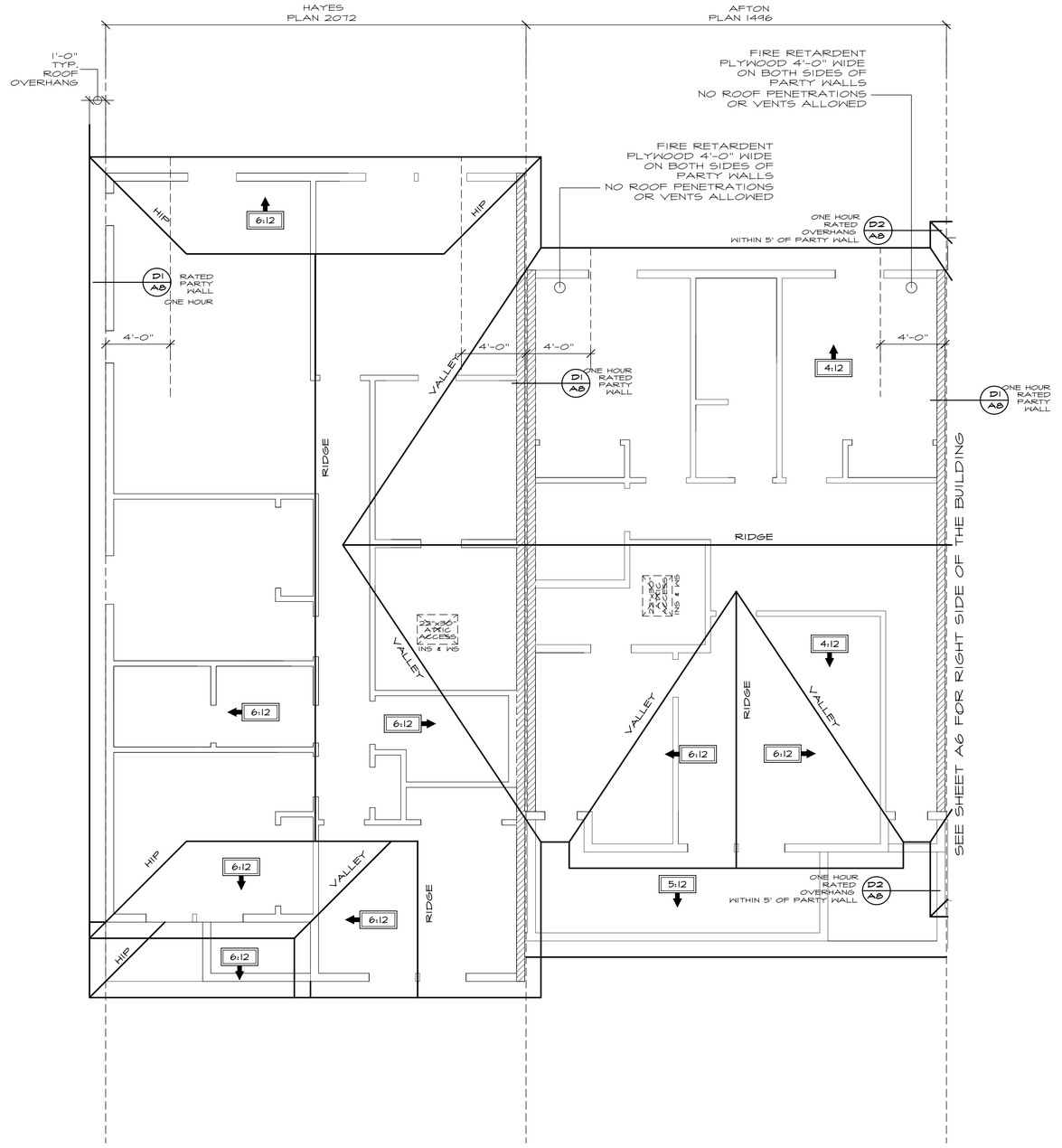

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SHEET
A6
(2)

TYPICAL SECTION NOTES:

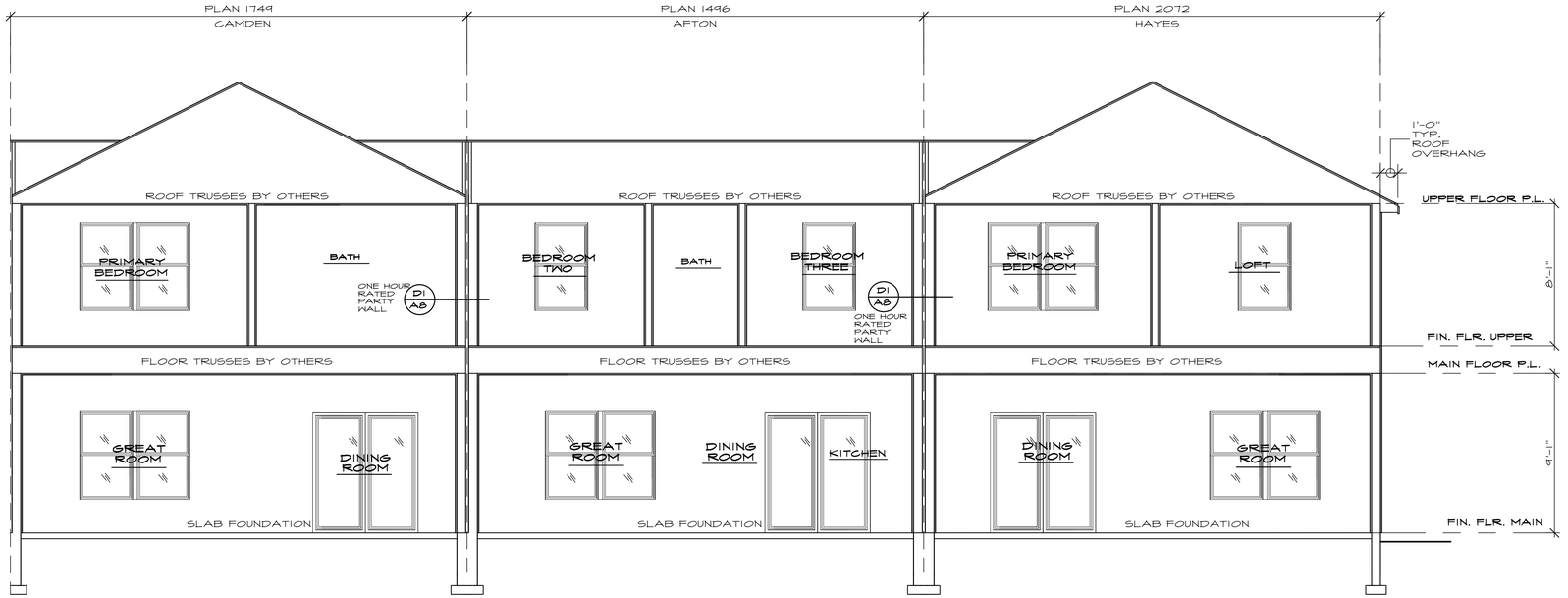
ROOF CONSTRUCTION:
1. PRE-MANUFACTURERED ROOF TRUSSES WITH 6" ENERGY HEEL, ENGINEERED BY OTHERS
2. 1/150 ROOF VENT AT SOFFITS
3. AIR CHUTE AT EACH TRUSS SPACE
4. 7/16" OSB SHEATHING
5. ICE AND WATER MEMBRANE APPLIED AT 24" PAST EXTERIOR WALL
6. ROOFING AS SPECIFIED

SOFFIT/FASCIA:
1. 2X6 SUB-FASCIA
2. VINYL FASCIA
3. VINYL VENTED SOFFITS

WALL CONSTRUCTION:
1. HOUSE WRAP
2. 2X6 STUDS @ 16" O.C. UNO
3. WINDOWS AS SPECIFIED
4. MIN R-15 FIBERGLASS BATT INSULATION
5. 4 MIL POLY VAPOR BARRIER
6. 1/2" GYPSUM WALL BOARD
7. HOLD SILL PLATE OF EXTERIOR WALLS IN, SO THAT THE FACE OF SHEATHING ALIGNS WITH FACE OF THE FOUNDATION WALLS

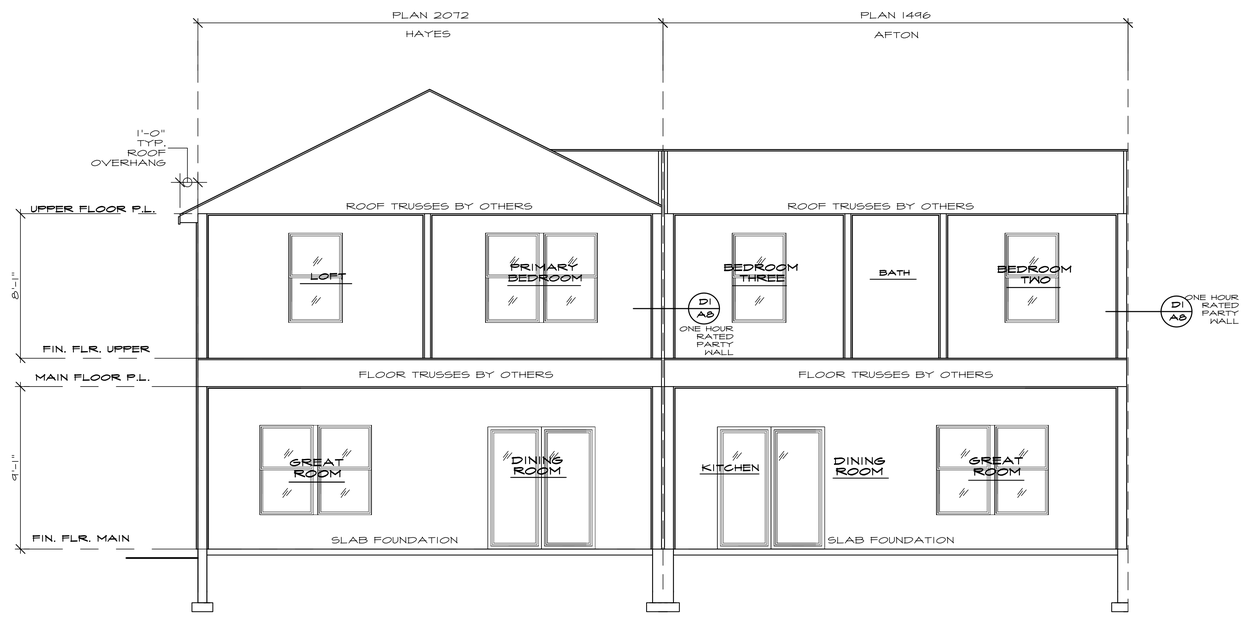
CEILING CONSTRUCTION:
1. R49 BLOWN IN INSULATION
2. 1/2" SAG-RESISTANT GYPSUM WALL BOARD WITH VAPOR BARRIER

SILL CONSTRUCTION:
1. INSTALL SILL SEAL FLUSH @ ALL EXTERIOR WALLS
2. 2X TREATED SILL PLATE AND SEALER
3. 1/2" ANCHOR BOLTS @ 72" O.C.



SECTION A-A

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



SECTION A-A

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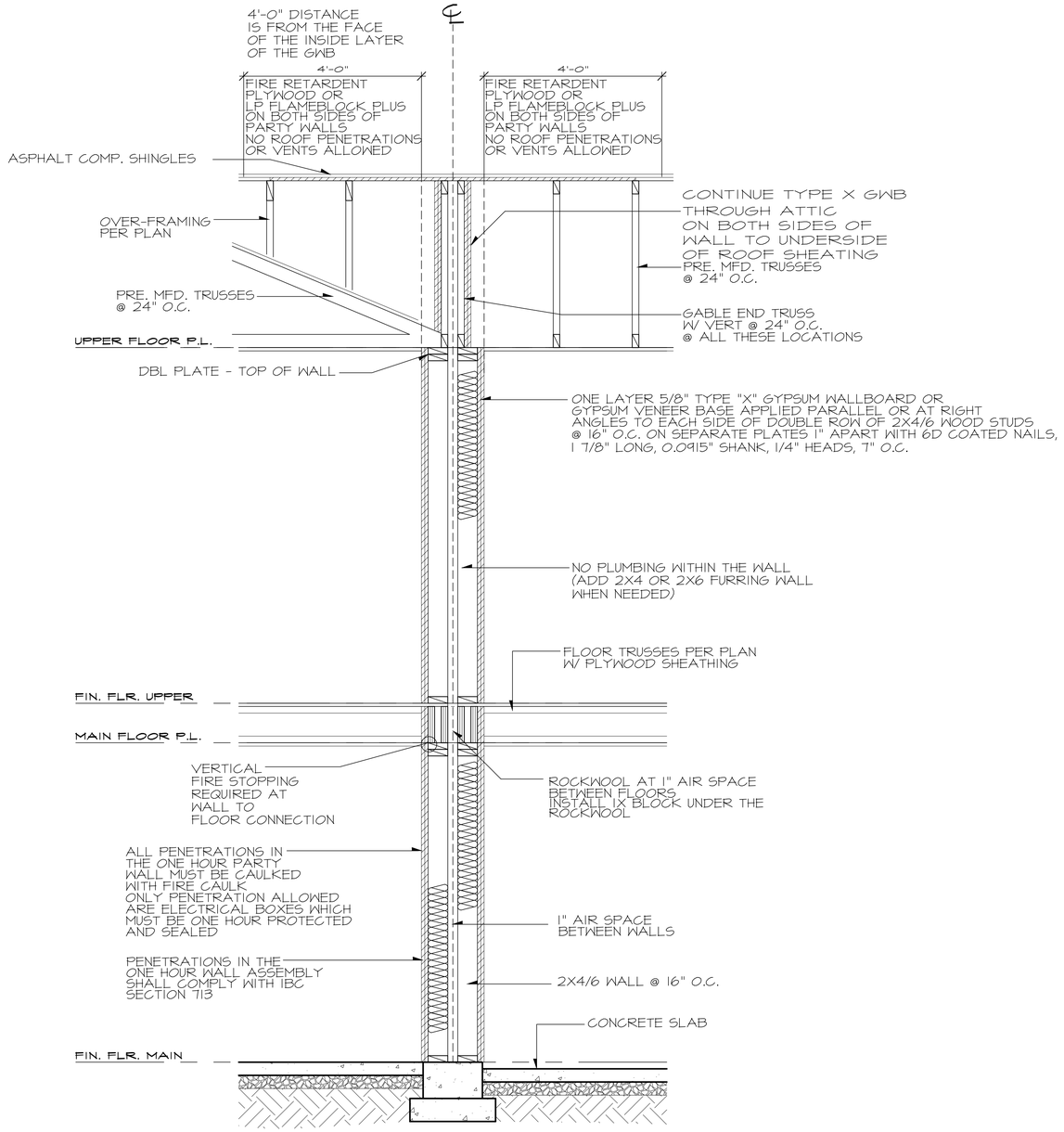


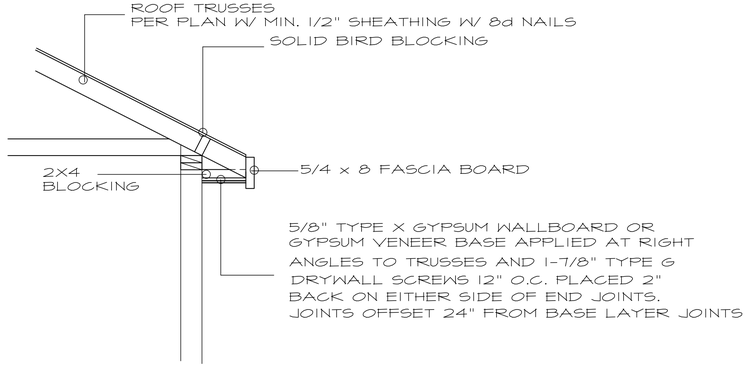
D1 / A8

TYPICAL ONE HOUR PARTY WALLS/BUILDING SECTION

SEE GENERAL NOTES — NO SCALE

GA FILE NO. WP 3370
1 HOUR FIRE/45 TO 49 STC SOUND

FIRE TEST:	SEE WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66; UL DESIGN U305; ULC DESIGN W301); UL R4024, 10-31-68
SOUND TEST:	NRCC TL-93-261, IRC-IR-761, 3/98



D2 / A8

ONE HOUR RATED ROOF/CEILING/ OVERHANG

SEE GENERAL NOTES — NO SCALE

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RIVENWICK VILLAGE
5 UNIT BUILDING
RAMSEY, MINNESOTA

date: 01-04-24
permit:
revisions:

drawn by: MWJ
checked by:

SHEET
A8

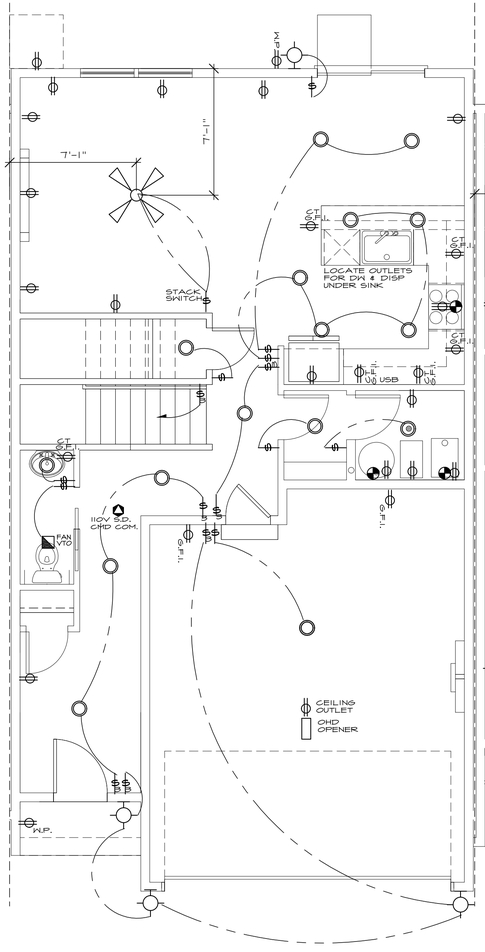
ELECTRICAL NOTES:

1. ALL DIMENSIONS FROM STUD FACE TO CENTER OF FIXTURE
2. CENTER OF ATTIC LIGHT SWITH TOBE 6'-6" A.F.F. UNO
3. EXTERIOR PLUGS TO BE 24" FROM BOTTOM OF SIDING
4. ALL CLOSET LIGHTS TO BE 30" FROM WALL WITH SHELF
5. CENTER ALL LIGHT STRIPS 92" A.F.F. UNO
6. CENTER ALL RECEPTACLES 14" A.F.F. UNO
7. CENTER ALL SWITCHES 54" A.F.F. UNO
8. MOUNT T-STAT @ 60" A.F.F.
9. ALL BATH VANITY OUTLETS TO BE 8" AND 10" FROM BACK WALL AND MATCHED
10. PROVIDE KEYLESS PULL CHAIN LIGHT IN ATTIC AND 110V OUTLET FOR FUTURE RADON MITIGATION SYSTEM
11. ALL SMOKE DETECTORS TO BE INSTALLED A MINIMUM OF 36" FROM ANY SUPPLY OR RETURN AIR GRILLE
12. BLOCK ALL SECONDARY BEDROOMS FOR CEILING FANS
13. PROVIDE AFCI PROTECTION ON ALL BRANCH CIRCUITS AS REQUIRED PER APPLICABLE CODES.
14. GFCI PROTECTION TO INCLUDE THE 240 VOLT RECEPTACLES FOR RANGES THAT ARE WITHIN 6' FROM THE EDGE OF SINKS AND FOR 240 VOLT RECEPTACLES LOCATED IN LAUNDRY ROOMS
15. GFCI PROTECTION FOR ALL INDOOR WET OR DAMP LOCATIONS. THE AHJ SHALL DETERMINE WHAT DAMP OR WET LOCATIONS ARE.
16. GFCI PROTECTION FOR ALL EXTERIOR RECEPTACLES FOR 125 VOLT THROUGH 250 VOLT INCLUDING HVAC EQUIPMENT WHEN HARD WIRED.
17. ALL NEW DWELLINGS WIL REQUIRE A SURGE PROTECTOR DEVICE
18. PROVIDE AN EMERGENCY DISCONNECT AT A READILY ACCESSIBLE OUTDOOR LOCATION FOR OUTDOOR UNITS.
19. PROVIDE TAMPER RESISTANT OUTLETS IN GARAGES

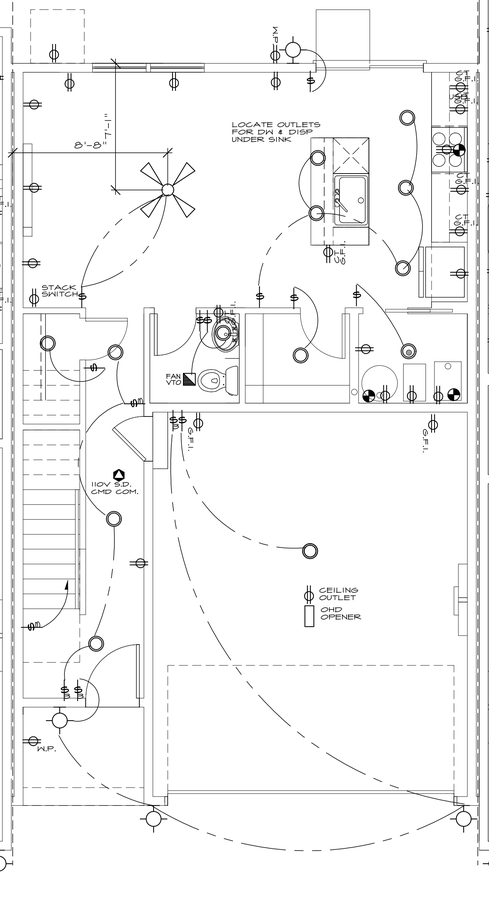
ELECTRICAL LEGEND:

- 110 VOLT WALL CONVENIENCE OUTLET
- G.F.I. — 110 VOLT WALL CONVEINIENCE OUTLET WITH GROUND FAULT INNTERUPTOR
- 220 VOLT WALL CONVENIENCE OUTLET
- W.P. — 110 VOLT WEATHERPROOF OUTLET WITH CAP
- 110 VOLT SPLIT WIRED CONVENIENCE OUTLET
- USB — 110 VOLT WALL CONVENIENCE OUTLET W/ USB PORTS
- 110 OR 220 VOLT SPECIAL PURPOSE OUTLET
- LED PUCK LIGHT
- PEND. — PENDANT LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE (OR SCONCE)
- CEILING FAN
- LIGHT BAR FIXTURE
- RECESSED LIGHT FIXTURE
- SURFACE MOUNTED STRIP FIXTURE
- SINGLE POLE SWITCH
- DIM. — SINGLE POLE SWITCH WITH DIMMER DEVICE
- 3 — THREE WAY SWITCH
- 4 — FOUR WAY SWITCH
- 110 VOLT SMOKE DETECTOR INTERCONNECTED
- CA — CABLE OUTLET
- COMPUTER CIRCUIT
- C — TELEPHONE, & T.V. CABLE
- TELEPHONE OUTLET
- FAN VTO — C.F.M. FAN (VENT TO OUTSIDE)
- CHIMES
- DOORBELL
- THERMOSTAT
- FLOOD LIGHT
- GAS OUTLET
- HEAT DETECTOR

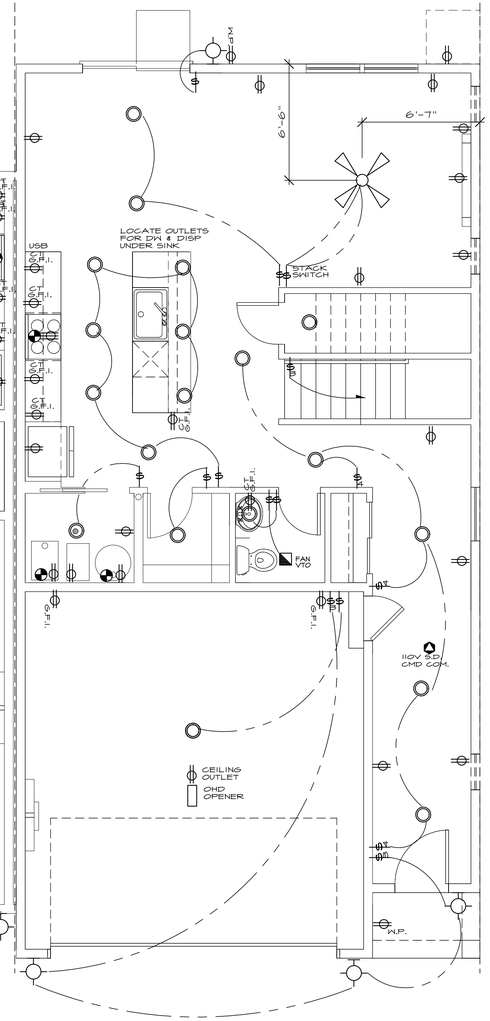
PLAN 1749
CAMDEN



PLAN 1496
AFTON



PLAN 2072
HAYES



ELECTRICAL MAIN FLOOR PLAN

SEE GENERAL NOTES — SCALE: 1/4" = 1'-0"

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date: 01-04-24
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revisions:

drawn by: MAJ
checked by:

SHEET
A9

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2. CENTER OF ATTIC LIGHT SWITH TOBE 6'-6" A.F.F. UNO
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4. ALL CLOSET LIGHTS TO BE 30" FROM WALL WITH SHELF
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PLAN 1749
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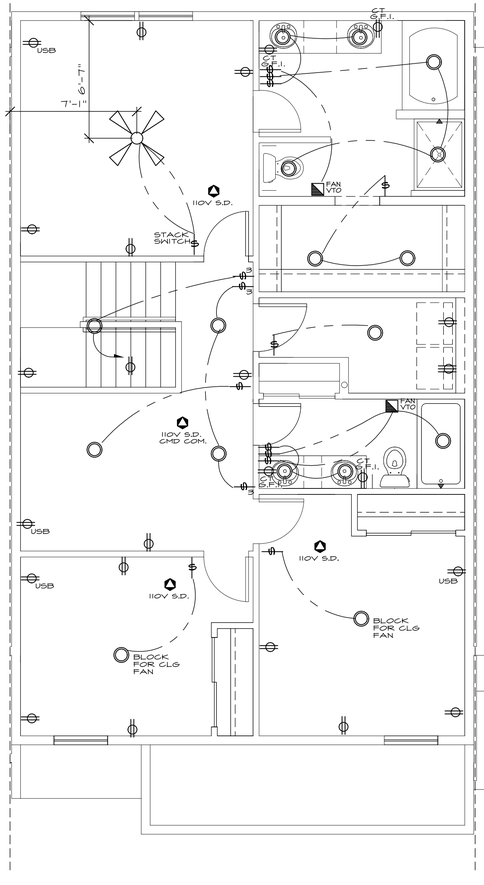

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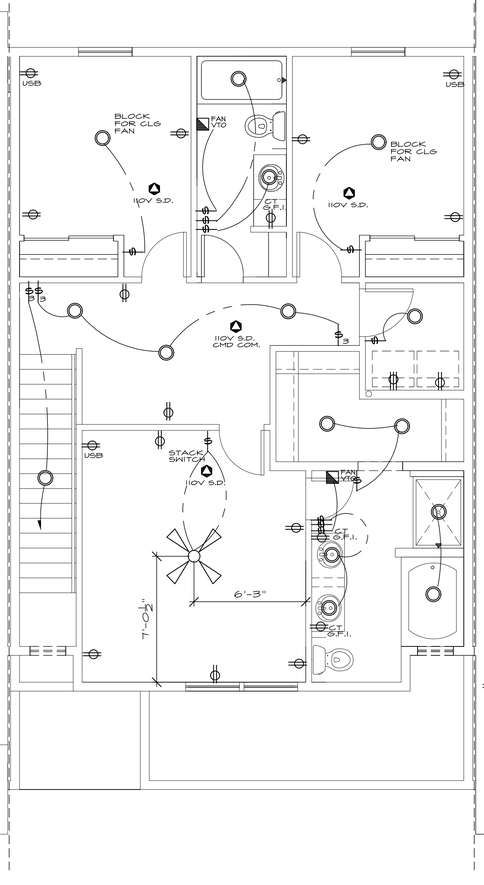
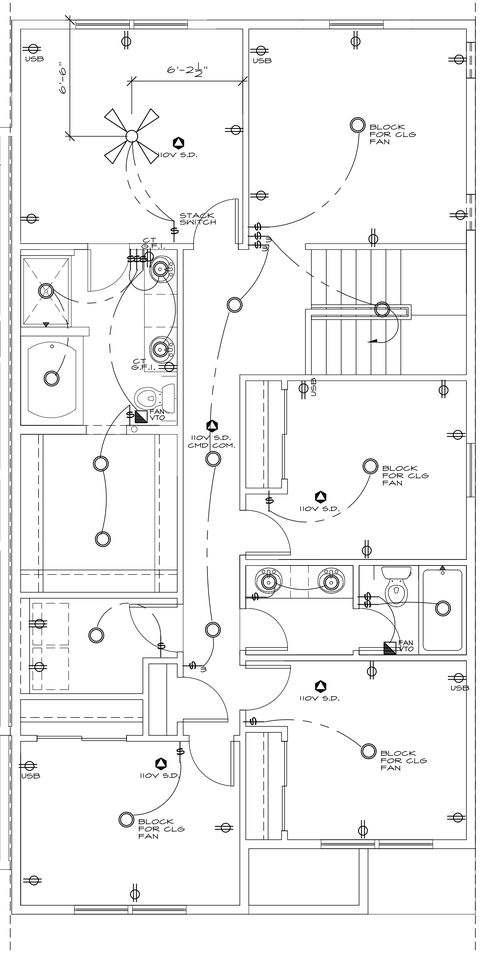


PLAN 2072
HAYES



ELECTRICAL UPPER FLOOR PLAN

SEE GENERAL NOTES — SCALE: 1/4" = 1'-0"

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RAMSEY, MINNESOTA

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permit:
revisions:

drawn by: MWJ
checked by:

SHEET
A|0

GENERAL NOTES

DO NOT SCALE DRAWINGS. ANY CONFLICTS OR MISSING INFORMATION SHOULD BE BROUGHT TO THE ATTENTION OF THE BUILDER AND/OR DESIGNER.

THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH THE 2020 MINNESOTA RESIDENTIAL CODE, 2020 MINNESOTA ENERGY CODE AND 2020 MEC

RE: STRUCTURAL FOR ALL LOADS AND HEADER SIZES

INTERIOR CONSTRUCTION

WALLS:
ALL ANGLED WALLS ARE 45°U.N.O.
PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT ALL USABLE AREAS UNDERNEATH STAIRS

BARTOP TOP PLATE TO BE @ 34 1/2" A.F.F.

CEILINGS:
CATHEDRAL CEILING BEAM TO BE FURRED OUT TO 6" WIDE

DOORS:
ALL SHEETROCK ARCHES (SRA) AS FOLLOWS:
BOT OF ARCH @ 82" A.F.F. WITH TOP OF ARCH @ 92" A.F.F.

INTERIOR DOORS TO BE TWO PANEL COLONIAL INTERIOR PASSAGE DOORS
HEADER HEIGHT FOR GARAGE OHD TO BE @ 85 1/4"
HEADER HEIGHT FOR GARAGE ENTRY DOOR TO BE 81 1/2"
DOOR CONNECTING GARAGE AND HOUSE TO BE SELF CLOSING 1 3/8" THICK STEEL, INSULATED, 20 MINUTE FIRE RATED, GASKET AND SEALED PER LOCAL CODES

SRO (SHEET ROCK OPENINGS) AND SRA (SHEETROCK ARCHES):
REFER TO FLOOR PLANS FOR ALL SRO AND SRA WIDTHS
ALL SRO AND SRA HEIGHTS TO BE 12" BELOW SPECIFIED CEILING

WINDOWS: R1C310
PROVIDE 1/2" ADDITIONAL ROUGH OPENING HEIGHT AT ALL WINDOWS
DEFINITION OF WINDOW TAG EXAMPLED: 3050 SH DL @ 6'-8" HEADER HEIGHT= 36" X 60" SINGLE HUNG DIVIDED LITE @ 6'-8" A.F.F.

LIGHTING:
VANITY FIXTURES TO BE MOUNTED @ 87" A.F.F. TO THE CENTERLINE
COACH LIGHTS TO BE MOUNTED 5'-10" A.F.F. TO THE CENTERLINE

CABINETS:
KITCHEN AND UTILITY CABINETS: COUNTERTOP @ 36"
BATHROOM CABINETS: COUNTERTOP @ 34"
PROVIDE CROWN MOULDING AS SPECIFIED @ KITCHEN WALL CABINETS

GARAGE:
PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON ALL WALLS AND CEILING.
SLOPE FLOOR, FULL WIDTH, 1% FROM REAR WALL TO OHD, U.N.O.

STAIRS: IRC311.5
STAIR WIDTH SHALL BE NO LESS THAN 36"
ALL RISERS TO BE 7 3/4" MAX AND MAY NOT VARY MORE THAN 3/8" IN HEIGHT
ALL TREADS TO BE NO LESS THAN 10"
HANDRAIL SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS AT NO LESS THAN 34" OR MORE THAN 38" A.F.F.

EXTERIOR CONSTRUCTION

STONE VENEER:
THIN SET STONE VENEER OR PANELIZED REPLICA STONE, STACK NATURALLY AND CONFORM WITH ALL STANDARD INDUSTRY PRACTICES AND ALL APPLICABLE IRC CODES

WALLS:
ALL EXTERIOR WALLS TO BE 2X6 STUDS, UNLESS NOTED OTHERWISE

PORCHES:
ALL PORCHES AND PATIO SOFFITS TO BE VINYL AND MATCH SOFFIT MATERIAL AT EAVES

ROOFS:
TERMINATION OF FASCIA AT GABLES WILL BE HELD 1 INCH OFF THE SHINGLES

EXIT DOORS:
INSTALL "Z" FLASHING OVER ALL EXPOSED EXTERIOR DOORS

ADDRESS BLOCK:
SHALL BE MOUNTED IN STONE WAINSCOT WITH TOP OF 36" A.F.F.

EXTEIOR TRIM:
ALL WINDOW AND DOOR TRIM TO BE 45 DEGREE MITER

SOFFITS:
SOFFITS AT ALL GABLES TO BE 12" VINYL
SOFFITS AT ALL HIPS TO BE 12" VINYL

CODE INFORMATION

CONSTRUCTION TYPE: 5B
OCCUPANCY: R3, U (garage)
2020 MINNESOTA RESIDENTIAL CODE
2020 MINNESOTA ENERGY CODE
2020 NEC

CONSULTANTS

DESIGNER
NASH AND ASSOCIATES ARCHITECTS
8003 118th AVE NE
KIRKLAND, WA 98033
PHONE: (425) 242-7490

STRUCTURAL ENGINEER
HANSON GROUP
3407 KILMER LANE N. SUITE #4
PLYMOUTH, MN 55441
PHONE: (612) 708-3572

LGI HOMES®

AFTON PLAN

FLOOR AREAS	
MAIN	636
UPPER	860
TOTAL	1496
GARAGE	403
COVERED PORCH	40

CAMDEN PLAN

FLOOR AREAS	
MAIN	748
UPPER	1001
TOTAL	1749
GARAGE	404
COVERED PORCH	22

HAYES PLAN

FLOOR AREAS	
MAIN	883
UPPER	1189
TOTAL	2072
GARAGE	401
COVERED PORCH	24

SHEET INDEX

C - COVER SHEET
A1 - SLAB FOUNDATION (2)
A2 - MAIN FLOOR PLAN (2)
A3 - UPPER FLOOR PLAN (2)
A4 - FRONT AND REAR ELEVATION (2)
A5 - SIDE ELEVATIONS
A6 - ROOF PLAN
A7 - BUILDING SECTION
A8 - PARTY WALL DETAIL
A9 - ELECTRICAL PLAN (MAIN)
A10 - ELECTRICAL PLAN (UPPER)

6 UNIT BUILDING (CHP)

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03-06-24
04-30-24
04-23-25

drawn by: MWJ
checked by:

SHEET
C

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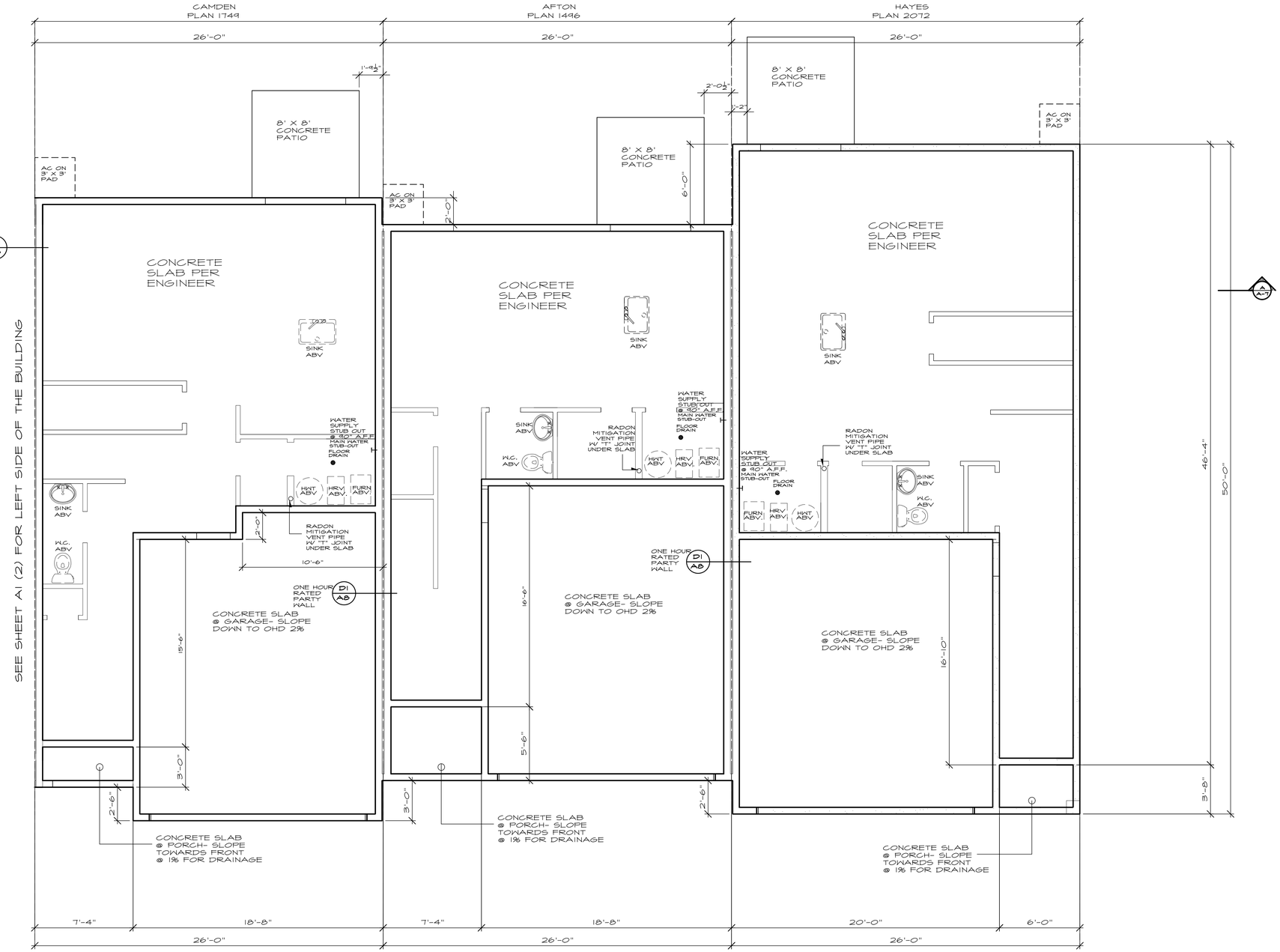

SLAB FOUNDATION

SEE GENERAL NOTES

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

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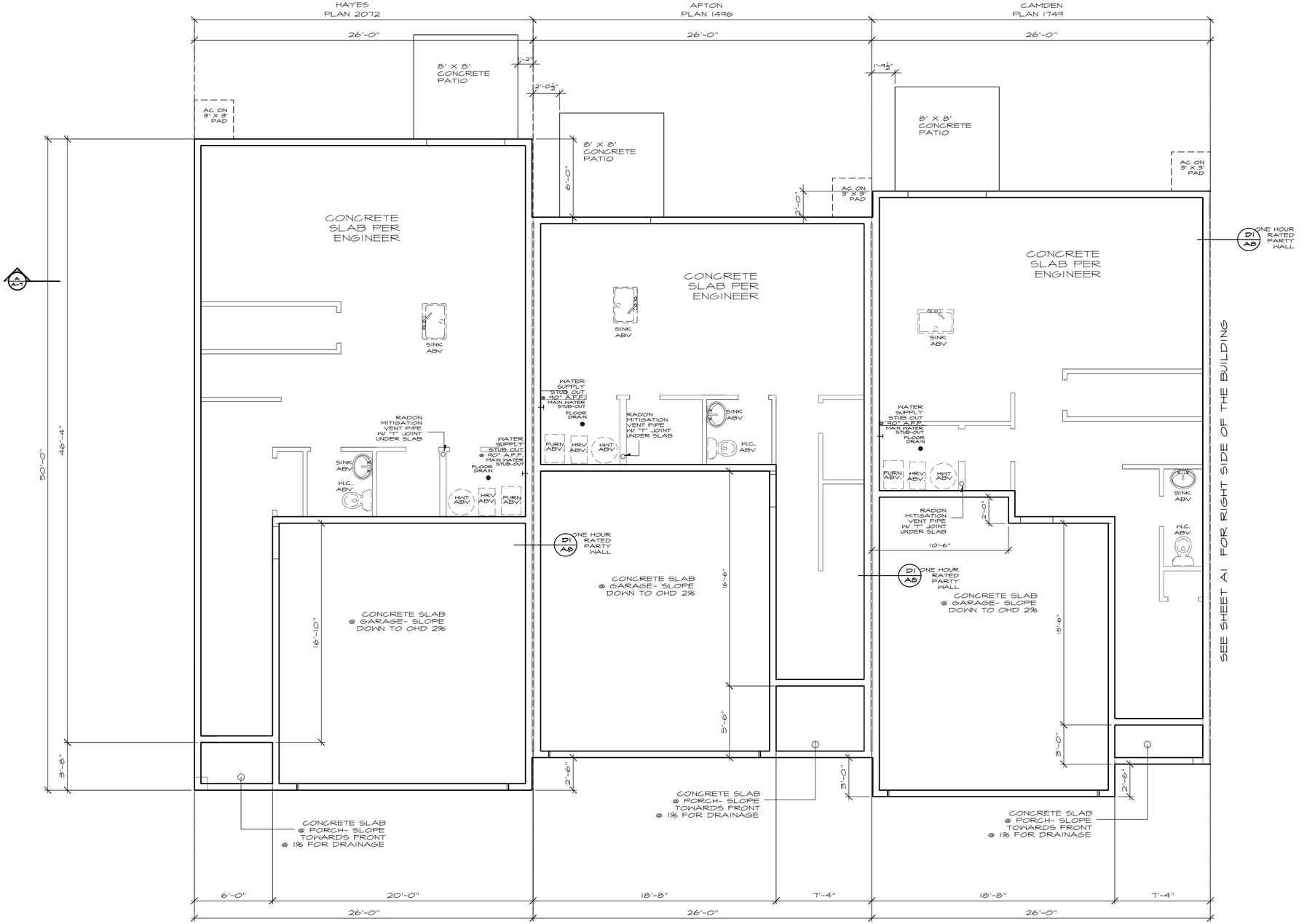

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(2)

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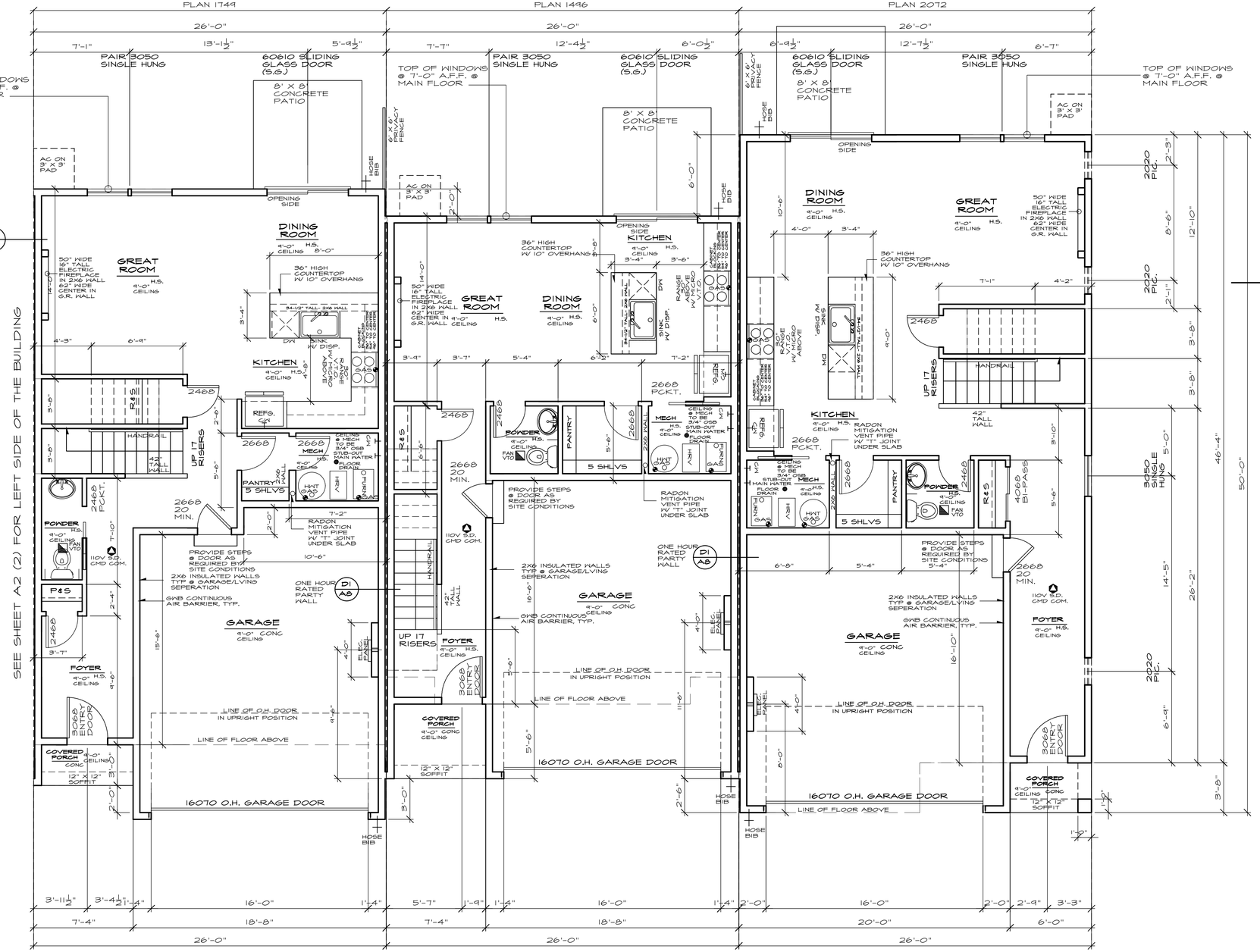

SEE SHEET A2 (2) FOR LEFT SIDE OF THE BUILDING

MAIN FLOOR PLAN

SEE GENERAL NOTES

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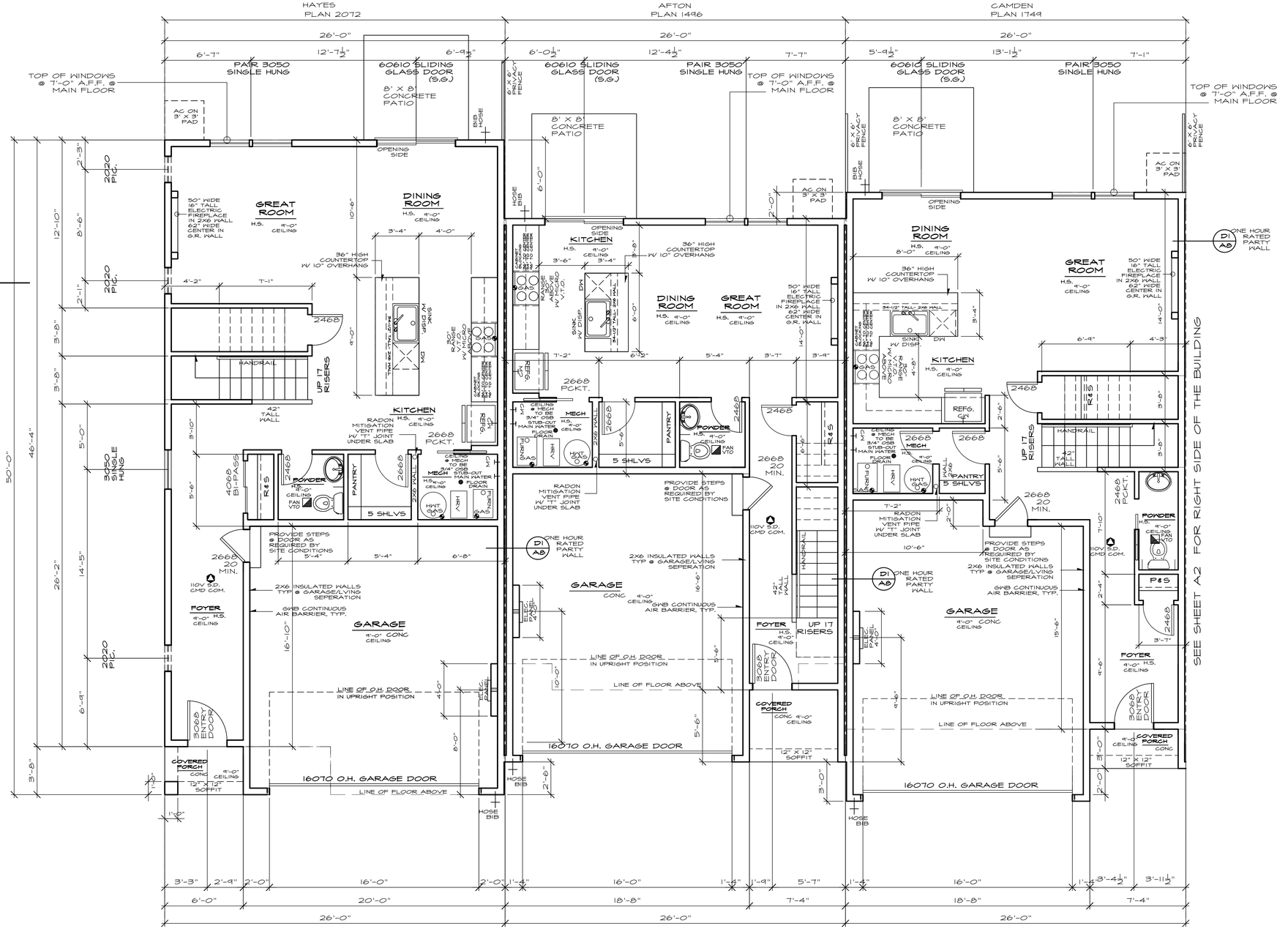

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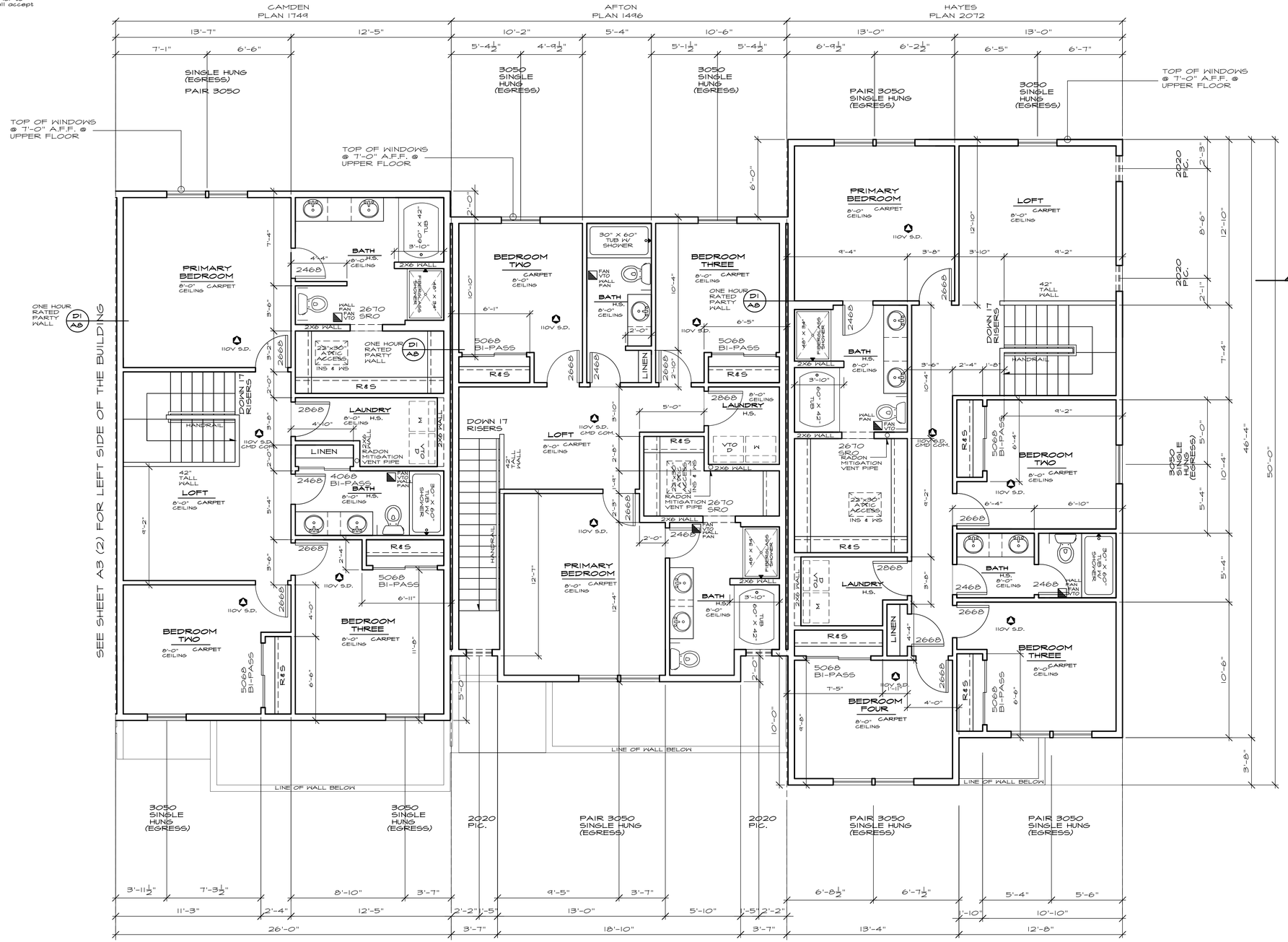

UPPER FLOOR PLAN

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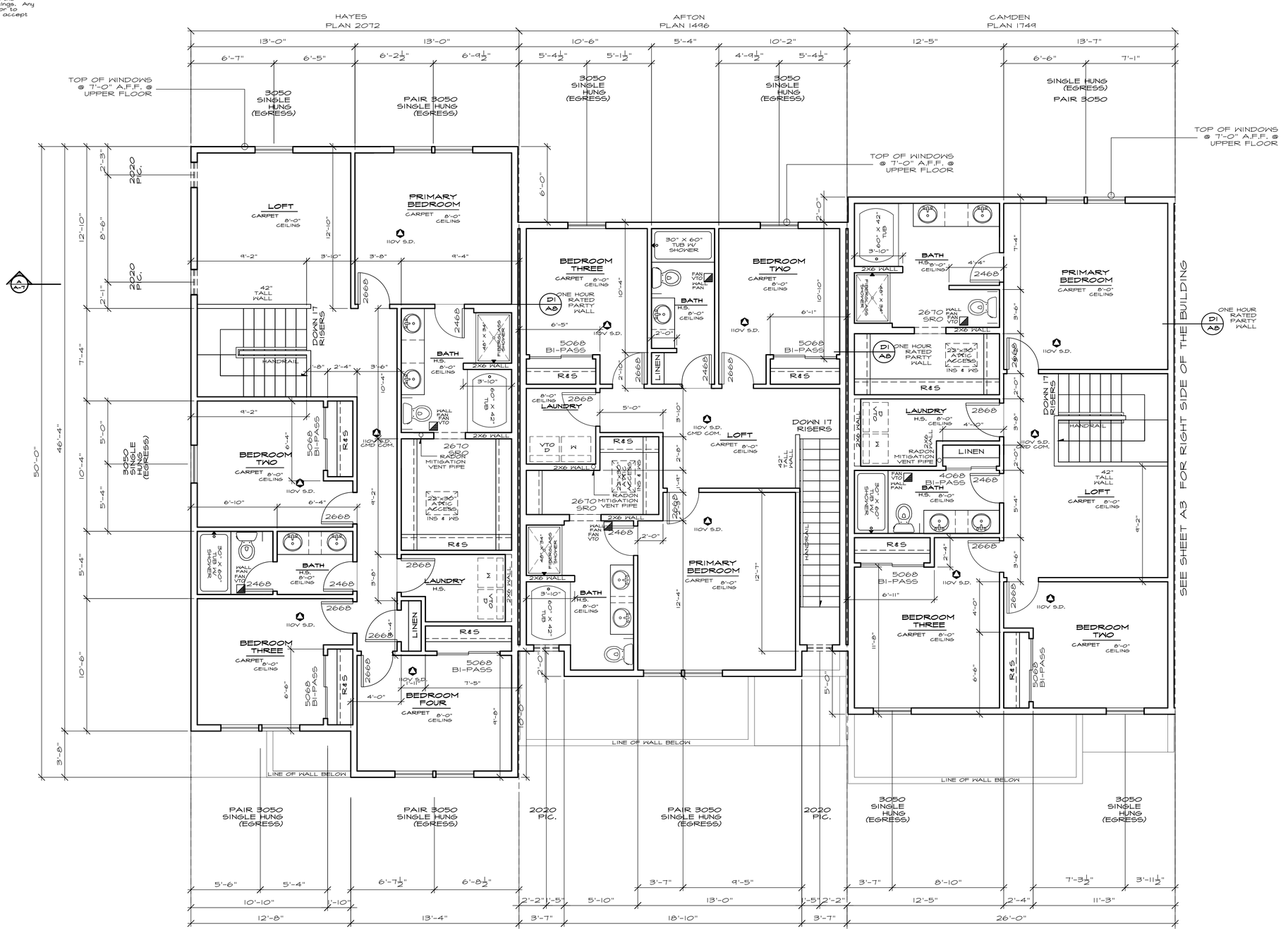

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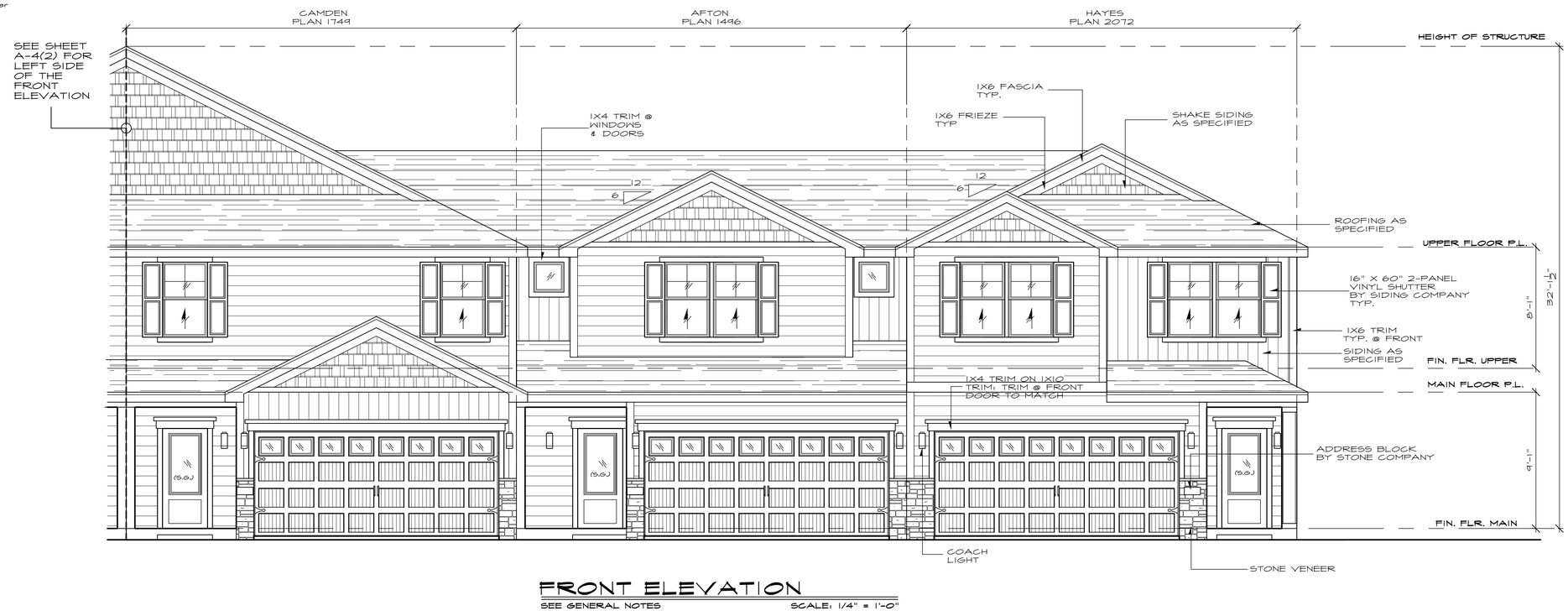

FRONT ELEVATION

SEE GENERAL NOTES — SCALE: 1/4" = 1'-0"

REAR ELEVATION

SEE GENERAL NOTES — SCALE: 1/4" = 1'-0"

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RIVENWICK VILLAGE
6 UNIT BUILDING
RAMSEY, MINNESOTA

date: 01-04-24
permit:
revisions:

drawn by: MWJ
checked by:

SHEET
A4

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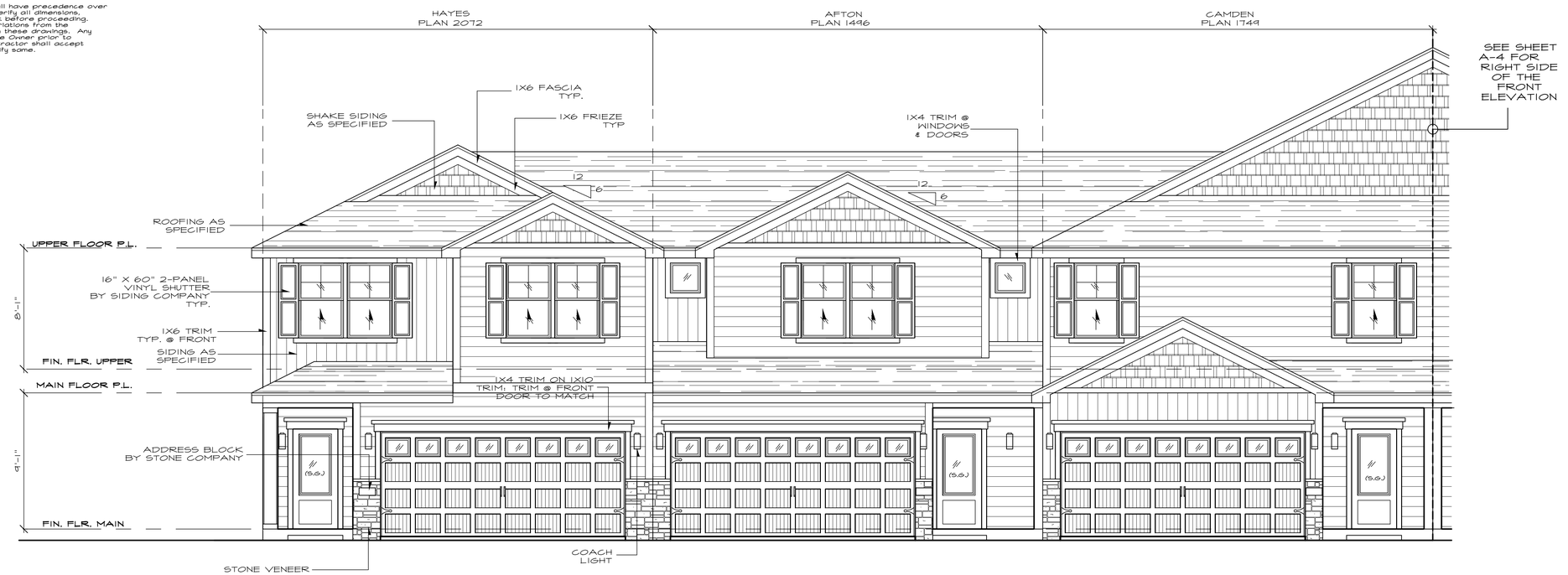

FRONT ELEVATION

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REAR ELEVATION

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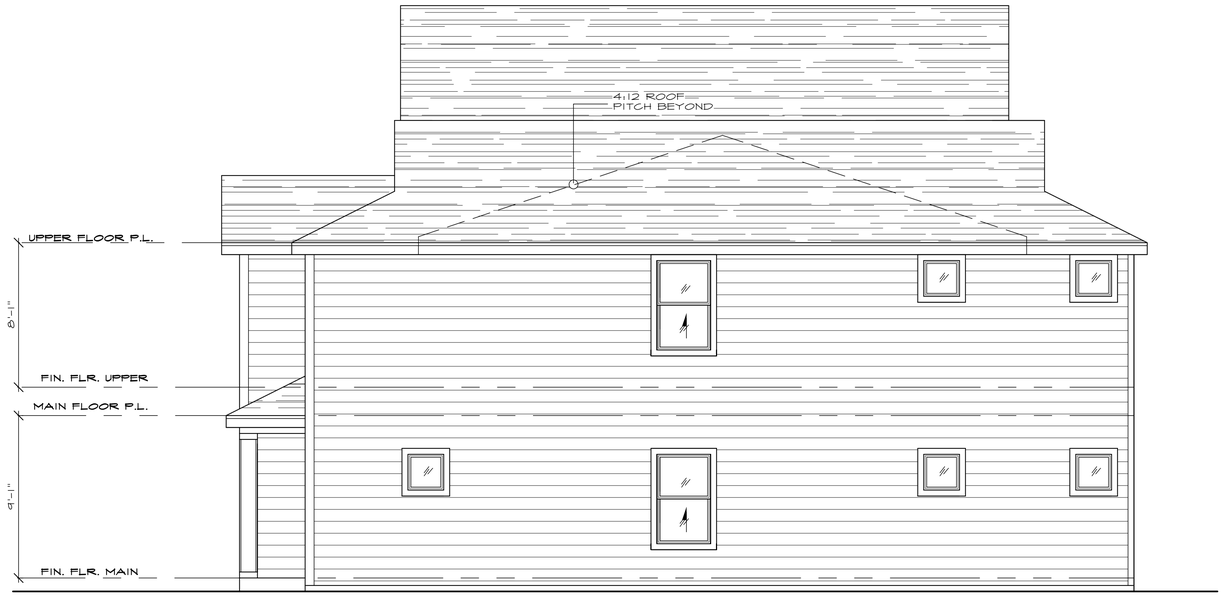
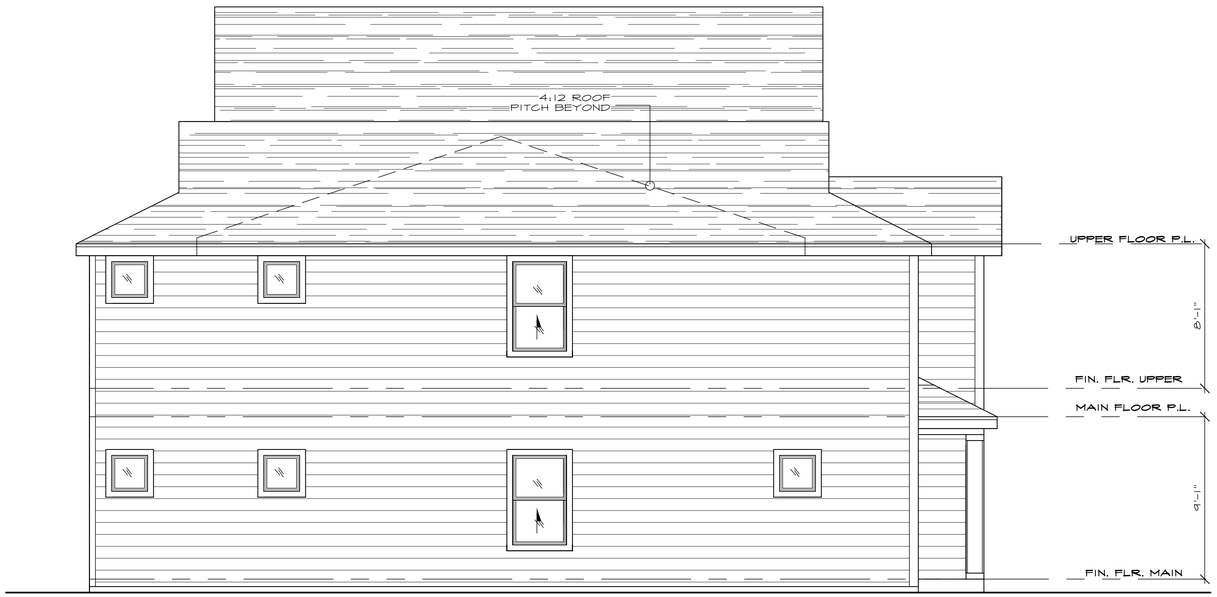


RIGHT ELEVATION

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



LEFT ELEVATION

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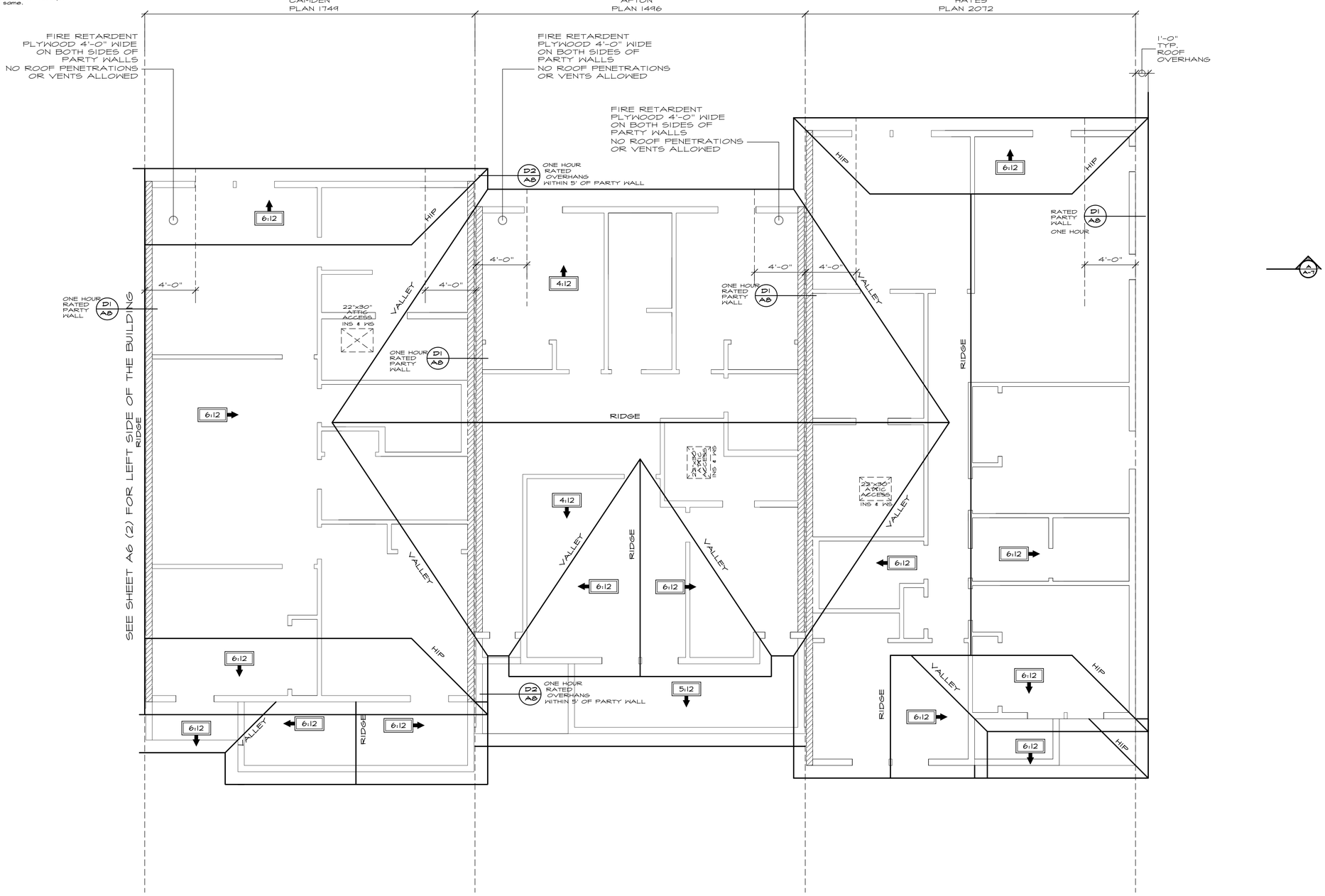

ROOF FRAMING NOTES

CONNECTORS SHALL BE ENGINEERED BY TRUSS MANUFACTURER

ROOF PITCH SHALL BE 6:12 TYPICAL UNLESS NOTED OTHERWISE

ROOF OVERHANG SHALL BE 12" U.N.O. TRUSSES

PLAN 1496
ROOF VENTING CALCULATION

922 SQFT OF ATTIC
1/150 MUST BE AT SOFFITS

PLAN 1749
ROOF VENTING CALCULATION

1066 SQFT OF ATTIC
1/150 MUST BE AT SOFFITS

PLAN 2072
ROOF VENTING CALCULATION

1254 SQFT OF ATTIC
1/150 MUST BE AT SOFFITS

ROOF PLAN

SEE GENERAL NOTES

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

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checked by:

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A6

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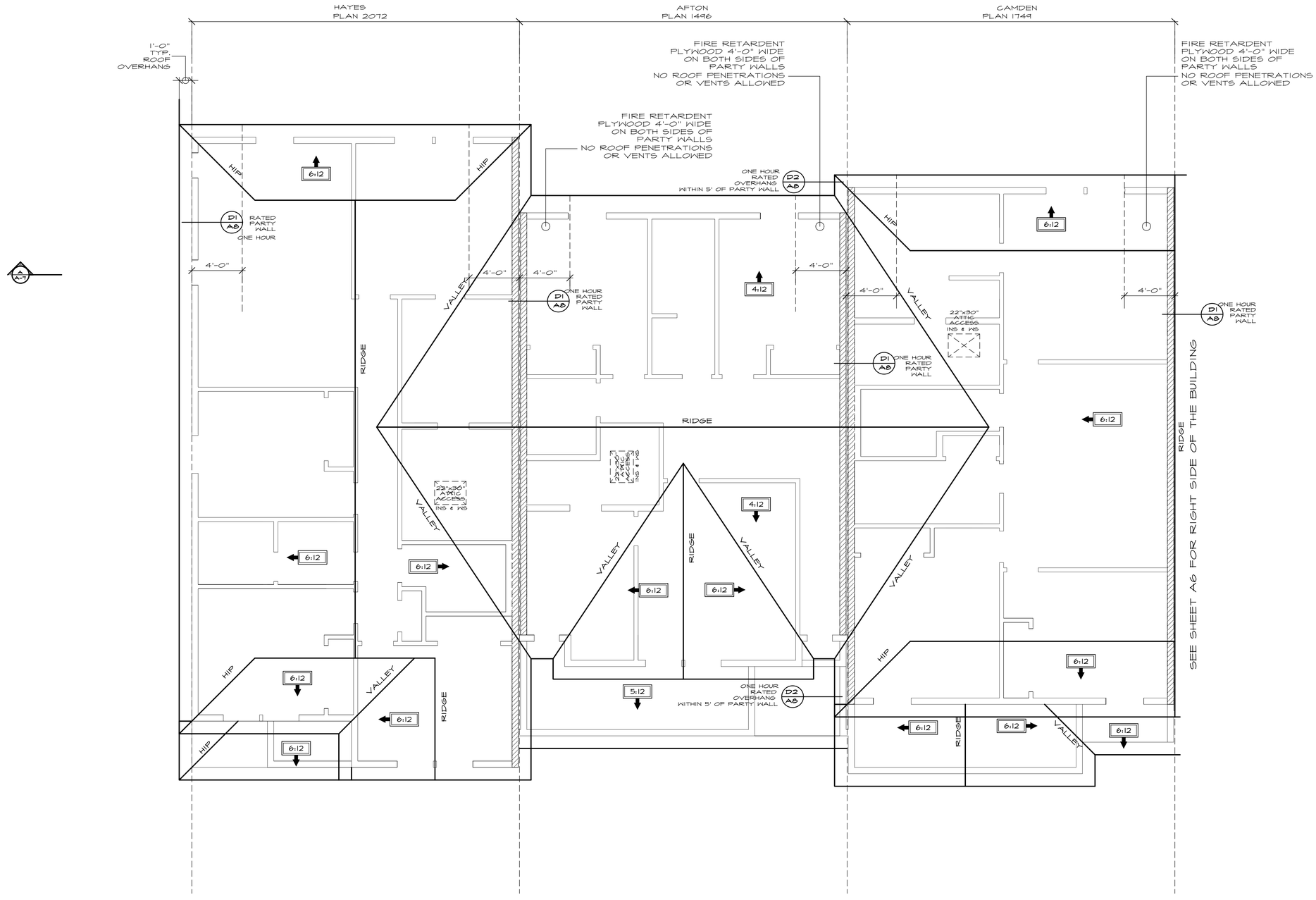

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ROOF PLAN

SEE GENERAL NOTES

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drawn by: MWJ
checked by:

SHEET
A6
(2)

TYPICAL SECTION NOTES:

ROOF CONSTRUCTION:

1. PRE-MANUFACTURERED ROOF TRUSSES WITH 6" ENERGY HEEL, ENGINEERED BY OTHERS
2. 1/150 ROOF VENT AT SOFFITS
3. AIR CHUTE AT EACH TRUSS SPACE
4. 7/16" OSB SHEATHING
5. ICE AND WATER MEMBRANE APPLIED AT 24" PAST EXTERIOR WALL
6. ROOFING AS SPECIFIED

SOFFIT/FASCIA:

1. 2X6 SUB-FASCIA
2. VINYL FASCIA
3. VINYL VENTED SOFFITS

WALL CONSTRUCTION:

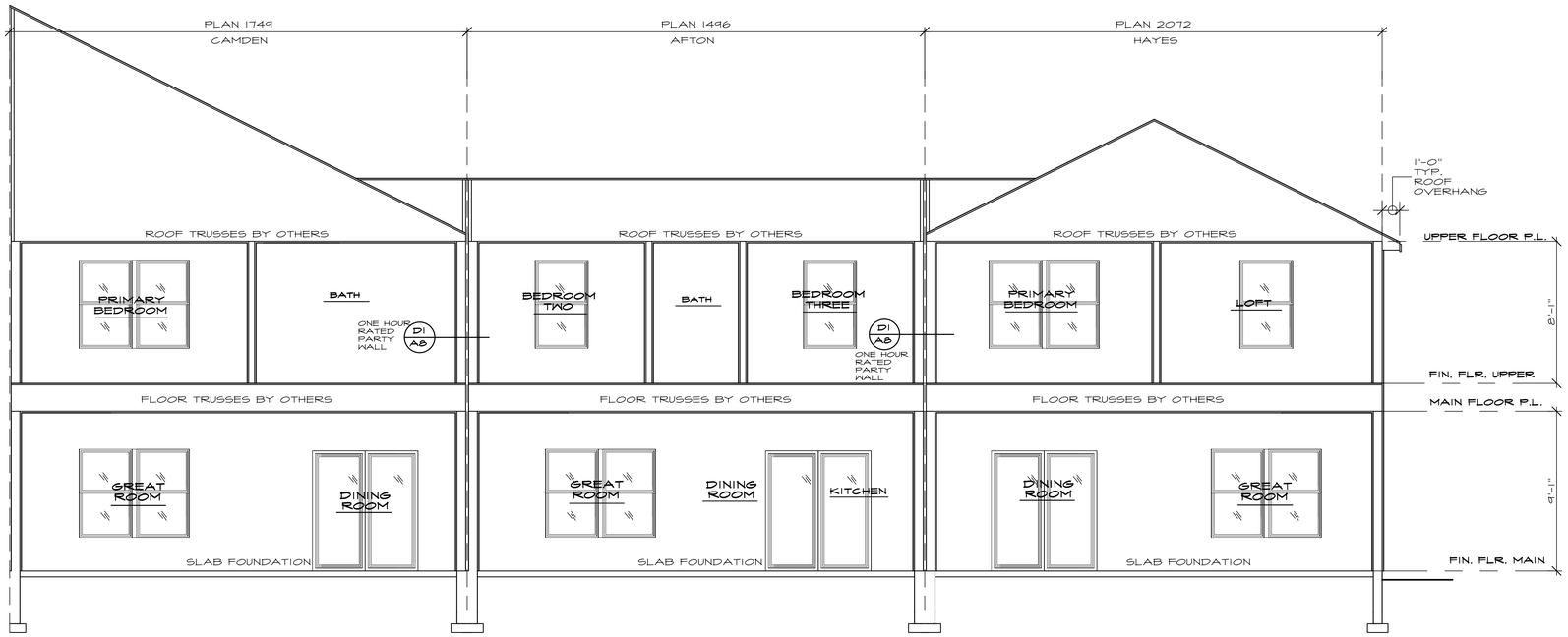
1. HOUSE WRAP
2. 2X6 STUDS @ 16" O.C. UNO
3. WINDOWS AS SPECIFIED
4. MIN R-15 FIBERGLASS BATT INSULATION
5. 4 MIL POLY VAPOR BARRIER
6. 1/2" GYPSUM WALL BOARD
7. HOLD SILL PLATE OF EXTERIOR WALLS IN, SO THAT THE FACE OF SHEATHING ALIGNS WITH FACE OF THE FOUNDATION WALLS

CEILING CONSTRUCTION:

1. R49 BLOWN IN INSULATION
2. 1/2" SAG-RESISTANT GYPSUM WALL BOARD WITH VAPOR BARRIER

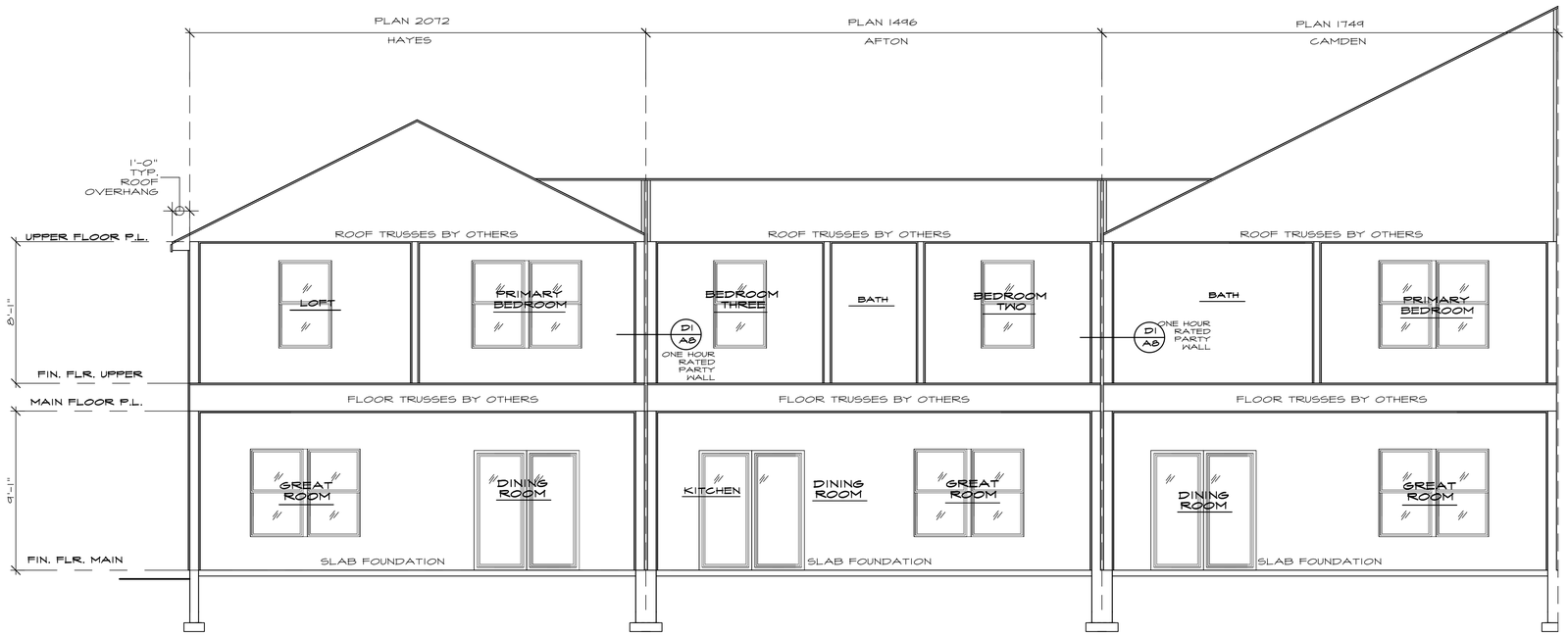
SILL CONSTRUCTION:

1. INSTALL SILL SEAL FLUSH @ ALL EXTERIOR WALLS
2. 2X TREATED SILL PLATE AND SEALER
3. 1/2" ANCHOR BOLTS @ 72" O.C.



SECTION A-A

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



SECTION A-A

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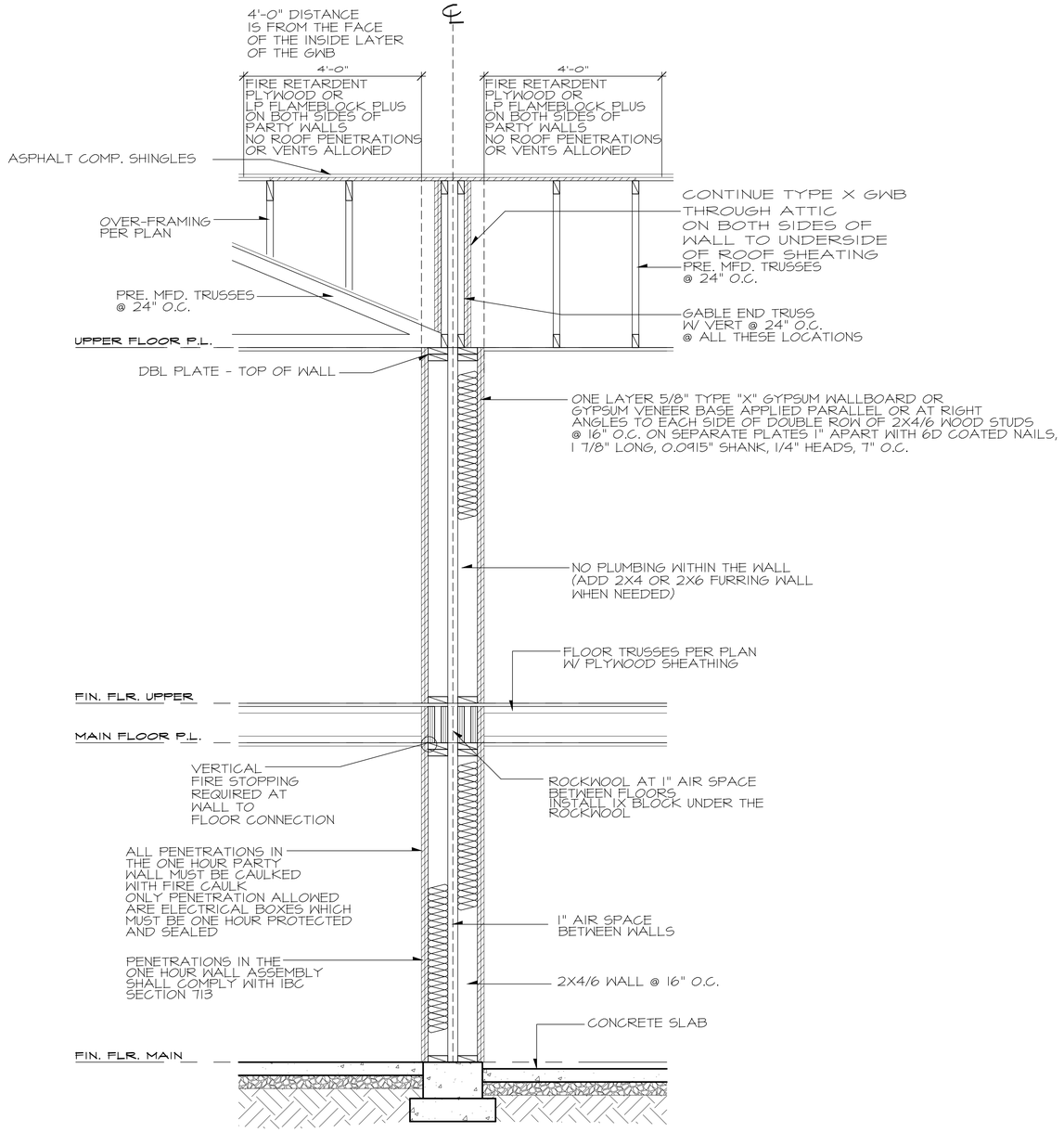
A7



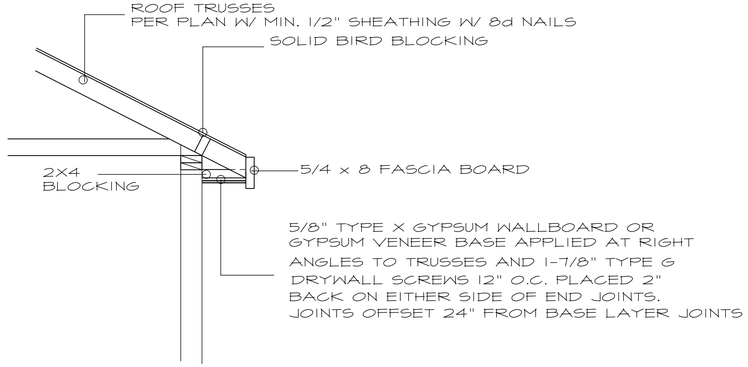
D1 / A8

TYPICAL ONE HOUR PARTY WALLS/BUILDING SECTION

SEE GENERAL NOTES — NO SCALE

GA FILE NO. WP 3370
1 HOUR FIRE/45 TO 49 STC SOUND

FIRE TEST:	SEE WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66; UL DESIGN U305; ULC DESIGN W301); UL R4024, 10-31-68
SOUND TEST:	NRCC TL-93-261, IRC-IR-761, 3/98



D2 / A8

ONE HOUR RATED ROOF/CEILING/ OVERHANG

SEE GENERAL NOTES — NO SCALE

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revisions:

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checked by:

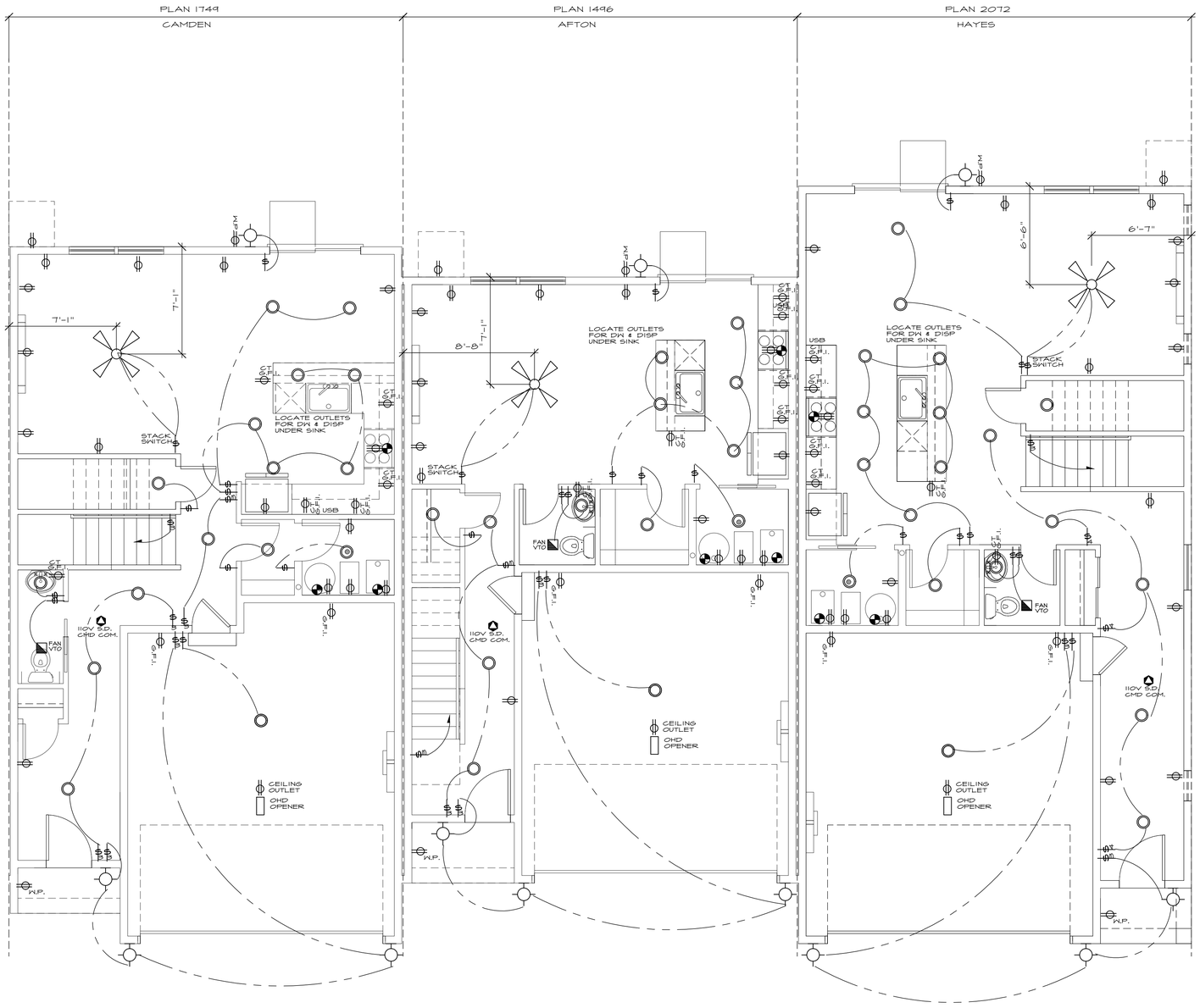
SHEET
A8

ELECTRICAL NOTES:

1. ALL DIMENSIONS FROM STUD FACE TO CENTER OF FIXTURE
2. CENTER OF ATTIC LIGHT SWITH TOBE 6'-6" A.F.F. UNO
3. EXTERIOR PLUGS TO BE 24" FROM BOTTOM OF SIDING
4. ALL CLOSET LIGHTS TO BE 30" FROM WALL WITH SHELF
5. CENTER ALL LIGHT STRIPS 92" A.F.F. UNO
6. CENTER ALL RECEPTACLES 14" A.F.F. UNO
7. CENTER ALL SWITCHES 54" A.F.F. UNO
8. MOUNT T-STAT @ 60" A.F.F.
9. ALL BATH VANITY OUTLETS TO BE 8" AND 10" FROM BACK WALL AND MATCHED
10. PROVIDE KEYLESS PULL CHAIN LIGHT IN ATTIC AND 110V OUTLET FOR FUTURE RADON MITIGATION SYSTEM
11. ALL SMOKE DETECTORS TO BE INSTALLED A MINIMUM OF 36" FROM ANY SUPPLY OR RETURN AIR GRILLE
12. BLOCK ALL SECONDARY BEDROOMS FOR CEILING FANS
13. PROVIDE AFCI PROTECTION ON ALL BRANCH CIRCUITS AS REQUIRED PER APPLICABLE CODES.
14. GFCI PROTECTION TO INCLUDE THE 240 VOLT RECEPTACLES FOR RANGES THAT ARE WITHIN 6' FROM THE EDGE OF SINKS AND FOR 240 VOLT RECEPTACLES LOCATED IN LAUNDRY ROOMS
15. GFCI PROTECTION FOR ALL INDOOR WET OR DAMP LOCATIONS. THE AHJ SHALL DETERMINE WHAT DAMP OR WET LOCATIONS ARE.
16. GFCI PROTECTION FOR ALL EXTERIOR RECEPTACLES FOR 125 VOLT THROUGH 250 VOLT INCLUDING HVAC EQUIPMENT WHEN HARD WIRED.
17. ALL NEW DWELLINGS WIL REQUIRE A SURGE PROTECTOR DEVICE
18. PROVIDE AN EMERGENCY DISCONNECT AT A READILY ACCESSIBLE OUTDOOR LOCATION FOR OUTDOOR UNITS.
19. PROVIDE TAMPER RESISTANT OUTLETS IN GARAGES

ELECTRICAL LEGEND:

- 110 VOLT WALL CONVENIENCE OUTLET
- G.F.I. — 110 VOLT WALL CONVEINIENCE OUTLET WITH GROUND FAULT INNTERUPTOR
- 220 VOLT WALL CONVENIENCE OUTLET
- W.P. — 110 VOLT WEATHERPROOF OUTLET WITH CAP
- 110 VOLT SPLIT WIRED CONVENIENCE OUTLET
- USB — 110 VOLT WALL CONVENIENCE OUTLET W/ USB PORTS
- 110 OR 220 VOLT SPECIAL PURPOSE OUTLET
- LED PUCK LIGHT
- PEND. — PENDANT LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE (OR SCONCE)
- CEILING FAN
- LIGHT BAR FIXTURE
- RECESSED LIGHT FIXTURE
- SURFACE MOUNTED STRIP FIXTURE
- SINGLE POLE SWITCH
- DIM. — SINGLE POLE SWITCH WITH DIMMER DEVICE
- 3 — THREE WAY SWITCH
- 4 — FOUR WAY SWITCH
- 110 VOLT SMOKE DETECTOR INTERCONNECTED
- CA — CABLE OUTLET
- COMPUTER CIRCUIT
- C — TELEPHONE, & T.V. CABLE
- TELEPHONE OUTLET
- FAN VTO — C.F.M. FAN (VENT TO OUTSIDE)
- CHIMES
- DOORBELL
- THERMOSTAT
- FLOOD LIGHT
- GAS OUTLET
- HEAT DETECTOR



ELECTRICAL MAIN FLOOR PLAN

SEE GENERAL NOTES — SCALE: 1/4" = 1'-0"

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RAMSEY, MINNESOTA

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4. ALL CLOSET LIGHTS TO BE 30" FROM WALL WITH SHELF
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6. CENTER ALL RECEPTACLES 14" A.F.F. UNO
7. CENTER ALL SWITCHES 54" A.F.F. UNO
8. MOUNT T-STAT @ 60" A.F.F.
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11. ALL SMOKE DETECTORS TO BE INSTALLED A MINIMUM OF 36" FROM ANY SUPPLY OR RETURN AIR GRILLE
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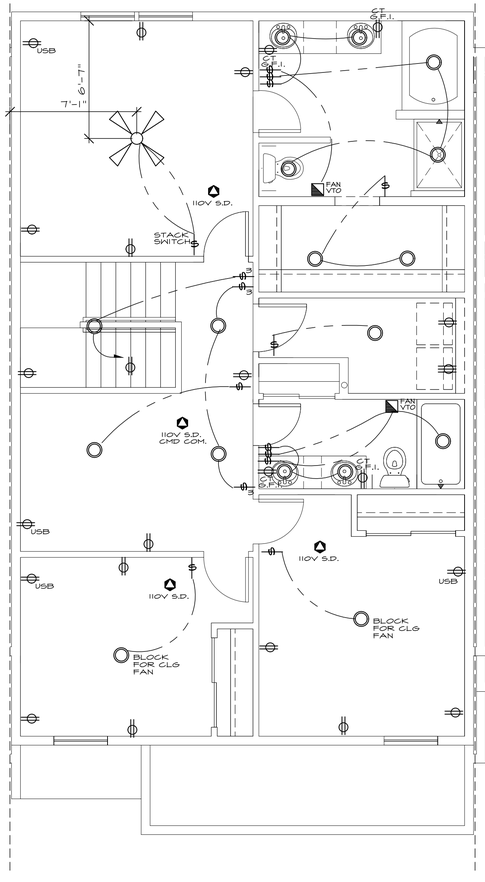
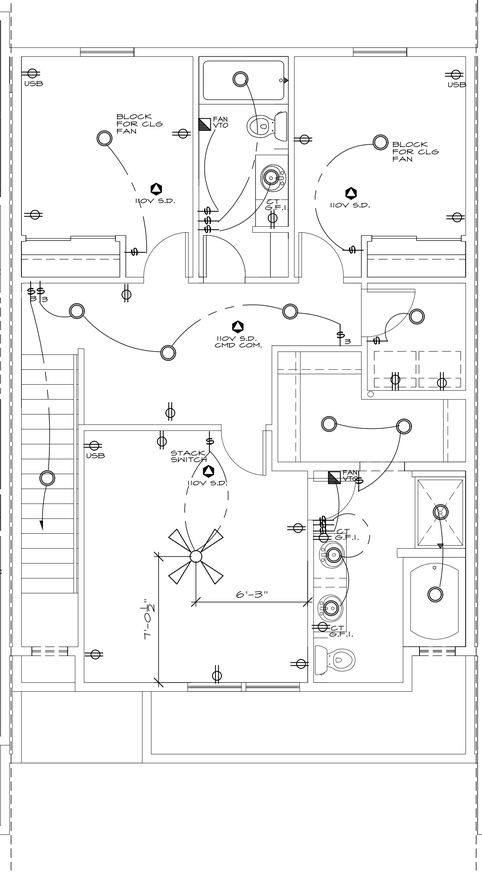
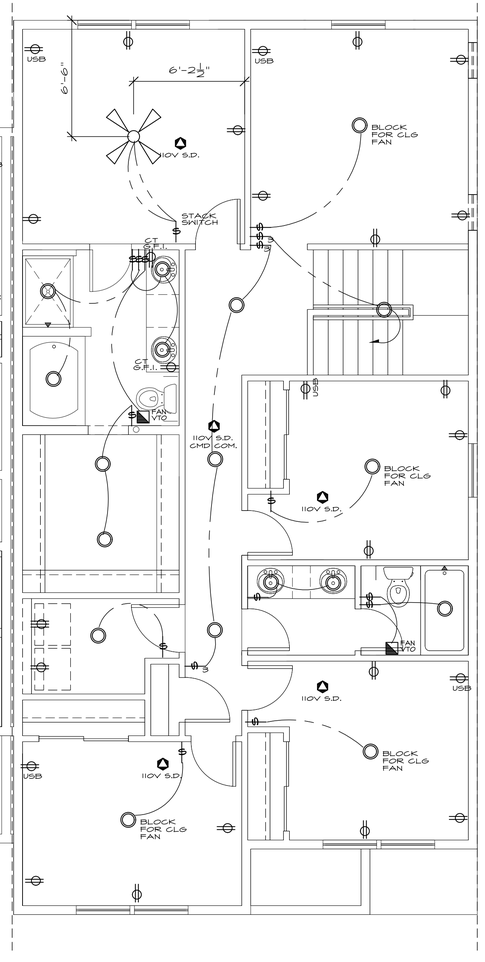
PLAN 1749
CAMDEN



PLAN 1496
AFTON



PLAN 2072
HAYES



ELECTRICAL UPPER FLOOR PLAN

SEE GENERAL NOTES — SCALE: 1/4" = 1'-0"

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RIVENWICK VILLAGE
6 UNIT BUILDINGS
RAMSEY, MINNESOTA

date: 01-04-24
permit:
revisions:

drawn by: MWJ
checked by:

SHEET
A|0

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

RESOLUTION #25-106

A RESOLUTION APPROVING AN AMENDED SITE PLAN REVIEW FOR RIVENWICK VILLAGE 4TH ADDITION

WHEREAS, Mr. Jay Roos representing LGI Homes – Minnesota, LLC, hereinafter referred to as the "Applicant", has properly applied for an amended Site Plan Review for modifications to the Wickford Village 4th Addition townhomes legally described as follows:

> Lots 1-28, Block 1, RIVENWICK VILLAGE 4th ADDITION, Anoka County, Minnesota
>
> ("Subject Property")

WHEREAS, the preliminary plat and site plan were approved by the City Council on April 26, 2022, through Resolution #22-102; and

WHEREAS, many of the site improvements including grading, public and private utilities, and roadways were installed in 2023; and

WHEREAS, the Applicant has requested modifications to the approved plans and to those site improvements which have been constructed to date, specifically modified townhome architecture and a modified grading plan; and

WHEREAS, an amendment to the approved Site Plan Review per City Code Section 106-225 is required to accomplish the requested modifications; and

WHEREAS, the Planning Commission reviewed the Site Plan Review on May 22, 2025, and recommended approval.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, that the Ramsey City Council hereby grants approval of the amended Site Plan Review for Rivenwick Village 4th Addition, contingent upon the following:

1. Per Grading, Development, and Erosion Control Plan prepared by Carlson Engineering dated 12/6/2022 as revised 4/29/2025 as approved by the City Engineer and, if applicable, the Lower Rum River WMO.

2. Per building plans for 5- and 6-unit buildings prepared by Nash & Associated with a revised date of 04/25/2025, subject to obtaining building permits. Each building's plan set must include details of the associated retaining wall.

3. All other provisions of the Development Agreement approved on January 10, 2023, remain in effect.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 27th day of May, 2025.

CC Regular Session

Meeting Date: 05/27/2025

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

Title:

Adopt Resolution #25-112 Authorizing Payment for Sunwood Drive Decorative Lighting Power Supply Improvements

Purpose/Background:

Purpose:

Adopt Resolution #25-112 authorizing payment for Sunwood Drive decorative lighting power supply improvements.

Background:

Sauter and Sons, the grading contractor for the Skyline Apartments development, provided a proposal to the city to install 885-feet of 2-inch HDPE conduit with #10 AWG wiring along the north side of Sunwood Drive from the end of the existing power supply north of Sunwood Drive near the commercial driveway between Sapphire and Rhinestone Streets, terminating near the three (3) pine trees west of Center Street. This installation would be accomplished by directional drilling to avoid impacts to boulevards, street lights, curb and gutter, sidewalk and pavement.

This work would allow for future decorative lighting along the north side of Sunwood Drive across from City Hall to match the south side. It would also provide direct power supply to light the three pine trees west of Center Street without the need to run long extension cords from the pumphouse at the intersection of Center Street and 145th Avenue NW.

Staff is unable to perform this work in-house and requested the attached proposal.

Funding Source:

The proposal provided by Sauter and Sons for completing this work totals $29,455, which is proposed to be paid from the Facility Fund.

Recommendation:

Staff recommends adopting Resolution #25-112 authorizing payment for Sunwood Drive decorative lighting power supply improvements for reasons noted herein.

Outcome/Action:

Adopt Resolution #25-112 authorizing payment for Sunwood Drive decorative lighting power supply improvements.

Attachments

Resolution #25-112

Sauter and Sons Proposal

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/22/2025 03:23 PM
Form Started By: Bruce Westby		Started On: 05/07/2025 08:51 AM
Final Approval Date: 05/22/2025		

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

RESOLUTION #25-112

RESOLUTION AUTHORIZING PAYMENT FOR SUNWOOD DRIVE DECORATIVE LIGHTING POWER SUPPLY IMPROVEMENTS

WHEREAS, the south side of Sunwood Drive includes decorative lighting power supply improvements; and

WHEREAS, Sauter and Sons provided a quote to the city to install 885-feet of 2-inch HDPE conduit with #10 AWG wiring along the north side of Sunwood Drive from the end of the existing power supply north of Sunwood Drive near the commercial driveway between Sapphire and Rhinestone Streets, terminating near the three (3) pine trees west of Center Street; and

WHEREAS, this work will allow decorative lighting improvements to be maintained on both sides of Sunwood Drive between City Hall and the Skyline Apartments.

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

1) That the City Administrator is hereby authorized and directed to accept the proposal from Sauter and Sons in the amount of $29,455.

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 27th day of May, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

SAUTER & SONS EXCAVATING, INC

Excavation, Grading & Demolition

6651 141st Ave. NW, Ramsey, MN 55303

Phone: (763) 421-7919 • Fax: (763) 421-0797 • Email: office@sauterexc.com

May 13, 2025

City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Attn: Aaron Madsen - amadsen@ci.ramsey.mn.us

Re: Twinkle Lights

Bid Includes:

- Clear Gopher One Locates
- Mobilize equipment & supplies to the jobsite
- Mobilize 3-4 days prior to work to mark the excavation area with white paint and flags to clear locates
- Clear all "known" private locates
- Expose all known locates
- Horizontal Bore 885 feet, furnish and pull back 2-inch HDPE along the north side of Sunwood Drive NW crossing Sapphire St NW
- Furnish and Install (3) # 10 Awg Conductors
- Stub conduit into existing HH on the east end
- Right of way City of Ramsey Utility Permit
- Pour back and finish concrete removed for pot holing

Total Bid Number: **$29,455.00**

Bid Does Not Include:

- Asphalt replacement by others, unless listed above in a line item
- Traffic control, cones, signs, or flagman
- Replacement of sidewalk due to equipment being driven on it
- Does not include ground thawing unless listed above in a line item
- Responsibility for any damage to existing irrigation/ sprinkler systems
- This bid does not include any permit fees that may be necessary
- This bid does not include excessive rocks/shale, if encountered, will need to add the extra work to the original bid on a time and material basis

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- Asphalt patch back not included, unless listed above
- Pot holing along pathway will be required if crossing utilities
- Owner responsibility to inform us of any buried systems and private utilities in the pathway
- Boring temps must be above 20 degrees F during working hours

Bid is valid for 30 days. If you have any questions regarding this bid; please find my contact information above.

Sincerely,

_____

Daniel Jones / Vice President

ACCEPTED BY: _____

DATE ACCEPTED: _____

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PRE-LIEN NOTICE

(a) ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT TO YOUR PROPERTY MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR THE CONTRIBUTIONS.

(b) UNDER MINNESOTA LAW, YOU HAVE THE RIGHT TO PAY PERSONS WHO SUPPLIED LABOR OR MATERIALS FOR THIS IMPROVEMENT DIRECTLY AND DEDUCT THIS AMOUNT FROM OUR CONTRACT PRICE, OR WITHHOLD THE AMOUNTS DUE THEM FROM US UNTIL 120 DAYS AFTER COMPLETION OF THE IMPROVEMENT UNLESS WE GIVE YOU A LIEN WAIVER SIGNED BY PERSONS WHO SUPPLIED ANY LABOR OR MATERIALS FOR THE IMPROVEMENT AND WHO GAVE YOU TIMELY NOTICE.

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Excavation, Grading & Demolition

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CONTRACTOR PRELIEN NOTICE

THIS NOTICE IS TO ADVISE YOU OF YOUR RIGHTS UNDER MINNESOTA LAW IN CONNECTION WITH THE IMPROVEMENT TO YOUR PROPERTY.

ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR THE CONTRIBUTIONS.

WE, SAUTER & SONS EXCAVATING, INC., HAVE BEEN HIRED BY YOU, THE CITY OF RAMSEY, FOR THIS IMPROVEMENT. TO THE BEST OF OUR KNOWLEDGE, WE ESTIMATE OUR CHARGES WILL BE $29,455.00.

IF WE ARE NOT PAID BY THE OWNER OR THE OWNERSHIPS'S RESPRESENTATIVE, WE CAN FILE A CLAIM AGAINST YOUR PROPERTY FOR THE PRICE OF OUR SERVICES.

YOU HAVE THE RIGHT TO PAY US DIRECTLY AND DEDUCT THIS AMOUNT FROM THE CONTRACT PRICE OR WITHHOLD THE AMOUNT DUE US FROM YOUR CONTRACTOR UNTIL 120 DAYS AFTER COMPLETION OF THE IMPROVEMENT UNLESS YOUR CONTRACTOR GIVES YOU A LIEN WAIVER SIGNED BY ME (US).

WE MAY NOT FILE A LIEN IF YOU PAID YOUR CONTRACTOR IN FULL BEFORE RECEIVING THIS NOTICE.

CC Regular Session

Meeting Date: 05/27/2025

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution 25-113 Authorizing Partial Payment #23 to Magney Construction, Inc. for Improvement Project #21-09; Centralized Water Treatment Plant.

Purpose/Background:

Pay Estimate and Resolution Attached.

Recommendation:

The Resident Project Representative from Advanced Engineering and Environmental Services (AE2S) has inspected the completed work and recommends partial payment #23 to Magney Construction, Inc. for said project in the amount of $743,889.90.

Outcome/Action:

Adopt Resolution 25-113, authorizing partial payment #23 to Magney Construction, Inc. of Chanhassen, Minnesota for improvement project #21-09 Centralized Water Treatment Plan, in the amount of $743,889.90.

Attachments

Resolution

Pay Estimate

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	05/22/2025 09:07 AM
Brian Hagen	Brian Hagen	05/22/2025 02:53 PM
Form Started By: Marsha Weidner		Started On: 05/07/2025 09:39 AM
Final Approval Date: 05/22/2025		

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

RESOLUTION #25-113

RESOLUTION AUTHORIZING PARTIAL PAYMENT #23 TO MAGNEY CONSTRUCTION, INC. FOR IMPROVEMENT PROJECT #21-09; CENTRALIZED WATER TREATMENT PLANT

WHEREAS, pursuant to Ramsey City Council Resolution #19-248 adopted October 8, 2019, five (5) proposals were accepted and a professional services contract was awarded to SEH, Inc. for analyzing the City's municipal water supply system source water, developing a water system model, and preparing a preliminary design report for a centralized water treatment plant to ensure that the City's municipal water supply system will continue to provide adequate quantities of safe drinking water into the foreseeable future; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-143 adopted May 25, 2021, the final Feasibility Study dated March 4, 2021, for the centralized water treatment plant was approved; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-150 adopted May 25, 2021, Requests for Proposals for professional engineering services to prepare final plans and specifications, to administer the bid process, and to provide construction administration services for construction of a municipal water treatment plant was approved and the advertising and direct soliciting of said proposal was authorized; and

WHEREAS, pursuant to Ramsey City Council Resolution #21-220 adopted July 27, 2021, Staff was authorized to negotiate a contract with Advanced Engineering and Environmental Services (AE2S) in an amount not to exceed $1,198,600 in response to their professional engineering services proposal, subject to review and approval of the contract by the City Attorney; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-032 adopted January 24, 2023, final plans and specifications as prepared by AE2S were approved and advertisements for bids were authorized for Improvement Project #21-09; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-061 adopted March 28, 2023, the lowest responsible bid of Magney Construction, Inc. was accepted in the amount of $31,528,500, for the Base Bid and Section 01 21 00 Allowances, the Mayor and City Administrator were directed to enter into a construction contract with Magney Construction, Inc., and the Mayor was directed to accept the amendment from AE2S in the amount of $225,100 for additional construction phase services for said improvements for and on behalf of the City of Ramsey; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-059 adopted February 13, 2024, Change Order No. 1 was approved in the amount of $794,153.71 for Improvement Project #21-09, Centralized Water Treatment Plant; and" per the attached pdf.

WHEREAS, as of May 27th, 2025, $21,291,977.35 has been paid to date; and

WHEREAS, the Resident Project Representative from Advanced Engineering and Environmental Services (AE2S) has inspected the completed work and recommends partial payment #23 to Magney Construction, Inc. for said project in the amount of $743,889.90.

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

1) That the City Council hereby authorizes partial payment #23 to Magney Construction, Inc. of Chanhassen, Minnesota, for Improvement Project #21-09, Centralized Water Treatment Plant, in the amount of $743,889.90.

2) That the City Council hereby accepts the project and authorizes the Mayor or City Administrator to sign the release for this payment.

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of May 27, 2025.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27nd day of April, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

Contractor's Application For Payment No. 23

	Application Period: 4/11/2025 - 5/6/2025	Application Date: 5/6/2025
To (Owner): City of Ramsey, MN	From (Contractor): Magney Construction, Inc.	Via (Engineer): Advanced Engineering and Environmental Services, Inc.
Project: Ramsey Water Treatment Plant (IP #21-09)	Contract: All Construction	
Owner's Contract No.:	Contractor's Project No.: 00599	Engineer's Project No.: 05434-2020-002

Application for Payment

Change Order Summary

Approved Change Orders

Number	Additions	Deductions
1	$ 794,153.71	
TOTALS	$794,153.71	$0.00
NET CHANGE BY CHANGE ORDERS	$794,153.71	

1.	**ORIGINAL CONTRACT PRICE**		$31,528,500.00
2.	**Net change by Change Orders**		$794,153.71
3.	**CURRENT CONTRACT PRICE (Line 1 ± 2)**		$32,322,653.71
4.	**TOTAL COMPLETED AND STORED TO DATE (Column F on Schedule of Values)**		$23,195,649.74
5.	**RETAINAGE:**		
a.	**5.0%** **$23,070,599.74**	**Work Completed**	$1,153,529.99
b.	**5% x** **$125,050.00**	**Stored Materials**	$6,252.50
c.	**Total Retainage (Line 5a + Line 5b)**		$1,159,782.49
6.	**AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)**		$22,035,867.25
7.	**LESS PREVIOUS PAYMENTS (Line 6 from prior Application)**		$21,291,977.35
8.	**AMOUNT DUE THIS APPLICATION**		**$743,889.90**
9.	**BALANCE TO FINISH, PLUS RETAINAGE (Column H on Schedule of Values + Line 5c above)**		$10,286,786.46

Contractor's Certification

The undersigned Contractor certifies that: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By:	Date:
Kevin K	5/6/2025

Payment of: $743,889.90
(Line 8 or other - attach explanation of other amount)

is recommended by: Ryan Hansen (Engineer) — 5/6/2025 (Date)

Payment of: $743,889.90
(Line 8 or other - attach explanation of other amount)

is approved by: Bruce Westerlund (City of Ramsey, MN) — 5/9/2025 (Date)

Approved by: _____ (Funding Agency (if applicable)) — _____ (Date)

Schedule of Values

Ramsey Water Treatment Plant

Date of Application: 5/6/2025

Payment Application No. 23

Work completed through: 5/6/2025

Item			C	D	E	F	G	H
Specification Section No.	Description	Scheduled Value	From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	%	Balance to Finish
01 10 00	Mobilization	$1,250,424.00	$1,150,472.00	$15,360.00	$0.00	$1,165,832.00	93	$84,592.00
01 10 01	General Conditions	$268,800.00	$242,750.00	$4,306.00	$0.00	$247,056.00	92	$21,744.00
01 10 02	Supervision	$384,000.00	$345,000.00	$6,500.00	$0.00	$351,500.00	92	$32,500.00
01 10 03	Bond & Insurance	$425,600.00	$425,600.00	$0.00	$0.00	$425,600.00	100	$0.00
01 21 00	ALLOWANCES							
1	Office Furniture ($50,000)	$50,000.00	$0.00	$0.00	$0.00	$0.00	0	$50,000.00
2	Computer Hardware ($80,000)	$80,000.00	$0.00	$0.00	$0.00	$0.00	0	$80,000.00
3	IT Equipment ($100,000)	$100,000.00	$0.00	$0.00	$0.00	$0.00	0	$100,000.00
4	Security and Access Control Hardware and Equipment ($60,000)	$60,000.00	$0.00	$0.00	$0.00	$0.00	0	$60,000.00
5	Irrigation System ($60,000)	$60,000.00	$0.00	$0.00	$0.00	$0.00	0	$60,000.00
6	General Construction Allowance ($950,000)	$950,000.00	$359,572.16	$9,000.00	$0.00	$368,572.16	39	$581,427.84
03 20 00	Concrete Reinforcement - Building	$1,602,777.00	$1,594,509.57	$4,980.00	$0.00	$1,599,489.57	100	$3,287.43
03 20 00	Concrete Reinforcement - Reservoir	$864,856.00	$864,856.00	$0.00	$0.00	$864,856.00	100	$0.00
03 30 00	Cast-in-Place Concrete Work - Site	$108,600.00	$6.00	$3,960.00	$0.00	$3,966.00	4	$104,634.00
03 30 00	Cast-in-Place Concrete Work - Building	$3,885,960.00	$3,879,813.00	$0.00	$0.00	$3,879,813.00	100	$6,147.00
03 30 00	Cast-in-Place Concrete Work - Reservoir	$1,410,075.00	$1,407,324.00	$2,751.00	$0.00	$1,410,075.00	100	$0.00
03 35 30	Polished Concrete Finish	$6,800.00	$0.00	$0.00	$0.00	$0.00	0	$6,800.00
03 41 00	Structural Precast Concrete	$1,042,796.00	$724,200.00	$86,501.00	$0.00	$810,701.00	78	$232,095.00
04 22 00	Unit Masonry	$269,000.00	$269,000.00	$0.00	$0.00	$269,000.00	100	$0.00
05 12 00	Structural Steel Framing, Misc. Metals, Metal Stairs and Aluminum Railing	$1,990,378.00	$1,053,371.00	$183,140.00	$0.00	$1,236,511.00	62	$753,867.00
06 00 00	Carpentry	$375,128.00	$185,815.00	$17,807.00	$0.00	$203,622.00	54	$171,506.00
06 73 00	Fiberglass Reinforced Plastic Grating	$353,707.00	$0.00	$0.00	$0.00	$0.00	0	$353,707.00
07 12 00	Fluid Applied Waterproofing	$78,130.00	$78,130.00	$0.00	$0.00	$78,130.00	100	$0.00
07 12 50	Hot Mopped Waterproofing	$7,420.00	$7,420.00	$0.00	$0.00	$7,420.00	100	$0.00
07 17 13	Bentonite Waterproofing	$124,650.00	$124,650.00	$0.00	$0.00	$124,650.00	100	$0.00
07 21 00	Thermal Insulation and Air Barriers	$15,600.00	$0.00	$0.00	$0.00	$0.00	0	$15,600.00
07 23 00	Weather Barrier	$39,800.00	$0.00	$0.00	$0.00	$0.00	0	$39,800.00
07 24 00	Exterior Insulation and Finish System	$67,955.00	$0.00	$0.00	$0.00	$0.00	0	$67,955.00
07 42 15	Architectural Metal Panels	$229,910.00	$13,160.00	$0.00	$0.00	$13,160.00	6	$216,750.00
07 50 10	Concrete Faced Insulated Panels	$15,000.00	$0.00	$0.00	$0.00	$0.00	0	$15,000.00
07 53 23	EPDM Roof System, Flashing & Sheet Metal	$589,225.00	$205,000.00	$0.00	$0.00	$205,000.00	35	$384,225.00
07 92 00	Caulking & Sealants	$37,465.00	$0.00	$0.00	$0.00	$0.00	0	$37,465.00
08 11 13	Doors, Frames & Hardware	$328,136.00	$280,622.00	$0.00	$0.00	$280,622.00	86	$47,514.00
08 31 15	Access Doors	$6,513.00	$5,547.00	$0.00	$0.00	$5,547.00	85	$966.00
08 35 13	Accordion Folding Fire Door	$65,683.00	$0.00	$0.00	$0.00	$0.00	0	$65,683.00

Schedule of Values

Ramsey Water Treatment Plant

Date of Application: 5/6/2025

Payment Application No. 23

Work completed through: 5/6/2025

Item			C	D	E	F	G	H
Specification Section No.	Description	Scheduled Value	From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	%	Balance to Finish
08 35 16	Heavy Duty Folding Door	$49,985.00	$0.00	$0.00	$0.00	$0.00	0	$49,985.00
08 36 00	Sectional Overhead Doors	$14,900.00	$0.00	$0.00	$0.00	$0.00	0	$14,900.00
08 41 13	Aluminum Framed Entrances and Storefronts/Curtainwall/Glazing	$254,163.00	$116,429.00	$0.00	$0.00	$116,429.00	46	$137,734.00
08 95 00	Translucent Wall Panels	$275,400.00	$0.00	$0.00	$0.00	$0.00	0	$275,400.00
09 20 00	Metal Framing and Gypsum Board	$190,345.00	$48,993.00	$50,950.00	$0.00	$99,943.00	53	$90,402.00
09 30 00	Tiling	$8,195.00	$4,295.00	$0.00	$0.00	$4,295.00	52	$3,900.00
09 51 00	Acoustical Ceilings	$47,000.00	$0.00	$0.00	$0.00	$0.00	0	$47,000.00
09 65 13	Resilient Base and Accessories	$3,000.00	$1,435.00	$0.00	$0.00	$1,435.00	48	$1,565.00
09 68 13	Carpet Tile	$12,299.00	$5,845.00	$0.00	$0.00	$5,845.00	48	$6,454.00
09 90 00	Painting	$846,400.00	$0.00	$5,000.00	$0.00	$5,000.00	1	$841,400.00
10 14 16	Plaques/Dimensional Letter Signage and Panel Signage	$16,310.00	$0.00	$0.00	$0.00	$0.00	0	$16,310.00
10 28 00	Toilet Accessories	$708.00	$0.00	$0.00	$0.00	$0.00	0	$708.00
10 44 16	Fire Extinguishers	$1,656.00	$0.00	$0.00	$0.00	$0.00	0	$1,656.00
12 24 13	Roller Window Shades	$1,500.00	$0.00	$0.00	$0.00	$0.00	0	$1,500.00
12 35 30	Architectural Casework	$51,850.00	$0.00	$2,500.00	$0.00	$2,500.00	5	$49,350.00
12 35 35	Solid Polymer Fabrications	$15,000.00	$0.00	$0.00	$0.00	$0.00	0	$15,000.00
21 13 13	Wet Pipe Sprinkler System	$65,835.00	$5,250.00	$0.00	$0.00	$5,250.00	8	$60,585.00
22 00 00	Plumbing Install, Rough-in & Finish - Labor	$76,500.00	$59,882.00	$0.00	$0.00	$59,882.00	78	$16,618.00
22 00 01	Plumbing Pipe, Fittings & Fixtures - Material	$270,000.00	$87,180.00	$0.00	$0.00	$87,180.00	32	$182,820.00
22 07 00	Plumbing Insulation	$49,670.00	$0.00	$0.00	$0.00	$0.00	0	$49,670.00
23 00 00	HVAC General Conditions, Permits & Mobilization	$15,200.00	$8,000.00	$0.00	$0.00	$8,000.00	53	$7,200.00
23 00 00.01	Testing, Adjusting & Balancing	$5,900.00	$0.00	$0.00	$0.00	$0.00	0	$5,900.00
23 00 00.02	Ductwork Insulation	$29,400.00	$0.00	$0.00	$0.00	$0.00	0	$29,400.00
23 00 00.03	HVAC Controls	$76,000.00	$0.00	$0.00	$0.00	$0.00	0	$76,000.00
23 00 00.04	Refrigerant Piping - Labor	$10,400.00	$0.00	$800.00	$0.00	$800.00	8	$9,600.00
23 00 00.05	Refrigerant Piping - Material	$2,800.00	$0.00	$0.00	$0.00	$0.00	0	$2,800.00
23 00 00.06	Ductwork - Labor	$70,900.00	$0.00	$1,600.00	$0.00	$1,600.00	2	$69,300.00
23 00 00.07	Ductwork - Material	$65,100.00	$0.00	$0.00	$0.00	$0.00	0	$65,100.00
23 00 00.08	Louvers and Dampers - Labor	$8,100.00	$0.00	$0.00	$0.00	$0.00	0	$8,100.00
23 00 00.09	Louvers and Dampers - Material	$12,500.00	$0.00	$0.00	$0.00	$0.00	0	$12,500.00
23 00 00.10	VAV and GRD - Labor	$6,800.00	$0.00	$0.00	$0.00	$0.00	0	$6,800.00
23 00 00.11	VAV and GRD - Material	$7,600.00	$0.00	$4,000.00	$0.00	$4,000.00	53	$3,600.00
23 00 00.12	HVAC Fans - Labor	$13,800.00	$1,600.00	$1,600.00	$0.00	$3,200.00	23	$10,600.00
23 00 00.13	HVAC Fans - Material	$39,600.00	$39,600.00	$0.00	$0.00	$39,600.00	100	$0.00
23 00 00.14	Gas Unit Heaters - Labor	$14,000.00	$0.00	$4,800.00	$0.00	$4,800.00	34	$9,200.00
23 00 00.15	Gas Unit Heaters - Material	$16,200.00	$0.00	$16,200.00	$0.00	$16,200.00	100	$0.00

Schedule of Values

Ramsey Water Treatment Plant

Date of Application: 5/6/2025

Payment Application No. 23

Work completed through: 5/6/2025

Item			C	D	E	F	G	H
Specification Section No.	Description	Scheduled Value	From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	%	Balance to Finish
23 00 00.16	Make-Up Air Units - Labor	$5,600.00	$200.00	$0.00	$0.00	$200.00	4	$5,400.00
23 00 00.17	Make-Up Air Units - Material	$76,000.00	$0.00	$2,000.00	$0.00	$2,000.00	3	$74,000.00
23 00 00.18	Roof Top Units - Labor	$1,400.00	$200.00	$0.00	$0.00	$200.00	14	$1,200.00
23 00 00.19	Roof Top Units - Material	$50,200.00	$0.00	$0.00	$50,200.00	$50,200.00	100	$0.00
23 00 00.20	Split System A/C Unit - Labor	$3,000.00	$0.00	$0.00	$0.00	$0.00	0	$3,000.00
23 00 00.21	Split System A/C Unit - Material	$56,400.00	$0.00	$0.00	$0.00	$0.00	0	$56,400.00
23 00 00.22	Dehumidification Units - Labor	$3,500.00	$0.00	$0.00	$0.00	$0.00	0	$3,500.00
23 00 00.23	Dehumidification Units - Material	$37,500.00	$37,500.00	$0.00	$0.00	$37,500.00	100	$0.00
26 00 00	Electrical Mobilization & Permit	$10,000.00	$5,000.00	$0.00	$0.00	$5,000.00	50	$5,000.00
26 00 01	Temporary Power	$30,000.00	$25,000.00	$0.00	$0.00	$25,000.00	83	$5,000.00
26 05 19	Conductors	$222,000.00	$32,600.00	$0.00	$0.00	$32,600.00	15	$189,400.00
26 05 26	Grounding and Bonding	$10,000.00	$0.00	$0.00	$0.00	$0.00	0	$10,000.00
26 05 29	Hangers and Supports	$20,000.00	$8,500.00	$0.00	$0.00	$8,500.00	43	$11,500.00
26 05 33	Raceways and Boxes	$336,600.00	$264,100.00	$8,600.00	$0.00	$272,700.00	81	$63,900.00
26 22 13	Transformers	$20,000.00	$5,000.00	$0.00	$0.00	$5,000.00	25	$15,000.00
26 23 00	Electric Heat	$40,000.00	$20,500.00	$0.00	$0.00	$20,500.00	51	$19,500.00
26 24 11	Electrical Service	$30,000.00	$10,000.00	$0.00	$0.00	$10,000.00	33	$20,000.00
26 24 13	Switchboards	$30,000.00	$5,000.00	$0.00	$0.00	$5,000.00	17	$25,000.00
26 24 15	Transfer Switches	$30,000.00	$5,000.00	$0.00	$0.00	$5,000.00	17	$25,000.00
26 24 16	Panelboards	$30,000.00	$5,000.00	$0.00	$0.00	$5,000.00	17	$25,000.00
26 24 19	Motor Controls	$30,000.00	$5,000.00	$0.00	$0.00	$5,000.00	17	$25,000.00
26 27 26	Wiring Devices	$30,000.00	$5,000.00	$0.00	$0.00	$5,000.00	17	$25,000.00
26 28 16	Enclosed Switches	$20,000.00	$0.00	$0.00	$0.00	$0.00	0	$20,000.00
26 32 13	Engine Generators	$420,400.00	$414,700.00	$0.00	$0.00	$414,700.00	99	$5,700.00
26 51 00	Lighting	$150,000.00	$103,370.00	$0.00	$0.00	$103,370.00	69	$46,630.00
26 90 01	Measuring and Control Instruments/Water Treatment Controls/I & C	$1,506,000.00	$700,000.00	$0.00	$0.00	$700,000.00	46	$806,000.00
28 31 00	Fire Alarm	$50,000.00	$5,000.00	$0.00	$0.00	$5,000.00	10	$45,000.00
27 00 00	Cabling	$25,000.00	$0.00	$0.00	$0.00	$0.00	0	$25,000.00
31 10 00	Site Clearing/ Site Prep/ Erosion Control	$94,700.00	$86,173.00	$283.00	$0.00	$86,456.00	91	$8,244.00
31 20 00	Earth Moving - Excavation	$242,600.00	$239,034.00	$0.00	$0.00	$239,034.00	99	$3,566.00
31 20 01	Earth Moving - Backfill	$267,800.00	$225,746.00	$0.00	$0.00	$225,746.00	84	$42,054.00
31 20 02	Finish Grading	$69,900.00	$0.00	$0.00	$0.00	$0.00	0	$69,900.00
31 23 19	Dewatering	$35,900.00	$35,900.00	$0.00	$0.00	$35,900.00	100	$0.00
32 12 16	Asphalt Paving	$183,097.00	$0.00	$0.00	$0.00	$0.00	0	$183,097.00
32 13 13	Concrete Paving	$59,400.00	$0.00	$0.00	$0.00	$0.00	0	$59,400.00
32 17 13	Plastic Bollard Covers	$1,700.00	$0.00	$0.00	$0.00	$0.00	0	$1,700.00

Schedule of Values

Ramsey Water Treatment Plant

Date of Application: 5/6/2025

Payment Application No. 23

Work completed through: 5/6/2025

Item			C	D	E	F	G	H
Specification Section No.	Description	Scheduled Value	From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	%	Balance to Finish
32 31 13	Chain Link Fencing, Gates and Equipment	$207,654.00	$0.00	$0.00	$0.00	$0.00	0	$207,654.00
32 92 00	Turfs and Grasses	$63,500.00	$0.00	$0.00	$0.00	$0.00	0	$63,500.00
32 93 00	Plants	$50,000.00	$0.00	$0.00	$0.00	$0.00	0	$50,000.00
33 11 13	Facility Water Distribution Systems	$727,300.00	$636,067.00	$19,660.00	$0.00	$655,727.00	90	$71,573.01
33 13 13	Facility Sanitary Sewer Systems	$87,800.00	$87,800.00	$0.00	$0.00	$87,800.00	100	$0.00
33 41 00	Storm Utility Drainage	$124,600.00	$39,709.00	$0.00	$0.00	$39,709.00	32	$84,891.00
33 46 00	Subdrainage	$61,400.00	$61,400.00	$0.00	$0.00	$61,400.00	100	$0.00
40 23 19	Process Pipe & Fittings	$2,202,644.00	$1,979,488.55	$54,311.00	$0.00	$2,033,799.55	92	$168,844.46
40 27 87	Process Pipe Supports, Anchors and Sleeves	$139,344.00	$133,678.00	$890.00	$0.00	$134,568.00	97	$4,776.00
40 27 89	Process Pipe Specialties	$51,300.00	$17,643.00	$16,944.00	$0.00	$34,587.00	67	$16,713.00
40 27 97	Process Gauges	$5,327.00	$0.00	$0.00	$0.00	$0.00	0	$5,327.00
40 92 00	Process Valves - Plug, Butterfly, Air and Check	$655,400.00	$628,795.00	$12,262.00	$0.00	$641,057.00	98	$14,343.00
40 92 01	Process Valves - Pressure Reducing Valves	$149,439.00	$149,439.00	$0.00	$0.00	$149,439.00	100	$0.00
41 23 14	Overhead Crane Systems	$131,775.00	$33,750.00	$0.00	$74,850.00	$108,600.00	82	$23,175.00
43 05 10	Disinfection of Water Systems	$24,000.00	$533.00	$0.00	$0.00	$533.00	2	$23,467.00
43 11 16	Gas Handling Blowers	$107,240.00	$106,936.00	$304.00	$0.00	$107,240.00	100	$0.00
43 23 22	Split Case Pumps	$281,247.00	$280,044.00	$1,203.00	$0.00	$281,247.00	100	$0.00
43 32 76	Chlorine Gas Feed Equipment	$129,661.00	$125,000.00	$0.00	$0.00	$125,000.00	96	$4,661.00
43 32 77	Chemical Feed System Pumps	$94,650.00	$90,000.00	$0.00	$0.00	$90,000.00	95	$4,650.00
43 32 78	Chemical Feed System Accessories	$82,275.00	$78,000.00	$0.00	$0.00	$78,000.00	95	$4,275.00
44 42 24	Plate Settlers	$868,280.00	$785,798.00	$79,543.00	$0.00	$865,341.00	100	$2,939.00
46 33 20	Liquid Chemical Storage Tanks	$94,360.00	$79,317.00	$0.00	$0.00	$79,317.00	84	$15,043.00
46 33 33	Polymer Blending and Feed Equipment	$26,940.00	$22,350.00	$0.00	$0.00	$22,350.00	83	$4,590.00
46 43 47	Jet Mixing System	$159,793.00	$143,081.00	$0.00	$0.00	$143,081.00	90	$16,712.00
46 61 00	Filtration Equipment	$984,470.00	$861,400.00	$28,742.00	$0.00	$890,142.00	90	$94,328.00
CO # 01	Change Order No. 01 - MN Prevailing Wage Rates (draft)	$794,153.71	$233,529.4700	$11,495.00	$0.00	$245,024.47	31	$549,129.24
	Totals	$32,322,653.71	$22,412,607.74	$657,992.00	$125,050.00	$23,195,649.74	71.8%	$9,127,003.97

EJCDC No. C-620 (2002 Edition)
Prepared by the Engineers' Joint Contract Documents Committee and endorsed by the Associated General Contractors of America and the Construction Specifications Institute.

CC Regular Session

Meeting Date: 05/27/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #25-116 Approving a Time Extension for the Preliminary Plat of North Brook Meadows

Purpose/Background:

The preliminary plat of North Brook Meadows, a 77-lot single-family subdivision, was approved on September 28, 2021. The plat is located west of Nowthen Boulevard between 173rd and 175th Avenues NW. At the time of its approval, it was noted that the site was dependent upon a utility extension plan coordinated with the developer of Trott Brook Crossing, the land to the south. The City installed a sanitary lift station off Variolite Street in 2023 and Trott Brook Crossing has completed the first two phases, bringing the sanitary sewer closer. That developer is currently working on a third phase that will extend the utilities to the North Brook Meadows site later this fall. The North Brook Meadows developer, Alliant Ventures IX, LLC, received a three-year time extension on its preliminary plat approval in 2022 that will expire this summer. With the utility availability within sight, the developer is requesting a one-year time extension to the preliminary plat approval . Final plat and construction plans are expected to be reviewed later this year for a spring 2026 construction.

Notification:

None required for a time extension.

Funding Source:

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

Recommendation:

Staff recommends approval of the time extension.

Outcome/Action:

Motion to adopt Resolution #25-116 Approving a Time Extension for the Preliminary Plat of North Brook Meadows.

Attachments

Letter of Request

Resolution #25-116

Preliminary Plat Plan Set

Resolution #21-248 - Original Preliminary Plat Resolution

Resolution #22-177 - First Time Extension

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/15/2025 01:22 PM
Form Started By: Todd Larson		Started On: 05/12/2025 08:30 AM
Final Approval Date: 05/15/2025		

Alliant VENTURES LLC

May 10, 2025

Mr. Todd Larson
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: North Brook Meadows
Preliminary Plat Extension Request

Dear Todd:

I am writing the City to respectfully request a one-year extension of our preliminary plat approval for North Brook Meadows.

I am again requesting this extension in light of the following factors:

- High interest rates affecting project borrowing costs and the home mortgage market
- Pipe availability to the project site. We have been working with Twin City Land Development regarding access issues and the realignment of 173rd Avenue in connection with their final plat application for Trott Brook Crossing 3rd Addition. If that's approved by the City, we anticipate they will complete their improvements for this addition by this fall. We would then complete our plans this winter and begin our project improvements in the Spring of 2026.

We are excited to begin working on this project finally and look forward to moving ahead with it.

Thank you.

Sincerely,

ALLIANT VENTURES IX, LLC

Robert J. Machacek
Chief Operating Officer

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

RESOLUTION #25-166

RESOLUTION APPROVING A TIME EXTENSION FOR THE PRELIMINARY PLAT OF NORTH BROOK MEADOWS

WHEREAS, The City Council approved a 77-lot single-family preliminary plat request by Platinum Land, LLC, on September 28, 2021, via Resolution #21-248; and

WHEREAS, The City Council subsequently approved a three-year time extension on August 23, 2022, via Resolution #22-177; and

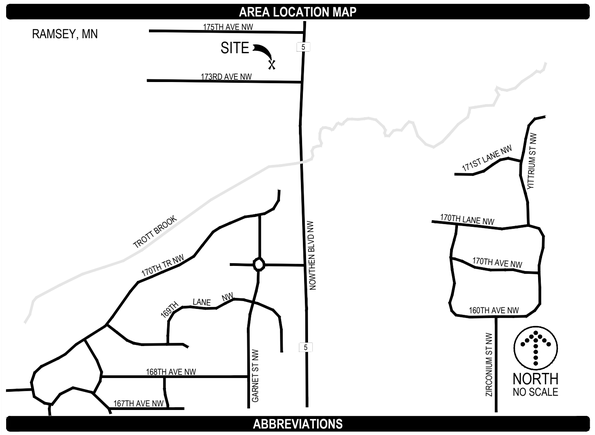
WHEREAS, The current development group, now known as Alliant Ventures IX, LLC, has requested an additional one-year time extension based on the current high interest rates and the coordination of extending utilities to the site;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, that a one-year time extension from the expiration date of the last approved extension is hereby granted. The expiration date of the preliminary plat is now August 23, 2026, at which time the final plat must be reviewed and approved.

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

AREA LOCATION MAP



ABBREVIATIONS

D	Angle	LB.	Pound
&	And	LGU	Local Government Unit
@	At	LB.	Pound
100 YR.	100 Year Flood Elevation	LB.	Longitudinal
A.B.	Anchor Bolt	LT.	Light / Lighting
A.D.	Area Drain	MAINT.	Maintenance
A/C	Air Conditioning Unit	MAS.	Masonry
ADD.	Addendum	MATL.	Material
ADDL.	Additional	MAX.	Maximum
ADJ.	Adjacent / Adjust	MECH	Mechanical
AHU	Air Handling Unit	MED.	Medium
ALT.	Alternate	MFR.	Manufacturer
ALUM.	Aluminum	MH	Manhole
ANOD.	Anodized	MIN.	Minimum / Minute
APPROX.	Approximate	MISC.	Miscellaneous
ARCH	Architect / Architectural	MNDOT	Minnesota Department Of Transportation
AUTO.	Automatic	MOD.	Module / Modular
AVG.	Average	MUL.	Mullion
B.C.	Back of Curb	N.	North
B/W	Bottom of Wall	N.I.C.	Not In Contract
BFE	Basement Floor Elevation	NO. OR #	Number
BIT	Bituminous (Asphaltic)	NOM	Nominal
BLDG	Building	NTS	Not to Scale
BM	Benchmark	NWE	Normal Water Elevation
BSMT.	Basement	NWL	Normal Water Level
C.F.	Cubic Feet	O.F.	On Center
C.F.S.	Cubic Feet Per Second	O.G.	Outside Dimension
C.G.	Corner Guard	O.H.	Overhead Electric
C.J.	Control Joint	OH.	Overhead
C.L.	Centerline	OHWL	Ordinary High Water Level
C.M.U.	Concrete Masonry Unit	OPNG.	Opening
C.O.	Cleanout	ORIG.	Original
C.O.E.	U.S. Army Corps Of Engineers	P.C.	Point of Curvature
C.Y.	Cubic Yards	P.I.	Point of Intersection
CB	Catch Basin	PIV	Post Indicator Valve
CBMH	Catch Basin Manhole	P.L. OR P/L	Property Line
CEM.	Cement	P.O.B.	Point of Beginning
CIP	Cast Iron Pipe	P.S.F.	Pounds Per Square Foot
CMP	Corrugated Metal Pipe	P.S.I.	Pounds Per Square Inch
CONC.	Concrete (Portland)	P.T.	Point of Tangency
CONN.	Connection	P.V.C.	Point of Vertical Curvature
CONST.	Construction	P.V.I.	Point of Vertical Intersection
CONT.	Continuous	P.V.T.	Point of Vertical Tangency
CONTR.	Contractor	PE.	Polyethylene
COP.	Copper	PED.	Pedestal / Pedestrian
CU.	Cubic	PERF.	Perforated
D.S.	Down Spout	PREP.	Preparation
DEG.	Degree	PROJ.	Project
DEMO.	Demolition / Demolish	PROP.	Proposed
DEPT.	Department	PVC	Poly-Vinyl-Chloride (Piping)
DET.	Detail	PVMT.	Pavement
DIA.	Diameter	QTR.	Quarter
DIAG.	Diagonal	QTY.	Quantity
DIM.	Dimension	R	Radius
DIP	Ductile Iron Pipe	RAD.	Radius
DN	Down	RE.	Rim Elevation (Casting)
DWG.	Drawing	R.D.	Roof Drain
E.	East	R.E.	Remove Existing
E.J.	Expansion Joint	R.O.	Rough Opening
E.O.	Emergency Overflow	R.P.	Radius Point
E.O.S.	Emergency Overflow Swale	RC	Reinforced Concrete Pipe
E.W.	Each Way	R.S.	Rough Slab
EA.	Each EL. Elevation	RSD	Roof Storm Drain
ELEC.	Electrical	RE.	Regarding
ELEV.	Elevation	REINF.	Reinforced
EMER.	Emergency	REQ'D	Required
ENGR.	Engineer	REV.	Revision / Revised
ENTR.	Entrance	RGU	Regulatory Government Unit
EQ.	Equal	ROW OR R/W	Right of Way
EQUIP.	Equipment	S.	South
EQUIV.	Equivalent	S.F.	Square Feet
EXIST.	Existing	SAN.	Sanitary Sewer
EXP.	Expansion	SECT.	Section
F & I	Furnish and Install	SE	Split Entry /Side Exit
F.B.O.	Furnished by Others	SEWO	Split Entry Walk Out /Side Exit Walk Out
F.C.	Face of Curb	SHT.	Sheet
F.D.	Floor Drain	SIM.	Similar
F.D.C.	Fire Department Connection	SLNT.	Sealant
F.V.	Field Verify	SPEC.	Specification
FB	Full Basement	SQ.	Square
FBWO	Full Basement Walk Out	SSD	Subsurface drain
FBLO	Full Basement Look Out	STMH	Storm Sewer Manhole
FDN.	Foundation	STD.	Standard
FES	Flared End Section	STRUCT.	Structural
FFE	Finished Floor Elevation	SYM.	Symmetrical
FLR.	Floor	T	Thickness
FT. OR (')	Foot	T/R	Top of Rim
FUT.	Future	T/W	Top of Wall
G.B.	Grade Break	TEMP.	Temporary
G.C.	General Contractor	THK.	Thick / Thickness
GAL.	Gallon	T.J.	Tooled Joint
GALV.	Galvanized	TNH	Top Nut Hydrant
GFE	Garage Floor Elevation	TYP.	Typical
GL.	Glass	U.N.O.	Unless Noted Otherwise
GR.	Grade	V.B.	Vapor Barrier
H.	Height	V.C.	Vertical Curve
H.P.	High Point	V.I.F.	Verify In Field
HDPEP	High Density Polyethylene Pipe	VER.	Verify
HGT.	Height	VER.	Vertical
HORIZ.	Horizontal	VEST.	Vestibule
HVAC	Heating, Ventilation, Air Conditioning	W	Width
HYD	Hydrant	W.PT.	Working Point
I.D.	Inside Dimension OR Identification	W.W.F.	Welded Wire Fabric
I.E. or IE	Invert Elevation	W/	With
IN. OR (")	Inches	W/O	Without
INFO.	Information	WO	Walk Out
INL.	Inlet Elevation	VER.	Wetland
INSUL.	Insulation	WP	Waterproof
INV.	Invert Elevation	WETL.	Weight
JT.	Joint	YD.	Yard
L.F.	Linear Feet	YR.	Year
L.P.	Low Point / Liquid Petroleum		

SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
120	MAJOR CONTOUR	120	MAJOR CONTOUR
123	MINOR CONTOUR	123	MINOR CONTOUR
234.5	SPOT ELEVATION	123.45	SPOT ELEVATION
	BUILDING		BUILDING
	CANOPY / OVERHANG		CANOPY/OVERHANG
	CONCRETE		UNDERGROUND STRUCTURE
	BITUMINOUS		CONCRETE
	LANDSCAPING		CONCRETE CURB
	GRAVEL	BIT. EDGE	EDGE OF PAVEMENT
	PAVING BLOCK	HEIGHT, TYPE	FENCING
	PAVING BLOCK		GUARD RAIL
			CONCRETE RETAINING WALL
12"STS >>	STORM SEWER LINE		MODULAR RETAINING WALL
8"SAN >	SANITARY SEWER LINE		FIELDSTONE RETAINING WALL
6"WTR	WATER MAIN		EXIT LOCATION
OE	OVERHEAD ELECTRIC		LIGHT STANDARD
UT	UNDERGROUND TELEPHONE	Ø	POWER POLE
FO	UNDERGROUND FIBER OPTIC	1.00 %	SLOPE DIRECTION
UE	UNDERGROUND ELECTRIC		CATCH BASIN
G	GAS LINE		MANHOLE
	CONCRETE CURB		BOLLARD
X HEIGHT, TYPE X	FENCING	FES RIPRAP STS >>	STORM SEWER
	RETAINING WALL	SAN >	SANITARY SEWER-WASTE
	SET 1/2" X 14" IRON PIPE	FM >	FORCE MAIN
	IRON MONUMENT FOUND	RD >>	ROOF DRAIN SYSTEM
	SURVEY DISK (BENCHMARK)	GATE VALVE WTR HYD	WATERMAIN
	POWERPOLE	FIRE	FIRE LINE (IF SEPARATE)
	GUY WIRE	BLDG.	FIRE DEPT. CONNECTION
	GUARD POST	C.O. X"SSD	SOIL SUBDRAIN
GM	GAS METER	GAS	GAS LINE-UNDERGROUND
T	TRANSFORMER	ELEC	ELECTRIC-UNDERGROUND
	WATER SHUT-OFF VALVE	TELE	TELEPHONE-UNDERGROUND
	TRAFFIC SIGN	CATV	UNDERGROUND CABLE/TV
	FLAG POLE	LSS	LAWN SPRINKLER SLEEVE
LT	LIGHT POLE		
	TREES		
	TREE LINE		
	MANHOLE		
	CATCH BASIN		
	FIRE HYDRANT		
	WATER VALVE		
	FLARED END SECTION		
MB	MAILBOX		
1	NOTE NUMBER		
(M)	MEASURED DISTANCE		
(P)	DISTANCE PER RECORDED PLAT		
B-X	SOIL BORING		

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	SILT FENCE
	COMPOST/BIO LOG
	INLET PROTECTION

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
3	NOTE REFERENCE
12	PARKING STALL COUNT
C7.3 / 1	LARGE SHEET DETAIL
C21	COORDINATE POINT
2	REVISION - ADDENDUM, BULLETIN, ETC.
	REVISED AREA (THIS ISSUE)

LEGAL DESCRIPTION

Parcel 1:
The Southeast Quarter of the Southwest Quarter (SE1/4 of SW1/4) of Section 3, Township 32, Range 25, except the East 400 feet of the South 329 feet, when measured by the East and South lines, also excepting those portions taken for County Road No. 5 and No. 63, and also for 173rd Street, Anoka County, Minnesota.

Parcel 2:
The South 329 feet of the East 400 feet of the Southeast Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, excepting that part lying East of State Aid Highway No. 5, Anoka County, Minnesota.

BENCHMARK

Cast Iron Monument,
South Quarter corner of Section 3, Township 32, Range 25.
Elevation = 876.482

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

OWNER

PLATINUM LAND MN, LLC.
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550
CONTACT: JASON BEBEAU

PROJECT CONTACTS

CIVIL ENGINEER
LANDFORM
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL 612-252-9070
CONTACT: TODD OLIN

SURVEYOR
LANDFORM
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL 612-252-9070
CONTACT: LARRY HUHN

LANDSCAPE ARCHITECT
LANDFORM
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL 612-252-9070
CONTACT: JOSH POPEHN

CIVIL / LANDSCAPE SHEET INDEX & REVISION MATRIX

SHEETS ISSUED BY DATE — 07.16.21

SHEET NO.	DESCRIPTION	
C0.1	CIVIL & LANDSCAPE TITLE SHEET	X
C0.2	PRELIMINARY PLAT	X
C1.1	EXISTING CONDITIONS & DEMOLITION	X
C2.1	PRELIMINARY PLAT	X
C3.0	GRADING DRAINAGE & EROSION CONTROL - OVERALL	X
C3.1	GRADING, DRAINAGE & EROSION CONTROL - SOUTHEAST	X
C3.2	GRADING, DRAINAGE & EROSION CONTROL - SOUTHWEST	X
C3.3	GRADING, DRAINAGE & EROSION CONTROL - NORTHWEST	X
C3.4	GRADING, DRAINAGE & EROSION CONTROL - NORTHEAST	X
C3.5	MINNESOTA SWPPP	X
C4.0	UTILITIES - OVERALL	X
C4.1	UTILITIES - SOUTHEAST	X
C4.2	UTILITIES - SOUTHWEST	X
C4.3	UTILITIES - NORTHWEST	X
C4.4	UTILITIES - NORTHEAST	X
L1.1	TREE PRESERVATION PLAN	X
L1.2	TREE PRESERVATION TABLES	X
L2.1	LANDSCAPE PLAN	X
L2.2	ENLARGED LANDSCAPE PLAN	X
L7.1	LANDSCAPE DETAILS	X

CERTIFICATIONS

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.

RANDALL C. HEDLUND, P.E.

LICENSE NUMBER: 19576 DATE: 16 JULY 2021

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.

JOSHUA K. POPEHN, RLA

LICENSE NUMBER: 44803 DATE: 16 JULY 2021

PROJECT

NORTH BROOK MEADOWS
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

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PRELIMINARY NOT FOR CONSTRUCTION

Randall C. Hedlund
License No: 19576

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PRELIMINARY PLAT
07/16/2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C001CBW018.dwg

PROJECT NO. PLM20001

CIVIL & LANDSCAPE TITLE SHEET
C0.1

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LEGAL DESCRIPTION

Parcel 1:
The Southeast Quarter of the Southwest Quarter (SE1/4 of SW1/4) of Section 3, Township 32, Range 25, except the East 400 feet of the South 329 feet, when measured by the East and South lines, also excepting those portions taken for County Road No. 5 and No. 63, and also for 173rd Street, Anoka County, Minnesota.

Parcel 2:
The South 329 feet of the East 400 feet of the Southeast Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, excepting that part lying East of State Aid Highway No. 5, Anoka County, Minnesota.

BENCHMARK

Cast Iron Monument,
South Quarter corner of Section 3, Township 32, Range 25.
Elevation = 876.482

AREA SUMMARY

TOTAL SITE AREA: 1,787,850.0 SQ. FT. = 41.04 AC.
EXISTING RIGHT OF WAY AREA: 241,164.39 SQ. FT. = 5.54 AC.
WETLAND AREA: 42,235 SQ. FT. = 0.97 AC.
NET AREA: 1,504,450.61 SQ. FT. = 34.54 AC.
TOTAL SINGLE FAMILY LOTS = 77

ZONING AND SETBACK SUMMARY

The Property is Zoned R-1 - MUSA

Building Setback Information is as follows:
Front Yard = 30 ft.
From major or minor arterial (Nowthen Blvd.) - 60 feet from ROW centerline plus normal setback standard.
Rear = 30 ft.
Side (interior) = 10 ft.
Side (street) = 30 ft.

Wetland Setback = 16.5 ft.

Parking Setback Information is as follows:
Driveway setback 5 ft. from side lot line.

Minimum Lot Area: 10,890 S.F. (0.25 AC.)
Minimum Lot Width: 80 ft. (90 ft. for corner lot)
Minimum Lot Depth: 100 ft.

LOT AREA TABLE

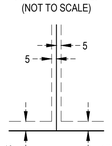
Parcel #	Lot/Block	Area
1	1_1	15510
2	2_1	13710
3	3_1	13761
4	4_1	13725
5	5_1	17666
6	6_1	28178
7	7_1	29094
8	8_1	17384
9	9_1	18493
10	10_1	22110
11	11_1	13553
12	12_1	13538
13	13_1	13523
14	14_1	15342
15	15_1	23983
16	16_1	46868
17	17_1	13880
18	18_1	11040
19	19_1	11040
20	20_1	11040

Parcel #	Lot/Block	Area
21	21_1	11040
22	22_1	11040
23	23_1	11040
24	24_1	11040
25	25_1	12585
26	26_1	12915
27	27_1	11040
28	28_1	11040
29	29_1	11040
30	30_1	11040
31	31_1	11040
32	32_1	11040
33	33_1	11040
34	34_1	20306
35	1_2	16653
36	2_2	14259
37	3_2	14259
38	4_2	14259
39	5_2	14259
40	6_2	14259

Parcel #	Lot/Block	Area
41	7_2	14259
42	8_2	18872
43	9_2	24429
44	10_2	19892
45	11_2	28975
46	12_2	44747
47	13_2	26066
48	14_2	19583
49	15_2	25240
50	1_3	30350
51	2_3	20898
52	3_3	18467
53	4_3	17833
54	5_3	18942
55	6_3	16012
56	7_3	13713
57	8_3	11617
58	9_3	13481
59	10_3	63926
60	1_4	12678

Parcel #	Lot/Block	Area
61	2_4	11657
62	3_4	12330
63	4_4	13219
64	5_4	13542
65	6_4	13544
66	7_4	13545
67	8_4	13630
68	9_4	16242
69	10_4	15967
70	11_4	14143
71	12_4	13250
72	13_4	12447
73	14_4	11645
74	15_4	11224
75	16_4	11294
76	17_4	11136
77	18_4	12629

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



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

NORTH

0 100 200

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

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16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

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Randall S. Heckaert
License No: 19511

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PROJECT NO. PLM20001

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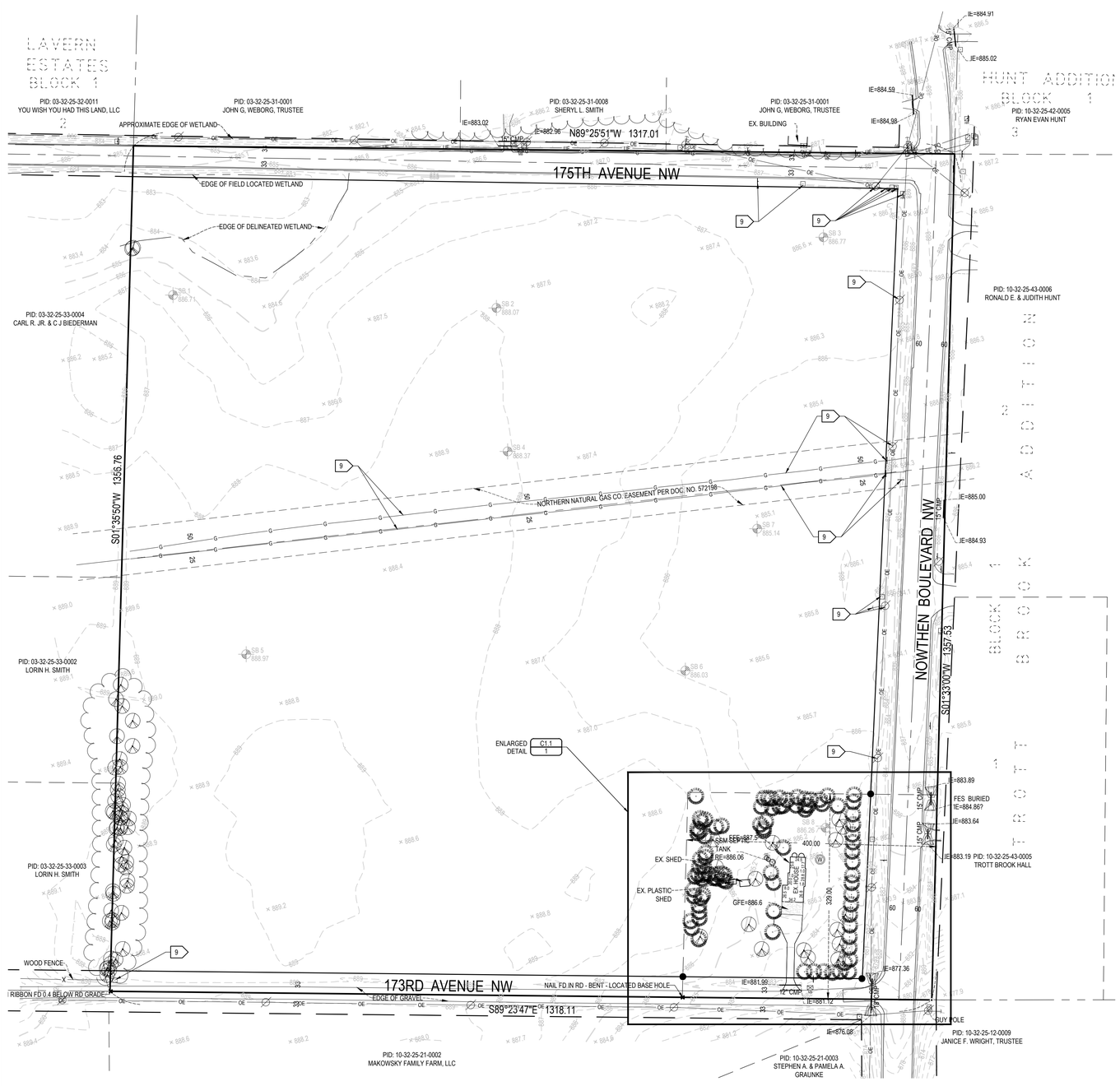

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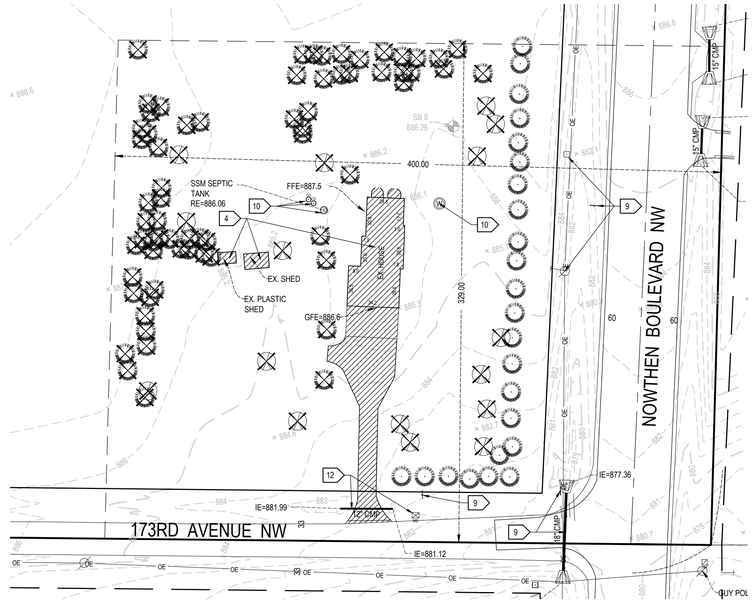

1 **ENLARGED DETAIL**

SCALE 1"=50'

SITE SYMBOLS/LEGEND

EXISTING	DESCRIPTION
	BUILDING
	CONCRETE SURFACE
	CONCRETE CURB
x x x	FENCING
>>	STORM SEWER
>	SANITARY SEWER
I	WATER MAIN
G	UNDERGROUND GAS MAIN
UT	UNDERGROUND TELEPHONE
OT	OVERHEAD TELEPHONE
UE	UNDERGROUND ELECTRIC
OE	OVERHEAD ELECTRIC
FO	UNDERGROUND FIBER OPTIC
FO	UNDERGROUND CABLE TV
	MANHOLE
	CATCH BASIN
	FLARED END SECTION
	FIRE HYDRANT
	WATER VALVE/CURB STOP
W	WELL
	GUY WIRE
	POWERPOLE
T	TRANSFORMER
T	UTILITY BOX (TV, TEL, ELEC)
	HAND HOLE
GV	GAS VALVE
	TRAFFIC SIGN
	1/2" x 14" IRON PIPE MONUMENT WITH PLASTIC CAP #48176 SET
	CAST IRON MONUMENT FOUND
	IRON MONUMENT FOUND

DEMOLITION LEGEND

:Tree Removal

:Tree Protection

:Structure and / or Pavement Removal

:Soil Boring

XXXXXXXXXXXXXXXXXX :Utility Line Removal

:Construction Limits

LEGAL DESCRIPTION

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The Southeast Quarter of the Southwest Quarter (SE1/4 of SW1/4) of Section 3, Township 32, Range 25, except the East 400 feet of the South 329 feet, when measured by the East and South lines, also excepting those portions taken for County Road No. 5 and No. 63, and also for 173rd Street, Anoka County, Minnesota.

Parcel 2:
The South 329 feet of the East 400 feet of the Southeast Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, excepting that part lying East of State Aid Highway No. 5, Anoka County, Minnesota.

EXISTING CONDITIONS

1. BACKGROUND INFORMATION SHOWN IS FROM A SURVEY PERFORMED BY LANDFORM PROFESSIONAL SERVICES, MINNEAPOLIS, MN ON MAY 18, 21, 24 & 25, 2021 EXPRESSLY FOR THIS PROJECT; CITY OF RAMSEY RECORD DRAWINGS; AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

DEMOLITION AND CLEARING NOTES

1. OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
2. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING DEMOLITION AND CLEARING.
3. SEE SHEET C3.1 FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT MUST BE IN PLACE PRIOR TO DISTURBANCES TO SITE.
4. BUILDING DEMOLITION: VERIFY WITH OWNER THAT BUILDING HAS BEEN CLEARED OF REGULATED MATERIALS REQUIRING SPECIAL HANDLING OR DISPOSAL. REMOVE STRUCTURE, COLUMNS, CANOPIES, FOOTINGS, FOUNDATIONS, AND ANY ASSOCIATED CONSTRUCTION IN ITS ENTIRETY.
5. DIMENSIONS SHOWN FOR REMOVAL ARE APPROXIMATE. COORDINATE WITH NEW CONSTRUCTION TO ENSURE APPROPRIATE REMOVAL OF EXISTING FACILITIES.
6. REFER TO DETAILS FOR PAVEMENT SAWCUT. REMOVE CONCRETE WALKS AND CURBING TO THE NEAREST EXISTING JOINT BEYOND CONSTRUCTION LIMITS.
7. COMPLETE DEMOLITION WITH MINIMAL DISRUPTION OF TRAFFIC. COORDINATE LANE CLOSURES WITH THE REGULATORY AUTHORITY AND PROVIDE ADVANCE NOTIFICATION TO AFFECTED EMERGENCY RESPONSE PROVIDERS.
8. PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL, AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
9. PROTECT STRUCTURES, UTILITIES, TREES, PLANT MATERIAL, SOD, AND ADJACENT PROPERTY FROM DAMAGE DURING CONSTRUCTION UNLESS NOTED FOR REMOVAL. DAMAGE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST.
10. ABANDON WELLS AND REMOVE ON SITE SEWAGE FACILITIES PRIOR TO ANY OTHER DEMOLITION IN ACCORDANCE WITH REQUIREMENTS OF REGULATORY AUTHORITIES.
11. REFER TO TREE PRESERVATION PLAN FOR ADDITIONAL INFORMATION.
12. REMOVE EXISTING SITE FEATURES INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES, PAVING, CURBING, WALKWAYS, FENCING, RETAINING WALLS, SCREEN WALLS, APRONS, LIGHTING, RELATED FOUNDATIONS, SIGNAGE, BOLLARDS, LANDSCAPING, AND STAIRWAYS WITHIN THE CONSTRUCTION LIMITS UNLESS NOTED OTHERWISE.
13. COORDINATE REMOVAL, RELOCATION, TERMINATION, AND RE-USE OF EXISTING PRIVATE UTILITY SERVICES AND APPURTENANCES WITH THE UTILITY COMPANIES. RESTORE ELECTRIC HANDHOLES, PULLBOXES, POWERPOLES, GUYLINES, AND STRUCTURES DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
14. EXISTING PIPING AND CONDUITS MAY BE ABANDONED IN-PLACE IF FILLED WITH SAND AND IF NOT IN LOCATION OF PROPOSED BUILDING OR IN CONFLICT WITH PROPOSED UTILITIES OR STRUCTURES. TERMINATE EXISTING SERVICES AT THE SUPPLY SIDE IN CONFORMANCE WITH PROVIDER'S STANDARDS.
15. HAUL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS, UNLESS NOTED OTHERWISE.

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

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16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

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License No. 19511

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07/16/2021

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Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
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Web: landform.net

FILE NAME C101 EXISTING.dwg

PROJECT NO. PLM20001

EXISTING CONDITIONS & DEMOLITION

C1.1

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GENERAL NOTES

1. FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM AT 612.252.9070.

SITE PLAN NOTES

2. OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN, OR USE OF, PUBLIC RIGHT-OF-WAY.
3. THE DIGITAL FILE, WHICH CAN BE OBTAINED FROM THE ENGINEER, SHALL BE USED FOR STAKING. DISCREPANCIES BETWEEN THE DRAWINGS AND THE DIGITAL FILE SHALL BE REPORTED TO THE ENGINEER. THE BUILDING FOOTPRINT, AS SHOWN ON THESE DRAWINGS, AND THE DIGITAL FILE, SHALL BE COMPARED TO THE STRUCTURAL DRAWINGS PRIOR TO STAKING.
4. DIMENSIONS SHOWN ARE TO BACK OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.

ZONING AND SETBACK SUMMARY

THE PROPERTY IS ZONED R-1 MUSA

BUILDING SETBACK INFORMATION IS AS FOLLOWS:
FRONT YARD = 30 FT.
FRONT YARD FROM NOWTHEM BOULEVARD = 60 FT. FROM R.O.W. PLUS NORMAL SETBACK
REAR = 30 FT.
SIDE INTERIOR = 10 FT. LIVING SIDE, 6 FT. GARAGE SIDE.
SIDE STREET = 30 FT.
DRIVEWAY SETBACK = 5 FT. FROM LOT LINE
WETLAND SETBACK = 16.5 FT.

LOT COVERAGE INFORMATION IS AS FOLLOWS:
LOT AREA MINIMUM = 10,890 S.F = 0.25 ACRE
LOT WIDTH MINIMUM = 80 FT; (90 FT. CORNER)
LOT DEPTH MINIMUM = 100 FT.

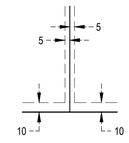
AREA SUMMARY

TOTAL SITE AREA: 1,787,850.0 SQ. FT. = 41.04 AC.
EXISTING RIGHT OF WAY AREA: 241,164.39 SQ. FT. = 5.54 AC.
WETLAND AREA: 42,235 SQ. FT. = 0.97 AC.
NET AREA: 1,504,450.61 SQ. FT. = 34.54 AC.
TOTAL SINGLE FAMILY LOTS = 77

IMPERVIOUS AREA SUMMARY

EXISTING:					
PERVIOUS	1,541,092	S.F.	35.38	AC.	99.7%
IMPERVIOUS	5,293	S.F.	0.12	AC.	0.3%
TOTAL	1,546,385	S.F	35.5	AC.	100.0%
PROPOSED:					
PERVIOUS	1,079,534	S.F.	24.78	AC.	69.8%
IMPERVIOUS	466,851	S.F.	10.72	AC.	30.2%
TOTAL	1,546,385	S.F.	35.5	AC.	100.0%

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



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NORTH

0 50 100

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

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FILE NAME C201PLM001.dwg
PROJECT NO. PLM20001

SITE PLAN
C2.1

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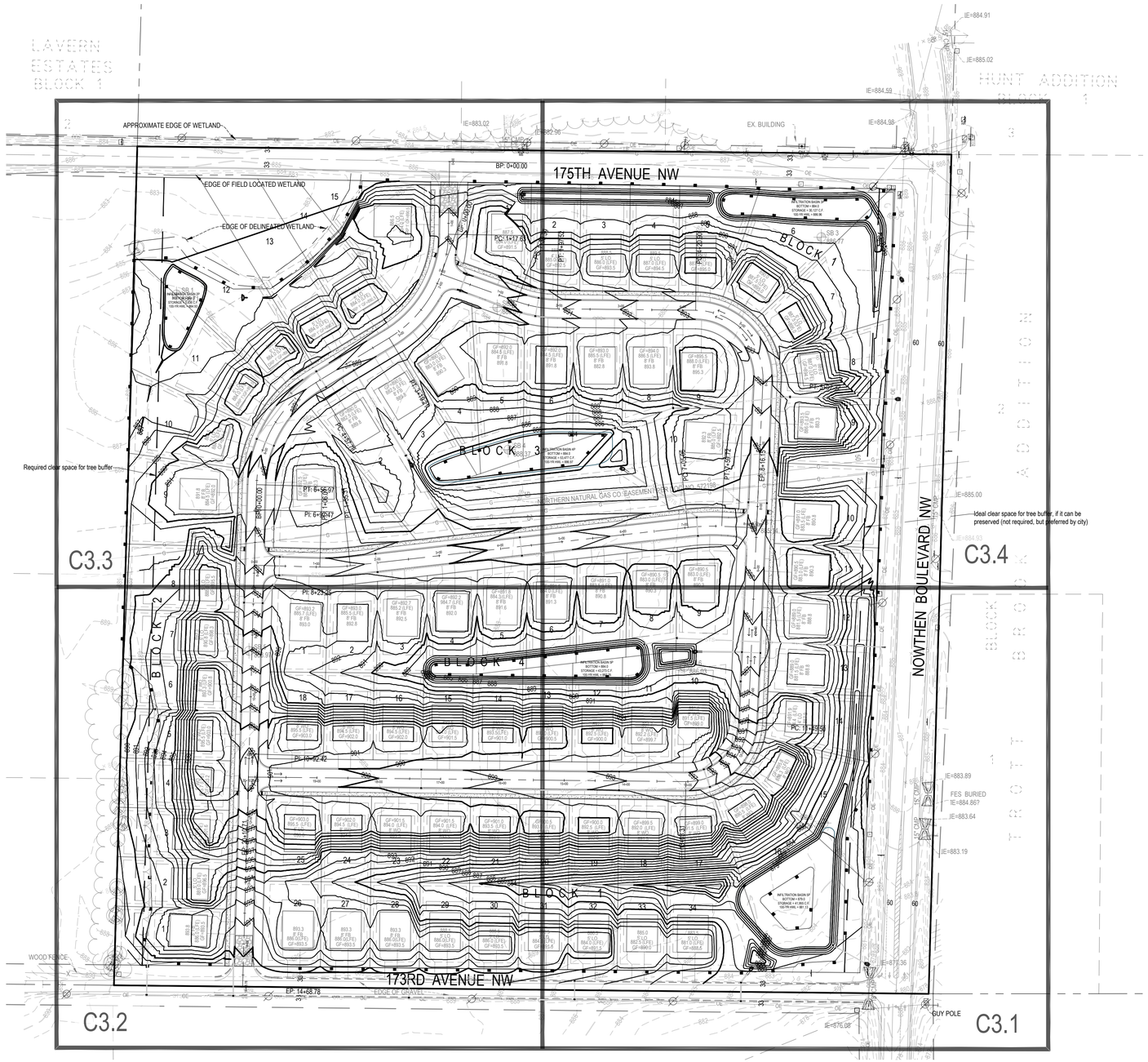

GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

GRADING NOTES

2. Contact utility service providers for field location of services 72 hours prior to beginning grading.
3. Refer to the Geotechnical Report prepared by Independent Testing Technologies, Inc., Dated June 29, 2021, for additional information on backfill material and groundwater conditions.
4. Remove topsoil from grading areas and stockpile sufficient quantity for reuse. Materials may be mined from landscape areas for use on site and replaced with excess organic material with prior Owner approval.
5. Remove surface and ground water from excavations. Provide initial lifts of stable foundation material if exposed soils are wet and unstable.
6. An Independent Testing Firm shall verify the removal of organic and unsuitable soils, soil correction, and compaction and provide periodic reports to the Owner.
7. Place and compact fill using lift thickness matched to soil type and compaction equipment to obtain specified compaction throughout the lift.
8. Compact cohesive soils in paved areas to 95% of maximum dry density, Standard Proctor (ASTM D698) except the top 3 feet which shall be compacted to 100%. Compact to 98% density where fill depth exceeds 10 feet. The soils shall be within 3% of optimum moisture content. In granular soils all portions of the embankment shall be compacted to not less than 95% of Modified Proctor Density (ASTM D1557).
9. Builders are responsible for two tree per lot per city requirements.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

10. Install perimeter sediment controls prior to beginning work and maintain for duration of construction. Remove controls after areas contributing runoff are permanently stabilized and dispose of off site.
11. Limit soil disturbance to the grading limits shown. Schedule operations to minimize length of exposure of disturbed areas.
12. Management practices shown are the minimum requirement. Install and maintain additional controls as work proceeds to prevent erosion and control sediment carried by wind or water.
13. Refer to SWPPP Notes on Sheet C3.X for additional requirements.
14. All exposed soil areas must be stabilized within 14 days of completion of work in each area.
15. Seed, Sod, Mulch and Fertilizer shall meet the following Specifications, as modified.

Item	Specification Number
Sod	MNDOT 3878
Seed	MNDOT 3876
MN Type 21-111 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, May 1 - Jul 31	
MN Type 21-112 @ 100 lb./ac. - Temporary Erosion Control - Temporary Erosion Control, Aug 1 - Oct 31	
MN Type 25-151 @ 120 lb./ac. - Permanent Turf	
Mulch	MNDOT 3882
MNDOT Type 1 @ 2 ton/ac., Disc Anchored	
Fertilizer	MNDOT 3881
General Placement	MNDOT 2575

16. See Landscape Sheets for permanent turf and landscape establishment.
17. Scrape adjacent streets clean daily and sweep clean weekly.
18. Silt fence for driveways and homes to be installed at the time of related construction

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	:Silt Fence	7,265 ft.
	:Vehicle Tracking Pad	2 ea.

DEVELOPER

PLATINUM LAND MN, LLC
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ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

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GRADING, DRAINAGE & EROSION CONTROL - OVERALL

C3.0

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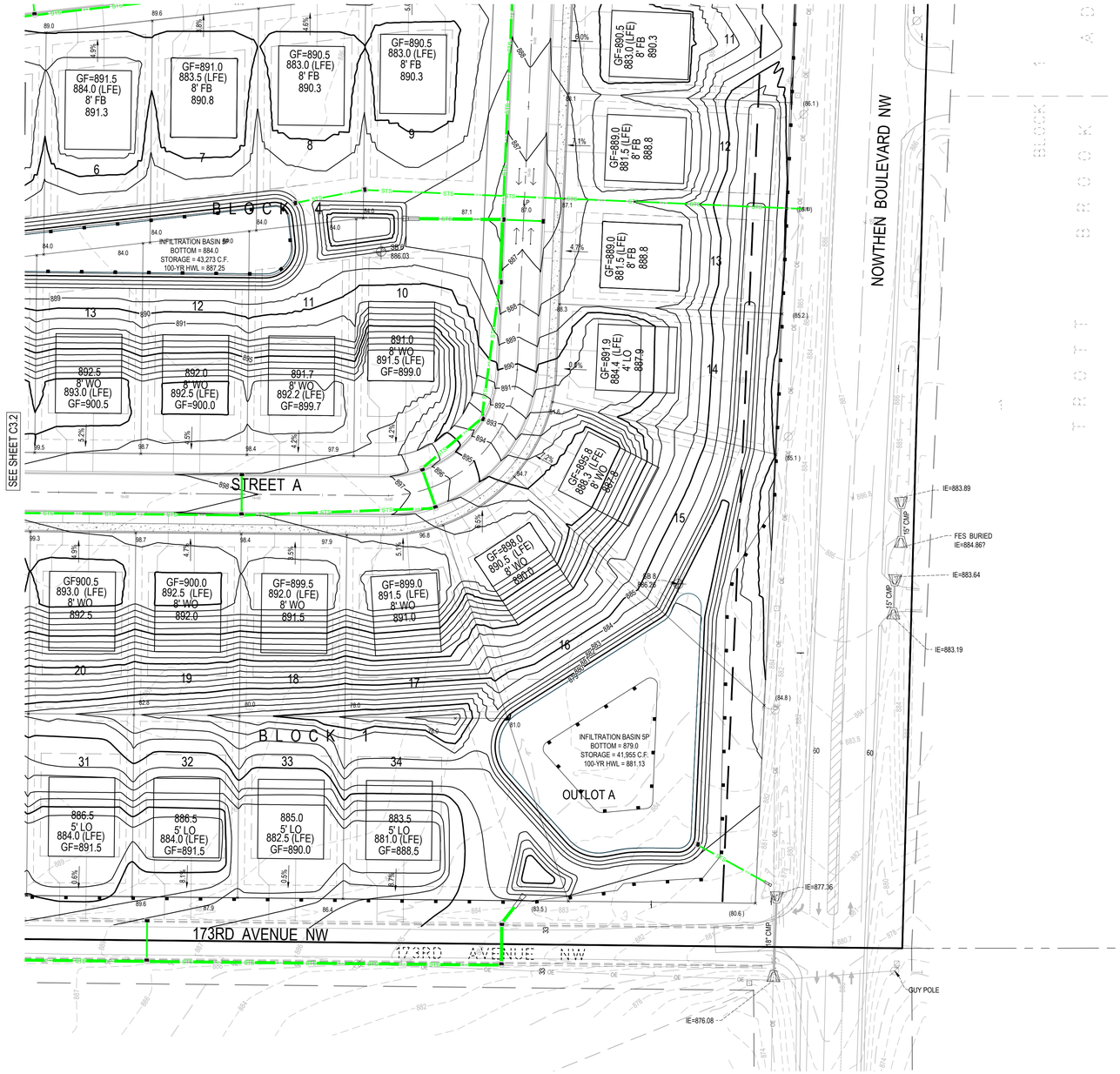

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Mulch	MNDOT 3882
MNDOT Type 1 @ 2 ton/ac., Disc Anchored	
Fertilizer	MNDOT 3881
General Placement	MNDOT 2575

16. See Landscape Sheets for permanent turf and landscape establishment.
17. Scrape adjacent streets clean daily and sweep clean weekly.
18. Silt fence for driveways and homes to be installed at the time of related construction

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	:Silt Fence	7,265 ft.
	:Vehicle Tracking Pad	2 ea.

Know what's Below. Call before you dig.

NORTH

0 50 100

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Randall S. Hedlund
License No: 19511

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PRELIMINARY PLAT
07/16/2021

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C301PLM001.dwg

PROJECT NO. PLM20001

GRADING, DRAINAGE & EROSION CONTROL (SOUTHEAST)

C3.1

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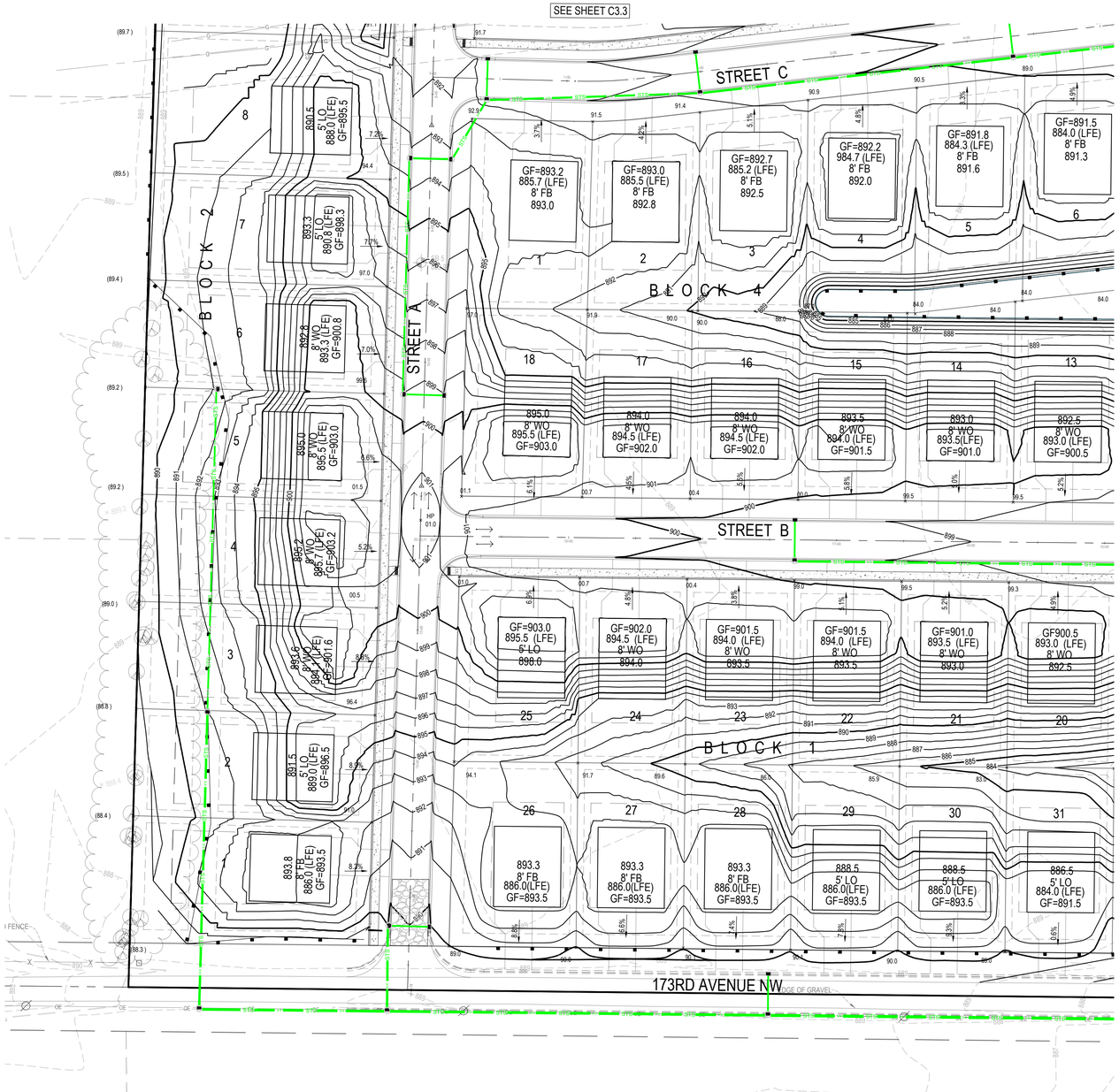

GENERAL NOTES

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Know what's Below. Call before you dig.

NORTH

0 50 100

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

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Randall S. Heckard
License No: 19539

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07/16/2021

LANDFORM
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105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
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FILE NAME C302PLM001.dwg

PROJECT NO. PLM20001

GRADING, DRAINAGE & EROSION CONTROL (SOUTHWEST)

C3.2

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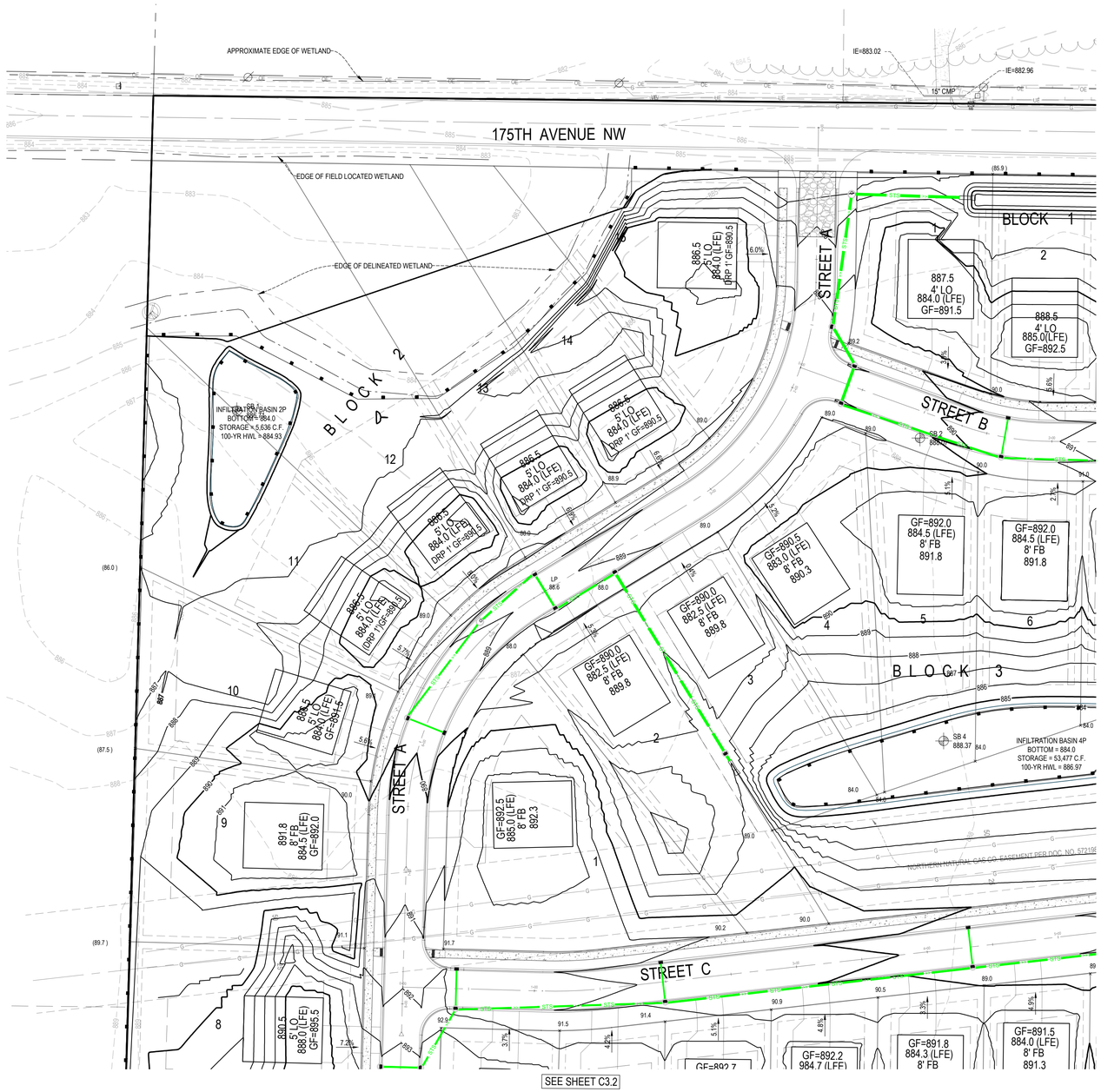

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Know what's Below. Call before you dig.

NORTH

0 50 100

DEVELOPER

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5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

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Randall J. Neidorf
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FILE NAME	C303PLM001.dwg
PROJECT NO.	PLM20001

GRADING, DRAINAGE & EROSION CONTROL (NORTHWEST)

C3.3

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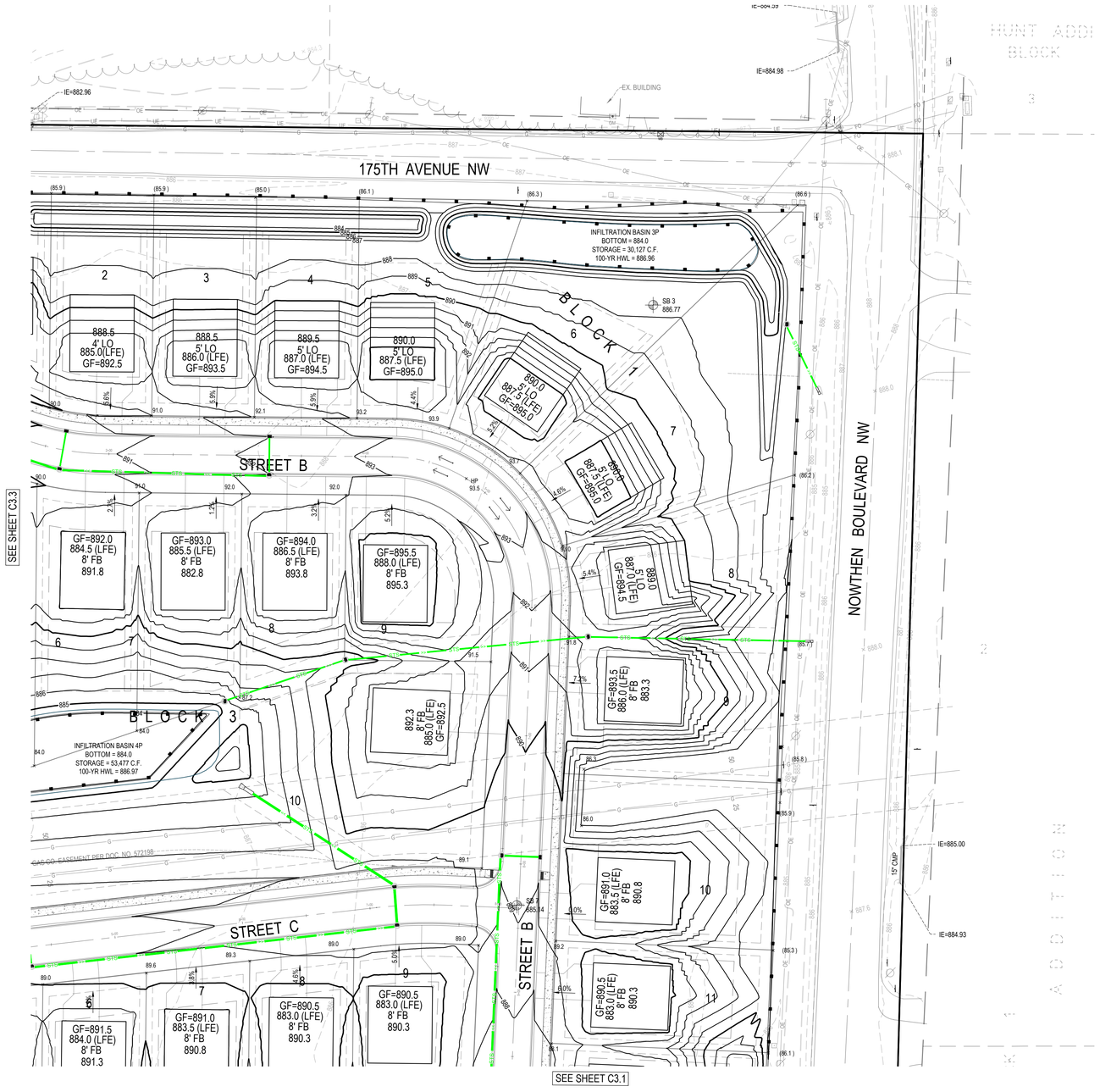

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DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

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Randall S. Hedlund
License No: 19500

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07/16/2021

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Fax: 612-252-9077
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FILE NAME C304PLM001.dwg

PROJECT NO. PLM20001

GRADING, DRAINAGE & EROSION CONTROL (NORTHEAST)

C3.4

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NPDES PERMIT AND SWPPP COMPONENTS

1. *The current Minnesota Construction Stormwater General Permit (Permit) dated August 1, 2018 is referenced in this document as the Permit.*

   The SWPPP includes the following components:
   - Construction Documents prepared by Landform
   - Stormwater Management Narrative prepared by Landform
   - Maintenance Plan for permanent stormwater BMPs
   - Geotechnical Report prepared by Independent Testing Technologies

   All components must be kept onsite by the Operator. The Operator shall contact Civil Engineer if they do not have all of the above documents.

SITE INFORMATION

Site location: Latitude: xx.xxxxx, Longitude: -xx.xxxxx

Disturbed area = 34.7 ac.
Pre-construction impervious area within disturbed area = 0.1 ac.
Post-construction impervious area within disturbed area = 10.7 ac.
Net change in impervious area within disturbed area = 10.6 ac.

Type of stormwater management:
- Infiltration

Erosion prevention and sediment control quantities are on sheets C3.0 - C3.4.

SITE EVALUATION / ASSESSMENT / PLANNING

1. The Operator shall have primary responsibility and significant authority for the development, implementation, maintenance, inspection and amendments to the approved SWPPP. Duties include but are not limited to:
   - Ensuring full compliance with the SWPPP and the Permit
   - Implementing all elements of the SWPPP, including but not limited to:
     - Implementing prompt and effective erosion and sediment control measures
     - Implementing all non-storm water management, and good housekeeping BMPs ensuring that no materials other than Storm water are discharged in quantities, which will have an adverse effect on receiving waters or storm drain systems, etc.
   - Conducting routine inspections and maintenance
   - Ensuring elimination of all unauthorized discharges
   - Coordinating to ensure all of the necessary corrections / repairs are made immediately, and that the project complies with the SWPPP, the Permit, and approved plans at all times.

STORMWATER POLLUTION PREVENTION MANAGEMENT MEASURES

1. *Operator must develop pollution prevention management measures, implement good housekeeping BMPs, must follow all applicable federal, state, and local building codes, Occupational Safety and Health Act (OSHA), and the general conditions and general requirements of the construction contract.*
2. The Operator shall minimize the exposure to stormwater of any of the products, material, or wastes stored on site that may wash downstream or contaminate stormwater.
3. Building products that have the potential to leach pollutants must be under cover.
4. Chemicals and landscape materials shall be under cover to prevent the discharge of pollutants.
5. Operator to track progress of the following items on site maps: portable toilets, material storage areas, vehicle and equipment fueling and maintenance areas, concrete washouts, paint and stucco washouts, dumpsters or other trash and debris containers, spill kits, stockpiles, any other non-structural non-storm water management BMPs, any temporarily removed structural BMPs, any changes to the structural BMPs.
6. Solid waste: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.
7. Hazardous waste: oil, gasoline, paint and any hazardous substances must be properly stored in sealed containers to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste or materials must be in compliance with Minn. R. Ch. 7045 including secondary containment as applicable.
8. Portable toilets must be positioned so that they are secure and will not be tipped or knocked over.
9. Concrete and other washout waste: operator must provide effective containment for all liquid and solid wastes generated by washout operations. The liquid and solid wastes must not contact the ground, and the containment must be designed so that it does not result in runoff from the washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with MPCA rules. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.
10. External vehicle washing: external washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed on site.
11. Operator shall take reasonable steps to prevent the discharge of spilled or leaked chemicals, including fuel, from any area where they will be loaded or unloaded as detailed in the Permit.

SWPPP CONTACT AND TRAINING INFORMATION

1. Owner:
   Platinum Land MN, LLC
   attn: Jason Bebeau
   5191 159th Ave NW
   Andover, MN 55304
   763-301-4550
   platinumlandmn@gmail.com
2. Operator:
   To Be Determined. Contact Owner until Contractor Is Selected.
3. Long Term Maintenance And Operation:
   To Be Determined. Contact Owner until Contractor Is Selected.
4. SWPPP Designer:
   Randy Hedlund, P.E.
   Landform Professional Services
   105 South Fifth Avenue, Suite 513
   Minneapolis, MN 55401
   612-252-9070
   rhedlund@landform.net
   Certification: U Of MN, Design Of Construction SWPPP, Exp. May 31, 2022
5. SWPPP Inspector / Manager:
   To Be Determined. Contact Owner until Contractor And SWPPP Inspector / Manager is selected.
   Certification: , Exp.
6. BMP Installation And Repair:
   To Be Determined. Contact Owner until BMP Installer And Maintainer is selected.
   Certification: , Exp.

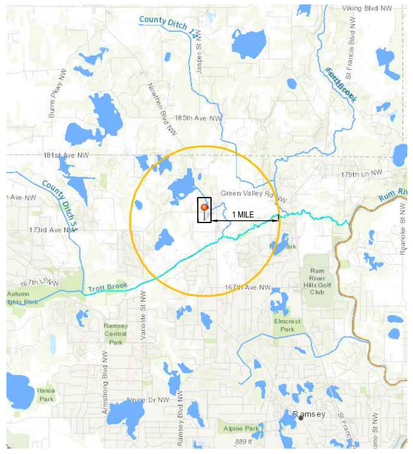
DESCRIPTION OF CONSTRUCTION ACTIVITY

1. Construction activity includes erosion and sediment control BMPs installation, clearing and grubbing, site grading, utility installation, building construction, paving, and landscaping.

SCHEDULE OF BMP INSTALLATION AND CONSTRUCTION ACTIVITY

1. Install perimeter sediment control BMPs prior to start of other site work. Refer to Grading, Drainage, Paving and Erosion Control sheet(s) for initial locations of BMPs.
2. Protect infiltration areas with construction fencing. Install fencing prior to site grading or within 24-hours of excavating an infiltration basin.
3. Construct temporary sedimentation basins prior to upland disturbance. Install perimeter sediment control BMPs around normal water levels within 48-hours of completion of basin grading.
4. Stabilize outlets from temporary sedimentation basins within 24-hours of outlet construction.
5. Perform work in phases to minimize disturbed area at any one time. Operator to develop phasing plan prior to start of work.
6. Strip topsoil from areas to be disturbed and stockpile with perimeter sediment control BMPs. Provide stabilization if stockpile is left longer than 14 days.
7. Rough grade site.
8. Install utilities.
9. Install small utilities (gas, electric, communications).
10. Final grade pavement areas and compact subgrade.
11. Lay down pavement aggregate and compact.
12. Install curb and gutter. Backfill after a minimum of three days and provide a minimum of two rolls of sod at the back of curb.
13. Construct site walks and patios.
14. Provide final stabilization.
15. Connect infiltration practices to storm sewer inlets.
16. Remove temporary BMPs and dispose of properly.

WATERS WITHIN ONE MILE OF SITE



MN SPECIAL (PROHIBITED, RESTRICTED, OTHER) & IMPAIRED WATERS

1. Trott Brook is impaired based on the current USEPA 303(d) clean water act list for Benthic macroinvertebrate bioassessments, disolved oxygen, fishes bioassessments; is within 1 mile of this site; and stormwater does discharge to it.
   A. TMDLs have been established for this impaired water for construction related parameters and require the additional best management practices (BMPs) found it items 23.9 and 23.10.

EROSION PREVENTION AND SEDIMENT CONTROL

1. See Grading, Drainage, Paving and Erosion Control sheets for the location and type of temporary erosion prevention and sediment control BMPs. See Grading and Drainage, Utility, and Landscape sheets for the location and type of permanent erosion prevention and sediment control BMPs.
2. Minimize Disturbed Areas and Protect Natural Features and Soil

   Appropriate construction practices (e.g. construction phasing, vegetative buffer strips, horizontal slope grading) shall be used to minimize erosion.

   Areas not to be disturbed (buffers, infiltration basins, etc.) shall be protected with construction or silt fence before work begins.

   Operator shall develop methods to minimize soil compaction outside of building pads, pavement areas and utility trenches and shall use tracked equipment wherever practicable.

   Topsoil shall be salvaged and reused to the extent practicable.
3. Phase Construction Activity

   Operator must not disturb more land than can be effectively inspected and maintained.

   Sediment control practices shall be established on all down gradient perimeters before any upgradient land disturbing activities begin. These practices shall remain in place until final stabilization has been established in accordance with the Permit.

   The timing of the installation of sediment control practices may be adjusted to accommodate short-term activities such as clearing or grubbing, or passage of vehicles. Any short-term activity must be completed as quickly as possible and the sediment control practices shall be installed immediately after the activity is completed. However, sediment control practices shall be installed before the next precipitation event even if the activity is not complete.
4. Control Stormwater Flowing onto and Through the Project

   The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, shall be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water.

   Stabilization of the last 200 lineal feet shall be completed within 24 hours after connecting to a surface water.

   Stabilization of the remaining portions of any temporary or permanent ditches or swales shall be complete within 14 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.

   Temporary or permanent ditches or swales that are being used as a sediment containment system (with properly designed rock ditch checks, bio rolls, silt dikes etc.) do not need to be stabilized. These areas shall be stabilized within 24 hours after no longer being used as a sediment containment system.
5. Stabilize Soils

   All exposed soil areas, including stockpiles, must be stabilized.

   Stabilization must be started immediately to limit soil erosion when the construction activity in that portion of the site has temporarily or permanently ceased and will not resume for 14 calendar days. Stabilization must be complete within 7 days of cessation of construction activity.

   Temporary soil stockpiles shall have silt fence or other effective sediment controls, and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the storm water.

   Temporary stockpiles without significant silt, clay or organic components (e.g. clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces, are exempt from this requirement.
6. Protect Slopes

   Operator shall avoid work on slopes with a grade of 3:1 or greater when practicable. Grading on slopes with a grade of 3:1 or steeper will require techniques such as phasing and stabilization practices designed for steep slopes(e.g. slope draining and terracing).
7. Protect Storm Drain Inlets

   All storm drain inlets shall be protected by appropriate BMPs during construction until all sources with potential for discharging to the inlet have been stabilized. Inlet protection may be temporarily removed if a specific safety concern has been identified.
8. Provide Energy Dissipation at all Pipe Outlets within 24 Hours

   After connection to a surface water or permanent stormwater treatment system.
9. Establish Perimeter Controls and Sediment Barriers

   Prior to disturbing soils on a project site, establish sediment control BMPs on all down-gradient perimeters and where site discharges to public waters.
10. Retain Sediment On-site and Control Dewatering Practices

    Discharge shall not cause nuisance conditions, erosion in receiving channels, adversely affect receiving water or impact wetlands, or downstream properties. Discharge points shall be adequately protected from erosion and scour by accepted energy dissipation measures.

    Discharge water containing oil or grease shall be treated to remove oil or grease prior to discharge to surface waters.

    Refer to Permit requirements for temporary or permanent sediment basins.
11. Establish Stabilized Construction Exits

    Vehicle tracking pads shall be established as shown on the Grading, Drainage, Paving and Erosion Control sheet(s) to minimize tracking of sediment from the construction site onto adjacent streets.
12. Infiltration Basin Protection

    Operator must not excavate infiltration systems to final grade or within three (3) feet of final grade until the contributing drainage area has been constructed and fully stabilized unless rigorous erosion prevention and sediment controls have been installed.

    When excavating an infiltration system to within three (3) feet of final grade, operator shall mark off and protect the area from heavy construction equipment to prevent compaction of soils.
13. Dewatering and Basin Draining

    Permittees must discharge turbid or sediment-laden waters related to dewatering or basin draining to a temporary or permanent sediment basin. Discharges must not cause erosion or scour near the discharge points.
14. Remove Sediment from Surface Waters

    All sediment deposits and deltas must be removed from surface waters, including drainage ways, catch basins, and other drainage systems, and the removal areas restabilized within seven (7) days.

TEMPORARY SEDIMENTATION BASIN(S)

1. This project does have more than five (5) disturbed acres draining to a common location and The site drains to an impaired or special water, therefore a temporary sediment basin is required. Temporary sediment basins will be provided with Construction Documents.
2. Temporary sediment basins shall provide treatment to runoff before it leaves the construction site or enters surface waters. The contractor shall comply with the following requirements:
   A. Sedimentation basins must provide live storage of runoff resulting from the 2-year 24-hour rainfall event from each acre drained to the basin, with a minimum of 1,800 c.f./acre live storage volume. (Where no calculation has been performed, each basin shall provide at least 3,600 c.f./acre live storage.) Sedimentation basins must include a stabilized emergency overflow to prevent basin integrity failure.
   B. Discharge from temporary sedimentation basins will be withdrawn from the surface in order to minimize the discharge of pollutants.
3. Discharge from basin draining shall not adversely affect the receiving water or downstream properties. Contractor will visually check to ensure adequate treatment has been obtained and that nuisance conditions will not result from the discharge.
4. Any discharge observed to be occurring during the inspection shall be recorded, described, and photographed.
5. If any proposed temporary BMPs are not working as intended refer to the "Stormwater Compliance Assistance Toolkit for Small Construction Operators", MPCA, 2017 for additional information. Operator shall contact the SWPPP Designer for additional requirements and information.

POST CONSTRUCTION / PERMANENT BMPS

1. See Grading and Drainage, Utility, and Landscape sheets for post construction and permanent stormwater BMPs.

INSPECTIONS AND MAINTENANCE

1. Permittees must ensure that a trained person will inspect the entire construction site at least once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5-inches in 24 hours.
2. Inspections shall include stabilized areas, erosion prevention and sediment control BMPs, and infiltration areas.
3. Surface waters on or adjacent to the site must be inspected for evidence of erosion or sediment deposition.
4. Permittees must record all inspection and maintenance activities within 24 hours of being conducted as detailed in the Permit.
5. Inspection Records content shall include:
   A. Date and time of inspections;
   B. Name of persons conduction inspections;
   C. Findings of inspections, including specific locations where corrective actions are needed;
   D. Corrective actions taken including dates, times, and the party taking the corrective action;
   E. Dates of all rainfall events greater than 1/2 inch in 24 hours (refer to Permit for measurement requirements);
   F. Any discovered discharge must be recorded, including photographs, descriptions of discharge (color, odor, settled or suspended solids, oil sheen, or other obvious indicators of pollution), and specific location of discharge location;
   G. Any amendments to the Permit as a result of inspections must be documented within seven calendar days as described in the Permit
6. BMP Maintenance:
   A. Nonfunctional BMPs must be repaired or replaced by the end of the next business day after discovery unless a different time frame is indicated.
   B. Follow the designer's or manufacturer's recommended maintenance procedures for all BMPs.
   C. Remove sediment from BMPs when the depth of sediment has reached 1/2 the height of the BMP and properly dispose of sediment into controlled areas to prevent soil from returning to the BMP during subsequent rain events.
   D. Remove sediment from paved roadways within one calendar day of discovery.
   E. Remove sediment from around BMPs protecting storm drain inlets.
   F. Surface waters with evidence of sediment deposition must be stabilized and sediment removed within seven calendar days of discovery, or as stated by the Permit.
   G. Ensure that construction support activities, including borrow areas, waste areas, contractor work areas, and material storage areas and dedicated concrete and asphalt batch plants are cleaned and maintained.
   H. Replace damaged BMPs that no longer operate effectively.
7. Add BMPs as needed during construction to minimize erosion and prevent sediment from leaving the site.

RECORD KEEPING / RECORD RETENTION

1. The SWPPP (original or copies), including all changes to it, and inspections and maintenance records, shall be kept at the site during construction by the Owner / Operator who has operational control of that portion of the site. The SWPPP can be kept in either the field office or in an on site vehicle during normal working hours.
2. All Owner(s) must keep the SWPPP, along with the following additional records, on file for three (3) years after submittal of the Notice of Termination (NOT). This does not include any records after submittal of the NOT.
3. The following is a list of records that shall be kept at the project site available for inspectors to review:
   - Copy of the SWPPP, with any modifications;
   - Inspection and maintenance records;
   - Permanent operation and maintenance agreements;
   - Calculations for the design of temporary and permanent stormwater management systems;
   - Any other permits required for the project;
   - Records of all inspection and maintenance conducted during construction; and
   - All permanent operation and maintenance agreements that have been implemented, including all right-of-way, contracts, covenants and other binding requirements regarding perpetual maintenance

LOG OF CHANGES TO THE SWPPP / AMENDMENTS

1. *The Owner / Operator(s) must amend the SWPPP as necessary to include additional requirements, such as additional or modified BMPs, designed to correct problems identified or address situations as detailed in the Permit.*

FINAL STABILIZATION

1. *The Owner / Operator(s) must ensure final stabilization of the site. Final stabilization includes:*
   A. Ensuring all areas have permanent cover.
   B. Vegetative areas must have perennial cover with a density of 70% of expected final growth.

TERMINATION OF COVERAGE

1. *Owner / Operator(s) wishing to terminate coverage under the Permit must submit a Notice of Termination (NOT) to the MPCA. Compliance with the Permit is required until a NOT is submitted. Refer to the Permit for details. Conditions for submitting a NOT include:*
   A. Site must have achieved final stabilization (refer to section above).
   B. The permanent stormwater treatment and conveyance systems must be clean and all accumulated sediment removed.
   C. All temporary synthetic erosion prevention and sediment control BMPs must be removed from the site and disposed of properly.
   D. Single Family Residential only - Permit termination on individual lots occurs once building construction is complete, temporary erosion prevention and downgradient perimeter control is complete, the residence sells to the homeowner, and the permittee distributes the MPCA's "Homeowner Fact Sheet" to the homeowner.

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MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

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CERTIFICATION

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

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Randall S. Hedlund
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MN SWPPP NOTES

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GENERAL NOTES

1. FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM. PROFESSIONAL SERVICES AT 612.252.9070.

UTILITY NOTES

2. PIPE MATERIALS

WATERMAIN	DIP CL 53 (6"), DIP CL 52 (8")
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UTILITIES - OVERALL

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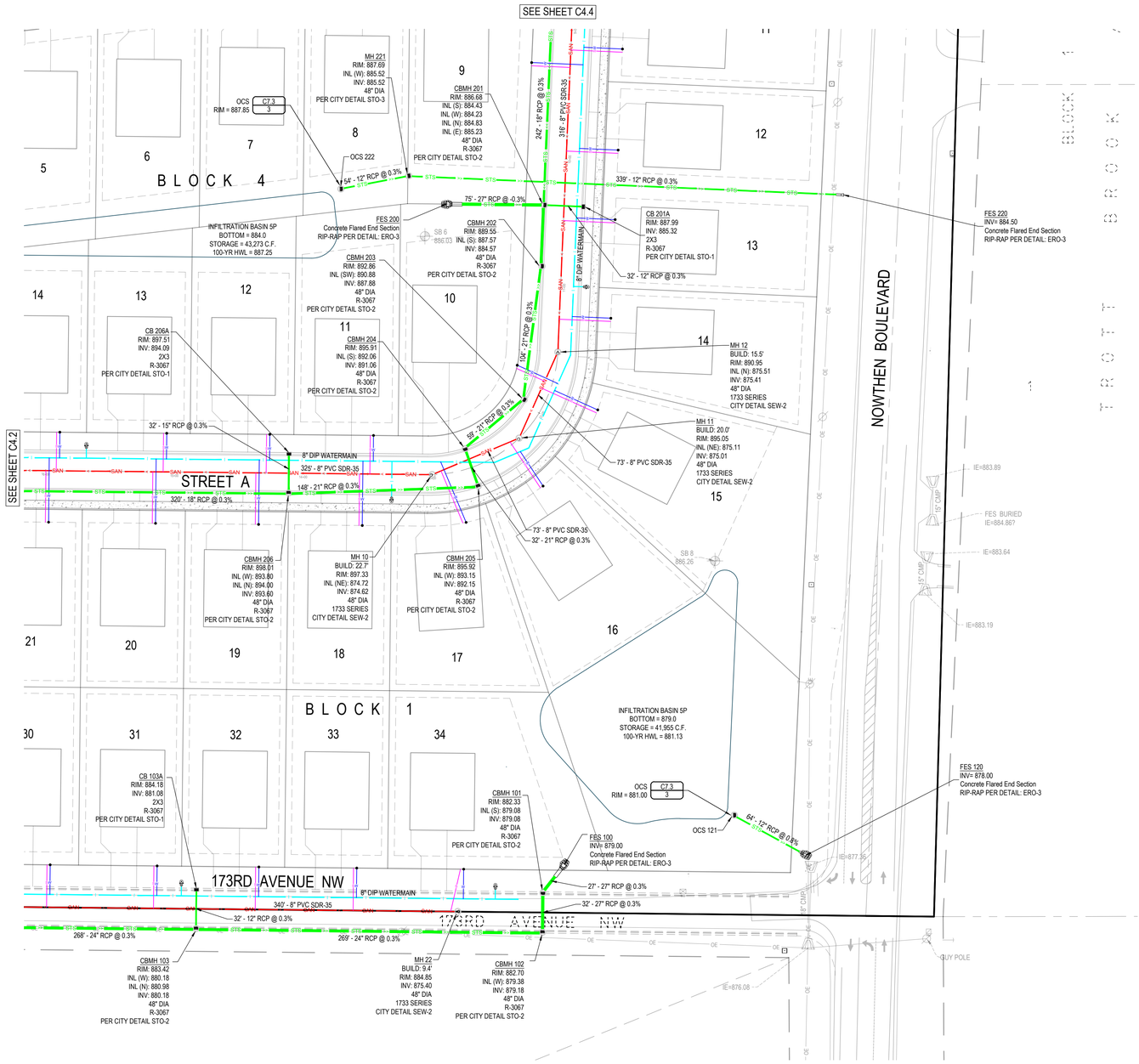

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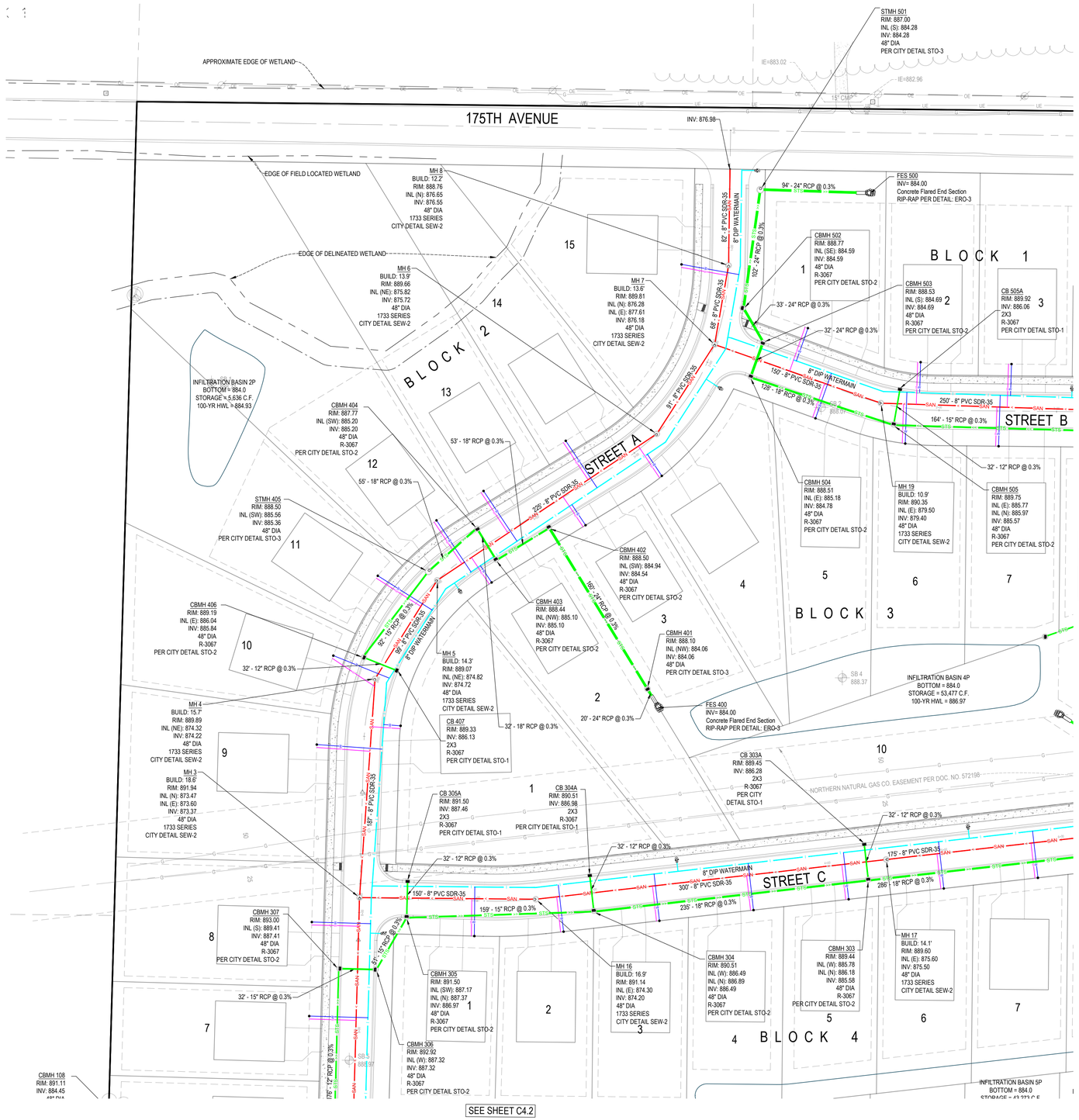

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NORTH BROOK MEADOWS

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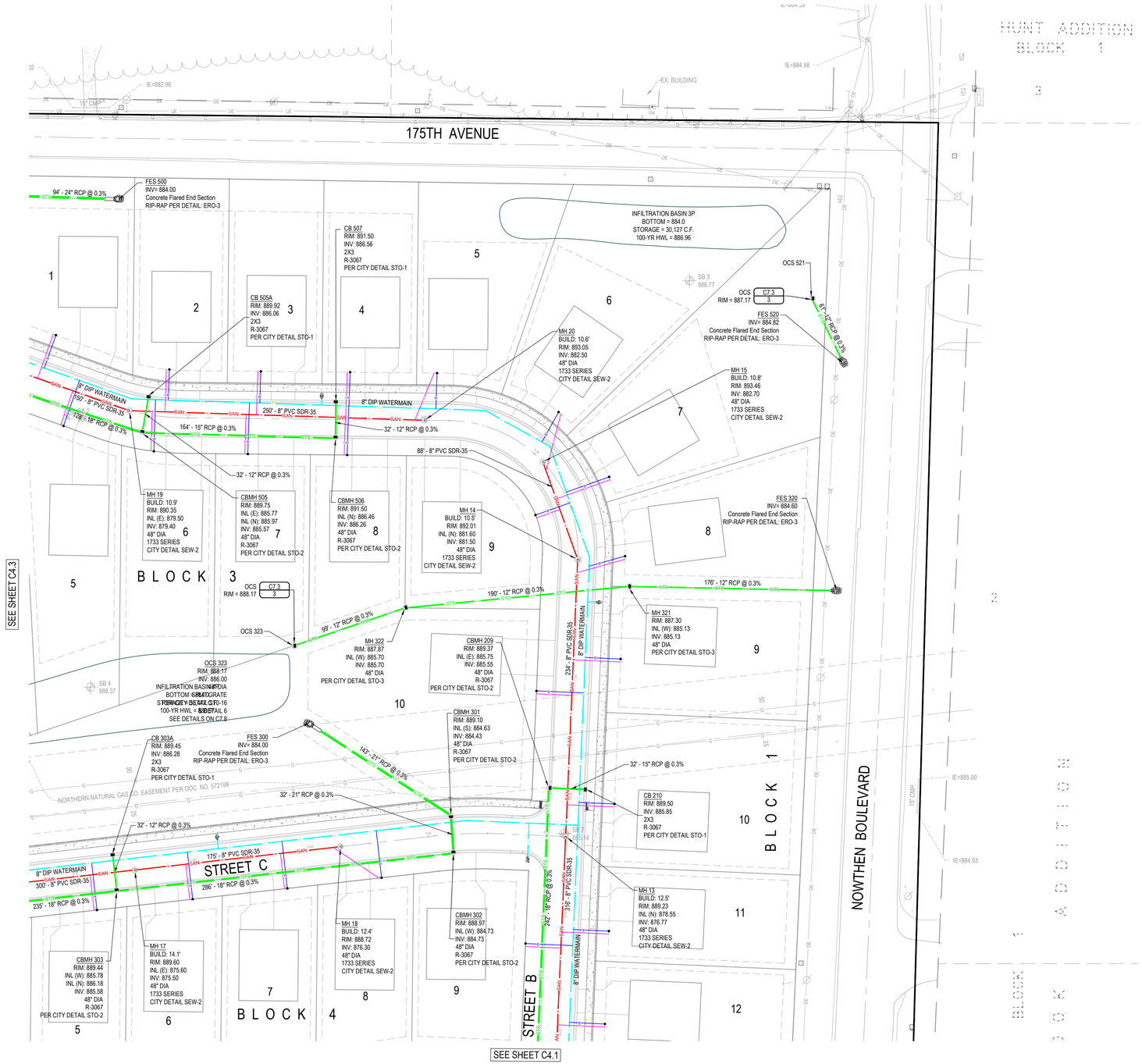

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11. COORDINATE WITH THE CITY ON THE RESTORATION OF THE STREET AFTER ALL PATCHES ARE INSTALLED.

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

CERTIFICATION

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

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Randall J. Heuchert
License No: 19[illegible]

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07/16/2021

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Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME C404PLM001.dwg

PROJECT NO. PLM20001

UTILITIES (SOUTHEAST)

C4.4

Know what's Below. Call before you dig.

NORTH

0 50 100

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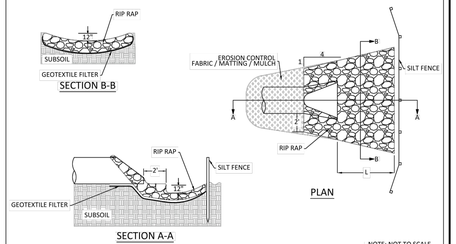


NOTE: NOT TO SCALE

NOTES:

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

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

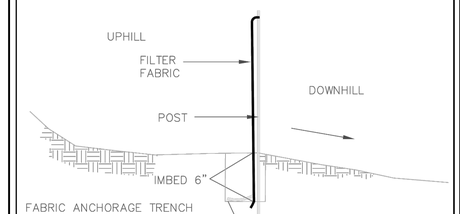
RIP RAP AT RCP-A OUTLETS			
SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.5
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

APPROVED: 9 – 2016

STANDARD DETAILS: RIP–RAP

CITY PLATE No. ERO–3

7 **RIP RAP DETAILS**



INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

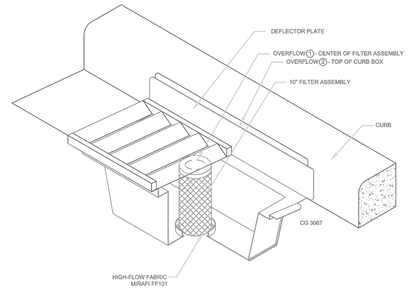
NO SCALE

APPROVED: 1 – 2016

STANDARD DETAILS: SILT FENCE

CITY PLATE No. ERO–1

5 **SILT FENCE**



INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

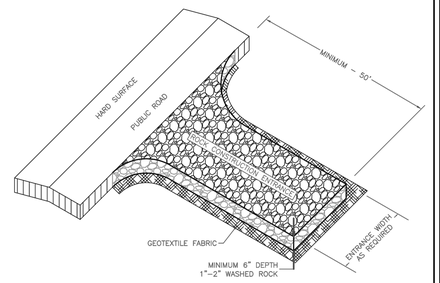
NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 – 2016

STANDARD DETAILS: INLET PROTECTION

CITY PLATE No. ERO–2

3 **INLET PROTECTION**



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.

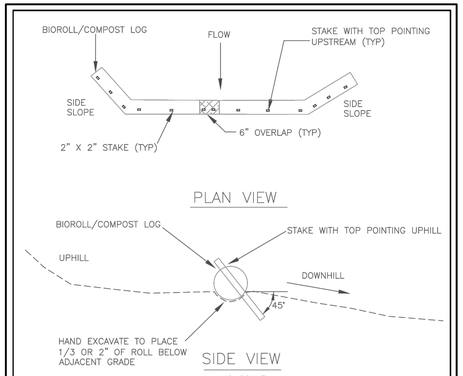
NOT TO SCALE

APPROVED: 1 – 2016

STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE

CITY PLATE No. ERO–5

1 **ROCK CONSTRUCTION ENTRANCE**



NO SCALE

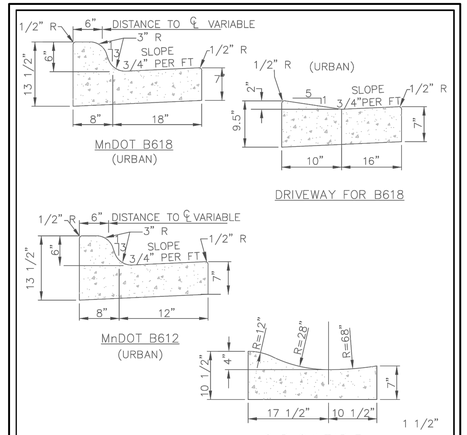
NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH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

APPROVED: 3 – 2016

STANDARD DETAILS: BIO ROLL (COMPOST LOG)

CITY PLATE No. ERO–4

8 **BIO ROLL (COMPOST LOG)**



NOTES:

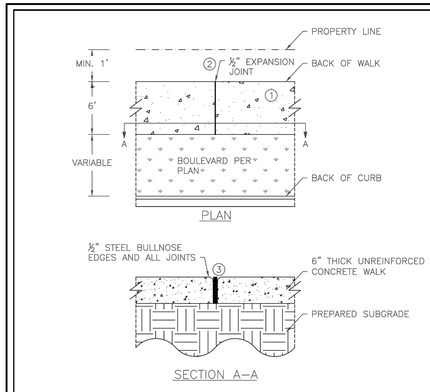
1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

APPROVED: 1 – 2016

STANDARD DETAILS: CURB AND GUTTER

CITY PLATE No. STR–1

6 **CURB AND GUTTER**



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

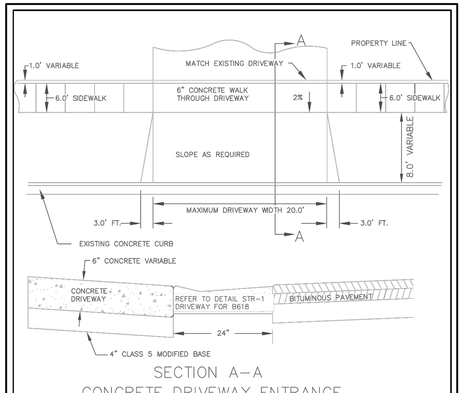
NOT TO SCALE

APPROVED: 10 – 2015

STANDARD DETAILS: CONCRETE SIDEWALK

CITY PLATE No. STR–3

4 **SIDEWALK SECTIONS**



NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 6" THICK FOR RESIDENTIAL, 8" THICK FOR COMMERCIAL DRIVEWAYS AND ALLEYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

APPROVED: 2 – 2004

STANDARD DETAILS: RESIDENTIAL DRIVEWAY

CITY PLATE No. STR–19

2 **RESIDENTIAL DRIVEWAY**

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MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

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FILE NAME C701PLM001.dwg

PROJECT NO. PLM20001

CIVIL CONSTRUCTION DETAILS

C7.1

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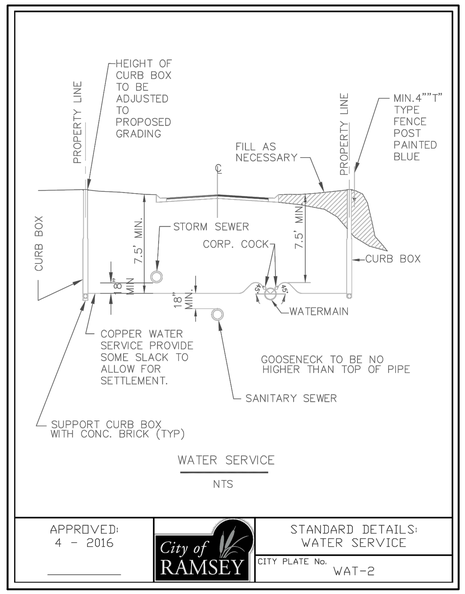
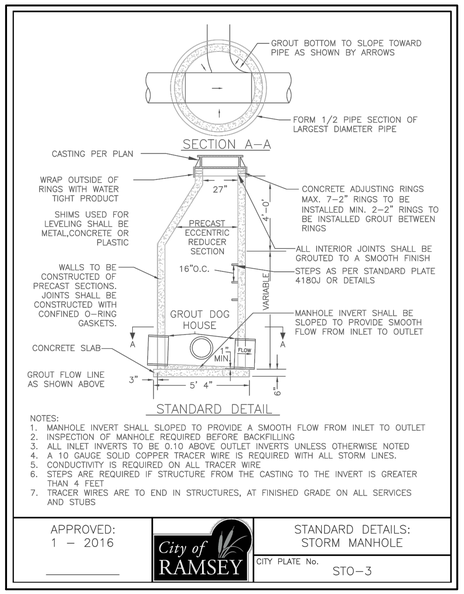
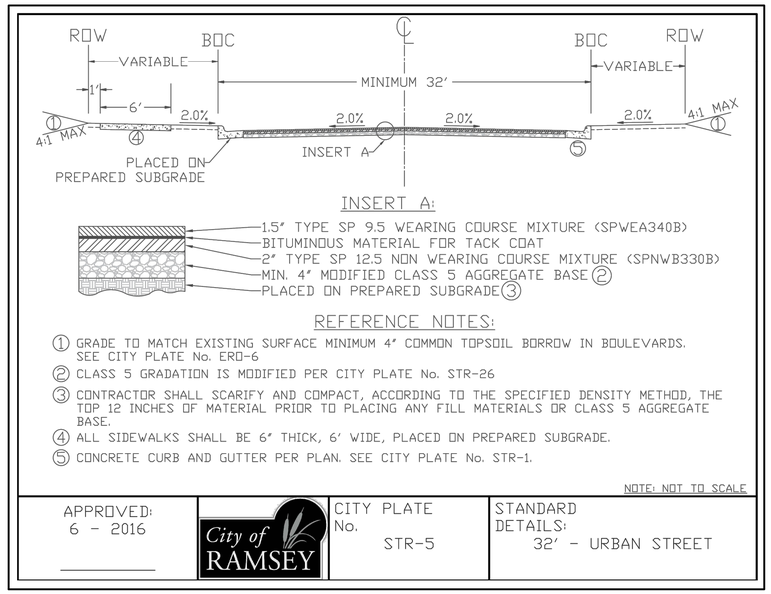


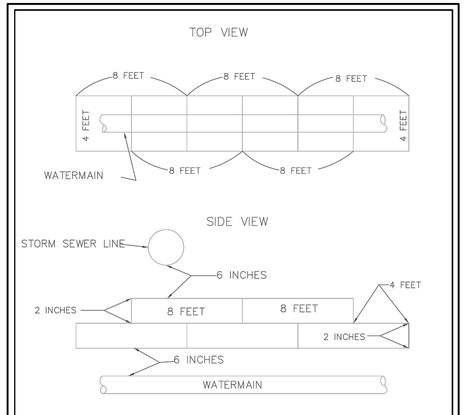
6 **WATER SERVICE DETAIL**



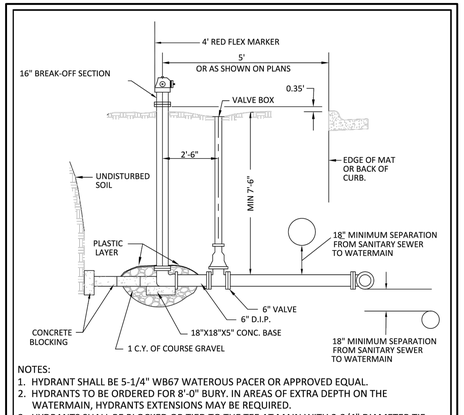
4 **STORMWATER MANHOLE**



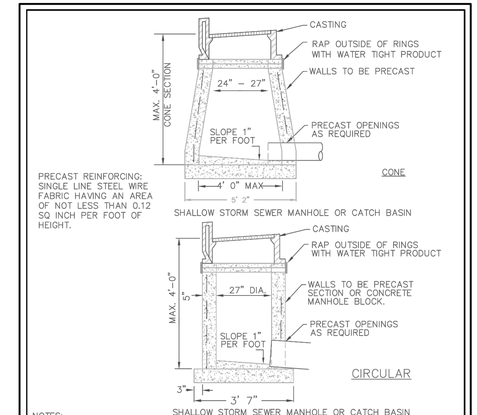
1 **URBAN STREET PROFILE**



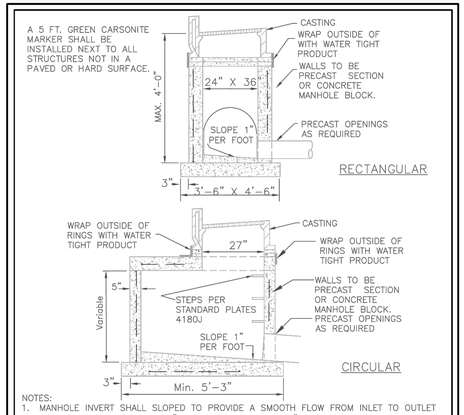
7 **WATER & SANITARY SEWER INSULATION DETAIL**



5 **HYDRANT DETAIL**



3 **STORMWATER CATCH BASIN**



2 **STORMWATER CATCH BASIN**

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City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

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PROJECT NO. PLM20001

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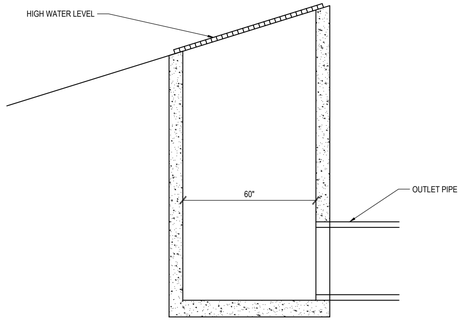
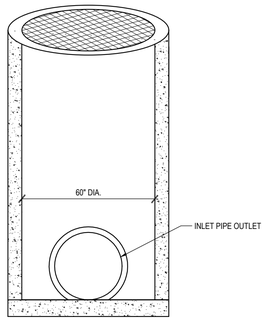
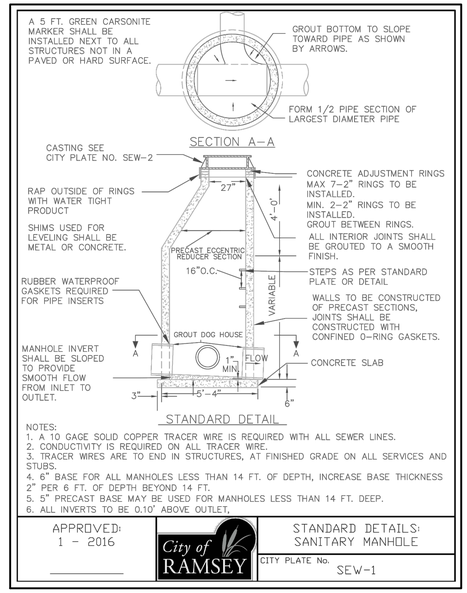




STRUCTURE	HWL	OUTLET INV.
OCS 121	881.13	878.5
OCS 222	887.25	885.0
OCS 323	886.97	885.5
OCS 521	886.96	885.0

3 RATE CONTROL AND SKIMMING STRUCTURE

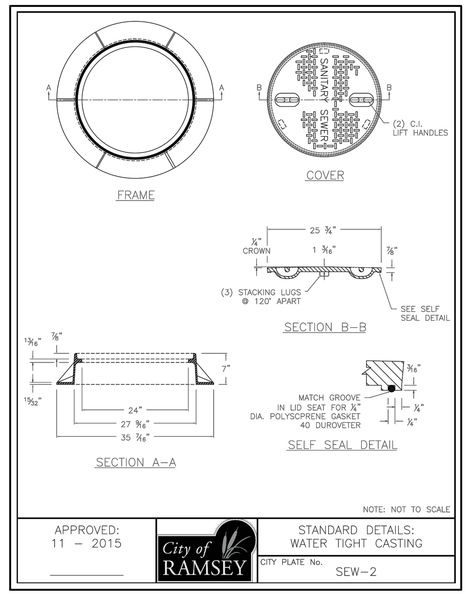
NO SCALE



NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT.
5. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP.
6. ALL INVERTS TO BE 0.10' ABOVE OUTLET.

APPROVED: 1 - 2016	City of RAMSEY	STANDARD DETAILS: SANITARY MANHOLE
		CITY PLATE No. SEW-1

1 SANITARY MANHOLE



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

2 SANITARY - WATER TIGHT CASTING

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CIVIL CONSTRUCTION DETAILS

C7.3

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TREE PRESERVATION NOTES

1. Total Significant Trees Inventoried: 158
   Total Significant Trees Removed: 130
   Total Significant Trees Preserved: 28
   Total caliper inches Removed: 1,679
   Caliper inches exempt for ponding: 202
   See Sheet L201 for Tree Replacement Requirements and Calculations

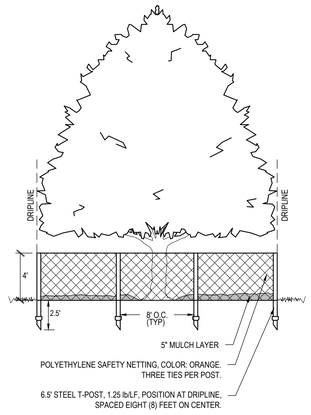
LEGEND

Tree Removal

Silt Fence

TREE PRESERVATION LIST

See sheet L1.2 for tree preservation table.



INSTALL TREE PROTECTION DEVICES PRIOR TO START OF LAND DISTURBANCE. MAINTAIN UNTIL FINAL LANDSCAPE IS INSTALLED.

1 **TREE PROTECTION**

NO SCALE

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

NORTH

0 100 200

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TEL 763-301-4550

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Joshua Engel
License No: 44

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TREE PRESERVATION PLAN

L1.1

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Tree #	Species	DBH	Condition	Stems	Inches Removed
1	Ash, green	10.0	Good	1	10.0
2	Ash, green	16.0	Good	1	16.0
3	Spruce, blue	10.0	Fair	1	10.0
4	Spruce, blue	11.0	Fair	1	11.0
5	Spruce, white	6.5	Fair	1	6.5
6	Spruce, blue	10.0	Fair	1	10.0
7	Spruce, blue	11.0	Good	1	11.0
8	Spruce, blue	14.0	Good	1	14.0
9	Spruce, blue	11.0	Fair	1	11.0
10	Spruce, white	5.5	Fair	1	5.5
11	Ash, green	13.5	Good	1	13.5
12	Ash, green	8.5	Good	1	8.5
13	Spruce, blue	13.0	Fair	1	13.0
14	Spruce, blue	15.0	Poor	1	15.0
15	Maple, silver	19.5	Good	1	19.5
16	Spruce, Norway	12.0	Good	1	12.0
17	Linden	15.5	Good	1	15.5
18	Spruce, blue	11.0	Fair	1	11.0
19	Spruce, Norway	15.0	Good	1	15.0
20	Spruce, Norway	14.0	Good	1	14.0
21	Spruce, blue	13.0	Fair	1	13.0
22	Spruce, Norway	14.0	Good	1	14.0
23	Spruce, Norway	10.5	Good	1	10.5
24	Spruce, blue	14.0	Fair	1	14.0
25	Spruce, white	8.0	Very Poor	1	8.0
26	Spruce, white	12.0	Poor	1	12.0
27	Ash, green	12.0	Good	1	12.0
28	Ash, green	11.5	Good	1	11.5
29	Spruce, blue	17.0	Fair	1	17.0
30	Ash, green	10.5	Good	1	10.5
31	Spruce, blue	19.0	Fair	1	19.0
32	Spruce, blue	19.0	Fair	1	19.0
33	Spruce, white	10.0	Fair	1	10.0
34	Spruce, blue	14.0	Fair	1	14.0
35	Spruce, blue	16.0	Fair	1	16.0
36	Spruce, blue	18.0	Fair	1	18.0
37	Spruce, white	10.0	Fair	1	10.0
38	Spruce, blue	14.0	Fair	1	14.0
39	Pine, red	14.0	Fair	1	14.0
40	Pine, red	10.0	Fair	1	10.0
41	Pine, red	13.5	Good	1	13.5
42	Pine, red	12.5	Fair	1	12.5
43	Pine, red	13.0	Fair	1	13.0
44	Spruce, white	14.0	Fair	1	14.0
45	Spruce, blue	12.0	Fair	1	12.0
46	Pine, red	11.0	Fair	1	11.0
47	Pine, red	11.0	Good	1	11.0
48	Spruce, blue	12.0	Fair	1	12.0
49	Pine, red	13.0	Good	1	13.0
50	Spruce, blue	10.0	Fair	1	10.0
51	Spruce, blue	5.5	Fair	1	5.5
52	Spruce, white	12.5	Fair	1	12.5
53	Pine, red	13.5	Good	1	13.5
54	Pine, red	13.0	Fair	1	13.0
55	Pine, red	7.5	Good	1	7.5
56	Pine, red	11.0	Good	1	11.0
57	Ash, green	18.0	Good	1	18.0
58	Fir, balsam	12.0	Good	1	12.0
59	Pine, red	14.0	Good	1	14.0
60	PISC	12.0	Good	1	12.0
61	Spruce, white	4.5	Good	1	4.5
62	Spruce, white	18.0	Good	1	18.0
63	Pine, white	14.0	Good	1	14.0
64	Pine, red	10.5	Good	1	10.5
65	Pine, red	15.0	Good	1	15.0
66	Pine, red	11.0	Good	1	11.0
67	Pine, red	13.0	Good	1	13.0
68	Pine, red	13.0	Good	1	13.0
69	Spruce, white	9.5	Good	1	9.5
70	Ash, green	9.0	Good	1	9.0
71	Pine, red	13.0	Good	1	13.0
72	Pine, red	11.5	Good	1	11.5
73	Pine, red	12.5	Good	1	12.5
74	Pine, red	10.0	Good	1	10.0
75	Pine, red	14.0	Good	1	14.0
76	Pine, red	13.0	Good	1	13.0
77	Pine, red	10.0	Good	1	10.0
78	Pine, red	8.0	Good	1	8.0
79	Pine, red	12.0	Good	1	12.0
80	Pine, red	9.0	Good	1	9.0
81	Pine, red	10.0	Fair	1	10.0
82	Pine, red	20.0	Fair	3	20.0
83	Pine, red	9.0	Good	1	9.0
84	Pine, red	11.0	Fair	1	11.0
85	Ash, green	8.5	Good	1	8.5
86	Pine, red	7.5	Good	1	7.5
87	Pine, red	10.0	Good	1	10.0
88	Pine, red	12.0	Good	1	12.0
89	Pine, red	9.0	Good	1	9.0
90	Maple, silver	41.0	Good	1	41.0
91	Fir, balsam	9.0	Good	1	9.0
92	Spruce, Norway	6.0	Good	1	6.0
93	Ash, green	13.5	Good	1	13.5
94	Spruce, blue	14.5	Fair	1	14.5
95	Fir, balsam	11.5	Fair	1	11.5
96	Boxelder	16.0	Good	2	16.0
97	Pine, red	12.0	Good	1	12.0
98	Pine, red	12.0	Good	1	12.0
99	Pine, red	12.5	Good	1	12.5
100	Pine, red	21.5	Fair	2	21.5
101	Pine, red	14.0	Good	1	14.0
102	Pine, red	14.0	Good	1	14.0
103	Pine, red	13.5	Good	1	13.5
104	Pine, red	14.5	Good	1	14.5
105	Pine, red	13.0	Good	1	13.0
106	Boxelder	8.5	Fair	1	8.5
107	Pine, red	13.0	Good	1	13.0
108	Oak, northern pin	25.0	Fair	1	
109	Oak, bur	12.0	Good	1	
110	Oak, bur	10.0	Good	1	
111	Oak, bur	7.5	Good	1	
112	Boxelder	8.0	Fair	1	
113	Boxelder	10.0	Fair	1	
114	Oak, bur	37.0	Good	1	
115	Boxelder	9.0	Good	1	9.0
116	Oak, bur	41.0	Good	1	
117	Oak, northern pin	7.0	Fair	1	
118	Oak, bur	9.5	Fair	1	
119	Boxelder	12.0	Fair	1	12.0
120	Boxelder	11.5	Fair	1	
121	Boxelder	10.0	Fair	1	
122	Boxelder	11.0	Good	1	
123	Boxelder	9.0	Fair	1	9.0
124	Boxelder	10.0	Fair	1	10.0
125	Elm, American	13.0	Good	1	13.0
126	Boxelder	32.0	Fair	3	32.0
127	Elm, American	12.5	Good	1	12.5
128	Boxelder	11.0	Good	1	11.0
129	Oak, bur	8.0	Fair	1	8.0
130	Boxelder	11.0	Good	1	11.0
131	Boxelder	9.0	Good	1	
132	Oak, northern pin	9.0	Very Poor	1	
133	Oak, northern pin	29.0	Poor	1	
134	Oak, northern pin	13.5	Fair	1	
135	Boxelder	13.0	Fair	1	13.0
136	Boxelder	16.0	Fair	1	16.0
137	Oak, bur	9.5	Fair	1	9.5
138	Oak, northern pin	30.0	Very Poor	1	30.0
139	Oak, bur	12.5	Fair	1	12.5
140	Oak, northern pin	10.5	Fair	1	
141	Oak, northern pin	17.0	Fair	1	
142	Oak, northern pin	16.5	Fair	1	16.5
143	Oak, bur	27.0	Fair	1	27.0
144	Oak, northern pin	35.0	Fair	2	
145	Oak, northern pin	37.0	Fair	1	
146	Oak, northern pin	39.0	Fair	1	
147	Oak, northern pin	14.0	Fair	1	
148	Oak, northern pin	15.0	Good	1	
149	Oak, northern pin	40.0	Poor	1	40.0
150	Hackberry	8.0	Good	1	8.0
151	Hackberry	13.5	Good	1	
152	Elm, American	10.0	Good	1	10.0
153	Elm, American	11.0	Dead	1	11.0
154	Boxelder	56.0	Very Poor	3	
155	Hackberry	14.5	Good	1	
156	Boxelder	9.5	Poor	1	
157	Aspen	12.0	Good	1	12.0
158	Aspen	8.5	Good	1	8.5

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MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

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License No: 44857

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FILE NAME L101PLM001.dwg

PROJECT NO. PLM20001

TREE PRESERVATION PLAN

L1.1

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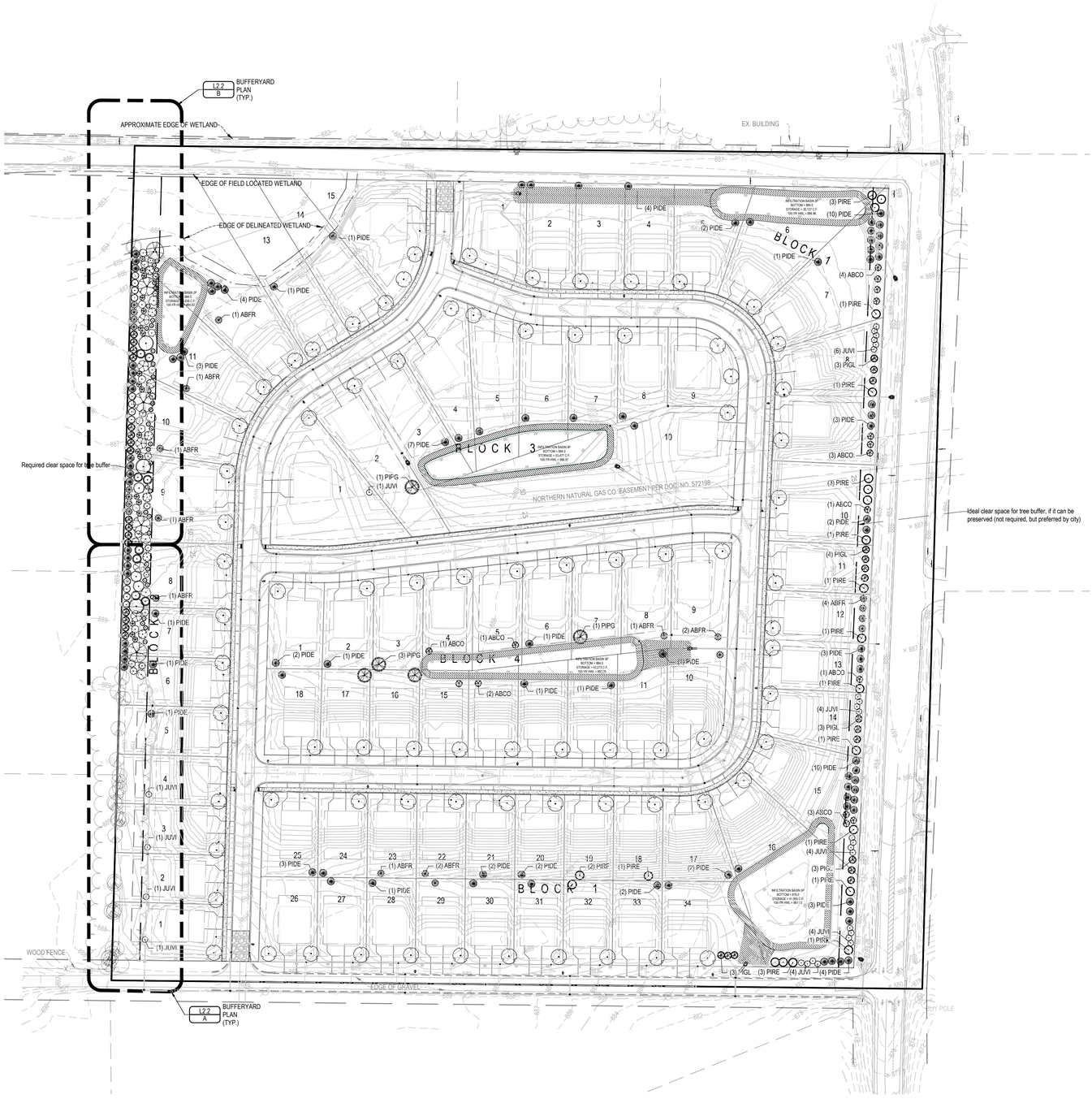

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LANDSCAPING NOTES

1. Landscape Contractor shall visit the sit prior to submitting a bid to become familiar with the site conditions.
2. Contact Utility Service providers for field location of services 72 hours prior to beginning.
3. Coordinate installation with Contractors performing related work.
4. Plant material shall conform to the American Association of Nurserymen Standards and be of hardy stock, free from disease, infestation, damage, and disfiguration. For discrepancy between the number of plants on the Schedule and the number shown on the Drawing, the Drawing shall govern.
5. All existing deciduous and coniferous trees are to be trimmed of dead wood and pruned to a natural uniform shape.
6. Planting soil shall consist of 4 parts topsoil to 1 part peat humus, with 3 pounds of commercial fertilizer added per cubic yard.
7. Spread a minimum of 4 inches of topsoil and sod all turf areas disturbed by Construction.
8. See Details for depth of planting soil.
9. Follow current MNDOT Seeding Manual for planting instructions for establishment of native seed and provide coordination for required erosion prevention and sediment control.
10. Native seeds shall be of Minnesota origin and certified by the Minnesota Crop Improvement Association (MCIA). Provide verifying documentation to the Owner 30 days minimum prior to installation.
11. Per City Ordinance all dead or injured plan materials must be replaced at the end of the second growing season.
12. Quantities are totals for design. If there is a discrepancy between the plan and the plant schedule, the plan shall govern.

LANDSCAPE REQUIREMENTS

Lot Requirements

2 overstory trees per dwelling unit

The compliment of trees fulfilling the landscaping requirements shall not be less than 25 percent deciduous and not less than 25 percent coniferous.

Per city code, minimum tree sizes shall be: 1 caliper inch for deciduous and 5 ft height for coniferous.

Bufferyard Requirements

Minimum 45' width with the following number of trees per 100' of property boundary adjacent to the impacted use: 8 Overstory trees
8 Evergreen trees
8 Understory trees

Tree Replacement Requirements

For every 1.0" caliper lost beyond 40% of total caliper inches of significant trees on site, replace at a rate of 1.25" caliper.

Required caliper inches: 746
Proposed caliper inches: 750

PLANTING SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
	DT	82	Deciduous Tree		30`H x 20`W		
DECIDUOUS TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**MATURE SIZE**	**PLANTING SIZE**	**ROOT COND.**
	ACFA	7	Acer x freemanii 'Armstrong'	Armstrong Freeman Maple	60`H x 15`W	2" Cal.	B&B
	ACXJ	3	Acer x freemanii `Jeffersred'	Autumn Blaze Maple	60`H x 40`W	2" Cal.	B&B
	BENI2	1	Betula nigra 'BNMTF' TM	Dura Heat River Birch	60`H x 50`W	2" Cal.	B&B
	GBPS	5	Ginkgo biloba `Princeton Sentry`	Princeton Sentry Ginkgo	40`H x 30`W	2" Cal.	B&B
	GTID	6	Gleditsia triacanthos inermis 'Draves' TM	Street Keeper Honey Locust	45`H x 20`W	2" Cal.	B&B
	GTSK	3	Gleditsia triacanthos ``Skyline``	Skyline Honeylocust	40`H x 30`W	2" Cal.	B&B
	QUBI	2	Quercus bicolor	Swamp White Oak	55`H x 55`W	2" Cal.	B&B
	QUEL	2	Quercus ellipsoidalis	Northern Pin Oak	60`H x 50`W	2" Cal.	B&B
	QUCS	19	Quercus `Crimson Spire`	Crimson Spire Oak	50`H x 15`W	2" Cal.	B&B
	ULNH	8	Ulmus x `New Horizon`	New Horizon Elm	35`H x 25`W	2" Cal.	B&B
EVERGREEN TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**MATURE SIZE**	**PLANTING SIZE**	**ROOT COND.**
	ABCO	16	Abies concolor	White Fir	30`H x 20`W	6` Ht.	B&B
	ABFR	23	Abies fraseri	Fraser Fir	30`H x 20`W	6` Ht.	B&B
	JUVI	27	Juniperus virginiana	Eastern Red Cedar	15`H x 10`W	6` Ht.	B&B
	PIGL	32	Picea glauca	White Spruce	50`H x 20`W	6` Ht.	B&B
	PIDE	99	Picea glauca ``Densata`	Black Hills Spruce	45`H x 20`W	6` Ht.	B&B
	PIPG	5	Picea pungens 'Glauca'	Blue Colorado Spruce	80`H x 30`W	6` Ht.	B&B
	PIRE	22	Pinus resinosa	Red Pine	40`H x 25`W	6` Ht.	B&B
	THOC	12	Thuja occidentalis	American Arborvitae	40`H x 15`W	6` Ht.	B&B
UNDERSTORY TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**MATURE SIZE**	**PLANTING SIZE**	**ROOT COND.**
	AMGR	5	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Apple Serviceberry	25`H x 25`W	2" Cal.	B&B
	COAL	7	Cornus alternifolia	Pagoda Dogwood	20`H x 25`W	1.5"Cal	B&B
	MAPS	33	Malus x `Pink Spires`	Pink Spires Crabapple	20`H x 12`W	1.5"Cal	B&B
	MAXR	5	Malus x `Royal Raindrops`	Prairifire Crabapple	20`H x 15`W	1.5"Cal	B&B
	PRMA	4	Prunus maackii	Amur Chokecherry	25`H x 20`W	1.5"Cal	B&B
	SYRE	3	Syringa reticulata	Japanese Tree Lilac	20`H x 15`W	2" Cal.	B&B

LEGEND

MnDOT Seed Mix 33-261
Seed at rate of 35 lbs/acre

DEVELOPER

PLATINUM LAND MN, LLC
5191 159TH AVE NW
ANDOVER, MN 55304
TEL 763-301-4550

MUNICIPALITY

City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

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DATE	ISSUE / REVISION	REVIEW
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CERTIFICATION

I hereby certify that this plan 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 NOT FOR CONSTRUCTION

Joshua M. Rogers
License No: 44842

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PROJECT NO. PLM20001

LANDSCAPE PLAN
L2.1

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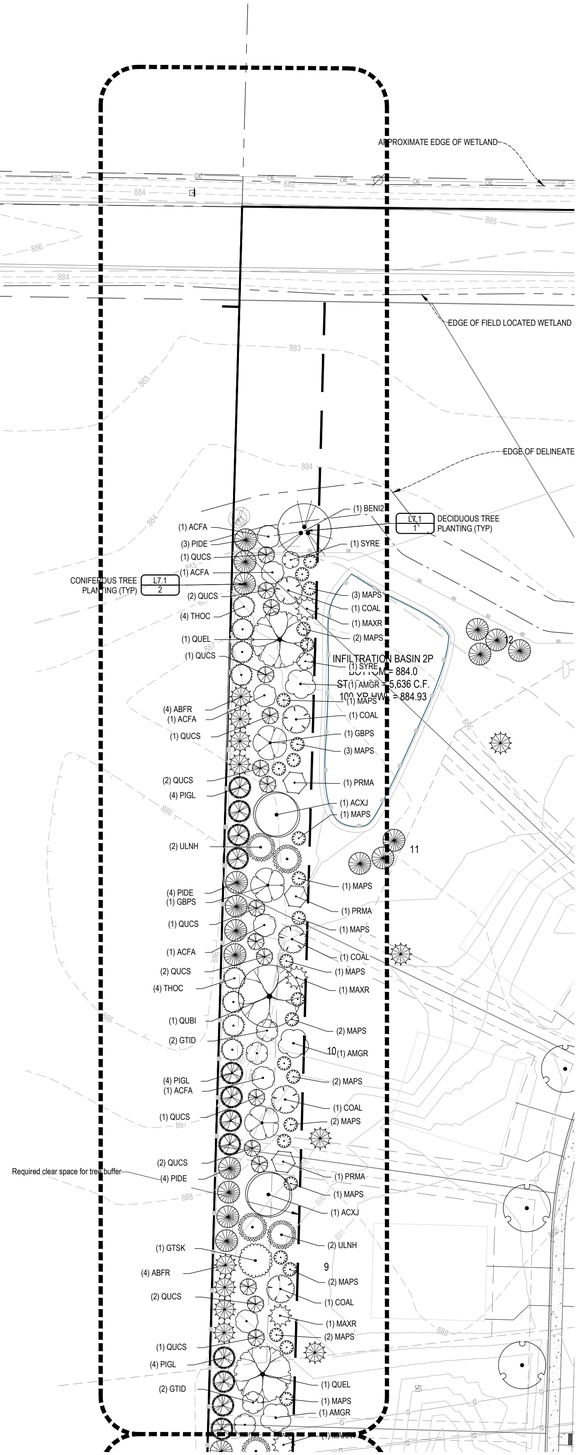

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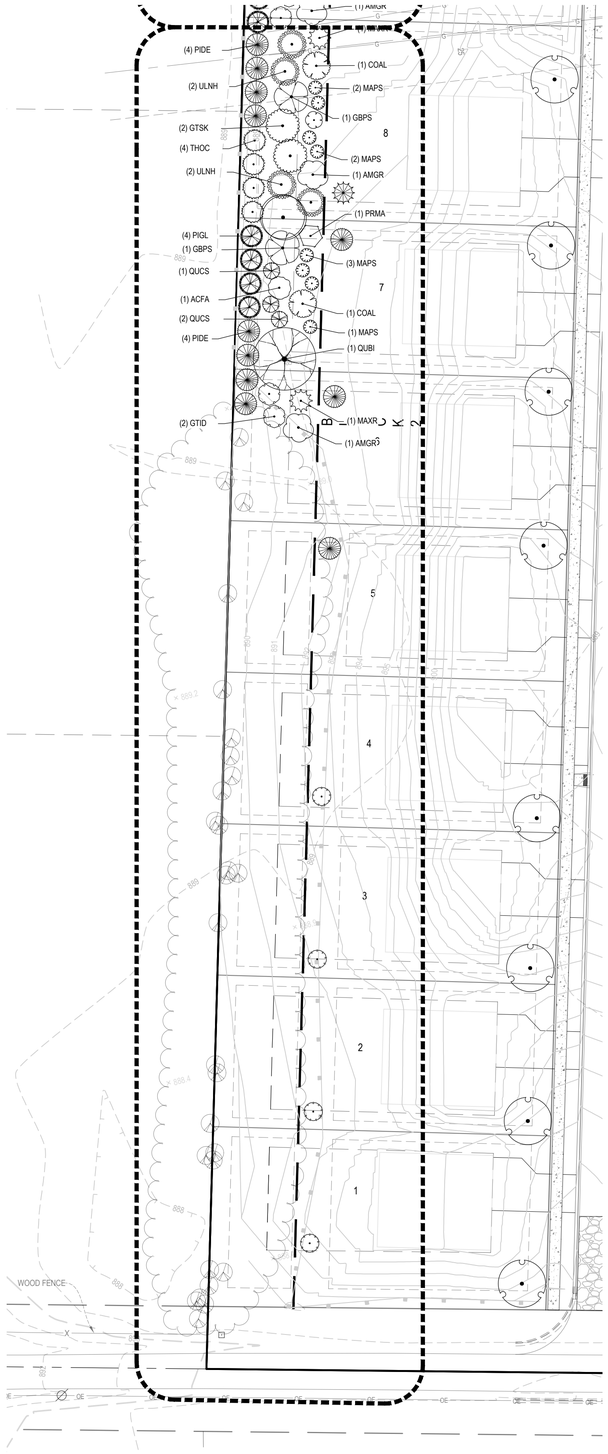
BUFFERYARD PLAN



A

BUFFERYARD PLAN

LANDSCAPING NOTES

1. Landscape Contractor shall visit the sit prior to submitting a bid to become familiar with the site conditions.
2. Contact Utility Service providers for field location of services 72 hours prior to beginning.
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4. Plant material shall conform to the American Association of Nurserymen Standards and be of hardy stock, free from disease, infestation, damage, and disfiguration. For discrepancy between the number of plants on the Schedule and the number shown on the Drawing, the Drawing shall govern.
5. All existing deciduous and coniferous trees are to be trimmed of dead wood and pruned to a natural uniform shape.
6. Planting soil shall consist of 4 parts topsoil to 1 part peat humus, with 3 pounds of commercial fertilizer added per cubic yard.
7. Spread a minimum of 4 inches of topsoil and sod all turf areas disturbed by Construction.
8. See Details for depth of planting soil.
9. Follow current MNDOT Seeding Manual for planting instructions for establishment of native seed and provide coordination for required erosion prevention and sediment control.
10. Native seeds shall be of Minnesota origin and certified by the Minnesota Crop Improvement Association (MCIA). Provide verifying documentation to the Owner 30 days minimum prior to installation.
11. Per City Ordinance all dead or injured plan materials must be replaced at the end of the second growing season.
12. Quantities are for this plan sheet only. See sheet L2.1 for overall quantities for design. If there is a discrepancy between the plan and the plant schedule, the plan shall govern.

PLANTING SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
	ACFA	7	Acer x freemanii 'Armstrong'	Armstrong Freeman Maple	60`H x 15`W	2" Cal.	B&B
	ACXJ	3	Acer x freemanii `Jeffersred'	Autumn Blaze Maple	60`H x 40`W	2" Cal.	B&B
	BENI2	1	Betula nigra 'BNMTF' TM	Dura Heat River Birch	60`H x 50`W	2" Cal.	B&B
	GBPS	5	Ginkgo biloba `Princeton Sentry`	Princeton Sentry Ginkgo	40`H x 30`W	2" Cal.	B&B
	GTID	6	Gleditsia triacanthos inermis 'Draves' TM	Street Keeper Honey Locust	45`H x 20`W	2" Cal.	B&B
	GTSK	3	Gleditsia triacanthos `Skyline`	Skyline Honeylocust	40`H x 30`W	2" Cal.	B&B
	QUBI	2	Quercus bicolor	Swamp White Oak	55`H x 55`W	2" Cal.	B&B
	QUEL	2	Quercus ellipsoidalis	Northern Pin Oak	60`H x 50`W	2" Cal.	B&B
	QUCS	19	Quercus `Crimson Spire`	Crimson Spire Oak	50`H x 15`W	2" Cal.	B&B
	ULNH	8	Ulmus x `New Horizon`	New Horizon Elm	35`H x 25`W	2" Cal.	B&B

EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
	ABFR	8	Abies fraseri	Fraser Fir	30`H x 20`W	6` Ht.	B&B
	PIGL	16	Picea glauca	White Spruce	50`H x 20`W	6` Ht.	B&B
	PIDE	19	Picea glauca `Densata`	Black Hills Spruce	45`H x 20`W	6` Ht.	B&B
	THOC	12	Thuja occidentalis	American Arborvitae	40`H x 15`W	6` Ht.	B&B

UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
	AMGR	5	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Apple Serviceberry	25`H x 25`W	2" Cal.	B&B
	COAL	7	Cornus alternifolia	Pagoda Dogwood	20`H x 25`W	1.5"Cal	B&B
	MAPS	33	Malus x `Pink Spires`	Pink Spires Crabapple	20`H x 12`W	1.5"Cal	B&B
	MAXR	5	Malus x `Royal Raindrops`	Prairifire Crabapple	20`H x 15`W	1.5"Cal	B&B
	PRMA	4	Prunus maackii	Amur Chokecherry	25`H x 20`W	1.5"Cal	B&B
	SYRE	3	Syringa reticulata	Japanese Tree Lilac	20`H x 15`W	2" Cal.	B&B

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City of RAMSEY

PROJECT

NORTH BROOK MEADOWS

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Joshua Kippels

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LANDSCAPE BUFFERYARD

L2.2

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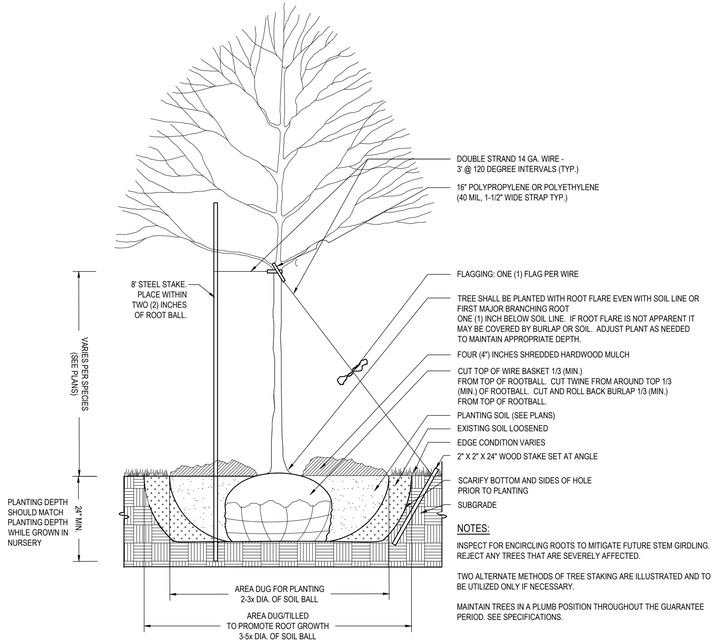
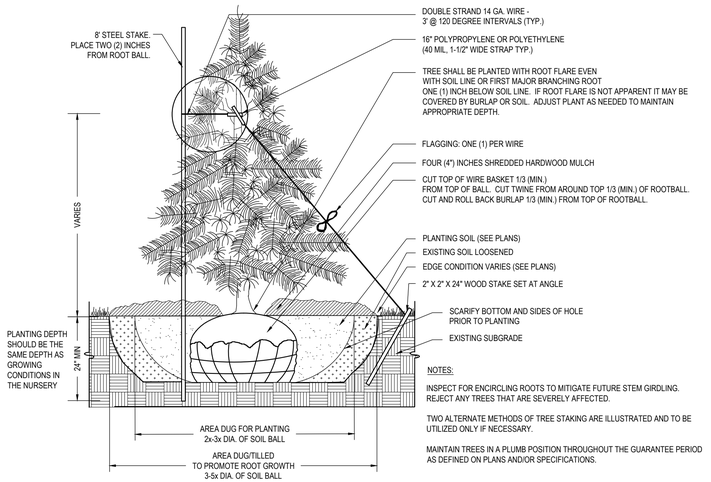


1 **DECIDUOUS TREE PLANTING**

NO SCALE



2 **CONIFEROUS TREE PLANTING**

NO SCALE

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Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME L701PLM001.dwg

PROJECT NO. PLM20001

LANDSCAPE DETAILS
L7.1

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

RESOLUTION #21-248

RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL FOR NORTH BROOK MEADOWS

WHEREAS, Landform, on behalf of Platinum Land, LLC hereafter referred to as "Developer", properly applied for Preliminary Plat approval of the following described property located in the City of Ramsey:

> The southeast quarter of the southwest quarter of Section 3, Township 32, Range 25, excluding the south 329 feet of the east 400 feet thereof, excluding roads, subject to easement of record; and the southern 329 feet of the east 400 feet of the southeast quarter of the southwest quarter of Section 3, Township 32, Range 25, excluding roads, subject to easement of record, Anoka County, MN.
>
> (the 'Subject Properties);

WHEREAS, The Subject Properties are owned by Ronald and Judith Hunt and Platinum Land, LLC, respectively, both of whom have signed off on the Application for Preliminary Plat; and

WHEREAS, the City reviewed the Sketch Plan for the project on January 7, 2021; and

WHEREAS, the City received an Application for Preliminary Plat Approval for North Brook Meadows on July 28, 2021, which includes 77 detached single-family homes; and

WHEREAS, The Subject Properties are zoned R-1 MUSA-80 and guided for low density residential on City Utilities in the 2040 Comprehensive Plan, and the proposal aligns with the zoning and guidance; and

WHEREAS, the Planning Commission held a Public Hearing and recommended approval of the Preliminary Plat on August 26, 2021; and

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

1) That the Ramsey City Council hereby grants preliminary plat approval of North Brook Meadows in accordance with relevant City Codes, contingent upon the following conditions:
    a. Compliance with City Staff Review Letter and ProjectDox comments, and final approval by City Engineer and City Planning Department.
    b. Review and Approval of Final Legal Form by City Attorney.
    c. Written agreement from the owner of the gas easement across the Subject Properties for all site work and plans.

d. Signage at edge of gas easement on each property.
e. All lots having at least 80 feet of width outside of gas easement (if applicable).
f. Lower Rum River Watershed Management Organization (WMO) approval.
g. Approval of the Grading, Landscape, Lighting, Street, Trail, and Utility Plans.
h. The Developer entering into a Development Agreement with the City.
i. Addition of trail along Nowthen Blvd and 173rd Ave NW, and either a trail or funds for a trail on 175th Ave NW and a sidewalk on one side of each public road.
j. Trunk utilities being brought to the Subject Properties.
k. Finalization of the Infrastructure Study by the City of Ramsey and Bolton and Menk.
l. Approved floodplain designated on plan sheets and individual surveys.
m. As-builts for each property containing floodplain will be required prior to issuance of certificate of occupancy.
n. Cost share agreement and roadway upgrades to 173rd Ave NW to a full public road at public road standards, complete with a crosswalk if needed on 173rd Ave NW.
o. Improvements to 173rd Avenue and 175th Avenue as recommended in the traffic study.
p. Improvements to Nowthen Boulevard as a shared cost with the adjacent property to the south, currently known Trott Brook Crossing, as recommended in the traffic study.

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

Mayor Kuzma
Councilmember Woestehoff
Councilmember Heineman
Councilmember Musgrove
Councilmember Riley

and the following voted against the same:

Councilmember Howell
Councilmember Specht

and the following abstained:

None

and the following were absent:

None

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 28th day of September, 2021.

Mayor

ATTEST:

City Clerk

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

RESOLUTION #22-177

RESOLUTION EXTENDING PRELIMINARY PLAT APPROVAL FOR NORTH BROOK MEADOWS FOR THREE (3) YEARS

WHEREAS, Landform, on behalf of Platinum Land, LLC, hereafter referred to as "Developer", properly applied for Preliminary Plat approval of the Property generally known as North Brook Meadows in the City of Ramsey legally described as:

> The southeast quarter of the southwest quarter of Section 3, Township 32, Range 25, excluding the south 329 feet of the east 400 feet thereof, excluding roads, subject to easement of record; and the southern 329 feet of the east 400 feet of the southeast quarter of the southwest quarter of Section 3, Township 32, Range 25, excluding roads, subject to easement of record, Anoka County, MN;
>
> (the 'Subject Property');

WHEREAS, the City approved North Brook Meadows in 2021 via Resolution 21-248; and

WHEREAS, the City Council approved to extend the preliminary plat approval for three (3) years from the date of this meeting.

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

1) That the Ramsey City Council hereby extends the preliminary plat approval for three (3) years from the date of this approval.

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

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

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Mayor Kuzma

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23rd day of August, 2022.

Mayor

ATTEST:

City Clerk

CC Regular Session

Meeting Date: 05/27/2025

Primary Strategic Plan Initiative: Not Applicable

Title

Adopt Resolution #25-117 Approving Partial Payment to North Valley, Inc. for Improvement Project #25-02, MSA Sunwood Drive Reconstruction.

Purpose/Background:

Resolution and Pay Request Attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to North Valley, Inc. for improvement project #25-02, MSA Sunwood Drive Reconstruction in the amount of $93,753.25.

OutcomeAction:

Motion to adopt Resolution #25-117 approving partial payment to North Valley, Inc. for improvement project #25-02, MSA Sunwood Drive Reconstruction in the amount of $93,753.25.

Attachments

Pay Resolution #25-117

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	05/22/2025 09:08 AM
Brian Hagen	Brian Hagen	05/22/2025 02:53 PM
Form Started By: Stacie Damjanovich		Started On: 05/13/2025 10:57 AM
Final Approval Date: 05/22/2025		

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

RESOLUTION #25-117

RESOLUTION APPROVING PARTIAL PAYMENT No. 1 TO NORTH VALLEY, INC. FOR MSA SUNWOOD DRIVE RECONSTRUCTION, IMPROVEMENT PROJECT #25-02

WHEREAS, the City of Ramsey proposes to reconstruct Municipal State Aid (MSA) Sunwood Drive between Nowthen Boulevard (CSAH 5) and Erkium Street as identified within the 2025 – 2034 Capital Improvement Plan; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-138, adopted May 28, 2024, the City Council accepted and awarded the proposal to Hakanson Anderson, for topographic survey of the project area in the amount of $1,600.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-220, adopted August 12, 2024, the City Council accepted and awarded the proposal to Independent Testing Technologies, Inc., for a geotechnical report of the project area in the amount of $4,075.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-309, adopted November 12, 2024, the City Council accepted and awarded the proposal of Hydro-Klean, LLC, for sewer cleaning and televising of the project area in the amount of $8,384.80; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-338, adopted November 26, 2024, the City Council ordered the City Engineer to prepare plans and specifications for MSA Sunwood Drive Reconstruction, Improvement Project #25-02; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-355, adopted on December 10, 2024, the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for the same improvements; and

WHEREAS, proposals were received for Construction Staking from Hakanson Anderson for said improvements in the amount of $6,500.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-019, adopted January 28, 2025, a contract was awarded to North Valley, Inc. for Nowthen, Minnesota, in the amount of $272,962.90 for said improvements; and

WHEREAS, as of May 27, 2025 $0.00 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment No. 1 to North Valley, Inc. of Nowthen, Minnesota, for improvement project #25-02, MSA Sunwood Drive Reconstruction, in the amount of $93,753.25.

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

1) The City Council hereby authorizes partial payment No. 1 to North Valley, Inc. of Nowthen, Minnesota for Improvement Project #25-02, MSA Sunwood Drive in the amount of $93,753.25.

2) The City Council hereby authorizes the Mayor and City Administrator to sign the release form for this payment.

3) The total amount of this payment is not included in resolutions approving payments of bills for the date of May 27, 2025.

4) The City of Ramsey Finance Department will be provided a signed copy of this resolution.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27th day of May, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

Pay Estimate Summary Sheet

Estimate Number:	1 Partial
Project Number:	25-02
Project Name:	MSA Sunwood Drive Reconstruction
Period Ending	May 2, 2025
Contractor:	North Valley, Inc.
Address:	20015 Iguana Street NW, Nowthen, MN 55330

1	Original Contract Amount		$ 272,962.90
2	Change Order(s)	No. ____ Thru No. ____	
3	Total Funds Encumbered		$ 272,962.90
4	Value of Work Completed		$ 98,687.63
5	Retainage	5 %	$ (4,934.38)
	Percent Complete	36%	
6	Deductions or Charges		
7	Total Earned Less Retainage (Lines 4+5+6)		$ 93,753.25
8	Previous Payment(s)		$ -
9	**Payment Due (Lines 7-8)**		**$ 93,753.25**
10	Total Balance to Finish, Including Retainage (Lines 3-7)		$ 179,209.65

Certification of Partial Payment

I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the contract amount for the period covered by this estimate.

North Valley, Inc
Contractor Name

Kayla McGuire
Print Name

Secretary/Treasurer
Title

Signature

5-13-2025
Date

City of Ramsey Approval

Signature (Project Engineer)

5/13/2025
Date

Signature (City Engineer)

5/13/2025
Date

MSA Sunwood Drive Reconstruction
I.P. 25-02
Estimate No. 1 **Partial**
Period Ending May 2, 2025

Fox Ridge Estates 1st & 2nd Street Reconstructions

Item No.	MnDOT No.	Item Description	Unit	CONTRACT AMOUNT Estimated Quantity	Unit Price	Extended Total	COMPLETED THIS PERIOD Quantity	Extended Total	COMPLETED TO DATE Quantity	Extended Total
1	2021.501	MOBILIZATION	LS	1.0	$ 14,032.01	$ 14,032.01	0.5	$ 7,016.01	0.5	$ 7,016.01
2	2104.502	REMOVE VALVE BOX & VALVE EXTENSION	EA	1	$ 1,299.87	$ 1,299.87	1	$ 1,299.87	1	$ 1,299.87
3	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	230	$ 4.89	$ 1,124.70	0	$ -	0	$ -
4	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	65	$ 13.05	$ 848.25	85	$ 1,109.25	85	$ 1,109.25
5	2104.503	REMOVE CONCRETE CURB AND GUTTER	LF	285	$ 25.21	$ 7,184.85	335	$ 8,445.35	335	$ 8,445.35
6	2104.504	REMOVE CONCRETE VALLEY GUTTER	SY	81	$ 32.07	$ 2,597.67	81	$ 2,597.67	81	$ 2,597.67
7	2104.504	REMOVE CONCRETE PAVEMENT	SY	145	$ 15.93	$ 2,309.85	145	$ 2,309.85	145	$ 2,309.85
8	2104.518	REMOVE BITUMINOUS PAVEMENT	SY	60	$ 9.79	$ 587.40	0	$ -	0	$ -
9	2106.507	EXCAVATION - COMMON (EV)	CY	260	$ 47.53	$ 12,357.80	32	$ 1,520.96	32	$ 1,520.96
10	2106.607	HAUL & STOCKPILE RECLAIM MATERIAL (LV)	CY	1050	$ 12.79	$ 13,429.50	0	$ -	0	$ -
11	2112.604	SUBGRADE PREPARATION	SY	4800	$ 0.77	$ 3,696.00	0	$ -	0	$ -
12	2123.61	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	5	$ 212.11	$ 1,060.55	0	$ -	0	$ -
13	2130.523	WATER	MGAL	10	$ 59.83	$ 598.30	0	$ -	0	$ -
14	2211.507	AGGREGATE BASE CLASS 5 MODIFIED (CV)	CY	760	$ 1.09	$ 828.40	20	$ 21.80	20	$ 21.80
15	2215.504	FULL DEPTH RECLAMATION	SY	4600	$ 3.81	$ 17,526.00	0	$ -	0	$ -
16	2231.603	SAWED & SEALED JOINT	EA	30	$ 54.39	$ 1,631.70	0	$ -	0	$ -
17	2232.504	MILL BITUMINOUS PAVEMENT 2.0"	SY	360	$ 12.95	$ 4,662.00	0	$ -	0	$ -
18	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	350	$ 4.35	$ 1,522.50	0	$ -	0	$ -
19	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	520	$ 87.96	$ 45,739.20	0	$ -	0	$ -
20	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	560	$ 90.95	$ 50,932.00	0	$ -	0	$ -
21	2503.602	GROUT CATCH BASIN	EA	4	$ 712.48	$ 2,849.92	2	$ 1,424.96	2	$ 1,424.96
22	2504.602	ADJUST VALVE BOX	EA	4	$ 968.10	$ 3,872.40	2	$ 1,936.20	2	$ 1,936.20
23	2504.602	VALVE BOX	EA	1	$ 1,250.91	$ 1,250.91	1	$ 1,250.91	1	$ 1,250.91
24	2506.502	ADJUST FRAME & RING CASTING	EA	5	$ 1,158.46	$ 5,792.30	2.5	$ 2,896.15	2.5	$ 2,896.15
25	2521.518	6" CONCRETE WALK	SY	150	$ 127.27	$ 19,090.50	175	$ 22,272.25	175	$ 22,272.25
26	2521.602	DRILL & GROUT REINF BAR (EPOXY COATED)	EA	70	$ 27.19	$ 1,903.30	100	$ 2,719.00	100	$ 2,719.00
27	2531.503	CONCRETE CURB & GUTTER DESIGN B618	LF	285	$ 40.79	$ 11,625.15	335	$ 13,664.65	335	$ 13,664.65
28	2531.604	7" CONCRETE VALLEY GUTTER	SY	80	$ 88.11	$ 7,048.80	68	$ 5,991.48	68	$ 5,991.48
29	2531.618	TRUNCATED DOMES	SF	240	$ 76.14	$ 18,273.60	245	$ 18,654.30	245	$ 18,654.30
30	2563.601	TRAFFIC CONTROL	LS	1	$ 5,438.77	$ 5,438.77	0.5	$ 2,719.39	0.5	$ 2,719.39
31	2563.601	ALTERNATE PEDESTRIAN ROUTE	LS	1	$ 543.88	$ 543.88	1	$ 543.88	1	$ 543.88
32	2573.502	STORM DRAIN INLET PROTECTION	EA	4	$ 146.85	$ 587.40	2	$ 293.70	2	$ 293.70
33	2573.602	STABILIZED CONSTRUCTION EXIT	EA	2	$ 543.88	$ 1,087.76	0	$ -	0	$ -
34	2574.507	TOPSOIL (LV)	CY	30	$ 82.14	$ 2,464.20	0	$ -	0	$ -
35	2574.508	FERTILIZER TYPE 3	LBS	10	$ 1.09	$ 10.90	0	$ -	0	$ -
36	2575.505	SEEDING	ACRE	0.05	$ 6,526.60	$ 326.33	0.00	$ -	0.00	$ -
37	2575.508	HYDRAULIC MULCH MATRIX	LBS	200	$ 5.44	$ 1,088.00	0	$ -	0	$ -
38	2575.508	SEED MIXTURE 25-151	LBS	10	$ 5.17	$ 51.70	0	$ -	0	$ -
39	2575.602	LANDSCAPE RESTORATION	EA	1	$ 815.81	$ 815.81	0	$ -	0	$ -
40	2582.503	4" SOLID LINE PAINT (MULTI-COMP)	LF	1700	$ 1.11	$ 1,887.00	0	$ -	0	$ -
41	2582.503	4" DOUBLE SOLID LINE PAINT (MULTI-COMP)	LF	850	$ 2.22	$ 1,887.00	0	$ -	0	$ -
42	2582.518	CROSSWALK PAINT (MULTI-COMP)	SF	144	$ 7.63	$ 1,098.72	0	$ -	0	$ -
		GRAND TOTALS				**$ 272,962.90**		**$ 98,687.63**		**$ 98,687.63**

Internal City Use Only				
Municipal State Aid Funds		*$ 96,136.85*		*$ 96,136.85*
Water Utility Funds		*$ 2,550.78*		*$ 2,550.78*
Total Funds		*$ 98,687.63*		*$ 98,687.63*

CC Regular Session

Meeting Date: 05/27/2025

Primary Strategic Plan Initiative: Not Applicable

Title:

Adopt Resolution #25-118 Approving Partial Payment to FlowSeal Surface Maintenance, Inc. for Improvement Project #25-09, 2025 Crack Seal Improvements.

Purpose/Background:

Resolution and Pay Request Attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to FlowSeal Surface Maintenance, Inc. for improvement project #25-09, 2025 Crack Seal Improvements in the amount of $55,717.50.

Outcome/Action:

Motion to adopt Resolution #25-118 approving partial payment to FlowSeal Surface Maintenance, Inc. for improvement project #25-09, 2025 Crack Seal Improvements in the amount of $55,717.50.

Attachments

Pay Resolution #25-118

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	05/22/2025 09:08 AM
Brian Hagen	Brian Hagen	05/22/2025 02:53 PM
Form Started By: Stacie Damjanovich		Started On: 05/09/2025 02:22 PM
Final Approval Date: 05/22/2025		

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

RESOLUTION #25-118

RESOLUTION APPROVING PARTIAL PAYMENT No. 1 TO FLOWSEAL SURFACE MAINTENANCE FOR 2025 CRACK SEAL IMPROVEMENTS, IMPROVEMENT PROJECT #25-09

WHEREAS, the City of Ramsey can most cost-effectively maximize the life of the bituminous pavement on public streets by sealing cracks on an annual basis; and

WHEREAS, the City of Ramsey adopted a budget for 2025 includes $600,000.00 for street maintenance contracted services, including to crack seal the bituminous pavement on numerous public street segments in support of the City's Pavement Management Program; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-343, adopted November 26, 2024 the City Council ordered the City Engineer to prepare plans and specifications for 2025 Crack Seal Improvements, Improvement Project #25-09; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-020, adopted January 28, 2025, the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for the same improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-054, adopted March 11, 2025, a contract was awarded to FlowSeal Surface Maintenance, Inc. of Elk River, Minnesota, in the amount of $154,749.49 for said improvements; and

WHEREAS, as of May 27, 2025 $0.00 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment No. 1 to FlowSeal Surface Maintenance, Inc. of Elk River, Minnesota, for improvement project #25-09, 2025 Crack Seal Improvements in the amount of $55,717.50.

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

1) The City Council hereby authorizes partial payment No. 1 to FlowSeal Surface Maintenance, Inc. of Elk River, Minnesota for Improvement Project #25-09, 2025 Crack Seal Improvements in the amount of $55,717.50.

2) The City Council hereby authorizes the Mayor and City Administrator to sign the release form for this payment.

3) The total amount of this payment is not included in resolutions approving payment of bills for the date of May 27, 2025.

4) The City of Ramsey Finance Department will be provided a signed copy of this resolution.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27th day of May, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

Pay Estimate Summary Sheet

Estimate Number:	1 Partial
Project Number:	25-09
Project Name:	2025 Crack Seal Improvements
Period Ending	May 3, 2025
Contractor:	FlowSeal Surface Maitenance, Inc.
Address:	19384 Seymour Street NW, Elk River, MN 55330

1	Original Contract Amount			$ 154,404.70
2025	Change Order(s)	No. ____ Thru No. 0		0
3	Total Funds Encumbered			$ 154,404.70
4	Value of Work Completed			$ 58,650.00
5	Retainage	5 %		$ (2,932.50)
	Percent Complete		38%	
6	Deductions or Charges			
7	Total Earned Less Retainage (Lines 4+5+6)			$ 55,717.50
8	Previous Payment(s)			$ -
9	**Payment Due (Lines 7-8)**			**$ 55,717.50**
10	Total Balance to Finish, Including Retainage (Lines 3-7)			$ 98,687.20

Certification of Partial Payment

I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the contract amount for the period covered by this estimate.

x FlowSeal / Surface Maitenance	Travis Krasko
Contractor Name	Print Name
foreman	
Title	Signature
	5/8/25
	Date

City of Ramsey Approval

	5/13/2025
Signature (Project Engineer)	Date
	5/14/2025
Signature (City Engineer)	Date

2025 Crack Seal Improvements
I.P. 25-09
Estimate No. 1 **Partial**
Period Ending May 3, 2025

Item No.	Item Description	CONTRACT AMOUNT				COMPLETED THIS PERIOD		COMPLETED TO DATE	
		Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
1	Mobilization	LS	1.0	$ 3,000.00	$ 3,000.00	0.75	$ 2,250.00	0.75	$ 2,250.00
2	Traffic Control	LS	1	$ 5,000.00	$ 5,000.00	0.75	$ 3,750.00	0.75	$ 3,750.00
3	Bituminous Crack Seal Material	LBS	112619	$ 1.30	$ 146,404.70	40500	$ 52,650.00	40500	$ 52,650.00
GRAND TOTALS					**$ 154,404.70**		**$ 58,650.00**		**$ 58,650.00**

Internal City Use Only				
2025 Budgeted Funds		*$ 58,650.00*		*$ 58,650.00*
Total Funds		*$ 58,650.00*		*$ 58,650.00*

CC Regular Session

Meeting Date: 05/27/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #25-119 Approving Change Order No. 34 for Improvement Project #20-11, Ramsey Gateway Highway 10 Improvements

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #25-119 approving Change Order No. 34 for Improvement Project #20-11, Ramsey Gateway Highway 10 Improvements.

Background:

In 2023, construction began on the Ramsey Gateway Highway 10 project, which includes grade separation of Highway 10 at the intersections of Sunfish Lake Boulevard and Ramsey Boulevard, frontage road improvements on both sides of Highway 10, and grade separation of the Burlington Northern Santa Fe (BNSF) railway crossings of Ramsey Boulevard and Sunfish Lake Boulevard. Construction of this project is scheduled for completion by the Spring of 2026.

Numerous City utilities have been and will continue to be constructed and/or reconstructed as part of this project per the approved construction plans. During the project, a new, larger storm sewer outfall to the Mississippi River was constructed south of Riverdale Drive to accommodate added runoff from Highway 10. Therefore, the existing smaller outfall pipe and apron are no longer needed and can be removed. However, the plans did not reflect this work so a change order is required.

Ames Construction will provide all labor, equipment and material to remove the existing storm sewer run and river outfall as well as restoration of the disturbed area including the replacement of concrete curb & gutter, bituminous pavement and boulevard turf along Riverdale Drive.

Change Order No. 34 addresses the required storm sewer removal work as identified in this case and in attached Change Order No. 34, which has been signed by representatives from the Minnesota Department of Transportation (MnDOT) and Ames Construction.

Time Frame/Observations/Alternatives:

Adopt Resolution #25-119 approving Change Order No. 34 for Improvement Project #20-11, Ramsey Gateway Highway 10 Improvements.

Funding Source:

The Extra Work associated with Change Order No. 34 will increase project costs in the amount of $115,759.60. Payment for the storm sewer removal, structure removal and all restoration work will be made at contract unit prices and negotiated unit prices, and will be funded through the project at no additional cost to the city.

Recommendation:

Engineering staff recommend approving Change Order No. 34.

Outcome/Action:

Adopt Resolution #25-119 approving Change Order No. 34 for Improvement Project #20-11, Ramsey Gateway Highway 10 Improvements.

Attachments

Change Order No. 34

Resolution #25-119

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/22/2025 02:57 PM
Form Started By: Bruce Westby		Started On: 05/15/2025 07:31 AM
Final Approval Date: 05/22/2025		

Contract: 230502

Change Order No.: 0034

Net Change Order Amount: $115,759.60

Prime Contractor: Ames Construction, Inc., 0000207855

Spec Book Year: 20

CO Type: COLevel2

Awarded Contract Amount: $99,848,562.81

Funding Source: SA

State Proj. No.: 0202-116

Resident Engineer: Dan Penn

Fed. Proj. No.: 0010340

Admin Office: MC-Golden Valley North West

District: M Metro

County: C002 ANOKA

Route: CSAH 56, 57

Reason: 1402.5 Extra Work

Location: CSAH 56 (RAMSEY BLVD.) AND CSAH 57 (SUNFISH LAKE BLVD.) OVER T.H. 10 AND BNSF RAILWAY IN ANOKA AND RAMSEY.

Description: Mississippi River Outfall Removal

Explanation:

Issue	The plan includes the existing pipe draining to the South at Structure 5300, towards the Mississippi River, to be abandoned, taking the outfall to the Mississippi offline at this location. However, the plans do not include the remaining storm sewer run to the River and outfall structure to be removed.
Resolution	Per the direction of the City of Ramsey with concurrence from Anoka County the existing storm sewer run from drainage structure 5300 to the existing river outfall will be removed. The Contractor will provide all labor, equipment and material to remove the existing storm sewer run and river outfall as well as restoration of the disturbed area including curb & gutter, bit paving, and turf establishment.
Entitlement	The Engineer and Anoka County have determined the contract needs to be revised in accordance with MnDOT Specification 1402.5 Extra Work.
Impact	The Contractor will perform the storm sewer and outfall removal and restore the disturbed area within NPDES timelines and prior to the Stage 3 open to traffic date of October 15, 2025. This change order covers the known and anticipated costs and contract time adjustment (if any) attributable to the work covered by this Change Order. If the Contractor incurs unknown and unanticipated additional work that affects costs or impacts the critical path, the contractor reserves the right to request an adjustment to the contract amount or contract time in accordance with MNDOT 1402.
Cost	The Engineer and Anoka County have reviewed and approve of the cost associated with this Change.
Payment	Payment for the storm sewer removal, structure removal and all restoration will be made at contract unit prices and negotiated unit prices.

Increases/Decreases

Item Description	Item ID	Project Line	Contract Line	Project	Category	Item Source	Quantity Inc/Dec	Unit	Unit Price	Dollar Amount

Total: $0.00

New Items

Item Description	Item ID	Item Reason	Project Line	Cont. Line	Project	Category	Quantity	Unit	Unit Price	Dollar Amount
CO #34 - Reset Drainage Structure - CHANGE ORDER EACH	1402602/00010	CUP	14090	3180	140348	0007 - SP002-596-026, LOCAL ROADS	1.000	EACH	$3,500.00	$3,500.00
CO #34 - Clearing - CLEARING	2101502/00020	CUP	14030	3150	140348	0007 - SP002-596-026, LOCAL ROADS	20.000	EACH	$360.00	$7,200.00
CO #34 - Grubbing - GRUBBING	2101502/00030	CUP	14040	3155	140348	0007 - SP002-596-026, LOCAL ROADS	20.000	EACH	$115.20	$2,304.00
CO #34 - Clearing - CLEARING	2101505/00020	CUP	14010	3140	140348	0007 - SP002-596-026, LOCAL ROADS	0.500	ACRE	$25,000.00	$12,500.00
CO #34 - Grubbing - GRUBBING	2101505/00030	CUP	14020	3145	140348	0007 - SP002-596-026, LOCAL ROADS	0.500	ACRE	$15,000.00	$7,500.00
CO #34 - Remove Pipe Apron (FES) - REMOVE PIPE APRON	2104502/00130	CUP	14130	3200	140348	0007 - SP002-596-026, LOCAL ROADS	1.000	EACH	$300.00	$300.00
CO #34 - Remove Drainage Structure - REMOVE DRAINAGE STRUCTURE	2104502/00910	CUP	14120	3195	140348	0007 - SP002-596-026, LOCAL ROADS	2.000	EACH	$500.00	$1,000.00
CO #34 - Sawing Bituminous Pavement (Full Depth) - SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	2104503/00205	Neg	14050	3160	140348	0007 - SP002-596-026, LOCAL ROADS	125.000	L F	$5.45	$681.25
CO #34 - Remove Storm Sewer - REMOVE SEWER PIPE (STORM)	2104503/00285	Neg	14110	3190	140348	0007 - SP002-596-026, LOCAL ROADS	502.000	L F	$105.80	$53,111.60
CO #34 - Remove Curb and Gutter - REMOVE CURB AND GUTTER	2104503/00315	CUP	14080	3175	140348	0007 - SP002-596-026, LOCAL ROADS	30.000	L F	$2.00	$60.00
CO #34 - Remove Riprap - REMOVE RIPRAP	2104507/00270	CUP	14070	3170	140348	0007 - SP002-596-026, LOCAL ROADS	5.000	C Y	$200.00	$1,000.00
CO #34 - Remove Bituminous Pavement - REMOVE BITUMINOUS PAVEMENT	2104518/00250	CUP	14060	3165	140348	0007 - SP002-596-026, LOCAL ROADS	1,700.000	S F	$4.00	$6,800.00
CO #34 - Aggregate Base (CV) Class 6 - AGGREGATE BASE (CV) CLASS 6	2211507/00210	CUP	14140	3205	140348	0007 - SP002-596-026, LOCAL ROADS	20.000	C Y	$26.00	$520.00
CO #34 - Type SP 9.5 wearing course mixture (3,C) - TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	2360509/13300	Neg	14160	3215	140348	0007 - SP002-596-026, LOCAL ROADS	35.000	TON	$167.50	$5,862.50
CO #34 - Type SP 12.5 non wearing course mixture (3,C) - TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	2360509/23305	Neg	14150	3210	140348	0007 - SP002-596-026, LOCAL ROADS	35.000	TON	$161.40	$5,649.00
CO #34 - Adjust Gate Valve and Box - ADJUST GATE VALVE AND BOX	2504602/00032	CUP	14230	3250	140348	0007 - SP002-596-026, LOCAL ROADS	1.000	EACH	$320.00	$320.00

New Items

Item Description	Item ID	Item Reason	Project Line	Cont. Line	Project	Category	Quantity	Unit	Unit Price	Dollar Amount
CO #34 - Adjust Frame and Ring Casting - ADJUST FRAME AND RING CASTING	2506502/06020	CUP	14100	3185	140348	0007 - SP002-596-026, LOCAL ROADS	2.000	EACH	$700.00	$1,400.00
CO #34 - Concrete Curb and Gutter Design B618 - CONCRETE CURB AND GUTTER DESIGN B618	2531503/02315	CUP	14170	3220	140348	0007 - SP002-596-026, LOCAL ROADS	85.000	L F	$18.65	$1,585.25
CO #34 - Storm Drain Inlet Protection - STORM DRAIN INLET PROTECTION	2573502/00110	CUP	14180	3225	140348	0007 - SP002-596-026, LOCAL ROADS	2.000	EACH	$125.00	$250.00
CO #34 - Silt Fence Type MS - SILT FENCE, TYPE MS	2573503/00023	CUP	14190	3230	140348	0007 - SP002-596-026, LOCAL ROADS	970.000	L F	$2.00	$1,940.00
CO #34 - Flotation Silt Curtain Type Moving Water - FLOTATION SILT CURTAIN TYPE MOVING WATER	2573503/00031	CUP	14200	3235	140348	0007 - SP002-596-026, LOCAL ROADS	30.000	L F	$22.00	$660.00
CO #34 - Seed Mixture 25-151 - SEED MIXTURE 25-151	2575508/25151	CUP	14210	3240	140348	0007 - SP002-596-026, LOCAL ROADS	50.000	LB	$6.00	$300.00
CO #34 - Hydraulic Reinforced Fiber Matrix - HYDRAULIC REINFORCED FIBER MATRIX	2575508/40003	CUP	14220	3245	140348	0007 - SP002-596-026, LOCAL ROADS	1,000.000	LB	$1.10	$1,100.00
CO #34 - 4" Solid Line Multi-Component Ground In (WR) - 4" SOLID LINE MULTI-COMPONENT GROUND IN (WR)	2582503/40104	CUP	14250	3260	140348	0007 - SP002-596-026, LOCAL ROADS	90.000	L F	$0.80	$72.00
CO #34 - 4" Double Solid Line Multi-Component Ground In (WR) - 4" DOUBLE SOLID LINE MULTI-COMPONENT GROUND IN (WR)	2582503/40404	CUP	14240	3255	140348	0007 - SP002-596-026, LOCAL ROADS	1.600	L F	$90.00	$144.00
									Total:	$115,759.60

Time Adjustments

Time ID	Time Description	Time Type	Original	Current	Adjustment	New

Project/Category Summary

Project Description	Project	Category	Category Description	Dollar Amount
GRADING, BITUMINOUS SURFACING, ADA IMPROVEMENTS, RETAINING & NOISE WALLS, HIGH TENSION CABLE GUARDRAIL, TMS, LIGHTING, ROUNDABOUTS AND BRIDGES #02061, #02062, #02591, & #02592. Payroll WD: For all HIGHWAY type work performed on the project.	**140348**	**0007**	**SP002-596-026, LOCAL ROADS**	**$115,759.60**
			Net Change Order Amount:	**$115,759.60**

	Signature & Date
Project Engineer/Project Supervisor	
Contractor	
Commissioner of Transportation Pursuant to Delegation	
Commissioner of Administration Pursuant to Delegation	
Consultant Contract Administrator (recommendation for Approval only)	
Local Agency (if funded wholly or in part by Local Agency)	

ATTACHMENTS: By signing this agreement, the Contractor acknowledges receipt of the specified attachments (if applicable)

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

RESOLUTION #25-119

RESOLUTION APPROVING CHANGE ORDER NO. 34 FOR IMPROVEMENT PROJECT #20-11, RAMSEY GATEWAY HIGHWAY 10 IMPROVEMENTS

WHEREAS, pursuant to City Council Resolution #23-074 adopted April 11, 2023, the Mayor and City Administrator were directed to enter into a Joint Powers Agreement with Anoka County, Contract No. C0009284, obligating the City of Ramsey to sharing in specific costs, construction and maintenance activities for City Improvement Project #20-11, Ramsey Gateway Highway 10 Improvements; and

WHEREAS, pursuant to City Council Resolution #23-172 adopted September 12, 2023, the Mayor and City Administrator were directed to enter into MnDOT Agreement No. 1052605 with the State of Minnesota, Department of Transportation, to provide for payment by the City to the State of the City's share of the costs of the construction engineering in connection with the City water main and sanitary sewer construction to be performed upon, along, and adjacent to Trunk Highway 10 from 0.37 miles east of Armstrong Boulevard (County State Aid Highway [CSAH] 83) TO 0.57 miles east of Sunfish Lake Boulevard (CSAH 57) and on CSAH 56 from 0.02 miles south of TH 10/169 to 0.40 miles south of Bunker Lake Boulevard (CSAH 116) and on CSAH 57 from TH 10/169 to 0.11 miles south of Bunker Lake Boulevard (CSAH 116) and on Riverdale Drive from 0.15 miles west of Ramsey Boulevard to 0.13 miles east of Ramsey Boulevard, and on Sunfish Lake Boulevard from Riverdale Drive to TH 10 under State Project 002-596-026 and State Project 0202-116 (TH 10=003) as part of Improvement Project #20-11, Ramsey Gateway Highway 10 Improvements; and

WHEREAS, pursuant to City Council Resolution #23-238 adopted September 26, 2023, the Mayor and City Administrator were directed to enter into updated MnDOT Agreement No. 1052605 with the State of Minnesota, Department of Transportation, to provide for payment by the City to the State of the City's share of the costs of the construction engineering in connection with the City water main and sanitary sewer construction to be performed upon, along, and adjacent to Trunk Highway 10 from 0.37 miles east of Armstrong Boulevard (County State Aid Highway [CSAH] 83) TO 0.57 miles east of Sunfish Lake Boulevard (CSAH 57) and on CSAH 56 from 0.02 miles south of TH 10/169 to 0.40 miles south of Bunker Lake Boulevard (CSAH 116) and on CSAH 57 from TH 10/169 to 0.11 miles south of Bunker Lake Boulevard (CSAH 116) and on Riverdale Drive from 0.15 miles west of Ramsey Boulevard to 0.13 miles east of Ramsey Boulevard, and on Sunfish Lake Boulevard from Riverdale Drive to TH 10 under State Project 002-596-026 and State Project 0202-116 (TH 10=003) as part of Improvement Project #20-11, Ramsey Gateway Highway 10 Improvements; and

WHEREAS, municipal utilities are being constructed and/or reconstructed as part of the project per the approved plans; and

WHEREAS, the approved construction plans did not address the work required to remove the existing storm sewer outfall to the Mississippi River following construction of the

new Mississippi River outfall so a change order must be processed to pay the contractor for this Extra Work; and

WHEREAS, the City Engineer has reviewed and approves of the Extra Work associated with Change Order No. 34 resulting in a project cost increase of $115,759.60.

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

1) The Ramsey City Council hereby approves Change Order No. 34 for Improvement Project #20-11, Ramsey Gateway Highway 10 Improvements.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27th day of May, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 05/27/2025

Primary Strategic Plan Initiative: Not Applicable

Title:

Adopt Resolution #25-120 Approving Partial Payment to Douglas-Kerr Underground, LLC for Improvement Project #24-13, Fox Ridge Estates 1st & 2nd Street Reconstructions.

Purpose/Background:

Resolution and Pay Request Attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to Douglas-Kerr Underground, LLC. for improvement project #24-13, Fox Ridge Estates 1st & 2nd Street Reconstructions in the amount of $793,084.13.

Outcome/Action:

Motion to adopt Resolution #25-120 approving partial payment to Douglas-Kerr Underground, LLC. for improvement project #24-13, Fox Ridge Estates 1st & 2nd Street Reconstructions in the amount of $793,084.13.

Attachments

Pay Resolution #25-120

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	05/22/2025 09:09 AM
Brian Hagen	Brian Hagen	05/22/2025 02:53 PM
Form Started By: Stacie Damjanovich		Started On: 05/16/2025 10:56 AM
Final Approval Date: 05/22/2025		

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

RESOLUTION #25-120

RESOLUTION APPROVING PARTIAL PAYMENT No. 1 TO DOUGLAS-KERR UNDERGROUND, LLC. FOR FOX RIDGE ESTATES 1ST & 2ND STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT #24-13

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

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

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

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

WHEREAS, pursuant to Ramsey City Council Resolution #24-126, adopted May 14, 2024, the City Council ordered the City Engineer to prepare plans and specifications for Fox Ridge Estates 1st & 2nd Street Reconstruction, Improvement Project #24-13; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-296, adopted November 12, 2024, the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for the same improvements; and

WHEREAS, proposals were received for Construction Staking and As-built Survey of $52,844.00 from Bolton & Menk, Inc. for said improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-018, adopted January 28, 2025, a contract was awarded to Douglas-Kerr Underground, LLC of Mora, Minnesota, in the amount of $2,099,737.06 for said improvements, and

WHEREAS, as of May 27, 2025 $0.00 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment No. 1 to Douglas-Kerr Underground, LLC of Mora, Minnesota, for improvement project #24-13 Fox Ridge Estates 1st & 2nd Street Reconstructions, in the amount of $793,084.13.

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

1) The City Council hereby authorizes partial payment No. 1 to Douglas-Kerr Underground, LLC of Mora, Minnesota for Improvement Project #24-13, Fox Ridge Estates 1st & 2nd Street Reconstructions in the amount of $793,084.13.

2) The City Council hereby authorizes the Mayor and City Administrator to sign the release form for this payment.

3) The total amount of this payment is not included in resolutions approving payments of bills for the date of May 27, 2025.

4) The City of Ramsey Finance Department will be provided a signed copy of this resolution.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27th day of May, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

Pay Estimate Summary Sheet

Estimate Number:	1 Partial
Project Number:	24-13
Project Name:	Fox Ridge Estates 1st & 2nd Street Reconstructions
Period Ending	May 2, 2025
Contractor:	Douglas-Kerr Underground
Address:	P.O. Box 85, Mora, MN 55051

1	Original Contract Amount		$ 2,099,737.06
2	Change Order(s)	No. ____ Thru No. ____	
3	Total Funds Encumbered		$ 2,099,737.06
4	Value of Work Completed		$ 834,825.40
5	Retainage	5 %	$ (41,741.27)
	Percent Complete	40%	
6	Deductions or Charges		
7	Total Earned Less Retainage (Lines 4+5+6)		$ 793,084.13
8	Previous Payment(s)		$ -
9	**Payment Due (Lines 7-8)**		**$ 793,084.13**
10	Total Balance to Finish, Including Retainage (Lines 3-7)		$ 1,306,652.93

Certification of Partial Payment

I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the contract amount for the period covered by this estimate.

Douglas-Kerr Underground	Ryan Kerr
Contractor Name	Print Name
Manager	
Title	Signature
	5/14/25
	Date

City of Ramsey Approval

	5/15/2025
Signature (Project Engineer)	Date
	5/16/2025
Signature (City Engineer)	Date

Fox Ridge Estates 1st & 2nd Street Reconstructions
I.P. 24-13
Estimate No. 1 **Partial**
Period Ending May 2, 2025

Item No.	MnDOT No.	Item Description	CONTRACT AMOUNT				COMPLETED THIS PERIOD		COMPLETED TO DATE	
			Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
1	2021.501	MOBILIZATION	LS	1.0	$ 101,466.00	$ 101,466.00	0.375	$ 38,049.75	0.375	$ 38,049.75
2	2101.502	CLEARING	ACRE	0.34	$ 7,883.00	$ 2,680.22	0.68	$ 5,360.44	0.68	$ 5,360.44
3	2101.502	GRUBBING	ACRE	0.34	$ 4,118.00	$ 1,400.12	0.68	$ 2,800.24	0.68	$ 2,800.24
4	2101.503	REMOVE STORM SEWER	LF	558	$ 19.90	$ 11,104.20	542	$ 10,785.80	542	$ 10,785.80
5	2104.502	REMOVE STRUCTURE (STORM)	EA	9	$ 693.45	$ 6,241.05	9	$ 6,241.05	9	$ 6,241.05
6	2104.502	SALVAGE MAIL BOX SUPPORT	EA	79	$ 75.00	$ 5,925.00	72	$ 5,400.00	72	$ 5,400.00
7	2104.503	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LF	1050	$ 2.65	$ 2,782.50	975	$ 2,583.75	975	$ 2,583.75
8	2104.503	SAWING CONCRETE PAVEMENT - FULL DEPTH	LF	590	$ 3.55	$ 2,094.50	519	$ 1,842.45	519	$ 1,842.45
9	2104.503	REMOVE CONCRETE CURB & GUTTER	LF	152	$ 3.85	$ 585.20	167.5	$ 644.88	168	$ 644.88
10	2104.503	REMOVE BITUMINOUS CURB	LF	22300	$ 0.25	$ 5,575.00	22300	$ 5,575.00	22300	$ 5,575.00
11	2104.504	REMOVE BITUMINOUS PAVEMENT - SOIL CORRECTION AREA	SY	12900	$ 3.85	$ 49,665.00	12900	$ 49,665.00	12900	$ 49,665.00
12	2104.504	REMOVE BITUMINOUS PAVEMENT - DRIVEWAYS	SY	870	$ 8.05	$ 7,003.50	994	$ 8,001.70	994	$ 8,001.70
13	2104.504	REMOVE BITUMINOUS PAVEMENT - TRAIL	SY	65	$ 6.15	$ 399.75	65	$ 399.75	65	$ 399.75
14	2104.504	REMOVE CONCRETE PAVEMENT - DRIVEWAYS	SY	520	$ 15.60	$ 8,112.00	583.5	$ 9,102.60	583.5	$ 9,102.60
15	2104.504	REMOVE CONCRETE VALLEY GUTTER	SY	27	$ 13.80	$ 372.60	27	$ 372.60	27	$ 372.60
16	2104.504	REMOVE GRAVEL SURFACE - DRIVEWAYS	SY	11	$ 16.45	$ 180.95	0	$ -	0	$ -
17	2104.504	REMOVE BITUMINOUS FLUME	SY	31	$ 7.80	$ 241.80	31	$ 241.80	31	$ 241.80
18	2105.507	GEOTEXTILE FABRIC TYPE 4	SY	160	$ 0.90	$ 144.00	152.2	$ 136.98	152.2	$ 136.98
19	2105.507	GEOTEXTILE FABRIC TYPE 10	SY	13800	$ 2.65	$ 36,570.00	13800.0	$ 36,570.00	13800.0	$ 36,570.00
20	2105.607	COMMON EXCAVATION (EV)	CY	1460	$ 12.80	$ 18,688.00	1595.3	$ 20,419.84	1595.3	$ 20,419.84
21	2105.607	SUBGRADE EXCAVATION, REMOVE UNSUITABLE MATERIALS (EV)	CY	4500	$ 18.15	$ 81,675.00	4715.6	$ 85,588.14	4715.6	$ 85,588.14
22	2106.507	SELECT GRANULAR BORROW (CV)	CY	5000	$ 18.10	$ 90,500.00	4519.7	$ 81,806.57	4519.7	$ 81,806.57
23	2106.607	HAUL & STOCKPILE RECLAIM MATERIAL (LV)	CY	2050	$ 9.00	$ 18,450.00	2378	$ 21,398.40	2378	$ 21,398.40
24	2112.519	SUBGRADE PREPARATION	RDST	114	$ 192.35	$ 21,927.90	114	$ 21,927.90	114	$ 21,927.90
25	2123.61	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	20	$ 154.25	$ 3,085.00	0	$ -	0	$ -
26	2130.523	WATER	MGAL	50	$ 77.25	$ 3,862.50	0	$ -	0	$ -
27	2211.507	AGGREGATE BASE CLASS 5 - MODIFIED (CV)	CY	4350	$ 33.60	$ 146,160.00	2209	$ 74,212.32	2209	$ 74,212.32
28	2215.504	FULL DEPTH RECLAMATION	SY	26200	$ 0.90	$ 23,580.00	26200	$ 23,580.00	26200	$ 23,580.00
29	2232.504	MILL BITUMINOUS PAVEMENT (2.0")	SY	170	$ 20.00	$ 3,400.00	0	$ -	0	$ -
30	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	2500	$ 4.00	$ 10,000.00	0	$ -	0	$ -
31	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C) 2.0"	TON	4000	$ 89.70	$ 358,800.00	0	$ -	0	$ -
32	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 1.5"	TON	3000	$ 96.70	$ 290,100.00	0	$ -	0	$ -
33	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 2.0" DRIVEWAYS	TON	85	$ 314.75	$ 26,753.75	0	$ -	0	$ -
34	2411.502	CONCRETE FLUME	SY	10	$ 81.00	$ 810.00	0	$ -	0	$ -
35	2501.502	15" RC PIPE APRON	EA	8	$ 1,456.00	$ 11,648.00	9	$ 13,104.00	9	$ 13,104.00
36	2501.502	15" ARCH RC PIPE APRON	EA	2	$ 1,426.00	$ 2,852.00	2	$ 2,852.00	2	$ 2,852.00
37	2501.502	21" RC PIPE APRON	EA	1	$ 1,782.00	$ 1,782.00	1	$ 1,782.00	1	$ 1,782.00

Item No.	MnDOT No.	Item Description	CONTRACT AMOUNT				COMPLETED THIS PERIOD		COMPLETED TO DATE	
			Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
38	2501.503	15" RC PIPE SEWER DESIGN 3006 CLASS III	LF	547	$ 60.15	$ 32,902.05	578	$ 34,766.70	578	$ 34,766.70
39	2501.503	15" ARCH RC PIPE SEWER DESIGN 3006 CLASS III	LF	82	$ 102.80	$ 8,429.60	82	$ 8,429.60	82	$ 8,429.60
40	2501.503	21" RC PIPE SEWER DESIGN 3006 CLASS III	LF	301	$ 77.90	$ 23,447.90	285	$ 22,201.50	285	$ 22,201.50
41	2501.602	TRASH GUARD FOR 15" PIPE APRON	EA	1	$ 987.40	$ 987.40	1	$ 987.40	1	$ 987.40
42	2501.602	TRASH GUARD FOR 21" PIPE APRON	EA	1	$ 1,415.00	$ 1,415.00	1	$ 1,415.00	1	$ 1,415.00
43	2501.603	PLUG FILL AND ABANDON PIPE SEWER	LF	30	$ 37.30	$ 1,119.00	0	$ -	0	$ -
44	2502.503	4" PERF PVC PIPE DRAIN	LF	638	$ 22.45	$ 14,323.10	1037	$ 23,280.65	1037	$ 23,280.65
45	2503.503	CLEAN AND VIDEO SEWER	LF	996	$ 3.00	$ 2,988.00	0	$ -	0	$ -
46	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	EA	10	$ 2,980.00	$ 29,800.00	10	$ 29,800.00	10	$ 29,800.00
47	2506.502	CASTING ASSEMBLY (STORM)	EA	14	$ 1,310.00	$ 18,340.00	14	$ 18,340.00	14	$ 18,340.00
48	2506.502	RESET CASTING	EA	9	$ 261.60	$ 2,354.40	0	$ -	0	$ -
49	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 2'X3'	EA	4	$ 2,559.00	$ 10,236.00	4	$ 10,236.00	4	$ 10,236.00
50	2507.603	INSTALL CULVERT PIPE LINER 12"	LF	21	$ 298.90	$ 6,276.90	0	$ -	0	$ -
51	2511.509	RANDOM RIPRAP CLASS III	CY	61	$ 117.45	$ 7,164.45	80	$ 9,396.00	80	$ 9,396.00
52	2521.518	6" CONCRETE WALK	SY	26	$ 121.30	$ 3,153.80	0	$ -	0	$ -
53	2521.602	DRILL & GROUT REINF BAR (EPOXY COATED)	EA	16	$ 25.00	$ 400.00	0	$ -	0	$ -
54	2531.503	CONCRETE CURB & GUTTER DESIGN SURMOUNTABLE	LF	19600	$ 16.95	$ 332,220.00	7430	$ 125,938.50	7430	$ 125,938.50
55	2531.503	CONCRETE CURB & GUTTER DESIGN B618	LF	1000	$ 25.00	$ 25,000.00	0	$ -	0	$ -
56	2531.503	CONCRETE CURB & GUTTER DESIGN CURB CUT	LF	1860	$ 0.50	$ 930.00	0	$ -	0	$ -
57	2531.504	6" CONCRETE PAVEMENT DRIVEWAY	SY	460	$ 79.00	$ 36,340.00	0	$ -	0	$ -
58	2531.504	6" CONCRETE PAVEMENT DRIVEWAY SPECIAL	SY	18	$ 150.00	$ 2,700.00	0	$ -	0	$ -
59	2531.504	GRAVEL SURFACE	SY	10	$ 25.80	$ 258.00	0	$ -	0	$ -
60	2531.604	7" CONCRETE VALLEY GUTTER	SY	235	$ 103.85	$ 24,404.75	0	$ -	0	$ -
61	2531.618	TRUNCATED DOMES	SF	32	$ 70.00	$ 2,240.00	0	$ -	0	$ -
62	2540.602	TEMPORARY MAIL BOX CLUSTER	EA	4	$ 1,750.00	$ 7,000.00	2	$ 3,500.00	2	$ 3,500.00
63	2540.602	INSTALL MAIL BOX SUPPORT	EA	79	$ 150.00	$ 11,850.00	0	$ -	0	$ -
64	2563.601	TRAFFIC CONTROL	LS	1	$ 26,471.00	$ 26,471.00	0.25	$ 6,617.75	0.25	$ 6,617.75
65	2573.501	STABILIZED CONSTRUCTION ENTRANCE	EA	2	$ 0.01	$ 0.02	0	$ -	0	$ -
66	2573.502	STORM DRAIN INLET PROTECTION	EA	23	$ 177.55	$ 4,083.65	18	$ 3,195.90	18	$ 3,195.90
67	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LF	50	$ 3.50	$ 175.00	37.5	$ 131.25	37.5	$ 131.25
68	2573.503	SILT FENCE, TYPE MS	LF	3610	$ 2.25	$ 8,122.50	2730.75	$ 6,144.19	2730.75	$ 6,144.19
69	2574.507	TOPSOIL (LV)	CY	1900	$ 35.95	$ 68,305.00	0	$ -	0	$ -
70	2575.501	TURF ESTABLISHMENT	ACRE	2.70	$ 4,750.00	$ 12,825.00	0.00	$ -	0.00	$ -
71	2575.504	ROLLED EROSION PREVENTION CATEGORY 20	SY	1620	$ 1.40	$ 2,268.00	0	$ -	0	$ -
72	2575.602	LANDSCAPE RESTORATION	EA	20	$ 691.75	$ 13,835.00	0	$ -	0	$ -
73	2582.502	4" SOLID LINE WHITE (MULTI-COMP)	LF	116	$ 6.50	$ 754.00	0	$ -	0	$ -
		GRAND TOTALS				**$ 2,099,737.06**		**$ 834,825.40**		**$ 834,825.40**

Internal City Use Only				
Pavement Management Funds (0.90 Mob)		*$ 629,105.07*		*$ 629,105.07*
Storm Sewer Utility Funds (0.10 Mob)		*$ 205,720.34*		*$ 205,720.34*
Park Funds (Parking Bump-Out)				
Total Funds		*$ 834,825.40*		*$ 834,825.40*

CC Regular Session

Meeting Date: 05/27/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #25-105 - Conditional Use Permit for Commercial Indoor Recreation at 8500 Bunker Lake Blvd. NW, Suite 100 (In the Game MN LLC)

Purpose/Background:

Building In The Game MN Inc. has submitted a land use application for an indoor pickleball and golf simulator business at 8500 Bunker Lake Boulevard, Suite 100 (the building is also known as BLIP-5). This type of business is classified as "commercial indoor recreation" and is a conditional use in the I-1 zoning district. The business would occupy 15,580 square feet on the building's north end. It would feature five pickleball courts and three golf simulator bays.

The building shows an area labeled "lounge." It is not a restaurant/bar, but rather a place customers can wait before playing. The business will have vending machines and customers are welcome to bring in their own food.

Parking

The applicant has put together a parking justification report outlining the needed parking. There is no defined parking standard for this type of use in the Zoning Code, therefore a report is required. The applicant's analysis includes the people in play, people waiting, and staff. When the BLIP-5 building was constructed last year, it was designed with additional parking spaces on that side of the building and in the rear, though the spaces in the rear are unlikely to be needed for this use. Staff agrees with the applicant's analysis and that parking on site will be sufficient.

Occupancy

The space is being designed for the number of occupants that are reflected in the parking analysis. Should the applicant want to have larger spectator events or tournaments that would bring in more people, changes to the building, mainly more exits and restrooms, would need to be installed to be in conformance with the Building Code.

Future Expansion

The plans give a general indication of a future expansion, though courts and bays are not laid out. If the expansion is limited to the 5,500-sqft area "notched" in the floor plan, then staff will review the expansion administratively through building permits. It is likely that it would only accommodate one or two courts and have minimal site impacts. If the future expansion is larger, an amendment to the CUP will be required to make sure the increased use can be accommodated on the site.

Notification:

Staff sent mailed notices to property owners within 350 feet of the site. A legal notice was placed in the May 9 Anoka Union Hearld Newspaper. A "proposed development" sign was placed on the property.

Time Frame/Observations/Alternatives:

Alternatives to consider:
1. Approve the CUP as recommended by the Planning Commission.
2. Approved the CUP with additional or modified conditions.
3. Deny the CUP based on certain findings.

Funding Source:

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

Recommendation:

At their regular meeting on May 22, 2025, the Planning Commission voted unanimously to recommend approval of the Conditional Use Permit.

Outcome/Action:

Motion to adopt Resolution #25-105 approving a conditional use permit for commercial indoor recreation at 8500 Bunker Lake Boulevard NW, Suite 100.

Attachments

Location Map

Plans

Parking Justification Report

BLIP-5 Civil Site Plan

Resolution #25-105

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/22/2025 03:25 PM
Form Started By: Todd Larson		Started On: 05/16/2025 11:22 AM
Final Approval Date: 05/22/2025		

Case #25-110

In the Game Pickleball

8500 Bunker Lake Blvd. NW, Suite 100

Print Date: April 24, 2025

0 0.02 0.04 0.07 0.11 0.14 mi

COMMERCIAL PLAN REVIEW FOR CODE COMPLIANCE

GENERAL INFORMATION

A. PROJECT NAME: In The Game Pickle Ball And Golf
B. PROJECT LOCATION: Bunker Lake Industrial Park Building #5
Ramsey, Minnesota

APPLICABLE CODES:

A. RAMSEY ZONING ORDINANCE	Current Edition
B. MINNESOTA STATE BUILDING CODE (MSBC) – INCLUDING –	
C. CHAPTER 1305 – INT'L BUILDING CODE	2020 Edition
D. CHAPTER 1311 – INT'L EXISTING BUILDING CODE	2020 Edition
E. CHAPTER 1315 – NATIONAL ELECTRIC CODE	2023 Edition
F. CHAPTER 1322/23 – INT'L ENERGY CONSERVATION CODE	2024 Edition
G. CHAPTER 1341 – MN ACCESSIBILITY CODE	2020 Edition
H. CHAPTER 1346 – INT'L MECHANICAL CODE	2020 Edition
I. CHAPTER 4714 – MN PLUMBING CODE	2020 Edition

BUILDING CLASSIFICATION

A. OCCUPANCY GROUPS/ TYPE OF CONST (IBC Chpt 3 & IBC Chpt 6)
1. Indoor Recreation – Group A-3
– Type of Construction – II-B
– Area – 15,580 s.f.
2. Mixed Occupancy (IBC 508)
– Group A-3 Is A Non-Separated Use From Adjacent Occupancies
3. Incidental Uses (IBC 509)
– None
B. FIRE-RESISTANCE-RATED CONSTRUCTION
1. Fire Walls (IBC 706)
– Not Required –
2. Fire Barriers (IBC 707)
– Not Required –
3. Fire Partitions (IBC 708)
– Not Required –
C. INTERIOR FINISH REQUIREMENTS
1. Minimum Wall And Ceiling Finish Requirement (IBC Table 803.13)

Building Component	Finish Class
Vertical Exits/ Exit Passageways	Class B
Exit Access Corridors/ Other Exit ways	Class B
Rooms and Enclosed Spaces	Class C

AUTOMATIC SPRINKLER REQUIREMENTS

A. AN EXISTING NFPA 13 AUTOMATIC SPRINKLER SYSTEM IS PROVIDED THROUGHOUT THE BUILDING (IBC 903.3.1.1)

MEANS OF EGRESS

A. DESIGN OCCUPANT LOAD (IBC Chpt 1004)
1. Total Occupants = 63 Occupants (See Plan)
B. EXIT/ EXIT ACCESS
1. Number Required (IBC Table 1006.2.1, 1006.3.2) = 2
2. Number of Accessible Required (IBC 1009) = 2
3. Arrangement (IBC 1007)
– Not Less Than 1/3 Overall Diagonal (Sprinklered Building)
4. Travel Distance Maximums
– Exit Access (IBC 1017) = 250'
– Common Path of Egress (IBC 1006.2.1) = 75'
– Dead Ends (IBC 1020.4) = 20'
5. Sizing (The Greater of Two Conflicting Widths Shall Be Used)
– Design Egress Sizing (IBC 1005.3)
Stairways (Occ Load x .3) = N/A
Other Components (Occ Load x .2) = 12.6"
– Stairways (IBC 1011.2) = 44"
– Corridors (IBC 1020.2) = 44"
– Exit Passageways (IBC 1024.2) = 44"
– Exit Doors (IBC 1010.1.1) = 32" Min Clear 48" Max Nom
6. Doors
– Swing (IBC 1010.1.2.1)
Side Hinged Swinging Out At Occupant Load Of 50 Or More
– Landings (IBC 1010.1.6)
Width Not Less Than Width of Door Or Stairway
Length in Direction of Travel Not Less Than 44"
– Thresholds (IBC 1010.1.7)
Max Height = 1/2" – 1:2 Beveled Edge If 1/4"-1/2"
– Door Arrangement (IBC 1010.1.8) 48" + Door Width Apart
– Lock or Latch (IBC 1010.1.9)
Operable From Egress Side Without Use of Knowledge or Keys.
Manually Operated Flush Bolts Permitted on Inactive leaf.
– Panic/ Fire Exit Hardware (IBC 1010.1.10)
Required At Exit/Exit Access Doors

PLUMBING FIXTURES

A. NUMBER FIXTURES REQUIRED (IBC 2902.1)
1. Based On 63 Occupants – Assembly Occupancy
– 31 Male Occupants
– 32 Female Occupants

Fixture	Required Men	Required Women	Provided Men	Provided Women	Provided Unisex
Water Closets	0.25	0.49	2	2	–
Urinals	–	–	–	–	–
Lavatories	0.16	0.16	2	2	–
Bathtubs/ Showers	–	–	–	–	–
Drinking Fountains	0.13		2		
Service Sink	1		1		

B. LOCATION OF FIXTURES (IBC 2902.3.3)
– Not More Than 1 Story Above Or Below Regular Working Area
– Travel Distance Less Than 500 ft
C. SIGNAGE (IBC 2902.4)
– A Legible Sign For Each Sex Shall Be Provided Near The Entrance To The Toilet Facility

OTHER

A. ACCESSIBILITY
1. Building is Accessible
B. GUARDS (IBC 1015)
1. 42" High Minimum Guards Shall Be Installed Where A Change In Levels Drops 30" Or More.
C. SAFETY GLAZING (IBC 2406)
1. Safety Glazing Shall Be Installed In Hazardous Locations As Specified In IBC 2406.4
D. FIRE ALARM AND DETECTION SYSTEMS
1. Fire Alarm And Detection System Not Required (IBC 907.2)
2. If Required Provide Audible And Visible Alarm Notification Devices (IBC 907.5, NFPA 72)

Filename: BUNKER LAKE INDUSTRIAL PARK\BUILDING #5\LEASEHOLDS\IN THE GAME PICKLEBALL AND GOLF\IN THE GAME PICKLEBALL AND GOLF-LH1

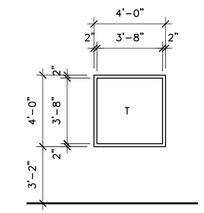
1 8" STEEL STUDS BUILD TO DECK
5/8" GYP BOARD
8" STEEL STUDS
BATT INSULATION FOR SOUND
5/8" GYP BOARD

2 3-5/8" STEEL STUDS BUILD TO 8'-0" A.F.F.
5/8" GYP BOARD
3-5/8" STEEL STUDS
BATT INSULATION FOR SOUND
5/8" GYP BOARD

3 3-5/8" STEEL STUDS BUILD TO 12'-0" A.F.F.
5/8" GYP BOARD
3-5/8" STEEL STUDS
BATT INSULATION FOR SOUND
5/8" GYP BOARD

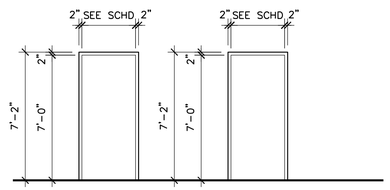
4 3-5/8" STEEL STUDS BUILD TO 4'-0" A.F.F.
5/8" GYP BOARD
3-5/8" STEEL STUDS
5/8" GYP BOARD

6 LH1 WALL TYPES
SCALE: 1" = 1'-0"



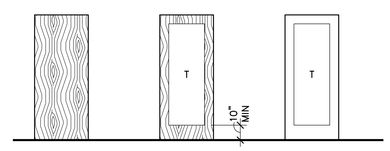
(W) PAINTED HOLLOW METAL CLEAR GLASS

5 LH1 WINDOW TYPES
SCALE: 1/4" = 1'-0"
T = TEMPERED GLASS



(F1) PAINTED HOLLOW METAL (F2) ANODIZED ALUMINUM

4 LH1 DOOR FRAME TYPES
SCALE: 1/4" = 1'-0"



(D1) SOLID CORE WOOD STAINED & SEALED (D2) SOLID CORE WOOD STAINED & SEALED (D3) ANODIZED ALUMINUM

3 LH1 DOOR TYPES
SCALE: 1/4" = 1'-0"
T = TEMPERED GLASS

DOOR & FRAME SCHEDULE

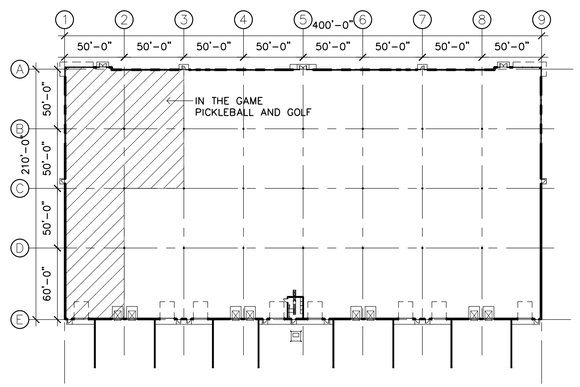
DR #	DOOR SIZE	THICK	DOOR	FRAME	REMARKS
100A	(2)3'-0"x7'-0"	1-3/4"	D3	F2	PUSH/PULL ONLY
100B	3'-0"x7'-0"	1-3/4"	D3	F2	PANIC HARDWARE
100C	3'-0"x7'-0"	1-3/4"	D3	F2	–
101	3'-0"x7'-0"	1-3/4"	D1	F1	–
102	3'-0"x4'-0"	1-3/4"	D1	–	–
106	3'-0"x7'-0"	1-3/4"	D1	F1	–
107	3'-0"x7'-0"	1-3/4"	D1	F1	–
108	3'-0"x7'-0"	1-3/4"	D1	F1	–
109	3'-0"x7'-0"	1-3/4"	D1	F1	–
110	3'-0"x7'-0"	1-3/4"	D2	F1	–
111	3'-0"x7'-0"	1-3/4"	D2	F1	–
112A	3'-0"x7'-0"	1-3/4"	D1	F1	–
112B	3'-0"x7'-0"	1-3/4"	D1	F1	–
113	3'-0"x7'-0"	1-3/4"	D1	F1	–

NOTES:
1. ALL DOOR HARDWARE TO BE SPECIFIED & PROVIDED BY CONTRACTOR
2. ALL EXIT HARDWARE SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. MOUNT HARDWARE BETWEEN 34"-48" (ANSI A117.1-404.2.6)

ROOM FINISH SCHEDULE

RM#	DESCRIPTION	FLOOR	BASE	N.WALL	E.WALL	S.WALL	W.WALL	CLG.	HGHT	REMARKS
100A	VESTIBULE	CONC	VINYL	PRECAST	PT/GYP	PT/GYP	PT/GYP	PT/GYP	12'-0"	VINYL BASE ON PT/GYP ONLY
100B	VESTIBULE	CONC	VINYL	PRECAST	PT/GYP	PT/GYP	PT/GYP	ACT	10'-0"	VINYL BASE ON PT/GYP ONLY
101	OFFICE	CARPET	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	PT/GYP	12'-0"	–
102	PLAY FLOOR	CONC	VINYL	PRECAST	PT/GYP	PT/GYP	PRECAST	OPEN	VARIES	SEE PLAN FOR COURT LOC.
103	GOLF SIM	TURF	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	OPEN	VARIES	–
104	GOLF SIM	TURF	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	OPEN	VARIES	–
105	GOLF SIM	TURF	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	OPEN	VARIES	–
106	MEN	C.T.	C.T.	CT/WST – SEE PLAN FOR LOC.				PT/GYP	8'-0"	–
107	MEN	C.T.	C.T.	CT/WST – SEE PLAN FOR LOC.				PT/GYP	8'-0"	–
108	WOMEN	C.T.	C.T.	CT/WST – SEE PLAN FOR LOC.				PT/GYP	8'-0"	–
109	WOMEN	C.T.	C.T.	CT/WST – SEE PLAN FOR LOC.				PT/GYP	8'-0"	–
110	LOUNGE	LVT	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	10'-0"	–
111	OFFICE	CARPET	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	10'-0"	–
112	OFFICE	CARPET	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	10'-0"	–
113	UTILITY	CONC	VINYL	PT/GYP	PT/GYP	PRECAST	PT/GYP	OPEN	VARIES	VINYL BASE ON PT/GYP ONLY

ABBREVIATIONS:
CONC = SEALED CONCRETE
C.T. = CERAMIC TILE
CT/WST = CERAMIC TILE WAINSCOT TO 5'-0" A.F.F.
PT/GYP = PAINTED GYPSUM BOARD
ACT = ACOUSTICAL CEILING TILE
LVT = LUXURY VINYL TILE

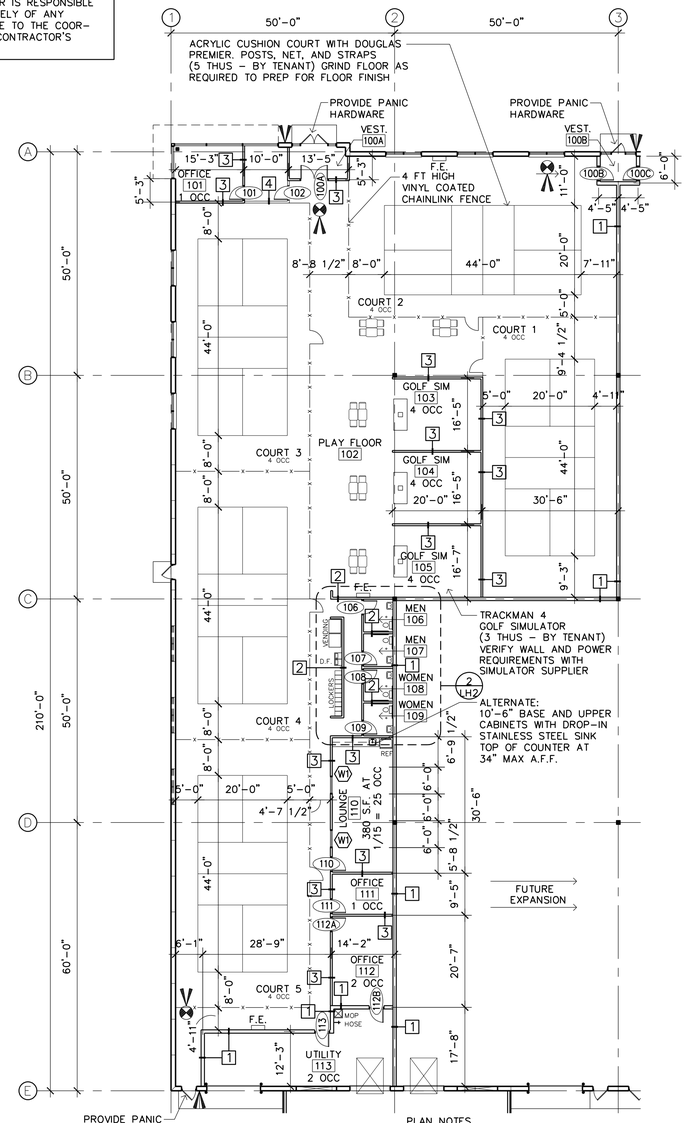


2 LH1 KEY PLAN
SCALE: 1" = 60'-0"

NORTH

NOTE TO ALL DESIGN/BUILD CONTRACTORS AND THEIR SUB-CONTRACTORS:

THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER, OR ANY OTHER DESIGN/BUILD SUB-CONTRACTOR'S DOCUMENTS AS PERTAINING TO THE WORK FOR THIS PROJECT. IT IS THE DESIGN/BUILD SUB-CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGN/BUILD CONTRACTOR OF ANY CONFLICTS WITH THE ARCHITECTURAL AND STRUCTURAL DOCUMENTS DUE TO SIZES, LOCATIONS, QUANTITIES, ROUGH-IN DIMENSIONS AND CODE INTERPRETATIONS. THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT IMMEDIATELY OF ANY ARCHITECTURAL REVISIONS REQUIRED DUE TO THE COORDINATION OF EACH DESIGN/BUILD SUB-CONTRACTOR'S DOCUMENTS.



15,580 U.S.F. X 1.0029435 = 15,626 R.S.F.

1 LH1 FLOOR PLAN
SCALE: 1/16" = 1'-0"

NORTH

PLAN NORTH

PLAN NOTES
1. ⟨•⟩ = EXIT SIGNAGE. PROVIDE EMERGENCY BACK-UP POWER
2. ⟨ = EMERGENCY LIGHTING. PROVIDE EMERGENCY BACK-UP POWER AND (1) FOOT CANDLE AT THE WALKING SURFACE.
3. F.E. = FIRE EXTINGUISHER. VERIFY SIZE AND SPACING WITH BUILDING OFFICIAL.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

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

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
4/10/25
DATE

IN THE GAME PICKLEBALL AND GOLF

Ramsey, Minnesota

Copyright 2025
Leonard Lampert Architects Inc.

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

3/31/25	PRELIMINARY
4/10/25	ISSUE FOR PERMIT

CODE REVIEW
FLOOR PLAN
KEY PLAN

Sheet Number
LH1

Project No. 250304-4

Filename: BUNKER LAKE INDUSTRIAL PARK\BUILDING #5\LEASEHOLDS\IN THE GAME PICKLEBALL AND GOLF\IN THE GAME PICKLEBALL AND GOLF-LH2

GRAB BARS

GRAB BARS SHALL BE 1 1/4"–2" IN DIAMETER. THE SPACE BETWEEN THE GRAB BAR AND THE WALL SHALL BE 1 1/2". A 1 1/2" MINIMUM CLEARANCE SHALL BE PROVIDED BELOW AND AT END OF THE GRAB BAR. A 12" MINIMUM CLEARANCE SHALL BE PROVIDED ABOVE THE GRAB BAR EXCEPT AT SHOWER CONTROLS. GRAB BARS SHALL NOT ROTATE IN THEIR FITTING AND SHALL SUPPORT 250 POUNDS MINIMUM.

FLUSH CONTROLS

FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED CONTROLS SHALL COMPLY WITH REQUIREMENTS FOR ACCESSIBLE OPERABLE PARTS. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET, EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS WHERE CONTROLS ARE PERMITTED ON EITHER SIDE OF THE WATER CLOSET.

ACCESSORIES

ALL WALL–MOUNTED DISPENSERS, WASTE DISPOSAL CONTAINERS, OR SIMILAR TOILET ACCESSORIES SHALL BE MOUNTED SO THAT THE OPERABLE PORTIONS OF SUCH ACCESSORIES COMPLIES WITH AN UNOBSTRUCTED FRONT OR SIDE REACH. THE MAXIMUM UNOBSTRUCTED REACH RANGE IS BETWEEN 15" AND 48" ABOVE THE FINISHED FLOOR. OBSTRUCTIONS PROTRUDING 20–25 FROM A WALL SHALL LIMIT THE HIGH REACH TO 44" MAXIMUM ABOVE THE FINISHED FLOOR.

INTERIOR FINISHES

FLOORS IN TOILET, SHOWER, AND BATHING ROOMS ACCESSIBLE TO THE PUBLIC SHALL HAVE A SMOOTH, HARD NON–ABSORBENT SURFACE SUCH AS CERAMIC TILE AND SHALL EXTEND UP THE WALLS AT LEAST 4". (IBC 1209.2.1) WALLS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD NON–ABSORBENT SURFACE, TO 4 FEET A.F.F. (IBC 1209.2.2) SHOWER COMPARTMENT AND BATHTUB WALLS WITH SHOWER HEADS SHALL HAVE A SMOOTH, HARD NON–ABSORBENT SURFACE SUCH AS CERAMIC TILE TO 72" ABOVE THE DRAIN. (IBC 1209.2.3)

SIGNAGE

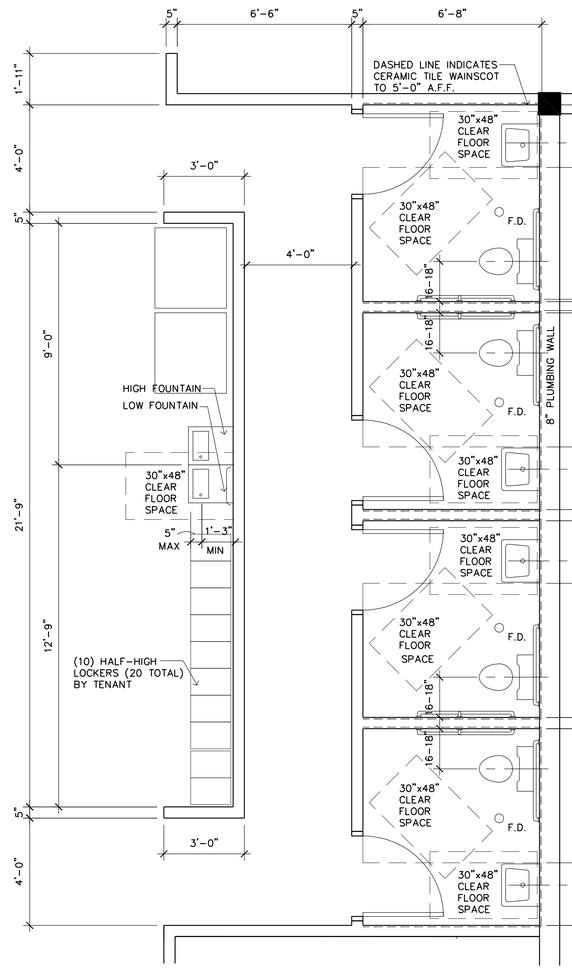
IDENTIFICATION SIGNAGE SHALL BE PROVIDED AT TOILET ROOMS, THE SIGNAGE SHALL INCLUDE TACTILE LETTERS INDICATING THE NAME OF THE SPACE, THE INT'L SYMBOL OF ACCESSIBILITY, AND BRAILLE CHARACTERS ACCORDING TO CHAPTER 703. MOUNT THE SIGN CENTERED AT 9" FROM THE LATCH SIDE OF THE DOOR AND MOUNT THE SIGN 48"–60" ABOVE THE FIN. FLR. WITH AN 18"X18" CLEAR FLOOR SPACE CENTERED ON THE SIGN

GRAB BARS AND ACCESSIBLE WATER CLOSETS

LAVATORY CLEARANCES

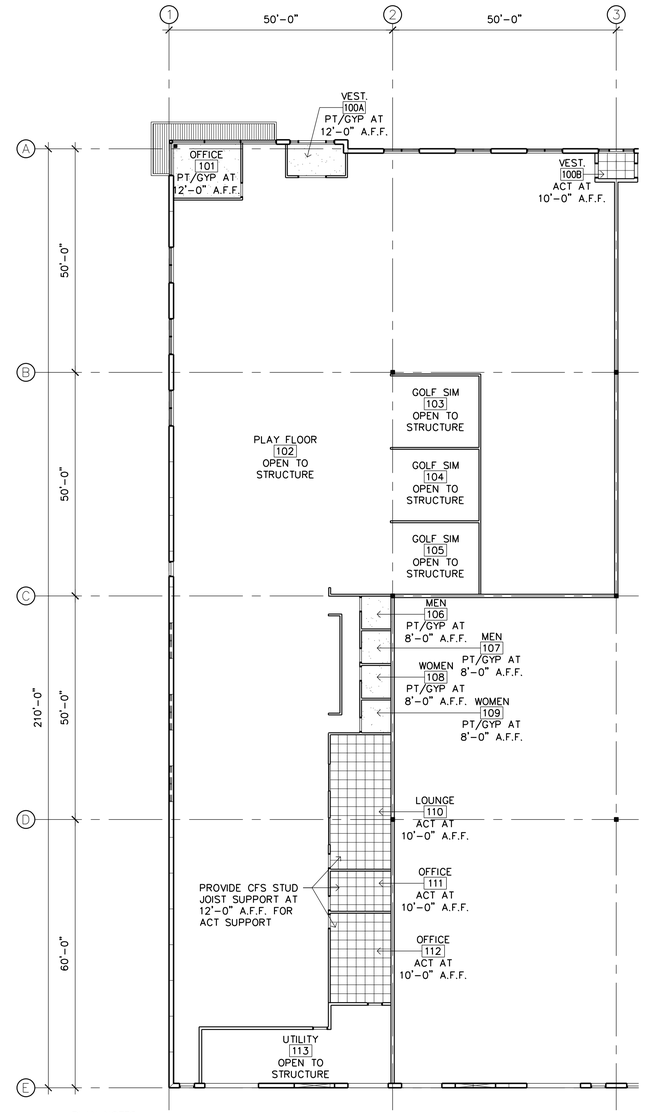
SPOUT HEIGHT, TOE/ KNEE SPACE

3 LH2 RESTROOM DETAILS AND NOTES
SCALE: 3/8" = 1'–0"



2 LH2 ENLARGED RESTROOM PLAN
SCALE: 3/8" = 1'–0"

NORTH



PLAN NOTES

1. REFLECTED CEILING PLAN IS FOR APPROXIMATE GRID PLACEMENT ONLY. VERIFY LOCATION OF ALL DIFFUSERS, SPRINKLER HEADS, LIGHTS, ETC. WITH APPROPRIATE DESIGN BUILD CONTRACTOR

1 LH2 REFLECTED CEILING PLAN
SCALE: 1/16" = 1'–0"

PLAN NORTH

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:

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

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
4/10/25
DATE

IN THE GAME PICKLEBALL AND GOLF

Ramsey, Minnesota

Copyright 2025
Leonard Lampert Architects Inc.

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

4/10/25	ISSUE FOR PERMIT

REF. CLG PLAN
RESTROOM PLANS

Sheet Number

LH2

Project No. 250304–4

Parking spot availability and use breakdown for IN THE GAME MN, LLC
Located at 8500 Bunker Lake Blvd

Capicty breakdown
5 pickleball courts with a max total of 20 players
Up to 20 waiting pickleball players
3 Golf simulators with up to 12 players total
Up to 12 waiting SIM players
Add another 10 for good measure, and we are at 74

We will have leagues and small tournaments, but the number of spots allocated for the number of players who can play at the time, with one team of 4 waiting for the next match. In other words, we will only have 40 spots open for leagues and tournaments at any given time. And those waiting will be the ones who are welcome to use the lounge/meeting room and any other available seating in the main area. Leagues and tournaments are also spread out throughout the day, so no more than the allocated spots on each court are filled. We will not be having golf tournaments at the same time as pickleball, however, we will still have open play for the golfers, having no more than 12 playing and 12 waiting at a time. Maxing at 24.

2 Employees at the peak times of use
Totaling the max anticipated people of 74 people

Although these are max numbers anticipated, with the experience and working with many other similar indoor facilities, we are anticipating around 50 people at most during average peak times.

Parking
We have 62 spots allocated for us in the front and side of our bay.
There are also 36 more spots allocated in the rear of the building with a back door entrance for the players.
This adds up to 98 total spots for our use, obviously more than we need, but there nonetheless.
.

Please do not hesitate to call or email me with any questions concerning this form.

Prepared by Mike Lagmade
Owner/Partner In The Game MN
612-245-0750

Site Plan Approved

PROPERTY LINE
30.6'
20'
PROPERTY LINE
57.5'
24'
42'
24'
20'
212'
25'
74'
60'
180.7'
45'
PROPERTY LINE
120'
BUILDING 5
400'
FUTURE
PROPERTY LINE
40'
24'
99'
42'
26'
24'
FUTURE
PROPERTY LINE
PROPERTY LINE
98'
24'
PROPERTY LINE
BUNKER LAKE BOULEVARD

LEGEND

- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OVERHEAD UTILITY LINE
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN/WATER SERVICE
- EXISTING STORM SEWER
- EXISTING CONCRETE CURB AND GUTTER
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- EXISTING APRON
- HYDRANT
- EXISTING WATERMAIN VALVE
- PROPOSED CURB AND GUTTER
- EXISTING UTILITY POLE
- SB-X SOIL BORING LOCATION
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED STORM SEWER
- FUTURE STORM SEWER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED HYDRANT
- PROPOSED WATERMAIN VALVE
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCHBASIN
- PROPOSED POND OUTLET STRUCTURE/ MEDIAN DRAIN/CATCH BASIN
- PROPOSED APRON
- FUTURE STORM CATCHBASIN
- FUTURE POND OUTLET STRUCTURE/ MEDIAN DRAIN/CATCH BASIN

N

SCALE 50 0 50 100 IN FEET

DATE	REVISION

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

SHANE M. NELSON, P.E.
Date 9/13/23 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: SGJ
CHECKED BY: TAE

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

BLIP V DEVELOPMENT PLANS

SITE PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 1 OF 1 SHEETS

2325.16

Sep 18, 2023 - 11:39am
K:\PRIVATE\2325.16\ENGINEERING\EXHIBITS\2325.16_SITE PLAN.dwg

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

RESOLUTION #25-105

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR COMMERCIAL INDOOR RECREATION AT 8500 BUNKER LAKE BOULEVARD NW, SUITE 100

WHEREAS, The City of Ramsey received an application from In the Game MN LLC (the "**Applicant**"), requesting a Conditional Use Permit for a commercial indoor recreation business for indoor pickleball courts and golf simulators on the property legally described as follows:

> *Lot 1, Block 1, Bunker Lake Industrial Park Fourth Addition, Anoka County, Minnesota*
>
> (the "**Subject Property**").

WHEREAS, the **Subject Property** is zoned I-1, Light Industrial, and guided Business Park in the 2040 Comprehensive Plan; and

WHEREAS, Commercial Indoor Recreation uses are classified as conditional uses requiring review from Planning Commission and City Council; and

WHEREAS, the **Applicant** appeared before the Planning Commission for a public hearing on May 22, 2025, that said public hearing was properly advertised; and

WHEREAS, the Planning Commission reviewed the Site Plan and recommended approval of it.

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

1) That the Ramsey City Council hereby grants approval of the Conditional Use Permit for commercial indoor recreation, specifically pickleball and golf simulators, on the **Subject Property** in accordance with relevant City Codes, subject to the following conditions:

   a. Final legal form approved by the City Attorney.

   b. That separate building and sign permits are required.

   c. That the use of the space is for typical recreational play of pickleball and golf simulators. Tournaments or other spectator events are not permitted based on the Building Code occupancy classification and design.

   d. That a one-time expansion of 5,500 square feet will be allowed under this Conditional Use Permit, subject to obtaining building permits. Any expansion beyond 5,500 square feet will require an amendment to this permit.

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 27th day of May, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 05/27/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #25-086, Approving a Conditional Use Permit for a Motor Fuel Station and Car Wash at 8040 Bunker Lake Boulevard NW; Case of Kwik Trip

Purpose/Background:

Kwik Trip (the "Applicant") has submitted a Land Use Application for the development of the eastern portion of the 7.07-acre parcel at the southwest corner of Armstrong Boulevard NW and Bunker Lake Boulevard NW, currently addressed as 14816 Armstrong Boulevard NW but to be re-addressed as 8040 Bunker Lake Boulevard NW (the "Subject Property"). The project will consist of a 9,126 square-foot convenience store building, an attached 1,931 square-foot single-lane car wash, 10 double-sided fuel pumps, 49 parking stalls, and driveways onto both Ferret Street NW and Bunker Lake Boulevard NW. To accommodate the Motor Fuel Station and Car Wash uses, the Applicant is requesting a Conditional Use Permit for a Motor Fuel Station and Car Wash in the B-2, Community Business Zoning District. A plat will subdivide the property that currently straddles Ferret Street to create a 3.35-acre lot for Kwik Trip.

Notification:

Staff attempted to notify property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request and the Public Hearing held by Planning Commission on May 22nd. 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.

Time Frame/Observations/Alternatives:

Subject Property

The Subject Property is bounded by Bunker Lake Boulevard to the north and Armstrong Boulevard to the east. Ferret Street was recently extended north to Bunker Lake Boulevard and forms the western boundary of the Subject Property. The Subject Property a is zoned B-2, Community Business District and is guided for Mixed Use in the City's 2040 Comprehensive Plan. Surrounding properties are also zoned B-2 and I-1 and are guided for similar land uses.

Site Plan

The proposed Site Plan includes a 9,126-square foot convenience store building, a 1,931-square-foot single-bay car wash attached to the east side of the convenience store, 10 double-sided fuel pumps, 20 parking stalls at service pumps under the fuel canopy, 49 parking stalls located along the perimeter of the site and adjacent to the convenience store building, and other site improvements. The proposed development has 7 percent building coverage and 48 percent impervious surfacing coverage (which includes the building and all paved surfaces).

The car wash is a single bay, attached to the east end of the convenience store. Traffic is designed to queue along the south side of the building, enter the car wash in the southeast corner of the building, travel north through the car wash tunnel, and exit out of the northeast corner of the building. The site plan appears to show adequate stacking space for car wash queuing without impacting other traffic patterns for customers using any of the fuel pumps or entering the convenience store.

Fuel tanks are located along the west side of the parking lot, with adequate space between the tanks and fuel canopy to allow for customers to access the fuel pumps during a fuel delivery. There is a loading space for delivery trucks on the south side of the building. Kwik Trip's operations typically include a grocery delivery truck

arriving daily at each store. The proposed loading space is designed to access the back-of-house for the convenience store without disrupting or blocking customer traffic.

Site Access

There will be two driveways to access Kwik Trip's parking lot: a full access from Ferret Street and a right-in/right-out access from eastbound Bunker Lake Boulevard. Bunker Lake Boulevard will be reconstructed in 2026 at the same time that the Applicant has noted the store will be constructed. The reconstruction will require an assessment by adjacent property owners, some of which have already paid a portion. The assessment amount should be determined in the upcoming weeks and included in the development agreement.

There are sidewalks proposed along the north and west sides of the property to allow customers to walk from the signalized intersection of Armstrong and Bunker Lake Boulevards. Future development south of the site will be required to extend the sidewalk along Ferret Street to allow for multimodal traffic through the area. The exact location of the proposed Bunker Lake Boulevard sidewalk, as noted on the site plan, may shift due to the design of the reconstructed roadway. The applicant will work with City Staff and the contracted engineering firm doing the design of the new Bunker Lake Boulevard to get the location set, especially close to the intersection with Armstrong Boulevard. A sidewalk easement may be required in the event it crosses onto private property.

Architecture and Building Elevations

The convenience store will be 24 feet in height, and the attached car wash will measure 14 feet in height. The fuel canopy on the west side of the property will have a maximum height of 15.5 feet. All proposed heights meet the bulk standards in Section 106-530 of Ramsey City Code. The building's facade will consist primarily of face brick, with a small amount of EIFS above each entrance. Both of the proposed building materials meet the business architectural design standards in Section 106-580 of Ramsey City Code. The building will have their signature green standing seam metal roof, which meets the roofing requirements in City Code. This is standard with Kwik Trip's "Gen 3" model that has been built in other cities over the past two years.

Landscape Plan

Per the Staff Report from the Environmental Policy Board (EPB) on April 21, 2025, the Landscape Plan includes a good mix of deciduous and evergreen trees and shrubs. All species and sizes are acceptable. The site will be sodded with Kentucky bluegrass, except for the two stormwater basins, where a stormwater seed mix will be used to establish vegetation.

Parking

Regarding the parking, Section 105-560 of Ramsey City Code requires convenience stores, with and without gas sales, to have a minimum of one parking space for each 250 square feet of floor space. Parking at each service pump qualifies as a parking space for calculation purposes. This means the total parking demand, based on the total retail square footage of the convenience store and car wash, results in a minimum parking requirement of 44 spaces and a maximum parking requirement of 53 parking stalls. The total provided on-site, including at the service bays, is 69 parking stalls. Though a detailed parking justification report has not been submitted, the Applicant has stated that the parking supply has been designed based on similar stores to align with anticipated customer traffic. Additionally, Kwik Trip has more staff on-duty at any given time than other gas station convenience store businesses. The layout of the parking lot wraps around the building with the parking on the west and north sides having easy access to either door. The parking spaces along the east side of the lot, east of the car wash, is more removed and should be used by staff during the busiest shifts.

Lighting Plan

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

Utilities

The building will be connected to municipal water and sewer via stubs along Ferret Street. Stormwater pipes will connect each catch basin to the pond on the east side of the site, which will then connect to an existing stormwater

pipe along Armstrong Boulevard.

Signs
The site will have two freestanding signs: one near the intersection of Ferret Street and Bunker Lake Boulevard and another along Armstrong Boulevard. Plans of the signs were not provided, though they must meet City Code requirements and obtain permits for construction. Various wall signs are shown on the architectural plans and appear to meet City Code requirements.

Subdivision
The approved plat of "Kwik Trip 1782" is considered a minor plat that subdivides an existing platted parcel into two new lots. It re-establishes the right-of-way for Ferret Street that was obtained via easement documents. This request went to City Council for approval on May 13th, alongside an Easement Vacation request from the Applicant. As noted above, upon recording of the Final Plat, Kwik Trip's new legal description will be "Lot 1, Block 2, Kwik Trip 1782, Anoka County, Minnesota".

Alternatives
Alternative 1: Recommend approval of the Conditional Use Permit, as recommended by Staff.
Alternative 2: Recommend approval of the Conditional Use Permit with modification, based on discussion and supporting findings of fact.
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:

At their regular meeting on May 22, 2025, the Planning Commission voted unanimously to recommend approval of the Conditional Use Permit.

Outcome/Action:

Motion to recommend the City Council approve Resolution #25-086, Approving a Conditional Use Permit for a Motor Fuel Station and Car Wash at 8040 Bunker Lake Boulevard NW.

Attachments

Resolution #25-086 CUP
Location Map
Civil Plan Set
Architectural Plan Set
Landscaping Plan Set

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/22/2025 03:40 PM
Form Started By: Adam Martin		Started On: 05/19/2025 02:11 PM
Final Approval Date: 05/22/2025		

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

RESOLUTION #25-086

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A MOTOR FUEL STATION AND CAR WASH AT THE SOUTHEAST CORNER OF FERRET STREET NW AND BUNKER LAKE BOULEVARD NW

RECITALS

1. Mr. Nate Byom of Kwik Trip, Inc., hereafter referred to as the "**Permittee**", has properly applied for a Conditional Use Permit per City Code Section 106-230 to construct and operate a motor fuel station and car wash on the property generally located at the southeast corner of Ferret Street and Bunker Lake Boulevard NW and legally described as:

   Lot 1, Block 2, KWIK TRIP 1782, Anoka County, Minnesota

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

2. That the Subject Property is zoned B-2, Community Business District, and the total area of the Subject Property is approximately 3.35 acres; and

3. That the parcels to the north (across Bunker Lake Boulevard) and south of the **Subject Property** are also zoned B-2, Community Business District, and properties to the west and southwest are zoned I-1, Light Industrial District; and

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

5. That Motor Fuel Stations and Car Washes are listed as Conditional Uses per City Code Section 106-621 (Principal Uses) within the B-2 Zoning District; and

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

7. That the **Permittee** has submitted a Site Plan, designed by Kwik Trip and Carlson Engineering and dated April 8, 2025, depicting the location of the approximately 9,126 square foot convenience store building, the attached 1,931 square foot car wash, 10 double-sided fuel pumps, 49 parking stalls, and other site improvements; and

8. That the Site Plan is in conformance with all applicable City Code regulations, including performance standards found in Section 106-515(10); and

9. That the Planning Commission reviewed the request at their meeting on April 24, 2025, and recommended _____; and

10. That the City Council reviewed the request at their meeting on May 13, 2025.

FINDINGS OF FACT

1. That the motor fuel station and car wash will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare; and

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

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 a Conditional Use Permit (the "**Permit**") for the construction and operation of a motor fuel station and car wash on the Subject Property contingent upon the following conditions:

CONDITIONS

1. Final legal form approved by the City Attorney.

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

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

4. Signs must meet City Code requirements and obtain the proper permits.

5. The site is subject to review and all conditions therein of the Lower Rum River WMO.

6. 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.

7. That the **Permittee** shall be responsible for operating in full compliance with all applicable local, county, state and federal regulations and agrees to provide a copy of any other required permits that are requested.

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

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

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 13th day of May, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

29-32-25-11-0013

14816 Armstrong Blvd NW, Ramsey, MN 55303

Kwik Trip

Conditional Use Permit, Easement Vacation, and Final Plat

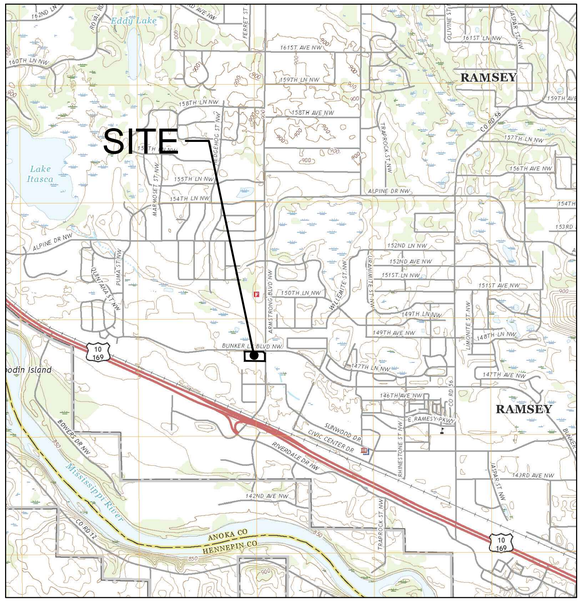
Print Date: April 9, 2025

0 0.02 0.04 0.07 0.11 0.14 mi

KWIK TRIP STORE #1782

PERMIT SET

CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA



SITE LOCATION MAP

AERIAL LOCATION MAP

DRAWING INDEX

C001	TITLE SHEET
C010	ALTA SURVEY
C020	DEMO PLAN
C100	SITE KEYNOTE PLAN
C180	SITE CIRCULATION PLAN
C181	SITE DIMENSION PLAN
C200	GRADE PLAN
C201	GRADE PLAN (SPOT DETAIL)
C300	STORM SEWER PLAN
C301	STORM SEWER NOTES & DETAILS
C400	UTILITY PLAN
C401	UTILITY NOTES
C500	SITE PLAN DETAILS
C501	SITE PLAN DETAILS
C502	SITE PLAN DETAILS
C600	EROSION CONTROL PLAN
C601	EROSION CONTROL NOTES
C602	EROSION CONTROL DETAILS
C603	EROSION CONTROL DETAILS
C700	LANDSCAPE PLAN
C701	LANDSCAPE PLAN
C702	TREE PRESERVATION PLAN
C800	PHOTOMETRIC LIGHTING PLAN
C801	PHOTOMETRIC RENDERING PLANS

OWNER
KWIK TRIP, INC
NATE BYOM
1626 OAK STREET
LA CROSSE, WI 54602
PHONE: 608-791-7448
EMAIL: nbyom@kwiktrip.com

CIVIL ENGINEER
CARLSON MCCAIN, LLC.
DANIEL WILKE
15650 36TH AVENUE N, #110
PLYMOUTH, MN 55446
PHONE: 952-346-3864
EMAIL: dwilke@carlsonmccain.com

SITE DESIGNER
CARLSON MCCAIN, LLC.
DANIEL WILKE
15650 36TH AVENUE N, #110
PLYMOUTH, MN 55446
PHONE: 952-346-3864
EMAIL: dwilke@carlsonmccain.com

SURVEYOR
CARLSON ENGINEERING, INC.
THOMAS BALLUFF
3890 PHEASANT RIDGE DR NE, #100
BLAINE, MN 55449
PHONE: 763-489-7916
EMAIL: tballuff@carlsonmccain.com

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CARLSON ENGINEERING
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 | FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Name: Daniel J. Wilke, P.E.
Signature:
Date: 01/30/25 License #: 53182

COVER SHEET

CONVENIENCE STORE #1782
WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments
3	04/22/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C001

ALTA/NSPS LAND TITLE SURVEY

of

LOT 2, BLOCK 1, HY-10 RAMSEY 2ND ADDITION, ANOKA COUNTY, MINNESOTA

for

KWIK TRIP, INC.

PROPERTY DESCRIPTION: *(Per Schedule A of Title Commitment No. 1663266, with a commitment date of September 17, 2024 at 8:00 A.M., prepared by First American Title Insurance Company d.b.a. Tri County Abstract and Title Guaranty)*

Lot 2, Block 1, HY-10 RAMSEY 2ND ADDITION, except the North 70 feet thereof and also except Parcel 3, Anoka County Highway Right of Way Plat No. 74, Anoka County, Minnesota.

(abstract property)

GENERAL NOTES:

1) *Bearings shown hereon are based on the West line of Parcel 3, ANOKA COUNTY RIGHT OF WAY PLAT NO. 74, which is assumed to bear S00°12'14"E.*

2) *Monuments have been found or set at all major corners of the boundary and indicated on this survey.*

3) *Surveyed property address, per commitment: 14816 Armstrong Boulevard NW, Ramsey, MN 55303.*

4) *Per FEMA Flood Insurance Rate Map Number 27003C0280E with an effective date of 12/16/15, surveyed property is located in Zone X, areas of minimal flooding. Areas determined to be outside 500-year floodplain determined to be outside the 1% and 0.2% annual chance floodplains.*

5) *Surveyed property contains ±324,946 sq. ft. (±7.46 acres).*

6) BENCHMARK: *Minnesota Department of Transportation Geodetic GSID Station No. 808 (MnDot Name HYATT MNDT) – Elevation 878.97 ft. (NAVD 88)*

7) *Per the zoning classification letter provided by Todd A. Larson, Planning Manager with the City of Ramsey and dated September 24, 2024, surveyed property is zoned B-3 Regional Business District (East of Ferret Street), and I-1 Light Industrial (West of Ferret Street).*

B-3 (Regional Business District)
Setback Requirements:
Front – 20 feet
Side (interior) – 10 feet
Side (to right of way) – 20 feet
Rear (interior) – 35 feet
Rear (to right of way) – 20 feet

Building Height – 50 feet building maximum

Floor space area requirements – None, though 40% max building footprint

Parking requirements – 1:250 sq. ft., parking at the pump qualifies.

Note – The setbacks listed above require and interpretation by the surveyor and are not graphically depicted.

8) *No buildings were observed on the surveyed property.*

9) *No identifiable parking spaces were observed on the surveyed property.*

10) *Above ground utilities have been field located as shown. Underground utilities shown hereon are those which were field marked by utility companies responding to Gopher State One Call, Ticket No's. 242762834 and 242762835, both dated 10/02/24 or were taken from utility plans provided by the City of Ramsey. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002). However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, Gopher State One Call locate and other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.*

11) *Surveyor is not aware of changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. There was no observable evidence of recent street or sidewalk construction or repairs.*

12) *Plottable offsite (i.e., appurtenant) easements or servitude's disclosed in documents provided to or obtained by the surveyor are shown hereon.*

13) *Per Schedule B, Part II Exceptions of the previously listed title commitment:*

Items 1–4, 6–8 – Not survey related and/or not plottable.

Item 5 – Easements or claims of easement not shown by the public records. *(Non known or provided.)*

(9) **Item 9** – Rights of the public and others entitled to the use of that portion of the land in Schedule "A" lying within the bounds of, including but not limited to: Any street, highway, road, and/or alley, as laid out, presently used, or dedicated. *(Roads and road easements are shown hereon.)*

Item 10 – An easement for right-of-way for electric transmission or distribution line or system and incidental purposes in the document recorded April 29, 1953 as Doc. No. 150135 and Amended by Doc. Nos. 186679 and 535217 of Official Records. *(Partial Release of Easement per Document No. 535217 recorded in 1979 confines this easement to a 10 foot strip lying contiguous with the westerly edge of road right of way of County Road No. 83. However, the westerly edge of road right of way in 1979 is unknown. In 1987, the plat of HY-10 Ramsey 2nd Addition was filed dedicating 60 feet of right of way for County Road No. 83. In 2009, Anoka County Highway Right-of-Way Plat No. 74 was filed and additional 10 feet was taken in fee for road right of way. Based on this, it appears the Electric Transmission and Distribution Easement would lie within the current right of way of County Road No. 83 and is not shown hereon.)*

Item 11 – The terms and provisions contained in the document entitled "Ordinance #86-11" recorded October 28, 1987 as Doc. No. 784944 of Official Records. *(Not survey related.)*

(12) **Item 12** – A document entitled "Anoka County Highway Right-Of-Way Plat No. 74" recorded September 10, 2009 as Doc. No. 2010105.001 of Official Records. *(As shown hereon. The Temporary Easement expired on 6/01/2011.)*

(13) **Item 13** – Condemnation of certain lands taken by the State of Minnesota for trunk highway and incidental purposes as contained in Final Certificate recorded September 27, 2010 as Doc. No. 2017718.003. *(Said document is the fee taking instrument for Parcel 3 of Anoka County Highway Right of Way Plat No. 74 and Parcel 3 is shown hereon.)*

(14) **Item 14** – An easement for street right of way and drainage and utility and incidental purposes in the document recorded June 9, 2023 as Doc. No. 2392316.002 of Official Records. *(As shown hereon.)*

(15) **Item 15** – Drainage and utility easement(s) as shown on the plat HY-10 RAMSEY 2ND ADDITION. *(as shown hereon)*

STATEMENT OF POSSIBLE ENCROACHMENTS:

(1) *1) Underground electric line, underground fiber optic line, and utility boxes, as shown hereon.*

(2) *2) Existing snow fence, as shown hereon.*

(3) *3) Existing mow line along the west line of the surveyed property, as shown.*

CERTIFICATION:

To: Kwik Trip, Inc., a Wisconsin Corporation; First American Title Insurance Company d.b.a. Tri County Abstract and Title Guaranty.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11(a), 14, 17, 18, 20, 20(a), and 20(b) of Table A thereof. The field work was completed on October 15, 2024.

Date of Plat or Map: November 5, 2024

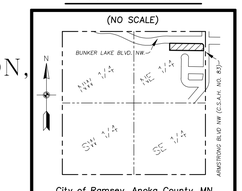
Signed: Carlson McCain, Inc.

By: Thomas R. Balluff

Thomas R. Balluff, L.S.
Minnesota License No. 40361
tballuff@carlsonmccain.com

VICINITY MAP

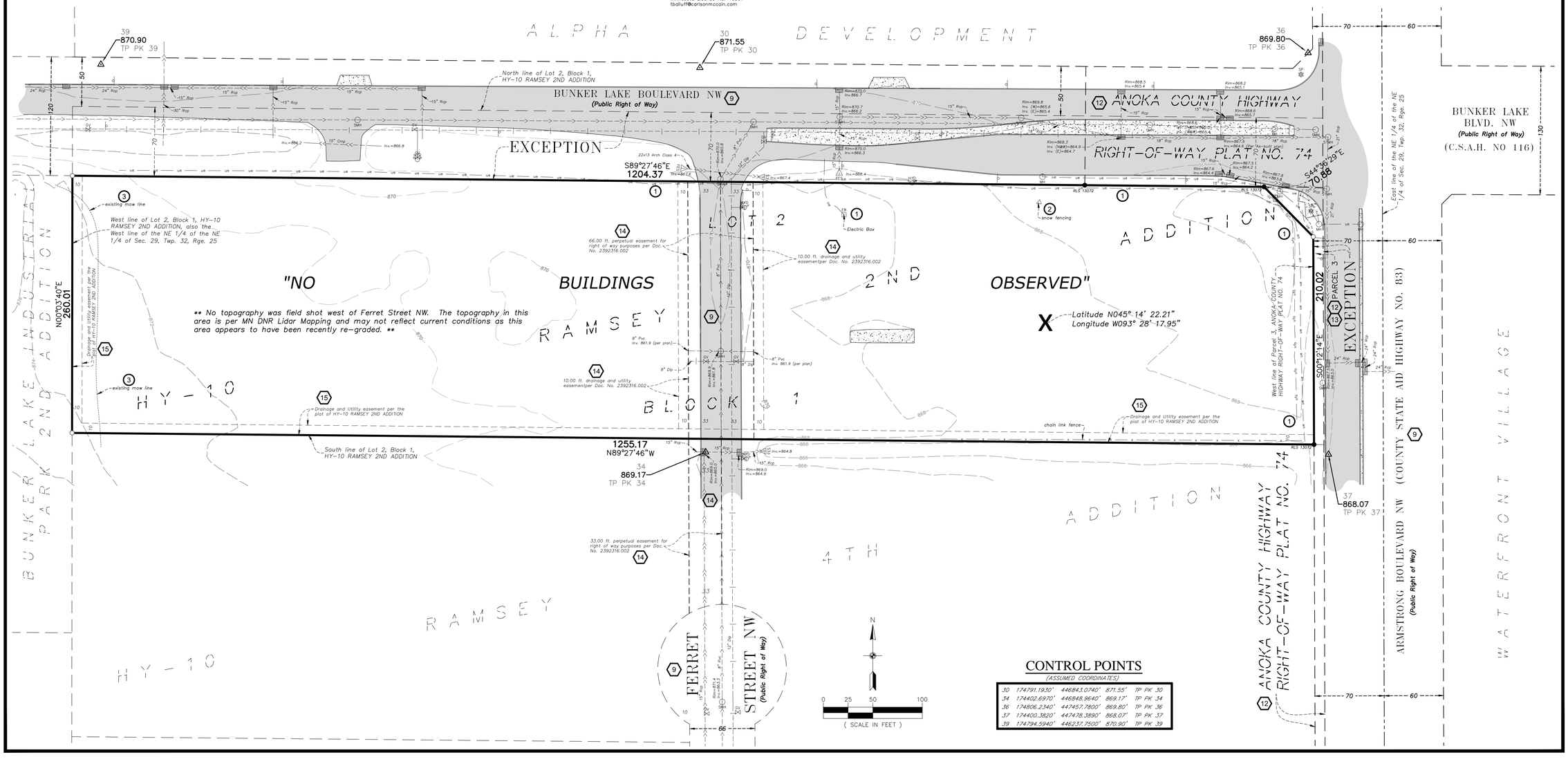
(NO SCALE)



City of Ramsey, Anoka County, MN
Section 29, Township 32 N, Range 25 W

LEGEND

- ● – Denotes Found Iron Monument
- ○ – Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- SP – Denotes Semaphore
- – Denotes Miscellaneous Sign
- SMH – Denotes Sanitary Manhole
- STMH – Denotes Storm Manhole
- MH – Denotes Miscellaneous Manhole
- CB or – Denotes Catch Basin
- FES – Denotes Flared End Section
- HYD – Denotes Fire Hydrant
- GV – Denotes Gate Valve
- EB – Denotes Electric Box
- HH – Denotes Hand Hole
- ue – Denotes Underground Electric
- u/o – Denotes Underground Fiber Optic
- – Denotes Watermain
- – Denotes Sanitary Sewer
- – Denotes Storm Sewer
- x – Denotes Existing Fence as noted
- – Denotes Concrete Surface
- – Denotes Bituminous Surface
- – Denotes Existing 2 Ft. Contour
- – Denotes Existing 10 Ft. Contour



CONTROL POINTS

(ASSUMED COORDINATES)

30	*174791.1930'*	*446843.0740'*	*871.55'*	*TP PK 30*
34	*174432.6970'*	*446848.9640'*	*869.17'*	*TP PK 34*
36	*174806.2340'*	*447457.7800'*	*869.80'*	*TP PK 36*
37	*174400.3820'*	*447478.3890'*	*868.07'*	*TP PK 37*
39	*174794.5940'*	*446237.7500'*	*870.90'*	*TP PK 39*

N

0 25 50 100

(SCALE IN FEET)

CARLSON McCAIN
ENGINEERING
SURVEYING
ENVIRONMENTAL
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7999 \ CARLSONMCCAIN.COM

ALTA/NSPS LAND TITLE SURVEY

PROPOSED
KWIK TRIP 1782
Ramsey, Minnesota

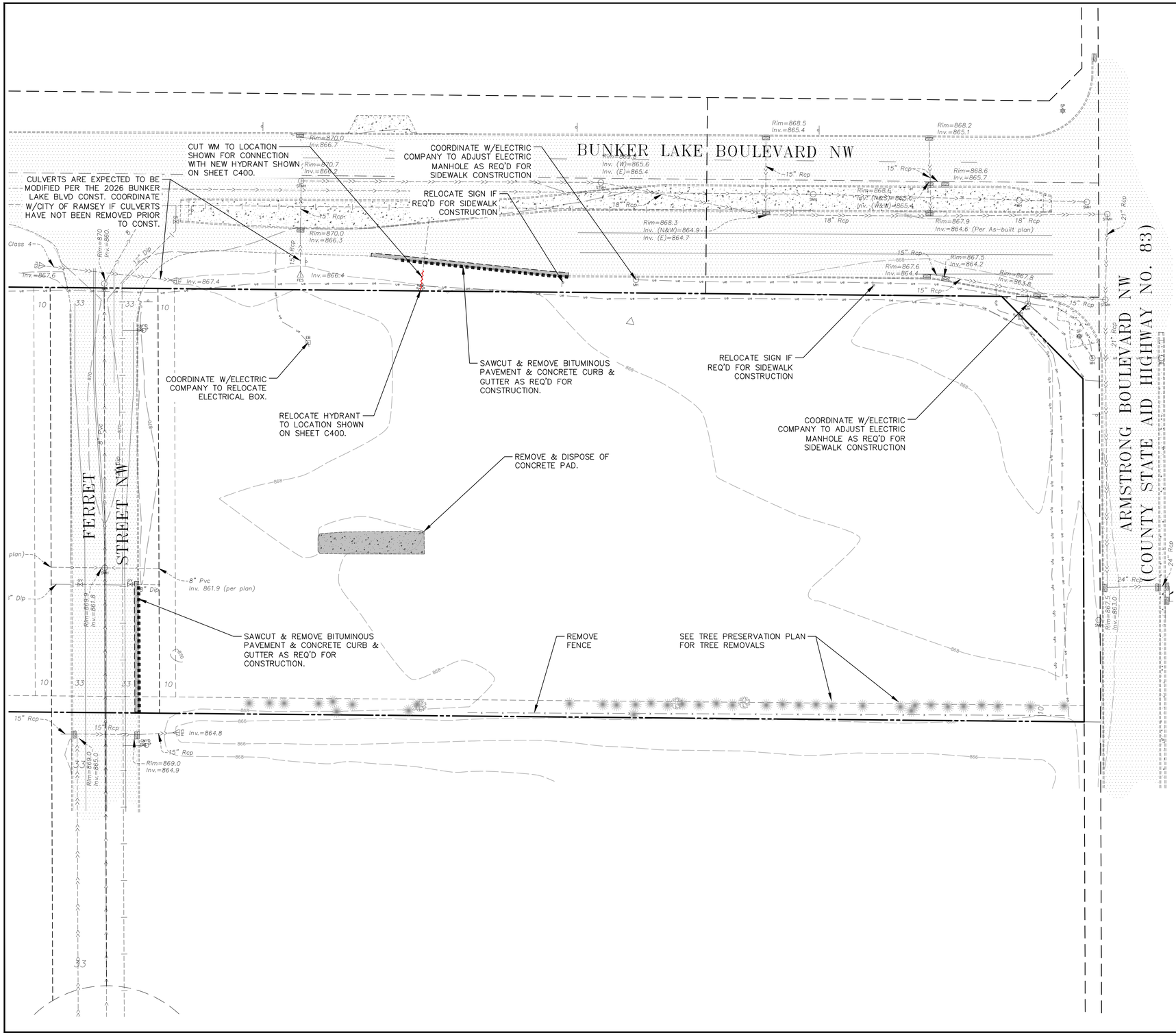
KWIK TRIP, INC.
1626 Oak Street
P.O. Box 2107
La Crosse, WI 54602

REVISIONS	
1. Sheet Number - 4/04/2025	
2.	
3.	
4.	
5.	
6.	
DRAWN BY:	bjs
ISSUE DATE:	11/05/24
FILE NO:	2836

THOMAS R. BALLUFF
REGISTERED LAND SURVEYOR
40361
STATE OF MINNESOTA

C010

Save Date: 04/04/2025 | 1258511221 - 1124011224 - kwik trip #1782 - ramsey\civil cad\survey\alta for sheet set 4-4-25.dwg



PLAN LEGEND

	EXISTING	REMOVAL
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER	STMH	AS NOTED
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS	UG	
UNDERGROUND FIBER OPTIC	UFO	
UNDERGROUND ELECTRIC	UE	
FENCE	X	
MISCELLANEOUS MANHOLE	MH	
SEMAPHORE	SPS	
SANITARY MANHOLE	SMH	
LIGHT POLE		
SIGN		
GATE VALVE	GV	
HYDRANT	HYD	
ELECTRIC BOX	EB	
HAND HOLE	HHE	
FLARED END SECTION	FES	

REMOVAL PLAN NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, DEPTH AND TYPES OF EXISTING UTILITIES AND TO NOTIFY THE OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, APPURTENANCES AND STRUCTURES NOT INDICATED FOR REMOVAL. DAMAGE CAUSED BY DEMOLITION OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR TO REMOVE/RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. THE CONTRACTOR SHALL COORDINATE THESE ACTIVITIES WITH THE UTILITY COMPANIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL THE REMOVALS SHOWN ON THE PLANS AND SHALL CONFORM/ADHERE TO ALL GOVERNING STATE AND LOCAL REGULATIONS. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

0 15 30 60
(IN FEET)

BENCHMARK

1. MnDot Geodetic GSID Station No. 808 (MnDot Name HYATT MNDT) – Elevation 878.97 ft. (NAVD88)

CALL BEFORE YOU DIG

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KWIK TRIP

KWIK STAR

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LA CROSSE, WI 54602-2107
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FAX (608) 781-8960

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CARLSON-ENGINEERING.COM

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

Name: Daniel J. Wilke, P.E.
Signature: Dan Wilke
Date: 01/30/25 License #: 53182

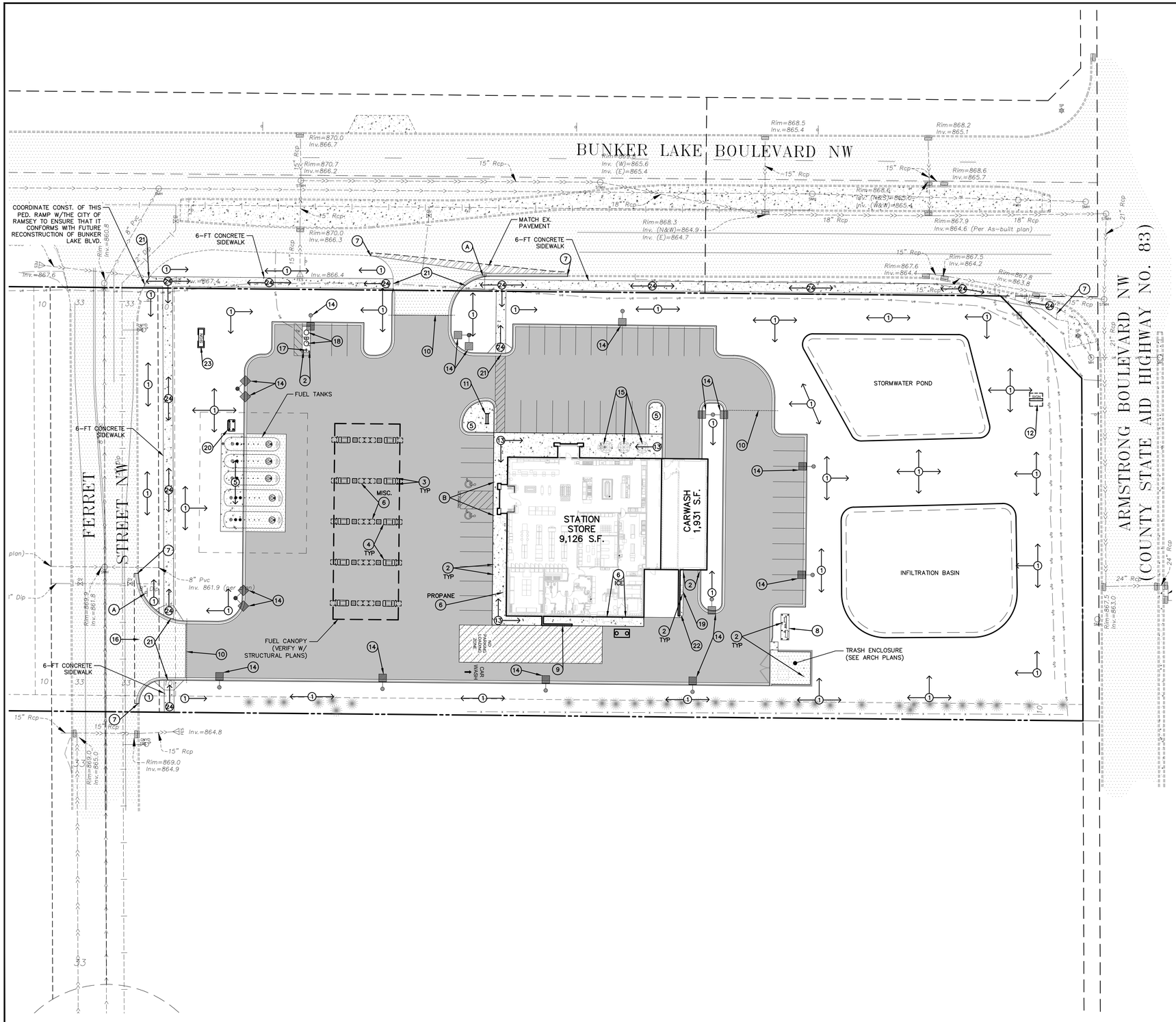
DEMO PLAN

CONVENIENCE STORE #1782
WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments
3	04/22/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C020



PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		HEAVY DUTY 6,616 SF; LIGHT DUTY 50,783 SF
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER		
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS		
UNDERGROUND FIBER OPTIC		
UNDERGROUND ELECTRIC		
FENCE		
MISCELLANEOUS MANHOLE		
SEMAPHORE		
SANITARY MANHOLE		
LIGHT POLE		
SIGN		
GATE VALVE		
HYDRANT		
ELECTRIC BOX		
HAND HOLE		
FLARED END SECTION		

PLAN KEYNOTES

1. LANDSCAPE AREA. SEE SHEET L1.
2. 30" HEIGHT, 6" DIAMETER CONCRETE FILLED PIPE BOLLARD. SEE DETAIL 6/C500.
3. 36" HEIGHT, 6" DIAMETER CONCRETE FILLED PIPE BOLLARD. SEE DETAIL 7/C500.
4. CONCRETE ISLAND WITH 6" EXPOSURE WITH FUEL DISPENSER. DISPENSER PER OWNER.
5. 4" CONCRETE WALK.
6. OUTDOOR MERCHANDISING.
7. MATCH EXISTING CURB & GUTTER/SIDEWALK/PAVEMENT.
8. TRANSFORMER LOCATION.
9. TOTE SCREENING WALL. SEE ARCHITECTURAL PLANS.
10. PVC IRRIGATION SLEEVE UNDER PAVEMENT. VERIFY WITH IRRIGATION PLAN FOR EXACT SIZE AND LOCATION BEFORE INSTALLATION.
11. BIKE RACK PER OWNER.
12. PYLON SIGN.
13. 6" INTEGRAL CONCRETE WALK/CURB.
14. SITE AREA LIGHT WITH CONCRETE BASE PER DETAIL 5/C500.
15. PICNIC TABLE PER OWNER.
16. CONCRETE VALLEY GUTTER PER DETAIL 3/C501.
17. "FREE AIR" COMPRESSOR PER OWNER. PROVIDE SIGNAGE PER OWNER.
18. AUTO VACUUM PER OWNER ON CONCRETE ISLAND WITH 6" EXPOSURE. PROVIDE TRASH CONTAINER PER OWNER.
19. CARWASH KEYPAD PER OWNER. PROVIDE TRASH CONTAINER PER OWNER.
20. FUEL TANKS VENT STAND PER OWNER.
21. PEDESTRIAN RAMP.
22. 6" CONCRETE CURB ISLAND.
23. MONUMENT SIGN.
24. 6" CONCRETE SIDEWALK.

SIGN SCHEDULE (PER MMUTCD)

Ⓐ STOP SIGN: R1-1 (30"x30")

Ⓑ HANDICAP PVC BOLLARD SLEEVE PER OWNER. SEE DETAIL 9/C500.

0 15 30 60
(IN FEET)

BENCHMARK

1. MnDot Geodetic GSD Station No. 808 (MnDot Name HYATT MNDT) – Elevation 878.97 ft. (NAVD88)

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CARLSON-ENGINEERING.COM

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Name: Daniel J. Wilke, P.E.
Signature:
Date: 01/30/25 License #: 53182

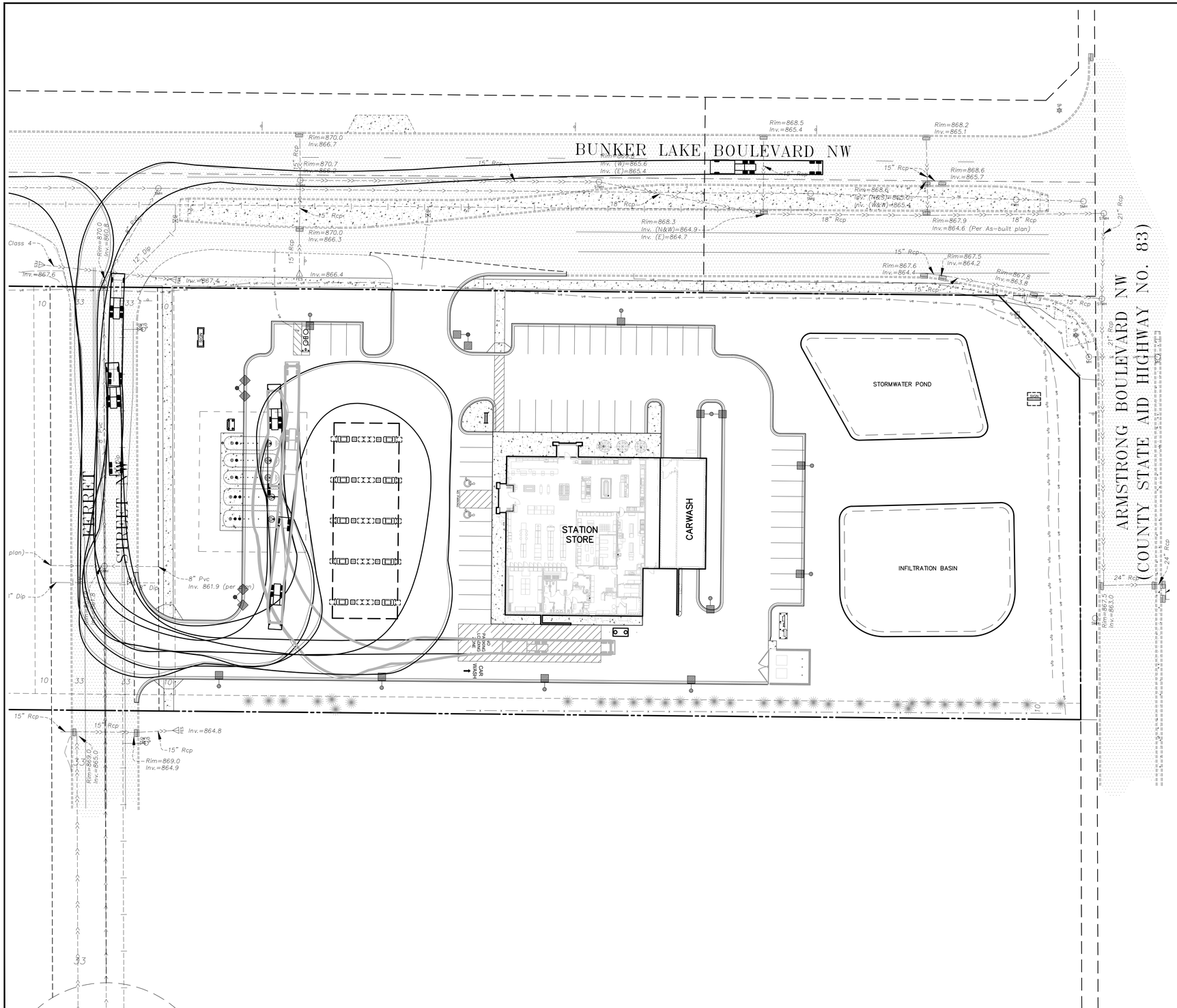
SITE KEYNOTE PLAN

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments
3	04/22/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C100



PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER	STMH	
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS	ug ug	
UNDERGROUND FIBER OPTIC	ufo ufo	
UNDERGROUND ELECTRIC	ue ue	
FENCE	x x	
MISCELLANEOUS MANHOLE	MH	
SEMAPHORE	SP	
SANITARY MANHOLE	SMH	
LIGHT POLE		
SIGN		
GATE VALVE	GV	
HYDRANT	HYD	
ELECTRIC BOX	EB	
HAND HOLE	HH	
FLARED END SECTION	FES	

0 15 30 60
(IN FEET)

BENCHMARK

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Name: Daniel J. Wilke, P.E.
Signature: Dan Wilke
Date: 01/30/25 License #: 53182

SITE CIRCULATION PLAN

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
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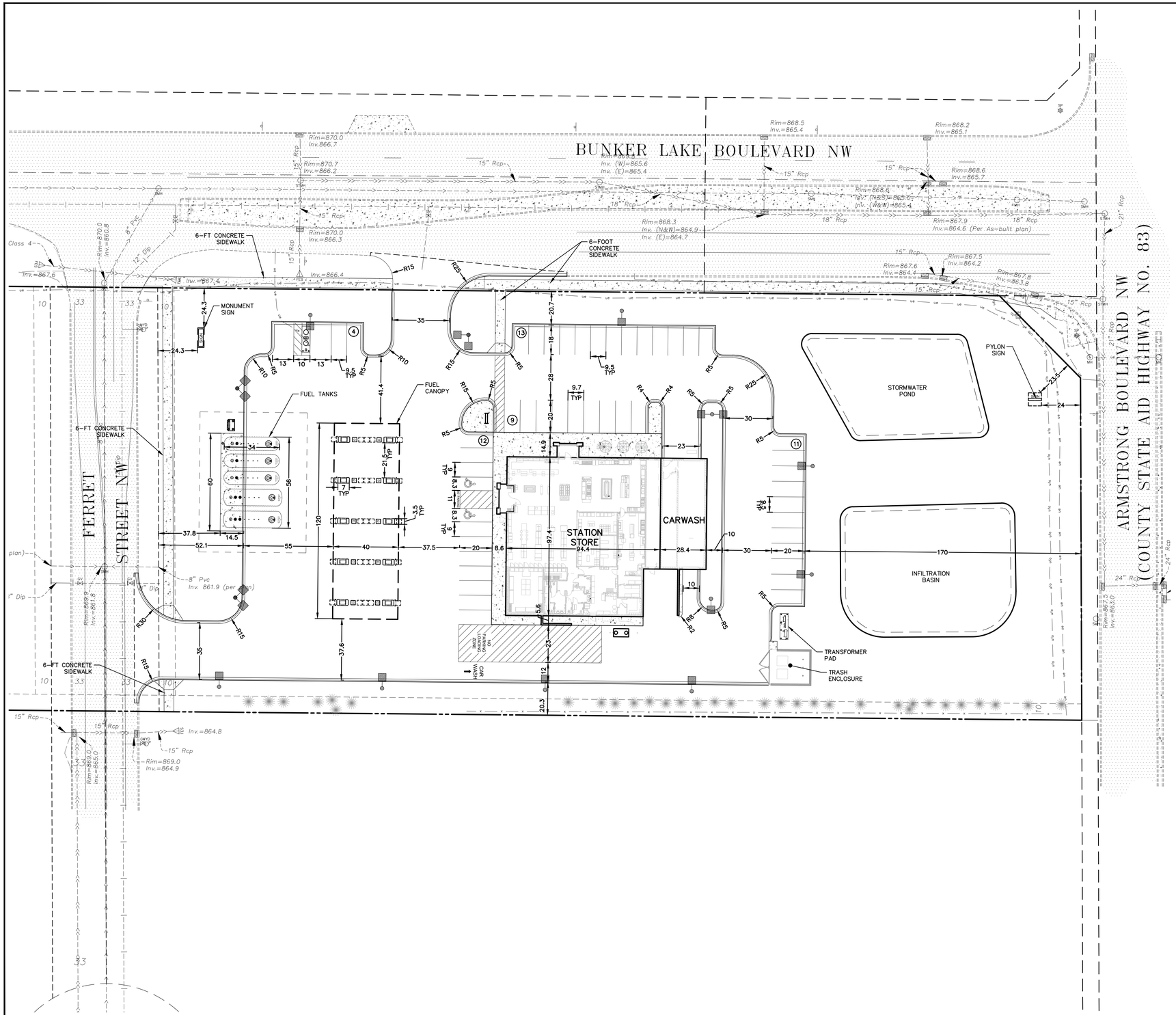
DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C180



PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER	STMH	
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS	ug	
UNDERGROUND FIBER OPTIC	ufo	
UNDERGROUND ELECTRIC	ue	
FENCE	x	
MISCELLANEOUS MANHOLE	MH	
SEMAPHORE	SP	
SANITARY MANHOLE	SMH	
LIGHT POLE		
SIGN		
GATE VALVE	GV	
HYDRANT	HYD	
ELECTRIC BOX	EB	
HAND HOLE	HH	
FLARED END SECTION	FES	

SITE PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. CONCRETE CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
4. UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINT AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:

CONTROL JOINT MAX. SPACING: WALKS–8' O.C.
ALL OTHERS–10' O.C.

SAW CUT CONTROL JOINTS MINIMUM ¼ CONCRETE THICKNESS.

EXPANSION JOINT MAX. SPACING: WALKS–24' O.C.
*ALL OTHERS–40' O.C.

*ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS SHALL HAVE AN EXPANSION JOINT.

DOWELL ALL EXPANSION JOINTS: 24" O.C. MAX.

CONCRETE SEALER SHALL BE TK–26UV.

SITE DATA

ZONING:	B–2
PARCEL AREA:	145,932 SF
HARD SURFACE AREA:	
STATION STORE:	9,126 SF 6%
CARWASH:	1,931 SF 1%
PAVEMENT:	65,004 SF 45%
TOTAL:	76,061 SF 52%
PERVIOUS SURFACE AREA:	69,871 SF 48%
BUILDING HEIGHTS	
STATION STORE:	24.0 FT
CARWASH:	14.0 FT
FUEL CANOPY:	15.5 FT

PARKING SUMMARY

STANDARD STALLS	47
HANDICAP STALLS	2
FUEL CANOPY STALLS	20
TOTAL STALLS	69

0 15 30 60
(IN FEET)

BENCHMARK

1. MnDot Geodetic GSID Station No. 808 (MnDot Name HYATT MNDT) – Elevation 878.97 ft. (NAVD88)

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Name: Daniel J. Wilke, P.E.
Signature:
Date: 01/30/25 License #: 53182

PRELIMINARY SITE DIMENSION PLAN

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
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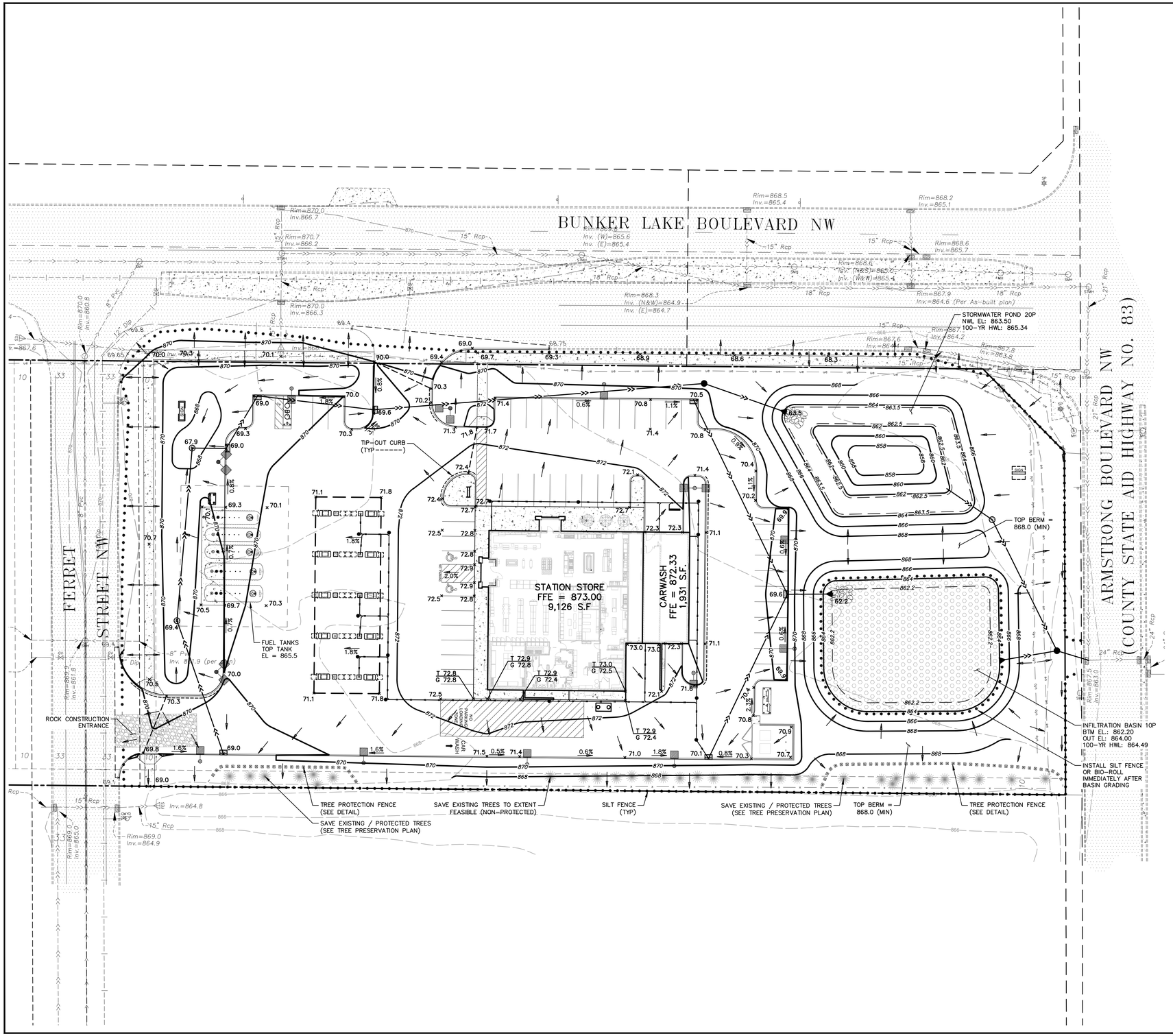
DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C181



PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER		
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS		
UNDERGROUND FIBER OPTIC		
UNDERGROUND ELECTRIC		
FENCE		
MISCELLANEOUS MANHOLE		
SEMAPHORE		
SANITARY MANHOLE		
LIGHT POLE		
SIGN		
GATE VALVE		
HYDRANT		
ELECTRIC BOX		
HAND HOLE		
FLARED END SECTION		
5' CONTOUR	905	905
1' CONTOUR	904	904
SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)	00.0	00.0
SILT FENCE		
TREE PROTECTION FENCE		

GOVERNING SPECIFICATIONS

1. THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION".
2. THE LATEST EDITION OF THE CITY OF RAMSEY STANDARD DETAILS AND SPECIFICATIONS.
3. THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
4. THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

GRADING NOTES

1. SILT FENCE, TREE PROTECTION FENCE, AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL SITE HAS BEEN STABILIZED.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND PAVEMENTS PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
3. CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODDED, SEEDED OR LANDSCAPED.

0 15 30 60
(IN FEET)

BENCHMARK

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Name: Daniel J. Wilke, P.E.
Signature: Dan Wilke
Date: 01/30/25 License #: 53182

GRADE PLAN

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
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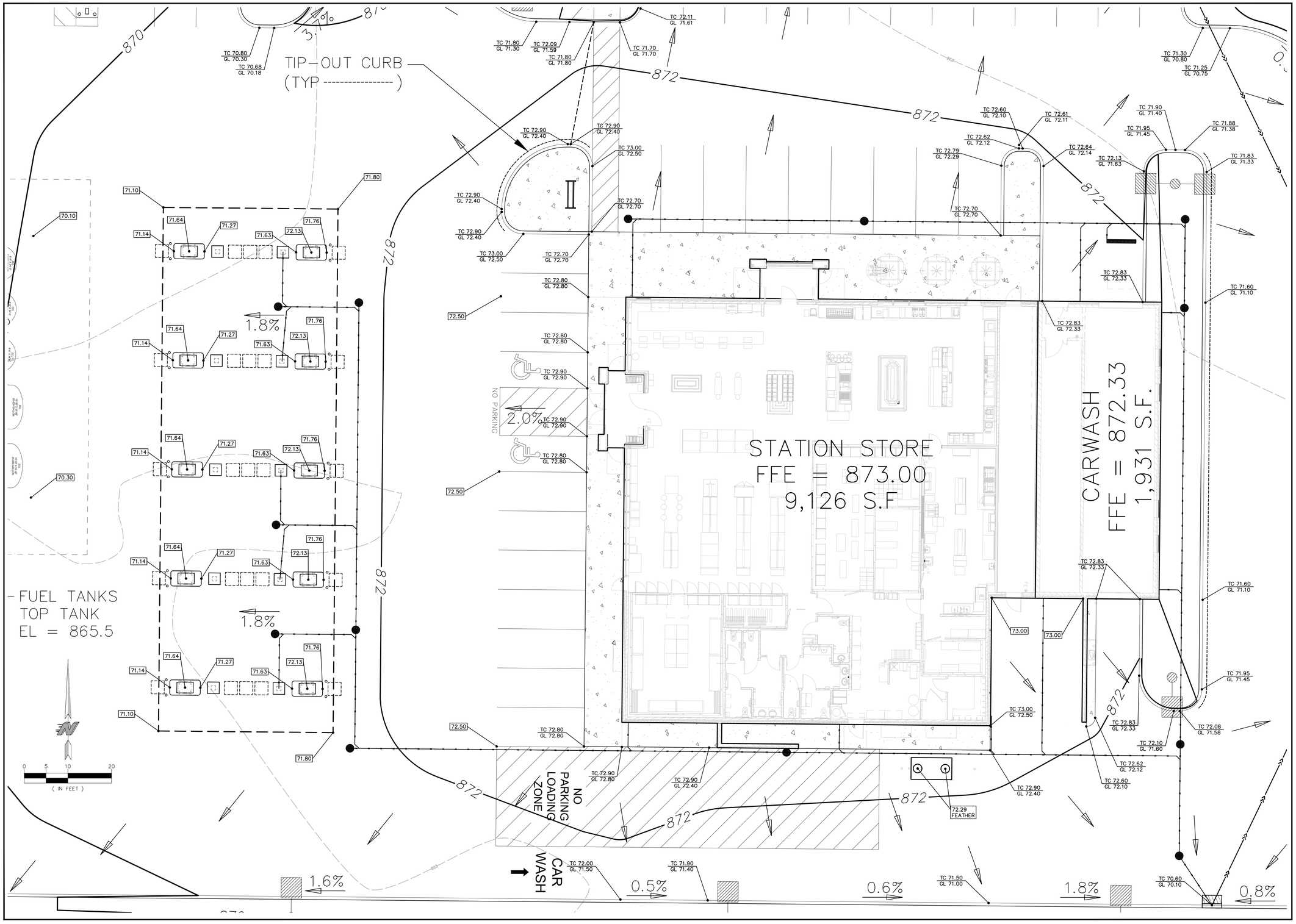
DATE	2025-01-30
SHEET	1782 C200



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1626 OAK STREET
LA CROSSE, WI 54602-2107
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CARLSON ENGINEERING
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 | FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Name: Daniel J. Wilke, P.E.
Signature:
Date: 01/30/25 License #: 53182

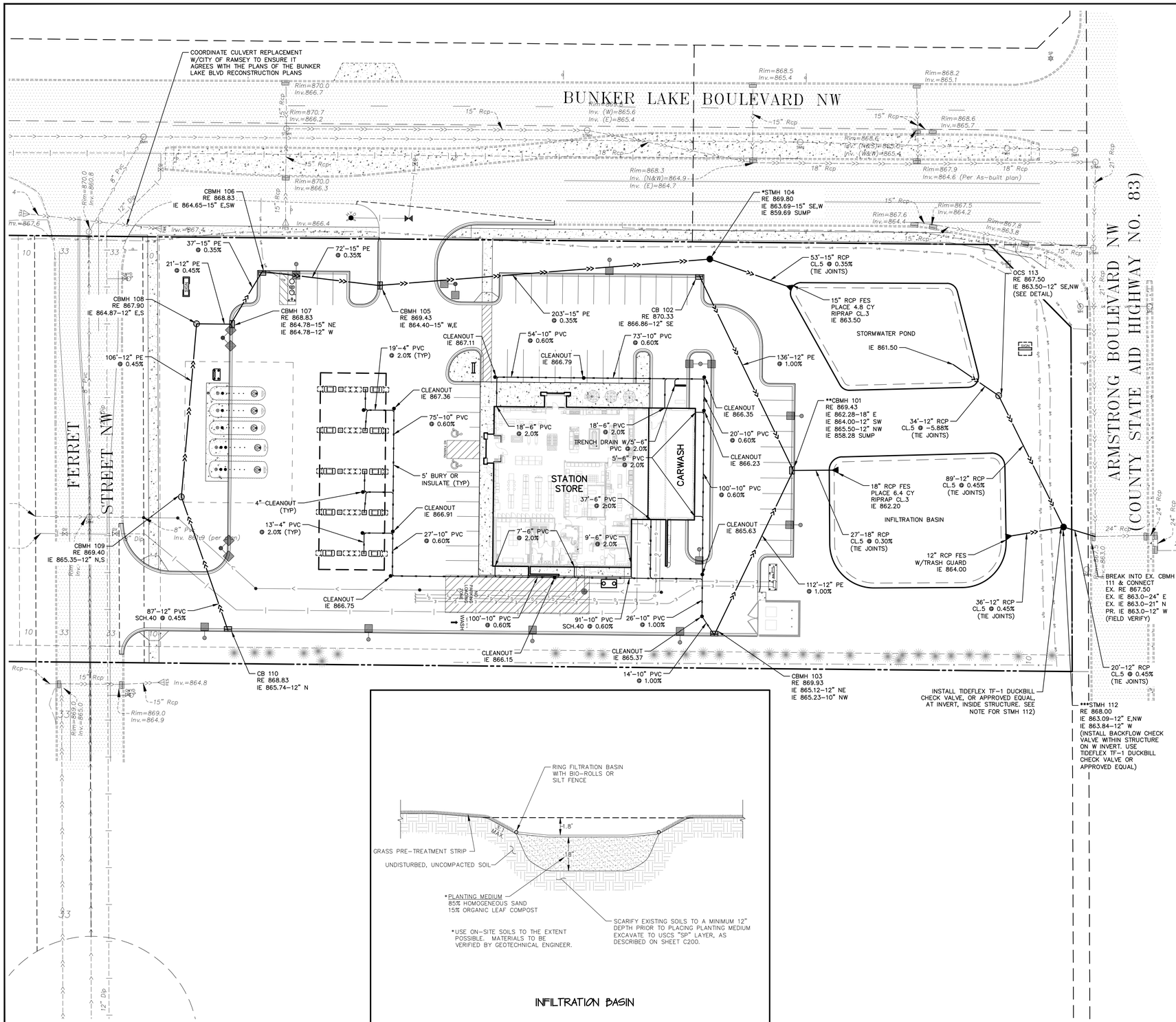
GRADE PLAN (SPOT DETAIL)

CONVENIENCE STORE #1782
WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments
3	04/22/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C201



INFILTRATION BASIN

PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER	STMH	
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS	ug	G
UNDERGROUND FIBER OPTIC	ufo	T
UNDERGROUND ELECTRIC	ue	E
FENCE	x	
MISCELLANEOUS MANHOLE	MH	
SEMAPHORE	SP	
SANITARY MANHOLE	SMH	
LIGHT POLE		
SIGN		
GATE VALVE	GV	
HYDRANT	HYD	
ELECTRIC BOX		
HAND HOLE	HH	
FLARED END SECTION	FES	

STORM SEWER SCHEDULE

STRUCTURE TYPE & No.	SIZE	NEENAH CASTING or EQUAL
OCS–113	48" DIA.	SEE DETAIL
***STMH–112	48" DIA.	R–1733
CBMH–111	EX.	EX.
CB–110	24"x 36"	R–3067–VB
CBMH–109	48" DIA.	R–4342
CBMH–108	48" DIA.	R–4342
CBMH–107	48" DIA.	R–3067–VB
CBMH–106	48" DIA.	R–3067–V
CBMH–105	48" DIA.	R–3067–VB
*STMH–104	48" DIA.	R–1733
CBMH–103	48" DIA.	R–3067–V
CB–102	24"x 36"	R–3067–V
**CBMH–101	48" DIA.	R–3067–VB

* INSTALL 18R SNOUT OIL & DEBRIS STOP AS MANUFACTURED BY BMP, INC. ON OUTLET PIPE.
** INSTALL 24R SNOUT OIL & DEBRIS STOP AS MANUFACTURED BY BMP, INC. ON OUTLET PIPE.
*** INSTALL BACKFLOW CHECK VALVE WITHIN STRUCTURE ON W INVERT. USE TIDEFLEX TF–1 DUCKBILL CHECK VALVE OR APPROVED EQUAL.

0 15 30 60
(IN FEET)

BENCHMARK

1. MnDot Geodetic GSID Station No. 808 (MnDot Name HYATT MND7) – Elevation 878.97 ft. (NAVD88)

CALL BEFORE YOU DIG

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

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
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Name: Daniel J. Wilke, P.E.
Signature:
Date: 01/30/25 License #: 53182

STORM SEWER PLAN

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
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SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C300

STORM DRAINAGE:

1. Unless otherwise indicated, use reinforced, precast, concrete maintenance holes and catchbasins conforming to ASTM C478, furnished with water stop rubber gaskets and precast bases. Joints for all precast maintenance hole sections shall have confined, rubber "O"-ring gaskets in accordance with ASTM C443. These joints are normally used in sewers to hold infiltration and exfiltration to a practical minimum and are adequate for hydrostatic heads up to 30'. The inside barrel diameter shall not be less than 48 inches.
2. Install catchbasin castings with specified rim elevation as shown.

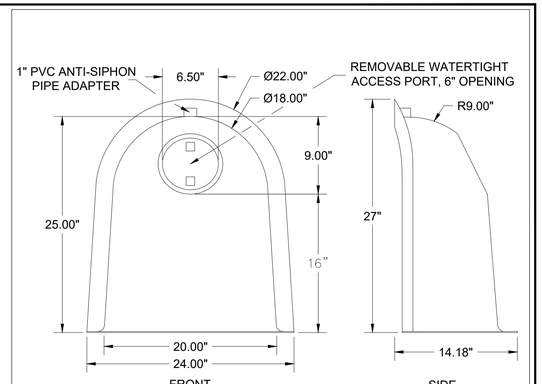
3. All joints and connections in the storm sewer system shall be gastight or watertight. Use flexible compression joints to make watertight connections to manholes in accordance with Minnesota Rules part 4714.0719.6. Where permitted by the administrative authority, approved resilient rubber seals or waterstop gaskets may be used in order to make watertight connections to manholes, catchbasins, and other structures. Use Fernco "Concrete Manhole Adaptors" or "Large Diameter Waterstops", Press-Seal "Waterstop Grouting Rings", or approved equal. Cement mortar joints alone are not allowed unless making repairs or connections to existing lines having such joints.
4. The building sewer starts 2 feet outside of the building. See Uniform Plumbing Code (UPC) part 715.1. Material installed within 2 feet of the building must be of materials approved for use inside of or within the building.
5. The exterior storm water piping must comply with the following requirements: (A) Double wyes may not be used for drainage fittings in the horizontal position (see Minnesota Rules, Chapter 4714, Section 310.5), because proper pipe slope cannot be maintained on both of the lateral branches. (B) Changes in direction in drainage piping must be made by appropriate use of wyes and bends (see Minnesota Rules, Chapter 4714, Section 706.0). When connecting any vertical drop to a horizontal run, use a wye and a 1/8 bend (45 deg), or a sanitary combo. A sanitary combo is a combination wye and a 1/8 bend combined in a single fitting. The reason is to form a long radius bend in order to insure that the waste is directed in the downstream direction as it enters the horizontal run. Tees are not allowed where the direction of flow changes from either vertical to horizontal or horizontal to horizontal.
6. PVC Pipe (Outside of the Building): Use solid-core, Schedule 40 Polyvinyl Chloride (PVC) Plastic Pipe for all designated PVC storm sewer services outside of the building. The PVC pipe shall meet or exceed the industry standards and requirements as set forth by the American Society for Testing and Materials (ASTM) D1785 and D2665. Fittings must comply with ASTM D1866, D2665, or F794. Joints must be approved mechanical or push-on utilizing an elastomeric seal. Use of solvent cement joints is allowed for building services. Solvent cement joints in PVC pipe must include use of ASTM F656 purple primer and cement in accordance with Uniform Plumbing Code (UPC), part 605.13.2. Pipe with solvent cement joints shall be joined with PVC cement conforming to ASTM D2564. The installation must comply with ASTM D2321, which requires open-trench installation on a continuous granular bed.
7. Cleanouts: Install cleanouts on all roof drains. Cleanouts shall be installed at every wye, sweep, and bend. Install cleanouts on all storm sewer services in accordance with UPC part 719.0 and 1101.12. The distance between cleanouts in horizontal piping shall not exceed 100 feet for pipes 4-inch and over in size. Cleanouts shall be of the same nominal size as the pipes they serve. Include frost sleeves and concrete frame and pipe support. Install a meter box frame and solid lid (Neenah R-1914-A, or approved equal) over all cleanouts. Provide cleanouts at the base of the roof leader connections at the gas island pump stations.
8. Fittings: Provide directional fittings for the storm piping serving the gas island pump stations. All changes in direction of flow in drain piping shall be made by the appropriate use of 45 degree wyes, long or short sweep quarter bends, sixth, eighth, or sixteenth bends, or by a combination of these or other equivalent fittings.
9. RCP: Reinforced concrete pipe (RCP) and fittings shall conform to ASTM C76, Design C, with circular reinforcing for the class of pipe specified. Use Class IV RCP for pipes 21" and larger. Use Class V RCP for pipes 18" and smaller. Joints shall be made up of concrete surfaces with a groove on the spigot for an O-ring rubber gasket (also referred to as a confined O-ring type joint) in accordance with ASTM C361. These joints are normally used in gravity sewers where exceptional tightness is required. This type of joint provides excellent inherent water tightness in both the straight and deflected position and meets all the joint requirements of ASTM C443.
10. RC Aprons: Install a reinforced concrete apron on the free end of all daylighted RCP storm sewer pipes. Tie the last three sections (including apron) of all daylighted RCP storm sewer with a minimum of two tie bolt fasteners per joint. This requirement applies to both upstream and downstream pipe inlets and outlets. For concrete culverts, tie all joints. Ties to be used only to hold the pipe sections together, not for pulling the sections tight. Nuts and washers are not required on inside of 675 mm (27 inch) or less diameter pipes.
11. Grates on horizontal pipes: Install safety-trash grates on all horizontal inlets/outlets greater than 6 inches in diameter. The grates shall be placed so that the rods or bars are not more than 3 inches downstream of the inlet/outlet. Rods or bars shall be spaced so that the openings do not permit the passage of a 6-inch sphere.
12. Testing: Test all portions of storm sewer that are within 10 feet of buildings, within 10 feet of buried water, lines, within 50 feet of water wells, or that pass through soil or water identified as being contaminated in accordance with the Minnesota Rules part 4714.1109 and UPC part 1109.0. Test all flexible storm sewer lines for deflection after the sewer line has been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and retest.
13. Draintile: In accordance with Minnesota Rules part 4714.1102.5, use perforated polyvinyl chloride PVC (ASTM D2729) or corrugated polyethylene PE (ASTM F405) on all draintile 3-inches to 6-inches in diameter. **Install draintile with high permittivity circular knit polymeric filament filter sock per ASTM D6707-01. MnDot 3733 Type I sewn seam non-woven fabric shall not be used. Draintile pipe directly connected to the storm sewer is classified as storm sewer. Draintile inlet elevations to the catch basins must be above the storm sewer outlet elevations.**
14. Use Neenah R-3067-DR/DL casting with curb box, or approved equal, on CB #1, CB#2, CB#4 and CB #5. Casting shall include the "NO DUMPING DRAINS TO RIVER." environmental notice.
15. Use Zurn Z886 trench drain model 8606N with black acid resistant epoxy coated ductile grate – Class C for proposed trench drain.
16. Use Neenah Foundry Co. R-1642 casting with self-sealing, solid, type B lid, or approved equal, on all storm sewer maintenance holes. Covers shall bear the "Storm Sewer" label.
17. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TraceWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dryconn 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.
18. Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
19. Install anti-seepage diaphragms at the locations indicated on the plan in accordance with MNDOT Standard Specification 2501 and MNDOT Standard Plate No. 3146C.
20. The minimum depth of cover for building and canopy roof drain leaders without insulation is 5 feet. Insulate roof drain leaders at locations where the depth of cover is less than 5 feet. Provide a minimum insulation thickness of 2 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam HI-40 plastic foam insulation.
21. Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Lay the pipe with the bell end or receiving groove end of the pipe pointing upgrade. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.
22. Line ponds with 2' thick impervious clay liner per detail.
23. Clean sediment and debris from sewers, sumps and stormwater basins prior to final owner acceptance.
24. Televise all existing lines prior to connection.
25. Provide a final storm water management report that will serve to verify that the intent of the approved storm water management design has been met. The report shall include record drawings, measurements, and photographic evidence of the as-built storm water management system. The report shall substantiate that all aspects of the original design have been adequately provided for by the construction of the project.
26. Install finger drains at each and every proposed catchbasin (see detail). Finger drains around catch basin inlets shall not be installed below the crown of the storm drain piping.

HDPE REQUIREMENTS:

1. Install dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe at locations indicated on the plan. High-density polyethylene (HDPE) storm sewers must meet ASTM F714 (see Minnesota Rules, Chapter 4714 and Installation Standard 1).
2. Dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe shall conform to the requirements of AASHTO M252 for pipe sizes 4-inch to 10-inch diameter. Dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe shall conform to the requirements of ASTM F2306 (virgin PE material) for pipe sizes 12-inch to 60-inch diameter.
3. All fittings must comply with ASTM Standard D3212.
4. Water-tight joints must be used at all connections (including structures) in conformance with ASTM F2510.
5. HDPE pipe connections into all concrete structures must be made with water tight materials utilizing Nyoplast "Manhole Adaptors" along with Press-Seal or Kor-N-Seal "Watertight Connector", Cast-in-Seal "Precast Watertight Connector", or approved equals. Where the alignment precludes the use of the above approved watertight methods, Conseal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Administrative Authority.
6. Lay all HDPE pipe on a continuous granular bed. Installation must comply with ASTM D2321. All sections of the corrugated HDPE pipe shall be coupled in order to provide water-tight joints.
7. Perform deflection tests on all HDPE pipe after the sewer lines have been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and perform the test again until acceptable. Supply the mandrel for deflection testing. If the deflection test is to be run using a rigid ball or mandrel, it shall have a diameter equal to 95% of the inside diameter of the pipe. The ball or mandrel shall be clearly stamped with the diameter. Perform the tests without mechanical pulling devices.

INFILTRATION AREA CONSTRUCTION:

1. Protect the infiltration area from compaction and disturbance of existing soils.
2. Report any signs of high water table or compaction of the in place soils to the Engineer.
3. Schedule the construction so that excavation of the infiltration system to final grade occurs after the contributing drainage areas have been constructed and fully stabilized. Excavate the infiltration areas to within one foot of final grade initially. Delay final excavation of the basin floor until all disturbed areas tributary to the basin are stabilized. Utilize tracked excavation equipment that has relatively light bearing pressures. No heavy equipment is allowed on the infiltration areas before or after construction.
4. Delineate the location of infiltration areas (e.g. with flags, stakes, signs, silt fence, etc.) before work begins so that heavy construction equipment will not compact the soil in the proposed infiltration system.
5. Excavation of infiltration areas shall be completed using a backhoe with a toothed bucket.
6. The bottom excavations surface of infiltration areas shall be level without dips or swales.
7. Native soils in infiltration areas shall be de-compacted to a minimum depth of 18 inches prior to placing planting media or rock.
8. Planting media and rock shall remain uncontaminated (not mixed with other soil) before and during installation.
9. During construction, stormwater must be routed around infiltration areas until all construction activity has ceased and tributary surface are cleaned of sediment.
10. Installation of infiltration practices shall be done during periods of dry weather and completed before the rainfall event. Placement of planting media or rock shall be on dry native soil only.
11. Use rigorous erosion prevention and sediment controls (e.g. diversion berms) during the construction of the infiltration system in order to keep sediment and runoff completely away from the infiltration area.
12. Inspect all infiltration areas in order to ensure that no sediment from ongoing construction activity is reaching the infiltration areas and that these areas are protected from compaction due to construction equipment driving across the infiltration areas.
13. Prior to construction, provide dual-ring infiltrometer testing (ASTM D-3385) at the infiltration site in order to to verify infiltration rates used for the basin design. The tests shall be performed at the bottom elevation of the infiltration basin and shall be performed by a qualified geotechnical professional. Do not begin construction until soil type and infiltration rate verification has been made. Perform a minimum of 2 tests at each infiltration site (0.5-acre bottom area or less). Perform 2 additional tests for every additional 0.5-acre of bottom area. Verify the number of tests with the geotechnical professional and the governing authorities.
14. 2.5" of engineered soil is to be used as the surface layer of the infiltration basin. It shall consist of 40% by volume silica sand, topsoil (20% by volume if loam texture, 30% by volume if sandy loam or loamy sand texture), and 30%-40% by volume compost material.
15. Coarse filter aggregate shall be a free draining mineral product, excluding crushed carbonate quarry rock, limestone, crushed concrete, and salvaged bituminous mixture.
16. After final grading, till the floor of the infiltration area to a depth of at least 18 inches in order to provide a well aerated, porous surface texture. Till in 6 inches of compost material if the soils become compacted.
17. Place all excavated materials downstream and away from the infiltration area during and after excavation.
18. Stabilize the bottom and sideslopes of the infiltration area immediately following construction of the basin.
19. Use native MN state seed mixture 33-261. Apply seed mixture at a rate of 35 lbs per acre in accordance with MNDOT Standard Spec. 2575. Incorporate a Type 3 fertilizer (slow release type with 10 week residual) consisting of 22-5-10 (2N-P-K) into the soil at an application rate of 200 lbs per acre by disking prior to seeding. Prepare the soil in accordance with MNDOT Standard Spec. 2574.3
20. Establish native seed mix in accordance with MNDOT Standard Spec. 2575.3. Seed native mixes with a native seed drill, a drop type seeder, or a hydro seeder at the adjusted bulk application rate of each mixture. Use a drill capable of accurately metering the types of seed planted and capable of maintaining a uniform mixture of seeds during drilling. Use a drill with disk furrow openers and a packer assembly to compact the soil directly over the drill row. Seed native mixes in rows spaced no greater than 8 inches apart. Place seeds to a final planting depth from ¼ inch to ¼ inch. Perform drill seeding at a right angle to surface drainage. A drop type seeder equipped with a separate seed box for the fluffy seed and a soil packer assembly may be used in lieu of a drill with disc openers. Use a cyclone or spinner type seeder on areas no greater than 1 acre or on areas inaccessible to other equipment, as approved by the Engineer. Lightly harrow or rake the site following the seeding operation. Pack the site following harrowing in order to ensure a firm seed-bed.
21. Comply with the requirements of MNDOT Standard Spec. Table 2575-1 for season of planting native seed mixtures. The appropriate dates for spring seeding are from April 15 through July 20. Fall seeding dates are from September 20 to October 20. Dormant seeding dates are from October 20 to November 15. Dormant seeding will only be allowed if the maximum soil temperature at a depth of 1 inch does not exceed 40 degrees F in order to prevent germination. When the dates in the season of planting prohibit seeding of the permanent seed mixture, apply temporary seeding and mulch in order to comply with the requirements of the GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY and then apply permanent seeding at a later date.
22. Water and maintain seeded areas on a timely day-to-day basis. In the event of a seeding failure, reseed and remulch the areas where the original seed has failed to grow and perform additional watering as necessary at no additional cost to the Owner.
23. Maintenance of Areas Planted With Native Seeds: To reduce weed establishment, mow 2 to 3 times (30 days apart) during the first year with the mower deck about 6" – 8" off the ground. Mow one time during the 2nd year before weeds set their seeds. Mow once every 3 to 5 years following the initial 2 years of maintenance in order to remove dead plant material and stimulate new seed.



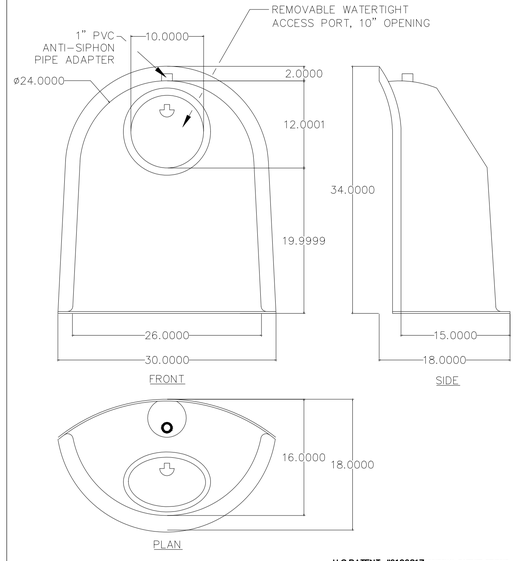
U.S. PATENT #6126817 ADDITIONAL PATENTS PENDING

DESIGNED TO FIT 48"-60" DIAM. STRUCTURES

RECOMMENDED SUMP DEPTH 2.5 TO 3X OUTLET PIPE I.D.

BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860)434-3195

DESCRIPTION	DATE	SCALE
18R SNOUT OIL & DEBRIS STOP	09/06/99	NONE
	DRAWING NUMBER	18R



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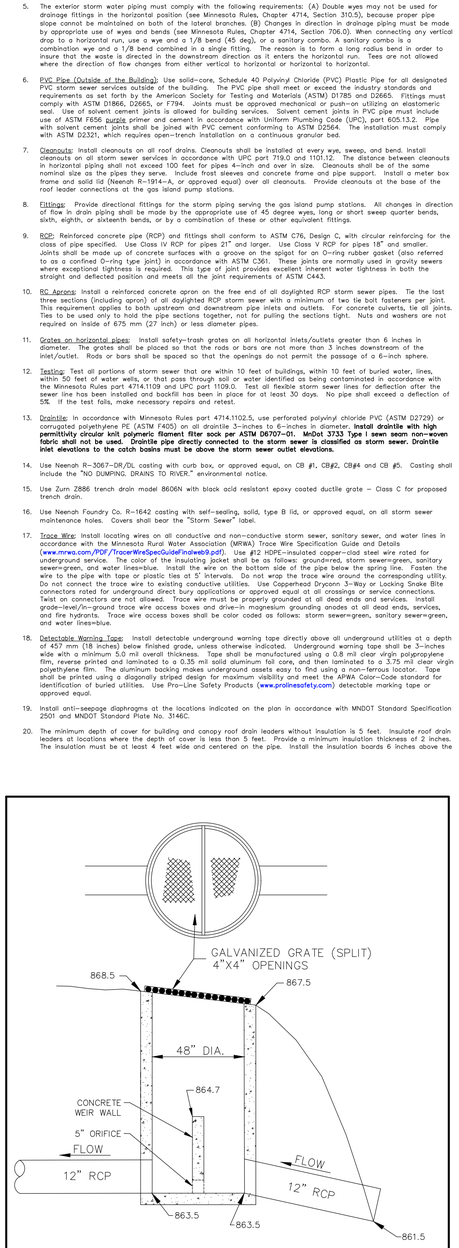
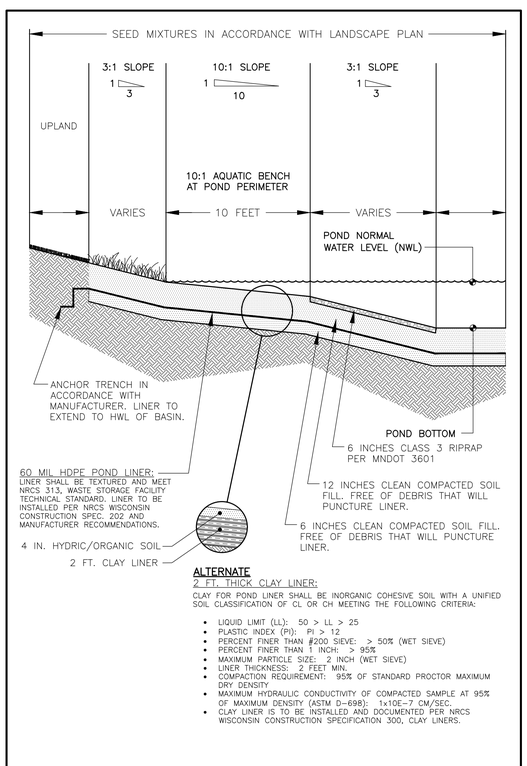
(800) 504-8008 FAX: (860)434-3195

DESCRIPTION	DATE	SCALE
24R SNOUT OIL & DEBRIS STOP	09/13/99	NONE
	DRAWING NUMBER	24R



OUTLET CONTROL STRUCTURE #13



ALTERNATE
2 FT. THICK CLAY LINER:

CLAY FOR POND LINER SHALL BE INORGANIC COHESIVE SOIL WITH A UNIFIED SOIL CLASSIFICATION OF CL OR CH MEETING THE FOLLOWING CRITERIA:

- LIQUID LIMIT (LL): 50 > LL > 25
- PLASTIC INDEX (PI): PI > 12
- PERCENT FINER THAN #200 SIEVE: > 50% (WET SIEVE)
- PERCENT FINER THAN 1 INCH: > 95%
- MAXIMUM PARTICLE SIZE: 2 INCH (WET SIEVE)
- LINER THICKNESS: 2 FEET MIN.
- COMPACTION REQUIREMENT: 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY
- MAXIMUM HYDRAULIC CONDUCTIVITY OF COMPACTED SAMPLE AT 95% OF MAXIMUM DENSITY (ASTM D-698): 1x10E-7 CM/SEC.
- CLAY LINER IS TO BE INSTALLED AND DOCUMENTED PER NRCS WISCONSIN CONSTRUCTION SPECIFICATION 300, CLAY LINERS.

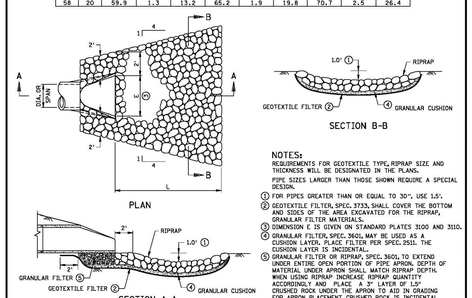
POND WITH LINER

TABLE OF QUANTITIES
RIPRAP AT RCP OUTLETS

DIA. OF ROUND PIPE (IN.)	L (FT.)	CLASS II d50 = 6" GEO-TEXTILE FILTER (SQ.YD.)	CLASS II d50 = 6" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS II d50 = 6" 12" DEPTH RIPRAP (CU.YD.)	CLASS III d50 = 9" GEO-TEXTILE FILTER (SQ.YD.)	CLASS III d50 = 9" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS III d50 = 9" 18" DEPTH RIPRAP (CU.YD.)	CLASS IV d50 = 12" GEO-TEXTILE FILTER (SQ.YD.)	CLASS IV d50 = 12" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS IV d50 = 12" 24" DEPTH RIPRAP (CU.YD.)
12	8	16.9	0.2	3.0	19.6	0.3	4.4	22.6	0.3	5.9
15	8	18.0	0.2	3.2	20.8	0.3	4.8	23.9	0.4	6.4
18	10	22.4	0.3	4.3	25.6	0.4	6.4	29.0	0.5	8.5
21	10	24.1	0.4	4.7	27.4	0.6	7.1	30.9	0.7	9.4
24	12	29.7	0.5	6.2	33.4	0.8	9.2	37.3	1.0	12.3
27	12	31.4	0.6	6.6	35.2	0.9	9.9	39.4	1.2	13.2
30	14	37.4	0.8	8.2	41.6	1.1	12.3	46.0	1.5	16.4
36	16	45.9	1.1	10.6	50.5	1.6	15.8	55.4	2.1	21.1
42	18	52.8	1.2	12.5	57.8	1.7	18.7	63.0	2.3	24.9
48	20	61.1	1.5	14.8	66.5	2.2	22.2	72.0	2.9	28.6

TABLE OF QUANTITIES
RIPRAP AT RCP-A OUTLETS

SPAN OF PIPE ARCH (IN.)	L (FT.)	CLASS II d50 = 6" GEO-TEXTILE FILTER (SQ.YD.)	CLASS II d50 = 6" GRANUL FILTER UNDER APRON (CU.YD.)	CLASS II d50 = 6" 12" DEPTH RIPRAP (CU.YD.)	CLASS III d50 = 9" GEO-TEXTILE FILTER (SQ.YD.)	CLASS III d50 = 9" GRANUL FILTER UNDER APRON (CU.YD.)	CLASS III d50 = 9" 18" DEPTH RIPRAP (CU.YD.)	CLASS IV d50 = 12" GEO-TEXTILE FILTER (SQ.YD.)	CLASS IV d50 = 12" GRANUL FILTER UNDER APRON (CU.YD.)	CLASS IV d50 = 12" 24" DEPTH RIPRAP (CU.YD.)
22	10	22.4	0.3	4.1	25.6	0.4	6.1	29.0	0.5	8.1
28	12	29.5	0.5	5.7	33.2	0.7	8.5	37.1	0.9	11.3
36	14	37.3	0.8	7.5	41.5	1.1	11.2	45.8	1.5	14.9
43	16	45.9	1.1	9.5	50.3	1.6	14.3	55.3	2.1	19.0
51	18	52.5	1.2	11.3	57.5	1.7	16.9	62.7	2.3	22.5
58	20	59.3	1.3	13.2	65.2	1.9	19.8	70.7	2.5	26.4



NOTES:
REQUIREMENTS FOR GEOTEXTILE TYPE, RIPRAP SIZE AND THICKNESS WILL BE DESIGNATED IN THE PLANS.
PIPE SIZES LARGER THAN THOSE SHOWN REQUIRE A SPECIAL DESIGN.
1. FOR PIPES GREATER THAN OR EQUAL TO 30", USE 1.5'.
2. GEOTEXTILE FILTER, SPEC. 3733, SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIPRAP, GRANULAR FILTER MATERIALS.
3. DIMENSION E IS GIVEN ON STANDARD PLATES 3100 AND 3110.
4. GRANULAR FILTER, SPEC. 3601, MAY BE USED AS A CUSHION LAYER. PLACE FILTER PER SPEC. 2511. THE CUSHION LAYER IS INCIDENTAL.
5. GRANULAR FILTER OR RIPRAP, SPEC. 3601, TO EXTEND UNDER ENTIRE OPEN PORTION OF PIPE APRON. DEPTH OF MATERIAL UNDER APRON SHALL MATCH RIPRAP DEPTH. WHEN USING RIPRAP INCREASE RIPRAP QUANTITY ACCORDINGLY AND PLACE A 2" LAYER OF 1.5" CRUSHED ROCK UNDER THE APRON TO AID IN GRADING FOR APRON PLACEMENT. CRUSHED ROCK IS INCIDENTAL.

APPROVED DECEMBER 9, 2013 STATE DESIGN ENGINEER	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION RIPRAP AT RCP OUTLETS	SPECIFICATION REFERENCE 3100 3110 3601 3733 2511	STANDARD PLATE NO. 3133D

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CARLSON ENGINEERING
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 | FAX 763.489.7959
CARLSON-ENGINEERING.COM

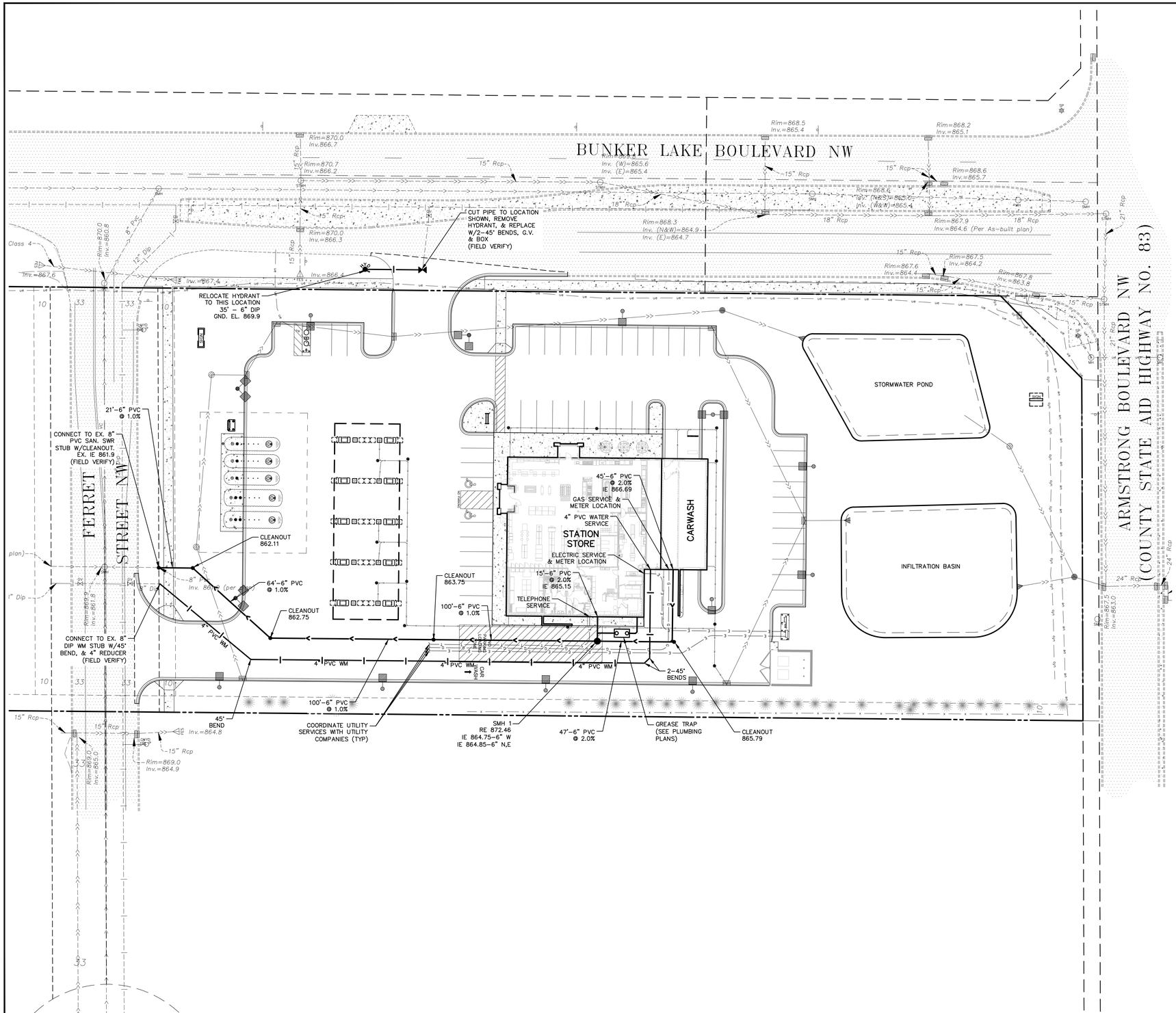
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Name: Daniel J. Wilke, P.E.
Signature:
Date: 01/30/25 License #: 53182

STORM SEWER NOTES & DETAILS
CONVENIENCE STORE #1782 WITH 1-BAY CARWASH
BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments
3	04/22/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C301



PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER	STMH	
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS	ug ug	G G G
UNDERGROUND FIBER OPTIC	ufo ufo	T T T
UNDERGROUND ELECTRIC	ue ue	E E E
FENCE	x x	
MISCELLANEOUS MANHOLE	MH	
SEMAPHORE		
SANITARY MANHOLE	SMH	
LIGHT POLE		
SIGN		
GATE VALVE	GV	
HYDRANT	HYD	
ELECTRIC BOX	EB	
HAND HOLE	HH	
FLARED END SECTION	FES	

0 15 30 60

(IN FEET)

BENCHMARK

1. MnDot Geodetic GSID Station No. 808 (MnDot Name HYATT MN07) – Elevation 878.97 ft. (NAVD88)

CALL BEFORE YOU DIG

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

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
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Name: Daniel J. Wilke, P.E.
Signature: Dan Wilke
Date: 01/30/25 License #: 53182

UTILITY PLAN

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments
3	04/22/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C400

GENERAL:

1. Existing boundary, location, topographic, and utility information shown on this plan is from a field survey by **E.G. Rud & Sons, Inc. dated 11/11/24.** The Engineer is not responsible for inaccuracies related to the survey information.
2. Perform all construction work in accordance with State and Local requirements.
3. Perform all construction activity in accordance with the Minnesota Pollution Control Agency GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY issued August 1, 2023 and all subsequent amendments thereto.
4. Comply with all applicable local, state, and federal safety regulations. Comply with the work safety practices specified by the Occupational Safety and Health Administration (OSHA). OSHA prohibits entry into "confined spaces," such as manholes and inlets (see 29 CFR Section 1910.146), without undertaking certain specific practices and procedures. Bench or slope sidewalls in order to provide safe working conditions and stability for the placement of engineered fill. Perform excavations in accordance with the requirements of O.S.H.A. 29 CFR, Part 1926, Subpart P, Excavations. The Contractor is responsible for naming the "Competent Individual" in accordance with CFR 1926.6. Sloping or benching for excavations greater than 20 feet deep must be approved by a registered professional engineer (www.osha.gov).
5. Safety is solely the responsibility of the Contractor, who is also solely responsible for the construction means, methods, techniques, sequences or procedures, and for safety precautions and programs in connection with the Work.
6. The Engineer shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work. The Engineer's review shall not constitute approval of safety precautions or of any construction means, methods, techniques, sequences, or procedures.
7. Examine all local conditions at the site, and assume responsibility as to the grades, contours, and the character of the earth, existing conditions, and other items that may be encountered during excavation work above or below the existing grades. Review the drawings, specifications, and geotechnical report covering this work and become familiar with the anticipated site conditions.
8. Refer to the architectural plans for building and stoop dimensions, site layout and dimensions, pavement sections and details, striping, and other site features.
9. A licensed surveyor shall perform construction staking. The Contractor shall provide and be responsible for the staking. Verify all plan and detail dimensions prior to construction staking. Stake the limits of walkways and curbing prior to valvebox, maintenance hole, and catchbasin installation. Adjust valvebox and maintenance hole locations in order to avoid conflicts with curb and gutter. Adjust catchbasin locations in order to align properly with curb and gutter.
10. Provide temporary fences, barricades, coverings, and other protections in order to preserve existing items to remain, and to prevent injury or damage to person or property.
11. Provide all traffic control required in order to construct the proposed improvements. Traffic control design and associated government approvals are the responsibility of the Contractor. Comply with local authorities and the latest version of the Minnesota Manual on Uniform Traffic Control Devices (MMUTCD), including the Field Manual for Temporary Traffic Control Zone Layouts. If the temporary traffic control zone affects the movement of pedestrians, provide adequate temporary pedestrian access and walkways. If the temporary traffic control zone affects an accessible and detectable pedestrian facility, maintain accessibility and detectability along the alternate pedestrian route in accordance with the provisions for pedestrian and worker safety contained in Part 6 of the MMUTCD.
12. Connect to existing sanitary sewer MH's by coredrilling. Connect to existing storm sewer MH's by either sawcutting or coredrilling. Use saws or drills that provide water to the blade. Meet all City standards and specifications for the tie connection. Reconstruct inverts after installation. Use water stop gaskets in order to provide watertight seals when penetrating a structure wall with a pipe. Take measurements before beginning construction to ensure that service connections do not cut into maintenance access structure joints or pipe barrel joints.
13. Completely remove existing concrete and masonry structures that are located within the proposed building and future building expansion areas. All other existing sewer and watermain pipes that are to be abandoned shall either be removed, or completely filled with sand or controlled low strength material (CLSM) also known as flowable concrete fill. Bulkhead ends of the pipe segment to be decommissioned with concrete. All other existing sanitary sewer and storm sewer structures that are to be abandoned in place shall be abandoned as follows: (1) remove castings, rings, and top sections, (2) bulkhead any pipe openings, (3) break two 4-inch diameter holes in the barrel at the bottom of the structures for drainage and cover the holes with geotextile filter fabric, and (4) fill the structures with sand or CLSM.
14. Testing and Inspections: All plumbing installations, including water and sewer services, must be tested and inspected in accordance with the requirements of the Minnesota Plumbing Code (Minnesota Rules Chapter 4714). Coordinate testing and inspection with the State Health Department and the City Public Works Department. No drainage or plumbing work may be covered prior to completing the required tests and inspections.
15. Coordinate building utility connection locations at 2 ft. out from the proposed building with the interior Plumbing Contractor prior to construction. Verify water and sewer service locations, sizes, and elevations with the Mechanical Engineer prior to construction. Coordinate construction and connections with the Mechanical Contractor.
16. The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data" by the FHA.
17. The locations of existing utilities shown on this plan are from record information. The Engineer does not guarantee that all existing utilities are shown or, if shown, exist in the locations indicated on the plan. It is the Contractor's responsibility to ascertain the final vertical and horizontal location of all existing utilities (including small water and sewer lines and appurtenances). Notify the Engineer of any discrepancies.
18. The Contractor is solely responsible for all utility locates. Contact utility companies for locations of all public and private utilities within the work area prior to beginning construction. Contact GOPHER STATE ONE CALL at (651) 454-0002 in the Minneapolis/St. Paul metro area, or 1-800-252-1166 elsewhere in Minnesota for exact locations of existing utilities at least 48 working hours (not including weekends and holidays) before beginning any construction in accordance with Minnesota Statute 216D. Obtain ticket number and meet with representatives of the various utilities at the site. Provide the Owner with the ticket number information. Gopher State One Call is a free service that locates municipal and utility company lines, but does not locate private utility lines. Use an independent locator service or other means in order to obtain locations of private utility lines including, but not limited to, underground electric cables, telephone, TV, and lawn sprinkler lines.
19. Pothole to verify the positions of existing underground facilities at a sufficient number of locations in order to assure that no conflict with the proposed work exists and that sufficient clearance is available.
20. Where existing gas, electric, cable, or telephone utilities conflict with the Work, coordinate the abandonment, relocation, offset, or support of the existing utilities with the appropriate local utility companies. Coordinate new gas meter and gas line installation, electric meter and electric service installation, cable service, and telephone service installation with the local utility companies.
21. When working near existing telephone or electric poles, brace the poles for support. When working around existing underground utilities that become exposed, provide sufficient support in order to prevent excessive stress on the existing piping. The location and preservation of existing underground utilities is solely the responsibility of the Contractor.
22. Temporary support systems are the responsibility of the Contractor, who is also solely responsible for the construction means, methods, techniques, sequences or procedures, and for safety precautions and programs in connection with the temporary support systems. Temporary support systems include, but are not limited to, shoring, sheeting, bracing, anchorages, excavation support walls, directional boring, auger jacking, soil stabilization, and other methods of protecting existing improvements.
23. Arrange for and secure suitable disposal areas off-site. Dispose of all excess soil, waste material, debris, and all materials not designated for salvage. Waste material and debris includes trees, stumps, pipe, concrete, asphaltic concrete, cans, or other waste material from the construction operations. Obtain the right to any waste disposal or surplus material either shown or not shown on the plans. All work in disposing of such material shall be considered incidental to the work. All disposal must conform to applicable solid waste disposal permit regulations. Obtain all necessary permits at no cost to the Owner.
24. Store and protect existing site features that need to be removed and replaced in connection with the Work. Replace damaged or stolen site features at no additional cost to the Owner.
25. Straight line saw-cut existing bituminous or concrete surfacing at the perimeter of pavement removal areas. Use saws that provide water to the blade. Do not allow the slurry produced by this process to be tracked outside of the immediate work area or discharged into the sewer system. Tack and match all connections to existing bituminous pavement.
26. Relocate overhead power, telephone, and cable lines as required. Seal and report any existing unused on-site wells and septic systems in accordance with Minnesota Department of Health (MDH) requirements. Provide the MDH with a Well and Boring Sealing Record, or certify in writing that there are no unused wells on the property.
27. All materials required for this work shall be new material conforming to the requirements for class, kind, grade, size, quality, and other details specified herein or as shown on the Plans. Do not use recycled or salvaged aggregate, asphaltic pavement, crushed concrete, or scrap shingles. Unless otherwise indicated, the Contractor shall furnish all required materials and labor in order to perform the construction in accordance with the construction documents, specifications, and regulatory agencies.
28. Reconstruct driveways and patch street to match existing pavement section and grade. Sod right-of-way. Restore the public right-of-way at temporary construction entrance locations. Replace any concrete curb and gutter, bituminous pavement, sidewalk, or vegetative cover damaged by the construction activity. Restore damaged turf with sod within the public right-of-way. The work area shown is general and may need to be adjusted in the field.
29. Cut turf edges in order to allow for a uniform straight edge at locations where new sod meets existing turf. No jagged or uneven edges are allowed. Remove topsoil as required at joints between existing and new turf in order to allow the surface of the new sod to be flush with the existing.
30. Document existing conditions (photographs, video, field survey, etc.) in order to enable restoration to match existing conditions and in order to ensure that restored areas have positive drainage similar to existing conditions.
31. Provide positive drainage away from buildings at all times. Provide and maintain temporary drainage throughout construction until the permanent drainage system and structures are in place and operational. Install temporary ditches, piping, pumps, or other means as necessary in order to insure proper drainage at all times. Provide low points at building pads or roadways with positive outfalls. Do not block drainage from or direct excess drainage to adjacent property.
32. Protect all structures and landscaping not labeled for demolition from damage during construction. Provide protective coverings and enclosures as necessary to prevent damage to existing work that is to remain. Existing work to remain may include items such as trees, shrubs, lawns, sidewalks, drives, curbs, utilities, buildings and/or other structures on or adjacent to the site. Provide temporary fences and barricades as required for the safe and proper execution of the work and the protection of persons and property. Provide building surveys and seismic monitoring in locations where demolition, excavation, underpinning, pile driving, compacting, or similar work is to be performed adjacent to or in the vicinity of existing structures. Return any on-site or off-site areas disturbed directly or indirectly due to construction to a condition equal to or better than the existing condition.
33. Protect sub grades from damage by surface water runoff.
34. Full design strength is not available in bituminous pavement areas until the final lift of asphalt is compacted into place. Protect pavement areas from overloading by delivery trucks, construction equipment, and other vehicles.
35. When sawing or drilling concrete or masonry, use saws that provide water to the blade. Do not allow the slurry produced by this process to be tracked outside of the immediate work area or discharged into the sewer system.
36. Adjust all public and private structures including curb stops, valve boxes, maintenance hole castings, catchbasin castings, cleanout covers, and similar items to finished grade in accordance with the requirements of each structure's owner. Structures being reset in paved areas must meet the owner's requirements for traffic loading.
37. 2% maximum slope in all directions in handicapped accessible parking areas. 2% maximum cross slope and 5% maximum longitudinal slope on all sidewalks.
38. Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Lay the pipe with the bell end or receiving groove end of the pipe pointing upgrade. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.
39. Obtain and pay for all permits, tests, inspections, etc. required by agencies that have jurisdiction over the project including the NPDES permit from the State. The Contractor is responsible for all bonds, letters of credit, or cash sureties related to the work. Execute and inspect work in accordance with all local and state codes, rules, ordinances, or regulations pertaining to the particular type of work involved.
40. Measure pipe lengths from center-of-structure to center-of-structure, or to the end of aprons.
41. Obtain permits from the City for work in the public right-of-way.
42. Refer to the geotechnical report by the Soils Engineer for dewatering requirements.
43. Test boring data shown on the plans were accumulated for designing and estimating purposes. Their appearance on the plan does not constitute a guarantee that conditions other than those indicated will not be encountered.
44. The minimum depth of cover for building and canopy roof drain leaders without insulation is 5 feet. Insulate roof drain leaders at locations where the depth of cover is less than 5 feet. Provide a minimum insulation thickness of 2 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam HI-40 plastic foam insulation.
45. Insulate utility lines at locations indicated on the plans. Provide a minimum insulation thickness of 4 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Highload 40 Polystyrene Insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thk.
46. Construct sanitary sewer, watermain, and storm sewer utilities in accordance with the City Engineer's Association of Minnesota Standard Specifications sections 2600, 2611, and 2621 dated 2013, or the latest revised edition.
47. These plans, prepared by Carlson McCain, LLC., do not extend to or include systems pertaining to the safety of the construction contractor or its employees, agents, or representatives in the performance of the work. The seal of Carlson McCain's registered professional engineer hereon does not extend to any such safety systems that may nor or hereafter be incorporated into these plans. The construction contractor shall prepare or obtain the appropriate safety systems which may be required by U.S. Occupational Safety and Health Administration (OSHA) and/or local regulations.
48. Existing utilities shown on this plan are located as accurately as possible. However, the Engineer does not guarantee that all utilities are shown, or if shown are in the exact locations indicated on the plan. It is the Contractor's responsibility to ascertain the final vertical and horizontal location of all existing utilities (including municipal water and sewer lines and appurtenances) and to notify the owners of the utilities a minimum of 48 working hours before starting construction in a given area, requesting location in the field, as exact as possible, of all utilities which may be affected by the construction.
49. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TracerWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dryconn 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.
50. Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
51. See architectural for building waterproofing and foundation drainage.
52. Place #3 rebar at 3' on center in all 6" thick concrete pavement locations. Place #4 rebar at 4' on center in all 8" thick concrete pavement locations.
53. Place #4 x 2'-0" tie bar at 3' on center in all concrete curb and gutter.
54. Record as-built information as construction progresses or at appropriate construction intervals. Secure and deliver to the Owner as-built information showing locations, top, and invert elevations of maintenance holes, catchbasins, cleanouts, inlet and outlet pipes, valves, hydrants, and related structures. Location ties shall be to permanent landmarks or buildings.
55. Test reports required for project close-out include, but are not limited to: density test reports, bacteriological tests on the water system, pressure tests on the water system, leak tests on the sewer system, and deflection tests on all HDPE pipe.
56. Removing Markings: Markings that are no longer applicable for roadway conditions or restrictions and that might cause confusion for the road user shall be removed or obliterated to be unidentifiable as a marking as soon as practical. Pavement marking obliteration shall remove the non-applicable pavement marking material, and the obliteration method shall minimize pavement scarring. Painting over existing pavement markings with black paint or spraying with asphalt shall not be accepted as a substitute for removal or obliteration.
57. Completely remove marking from locations shown on the plan in accordance with MnDOT Standard Specification Section 2102. Use one or a combination of air blasting, water blasting, and grinding. Provide a dust control system and remove accumulated sand or other materials. Collect, haul, and dispose of dust or residue from removals.

WATER DISTRIBUTION SYSTEM:

1. Bring all site utilities to 2' outside of the building line with the exception of the water service. Extend water service into the building and up to the interior water meter. Do not install PVC water service pipe under or within any building, structure, or part thereof.
2. CITY REQUIRES A MINIMUM OF 48 HOURS NOTICE PRIOR TO ANY WATER SHUTDOWN.
3. Separation of Water and Sewer: Construct sewer and water services in accordance with Minnesota Rules, part 4714.0721 and Uniform Plumbing Code (UPC) parts 720.0 and 721.0. Provide a minimum horizontal separation of 10 feet between all water and sewer lines, including manholes, catch basins, storm sewer, sanitary sewer, draintile, or other potential sources for contamination. Measure the separation distance from the outer edge of the pipe to the outer edge of the contamination source (outer edge of structures, piping, etc.) At water and sewer crossings, the bottom of the water pipe located within ten feet of the point of crossing must be at least 12-inches above the top of the sewer. When this is not feasible, the sewer pipe material must be approved for use inside of or within a building in accordance with the requirements of Minnesota Rules part 4714.0701 and UPC part 701.0. No joints or connections are allowed on the water line within 10-feet of the crossing.
4. Watermain Depth: Maintain 8-feet of cover over the top of the water lines to the finished grade. Verify elevation of proposed and existing water lines at all utility crossings. Install the water lines at greater depths in order to clear storm sewers, sanitary sewers, or other utilities as required. Include costs to lower water lines in the base bid.
5. Disinfection: Disinfect all completed watermains in accordance with AWWA Standard C651. If the tablet or continuous feed methods are used, disinfect using with water that contains at least 50 ppm of available chlorine in accordance with Minnesota Rules, part 4714.0609 and UPC part 609.9. Do not use the tablet method on solvent-welded plastic or on screwed-joint steel pipe because of the danger of fire or explosion from the reaction of the joint compounds with the calcium hypochlorite. Retain the treated water in the pipeline for at least 24 hours. Measure the chlorine residual at the end of the 24 hour period. The free chlorine residual must be at least 10 mg/l measured at any point in the line. Measurement of the chlorine concentration at regular intervals shall be in accordance with Standard Methods, AWWA M-12, or using appropriate chlorine test kits.
6. Testing: Pressure test and perform bacteriological tests on all water lines under the supervision of the City Public Works Department. Notify the City at least 24 working hours prior to any testing. Pressure test the water system in accordance with the UPC part 609.4. Pressurize the waterline to a water pressure of 1034-kPa (150-psi) gauge pressure (measured at the point of lowest elevation) by means of a pump connected to the pipe in a satisfactor manner. Do not add water to the watermain in order to maintain the required pressure during the water main pressure testing. Minnesota Department of Labor and Industry The test section of pipe shall withstand the test without leaking for a period of not less than 15 minutes. Minnesota Department of Health The watermain shall be pressure tested at 150-psi for at least two hours with not more than a 2-psi pressure drop during the last hour of the test.
7. All water supply piping connected to municipal water main must have a 150 psi minimum pressure rating.
8. Copper tube for water services must comply with ASTM B88 and shall have a weight not less than Type L (in accordance with Minnesota Rules part 4714.0604 and UPC part 604.0.)
9. Ductile iron pipe (DIP) water services must comply with AWWA C151/ANSI A21.51 or AWWA C115/ANSI A21.15 (See Minnesota Rules part 4714.0604 and UPC part 604.0.). Use Thickness Class 52 DIP with push-on joints. Use petroleum resistant gaskets, Nitrile (NBR), or approved equal. Use only ANSI 304 stainless steel bolts and nuts on all watermain fittings, valves, and hydrants. The exterior of ductile iron pipe shall be coated with a layer of arc-sprayed zinc per ISO 8179. The interior cement mortar lining shall be applied without asphalt seal coating. Polyethylene encasement is required on all ductile iron pipe. Use V-Bio Enhanced Polyethylene Encasement or approved equal.
10. Polyvinyl Chloride (PVC) Building Water Services must comply with ASTM D1785, ASTM D2241, or AWWA C900; pressure rated for water (See Minnesota Rules part 4714.0604 and UPC part 604.0.). Do not install PVC water service pipe under or within any building, structure, or part thereof.
11. Polyvinyl Chloride (PVC) Watermain: Use AWWA C900 for all PVC watermain furnished with integral elastomeric bell and spigot joints; minimum pressure Class 150; dimension ratio not greater than 18; laying length 20 feet. Use EBAA Iron, Inc., "Series 2000 PV Megalug," or approved equal for restraint on C900 PVC watermain. Use only ANSI 304 stainless steel bolts and nuts on all watermain fittings, valves, and hydrants.
12. Use mechanical joint restraint devices for joint restraint on all watermain bends having a vertical or horizontal deflection of 22-1/2 degrees or greater, all valves, stubs, extensions, tees, crosses, plugs, all hydrant valves, and all hydrants in accordance with City requirements. Use "Series 1100 Megalug" manufactured by EBAA Iron Inc., Eastland, Texas, or approved equal, installed in accordance with manufacturer's recommendations for restraint on Ductile Iron Pipe. Restraining devices are to have epoxy coating or approved equivalent. Restraining device hardware shall be ANSI 304 stainless steel, or approved equivalent.
13. Watermain Valves: At all valve locations which require a 12" or smaller valve, install gate valves which are of the compression resilient seated (CRS) type. Use American Flow Control's Series 2500 Ductile Iron Resilient Wedge Gate Valve, or approved equal. Gate valves shall conform to AWWA C509. Install cast iron valve boxes conforming to ASTM A48 at each valve location. Valve boxes shall be the three-piece type with 5-1/4" shafts. Use Tyler 6860-G with No. 6 base, or equivalent. Valve boxes shall have at least 6" of adjustment above and below finished grade. Drop covers on valve boxes shall be round and bear the word "WATER" cast on the top. Use Tyler 6860-G "Stayput" covers with extended skirt, or equivalent. All valve hardware shall be ANSI 304 stainless steel, or approved equivalent.
14. Curb Valves and Boxes: Use Mueller H-10334 extension type curb box with Minneapolis pattern base, or approved equal, at all 2" through 2" curb stop locations. Stationary rod is required on all curb stops. Use Mueller Company Mark II Orlseal No. H-15154N curb stop, or approved equal, and stainless steel stem rod.
15. Fire hydrants shall be in accordance with the requirements of the local municipality. Do not connect hydrant drains to sanitary sewers or storm sewers. Do not locate hydrants within 10 feet of sanitary sewers or storm sewers. When placing fire hydrants in locations where the groundwater table is less than 8 feet below the ground surface, plug the hydrant drain holes and equip the hydrants with a tag stating the need for pumping after use. Maintain a 3-foot clear space around the circumference of all fire hydrants. All hydrant hardware shall be ANSI 304 stainless steel, or approved equivalent.
16. Do not connect new watermain to existing until the new water main is pressure tested and disinfected.
17. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TracerWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dryconn 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.
18. Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
19. Threaded hose connections including hose bibbs and hydrants must include a back flow prevention device in accordance with Minnesota Rules, part 4714.0603 and UPC part 603.0. Wall hydrants must meet ASSE Standard 1019 (see Table 603.2). Where permitted by the administrative authority, wall hydrants may utilize non-removable ASSE 1052 backflow preventers or non-removable ASSE 1011 vacuum breakers and provision is made to protect from freezing (see Minnesota Rules, Chapter 4714, Sections 603.5.7, 312.6, and 301.1.2).
20. All newly installed or replacement pipes, pipe fittings, plumbing fittings and fixtures, including backflow preventers, that are installed on potable water systems or systems that are designed to distribute water for potable use, are required to meet the Reduction of Lead in Drinking Water Act, which establishes a maximum lead content of 0.25 percent by weighted average of the wetted surfaces. Solder and flux for potable water systems shall contain less than 0.2 percent lead. Joints must include non-corrosive non-toxic paste-type flux complying with ASTM B813 (see Minnesota Rules, Chapter 4714, Section 605.3.4). See Minnesota Rules, part 4714.0604 and UPC part 604.11.
21. Do not exceed the manufacturer's specifications for curvature of pipe and deflection at pipe joints. Securely close all open ends of pipe and fittings with watertight plugs when work is not in progress. Keep the interior of all pipes clean and remove any dirt or debris from joint surfaces after the pipes have been lowered into the trench. Install all valves plumb and located according to the plans.
22. Insulate the watermain at locations indicated on the plans. Provide a minimum insulation thickness of 4 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Highload 40 Polystyrene Insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thk.

SANITARY SEWER:

1. Unless otherwise indicated, use reinforced, precast, concrete maintenance holes conforming to ASTM C478, furnished with precast bases. Sanitary sewer maintenance holes shall be supplied with pre-formed inverts and flexible neoprene sleeve connections for all lateral lines 375 mm (15 inches) in diameter or less, unless otherwise indicated. Joints for all precast maintenance hole sections shall have confined, rubber "O"-ring gaskets in accordance with ASTM C443. These joints are normally used in sewers to hold infiltration and exfiltration to a practical minimum and are adequate for hydrostatic heads up to 30'. The inside barrel diameter shall not be less than 48 inches.
2. All joints and connections in the sewer system shall be gastight or watertight. Use flexible compression joints to make watertight connections to manholes in accordance with Minnesota Rules part 4714.0719.6. Where permitted by the administrative authority, approved resilient rubber joints or waterstop gaskets must be used in order to make watertight connections to manholes and other structures. Use Fernco "Concrete Manhole Adaptors" or "Large Diameter Waterstops", Press-Seal "Waterstop Grouting Rings", or approved equal. Cement mortar joints are permitted only for repairs or connections to existing lines having such joints.
3. The building sewer starts 2 feet outside of the building. See Uniform Plumbing Code (UPC) part 715.1. Material installed within 2 feet of the building must be of materials approved for use inside of or within the building.
4. The exterior sanitary sewer piping must comply with the following requirements: (A) Double wyes may not be used for drainage fittings in the horizontal position (see Minnesota Rules, Chapter 4714, Section 310.5). Proper pipe slope cannot be maintained on both of the offset branches. (B) Changes in direction in drainage piping must be made by appropriate use of wyes and bends (see Minnesota Rules, Chapter 4714, Section 706.0). Tees are not allowed where the direction of flow changes from either vertical to horizontal or horizontal to horizontal.
5. Pipe: Use solid-core, Schedule 40 Polyvinyl Chloride (PVC) Plastic Pipe for all designated PVC sanitary sewer services outside of the building. The PVC pipe shall meet or exceed the industry standards and requirements as set forth by the American Society for Testing and Materials (ASTM) D1785 and D2665. Fittings must comply with ASTM D1866, D2665, or F794. Joints must be approved mechanical or push-on utilizing an elastomeric seal. Use of solvent cement joints is allowed for building services. Solvent cement joints in PVC pipe must include use of ASTM F656 purple primer and cement in accordance with Uniform Plumbing Code (UPC), part 605.13.2. Pipe with solvent cement joints shall be joined with PVC cement conforming to ASTM D2564. The installation must comply with ASTM D2321, which requires open-trench installation on a continuous granular bed.
6. Cleanouts: Install cleanouts on all sanitary sewer services in accordance with UPC part 719.0 and 1101.12. The distance between cleanouts in horizontal piping shall not exceed 100 feet for pipes 4-inch and over in size. Cleanouts shall be of the same nominal size as the pipes they serve. Include frost sleeves and concrete frame and pipe support. Install a meter box frame and solid lid (Neenah R-1914-A, or approved equal) over all cleanouts.
7. Testing: Pressure test all sanitary sewer lines in accordance with the Minnesota Rules parts 4714.0712 and 4714.0723 and UPC parts 712.0 and 723.0. Test all flexible sanitary sewer lines for deflection after the sewer line has been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and retest.
8. Install flexible watertight frame/chimney seals on all sanitary sewer maintenance holes in order to seal the outside of the chimney from the cast iron frame down to the cone. The seal shall be a continuous seamless band made of high quality EPDM (Ethylene Propylene Diene Monomer) rubber with a minimum thickness of 65 mils. Use Internal/External Adapter Seal as manufactured by Adaptor, Inc. (www.adaptorinc.com/wp-content/uploads/2019/04/ADAP_IEManholeSeal.pdf), Infi-Shield Uni-band one piece molded sealing system as manufactured bySealing Systems, Inc. (www.sealingsystems.com), or approved equal.
9. Use Neenah Foundry Co. R-1642 casting with self-sealing, solid, type B lid, or approved equal, on all sanitary sewer maintenance holes. Covers shall bear the "Sanitary Sewer" label.
10. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TracerWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dryconn 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.
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12. The minimum depth of cover for sanitary sewer without insulation is 5 feet. Insulate sanitary sewer services at locations where the depth of cover is less than 5 feet. Provide a minimum insulation thickness of 4 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Highload 40 Polystyrene Insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thk.
13. Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Lay the pipe with the bell end or receiving groove end of the pipe pointing upgrade. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.
14. All saddle tee or wye fittings must provide an integrally molded pipe stop in the branch for positive protection against service pipe insertion beyond the inside of the sewer main pipe wall.
15. Terminate all new sewer stubs with a water-tight gasketed cap properly braced in order to withstand the infiltration-exfiltration test. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at the end of all stubs.
16. Televise all existing lines prior to connection.

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

Name: Daniel J. Wilke, P.E.
Signature: Dan Wilke
Date: 01/30/25 License #: 53182

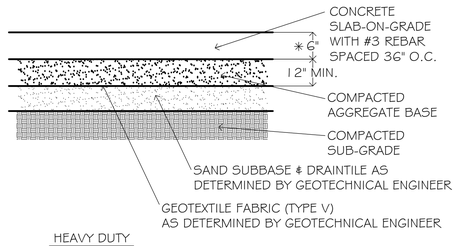
UTILITY NOTES

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments
3	04/22/25	Per City Comments

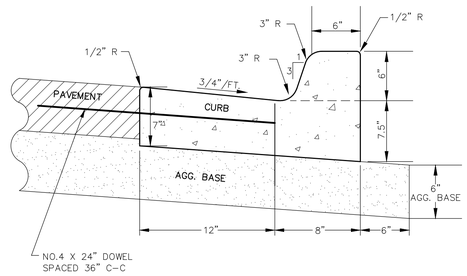
DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C401



HEAVY DUTY
INCREASE TO 8" THICK W/ #4 REBAR SPACED 36" O.C. AS NOTED ON PLANS (I.E. OVER TANKS & AT ENTRANCES)

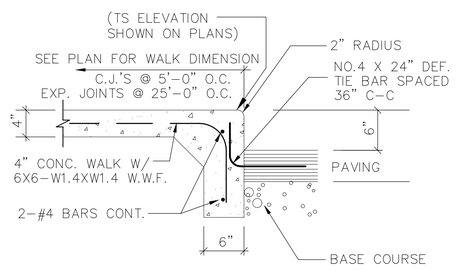
NOTE:
PAVEMENT SECTION TO BE VERIFIED W/ GEOTECHNICAL REPORT.

1 | C500 — 6" CONCRETE PAVEMENT SECTION (LIGHT DUTY)
NO SCALE

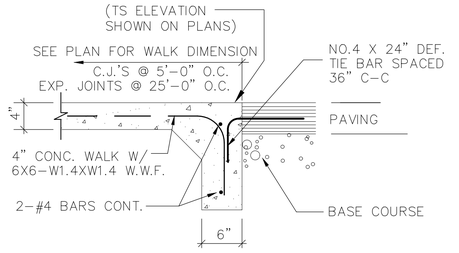


* TIPOUT CURB SHALL SLOPE OUT AT 3/4" PER FOOT.

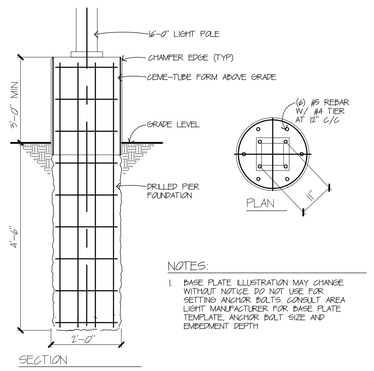
2 | C500 — B-612 CONCRETE CURB & GUTTER
NO SCALE



3 | C500 — SIDEWALK/ CURB DETAIL
NO SCALE

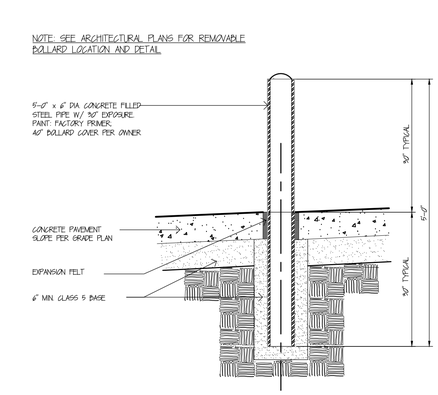


4 | C500 — SIDEWALK/ CURB DETAIL (FLUSH PAVEMENT)
NO SCALE

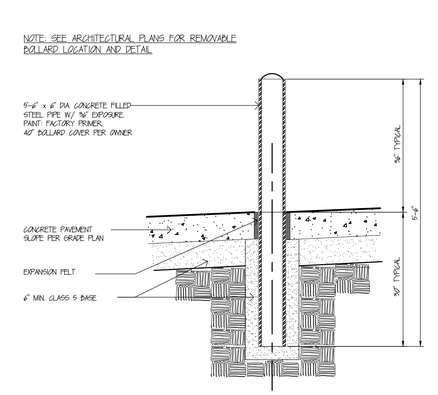


NOTES:
1. BASE PLATE ILLUSTRATION MAY CHANGE WITHOUT NOTICE. DO NOT USE FOR SETTING ANCHOR BOLTS. CONSULT AREA LIGHT MANUFACTURER FOR BASE PLATE TEMPLATE, ANCHOR BOLT SIZE AND EMBEDMENT DEPTH

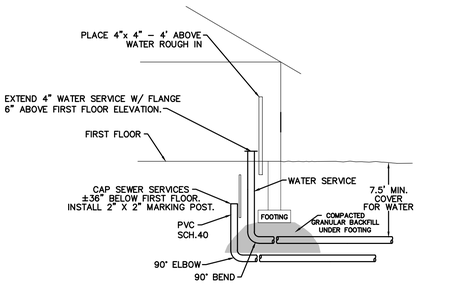
5 | C500 — ROUND AREALIGHT FOUNDATION
NO SCALE



6 | C500 — 6" PIPE BOLLARD - 5'
NO SCALE



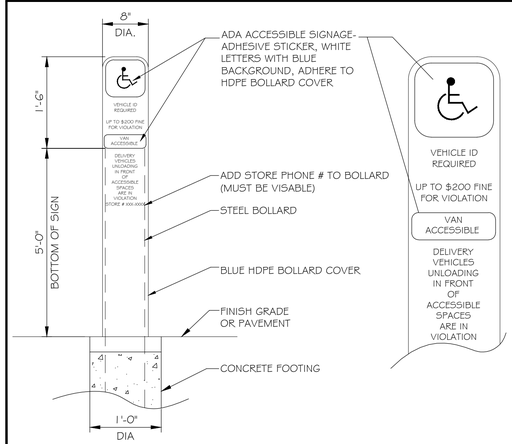
7 | C500 — 6" PIPE BOLLARD - 5'-6"
NO SCALE



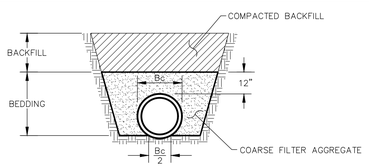
WATER NOTES: 4" WATER SERVICE W/FLANGE SHALL BE EXTENDED TO 6" ABOVE FIRST FLOOR ELEVATION. ALL SERVICES SHALL BE MARKED WITH A 4" X 4" POST, 4' ABOVE GRADE.

SEWER NOTES: SANITARY SEWER SERVICES FOR BUILDINGS SHALL BE EXTENDED VERTICALLY TO APPROXIMATELY 36" BELOW FIRST FLOOR ELEVATION AND CAPPED. ALL SERVICES SHALL BE MARKED WITH A 2" X 2" POST.

8 | C500 — SANITARY & WATER SERVICE INSTALLATION
NO SCALE

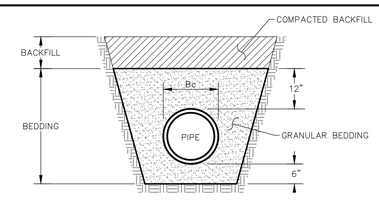


9 | C500 — ADA BOLLARD SIGNAGE
NO SCALE

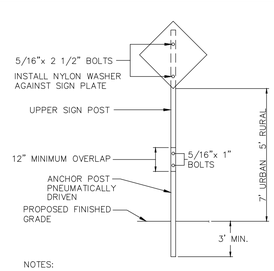


Bc = OUTSIDE DIAMETER OF PIPE

10 | C500 — DIP & RCP PIPE BEDDING
NO SCALE

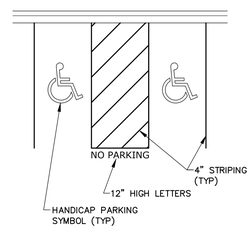


11 | C500 — PVC PIPE BEDDING
NO SCALE



NOTES:
1. MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS.
2. SIGN PANELS-REFLECTIVE SHEETING, VIP DIAMOND GRADE.
3. BOLTS SHALL BE TAMPER PROOF.
4. FLANGED CHANNEL SIGN POSTS SHALL BE PAINTED GREEN, 3 LB./L.F. AND 7' LONG.
5. SIGNS INSTALLED IN CONCRETE SHALL HAVE AN APPROVED BREAK-AWAY DEVICE.
6. EDGE OF SIGN SHALL BE MINIMUM 18" FROM BACK OF CURB.

12 | C500 — TRAFFIC SIGN INSTALLATION
NO SCALE



13 | C500 — HANDICAP PARKING SPACE STRIPING
NO SCALE

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

Name: Daniel J. Wilke, P.E.
Signature:
Date: 01/30/25 License #: 53182

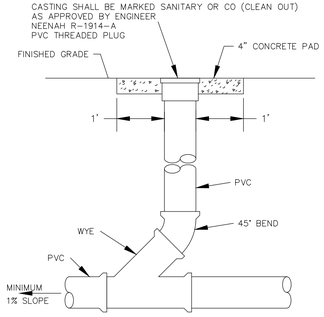
DETAILS

CONVENIENCE STORE #1782
WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments
3	04/22/25	Per City Comments

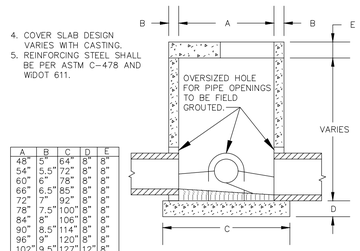
DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C500



NOTES:
- ALL JOINTS SHALL BE SOLVENT WELD EXCEPT AS NOTED.
- CLEAN OUTS ARE REQUIRED AT 100' SPACING AND AT CHANGE OF DIRECTION.
- ALL CLEAN OUTS SHALL BE EQUIPPED WITH A FROST SLEEVE.

1 | SERVICE CLEAN OUT
C501 | NO SCALE

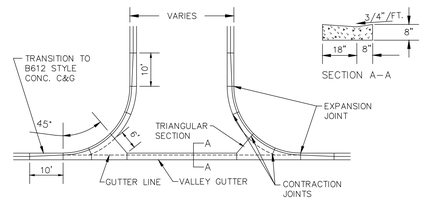
NOTES:
1. 54" THRU 120" DIA. STRUCTURES ARE MANUFACTURED WITH BELL END FACING DOWN.
2. STRUCTURES ARE MANUFACTURED IN ACCORDANCE WITH ASTM C-478 AND WDOT 611 WITH RUBBER GASKET JOINTS.
3. PROVIDE MORTAR FILLETS TO FIT THE BOTTOM PORTION OF PIPE TO DIRECT FLOW TO OUTLET HALF-WAY UP PIPE MINIMUM.
4. COVER SLAB DESIGN VARIES WITH CASTING.
5. REINFORCING STEEL SHALL BE PER ASTM C-478 AND WIDOT 611.



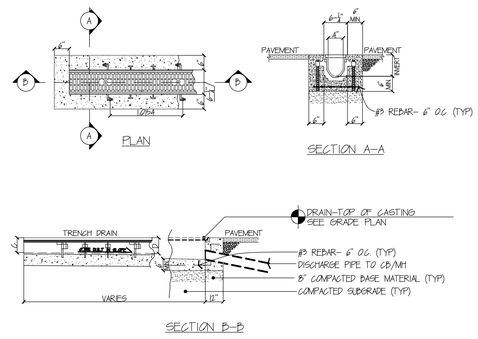
A	B	C	D	E
48"	5"	64"	8"	8"
54"	5.5"	72"	8"	8"
60"	6"	78"	8"	8"
66"	6.5"	85"	8"	8"
72"	7"	92"	8"	8"
78"	7.5"	100"	8"	8"
84"	8"	106"	8"	8"
90"	8.5"	114"	8"	8"
96"	9"	120"	8"	8"
102"	9.5"	127"	12"	8"
108"	10"	132"	12"	12"
120"	10"	146"	12"	12"

STANDARD STORM SEWER CATCH BASIN/MANHOLE & MANHOLE

2 | C501 | NO SCALE

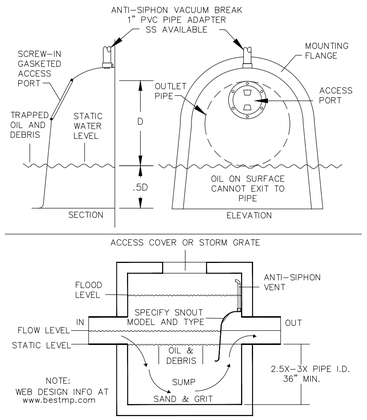


3 | CONCRETE VALLEY GUTTER
C501 | NO SCALE

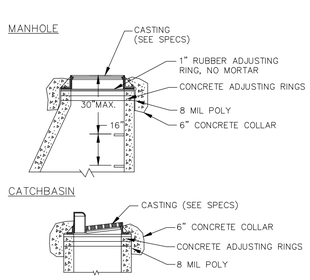


TRENCH SHALL BE "PERMA-TRENCH Z 886 SYSTEM- SERIES 8600N

4 | Z 886 TRENCH DRAIN DETAIL
C501 | NO SCALE

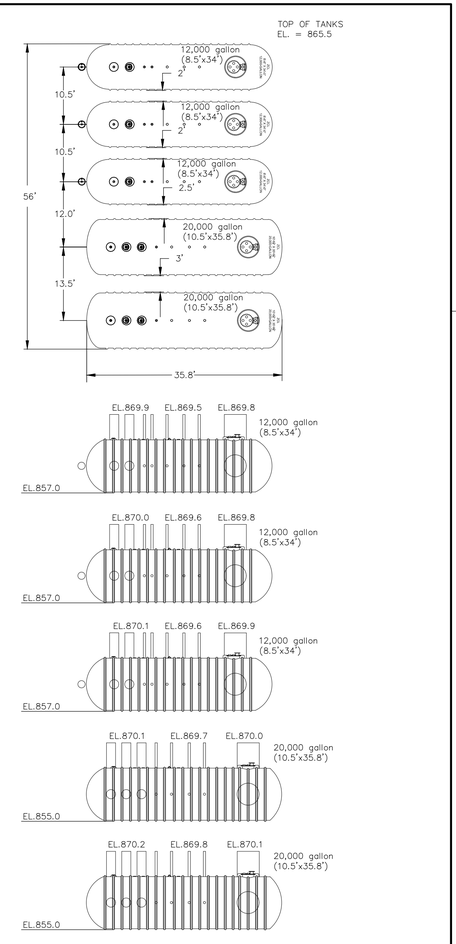


5 | "SNOUT" OIL-WATER-DEBRIS SEPARATOR
C501 | NO SCALE



NOTES:
1. USE MINIMUM OF 2-0.2' ADJUSTING RINGS, MAXIMUM OF 5-0.2' ADJUSTING RINGS, ALL SET IN MORTAR.
2. MANHOLE STEPS SHALL BE PER MNDOT PLATE 4180, TYPE W. STEPS SHALL BE LOCATED ON UPSTREAM WALL FOR PIPE SIZES UP TO AND INCLUDING 15" AND ON SIDE WALL FOR GREATER THAN 15".
3. LIDS FOR SANITARY SEWER SHALL BE MARKED "SANITARY"

6 | ADJUSTING RINGS & STEPS
C501 | NO SCALE



7 | TANK COMPLEX DIAGRAMS AND ELEVATIONS
C501 | NO SCALE

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

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
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CARLSON ENGINEERING
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
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CARLSON-ENGINEERING.COM

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

Name: Daniel J. Wilke, P.E.
Signature:
Date: 01/30/25 License #: 53182

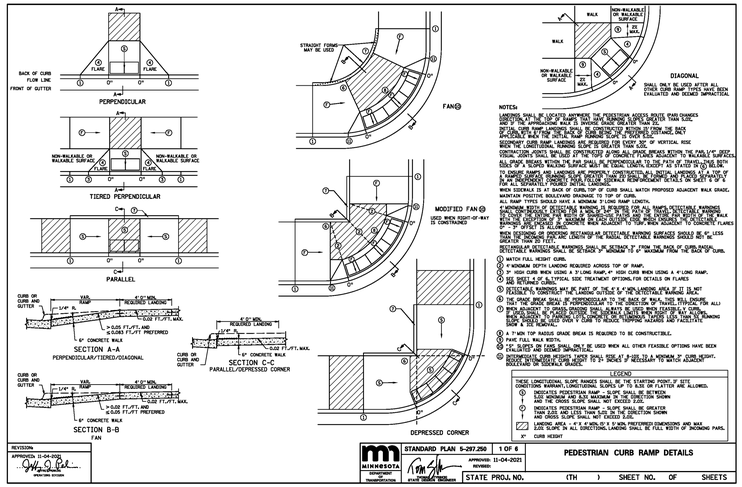
DETAILS

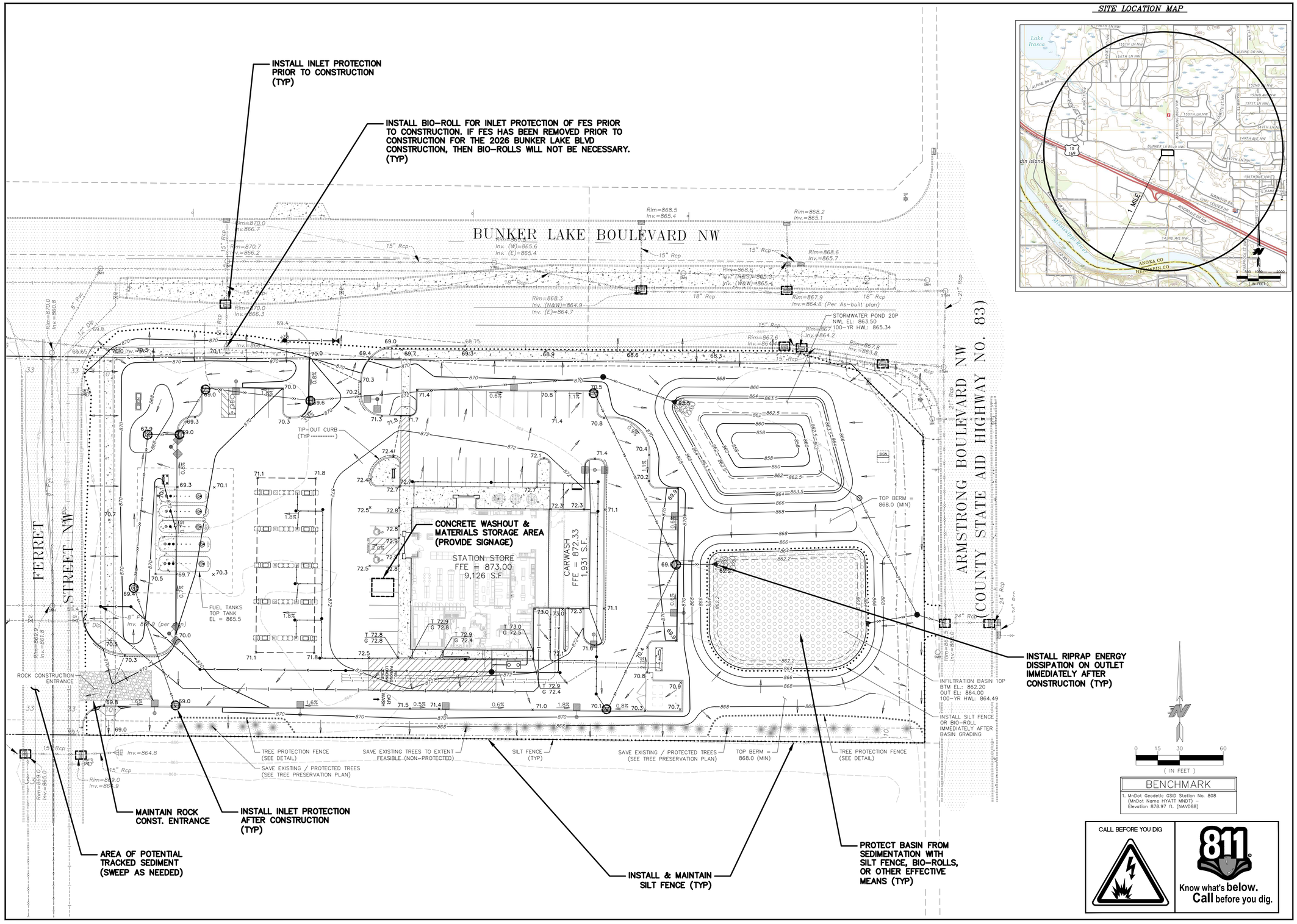
CONVENIENCE STORE #1782
WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments
3	04/22/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C501


PERPENDICULAR
TIERED PERPENDICULAR
PARALLEL
SECTION A-A
PERPENDICULAR/TIERED/DIAGONAL
SECTION B-B
FAN
SECTION C-C
PARALLEL/DEPRESSED CORNER
FAN
MODIFIED FAN
USED WHEN RIGHT-OF-WAY IS CONSTRAINED
DEPRESSED CORNER
DIAGONAL
SHALL ONLY BE USED AFTER ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL
NOTES:
LANDING SHALL BE LOCATED WHERE THE PEDESTRIAN ACCESS ROUTE YEARS CHANGES DIRECTION OR WHERE THE RUNNING SLOPE CHANGES. MINIMUM LANDING SIZES SHALL BE 5' LONG BY THE WIDTH OF THE RAMP, EXCLUDING FLARES.
WHERE THE RUNNING SLOPE OF A RAMP EXCEEDS 5.0%, THE MAXIMUM LANDING SLOPE SHALL BE 2.0%.
OPTIMAL CURB RAMP LANDING SIZES BY ORIENTATION SHOULD BE FROM THE BACK OF CURB TO THE BACK OF WALK BY 6' MINIMUM. THE MINIMUM LANDING SIZE SHALL BE LIMITED BY THE RAMP WIDTH AND FORWARD RUNNING SLOPE AS SHOWN IN TABLE 5-297.250-1.
SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE CONSTRUCTED UPSTREAM OF THE PRIMARY CURB RAMP.
CONSTRUCTION JOINTS SHALL BE CONSTRUCTED ALONG ALL CURVE BREAKS BETWEEN THE WALK/FLARE SURFACE AND THE ADJACENT WALKABLE SURFACE. ALL CURVE BREAKS WITHIN THE WALKABLE SURFACE SHALL BE CONSTRUCTED AS TOOLED JOINTS.
ALL CURB RAMPS WITHIN THE WALKABLE SURFACE SHALL BE FLUSH WITH THE FACE OF TRAVEL.
TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMP SURFACE SHALL BE FIELD STAKED BY THE ENGINEER OR CONTRACTOR TO ESTABLISH THE TOP OF RAMP ELEVATION AT THE BACK OF WALK. FOR ALL SEPARATELY POURED INITIAL LANDINGS, FORM ALL HORIZONTALLY POURED INITIAL LANDINGS.
WHEN SIDEWALK IS AT BACK OF CURB, TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE. MAINTAIN POSITIVE BOULEVARD DRAINAGE TO TOP OF CURB.
ALL RAMP TYPES SHOULD HAVE A MINIMUM 3'-0 LONG RAMP LENGTH.
A MINIMUM WIDTH OF DETECTABLE WARNINGS IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL BE CONSTRUCTED ACROSS THE FULL WIDTH OF THE RAMP, EXCLUDING FLARES. WHERE THE RAMP IS NOT FLANKED BY FLARES, THE DETECTABLE WARNING SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF THE RAMP. WHERE THE RAMP IS FLANKED BY FLARES, THE DETECTABLE WARNING SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF THE RAMP, EXCLUDING FLARES. WHERE THE RAMP IS NOT



SITE LOCATION MAP

BENCHMARK

1. MnDot Geodetic GSID Station No. 808 (MnDot Name HYATT MNDT) – Elevation 878.97 ft. (NAVD88)

CALL BEFORE YOU DIG

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

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Name: Daniel J. Wilke, P.E.
Signature:
Date: 01/30/25 License #: 53182

EROSION CONTROL PLAN

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments
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DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C600

GENERAL INFORMATION

MINNESOTA'S CONSTRUCTION STORMWATER PERMIT IS AN EXTENSION OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM STORMWATER PROGRAM, WHICH IS PART OF THE FEDERAL CLEAN WATER ACT. REGULATED PARTIES MUST DEVELOP A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP PROVIDES INFORMATION ON THE EXISTING AND PROPOSED SITE CONDITIONS, CONTROL MEASURES FOR STORMWATER POLLUTION PREVENTION BEFORE, DURING AND AFTER CONSTRUCTION, INSPECTION, MAINTENANCE AND INFORMATION RELATED TO THE PERMANENT STORMWATER MANAGEMENT SYSTEM. THE SWPPP SHALL BE KEPT ON SITE AT ALL TIMES DURING ACTIVE CONSTRUCTION.

PROJECT INFORMATION

PROJECT NAME: CONVENIENCE STORE 1782 WITH 1–BAY CARWASH
PROJECT LOCATION: RAMSEY, ANOKA COUNTY, MINNESOTA
PROJECT OWNER: KWIK TRIP, INC.

RESPONSIBLE PARTIES

THE OWNER MUST IDENTIFY A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S.

SITE MANAGER: NATE BYOM – KWIK TRIP INC.

TRAINING DOCUMENTATION: CONSTRUCTION SITE MANAGEMENT (5/31/25 EXPIRATION) – UNIVERSITY OF MN

EXISTING SITE CONDITIONS

THE SITE IS LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF BUNKER LAKE BOULEVARD AND ARMSTRONG BOULEVARD NW IN RAMSEY, ANOKA COUNTY, MINNESOTA. THE SITE IS BOUNDED ON THE NORTH BY BUNKER LAKE BOULEVARD, ON THE WEST BY FERRET STREET NW, ON THE SOUTH BY UNDEVELOPED GRASSLAND, AND ON THE EAST BY ARMSTRONG BOULEVARD NW. THE SITE IS CURRENTLY UNDEVELOPED GRASSLAND WITH TREES ALONG THE SOUTH PROPERTY LINE.

THE PROPOSED SITE BOUNDARY CONSISTS OF 3.350 ACRES. A DRAINAGE BOUNDARY OF 3.474 ACRES WILL BE CONSIDERED FOR THIS ANALYSIS, WHICH INCLUDES RUN–ON FROM THE RIGHT–OF–WAY. THE EXISTING DRAINAGE BOUNDARY CURRENTLY HAS 0.020 ACRES OF IMPERVIOUS SURFACE ONSITE.

THE SITE HAS A GENERALLY FLAT TOPOGRAPHY GENERALLY SLOPING TOWARDS THE NORTHWEST OR SOUTHEAST, WITH SLOPES GENERALLY RANGING FROM 0.5% TO 2% OVER THE DEVELOPED AREA. ELEVATIONS AT THE SITE RANGE FROM 870 IN THE CENTER OF THE WESTERN EDGE OF THE SITE, DOWN TO ABOUT 867 IN THE NORTHWEST AND SOUTHEAST CORNERS OF THE SITE. STORMWATER FROM THE SITE FLOWS TO THE CULVERT IN THE NORTHWEST CORNER OF THE SITE, OR TO A DITCH ALONG THE SOUTH SIDE OF THE SITE THAT FLOWS EAST. ANY STORMWATER LEAVING THE SITE ULTIMATELY FLOWS TO THE PROPERTY EAST OF THE SITE, ACROSS ARMSTRONG BOULEVARD.

PROPOSED SITE CONDITIONS

KWIK TRIP, INC. PLANS ON DEVELOPING THE SITE INTO A CONVENIENCE STORE WITH A SINGLE BAY CARWASH AND ASSOCIATED PARKING AND DRIVE AREAS. DURING CONSTRUCTION, APPROXIMATELY 3.3 ACRES WILL BE DISTURBED. AFTER THE SITE IS CONSTRUCTED, THE DRAINAGE BOUNDARY WILL CONTAIN APPROXIMATELY 1.832 ACRES OF IMPERVIOUS SURFACE, WHICH IS AN INCREASE OF 1.812 ACRES.

STORMWATER FROM THE AREA WEST OF THE WEST FRONT OF THE STATION STORE WILL BE COLLECTED IN STORM SEWER AND WILL BE DIRECTED TO A STORMWATER POND. THE POND WILL OUTLET TO THE CATCH BASIN LOCATED EAST OF THE SITE BASINS ON ARMSTRONG BOULEVARD NW. THIS CATCH BASIN FLOWS TO THE RAMSEY TRUNK SEWER SYSTEM. ALL OTHER DEVELOPED PORTIONS OF THE SITE, WILL BE COLLECTED IN STORM SEWER AND ROUTED TO AN INFILTRATION BASIN, LOCATED IN THE SOUTHEASTERN PORTION OF THE SITE. THE INFILTRATION BASIN WILL OUTLET TO THE SAME LOCATION AS THE STORMWATER POND. A ONE–WAY CHECK VALVE WILL BE PLACED ON THE OUTLET OF THE INFILTRATION BASIN TO PREVENT OUTFLOW FROM THE STORMWATER POND FROM FLOWING INTO THE INFILTRATION BASIN. THE USE OF SEPARATE BASINS FOR STORMWATER CONTROL IS NECESSARY DUE TO RESTRICTIONS ON INFILTRATING RUNOFF FROM FUELING AREAS. INFILTRATION IS THE PREFERRED METHOD FOR MANAGING WATER QUALITY AND VOLUME CONTROL, THEREFORE THE MAXIMUM PRACTICAL AMOUNT OF RUNOFF HAS BEEN DIRECTED TO THE INFILTRATION BASIN, WHILE RUNOFF THAT CANNOT BE INFILTRATED IS DIRECTED TO THE STORMWATER POND. WHILE A FILTRATION BASIN WOULD PROVIDE BETTER WATER QUALITY THAN A NURP POND, THE OUTLET ELEVATION FOR THE SITE OF 863.0' IS TOO HIGH TO ALLOW FOR THE OUTLETTING OF A FILTRATION BASIN DRAINTILE, SO A NURP POND WAS USED INSTEAD.

SOIL INFORMATION

IN OCTOBER OF 2024, BRAUN INTERTEC DRILLED TEN SOIL BORINGS TO APPROXIMATE NEAR SURFACE SOILS. THE BORINGS INDICATE THAT NEAR SURFACE SOILS CONSIST PRIMARILY OF POORLY GRADED SAND AND SILTY SAND. THESE SOILS GENERALLY FALL WITHIN THE HYDROLOGIC SOIL GROUP (HSG) "B".

GROUNDWATER WAS FOUND TO BE PRESENT IN ALL OF THE BORINGS, AND WAS GENERALLY AT AN ELEVATION OF 858 TO 860. AN INFILTRATION RATE OF 0.8 IN/HR WAS USED FOR THE INFILTRATION BASIN, WHICH IS CONSISTENT FOR POORLY GRADED SANDS. THE BASIN WILL BE EXCAVATED TO THE POORLY GRADED SAND HORIZON SHOWN ON BORING ST–1 IN APPENDIX D, AND REFILLED WITH POORLY GRADED SAND TO ASSURE AN INFILTRATION RATE OF 0.8 IN/HR.

WETLAND CONSIDERATIONS

THERE ARE NO KNOWN WETLANDS ONSITE.

STORMWATER RECEIVING WATERS

ANY STORMWATER LEAVING THE SITE ULTIMATELY FLOWS TO THE PROPERTY EAST OF THE SITE, ACROSS ARMSTRONG BOULEVARD.

SPECIAL/IMPAIRED WATER CONSIDERATIONS

THE MISSISSIPPI RIVER IS LOCATED APPROXIMATELY 0.9 MILES SOUTH OF THE SITE AND IS ALSO AN IMPAIRED WATER. ADDITIONAL BMPS INCLUDE: IMMEDIATE STABILIZATION OF EXPOSED SOIL AREAS, AND COMPLETE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES, AND TEMPORARY SEDIMENTATION BASINS FOR COMMON DRAINAGE AREAS OF FIVE (5) ACRES OR MORE.

STORMWATER MANAGEMENT PLAN

THE CITY OF RAMSEY REQUIRES SITES TO PROVIDE A VOLUME CONTROL OF 1–INCH OF RUNOFF FROM NEWLY CREATED IMPERVIOUS SURFACES. THE PROPOSED SITE WILL CREATE APPROXIMATELY 1.812 ACRES OF IMPERVIOUS SURFACE. THE VOLUME CONTROL REQUIREMENT FOR THE IMPERVIOUS SURFACE AREA IS 0.151 ACRE–FEET. THE ONSITE INFILTRATION BASIN PROVIDES VOLUME CONTROL OF 0.309 ACRE–FEET.

THE LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION (LRRWMO) REQUIRES THAT A VOLUME EQUAL TO ONE INCH OF RUNOFF FROM ALL IMPERVIOUS SURFACES ON THE SITE SHALL BE INFILTRATED ON–SITE. THE PROPOSED SITE WILL CREATE APPROXIMATELY 1.812 ACRES OF IMPERVIOUS SURFACE. THE VOLUME CONTROL REQUIREMENT FOR THE IMPERVIOUS SURFACE AREA IS 0.151 ACRE–FEET. THE ONSITE INFILTRATION BASIN PROVIDES VOLUME CONTROL OF 0.309 ACRE–FEET.

THE CITY OF RAMSEY REQUIRES THAT NEW CONSTRUCTION SHALL HAVE A NO NET INCREASE IN TSS AND TP CONCENTRATIONS. A MIDS MODEL WAS PREPARED TO DETERMINE EXISTING AND PROPOSED TOTAL SUSPENDED SOLIDS (TSS) AND TOTAL PHOSPHORUS (TP) LOADING. THE EVENT MEAN CONCENTRATION (EMC) FOR TP IN THE EXISTING CONDITION IS 0.19 MG/L, WHICH IS THE VALUE FOR "OPEN SPACE" RECOMMENDED BY THE MINNESOTA STORMWATER MANUAL. THE EMC FOR TP IN THE PROPOSED CONDITION IS 0.20 MG/L, WHICH IS THE VALUE FOR "COMMERCIAL" RECOMMENDED BY THE MINNESOTA STORMWATER MANUAL. THE MIDS MODEL PREDICTS THAT THE EXISTING CONDITIONS WILL PRODUCE TSS AND TP VALUES OF 238.3 LBS AND 0.831 LBS, RESPECTIVELY. THE MIDS MODEL PREDICTS THAT THE PROPOSED STORMWATER SYSTEM WILL PRODUCE TSS AND TP VALUES OF 114.8 LBS AND 0.775 LBS, RESPECTIVELY. TP AND TSS VALUES FOR THE PROPOSED SYSTEM MEETS AND EXCEEDS THE CITY OF RAMSEY REQUIREMENTS FOR TSS AND TP.

THE LRRWMO REQUIRES THAT STORMWATER TREATMENT FACILITIES SHALL PROVIDE AT LEAST AN ANNUAL REMOVAL EFFICIENCY OF 60% TP AND AT LEAST AN ANNUAL REMOVAL EFFICIENCY OF 90% TSS. A MIDS MODEL WAS PERFORMED FOR THE RUNOFF TO THE PROPOSED BASINS IN THE PROPOSED CONDITION. RUNOFF THAT BYPASSES THE BASINS WERE EXCLUDED, SINCE THOSE AREAS CANNOT BE DIRECTED TOWARDS THE BASINS AND THEREFORE SKEW THE REMOVAL EFFICIENCY OF THE BASINS. THE MIDS MODEL INDICATES THAT THE REMOVAL EFFICIENCY FOR THE BASINS IS 75% FOR TP AND 90% FOR TSS, WHICH MEETS OR EXCEEDS THE LRRWMO REQUIREMENT.

PRETREATMENT FOR THE STORMWATER TREATMENT FACILITIES WILL BE PROVIDED BY SUMP MANHOLES EQUIPPED WITH SNOUT OIL/WATER/DEBRIS SEPARATORS.

PRIOR TO START OF CONSTRUCTION

THE FOLLOWING STORMWATER POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION. REFER TO GRADING AND EROSION CONTROL PLANS FOR LOCATIONS.

1. SILT FENCE
   SILT FENCE SHALL BE INSTALLED AT THE LIMIT OF GRADING ON ANY FILL SLOPE. ADDITIONAL SILT FENCE MAY BE REQUIRED IN CUT SLOPE AREAS. SILT FENCE SHALL ALSO BE INSTALLED AROUND ANY INFILTRATION/FILTRATION PRACTICE.
2. ROCK CONSTRUCTION ENTRANCE
   ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE FIELD ENTRANCES TO THE SITE.
3. CATCH BASINS
   ALL CATCH BASINS SHALL BE PROTECTED WITH INLET PROTECTION DEVICES APPROVED BY THE LOCAL GOVERNING UNIT. THESE SHALL INCLUDE, BUT ARE NOT LIMITED TO, WIMCO PROTECTION DEVICES, INFRASAFE PROTECTION DEVICES, FILTER FABRIC, BIO ROLLS AND STRAW BALES.

DURING CONSTRUCTION

THE FOLLOWING STORMWATER POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED DURING CONSTRUCTION. REFER TO GRADING AND EROSION CONTROL PLANS FOR LOCATIONS.

1. PHASED GRADING
   TO THE EXTENT POSSIBLE, GRADING SHALL BE PHASED TO MINIMIZE THE AMOUNT OF DISTURBED AREAS DURING SITE CONSTRUCTION.
2. TRACKED SEDIMENT
   ANY SEDIMENT TRACKED FROM THE SITE ONTO THE STREET SHALL BE REMOVED IMMEDIATELY UPON DETECTION. THE ROCK CONSTRUCTION ENTRANCE SHALL BE INSPECTED AND REPAIRED IF INUNDATED WITH SEDIMENT. SWEEPER MUST BE AVAILABLE ON–SITE WITHIN 3 HOURS NOTICE FROM THE CITY.
3. STOCKPILES
   STOCKPILES SHALL BE PLACED IN AN AREA THAT WILL MINIMIZE THE NEED FOR RELOCATION. IF A STOCKPILE WILL REMAIN IN PLACE FOR AN EXTENDED PERIOD OF TIME, STABILIZATION MEASURES SHALL BE IMPLEMENTED, INCLUDING BUT NOT LIMITED TO, SEEDING AND SILT FENCING. TEMPORARY STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, CONDUITS OR DITCHES.
4. TOPSOIL
   UPON GRADING COMPLETION, A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE PLACED OVER ALL DISTURBED AREAS, EXCLUDING PROPOSED STREETS AND PARKING AREAS.
5. RESTORATION
   ALL DISTURBED AREAS NOT ACTIVELY WORKED SHALL BE RESTORED WITH SEED AND MULCH, EROSION CONTROL BLANKET AND/OR SOD WITHIN 7 DAYS.
6. SLOPES
   IN ORDER TO MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, THERE SHALL BE NO UNBROKEN SLOPE LENGTH OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER.
7. DRAINAGE DITCHES
   THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH THAT DRAINS WATER FROM THE SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE TO ANY SURFACE WATER. STABILIZATION MUST BE COMPLETED WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER.
8. PIPE OUTLETS
   PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.
9. CATCH BASINS
   ALL CATCH BASINS SHALL BE PROTECTED WITH INLET PROTECTION DEVICES APPROVED BY THE LOCAL GOVERNING UNIT. THESE SHALL INCLUDE, BUT ARE NOT LIMITED TO, WIMCO PROTECTION DEVICES, INFRASAFE PROTECTION DEVICES, FILTER FABRIC, BIO ROLLS AND STRAW BALES.
10. DUST
    CONSTRUCTION DUST SHALL BE CONTAINED TO THE EXTENT POSSIBLE. IF THE SITE BECOMES EXCESSIVELY DUSTY, APPROPRIATE MEASURES SHALL BE TAKEN TO REDUCE DUST BEING TRANSPORTED FROM THE SITE. DUST CONTROL MEASURES INCLUDE, BUT ARE NOT LIMITED TO, WATERING AND CALCIUM CHLORIDE APPLICATION.
11. DEWATERING
    DEWATERING ACTIVITIES SHALL BE CONDUCTED WITH AND APPROVED BY THE LOCAL GOVERNING UNIT. IF THERE WILL BE ANY DEWATERING OR BASIN DRAINING THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE, THE WATER MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. APPROPRIATE BMPS SHALL BE USED FOR EROSION AND SEDIMENT CONTROL AND ENERGY DISSIPATION.
12. CONSTRUCTION MATERIALS AND DEBRIS
    CONSTRUCTION MATERIALS SHALL BE STORED IN AN ORDERLY MANNER AND IN AN AREA THAT WILL MINIMIZE CONFLICTS WITH OTHER CONSTRUCTION ACTIVITIES. CONSTRUCTION DEBRIS SHALL BE CONTAINED IN DUMPSTERS AND REMOVED FROM THE SITE AS NECESSARY.
13. CHEMICALS
    CHEMICALS SHALL BE STORED IN A SAFE AREA IN SEALED CONTAINERS WITH THE ORIGINAL LABELING AND MATERIAL SAFETY DATA SHEETS AVAILABLE.
14. SPILLS AND CONTAMINATION
    IF FUEL, OIL OR A HAZARDOUS CHEMICAL IS SPILLED OR DETECTED DURING CONSTRUCTION ACTIVITIES, ALL APPROPRIATE AGENCIES SHALL BE IMMEDIATELY NOTIFIED, INCLUDING, BUT NOT LIMITED TO, THE MINNESOTA DUTY OFFICER AT 800–422–0798.
15. CONCRETE WASHOUT AREA
    PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

POST CONSTRUCTION

WHEN THE SITE HAS BEEN COMPLETELY CONSTRUCTED, THE SITE MUST UNDERGO FINAL STABILIZATION. FINAL STABILIZATION OCCURS WHEN ALL OF THE GRADING, INFRASTRUCTURE AND BUILDING ACTIVITIES HAVE BEEN COMPLETED. TO ACHIEVE FINAL STABILIZATION, THE FOLLOWING MEASURES SHALL BE COMPLETED.

1. ALL DISTURBED AREAS WITHOUT PERMANENT IMPERVIOUS SURFACES SHALL BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER. AREAS NOT REQUIRING SOD OR EROSION CONTROL BLANKET SHALL BE SEEDED AND MULCHED.
2. SEDIMENT FROM CONVEYANCES AND TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS SHALL BE CLEANED OUT. SEDIMENTATION BASINS SHALL BE SUFFICIENTLY CLEANED OUT TO RETURN THE BASIN TO DESIGN CAPACITY. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN OR CONVEYANCES DISCHARGING OFF–SITE OR TO SURFACE WATERS.
3. WHEN STABILIZED VEGETATION HAS BEEN ESTABLISHED OVER 70 PERCENT OF THE PERVIOUS SURFACE AREA, ALL SYNTHETIC TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED. THIS INCLUDES, BUT IS NOT LIMITED TO, SILT FENCE, TREE FENCE AND CATCH BASIN INLET PROTECTION DEVICES.

SWPPP DRAWING UPDATES

UPDATE SWPPP DRAWING FOR LOCATIONS OF CONSTRUCTION DUMPSTER, PORTABLE TOILET, EQUIPMENT STAGING AREA(S), FUELING AREA(S), ETC. WHEN THEIR RESPECTIVE LOCATIONS ARE KNOWN.

INSPECTIONS & RECORD KEEPING

STORMWATER POLLUTION PREVENTION INSPECTIONS SHALL OCCUR ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. INSPECTION REPORTS SHALL BE SENT TO THE CITY INSPECTOR FOLLOWING EVERY INSPECTION EVENT. INSPECTIONS MAY BE CEASED DURING FROZEN GROUND CONDITIONS. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE WITHIN 24 HOURS AFTER RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST. DURING THE COURSE OF CONSTRUCTION, IT MAY BE DETERMINED THAT ADDITIONAL STORMWATER POLLUTION PREVENTION MEASURES MAY BE NEEDED, OR CERTAIN MEASURES ARE NOT PRACTICAL TO INSTALL. IN THESE CASES, AN AMENDMENT TO THE SWPPP SHALL BE MADE, AND SUPPORTING REASONS SHALL BE DOCUMENTED IN THE SWPPP.

1. THE EXCAVATOR IS RESPONSIBLE FOR ALL EROSION CONTROL INSPECTIONS.
2. RECORD NAME OF INSPECTOR AND DATE AND TIME OF INSPECTION.
3. RECORD RAINFALL AMOUNT SINCE MOST RECENT INPSECTION.
4. INSPECT ROCK CONSTRUCTION ENTRANCES FOR SEDIMENTATION. INSPECT ADJACENT STREETS FOR SEDIMENT TRACKING.
5. INSPECT SITE FOR EXCESSIVE EROSION AND SEDIMENT ACCUMULATION.
   A. INSPECT SILT FENCE AND OTHER TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES FOR EROSION, SEDIMENTATION AND MALFUNCTIONING.
   B. INSPECT FLARED END SECTIONS FOR EROSION AND SEDIMENTATION.
   C. INSPECT PONDS, INFILTRATION BASINS, TEMPORARY SEDIMENTATION BASINS AND ALL OTHER BMP'S FOR EROSION AND SEDIMENTATION.
   D. INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION.
6. INSPECT SITE AND ADJACENT PROPERTIES FOR CONSTRUCTION DEBRIS, TRASH AND SPILLS.
7. INSPECT STABILIZED AREAS FOR EROSION.
8. RECORD RECOMMENDED REPAIRS, MAINTENANCE AND/OR REPLACEMENTS REQUIRED TO ENSURE EROSION AND SEDIMENTATION CONTROL MEASURES ARE SUFFICIENT.
9. RECORD RECOMMENDED AMENDMENTS TO THE SWPPP.
10. RECORD REPAIRS, MAINTENANCE AND/OR REPLACEMENTS THAT WERE COMPLETED SINCE THE LAST INSPECTION.

NOTE: FOR AREAS THAT HAVE UNDERGONE FINAL STABILIZATION, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH.

MAINTENANCE

THE OWNER/CONTRACTOR IS RESPONSIBLE FOR THE OPERATION, INSPECTION AND MAINTENANCE OF ALL STORMWATER POLLUTION PREVENTION MEASURES FOR THE DURATION OF THE PROJECT. THE FOLLOWING GUIDELINES SHALL BE USED TO DETERMINE NECESSARY REPAIRS, MAINTENANCE AND/OR REPLACEMENT OF THE EROSION AND SEDIMENTATION CONTROL MEASURES.

1. ROCK CONSTRUCTION ENTRANCES SHALL BE REPAIRED OR REPLACED IF THE ROCK BECOMES INUNDATED WITH SEDIMENT AND/OR EXCESSIVE SEDIMENT IS BEING TRACKED FROM THE SITE. SEDIMENT TRACKED ONTO ADJACENT STREETS SHALL BE REMOVED. MEASURES SHALL BE TAKEN IMMEDIATELY UPON DISCOVERY.
2. SILT FENCE SHALL BE REPAIRED OR REPLACED WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE, THE SILT FENCE IS DAMAGED AND/OR THE SILT FENCE BECOMES NONFUNCTIONAL. MEASURES SHALL BE TAKEN WITHIN 24 HOURS OF DISCOVERY.
3. CATCH BASIN INLET PROTECTION DEVICES SHALL BE CLEANED WHEN SEDIMENT REACHES ½ THE HEIGHT OF THE SEDIMENT TRAP AND/OR REPAIRED OR REPLACED IF THE DEVICE BECOMES NONFUNCTIONAL. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.
4. FLARED END SECTIONS SHALL BE CLEANED IF DEBRIS IS RESTRICTING FLOW OR IF SEDIMENT HAS ACCUMULATED AT THE OUTLET. IF A FLARED END SECTION BECOMES NONFUNCTIONAL OR DAMAGED, IT SHALL BE REPAIRED OR REPLACED. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.
5. IF SEDIMENT IS OBSERVED OFF–SITE OR NEAR SURFACE WATERS, THE SOURCE OF SEDIMENT SHALL BE DETECTED AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED. THE PERMITTEE(S) SHALL COORDINATE SEDIMENT RETRIEVAL FROM SURFACE WATERS WITH ALL APPROPRIATE AGENCIES. MEASURES SHALL BE TAKEN WITHIN 7 DAYS OF DISCOVERY.
6. PONDS, INFILTRATION BASINS, TEMPORARY SEDIMENTATION BASINS AND ALL OTHER BMP'S SHALL BE CLEANED IF DEBRIS IS PRESENT AND/OR EXCESSIVE SEDIMENTATION HAS OCCURRED. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN SEDIMENT HAS FILLED THE BASIN TO 1/2 THE STORAGE VOLUME. NO SEDIMENT SHALL BE ALLOWED TO ACCUMULATE IN INFILTRATION BASINS. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.

NOTICE OF TERMINATION

THE PERMITEE(S) MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITEE) HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION.

QUANTITIES

THE FOLLOWING TABLE PROVIDES ESTIMATED QUANTITIES FOR STORMWATER POLLUTION PREVENTION THROUGHOUT THE PROJECT.

ITEM	UNIT	ESTIMATED QUANTITY
ROCK ENTRANCE	EA.	1
SILT FENCE	L.F.	1,990
INLET PROTECTION	EA.	19
TURF ESTABLISHMENT	AC.	1.7

SWPPP DESIGN CERTIFICATION

I, Dan Wilke, hereby certify that I have completed desugner SWPP- Erosion and Stormwater Management Certification Program
My certification expires May 2026

SWPPP INSTALLER CERTIFICATION

I hereby certify that I have completed Installer SWPP- Erosion and Stormwater Management Certification Program

signed
expiration

SWPPP INSPECTOR CERTIFICATION

I hereby certify that I have completed Inspector SWPP- Erosion and Stormwater Management Certification Program

signed
expiration

KWIK TRIP

KWIK STAR

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3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
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CARLSON-ENGINEERING.COM

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

Name: Daniel J. Wilke, P.E.
Signature: Dan Wilke
Date: 01/30/25 License #: 53182

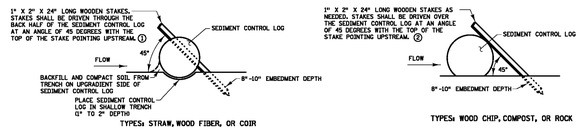
EROSION CONTROL NOTES

CONVENIENCE STORE #1782
WITH 1-BAY CARWASH

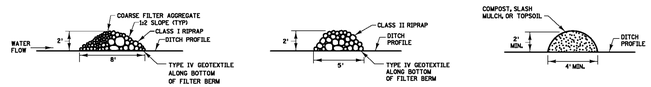
BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments
3	04/22/25	Per City Comments

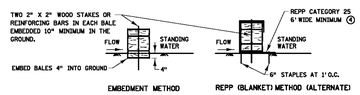
DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C601



SEDIMENT CONTROL LOGS



FILTER BERMS



BALE BARRIERS⑤

NOTES:
REPP = ROLLED EROSION PREVENTION PRODUCT.
SEE SPECS. 2573, 3149, 3874, 3882, 3885, 3886, AND 3897.
① SPACE BETWEEN STAKES SHALL BE A MAXIMUM OF 1'FOR DITCH CHECKS OR 2'FOR OTHER APPLICATIONS.
② PLACE STAKES AS NEEDED TO PREVENT MOVEMENT OF SEDIMENT CONTROL LOGS PLACED ON SLOPES OR AS NEEDED DUE TO OTHER FACTORS. STAKES SHALL BE INCIDENTAL.
③ TO BE USED FOR CRITICAL PERIMETER CONTROL AREAS WHERE STANDING WATER OCCURS 6" MAXIMUM DEPTH. BALES SHALL CONSIST OF TYPE 1 MULCH OF APPROXIMATELY 14" X 18" X 36" LONG. BALES SHALL BE PLACED ON EDGE AND BUTTED TIGHT TO ADJACENT BALES.
④ INSTEAD OF TRENCHING, PLACE BALE ON THE REPP (BLANKET) AND WRAP BLANKET AROUND THE BALE. PLACE STAKE THROUGH BALE AND BLANKET.

REVISIONS
APPROVED: JANUARY 8, 2020
MARC KAWORSKI
CHIEF ENVIRONMENTAL OFFICER

MINNESOTA DEPARTMENT OF TRANSPORTATION | STANDARD PLAN 5-297.405 | 2 OF 8
APPROVED: 1-8-2020
REVISED:
TOM STOLP, P.E. STATE DESIGN ENGINEER
TEMPORARY SEDIMENT CONTROL
FILTER BERMS, SEDIMENT CONTROL LOGS, AND BALE BARRIERS
STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS

PLOTTED/REVISED: 24-JAN-2020
PLOT NAME: 405_2.dgn
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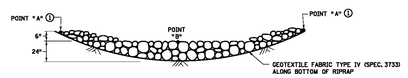
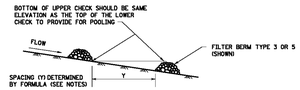
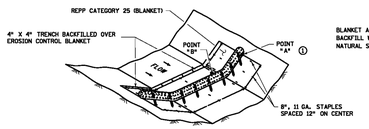


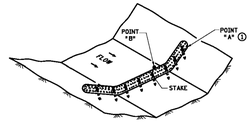
ROCK DITCH CHECKS
FILTER BERMS TYPE 3 (ROCK WEEPER) OR FILTER TYPE 5 (ROCK) ③
FOR USE ON ROUGH-GRADED AREAS
ONLY FOR USE OUTSIDE CLEAR ZONE ②



DITCH CHECK SPACING
FOR ALL FILTER BERM TYPES



SEDIMENT CONTROL LOG TYPE REPP (BLANKET) SYSTEM ④



SEDIMENT CONTROL LOG TYPE WOOD FIBER, OR TYPE COMPOST ③
FOR USE ON ROUGH GRADED AREAS

NOTES:
REPP = ROLLED EROSION PREVENTION PRODUCT.
SEE SPECS. 2573, 3601, 3733, 3885, 3886 & 3885.
FOR DITCH CHECKS, PLACE SEDIMENT CONTROL LOG PERPENDICULAR TO FLOW AND IN A CRESCENT SHAPE WITH THE ENDS FACING UPSTREAM.
APPROXIMATE SPACING BETWEEN EACH DITCH CHECK SHOULD BE DETERMINED FROM THE FOLLOWING SPACING FORMULA:
APPROXIMATE SPACING OF DITCH CHECKS (FT.) = Y = $\frac{\text{DITCH CHECK HEIGHT (FT.)}}{\text{X CHANNEL SLOPE}}$ X 100
① POINT "A" MUST BE A MINIMUM OF 6" HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.
② ROCK DITCH CHECKS PLACED WITHIN THE CLEAR ZONE ARE TO BE 18" OR LESS IN HEIGHT. A 1:6 APPROACH AND DEPARTURE SLOPE SHALL BE PROVIDED.
③ DITCH GRADE 3% - 5%, MAX. FLOW VELOCITY 12 FT./SEC.
④ DITCH GRADE 1.5% - 3%, MAX. FLOW VELOCITY 4.5 FT./SEC.
⑤ DITCH GRADE 1.5% - 3%, MAX. FLOW VELOCITY 1.5 FT./SEC.

REVISIONS
APPROVED: JANUARY 8, 2020
MARC KAWORSKI
CHIEF ENVIRONMENTAL OFFICER

MINNESOTA DEPARTMENT OF TRANSPORTATION | STANDARD PLAN 5-297.405 | 3 OF 8
APPROVED: 1-8-2020
REVISED:
TOM STOLP, P.E. STATE DESIGN ENGINEER
TEMPORARY SEDIMENT CONTROL
DITCH CHECK
STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS

PLOTTED/REVISED: 24-JAN-2020
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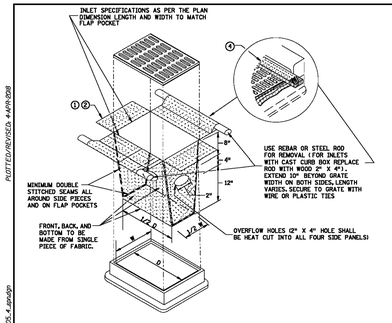
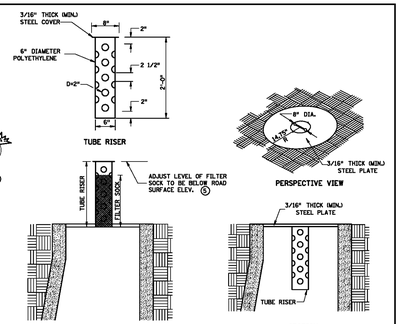
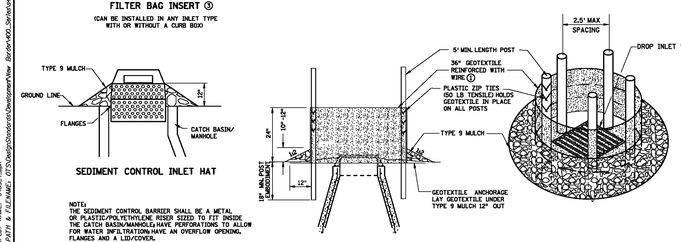


FILTER BAG INSERT ③
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX)



POP-UP HEAD



SILT FENCE RING AND ROCK FILTER BERM
USE WHERE INLET DRAINS IN AN AREA WITH SLOPES AT 1:3 or LESS

NOTES:
SEE SPECS. 2573, 3137, & 3886.
DEVICES MUST BE ADJUSTED ACCORDINGLY AS TO NOT CAUSE FLOODING ON ROADWAY THAT WOULD IMPEDE TRAFFIC FLOW.
① ALL GEOTEXTILE USED FOR INLET PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS, MEETING SPEC. 3886.
② FINISHED SIZE, INCLUDING POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
③ INSTALLATION NOTES:
DO NOT PLACE FILTER BAG INSERT IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. THE PLACED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE OF 3 INCHES BETWEEN THE INLET WALLS AND THE BAG. MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES. WHERE NECESSARY THE CONTRACTOR SHALL CLINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCH SIDE CLEARANCE.
④ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH OR USE A ROCK SOCK OR SAND BAGS IN PLACE OF THE FLAP POCKETS.
⑤ SOCK HEIGHT MUST NOT BE SO HIGH AS TO SLOW DOWN WATER FILTRATION TO CAUSE FLOODING OF THE ROADWAY.
⑥ GEOTEXTILE SOCK BETWEEN 4-10 FEET LONG AND 4-6 INCH DIAMETER. SEAM TO BE JOINED BY TWO ROWS OF STITCHING WITH A PLASTIC MESH BACKING OR PROVIDE A HEAT BONDED SEAM OR APPROVED EQUIVALENT). FILL ROCK LOG WITH OPEN GRADED AGGREGATE CONSISTING OF SOUND DURABLE PARTICLES OF COARSE AGGREGATE CONFORMING TO SPEC. 3137 TABLE 3137-1; CA-3 GRADATION.

REVISIONS
APPROVED: 2-28-2017
DEP CHIEMNVIRONMENTAL OFFICER

MINNESOTA DEPARTMENT OF TRANSPORTATION | STANDARD PLAN 5-297.405 | 4 OF 8
APPROVED: 2-28-2017
REVISED:
TOM STOLP, P.E. STATE DESIGN ENGINEER
TEMPORARY SEDIMENT CONTROL
STORM DRAIN INLET PROTECTION
STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS

PLOTTED/REVISED: 4-APR-2018
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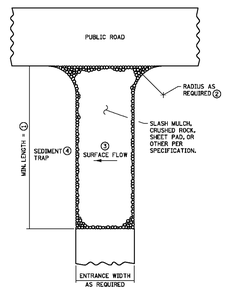
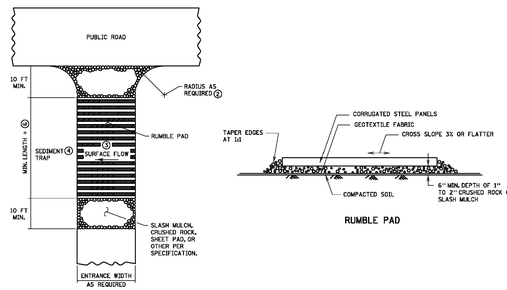
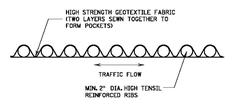


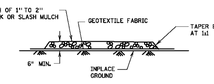
SLASH MULCH, CRUSHED ROCK, OR SHEET PAD CONSTRUCTION EXIT ⑤⑦



RUMBLE PAD CONSTRUCTION EXIT ⑤⑦
RUMBLE PAD



SHEET PAD



SLASH MULCH OR CRUSHED ROCK

NOTES:
SEE SPECS. 2573 & 3882.
① MINIMUM LENGTH SHALL BE THE GREATER OF 50 FEET OR A LENGTH SUFFICIENT TO ALLOW A MINIMUM OF 5 TIRE ROTATIONS ON THE PROVIDED PAD. MINIMUM LENGTH SHALL BE CALCULATED USING THE LARGEST TIRE WHICH WILL BE USED IN TYPICAL OPERATIONS.
② PROVIDE RADIUS OR WIDEN PAD SUFFICIENTLY TO PREVENT VEHICLE TIRES FROM TRACKING OFF OF PAD WHEN LEAVING SITE.
③ IF RUNOFF FROM DISTURBED AREAS FLOWS TOWARD CONSTRUCTION EXITS, PREVENT RUNOFF FFF FROM DRAINING DIRECTLY TO PUBLIC ROAD OVER CONSTRUCTION EXIT BY CROWNING THE EXIT OR SLOPING TO ONE SIDE. IF SURFACE GRADING IS INSUFFICIENT, PROVIDE OTHER MEANS OF INTERCEPTING RUNOFF.
④ IF RUNOFF FROM CONSTRUCTION EXITS WILL DRAIN OFF OF PROJECT SITE, PROVIDE SEDIMENT TRAP WITH STABILIZED OVERFLOW.
⑤ IF A TIRE WASH OFF IS REQUIRED THE CONSTRUCTION EXITS SHALL BE GRADED TO DRAIN THE WASH WATER TO A SEDIMENT TRAP.
⑥ MINIMUM LENGTH OF RUMBLE PAD SHALL BE 20 FEET, OR AS REQUIRED TO REMOVE SEDIMENT FROM TIRES. IF SIGNIFICANT SEDIMENT IS TRACKED FROM THE SITE, THE RUMBLE PAD SHALL BE LENGTHENED OR THE DESIGN MODIFIED TO PROVIDE ADDITIONAL VIBRATION. WASH-OFF LENGTH SHALL BE AS REQUIRED TO EFFECTIVELY REMOVE CONSTRUCTION SEDIMENT FROM VEHICLE TIRES.
⑦ MAINTENANCE OF CONSTRUCTION EXITS SHALL OCCUR WHEN THE EFFECTIVENESS OF SEDIMENT REMOVAL HAS BEEN REDUCED. MAINTENANCE SHALL CONSIST OF REMOVING SEDIMENT AND CLEANING THE MATERIALS OR PLACING ADDITIONAL MATERIAL (SLASH MULCH OR CRUSHED ROCK) OVER SEDIMENT FILLED MATERIAL TO RESTORE EFFECTIVENESS.

REVISIONS
APPROVED: 2-28-2017
DEP CHIEMNVIRONMENTAL OFFICER

MINNESOTA DEPARTMENT OF TRANSPORTATION | STANDARD PLAN 5-297.405 | 5 OF 8
APPROVED: 2-28-2017
REVISED:
TOM STOLP, P.E. STATE DESIGN ENGINEER
TEMPORARY SEDIMENT CONTROL
STABILIZED CONSTRUCTION EXIT
STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS

PLOTTED/REVISED: 4-APR-2018
PLOT NAME: 405_5.dgn
PATH & FILENAME: G:\Design\Standards\Development\New Border\405_5a\New\405_5.dgn

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CARLSON-ENGINEERING.COM

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

Name: Daniel J. Wilke, P.E.
Signature:
Date: 01/30/25 License #: 53182

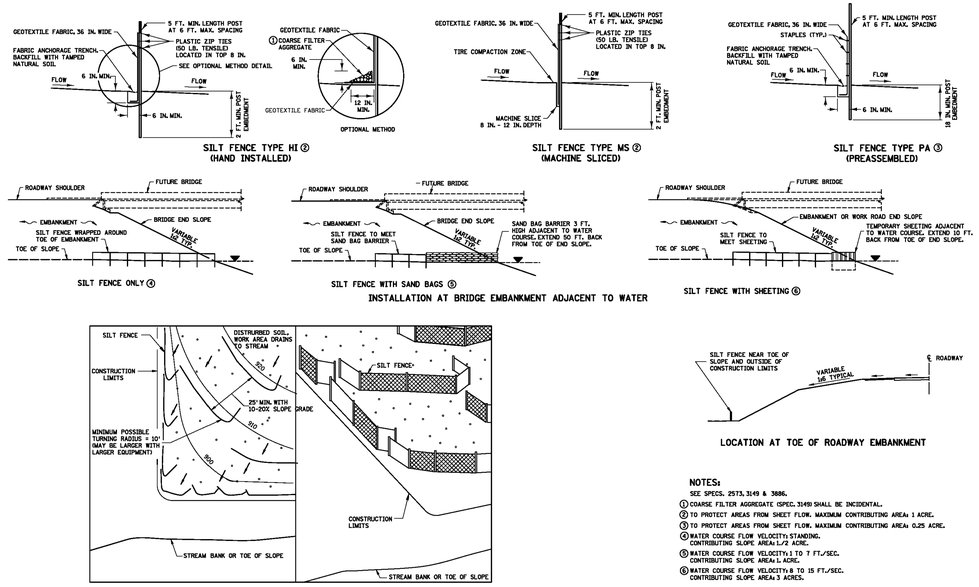
EROSION CONTROL DETAILS

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments
3	04/22/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C602

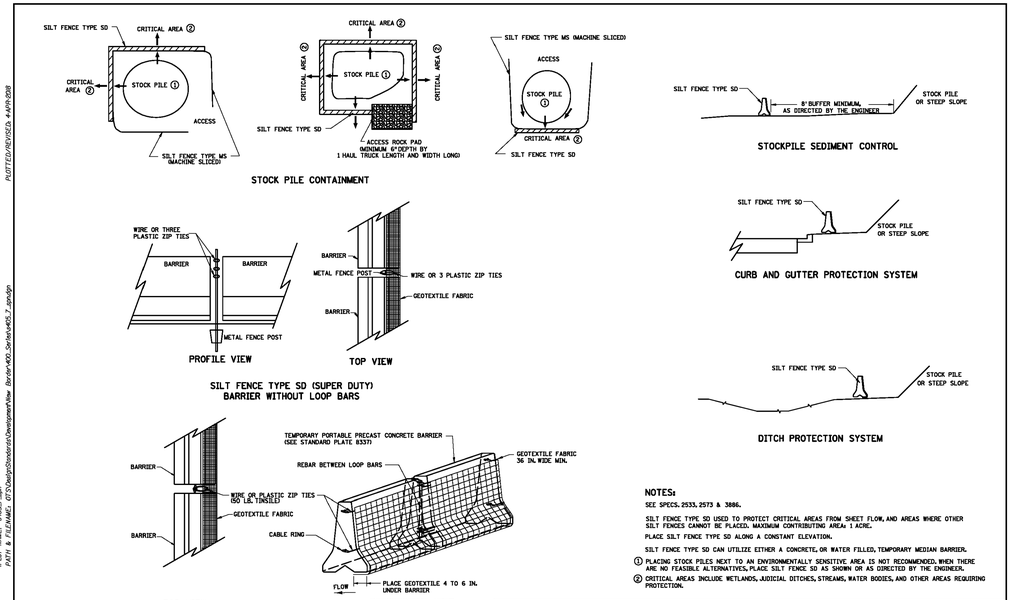


NOTES:

SEE SPECS. 2573, 3149 & 3886.

① COARSE FILTER AGGREGATE (SPEC. 3149) SHALL BE INCIDENTAL.
② TO PROTECT AREAS FROM SHEET FLOW, MAXIMUM CONTRIBUTING AREA= 1 ACRE.
③ TO PROTECT AREAS FROM SHEET FLOW, MAXIMUM CONTRIBUTING AREA= 0.25 ACRE.
④ WATER COURSE FLOW VELOCITY= STANDING. CONTRIBUTING SLOPE AREA= 1/2 ACRE.
⑤ WATER COURSE FLOW VELOCITY= 1 TO 7 FT./SEC. CONTRIBUTING SLOPE AREA= 1 ACRE.
⑥ WATER COURSE FLOW VELOCITY= 8 TO 15 FT./SEC. CONTRIBUTING SLOPE AREA= 3 ACRES.

REVISION#	STANDARD PLAN 5-297.405	6 OF 8	TEMPORARY SEDIMENT CONTROL
APPROVED: 2-28-2017	APPROVED: 2-28-2017		SILT FENCE
OSP ENVIRONMENTAL OFFICER	REVISED:		
	STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS



NOTES:

SEE SPECS. 2533, 2573 & 3886.

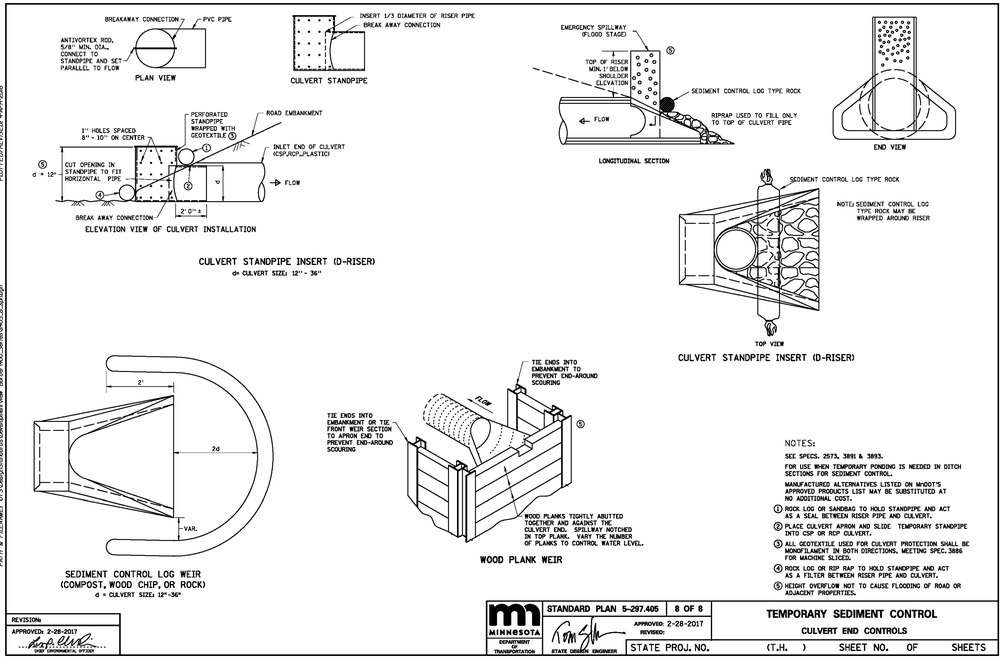
SILT FENCE TYPE SD USED TO PROTECT CRITICAL AREAS FROM SHEET FLOW, AND AREAS WHERE OTHER SILT FENCES CANNOT BE PLACED. MAXIMUM CONTRIBUTING AREA= 1 ACRE.

PLACE SILT FENCE TYPE SD ALONG A CONSTANT ELEVATION.

SILT FENCE TYPE SD CAN UTILIZE EITHER A CONCRETE, OR WATER FILLED, TEMPORARY MEDIAN BARRIER.

① PLACING STOCK PILES NEXT TO AN ENVIRONMENTALLY SENSITIVE AREA IS NOT RECOMMENDED. WHEN THERE ARE NO FEASIBLE ALTERNATIVES, PLACE SILT FENCE SD AS SHOWN OR AS DIRECTED BY THE ENGINEER.
② CRITICAL AREAS INCLUDE WETLANDS, JUDICIAL DITCHES, STREAMS, WATER BODIES, AND OTHER AREAS REQUIRING PROTECTION.

REVISION#	STANDARD PLAN 5-297.405	7 OF 8	TEMPORARY SEDIMENT CONTROL
APPROVED: 2-28-2017	APPROVED: 2-28-2017		SUPER DUTY SILT FENCE
OSP ENVIRONMENTAL OFFICER	REVISED:		
	STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS



NOTES:

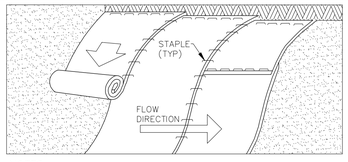
SEE SPECS. 2573, 3891 & 3893.

FOR USE WHEN TEMPORARY PONDING IS NEEDED IN DITCH SECTIONS FOR SEDIMENT CONTROL.

MANUFACTURED ALTERNATIVES LISTED ON MnDOT'S APPROVED PRODUCTS LIST MAY BE SUBSTITUTED AT NO ADDITIONAL COST.

① ROCK LOG OR SANDBAG TO HOLD STANDPIPE AND ACT AS A SEAL BETWEEN RISER PIPE AND CULVERT.
② PLACE CULVERT APRON AND SLIDE TEMPORARY STANDPIPE INTO CSP OR RCP CULVERT.
③ ALL GEOTEXTILE USED FOR CULVERT PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS. MEETING SPEC. 3886 FOR MACHINE SLICED.
④ ROCK LOG OR RIP RAP TO HOLD STANDPIPE AND ACT AS A FILTER BETWEEN RISER PIPE AND CULVERT.
⑤ HEIGHT OVERFLOW NOT TO CAUSE FLOODING OF ROAD OR ADJACENT PROPERTIES.

REVISION#	STANDARD PLAN 5-297.405	8 OF 8	TEMPORARY SEDIMENT CONTROL
APPROVED: 2-28-2017	APPROVED: 2-28-2017		CULVERT END CONTROLS
OSP ENVIRONMENTAL OFFICER	REVISED:		
	STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS



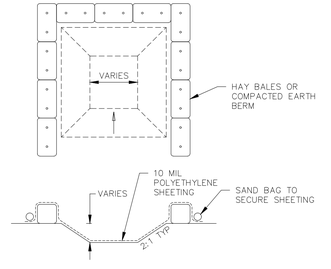
NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND/OR SEED.
2. BEGIN AT THE TOP OF THE SLOPE (OR CHANNEL) BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN (STARTING DOWNSTREAM PROCEEDING UPSTREAM) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH A MINIMUM 4" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH MINIMUM 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
6. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
7. THE TERMINAL ENDS OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

1 EROSION CONTROL BLANKET
C603 NO SCALE

1. TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.
2. TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.
3. SEED: MnDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.
4. DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.
5. MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).
6. FERTILIZER: TYPE 10-10-10 AT 200 POUNDS PER ACRE.

3 TURF ESTABLISHMENT
C603 NO SCALE



NOTES:

1. THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
2. LIQUID AND SOLID WASHOUT WASTE SHALL NOT CONTACT THE GROUND.
3. LIQUID AND SOLID WASHOUT WASTE SHALL BE DISPOSED OF IN COMPLIANCE WITH MPCA RULES.
4. A SIGN SHALL BE INSTALLED INDICATING THE LOCATION OF THE WASHOUT FACILITY.

2 CONCRETE WASHOUT
C603 NO SCALE

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CARLSON ENGINEERING
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900), FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Name: Daniel J. Wilke, P.E.
Signature:
Date: 01/30/25 License #: 53182

EROSION CONTROL DETAILS

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments
3	04/22/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C603

PLOTTED/REVISED: 4-APR-2025
PLOT NAME: #405_6.dgn
PATH & FILENAME: G:\Design\Standards\Development\New Border\405_Series\405_6.dgn
PLOTTED/REVISED: 4-APR-2025
PLOT NAME: #405_7.dgn
PATH & FILENAME: G:\Design\Standards\Development\New Border\405_Series\405_7.dgn
PLOTTED/REVISED: 4-APR-2025
PLOT NAME: #405_8.dgn
PATH & FILENAME: G:\Design\Standards\Development\New Border\405_Series\405_8.dgn

GENERAL NOTES:

1. FOOTCANDLE LEVELS SHOWN ON THIS PLAN ARE CALCULATED AT GRADE LEVEL.
2. ALL POLES SHALL BE INSTALLED A MINIMUM OF 3'-0" FROM BACK OF CURB TO EDGE OF POLE BASE UNLESS NOTED.
3. POLE THAT ARE LOCATED AT CORNER OF ISLAND SHALL BE A MINIMUM OF 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE. POLES THAT MUST BE INSTALLED LESS THAN 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE SHALL HAVE PROTECTIVE BOLLARDS INSTALLED AROUND THE POLE BASE. COORDINATE WITH KWIK TRIP PRIOR TO INSTALLATION.

KEYED NOTES:

1. COORDINATE LOCATION AND MOUNTING HEIGHT OF SECURITY CAMERA WITH OWNER.
2. CONTRACTOR SHALL INSTALL POLE MOUNT FIXTURE 12'-0" FROM THE OVER DIG OF UNDERGROUND FUEL TANK TO EDGE OF POLE BASE.
3. CONTRACTOR SHALL ENSURE ALL LIGHT FIXTURES ARE 20'-0" FROM FUEL TANK VENT.
4. CONTRACTOR SHALL POLE MOUNT FIXTURE 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE.
5. ENSURE POLE BASE IS FULLY COORDINATED TO AVOID THE UNDERGROUND STORM SEWER PIPING.

CALCULATION STATISTICS

OVERALL SITE:
AVERAGE: 3.3
MAXIMUM: 54.6
MINIMUM: 0.0

FIXTURE QUANTITIES

D20 - 40
S7E - 6
CF - 11
C5 - 9
P13L - 4
P1F - 12
P1FL - 2

PROVIDE (13) 16' POLES.

FIXTURE SYMBOLS:

- LED LIGHT MOUNTED UNDER FUEL CANOPIES
- LED STRIP LIGHT MOUNTED IN GABLE
- RECESSED LED DOWNLIGHT
- POLE MOUNTED LED FIXTURE
- CAMERA

FIXTURE TYPES:

D20 - RECESSED LED DOWNLIGHT GOTHAM EVO-35/30-8AR-WD-120-TRW FIXTURES ARE SHOWN DIMMED DOWN TO 35%.

S7E - LED STRIP LIGHT MOUNTED IN GABLE LITHONIA TZL1N-L96-10000LM-FST-MVOLT

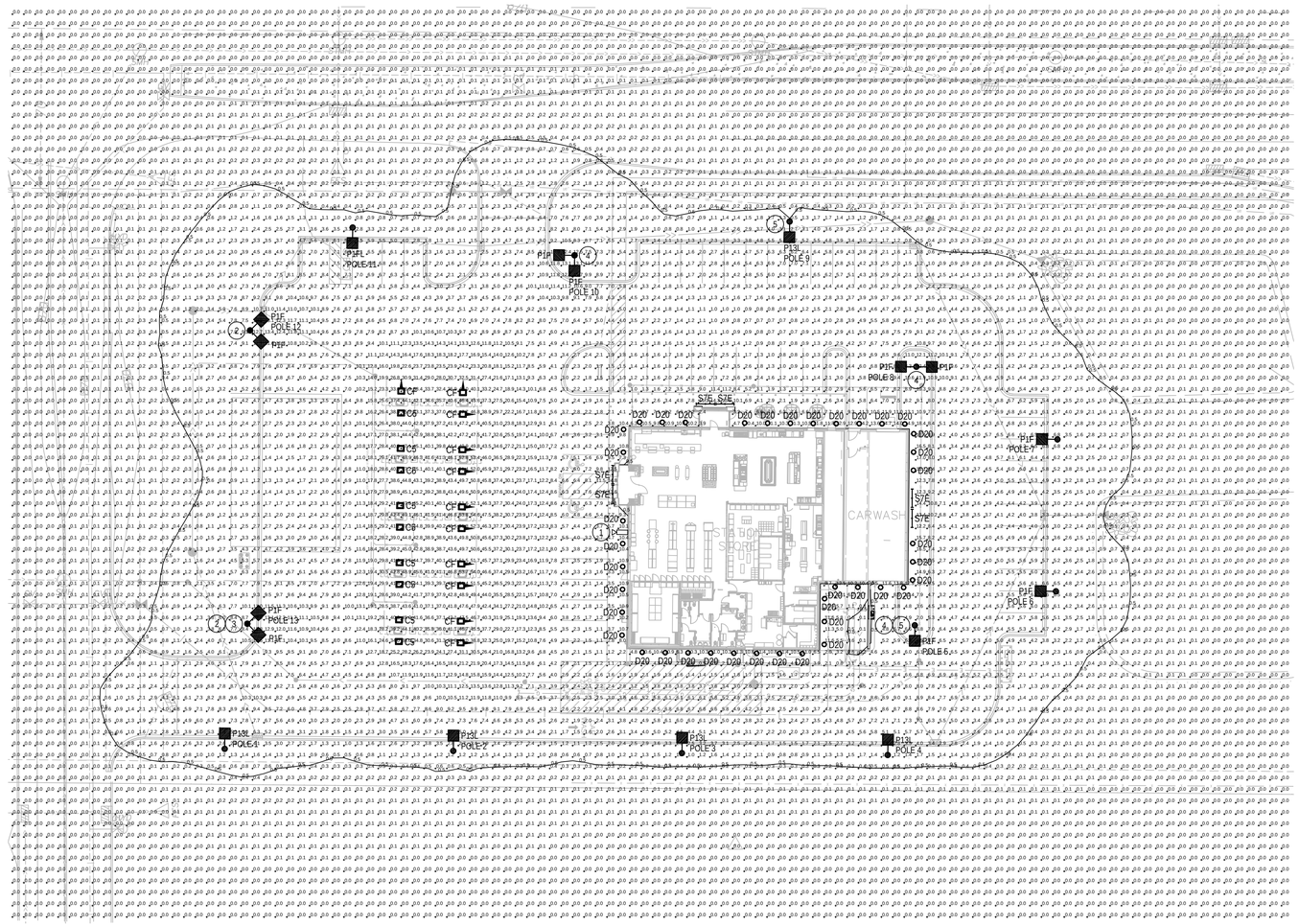
CF - LSI LIGHTING: SCV-LED-23L-SCFT-UNV-DIM-50-WHT MOUNTED UNDER GAS CANOPY MOUNT FIXTURES WITH FORWARD THROW OPTIC AIMING IN DIRECTION OF ARROW.

C5 - LSI LIGHTING: SCV-LED-15L-SC-UNV-DIM-50-WHT MOUNTED UNDER GAS CANOPY

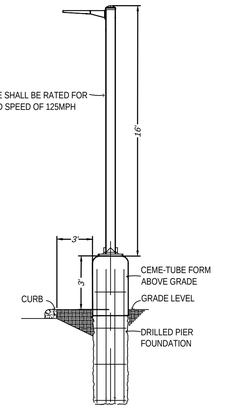
P13L - LSI LIGHTING: MRS-LED-18L-SIL-3-UNV-50-70CRI-WHT-IL

P1F - LSI LIGHTING: MRS-LED-18L-SIL-FT-UNV-50-70CRI-WHT

P1FL - LSI LIGHTING: MRS-LED-18L-SIL-FT-UNV-50-70CRI-WHT-IL



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



LOT LIGHT ELEVATION DETAIL
NOT TO SCALE

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

Alan Czarnecki Reg. No. 14540

Date: 01-08-25

2024-0195.46

GRAEF
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Milwaukee, WI 53203
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414 / 259 0037 fax

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KWIK STAR

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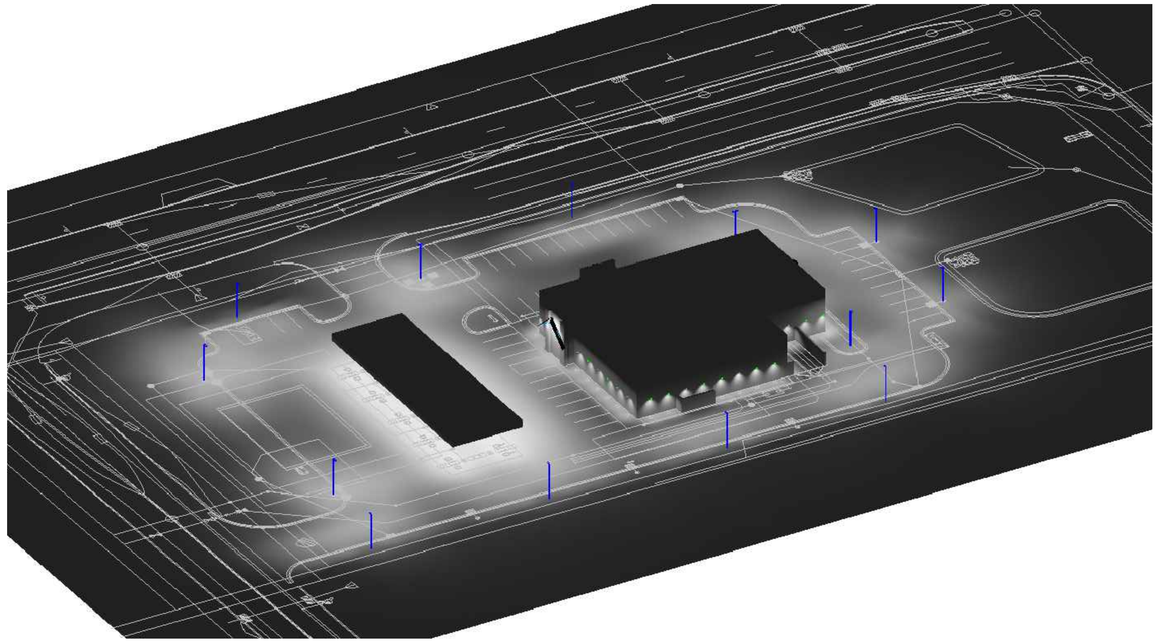
PHOTOMETRIC SITE PLAN

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

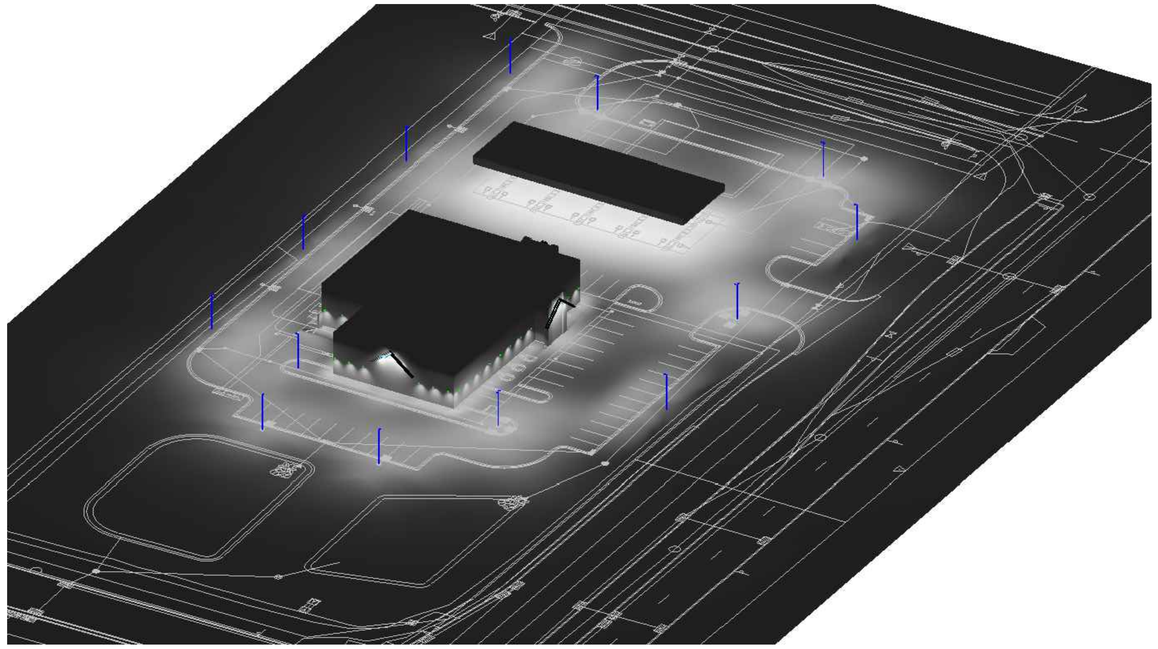
BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION

DRAWN BY	BAB / DLC
SCALE	AS SHOWN
PROJ. NO.	11224-00
DATE	2023-02-15
SHEET	C800



PHOTOMETRIC RENDERING PLAN
NOT TO SCALE



PHOTOMETRIC RENDERING PLAN
NOT TO SCALE

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PHOTOMETRIC RENDERING PLANS

CONVENIENCE STORE #1782
WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION

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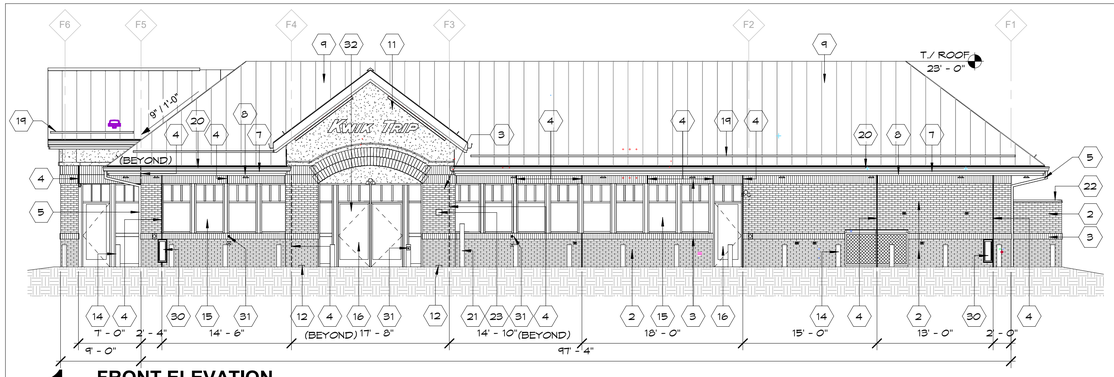
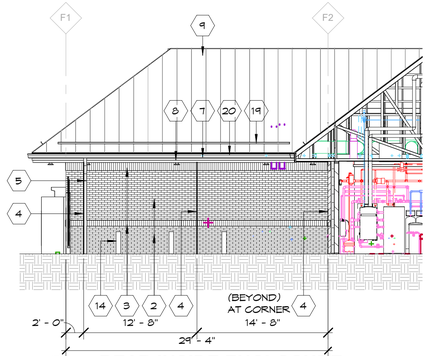
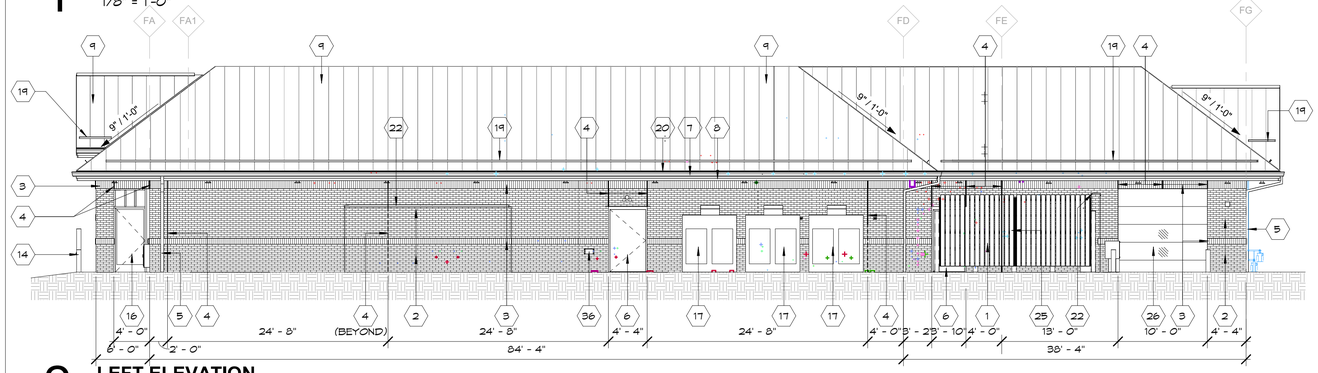
SCALE	AS SHOWN
PROJ. NO.	11224-00
DATE	2023-02-15
SHEET	C801



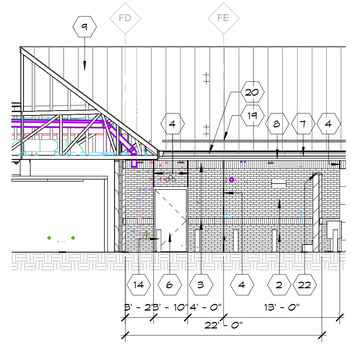
1 FRONT ELEVATION
1/8" = 1'-0"



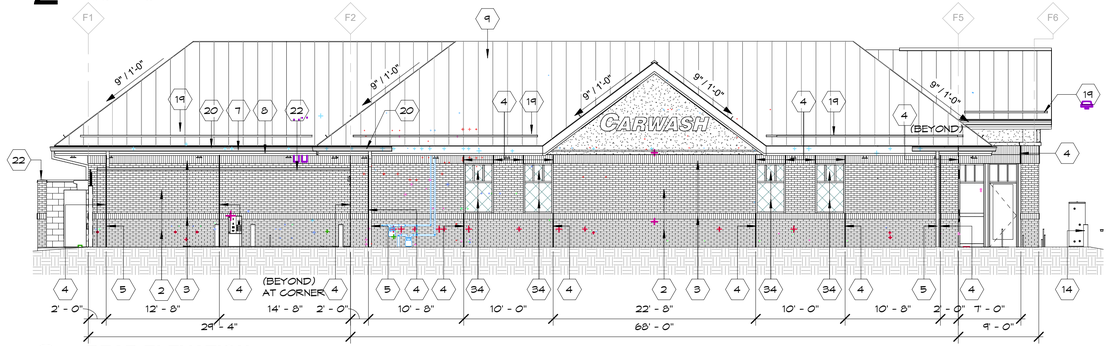
5 REAR INSIDE ENCLOSURE
1/8" = 1'-0"



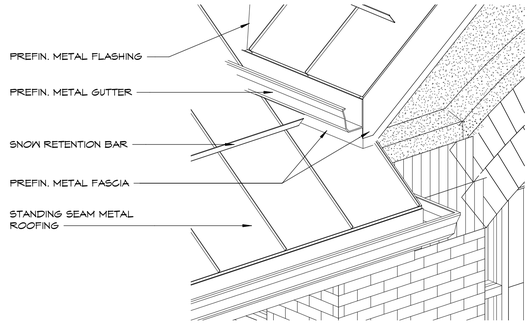
2 LEFT ELEVATION
1/8" = 1'-0"



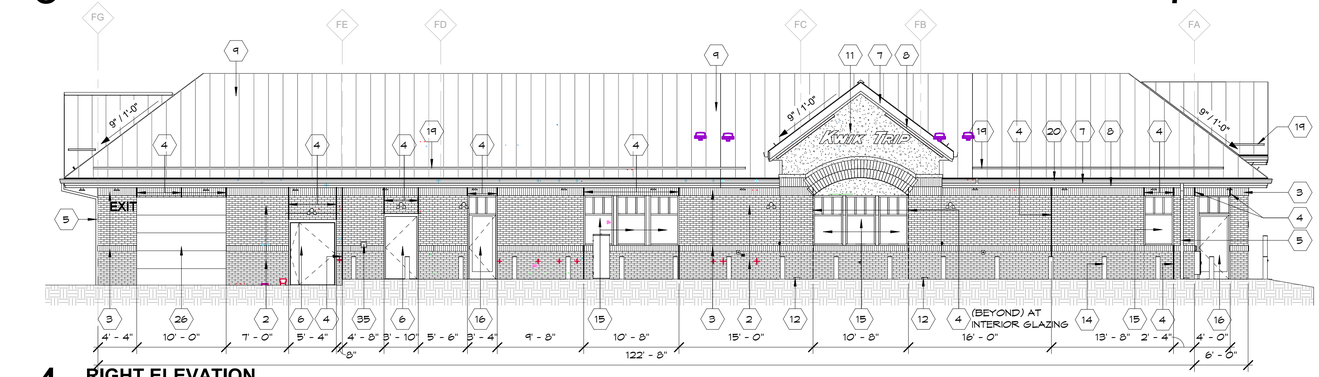
6 LEFT INSIDE ENCLOSURE
1/8" = 1'-0"



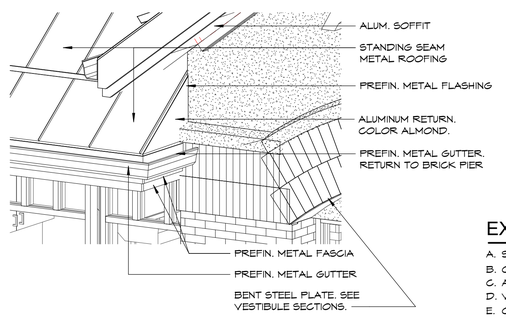
3 REAR ELEVATION
1/8" = 1'-0"



7 VESTIBULE EAVE TO ROOF FLASHING DETAIL



4 RIGHT ELEVATION
1/8" = 1'-0"



8 FRONT VESTIBULE METAL ROOF RETURN

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
1	TRASH ENCLOSURE.
2	MODULAR BRICK VENEER (RED).
3	BRICK SOLDIER COURSE (TAN). SEE SECTION FOR SIZE
4	BRICK CONTROL JOINT. SEALANT COLOR TO MATCH BRICK COLOR.
5	ALUMINUM DOWNSPOUT.
6	HOLLOW METAL DOOR & FRAME. PAINT. CAULK COLOR TO MATCH BRICK.
7	ALUMINUM FASCIA - ALMOND.
8	ALUMINUM FASCIA - RED.
9	PREFINISHED STANDING SEAM METAL ROOFING.
10	CT CABINET AND ELECTRICAL METER. RE: ELECT. PLANS.
11	EIFS. COLOR: TAN.
12	CAST ALUMINUM BRICK VENT - ACCEPTABLE OPTIONS: HOHMANN & BARNARD #C825, 8" X 2 1/4" OR EX 825.
13	EMERGENCY FUEL SHUT OFF. RECESS FLUSH W/ WALL.
14	6" BOLLARD W/ 40" PLASTIC SLEEVE. SEE SHEET A124.
15	ALUMINUM STOREFRONT FRAMING W/ INSULATED GLAZING. CAULK COLOR GRAY DYMONIC.
16	ALUMINUM STOREFRONT ENTRANCE. CAULK COLOR GRAY DYMONIC.
17	ICE MERCHANDISER
18	LP CAGE
19	SNOW RETENTION BAR
20	PREFINISHED METAL GUTTER
21	BLUE HDCP. BOLLARD. REFER TO SITE PLANS.
22	PREFINISHED METAL WALL CAP.
23	KNOX BOX LOCATION WHEN NEEDED. OWNER PROVIDED.
24	SPLASH BLOCK
25	PROVIDE LOCK BOLT FOR EACH LEAF
26	INSULATED POLYCARBONATE DOOR
27	12 X 12 GLASS BLOCK
28	6 X 6 GLASS BLOCK
29	SUPPLY FAN. SEE HVAC PLANS.
30	FIRE EXTINGUISHER CABINET
31	HANDICAP PUSH PLATE. SE EELECTRICAL SHEETS FOR MOUNTING HEIGHTS.
32	STREET ADDRESS NUMBERS TO BE LOCATED ON ENTRANCE DOOR. VERIFY WITH OWNER BEFORE APPLYING.
33	BRICK SOLDIER COURSE FIELD COLOR - (RED).
34	ALUMINUM STOREFRONT FRAMING W/ INSULATED SPANDREL GLAZING. CAULK COLOR GRAY DYMONIC.
35	CO2 FILL BOX. SEE FLOOR PLAN FOR MOUNTING HEIGHTS.
36	RECESSED OIL FILL BOX. SEE FLOOR PLAN FOR MOUNTING HEIGHTS.

Exterior Door Color Code

BAC Blend-a-Color		02	32	64	120
W1	White	-	12	1	-
B1	Black	-	24	1	-
R2	Maroon	-	19	-	-
R3	Magenta	-	26	1	1

EXTERIOR COLOR SCHEDULE

MATERIAL	MANUFACURER	COLOR
BOLLARDS	--	BLACK, GLOSS
FASCIA	UNA-CLAD 24 GA.	REGAL RED ALMOND
GUTTERS & DOWNSPOUTS	--	ALMOND
SOFFIT	UNA-CLAD	ALMOND
METAL ROOF	UNA-CLAD	HEMLOCK GREEN
MORTAR	--	GREY
SEALANT		
RED BRICK	TREMCO DYMONIC	REDWOOD TAN
TAN BRICK	TREMCO DYMONIC	LIMESTONE
ROOF CAP CAR WASH	UNA-CLAD	HEMLOCK GREEN
TAN BRICK	LEGENDARY	CLEAR BUFF
RED BRICK	LEGENDARY	CABERNET BURGUNDY
EIFS	TOTAL WALL	DIRTY MARTINI SWIRL TEXTURE
TRASH ENCLOSURE CAP	UNA-CLAD	HEMLOCK GREEN
BRICK LINTEL PAINT	TOTAL WALL	MORNING MIST (OR EQUAL)

EXTERIOR ELEVATION NOTES

A. SEE FLOOR PLAN FOR WINDOW TYPE KEYS.
B. CONTROL JOINT SEALANT TO MACH VENEER COLOR.
C. ALL DOWNSPOUTS TO CONNECT W/ BELOW GRADE DRAIN.
D. VERIFY NUMBER OF GABLES AND LOCATION OF SIGNAGE WITH OWNER.
E. CAST ALUMINUM BRICK VENT SHALL APPLY TO ALL STORES WITH CANOPY BRICK COLUMNS. REFER TO A700/A701 IF STORE REQUIRES BRICK COLUMNS
F. CONTROL JOINTS LOCATED AT WINDOW AND DOOR LOCATIONS TO HAVE BACKER ROD AND SEALANT AT LOSSE LINTELS.

VANTAGE ARCHITECTS INC
750 N. Third Street ▼ La Crosse, WI 54601
Ph (608) 784-2729 Fax (608) 784-2826

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAW OF THE STATE OF MINNESOTA.
SIGNATURE:
JERREL SCHOONOVER
DATE: 09/27/2024
REG. NO. 19710

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER, UNDER THE LAW OF THE STATE OF MINNESOTA.
SIGNATURE:
CARL N. FINK
DATE: 09/27/2024
REG. NO. 42440

PROJECT TITLE:
Store #1730 - G3-MN-LH-1CW-SV
Kwik Trip, Inc.

PROJECT LOCATION:
SW Intersection of 13th St SW & 6th Ave SW
Pine City, MN

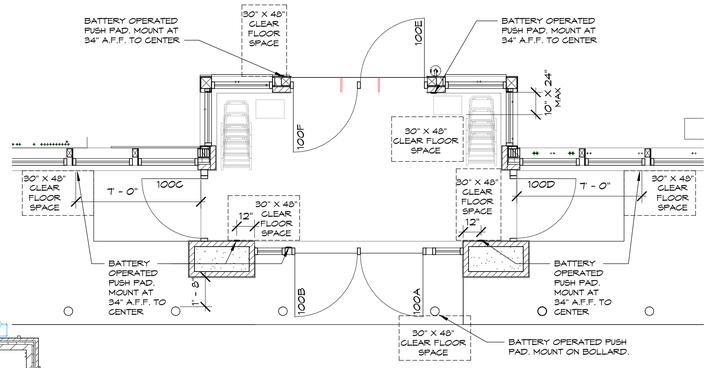
JOB #:	1081.642
DATE:	09.27.2024
DRAWN BY:	Author
TYPE:	Permit Set

REVISIONS

NO.	DATE

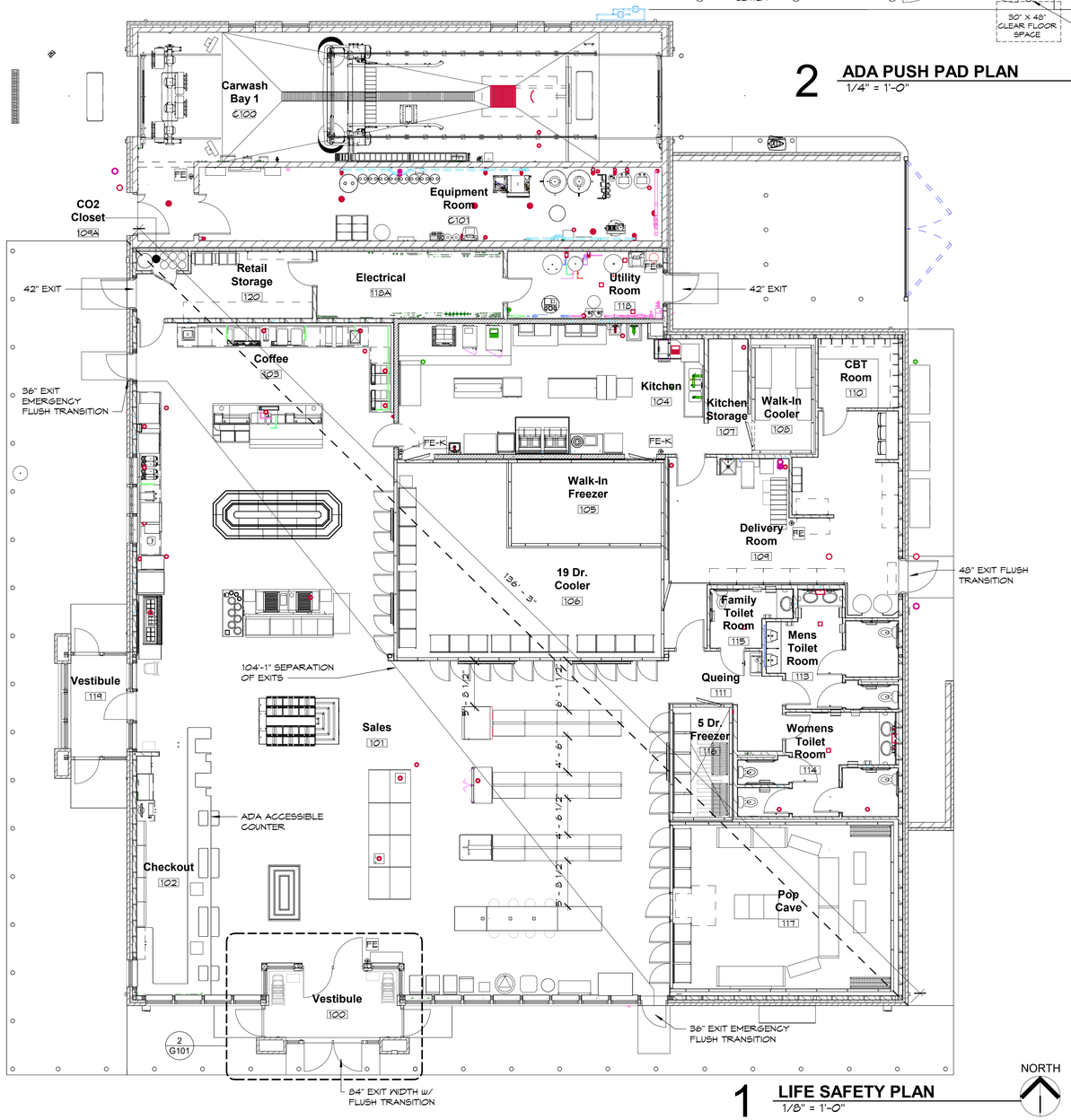
SHEET TITLE
Exterior Elevations

SHEET NO.
A200



2 ADA PUSH PAD PLAN

1/4" = 1'-0"



1 LIFE SAFETY PLAN

1/8" = 1'-0"

NORTH

BUILDING CODE SUMMARY MN

Applicable Codes:	2018 International Building Code with State Amendments/ Chapter 1305 (2020 MN Building Code) 2020 Minnesota State Building Code 2020 Minnesota Accessibility Code 2020 Minnesota State Fire Code (2018 IFC as amended by the State of Minnesota) 2023 National Electrical Code 2020 Minnesota Plumbing Code (Reference to 2018 Uniform Plumbing Code) Minimum Plumbing Fixtures/ 2018 IBC Chapter 29, as amended Minnesota Mechanical Code/ Chapter 1346/2018 IMC/2018 IFGC (2020 MN Mechanical and Fuel Gas Code) 2024 Minnesota Commerical Energy Code Snow Loads/ MSBC Rules 1303.1700 Frost Depth/ MSBC Rules 1303.1600 Wind Speed/ Minimum 90 MPH Recycling Space/MSBC 103.1500
Description of Work:	New Building
Building Occupancy:	Classification: Store: Mercantile Group M Carwash: Business Group B
Building Areas:	11,033 sq. ft. (9,000 sq. ft. allowable)
Number of Stories:	One (one allowable)
Type of Construction:	Store: Type 5B: Non-Sprinklered Carwash: Type 5B: Non-Sprinklered
Sprinkler Requirements:	Per 903.2.7 An automatic sprinkler system is not required for Group M fire areas less than 12,000 sq. ft.
Fire Alarm:	Per 907.2.7 Group M- Manual fire alarm boxes are not required in a Group M occupancy having an occupant load less than 500 persons
Area Modifications:	506.3 Frontage Increase (312/440-.25) 30/30 = 0.45 x 9,000 sq. ft. = 4,050 sq. ft. additional per floor
Building Separations, Fire Partitions: Rated Areas	Section 508.2.4 - no seperation is required between occupancy groups B & M.
Fire Resistive Rating for Exterior Walls	Table 602 Type V-B Construction, greater than 10 feet = 0 Rating
Attic Separation:	Per 718.4 Draft stopping shall be installed in attics such that any horizontal area does not exceed 3,000 sq. ft. provide access to each separated area.
Occupant Load:	
Per Table 1004.5 **Space**	
Mercantile	
Grade Floor @ 60 sq. ft.	5,500 sq. ft./60 sq. ft. = 91 persons
Stock Area @ 300 sq. ft.	3,610 sq. ft./300 sq. ft. = 12 persons
	Total occupant load = 103 persons
Exit Requirements:	
Table: 1005.3.2	"Required Exit Width" Based on occupant load - 103 x 0.2 = 20.6"
Section: 1006	***Number of Exits & Exit Access Doorways***
1006.2.1	Egress based on occupant load and common path of egress travel distance.
Tables: 1006.2.1 & 1006.3.2	Two exits required where more than 30 person occupant load and less than 500 persons
Table: 1006.2.1	Common path: Common path of egress travel shall not exceed 75ft.
Section: 1007	***Exit & Exit Access Doorway Configuration***
1007.1.1	Two exits shall be located a min. of 1/2 the diagonal distance of the building
Section: 1017	***Exit Access Travel Distance***
Table: 1017.2	Travel distance: 200 ft. Non-sprinklered
Section: 1018	***Aisles***
1018.2.2	Isle width shall not be less than 36" Min. aisle width per section 1005.3.1 = 103 Occupant x .2 = 20.6 inches required.
Section: 1020	***Corridors***
1020.2	Corridor Width & Capacity
Table: 1020.2	Minimum corridor width = 44"
1020.4	Dead end corridors shall not exceed 20'. There are no dead end corridors on this project.

ADA Accessibility:

- The project will provide access to all areas of the facility. All spaces in the project will comply with ADA requirements.

- The Restrooms have toilet compartments with toe clearance on two sides since the interior partitions continue to the floor.

Section 604.9.5.1 Exception 1 & 2 - Min size for floor mounted toilets 65" deep x 66" wide min.

Sanitary Fixtures:

Per Table 2902.1

Area	U or WC (M)	WC(F) Lav	Showers	D.F.	Other	
Mercantile	.14	.14	.19	---	.14	1 service sink
Business	.9	.9	1.1	---	.4	1 service sink
Required	2	2	2	---	2	1 service sink
Provided	4	4	4	---	See note below	1 service sink

Drinking Fountain Note:	Kwik Trip provides free cups of water from soda machine to all who enter.
Fire Extinguishers:	**906 per NFPA 10** **Required Areas** 906.1 - Required in groups B & M 906.1.2 - Required within 30 feet distance of travel from commerical cooking equipment. **Fire Hazard Classifications** 906.3.1 Class A Fire Hazards - Maximum distance of travel to extinguisher 75ft. - See floor plans for designated locations 906.4 Cooking equipment fires 906.4.2 Class K portable fire extinguisher to be included in hazard areas that contain deep fat fryers. See floor plan for location of all fire extinguishers (FE & FEK)
Foam Plastic Insulation:	2603.9 Special Approval - Cooler and freezer panels have passes UL1715 and conform to IBC 2603.9 for foam plastic insulation. See attached product data and Wisconsin Building Products Evaluation # 201305-I
Exhaust Hood:	1346.0507 Section 507 Commerical Kitchen Hoods 507.2.1 Type I Hood - Type I hood shall be installed where cooking appliances produce grease 507.2.2 Type II Hood - Type II hood shall be installed where cooking or dishwashing appliances produce heat, steam, or products of combustion and do not produce grease or smoke. See floor plan for locations of both type I & II hoods

VANTAGE ARCHITECTS INC
750 N. Third Street ▼ La Crosse, WI 54601
Ph (608) 784-2729 Fax (608) 784-2826

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
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1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAW OF THE STATE OF MINNESOTA.
SIGNATURE:
JERREL SCHOONOVER
DATE: 09/27/2024 REG. NO. 19710

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER, UNDER THE LAW OF THE STATE OF MINNESOTA.
SIGNATURE:
CARL N. FINK
DATE: 09/27/2024 REG. NO. 42440

PROJECT TITLE:
Store #1730 - G3-MN-LH-1CW-SV
Kwik Trip, Inc.

PROJECT LOCATION:
SW Intersection of 13th St SW & 6th Ave SW
Pine City, MN

JOB #:	1081.642
DATE:	09.27.2024
DRAWN BY:	Author
TYPE:	Permit Set

REVISIONS

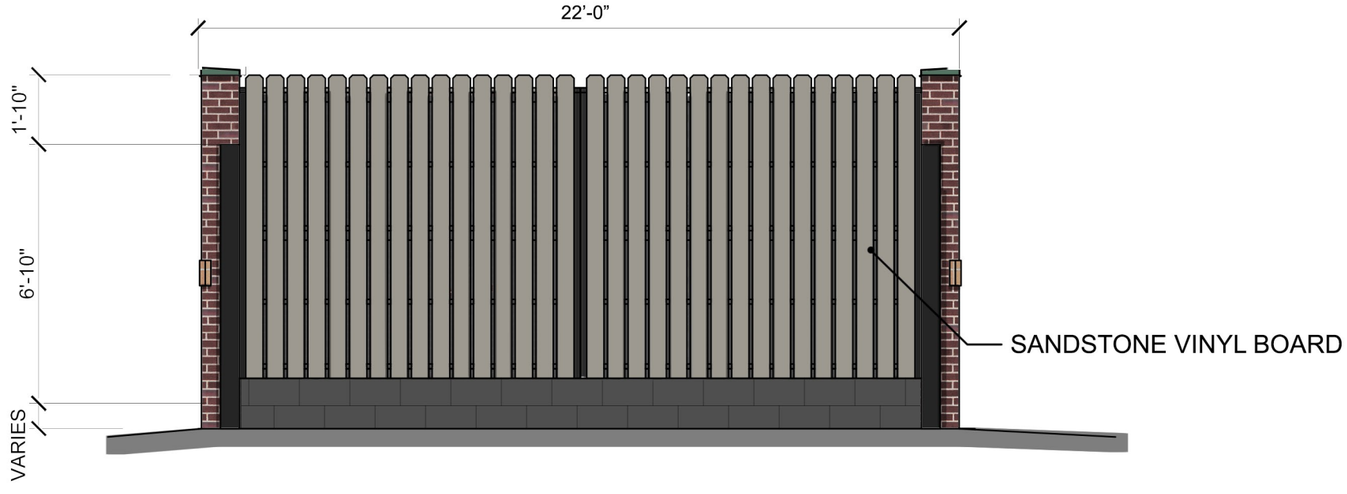
NO.	DATE

SHEET TITLE

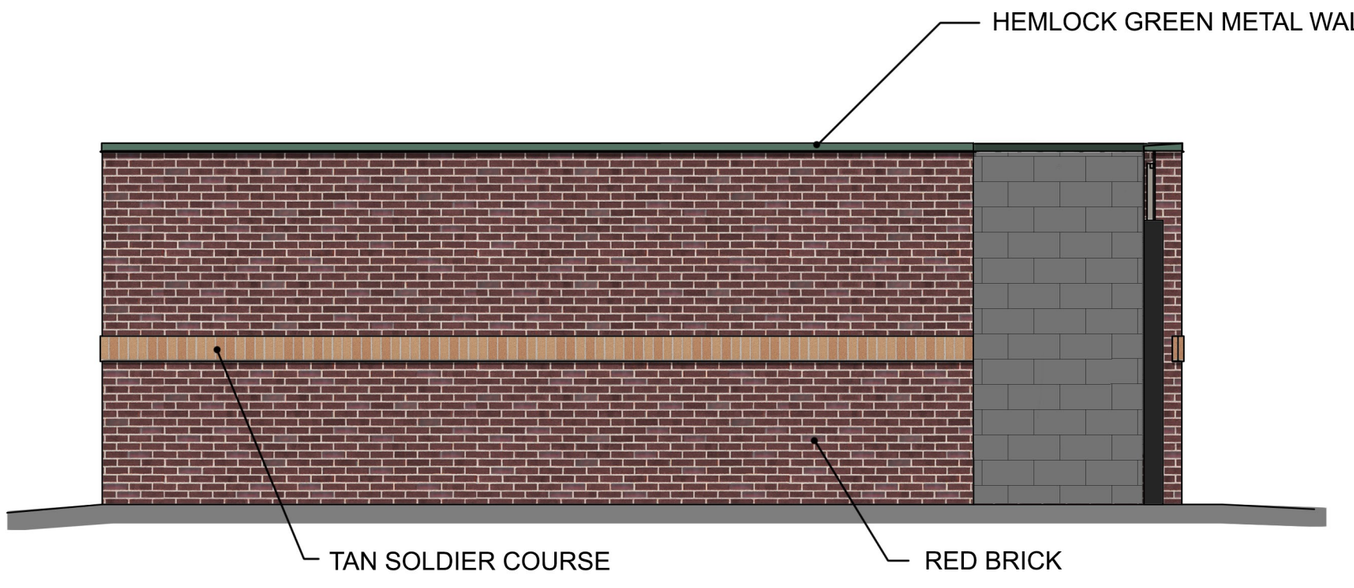
Life Safety Plan/ Code Compliance

SHEET NO.

G101



TRASH ENCLOSURE - FRONT ELEVATION



TRASH ENCLOSURE - SIDE ELEVATION

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10 MPD

FRONT LEFT VIEW

FRONT RIGHT VIEW

REAR RIGHT VIEW

REAR LEFT VIEW

FRONT ELEVATION

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EXTERIOR ELEVATIONS
LEFT HAND GEN 3 with 1 BAY CARWASH

CITY OF RAMSEY LANDSCAPE REQUIREMENTS

BUSINESS LANDSCAPING STANDARDS (SEC. 106-570)

THE MINIMUM NUMBER OF TREES REQUIRED ARE OUTLINED BELOW.THE COMPLEMENT OF TREES FULFILLING THE LANDSCAPING REQUIREMENTS SHALL NOT BE LESS THAN 25 PERCENT DECIDUOUS AND NOT LESS THAN 25 PERCENT CONIFEROUS. NOT MORE THAN 25 PERCENT OF THE REQUIRED PLANTINGS SHALL CONSIST OF ORNAMENTAL OR UNDERSTORY TREES.

1) DECIDUOUS / CONIFEROUS TREES. 1 TREE PER 50 LINEAL FEET OF SITE PERIMETER, OR 1 TREE PER 1,000 SQUARE FEET OF BUILDING FOOTPRINT, WHICHEVER IS GREATER.

   TREES REQUIRED = 33 (1,624 LF SITE PERIMETER / 50 = 33, OR 11,056 SF BUILDING / 1,000 = 12)
   TREES PROVIDED = 49+ TOTAL (INCLUDES 18+ EXISTING TREES TO REMAIN)

REQUIRED TREE QUANTITIES	
11 OVERSTORY	(33%)
8 ORNAMENTAL	(24%)
14 CONIFEROUS	(43%)

2) SHRUBS. 1 SHRUB PER 30 LINEAL FEET OF SITE PERIMETER OR 1 SHRUB PER 300 SQUARE FEET OF BUILDING FOOTPRINT AREA, WHICHEVER IS GREATER.

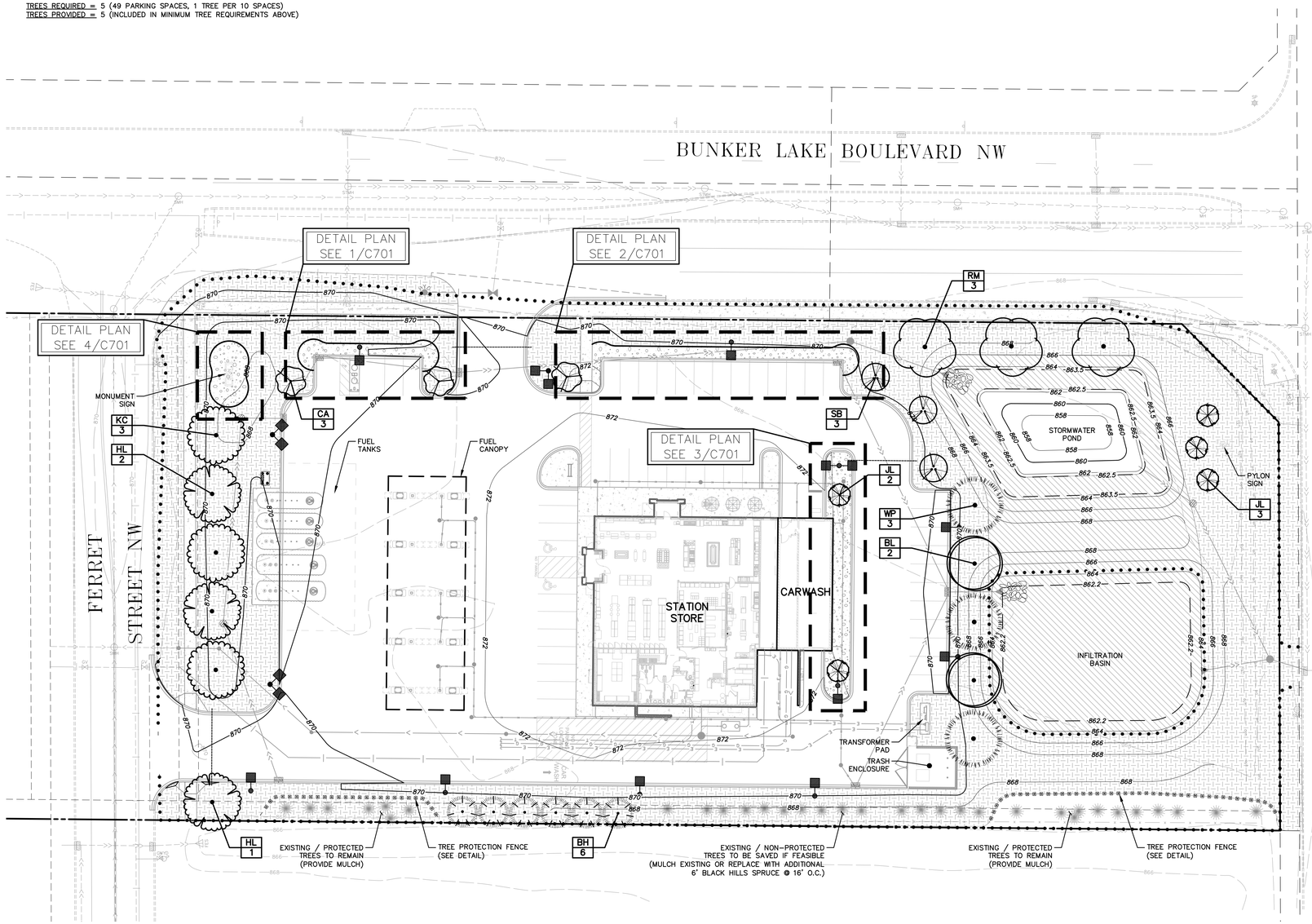
   SHRUBS REQUIRED = 55 (1,624 LF SITE PERIMETER / 30 = 55, OR 11,056 SF BUILDING / 300 = 37)
   SHRUBS PROVIDED = 166

3) PARKING LOT LANDSCAPING. ALL PARKING LOTS ARE REQUIRED TO PROVIDE INTERNAL AND/OR ADJACENT OVERSTORY TREE PLANTINGS, WHICH ARE CREDITED TOWARD THE MINIMUM PLANTING REQUIREMENTS FOR THE DISTRICT (SEE #1 ABOVE).

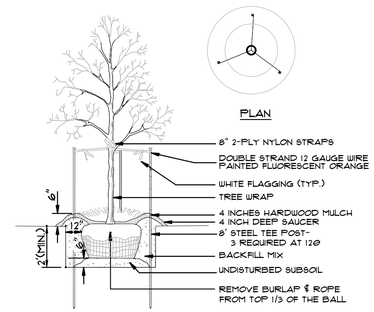
   TREES REQUIRED = 5 (49 PARKING SPACES, 1 TREE PER 10 SPACES)
   TREES PROVIDED = 5 (INCLUDED IN MINIMUM TREE REQUIREMENTS ABOVE)

LANDSCAPE PLAN NOTES

1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
7. UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
    1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
    2. LANDSCAPE SPECIFICATIONS.
    3. PLAN DRAWINGS.
    4. PLANT / MATERIAL SCHEDULES.
    5. CITY STANDARD SPECIFICATIONS AND DETAILS.
    6. MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.



1 C700 OVERALL LANDSCAPE PLAN



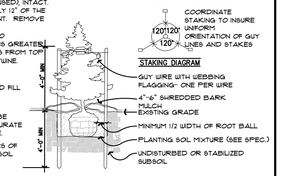
NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

1. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
2. TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
4. PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITHIN APPROXIMATELY 12" OF THE TOP OF ROOTBALL. WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWINE.
5. PLUMB AND BACKFILL WITH BACKFILL SOIL.
6. WATER TO SETTLE PLANTS AND FILL VOIDS.
7. WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE

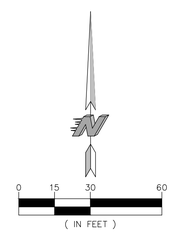
NOTE: GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.

GUY ASSEMBLY- 16" POLYPROPYLENE OR POLYETHYLENE (60 MIL) 1-1/2" WIDE STRAP (TYP.) DOUBLE STRAND 10 GA. WIRE, 2-T ROLLED STEEL POSTS (MNDOT 3401) @ 180° O.C. (SEE STAKING DIAGRAM)



B CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE

C SHRUB & CONTAINER PLANTING DETAIL
NOT TO SCALE



CALL BEFORE YOU DIG

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

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CARLSON-ENGINEERING.COM

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

Name: Ryan J. Ruttger, RLA
Signature:
Date: 01/30/25 License #: 56346

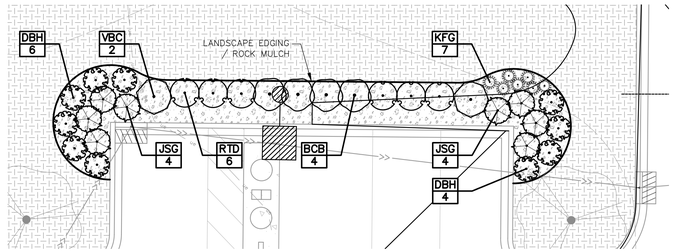
LANDSCAPE PLAN

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

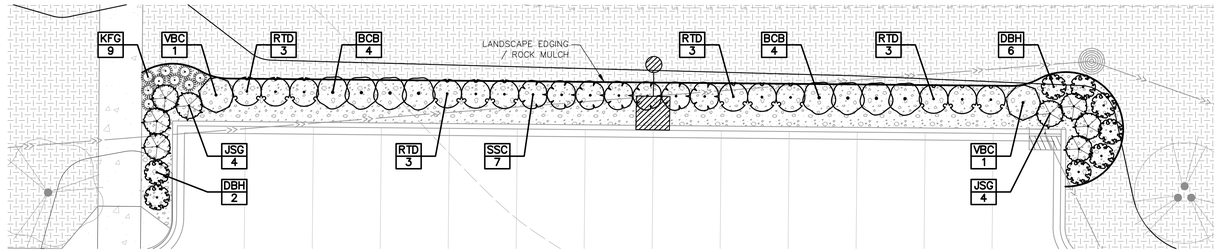
BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments

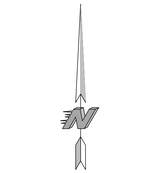
DRAWN BY	RJR
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C700

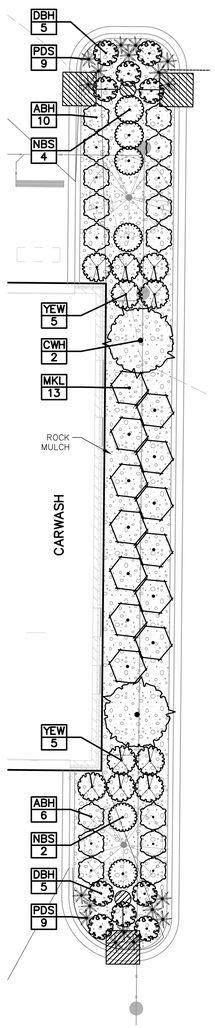


1 C701 LANDSCAPE PLAN ENLARGEMENT

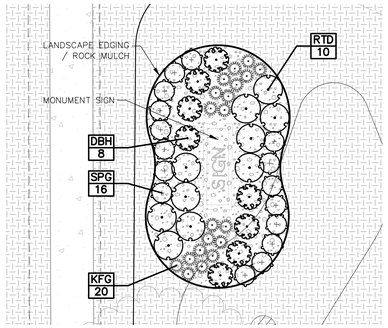


2 C701 LANDSCAPE PLAN ENLARGEMENT





3 C701 LANDSCAPE PLAN ENLARGEMENT



4 C701 PYLON SIGN LANDSCAPE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	3	Acer rubrum `Northwood`	Northwoods Red Maple	2" Cal.	B&B
	HL	3	Gleditsia triacanthos inermis `Harve`	Northern Acclaim Thornless Honey Locust	2" Cal.	B&B
	KC	3	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	2" Cal.	B&B
	BL	2	Tilia americana `Boulevard`	Boulevard Linden	2" Cal.	B&B
CONIFEROUS TREES						
	BH	6	Picea glauca densata	Black Hills Spruce	6` Ht.	B&B
	WP	3	Pinus strobus	White Pine	6` Ht.	B&B
ORNAMENTAL TREES						
	SB	3	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7` Ht.	B&B
	CA	3	Malus x `Prairifire`	Prairifire Crabapple	1.5" Cal.	B&B
	JL	5	Syringa reticulata `Ivory Silk` White Flowers	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS						
	BCB	12	Aronia melanocarpa `Viking`	Viking Black Chokeberry	24" Ht.	#5 Cont.
	SSC	7	Clethra alnifolia `Hummingbird`	Summersweet	24" Ht.	#5 Cont.
	RTD	28	Cornus sericea `Alleman`s Compact`	Dwarf Red Twig Dogwood	24" Ht.	#5 Cont.
	DBH	36	Diervilla lonicera	Dwarf Bush Honeysuckle	24" Ht.	#5 Cont.
	CWH	2	Hamamelis virginiana NATIVE	Common Witch Hazel	24" Ht.	#5 Cont.
	ABH	16	Hydrangea arborescens `Annabelle`	Annabelle Hydrangea	24" Ht.	#5 Cont.
	NBS	6	Physocarpus opulifolius `Seward` TM	Summer Wine Seward Ninebark	24" Ht.	#5 Cont.
	SPG	16	Spiraea x bumalda `Goldflame` Gold Foliage, Red Flowers	Goldflame Spirea	24" Ht.	#5 Cont.
	MKL	13	Syringa patula `Miss Kim`	Miss Kim Lilac	24" Ht.	#5 Cont.
	VBC	4	Viburnum trilobum `Bailey Compact` Red Fall Color	Bailey`s Compact American Cranberry Bush	24" Ht.	#5 Cont.
EVERGREEN SHRUBS						
	JSG	16	Juniperus chinensis `Sea Green`	Sea Green Juniper	24" Ht.	#5 Cont.
	YEW	10	Taxus x media `Tauntonii`	Tauton Yew	24" Ht.	#5 Cont.
GRASSES						
	KFG	36	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	#3 Cont.	
	PDS	18	Sporobolus heterolepis	Prairie Dropseed	#3 Cont.	
GROUND COVERS						
	ROCK	3,470 sf	Rock Mulch Non-Woven Geotextile Incidental	1.5" Trap Rock Mulch	4" Depth	
	SOD	51,681 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	TII	17,814 sf	Type II - Stormwater Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 52.0 lb/ac	MnDOT Seed Mix 33-261	seed	

LANDSCAPE QUANTITIES

±360 LF POLY EDGING – BLACK

LANDSCAPE SPECIFICATIONS

1. TREE PROTECTION. ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6' STEEL FENCE POSTS SPACED 6' O.C. MAX.
2. EROSION CONTROL. REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPS, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPS MUST BE IMPLEMENTED WITHIN 7 DAYS USING.
3. CLEARING AND GRUBBING. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
4. SOIL PREPARATION. REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
5. TOPSOIL MATERIAL. ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR INFILTRATION BASIN SOIL REQUIREMENTS. A TOPSOIL INSPECTION BY THE RAMSEY ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO SEEDING OR SOD.
6. SEEDING AND TURF ESTABLISHMENT. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING.. SEEDS SHALL BE SOWED IN 2 PERPENDICULAR PASSES, EACH PASS AT ONE-HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
7. SODDING. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
8. PLANT MATERIAL. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. PLANT MATERIAL SUBSTITUTIONS. ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.
10. PLANT INSTALLATION AND ESTABLISHMENT. REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
11. MULCH MATERIAL. DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
12. LANDSCAPE EDGING. INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.
13. IRRIGATION. DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL. IRRIGATION SYSTEM SHALL BE DESIGN BUILT BY THE CONTRACTOR AND SHALL UTILIZE MATCH PRECIPITATION HEADS, HEAD TO HEAD COVERAGE AND WEATHER COMPENSATING SMART CONTROLLER.
14. MAINTENANCE. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES, HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
15. WATERING. UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
16. NATIVE PLANT ESTABLISHMENT. THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAT 3 YEARS AFTER INITIAL SEEDING – ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED. REFER TO MNDOT SEEDING MANUAL FOR ADDITIONAL INFORMATION ON PLANTING, ESTABLISHING AND MAINTAINING NATIVE SEED MIXES.
17. FINAL ACCEPTANCE. UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
18. WARRANTY. ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR TWO (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
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3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 | FAX 763.489.7959
CARLSON-ENGINEERING.COM

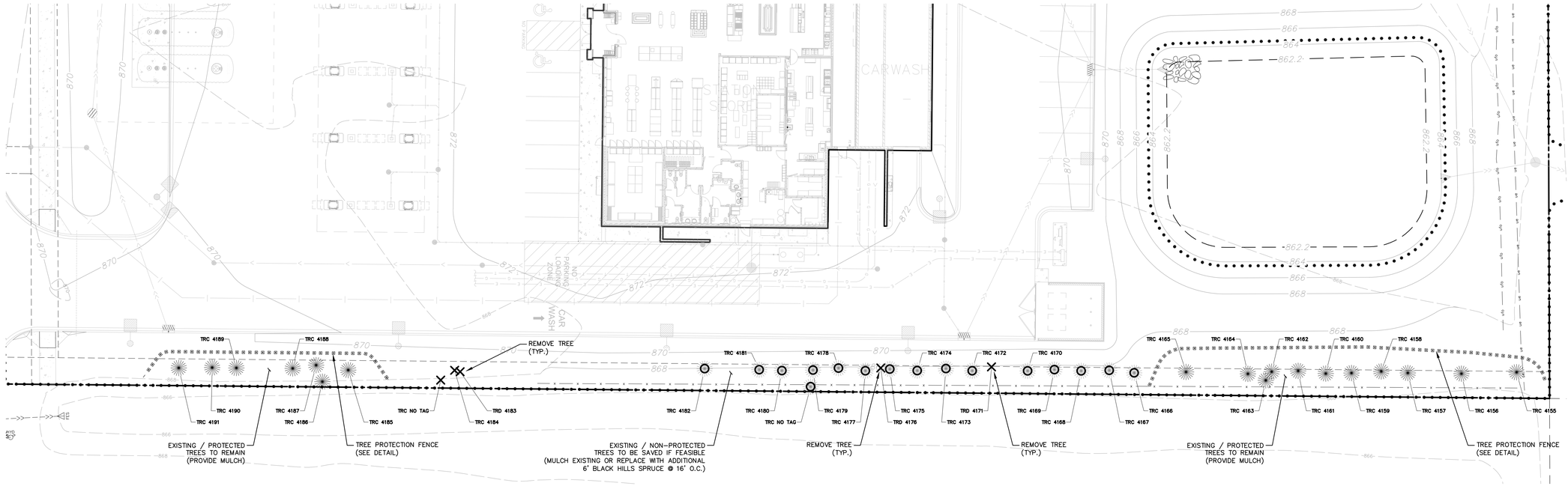
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Name: Ryan J. Ruttger, RLA
Signature:
Date: 01/30/25 License #: 56346

LANDSCAPE PLAN
CONVENIENCE STORE #1782 WITH 1-BAY CARWASH
BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments

DRAWN BY	RJR
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C701



1 C702 OVERALL TREE PRESERVATION PLAN

TREE PRESERVATION NOTES

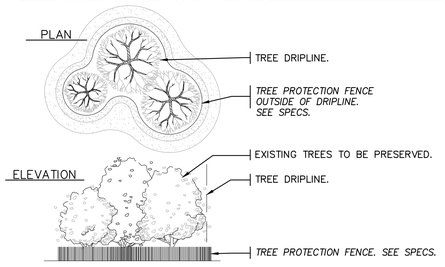
1. TREE SURVEY FIELD WORK COMPLETED BY CARLSON ENGINEERING ON 02/05/25.
2. TREES 4155–4165 AND 4185–4191 ARE TO BE SAVED AND PROTECTED WITH TREE PROTECTION FENCING PRIOR TO CONSTRUCTION START.
3. UNLESS NOTED AS SAVED OR REMOVED (DENOTED BY X), ALL OTHER TREES (DENOTED BY O) ARE CONSIDERED OPTIONAL REMOVALS AND HAVE BEEN COUNTED AS REMOVED IN THE TREE INVENTORY CALCULATIONS. THESE TREES ARE INTENDED TO BE SAVED IF GRADING ALLOWS, BUT MAY BE REMOVED IF NEEDED WITHOUT MITIGATION.
4. ANY OPTIONAL REMOVAL TREES AS NOTED ABOVE THAT ARE REMOVED, SHALL BE REPLACED WITH ADDITIONAL 6' BLACK HILL SPRUCE TREES AT 16' ON CENTER TO MAINTAIN SCREENING.

TREE INVENTORY

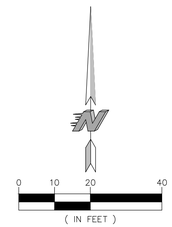
Tag #	Tree Size (DBH)	Species (Common Name)	Condition (0-3)	Protection Category	Notes	Designation
4155	9	Spruce	3	Significant		SAVE
4156	13	Spruce	3	Significant		SAVE
4157	11	Spruce	3	Significant		SAVE
4158	11	Spruce	3	Significant		SAVE
4159	12	Spruce	3	Significant		SAVE
4160	10	Spruce	3	Significant		SAVE
4161	13	Spruce	3	Significant		SAVE
4162	7	Spruce	3	Significant		SAVE
4163	10	Jack Pine	3	Significant		SAVE
4164	12	Spruce	3	Significant		SAVE
4165	16	Spruce	3	Significant		SAVE
4166	13	Spruce	3	Significant		REMOVE
4167	9	Spruce	3	Significant		REMOVE
4168	13	Spruce	3	Significant		REMOVE
4169	15	Spruce	3	Significant		REMOVE
4170	12	Spruce	3	Significant		REMOVE
4171	*12*	*Ash*	*3*	*NA - species*	*2-Stem*	*Remove (Exempt)*
4172	7	Spruce	3	Significant		REMOVE
4173	13	Spruce	3	Significant		REMOVE
4174	13	Spruce	3	Significant		REMOVE
4175	9	Spruce	3	Significant		REMOVE
4176	*21*	*Ash*	*3*	*NA - species*	*3-Stem*	*Remove (Exempt)*
4177	8	Spruce	3	Significant		REMOVE
4178	10	Spruce	3	Significant		REMOVE
4179	10	Spruce	2	Significant		REMOVE
4180	13	Spruce	3	Significant		REMOVE
4181	15	Spruce	3	Significant		REMOVE
4182	17	Spruce	3	Significant		REMOVE
4183	*12*	*Ash*	*3*	*NA - species*	*3-Stem*	*Remove (Exempt)*
4184	6	Spruce	2	Significant		REMOVE
4185	9	Spruce	3	Significant	3-Stem	SAVE
4186	6	Red Cedar	3	Significant		SAVE
4187	8	Spruce	3	Significant		SAVE
4188	12	Spruce	3	Significant		SAVE
4189	6	Spruce	3	Significant		SAVE
4190	10	Spruce	3	Significant		SAVE
4191	11	Spruce	3	Significant		SAVE

SUMMARY	DBH (Inches)
Significant Trees Saved	186
Significant Trees Removed	183 (49.6%)
Significant Trees Total	369
Allowable Tree Removal (70%)	258
Mitigation Required	0

TREE PROTECTION FENCE



ERECT TREE PROTECTION FENCE PRIOR TO ANY CONSTRUCTION ACTIVITY. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN PROTECTIVE AREA. REMOVE THE TREE PROTECTION FENCE ONLY AFTER CONSTRUCTION OPERATIONS ARE COMPLETED.



CALL BEFORE YOU DIG

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

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

Name: Ryan J. Ruttger, RLA
Signature:
Date: 01/30/25 License #: 56346

TREE PRESERVATION PLAN

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments

DRAWN BY	RJR
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C702

CC Regular Session

Meeting Date: 05/27/2025

Primary Strategic Plan Initiative: {@!@ud_pd8@!@}

Title:

Adopt Resolution #25-115 Approving Purchase Agreement and RORE for Lot 1, Block 7, Waterfront Village; Roers Acquisitions LLC

Purpose/Background:

The City Council may choose to go into closed session pursuant to Minnesota Statutes section 13D.05, subdivision 3(c)(3) to consider offers or counteroffers for the purchase or sale of real or personal property. If the Council chooses to enter into closed session the statute and reason above needs to be referenced along with legal description (Lot 1, Block 7, Waterfront Village) and the Anoka County Tax ID number 28-32-25-23-0025.

The purpose of this case is to consider the sale of approximately 3.87 acres of City owned land, legally described as Lot 1, Block 7, Waterfront Village to Roers Acquisitions LLC (the "Developer) to construct a 193 unit market-rate apartment project with amenities and minimum 5,000 square feet of street level retail space, compliant with COR Zoning requirements to be further defined by an approved Site Plan. Roers approached the City and has asked to essentially build the same footprint as the previously approved Norhart project on the same site. The unit count is slightly less due to the unit type, which includes more 2 and 3 bedroom units and less studios and the pool has been moved to a more favorable location. Roers is a more experienced developer than Norhart and Staff is confident they have the financial acumen and development expertise to bring this project to the Ramsey Market. Staff has negotiated a fair purchase agreement and Right Re-Entry Agreement similar to the Norhart project that was previously approved. The City Attorney has reviewed the Purchase Agreement and Right of Re-Entry Agreement and has approved them as to form.

The Purchase Agreement and Right of Re-entry agreement have provisions similar to the Affinity at Ramsey and the previously approved Norhart Project (174 unit 55+ senior project) that extend deadlines for performance and restricts the city's ability to re-enter the property unless the City is willing to buy back the parcel less Non-refundable Earnest Money and closing costs and commission paid by the City. The Inspection period is 365 days (Norhart was 270) but the total time allotted to complete the project and obtain a C/O is 1155 days which is 127 days less than the agreement that was approved for Norhart. Staff has discussed this at great length with the City Attorney and the requests by the developer are not uncommon based on the ability to obtain financing for a project of this magnitude. The City will still have the ability to impose a $50,000 penalty if the project is not completed 24 months after the Closing date. The negotiated purchase price for the land is $8.00 per square foot ($1,350,000) which is within the City deal range for this parcel. Roers has also committed to contribute $256,600 toward the construction of Ramsey Parkway (Centra Homes also contributed this amount) which is included in the 1.35M Purchase Price. When factoring in the contribution of $256,000 for Ramsey Parkway, the net land proceeds are $1,093,400. The property is zoned properly for the proposed use. It should be noted that the Developer is not asking for any financial assistance or a reduction in development fees from the city. Staff is supportive of this project and recommends approval as presented.

Notification:

None required

Time Frame/Observations/Alternatives:

Staff believes that this project will be a great addition to the COR and will provide a visibly appealing project at the entrance of the COR that contains amenities. Tenants of the project will increase the local workforce and spending power in the City of Ramsey. The proposed 193 units of high-end market-rate housing and its proximity to the retail area and future Waterfront Park will provide great synergy and walk-ability. The property tax revenues for a project of this size help finance past, current and future infrastructure improvements in the COR.

Representatives from Roers will be present to provide more detail relating to the proposed project and to answer questions the City Council may have.

Project Highlights

Project Description - 193 Units - Market-rate, 5,000 Retail Cap on Southwest Side of Building (Mixed Use)
Total Project Costs - 52M
Amenities Roers has implemented in the past - Speak-easy, Sky deck, Pickleball Courts, Fitness Center, Dog Run, Work from Home Space, Outdoor Lounge & Pool, Underground Parking (To be determined by research)
Job Creation - 4-5 onsite
Current Tax Assessed Value - 1.4M
Current Taxes - $0.00 (Tax Exempt)
Tax Assessed Valuation (Estimate) - 30M
Annual Property Tax (Estimate) $410,000
Annual Local (City, School, County Estimate) $351,000
Annual Property Tax - City Portion (Estimate) $140,000
Aids Unit Density Calculations in COR - 48 units/acre

Key Purchase Agreement Terms

Buyer - Roers Acquisitions LLC
Seller - City of Ramsey
Property Address - 7979 Sunwood Drive NW
Legal Description - Lot 1, Block 7, Waterfront Village
Proposed Units - Approximately 180-193
PID# - 28-32-25-23-0025
Acres - Approximately 3.87 acres
Purchase Price - $1,350,000 ($8.00/SF, within Deal range)
Road Contribution - $256,000 to be contributed to road extension costs of Ramsey Parkway (between Sunwood Drive NW roundabout and Zeolite Street) which was also paid by Centra for Waterfront Village.
Earnest Money - Earnest Money of $50,000.00
Inspection Period - Buyer shall have three hundred sixty-five (365) days following the "Effective Date" to investigate property. After such time a "Notice to Proceed" must be provided by Buyer to Seller.
Right of Re-entry - Within 24 months from the Closing Date Buyer shall have achieved completion of a ±180-unit market-rate apartment project with amenities and minimum 5,000 square feet of street-level retail space, compliant with COR Zoning requirements to be further defined by an approved Site Plan. At Closing, a "Right of Re-Entry Agreement" shall be executed and recorded against the Property.
Closing - Closing shall take place 30 days after Buyer delivers Notice to Proceed to Seller. Two (2) additional thirty (30) day extensions to close can be purchased by the Buyer for a $10,000 earnest money deposit each, that is nonrefundable but applicable to the purchase price.

Alternatives include:

1) Adopt Resolution #25-115 Approving Purchase Agreement and Right of Re-Entry Agreement for Lot 1, Block 7, Waterfront Village; Roers Acquisitions LLC (as presented); subject to City Attorney review.
2) Adopt Resolution #25-115 Approving Purchase Agreement and Right of Re-Entry Agreement for Lot 1, Block 7, Waterfront Village; Roers Acquisitions LLC (with changes); subject to City Attorney review.
3) Something else.

Funding Source:

N/A. There is no assistance being provided.

Recommendation:

The EDA met on May 8, 2025 and unanimously passed a motion to recommending Approval of Purchase Agreement and Right of Re-Entry Agreement; with Roers Acquisition LLC (as presented); subject to City Attorney review.

A copy of the Draft EDA minutes from the May 8, 2025 Meeting are attached for review.

Outcome/Action:

Adopt Resolution #25-115 Approving Purchase Agreement and Right of Re-Entry Agreement for Lot 1, Block 7, Waterfront Village; Roers Acquisitions LLC (as presented); subject to City Attorney review. (Staff Recommendation)

Attachments

Site Location Map - ROERS
ACTION - Resolution #25-115
ACTION - Purchase Agreement
ACTION - DRAFT Right of Re-Entry - ROERS
TERM SHEET
Site Concept and NW Elevation
DRAFT EDA Minutes 5-8-25

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/15/2025 01:01 PM
Form Started By: Sean Sullivan		Started On: 05/09/2025 02:27 PM
Final Approval Date: 05/15/2025		

Site Location - Roers

4/25/2025, 2:59:04 PM

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Sean Sullivan

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

RESOLUTION #25-115

RESOLUTION APPROVING PURCHASE AGREEMENT AND RIGHT OF RE-ENTRY AGREEMENT FOR LOT 1, BLOCK 7, WATERFRONT VILLAGE; ROERS ACQUISITONS LLC

WHEREAS, the City of Ramsey, herein referred to as the "City," owns various parcels throughout the City of Ramsey; and

WHEREAS, the City negotiated the terms of Purchase Agreement for the sale of the parcel legally described on **Exhibit A** ("the Property"), with ROERS ACQUISITONS LLC, a Minnesota Limited Liability Company (the "Buyer"); and

WHEREAS, the City and Buyer have negotiated a Purchase Price of $1,350,000 ($8.00 per square foot) on +/- 3.87 acres (168,577 square feet) which includes a $256,600 contribution for the already constructed Ramsey Parkway north of the Property; and

WHEREAS, the City herby declares the Property to be surplus City-owned land and is no longer needed for current or future City functions, and authorizes the property to be sold; and

WHEREAS, the Purchase Agreement requires a Right-of-Re-Entry Agreement be recorded at the closing of this land transaction; and

WHEREAS, the Ramsey EDA met on May 8, 2025 and unanimously passed a motion to recommend the sale and development of the Property to Roers Acquisitions LLC, a Minnesota Limited Liability Company; and

WHEREAS, Roers Acquisitions LLC is Active and in Good Standing with the Secretary of State of Minnesota as of May 9, 2025.

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

1) That the City hereby declares the Property to be surplus City-owned land, and authorizes the property to be sold.

2) That the City hereby authorizes the sale of the Property to Roers Acquisitions LLC, a Minnesota Limited Liability Company for $1,350,000 ($8.00 per square foot) on +/- 3.87 acres (168,577 square feet) for the development of a +/- 193 unit, amenity-rich market-rate apartment with a minimum 5000 square feet of retail.

3) That the City authorizes execution of the Purchase Agreement and Right-of-Re-Entry Agreement to be recorded at the closing of this land transaction.

4) That the City hereby authorizes the City Administrator and Mayor to sign any and all documents necessary to close on the sale of the Property, consistent with Charter and State law requirements.

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 27th day of May, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A
DEVELOPMENT PROPERTY

Legal Description

Lot 1, Block 7, Waterfront Village

PID Number: Portion of 28-32-25-23-0025 (the "Property")

approximately 3.87 acres (168,577 SF)

PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Roers Acquisitions LLC**, a Minnesota limited liability company or its Assigns ("Buyer").

In consideration of the Earnest Money, the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. **EFFECTIVE DATE.** The effective date of this Agreement is _____ (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller approximately 3.87 acres (168,577 square feet) of vacant land, legally described as follows:

Lot 1, Block 7, Waterfront Village, Anoka County, Minnesota

PID Number: 28-32-25-23-0025 ("Property")

3. **PURCHASE PRICE.** The purchase price for the Property is $1,350,000.00 (the "Purchase Price"), $1,093,400.00 of which is consideration for the acquisition of the Property and the balance of $256,600 shall be payable by Buyer at Closing to reimburse Seller for its portion of the completed construction of Ramsey Parkway NW adjacent to the Property

4. **EARNEST MONEY AND ADDITIONAL EARNEST MONEY.** Within five business days after the Effective Date, Buyer must deposit the sum of $50,000.00 (the "Earnest Money") with Old Republic National Title Insurance Company (or other Title Company mutually agreed upon) ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

   a. If Buyer does not deposit the Earnest Money as required above, then Seller may terminate this Agreement by written notice to Buyer; provided, however, if Buyer deposits the Earnest Money with Escrow Agent before Seller exercises Seller's right to terminate, Seller's right to terminate is extinguished.

   b. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 22 as a result of a default by Seller).

   c. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 9(b), this Agreement automatically terminates, and Escrow Agent must disburse all Earnest Money Escrow Agent holds to Buyer.

d. At Closing, Escrow Agent shall disburse to Seller any Earnest Money not previously disbursed to Seller, and Buyer shall receive a credit against the Purchase Price owing at Closing in an amount equal to the amount of the Earnest Money.

5. SURVEY. Seller will provide the Buyer an ALTA/NSPS 2021 survey (Items 1, 2, 3, 4, 5, 8, 11(b), 16 and 17) for Outlot A, COR TWO from a duly licensed surveyor dated September 22, 2023 and a copy of the Waterfront Village Plat. Buyer may arrange with the surveyor to include additional information on, or otherwise update such survey (as revised or updated, the "Survey"), at Buyer's expense.

6. TITLE COMMITMENT.

a. Seller makes no representations or warranties with respect to the status of title to the Property. Within thirty (30) business days after the Effective Date, Seller shall, at Seller's expense, obtain a commitment from Escrow Agent to issue an owner's policy of title insurance insuring Buyer's title to the Property (the "Title Commitment") and deliver the Title Commitment and copies of or internet access to copies of all recorded documents referenced in the Title Commitment to Buyer.

b. Buyer shall have until the date sixty (60) days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception**." Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 10, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title Notice indicates that Seller does not unconditionally agree to make Seller's Title to the Property marketable on or before the closing date established in Section 13, Buyer may, at any time with five (5) business days after Buyer's receipt of Seller's Title Notice, terminate this Agreement by written notice to Seller in which case this Agreement is terminated and Escrow Agent must disburse any Earnest Money to Buyer ("**Buyer's Title Termination Notice**"). If Buyer does not deliver a Buyer's Title Termination Notice to Seller within the five (5) business days after Buyer's receipt of Seller's Title Notice, then Seller must perform in accordance with Seller's Title Notice, Buyer shall be deemed to have

waived Buyer's objections to the extent Seller has not agreed to address them in Seller's Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller's Title Notice.

7. **RIGHT OF ENTRY.** At all times after Buyer has deposited the Earnest Money with Seller and before the Closing, Buyer (and its employees, agents, and contractors) may enter the Property for the purpose of conducting soil tests, environmental tests and additional survey work, subject to the following conditions:

   a. Within one week after the termination of this Agreement, if either Seller or Buyer terminate this Agreement in accordance with the provisions hereof prior to Closing, Buyer must repair and or restore any damage Buyer or its employees, agents or contractors cause to the Property and remove any personal property, refuse or debris Buyer or its employees, agents or contractors brought onto or authorized third parties to bring onto the Property.

   b. Buyer must defend and indemnify Seller from and against and hold Seller harmless from all "Claims," as defined in Section 10, arising out of, resulting from or relating to any loss of or damage to any property or business or out of any injury to or death of any person, if the loss, damage, injury, or death arises or is alleged to arise either directly or indirectly and either wholly or in part from: (a) any action or omission of Buyer or its employees, agents, or contractors, while on the Property pursuant to this Section; or (b) actions or omissions of Buyer or Buyer's employees, agents, or contractors that cause or result in the release of any Hazardous Substance onto the Property or onto other property.

   c. Buyer must comply with and shall cause its employees, agents, and contractors to comply with all applicable laws, while on the Property.

   d. Other than a standard Phase 1 environmental assessment, Buyer may not commence any environmental testing on the Property until Buyer submits a work plan for such testing to Seller and Seller approves the work plan, in writing. Seller may not unreasonably withhold, condition or delay Seller's approval of a work plan. Buyer does not represent or warrant any environmental information or work product provided to Seller by any third party.

   e. Buyer must, promptly and without demand from Seller, provide Seller with true and complete copies of all draft and final reports relating to Buyer's geotechnical and environmental investigations and testing of the Property including, without limitation, any reports relating to any Phase I Environmental Site Assessment of the Property. Buyer does not represent or warrant any environmental information or work product provided to Seller by any third party.

   f. The cost of any test or additional survey work will be borne solely by Buyer.

The payment and indemnification provisions of this Section 7 shall survive any termination or cancellation of this Agreement and are referred to herein as the "Surviving Obligations for a period of no more than six (6) months.

8. **PROPERTY SOLD AS IS.** Subject to Buyer's right to terminate this Agreement pursuant to Section 9, Buyer agrees to accept the Property in its current condition, including, without limitation, its current environmental and geological condition, and in an "AS-IS" and with "ALL FAULTS" condition. Buyer's payment of the Purchase Price at Closing constitutes Buyer's acknowledgment and agreement that:

   a. Seller has not made any written or oral representations or warranties of any kind with respect to the Property (including without limitation express or implied warranties of title, merchantability, or fitness for a particular purpose);

   b. Buyer has not relied on any written or oral representation or warranty made by Seller, its agents or employees with respect to the condition or value of the Property;

   c. Buyer has had an adequate opportunity to inspect the condition of the Property, including without limitation any environmental testing, and to inspect documents applicable thereto, and Buyer is relying solely on such inspection and testing; and

   d. The condition of the Property is fit for Buyer's intended use.

   e. Buyer accepts all risk of Claims (including without limitation all Claims under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) whether past, present or future, existing or contingent, known or unknown, arising out of, resulting from or relating to the condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

9. **INSPECTION PERIOD.**

   a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to **_____, 2026 (**365 days after Effective Date) (the "**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether (i) the condition of the Property is suitable to Buyer's intended use; and (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to subdivide and re-plat the Property) and utilities necessary for Buyer's intended use of the Property including the Approvals by Buyer's Intended Users. Buyer acknowledges and agrees that Seller has not made any covenants, representations

or warranties regarding Buyer's ability to obtain governmental approvals from the City of Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer's determination, in Buyer's sole and absolute discretion, that the condition of the Property is not suitable for Buyer's intended use or that Buyer may not be able to obtain all governmental approvals and utilities necessary for Buyer's intended use of the Property. In addition, this Agreement automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer's intention to proceed (a "**Notice to Proceed**") to Seller.

c. If, pursuant to Section 9(b) Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds.

10. DEFINITIONS. As used in this Agreement:

"**Claim**" or "**Claims**" means any and all liabilities, suits, claims, counterclaims, causes of action, demands, penalties, debts, obligations, promises, acts, fines, judgments, damages, consequential damages, losses, costs, and expenses of every kind (including without limitation any attorney's fees, consultant's fees, costs, remedial action costs, cleanup costs and expenses which may be related to any claims).

"**Environmental Law**" means the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Federal Water Pollution Control Act (the Clean Water Act), 33 U.S.C. § 1251 et seq. the Clean Air Act, 42 U.S.C. § 7401 et seq., and the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., all as amended from time to time, and any other federal, state, local or other governmental statute, regulation, rule, law or ordinance dealing with the protection of human health, safety, natural resources or the environment now existing or hereafter enacted.

"**Hazardous Substance**" or "**Hazardous Substances**" means any pollutant, contaminant, hazardous substance or waste, solid waste, petroleum product, distillate, or fraction, radioactive material, chemical known to cause cancer or reproductive toxicity, polychlorinated biphenyl or any other chemical, substance or material listed or identified in or regulated by any Environmental Law.

11. RELEASE. By accepting the deed to the Property, Buyer, for itself, its directors, officers, stockholders, divisions, agents, affiliates, subsidiaries, predecessors, successors, and assigns and anyone acting on its behalf or their behalf hereby fully releases and forever discharges Seller from any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at

common law, in equity or under a federal, state or local statute, rule or regulation), past, present and future, known and unknown, existing and contingent, arising out of, resulting from, or relating to the condition of the Property, and Buyer hereby waives any and all causes of action (including without limitation any right of contribution) Buyer had, has or may have against Seller and anyone acting on its behalf with respect to the condition of the Property, whether arising at common law, in equity or under a federal, state or local statute, rule or regulation. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

12. NOTICES. Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if sent by email, upon email transmission (provided that any email transmission that occurs after 5:00 pm Central Time will be deemed provided on the following day). If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303
Email: bhagen@cityoframsey.com

Buyer: Roers Acquisitions LLC
Shane LaFave
2 Carlson Parkway N
Suite 400
Plymouth, MN 55447-4470
Email: shane@roerscompanies.com
Phone: 763.300.1861

Notices not given in the manner or within the time limits set forth in this Agreement are of no effect and may be disregarded by the party to whom they are directed.

13. CLOSING. This transaction shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of two (2) times, each time for a period of Thirty (30) days, by depositing an additional Ten Thousand and 00/100 Dollars ($10,000.00) earnest money with Escrow Agent for each extension. Each $10,000 extension payment shall be non-refundable, but applicable to the Purchase Price. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be

deposited with the Escrow Agent and disbursed by the Escrow Agent to avoid the necessity for a Closing at which the Parties are present.

a. **Seller's Obligations at Closing.** At Closing, Seller must deliver to Escrow Agent, for delivery to Buyer:

   i. A limited warranty deed, duly executed and acknowledged on behalf of the City and with the City's seal affixed, conveying title to the Property, subject to (A) the lien of real estate taxes, if any, not yet due and payable and any installments of special assessments certified for payment therewith; (B) Building, Subdivision and Zoning Ordinances; (C) Matters that would be disclosed by an accurate survey of the Property; and (D) matters that constitute Permitted Exceptions pursuant to Section 6;

   ii. A certified copy of a duly adopted City Ordinance and Resolution authorizing Seller's sale of the Property to Buyer;

   iii. The Right of Re-Entry Agreement provided for in Section 28 below; and

   iv. Seller's affidavits, well disclosure certificate (if required), settlement statement approved by Seller and Buyer, and any other documents required by the Escrow Agent.

b. **Buyer's Obligations at Closing.** At Closing, Buyer must:

   i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will receive pursuant to Section 14(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement;
   ii. Execute and deliver the Right of Re-Entry Agreement provided for in Section 28 below;

   iii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value, if required and necessary; and

   iv. All documents required by the Escrow Agent.

c. **Closing Costs.**

   i. At Closing, the following Seller closing costs and expenses must be paid from the Purchase Price or, if the Purchase Price is not sufficient, paid by Seller:

      1. Seller shall pay all outstanding property taxes, including but not limited to, Payable 2025 for the Property.

2. Seller shall pay all special assessments levied or pending against the Property as of the Closing Date.
3. Seller's own attorney's fees.
4. One-half the cost of any closing fees.
5. The cost of real estate broker commission fees as prescribed in Section 14.
6. State Deed Tax

ii. At Closing Buyer must pay the Purchase Price to Seller and the following costs and expenses:

1. Buyer's portion of prorated property taxes.
2. Buyer's own attorney's fees.
3. One-half the cost of any closing fees.
4. Documentary and recording fees for the deed(s).
5. The cost of the owner's title insurance policy, if Buyer elects to purchase an Owner's title insurance policy.

d. **Possession.** Seller must deliver possession of the Property to Buyer at Closing.

14. REAL ESTATE BROKERS. Seller and Buyer represent and warrant to each other that they have not dealt with brokers, real estate agents, finders or the like in connection with this transaction, other than CBRE, Inc. ("Sellers Broker") and Buyer is not represented. Seller shall be obligated to pay Seller's Broker as required by their agreement 3% of final gross sale price. Buyer shall pay Buyer's Broker fees. Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting for their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

15. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party. Notwithstanding the foregoing, Seller recognizes the Buyer intends to assign this Agreement to an affiliated special purpose entity (the "SPE") that will be registered officially with the States of Minnesota and Delaware. Buyer shall provide written notice to Seller of any such assignment to the SPE, but Seller's consent shall not be required.

16. THIRD PARTY BENEFICIARY. There are no third-party beneficiaries of this Agreement, intended or otherwise.

17. JOINT VENTURE. Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint venturers or partners.

18. CAPTIONS. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in

interpreting this Agreement.

19. **ENTIRE AGREEMENT / MODIFICATION.** This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

20. **BINDING EFFECT.** This Agreement binds and benefits the Parties and their successors and assigns.

21. **CONTROLLING LAW.** This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

22. **REMEDIES.**

    a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 11 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement.

    b. If Seller fails to perform any of the terms or conditions of this Agreement within the specified time limits, Buyer may, as its sole remedy, declare this Agreement terminated in which case Escrow Agent and, if applicable, Seller, shall refund the Earnest Money (both the Initial Disbursement and the Remaining Earnest Money) to Buyer, or, in the alternative, Buyer may have this Agreement specifically enforced and recover any incidental damages. Buyer waives all claims for consequential damages against Seller based on Seller's breach or alleged default hereunder.

23. **WAIVER.** Failure of Seller or Buyer to insist upon the performance of any of the covenants, agreements and/or conditions of this Agreement or to exercise any right or privilege herein shall not be deemed a waiver of any such covenant, condition or right.

24. **SURVIVAL OF TERMS AND CONDITIONS.** The terms and conditions of this Agreement shall survive and be in full force and effect after the delivery of the deed, and shall not be deemed to have merged therein.

25. **SEVERABILITY.** Each provision of this Agreement shall apply to the extent permitted by applicable law and is intended to be severable. If any provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Agreement.

26. **CONSTRUCTION.** The Parties acknowledge that this Agreement was initially prepared by Seller solely as a convenience and that all Parties and their counsel hereto

have read and full negotiated all the language used in this Agreement. The Parties acknowledge that because all Parties and their counsel participated in negotiating and drafting this Agreement, no rule of construction shall apply to this Agreement to construe ambiguous or unclear language in favor of or against any Party.

27. COUNTERPARTS; DIGITAL COPIES. This Agreement may be executed in any number of counterparts and the signature pages of the separate counterparts combined into a single copy of this Agreement which will then constitute a fully executed version of this Agreement. A facsimile, .pdf file or digital copy of a signed counterpart or of an assemblage of counterparts of this Agreement shall be deemed to be an original thereof.

28. CONSTRUCTION DEADLINE. On or before 24 months from the Closing Date, Buyer shall commence construction and diligently complete construction to obtain a certificate of occupancy from the City of Ramsey for a minimum of 180 unit market-rate apartment project with amenities and minimum 5000 square feet of street level retail space, compliant with COR Zoning requirements to be further defined by an approved Site Plan and generally depicted on Exhibit B. At Closing, a "Right of Re-Entry Agreement" shall be executed and recorded against the Property providing that, in the event the above deadline is not met, Seller has the right to reclaim title to the parcel(s) or pursue other remedies for which a certificate of occupancy was not obtained substantially in the form attached hereto as Exhibit C.

29. TIME PERIODS. The time for performance of any obligation or taking any action under this Agreement shall be deemed to expire at 5:00 p.m. Central Time on the last day of the applicable time period provided for in this Agreement. If the time for the performance of any obligation or taking any action under this Agreement expires on a Saturday, Sunday or legal holiday, the time for performance or taking such action shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.

30. PLATTING & DEVELOPMENT AGREEMENT. Buyer must be in the process of obtaining an approved final plat (if needed), development agreement, and building exterior visual renderings with the City of Ramsey for its intended project before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards, including The COR Design Standards.

[Signatures on Following Pages]

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: _____, 2025
Ryan Heineman, Mayor

By: _____ Dated: _____, 2025
Brian Hagen, City Administrator

BUYER: Roers Acquisitions LLC

By: _____ Dated: _____, 2025
Shane LaFave, Chief Operating Officer

Exhibit A

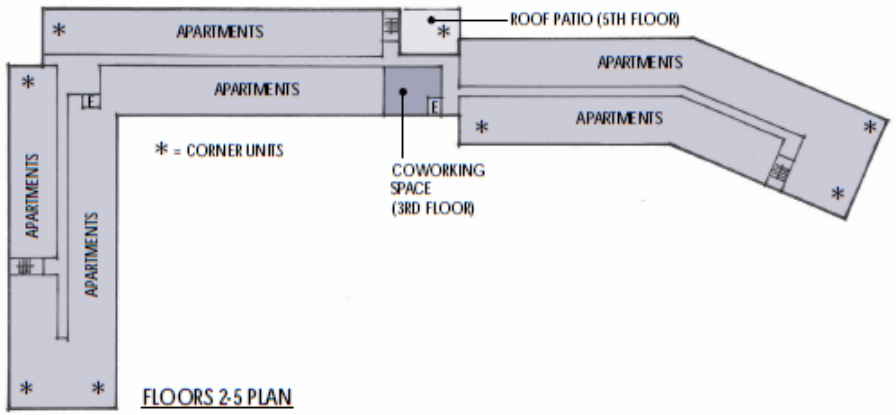
Legal Description

Lot 1, Block 7, Waterfront Village, Anoka County, Minnesota

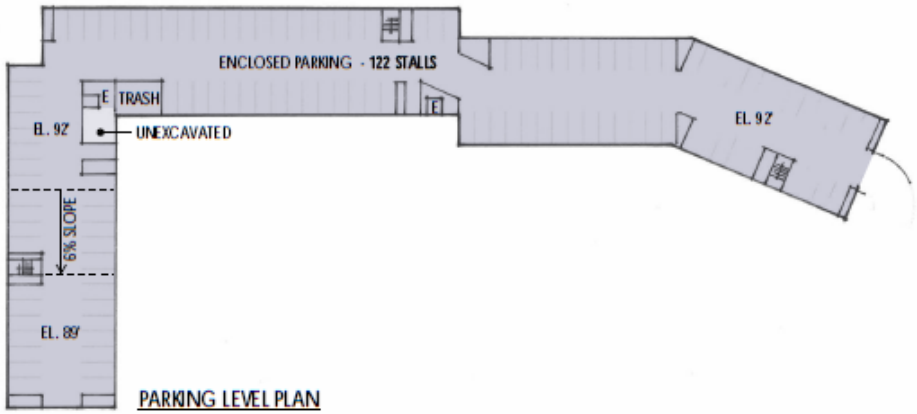
PID Number: 28-32-25-23-0025

Exhibit B

Site Concept Plan



FLOORS 2-5 PLAN



PARKING LEVEL PLAN

RAMSEY PARKWAY MIXED-USE

CONCEPT 2 - BASEMENT AND UPPER FLOOR PLANS

APRIL 21, 2025 | JLG ##### | © 2025 JLG ARCHITECTS

UNIT SUMMARY

	STUDIO (522)	1-BED (696)	2-BED (1044)	3-BED (1334)	TOTALS
TOTALS	10	87	58	38	193
PERCENTAGE	*5.2%*	*45%*	*30%*	*19.7%*	

AREA SUMMARY

PARKING	43,900 S.F.
FIRST-FIFTH (5 X 43,900)	219,500
TOTAL	263,400 S.F.

PARKING SUMMARY

PARKING REQUIRED

RESIDENTIAL	189 UNITS X 1.5 =	290
COMMERCIAL	5000 S.F./200 =	25
TOTAL		315 STALLS

PARKING PROVIDED

ENCLOSED	122
ON-GRADE	195
TOTAL PROVIDED	317 STALLS

W/ 11 OPTIONAL STALLS = 328

0 30 60 120

JLG
DESIGN FOR LIFE

Exhibit C
Form of Right of Re-Entry Agreement

[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on _____, 202_, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Roers Acquisitions LLC**, a Minnesota limited liability company, or its assigns ("Buyer").

Recitals

A. On _____, 202_, Seller conveyed title of the following Property to Buyer:

Lot 1, Block 7, Waterfront Village

PID Number: 28-32-25-23-0025 ("Property")

B. Title to the Property was conveyed subject to Buyer fulfilling certain Conditions as set forth below.

C. As indicated in the Purchase Agreement between the City of Ramsey and **Roers Acquisitions LLC**, with an Effective Date of **_____, 2025** Section 28, it is the intent of the parties to create and set forth a right to impose a penalty or a right of re-entry in favor of Seller in the event Buyer fails to satisfy the Conditions.

Agreement

1. The recitals are incorporated herein as if fully set forth.

2. Seller shall have the right, but not the obligation, to either impose a penalty against the Property pursuant to Paragraph 3, or to re-enter and take possession of the Property pursuant to Paragraph 4, in the event that any of the following Conditions are not satisfied by Buyer:

    a. Buyer must obtain a certificate of occupancy from the City of Ramsey, for the project described below by _____, 202_ (24 months after Closing Date)

        Project Description:

        i. **Roers Acquisitions LLC** Site Plan, approved by the City of Ramsey on _____, 202_ by Resolution #2--____.

        ii. Development Agreement for **Roers Acquisitions LLC**, approved by the City of Ramsey on _____, 202_ by Resolution #2_-_____.

3. Seller may impose a penalty of $50,000.00 against the Property if the certificate of occupancy is not obtained, for the construction of a minimum 180 Unit, market rate apartment with amenities and minimum 5000 square feet of street level retail space, compliant with COR Zoning requirements to be further defined by an approved Site Plan., pursuant to the deadline set forth above. The penalty is due upon written notice to Buyer from Seller of the failure to satisfy a contingency. In the event the penalty is not paid within 30 days of receipt of the notice, Seller may, but is not required to, certify the penalty to Anoka County as an assessment against the Property. Buyer waives any and all rights under Minnesota Statutes, chapter 429, and any other applicable law, including any right to notice of hearing and hearing, the right to object, and the right to appeal the assessment. Buyer further waives any requirements of the City Charter that may apply to said assessment.

4. As an alternative to imposition of a financial penalty and not in addition thereto, Seller may re-enter and take physical possession of the Property. Title to the Property shall be restored in Seller, and Buyer shall execute whatever documents and undertake whatever steps are necessary to establish and confirm Seller's fee simple interest in the Property free of any claims or encumbrances, including mechanic's liens. Upon Transfer the Seller shall pay to Buyer the original Purchase Price, less , non-refundable Earnest Money paid by the Buyer, paid commission and closing costs paid by the Seller.

5. If the City reasonably refuses to issue a Certificate of Occupancy upon request by Buyer, it shall state its reasons for doing so in writing and Buyer will have 90 days in which to cure any deficiencies, or such other accommodations as the parties may agree to. The City and Buyer shall exercise good faith in resolving any dispute

regarding deficiencies or necessary accommodations to issue the Certificate of Occupancy.

6. This document constitutes the entire Right of Re-entry Agreement between the parties. Any modifications or amendments to this Agreement must be in writing and signed by both parties.

[The remainder of this page is intentionally left blank. Signature page(s) to follow.]

CITY OF RAMSEY

By: _____
Ryan Heineman, Mayor

By: _____
Brian Hagen, City Administrator

This instrument was acknowledged before me on _____, 202_, by Ryan Heineman and Brian Hagen as Mayor and City Administrator, respectively, of the City of Ramsey, Minnesota on behalf of the Minnesota municipal corporation.

_____
Notary Public

Roers Acquisitions LLC (or its assigns)

By: _____
Shane LaFave, Chief Operating Officer

This instrument was acknowledged before me on _____, 202_, by Shane LaFave, Chief Operating Officer of **_____,** on behalf of the limited liability company.

_____
_
Notary Public

This instrument drafted by:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
(763) 433-9868

[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on _____, 202_, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Roers Acquisitions LLC**, a Minnesota limited liability company, or its assigns ("Buyer").

Recitals

A. On _____, 202_, Seller conveyed title of the following Property to Buyer:

Lot 1, Block 7, Waterfront Village

PID Number: 28-32-25-23-0025 ("Property")

B. Title to the Property was conveyed subject to Buyer fulfilling certain Conditions as set forth below.

C. As indicated in the Purchase Agreement between the City of Ramsey and **Roers Acquisitions LLC**, with an Effective Date of **INSERT EFFECTIVE DATE OF PA** Section 28, it is the intent of the parties to create and set forth a right to impose a penalty or a right of re-entry in favor of Seller in the event Buyer fails to satisfy the Conditions.

Agreement

1. The recitals are incorporated herein as if fully set forth.

2. Seller shall have the right, but not the obligation, to either impose a penalty against the Property pursuant to Paragraph 3, or to re-enter and take possession of the

Property pursuant to Paragraph 4, in the event that any of the following Conditions are not satisfied by Buyer:

a. Buyer must obtain a certificate of occupancy from the City of Ramsey, for the project described below by (Insert date 24 months after Closing Date)

Project Description:

i. **Roers Acquisitions LLC** Site Plan, approved by the City of Ramsey on _____, 202_ by Resolution #2__-____.

ii. Development Agreement for **Roers Acquisitions LLC**, approved by the City of Ramsey on _____, 202_ by Resolution #2_-_____.

3. Seller may impose a penalty of $50,000.00 against the Property if the certificate of occupancy is not obtained, for the construction of a minimum 180 Unit, market rate apartment with amenities and minimum 5000 square feet of street level retail space, compliant with COR Zoning requirements to be further defined by an approved Site Plan., pursuant to the deadline set forth above. The penalty is due upon written notice to Buyer from Seller of the failure to satisfy a contingency. In the event the penalty is not paid within 30 days of receipt of the notice, Seller may, but is not required to, certify the penalty to Anoka County as an assessment against the Property. Buyer waives any and all rights under Minnesota Statutes, chapter 429, and any other applicable law, including any right to notice of hearing and hearing, the right to object, and the right to appeal the assessment. Buyer further waives any requirements of the City Charter that may apply to said assessment.

4. As an alternative to imposition of a financial penalty and not in addition thereto, Seller may re-enter and take physical possession of the Property. Title to the Property shall be restored in Seller, and Buyer shall execute whatever documents and undertake whatever steps are necessary to establish and confirm Seller's fee simple interest in the Property free of any claims or encumbrances, including mechanic's liens. Upon Transfer the Seller shall pay to Buyer the original Purchase Price, less, non-refundable Earnest Money paid by the Buyer, paid commission and closing costs paid by the Seller.

5. If the City reasonably refuses to issue a Certificate of Occupancy upon request by Buyer, it shall state its reasons for doing so in writing and Buyer will have 90 days in which to cure any deficiencies, or such other accommodations as the parties may agree to. The City and Buyer shall exercise good faith in resolving any dispute regarding deficiencies or necessary accommodations to issue the Certificate of Occupancy.

6. This document constitutes the entire Right of Re-entry Agreement between the parties. Any modifications or amendments to this Agreement must be in writing and signed by both parties.

[The remainder of this page is intentionally left blank. Signature page(s) to follow.]

CITY OF RAMSEY

By: _____
Ryan Heineman, Mayor

By: _____
Brian Hagen, City Administrator

This instrument was acknowledged before me on _____, 202_, by Ryan Heineman and Brian Hagen as Mayor and City Administrator, respectively, of the City of Ramsey, Minnesota on behalf of the Minnesota municipal corporation.

_____
Notary Public

Roers Acquisitions LLC (or its assigns)

By: _____
Shane LaFave, Chief Operating Officer

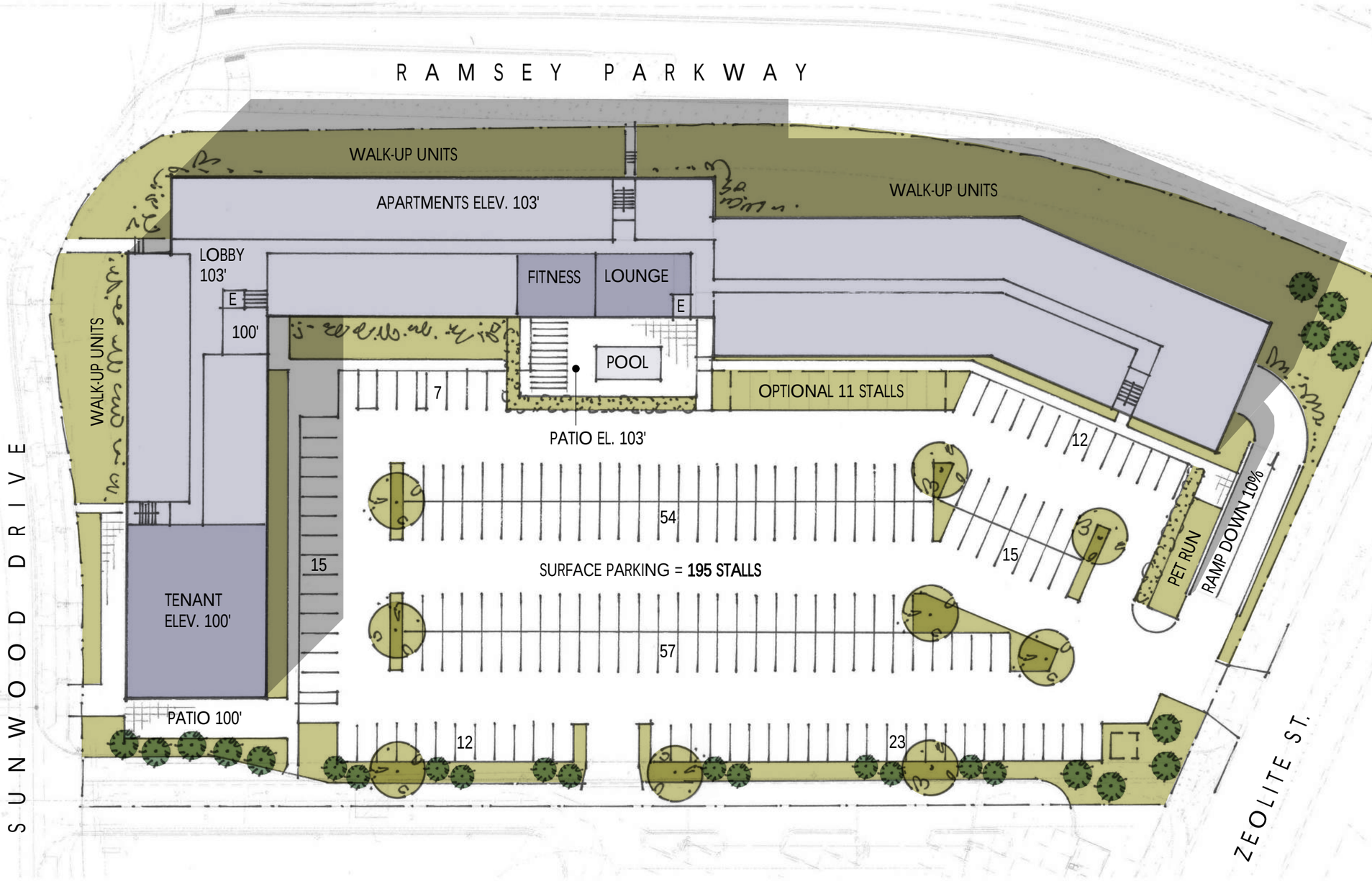
This instrument was acknowledged before me on _____, 202_, by Shane LaFave, Chief Operating Officer of **_____,** on behalf of the limited liability company.

_____
Notary Public

This instrument drafted by:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
(763) 433-9868

TERM SHEET FOR ROERS ACQUISITIONS LLC – 4-28-25

Real Estate	Tax ID Number: 28-32-25-23-0025. Lot 1, Block 7, Waterfront Village
Acreage	Approximately 3.87 acres (168,577 SF)
Asking Price	$1,350,000 ($8.00 / SF)
Offer Price	$1,350,000 ($8.00 / SF). Price includes allocation of $256,600 for construction of Ramsey Parkway adjacent to site. (Net land Proceeds are $1,093,400 and Commission is based on that number)
Earnest Money	$50,000. Non-refundable upon **Notice to Proceed** being provided by Buyer.
Inspection Period	365 days from Effective Date (Date City Council approves 5-27-25?) (City site plan approval before Closing)
Closing	Within 30 days of Notice to Proceed.
Commission	3% commission to CBRE; City generated lead (Estimated to be $32,802) No other Commission paid to any other parties.
Extensions to Close	Developer will deposit $10,000 in escrow for each 30-day extension (2 extensions allowed) Once extensions are made the money becomes non-refundable.
City take care of	Provide existing site information, plat information in possession of city and updated Title Commitment.
Performance	City to require construction of a minimum 180-unit market-rate apartment project with amenities and minimum 5,000 square feet of street level retail space, compliant with COR Zoning requirements to be further defined by an approved Site Plan
Right of Re-Entry	Certificate of Occupancy (C/O) to be obtained for 24 months from Date of Closing. $50,000 penalty or to right by City to re-acquire Property at a cost less non-refundable Earnest Money paid by Buyer, and Closing Costs and Commission paid by City.
Assignment	Requires city approval if not same owners / company.
Contingencies	No additional contingencies than in standard City Purchase Agreement
Review	EDA (Sean): Land Transaction/ Purchase Agreement/ Right of Re-Entry Planning Commission (Adam/Staff): Land Use, Development Agreement, Site Plan City Council: Final Approval on both items



UNIT SUMMARY

	STUDIO (522)	1-BED (696)	2-BED (1044)	3-BED (1334)	TOTALS
TOTALS	10	87	58	38	**193**
PERCENTAGE	*5.2%*	*45%*	*30%*	*19.7%*	

AREA SUMMARY

PARKING	43,900 S.F.
FIRST-FIFTH (5 X 43,900)	219,500
TOTAL	**263,400 S.F.**

PARKING SUMMARY

PARKING REQUIRED

RESIDENTIAL 189 UNITS X 1.5 =	290
COMMERCIAL 5000 S.F./200 =	25
TOTAL	**315** STALLS

PARKING PROVIDED

ENCLOSED	122
ON-GRADE	195
TOTAL PROVIDED	**317** STALLS

W/ 11 OPTIONAL STALLS = 328

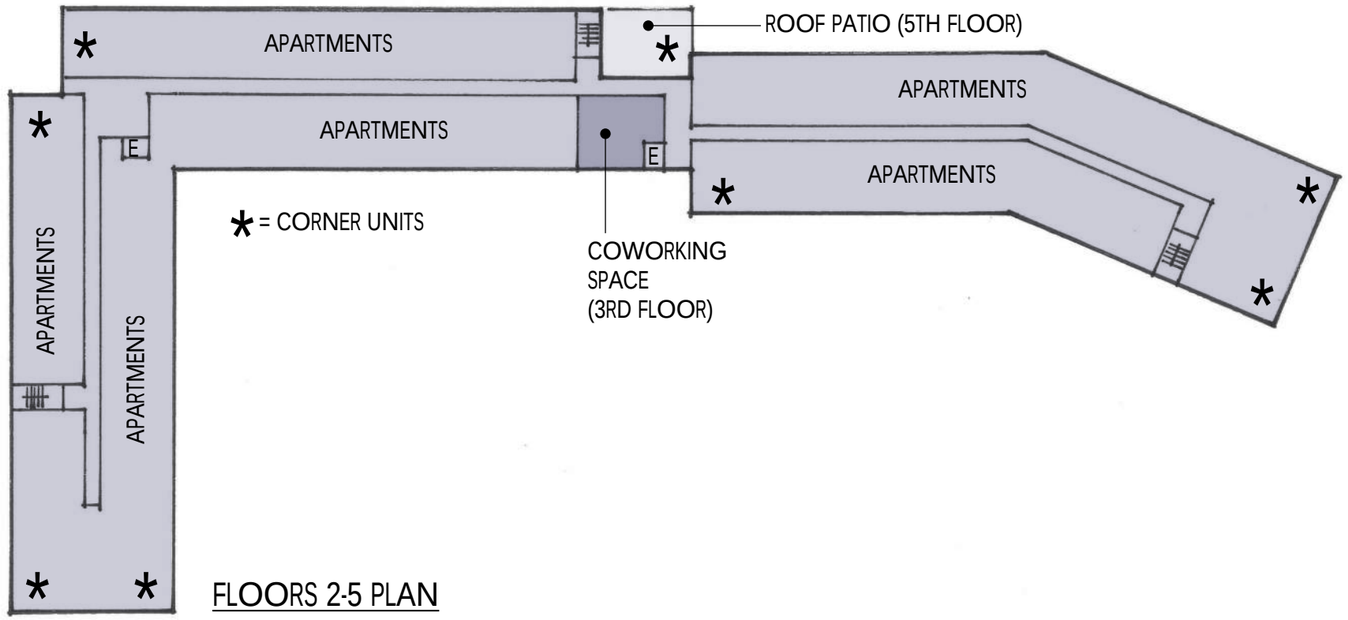
RAMSEY PARKWAY MIXED-USE

SITE & FIRST FLOOR PLAN

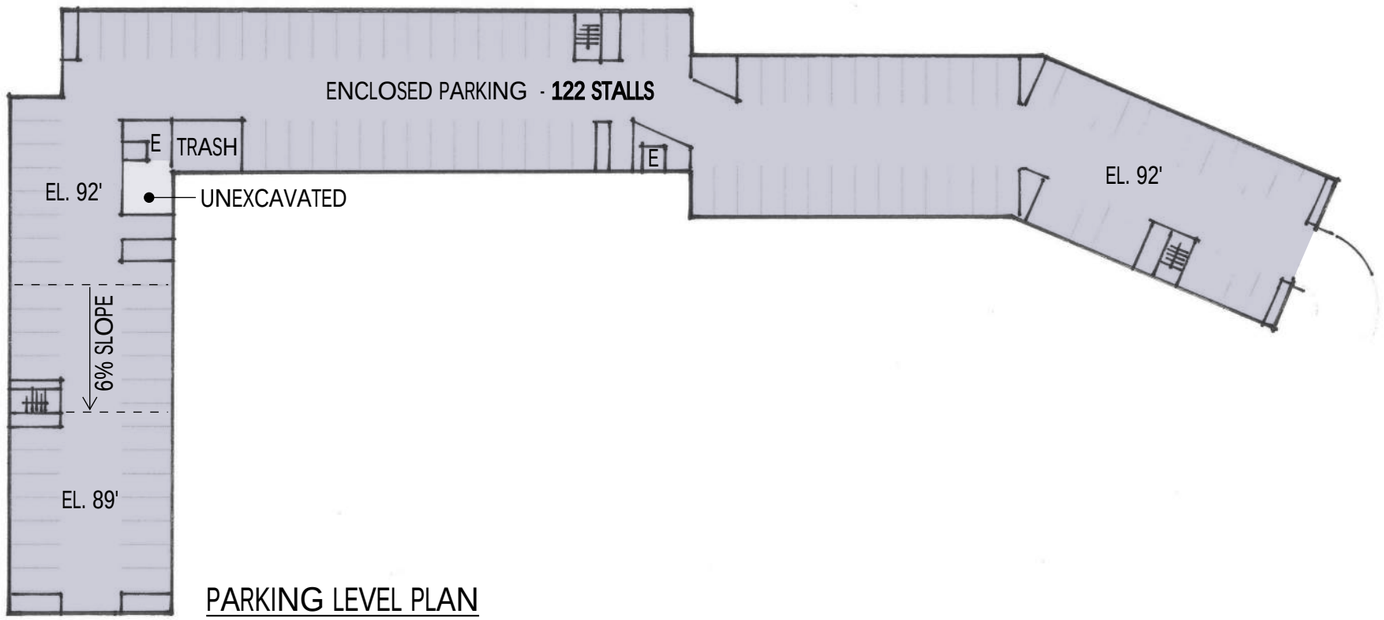
APRIL 29, 2025 | JLG 250124 | © 2025 JLG ARCHITECTS

0 25 50 100

JLG
DESIGN FOR LIFE



FLOORS 2-5 PLAN



PARKING LEVEL PLAN

UNIT SUMMARY

	STUDIO (522)	1-BED (696)	2-BED (1044)	3-BED (1334)	TOTALS
TOTALS	10	87	58	38	**193**
PERCENTAGE	*5.2%*	*45%*	*30%*	*19.7%*	

AREA SUMMARY

PARKING	43,900 S.F.
FIRST-FIFTH (5 X 43,900)	219,500
TOTAL	**263,400 S.F.**

PARKING SUMMARY

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PARKING PROVIDED

ENCLOSED	122
ON-GRADE	195
TOTAL PROVIDED	**317** STALLS
W/ 11 OPTIONAL STALLS =	328

RAMSEY PARKWAY MIXED-USE

BASEMENT AND UPPER FLOOR PLANS

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0 30 60 120

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RAMSEY PARKWAY MIXED-USE

CONCEPTUAL RENDERING - VIEW FROM ROUNDABOUT

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DESIGN FOR LIFE

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, May 8, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Scott Wiyninger Member Hannah Karpen Member William MacLennan Member Chris Riley Member Shanna Stewart
Members Absent:	Member Rachal Johnson Member Brittany Lindahl
Also Present:	Sean Sullivan, Economic Development Manager

DRAFT

1. CALL TO ORDER

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

2. APPROVE AGENDA

Motion by Member MacLennan, seconded by Member Stewart, to approve the agenda.

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

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated April 10, 2025

Motion by Member MacLennan, seconded by Member Karpen, to approve the April 10, 2025, minutes as presented.

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

4. EDA BUSINESS

4.01: Consider Approval of Purchase Agreement and Right of Re-Entry Agreement for Lot 1, Block 7, Waterfront Village; Roers Acquisitions LLC

Economic Development Manager Sullivan presented the staff report.

Nick Asta, Roers Companies, provided background information on the experience that Roers has in development throughout the metro area. He commented that Roers has been focusing on second and third-ring suburbs in the last five years, and they continue to follow the growth north. He stated that Roers is excited about the activity and development occurring within the COR in Ramsey. He stated that this project would be 193-unit market-rate apartments ranging from studio to three-bedroom units, and provided an overview of the amenities and comparable projects they have recently completed.

Member Riley asked for information on the planned façade of the building that would face the roundabout.

Mr. Asta commented that they do have a nice grand corner entrance, but welcomed any additional input the EDA may have.

Member Stewart asked where the dog run would be located.

Mr. Asta commented that is near the entrance to the garage on the east edge of site.

Economic Development Manager Sullivan provided a sketch of the proposal and identified the location of the planned amenities, pool and dog run.

Member Stewart asked if there would be sidewalks on Zeolite.

Economic Development Manager Sullivan was unsure. However, he stated that currently there is a sidewalk that runs along the east boundary of the hotel on Zeolite, and would assume it would continue down Zeolite.

Chairperson Wiyninger referenced the due diligence period and asked the percentage of projects that go through to the closing table versus stall out during that period.

Mr. Asta replied that is difficult to answer, noting that most of the time, when a project does not move forward, it is because the City voted it down. He stated that Roers has internally vetted the project on its side. He noted the reviews that are done within the due diligence period and noted that this longer period will allow them to ensure they can secure building permits at the time of closing, which means they would not need to worry about a right of reentry.

Chairperson Wiyninger asked if Roers holds, maintains, and manages properties they develop or whether they sell them once they are developed.

Mr. Asta replied that the business model of Roers is to hold properties for the first ten years, but they do have a long-term hold business model. He commented that there are instances when they have had opportunities to sell and they accepted the offer.

DRAFT

Member Karpen asked the projected opening date if all approvals have been gained.

Mr. Asta estimated that if all approvals are gained, they would plan to open three years from today. He believed that timeline would provide sufficient buffers, so it could open earlier than that date.

Member Stewart asked the vacancy rate on the other properties they manage and operate.

Mr. Asta explained that about 50 percent of their projects are affordable housing projects, which is different than market rate, amenity rich rental project proposed for Ramsey. He stated that generally they have 92 percent occupancy but recognized there are many variables.

Member MacLennan referenced the retail space and asked if that has been done in other Roers buildings, and if so the type of businesses that typically go into those spaces.

Mr. Asta replied that it is very typical for them to have 5,000 to 10,000 square feet of retail and explained that the user ranges, noting a current project that has a bank and restaurant. He stated that the market varies based on location and the retailers that are interested in. He noted that they plan for active uses that the residents will enjoy as an amenity. He stated that the retail space would be located in the southwest corner.

Member Karpen asked the type of parking that would be available for the retail space.

Economic Development Manager Sullivan commented that the proposed site plan includes more than enough parking for the site between the surface and underground parking and there would most likely be some stalls marked for retail use during certain hours. He stated that there is also a hotel next door and patrons of the building may walk over to the retail space.

Motion by Member MacLennan, seconded by Member Karpen, to recommend City Council approval of Purchase Agreement and Right of Re-Entry Agreement as presented; subject to City Attorney review.

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

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan commented on the success of the recently held Business Expo, noting the positive feedback he has received from vendors. He also provided a brief update on development projects within the City pipeline, as well as the interest he has received for additional investment in Ramsey. He believed the June EDA meeting would likely be canceled.

Chairperson Wiyninger thanked staff for the great work on the Business Expo.

6. ADJOURNMENT

DRAFT

Motion by Member Karpen, seconded by Member MacLennan, to adjourn the meeting.

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

The regular meeting of the Economic Development Authority adjourned at 7:58 a.m.

Respectfully submitted,

_____
Sean Sullivan
Economic Development Manager

ATTEST:

_____
Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

DRAFT

CC Regular Session

Meeting Date: 05/27/2025

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #25-103 Accepting Bids and Awarding Contract for MSA Alpine Drive Reconstruction, Improvement Project #25-03

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #25-103 accepting bids and awarding contract for MSA Alpine Drive Reconstruction, Improvement Project #25-03.

Background:

The proposed 2025 – 2034 Capital Improvement Plan (CIP) identifies Alpine Drive between Sunfish Lake Boulevard (CR 57) and Saint Francis Boulevard (TH 47) for street reconstruction in 2025. A street segment summary for the project is attached to this case.

Project History

- July 23, 2024, the Ramsey City Council adopted Resolution #24-198, accepting and awarding a proposal to Hakanson Anderson for topographic survey of the project area.
- August 12, 2024, the Ramsey City Council adopted Resolution #24-220, accepting and awarding a proposal to Independent Testing Technologies, Inc. for a geotechnical report of the project area.
- November 12, 2024, the Ramsey City Council adopted Resolution #24-310, accepting and awarding a proposal to Hydro-Klean, LLC for sewer cleaning and televising of the project area.
- November 19, 2024, the Ramsey Public Works Committee recommended City Council order plans and specifications for said improvements.
- November 26, 2024 the Ramsey City Council adopted Resolution #24-339, ordering plans and specifications for MSA Alpine Drive Reconstruction, Improvement Project #25-03.
- December 11, 2024, Ramsey staff held a public open house for said improvements.
- April 15, 2025, the Ramsey Public Works Committee recommended City Council approve plans and specifications and authorize advertisement for bids for said improvements.
- April 22, 2025, the Ramsey City Council adopted Resolution #25-079, approval plans and specifications and authorizing advertisement for bids for said improvements.
- May 21, 2025, bids were publicly opened.

Existing Conditions

This project proposes to reconstruct Alpine Drive between Sunfish Lake Boulevard (CR 57) and Saint Francis Boulevard (TH 47). Nowthen Boulevard (CSAH 5) intersects the project, the project will stop at the Anoka County right-of-way on either side.

Alpine Drive between Sunfish Lake Boulevard (CR 57) and Nowthen Boulevard (CSAH 5) is 44-foot-wide urban section with an 8-foot bituminous trail on the north side of the street, and an 8-foot bituminous trail on the south side of the street on the western half of the area. The Anoka County signal upgrade at Sunfish Lake Boulevard from 2011, included adding turn lanes for westbound Alpine Drive. The Anoka County signal upgrade at Nowthen Boulevard from 2014, included adding turn lanes for eastbound Alpine Drive. The ADT for this segment of Alpine Drive is 2,900.

Alpine Drive between Nowthen Boulevard and Saint Francis Boulevard (TH 47) is a combination of 44-foot-wide

urban and rural section with an 8-foot bituminous trail on the south side of the street, and an 8-foot bituminous trail between Krypton Street and TH 47 on the north side of the street. The Anoka County signal upgrade at Nowthen Boulevard from 2024, including turn lanes for westbound Alpine Drive, reconstructed approximately 740 linear feet of Alpine Drive east of Nowthen Boulevard (generally to Krypton Street). The ADT for this segment of Alpine Drive is 2,500. The total project length of Alpine Drive between Sunfish Lake Boulevard and TH 47 is approximately 1.02 miles.

Municipal sewer, watermain, and storm sewer exist within the project area. The sewer was televised to determine the condition of the pipes and structures, no issues were discovered.

Pavement History

Alpine Drive between CR 57 and CSAH 5 was constructed in 1991. Since construction this segment has received three crack seal / seal coat treatment, the last in 2017. Alpine Drive between CSAH 5 and TH 47 was constructed in 1980 and overlaid in 2002. Since the overlay this segment received one crack seal / seal coat treatment in 2009.

Review of the geotechnical report found clean soils under the pavement, however, groundwater was found within 3 feet of the pavement for an approximately 750-foot section of Alpine Drive which crosses wetland west of CSAH 5. Staff has observed pavement rutting in this area, likely caused by the high groundwater.

Proposed Improvements

Due to the high groundwater previously noted, the project includes raising the profile, generally between Sodium Street to 250 feet west of CSAH 5. The profile raise varies, but at a maximum the road will be 20-inches higher than existing. By raising the profile, the bottom of the pavement section will achieve at least 30-inches of separation from groundwater, and address the observed pavement rutting. Associated with raising the profile the concrete curb and gutter, storm sewer, and adjacent bituminous trail will be replaced in this stretch.

Alpine Drive is an MSA street and must meet MSA 10-ton pavement strength design requirements. Portions of Alpine Drive, approximately 900 lineal feet in total, which were rebuilt as part of the Anoka County traffic signal updates are proposed to receive a 2-inch mill and overlay. The remaining project is proposed to have a street section of 4.5-inches new bituminous pavement over 6-inches aggregate base. The aggregate base is proposed to be made of recycle reclamation material. Spot concrete curb and gutter repairs are proposed.

Alternate Bid

Bituminous trail exists throughout the project area. The project includes an alternate bid for reconstruction of the bituminous trail and associated pedestrian ramps. The trails are proposed to be reconstructed with the reclamation rehabilitation process, which will not alter the location of the trails and minimize disturbance.

Replacement of the trail is not included within the Capital Improvement Plan. The majority of the trail qualifies for MSA funding.

Utilities

Watermain, sanitary sewer and storm sewer exist throughout the project area. The project only includes storm sewer improvements. The project area being raised will require replacement of the storm sewer inlets and piping. Additionally, two corrugated metal pipe culverts are being upgraded to reinforced concrete pipe.

Additional Permitting

The project required MnDOT MSA approval prior to bidding, which has occurred. Because the project goes up to both the Anoka County and MnDOT right-of-way's, and will require temporary signage within said right-of-way's, permits from the respective organizations will be required.

Preliminary Schedule Remaining

- Council Awards Contract to the Lowest Responsible Bidder
  - May 27, 2025
- Contractor Begins Construction
  - Summer 2025

- Contractor Substantially Completes Construction
  - New bituminous in-place, topsoil and seed in-place
  - September 27, 2025
- Contractor Final Completion
  - Verify final restoration; punch list created
  - October 31, 2025

Notification:

If Council accepts the bids and awards a contract for construction of the improvements, letters will be mailed to property owners with updates on the project status. Engineering staff maintains City Improvement project webpages with the most current project information, which will also be updated.

Time Frame/Observations/Alternatives:

Timeframe:

Staff anticipates up to 10 minutes will be required to present this case and answer any questions.

Alternatives:

Alternative #1 – Motion to adopt Resolution #25-103 accepting bids and awarding a contract for MSA Alpine Drive Reconstruction, Improvement Project #25-03 to Park Construction Company for the base and alternate total of $1,290,247.58.

Alternative #2 – Motion to adopt Resolution #25-103 accepting bids and awarding a contract for MSA Alpine Drive Reconstruction, Improvement Project #25-03 to Park Construction Company for the base bid total of $1,072,161.88.

Alternative #3 – Motion of other.

Funding Source:

Funding for this improvement is proposed to come from Municipal State Aid Funds and Storm Water Utility Funds. The alternate bid trail improvements are anticipated to be funded through Municipal State Aid Funds and a portion of 2025 budgeted trail maintenance funds. The final project costs may change from the estimate depending upon bid prices and actual construction quantities.

On May 21, 2025 a total of eight (8) bids were received, opened and tabulated, and the following bids were found to comply with the advertisement for bids.

Contractor	Base Bid	Alternate Bid	Total Bid
Park Construction Company	$1,072,161.88	$218,085.70	$1,290,247.58
North Valley, Inc.	$1,120,293.19	$243,595.88	$1,363,889.07
Douglas-Kerr Underground, L.L.C.	$1,376,144.99	$233,358.30	$1,376,144.99
Northwest	$1,356,716.00	$246,409.04	$1,603,125.04
Asphalt Surface Technologies Corp.	$1,361,513.38	$244,794.01	$1,606,307.39
Bituminous Roadways, Inc.	$1,474,941.20	$264,498.00	$1,739,439.20
Knife River Corporation – North Central	$1,482,282.73	$269,107.79	$1,751,390.52
Dresel Contracting, Inc.	$1,484,988.40	$277,283.94	$1,762,272.34
Engineer's Estimate	*$1,311,879.00*	*$274,520.00*	*$1,586,399.00*

The bid of Park Construction Company of Minneapolis, Minnesota, in the amount of $1,290,247.58 for the total bid of said improvements in accordance with the approved plans and specifications and the advertisement for bids is the lowest responsible bidder. Adding indirect costs in the amount of 23-percent brings the total project costs to $1,587,004.52.

The low bid is 19 percent lower than the engineer's estimate, primarily due to lower than anticipated bituminous and grading costs.

Funding Source Breakdown:

Funding Source	Construction Costs	Indirect Costs	Total Costs
Municipal State Aid	$922,212.27	$212,108.82	$1,134,321.09
Storm Water Utility	$149,949.61	$34,488.41	$184,438.02
Alt Bid (MSA)	$206,974.45	$47,604.12	$254,578.58
Alt Bid (Trail Maint.)	$9,765.25	$2,246.01	$12,011.25
Alt Bid (Storm Water)	$1,346.00	$309.58	$1,655.58
Project Total w/Alt	$1,290,247.58	$296,756.94	$1,587,004.52

The CIP level estimate had a total estimated project cost of $1,121,573, which includes street costs of $975,281 and storm sewer cost of $146,292.

City staff proposes to administer and inspect construction. Plans and specifications were prepared in-house as part of staff's normal duties.

Recommendation:

Staff recommends Alternative #1.

Outcome/Action:

Motion to adopt Resolution #25-103 accepting bids and awarding a contract for MSA Alpine Drive Reconstruction, Improvement Project #25-03 to Park Construction Company for the base and alternate total of $1,290,247.58.

Attachments

Res 25-103

25-03 Final Plans

25-03 Street Summary

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	05/22/2025 09:15 AM
Brian Hagen	Brian Hagen	05/22/2025 02:53 PM
Form Started By: Joe Feriancek		Started On: 05/19/2025 08:10 PM
Final Approval Date: 05/22/2025		

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

RESOLUTION #25-103

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR MSA ALPINE DRIVE RECONSTRUCTION, IMPROVEMENT PROJECT #25-03

WHEREAS, the City of Ramsey proposes to reconstruct Municipal State Aid (MSA) Alpine Drive between Sunfish Lake Boulevard (CR 57) and Saint Francis Boulevard (TH 47) as identified within the 2025 – 2034 Capital Improvement Plan; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-198, adopted July 23, 2024, the City Council accepted and awarded the proposal to Hakanson Anderson for topographic survey of the project area in the amount of $4,800.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-220, adopted August 12, 2024, the City Council accepted and awarded the proposal to Independent Testing Technologies, Inc., for a geotechnical report of the project area in the amount of $10,620.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-310, adopted November 12, 2024, the City Council accepted and awarded the proposal to Hydro-Klean, LLC, for sewer cleaning and televising of the project area in the amount of $9,130.16; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-339, adopted November 26, 2024, the City Council ordered the City Engineer to prepare plans and specifications for MSA Alpine Drive Reconstruction, Improvement Project #25-03; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-079, adopted April 22, 2025, the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for the same improvements; and

WHEREAS, bids were advertised in the Anoka Union Herald on Friday, April 25 and Friday, May 2, 2025; and

WHEREAS, eight (8) bids were received, opened and tabulated on Wednesday May 21, 2025, and the following bids were found to comply with the approved plans and specifications and advertisement for bids; and

Contractor	Base Bid	Alternate Bid	Total Bid
Park Construction Company	$1,072,161.88	$218,085.70	$1,290,247.58
North Valley, Inc.	$1,120,293.19	$243,595.88	$1,363,889.07
Douglas-Kerr Underground, L.L.C.	$1,376,144.99	$233,358.30	$1,376,144.99
Northwest	$1,356,716.00	$246,409.04	$1,603,125.04
Asphalt Surface Technologies Corp.	$1,361513.38	$244,794.01	$1,606,307.39
Bituminous Roadways, Inc.	$1,474,941.20	$264,498.00	$1,739,439.20
Knife River Corporation – North Central	$1,482,282.73	$269,107.79	$1,751,390.52
Dresel Contracting Inc.	$1,484,988.40	$277,283.94	$1,762,272.34

WHEREAS, the bid of Park Construction Company in the amount of $1,290,247.58 for the

total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted.

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

1) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with said bidder for construction of said improvements for and on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27th day of May, 2025.

_____
Mayor

ATTEST:

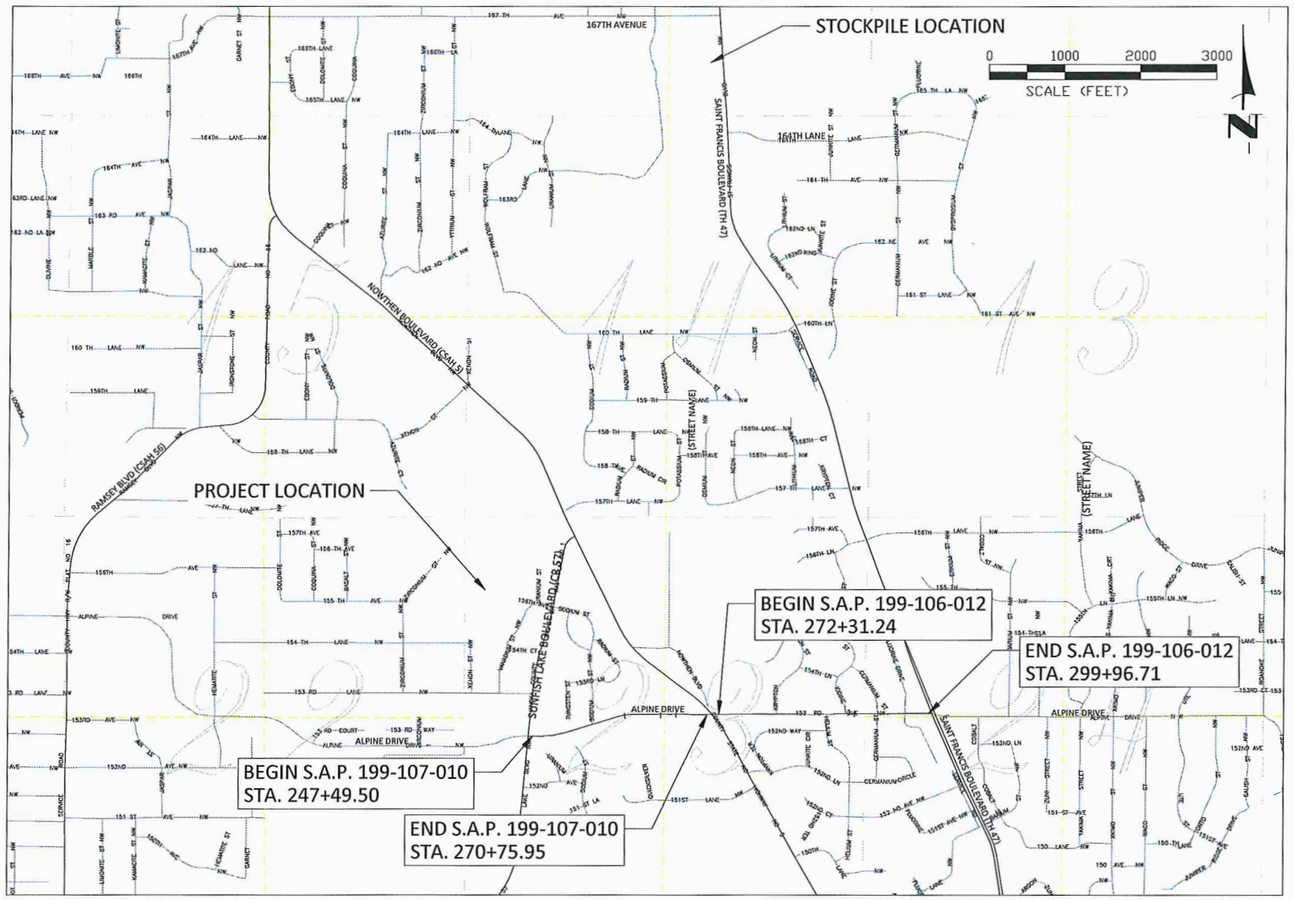
_____
City Clerk

CITY OF RAMSEY

STREET CONSTRUCTION PLANS FOR BITUMINOUS RECLAMATION AND PAVING.
S.A.P. 199-106-012 & S.A.P. 199-107-010

S.A.P. 199-107-010 LOCATED ON ALPINE DRIVE BETWEEN SUNFISH LAKE BOULEVARD (CR 57) AND NOWTHEN BOULEVARD (CSAH 5)
FROM NW 1/4 OF THE SW 1/4 OF S23, T32, R25 TO NW 1/4 OF THE SE 1/4 OF S23, T32, R25

S.A.P. 199-106-012 LOCATED ON ALPINE DRIVE BETWEEN NOWTHEN BOULEVARD (CSAH 5) AND SAINT FRANCIS BOULEVARD (TH 47)
FROM NW 1/4 OF THE SE 1/4 OF S23, T32, R25 TO SW 1/4 OF THE NW 1/4 OF S24, T32, R25



CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA
DISTRICT: METRO

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

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

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

GOVERNING SPECIFICATIONS

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

THE 2023 EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA "STANDARD SPECIFICATIONS" SHALL GOVERN FOR UTILITY INSTALLATIONS.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

THIS PLAN CONTAINS 84 SHEETS

SHEET NO.	DESCRIPTION
01	TITLE SHEET
02	STATEMENT OF ESTIMATED QUANTITIES
03	TABULATIONS
04	ALIGNMENT LAYOUT
05 - 06	TYPICAL SECTIONS
07 - 09	CITY DETAILS
10	INTERSECTION DETAILS
11 - 16	MNDOT PEDESTRIAN RAMP DETAILS
17	MNDOT LOOP DETECTORS STANDARD PLAN
17A	ANOKA COUNTY LOOP DETECTOR DETAIL
18 - 19	SWPPP
20 - 27	GRADING & EROSION CONTROL
28 - 35	EXISTING CONDITIONS & REMOVALS
36 - 43	STREET CONSTRUCTION
44 - 47	PAVEMENT MARKINGS
48 - 65	CROSS SECTIONS - CR 57 TO CSAH 5
66 - 84	CROSS SECTIONS - CSAH 5 TO TH 47

PROJECT	STA. TO STA.	GROSS LENGTH (FEET)	BRIDGE LENGTH (FEET)	NET LENGTH (FEET)	NET LENGTH (MILES)	ADT (2025)	ADT (2045)	DESIGN ESAL	R VALUE	TON DESIGN	DESIGN SPEED (MPH)	DESIGN SPEED NOT MET	NO. OF LANES	LANE WIDTH (FEET)	NO. OF SHOULDERS	SHOULDER WIDTH (FEET)	FUNCTIONAL CLASSIFICATION
S.A.P. 199-106-012	272+31.24 TO 299+96.71	2,765	0	2,765	0.5200	2,590	3,010	316,000	70	10	45	N/A	2	12	1 TO 2	0 TO 11	COLLECTOR
TRAIL S.A.P. 199-106-012 NORTH SIDE	278+59.97 TO 299+38.71	2,079	0	2,079	0.3900	N/A	N/A	N/A	70	N/A	20	299+12.42 TO 299+27.98 MATCH EXISTING	1	8	N/A	N/A	TRAIL
TRAIL S.A.P. 199-106-012 SOUTH SIDE	272+90.09 TO 299+95.82	2,706	0	2,706	0.5100	N/A	N/A	N/A	70	N/A	20	289+37.48 TO 289+62.22 MATCH EXISTING	1	8 TO 10	N/A	N/A	TRAIL
S.A.P. 199-107-010	247+49.50 TO 270+75.95	2,326	0	2,326	0.4400	3,020	4,590	433,000	70	10	45	N/A	2	12	1 TO 2	3 TO 10	COLLECTOR
TRAIL S.A.P. 199-107-010 NORTH SIDE	247+49.50 TO 270+75.95	2,288	0	2,288	0.4300	N/A	N/A	N/A	70	N/A	20	257+49.24 TO 257+79.76 MATCH EXISTING	1	8	N/A	N/A	TRAIL
TRAIL S.A.P. 199-107-010 SOUTH SIDE	247+49.50 TO 256+31.52	901	0	901	0.1700	N/A	N/A	N/A	70	N/A	20	256+20.38 TO 256+31.50 MATCH EXISTING	1	8	N/A	N/A	TRAIL

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

JOE FERIANCEK, P.E. — LIC. NO. 57095 — DATE 03/21/25

APPROVED: _____ CITY ENGINEER, CITY OF RAMSEY — DATE 4/25/2025

DISTRICT STATE AID ENGINEER: REVIEWED FOR COMPLIANCE WITH STATE AID RULES/POLICY — DATE _____

FOR STATE AID ENGINEER: APPROVED FOR STATE AID FUNDING — DATE _____

SHEET 01 OF 84 SHEETS

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

STOPPING SIGHT DISTANCE BASED ON:
3.5 FT - HEIGHT OF EYE
2.0 FT - HEIGHT OF OBJECT

DATUM:
VERTICAL: NAVD 88
HORIZONTAL: ANOKA COUNTY COORDINATES (1996 ADJUSTMENT)

SAP 199-106-012
SAP 199-107-010

DATE	REVISION
04/24/25	ADD LOOP DET. DETAIL
	ADD STORM STRUCTURE

Apr 24, 2025 - 10:03am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Title Sheet.dwg

STATEMENT OF ESTIMATED QUANTITIES
IP 25-03 ALPINE DRIVE RECONSTRUCTION (CR 57 / TH 47)
CITY OF RAMSEY
BASE BID

NOTE	ITEM NO.	MNDOT NO.	ITEM	UNIT	PROJECT TOTALS QUANTITY	S.A.P. 199-106-012 PARTICIPATING STREET QUANTITY	S.A.P. 199-106-012 PARTICIPATING STORM QUANTITY	S.A.P. 199-107-010 PARTICIPATING STREET QUANTITY	S.A.P. 199-107-010 PARTICIPATING STORM QUANTITY	S.A.P. 199-107-010 NON-PARTICIPATING STREET QUANITY
	1	2021.501	MOBILIZATION	LS	1.000	0.4	0.01	0.06	0.53	
1	2	2101.502	CLEARING AND GRUBBING	TREE	11			11		
	3	2104.502	REMOVE CATCH BASIN	EA	6			6		
1	4	2104.502	REMOVE LOOP DETECTOR	EA	5	4		1		
1	5	2104.503	REMOVE CURB AND GUTTER	LF	3479	630		2849		
	6	2104.503	REMOVE SEWER PIPE (STORM)	LF	256	57		199		
1	7	2104.503	SAWING PAVEMENT (FULL DEPTH)	LF	1109	721		388		
1	8	2104.504	REMOVE PAVEMENT (BITUMINOUS)	SY	231	231				
1	9	2104.504	REMOVE PAVEMENT (CONCRETE)	SY	40	34		6		
2	10	2105.607	SELECT GRANULAR BORROW (LV)	CY	2855			2855		
	11	2106.507	EXCAVATION - COMMON (EV)	CY	556	181		375		
	12	2106.601	DEWATERING	LS	1				1	
11	13	2106.607	HAUL & STOCKPILE RECLAIM MATERIAL (LV)	CY	4422	2108		2314		
	14	2108.504	GEOTEXTILE FABRIC TYPE 4	SY	47			47		
	15	2112.519	SUBGRADE PREPARATION	RDST	41.8	25.1		16.7		
	16	2112.604	SUBGRADE PREPARATION (TRAIL)	SY	1303			1303		
	17	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HR	60	20		40		
	18	2130.523	WATER	MGAL	64	19		45		
2	19	2211.507	AGGREGATE BASE CLASS 5 MODIFIED (CV)	CY	1920			1920		
11	20	2215.504	FULL DEPTH RECLAMATION	SY	20440	12849		7591		
11	21	2215.504	FULL DEPTH RECLAMATION (BIT. TRAIL)	SY	1354			1354		
	22	2232.504	MILL BITUMINOUS SURFACE (2.0")	SY	581	187		394		
4	23	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1783	1010		773		
5	24	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIXTURE (3,C)	TON	3016	1903		1113		
5	25	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) (DRIVEWAY)	TON	17	17				
5	26	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) (ROADWAY)	TON	3023	1712		1311		
5	27	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) (TRAIL)	TON	196	3		193		
	28	2411.502	CONSTRUCT CONCRETE END CAP	EA	2				2	
	29	2452.618	SHEET PILING	SF	126				126	
	30	2501.502	15" RC PIPE APRON	EA	1				1	
	31	2501.502	18" RC PIPE APRON	EA	2		1		1	
	32	2501.502	58" SPAN RC PIPE-ARCH APRON	EA	2				2	
	33	2501.602	TRASH GUARD FOR 15" RC PIPE APRON	EA	1				1	
	34	2501.602	TRASH GUARD FOR 18" RC PIPE APRON	EA	2		1		1	
12	35	2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS III	LF	170				170	
12	36	2503.503	18" RC PIPE SEWER DESIGN 3006 CLASS III	LF	136		77		59	
12	37	2503.503	58" SPAN RC PIPE-ARCH SEWER CLASS IIA	LF	69				69	
	38	2503.602	CONNECT TO EXISTING STORM SEWER	EA	1		1			
	39	2503.603	CLEAN & VIDEO TAPE PIPE SEWER (STORM)	LF	367		69		298	
	40	2506.502	ADJUST FRAME AND RING CASTING	EA	2	2				
	41	2506.502	CASTING ASSEMBLY (STORM)	EA	7				7	
	42	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 2'X3'	EA	3				3	
	43	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	EA	4				4	
	44	2506.602	GROUT CATCH BASIN	EA	9		5		4	
	45	2511.507	RANDOM RIP RAP CLASS III	CY	12				12	
	46	2531.503	CONCRETE CURB AND GUTTER DESIGN B618	LF	3480	631		2849		
10	47	2563.601	TRAFFIC CONTROL	LS	1	0.4		0.6		
	48	2565.602	RIGID PVC LOOP DETECTOR 6'X6'	EA	5	4		1		
	49	2565.603	2" NON-METALLIC CONDUIT	LF	119	105		14		
	50	2573.501	STORM DRAIN INLET PROTECTION	EA	21	11		10		
	51	2573.502	STABILIZED CONSTRUCTION EXIT	EA	4	2		2		
	52	2573.503	SILT FENCE; TYPE MS	LF	5143	304		4839		
3	53	2574.507	TOPSOIL (LV)	CY	722	235		487		
6	54	2574.508	FERTILIZER TYPE 3	LB	112	68		44		
7	55	2574.508	FERTILIZER TYPE 4	LB	58			58		
	56	2575.504	ROLLED EROSION PREVENTION CATEGORY 20	SY	2326			2326		
	57	2575.505	SEEDING	ACRE	1.04	0.34		0.7		
9	58	2575.508	HYDAULIC MULCH MATRIX	LB	2240	1360		880		
6	59	2575.508	SEED RESIDENTIAL TURFGRASS	LB	112	68		44		
8	60	2575.508	SEED WET DITCH	LB	10			10		
	61	2575.601	LANDSCAPE RESTORATION	LS	1	0.5		0.5		
	62	2582.503	24" SOLID LINE MULTI COMP	LF	545	341		204		
	63	2582.503	4" DOUBLE SOLID LINE MULTI COMP	LF	5815	2909		2906		
	64	2582.503	4" SOLID LINE MULTI COMP	LF	11503	6190		5313		
	65	2582.518	PAVT MSSG MULTI COMP	SF	210	90		120		

STATEMENT OF ESTIMATED QUANTITIES
IP 25-03 ALPINE DRIVE RECONSTRUCTION (CR 57 / TH 47)
CITY OF RAMSEY
ALTERNATIVE BID

NOTE	ITEM NO.	MNDOT NO.	ITEM	UNIT	PROJECT TOTALS QUANTITY	S.A.P. 199-106-012 PARTICIPATING STREET QUANTITY	S.A.P. 199-106-012 PARTICIPATING STORM QUANTITY	S.A.P. 199-107-010 PARTICIPATING STREET QUANTITY	S.A.P. 199-107-010 PARTICIPATING STORM QUANTITY	S.A.P. 199-107-010 NON-PARTICIPATING STREET QUANITY
1	66	2104.503	REMOVE CURB AND GUTTER	LF	229	209				20
1	67	2104.503	SAWING PAVEMENT (FULL DEPTH)	LF	333	272		57		4
1	68	2104.504	REMOVE PAVEMENT (BITUMINOUS)	SY	421	421				
1	69	2104.504	REMOVE PAVEMENT (CONCRETE)	SY	49	49				
	70	2106.507	EXCAVATION - COMMON (EV)	CY	290	198		82		10
11	71	2106.607	HAUL & STOCKPILE RECLAIM MATERIAL (LV)	CY	501	348		137		16
	72	2112.604	SUBGRADE PREPARATION (TRAIL)	SY	5332	3687		1489		156
	73	2130.523	WATER	MGAL	26	19		7		
2	74	2211.507	AGGREGATE BASE CLASS 5 MODIFIED (CV)	CY	60	60				
11	75	2215.504	FULL DEPTH RECLAMATION (BIT. TRAIL)	SY	5480	3812		1499		169
	76	2232.504	MILL BITUMINOUS SURFACE (2.0")	SY	27	27				
4	77	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	28	28				
5	78	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIXTURE (3,C)	TON	48	48				
5	79	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) (DRIVEWAY)	TON	3	3				
5	80	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) (ROADWAY)	TON	36	36				
5	81	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) (TRAIL)	TON	791	547		221		23
	82	2504.602	ADJUST VALVE BOX	EA	8	5		3		
	83	2504.602	VALVE BOX SECTION	EA	3	2		1		
	84	2506.502	ADJUST FRAME AND RING CASTING	EA	2	2				
	85	2506.602	GROUT CATCH BASIN	EA	2		2			
	86	2521.504	6" CONCRETE WALK	SY	168	157				11
	87	2521.602	DRILL & GROUT REINF BAR (EPOXY COATED)	EA	105	98				7
	88	2531.503	CONCRETE CURB AND GUTTER DESIGN B618	LF	226	209				17
	89	2531.618	TRUNCATED DOMES	SF	134	116				18
	90	2563.601	ALTERNATE PEDESTRIAN ROUTE	LS	1	0.7		0.25		0.05
	91	2573.501	STORM DRAIN INLET PROTECTION	EA	4	4				
	92	2573.503	SILT FENCE; TYPE MS	LF	583	103		480		
3	93	2574.507	TOPSOIL (LV)	CY	378	258		107		13
6	94	2574.508	FERTILIZER TYPE 3	LB	106	74		28		4
7	95	2574.508	FERTILIZER TYPE 4	LB	2			2		
	96	2575.504	ROLLED EROSION PREVENTION CATEGORY 20	SY	52			52		
	97	2575.505	SEEDING	ACRE	0.54	0.37		0.15		0.02
9	98	2575.508	HYDAULIC MULCH MATRIX	LB	2120	1480		560		80
6	99	2575.508	SEED RESIDENTIAL TURFGRASS	LB	106	74		28		4
8	100	2575.508	SEED WET DITCH	LB	1			1		
	101	2575.601	LANDSCAPE RESTORATION	LS	1	0.8		0.1		0.1

PAY ITEM NOTES:

1. REMOVAL LIMITS SHALL BE MARKED IN THE FIELD BY CITY STAFF.
2. EV TO CV CONVERSION FACTOR = 1.25.
3. LV TO CV CONVERSION FACTOR = 1.30.
4. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 0.07 GAL/SY.
5. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 113 LB/SY-IN.
6. ESTIMATED QUANTITY BASED ON 200 LB/ACRE.
7. ESTIMATED QUANTITY BASED ON 120 LB/ACRE.
8. ESTIMATED QUANTITY BASED ON 20 LB/ACRE.
9. ESTIMATED QUANTITY BASED ON 4000 LB/ACRE.
10. LUMP SUM QUANTITY SHALL INCLUDE ALL COST REQUIRED FOR MAINTAINING ALL FLAGGING OPERATIONS AS NECESSARY, MAINTAINING PEDESTRIAN ACCESS ROUTES, ANY SIGNAGE AND BARRICADES AS NECESSARY.
11. EXCESS RECLAMATION MATERIAL SHALL BE HAULED FROM THE ONSITE STOCKPILE LOCATION TO THE CITY OF RAMSEY WATER TOWER SITE, 16600 SAINT FRANCIS BLVD. THE EXPECTED RECLAMATION DEPTH IS 10 INCHES. QUANTITY IS ESTIMATED FROM 4.5-INCHES OF REMOVAL BETWEEN CSAH 5 AND TH 47, 10-INCHES OF REMOVAL BETWEEN CR 57 AND CSAH 5, AND 2.5-INCHES REMOVAL ON TRAIL SECTIONS. HAULING BACK TO THE PROJECT SITE IS INCIDENTAL. RECLAIM MATERIAL USED AS AGGREGATE BASE SHALL BE PAID BY THE AGGREGATE BASE CLASS 5 MODIFIED PAY ITEM.
12. THE EXCAVATION REQUIRED FOR UTILITY INSTALLATION IS INCIDENTAL TO THE UTILITY PAY ITEM. IF SUBGRADE MATERIAL IS DETERMINED TO BE UNUSABLE BY THE ENGINEER REPLACEMENT MATERIAL SHALL BE SELECT GRANULAR AND PAYMENT SHALL BE BY THE SELECT GRANULAR PAY ITEM.

GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. IT IS NOT GUARANTEED ANY OR ALL EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING IRRIGATION SYSTEMS WITHIN THE PROJECT CONSTRUCTION LIMITS BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO IRRIGATION SYSTEMS WHERE POSSIBLE.
3. PERMANENT SIGN REMOVAL AND INSTALLATION IS TO BE PERFORMED BY CITY OF RAMSEY PUBLIC WORKS DEPARTMENT.

DATE	REVISION
04/24/25	REVISED STORM SEWER / REVISED PEDESTRIAN RAMPS

Apr 30, 2025 - 10:57am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Title Sheet.dwg

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

JOE FERIANCEK
Date 03/21/25 Lic. No. 57095

DESIGNED BY: JJF
DRAWN BY: JJF
CHECKED BY: JJF
DATE: 03/21/25
FILE: 25-03

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

STATEMENT OF ESTIMATED QUANTITIES
S.A.P. 199-106-012 / S.A.P 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 02 OF 84 SHEETS

STORM SEWER TABULATION

STRUCTURE	STATION, OFFSET	STRUCTURE SIZE DIA. (IN.)	CASTING TYPE	RIM ELEV.	INVERT ELEV.	SUMP ELEV.	BUILD HEIGHT	INVERT DIRECTION	PIPE DIA. (IN.)	PIPE MATERIAL	PIPE GRADE (%)	PIPE LENGTH (LF)	STRUCTURE CONNECTED TO:
FES 100	259+19.13, R 37.42	N/A	N/A	N/A	863.32	N/A	N/A	N	18	RCP	0.49	16.0	CBMH 101
CBMH 101	259+13.13, R 21.42	48	R-3246R	866.604	863.40	859.40	7.62	S	18	RCP	-0.49	16.0	FES 100
					863.50			W	15	RCP	0.50	8.0	CBMH 102
					863.40			N	18	RCP	0.47	43.0	CBMH 103
CBMH 102	259+10.84, R 21.42	48	R-3246R	866.606	863.54	863.54	3.48	E	15	RCP	-0.50	8.0	CBMH 101
					863.54			W	15	RCP	0.50	111.0	CB 105
CBMH 103	259+19.13, L 21.42	48	R-3246R	866.604	863.60	863.60	3.42	S	18	RCP	-0.47	43.0	CBMH 101
					863.85			W	15	RCP	1.00	8.0	CB 104
CB 104	259+11.40, L 21.40	2' X 3'	R-3246R	866.606	863.93	863.93	3.00	E	15	RCP	-1.00	8.0	CBMH 103
CB 105	257+99.63, R 21.41	2' X 3'	R-3246R	866.976	864.10	864.10	3.27	E	15	RCP	-0.50	111.0	CBMH 102
FES 200	266+45.16, R 35.05	N/A	N/A	N/A	863.40	N/A	NA	N	15	RCP	0.51	14.0	CBMH 201
CBMH 201	266+45.17, R 21.29	48	R-3246R	866.41	863.47	859.47	7.36	S	15	RCP	-0.51	14.0	FES 200
					863.47			N	15	RCP	0.30	43.0	CB 202
CB 202	266+45.16, L 21.52	2' X 3'	R-3246R	866.47	863.60	863.60	3.20	S	15	RCP	-0.30	43.0	CBMH 201
FES 300	266+70.13, R 33.75	N/A	N/A	N/A	861.90	N/A	N/A	N	58 SPAN	ARCH RCP	0.00	69.0	FES 301
FES 301	266+70.07, L 35.41	N/A	N/A	N/A	861.90	N/A	N/A	S	58 SPAN	ARCH RCP	0.00	69.0	FES300
FES 400	290+11.68, R 34.85	N/A	N/A	N/A	871.60	N/A	N	N	18	RCP	-0.26	77.0	EX. CBMH

EARTHWORK SUMMARY

NOTES	ITEMS	UNIT	PROJECT TOTAL
	UNADJUSTED VOLUMES BASED ON CROSS SECTIONS		
	EXCAVATION		
1	TOPSOIL (EV)	CY	556
1	ALT BID TOPSOIL (EV)	CY	290
	EMBANKMENT		
2	TOPSOIL REQUIRED (CV)	CY	555
2	ALT BID TOPSOIL (EV)	CY	291
3	EMBANKMENT MATERIAL REQUIRED (CV)	CY	2284
	EARTHWORK QUANTITIES TO SEQ		
4	COMMON EXCAVATION (EV)	CY	556
4	ALT BID COMMON EXCAVATION (EV)	CY	290
5	SUBGRADE EXCAVATION (EV)	CY	0
6	COMMON TOPSOIL BORROW (LV)	CY	722
6	COMMON TOPSOIL BORROW (LV)	CY	378
7	SELECT GRANULAR BORROW (LV)	CY	2855
1	ASSUMES AVERAGE OF 4 INCHES OF TOPSOIL THICKNESS, QUANTITY ADDED TO COMMON EXCAVATION AND POND EXCAVATION PAY ITEMS.		
2	MINIMUM 4 INCHES OF TOPSOIL PLACED IN ALL VEGETATED AREAS DISTURBED DURING CONSTRUCTION.		
3	FILL VOLUMES FROM CROSS SECTIONS.		
4	INCLUDES TOPSOIL EXCAVATION AND REGULAR EXCAVATION.		
5	INCLUDES SUBGRADE EXCAVATION, BELOW EXISTING AGGREGATE.		
6	TOPSOIL GENERATED ON-SITE MAY BE RE-USED. CV TO LV FACTOR = 1.3.		
7	RECLAMATION MATERIAL MAY BE USED AS REPLACEMENT FOR SELECT GRANULAR BOROW		

STANDARD PLATES

THE FOLLOWING STANDARD PLATES, APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION, SHALL APPLY ON THIS PROJECT

3000 M	REINFORCED CONCRETE PIPE (6 SHEETS)
3006 H	GASKET JOINT FOR R.C. PIPE (2 SHEETS)
3007 F	SHEAR REINFORCEMENT FOR PRECAST DRAINAGE STRUCTURES
3014 L	REINFORCED CONCRETE PIPE ARCH (3 SHEETS)
3100 G	CONCRETE APRON FOR REINFORCED CONCRETE PIPE
3110 G	CONCRETE APRON FOR REINFORCED CONCRETE PIPE-ARCH
3133 D	RIPRAP AT RCP OUTLETS
3145 G	CONCRETE PIPE OR PRECAST BOX CULVERT TIES
4011 E	PRECAST CONCRETE BASE
4020 J	MANHOLE OR CATCH BASIN FOR (FOR USE WITH OR WITHOUT TRAFFIC LOADS) (2 SHEETS)
4026 B	CONCRETE-ENCASED CONCRETE ADJUSTING RINGS
4108 F	ADJUSTING RINGS (FOR CATCH BASINS AND MANHOLES)
4180 J	MANHOLE OR CATCH BASIN STEP
7038 A	DETECTABLE WARNING SURFACE (TRUNCATED DOMES)
7100 H	CONCRETE CURB AND GUTTER (DESIGN B AND DESIGN V)
8000 K	TEMPORARY CHANNELIZERS (TYPE C) (3 SHEETS)

DATE	REVISION
04/24/25	REVISED STORM SEWER

Apr 24, 2025 - 2:03pm
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Title Sheet.dwg

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

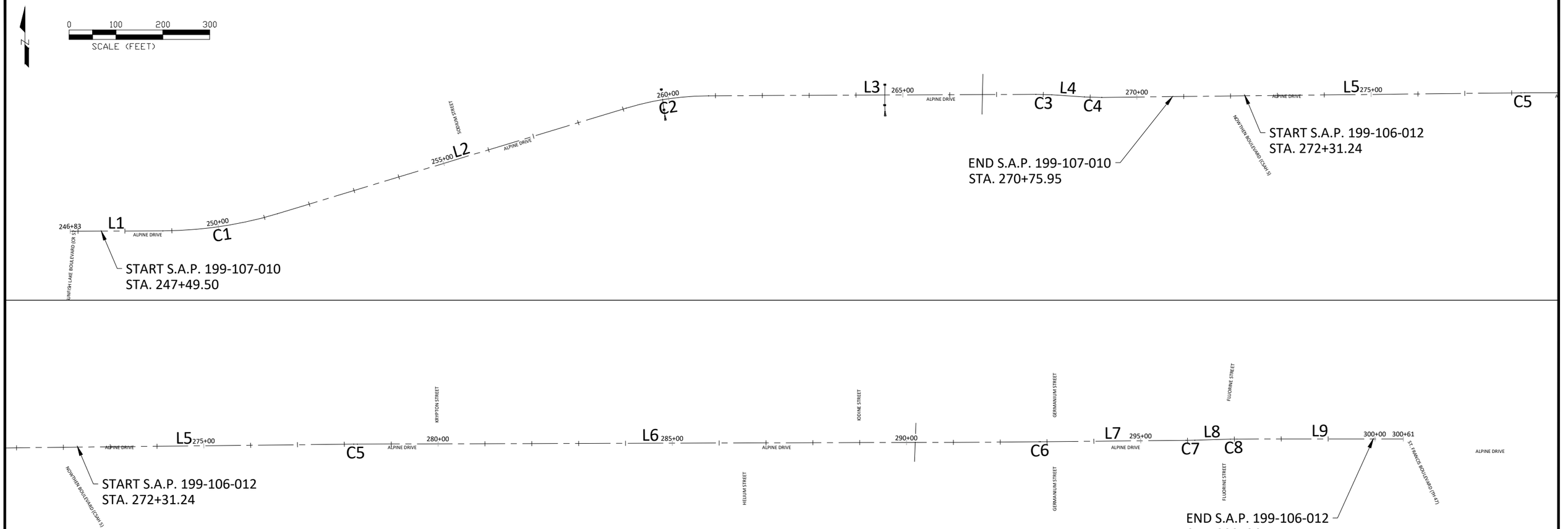
JOE FERIANCEK
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	03/21/25
CHECKED BY:	JJF	FILE:	25-03

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

TABULATIONS
S.A.P. 199-106-012 / S.A.P 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA



LINE TABLE: 25-03 PROPOSED CL ALIGNMENT						CURVE TABLE: 25-03 PROPOSED CL ALIGNMENT					
LINE #	LENGTH	DIRECTION	START POINT	END POINT		CURVE #	RADIUS	LENGTH	CHORD DIRECTION	START POINT	END POINT
L1	197.630	N89° 48' 50.63"E	(458924.4040, 177493.6464)	(459122.0325, 177494.2878)		C1	854.374	248.332	N81° 29' 14.22"E	(459122.0325, 177494.2878)	(459366.7649, 177530.9188)
L2	777.683	N73° 09' 37.80"E	(459366.7649, 177530.9188)	(460111.1012, 177756.2072)		C2	616.525	178.473	N81° 27' 12.84"E	(460111.1012, 177756.2072)	(460286.9772, 177782.6378)
L3	698.673	N89° 44' 47.89"E	(460286.9772, 177782.6378)	(460985.6434, 177785.7273)		C3	500.000	33.970	S88° 18' 25.32"E	(460985.6434, 177785.7273)	(461019.5919, 177784.7239)
L4	69.880	S86° 21' 38.53"E	(461019.5919, 177784.7239)	(461089.3312, 177780.2883)		C4	500.000	37.163	S88° 29' 23.87"E	(461089.3312, 177780.2883)	(461126.4724, 177779.3092)
L5	894.928	N89° 22' 50.78"E	(461126.4724, 177779.3092)	(462021.3484, 177788.9810)		C5	1000.000	7.764	N89° 36' 11.46"E	(462021.3484, 177788.9810)	(462029.1118, 177789.0348)
L6	1327.454	N89° 49' 32.14"E	(462029.1118, 177789.0348)	(463356.5597, 177793.0755)		C6	1000.000	2.858	N89° 30' 08.14"E	(463356.5597, 177793.0755)	(463487.2194, 177794.0280)
L7	310.925	N89° 25' 13.41"E	(463487.2194, 177794.0280)	(463798.1284, 177797.1733)		C7	1000.000	18.593	N88° 53' 15.84"E	(463798.1284, 177797.1733)	(463816.7179, 177797.5342)
L8	76.102	N88° 21' 18.27"E	(463816.7179, 177797.5342)	(463892.7887, 177799.7187)		C8	500.000	13.942	N89° 09' 14.02"E	(463892.7887, 177799.7187)	(463906.7287, 177799.9246)
L9	355.199	N89° 57' 09.77"E	(463906.7287, 177799.9246)	(464261.9275, 177800.2177)							

DATE	REVISION

Mar 21, 2025 - 9:32am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Title Sheet.dwg

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JOE FERIANCEK
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

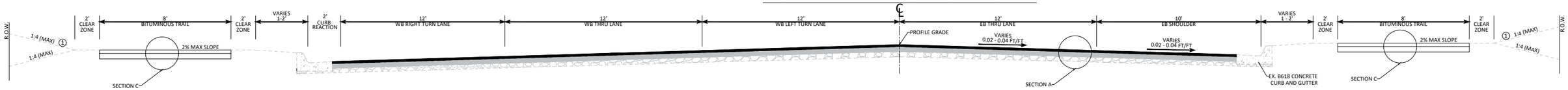
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

ALIGNMENT LAYOUT
S.A.P. 199-106-012 / S.A.P 199-107-010

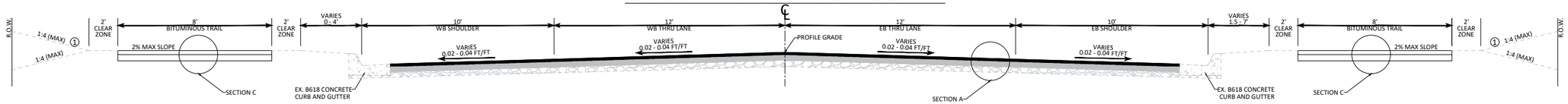
ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

NOTE: TYPICALS ARE NOT TO SCALE.

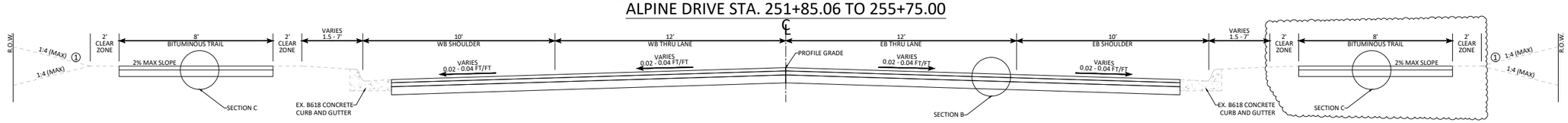
TYPICAL SECTION: 2-INCH MILL & OVERLAY W/ WB TURN LANES
ALPINE DRIVE STA. 247+49.50 TO 248+75.71



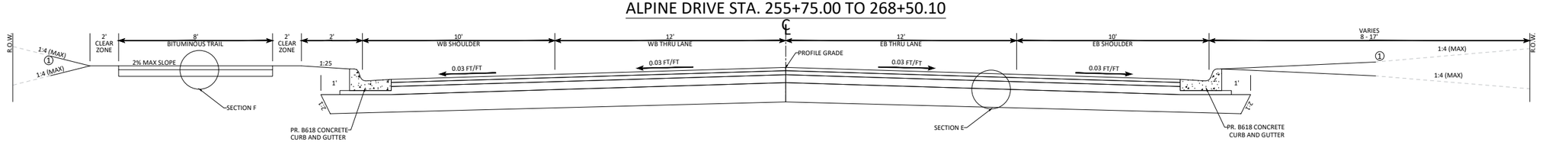
TYPICAL SECTION: 2-INCH MILL & OVERLAY
ALPINE DRIVE STA. 248+75.71 TO 251+85.06



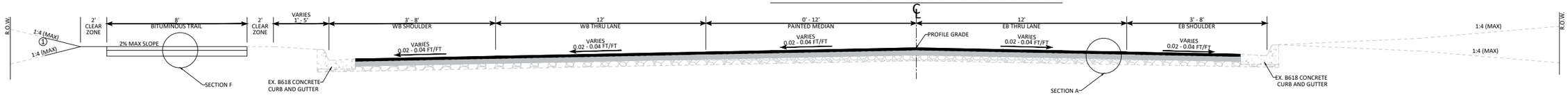
TYPICAL SECTION: FULL-DEPTH RECLAMATION
ALPINE DRIVE STA. 251+85.06 TO 255+75.00



TYPICAL SECTION: RAISE PROFILE
ALPINE DRIVE STA. 255+75.00 TO 268+50.10



TYPICAL SECTION: 2" MILL & OVERLAY W/PAINTED MEDIAN
ALPINE DRIVE STA. 268+50.10 TO 269+00.00



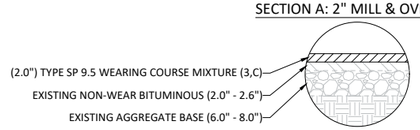
REFERENCE NOTES:

① GRADE TO MATCH EXISTING GROUND. ESTABLISH TURF USING A MINIMUM OF 4" TOPSOIL AND HYDROSEED WITH MNDOT SEED MIXTURE 25-151. SEE CITY DETAIL ERO-6 FOR TOPSOIL REQUIREMENTS.

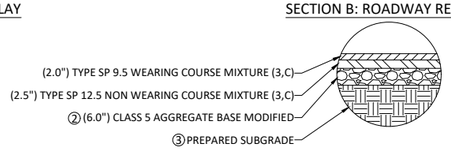
② MODIFY CLASS 5 AGGREGATE BASE PER CITY STANDARD DETAIL STR-26. SEE SHEET 09. RECYCLED RECLAMATION MATERIAL MEETING STR-26 MAY BE USED AS AGGREGATE BASE.

③ CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING CLASS 5 AGGREGATE BASE. THIS PROCESS SHALL BE INCIDENTAL TO THE SUBGRADE PREPARATION PAY ITEM.

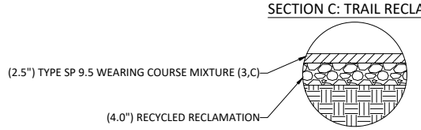
SECTION A: 2" MILL & OVERLAY



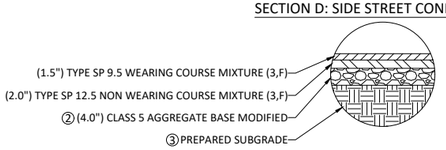
SECTION B: ROADWAY RECLAIM



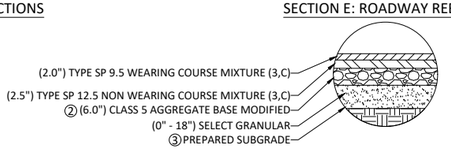
SECTION C: TRAIL RECLAIM



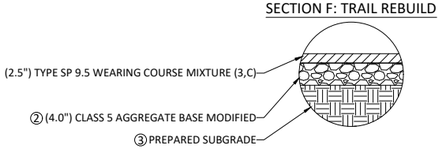
SECTION D: SIDE STREET CONNECTIONS



SECTION E: ROADWAY REBUILD



SECTION F: TRAIL REBUILD



PAVEMENT DESIGN: S.A.P. 199-106-012

20 YR DESIGN LANE BESALS:	316,000
DESIGN R-VALUE:	70
MINIMUM REQUIRED	
MINIMUM BIT (GE)	7.00
MIN. AGG. BASE (GE)	4.89
TOTAL REQUIRED GE	11.89
PROPOSED DESIGN	
WEARING COURSE (2.0")	4.50
NON-WEAR COURSE (2.5")	5.63
AGG. BASE CLASS 5 (6.0")	6.00
TOTAL DESIGN GE	16.13

PAVEMENT DESIGN: S.A.P. 199-107-010

20 YR DESIGN LANE BESALS:	433,000
DESIGN R-VALUE:	70
MINIMUM REQUIRED	
MINIMUM BIT (GE)	7.00
MIN. AGG. BASE (GE)	5.88
TOTAL REQUIRED GE	12.88
PROPOSED DESIGN	
WEARING COURSE (2.0")	4.50
NON-WEAR COURSE (2.5")	5.63
AGG. BASE CLASS 5 (6.0")	6.00
TOTAL DESIGN GE	16.13

DATE	REVISION
04/24/25	SHOW 2' CLEAR ZONES ON TRAILS
05/19/25	SHOW 2' CLEAR ZONES ON TRAILS

May 19, 2025 - 1:14pm
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Title Sheet.dwg

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JOE FERIANCEK
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	03/21/25
CHECKED BY:	JJF	FILE:	25-03

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

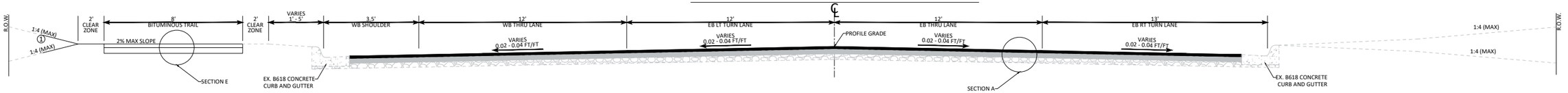
TYPICAL SECTIONS
S.A.P. 199-106-012 / S.A.P 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

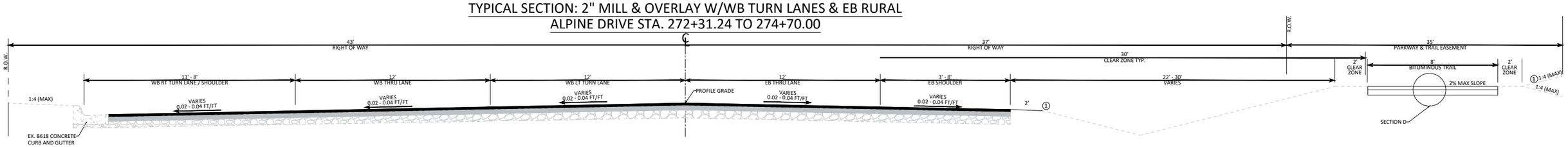
SHEET 05 OF 84 SHEETS

NOTE: TYPICALS ARE NOT TO SCALE.

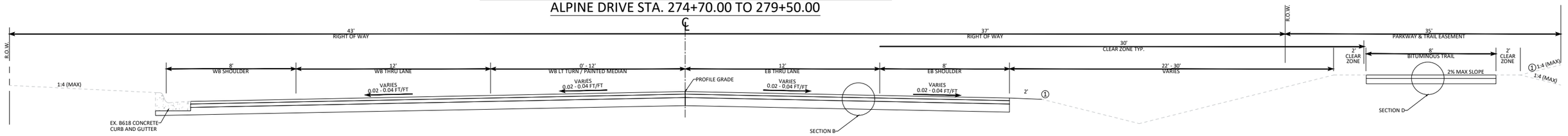
TYPICAL SECTION: 2" MILL & OVERLAY W/EB TURN LANES
ALPINE DRIVE STA. 269+00.00 TO 270+75.95



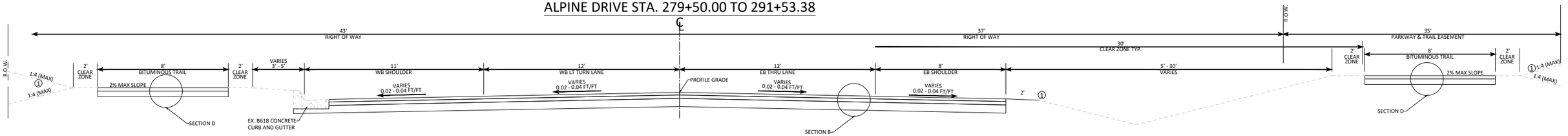
TYPICAL SECTION: 2" MILL & OVERLAY W/WB TURN LANES & EB RURAL
ALPINE DRIVE STA. 272+31.24 TO 274+70.00



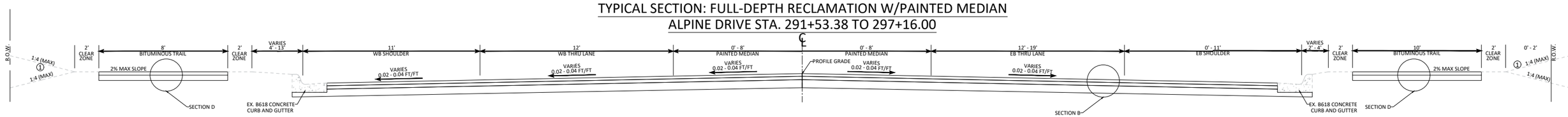
TYPICAL SECTION: FULL-DEPTH RECLAMATION W/PAINTED MEDIAN
ALPINE DRIVE STA. 274+70.00 TO 279+50.00



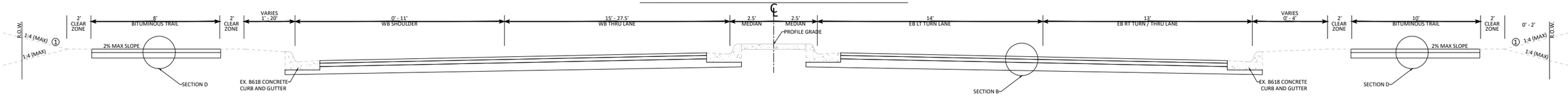
TYPICAL SECTION: FULL-DEPTH RECLAMATION W/EB RURAL
ALPINE DRIVE STA. 279+50.00 TO 291+53.38



TYPICAL SECTION: FULL-DEPTH RECLAMATION W/PAINTED MEDIAN
ALPINE DRIVE STA. 291+53.38 TO 297+16.00



TYPICAL SECTION: FULL-DEPTH RECLAMATION W/CONCRETE MEDIAN
ALPINE DRIVE STA. 297+16.00 TO 299+96.71



DATE	REVISION
04/24/25	SHOW 2' CLEAR ZONES ON TRAILS

Apr 24, 2025 - 4:10pm
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Title Sheet.dwg

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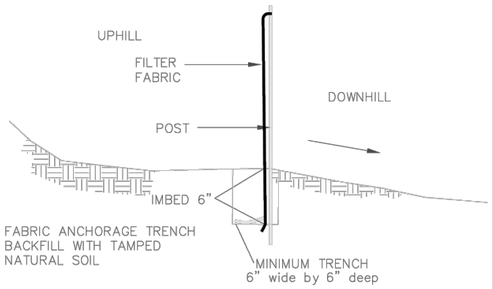
DRAWN BY:	JJF	DATE:	03/21/25
CHECKED BY:	JJF	FILE:	25-03

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

TYPICAL SECTIONS
S.A.P. 199-106-012 / S.A.P 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 06 OF 84 SHEETS

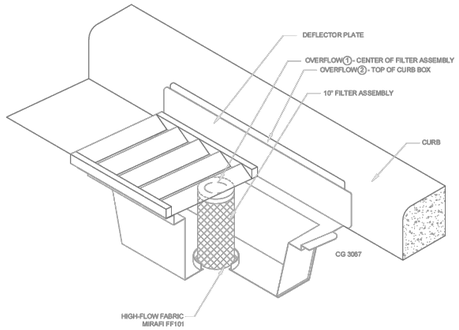


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

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

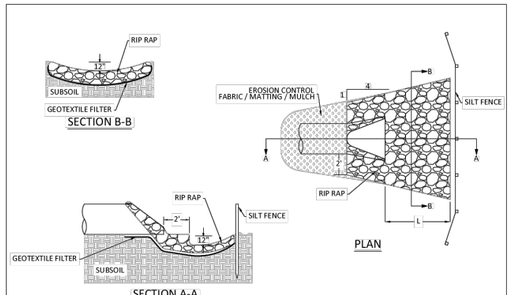


INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

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

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



NOTE: NOT TO SCALE

NOTES:

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

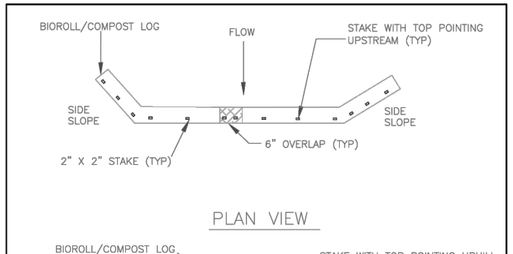
RIP RAP AT RCP OUTLETS

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

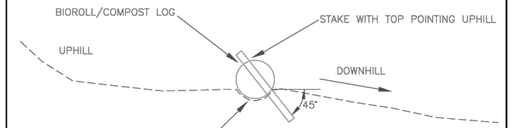
RIP RAP AT RCP-A OUTLETS

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

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



PLAN VIEW

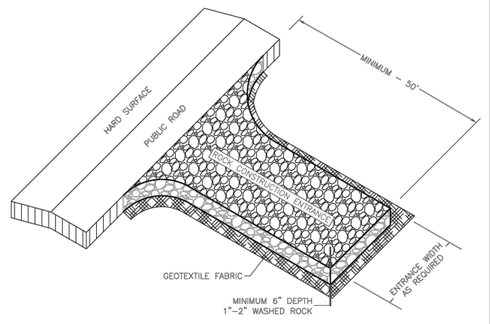


SIDE VIEW

NO SCALE

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

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



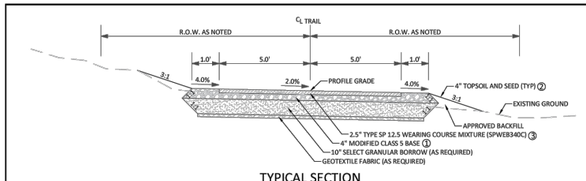
NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION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

NOT TO SCALE

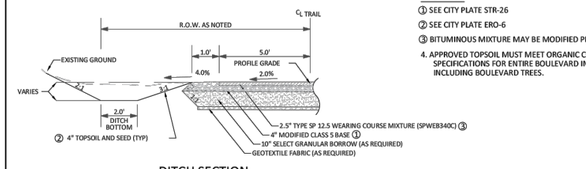
APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE
		CITY PLATE No. ERO–5

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

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



TYPICAL SECTION



DITCH SECTION

NOTES:
① SEE CITY PLATE STR-26
② SEE CITY PLATE ERO-6
③ BITUMINOUS MIXTURE MAY BE MODIFIED PER PLAN.
4. APPROVED TOPSOIL MUST MEET ORGANIC CONTENT SPECIFICATIONS FOR ENTIRE BOULEVARD IN AREAS INCLUDING BOULEVARD TREES.

NOTE: NOT TO SCALE

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

DATE	REVISION

Mar 21, 2025 - 9:34am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Details.dwg

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

Joe Feriancek
JOE FERIANCEK
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	03/21/25
CHECKED BY:	JJF	FILE:	25-03

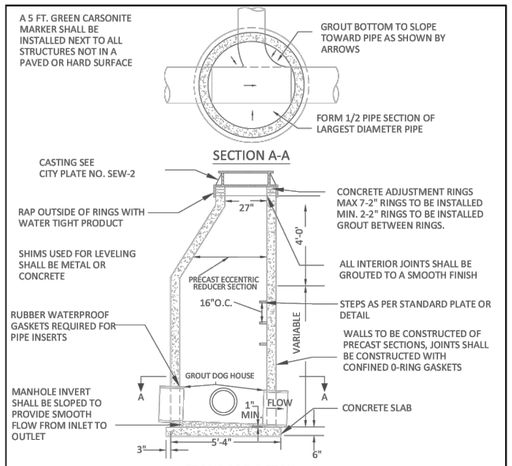
City of RAMSEY

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

CITY DETAILS
S.A.P. 199-106-012 / S.A.P 199-107-010

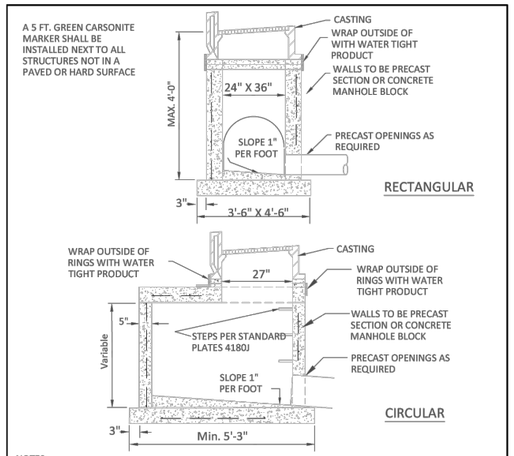
ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 07 OF 84 SHEETS



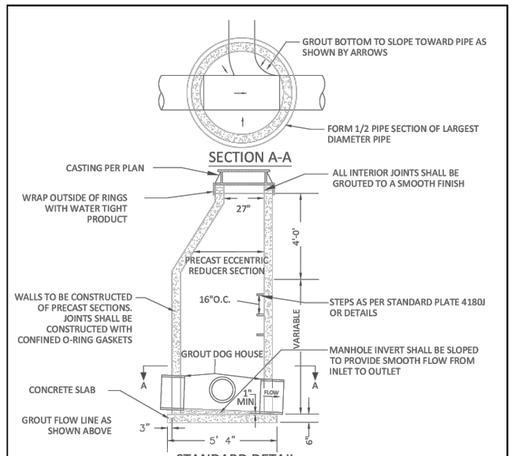
NOTES:
1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL SEWER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)
2. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT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

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



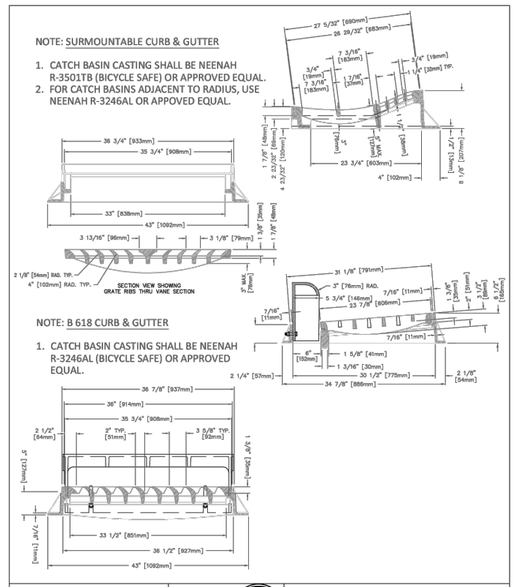
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION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

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

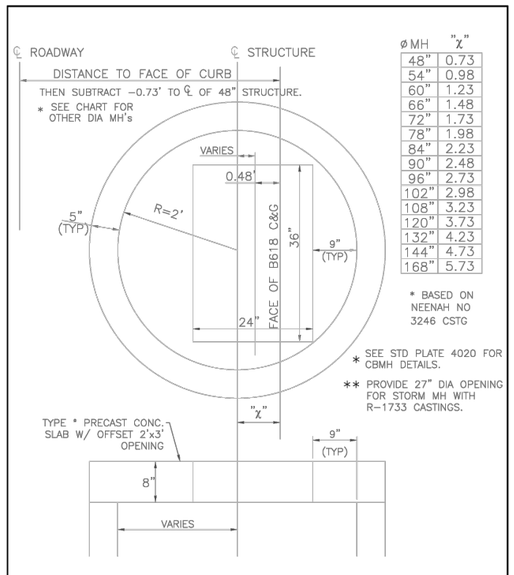


NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
5. GROUT BETWEEN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

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



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



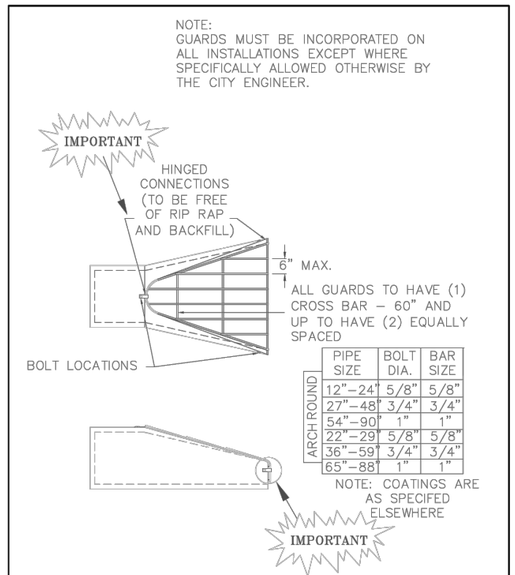
ØMH	"X"
48"	0.73
54"	0.98
60"	1.23
66"	1.48
72"	1.73
78"	1.98
84"	2.23
90"	2.48
96"	2.73
102"	2.98
108"	3.23
120"	3.73
132"	4.23
144"	4.73
168"	5.73

* BASED ON NEENAH NO 3246 CSTG

* SEE STD PLATE 4020 FOR CBMH DETAILS.

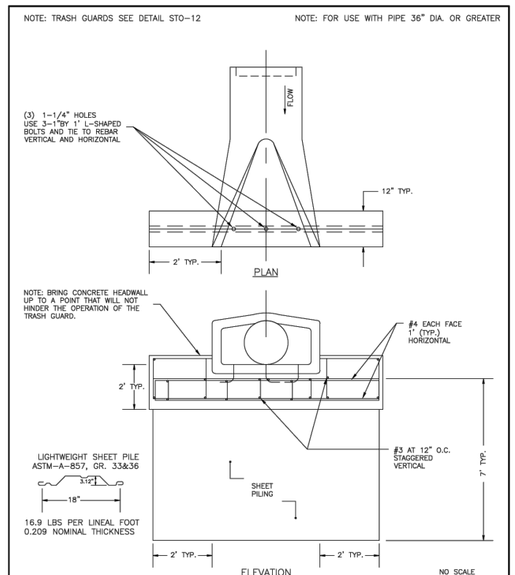
** PROVIDE 27" DIA OPENING FOR STORM MH WITH R-1733 CASTINGS.

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

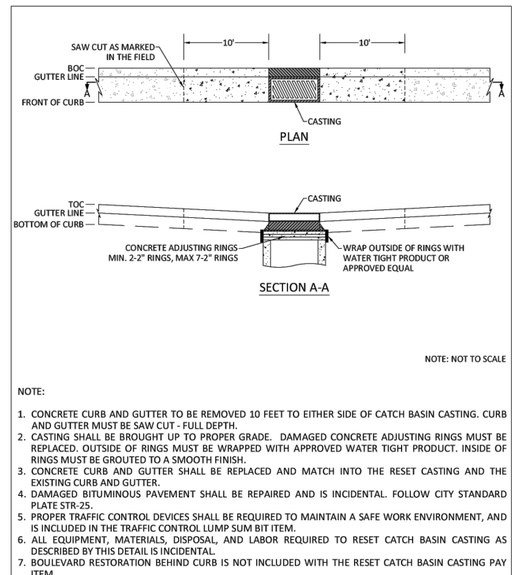


ARCH ROUND	PIPE SIZE	BOLT DIA.	BAR SIZE
	12"-24"	5/8"	5/8"
	27"-48"	3/4"	3/4"
	54"-90"	1"	1"
	22"-29"	5/8"	5/8"
	36"-59"	3/4"	3/4"
	65"-88"	1"	1"

APPROVED:		STANDARD DETAILS:
2 - 2006	City of RAMSEY	TRASH GUARD
		CITY PLATE No. STO-8



APPROVED:		STANDARD DETAILS:
9 - 2016	City of RAMSEY	STORM SEWER PILING & CONCRETE END SECTION
		CITY PLATE No. STO-10



NOTE:
1. CONCRETE CURB AND GUTTER TO BE REMOVED 10 FEET TO EITHER SIDE OF CATCH BASIN CASTING. CURB AND GUTTER MUST BE SAW CUT - FULL DEPTH.
2. CASTING SHALL BE BROUGHT UP TO PROPER GRADE. DAMAGED CONCRETE ADJUSTING RINGS MUST BE REPLACED. OUTSIDE OF RINGS MUST BE WRAPPED WITH APPROVED WATER TIGHT PRODUCT. INSIDE OF RINGS MUST BE GROUTED TO A SMOOTH FINISH.
3. CONCRETE CURB AND GUTTER SHALL BE REPLACED AND MATCH INTO THE RESET CASTING AND THE EXISTING CURB AND GUTTER.
4. DAMAGED BITUMINOUS PAVEMENT SHALL BE REPAIRED AND IS INCIDENTAL. FOLLOW CITY STANDARD PLATE STR-25.
5. PROPER TRAFFIC CONTROL DEVICES SHALL BE REQUIRED TO MAINTAIN A SAFE WORK ENVIRONMENT, AND IS INCLUDED IN THE TRAFFIC CONTROL LUMP SUM BIT ITEM.
6. ALL EQUIPMENT, MATERIALS, DISPOSAL, AND LABOR REQUIRED TO RESET CATCH BASIN CASTING AS DESCRIBED BY THIS DETAIL IS INCIDENTAL.
7. BOULEVARD RESTORATION BEHIND CURB IS NOT INCLUDED WITH THE RESET CATCH BASIN CASTING PAY ITEM.

APPROVED:		STANDARD DETAILS:
3 - 2017	City of RAMSEY	RESET CATCH BASIN CASTING
		CITY PLATE No. STO-13

DATE	REVISION

Mar 21, 2025 - 9:35am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Details.dwg

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

JOE FERIANCEK
Date 03/21/25 Lic. No. 57095

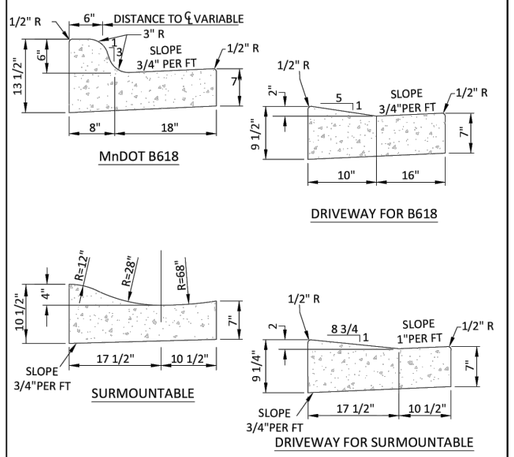
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

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

CITY DETAILS
S.A.P. 199-106-012 / S.A.P 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

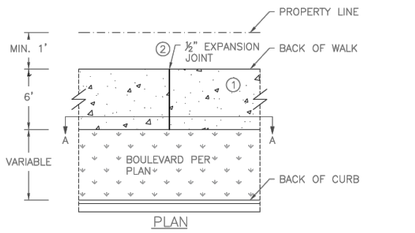
SHEET 08 OF 84 SHEETS



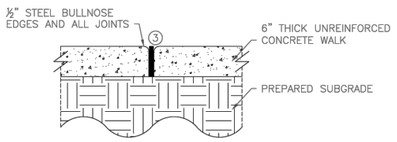
NOTES:

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

APPROVED: 10 - 2024	City of RAMSEY	STANDARD DETAILS: CURB AND GUTTER
		CITY PLATE No. STR-1



PLAN



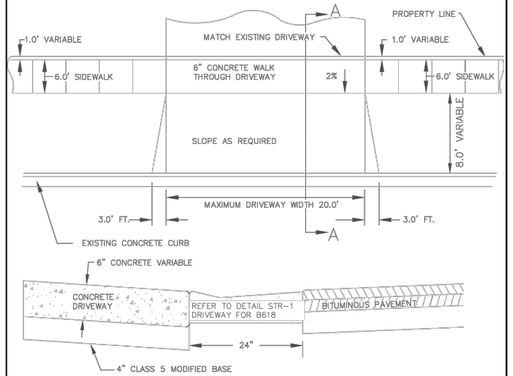
SECTION A–A

NOTE:

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

NOT TO SCALE

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

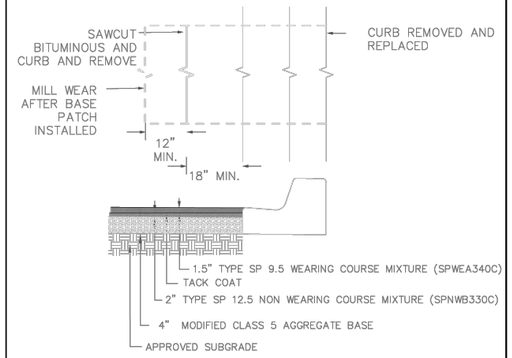


SECTION A–A
CONCRETE DRIVEWAY ENTRANCE

NOTES:

1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 6" THICK FOR RESIDENTIAL, 8" THICK FOR COMMERCIAL DRIVEWAYS AND ALLEYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

APPROVED: 2 - 2004	City of RAMSEY	STANDARD DETAILS: RESIDENTIAL DRIVEWAY
		CITY PLATE No. STR-19



NOTES:

1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR–26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

APPROVED: 3 - 2022	City of RAMSEY	STANDARD DETAILS: STREET PATCHING STANDARDS
		CITY PLATE No. STR–25

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

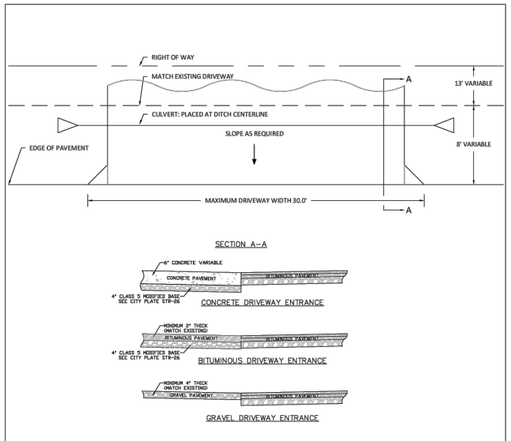
% PASSING

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

NOTES:

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

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



NOTES:

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

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

DATE	REVISION

Mar 21, 2025 - 9:35am
I:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Details.dwg

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

JOE FERIANCEK
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

City of RAMSEY
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7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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CITY DETAILS
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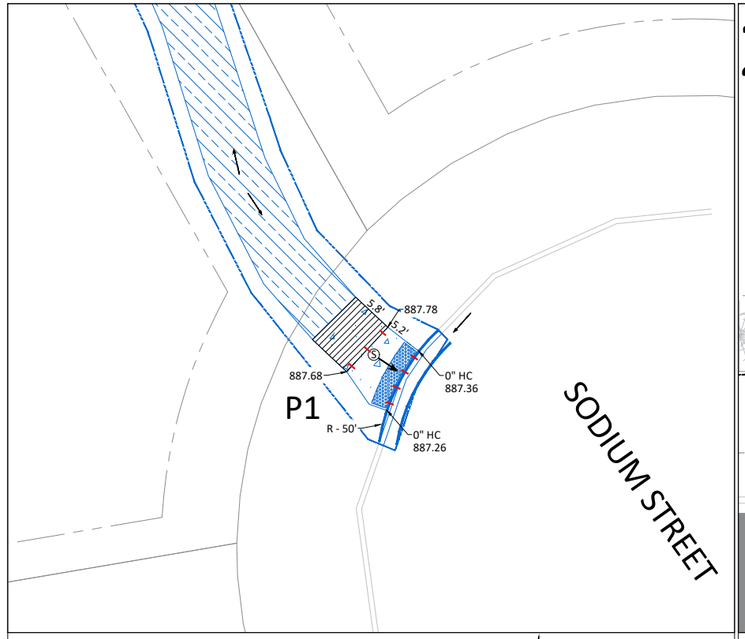
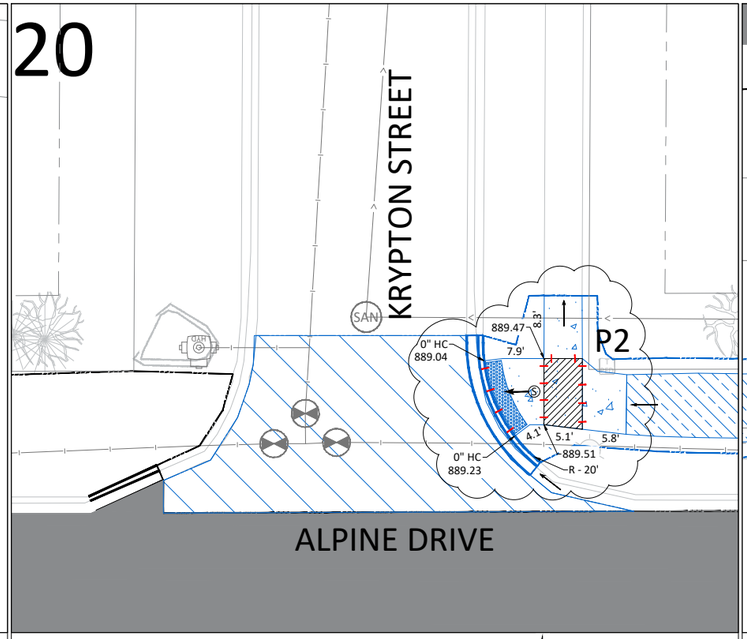
ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 09 OF 84 SHEETS



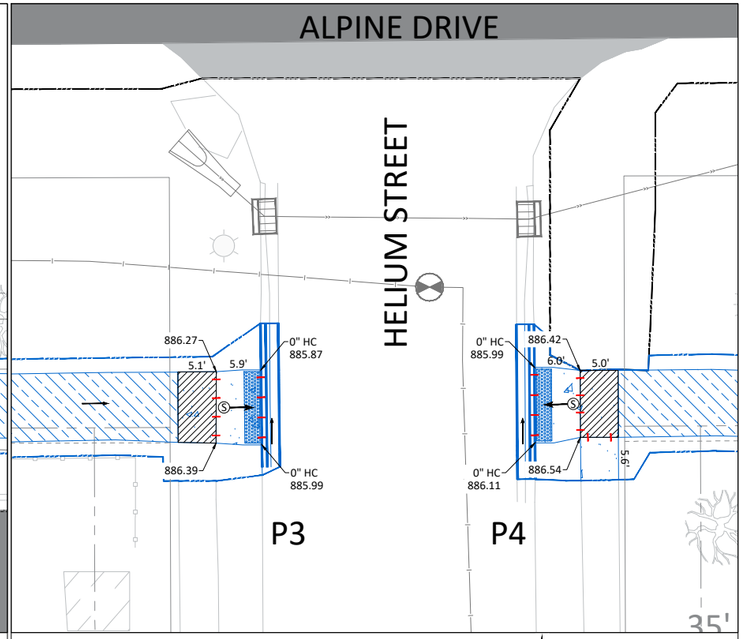
ALT BID - PEDESTRIAN RAMP 1: SODIUM STREET

SCALE 1" = 20'



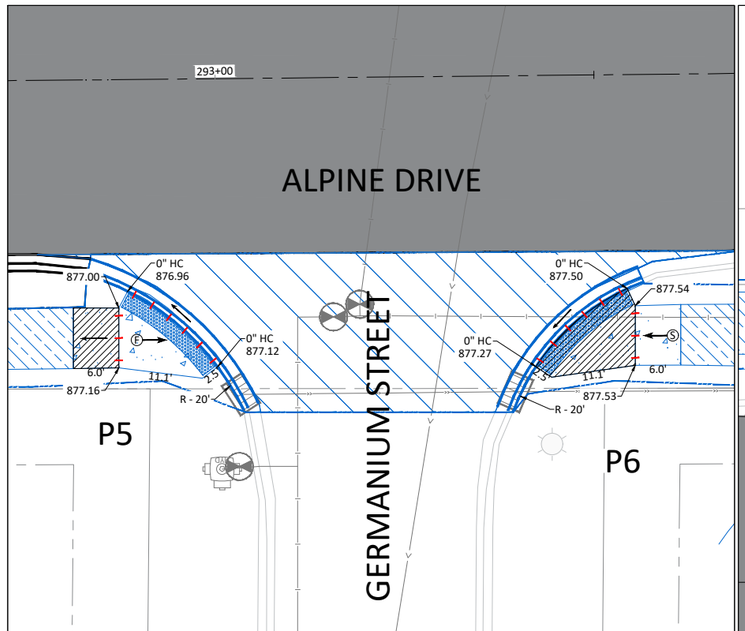
ALT BID - PEDESTRIAN RAMP 2: KRYPTON STREET

SCALE 1" = 20'



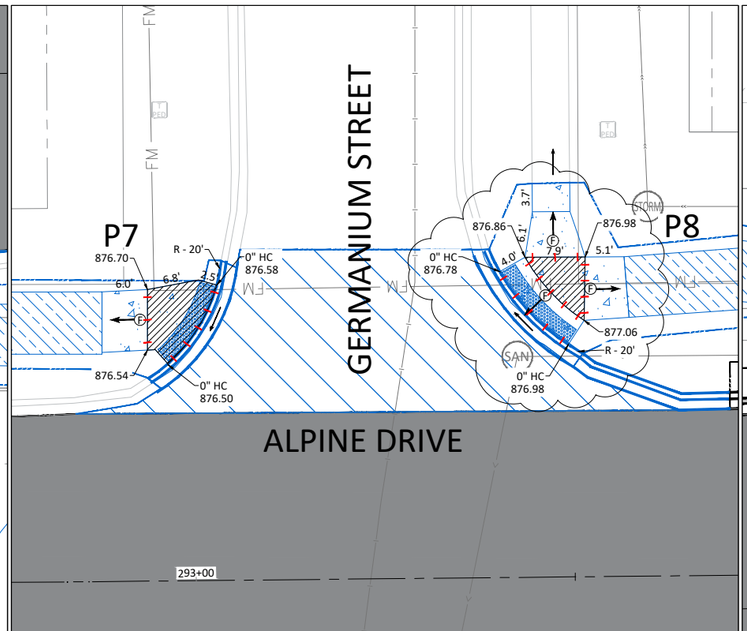
ALT BID - PEDESTRIAN RAMPS 3 & 4: HELIUM STREET

SCALE 1" = 20'



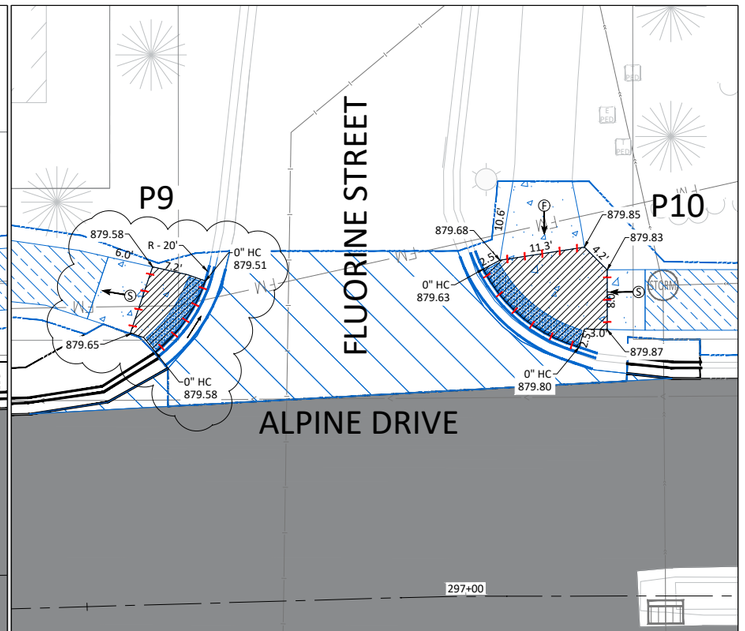
ALT BID - PEDESTRIAN RAMPS 5 & 6: GERMANIUM STREET SOUTH LEG

SCALE 1" = 20'



ALT BID - PEDESTRIAN RAMPS 7 & 8: GERMANIUM STREET NORTH LEG

SCALE 1" = 20'



ALT BID - PEDESTRIAN RAMPS 9 & 10: FLUORINE STREET NORTH LEG

SCALE 1" = 20'

PED RAMP LEGEND

- (S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- (F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA - 4'X4' MIN. DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS.
- DRAINAGE FLOW ARROW

DATE	REVISION
04/24/25	REVISED PEDESTRIAN RAMPS

Apr 30, 2025 - 8:21am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Intersection Plans.dwg

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Joe Ferlancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

City of RAMSEY

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INTERSECTION DETAILS
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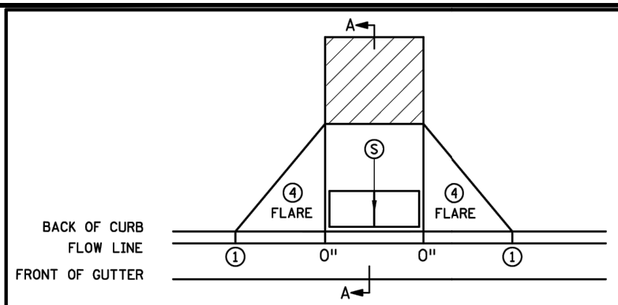
CITY OF RAMSEY, MINNESOTA

SHEET 10 OF 84 SHEETS



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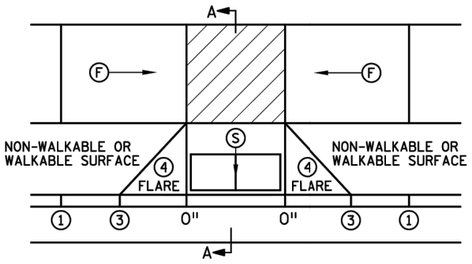

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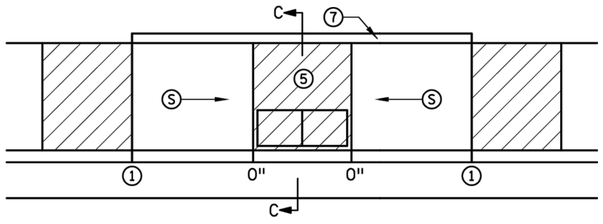
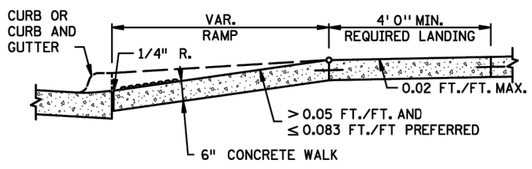
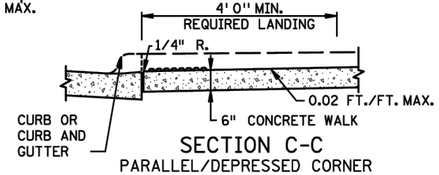


PARALLEL



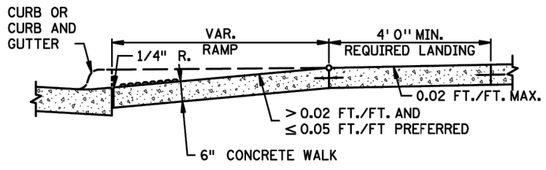
SECTION A-A

PERPENDICULAR/TIERED/DIAGONAL



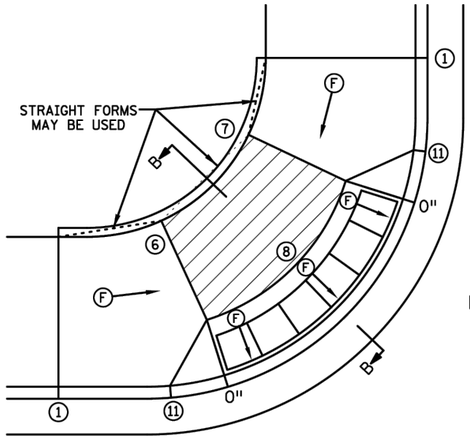
SECTION C-C

PARALLEL/DEPRESSED CORNER

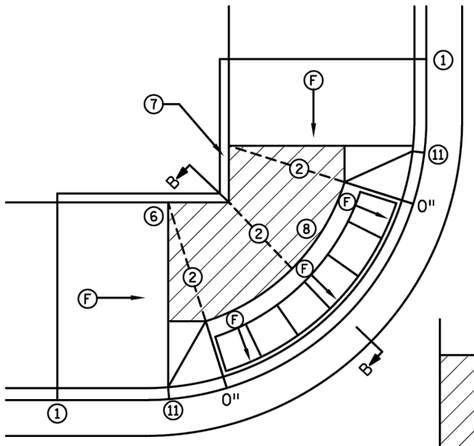


SECTION B-B

FAN

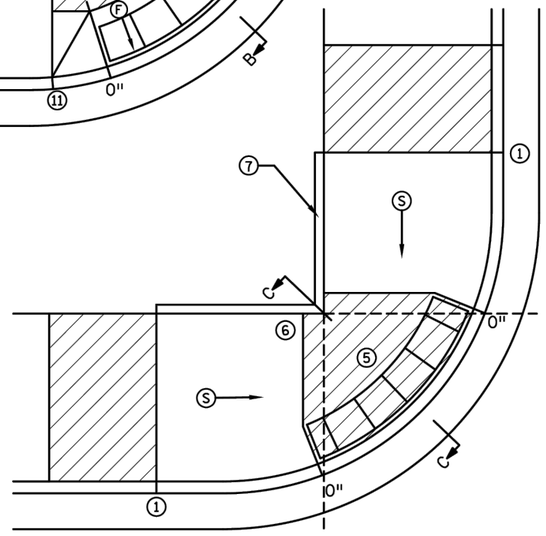


FAN⑩



MODIFIED FAN⑩

USED WHEN RIGHT-OF-WAY IS CONSTRAINED



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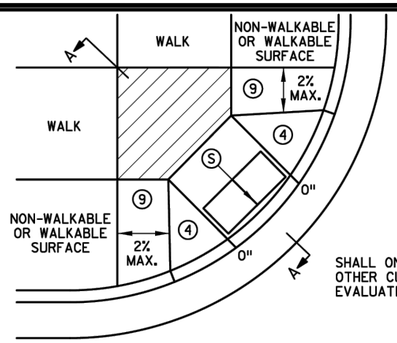


DIAGONAL

SHALL ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE GREATER THAN 2%.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE. ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH. (EXCEPT AS STATED IN ⑥ BELOW.

TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 OF 6 FOR ALL SEPARATELY POURED INITIAL LANDINGS.

WHEN SIDEWALK IS AT BACK OF CURB, TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

MAINTAIN POSITIVE BOULEVARD DRAINAGE TO TOP OF CURB.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER THE ENTIRE PAR WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK WITH THE EXCEPTION OF 3" MAXIMUM ON EACH OUTSIDE EDGE WHICH ENSURES THE DETECTABLE WARNINGS ARE ENCASED IN CONCRETE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 0" - 3" OFFSET IS ALLOWED.

WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6" LESS THAN THE INCOMING PAR. ARC LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

① MATCH FULL HEIGHT CURB.
② 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
③ 3" HIGH CURB WHEN USING A 3' LONG RAMP, 4" HIGH CURB WHEN USING A 4' LONG RAMP.
④ SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS.
⑤ DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
⑥ THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL. (TYPICAL FOR ALL)
⑦ WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS LESS THAN 5% RUNNING SLOPE SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
⑧ A 7' MIN TOP RADIUS GRADE BREAK IS REQUIRED TO BE CONSTRUCTIBLE.
⑨ PAVE FULL WALK WIDTH.
⑩ "S" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.
⑪ INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8-10% TO A MINIMUM 3" CURB HEIGHT. REDUCE INTERMEDIATE CURB HEIGHT TO 2+ INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

- (S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
- (F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
- X" CURB HEIGHT

REVISION:

APPROVED: 11-04-2021

JEFFREY PERKINS
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 1 OF 6

APPROVED: 11-04-2021
REVISED:

THOMAS STYRBICKI
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

DATE	REVISION

Mar 21, 2025 - 9:38am
G:\Engineering\Acad\Cad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Details.dwg

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

Date_____ Lic. No. _____

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

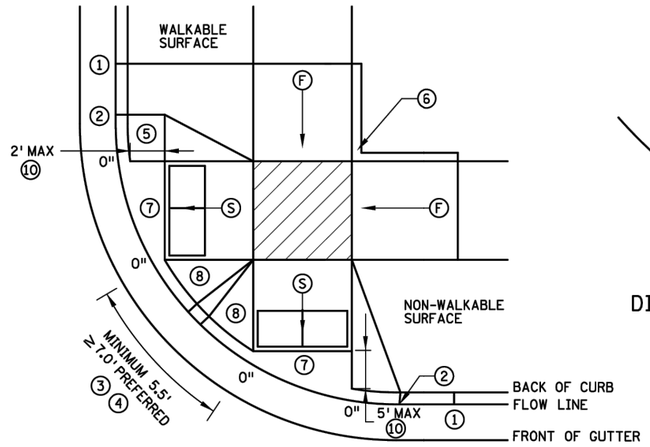
City of RAMSEY

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

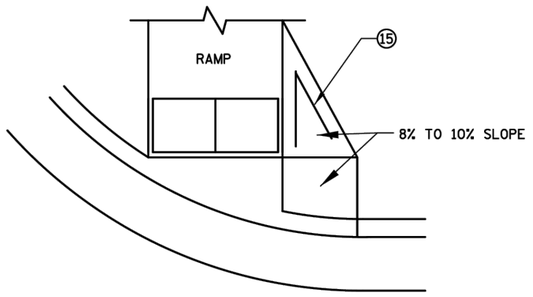
MNDOT PEDESTRIAN RAMP DETAILS
S.A.P. 199-106-012 / S.A.P 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

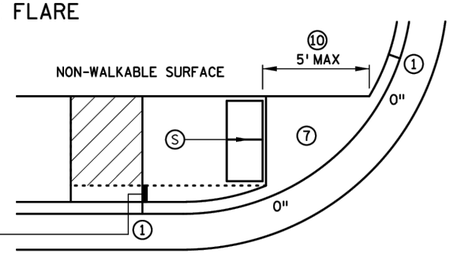
SHEET 11 OF 84 SHEETS



COMBINED DIRECTIONAL

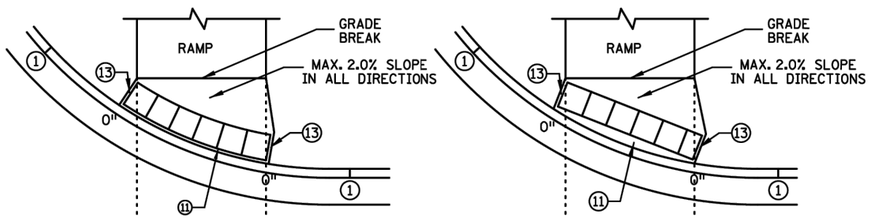


DIRECTIONAL RAMP WALKABLE FLARE



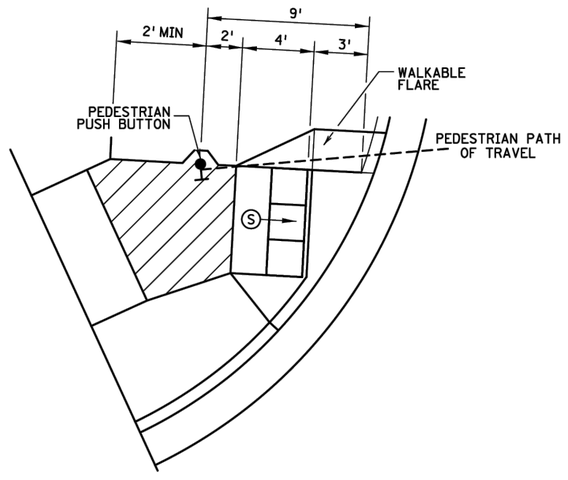
IF NON-CONCRETE BLVD. IS CONSTRUCTED AND IS LESS THAN 2' IN WIDTH AT TOP OF CURB TRANSITION, PAVE CONCRETE RAMP WIDTH TO ADJACENT BACK OF CURB.

STANDARD ONE-WAY DIRECTIONAL ⑨



DETECTABLE WARNING PLACEMENT WHEN SETBACK CRITERIA IS EXCEEDED ⑫

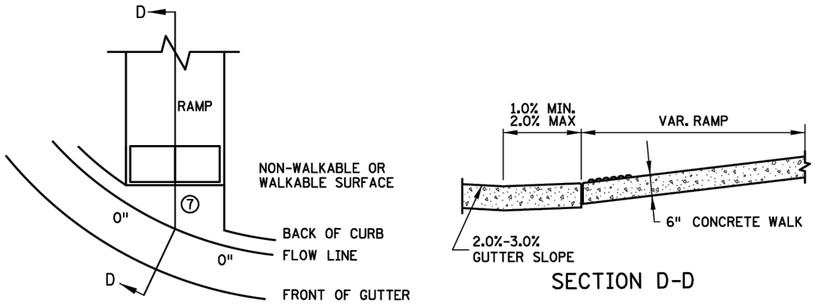
ONE-WAY DIRECTIONAL WITH DETECTABLE WARNING AT BACK OF CURB



SEMI-DIRECTIONAL RAMP ③④⑨

3' DOME SETBACK, 4' LONG RAMP AND PUSH BUTTON 9' FROM THE BACK OF CURB

PRIMARILY USED FOR APS APPLICATIONS WHERE THE PAR DOES NOT CONTINUE PAST THE PUSH BUTTON (DEAD-END SIDEWALK)



SECTION D-D

CURB FOR DIRECTIONAL RAMPS ⑭

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP GRADE BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISION (PROSECUTION OF WORK).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER THE ENTIRE PAR WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK WITH THE EXCEPTION OF 3" MAXIMUM ON EACH OUTSIDE EDGE WHICH ENSURES THE DETECTABLE WARNINGS ARE ENCASED IN CONCRETE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 0" - 3" OFFSET IS ALLOWED.

WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6" LESS THAN THE INCOMING PAR. ARC LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES ⑩ & ⑪ FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

① MATCH FULL CURB HEIGHT.

② 3" HIGH CURB WHEN USING A 3' LONG RAMP
4" HIGH CURB WHEN USING A 4' LONG RAMP.

③ 3" MINIMUM CURB HEIGHT (5.5' MIN. DISTANCE REQUIRED BETWEEN DOMES)
4" PREFERRED (7' MIN. DISTANCE REQUIRED BETWEEN DOMES).

④ THE "BUMP" IN BETWEEN THE RAMPS SHOULD NOT BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS OCCURS MODIFY THE RAMP LOCATION OR SWITCH RAMP TO A FAN/DEPRESSED CORNER.

⑤ WHEN USING CONCRETE PAVED FLARES ON THE OUTSIDE OF DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHALL BE USED. SEE THE DETAIL ON THIS SHEET.

⑥ GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.

⑦ MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.

⑧ 8% TO 10% WALKABLE FLARE.

⑨ PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.

⑩ FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE, AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 3" FROM BACK OF CURB. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

⑪ RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK UP TO 9" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. IF 9" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.

⑫ FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALK/PATH. THIS ENSURES A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB TAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.

⑬ THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

⑭ TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.

⑮ PLACE 2 NO. 4 BARS 4 INCHES FROM SIDE OF FORMS WITH A MINIMUM 2 INCHES OF CONCRETE COVER ALONG EACH SIDE OF FLARE (INCIDENTAL).

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

(S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

(F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

X" CURB HEIGHT

REVISION:

APPROVED: 11-04-2021

JEFFREY PERKINS
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 2 OF 6

APPROVED: 11-04-2021
REVISED:

THOMAS STYRBICKI
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS

DATE	REVISION

Mar 21, 2025 - 9:38am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Details.dwg

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

Date_____ Lic. No. _____

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

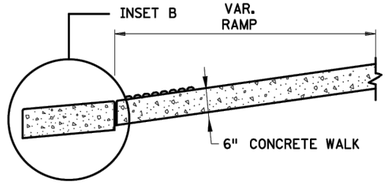
City of RAMSEY

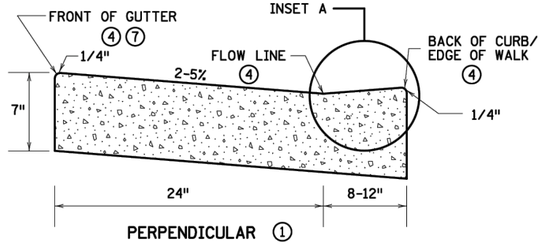
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

MNDOT PEDESTRIAN RAMP DETAILS
S.A.P. 199-106-012 / S.A.P 199-107-010

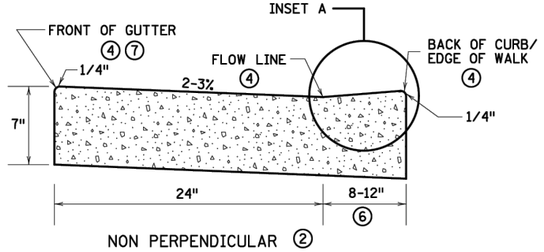
ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 12 OF 84 SHEETS

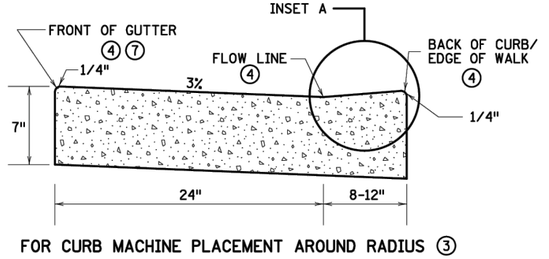




PERPENDICULAR ①

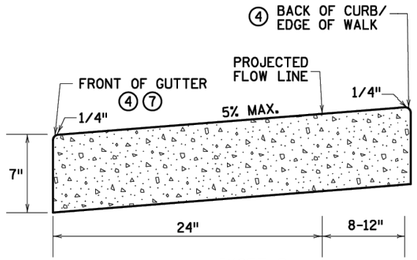


NON PERPENDICULAR ②

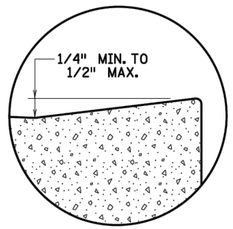


FOR CURB MACHINE PLACEMENT AROUND RADIUS ③
(REGARDLESS OF RAMP TYPE)

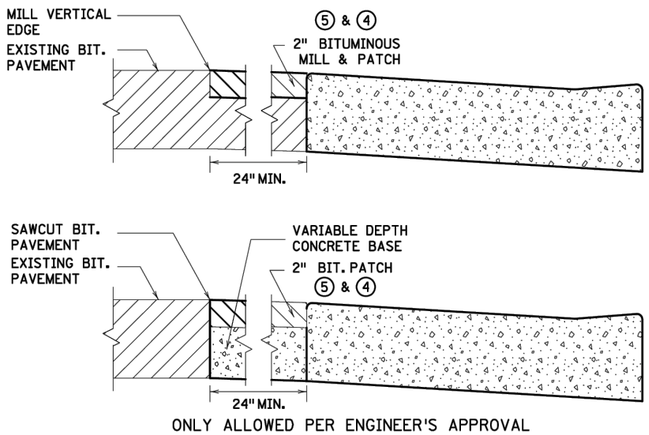
PEDESTRIAN ACCESS ROUTE CURB & GUTTER DETAIL



INSET B
OUTFLOW GUTTER ⑧



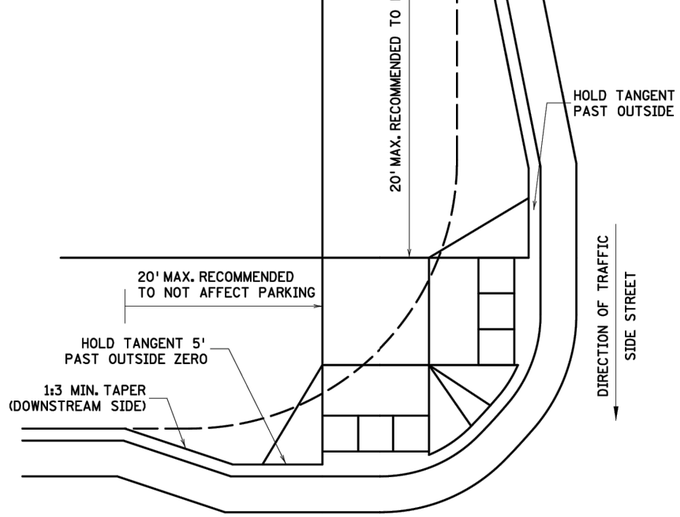
INSET A



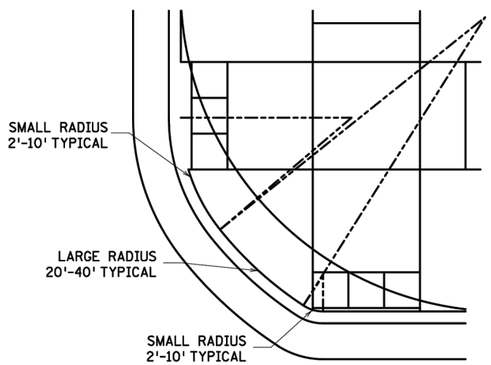
ONLY ALLOWED PER ENGINEER'S APPROVAL

PAVEMENT TREATMENT OPTIONS IN FRONT OF CURB & GUTTER

FOR USE ON CURB RAMP RETROFITS



ADA CURB EXTENSION WITH COMPOUND RADIUS (BUMP OUT) ⑪



COMBINED DIRECTIONAL ⑩
(COMPOUND RADIUS)

NOTES:

POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM.
NO PONDING SHALL BE PRESENT IN THE PAR.
ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.

① FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.

② FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS & DEPRESSED CORNERS.

③ BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.

④ THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".

⑤ ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.

⑥ VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.

⑦ TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. TOP 1.5" OF THE GUTTER FACE MUST BE A FORMED EDGE. PAR GUTTER SHALL NOT BE OVERLAID.

⑧ SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.

⑨ DRILL AND GROUT NO. 4 EPOXY-COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT 1' MINIMUM FROM ALL JOINTS.

⑩ HELPS PROVIDE TWO SEPARATE RAMPS, REDUCES THE DOME SETBACK LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING VEHICLE PATH WHILE OPTIMIZING CURB RAMP LENGTH.

⑪ CURB EXTENSIONS SHOULD BE USED IN VERTICALLY CONSTRAINED AREAS, USUALLY IN DOWNTOWN ROADWAY SEGMENTS WHERE ON-STREET PARKING IS AVAILABLE. CURB EXTENSIONS SHOULD BE CONSIDERED FOR APS INTERSECTIONS WHERE SPACE IS LIMITED.
PUSH BUTTONS MUST MEET APS CRITERIA AS DESCRIBED IN THE PUSH BUTTON LOCATION DETAIL SHEET.

REVISION:
APPROVED: 11-04-2021
JEFFREY PERKINS
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 3 OF 6
APPROVED: 11-04-2021
REVISED:
THOMAS STYRBICKI
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

DATE	REVISION

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

Date_____ Lic. No. _____

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
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MNDOT PEDESTRIAN RAMP DETAILS
S.A.P. 199-106-012 / S.A.P 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 13 OF 84 SHEETS

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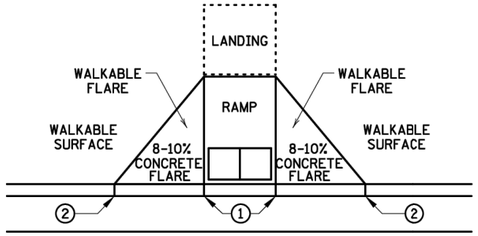
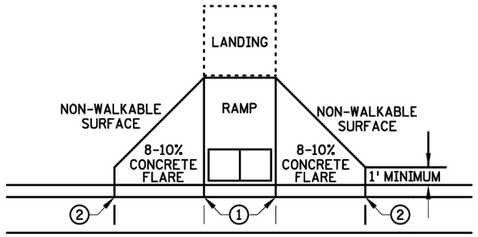
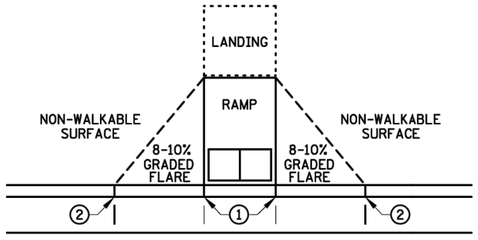


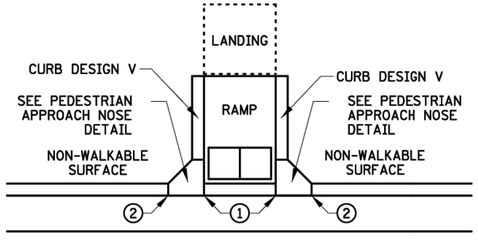
PAVED FLARES
ADJACENT TO WALKABLE SURFACE



PAVED FLARES
ADJACENT TO NON-WALKABLE SURFACE

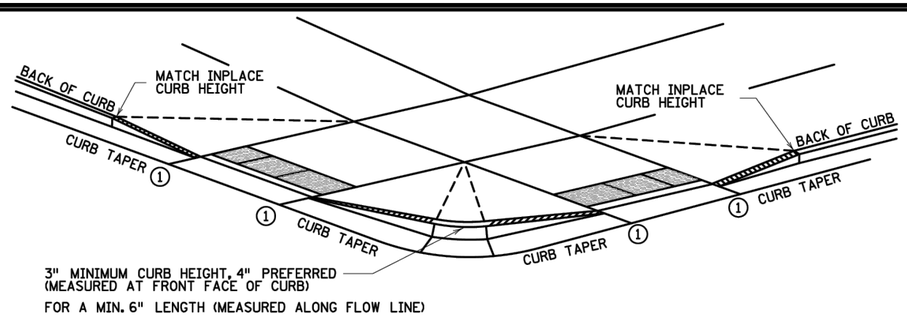


GRADED FLARES

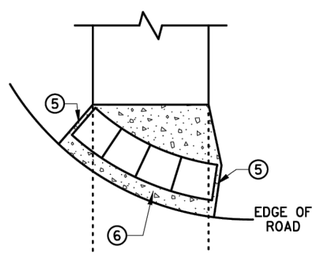


RETURNED CURB ④

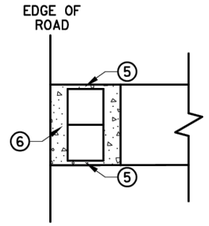
TYPICAL SIDE TREATMENT OPTIONS ③ ⑩



DETECTABLE EDGE WITH ⑦
CURB AND GUTTER

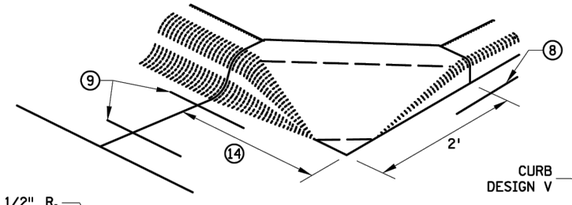


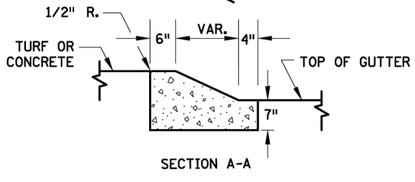
RADIAL DETECTABLE WARNING



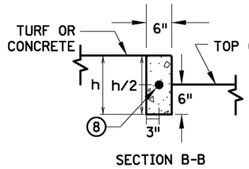
RECTANGULAR DETECTABLE WARNING

DETECTABLE EDGE WITHOUT CURB AND GUTTER





SECTION A-A



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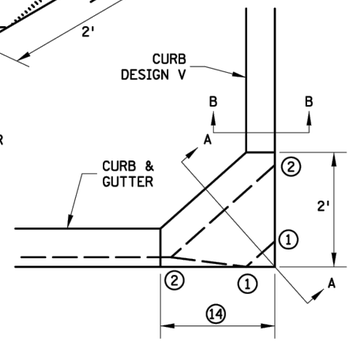
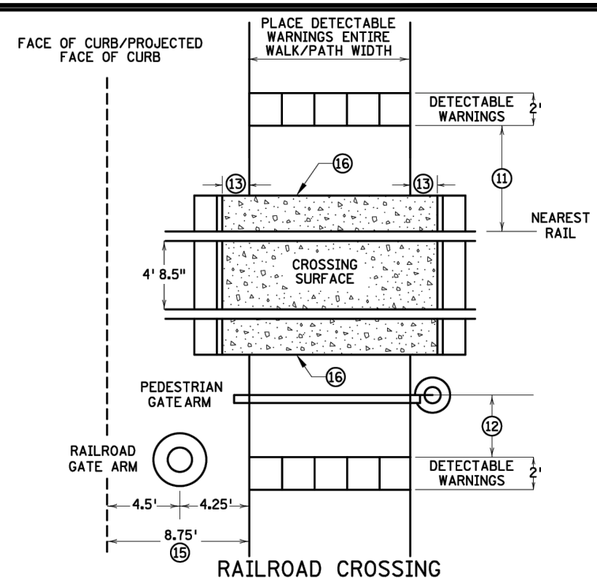


PEDESTRIAN APPROACH
NOSE DETAIL
(FOR RETURNED CURB
SIDE TREATMENT)



RAILROAD CROSSING
PLAN VIEW

NOTES:

INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8-10% TO A MINIMUM 3 INCH CURB HEIGHT. INCREASE CURB TAPER LENGTH AT LESS THAN 8% OR REDUCE INTERMEDIATE CURB HEIGHT TO 2+ INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.

SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.

A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.

① 0" CURB HEIGHT. SEE INSET A ON SHEET 3 OF 6.

② FULL CURB HEIGHT.

③ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.

④ TYPICALLY USED FOR MEDIANS AND ISLANDS.

⑤ WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" MAX. BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

⑥ IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.

⑦ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS. AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.

⑧ DRILL AND GROUT 1 - NO. 4 12" LONG REINFORCEMENT BAR (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.

⑨ DRILL AND GROUT 2 - NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.

⑩ SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (I.E. 6' LONG RAMP FOR 6" HIGH CURB). WHEN THE INITIAL LANDING IS MORE THAN 1" BELOW FULL HEIGHT CURB REFER TO SHEETS 1 & 2 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE. CONSTRUCT THESE TAPERS AT 0"-3" AT 8-10%, THEN LESS THAN 5% FROM 3" CURB TO FULL CURB HEIGHT.

⑪ NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12' MINIMUM TO 15' MAXIMUM FROM THE NEAREST RAIL. FOR SKEWED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12' MEASURED PERPENDICULAR TO THE NEAREST RAIL.

⑫ WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS CRITERIA GOVERNS OVER NOTE ⑪.

⑬ CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK OR SHARED-USE PATH.

⑭ 3' FOR MEDIANS AND SPLITTER ISLANDS. NOSE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.

⑮ SIDEWALK TO BE PLACED 8.75' MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.

⑯ CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3702 TYPES A-E. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.

REVISION:
APPROVED: 11-04-2021
JEFFREY PERKINS
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 4 OF 6

APPROVED: 11-04-2021
REVISED:

THOMAS STYRBICKI
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

DATE	REVISION

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

Date_____ Lic. No. _____

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

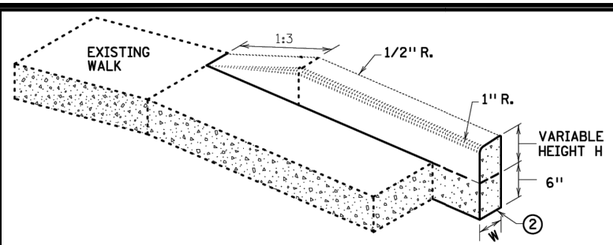
City of RAMSEY

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

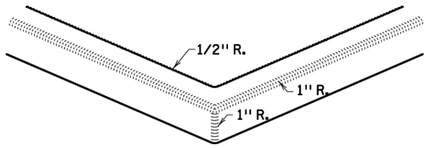
MNDOT PEDESTRIAN RAMP DETAILS
S.A.P. 199-106-012 / S.A.P 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 14 OF 84 SHEETS

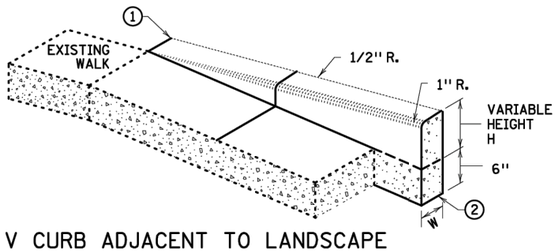


V CURB ADJACENT TO LANDSCAPE
CURB WITHIN SIDEWALK LIMITS

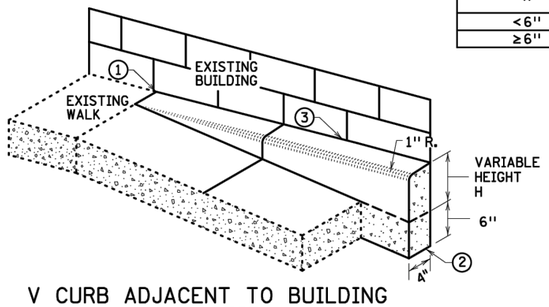


V CURB INTERSECTION

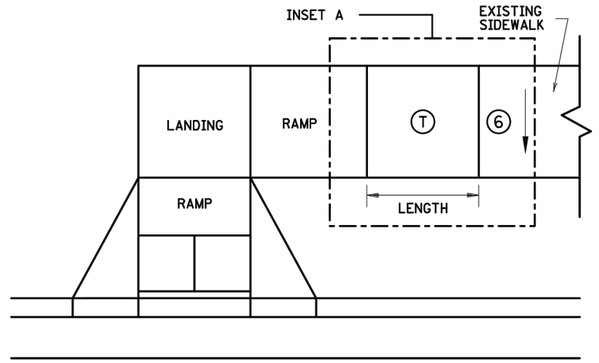
CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
<6"	4"
≥6"	6"

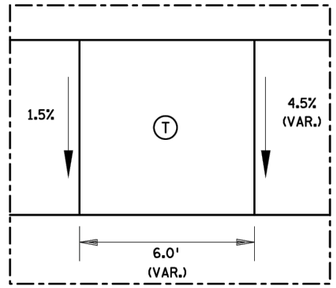


V CURB ADJACENT TO LANDSCAPE
CURB OUTSIDE SIDEWALK LIMITS



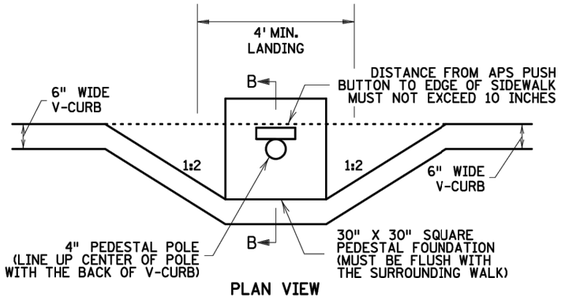
V CURB ADJACENT TO BUILDING OR BARRIER



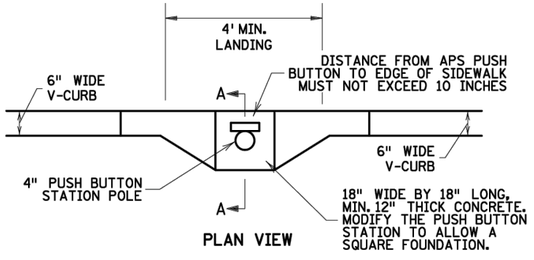


TRANSITION PANEL ④⑤

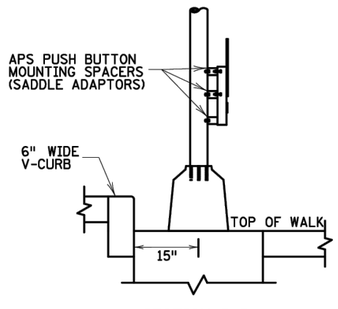
INSET A



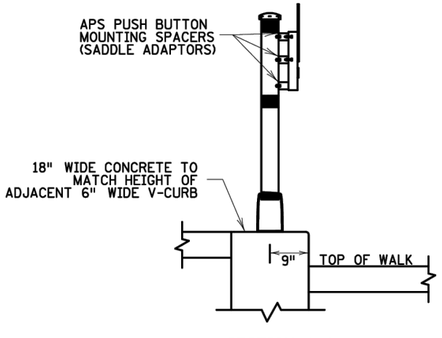
PLAN VIEW



PLAN VIEW



SECTION B-B



SECTION A-A

SIGNAL PEDESTAL & PUSH BUTTON (V-CURB)

PUSH BUTTON STATION (V-CURB)

NOTES:

A WALKABLE FLARE IS AN 8-10% CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE, OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.

ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.

WHERE RIGHT-OF-WAY ALLOWS, USE OF V CURB SHOULD BE MINIMIZED. GRADING ADJACENT TURF OR SLOPING ADJACENT PAVEMENT IS PREFERRED.

V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.

V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.

① END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.

② ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.

③ CONSTRUCT USING APPROVED EXPANSION MATERIAL PER MNDOT TYPE A-E EXPANSION. LEAVE A MINIMUM ½" TOP GAP AND SEAL WITH MNDOT APPROVED SILICONE PER MNDOT SPEC 3722.

④ THE MAX. RATE OF CROSS SLOPE TRANSITIONING IS 1' LINEAR FOOT OF SIDEWALK PER HALF PERCENT CROSS SLOPE. WHEN PAR WIDTH IS GREATER THAN 6' OR THE RUNNING SLOPE IS GREATER THAN 5%, DOUBLE THE CALCULATED TRANSITION LENGTH.

⑤ TRANSITION PANELS ARE TO ONLY BE USED AFTER THE RAMP, OR IF NEEDED, LANDING ARE AT THE FULL CURB HEIGHT (TYPICAL SECTION).

⑥ EXISTING CROSS SLOPE GREATER THAN 2.0%.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

Ⓢ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

Ⓣ TRANSITION PANEL(S) - TO BE USED FOR TRANSITIONING THE CROSS-SLOPE OF A RAMP TO THE EXISTING WALK CROSS-SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK. SEE THIS SHEET FOR ADDITIONAL INFORMATION.

REVISION:

APPROVED: 11-04-2021
JEFFREY PERKINS
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

THOMAS STYRBICKI
STATE DESIGN ENGINEER

STANDARD PLAN 5-297.250 | 5 OF 6

APPROVED: 11-04-2021
REVISED:

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

DATE	REVISION

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Date_____ Lic. No. _____

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DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

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SHEET 15 OF 84 SHEETS

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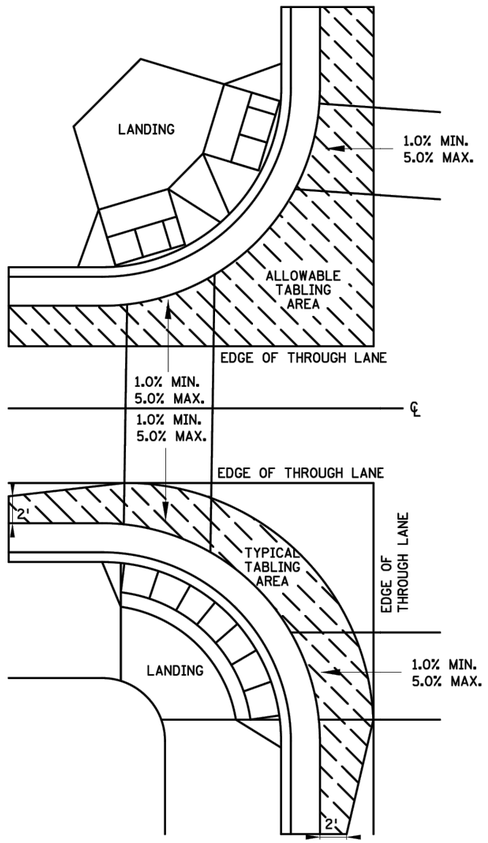
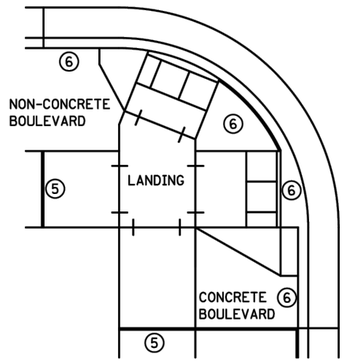
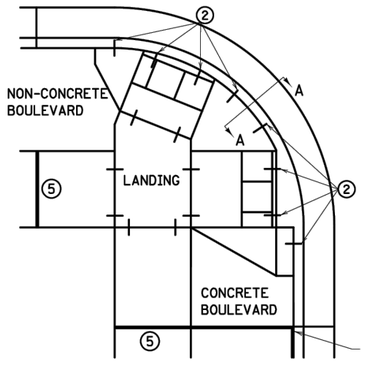


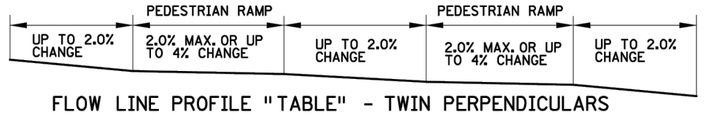
CURB LINE AND ROAD CROSSING ADJUSTMENTS



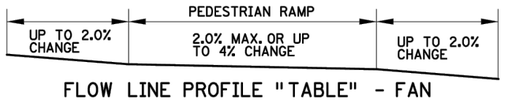
EXPANSION MATERIAL PLACEMENT
FOR CONCRETE ROADWAYS



CURB LINE REINFORCEMENT ④
PLACEMENT ON BITUMINOUS ROADWAYS



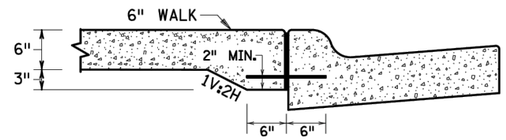
FLOW LINE PROFILE "TABLE" - TWIN PERPENDICULARS



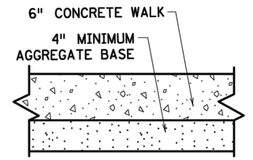
FLOW LINE PROFILE "TABLE" - FAN

FLOW LINE PROFILE RAISE - TWIN PERPENDICULARS

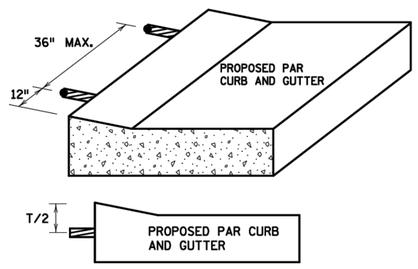
FLOW LINE PROFILE RAISE - FAN



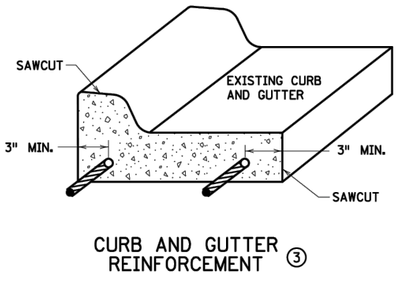
SECTION VIEW A-A
THICKENED SECTION
THROUGH CURB RAMP FLARES



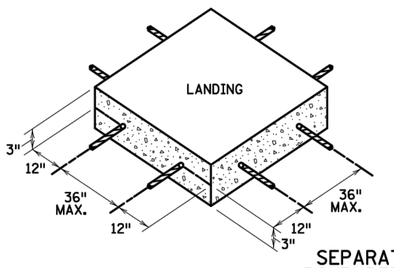
TYPICAL SIDEWALK SECTION
WITHIN INTERSECTION CORNER

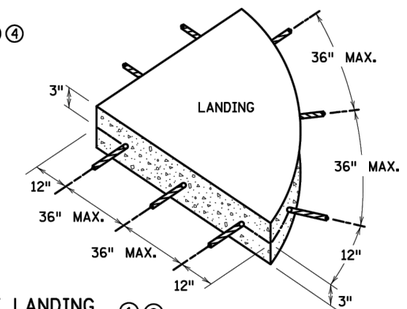


CURB RAMP REINFORCEMENT DETAILS ②④



CURB AND GUTTER
REINFORCEMENT ③





SEPARATE LANDING
POUR REINFORCEMENT ①②

GENERAL NOTES:

"TABLING" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK, IS REQUIRED WHEN A ROADWAY IS IN A STOP OR YIELD CONDITION AND THE PROJECT SCOPE ALLOWS.

RECONSTRUCTION PROJECTS: ON FULL PAVEMENT REPLACEMENT PROJECTS "TABLING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.

MILL & OVERLAY PROJECTS: "TABLING" OF FLOW LINES, IN FRONT OF THE PEDESTRIAN RAMP, IS REQUIRED WHEN THE EXISTING FLOW LINE IS GREATER THAN 2%. WARPING OF THE BITUMINOUS PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE. TABLE THE FLOW LINE TO 2% OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:

1) 1.0% MIN. CROSS-SLOPE OF THE ROAD
2) 5.0% MAX. CROSS-SLOPE OF THE ROAD
3) "TABLE" FLOW LINE UP TO 4% CHANGE FROM EXISTING SLOPE IN FRONT OF PEDESTRIAN RAMP
4) UP TO 2% CHANGE IN FLOW LINE FROM EXISTING SLOPE BEYOND THE PEDESTRIAN CURB RAMP

STAND-ALONE ADA RETROFITS: FOLLOW MILL & OVERLAY CRITERIA ABOVE HOWEVER ALL PAVEMENT WARPING IS DONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS AND FULL-DEPTH APRON REPLACEMENT ON CONCRETE ROADWAYS.

RAISING OF CURB LINES SHOULD OCCUR IN VERTICALLY CONSTRAINED AREAS. RAISE THE CURB LINES ENOUGH TO ALLOW COMPLIANT RAMPS OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:

1) 1.0% MIN. AND 5.0% MAXIMUM CROSS-SLOPE OF THE ROAD
2) 1.0% MIN. FLOW LINE (ON EITHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
3) 5.0% RECOMMENDED MAX. FLOW LINE
4) LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 15' HORIZONTAL

NOTES:

① TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON THIS SHEET FOR ALL SEPARATELY POURED INITIAL LANDINGS.

② DRILL AND GROUT NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) AT 36" MAXIMUM CENTER TO CENTER MINIMUM 12" SPACING FROM CONSTRUCTION JOINTS. BARS TO BE ADJUSTED TO MATCH RAMP GRADE. BARS TO BE PAID BY EACH.

③ DRILL AND GROUT 2 - NO. 4 X 12'' LONG (6" EMBEDDED) REINFORCEMENT BARS (EPOXY COATED). REINFORCEMENT REQUIRED FOR ALL CONSTRUCTION JOINTS. BARS TO BE PAID BY EACH.

④ THIS CURB LINE REINFORCEMENT DETAIL SHALL BE USED ON BITUMINOUS ROADWAYS. FOR CONCRETE ROADWAYS, SEE NOTE 6.

⑤ CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3702 TYPES A-E. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.

⑥ USE AN APPROVED TYPE F (1/4 INCH THICK) SEPARATION MATERIAL. SEPARATION MATERIAL SHALL MATCH FULL HEIGHT DIMENSION OF ADJACENT CONCRETE.

REVISION:

APPROVED: 11-04-2021
JEFFREY PERKINS
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 6 OF 6

APPROVED: 11-04-2021
REVISED:

THOMAS STYRBICKI
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

DATE	REVISION

Mar 21, 2025 - 9:43am
G:\Engineering\Acad\Cad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Details.dwg

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

Date_____ Lic. No. _____

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

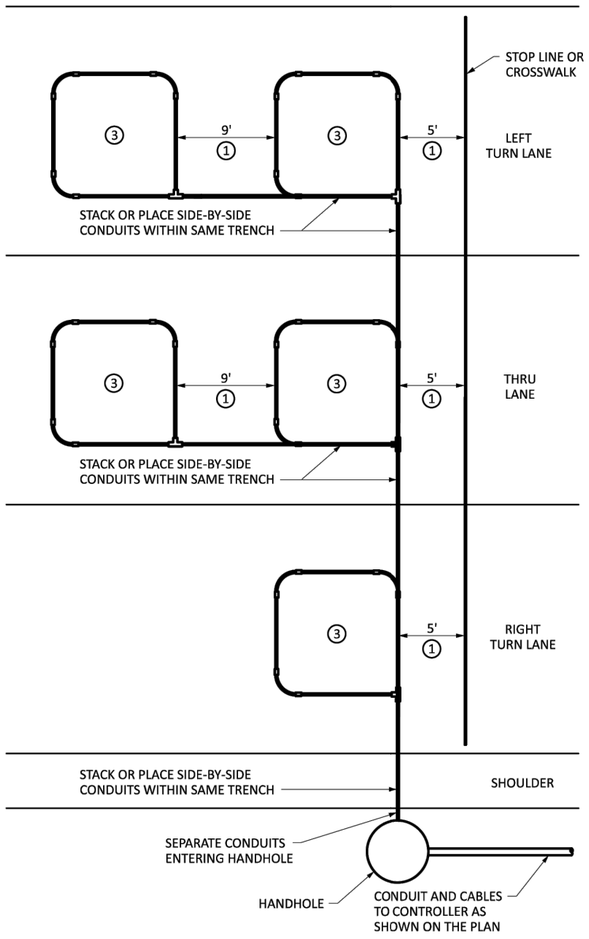
City of RAMSEY

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

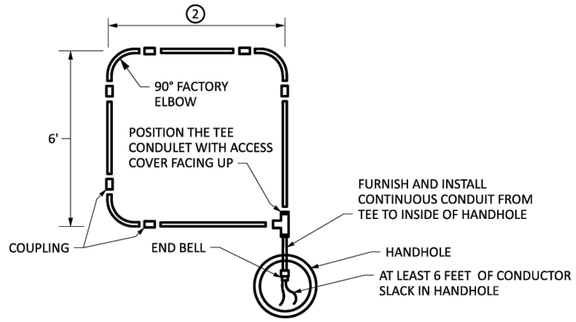
MNDOT PEDESTRIAN RAMP DETAILS
S.A.P. 199-106-012 / S.A.P 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

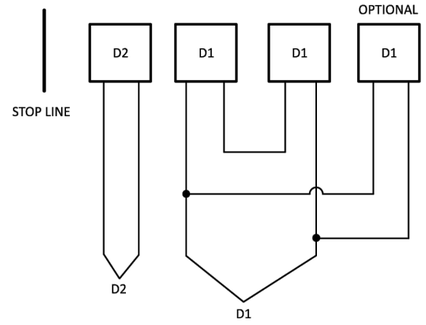
SHEET 16 OF 84 SHEETS



RIGID PVC LOOP DETECTOR PLACEMENT DETAIL



PREFORMED RIGID PVC LOOP DETECTOR DETAIL



MULTIPLE LOOP SERIES HOOKUP DETAIL

NOTES:

FURNISH AND INSTALL ¾" CONDUIT AND FITTINGS.

ASSEMBLE THE PREFORMED RIGID PVC CONDUIT LOOP DETECTOR AS SHOWN IN THE DETAIL.

USE PRIMER AND PVC SOLVENT CEMENT MADE FOR JOINING RIGID PVC CONDUIT AND FITTINGS.

ATTACH A FERROUS METAL ITEM IN OR ADJACENT TO THE TEE CONDULET COVER OR AS APPROVED BY THE ENGINEER.

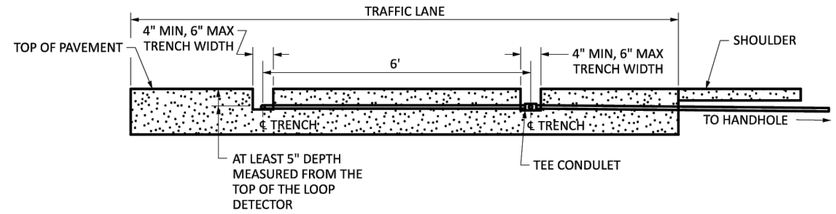
SLOPE CONDUITS FROM THE TEE CONDULETS TOWARDS THE HANDHOLE.

LOOP DETECTOR CONDUITS TO THE HANDHOLE MAY BE PLACED WITHIN THE SAME TRENCH.

(1) USE DIMENSION SHOWN ON THE PLAN.

(2) DIMENSION ACCORDING TO LOOP SIZE SHOWN ON THE PLAN.

(3) CENTER RIGID PVC LOOP DETECTOR IN THE LANE.



LOOP DETECTOR PLACEMENT IN EXISTING PAVEMENT

NOTES:

FURNISH AND INSTALL THE SAME LOOP DETECTOR USED TO TRACE OUT THE SPECIFIC LOCATION ON THE PAVEMENT TO ASSURE A PROPER FIT IN THE TRENCH.

MILL BEYOND THE LOOP DETECTOR PAVEMENT MARKINGS TO ACHIEVE FULL TRENCH DEPTH OF THE LOOP DETECTOR.

BEFORE APPLYING THE TACK COAT, REMOVE DEBRIS AND FOREIGN MATTER FROM THE TRENCH AND USE COMPRESSED AIR TO CLEAN AND DRY THE TRENCH.

APPLY A BITUMINOUS TACK COAT IN ACCORDANCE WITH SPEC. 2357 TO THE BOTTOM OF A CLEAN AND DRY TRENCH.

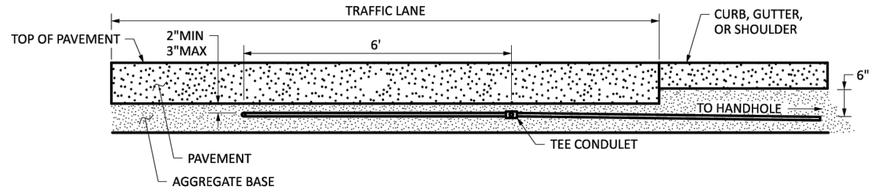
BACKFILL THE LOOP DETECTOR TRENCHES WITH A PLANT-MIXED ASPHALT IN ACCORDANCE WITH SPEC 2360, UNLESS OTHERWISE APPROVED BY THE ENGINEER TO USE AN ALTERNATE MIXTURE TYPE.

BACKFILL THE TRENCH WITH THE REQUIRED MIXED ASPHALT IN AT LEAST TWO COMPACTED LIFTS. BEFORE COMPACTING THE FIRST LIFT OF MIXED ASPHALT, ENSURE THERE IS AN ADEQUATE AMOUNT OF MIX ON THE SIDES AND ABOVE THE LOOP DETECTORS TO PREVENT DAMAGE DURING COMPACTION. USE "ORDINARY COMPACTION" METHOD IN ACCORDANCE WITH SPEC 2560.3D.2 FOR EACH LIFT. LEAVE ¼" TO ½" COMPACTED MIXED ASPHALT IN THE TRENCH ABOVE THE EXISTING PAVEMENT TO ALLOW FOR ADDITIONAL COMPACTION BY TRAFFIC.

FILL THE TRENCH WITH PACKAGED, DRY, NON-SHRINK, RAPID-HARDENING, CEMENT MATERIAL FOR CONCRETE REPAIRS LISTED ON MnDOT'S APL UNDER "CONCRETE PRODUCTS."

MILLING IS REQUIRED FOR RIGID PVC LOOP INSTALLATIONS. WHEN MILLING INTO EXISTING SURFACE THAT WILL BE OVERLAYED WITH BITUMINOUS, MILL THE TRENCH DEPTH NO LESS THAN THE HIGHEST LOOP DETECTOR IN THE TRENCH.

CONCRETE UNDER THE EXISTING BITUMINOUS SURFACE MAY BE ENCOUNTERED DURING MILLING OPERATIONS.



LOOP DETECTOR PLACEMENT IN NEW PAVEMENT

NOTES:

OBTAIN THE REQUIRED COMPACTION OF THE AGGREGATE BASE AFTER PLACEMENT OF LOOP DETECTOR AND LEAD-IN CONDUIT.

PLACE THE LOOP DETECTORS INTO THE AGGREGATE BASE 2" MINIMUM TO 3" MAXIMUM, MEASURED FROM THE TOP OF THE AGGREGATE BASE TO THE TOP OF THE LOOP DETECTOR AND LEAD-IN CONDUIT.

LEAD EXPERT OFFICE	BRIAN SORENSON STATE TRAFFIC ENGINEER OFFICE OF TRAFFIC ENGINEERING	PREFORMED RIGID PVC CONDUIT LOOP DETECTORS	APPROVED: 10-04-2024	THOMAS STYRBICKI STATE DESIGN ENGINEER	STANDARD PLAN 5-297.874 / 1 OF 1
DEPARTMENT OF TRANSPORTATION		STANDARD PLAN	STATE PROJ. NO.	SHEET NO.	
			TRUNK HWY.	TOTAL SHEETS	

DATE	REVISION

Mar 21, 2025 - 9:41am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Details.dwg

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

Date_____ Lic. No. _____

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

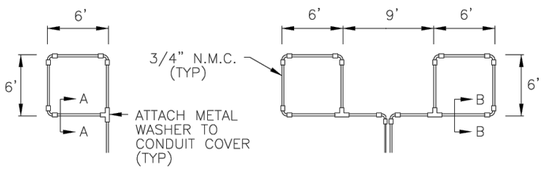
City of RAMSEY

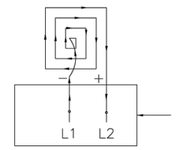
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

MNDOT LOOP DETECTORS STANDARD PLAN
S.A.P. 199-106-012 / S.A.P 199-107-010

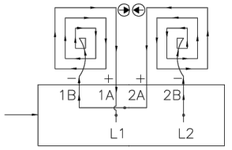
ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 17 OF 84 SHEETS





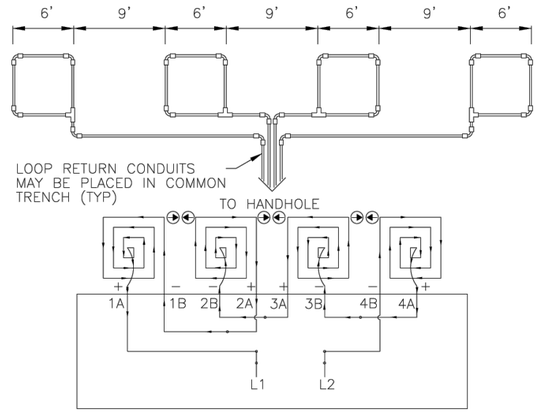
LOOP DETECTOR
DETAIL 'A'
(LOOP PHASING FOR SINGLE CONNECTION)



LOOP CONNECTIONS SHALL BE LABELED AND SPLICED IN THE HANDHOLE AS FOLLOWS:

L1 TO 1A
1B TO 2A
2B TO L2

LOOP DETECTOR
DETAIL 'B'
(LOOP PHASING FOR SERIES CONNECTION)

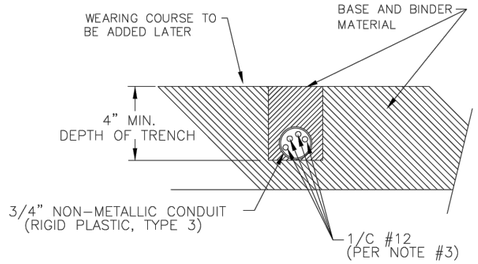


LOOP CONNECTIONS SHALL BE LABELED AND SPLICED IN THE HANDHOLE AS FOLLOWS:

L1 TO 1A
1B TO 2A
2B TO 3A
3B TO 4A
4B TO L2

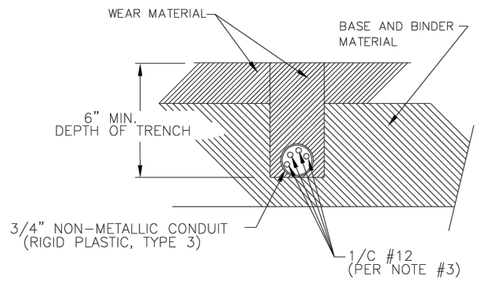
SPLICE CONTROL CABLE TO L1 & L2 IN HANDHOLE. ALL CONDUCTORS SHALL BE TAGGED IN HANDHOLE (1A, 1B, ECT)

LOOP DETECTOR
DETAIL 'C'
(LOOP PHASING FOR SERIES CONNECTION)



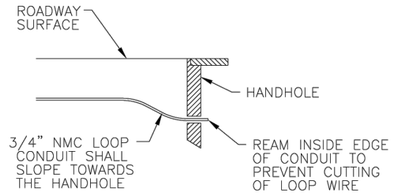
SECTION A–A

DETAIL FOR LOOP INSTALLATION IN NEW ROADWAY



SECTION B–B

DETAIL FOR LOOP INSTALLATION IN EXISTING ROADWAY



DRAINAGE DETAIL

LOOP DETECTOR WIRING

1) ALL CORNERS SHALL BE 90° CONDUIT BENDS.
2) CONNECT WIRES IN HANDHOLES USING SPLICE KIT METHOD DESCRIBED IN THE SPECIAL PROVISIONS.
3) LOOP DETECTOR WIRES SHALL BE #12 AWG CROSSED LINKED POLYETHYLENE (XLP). SEE SPECIAL PROVISIONS.
4) LOOP LEAD IN WIRES SHALL BE TWISTED A MIN. OF (5) TURNS PER FOOT THROUGH THE CONDUIT TO THE HANDHOLE.
5) NMC DESIGNATES NON-METALLIC CONDUIT (SPEC. 3803)
6) LOOPS 6' x 6' THRU 6' x 14' SHALL HAVE (4) TURNS.
7) LOOPS 6' x 15' AND LARGER SHALL HAVE (2) TURNS.

NO	DATE	BY	CKD	APPR	REVISION

NAME: H:\Design\Manuals\Signal\Anoka Co Signal Details.dgn 3/4/2025 1:05:56 PM

ANOKA COUNTY
HIGHWAY DEPT.

LOOP DETECTOR TYPICAL

DATE	REVISION
04/24/25	ADDED ANOKA COUNTY LOOP DETECTOR DETAIL

Apr 30, 2025 - 10:12am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Details.dwg

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

Date_____ Lic. No. _____

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

City of RAMSEY

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

ANOKA COUNTY LOOP DETECTOR DETAIL
S.A.P. 199-106-012 / S.A.P 199-107-010

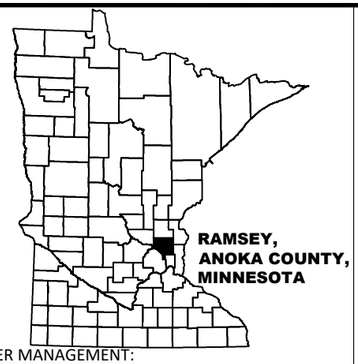
ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 17A OF 84 SHEETS

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

ALPINE DRIVE RECONSTRUCTION
S.A.P. 199-106-012 & 199-107-010

CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA



DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:

Construction activities include; Site Grading, Storm Sewer Construction, Temporary Erosion and Sediment Control, Roadway Construction, and Permanent Stabilization.

Project Description: This project consists of reconstruction of 1.02 miles of existing bituminous streets including spot replacement of concrete curb and gutter. The drainage for the existing streets uses storm sewer inlets at low points. The proposed runoff will be collected in storm sewer inlets in the curb and gutter, and routed to the same low points. There is no change to the outfall location of the storm water runoff proposed with this project.

RESPONSIBLE PARTIES:

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

	COMPANY	CONTACT PERSON	PHONE
OWNER:	CITY OF RAMSEY	BRUCE WESTBY, PE	763-433-9825
SWPPP DESIGNER:	CITY OF RAMSEY	JOE FERIANCEK, PE	763-433-9893
CONTRACTOR:			
STIE MANAGER:			
PARTY RESPONSIBLE FOR LONG TERM O&M:	CITY OF RAMSEY	BRUCE WESTBY, PE	763-433-9825

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

Documentation shall include:

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

DOCUMENTATION RETENTION:

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

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

IMPLEMENTATION SCHEDULE AND PHASING:

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

FINAL STABILIZATION:

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

1. All soil disturbing activities at the site have been completed and all soils must be stabilized by a uniform perennial vegetative cover with a density of 70 percent over the entire pervious surface area, or other equivalent means necessary to prevent soil failure under erosive conditions and;

a. All drainage ditches, constructed to drain water from the site after construction is complete, must be stabilized to preclude erosion;
b. All temporary synthetic, and structural erosion prevention and sediment control BMP's (such as silt fence) must be removed as part of the site final stabilization; and
c. The permittee(s) must clean out all sediment from conveyances and from temporary sedimentation basins to be used as permanent water quality management basins. Sediment must be stabilized to prevent it from being washed back into the basin, conveyances or drainage ways discharging off-site or to surface waters. The cleanout of permanent basins must be sufficient to return the basin to design capacity.

2. Final vegetation cover shall be in the Project Specifications.
3. For residential construction only, final stabilization has been achieved when temporary erosion protection and down gradient perimeter control for individual lots has been completed and the residence has been transferred to the homeowner. Additionally, the permittee must distribute the MPCA "Homeowner fact sheet" to the homeowner to inform the homeowner of the need for, and benefits of, final stabilization.

SPECIAL ENVIRONMENTAL CONSIDERATIONS:

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

POLLUTION PREVENTION MANAGEMENT MEASURES:

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

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

GENERAL STORMWATER DISCHARGE REQUIREMENTS:

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

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

RECEIVING WATERS:

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

NAME OF WATER BODY	TYPE (DITCH, POND, WETLAND, LAKE, ETC.)	APPENDIX A SPECIAL WATER?	FLOWS TO IMPAIRED WATER WITHIN 1 MILE?	USEPA APPROVED TMDL?
RUM RIVER	RIVER	YES	YES	YES
IMPAIRMENTS: DO; FISHESBIO; INERTBIO				

PROJECT AREAS:

Total project size (disturbed area) =	6.59	acres
Existing area of impervious surface =	5.56	acres
Post construction area of impervious surface =	5.56	acres
New impervious surface area created =	0.00	acres

Planned construction start date: June 2025
Planned construction completion date: October 2025

PROJECT LOCATION:

County: ANOKA Township: 32 Range: 25 Section: 16 Latitude: 45.248537 Longitude: -93.416690

PERMANENT STORMWATER MANAGEMENT SYSTEM:

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

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

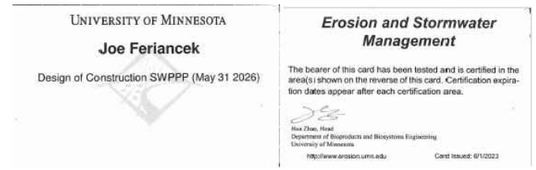
LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN:

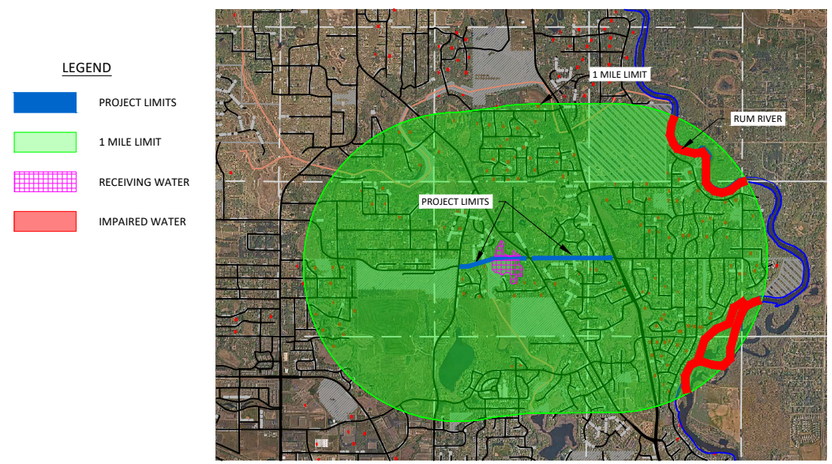
DESCRIPTION	LOCATION
TEMPORARY EROSION CONTROL MEASURES	SHEETS No. 20 - 27
FINAL STABILIZATION	SHEETS No. 20 - 27
STORM SEWER TABULATION	SHEETS No. 03
EROSION AND SEDIMENT CONTROL DETAILS	SHEETS No. 20 - 27

EROSION AND SEDIMENT CONTROL QUANTITIES:

DESCRIPTION	QUANTITY	
	BASE BID	ALT BID
SILT FENCE TYPE MS	5143 LF	583 LF
INLET PROTECTION	20 EA	4 EA
RANDOM RIP RAP CLASS III	12 CY	-
EROSION BLANKET CATEGORY 20	2326 SY	52 SY
CONSTRUCTION EXIT	4 EA	-

CERTIFICATION:





DATE	REVISION

Mar 21, 2025 - 11:08am
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	03/21/25
CHECKED BY:	JJF	FILE:	25-03

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

SWPPP
S.A.P. 199-106-012 / S.A.P 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SEQUENCE OF CONSTRUCTION:

Construction shall proceed in the following sequence:

1. Contractor shall schedule and conduct a pre-construction meeting with the City.
2. Contractor shall secure all necessary permits and licenses.
3. Furnish & install erosion control measures.
4. Maintain erosion control measures, i.e. silt fence, inlet protection.
5. Remove existing bituminous pavement and base.
6. Excavate and grade storm water ponds.
7. Install utilities; backfill excavation, grade and compact as required.
8. Furnish & install concrete curb and gutter.
9. Furnish & install aggregate base, base course of bituminous pavement
10. Install restoration per plan.
11. Furnish & install wear course of bituminous pavement.
12. Remove erosion control after vegetation is established.

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

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

EROSION PREVENTION PRACTICES:

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

DEWATERING AND BASIN DRAINING:

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

SEDIMENT CONTROL PRACTICES:

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

INSPECTIONS AND MAINTENANCE:

1. The permittee(s) (either the owner or operator, whoever is identified in the SWPPP) must routinely inspect the construction site once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5-inches in 24 hours. Following an inspection that occurs within 24 hours after a rainfall event, the next inspection must be conducted within 7 days.
2. All inspections and maintenance conducted during construction must be recorded in writing and these records must be retained with the SWPPP. Records of each inspection and maintenance activity shall include:

a. Date and time of inspections;
b. Name of persons conducting inspections;
c. Accurate findings of inspections, including the specific location where corrective actions are needed;
d. Corrective actions taken (including dates, times, and party completing maintenance activities);
e. Date of all rainfall events greater than ½ inches in 24 hours, and the amount of rainfall for each event. Permittee(s) must obtain rainfall amounts by either a properly maintained rain gauge installed onsite, a weather station that is within one (1) mile of your location, or a weather reporting system that provides site specific rainfall data from radar summaries;
f. If permittee(s) observe a discharge (i.e., color, odor, settled or suspended solids, oil sheen, and other obvious indicators of pollutant(s);
g. Any amendments to the SWPPP proposed as a result of the inspection must be documented as required in Section 6 of the general permit within seven (7) calendar days.

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

a. All silt fence must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches ⅓ of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access.
b. Temporary and permanent sedimentation basins must be drained and the sediment removed when the depth of sediment collected in the basin reaches ½ the storage volume. Drainage and removal must be completed within 72 hours of discovery, or as soon as field conditions allow access.
c. Surface waters, including drainage ditches and conveyance systems, must be inspected for evidence of sediment being deposited by erosion. The permittee(s) must remove all deltas and sediment deposited in surface waters, including drainage ways, catch basins, and other drainage systems, and restabilize the areas where sediment removal results in exposed soil. The removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints. The permittee shall use all reasonable efforts to obtain access. If precluded, removal and stabilization must take place within seven (7) calendar days of obtaining access. The permittee is responsible for contacting all local, regional, state and federal authorities and receiving any applicable permits, prior to conducting any work.
d. Construction site vehicle exit locations must be inspected for evidence of off-site sediment tracking onto paved surfaces. Tracked sediment must be removed from all paved surfaces within 3 hours after notification by the City that sweeping is required.
   e.The permittee(s) are responsible for the operation and maintenance of temporary and permanent water quality management BMP's as well as all erosion prevention and sediment control BMP's, for the duration of the construction work at the site. The permittee(s) are responsible until another permittee has assumed control over all areas of the site that have not been finally stabilized or the site has undergone final stabilization, and a NOT has been submitted to the MPCA.
e. If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts (e.g. fugitive sediment in streets could be washed into storm sewers by the next rain and/or pose a safety hazard to users of public streets).

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

DATE	REVISION

Mar 21, 2025 - 11:01am
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

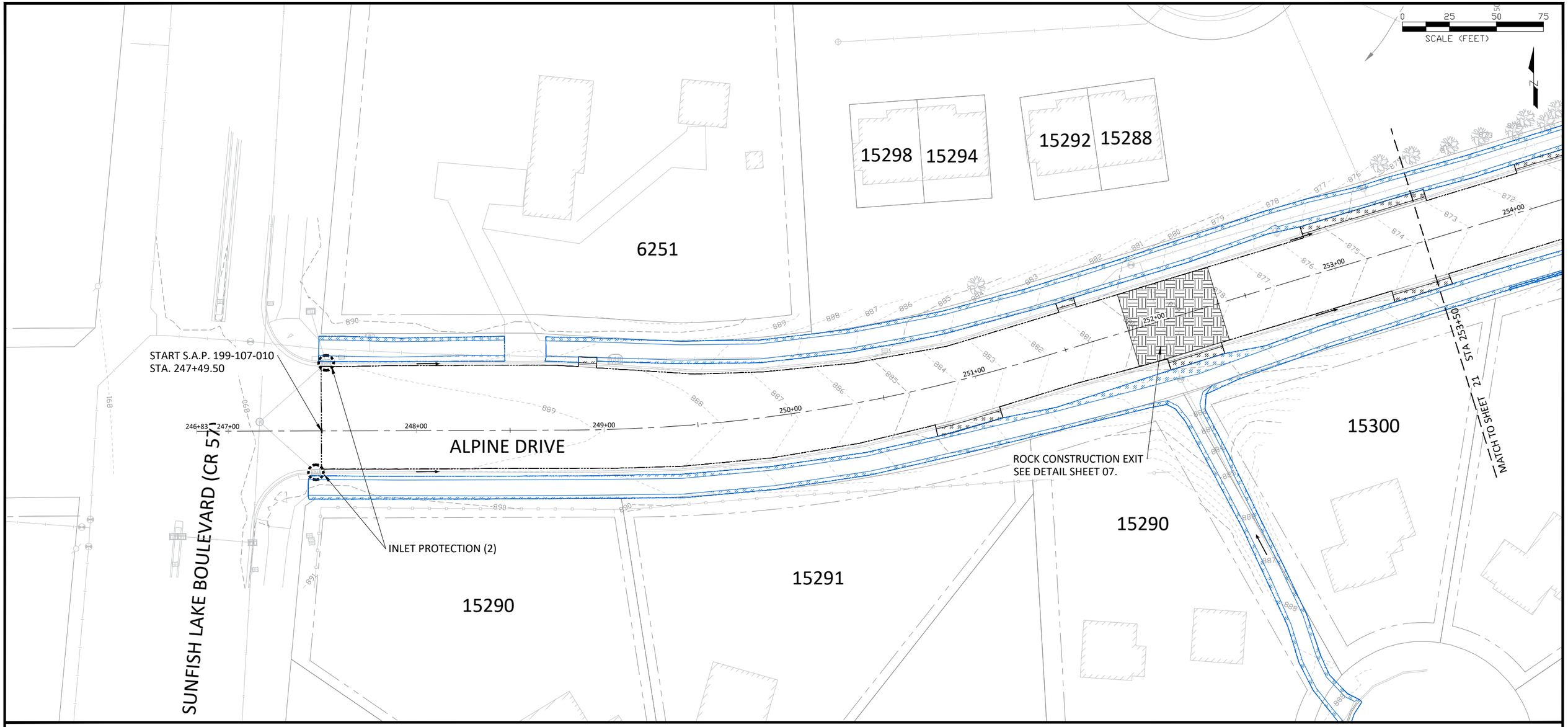
JOE FERIANCEK
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

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

SWPPP
S.A.P. 199-106-012 / S.A.P 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA



LEGEND

- PR. MAJOR CONTOUR
- PR. MINOR CONTOUR
- DRAINAGE ARROW
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- CONSTRUCTION LIMIT
- DRAINAGE & UTILITY EASEMENT
- RIGHT OF WAY LINE
- SECTION LINE
- ROCK CONSTRUCTION EXIT
- RANDOM RIP RAP CLASS III
- HYDRO-MULCH SEEDING
- ALT BID - HYDRO-MULCH SEEDING
- EROSION CONTROL BLANKET
- ALT BID - EROSION CONTROL BLANKET
- INLET PROTECTION
- ALT BID - INLET PROTECTION
- SILT FENCE
- ALT BID - SILT FENCE

NOTE:

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3. ROCK CONSTRUCTION EXITS MUST BE MAINTAINED THROUGHOUT THE PROJECT.
4. THE CONTRACTOR IS RESPONSIBLE FOR SWEEPING ANY SOIL/DEBRIS TRACKING ONTO ADJACENT STREETS WITHIN 3 HOURS OF NOTIFICATION FROM THE CITY.
5. RESTORATION AREAS ARE SHOWN IN A GENERAL MANNER ONLY.
6. RESTORE ALL DISTURBED AREAS WITH 4" TOPSOIL, MNDOT RESIDENTIAL TURFGRASS MIX, AND HYDRAULIC MATRIX TYPE MULCH UNLESS MARKED FOR EROSION CONTROL BLANKET.
7. RESTORE AREAS MARKED FOR EROSION CONTROL BLANKET WITH 4" TOPSOIL, MNDOT WET DITCH MIX, AND ROLLED EROSION PREVENTION CATEGORY 20.
8. STOCKPILING OF ANY SALVAGED TOPSOIL USED INCIDENTAL TO THE TOPSOIL PAY ITEM.
9. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL LANDSCAPING TO AS GOOD OR BETTER CONDITION. PAYMENT MADE UNDER LANDSCAPE RESTORATION.

DATE	REVISION

Mar 21, 2025 - 11:02am
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

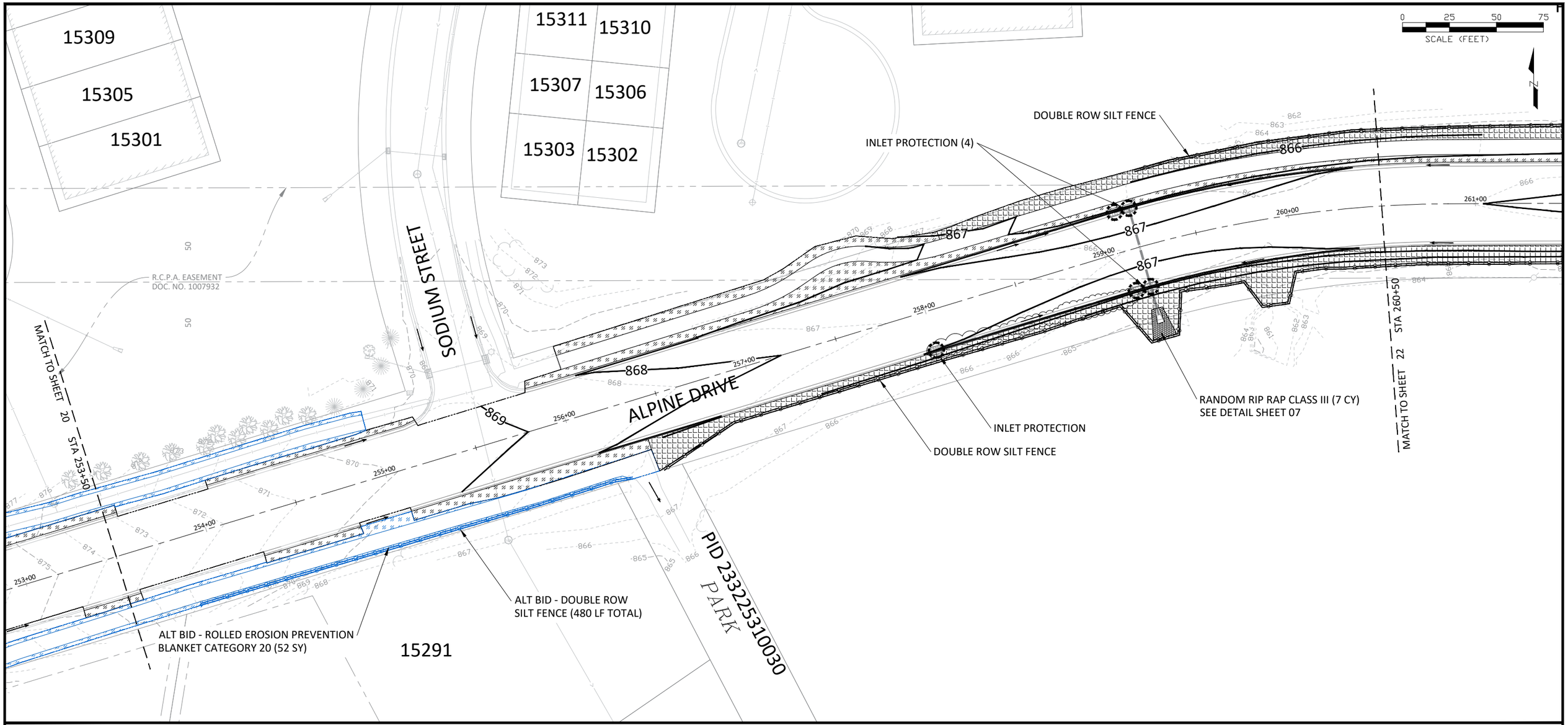
Joe Feriancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

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

GRADING & EROSION CONTROL
S.A.P. 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA



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7. RESTORE AREAS MARKED FOR EROSION CONTROL BLANKET WITH 4" TOPSOIL, MNDOT WET DITCH MIX, AND ROLLED EROSION PREVENTION CATEGORY 20.
8. STOCKPILING OF ANY SALVAGED TOPSOIL USED INCIDENTAL TO THE TOPSOIL PAY ITEM.
9. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL LANDSCAPING TO AS GOOD OR BETTER CONDITION. PAYMENT MADE UNDER LANDSCAPE RESTORATION.

DATE	REVISION
04/24/25	REVISED STORM SEWER

Apr 25, 2025 - 11:35am
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Joe Ferlancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	03/21/25
CHECKED BY:	JJF	FILE:	25-03

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GRADING & EROSION CONTROL
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ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
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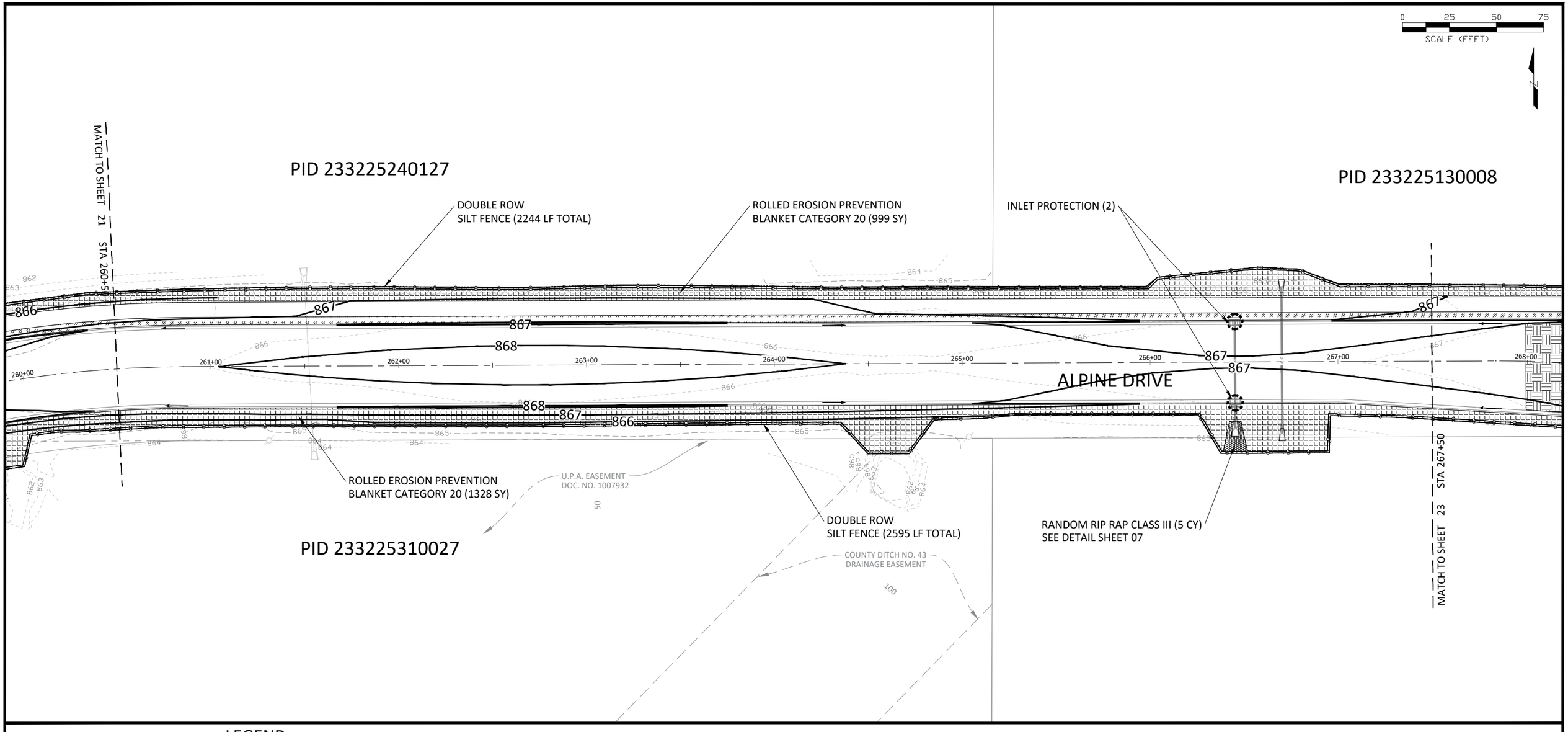

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8. STOCKPILING OF ANY SALVAGED TOPSOIL USED INCIDENTAL TO THE TOPSOIL PAY ITEM.
9. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL LANDSCAPING TO AS GOOD OR BETTER CONDITION. PAYMENT MADE UNDER LANDSCAPE RESTORATION.

DATE	REVISION

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Joe Feriancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

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

GRADING & EROSION CONTROL
S.A.P. 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

Mar 21, 2025 - 11:04am
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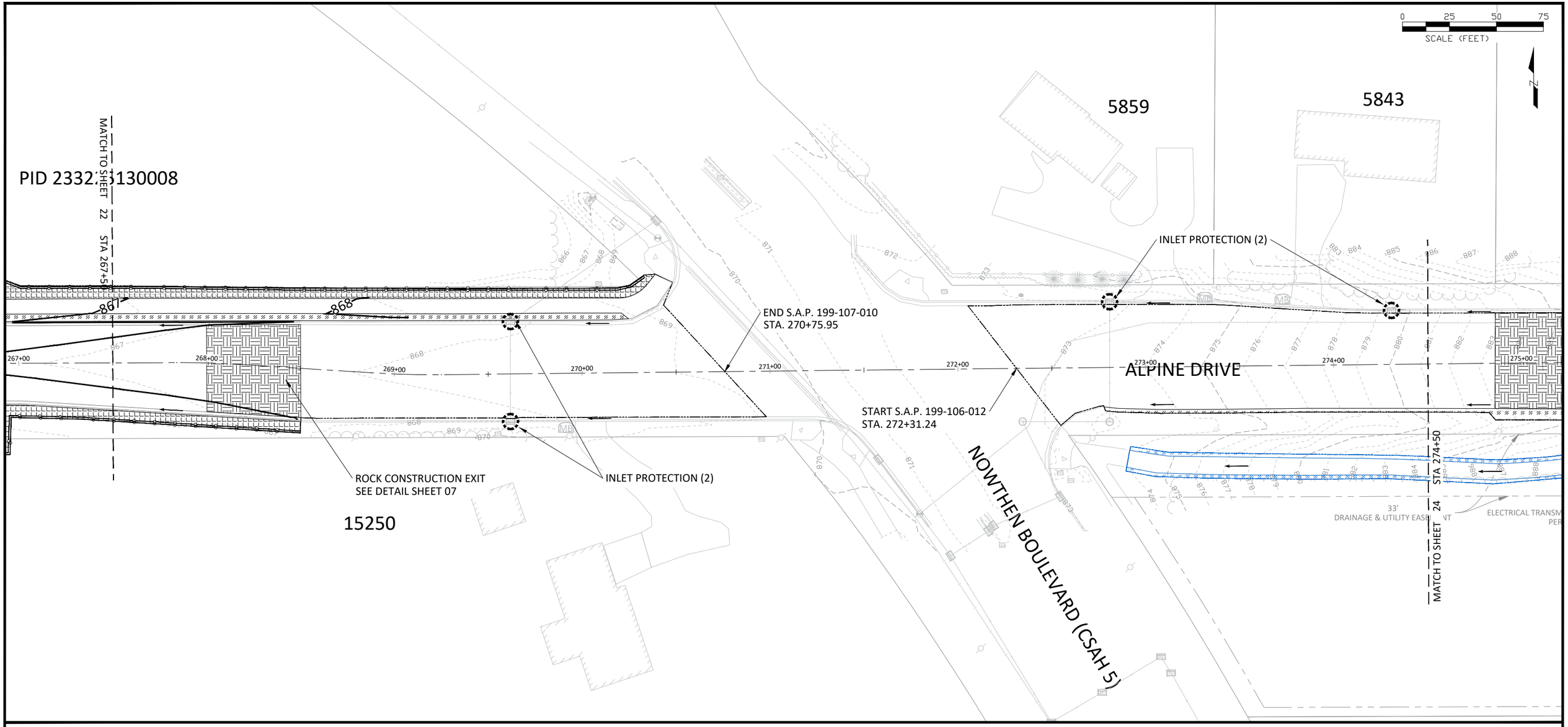

LEGEND

- PR. MAJOR CONTOUR
- PR. MINOR CONTOUR
- DRAINAGE ARROW
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- CONSTRUCTION LIMIT
- DRAINAGE & UTILITY EASEMENT
- RIGHT OF WAY LINE
- SECTION LINE
- ROCK CONSTRUCTION EXIT
- RANDOM RIP RAP CLASS III
- HYDRO-MULCH SEEDING
- ALT BID - HYDRO-MULCH SEEDING
- EROSION CONTROL BLANKET
- ALT BID - EROSION CONTROL BLANKET
- INLET PROTECTION
- ALT BID - INLET PROTECTION
- SILT FENCE
- ALT BID - SILT FENCE

NOTE:

1. SILT FENCE MUST BE INSTALLED BEFORE ANY REMOVAL ACTIVITIES ON-SITE.
2. STORM SEWER INLET PROTECTION IS TO BE INSTALLED IMMEDIATELY FOLLOWING CASTING INSTALLATION. FOR EXISTING INLETS, MUST BE INSTALLED PRIOR TO ANY REMOVAL ACTIVITIES. INLET PROTECTION MUST BE MAINTAINED UNTIL TURF ESTABLISHMENT IS APPROVED.
3. ROCK CONSTRUCTION EXITS MUST BE MAINTAINED THROUGHOUT THE PROJECT.
4. THE CONTRACTOR IS RESPONSIBLE FOR SWEEPING ANY SOIL/DEBRIS TRACKING ONTO ADJACENT STREETS WITHIN 3 HOURS OF NOTIFICATION FROM THE CITY.
5. RESTORATION AREAS ARE SHOWN IN A GENERAL MANNER ONLY.
6. RESTORE ALL DISTURBED AREAS WITH 4" TOPSOIL, MNDOT RESIDENTIAL TURFGRASS MIX, AND HYDRAULIC MATRIX TYPE MULCH UNLESS MARKED FOR EROSION CONTROL BLANKET.
7. RESTORE AREAS MARKED FOR EROSION CONTROL BLANKET WITH 4" TOPSOIL, MNDOT WET DITCH MIX, AND ROLLED EROSION PREVENTION CATEGORY 20.
8. STOCKPILING OF ANY SALVAGED TOPSOIL USED INCIDENTAL TO THE TOPSOIL PAY ITEM.
9. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL LANDSCAPING TO AS GOOD OR BETTER CONDITION. PAYMENT MADE UNDER LANDSCAPE RESTORATION.

DATE	REVISION

Mar 21, 2025 - 11:02am
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

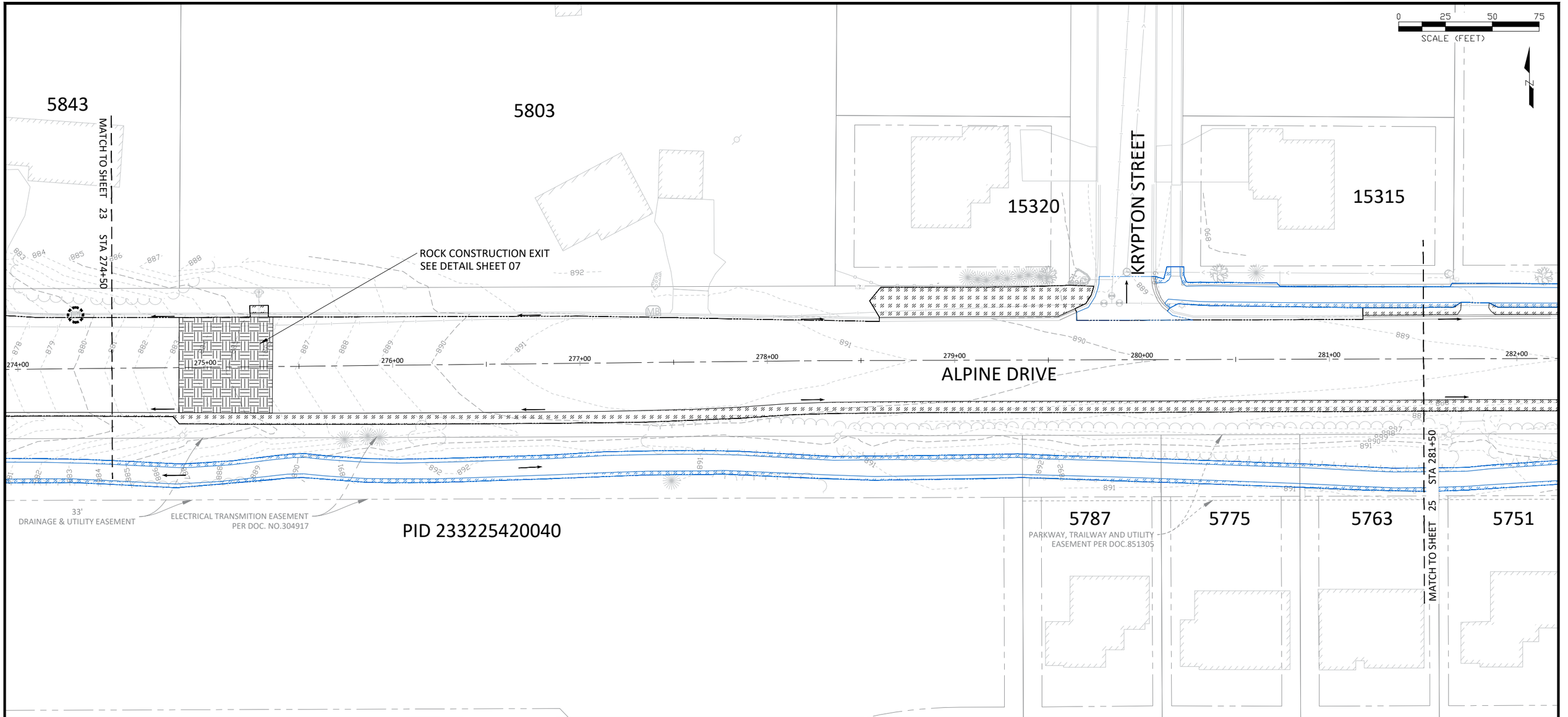
Joe Feriancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

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

GRADING & EROSION CONTROL
S.A.P. 199-106-012 / S.A.P. 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA



LEGEND

- PR. MAJOR CONTOUR
- PR. MINOR CONTOUR
- DRAINAGE ARROW
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- CONSTRUCTION LIMIT
- DRAINAGE & UTILITY EASEMENT
- RIGHT OF WAY LINE
- SECTION LINE
- ROCK CONSTRUCTION EXIT
- RANDOM RIP RAP CLASS III
- HYDRO-MULCH SEEDING
- ALT BID - HYDRO-MULCH SEEDING
- EROSION CONTROL BLANKET
- ALT BID - EROSION CONTROL BLANKET
- INLET PROTECTION
- ALT BID - INLET PROTECTION
- SILT FENCE
- ALT BID - SILT FENCE

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DATE	REVISION

Mar 21, 2025 - 11:06am
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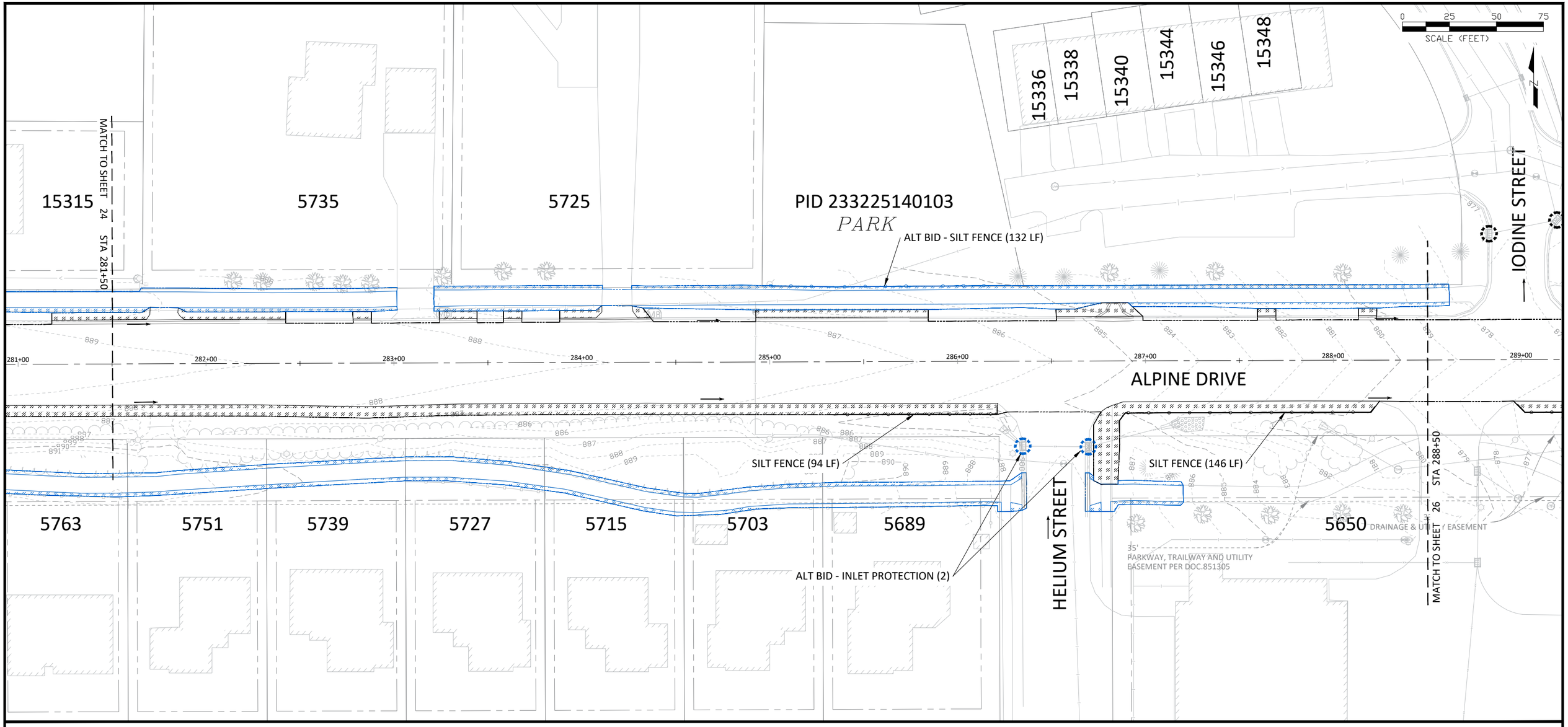
Joe Feriancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

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

GRADING & EROSION CONTROL
S.A.P. 199-106-012

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA



LEGEND

- PR. MAJOR CONTOUR
- PR. MINOR CONTOUR
- DRAINAGE ARROW
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- CONSTRUCTION LIMIT
- DRAINAGE & UTILITY EASEMENT
- RIGHT OF WAY LINE
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- HYDRO-MULCH SEEDING
- ALT BID - HYDRO-MULCH SEEDING
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- ALT BID - EROSION CONTROL BLANKET
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- ALT BID - INLET PROTECTION
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DATE	REVISION

Mar 21, 2025 - 11:08am
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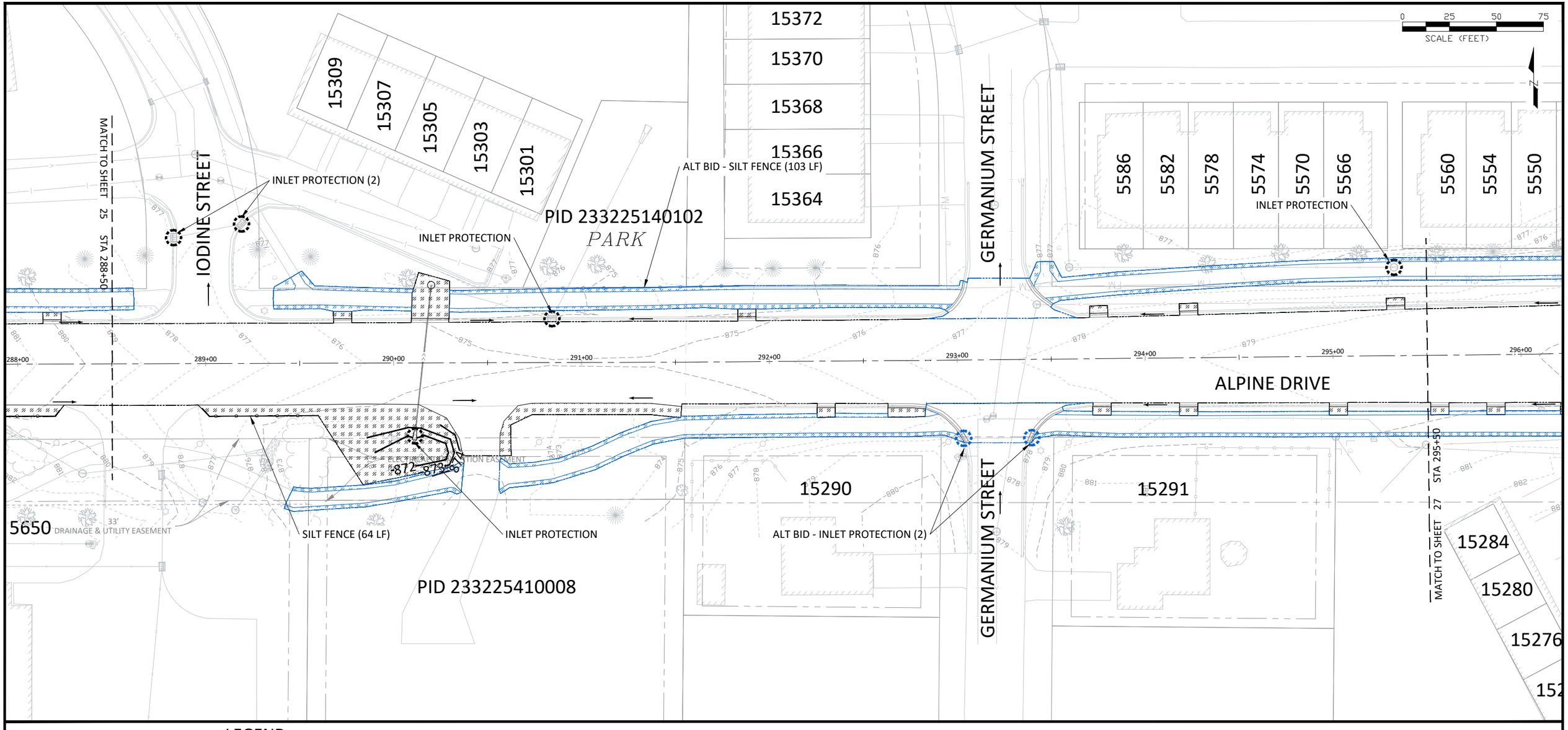
Joe Ferlancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

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

GRADING & EROSION CONTROL
S.A.P. 199-106-012

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA



LEGEND

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- PR. MINOR CONTOUR
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DATE	REVISION

Mar 21, 2025 - 11:07am
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Joe Feriancek
Date 03/21/25 Lic. No. 57095

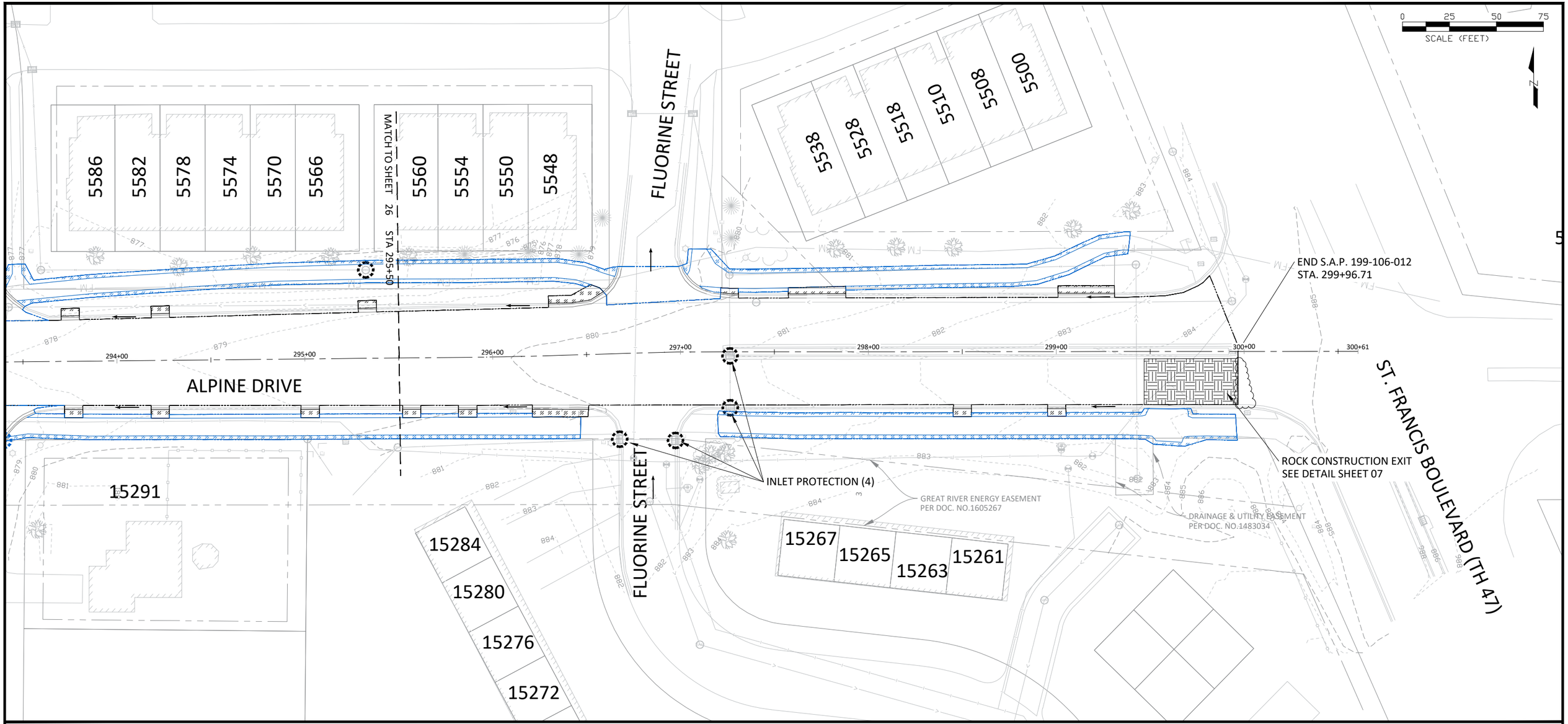
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

City of RAMSEY

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

GRADING & EROSION CONTROL
S.A.P. 199-106-012

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA



LEGEND

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DATE	REVISION
04/24/25	REVISED STREET TIE-IN.

Apr 25, 2025 - 11:16am
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Joe Feriancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

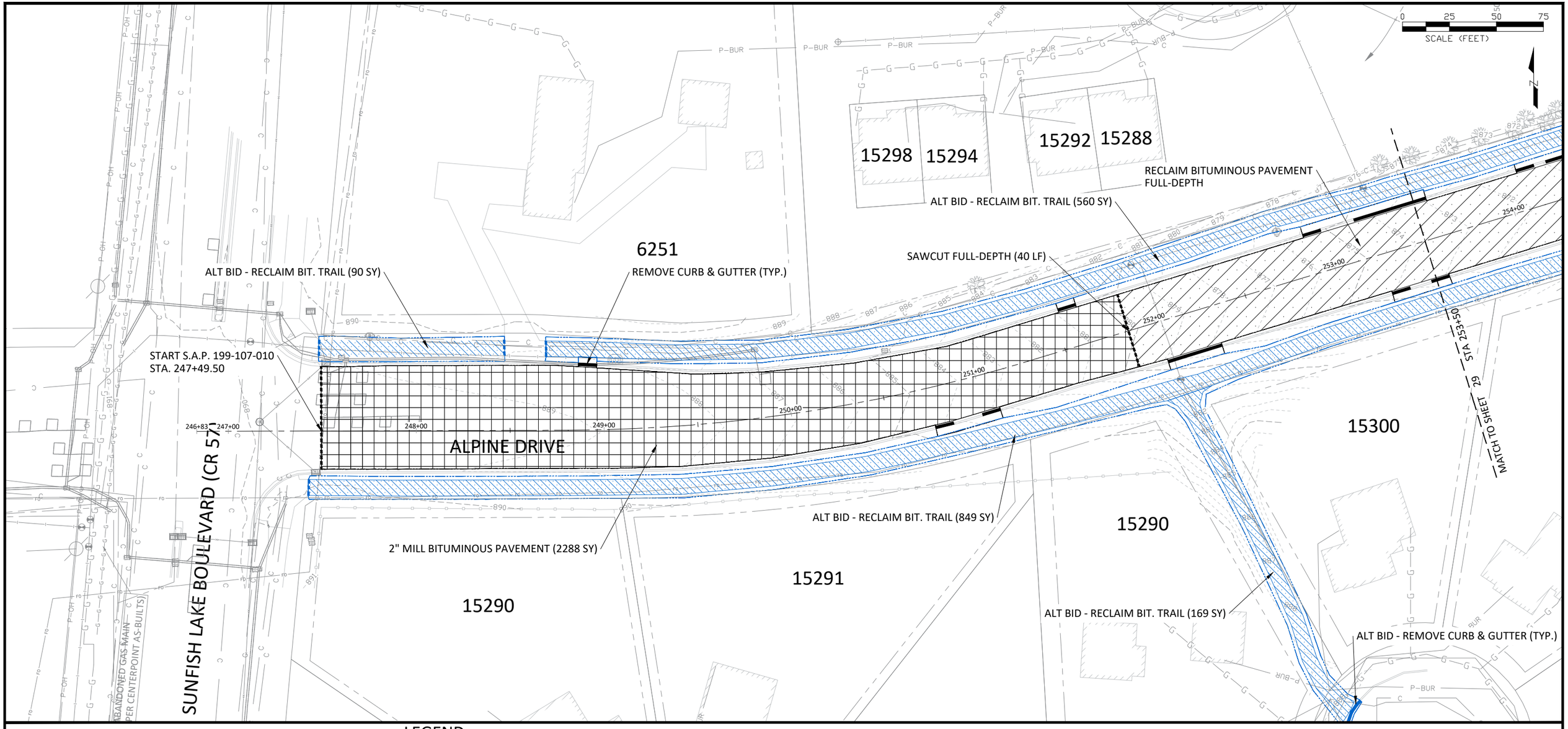
City of RAMSEY

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

GRADING & EROSION CONTROL
S.A.P. 199-106-012

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 27 OF 84 SHEETS



LEGEND

- RECLAMATION - FULL DEPTH
- RECLAMATION - FULL DEPTH (RAISE PROFILE AREA)
- ALT BID - RECLAMATION - BIT TRAIL
- REMOVE PAVEMENT - BITUMINOUS
- ALT BID - REMOVE PAVEMENT - BITUMINOUS
- REMOVE PAVEMENT - CONCRETE
- ALT BID - REMOVE PAVEMENT - CONCRETE
- MILL BITUMINOUS PAVEMENT
- REMOVE STRUCTURE - STORM
- REMOVE PIPE - STORM
- REMOVE CONCRETE CURB & GUTTER
- ALT BID - REMOVE CONCRETE CURB & GUTTER
- SAWCUT PAVEMENT - FULL DEPTH
- ALT BID - SAWCUT PAVEMENT - FULL DEPTH
- REMOVE TREE (INDIVIDUAL)
- CONSTRUCTION LIMITS
- ALT BID - CONSTRUCTION LIMITS
- DRAINAGE & UTILITY EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- TREE LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- OH — OVERHEAD POWER LINE
- P-BUR — BURIED POWER LINE
- F.O. — FIBER OPTIC LINE
- C — COMMUNICATION LINE
- G — GAS LINE

NOTE:
1. REMOVALS WILL BE MARKED IN THE FIELD BY CITY STAFF. ALL REMOVALS MUST BE SAWCUT.
2. BITUMINOUS PATCHING IS INCIDENTAL TO THE REMOVE CONCRETE CURB & GUTTER PAY ITEM.
3. PROTECT LANDSCAPING AND IRRIGATION. PROPERTY OWNERS ARE TO LOCATE AND MOVE IRRIGATION BEFORE CONSTRUCTION.
4. PROTECT ALL EXISTING PAVEMENT NOT CALLED OUT FOR REMOVAL.

DATE	REVISION

Mar 21, 2025 - 11:09am
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Joe Feriancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

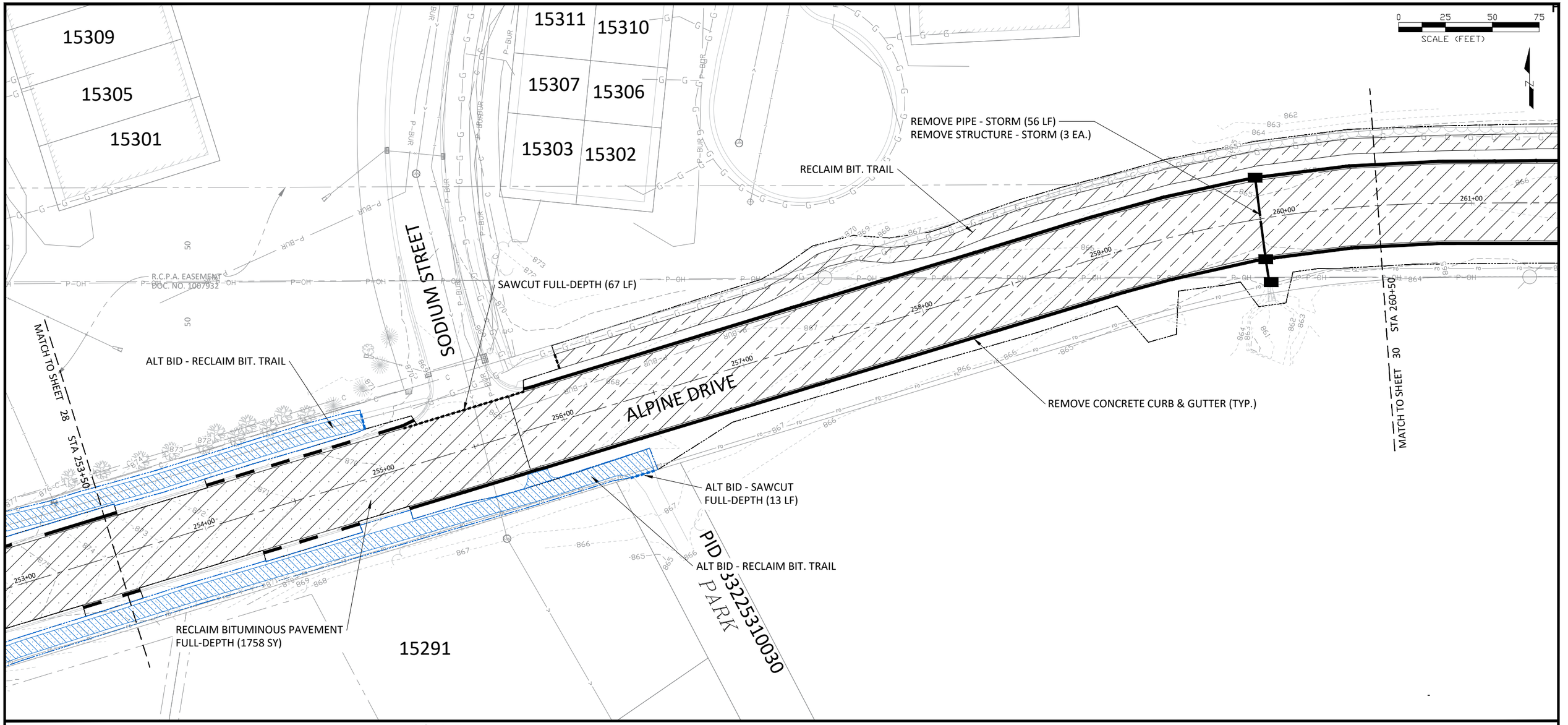
City of RAMSEY

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

EXISTING CONDITIONS & REMOVALS
S.A.P. 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 28 OF 84 SHEETS



LEGEND

- RECLAMATION - FULL DEPTH
- RECLAMATION - FULL DEPTH (RAISE PROFILE AREA)
- ALT BID - RECLAMATION - BIT TRAIL
- REMOVE PAVEMENT - BITUMINOUS
- ALT BID - REMOVE PAVEMENT - BITUMINOUS
- REMOVE PAVEMENT - CONCRETE
- ALT BID - REMOVE PAVEMENT - CONCRETE
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- SAWCUT PAVEMENT - FULL DEPTH
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DATE	REVISION

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EXISTING CONDITIONS & REMOVALS
S.A.P. 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 29 OF 84 SHEETS

Mar 21, 2025 - 11:10am
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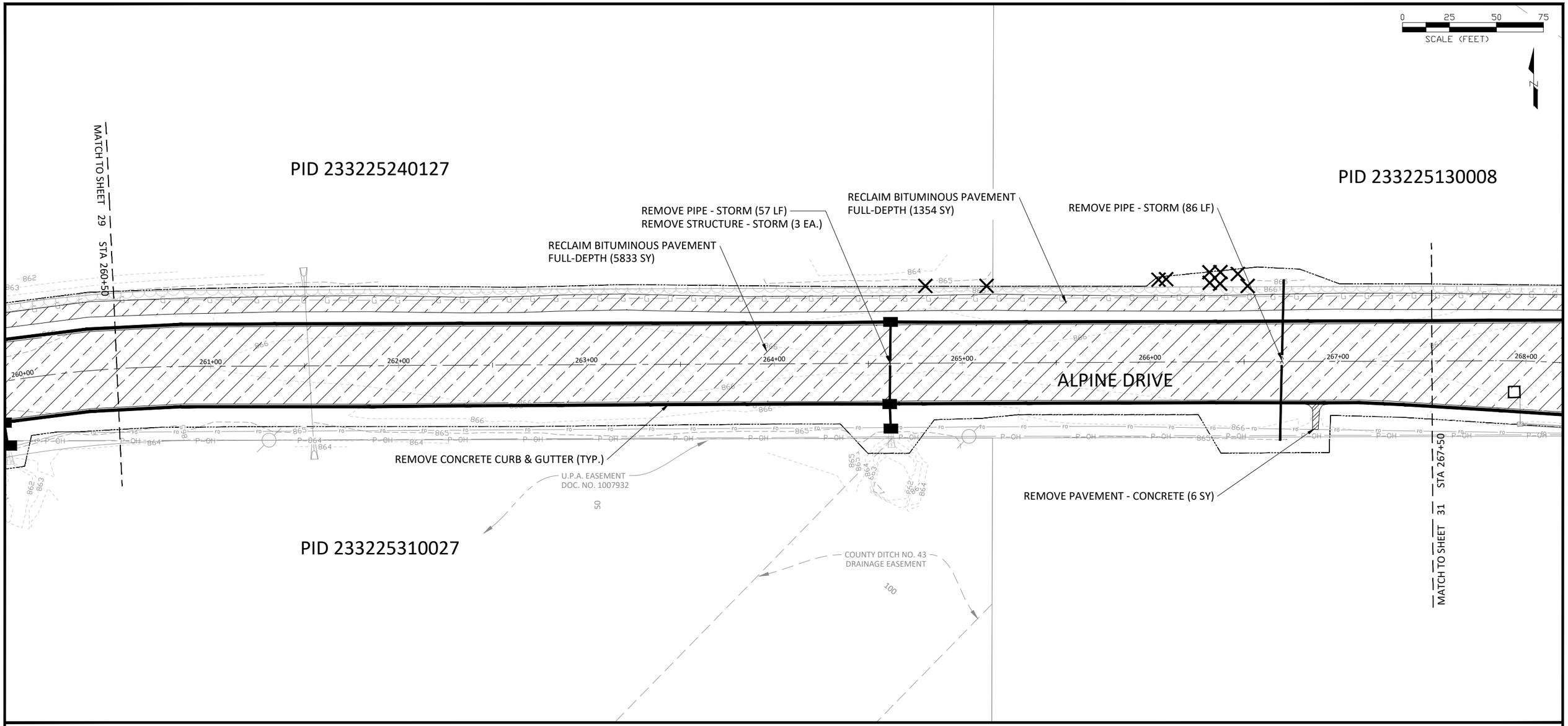

LEGEND

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DATE	REVISION

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CHECKED BY:	JJF	FILE: 25-03

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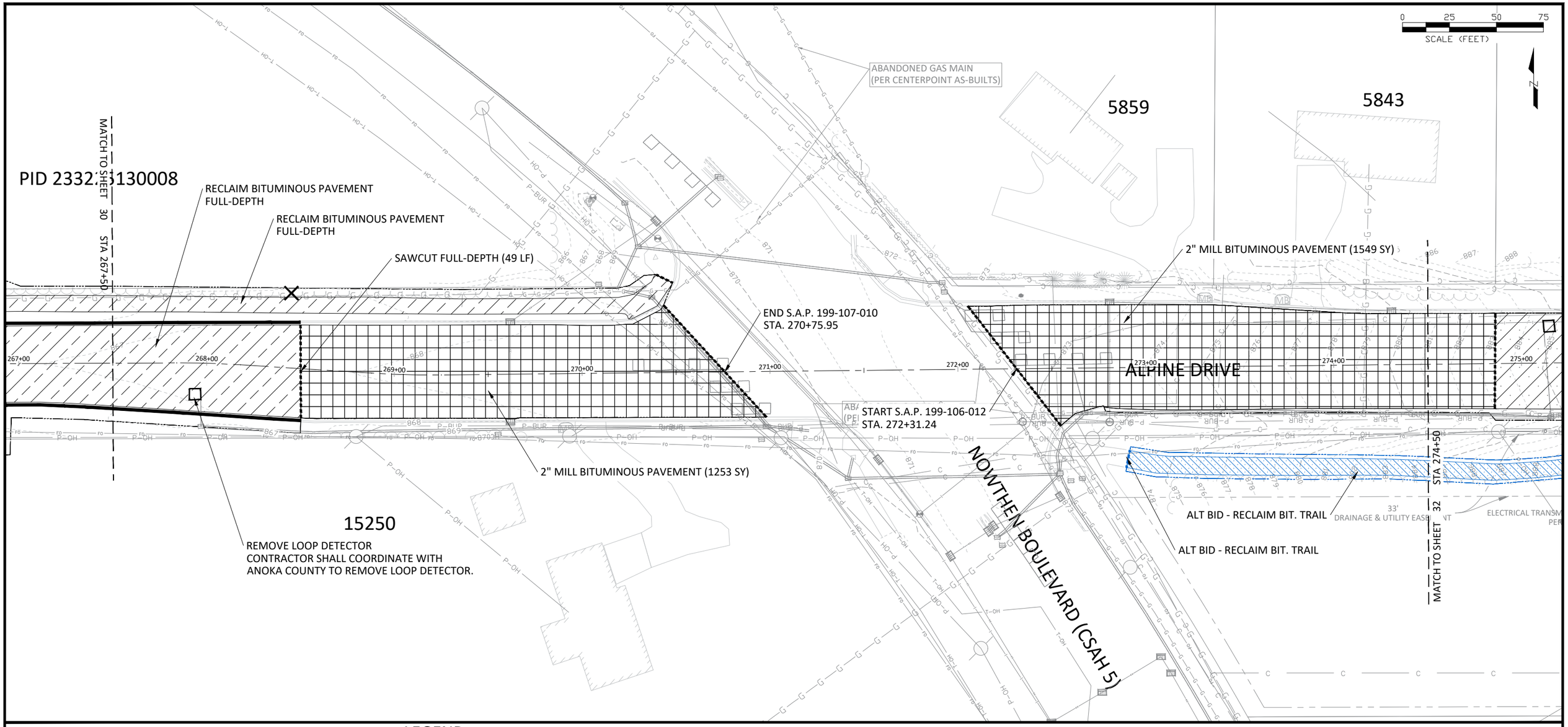
EXISTING CONDITIONS & REMOVALS
S.A.P. 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA



LEGEND

- RECLAMATION - FULL DEPTH
- RECLAMATION - FULL DEPTH (RAISE PROFILE AREA)
- ALT BID - RECLAMATION - BIT TRAIL
- REMOVE PAVEMENT - BITUMINOUS
- ALT BID - REMOVE PAVEMENT - BITUMINOUS
- REMOVE PAVEMENT - CONCRETE
- ALT BID - REMOVE PAVEMENT - CONCRETE
- MILL BITUMINOUS PAVEMENT
- REMOVE STRUCTURE - STORM
- REMOVE PIPE - STORM
- REMOVE CONCRETE CURB & GUTTER
- ALT BID - REMOVE CONCRETE CURB & GUTTER
- SAWCUT PAVEMENT - FULL DEPTH
- ALT BID - SAWCUT PAVEMENT - FULL DEPTH
- REMOVE TREE (INDIVIDUAL)
- CONSTRUCTION LIMITS
- ALT BID - CONSTRUCTION LIMITS
- DRAINAGE & UTILITY EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- TREE LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- OVERHEAD POWER LINE
- BURIED POWER LINE
- FIBER OPTIC LINE
- COMMUNICATION LINE
- GAS LINE

NOTE:
1. REMOVALS WILL BE MARKED IN THE FIELD BY CITY STAFF. ALL REMOVALS MUST BE SAWCUT.
2. BITUMINOUS PATCHING IS INCIDENTAL TO THE REMOVE CONCRETE CURB & GUTTER PAY ITEM.
3. PROTECT LANDSCAPING AND IRRIGATION. PROPERTY OWNERS ARE TO LOCATE AND MOVE IRRIGATION BEFORE CONSTRUCTION.
4. PROTECT ALL EXISTING PAVEMENT NOT CALLED OUT FOR REMOVAL.

DATE	REVISION

Mar 21, 2025 - 11:11am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Existing Conditions & Removals.dwg

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

Joe Feriancek
Date 03/21/25 Lic. No. 57095

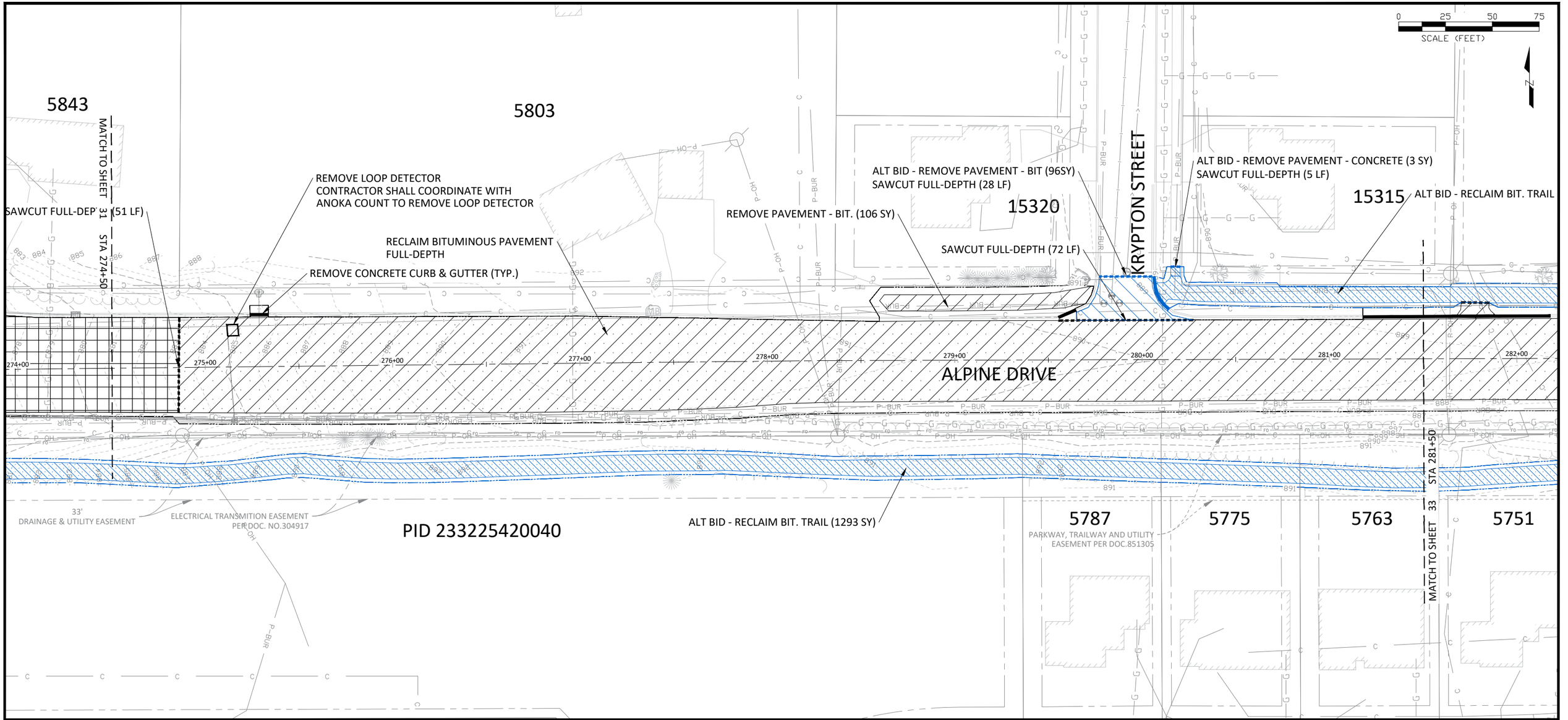
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

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

EXISTING CONDITIONS & REMOVALS
S.A.P. 199-106-012 / S.A.P. 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 31 OF 84 SHEETS



LEGEND

- RECLAMATION - FULL DEPTH
- RECLAMATION - FULL DEPTH (RAISE PROFILE AREA)
- ALT BID - RECLAMATION - BIT TRAIL
- REMOVE PAVEMENT - BITUMINOUS
- ALT BID - REMOVE PAVEMENT - BITUMINOUS
- REMOVE PAVEMENT - CONCRETE
- ALT BID - REMOVE PAVEMENT - CONCRETE
- MILL BITUMINOUS PAVEMENT
- REMOVE STRUCTURE - STORM
- REMOVE PIPE - STORM
- REMOVE CONCRETE CURB & GUTTER
- ALT BID - REMOVE CONCRETE CURB & GUTTER
- SAWCUT PAVEMENT - FULL DEPTH
- ALT BID - SAWCUT PAVEMENT - FULL DEPTH
- REMOVE TREE (INDIVIDUAL)
- CONSTRUCTION LIMITS
- ALT BID - CONSTRUCTION LIMITS
- DRAINAGE & UTILITY EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- TREE LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- OVERHEAD POWER LINE
- BURIED POWER LINE
- FIBER OPTIC LINE
- COMMUNICATION LINE
- GAS LINE

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DATE	REVISION

Mar 21, 2025 - 11:12am
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Joe Feriancek
Date 03/21/25 Lic. No. 57095

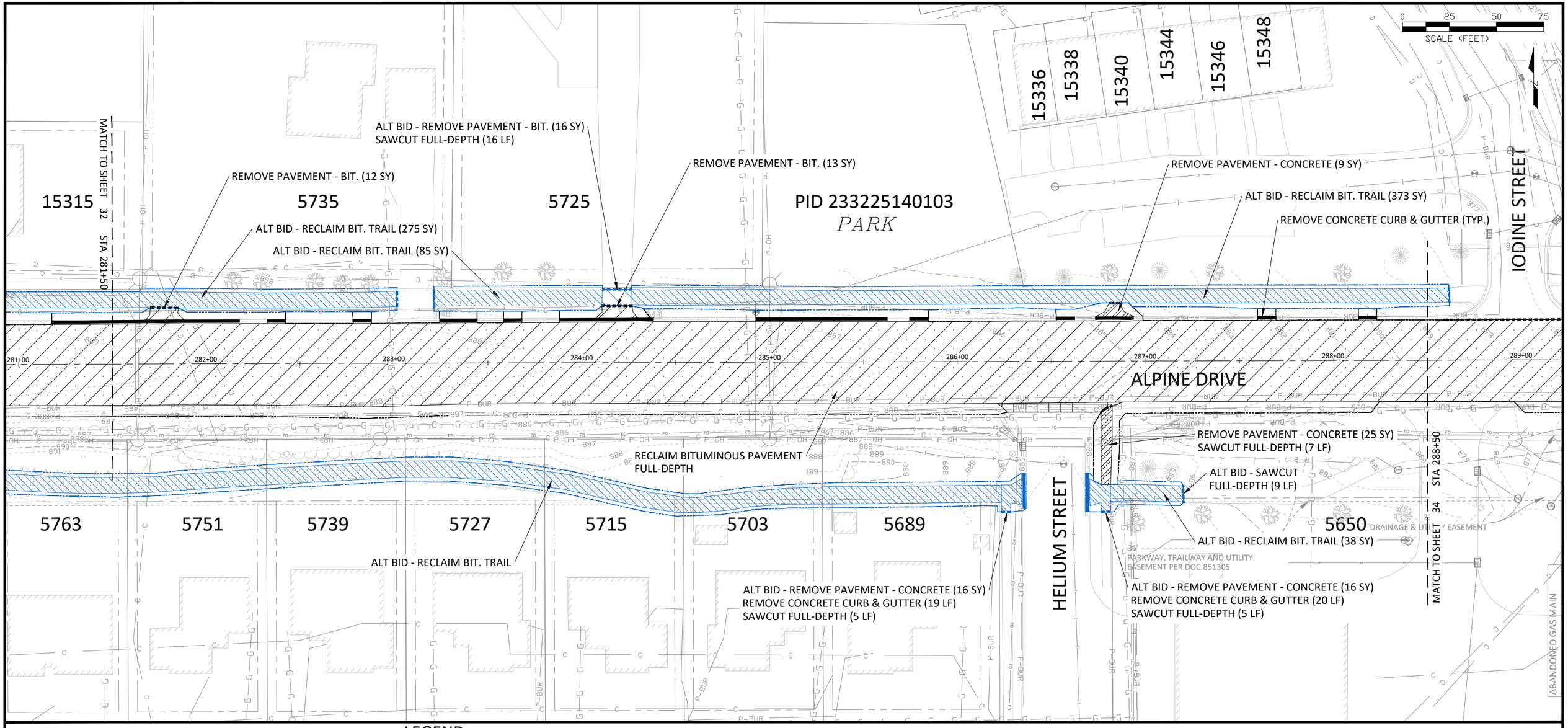
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

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

EXISTING CONDITIONS & REMOVALS
S.A.P. 199-106-012

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 32 OF 84 SHEETS



LEGEND

- RECLAMATION - FULL DEPTH
- RECLAMATION - FULL DEPTH (RAISE PROFILE AREA)
- ALT BID - RECLAMATION - BIT TRAIL
- REMOVE PAVEMENT - BITUMINOUS
- ALT BID - REMOVE PAVEMENT - BITUMINOUS
- REMOVE PAVEMENT - CONCRETE
- ALT BID - REMOVE PAVEMENT - CONCRETE
- MILL BITUMINOUS PAVEMENT
- REMOVE STRUCTURE - STORM
- REMOVE PIPE - STORM
- REMOVE CONCRETE CURB & GUTTER
- ALT BID - REMOVE CONCRETE CURB & GUTTER
- SAWCUT PAVEMENT - FULL DEPTH
- ALT BID - SAWCUT PAVEMENT - FULL DEPTH
- REMOVE TREE (INDIVIDUAL)
- CONSTRUCTION LIMITS
- ALT BID - CONSTRUCTION LIMITS
- DRAINAGE & UTILITY EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- TREE LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- OH — OVERHEAD POWER LINE
- P - BUR — BURIED POWER LINE
- F O — FIBER OPTIC LINE
- C — COMMUNICATION LINE
- G — GAS LINE

NOTE:
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DATE	REVISION

Mar 21, 2025 - 11:13am
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Joe Ferancek
Date 03/21/25 Lic. No. 57095

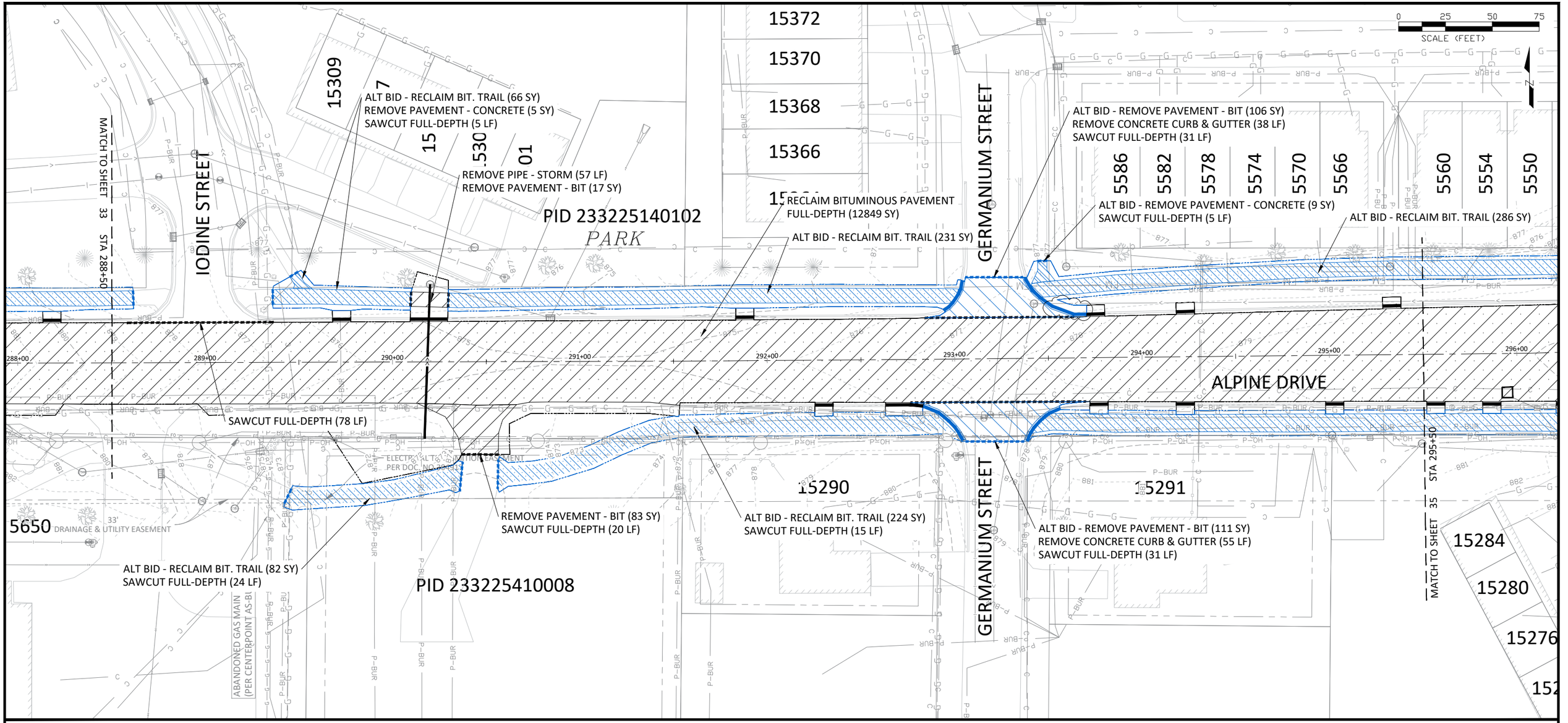
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

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

EXISTING CONDITIONS & REMOVALS
S.A.P. 199-106-012

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 33 OF 84 SHEETS



LEGEND

- RECLAMATION - FULL DEPTH
- RECLAMATION - FULL DEPTH (RAISE PROFILE AREA)
- ALT BID - RECLAMATION - BIT TRAIL
- REMOVE PAVEMENT - BITUMINOUS
- ALT BID - REMOVE PAVEMENT - BITUMINOUS
- REMOVE PAVEMENT - CONCRETE
- ALT BID - REMOVE PAVEMENT - CONCRETE
- MILL BITUMINOUS PAVEMENT
- REMOVE STRUCTURE - STORM
- REMOVE PIPE - STORM
- REMOVE CONCRETE CURB & GUTTER
- ALT BID - REMOVE CONCRETE CURB & GUTTER
- SAWCUT PAVEMENT - FULL DEPTH
- ALT BID - SAWCUT PAVEMENT - FULL DEPTH
- REMOVE TREE (INDIVIDUAL)
- CONSTRUCTION LIMITS
- ALT BID - CONSTRUCTION LIMITS
- DRAINAGE & UTILITY EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- TREE LINE
- MAJOR CONTOUR
- MINOR CONTOUR
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DATE	REVISION
04/24/25	REVISED PEDESTRIAN RAMPS

Apr 30, 2025 - 10:21am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Existing Conditions & Removals.dwg

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Joe Feriancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

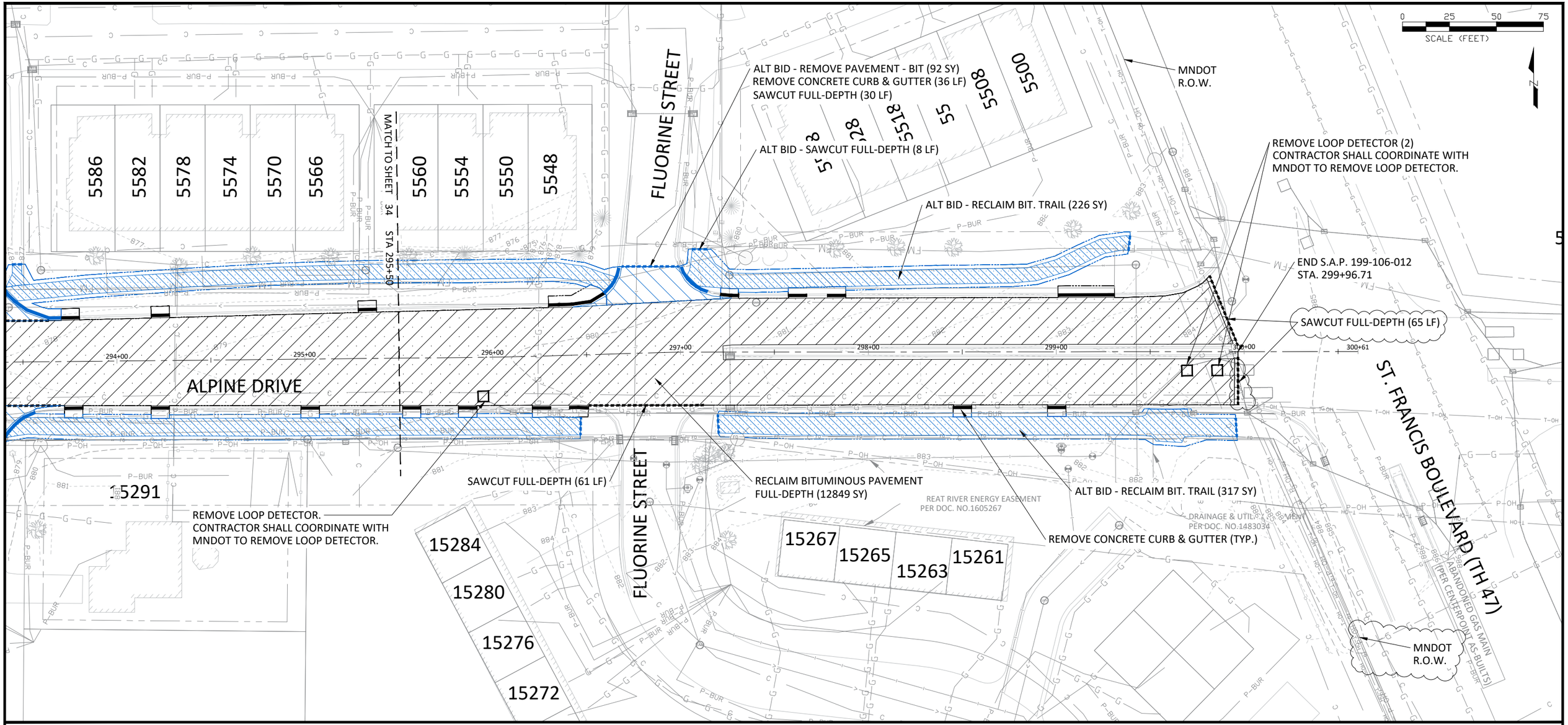
City of RAMSEY

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

EXISTING CONDITIONS & REMOVALS
S.A.P. 199-106-012

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 34 OF 84 SHEETS



LEGEND

- RECLAMATION - FULL DEPTH
- RECLAMATION - FULL DEPTH (RAISE PROFILE AREA)
- ALT BID - RECLAMATION - BIT TRAIL
- REMOVE PAVEMENT - BITUMINOUS
- ALT BID - REMOVE PAVEMENT - BITUMINOUS
- REMOVE PAVEMENT - CONCRETE
- ALT BID - REMOVE PAVEMENT - CONCRETE
- MILL BITUMINOUS PAVEMENT
- REMOVE STRUCTURE - STORM
- REMOVE PIPE - STORM
- REMOVE CONCRETE CURB & GUTTER
- ALT BID - REMOVE CONCRETE CURB & GUTTER
- SAWCUT PAVEMENT - FULL DEPTH
- ALT BID - SAWCUT PAVEMENT - FULL DEPTH
- REMOVE TREE (INDIVIDUAL)
- CONSTRUCTION LIMITS
- ALT BID - CONSTRUCTION LIMITS
- DRAINAGE & UTILITY EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- TREE LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- OVERHEAD POWER LINE (OH)
- BURIED POWER LINE (P-BUR)
- FIBER OPTIC LINE (FO)
- COMMUNICATION LINE (C)
- GAS LINE (G)

NOTE:
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DATE	REVISION
04/24/25	REVISED STREET TIE-IN.

Apr 30, 2025 - 10:23am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Existing Conditions & Removals.dwg

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Joe Feriancek
Date 03/21/25 Lic. No. 57095

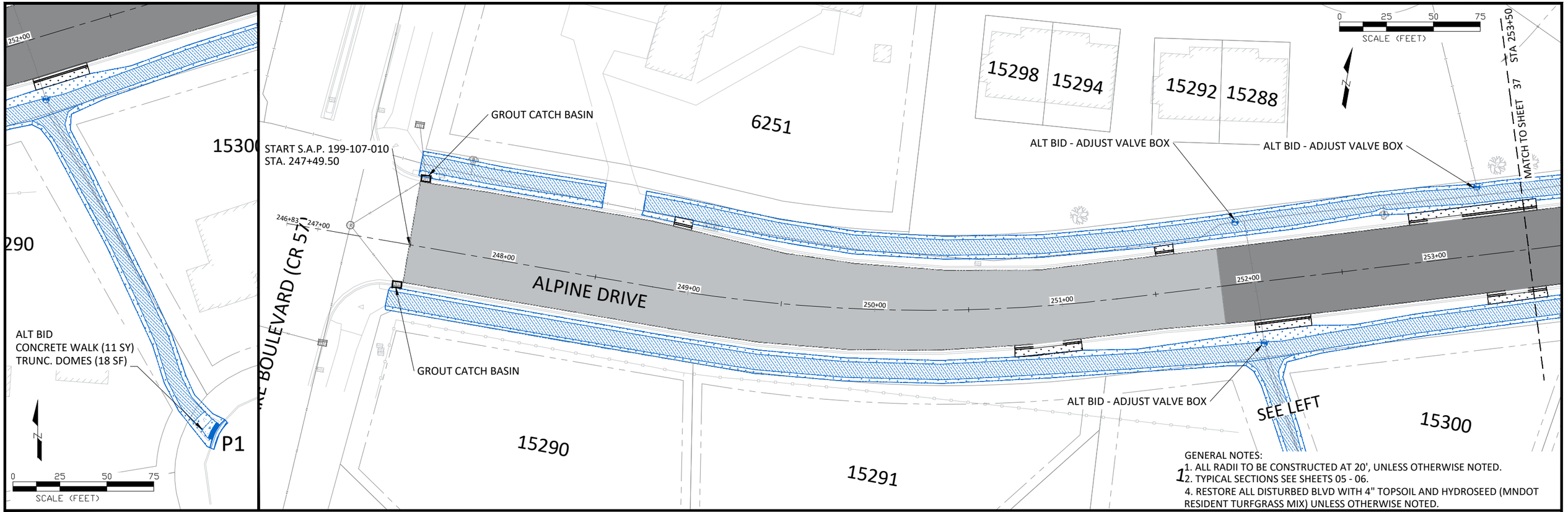
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

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

EXISTING CONDITIONS & REMOVALS
S.A.P. 199-106-012

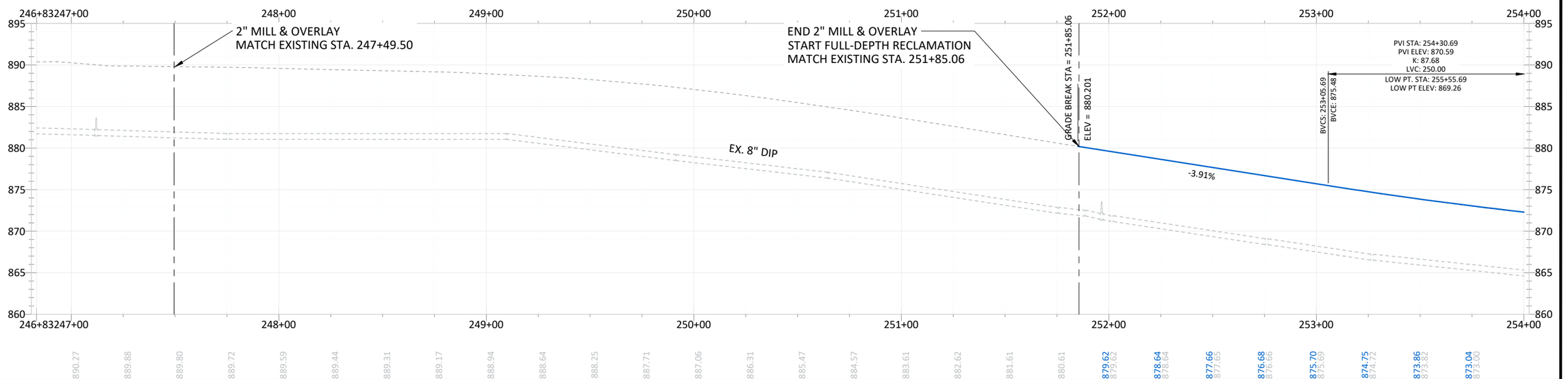
ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 35 OF 84 SHEETS



LEGEND

- CONSTRUCTION LIMITS
- ALT BID - CONSTRUCTION LIMITS
- PR. B-STYLE CURB
- ALT BID - PR. B-STYLE CURB
- PR. BITUMINOUS PAVEMENT - 2" OVERLAY
- PR. BITUMINOUS PAVEMENT - FULL DEPTH
- ALT BID - PR. BITUMINOUS PAVEMENT - FD
- ALT BID - PR. TRUNCATED DOME
- ALT BID - PR. 6" CONCRETE WALK
- PR. BITUMINOUS PAVEMENT - TRAIL
- ALT BID - PR. BITUMINOUS PAVEMENT - TRAIL
- PR. RESTORATION
- ALT BID - PR. RESTORATION
- PR. DRIVE - BITUMINOUS
- ALT BID -PR. DRIVE - BITUMINOUS
- ADJUST CASTING
- ALT BID - ADJUST CASTING
- ADJUST VALVE BOX
- ALT BID - ADJUST VB
- GROUT CATCH BASIN
- PR. STORM SEWER
- PR. 2'X3' CATCH BASIN
- PR. CATCH BASIN MANHOLE
- PR. STORM SEWER MANHOLE
- PR. FLARED END SECTION



DATE	REVISION

Mar 21, 2025 - 11:16am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Street Construction.dwg

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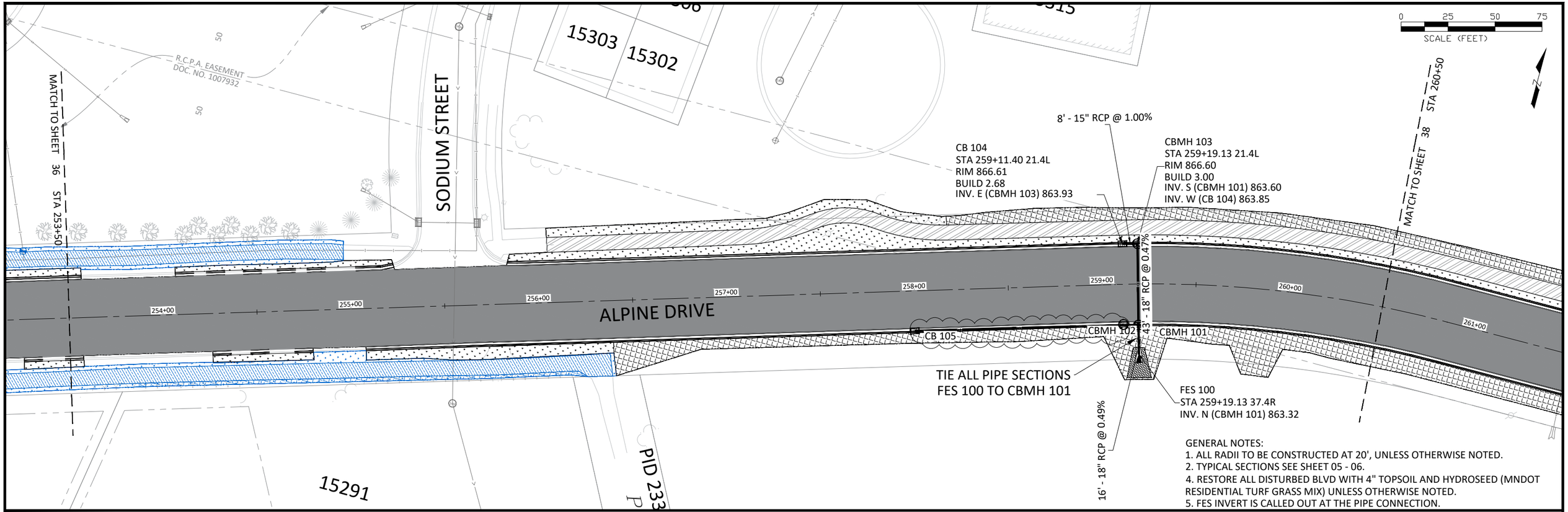
Joe Ferlancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	03/21/25
CHECKED BY:	JJF	FILE:	25-03

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

STREET CONSTRUCTION
S.A.P. 199-107-010

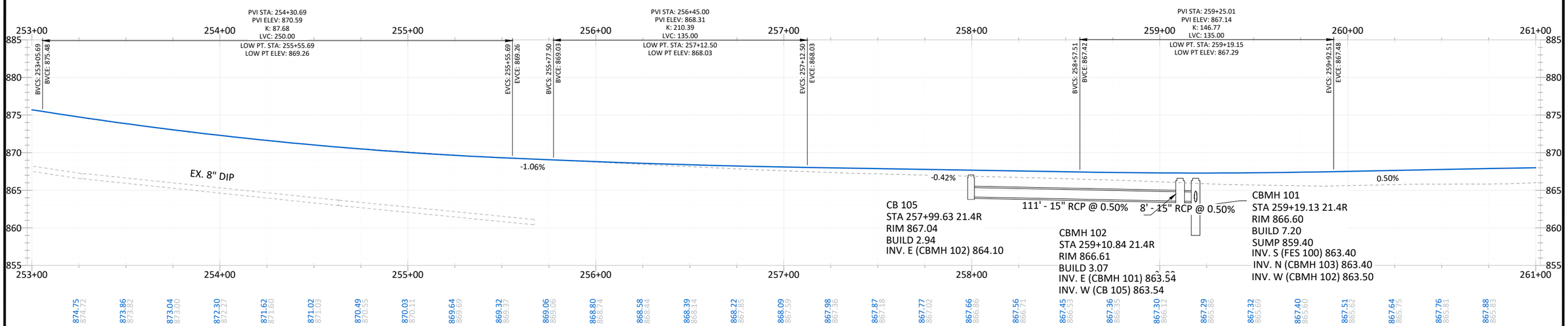
ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA



GENERAL NOTES:
1. ALL RADII TO BE CONSTRUCTED AT 20', UNLESS OTHERWISE NOTED.
2. TYPICAL SECTIONS SEE SHEET 05 - 06.
4. RESTORE ALL DISTURBED BLVD WITH 4" TOPSOIL AND HYDROSEED (MNDOT RESIDENTIAL TURF GRASS MIX) UNLESS OTHERWISE NOTED.
5. FES INVERT IS CALLED OUT AT THE PIPE CONNECTION.

LEGEND

- CONSTRUCTION LIMITS
- ALT BID - CONSTRUCTION LIMITS
- PR. B-STYLE CURB
- ALT BID - PR. B-STYLE CURB
- PR. BITUMINOUS PAVEMENT - 2" OVERLAY
- PR. BITUMINOUS PAVEMENT - FULL DEPTH
- ALT BID - PR. BITUMINOUS PAVEMENT - FD
- ALT BID - PR. TRUNCATED DOME
- ALT BID - PR. 6" CONCRETE WALK
- PR. BITUMINOUS PAVEMENT - TRAIL
- ALT BID - PR. BITUMINOUS PAVEMENT - TRAIL
- PR. RESTORATION
- ALT BID - PR. RESTORATION
- PR. DRIVE - BITUMINOUS
- ALT BID -PR. DRIVE - BITUMINOUS
- ADJUST CASTING
- ALT BID - ADJUST CASTING
- ADJUST VALVE BOX
- ALT BID - ADJUST VB
- GROUT CATCH BASIN
- PR. STORM SEWER
- PR. 2'X3' CATCH BASIN
- PR. CATCH BASIN MANHOLE
- PR. STORM SEWER MANHOLE
- PR. FLARED END SECTION



DATE	REVISION
04/24/25	REVISE STORM SEWER

Apr 20, 2025 - 2:04pm
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Street Construction.dwg

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Joe Ferlancek
Date 03/21/25 Lic. No. 57095

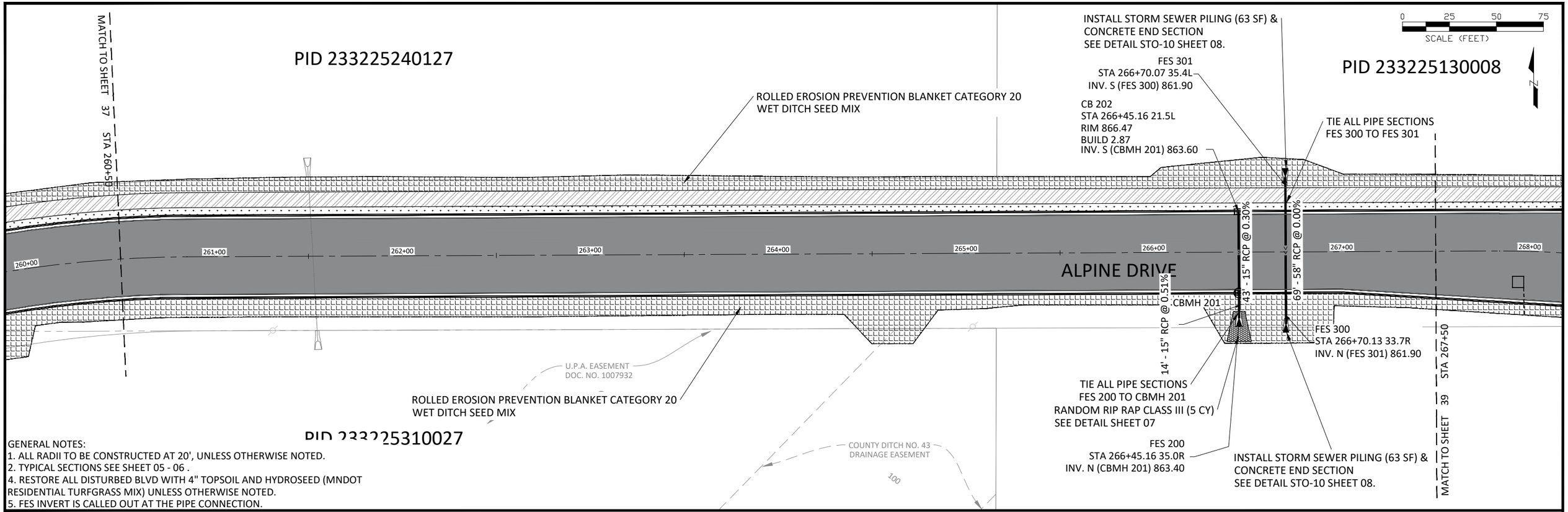
DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	03/21/25
CHECKED BY:	JJF	FILE:	25-03

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

STREET CONSTRUCTION
S.A.P. 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 37 OF 84 SHEETS



GENERAL NOTES:
1. ALL RADII TO BE CONSTRUCTED AT 20', UNLESS OTHERWISE NOTED.
2. TYPICAL SECTIONS SEE SHEET 05 - 06 .
4. RESTORE ALL DISTURBED BLVD WITH 4" TOPSOIL AND HYDROSEED (MNDOT RESIDENTIAL TURFGRASS MIX) UNLESS OTHERWISE NOTED.
5. FES INVERT IS CALLED OUT AT THE PIPE CONNECTION.

LEGEND

- CONSTRUCTION LIMITS
- ALT BID - CONSTRUCTION LIMITS
- PR. B-STYLE CURB
- ALT BID - PR. B-STYLE CURB
- PR. BITUMINOUS PAVEMENT - 2" OVERLAY
- PR. BITUMINOUS PAVEMENT - FULL DEPTH
- ALT BID - PR. BITUMINOUS PAVEMENT - FD
- ALT BID - PR. TRUNCATED DOME
- ALT BID - PR. 6" CONCRETE WALK
- PR. BITUMINOUS PAVEMENT - TRAIL
- ALT BID - PR. BITUMINOUS PAVEMENT - TRAIL
- PR. RESTORATION
- ALT BID - PR. RESTORATION
- PR. DRIVE - BITUMINOUS
- ALT BID -PR. DRIVE - BITUMINOUS
- ADJUST CASTING
- ALT BID - ADJUST CASTING
- ADJUST VALVE BOX
- ALT BID - ADJUST VB
- GROUT CATCH BASIN
- PR. STORM SEWER
- PR. 2'X3' CATCH BASIN
- PR. CATCH BASIN MANHOLE
- PR. STORM SEWER MANHOLE
- PR. FLARED END SECTION

DATE	REVISION

Mar 21, 2025 - 11:18am
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CHECKED BY:	JJF	FILE:	25-03

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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STREET CONSTRUCTION
S.A.P. 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

PID 2332[illegible]130008

MATCH TO SHEET 38 STA 267+50

ROLLED EROSION PREVENTION BLANKET CATEGORY 20
WET DITCH SEED MIX

END S.A.P. 199-107-010
STA. 270+75.95

START S.A.P. 199-106-012
STA. 272+31.24

GROUT CATCH BASIN (2)

RIGID PVC LOOP DETECTOR 6'X6'
2" NON METALLIC CONDUIT 1-2/C #14
SEE DETAIL SHEET 17.
THE CONTRACTOR SHALL COORDINATE WITH
ANOKA COUNTY TO INSTALL LOOP DETECTOR.

GROUT CATCH BASIN (2)

NOWTHEN BOULEVARD

ALPINE DRIVE

MATCH TO SHEET 40 STA 274+50

0 25 50 75
SCALE (FEET)

N

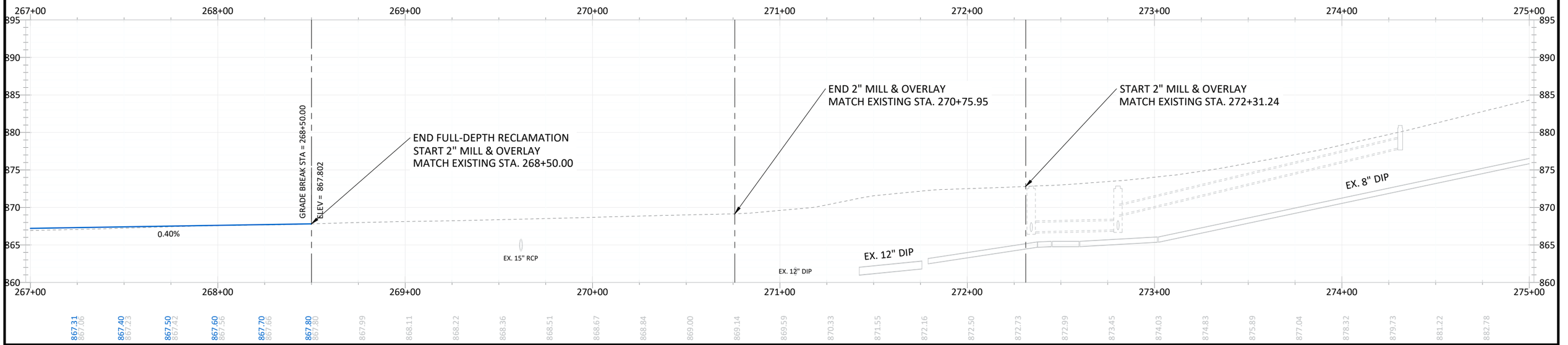
33'
DRAINAGE & UTILITY EASEMENT

ELECTRICAL TRANSM
PER

GENERAL NOTES:
1. ALL RADII TO BE CONSTRUCTED AT 20', UNLESS OTHERWISE NOTED.
2. TYPICAL SECTIONS SEE SHEETS 05 - 06 .
4. RESTORE ALL DISTURBED BLVD WITH 4" TOPSOIL AND HYDROSEED (MNDOT RESIDENTIAL TURFGRASS MIX) UNLESS OTHERWISE NOTED.

LEGEND

- CONSTRUCTION LIMITS
- ALT BID - CONSTRUCTION LIMITS
- PR. B-STYLE CURB
- ALT BID - PR. B-STYLE CURB
- PR. BITUMINOUS PAVEMENT - 2" OVERLAY
- PR. BITUMINOUS PAVEMENT - FULL DEPTH
- ALT BID - PR. BITUMINOUS PAVEMENT - FD
- ALT BID - PR. TRUNCATED DOME
- ALT BID - PR. 6" CONCRETE WALK
- PR. BITUMINOUS PAVEMENT - TRAIL
- ALT BID - PR. BITUMINOUS PAVEMENT - TRAIL
- PR. RESTORATION
- ALT BID - PR. RESTORATION
- PR. DRIVE - BITUMINOUS
- ALT BID -PR. DRIVE - BITUMINOUS
- ADJUST CASTING
- ALT BID - ADJUST CASTING
- ADJUST VALVE BOX
- ALT BID - ADJUST VB
- GROUT CATCH BASIN
- PR. STORM SEWER
- PR. 2'X3' CATCH BASIN
- PR. CATCH BASIN MANHOLE
- PR. STORM SEWER MANHOLE
- PR. FLARED END SECTION



DATE	REVISION

Mar 21, 2025 - 11:10am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Street Construction.dwg

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

Joe Ferlancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	03/21/25
CHECKED BY:	JJF	FILE:	25-03

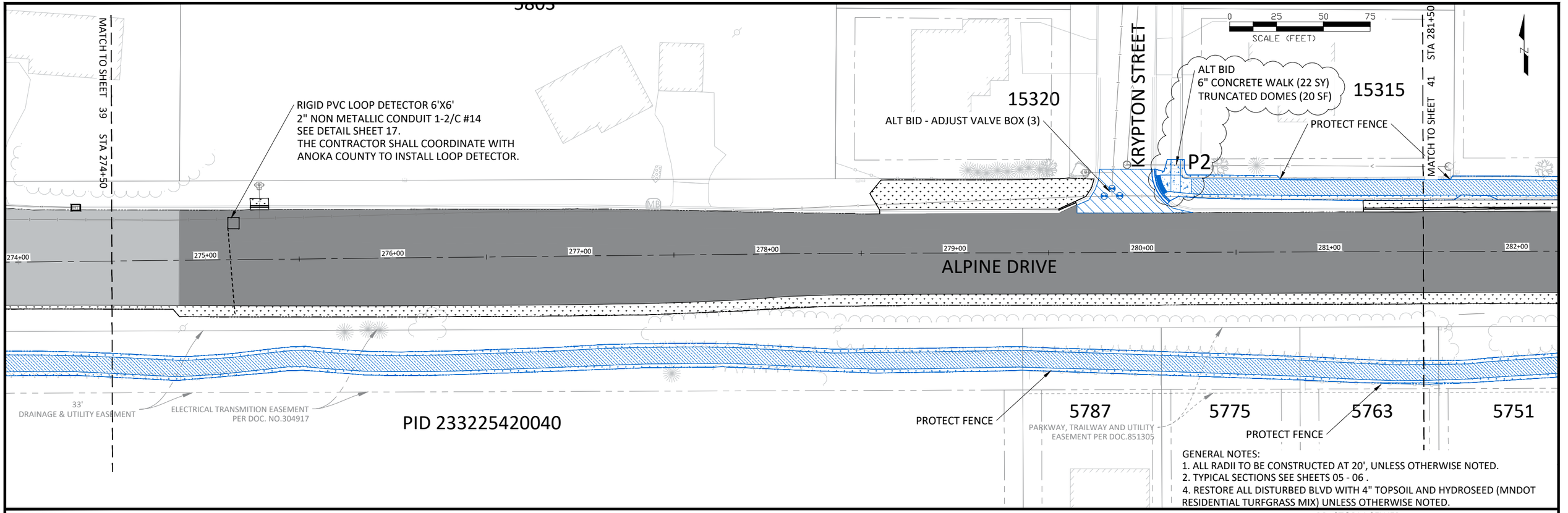
City of RAMSEY

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

STREET CONSTRUCTION
S.A.P. 199-106-012 / S.A.P. 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

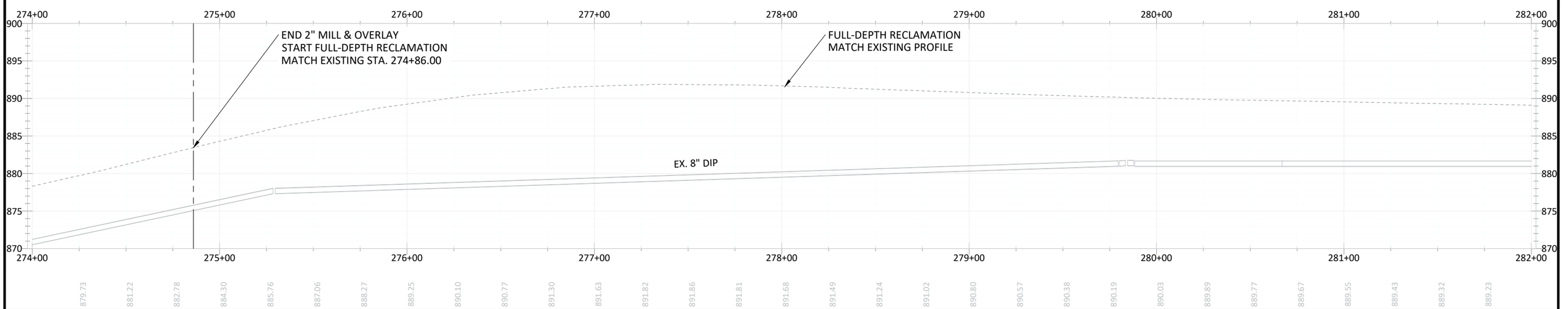
SHEET 39 OF 84 SHEETS



GENERAL NOTES:
1. ALL RADII TO BE CONSTRUCTED AT 20', UNLESS OTHERWISE NOTED.
2. TYPICAL SECTIONS SEE SHEETS 05 - 06 .
4. RESTORE ALL DISTURBED BLVD WITH 4" TOPSOIL AND HYDROSEED (MNDOT RESIDENTIAL TURFGRASS MIX) UNLESS OTHERWISE NOTED.

LEGEND

- CONSTRUCTION LIMITS
- ALT BID - CONSTRUCTION LIMITS
- PR. B-STYLE CURB
- ALT BID - PR. B-STYLE CURB
- PR. BITUMINOUS PAVEMENT - 2" OVERLAY
- PR. BITUMINOUS PAVEMENT - FULL DEPTH
- ALT BID - PR. BITUMINOUS PAVEMENT - FD
- ALT BID - PR. TRUNCATED DOME
- ALT BID - PR. 6" CONCRETE WALK
- PR. BITUMINOUS PAVEMENT - TRAIL
- ALT BID - PR. BITUMINOUS PAVEMENT - TRAIL
- PR. RESTORATION
- ALT BID - PR. RESTORATION
- PR. DRIVE - BITUMINOUS
- ALT BID -PR. DRIVE - BITUMINOUS
- ADJUST CASTING
- ALT BID - ADJUST CASTING
- ADJUST VALVE BOX
- ALT BID - ADJUST VB
- GROUT CATCH BASIN
- PR. STORM SEWER
- PR. 2'X3' CATCH BASIN
- PR. CATCH BASIN MANHOLE
- PR. STORM SEWER MANHOLE
- PR. FLARED END SECTION



DATE	REVISION
04/24/25	REVISED PEDESTRIAN RAMP

Apr 30, 2025 - 9:51am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Street Construction.dwg

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Joe Ferlancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	03/21/25
CHECKED BY:	JJF	FILE:	25-03

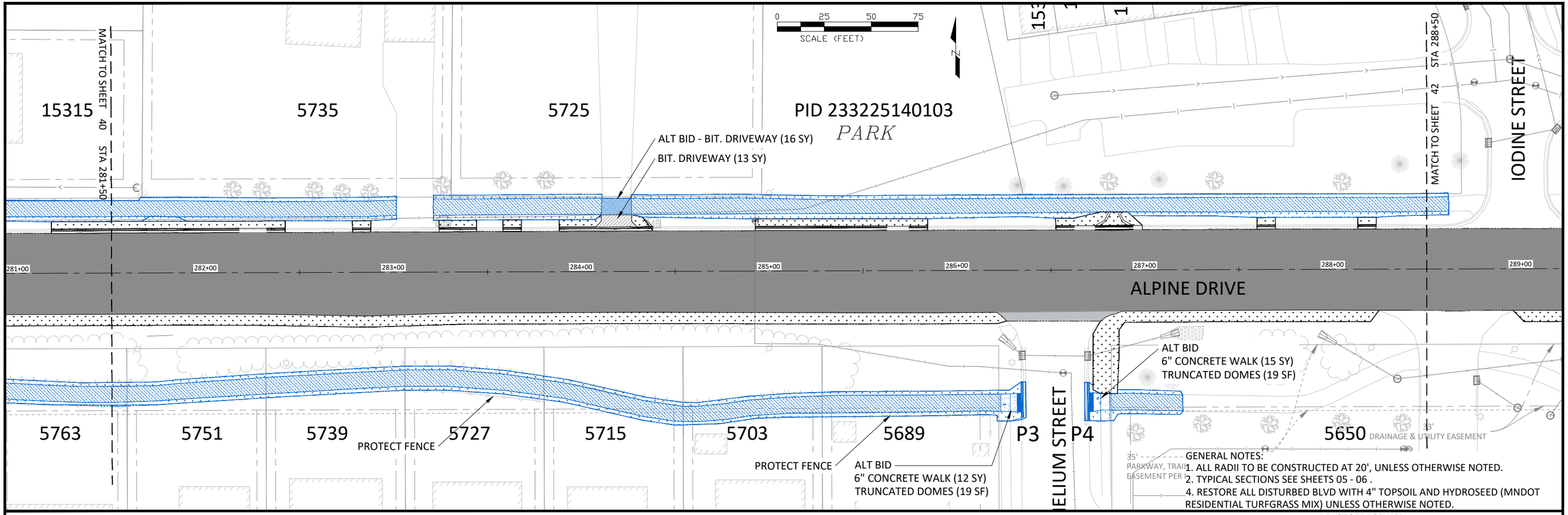
City of RAMSEY

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

STREET CONSTRUCTION
S.A.P. 199-106-012

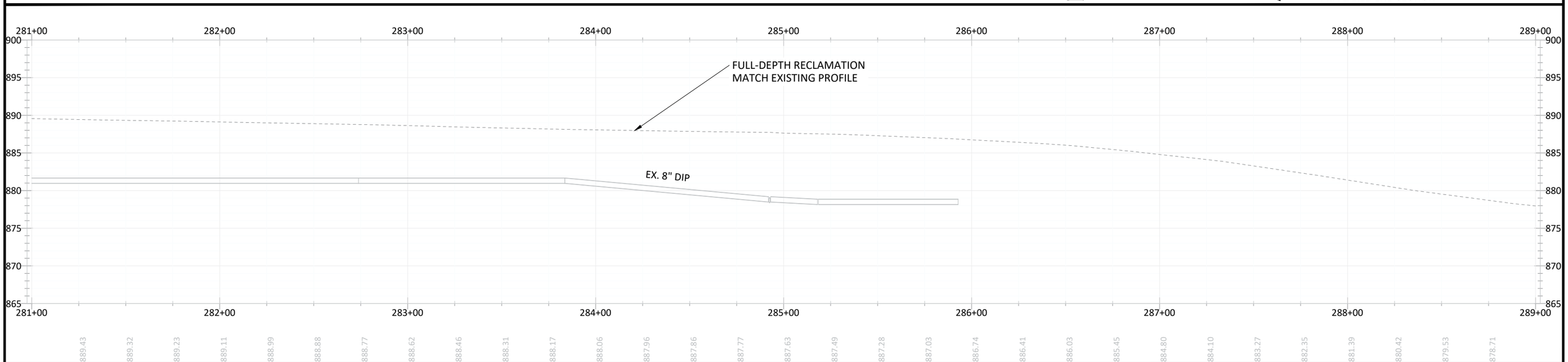
ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 40 OF 84 SHEETS



LEGEND

- CONSTRUCTION LIMITS
- ALT BID - CONSTRUCTION LIMITS
- PR. B-STYLE CURB
- ALT BID - PR. B-STYLE CURB
- PR. BITUMINOUS PAVEMENT - 2" OVERLAY
- PR. BITUMINOUS PAVEMENT - FULL DEPTH
- ALT BID - PR. BITUMINOUS PAVEMENT - FD
- ALT BID - PR. TRUNCATED DOME
- ALT BID - PR. 6" CONCRETE WALK
- PR. BITUMINOUS PAVEMENT - TRAIL
- ALT BID - PR. BITUMINOUS PAVEMENT - TRAIL
- PR. RESTORATION
- ALT BID - PR. RESTORATION
- PR. DRIVE - BITUMINOUS
- ALT BID -PR. DRIVE - BITUMINOUS
- ADJUST CASTING
- ALT BID - ADJUST CASTING
- ADJUST VALVE BOX
- ALT BID - ADJUST VB
- GROUT CATCH BASIN
- PR. STORM SEWER
- PR. 2'X3' CATCH BASIN
- PR. CATCH BASIN MANHOLE
- PR. STORM SEWER MANHOLE
- PR. FLARED END SECTION



DATE	REVISION

Mar 21, 2025 - 11:21am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Street Construction.dwg

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Joe Ferlancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

City of RAMSEY

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7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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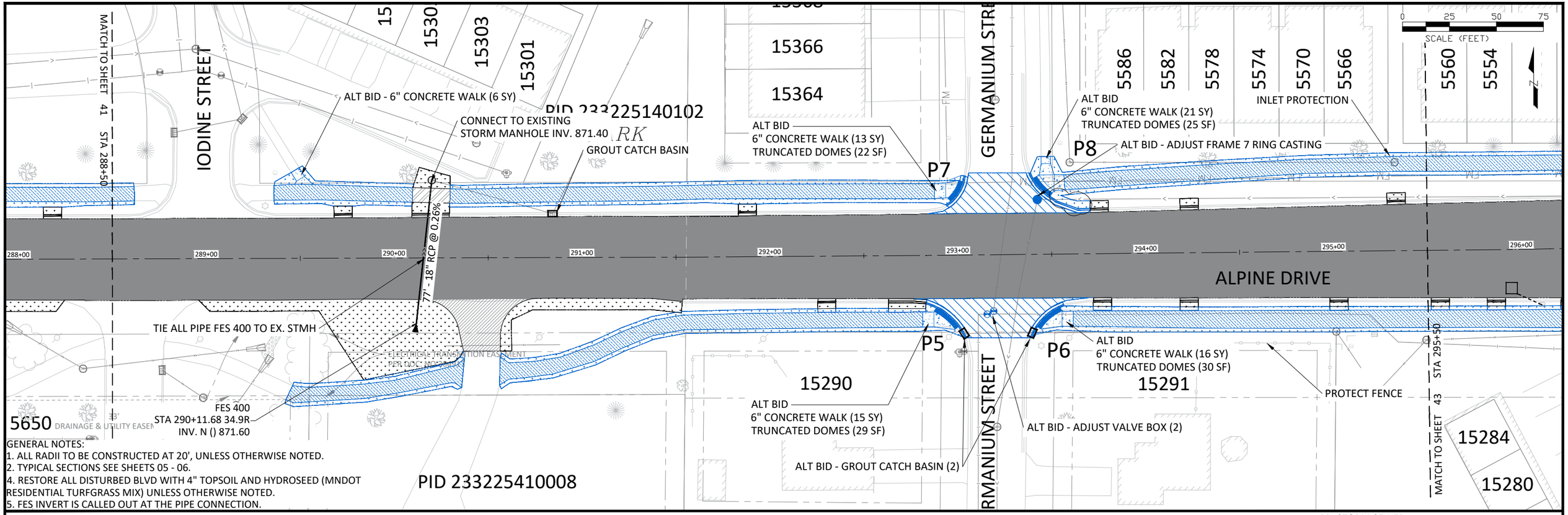
STREET CONSTRUCTION
S.A.P. 199-106-012

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

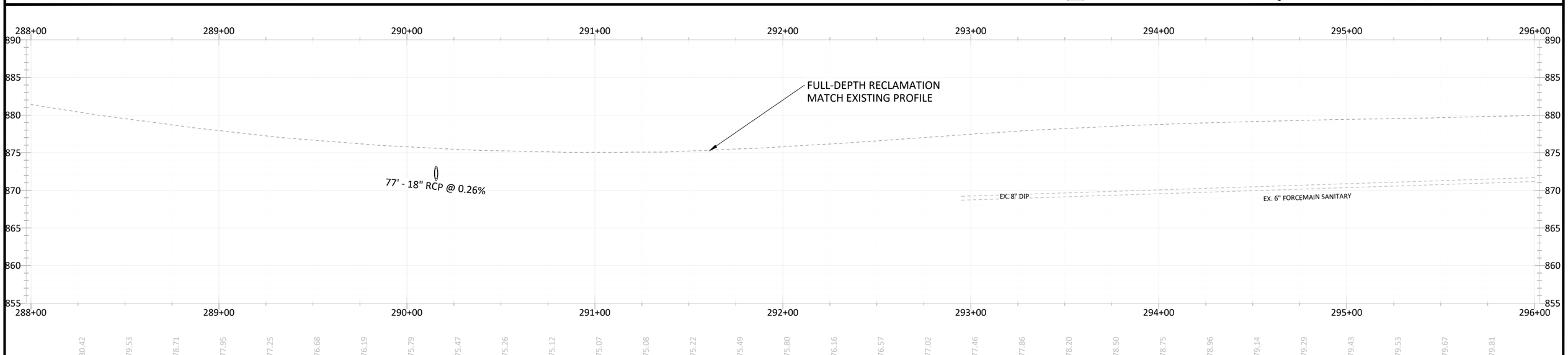
SHEET 41 OF 84 SHEETS



GENERAL NOTES:
1. ALL RADII TO BE CONSTRUCTED AT 20', UNLESS OTHERWISE NOTED.
2. TYPICAL SECTIONS SEE SHEETS 05 - 06.
4. RESTORE ALL DISTURBED BLVD WITH 4" TOPSOIL AND HYDROSEED (MNDOT RESIDENTIAL TURFGRASS MIX) UNLESS OTHERWISE NOTED.
5. FES INVERT IS CALLED OUT AT THE PIPE CONNECTION.

LEGEND

- CONSTRUCTION LIMITS
- ALT BID - CONSTRUCTION LIMITS
- PR. B-STYLE CURB
- ALT BID - PR. B-STYLE CURB
- PR. BITUMINOUS PAVEMENT - 2" OVERLAY
- PR. BITUMINOUS PAVEMENT - FULL DEPTH
- ALT BID - PR. BITUMINOUS PAVEMENT - FD
- ALT BID - PR. TRUNCATED DOME
- ALT BID - PR. 6" CONCRETE WALK
- PR. BITUMINOUS PAVEMENT - TRAIL
- ALT BID - PR. BITUMINOUS PAVEMENT - TRAIL
- PR. RESTORATION
- ALT BID - PR. RESTORATION
- PR. DRIVE - BITUMINOUS
- ALT BID -PR. DRIVE - BITUMINOUS
- ADJUST CASTING
- ALT BID - ADJUST CASTING
- ADJUST VALVE BOX
- ALT BID - ADJUST VB
- GROUT CATCH BASIN
- PR. STORM SEWER
- PR. 2'X3' CATCH BASIN
- PR. CATCH BASIN MANHOLE
- PR. STORM SEWER MANHOLE
- PR. FLARED END SECTION



DATE	REVISION
04/24/25	REVISED PEDESTRIAN RAMP

Apr 30, 2025 - 9:5 7am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Street Construction.dwg

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Joe Ferlancek
Date 03/21/25 Lic. No. 57095

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DRAWN BY:	JJF	DATE:	03/21/25
CHECKED BY:	JJF	FILE:	25-03

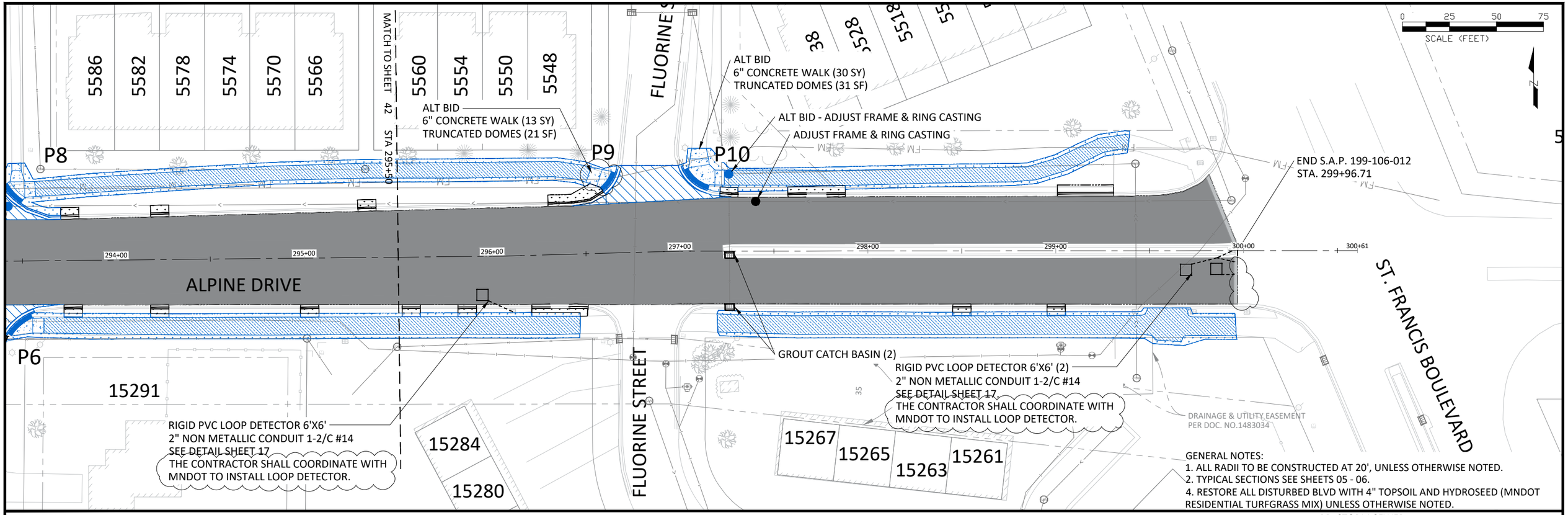
City of RAMSEY

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

STREET CONSTRUCTION
S.A.P. 199-106-012

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 42 OF 84 SHEETS



GENERAL NOTES:
1. ALL RADII TO BE CONSTRUCTED AT 20', UNLESS OTHERWISE NOTED.
2. TYPICAL SECTIONS SEE SHEETS 05 - 06.
4. RESTORE ALL DISTURBED BLVD WITH 4" TOPSOIL AND HYDROSEED (MNDOT RESIDENTIAL TURFGRASS MIX) UNLESS OTHERWISE NOTED.

LEGEND

- CONSTRUCTION LIMITS
- ALT BID - CONSTRUCTION LIMITS
- PR. B-STYLE CURB
- ALT BID - PR. B-STYLE CURB
- PR. BITUMINOUS PAVEMENT - 2" OVERLAY
- PR. BITUMINOUS PAVEMENT - FULL DEPTH
- ALT BID - PR. BITUMINOUS PAVEMENT - FD
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- ALT BID - PR. 6" CONCRETE WALK
- PR. BITUMINOUS PAVEMENT - TRAIL
- ALT BID - PR. BITUMINOUS PAVEMENT - TRAIL
- PR. RESTORATION
- ALT BID - PR. RESTORATION
- PR. DRIVE - BITUMINOUS
- ALT BID -PR. DRIVE - BITUMINOUS
- ADJUST CASTING
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- ALT BID - ADJUST VB
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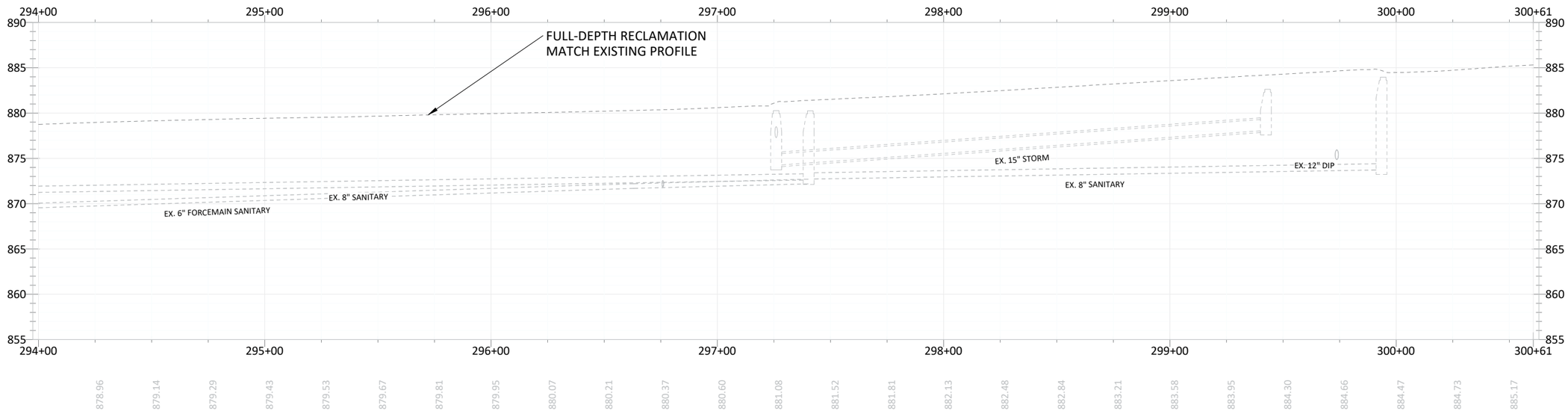
- PR. STORM SEWER
- PR. 2'X3' CATCH BASIN
- PR. CATCH BASIN MANHOLE
- PR. STORM SEWER MANHOLE
- PR. FLARED END SECTION



DATE	REVISION
04/24/25	REVISED STREET TIE-IN. / REVISED PEDESTRIAN RAMP

Apr 30, 2025 - 9:16am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Street Construction.dwg

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Joe Ferlancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

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

STREET CONSTRUCTION
S.A.P. 199-106-012

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

START S.A.P. 199-107-010
STA. 247+49.50

SUNFISH LAKE BOULEVARD (CR 57)

ALPINE DRIVE

SEE BELOW

SEE ABOVE

SODIUM ST

15298 15294 15292 15288 6251 15290 15291 15300

4SW 4DY 24SY

246+83 247+00 248+00 249+00 250+00 251+00 252+00 253+00 254+00 255+00 256+00 257+00 258+00 259+00 260+00 261+00

STA 260+50

MATCH TO SHEET 45

0 25 50 75
SCALE (FEET)

N

LEGEND

- PAVEMENT MARKING
- 24" SOLID LINE
- TURN ARROW

STRIPING KEY & LEGEND

1ST DIGIT WIDTH 4",8",ETC.
2ND DIGIT PATTERN S-SOLID B-BROKEN D-DOUBLE
3RD DIGIT COLOR W-WHITE Y-YELLOW B-BLACK

CIRCLE - EPOXY

EXAMPLE: 4SW = 4" SOLID WHITE - EPOXY

DATE	REVISION
04/24/25	REVISED STORM SEWER

Apr 21, 2025 - 10:27am
O:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Pavement Markings.dwg

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Date 03/21/25 Lic. No. 57095

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CHECKED BY:	JJF	FILE: 25-03

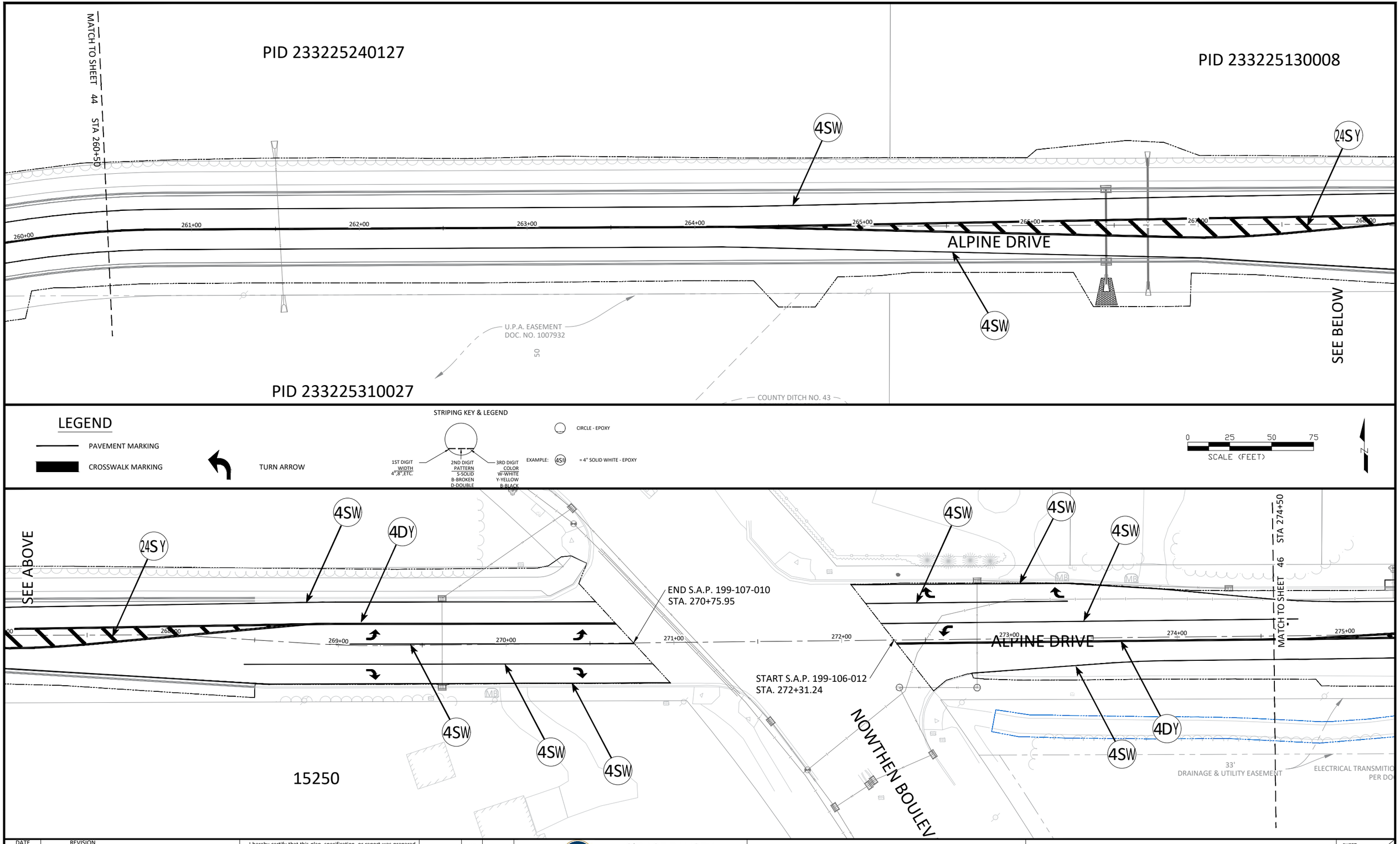
City of RAMSEY

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

PAVEMENT MARKINGS
S.A.P. 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 44 OF 84 SHEETS



DATE	REVISION

Mar 21, 2025 - 11:23am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Pavement Markings.dwg

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Joe Feriancek
Date 03/21/25 Lic. No. 57095

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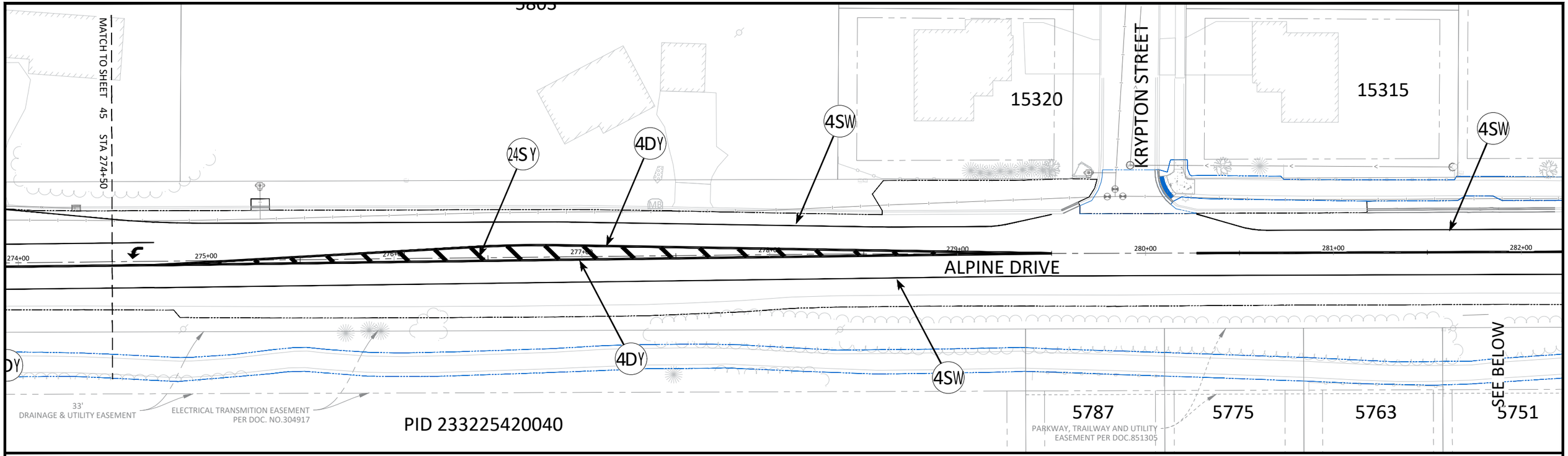
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

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

PAVEMENT MARKINGS
S.A.P. 199-107-010 / S.A.P. 199-106-012

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA



LEGEND

- PAVEMENT MARKING
- CROSSWALK MARKING
- TURN ARROW

STRIPING KEY & LEGEND

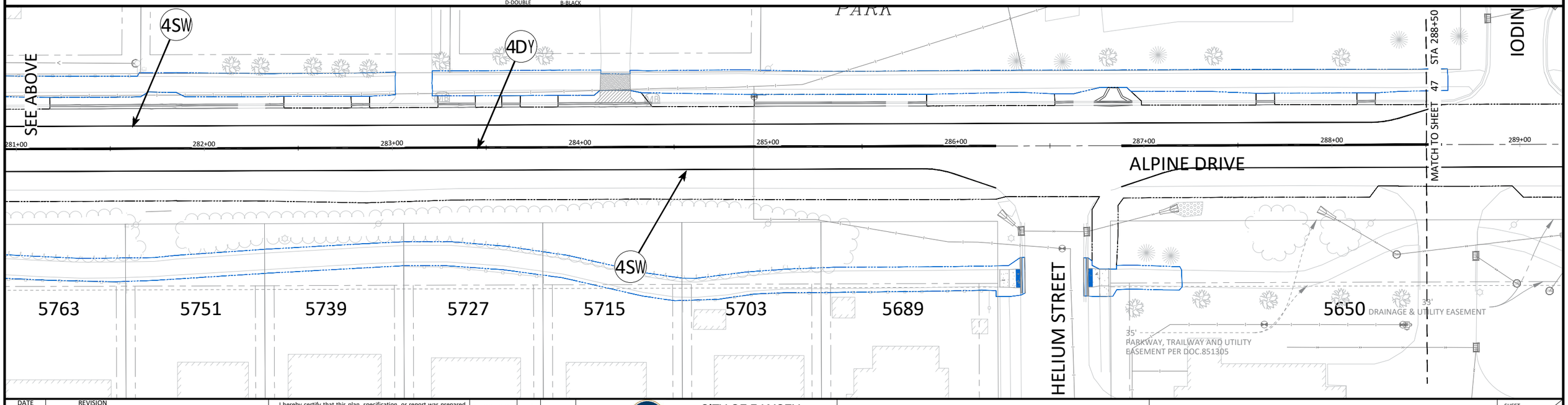
1ST DIGIT WIDTH 4",8",ETC.
2ND DIGIT PATTERN S-SOLID B-BROKEN D-DOUBLE
3RD DIGIT COLOR W-WHITE Y-YELLOW B-BLACK

CIRCLE - EPOXY

EXAMPLE: 4SW = 4" SOLID WHITE - EPOXY

0 25 50 75
SCALE (FEET)

N



DATE	REVISION

Mar 21, 2025 - 11:26am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Pavement Markings.dwg

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Joe Feriancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

City of RAMSEY

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

PAVEMENT MARKINGS
S.A.P. 199-106-012

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

MATCH TO SHEET 46 STA 288+50

IODINE STREET

15303

15301

15366

15364

PID 233225140102
PARK

GERMANIUM STREET

5586 5582 5578 5574 5570 5566 5560 5554

SCALE (FEET) 0 25 50 75

4DY 4SW 24SY

288+00 289+00 290+00 291+00 292+00 293+00 294+00

ALPINE DRIVE

SEE BELOW

ELECTRICAL TRANSMISSION EASEMENT
PER DOC. NO.904317

15290 15291 15284

5650

33' DRAINAGE & UTILITY EASEMENT

LEGEND

PAVEMENT MARKING

CROSSWALK MARKING

TURN ARROW

STRIPING KEY & LEGEND

1ST DIGIT WIDTH 4",8",ETC.
2ND DIGIT PATTERN S-SOLID B-BROKEN D-DOUBLE
3RD DIGIT COLOR W-WHITE Y-YELLOW B-BLACK

CIRCLE - EPOXY

EXAMPLE: 4SW = 4" SOLID WHITE - EPOXY

SCALE (FEET) 0 25 50 75

SEE ABOVE

ALPINE DRIVE

4DY 24SY 4SW

294+00 295+00 296+00 297+00 298+00 299+00 300+00 300+61

END S.A.P. 199-106-012
STA. 299+96.71

REFRESH CROSSWALK MARKINGS WITHIN MNDOT R.O.W. IF IMPACTED BY CONSTRUCTION.

ST. FRANCIS BOULEVARD (TH 47)

FLUORINE STREET

15291 15284 15280

GREAT RIVER ENERGY EASEMENT
PER DOC. NO.1605267

DRAINAGE & UTILITY EASEMENT
PER DOC. NO.1483034

MNDOT R.O.W.

15267 15265 15263 15261

DATE	REVISION
04/24/25	REFRESH MARKINGS WITHIN MNDOT ROW IF IMPACTED.

Apr 24, 2025 - 1:19pm
O:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Pavement Markings.dwg

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Joe Feriancek
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CHECKED BY:	JJF	FILE:	25-03

City of RAMSEY

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RAMSEY, MN 55303
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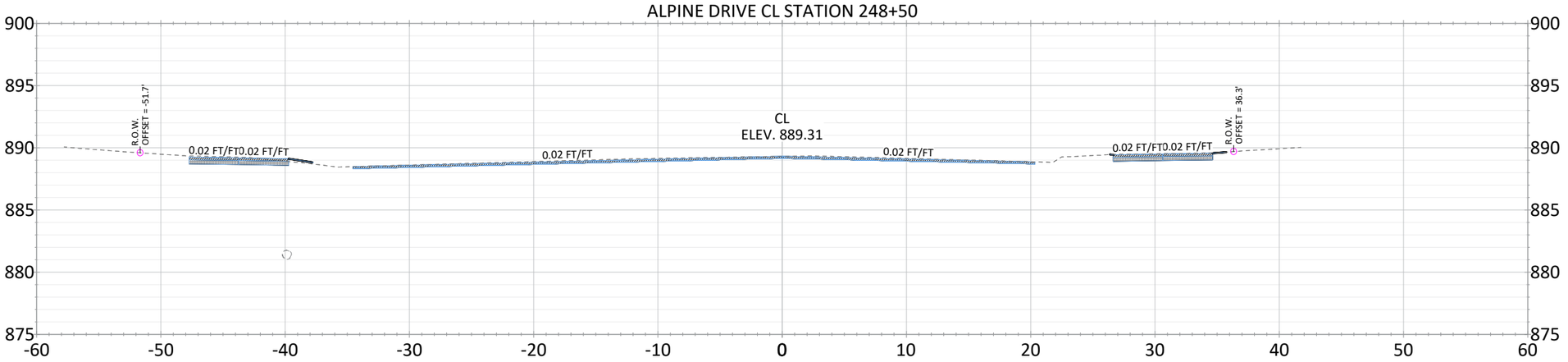
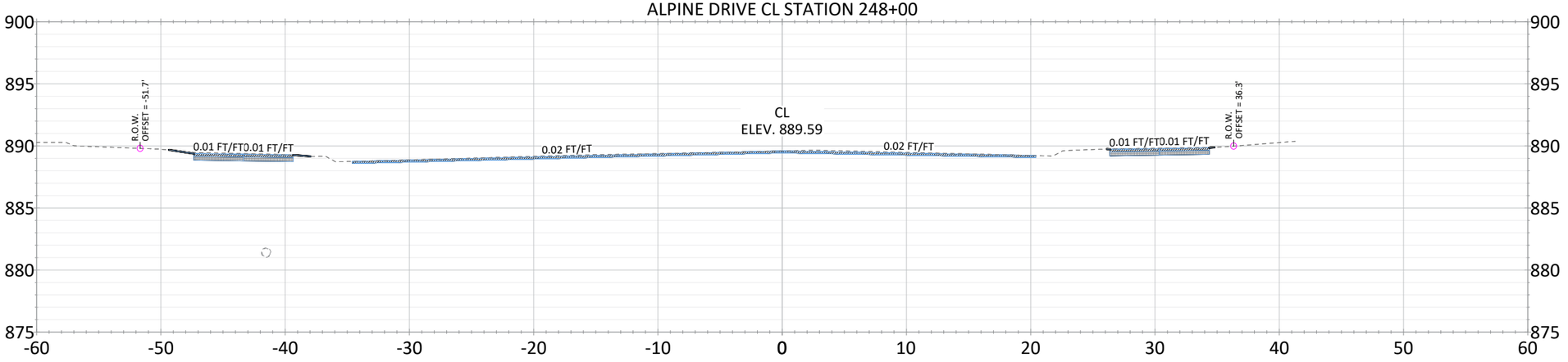
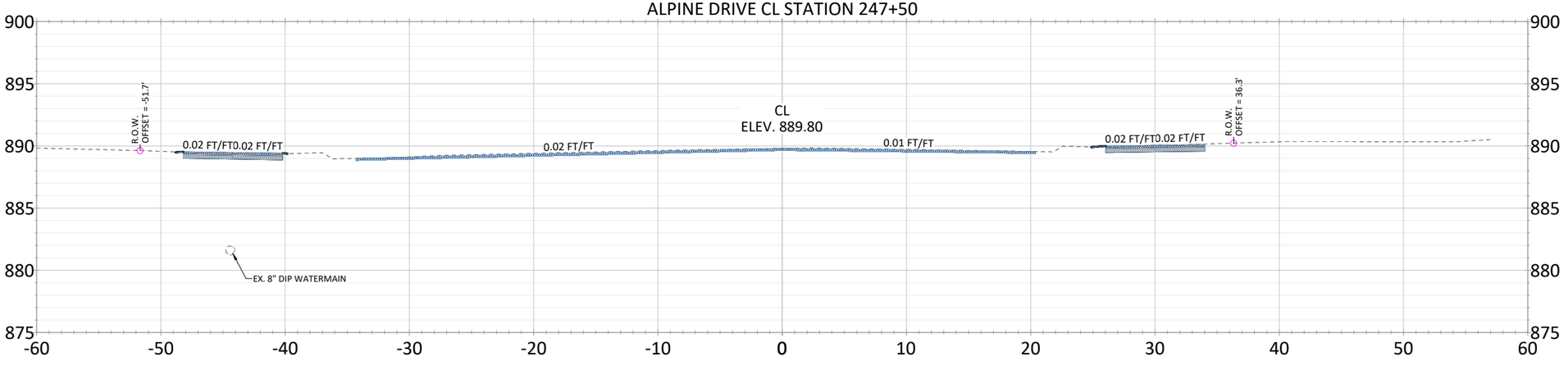
PAVEMENT MARKINGS
S.A.P. 199-106-012

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 47 OF 84 SHEETS







DATE	REVISION

Mar 21, 2025 - 8:41am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Cross Sections (CR 57 to CSAH 5).dwg

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City of RAMSEY

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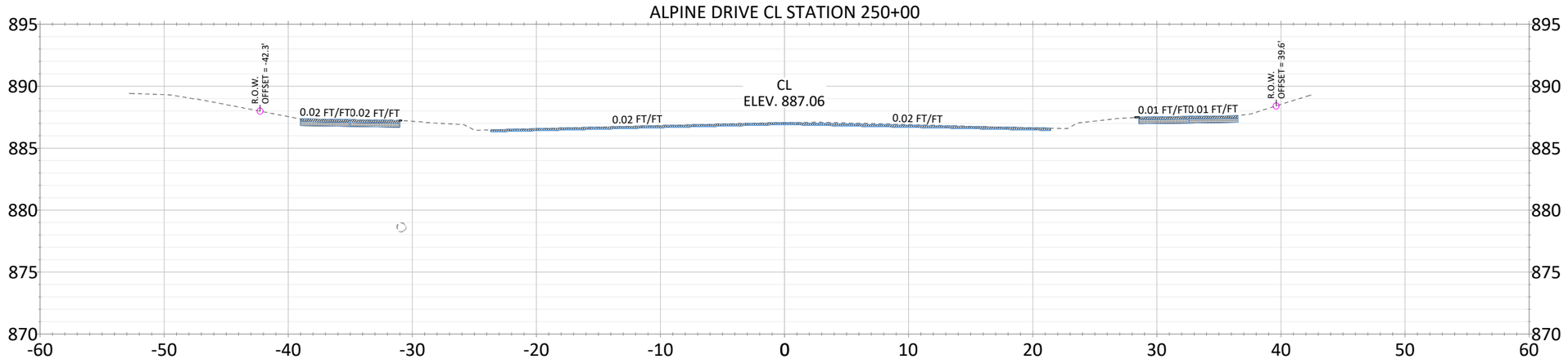
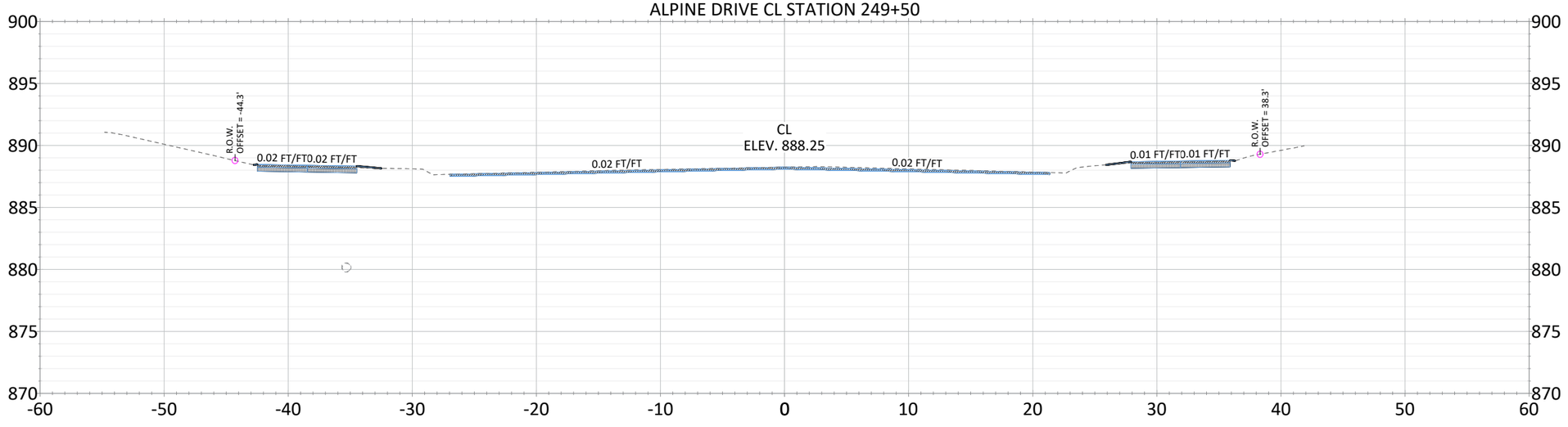
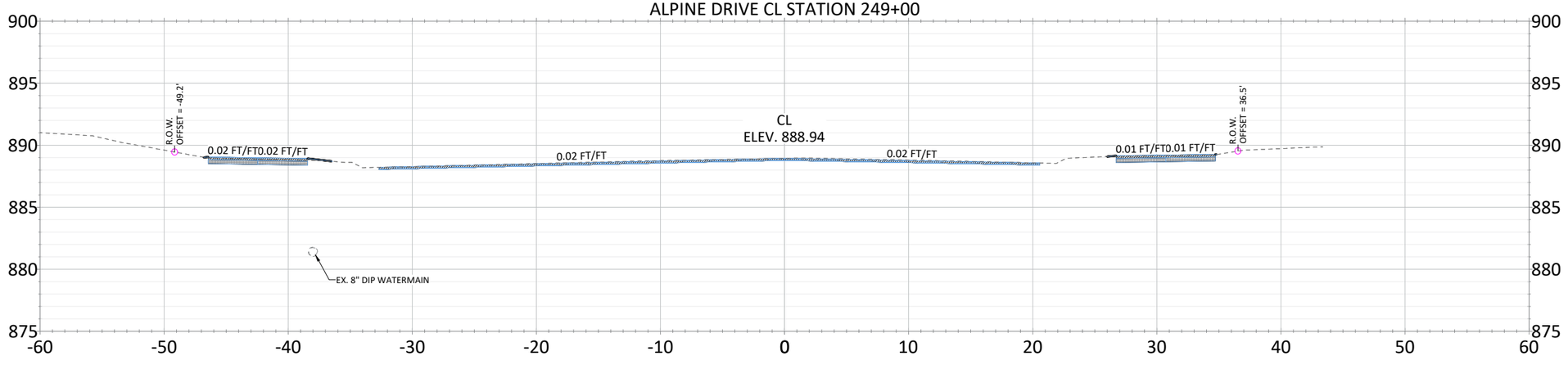
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

CROSS SECTIONS
S.A.P. 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA







DATE	REVISION

Mar 21, 2025 - 8:42am
D:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Cross Sections (CR 57 to CSAH 5).dwg

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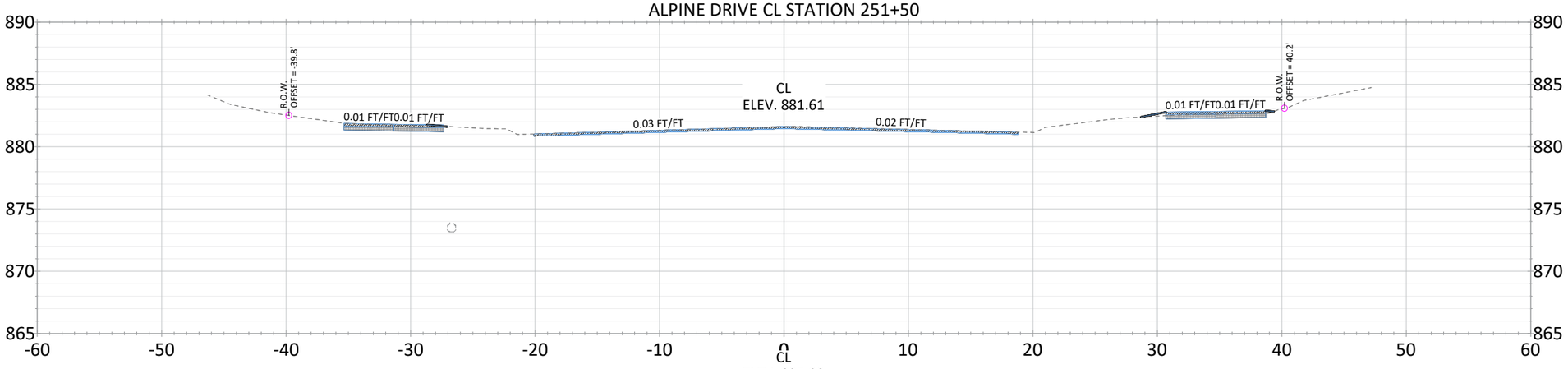
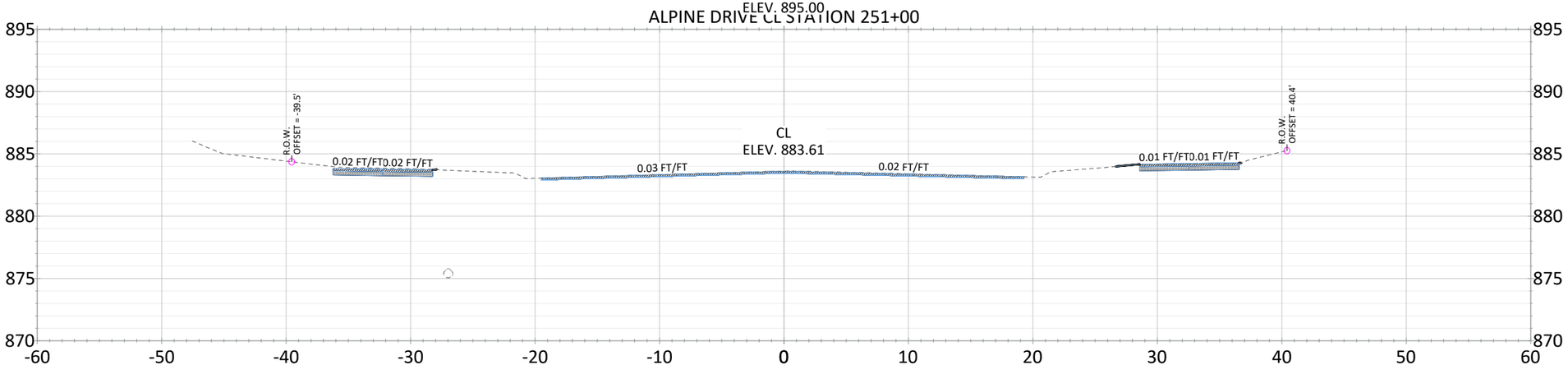
CROSS SECTIONS
S.A.P. 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

ALPINE DRIVE CL STATION 251+50



ALPINE DRIVE CL STATION 251+00



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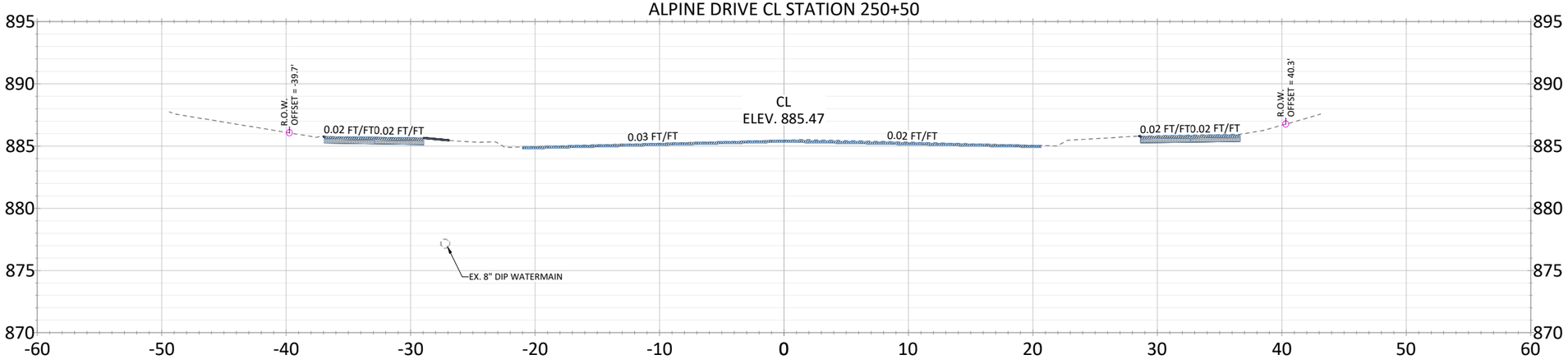


DATE	REVISION

Mar 21, 2025 - 8:42am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Cross Sections (CR 57 to CSAH 5).dwg

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

Joe Feriancek
Date 03/21/25 Lic. No. 57095

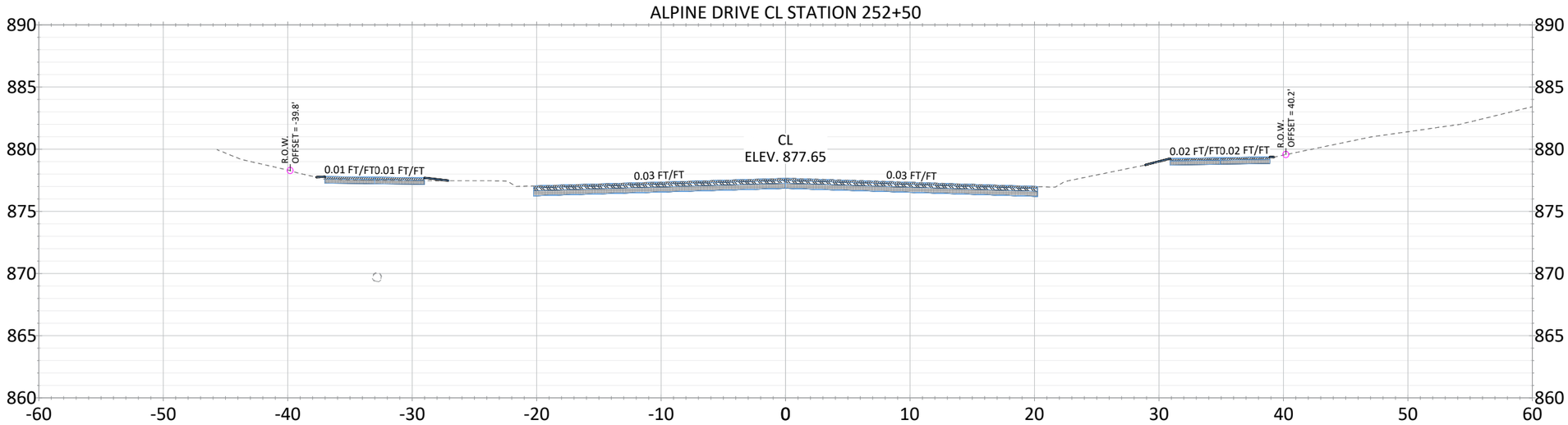
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

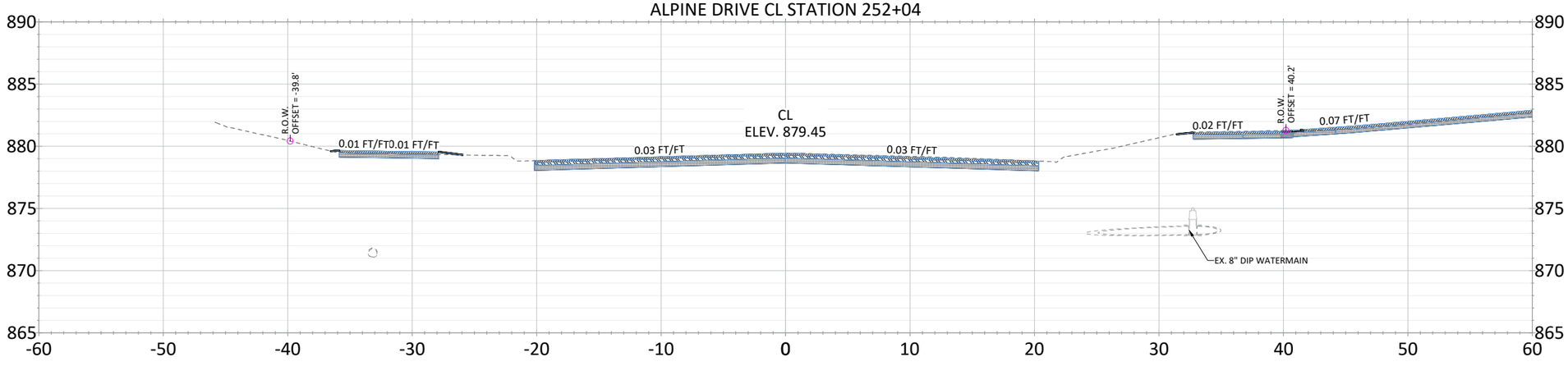
City of RAMSEY

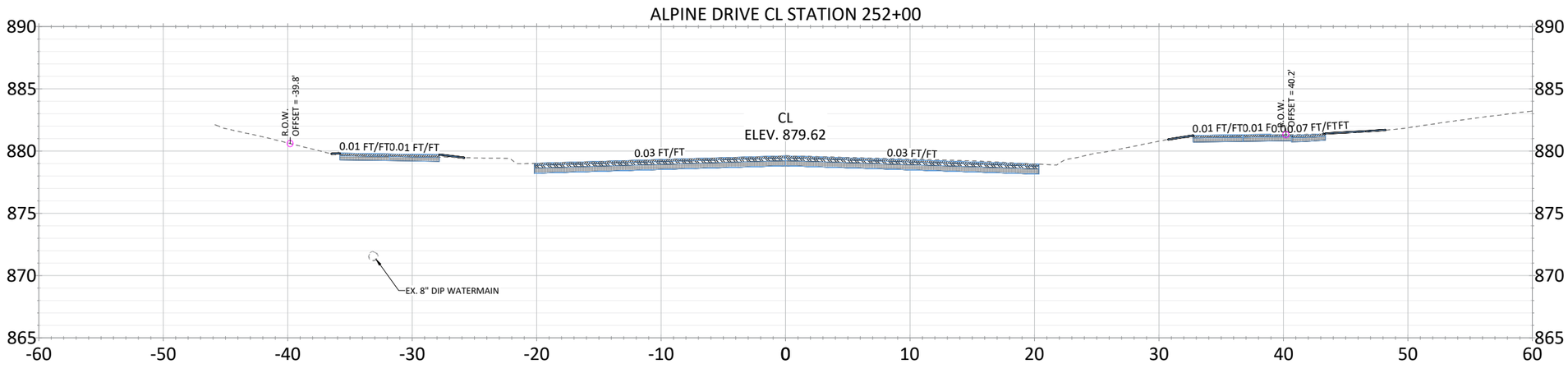
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

CROSS SECTIONS
S.A.P. 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA







DATE	REVISION

Mar 21, 2025 - 8:44am
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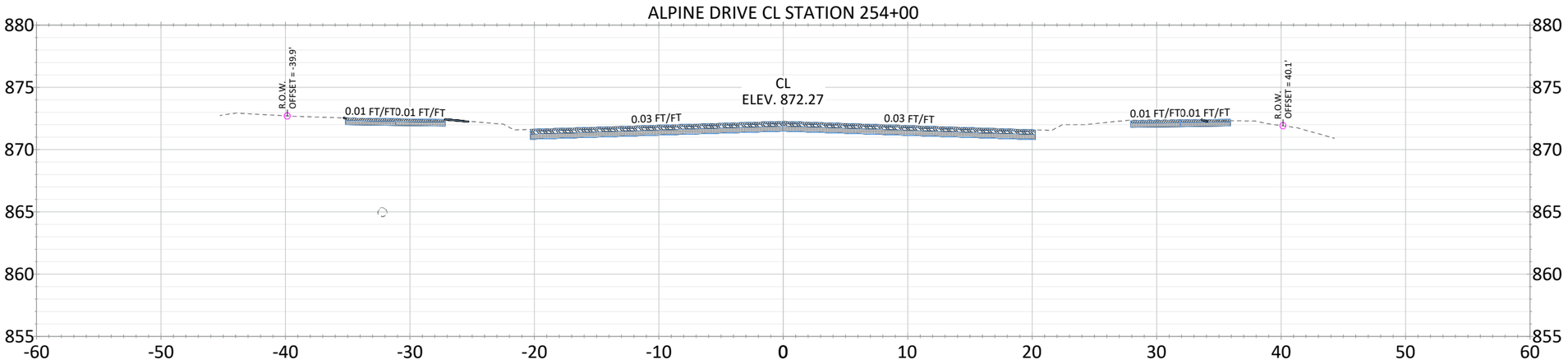
Joe Feriancek
Date 03/21/25 Lic. No. 57095

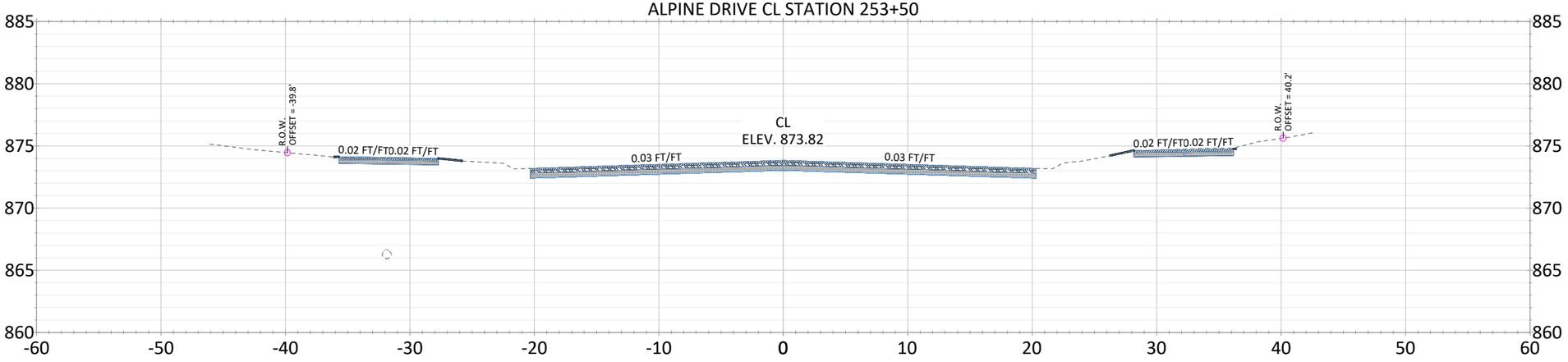
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

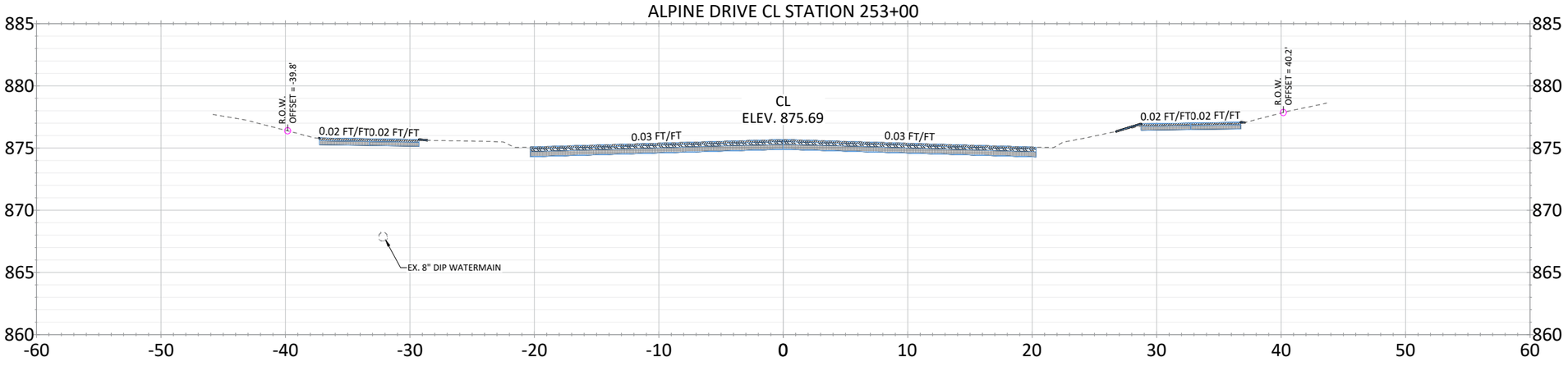
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

CROSS SECTIONS
S.A.P. 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA







DATE	REVISION

Mar 21, 2025 - 8:45am
O:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Cross Sections (CR 57 to CSAH 5).dwg

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Joe Feriancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

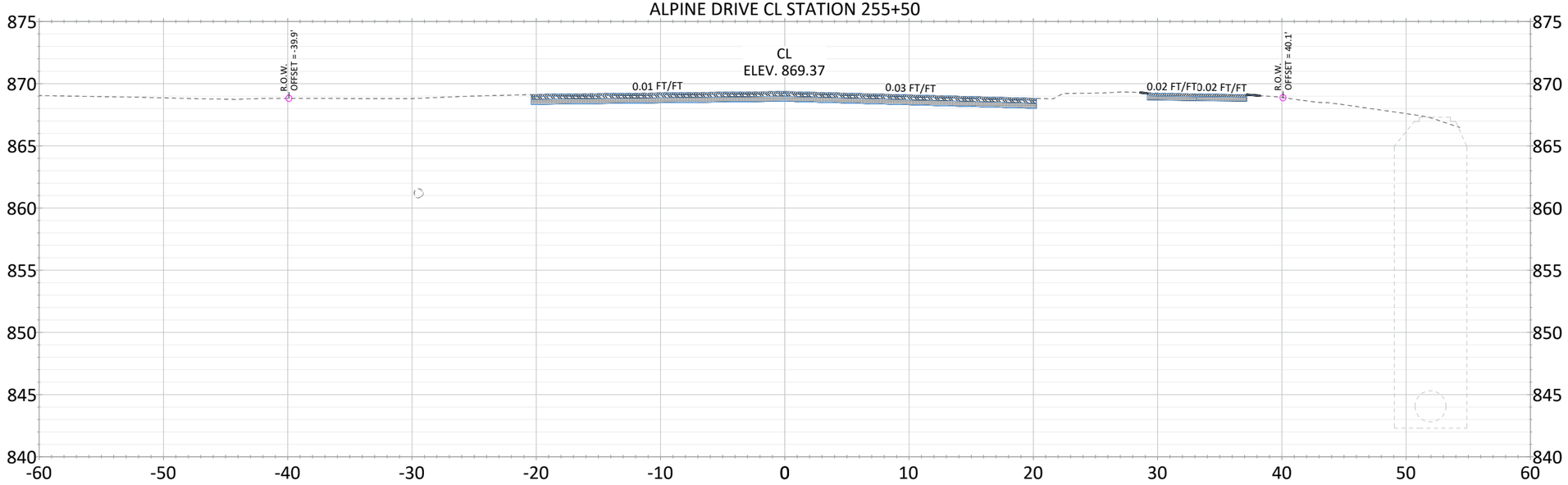
City of RAMSEY

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

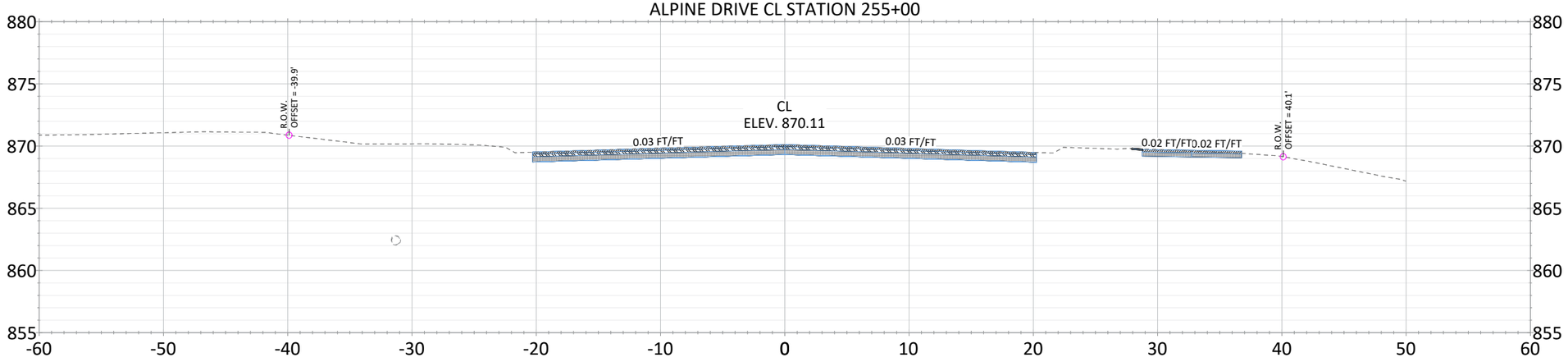
CROSS SECTIONS
S.A.P. 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

ALPINE DRIVE CL STATION 255+50



ALPINE DRIVE CL STATION 255+00



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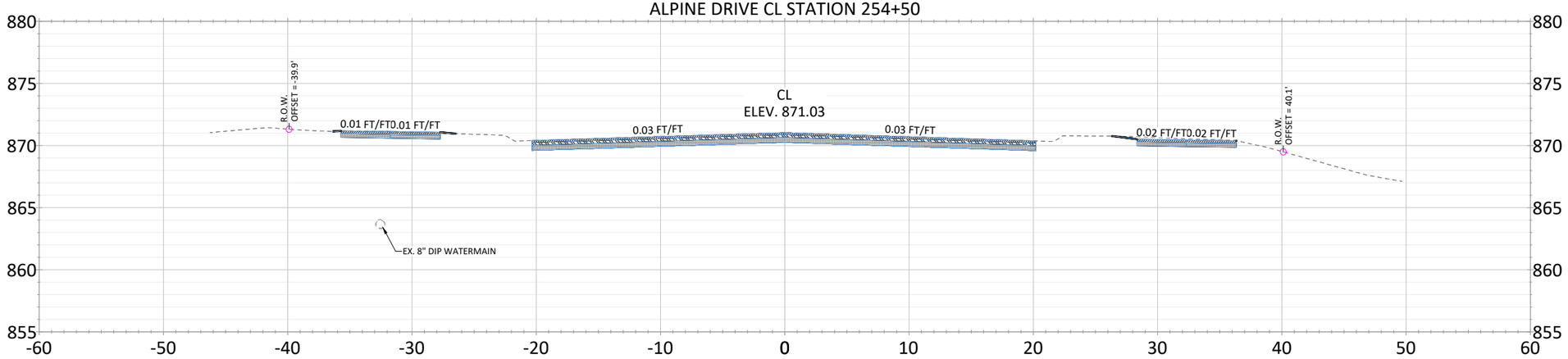

DATE	REVISION

Mar 21, 2025 - 8:43am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Cross Sections (CR 57 to CSAH 5).dwg

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Joe Feriancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

City of RAMSEY

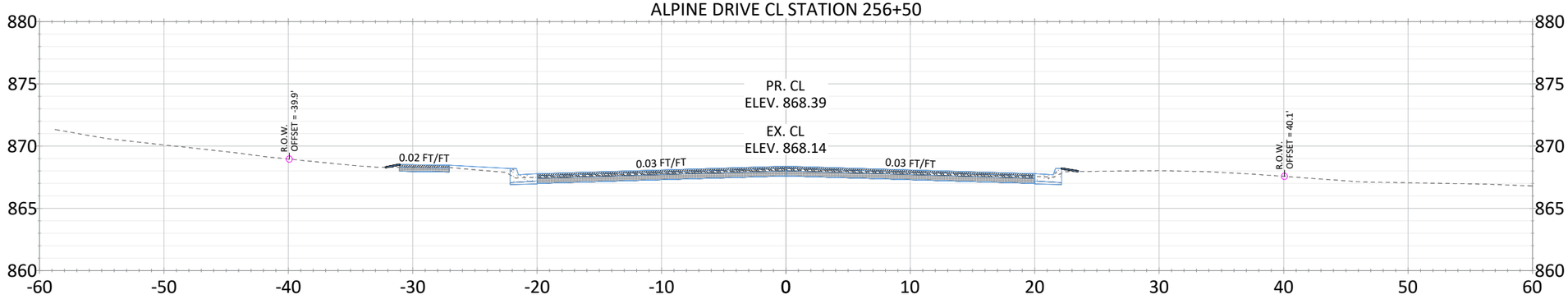
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

CROSS SECTIONS
S.A.P. 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 53 OF 84 SHEETS

ALPINE DRIVE CL STATION 256+50



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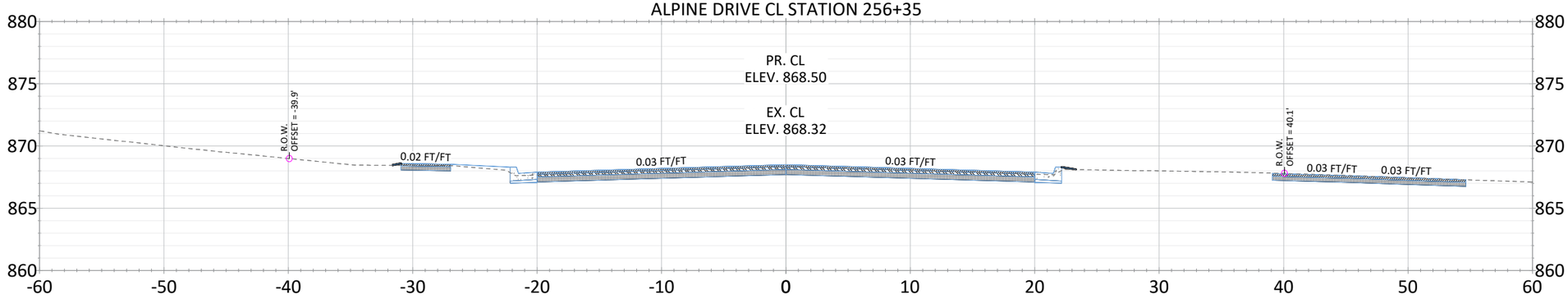

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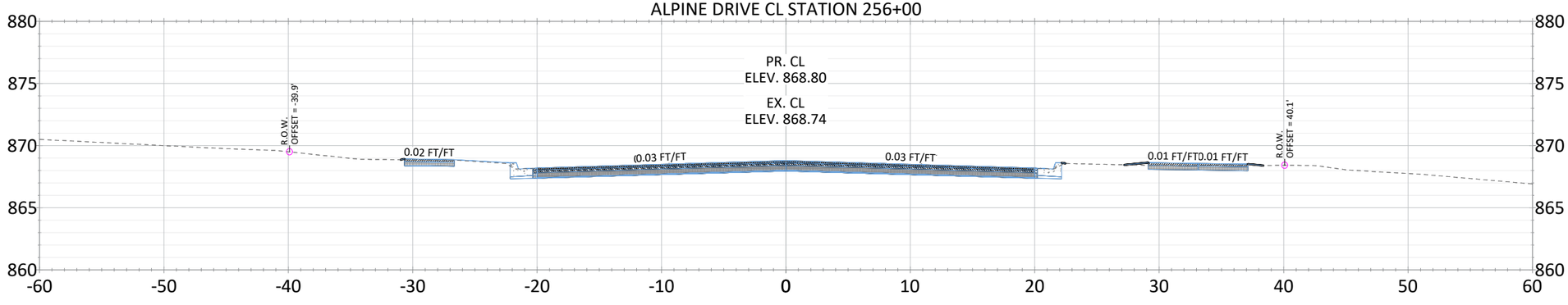


DATE	REVISION

Mar 21, 2025 - 8:46am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Cross Sections (CR 57 to CSAH 51).dwg

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

Joe Feriancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

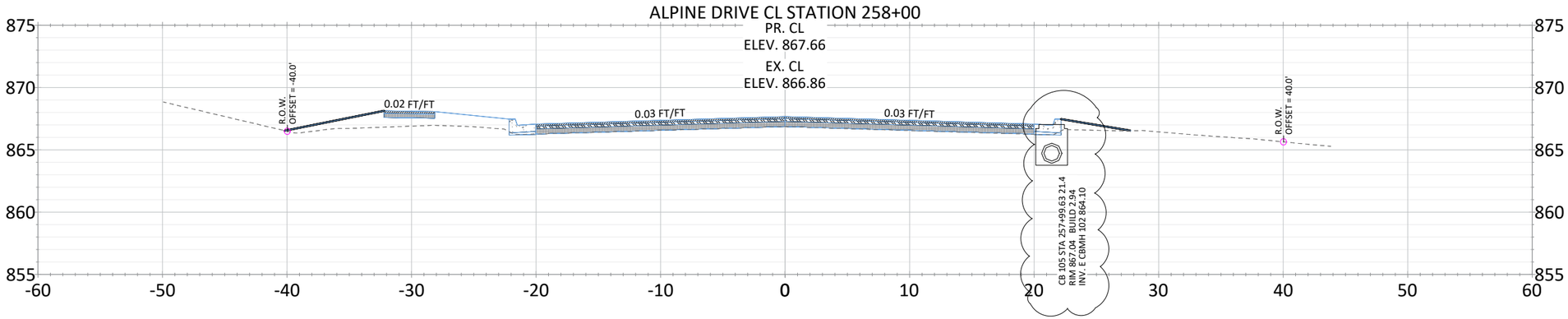
City of RAMSEY

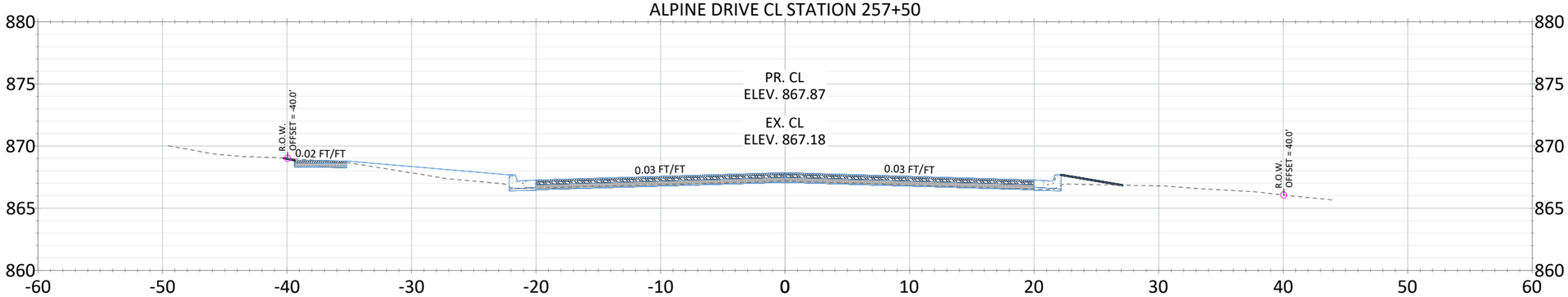
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

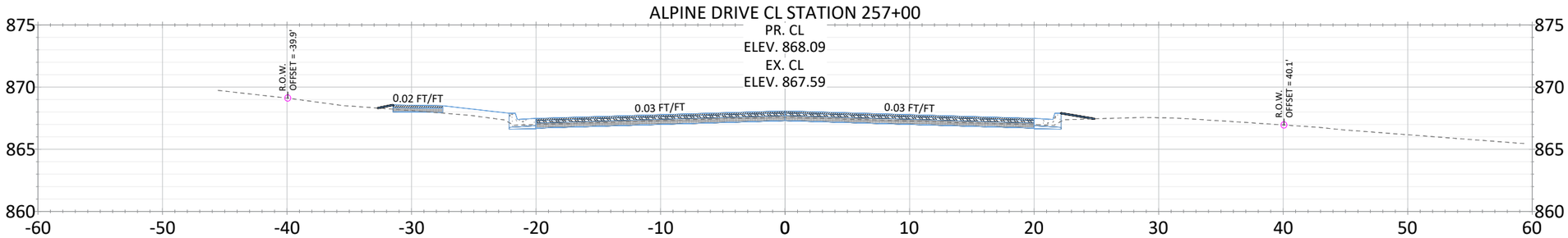
CROSS SECTIONS
S.A.P. 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 54 OF 84 SHEETS







DATE	REVISION
04/24/25	REVISE STORM SEWER

Apr 24, 2025 - 2:07pm
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Cross Sections (CR 57 to CSAH 5).dwg

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

Joe Feriancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

City of RAMSEY

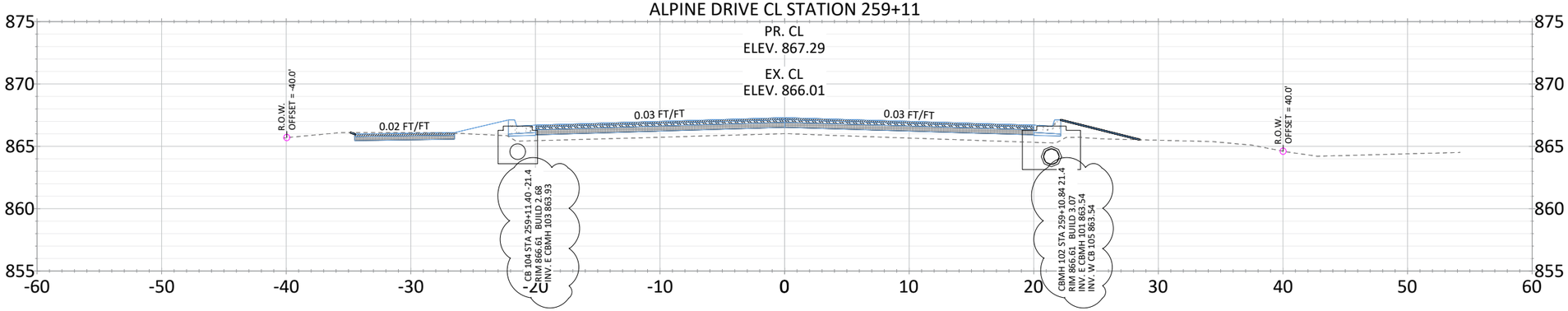
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

CROSS SECTIONS
S.A.P. 199-107-010

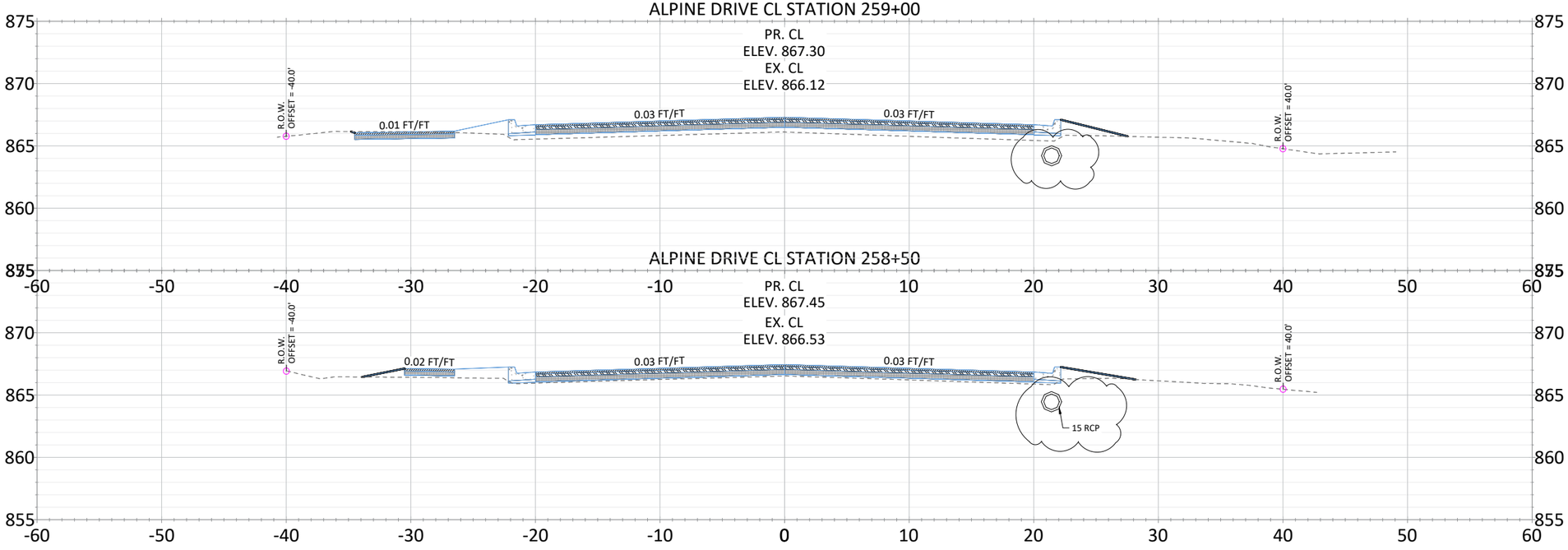
ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 55 OF 84 SHEETS

ALPINE DRIVE CL STATION 259+11



ALPINE DRIVE CL STATION 259+00



ALPINE DRIVE CL STATION 258+50

DATE	REVISION
04/24/25	REVISE STORM SEWER

Apr 29, 2025 - 2:06pm
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Joe Feriancek
Date 03/21/25 Lic. No. 57095

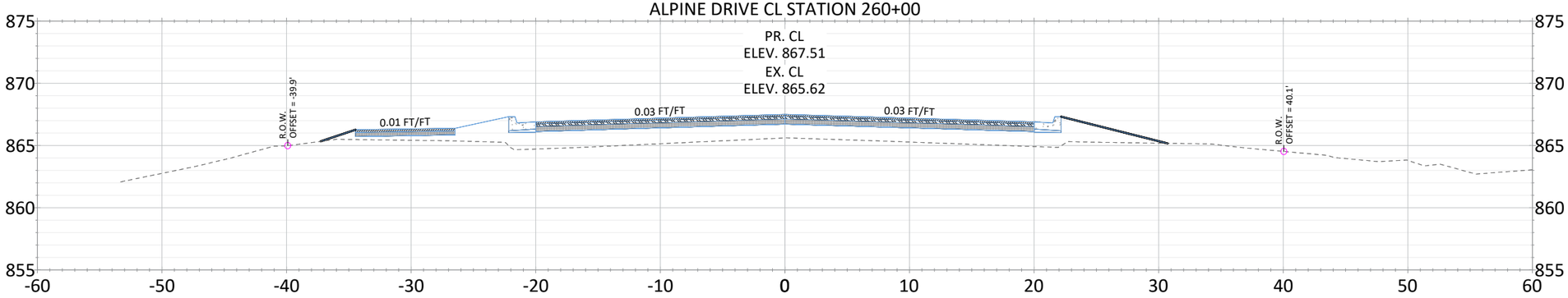
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

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

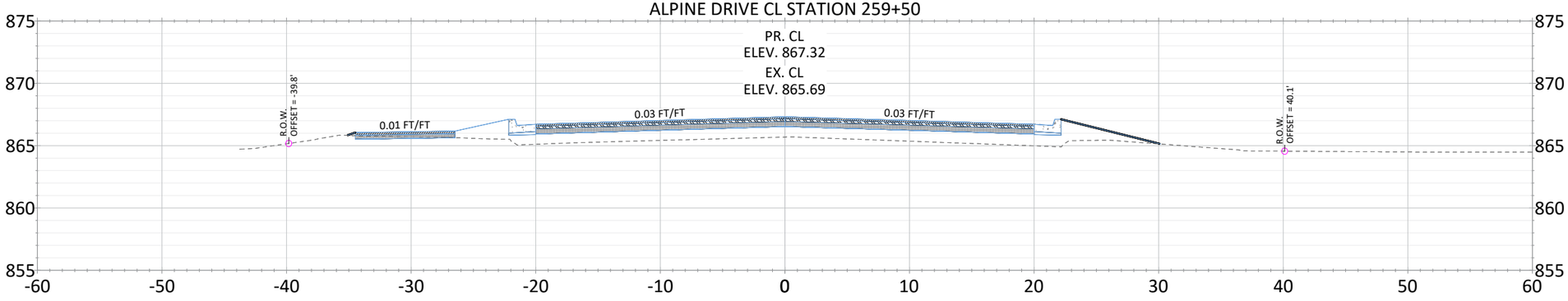
CROSS SECTIONS
S.A.P. 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

ALPINE DRIVE CL STATION 260+00



ALPINE DRIVE CL STATION 259+50



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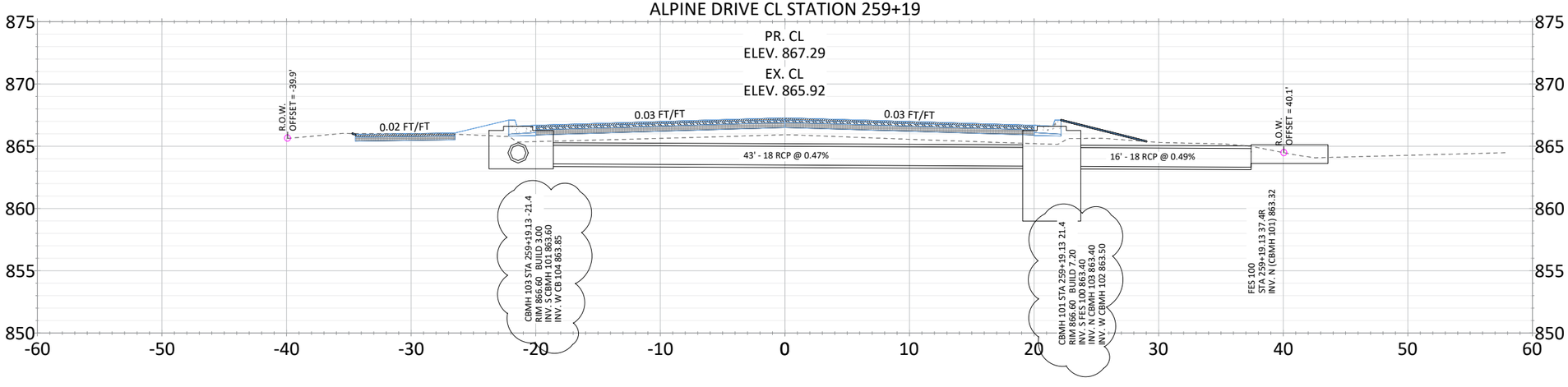

DATE	REVISION
04/24/25	REVISED STORM SEWER

Apr 25, 2025 - 2:09pm
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Joe Feriancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

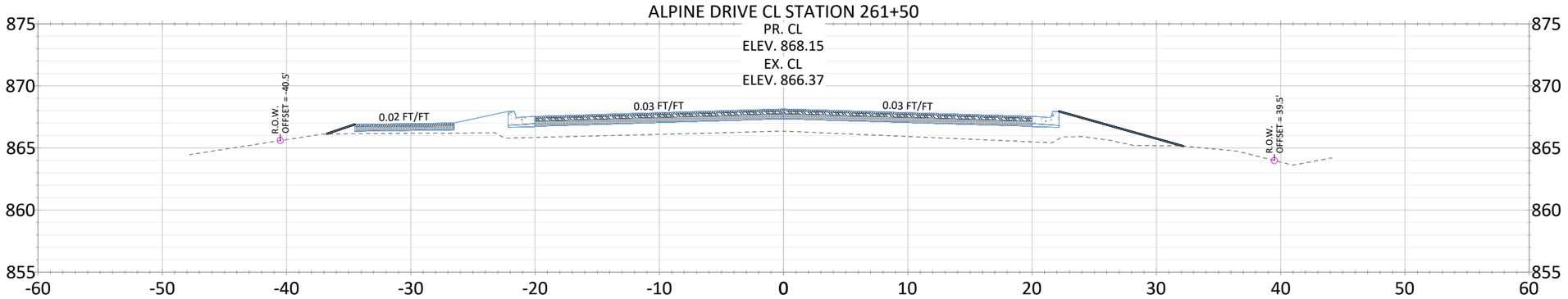
City of RAMSEY

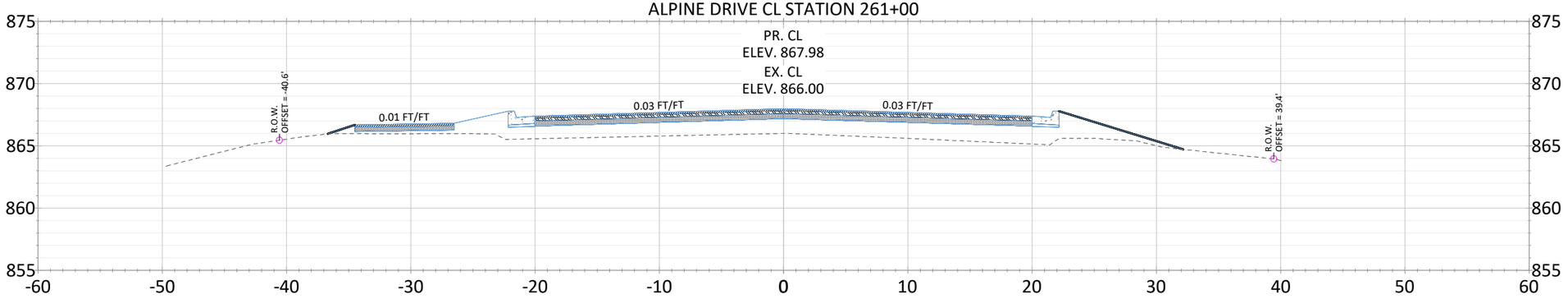
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

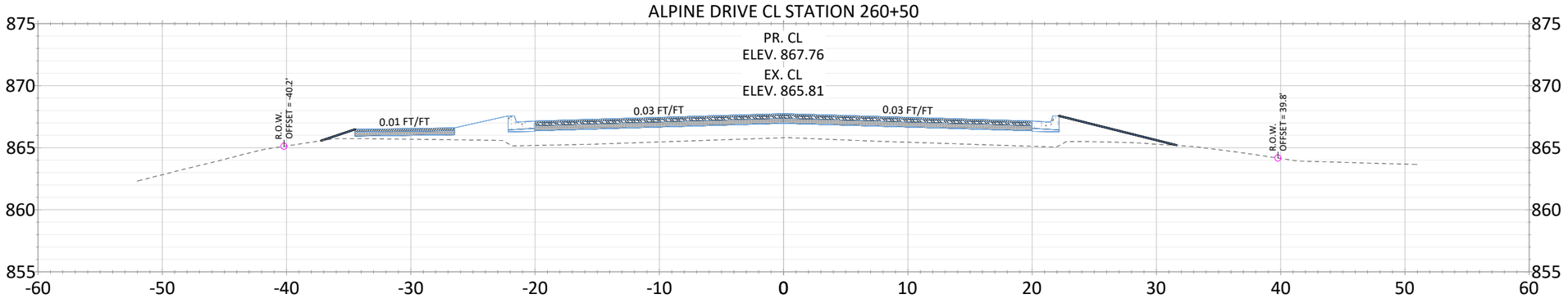
CROSS SECTIONS
S.A.P. 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 57 OF 84 SHEETS







DATE	REVISION

Mar 21, 2025 - 8:47am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Cross Sections (CR 57 to CSAH 5).dwg

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Joe Feriancek
Date 03/21/25 Lic. No. 57095

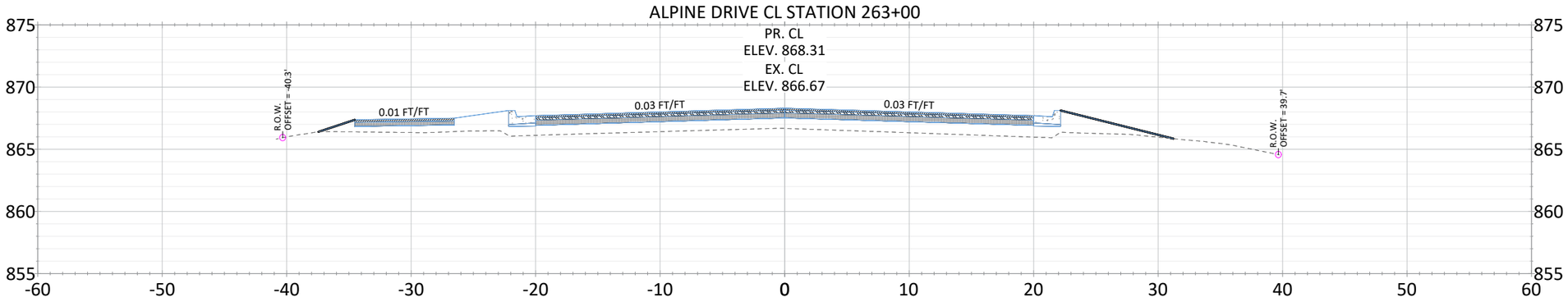
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

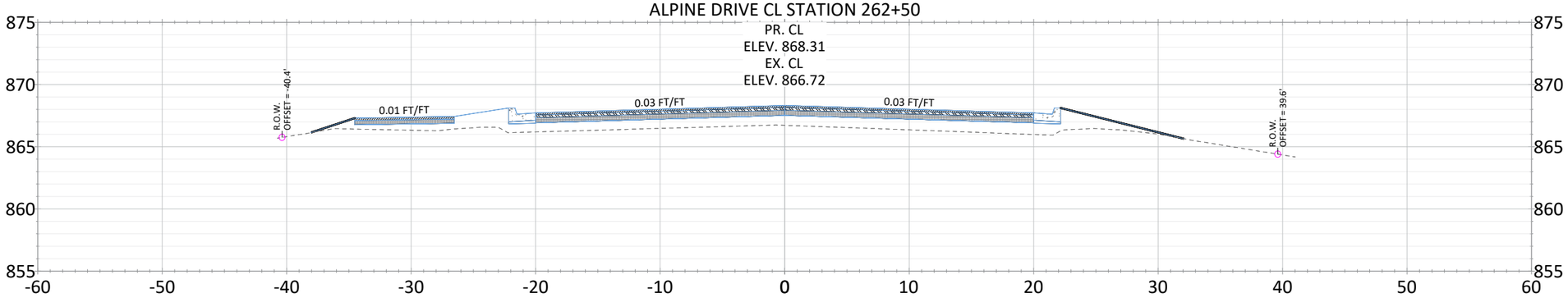
City of RAMSEY

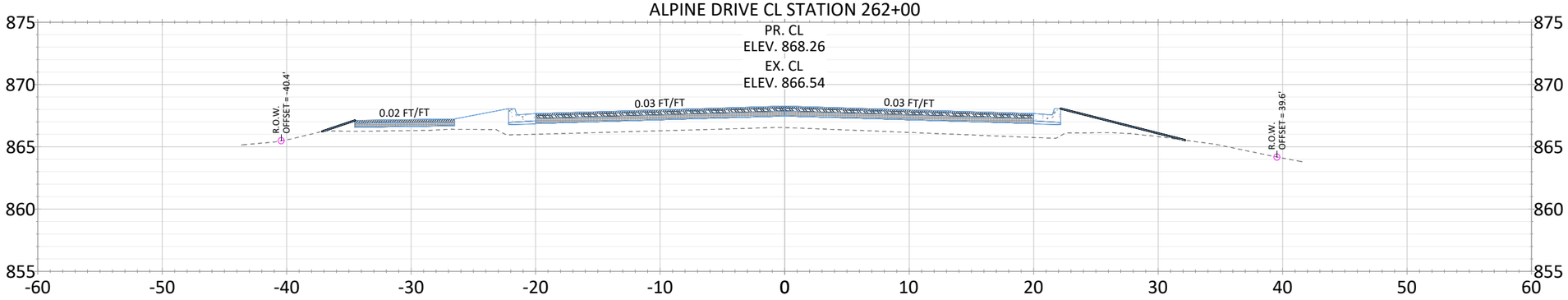
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

CROSS SECTIONS
S.A.P. 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA







DATE	REVISION

Mar 21, 2025 - 8:48am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Cross Sections (CR 57 to CSAH 5).dwg

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Joe Feriancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

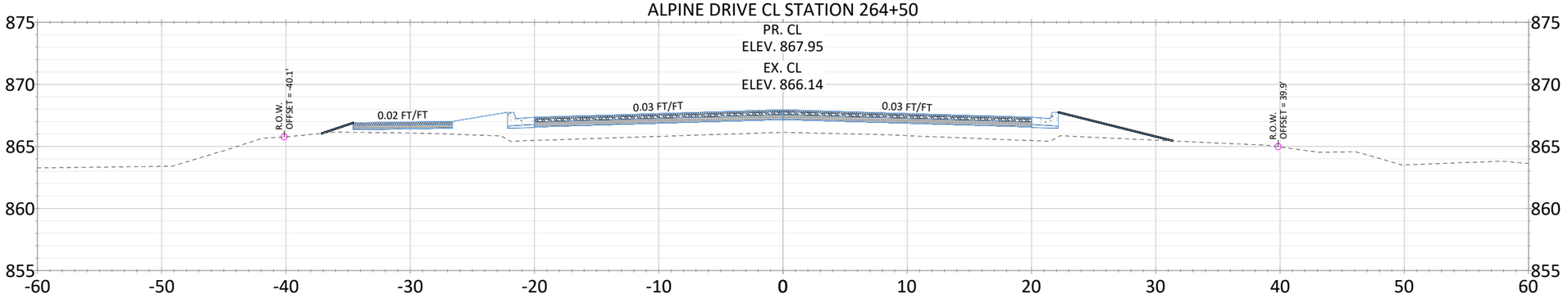
City of RAMSEY

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

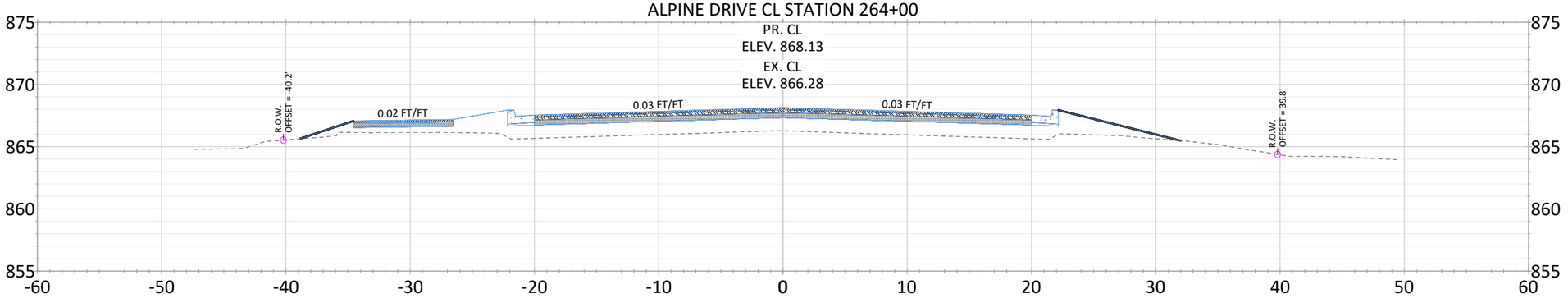
CROSS SECTIONS
S.A.P. 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

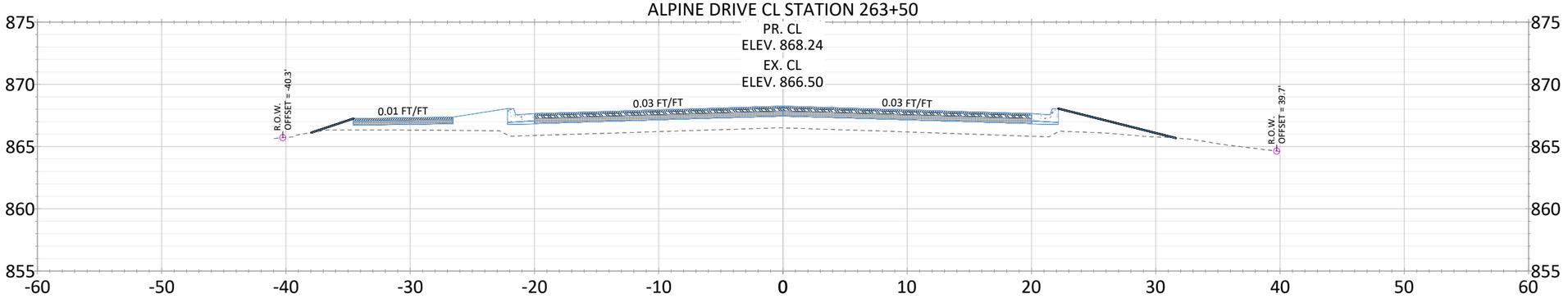
ALPINE DRIVE CL STATION 264+50



ALPINE DRIVE CL STATION 264+00



ALPINE DRIVE CL STATION 263+50



DATE	REVISION

Mar 21, 2025 - 8:48am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Cross Sections (CR 57 to CSAH 5).dwg

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Joe Feriancek
Date 03/21/25 Lic. No. 57095

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DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

City of RAMSEY

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7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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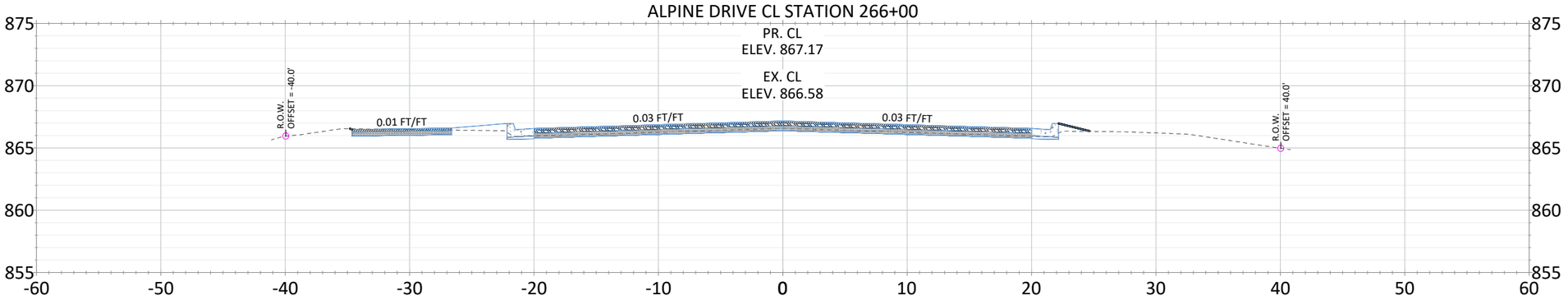
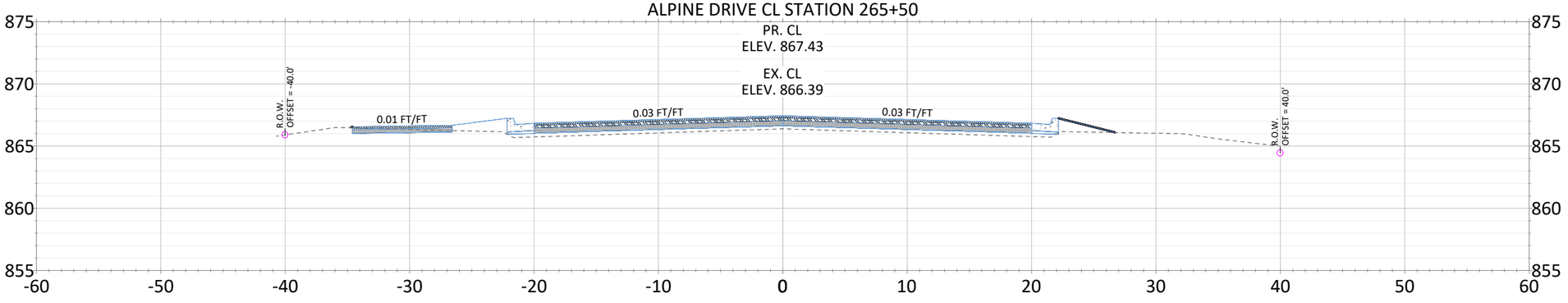
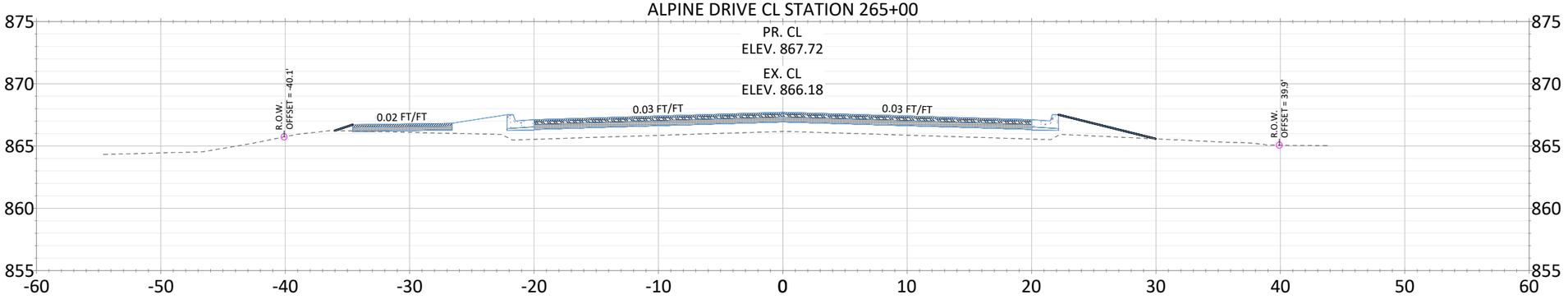
CROSS SECTIONS
S.A.P. 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 60 OF 84 SHEETS







DATE	REVISION

Mar 21, 2025 - 8:49am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Cross Sections (CR 57 to CSAH 5).dwg

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

Joe Feriancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

City of RAMSEY

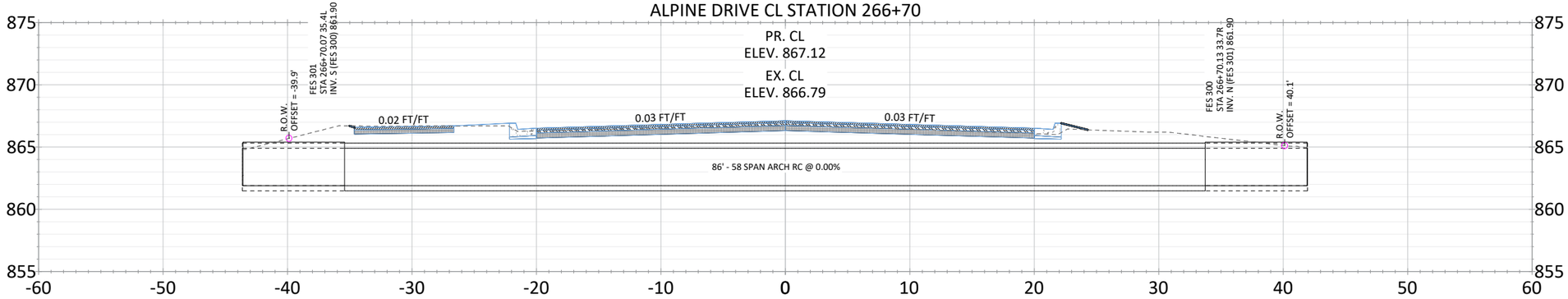
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

CROSS SECTIONS
S.A.P. 199-107-010

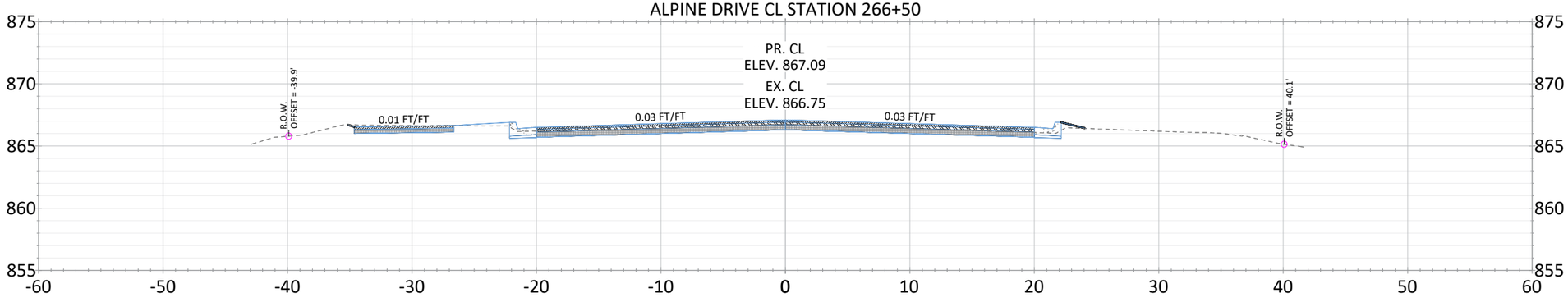
ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 61 OF 84 SHEETS

ALPINE DRIVE CL STATION 266+70



ALPINE DRIVE CL STATION 266+50



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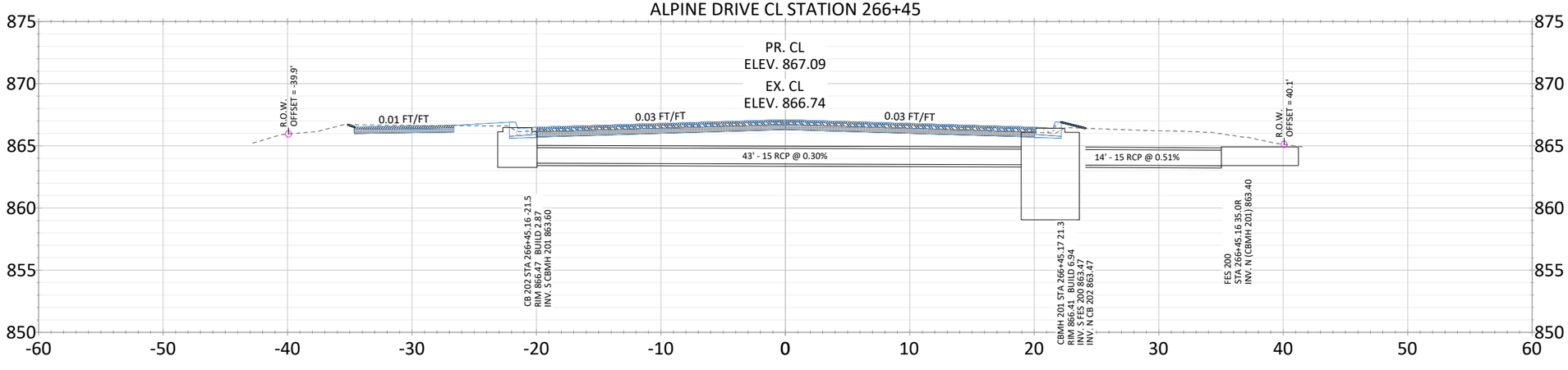

DATE	REVISION

Mar 21, 2025 - 8:49am
D:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Cross Sections (CR 57 to CSAH 5).dwg

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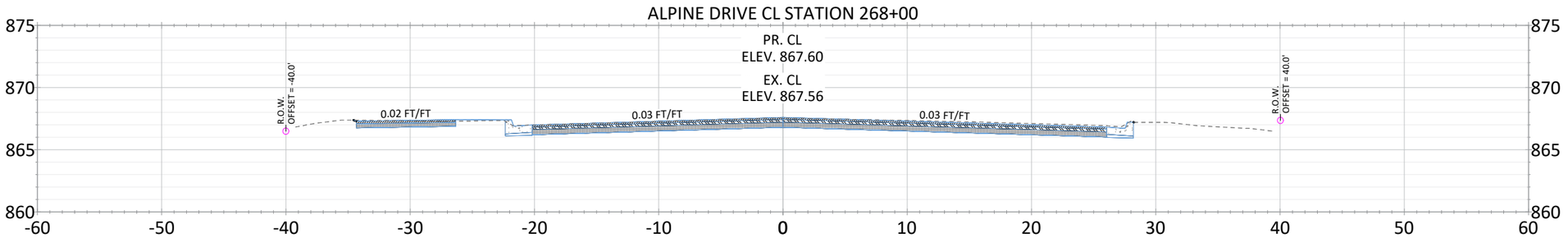
Joe Feriancek
Date 03/21/25 Lic. No. 57095

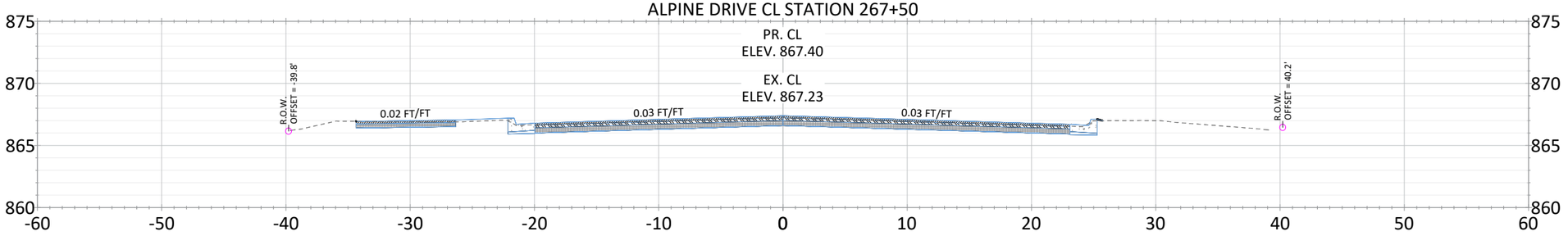
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

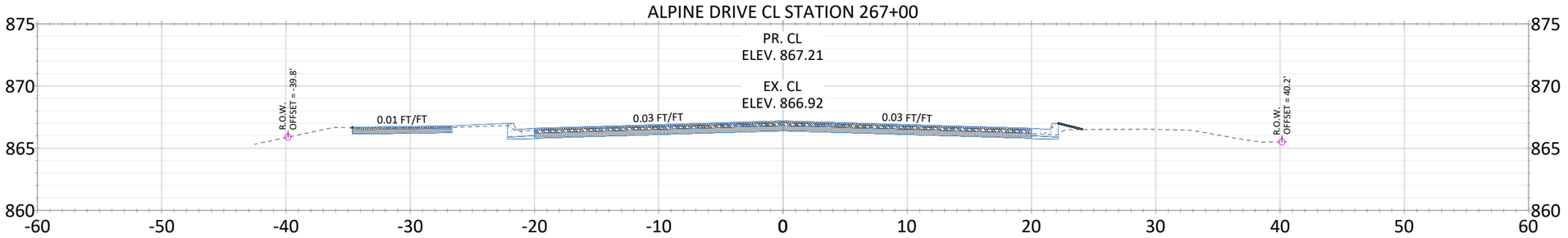
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

CROSS SECTIONS
S.A.P. 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA







DATE	REVISION

Mar 21, 2025 - 8:48am
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Joe Feriancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

City of RAMSEY

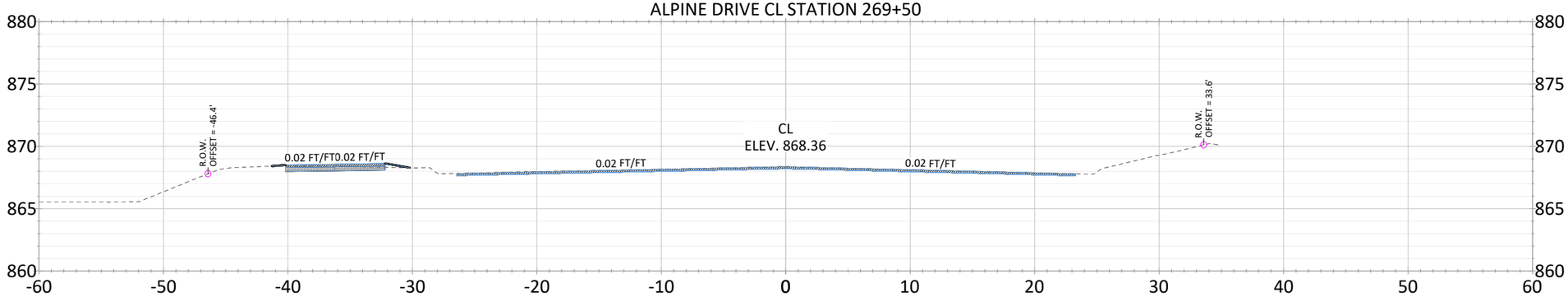
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

CROSS SECTIONS
S.A.P. 199-107-010

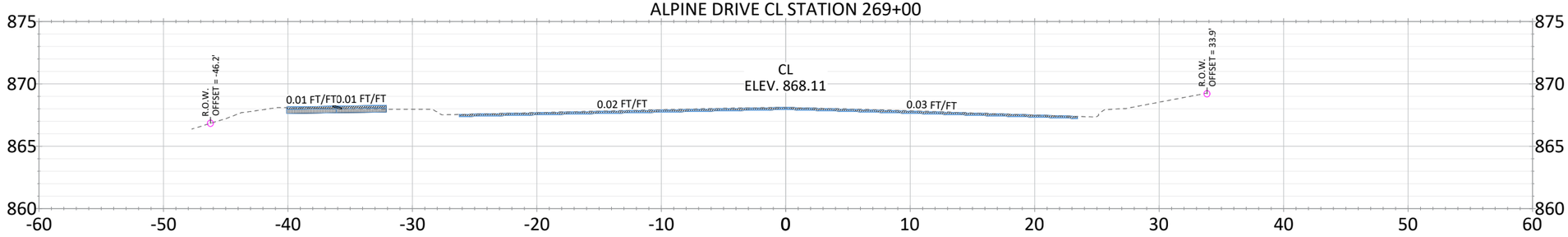
ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 63 OF 84 SHEETS

ALPINE DRIVE CL STATION 269+50



ALPINE DRIVE CL STATION 269+00



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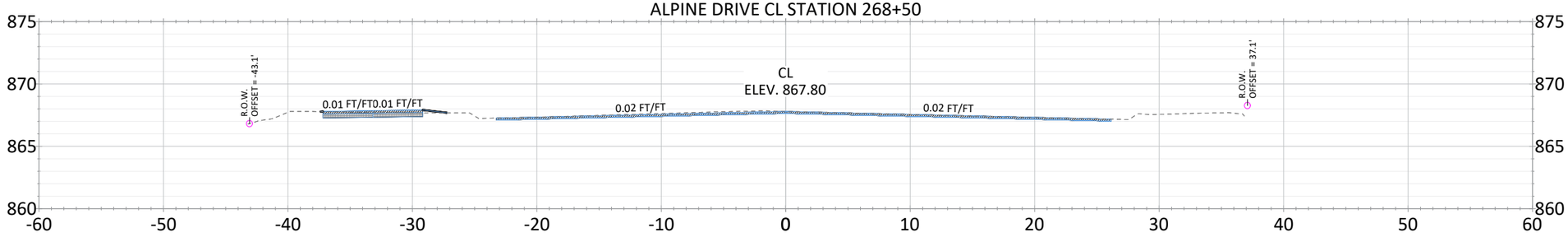

DATE	REVISION

Mar 21, 2025 - 8:50am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Cross Sections (CR 57 to CSAH 5).dwg

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Joe Feriancek
Date 03/21/25 Lic. No. 57095

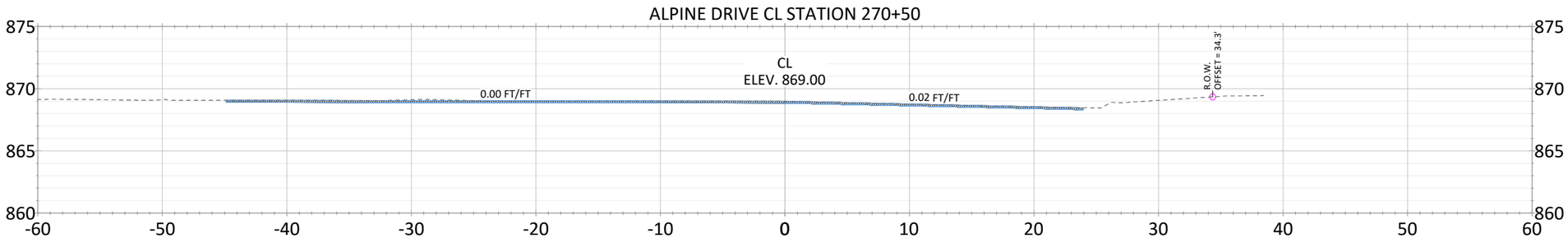
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

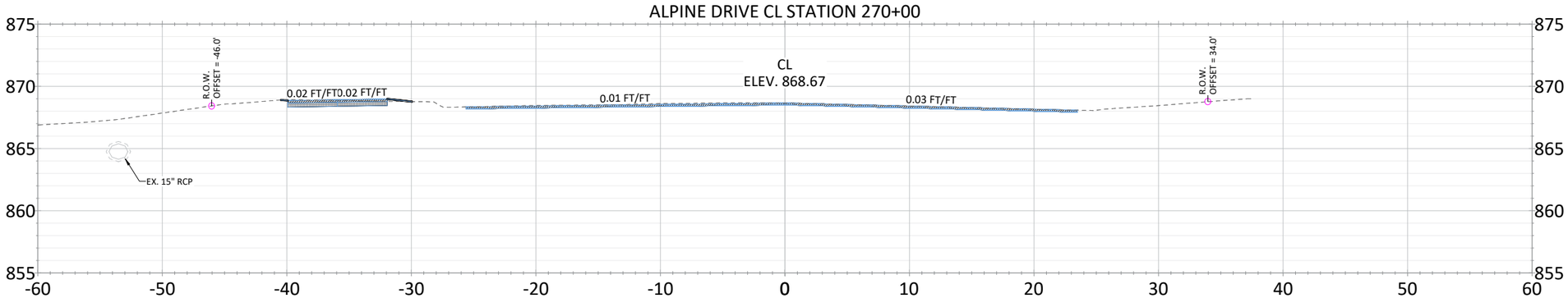
City of RAMSEY

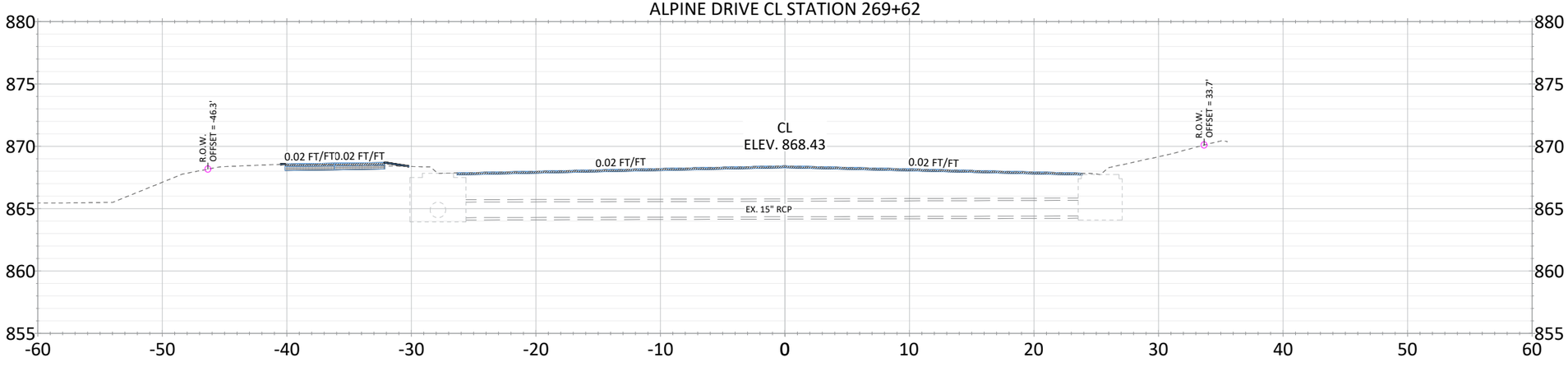
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

CROSS SECTIONS
S.A.P. 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA







DATE	REVISION

Mar 21, 2025 - 8:50am
C:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Cross Sections (CR 57 to CSAH 52).dwg

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

Joe Feriancek
Date 03/21/25 Lic. No. 57095

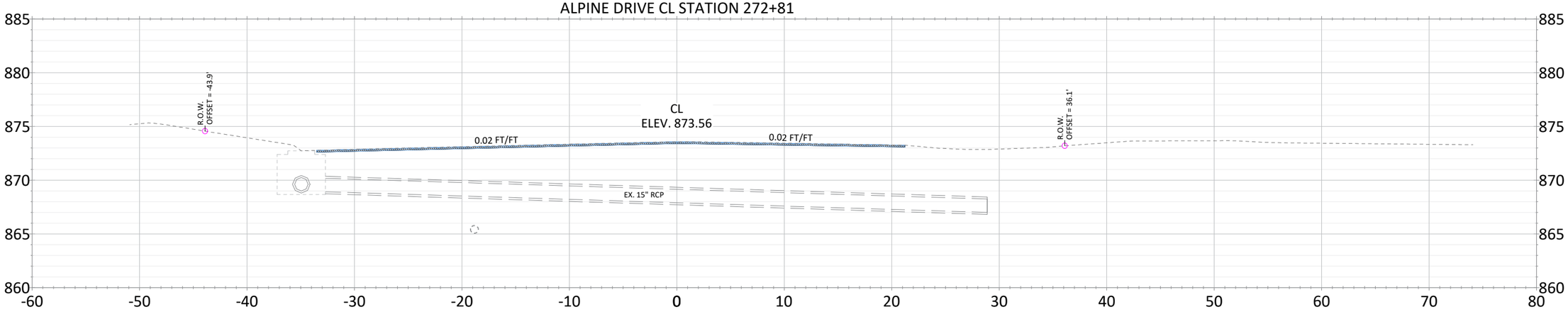
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

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

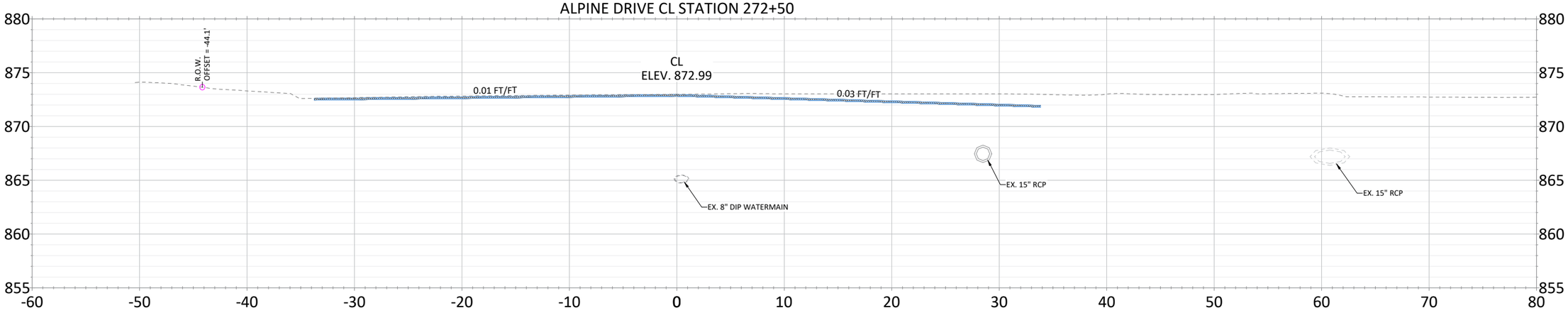
CROSS SECTIONS
S.A.P. 199-107-010

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

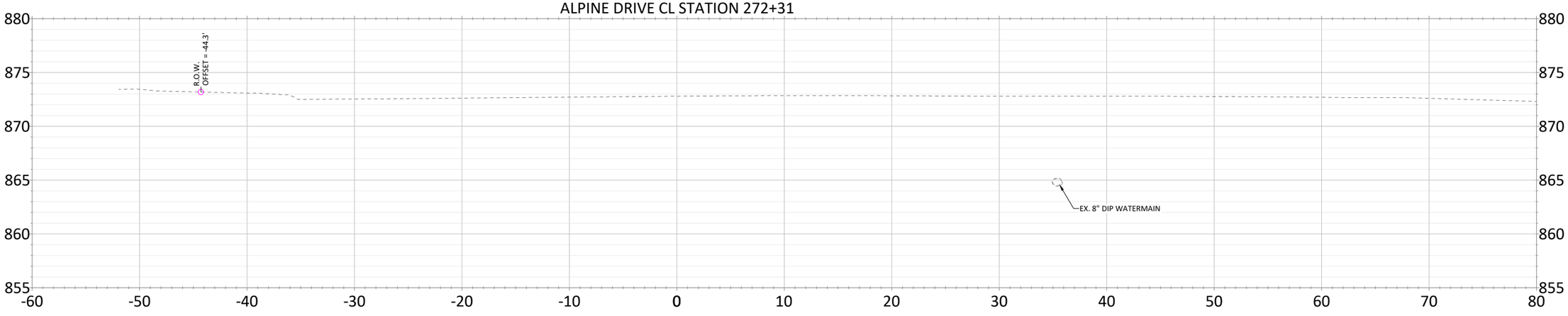
ALPINE DRIVE CL STATION 272+81



ALPINE DRIVE CL STATION 272+50



ALPINE DRIVE CL STATION 272+31



DATE	REVISION

Mar 21, 2025 - 8:57am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Cross Sections (CSAH 5 to TH 47).dwg

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Joe Feriancek
Date 03/21/25 Lic. No. 57095

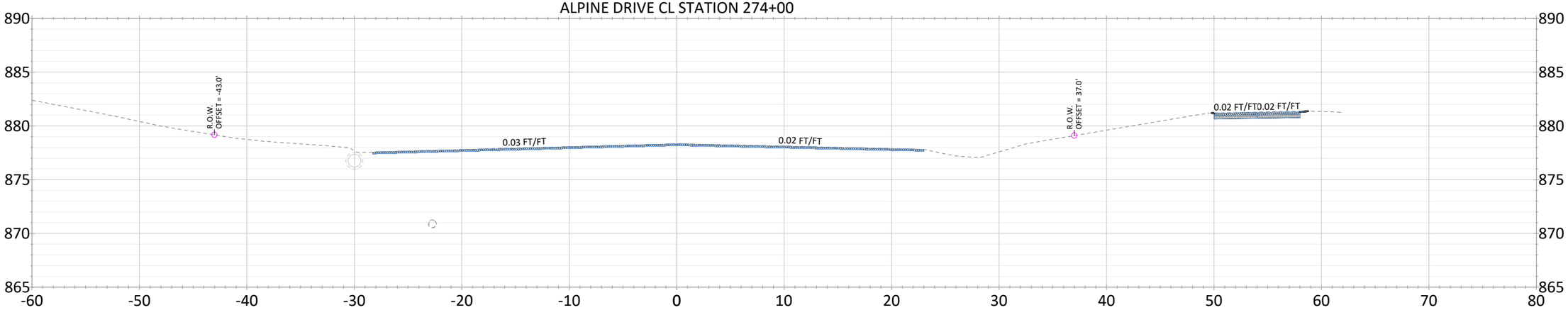
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

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

CROSS SECTIONS
S.A.P. 199-106-012

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

ALPINE DRIVE CL STATION 274+00



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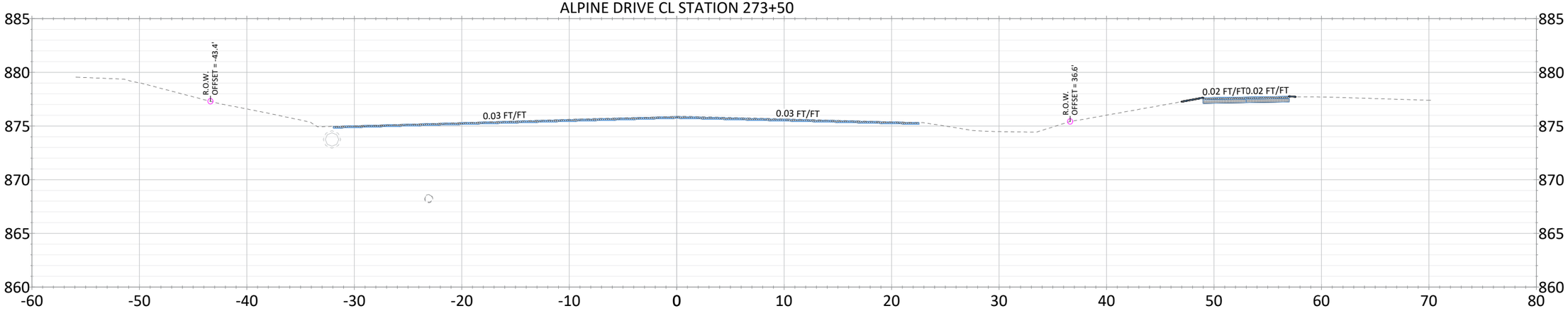

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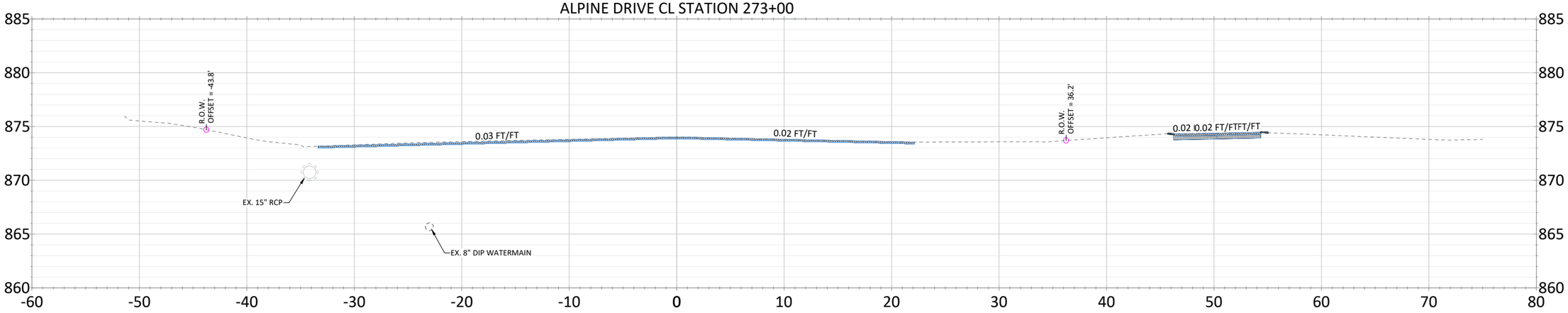


DATE	REVISION

Mar 21, 2025 - 8:58am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Cross Sections (CSAH 5 to TH 47).dwg

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

Joe Feriancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

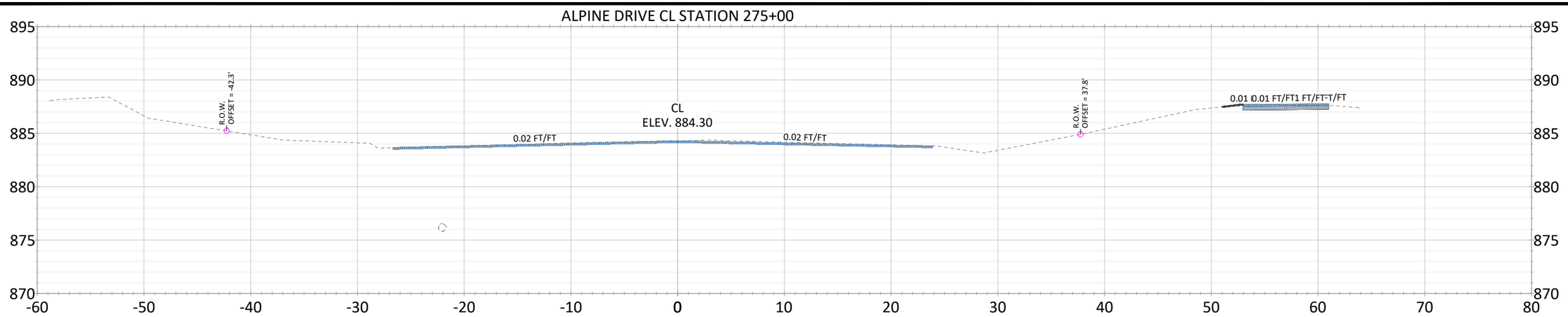
City of RAMSEY

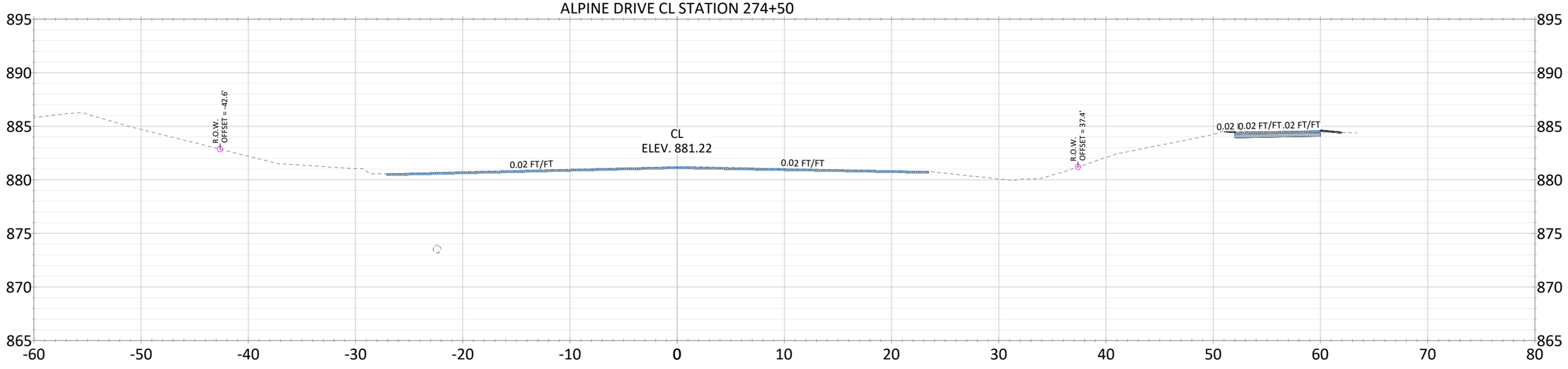
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

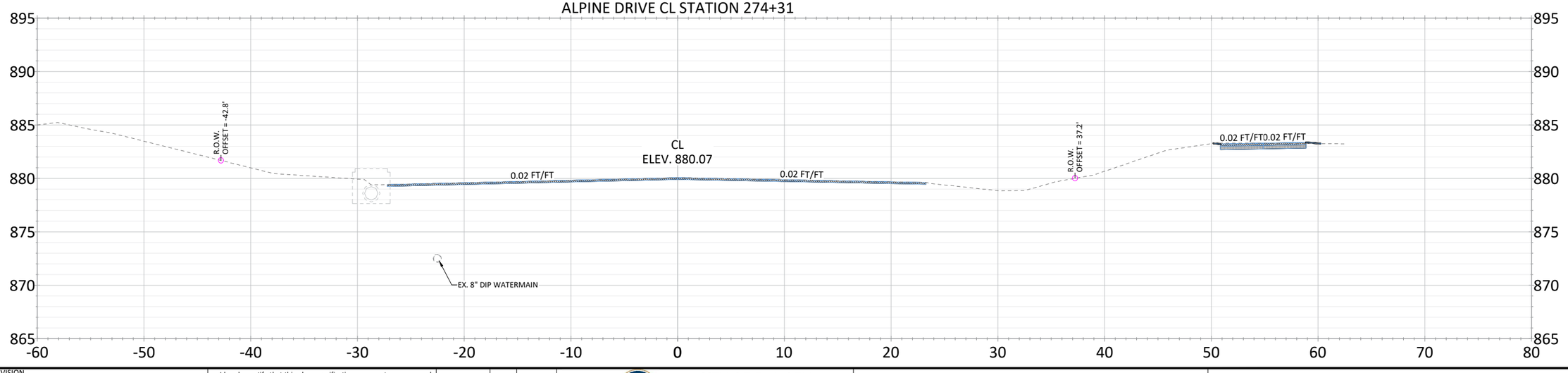
CROSS SECTIONS
S.A.P. 199-106-012

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 67 OF 84 SHEETS







DATE	REVISION

Mar 21, 2025 - 9:07am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Cross Sections (C)Alt 1 to TH 47).dwg

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Joe Feriancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

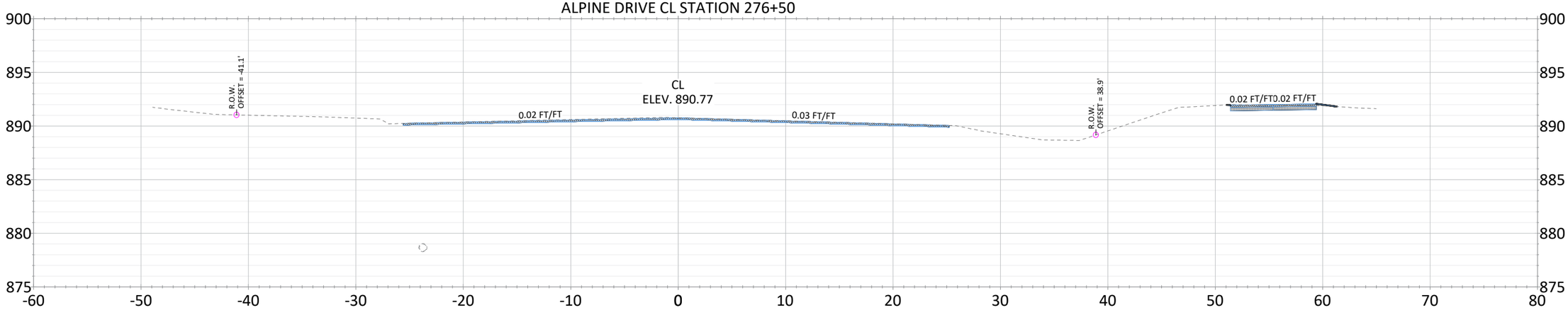
City of RAMSEY

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

CROSS SECTIONS
S.A.P. 199-106-012

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

ALPINE DRIVE CL STATION 276+50



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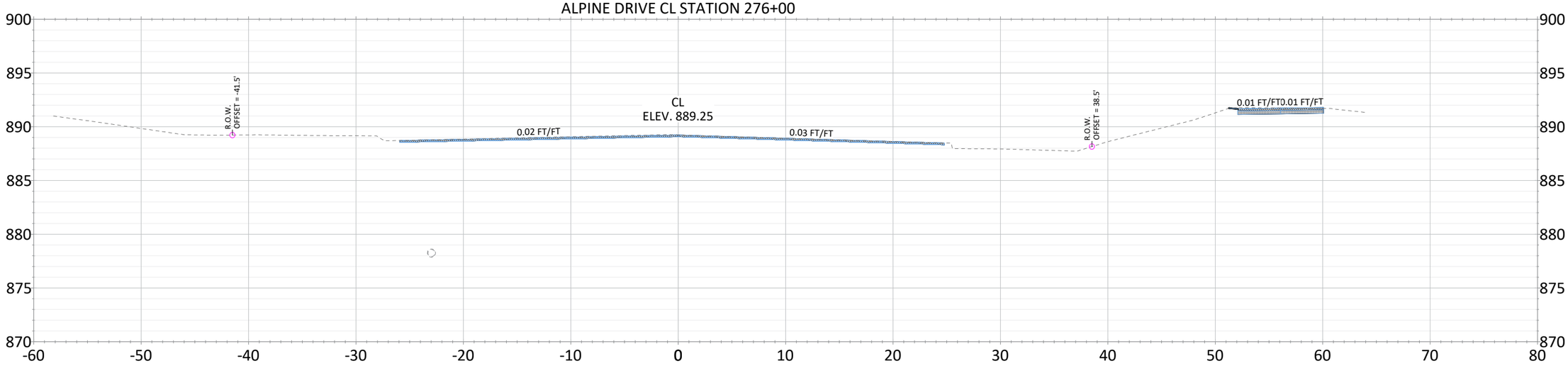

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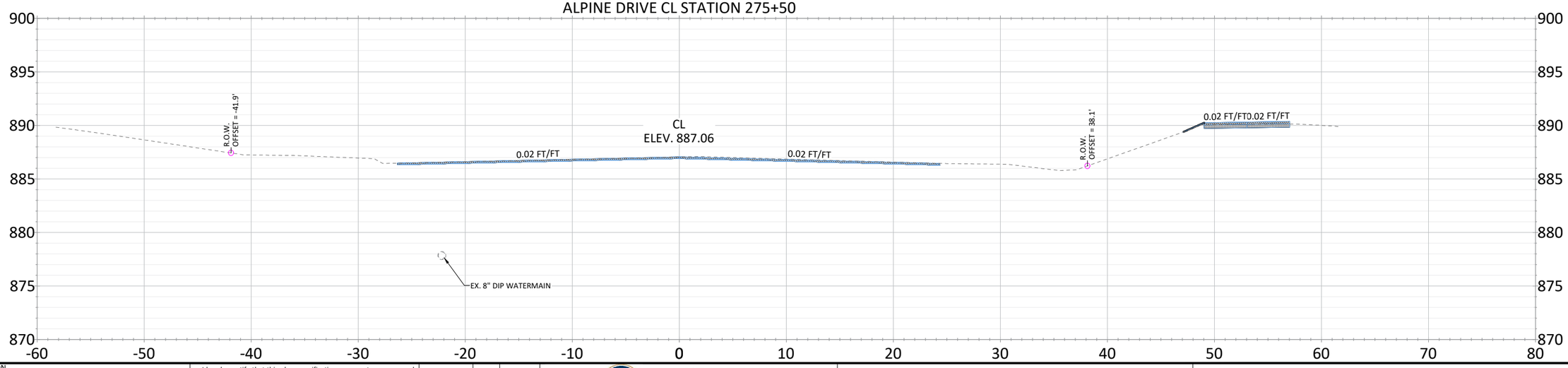

DATE	REVISION

Mar 21, 2025 - 9:07am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Cross Sections (CSAH 5 to TH 47).dwg

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Joe Feriancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

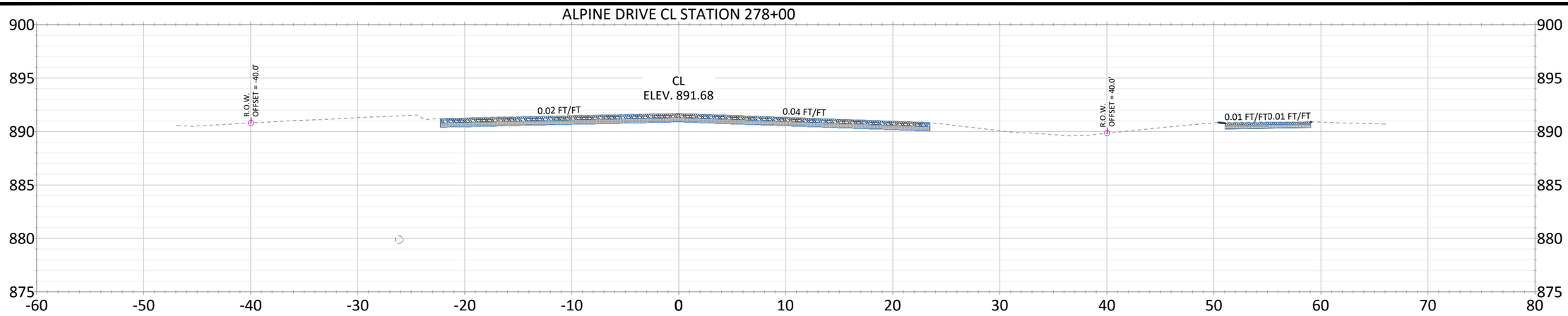
City of RAMSEY

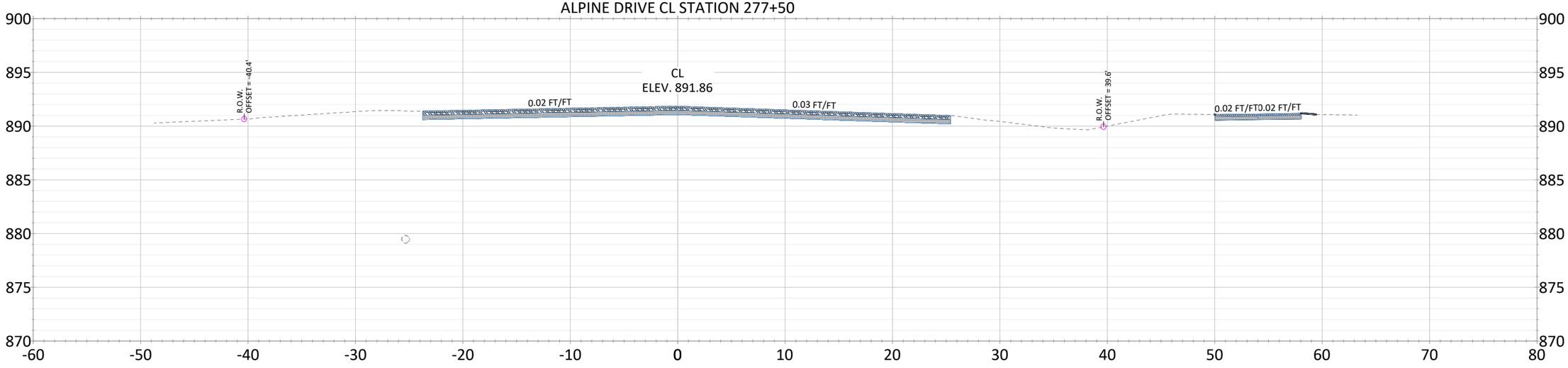
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

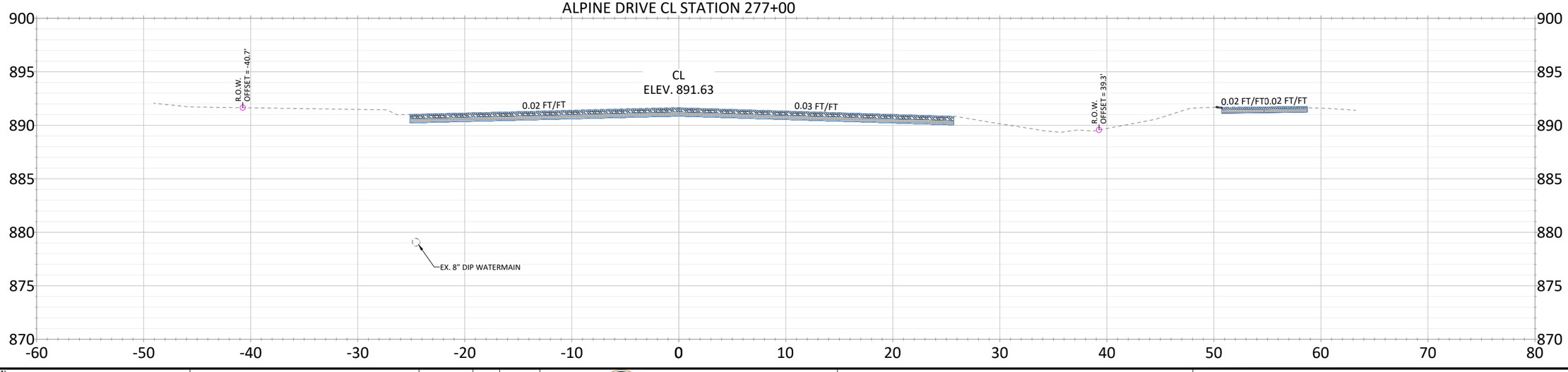
CROSS SECTIONS
S.A.P. 199-106-012

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 69 OF 84 SHEETS







DATE	REVISION

Mar 21, 2025 - 9:38am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Cross Sections (CSAH 5 to TH 47).dwg

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Joe Feriancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

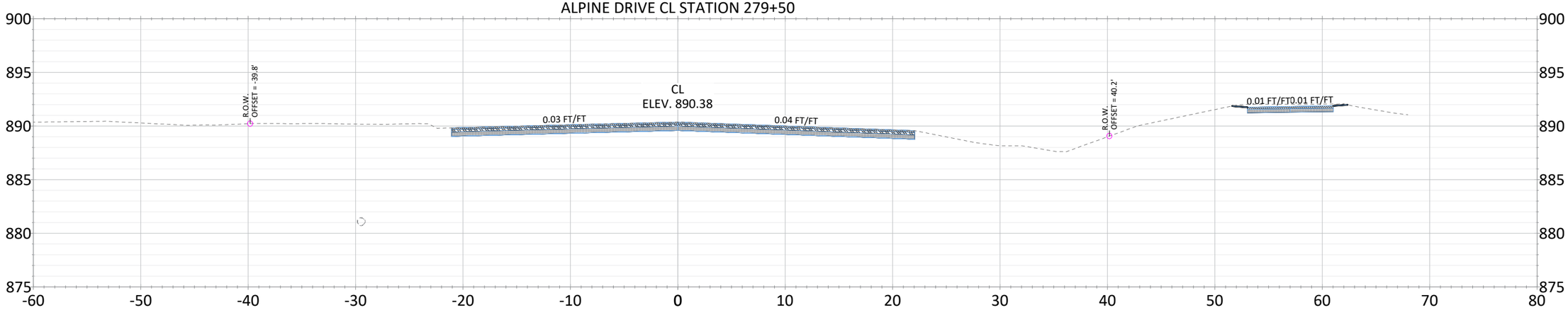
City of RAMSEY

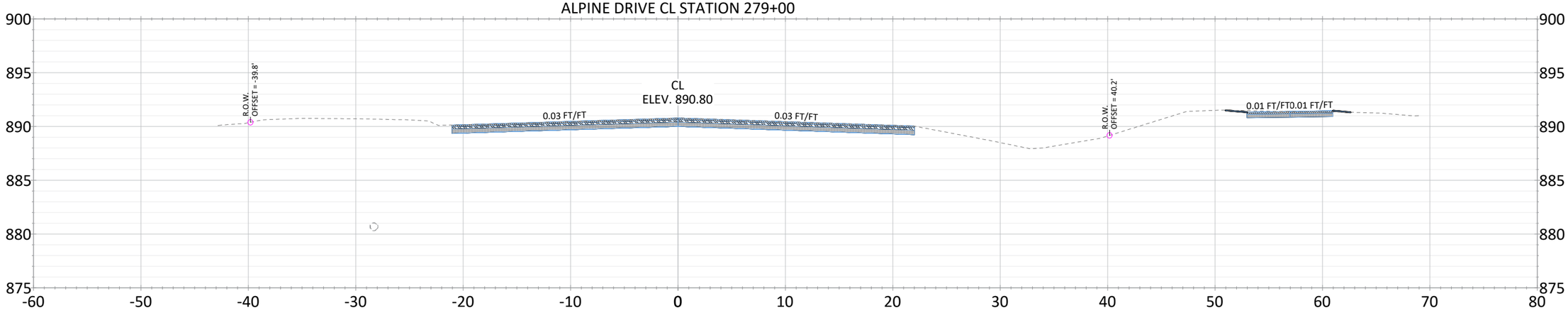
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

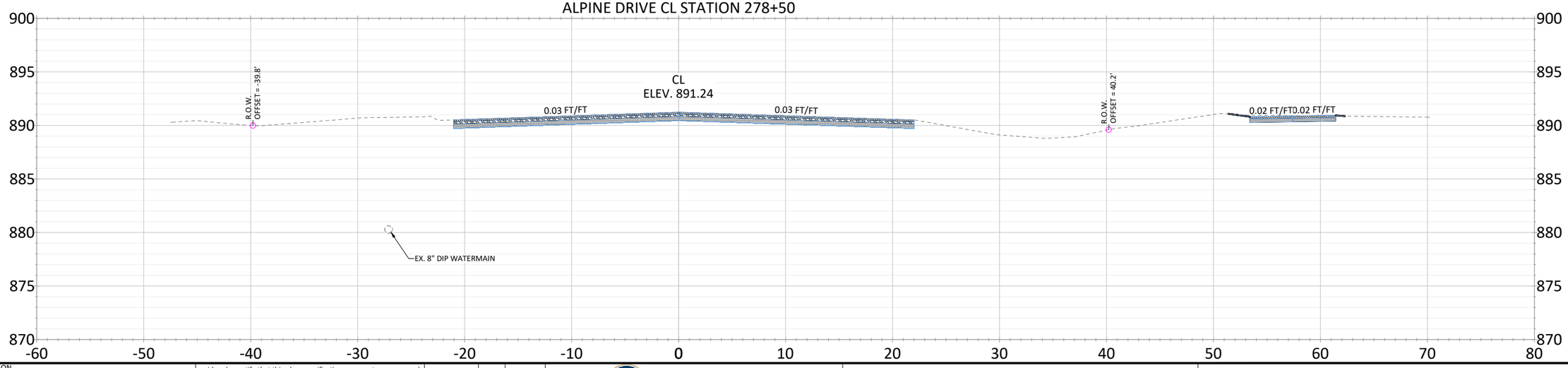
CROSS SECTIONS
S.A.P. 199-106-012

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 70 OF 84 SHEETS







DATE	REVISION

Mar 21, 2025 - 9:08am
C:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Cross Sections (C)\Alt 1 to TH 47).dwg

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Joe Feriancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

City of RAMSEY

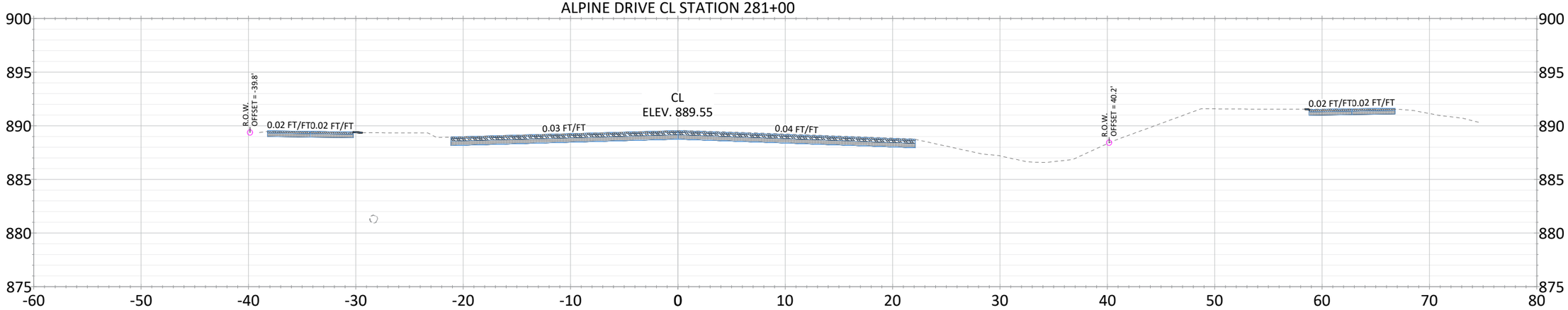
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

CROSS SECTIONS
S.A.P. 199-106-012

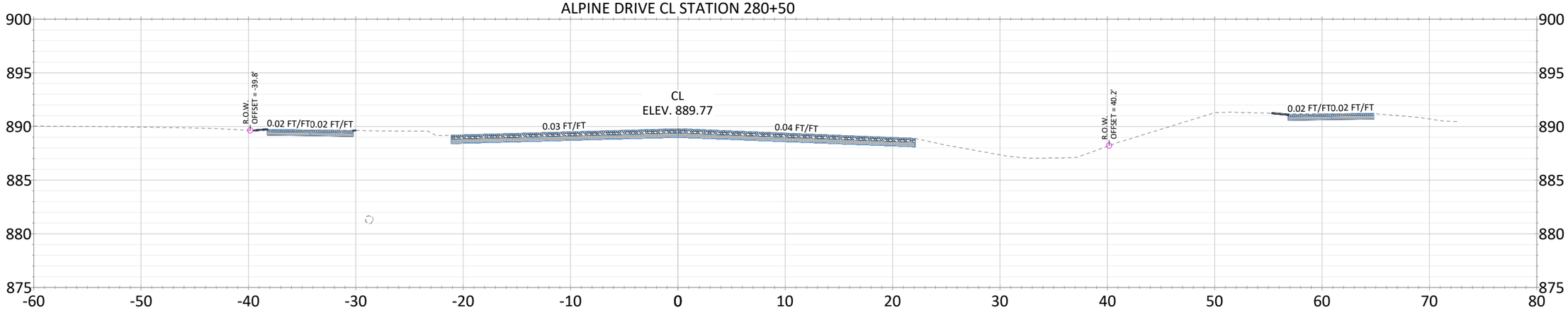
ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 71 OF 84 SHEETS

ALPINE DRIVE CL STATION 281+00



ALPINE DRIVE CL STATION 280+50



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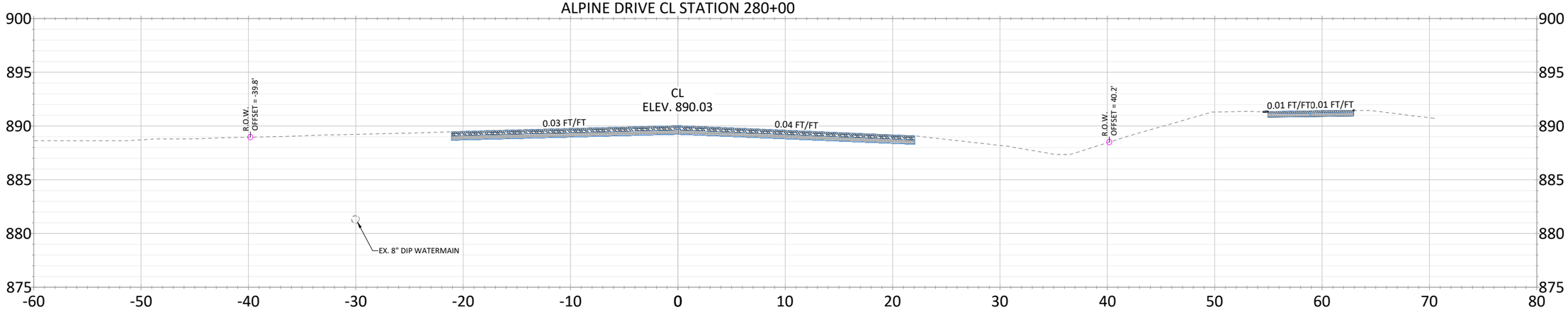


DATE	REVISION

Mar 21, 2025 - 9:10am
E:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Cross Sections (CSAH 5 to TH 47).dwg

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

Joe Feriancek
Date 03/21/25 Lic. No. 57095

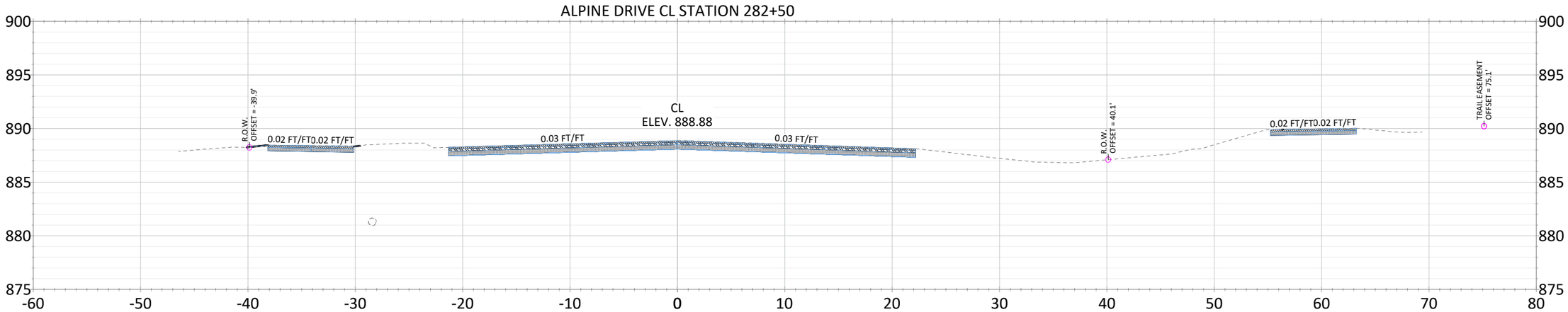
DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	03/21/25
CHECKED BY:	JJF	FILE:	25-03

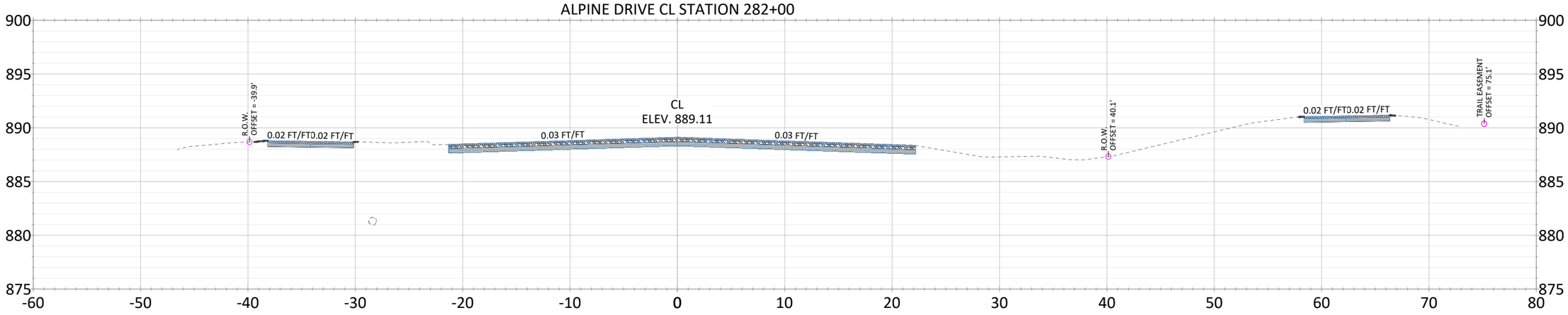
City of RAMSEY

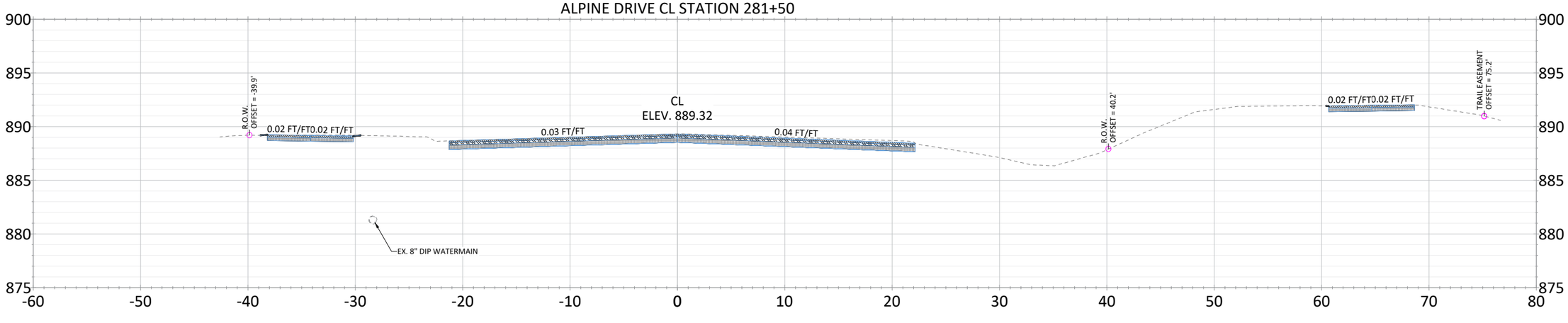
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

CROSS SECTIONS
S.A.P. 199-106-012

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA







DATE	REVISION

Mar 21, 2025 - 9:11am
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Joe Feriancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

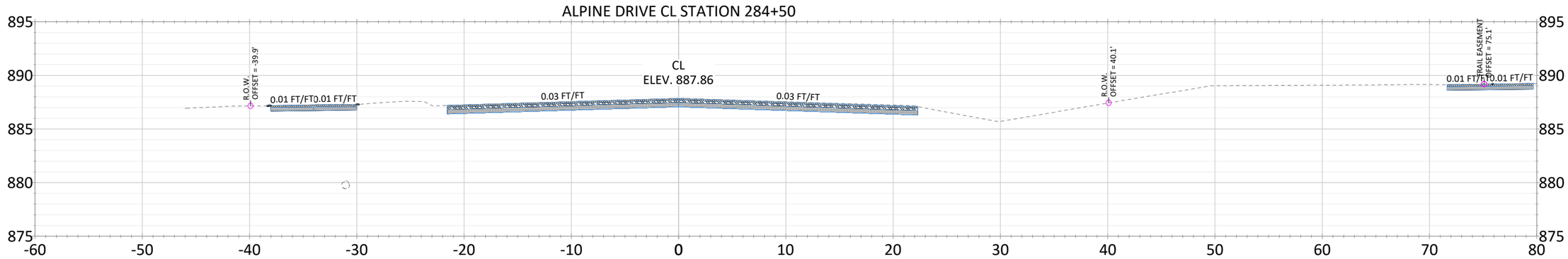
City of RAMSEY

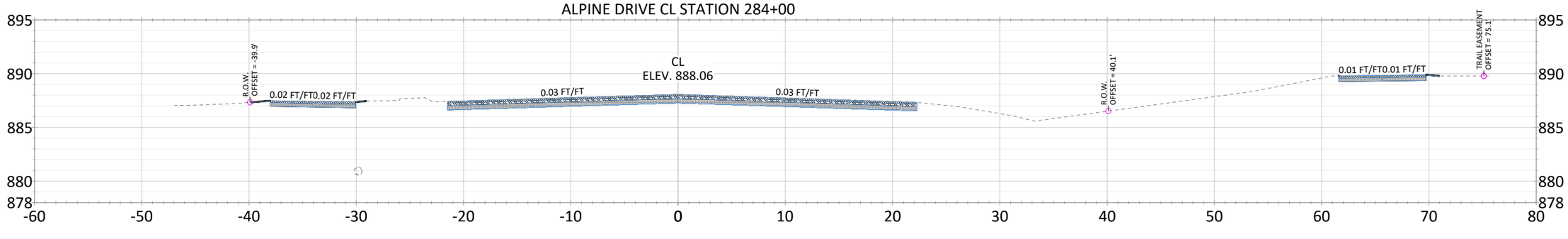
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

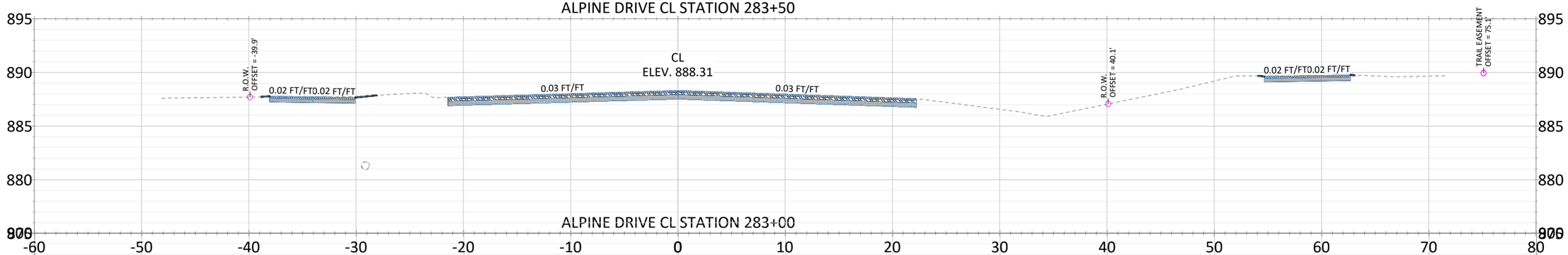
CROSS SECTIONS
S.A.P. 199-106-012

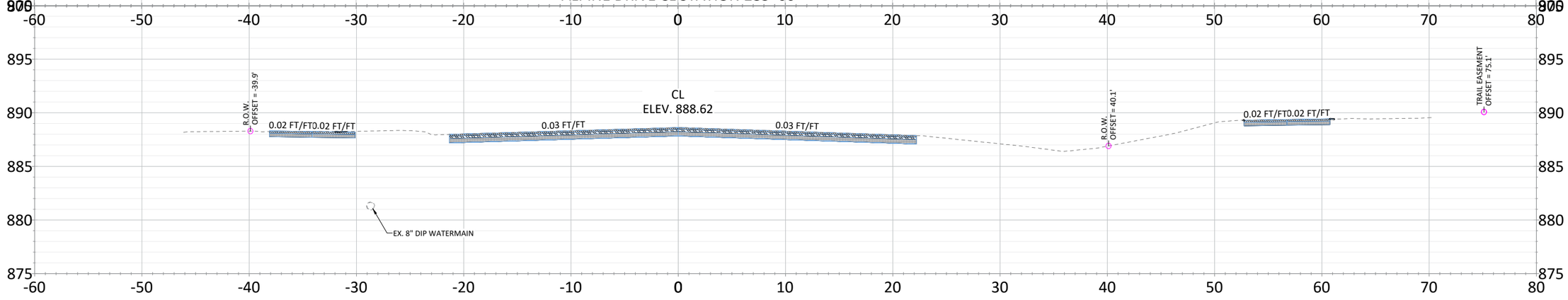
ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 73 OF 84 SHEETS









DATE	REVISION

Mar 21, 2025 - 9:13am
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Joe Feriancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

City of RAMSEY

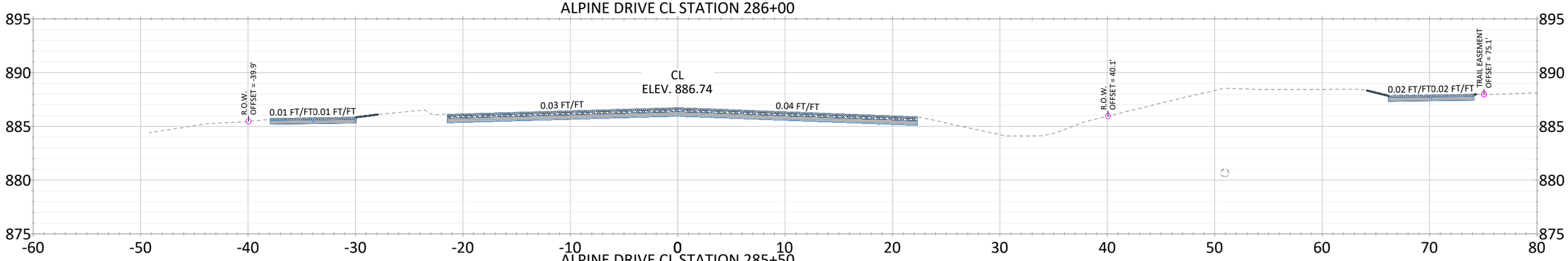
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

CROSS SECTIONS
S.A.P. 199-106-012

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 74 OF 84 SHEETS

ALPINE DRIVE CL STATION 286+00



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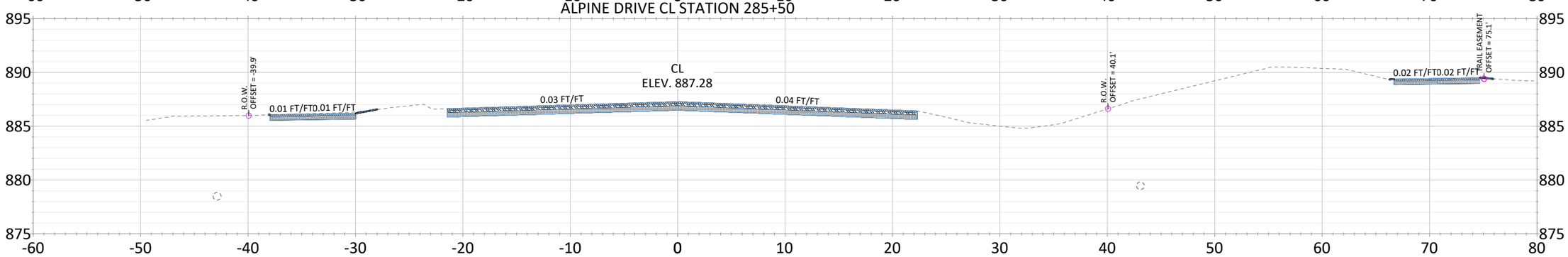

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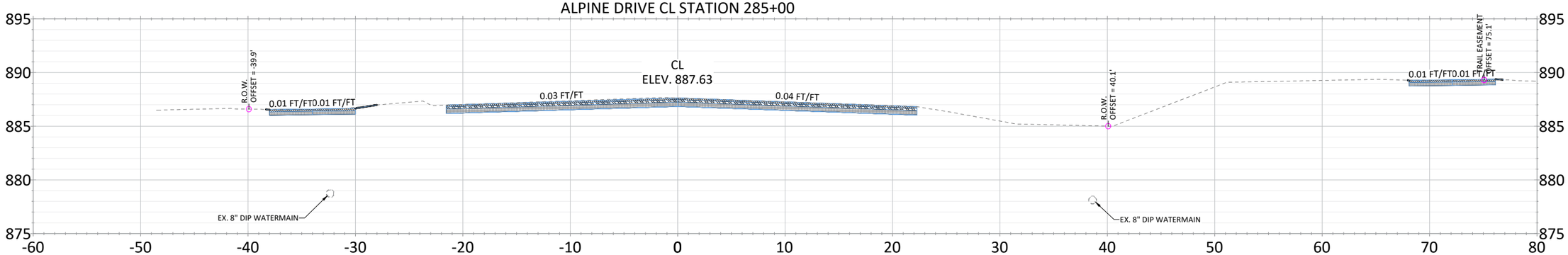

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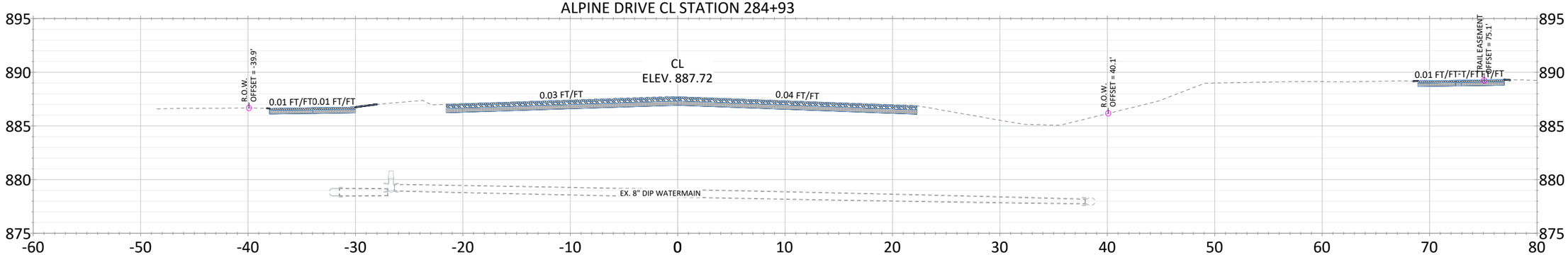


DATE	REVISION

Mar 21, 2025 - 9:15am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Cross Sections (CSAH 5 to TH 47).dwg

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

Joe Feriancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

City of RAMSEY

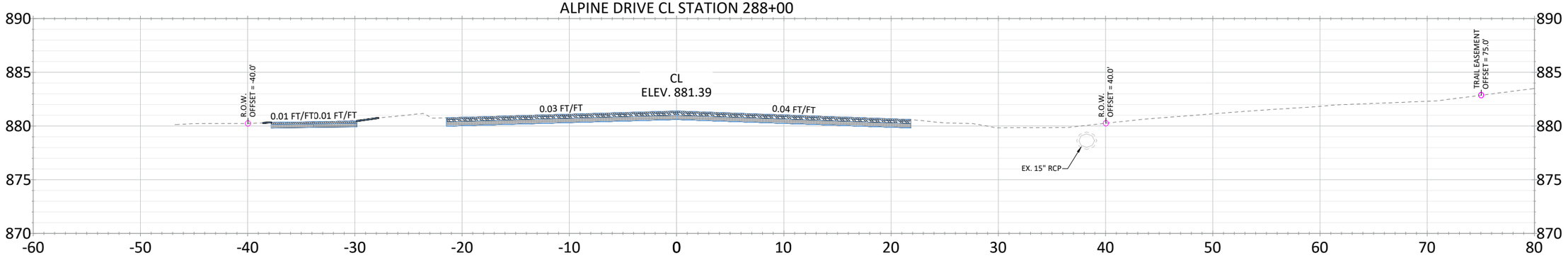
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

CROSS SECTIONS
S.A.P. 199-106-012

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 75 OF 84 SHEETS

ALPINE DRIVE CL STATION 288+00



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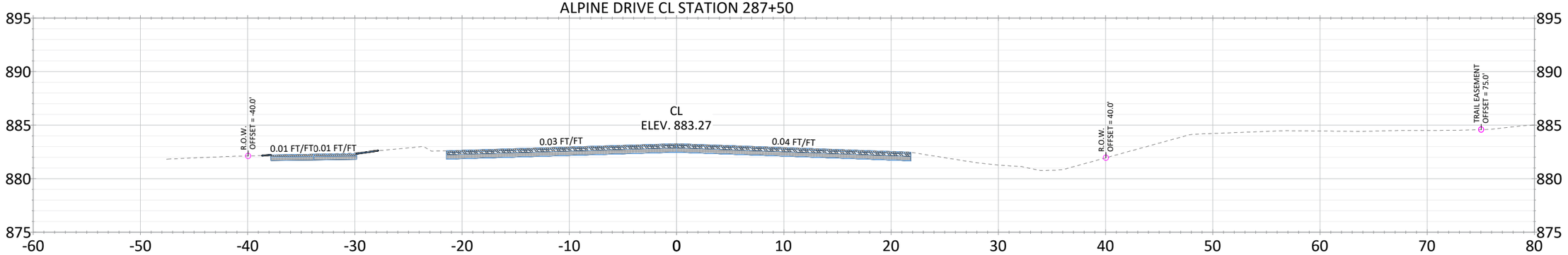

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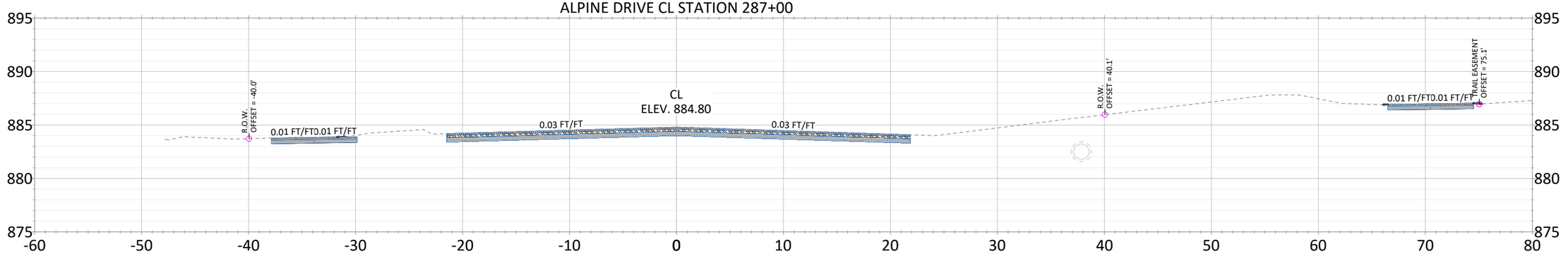

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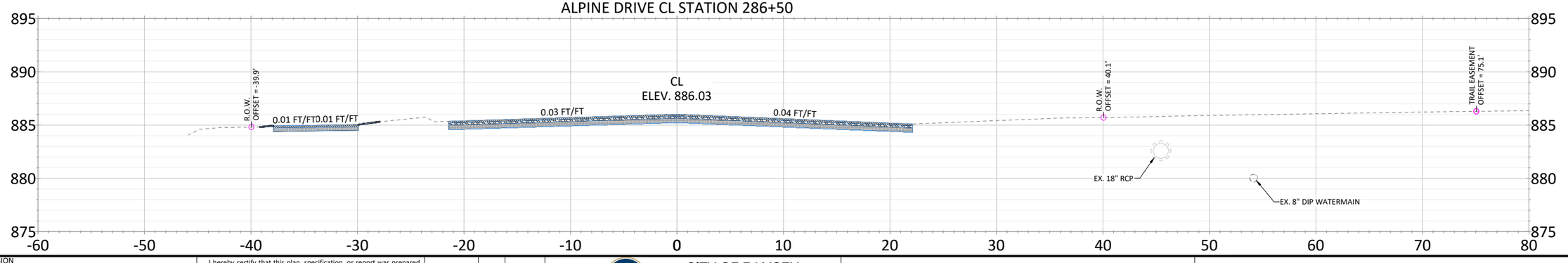


DATE	REVISION

Mar 21, 2025 - 9:16am
G:\Engineering\Acad\Cad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Cross Sections (CSAH 1 to TH 47).dwg

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

Joe Feriancek
Date 03/21/25 Lic. No. 57095

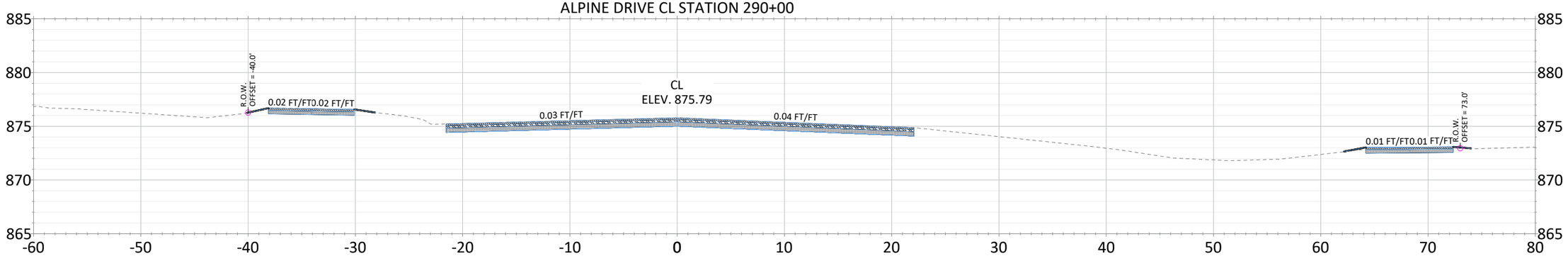
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

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

CROSS SECTIONS
S.A.P. 199-106-012

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

ALPINE DRIVE CL STATION 290+00



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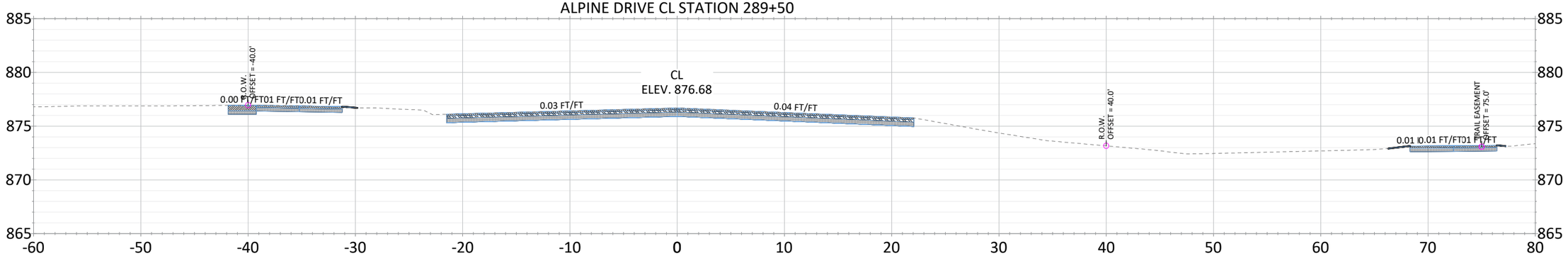

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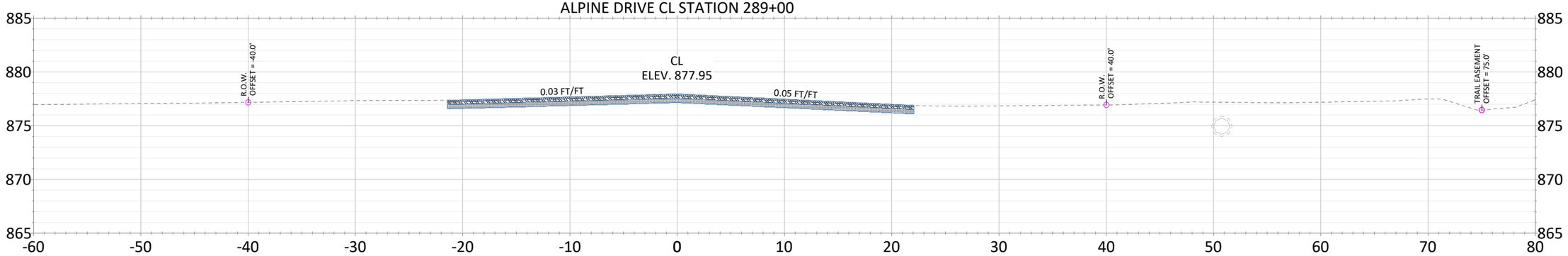

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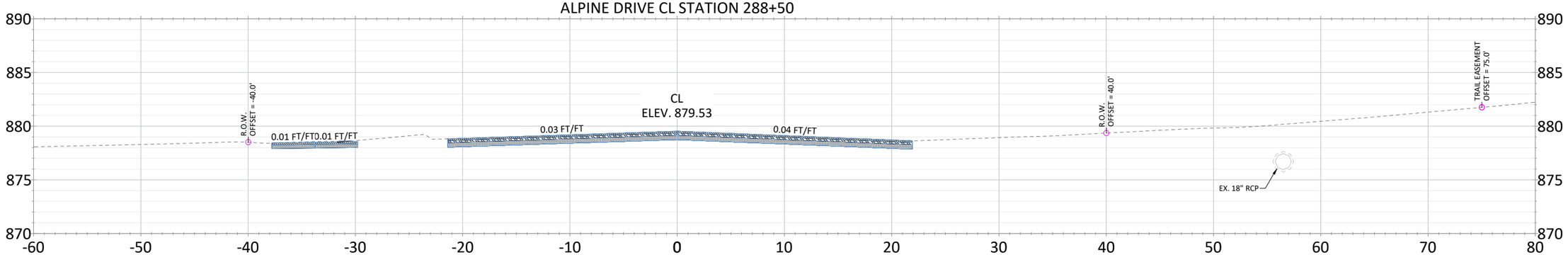

DATE	REVISION

Mar 21, 2025 - 9:17am
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Joe Feriancek
Date 03/21/25 Lic. No. 57095

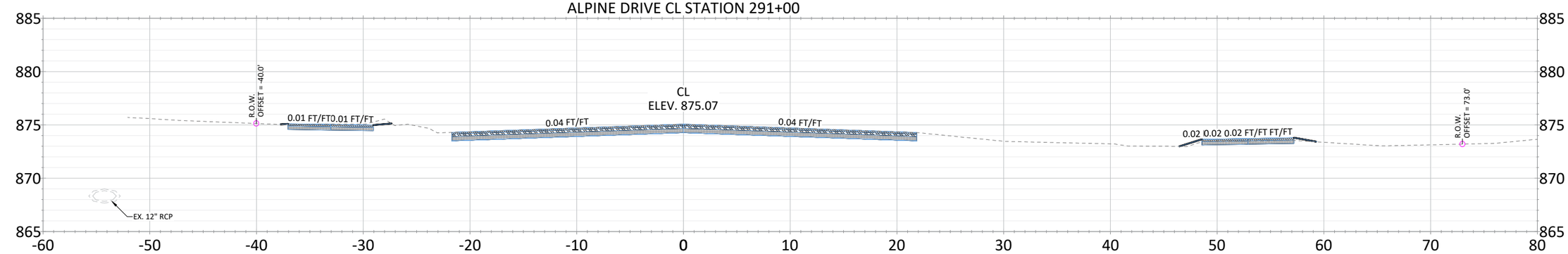
DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	03/21/25
CHECKED BY:	JJF	FILE:	25-03

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

CROSS SECTIONS
S.A.P. 199-106-012

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

ALPINE DRIVE CL STATION 291+00



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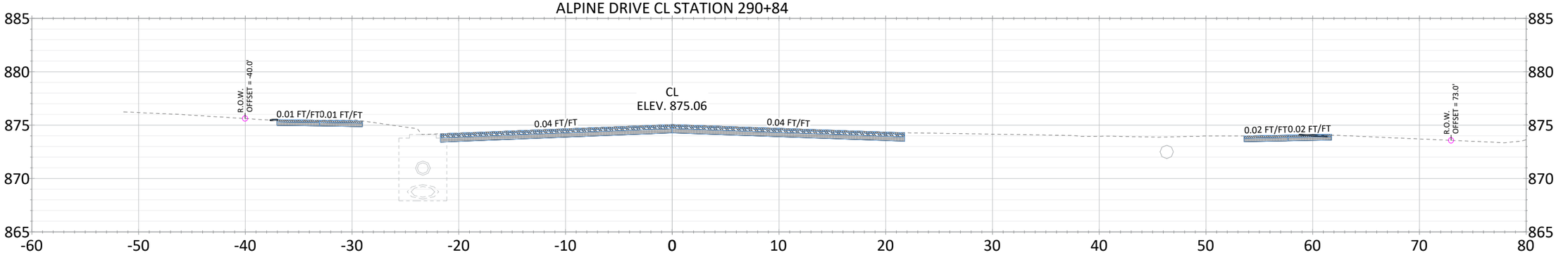

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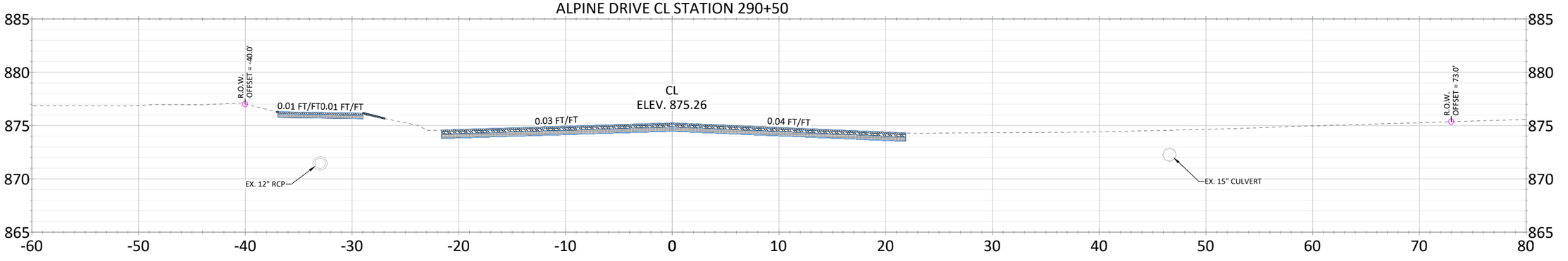

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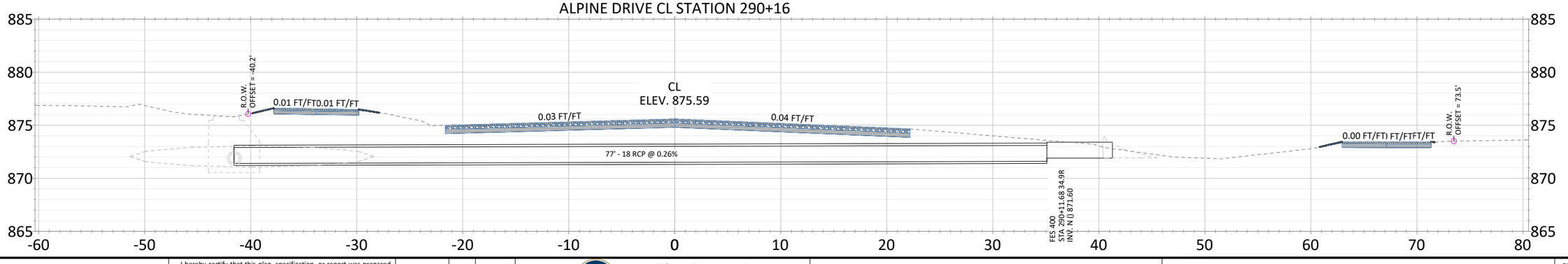

DATE	REVISION

Mar 21, 2025 - 9:16am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Cross Sections (CSAH 5 to TH 47).dwg

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Joe Feriancek
Date 03/21/25 Lic. No. 57095

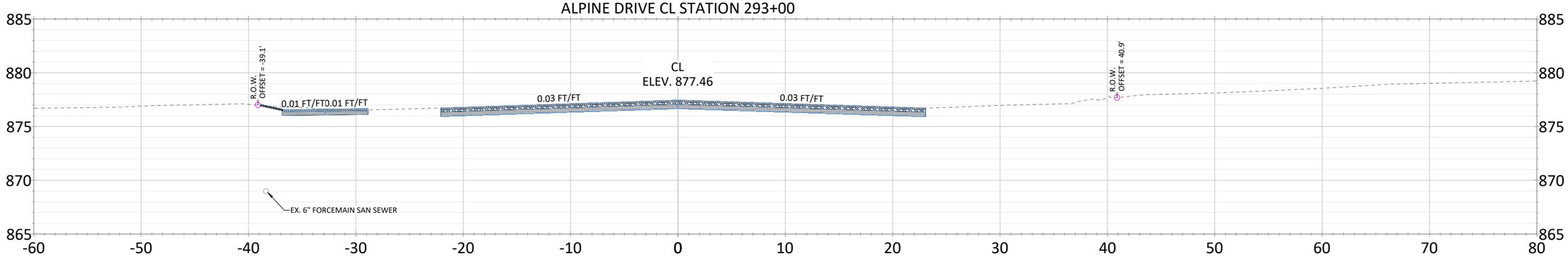
DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	03/21/25
CHECKED BY:	JJF	FILE:	25-03

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

CROSS SECTIONS
S.A.P. 199-106-012

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

ALPINE DRIVE CL STATION 293+00



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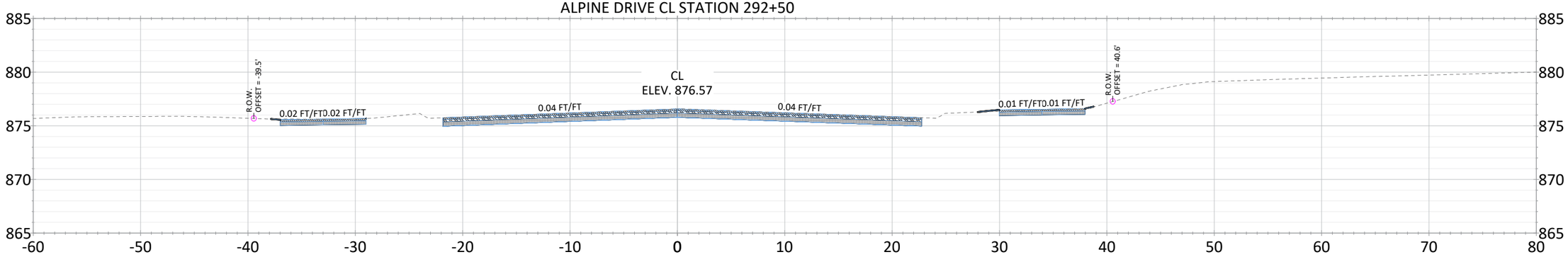

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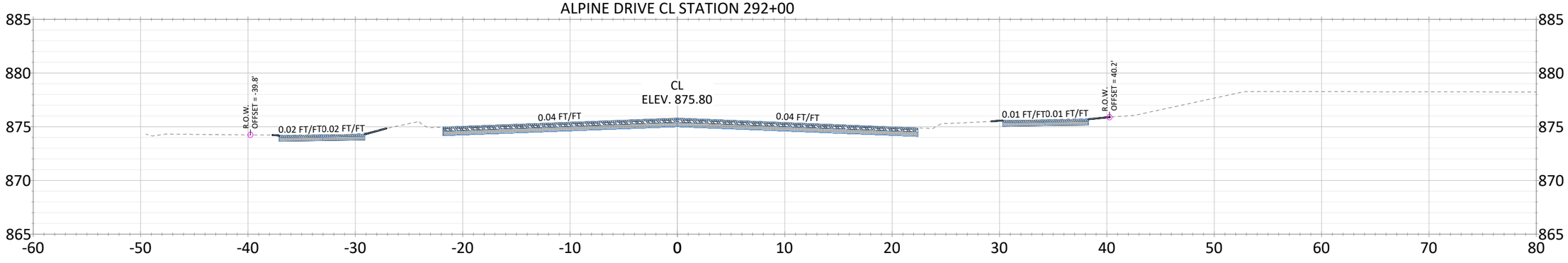

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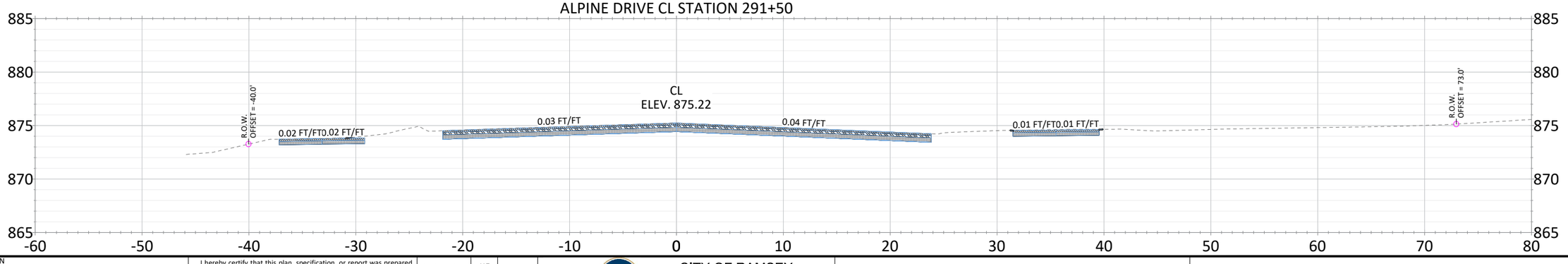


DATE	REVISION

Mar 21, 2025 - 9:18am
G:\Engineering\Assist\Cad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Cross Sections (CSAH 1 to TH 47).dwg

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

Joe Feriancek
Date 03/21/25 Lic. No. 57095

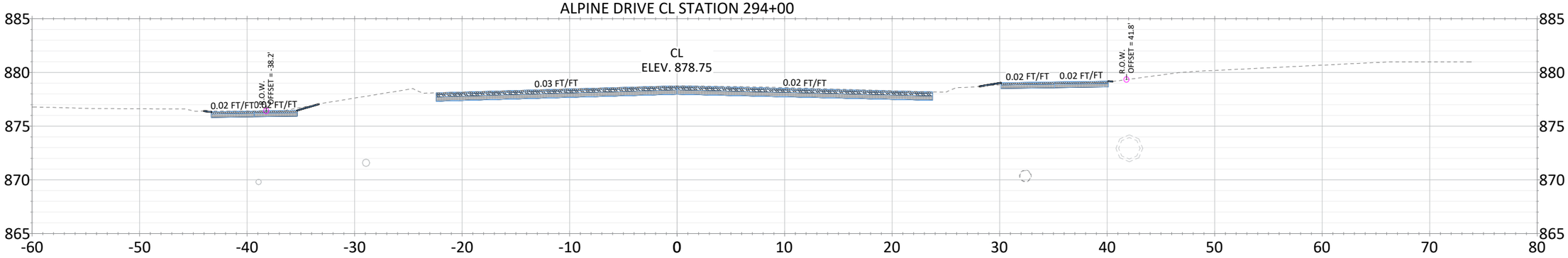
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

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

CROSS SECTIONS
S.A.P. 199-106-012

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

ALPINE DRIVE CL STATION 294+00



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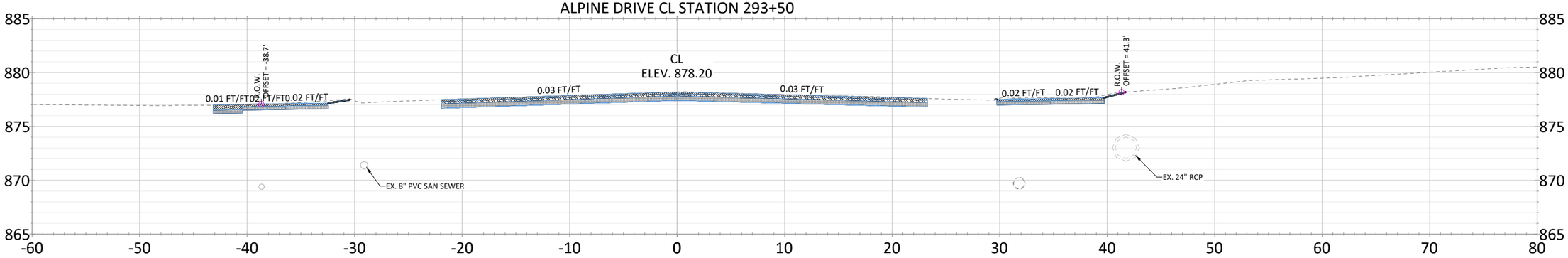

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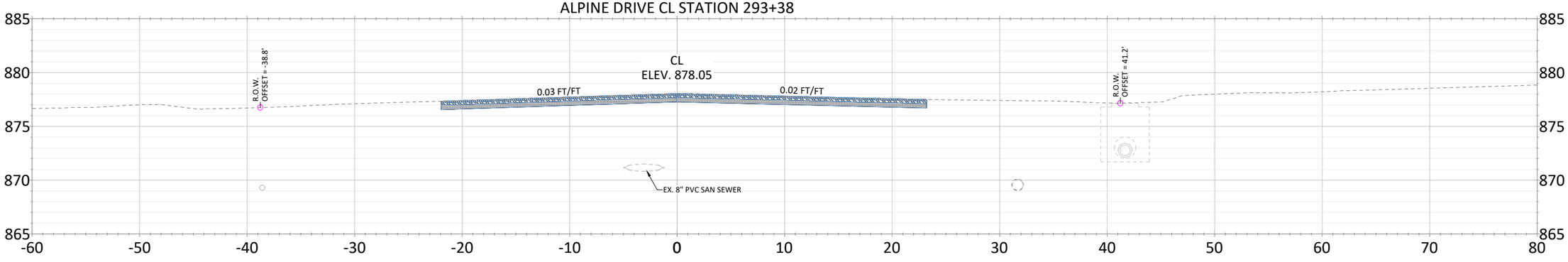

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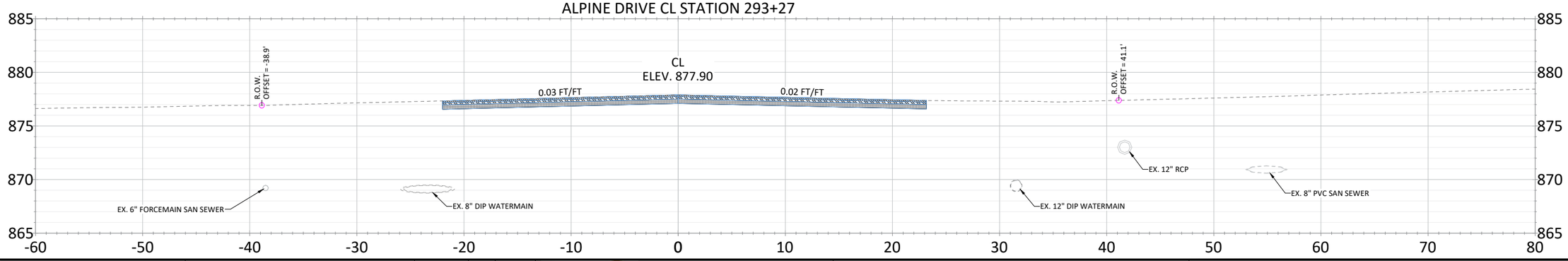

DATE	REVISION

Mar 21, 2025 - 9:31am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Cross Sections (CSAH 5 to TH 47).dwg

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Joe Feriancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

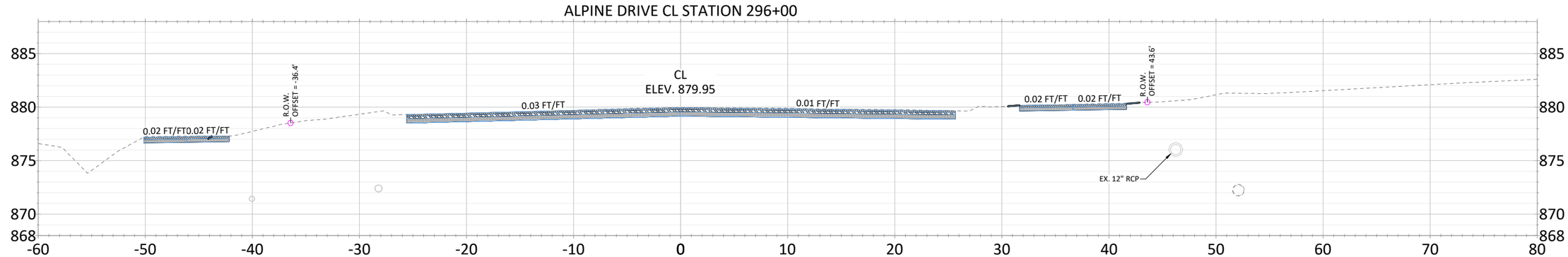
City of RAMSEY

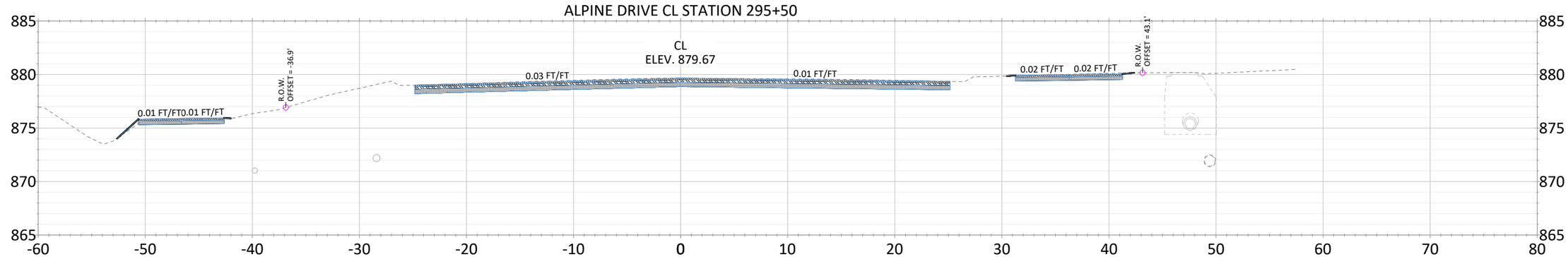
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

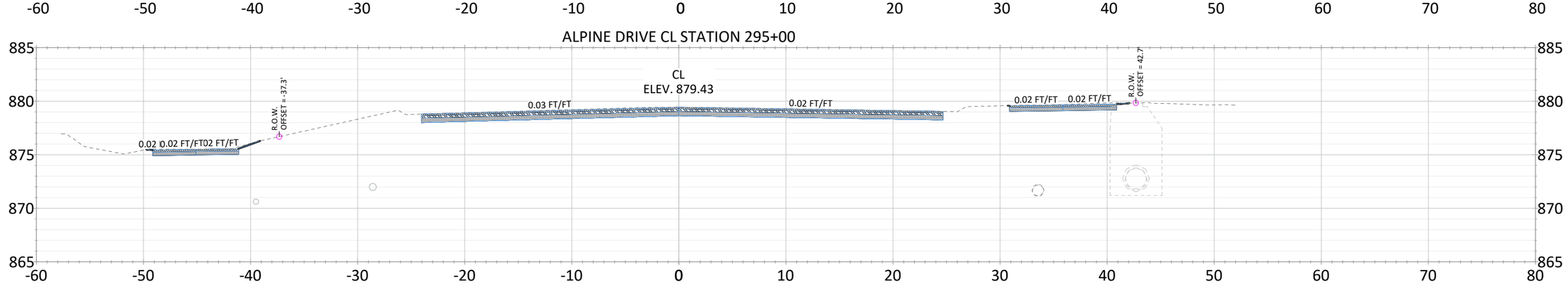
CROSS SECTIONS
S.A.P. 199-106-012

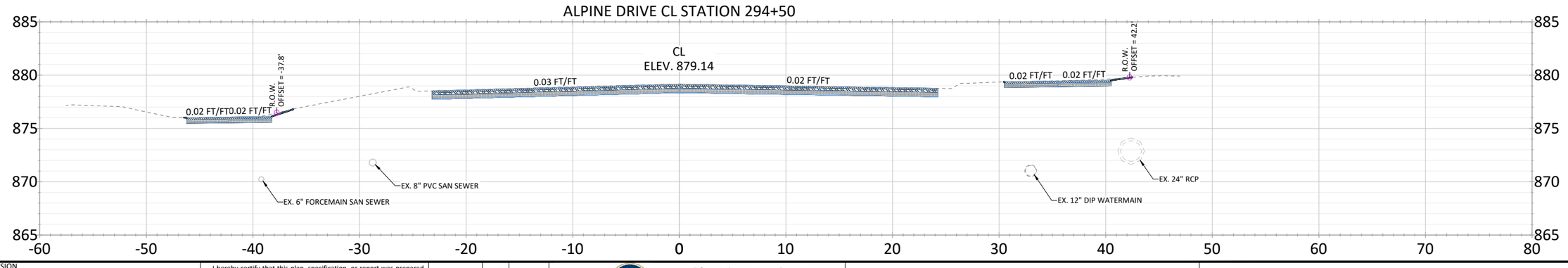
ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

SHEET 80 OF 84 SHEETS









DATE	REVISION

Mar 21, 2025 - 9:32am
G:\Engineering\AutoCad Dwgs\Projects A-M\Alpine Drive - CR 57 to TH 47 25-03\Plan Drawings\25-03 Cross Sections (CSAH 5 to TH 47).dwg

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

Joe Feriancek
Date 03/21/25 Lic. No. 57095

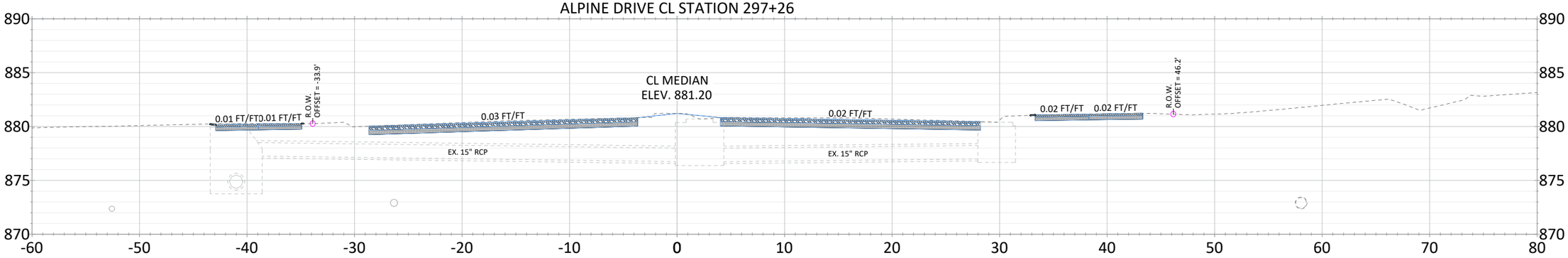
DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	03/21/25
CHECKED BY:	JJF	FILE:	25-03

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

CROSS SECTIONS
S.A.P. 199-106-012

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

ALPINE DRIVE CL STATION 297+26



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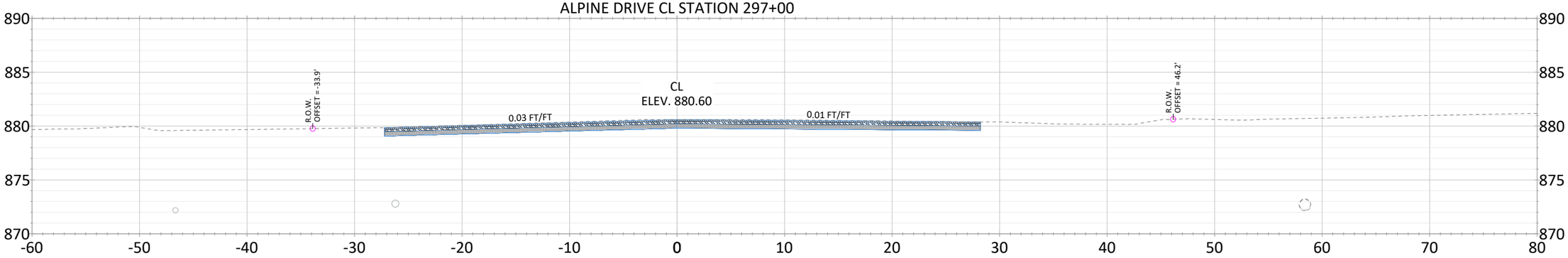

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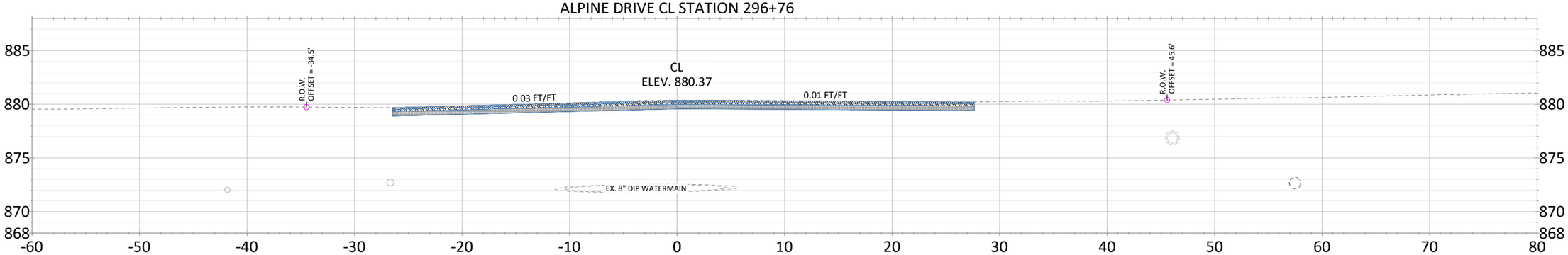

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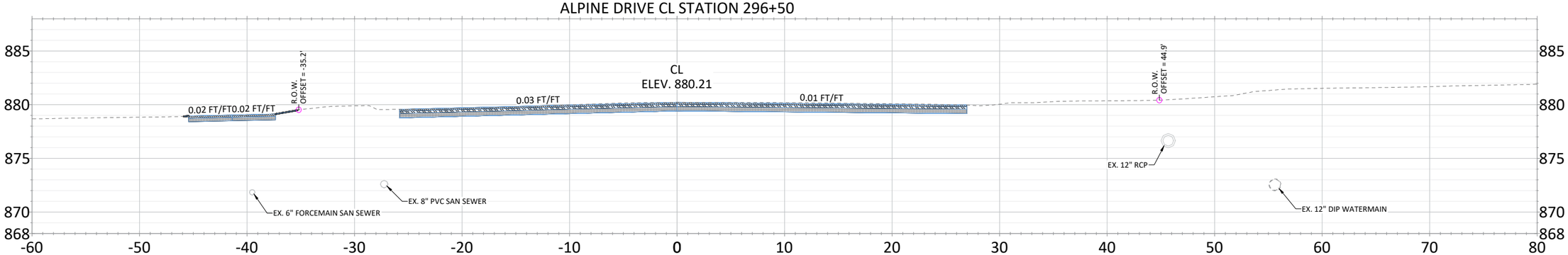

DATE	REVISION

Mar 21, 2025 - 9:21am
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Joe Feriancek
Date 03/21/25 Lic. No. 57095

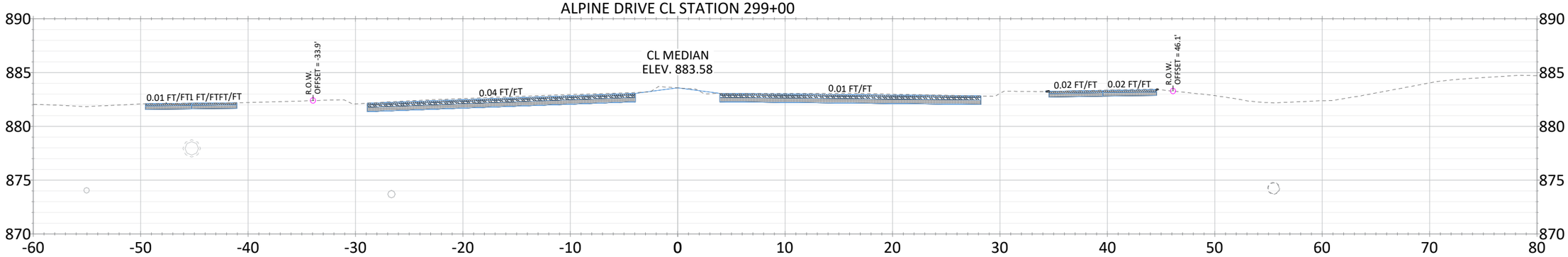
DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

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

CROSS SECTIONS
S.A.P. 199-106-012

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

ALPINE DRIVE CL STATION 299+00



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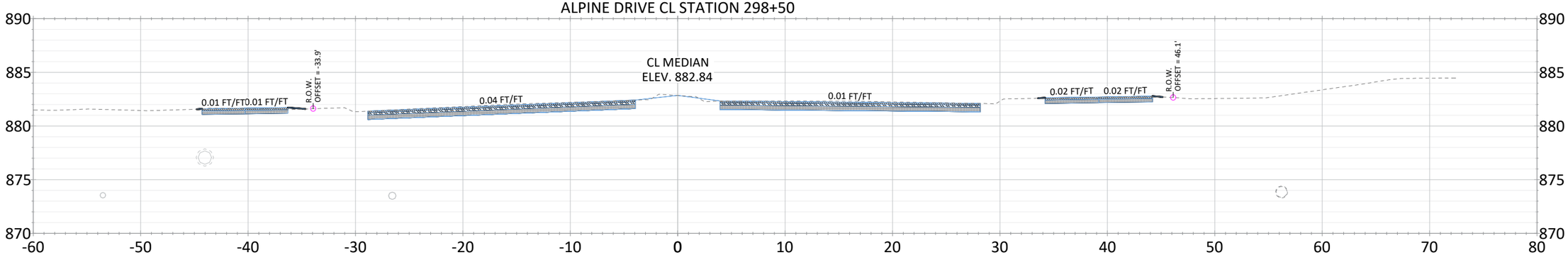

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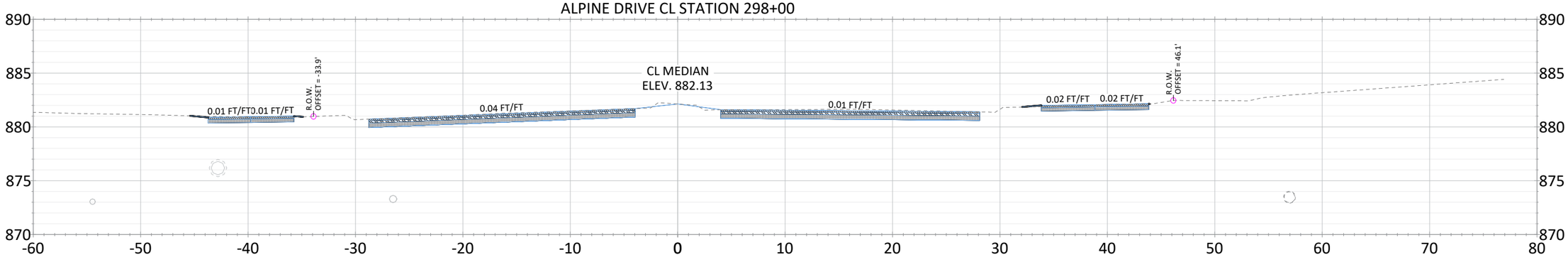

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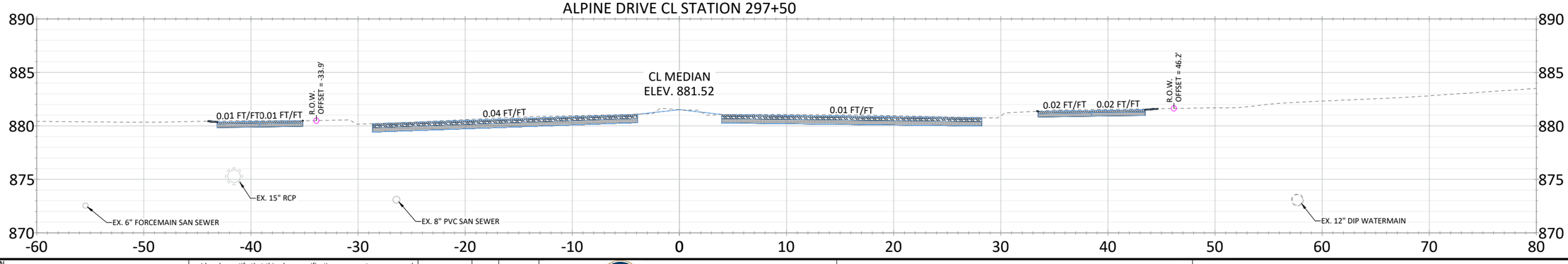

DATE	REVISION

Mar 21, 2025 - 9:26am
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Joe Feriancek
Date 03/21/25 Lic. No. 57095

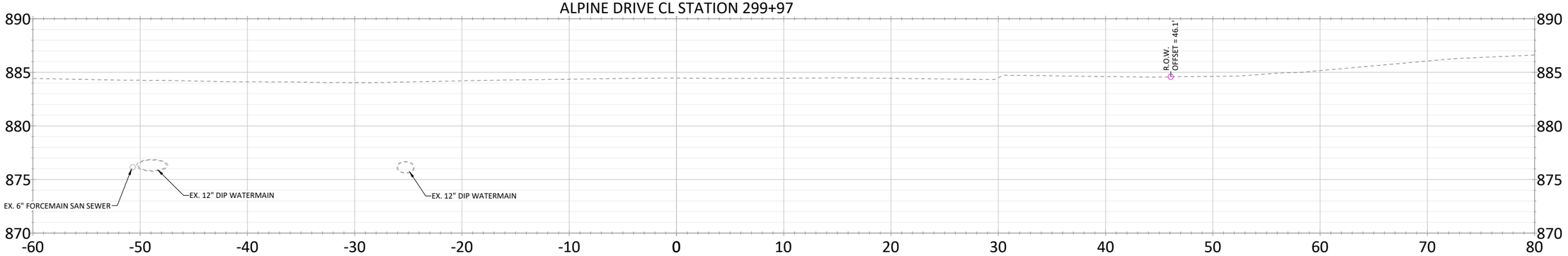
DESIGNED BY:	JJF		
DRAWN BY:	JJF	DATE:	03/21/25
CHECKED BY:	JJF	FILE:	25-03

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

CROSS SECTIONS
S.A.P. 199-106-012

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

ALPINE DRIVE CL STATION 299+97



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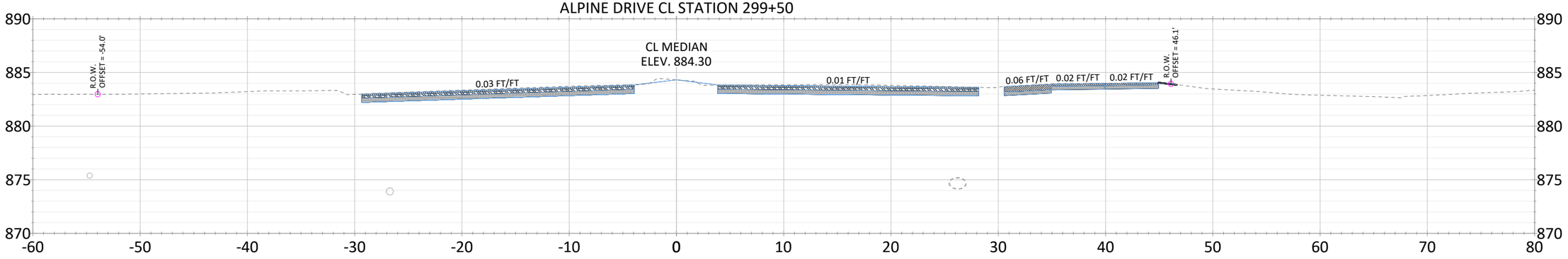

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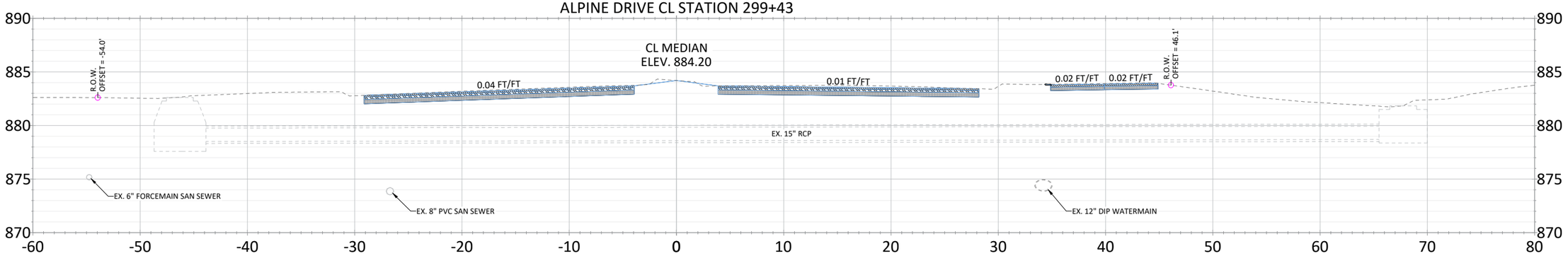

DATE	REVISION

Mar 21, 2025 - 9:28am
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Joe Feriancek
Date 03/21/25 Lic. No. 57095

DESIGNED BY:	JJF	
DRAWN BY:	JJF	DATE: 03/21/25
CHECKED BY:	JJF	FILE: 25-03

City of RAMSEY

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

CROSS SECTIONS
S.A.P. 199-106-012

ALPINE DRIVE RECONSTRUCTION
CITY PROJECT NO. 25-03
CITY OF RAMSEY, MINNESOTA

IP 25-03 MSA Alpine Drive (CR 57 / TH 47) Reconstruction
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	2024 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
MSA Alpine Drive	Alpine Drive	CR 57 / Pt 500 feet east of CR 57	510	Urban	6	1991	SC 1995	SC 2002	SC 2017	5.1	n/a*	n/a*
	Alpine Drive	Pt 500 feet east of CR 57 / CSAH 5	1944	Urban	5	1991	SC 1995	SC 2002	SC 2017	5.1	n/a*	n/a*
	Alpine Drive	CSAH 5 / Junkite Street	1297	Urban & Rural	5	1980	SC 1989	OL 2002	SC 2009	4.3	n/a*	n/a*
	Alpine Drive	Junkite Street / TH 47	1621	Urban	5	1980	SC 1989	OL 2002	SC 2009	4.3	n/a*	n/a*
MSA Alpine Drive (CR 57 / TH 47) Total Length			5372	1.017 mi.		* GPR Inconsistency with apparent base thickness, value could not be determined						

CC Regular Session

Meeting Date: 05/27/2025

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #25-104 Accepting Bids and Awarding Contract for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #25-104 accepting bids and awarding contract for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07.

Background:

The proposed 2025 – 2034 Capital Improvement Plan (CIP) identifies numerous public street across the City for pavement mill and overlay improvements in 2025. A street segment summary for the project is attached to this case.

Project History

- October 22, 2024, the Ramsey City Council adopted Resolution #24-295, accepting and awarding a proposal to Hakanson Anderson for topographic survey of the project area.
- November 19, 2024, the Ramsey Public Works Committee recommended City Council order plans and specifications for said improvements.
- November 26, 2024, the Ramsey City Council adopted Resolution #24-342, ordering plans and specifications for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07.
- April 15, 2025, the Ramsey Public Works Committed unanimously recommended City Council approve plans and specifications and authorize advertisement for bids for said improvements, and add the removal of the Radium Street center medians to the plans prior to bidding the project.
- April 22, 2025, the Ramsey City Council adopted Resolution #25-080, approving plans and specifications and authorizing advertisement for bids for said improvements.
- May 21, 2025, bids were publicly opened.

Project Scope

This project proposes mill and overlay of 3.50 miles of streets across eight (8) subdivisions within the City;

- Ramsey Town Center
- Ramsey Town Center 2nd
- Ramsey Town Center 4th
- Ramsey Town Center 6th
- Ramsey Town Center 7th
- Ramsey Town Center IP 05-22
- Rum River Hills
- Village of Sunfish Lake

The project totals 3.50 miles in length, all proposed areas are urban sections with varying street widths. Minor repairs to watermain, including removing unnecessary service stubs within 146th Avenue are proposed with this project. Minor storm sewer structure repairs, typically re-grouting catch basins, is proposed. Additionally, pedestrian ramps will be brought up to current ADA compliance. The project includes a total of 67 pedestrian ramp replacements.

Ramsey Town Center 7th

The streets within Ramsey Town Center 7th; 146th Avenue between Center Street and Rhinestone Street, and Traprock Street between 146th Avenue and East Ramsey Parkway, were constructed in 2005 with only the first lift of bituminous pavement. This project includes reclaiming the existing pavement, and placing two new lifts of bituminous pavement. During development, funds were received from Greenway Terrace and more recently the first phase of Parkside Townhomes, as a cost-share to pay for the wear course bituminous pavement. To date the City has collected $14,500.00 from Greenway Terrace and $7,700.00 from Parkside Townhomes. Additional wear course fees will be collected as future phases develop frontage along 146 th Avenue or Traprock Street.

Alternate Bid

Twenty-three (23) of the pedestrian ramps proposed to be replaced are connections to the trail system within The Draw Park, generally along Ramsey Parkway between Center Street and Ramsey Boulevard. The trail itself still has some useful life remaining, but is showing significant exposed aggregate. The plans include an alternate bid to mill and overlay the bituminous trails within The Draw Park. There are approximately 1,625 linear feet of trails. Overlaying the trails is not included within the CIP, and does not qualify to use Pavement Management Funds. Staff is proposing to use a portion of the $126,000 budgeted trail maintenance funds to pay for the alternate bid.

Radium Street Medians

The Village of Sunfish Lake subdivision includes Radium Street between 146th Avenue and Sunwood Drive. Radium Street includes a 12-foot wide raised median, with landscaping, made up of a mix of landscape rock, flowers, shrubs and trees.

The medians are owned by the city, however, in past years the Home Owners Association performed landscaping and irrigation system maintenance. Over recent years ash trees have been removed from the medians, and the HOA has not shown interest in continuing maintenance of the medians. There is no formal agreement between the HOA and city for maintenance of the medians, which must therefore fall upon the city.

The project includes removal of the medians, and paving to form a continuous pavement mat. After paving the median areas, Radium Street will be 39 feet as measured from the face of curb. This is wide enough to allow for two lanes of traffic and parking on both sides of the street. Staff does not consider Pavement Management Funds as an appropriate funding source for this work, and would recommend Public Improvement Revolving (PIR) Funds.

Preliminary Schedule Remaining

- Council Awards Contract to the Lowest Responsible Bidder
  - May 27, 2025
- Contractor Begins Construction
  - Summer 2025
- Contractor Substantially Completes Construction
  - New bituminous in-place
  - August 30, 2025
- Contractor Final Completion
  - Verify final restoration; punch list created
  - September 27, 2025

Notification:

If Council accepts the bids and awards a contract for construction of the improvements, letters will be mailed to property owners with updates on the project status. Engineering staff maintains City Improvement project webpages with the most current project information, which will also be updated.

Time Frame/Observations/Alternatives:

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

Alternatives:
Alternative #1 – Motion to adopt Resolution #25-104 accepting bids and awarding contract for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07 to North Valley, Inc. for the base and alternate bid total of $1,198,056.75.

Alternative #2 – Motion to adopt Resolution #25-104 accepting bids and awarding contract for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07 to North Valley, Inc. for the base bid total of $1,103,739.67.

Alternative #3 – Motion of other.

Funding Source:
Funding for this improvement is proposed to come from Pavement Management Funds and Storm Water Utility Funds. The alternative bid trail improvements are anticipated to be funded through budgeted 2025 Trail Maintenance Funds. The final project costs may change from the estimate depending upon actual construction quantities.

On May 21, 2025 a total of six (6) bids were received, opened and tabulated, and the following bids were found to comply with the advertisement for bids.

Contractor	Base Bid	Alternate Bid	Total Bid
North Valley, Inc.	$1,103,739.67	$94,317.08	$1,198,056.75
Park Construction Company	$1,111,868.75	$88,421.50	$1,200,290.25
GMH Asphalt Corporation	$1,157,236.93	$106,267.50	$1,263,504.43
Asphalt Surface Technologies Corp.	$1,163,502.55	$106,408.30	$1,269,910.85
Knife River Corporation – North Central	$1,348,587.41	$86,395.00	$1,434,982.41
C.S. McCrossan Construction, Inc.	$1,500,004.15	$106,228.70	$1,606,232.85
Engineer's Estimate	*$1,205,249.35*	*$88,137.50*	*$1,293,386.85*

The bid of North Valley, Inc. of Nowthen, Minnesota, in the amount of $1,198,056.75 for the total bid of said improvements in accordance with the approved plans and specifications and the advertisement for bids is the lowest responsible bidder. Adding indirect costs in the amount of 14-percent brings the total project costs to $1,365,784.70.

The low bid is 8 percent lower than the engineer's estimate, primarily due to lower than anticipated bituminous paving and concrete walk costs.

Funding Source Breakdown:

Funding Source	Construction Costs	Indirect Costs	Total Costs
Pavement Management Funds	$1,014,405.05	$142,016.71	$1,156,421.75
Water Utility Funds	$13,075.64	$1,830.59	$14,906.23
Sanitary Sewer Utility Funds	$23,119.74	$3,236.76	$26,356.50
Storm Sewer Utility Funds	$53,139.24	$7,439.49	$60,578.74
Alt Bid Trail (Budgeted Maint. Funds)	$94,317.08	$13,204.39	$107,521.47
Project Total w/Alt	$1,198,056.75	$167,727.95	$1,365,784.70

The CIP level estimate had a total estimated project cost of $1,130,801, which includes street costs of $1,047,111 and storm sewer cost of $69,190.

City staff proposes to administer and inspect construction. Plans and specifications were prepared in-house as part of staff's normal duties.

Recommendation:

Staff recommends Alternative #1.

Outcome/Action:

Motion to adopt Resolution #25-104 accepting bids and awarding contract for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07 to North Valley, Inc. for the base and alternate bid total of $1,198,056.75.

Attachments

25-07 Final Plans

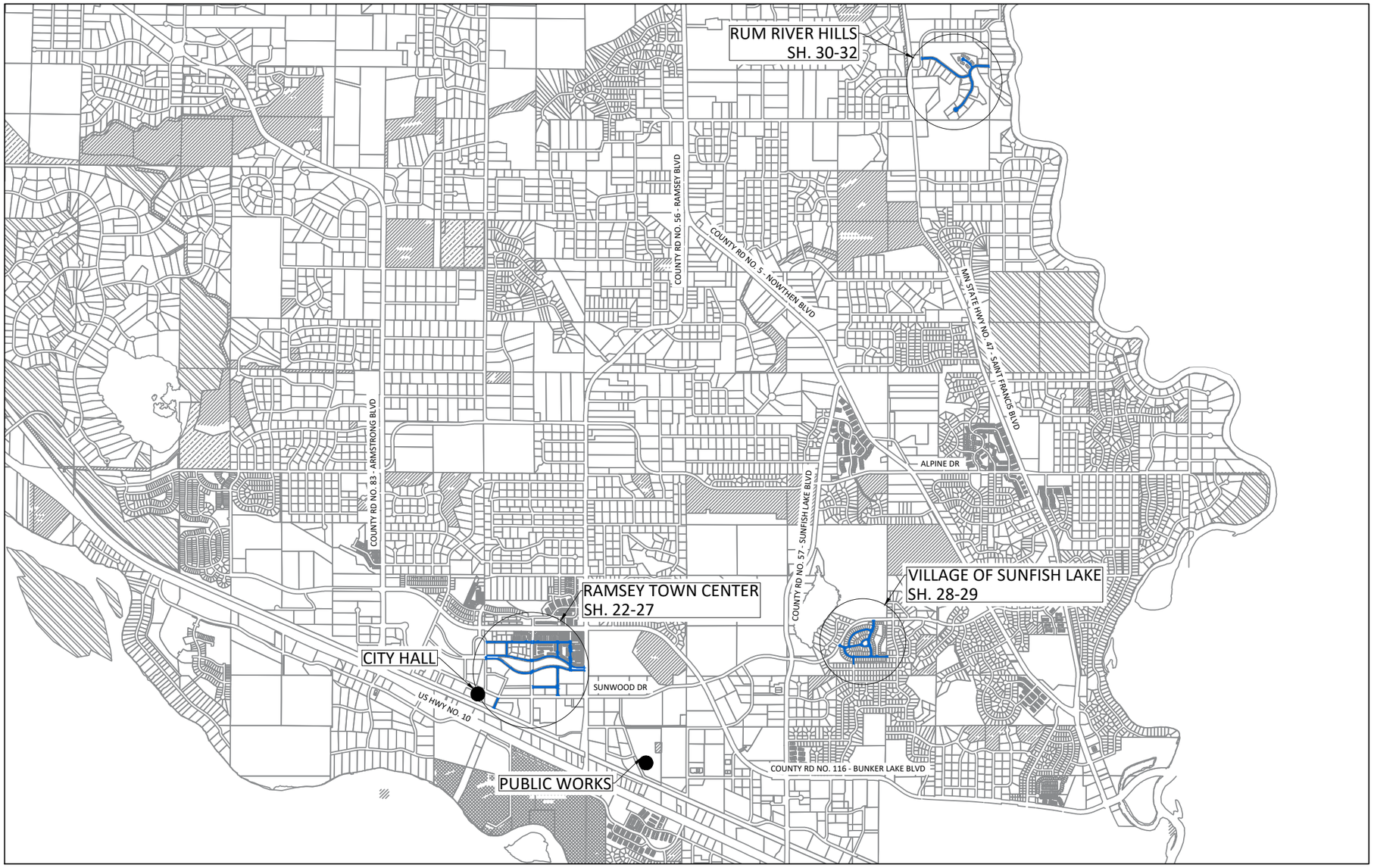
Res 25-104

25-07 Street Summary

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	05/22/2025 09:17 AM
Brian Hagen	Brian Hagen	05/22/2025 02:53 PM
Form Started By: Joe Feriancek		Started On: 05/19/2025 08:13 PM
Final Approval Date: 05/22/2025		

CITY OF RAMSEY
2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY IMPROVEMENT PROJECT NO. 25-07



0 1500 3000 4500
SCALE (FEET)

N

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

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

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

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

GOVERNING SPECIFICATIONS

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

THE 2023 EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA "STANDARD SPECIFICATIONS" SHALL GOVERN FOR UTILITY INSTALLATIONS.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

THIS PLAN CONTAINS 32 SHEETS

SHEET No.	DESCRIPTION
01	TITLE SHEET
02	STATEMENT OF ESTIMATED QUANTITIES
03 - 05	TYPICAL SECTION
06 - 07	CITY DETAILS
08 - 13	MNDOT PEDESTRIAN RAMP DETAILS
14 - 19	PEDESTRIAN RAMP DETAILS
20 - 21	SWPPP
22 - 27	MILL & OVERLAY - RAMSEY TOWN CENTER
28 - 29	MILL & OVERLAY - VILLAGE OF SUNFISH LAKE
30 - 32	MILL & OVERLAY - RUM RIVER HILLS

LEGEND

SANITARY MANHOLE	EASEMENT - DRAINAGE & UTILITY
STORM SEWER MANHOLE	SECTION LINE
CATCH BASIN MANHOLE	LOT LINE
CATCH BASIN	ELECTRIC LINE
CULVERT END SECTION	ELECTRIC LINE - BURIED
HYDRANT	ELECTRIC LINE - OVERHEAD
VALVE	GAS LINE
TREE - CONIFEROUS	TELECOMMUNICATION LINE
TREE - DECIDUOUS	TELECOMM - OVERHEAD
SHRUB	FIBER OPTIC LINE
LIGHT POLE	TREE LINE
SIGN	LANDSCAPE
MAILBOX	RETAINING WALL
PEDESTAL - TELECOM	TREE SAVE FENCE
PEDESTAL - ELECTRIC	SILT FENCE
HAND HOLE	WATERMAIN
DRIVE - BITUMINOUS	SANITARY SEWER
DRIVE - CONCRETE	STORM SEWER
DRIVE - GRAVEL	DRAIN TILE
CONCRETE WALK	LANDSCAPE - ROCK
BITUMINOUS TRAIL	LANDSCAPE - MULCH
RESTORATION AREA	LANDSCAPE - RIP RAP
MILL & OVERLAY BITUMINOUS PAVEMENT	
FULL-DEPTH PAVEMENT SECTION	
VALLEY GUTTER	
BITUMINOUS PATCH	
REMOVE CONCRETE WALK	
REMOVE BITUMINOUS TRAIL	
REMOVE BITUMINOUS FLUME	
REMOVE & REPLACE CONCRETE CURB & GUTTER	
REMOVE & REPLACE BITUMINOUS CURB	
SAWCUT FULL DEPTH	

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

JOE FERIANCEK, P.E.
ASSISTANT CITY ENGINEER

57095 LIC. NO.

DATE 05/05/25

DATE	REVISION

May 05, 2025 - 4:08pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlays\25-07 2025 Neighborhood Overlay\Plan Drawings\25-07 Title & SEQ.dwg

IP 25-07 2025 Neighborhood Overlay Improvements					
Statement of Estimated Quantities					
Item No.	MnDOT No.	Note	Item Description	Unit	Quantity
1	2021.501		MOBILIZATION	LS	1
2	2104.503	1	REMOVE CONCRETE CURB AND GUTTER	LF	2,720
3	2104.503	1	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	2,220
4	2104.503	1	SAWING CONCRETE (FULL DEPTH)	LF	1,370
5	2104.503	12	CONCRETE CURB & GUTTER PREPARATION	EA	80
6	2104.503	1	REMOVE & REPLACE BITUMINOUS FLUME	SY	3
7	2104.503		REMOVE CONCRETE BULL NOSE	SY	65
8	2104.503	11	REMOVE CENTER MEDIAN LANDSCAPING	LS	1
9	2104.503	1	REMOVE WATER MAIN	LF	240
10	2104.503	1	REMOVE VALVE BOX	EA	8
11	2104.504	1	REMOVE BITUMINOUS PAVEMENT (TRAIL)	SY	59
12	2104.504	1	REMOVE CONCRETE WALK	SY	1,010
13	2104.504	1	REMOVE CONCRETE VALLEY GUTTER	SY	19
14	2105.607	1	COMMON EXCAVATION	CY	80
15	2105.607	13	SUBSOIL EXCAVATION	CY	180
15	2106.607	1	HAUL & STOCKPILE RECLAIM MATERIAL (LV)	CY	330
16	2112.519		SUBGRADE PREPARATION	RDST	15
17	2123.610		STREET SWEEPER (WITH PICKUP BROOM)	HOUR	5
18	2130.523		WATER	MGAL	10
19	2211.507	2	AGGREGATE BASE CLASS 5 MODIFIED (CV)	CY	420
20	2215.504		FULL DEPTH RECLAMATION	SY	4,700
21	2231.603	8	SAWED & SEALED JOINT	EA	192
22	2231.604	10	BITUMINOUS PATCH	SY	1,000
23	2232.504		MILL BITUMINOUS SURFACE (2.0")	SY	47,100
24	2357.506	3	BITUMINOUS MATERIAL FOR TACK COAT	GAL	3,630
25	2360.509	4	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C) 2.0"	TON	535
26	2360.509	4	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 2.0"	TON	5,850
27	2360.509	4	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 2.0" TRAIL	TON	4
28	2503.602		GROUT CATCH BASIN	EA	109
29	2504.602		ADJUST VALVE BOX	EA	38
30	2506.502		ADJUST FRAME AND RING CASTING	EA	18
31	2506.502		REPLACE FRAME & RING CASTING	EA	17
32	2521.504	6	6" CONCRETE WALK	SY	990
33	2521.602		DRILL & GROUT REINF BAR (EPOXY COATED)	EA	850
34	2531.503	6	CONCRETE CURB & GUTTER DESIGN B618	LF	1,435
35	2531.503	6	CONCRETE CURB & GUTTER DESIGN SURMOUNTABLE	LF	12
36	2531.604	6	7" CONCRETE VALLEY GUTTER	SY	39
37	2531.618		TRUNCATED DOMES	SF	1,320
38	2563.601	5	TRAFFIC CONTROL	LS	1
39	2563.601		ALTERNATIVE PEDESTRIAN ROUTE	LS	1
40	2573.602		STABILIZED CONSTRUCTION ENTRANCE	EA	3
41	2573.502		STORM DRAIN INLET PROTECTION	EA	26
42	2574.507	7	TOPSOIL (LV)	CY	90
43	2575.501	9	TURF ESTABLISHMENT	ACRE	0.10

IP 25-07 2025 Neighborhood Overlay Improvements					
Statement of Estimated Quantities - Alternate					
Item No.	MnDOT No.	Note	Item Description	Unit	Quantity
1	2232.504		MILL BITUMINOUS SURFACE (2.5") TRAIL	SY	3,225
2	2360.509	4	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 1.5" TRAIL	TON	225
3	2360.509	4	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 2.5" TRAIL	TON	455
4	2506.502		ADJUST FRAME AND RING CASTING	EA	4
5	2574.507	7	TOPSOIL (LV)	CY	32
6	2575.501	9	TURF ESTABLISHMENT	ACRE	0.15

PAY ITEM NOTES:

1. REMOVAL LIMITS SHALL BE MARKED IN THE FIELD BY CITY STAFF.
2. EV TO CV CONVERSION FACTOR = 1.25.
3. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 0.07 GAL/SY.
4. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 113 LB/SY-IN.
5. LUMP SUM QUANTITY SHALL INCLUDE ALL COST REQUIRED FOR MAINTAINING ALL FLAGGING OPERATIONS AS NECESSARY, MAINTAINING PEDESTRIAN ACCESS ROUTES, ANY SIGNAGE AND BARRICADES AS NECESSARY.
6. FINISH WITH CLEAR CURING COMPOUND.
7. CV TO LV CONVERSION FACTOR = 1.3.
8. SAW AND SEAL NUMBERS ARE FOR FULL-DEPTH CONCRETE CURB & GUTTER FOR ENTIRE CURB & GUTTER WIDTH. SEAL WITH POLYURETHANE CAULK. NOT INCLUDED IN SAWING CONCRETE PAY ITEM.
9. TURF ESTABLISHMENT INCLUDES SEEDING, SEED MIXTURES, FERTILIZER, AND OTHER SOIL AMENDMENTS. SEED MIXTURE SHALL BE 25-151. FOLLOW MNDOT SEEDING MANUAL GUIDELINES FOR APPLICATION RATES.
10. BITUMINOUS PATCH QUANTITIES INCLUDE AREAS SHOWN ON PLAN SHEETS AS WELL AS AN ESTIMATED 2% OF MILLING AREA.
11. REMOVAL OF TREES, VEGETATION, LANDSCAPING ROCK, BASE MATERIAL, AS WELL AS IRRIGATION LINES ARE INCIDENTAL TO THE REMOVE CENTER MEDIAN LANDSCAPING PAY ITEM.
12. THOROUGHLY CLEAN ALL JOINTS AND CRACKS BY WATER FLUSHING THAT ARE MARKED ON 145TH AVE IN THE RAMSEY TOWN CENTER DEVELOPMENT. AFTER JOINT HAS DRIED, SANDBLAST THEN AIR BLAST. ASSURE THAT THE JOINTS OR CRACKS ARE CLEAN, DRY, AND FREE OF ALL INCOMPRESSIBLE MATERIAL BEFORE FILLING WITH BITUMINOUS MICTURE.
13. SUBSOIL EXCAVATION ITEM INCLUDES ANY TOPSOIL MATERIAL THAT SHALL BE REMOVED IN THE LANDSCAPED CENTER MEDIAN AREA.

GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. IT IS NOT GUARANTEED ANY OR ALL EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING IRRIGATION SYSTEMS WITHIN THE PROJECT CONSTRUCTION LIMITS BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO IRRIGATION SYSTEMS WHERE POSSIBLE.

DATE	REVISION

May 05, 2025 - 4:13pm
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 05/05/25 Lic. No. 57095

DESIGNED BY:	LWC		
DRAWN BY:	LWC	DATE:	05/05/25
CHECKED BY:	JJF	FILE:	25-07

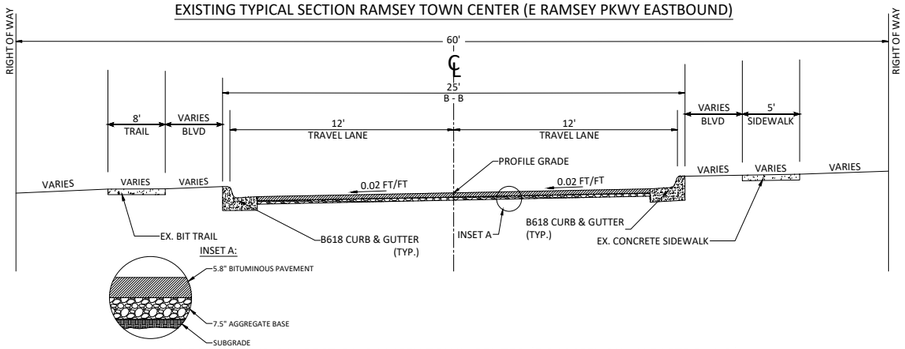
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STATEMENT OF ESTIMATED QUANTITES

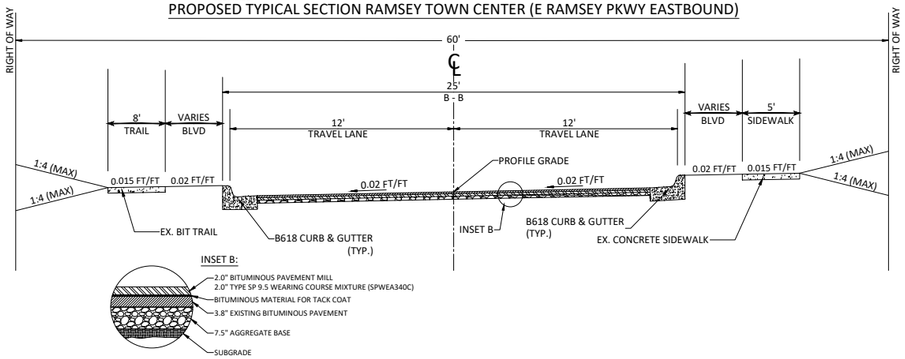
2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 25-07
CITY OF RAMSEY, MINNESOTA

SHEET 02 OF 32 SHEETS

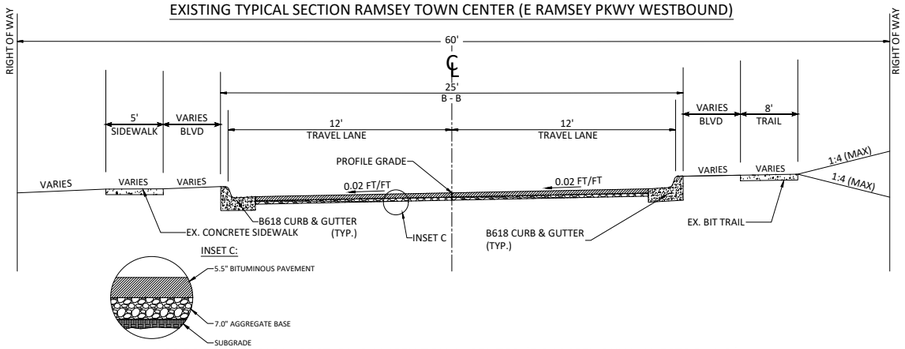
EXISTING TYPICAL SECTION RAMSEY TOWN CENTER (E RAMSEY PKWY EASTBOUND)



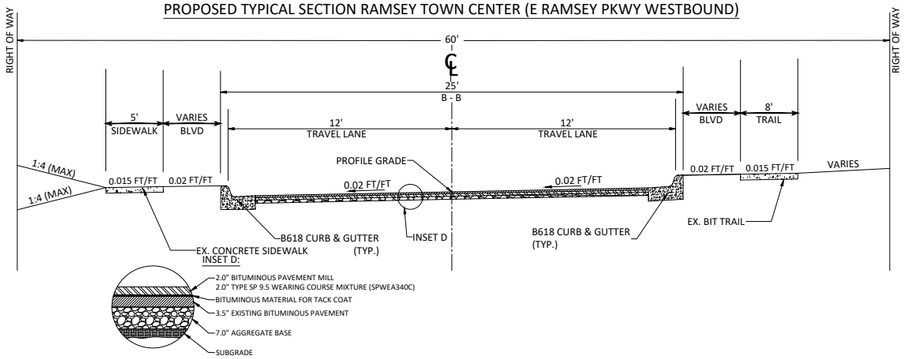
PROPOSED TYPICAL SECTION RAMSEY TOWN CENTER (E RAMSEY PKWY EASTBOUND)



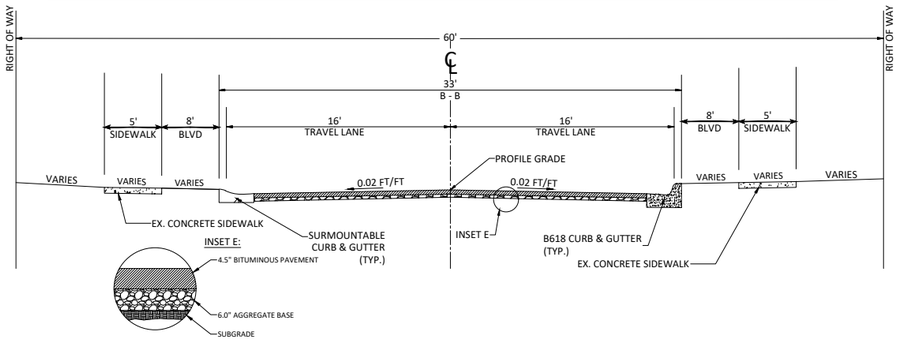
EXISTING TYPICAL SECTION RAMSEY TOWN CENTER (E RAMSEY PKWY WESTBOUND)



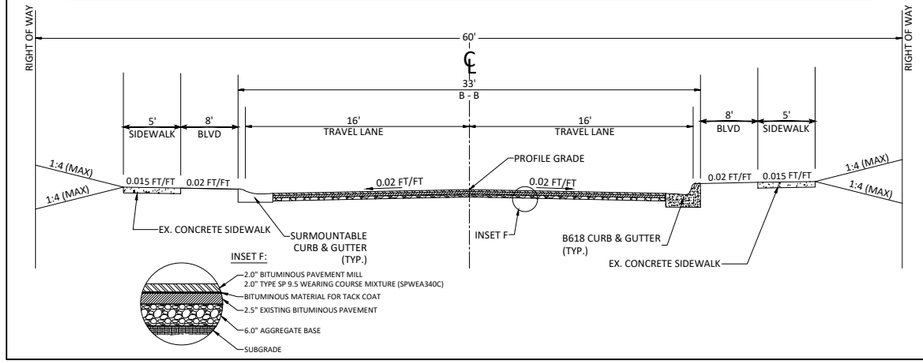
PROPOSED TYPICAL SECTION RAMSEY TOWN CENTER (E RAMSEY PKWY WESTBOUND)



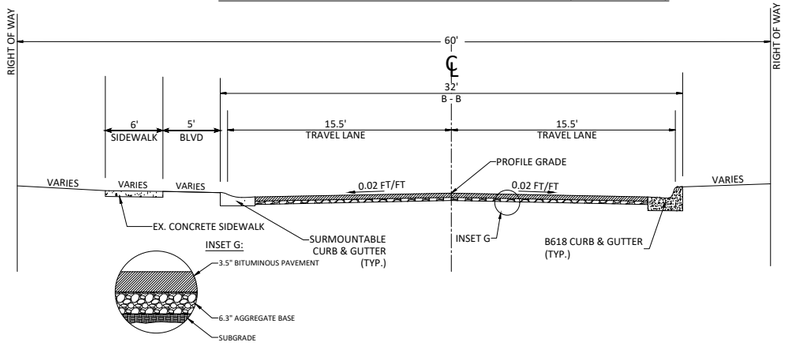
EXISTING TYPICAL SECTION RAMSEY TOWN CENTER (146TH AVE, OLIVINE ST, PERIDOT ST NORTH OF E RAMSEY PKWY)



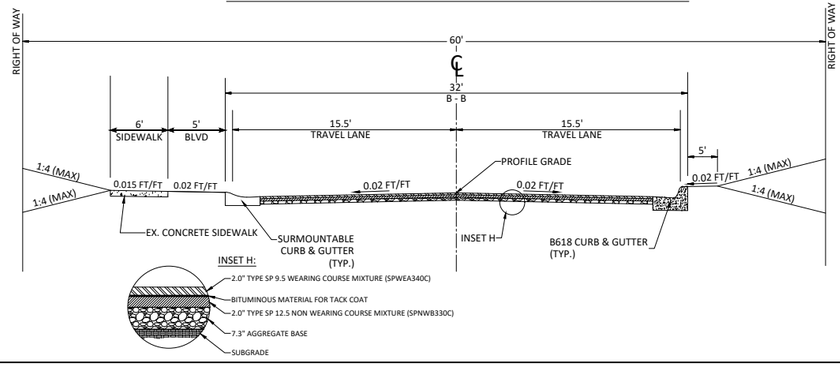
PROPOSED TYPICAL SECTION RAMSEY TOWN CENTER (146TH AVE, OLIVINE ST, PERIDOT ST NORTH OF E RAMSEY PKWY)



EXISTING TYPICAL SECTION RAMSEY TOWN CENTER (TRAPROCK ST)



PROPOSED TYPICAL SECTION RAMSEY TOWN CENTER (TRAPROCK ST)



NOT TO SCALE

DATE	REVISION

May 05, 2025 - 10:08am
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 05/05/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 05/05/25
CHECKED BY:	JJF	FILE: 25-07

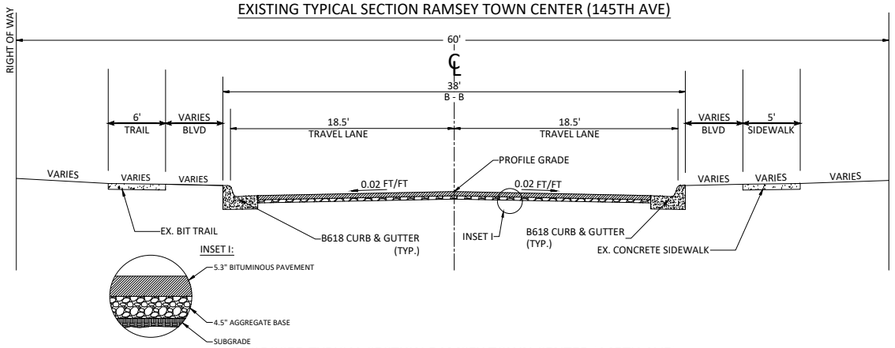
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

TYPICAL SECTIONS

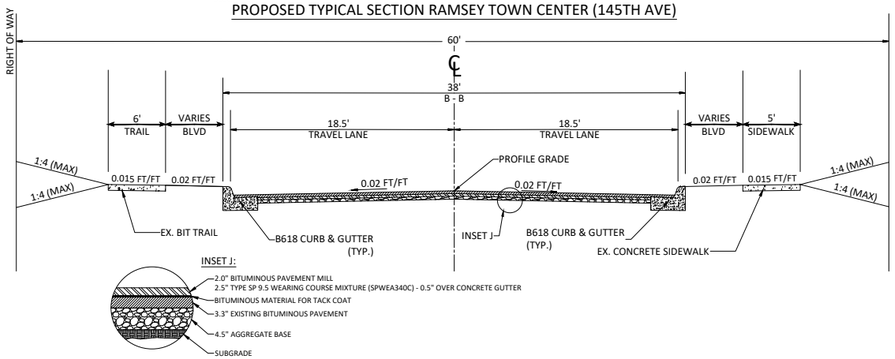
2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 25-07
CITY OF RAMSEY, MINNESOTA

SHEET 03 OF 32 SHEETS

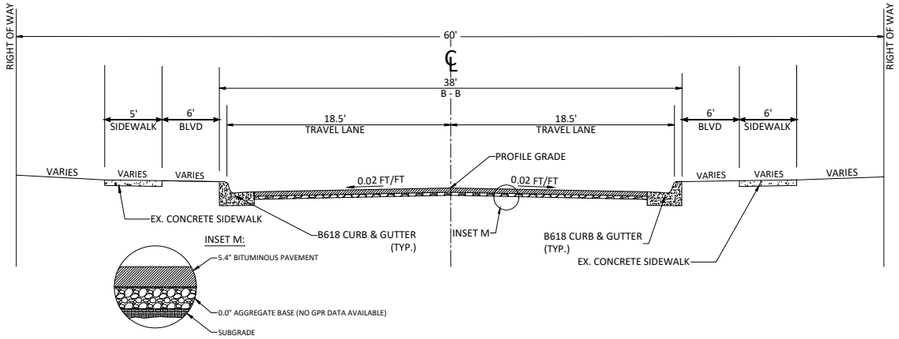
EXISTING TYPICAL SECTION RAMSEY TOWN CENTER (145TH AVE)



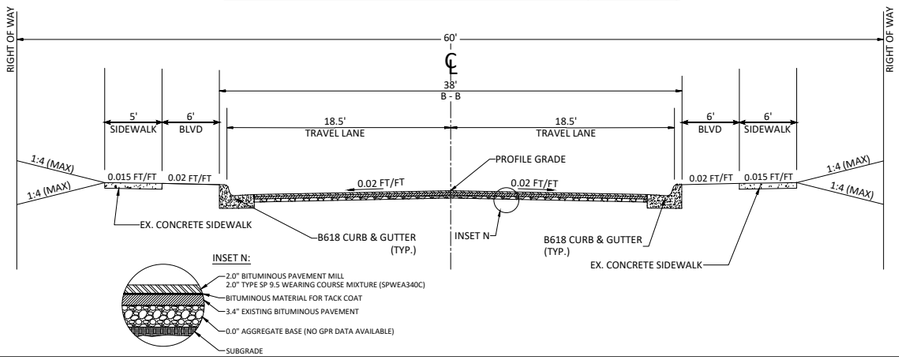
PROPOSED TYPICAL SECTION RAMSEY TOWN CENTER (145TH AVE)



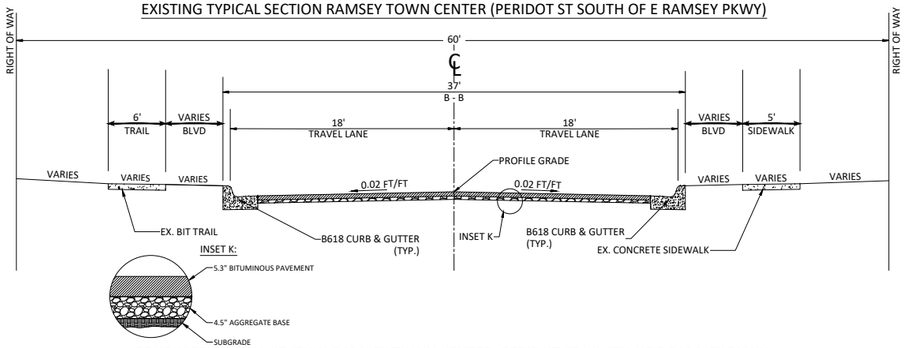
EXISTING TYPICAL SECTION RAMSEY TOWN CENTER (SAPPHIRE ST)



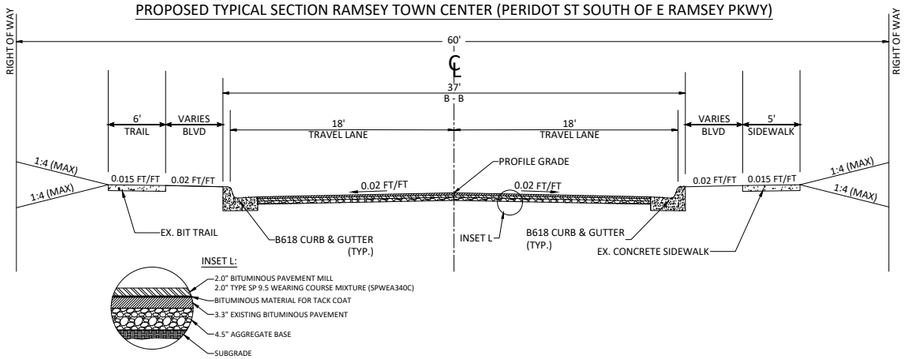
PROPOSED TYPICAL SECTION RAMSEY TOWN CENTER (SAPPHIRE ST)



EXISTING TYPICAL SECTION RAMSEY TOWN CENTER (PERIDOT ST SOUTH OF E RAMSEY PKWY)



PROPOSED TYPICAL SECTION RAMSEY TOWN CENTER (PERIDOT ST SOUTH OF E RAMSEY PKWY)



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DATE	REVISION

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JOE FERIANCEK
Date 05/05/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 05/05/25
CHECKED BY:	JJF	FILE: 25-07

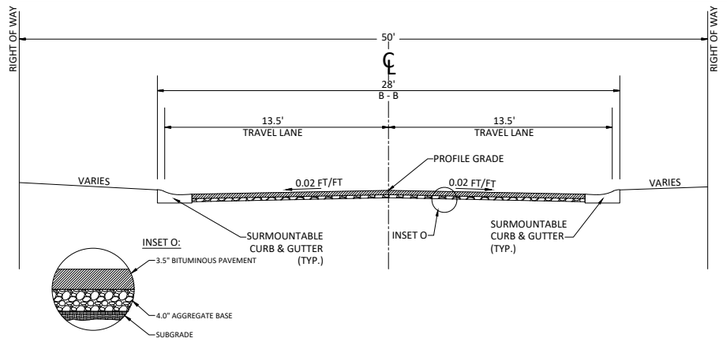
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

TYPICAL SECTIONS

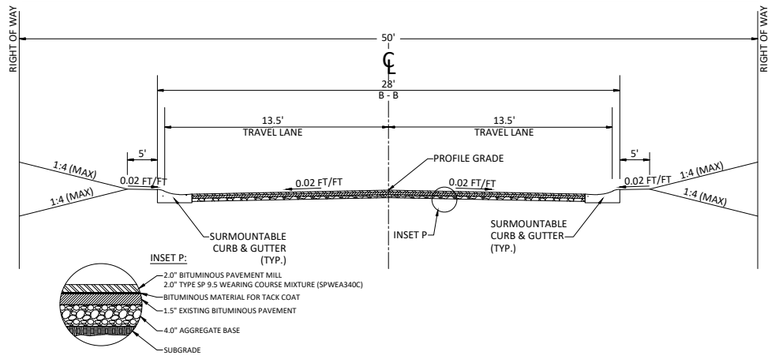
2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 25-07
CITY OF RAMSEY, MINNESOTA

SHEET 04 OF 32 SHEETS

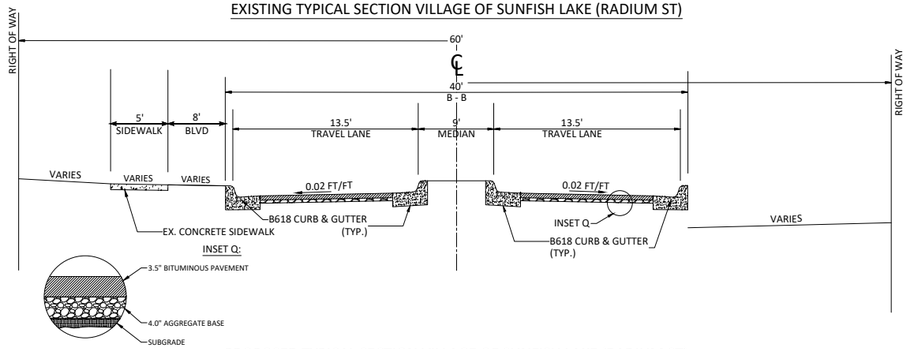
EXISTING TYPICAL SECTION VILLAGE OF SUNFISH LAKE (146TH LN, 146TH AVE, SODIUM ST, TUNGSTEN WAY)



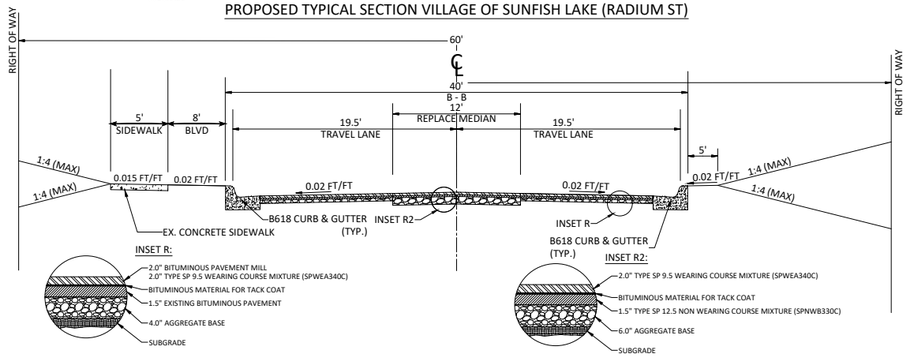
PROPOSED TYPICAL SECTION VILLAGE OF SUNFISH LAKE (146TH LN, 146TH AVE, SODIUM ST, TUNGSTEN WAY)



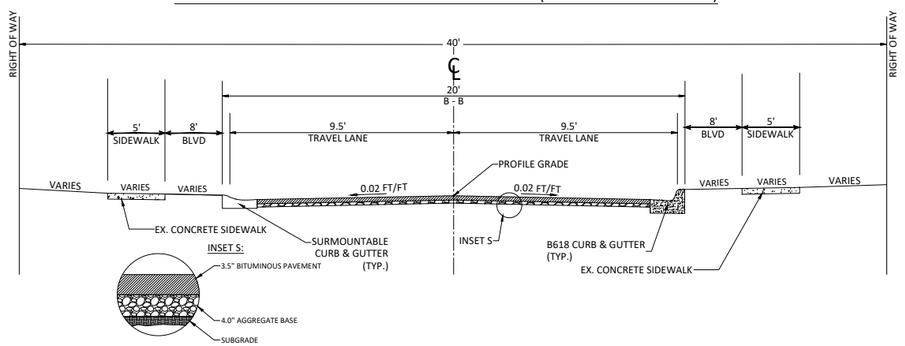
EXISTING TYPICAL SECTION VILLAGE OF SUNFISH LAKE (RADIUM ST)



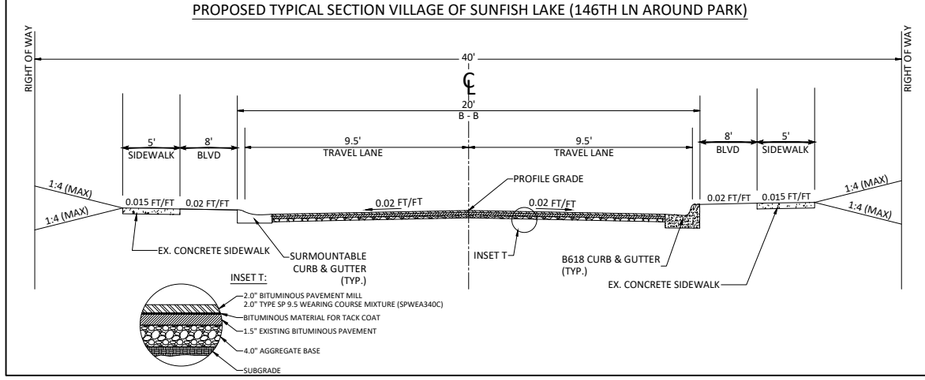
PROPOSED TYPICAL SECTION VILLAGE OF SUNFISH LAKE (RADIUM ST)



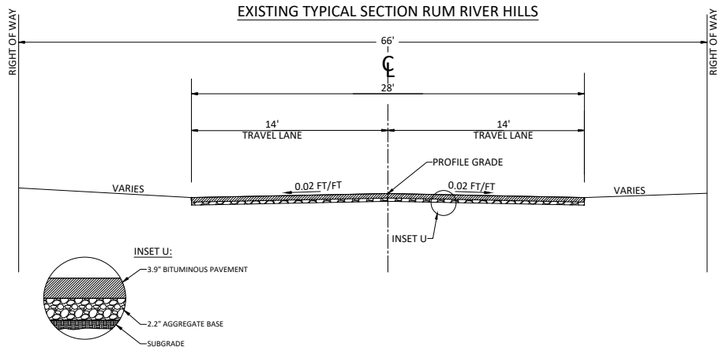
EXISTING TYPICAL SECTION VILLAGE OF SUNFISH LAKE (146TH LN AROUND PARK)



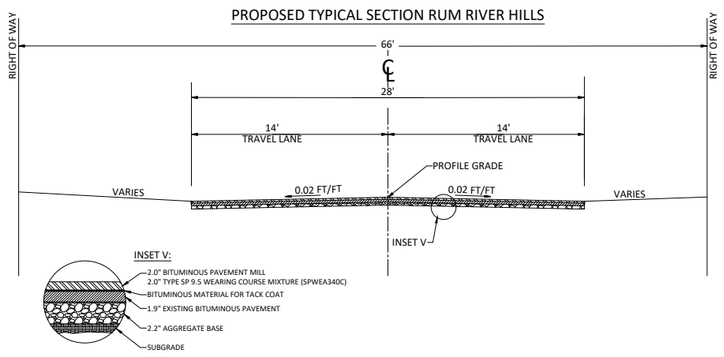
PROPOSED TYPICAL SECTION VILLAGE OF SUNFISH LAKE (146TH LN AROUND PARK)



EXISTING TYPICAL SECTION RUM RIVER HILLS



PROPOSED TYPICAL SECTION RUM RIVER HILLS



NOT TO SCALE

DATE	REVISION

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JOE FERIANCEK
Date 05/05/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 05/05/25
CHECKED BY:	JJF	FILE: 25-07

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

TYPICAL SECTIONS

2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 25-07
CITY OF RAMSEY, MINNESOTA

SHEET 05 OF 32 SHEETS

May 05, 2025 - 9:12pm
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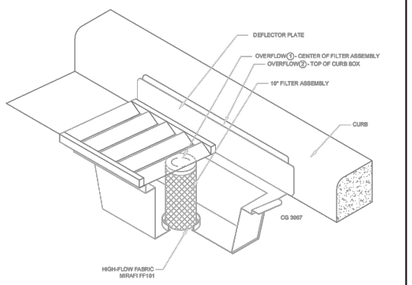
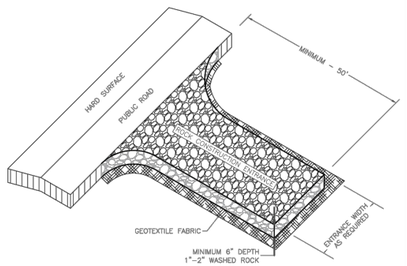


INLET PROTECTION – WIMCO OR EQUAL

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



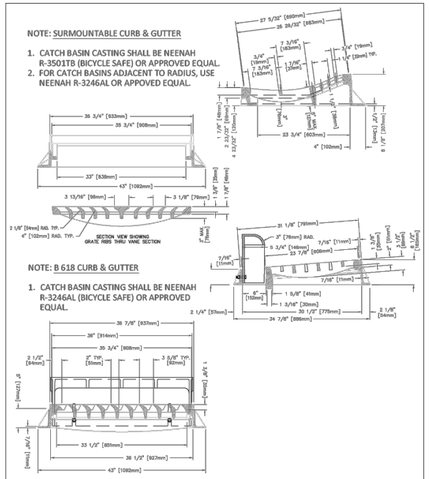
NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION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

NOT TO SCALE

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

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

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



NOTE: SURMOUNTABLE CURB & GUTTER

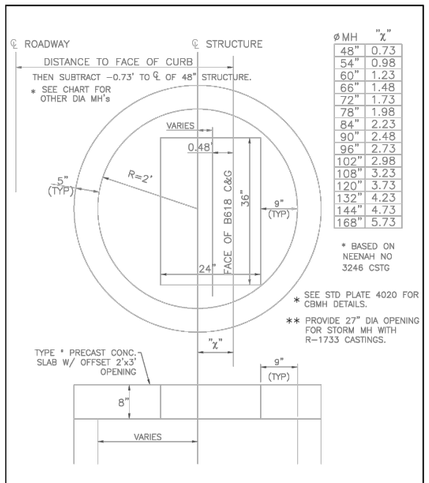
1. CATCH BASIN CASTING SHALL BE NEENAH R-3501TB (BICYCLE SAFE) OR APPROVED EQUAL.
2. FOR CATCH BASINS ADJACENT TO RADIUS, USE NEENAH R-3246AL OR APPOVED EQUAL.

SECTION VIEW SHOWING GRATE RIBS THRU VANE SECTION

NOTE: B 618 CURB & GUTTER

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

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

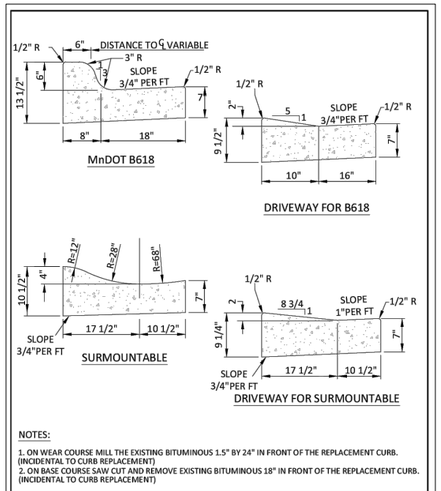


Ø MH	"X"
48"	0.73
54"	0.98
60"	1.23
66"	1.48
72"	1.73
78"	1.98
84"	2.23
90"	2.48
96"	2.73
102"	2.98
108"	3.23
120"	3.73
132"	4.23
144"	4.73
168"	5.73

* BASED ON NEENAH NO 3246 CSTG

* SEE STD PLATE 4020 FOR CBMH DETAILS.
** PROVIDE 27" DIA OPENING FOR STORM MH WITH R–1733 CASTINGS.

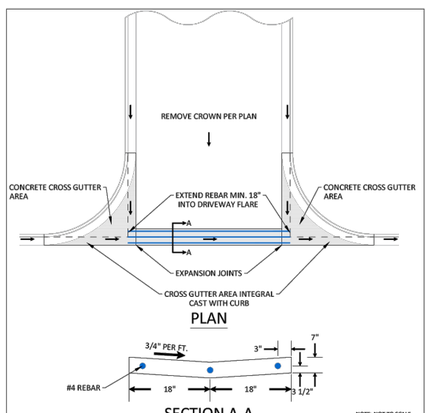
APPROVED:		STANDARD DETAILS:
4 – 2005	City of RAMSEY	SLAB TOP MANHOLE COVER
	CITY PLATE No.	STO–5



NOTES:

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

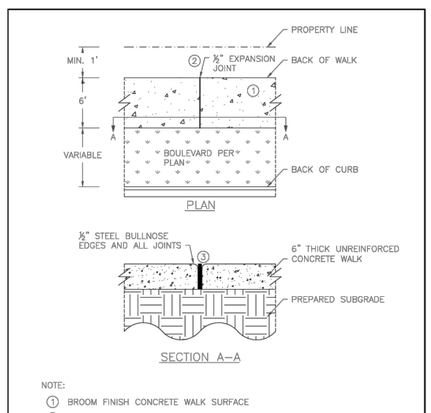
APPROVED:		STANDARD DETAILS:
10 - 2024	City of RAMSEY	CURB AND GUTTER
	CITY PLATE No.	STR-1



NOTE: NOT TO SCALE

NOTES:
1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" AND A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%.
3. CONCRETE CURB AND GUTTER SHALL BE CAST INTEGRAL WITH CONCRETE CROSS GUTTER AREA.
4. CONCRETE CURB AND GUTTER SHALL BE PAID SEPARATELY FROM CONCRETE CROSS GUTTER AREA.

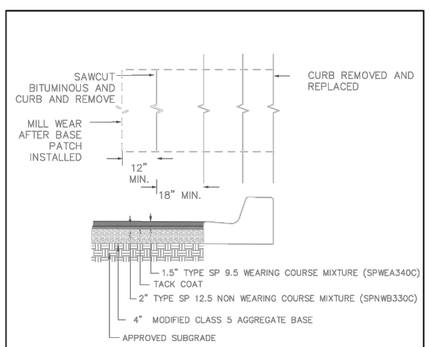
APPROVED:		STANDARD DETAILS:
3 - 2017	City of RAMSEY	CROSS GUTTER
	CITY PLATE No.	STR-2



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

NOT TO SCALE

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



NOTES:
1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR–26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

APPROVED:		STANDARD DETAILS:
3 - 2022	City of RAMSEY	STREET PATCHING STANDARDS
	CITY PLATE No.	STR–25

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

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

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

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

DATE	REVISION

May 05, 2025 - 10:12am
C:\Engineering\AutoCad Dwgs\Projects To Z\Overlays\25-07 2025 Neighborhood Overlay\Plan Drawings\25-07 Details.dwg

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

JOE FERIANCEK
Date 05/05/25 Lic. No. 57095

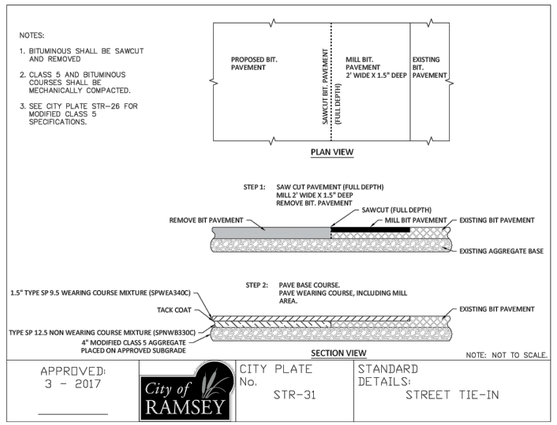
DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 05/05/25
CHECKED BY:	JJF	FILE: 25-07

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

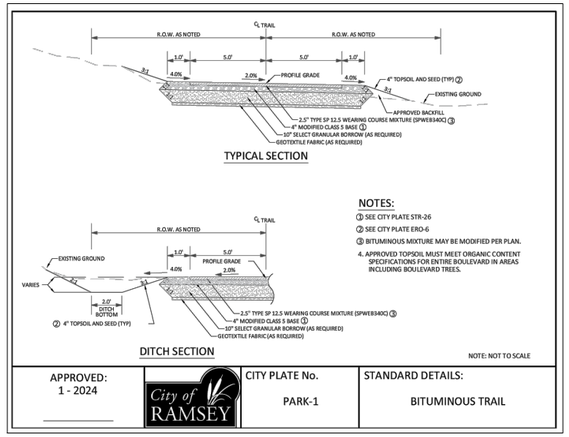
CITY DETAILS

2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 25-07
CITY OF RAMSEY, MINNESOTA

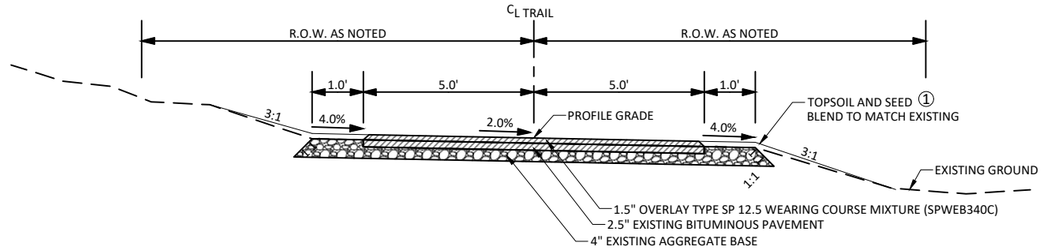
SHEET 06 OF 32 SHEETS



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



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



TRAIL STRAIGHT OVERLAY SECTION

NOTE: NOT TO SCALE

NOTES:

① SEE CITY PLATE ERO-6

2. APPROVED TOPSOIL MUST MEET ORGANIC CONTENT SPECIFICATIONS FOR ENTIRE BOULEVARD IN AREAS INCLUDING BOULEVARD TREES.
3. 7' TAPERED MILL REQUIRED AT CONCRETE MATCH POINTS SEE PLAN SHEETS FOR LOCATIONS.

DATE	REVISION

May 05, 2025 - 10:12am
E:\Engineering\AutoCad Dwgs\Projects N-Z\Overlays\25-07 2025 Neighborhood Overlay\Plan Drawings\25-07 Details.dwg

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

JOE FERIANCEK
Date 05/05/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 05/05/25
CHECKED BY:	JJF	FILE: 25-07

City of RAMSEY
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7550 SUNWOOD DRIVE
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CITY DETAILS

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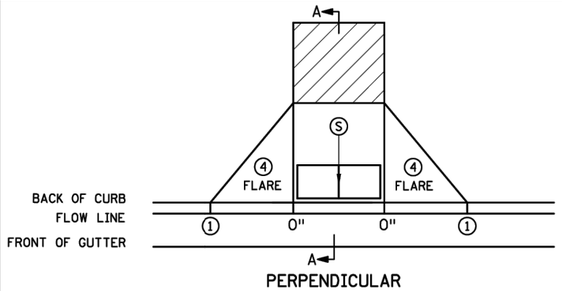
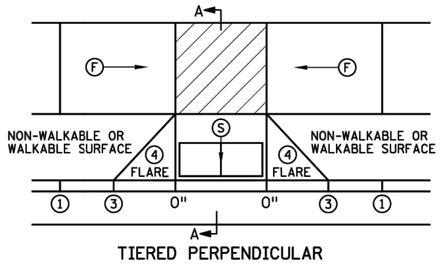
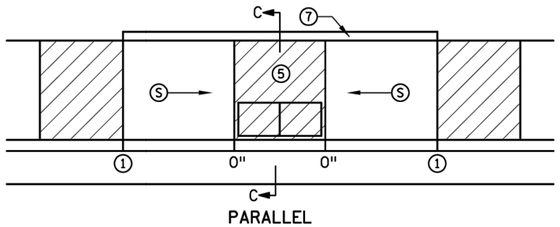


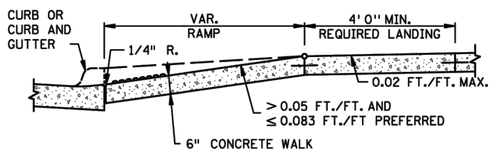
PERPENDICULAR



TIERED PERPENDICULAR

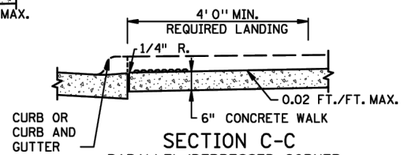


PARALLEL



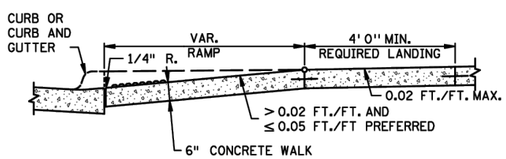
SECTION A-A

PERPENDICULAR/TIERED/DIAGONAL



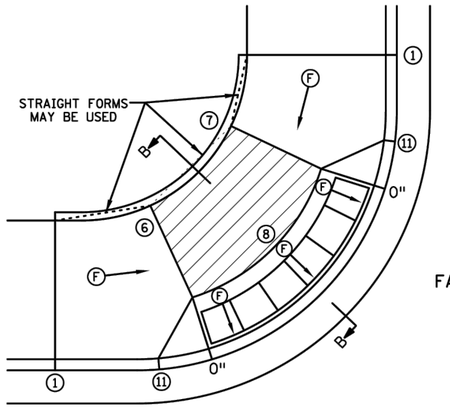
SECTION C-C

PARALLEL/DEPRESSED CORNER

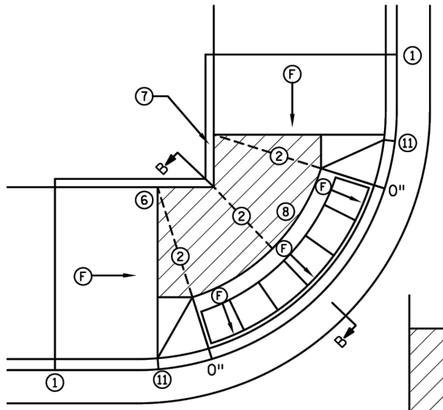


SECTION B-B

FAN

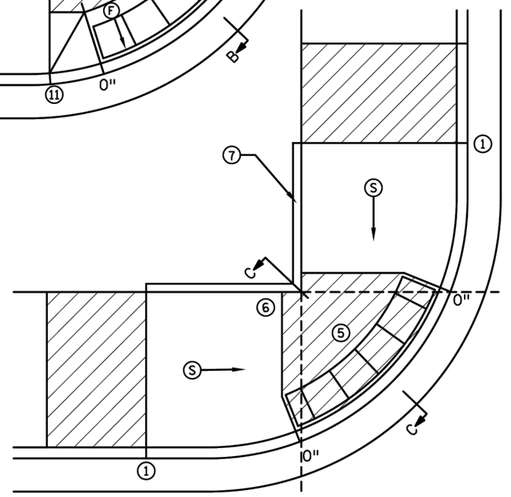


FAN ⑩

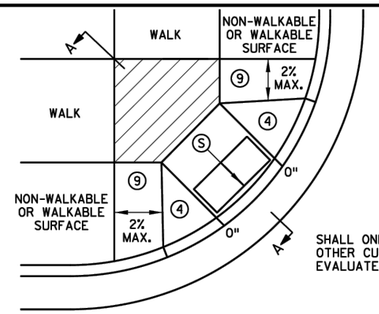


MODIFIED FAN ⑩

USED WHEN RIGHT-OF-WAY IS CONSTRAINED



DEPRESSED CORNER



DIAGONAL

SHALL ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE GREATER THAN 2%.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL, THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH. (EXCEPT AS STATED IN ⑥ BELOW.

TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 OF 6 FOR ALL SEPARATELY POURED INITIAL LANDINGS.

WHEN SIDEWALK IS AT BACK OF CURB, TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

MAINTAIN POSITIVE BOULEVARD DRAINAGE TO TOP OF CURB.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER THE ENTIRE PAR WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK WITH THE EXCEPTION OF 3" MAXIMUM ON EACH OUTSIDE EDGE WHICH ENSURES THE DETECTABLE WARNINGS ARE ENCASED IN CONCRETE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 0" - 3" OFFSET IS ALLOWED.

WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6" LESS THAN THE INCOMING PAR. ARC LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

① MATCH FULL HEIGHT CURB.

② 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.

③ 3" HIGH CURB WHEN USING A 3' LONG RAMP, 4" HIGH CURB WHEN USING A 4' LONG RAMP.

④ SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS.

⑤ DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.

⑥ THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL. (TYPICAL FOR ALL)

⑦ WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS LESS THAN 5% RUNNING SLOPE SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.

⑧ A 7' MIN TOP RADIUS GRADE BREAK IS REQUIRED TO BE CONSTRUCTIBLE.

⑨ PAVE FULL WALK WIDTH.

⑩ "S" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.

⑪ INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8-10% TO A MINIMUM 3" CURB HEIGHT. REDUCE INTERMEDIATE CURB HEIGHT TO 2+ INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

Ⓢ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

Ⓕ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

X" CURB HEIGHT

REVISION:

APPROVED: 11-04-2021

JEFFREY PERKINS
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 1 OF 6

APPROVED: 11-04-2021
REVISED:

THOMAS STYBRICKI
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

DATE	REVISION

May 02, 2025 - 10:33am
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlay\25-07 2025 Neighborhood Overlay\Plan Drawings\25-07 Details.dwg

DESIGNED BY:	---		
DRAWN BY:	---	DATE:	
CHECKED BY:	---	FILE:	25-07

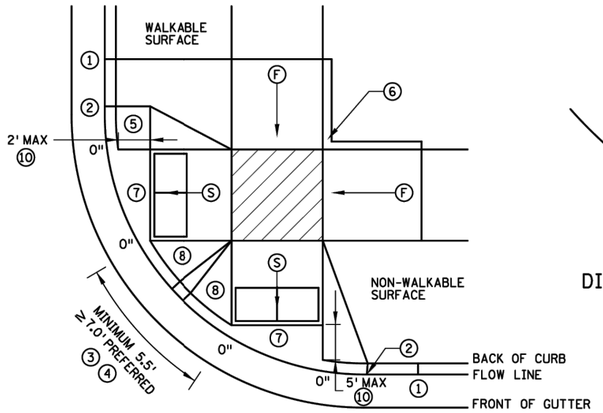
City of RAMSEY

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

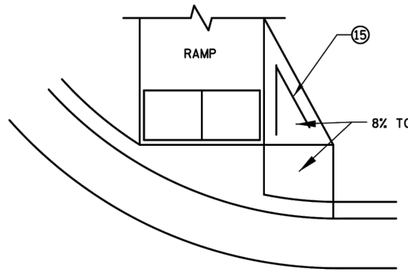
MNDOT PEDESTRIAN RAMP DETAILS

2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 25-07
CITY OF RAMSEY, MINNESOTA

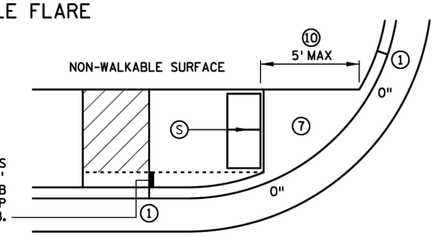
SHEET 08 OF 32 SHEETS



COMBINED DIRECTIONAL

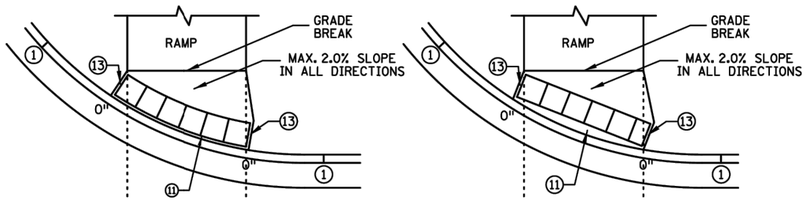


DIRECTIONAL RAMP WALKABLE FLARE



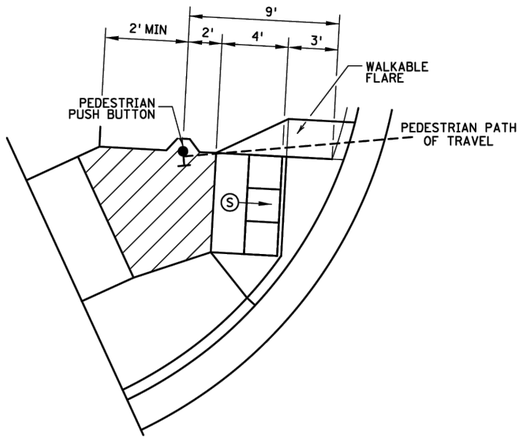
IF NON-CONCRETE BLVD. IS CONSTRUCTED AND IS LESS THAN 2' IN WIDTH AT TOP OF CURB TRANSITION, PAVE CONCRETE RAMP WIDTH TO ADJACENT BACK OF CURB.

STANDARD ONE-WAY DIRECTIONAL ⑨



DETECTABLE WARNING PLACEMENT WHEN SETBACK CRITERIA IS EXCEEDED ⑫

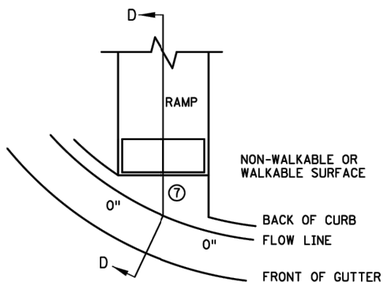
ONE-WAY DIRECTIONAL WITH DETECTABLE WARNING AT BACK OF CURB

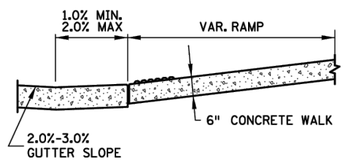


SEMI-DIRECTIONAL RAMP ③④⑨

3' DOME SETBACK, 4' LONG RAMP AND PUSH BUTTON 9' FROM THE BACK OF CURB

PRIMARILY USED FOR APS APPLICATIONS WHERE THE PAR DOES NOT CONTINUE PAST THE PUSH BUTTON (DEAD-END SIDEWALK)





SECTION D-D

CURB FOR DIRECTIONAL RAMPS ⑭

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 5' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE. ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP GRADE BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISION (PROSECUTION OF WORK).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER THE ENTIRE PAR WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK WITH THE EXCEPTION OF 3" MAXIMUM ON EACH OUTSIDE EDGE WHICH ENSURES THE DETECTABLE WARNINGS ARE ENCASED IN CONCRETE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 0" - 3" OFFSET IS ALLOWED.

WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6" LESS THAN THE INCOMING PAR. ARC LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES ⑩ & ⑪ FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

① MATCH FULL CURB HEIGHT.

② 3" HIGH CURB WHEN USING A 3' LONG RAMP
4" HIGH CURB WHEN USING A 4' LONG RAMP.

③ 3" MINIMUM CURB HEIGHT (5.5' MIN. DISTANCE REQUIRED BETWEEN DOMES)
4" PREFERRED (7' MIN. DISTANCE REQUIRED BETWEEN DOMES).

④ THE "BUMP" IN BETWEEN THE RAMPS SHOULD NOT BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS OCCURS MODIFY THE RAMP LOCATION OR SWITCH RAMP TO A FAN/DEPRESSED CORNER.

⑤ WHEN USING CONCRETE PAVED FLARES ON THE OUTSIDE OF DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHALL BE USED. SEE THE DETAIL ON THIS SHEET.

⑥ GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.

⑦ MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.

⑧ 8% TO 10% WALKABLE FLARE.

⑨ PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.

⑩ FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE, AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 3" FROM BACK OF CURB. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

⑪ RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK UP TO 9" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. IF 9" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.

⑫ FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALK/PATH. THIS ENSURES A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB TAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.

⑬ THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

⑭ TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.

⑮ PLACE 2 NO. 4 BARS 4 INCHES FROM SIDE OF FORMS WITH A MINIMUM 2 INCHES OF CONCRETE COVER ALONG EACH SIDE OF FLARE (INCIDENTAL).

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

Ⓢ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

Ⓕ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

X" CURB HEIGHT

REVISION:

APPROVED: 11-04-2021

JEFFREY PERKINS
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 2 OF 6

APPROVED: 11-04-2021
REVISED:

THOMAS STYRBICKI
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. | (T.H.) | SHEET NO. | OF | SHEETS

DATE	REVISION

May 02, 2025 - 10:33am
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DESIGNED BY:	---	
DRAWN BY:	---	DATE:
CHECKED BY:	---	FILE: 25-07

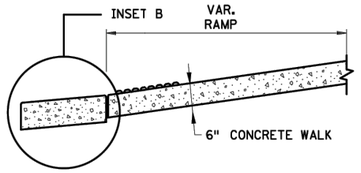
City of RAMSEY

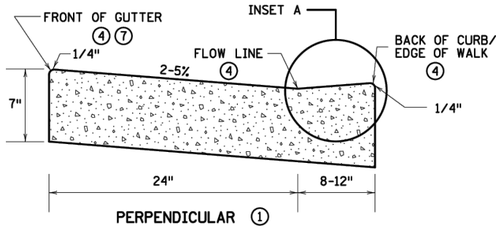
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

MNDOT PEDESTRIAN RAMP DETAILS

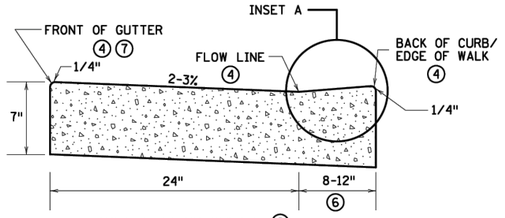
2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 25-07
CITY OF RAMSEY, MINNESOTA

SHEET 09 OF 32 SHEETS

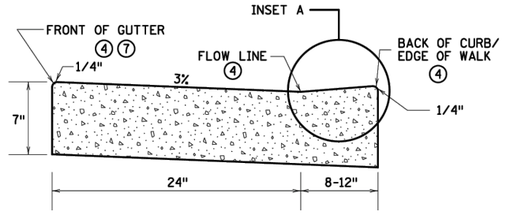




PERPENDICULAR ①

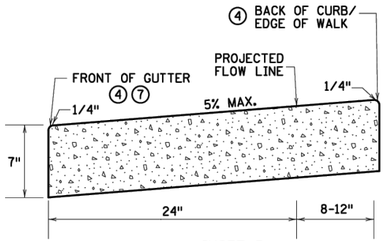


NON PERPENDICULAR ②

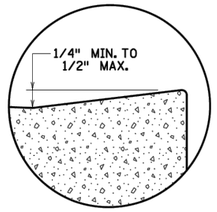


FOR CURB MACHINE PLACEMENT AROUND RADIUS ③
(REGARDLESS OF RAMP TYPE)

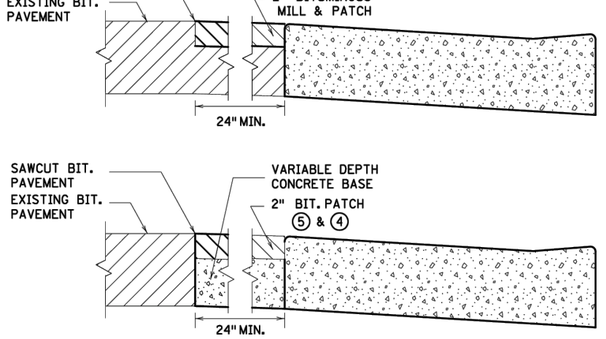
PEDESTRIAN ACCESS ROUTE CURB & GUTTER DETAIL



INSET B
OUTFLOW GUTTER ⑧



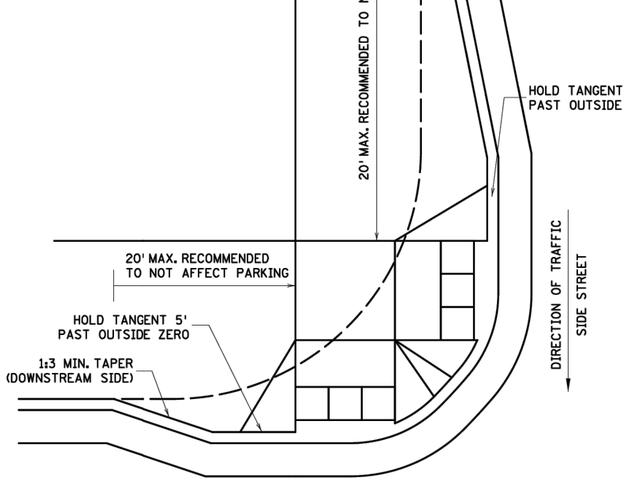
INSET A



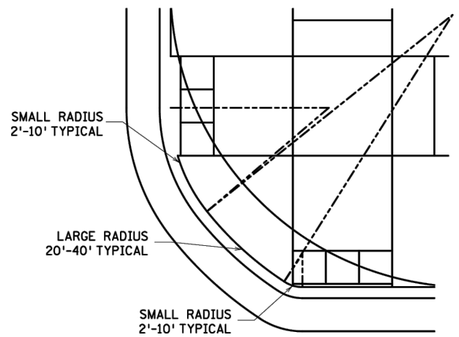
ONLY ALLOWED PER ENGINEER'S APPROVAL

PAVEMENT TREATMENT OPTIONS IN FRONT OF CURB & GUTTER

FOR USE ON CURB RAMP RETROFITS



ADA CURB EXTENSION WITH COMPOUND RADIUS (BUMP OUT) ⑪



COMBINED DIRECTIONAL ⑩
(COMPOUND RADIUS)

NOTES:

POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM.

NO PONDING SHALL BE PRESENT IN THE PAR.

ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.

① FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.

② FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS & DEPRESSED CORNERS.

③ BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.

④ THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".

⑤ ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.

⑥ VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.

⑦ TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. TOP 1.5" OF THE GUTTER FACE MUST BE A FORMED EDGE. PAR GUTTER SHALL NOT BE OVERLAID.

⑧ SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.

⑨ DRILL AND GROUT NO. 4 EPOXY-COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT 1' MINIMUM FROM ALL JOINTS.

⑩ HELPS PROVIDE TWO SEPARATE RAMPS, REDUCES THE DOME SETBACK LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING VEHICLE PATH WHILE OPTIMIZING CURB RAMP LENGTH.

⑪ CURB EXTENSIONS SHOULD BE USED IN VERTICALLY CONSTRAINED AREAS, USUALLY IN DOWNTOWN ROADWAY SEGMENTS WHERE ON-STREET PARKING IS AVAILABLE. CURB EXTENSIONS SHOULD BE CONSIDERED FOR APS INTERSECTIONS WHERE SPACE IS LIMITED.
PUSH BUTTONS MUST MEET APS CRITERIA AS DESCRIBED IN THE PUSH BUTTON LOCATION DETAIL SHEET.

REVISION:
APPROVED: 11-04-2021
JEFFREY PERKINS OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250	3 OF 6
APPROVED: 11-04-2021 REVISED:	PEDESTRIAN CURB RAMP DETAILS
THOMAS STYRBICKI STATE DESIGN ENGINEER	STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

DATE	REVISION

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City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
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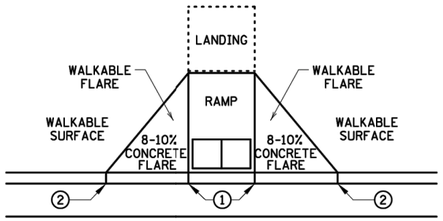
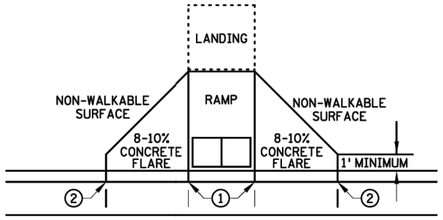
MNDOT PEDESTRIAN RAMP DETAILS

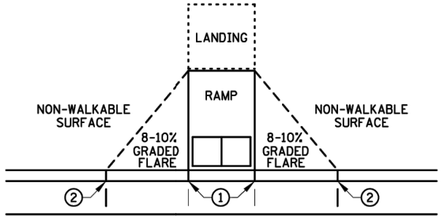
2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 25-07
CITY OF RAMSEY, MINNESOTA



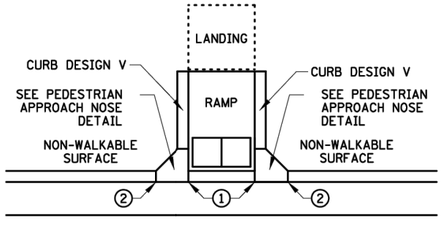
PAVED FLARES
ADJACENT TO WALKABLE SURFACE



PAVED FLARES
ADJACENT TO NON-WALKABLE SURFACE

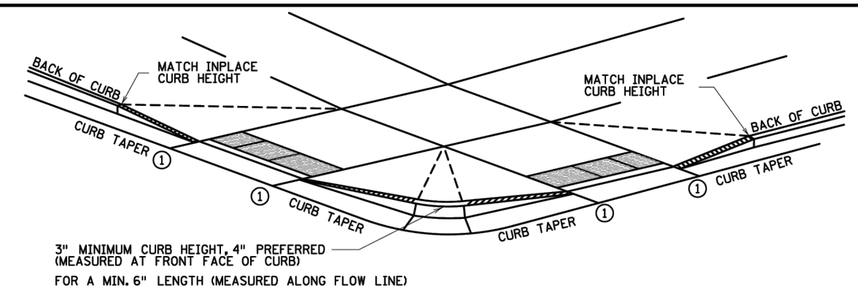


GRADED FLARES

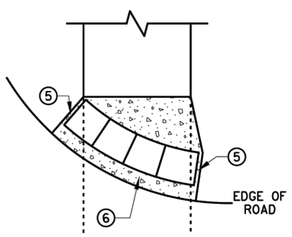


RETURNED CURB ④

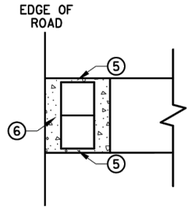
TYPICAL SIDE TREATMENT OPTIONS ③ ⑩



DETECTABLE EDGE WITH ⑦
CURB AND GUTTER

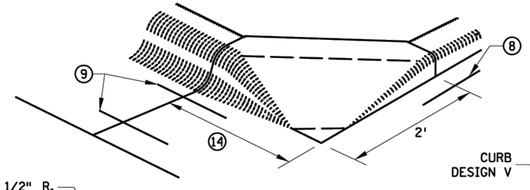


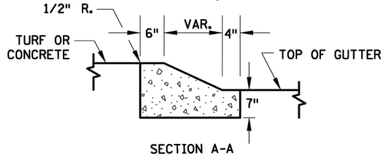
RADIAL DETECTABLE WARNING



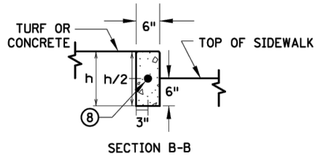
RECTANGULAR DETECTABLE WARNING

DETECTABLE EDGE WITHOUT CURB AND GUTTER





SECTION A-A



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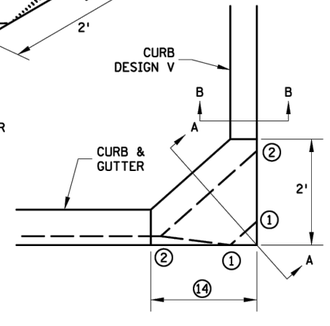
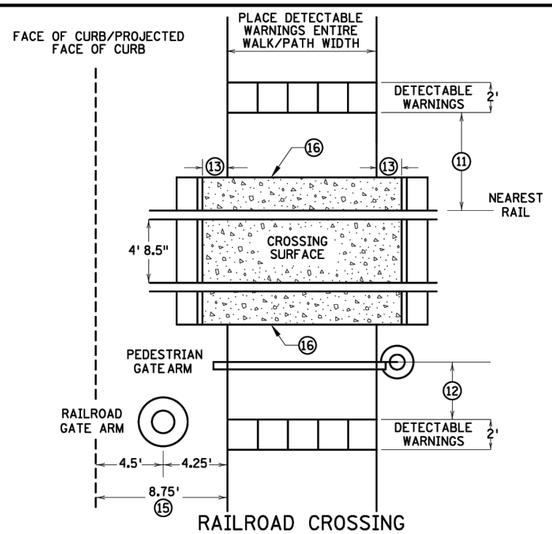


PEDESTRIAN APPROACH
NOSE DETAIL
(FOR RETURNED CURB
SIDE TREATMENT)



RAILROAD CROSSING
PLAN VIEW

NOTES:

INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8-10% TO A MINIMUM 3 INCH CURB HEIGHT. INCREASE CURB TAPER LENGTH AT LESS THAN 8% OR REDUCE INTERMEDIATE CURB HEIGHT TO 2+ INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.

SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.

A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.

① 0" CURB HEIGHT. SEE INSET A ON SHEET 3 OF 6.

② FULL CURB HEIGHT.

③ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.

④ TYPICALLY USED FOR MEDIANS AND ISLANDS.

⑤ WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" MAX. BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

⑥ IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.

⑦ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS, AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.

⑧ DRILL AND GROUT 1 - NO. 4 12" LONG REINFORCEMENT BAR (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.

⑨ DRILL AND GROUT 2 - NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.

⑩ SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (I.E. 6' LONG RAMP FOR 6" HIGH CURB). WHEN THE INITIAL LANDING IS MORE THAN 1" BELOW FULL HEIGHT CURB REFER TO SHEETS 1 & 2 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE. CONSTRUCT THESE TAPERS AT 0"-3" AT 8-10%, THEN LESS THAN 5% FROM 3" CURB TO FULL CURB HEIGHT.

⑪ NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12' MINIMUM TO 15' MAXIMUM FROM THE NEAREST RAIL. FOR SKEWED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12' MEASURED PERPENDICULAR TO THE NEAREST RAIL.

⑫ WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS CRITERIA GOVERNS OVER NOTE ⑪.

⑬ CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK OR SHARED-USE PATH.

⑭ 3' FOR MEDIANS AND SPLITTER ISLANDS. NOSE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.

⑮ SIDEWALK TO BE PLACED 8.75' MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.

⑯ CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3702 TYPES A-E. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.

REVISION:
APPROVED: 11-04-2021
JEFFREY PERKINS OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 4 OF 6

APPROVED: 11-04-2021
REVISED:

THOMAS STYRBICKI
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

DATE	REVISION

May 02, 2025 - 10:35am
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City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
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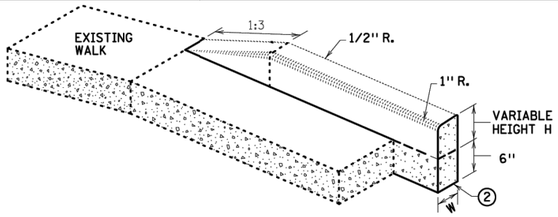
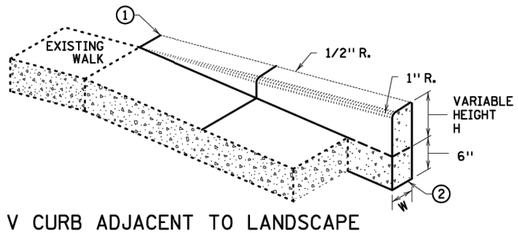
MNDOT PEDESTRIAN RAMP DETAILS

2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 25-07
CITY OF RAMSEY, MINNESOTA

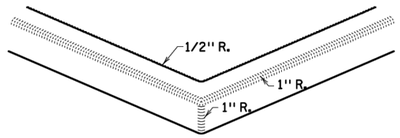
SHEET 11 OF 32 SHEETS



V CURB ADJACENT TO LANDSCAPE
CURB WITHIN SIDEWALK LIMITS

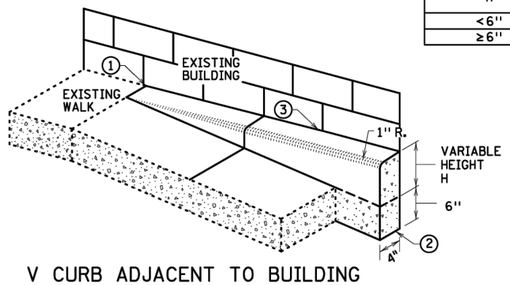


V CURB ADJACENT TO LANDSCAPE
CURB OUTSIDE SIDEWALK LIMITS

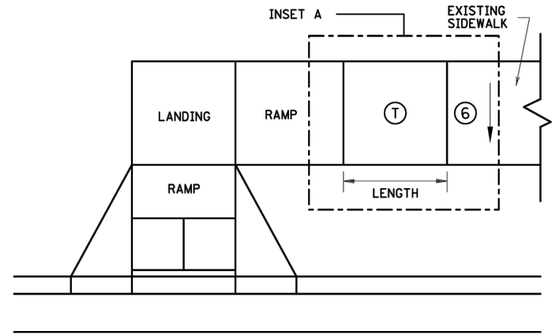


V CURB INTERSECTION

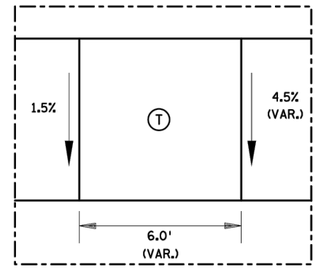
CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
<6"	4"
≥6"	6"



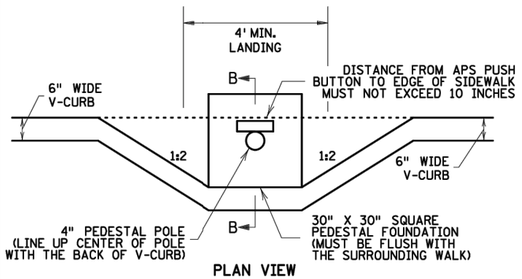
V CURB ADJACENT TO BUILDING OR BARRIER



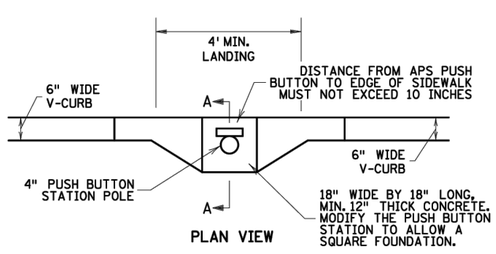
TRANSITION PANEL ④⑤



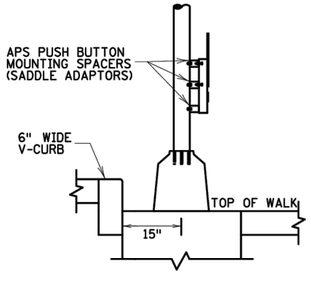
INSET A



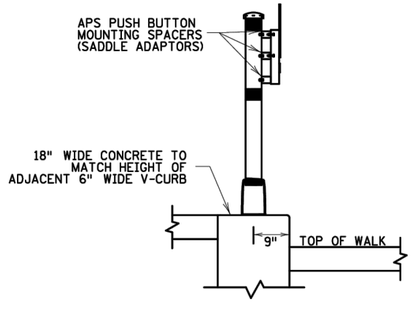
PLAN VIEW



PLAN VIEW



SECTION B-B



SECTION A-A

SIGNAL PEDESTAL & PUSH BUTTON (V-CURB)

PUSH BUTTON STATION (V-CURB)

NOTES:

A WALKABLE FLARE IS AN 8-10% CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE, OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.

ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.

WHERE RIGHT-OF-WAY ALLOWS, USE OF V CURB SHOULD BE MINIMIZED. GRADING ADJACENT TURF OR SLOPING ADJACENT PAVEMENT IS PREFERRED.

V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.

V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.

1. END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.
2. ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.
3. CONSTRUCT USING APPROVED EXPANSION MATERIAL PER MNDOT TYPE A-E EXPANSION. LEAVE A MINIMUM ½" TOP GAP AND SEAL WITH MNDOT APPROVED SILICONE PER MNDOT SPEC 3722.
4. THE MAX. RATE OF CROSS SLOPE TRANSITIONING IS 1' LINEAR FOOT OF SIDEWALK PER HALF PERCENT CROSS SLOPE. WHEN PAR WIDTH IS GREATER THAN 6' OR THE RUNNING SLOPE IS GREATER THAN 5%, DOUBLE THE CALCULATED TRANSITION LENGTH.
5. TRANSITION PANELS ARE TO ONLY BE USED AFTER THE RAMP, OR IF NEEDED, LANDING ARE AT THE FULL CURB HEIGHT (TYPICAL SECTION).
6. EXISTING CROSS SLOPE GREATER THAN 2.0%.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

- (S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
- (T) TRANSITION PANEL(S) - TO BE USED FOR TRANSITIONING THE CROSS-SLOPE OF A RAMP TO THE EXISTING WALK CROSS-SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK. SEE THIS SHEET FOR ADDITIONAL INFORMATION.

REVISION:

APPROVED: 11-04-2021
JEFFREY PERKINS
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 5 OF 6

APPROVED: 11-04-2021
REVISED:

THOMAS STYRBICKI
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

DATE	REVISION

May 02, 2025 - 10:35am
C:\Engineering\AutoCad Dwgs\Projects To Z\Overlays\25-07 2025 Neighborhood Overlay\Plan Drawings\25-07 Details.dwg

DESIGNED BY: ---
DRAWN BY: --- DATE:
CHECKED BY: --- FILE: 25-07

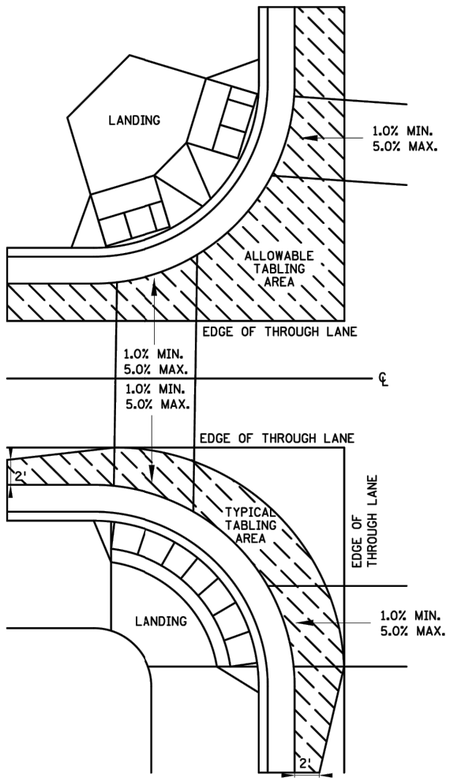
City of RAMSEY

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

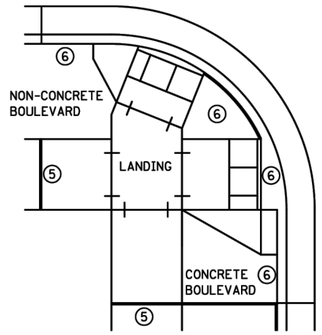
MNDOT PEDESTRIAN RAMP DETAILS

2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 25-07
CITY OF RAMSEY, MINNESOTA

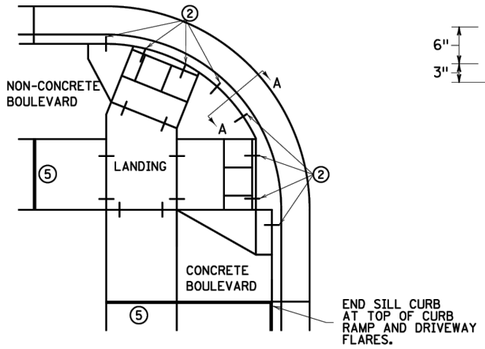
SHEET 12 OF 32 SHEETS



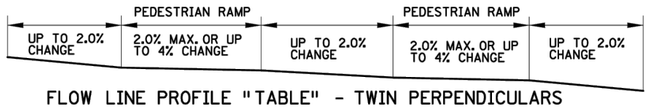
CURB LINE AND ROAD CROSSING ADJUSTMENTS



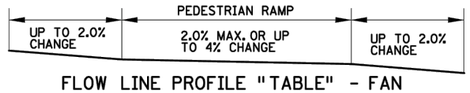
EXPANSION MATERIAL PLACEMENT
FOR CONCRETE ROADWAYS



CURB LINE REINFORCEMENT ④
PLACEMENT ON BITUMINOUS ROADWAYS

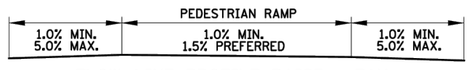


FLOW LINE PROFILE "TABLE" - TWIN PERPENDICULARS

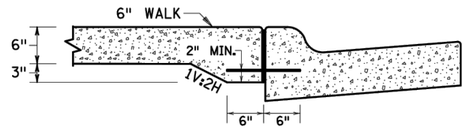


FLOW LINE PROFILE "TABLE" - FAN

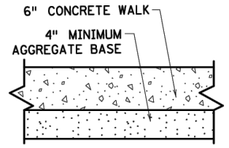
FLOW LINE PROFILE RAISE - TWIN PERPENDICULARS



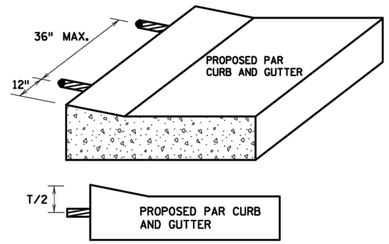
FLOW LINE PROFILE RAISE - FAN



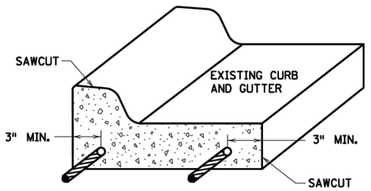
SECTION VIEW A-A
THICKENED SECTION
THROUGH CURB RAMP FLARES



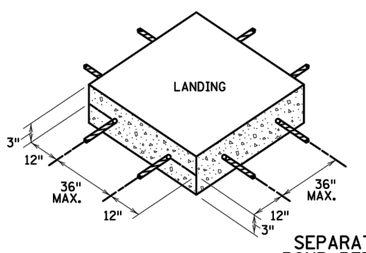
TYPICAL SIDEWALK SECTION
WITHIN INTERSECTION CORNER

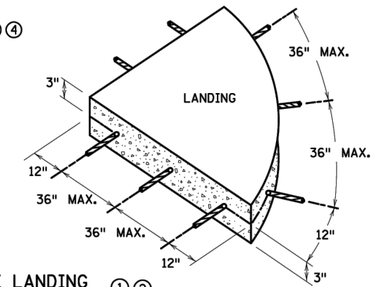


CURB RAMP REINFORCEMENT DETAILS ②④



CURB AND GUTTER
REINFORCEMENT ③





SEPARATE LANDING
POUR REINFORCEMENT ①②

GENERAL NOTES:

"TABLING" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK, IS REQUIRED WHEN A ROADWAY IS IN A STOP OR YIELD CONDITION AND THE PROJECT SCOPE ALLOWS.

RECONSTRUCTION PROJECTS: ON FULL PAVEMENT REPLACEMENT PROJECTS "TABLING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.

MILL & OVERLAY PROJECTS: "TABLING" OF FLOW LINES, IN FRONT OF THE PEDESTRIAN RAMP, IS REQUIRED WHEN THE EXISTING FLOW LINE IS GREATER THAN 2%. WARPING OF THE BITUMINOUS PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE. TABLE THE FLOW LINE TO 2% OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:
1) 1.0% MIN. CROSS-SLOPE OF THE ROAD
2) 5.0% MAX. CROSS-SLOPE OF THE ROAD
3) "TABLE" FLOW LINE UP TO 4% CHANGE FROM EXISTING SLOPE IN FRONT OF PEDESTRIAN RAMP
4) UP TO 2% CHANGE IN FLOW LINE FROM EXISTING SLOPE BEYOND THE PEDESTRIAN CURB RAMP

STAND-ALONE ADA RETROFITS: FOLLOW MILL & OVERLAY CRITERIA ABOVE HOWEVER ALL PAVEMENT WARPING IS DONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS AND FULL-DEPTH APRON REPLACEMENT ON CONCRETE ROADWAYS.

RAISING OF CURB LINES SHOULD OCCUR IN VERTICALLY CONSTRAINED AREAS. RAISE THE CURB LINES ENOUGH TO ALLOW COMPLIANT RAMPS OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:
1) 1.0% MIN. AND 5.0% MAXIMUM CROSS-SLOPE OF THE ROAD
2) 1.0% MIN. FLOW LINE (ON EITHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
3) 5.0% RECOMMENDED MAX. FLOW LINE
4) LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 15' HORIZONTAL

NOTES:

① TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON THIS SHEET FOR ALL SEPARATELY POURED INITIAL LANDINGS.

② DRILL AND GROUT NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) AT 36" MAXIMUM CENTER TO CENTER MINIMUM 12" SPACING FROM CONSTRUCTION JOINTS. BARS TO BE ADJUSTED TO MATCH RAMP GRADE. BARS TO BE PAID BY EACH.

③ DRILL AND GROUT 2 - NO. 4 X 12" LONG (6" EMBEDDED) REINFORCEMENT BARS (EPOXY COATED). REINFORCEMENT REQUIRED FOR ALL CONSTRUCTION JOINTS. BARS TO BE PAID BY EACH.

④ THIS CURB LINE REINFORCEMENT DETAIL SHALL BE USED ON BITUMINOUS ROADWAYS. FOR CONCRETE ROADWAYS, SEE NOTE 6.

⑤ CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3702 TYPES A-E. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.

⑥ USE AN APPROVED TYPE F (1/4 INCH THICK) SEPARATION MATERIAL. SEPARATION MATERIAL SHALL MATCH FULL HEIGHT DIMENSION OF ADJACENT CONCRETE.

REVISION:

APPROVED: 11-04-2021
JEFFREY PERKINS
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 6 OF 6

APPROVED: 11-04-2021
REVISED:
THOMAS STYRBICKI
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

DATE	REVISION

May 02, 2025 - 10:36am
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DESIGNED BY:	---		
DRAWN BY:	---	DATE:	
CHECKED BY:	---	FILE:	25-07

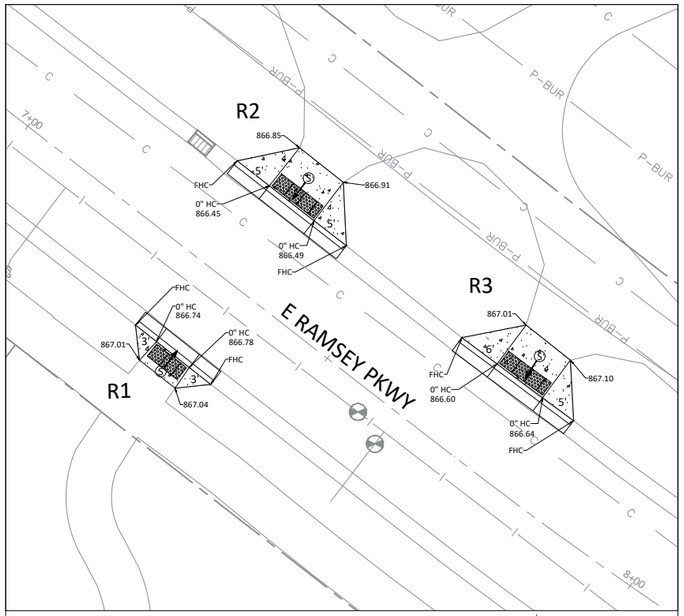
City of RAMSEY

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

MNDOT PEDESTRIAN RAMP DETAILS

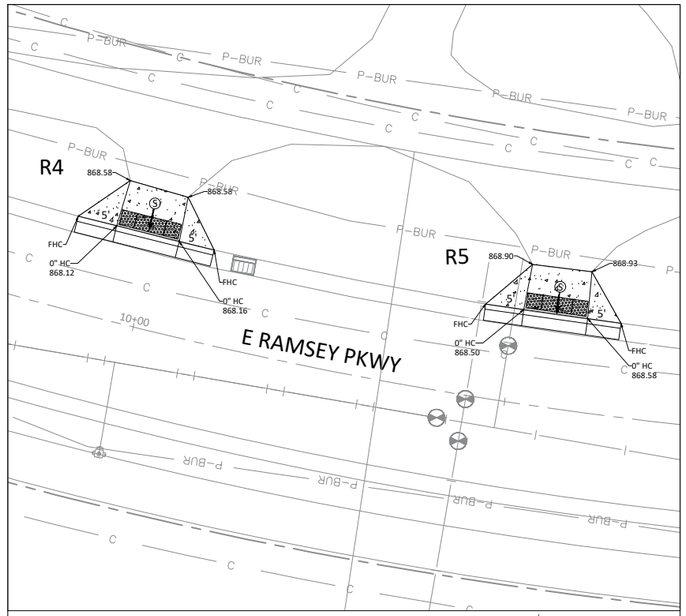
2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 25-07
CITY OF RAMSEY, MINNESOTA

SHEET 13 OF 32 SHEETS



R1, R2, R3: E RAMSEY PKWY

SCALE 1" = 20'



R4, R5: E RAMSEY PKWY

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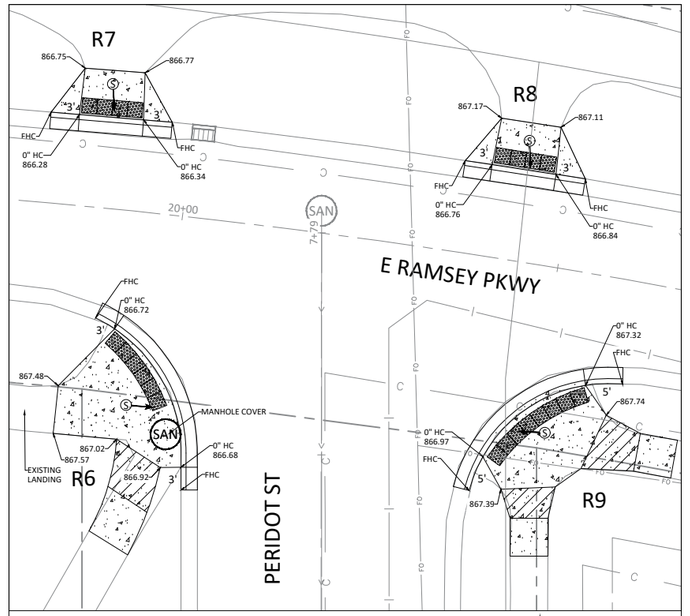
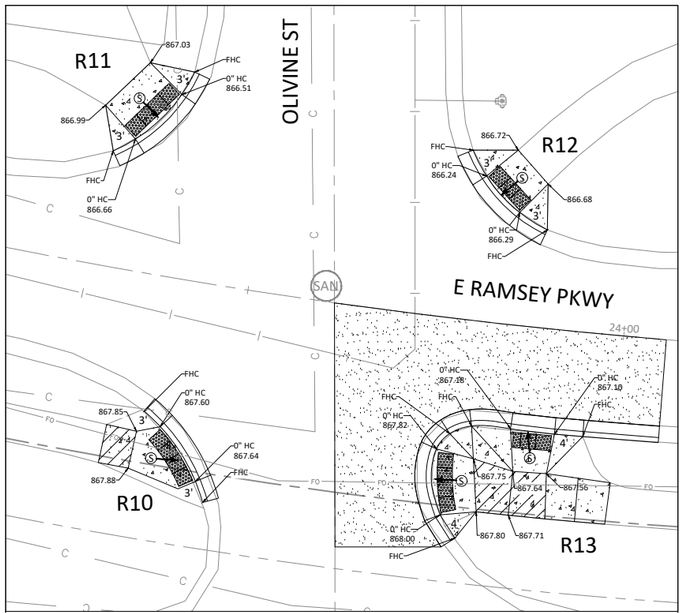


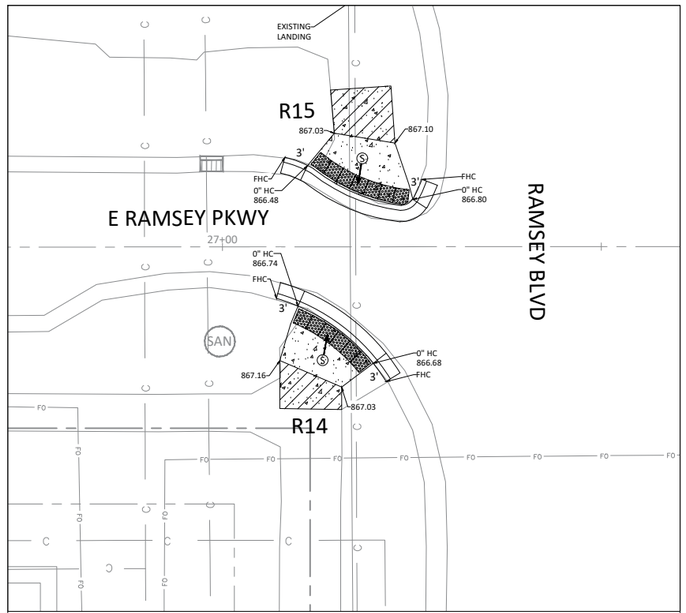
R6, R7, R8, R9: E RAMSEY PKWY & PERIDOT ST

SCALE 1" = 20'



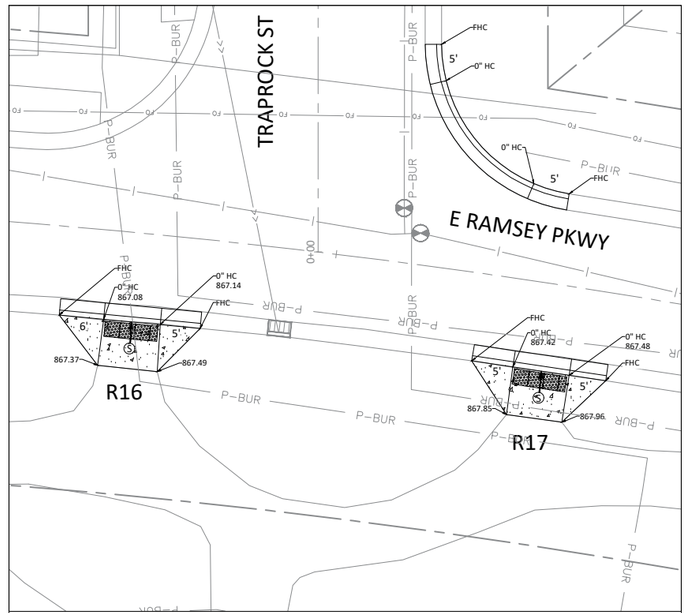
R10, R11, R12, R13: E RAMSEY PKWY & OLIVINE ST

SCALE 1" = 20'



R14, R15: E RAMSEY PKWY & RAMSEY BLVD

SCALE 1" = 20'



R16, R17: E RAMSEY PKWY & TRAPROCK ST

SCALE 1" = 20'

LEGEND

- (S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- (F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA - 4'X4' MIN. DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS.
- CONCRETE WALK
- BITUMINOUS PAVEMENT
- CONCRETE VALLEY GUTTER
- TRUNCATED DOMES
- DRAINAGE FLOW ARROW
- P-BUR BURIED POWER
- C BURIED COMMUNICATIONS
- FO BURIED FIBRE OPTIC
- G BURIED GAS
- W WATERMAIN
- SANITARY SEWER
- STORM SEWER

DATE	REVISION

May 05, 2025 - 10:18am
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlay\25-07 2025 Neighborhood Overlay\Support Drawings\25-07 Ped Ramps.dwg

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

JOE FERIANCEK
Date 05/05/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 05/05/25
CHECKED BY:	JJF	FILE: 25-07

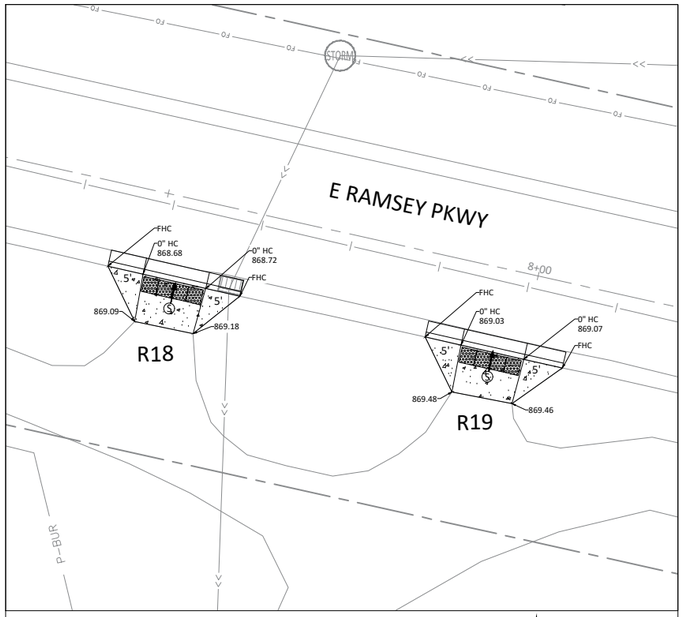
City of RAMSEY

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

PEDESTRIAN RAMP DETAILS RAMSEY TOWN CENTER

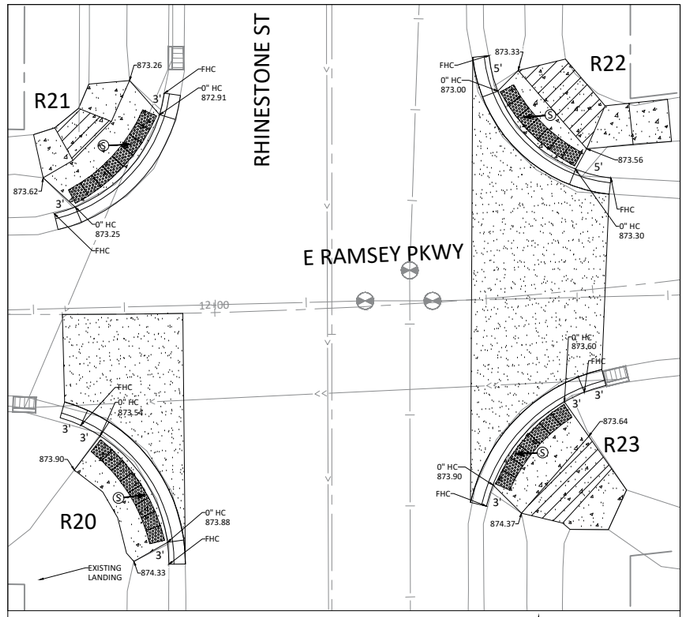
2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 25-07
CITY OF RAMSEY, MINNESOTA

SHEET 14 OF 32 SHEETS



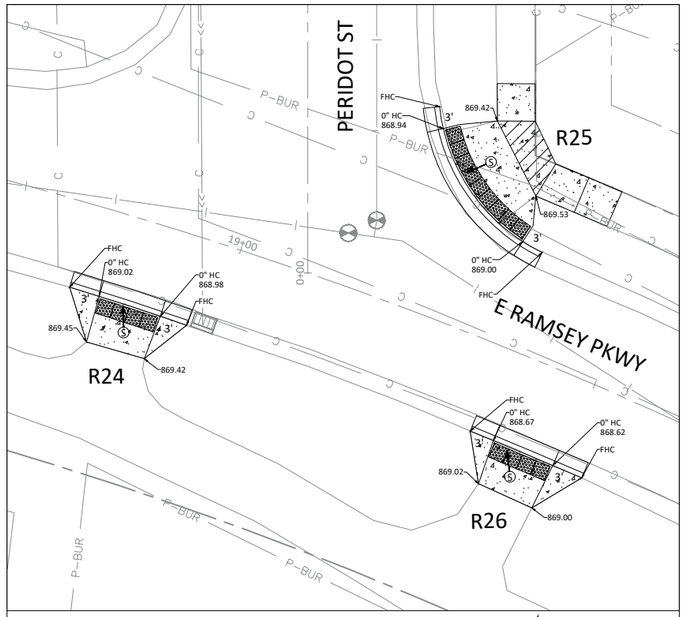
R18, R19: E RAMSEY PKWY

SCALE 1" = 20'



R20, R21, R22, R23: E RAMSEY PKWY & RHINESTONE ST

SCALE 1" = 20'



R24, R25, R26: E RAMSEY PKWY & PERIDOT ST

SCALE 1" = 20'

LEGEND

- (S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- (F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA - 4'X4' MIN. DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS.
- CONCRETE WALK
- BITUMINOUS PAVEMENT
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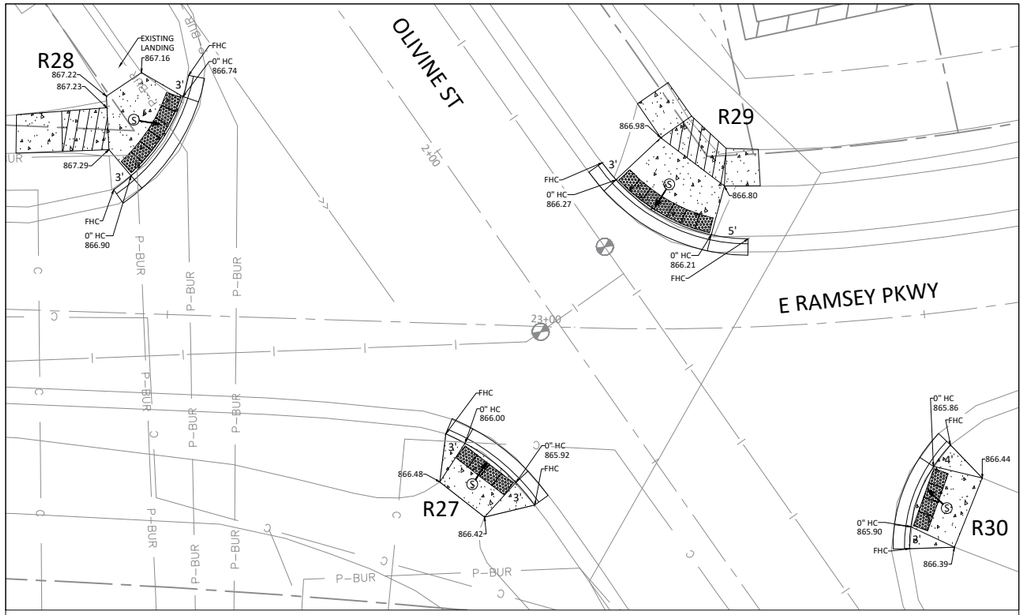
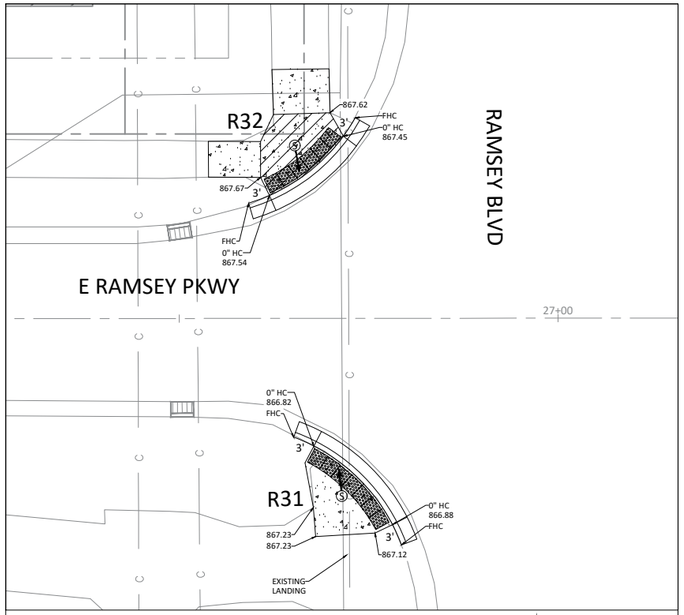
- C BURIED COMMUNICATIONS
- FO BURIED FIBRE OPTIC
- G BURIED GAS
- W WATERMAIN
- SANITARY SEWER
- STORM SEWER



R27, R28, R29, R30: E RAMSEY PKWY & OLIVINE ST

SCALE 1" = 20'



R31, R32: E RAMSEY PKWY & RAMSEY BLVD

SCALE 1" = 20'

DATE	REVISION

May 05, 2025 - 12:56pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlay\25-07 2025 Neighborhood Overlay\Support Drawings\25-07 Ped Ramps.dwg

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

JOE FERIANCEK
Date 05/05/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 05/05/25
CHECKED BY:	JJF	FILE: 25-07

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PEDESTRIAN RAMP DETAILS RAMSEY TOWN CENTER

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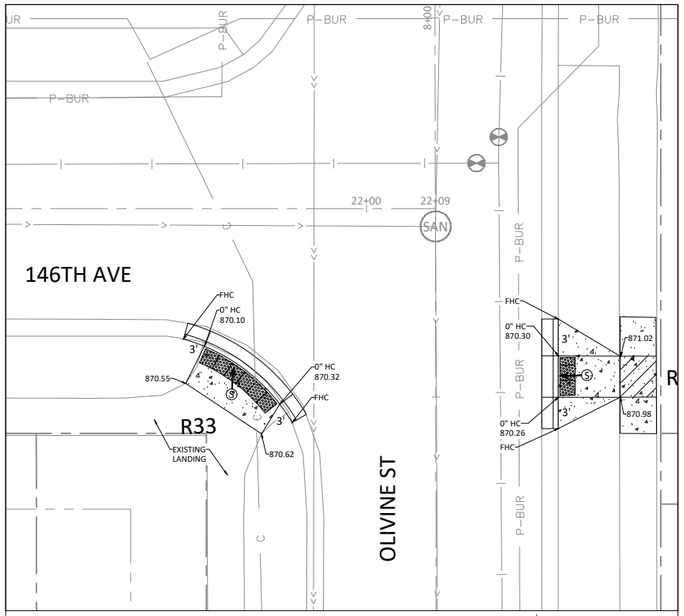
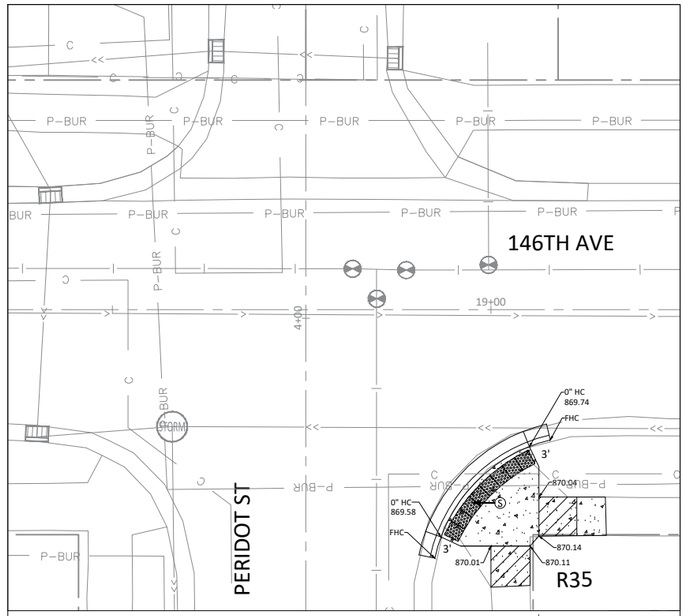
CITY PROJECT NO. 25-07
CITY OF RAMSEY, MINNESOTA



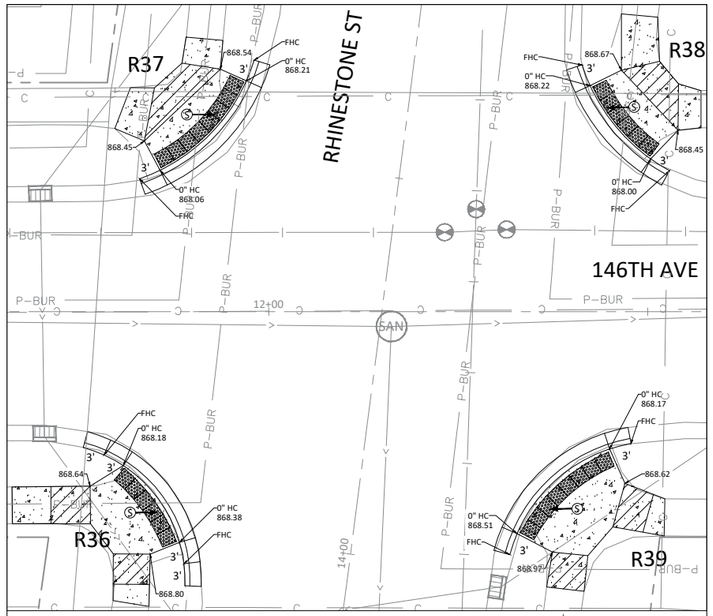
R33, R34: OLIVINE ST & 146TH AVE

SCALE 1" = 20'



R35: PERIDOT ST & 146TH AVE

SCALE 1" = 20'



R36, R37, R38, R39: RHINESTONE ST & 146TH AVE

SCALE 1" = 20'

LEGEND

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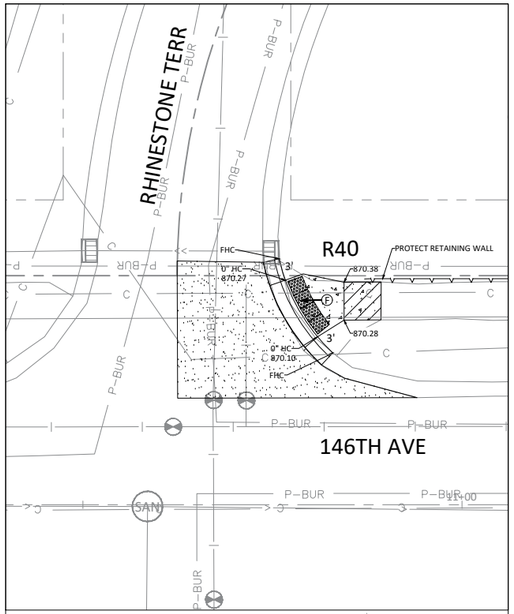
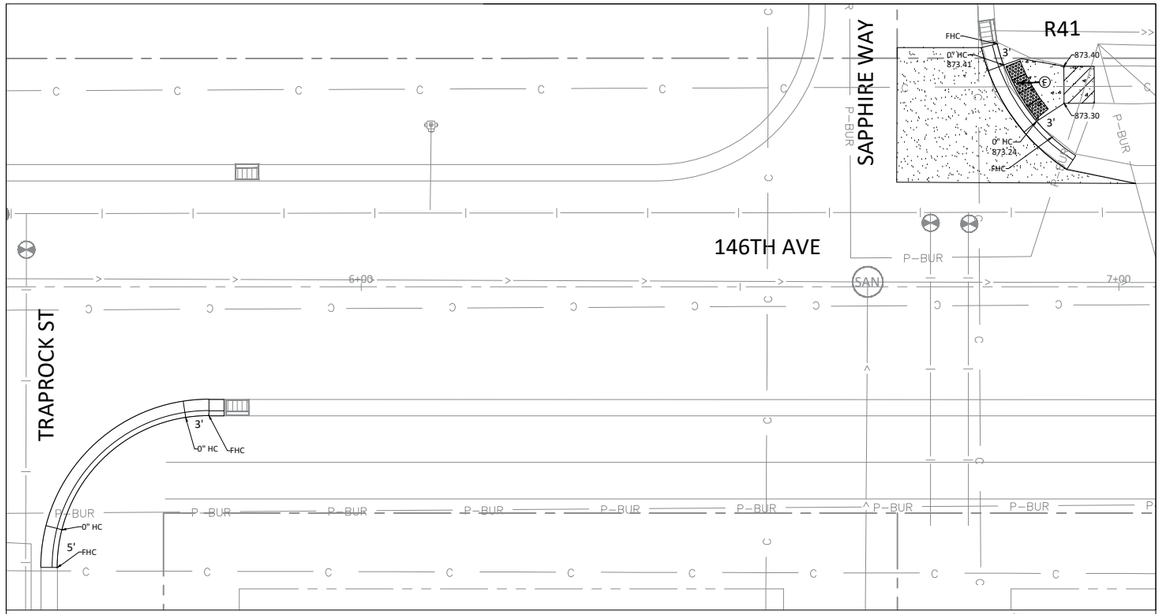
- FO BURIED FIBRE OPTIC
- G BURIED GAS
- W WATERMAIN
- SANITARY SEWER
- STORM SEWER



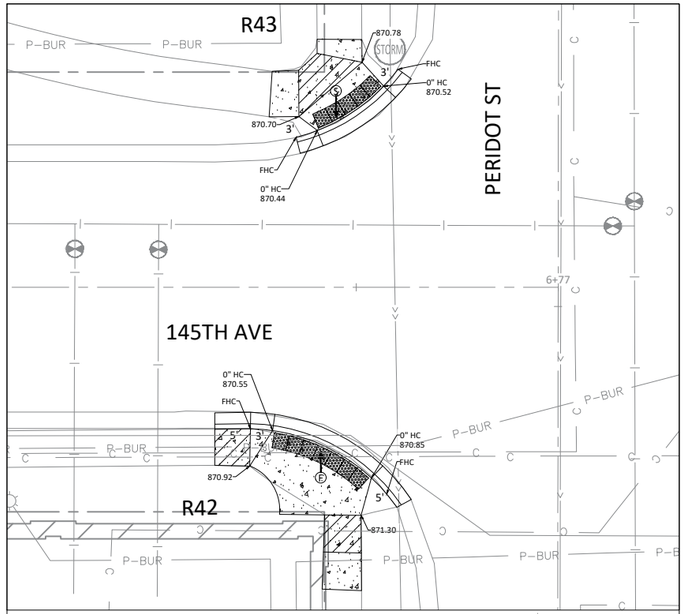
R40: RHINESTONE TERR & 146TH AVE

SCALE 1" = 20'



R41: SAPPHIRE WAY - TRAPROCK ST & 146TH AVE

SCALE 1" = 20'



R42, R43: PERIDOT ST & 145TH AVE

SCALE 1" = 20'

DATE	REVISION

May 05, 2025 - 12:50pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlay\25-07 2025 Neighborhood Overlay\Support Drawings\25-07 Ped Ramps.dwg

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

JOE FERIANCEK

Date 05/05/25 Lic. No. 57095

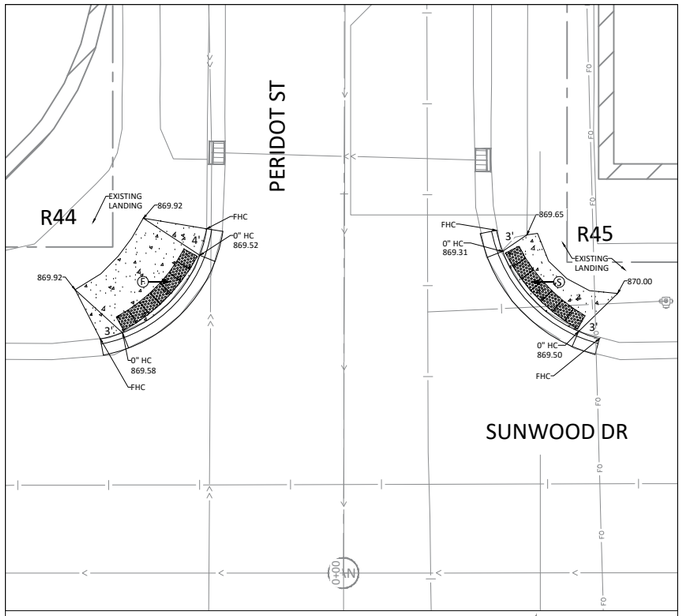
DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 05/05/25
CHECKED BY:	JJF	FILE: 25-07

City of RAMSEY

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

PEDESTRIAN RAMP DETAILS RAMSEY TOWN CENTER

2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 25-07
CITY OF RAMSEY, MINNESOTA



R44, R45: SUNWOOD DR & PERIDOT ST

SCALE 1" = 20'

LEGEND

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- SD — STORM SEWER

DATE	REVISION	SHEET

May 05, 2025 - 12:56pm
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CHECKED BY:	JJF	FILE: 25-07

City of RAMSEY

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PEDESTRIAN RAMP DETAILS RAMSEY TOWN CENTER

2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS
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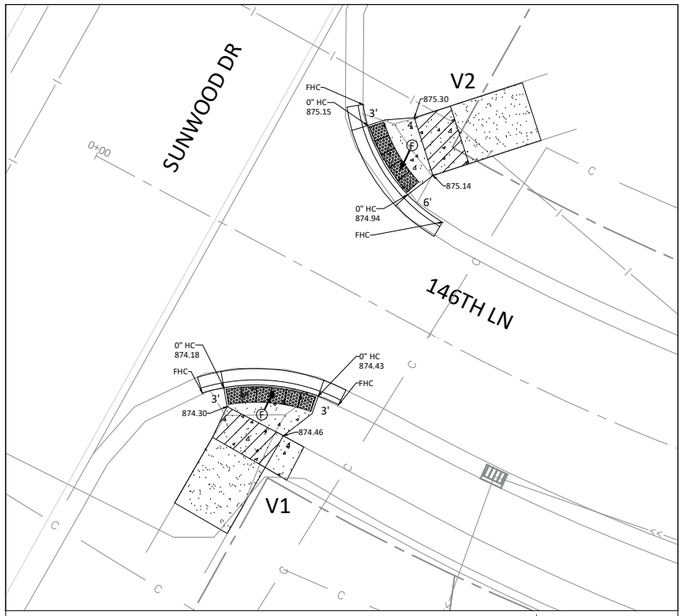
CITY OF RAMSEY, MINNESOTA

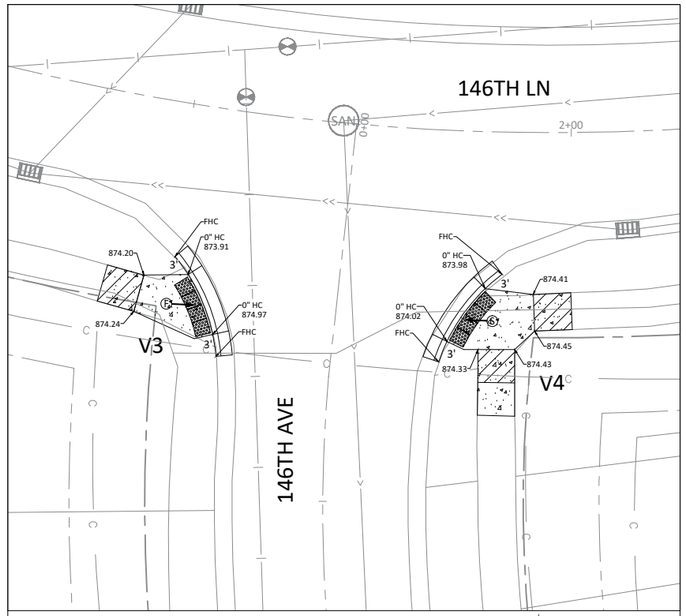
SHEET 17 OF 32 SHEETS



V1, V2: SUNWOOD DR & 146TH LN

N

SCALE 1" = 20'



V3, V4: 146TH LN & 146TH AVE

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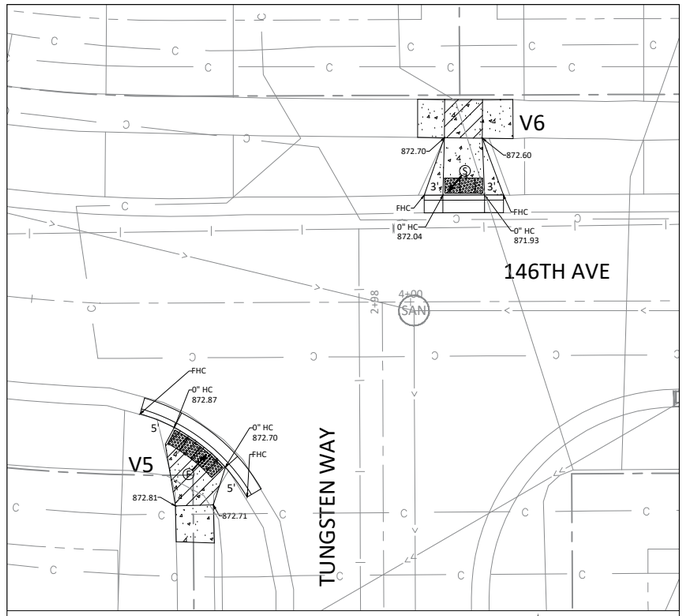

V5, V6: TUNGSTEN WAY & 146TH AVE

N

SCALE 1" = 20'

LEGEND

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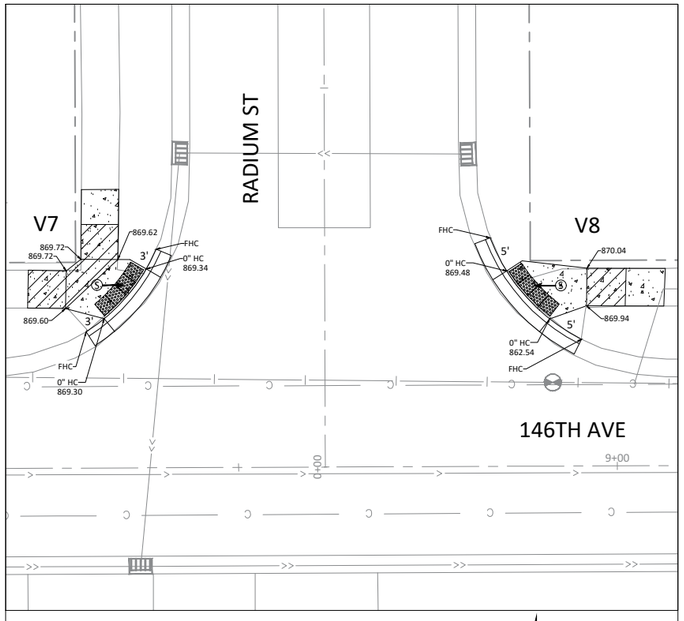
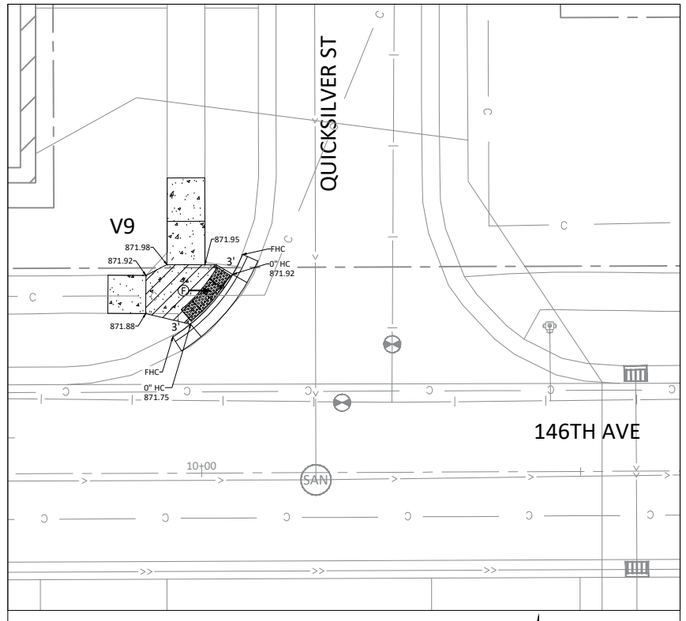


V7, V8: RADIUM ST & 146TH AVE

N

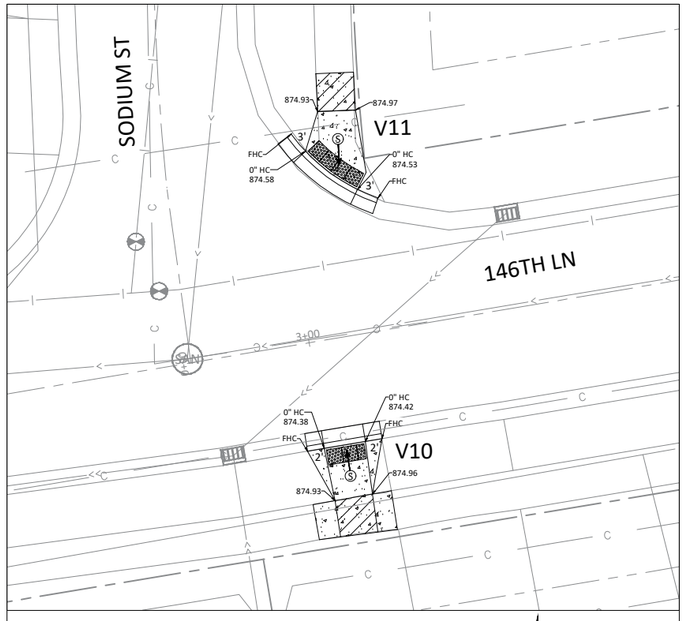
SCALE 1" = 20'



V9: QUICKSILVER ST & 146TH AVE

N

SCALE 1" = 20'



V10, V11: SODIUM ST & 146TH LN

N

SCALE 1" = 20'

DATE	REVISION

May 05, 2025 - 12:57pm
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JOE FERIANCEK

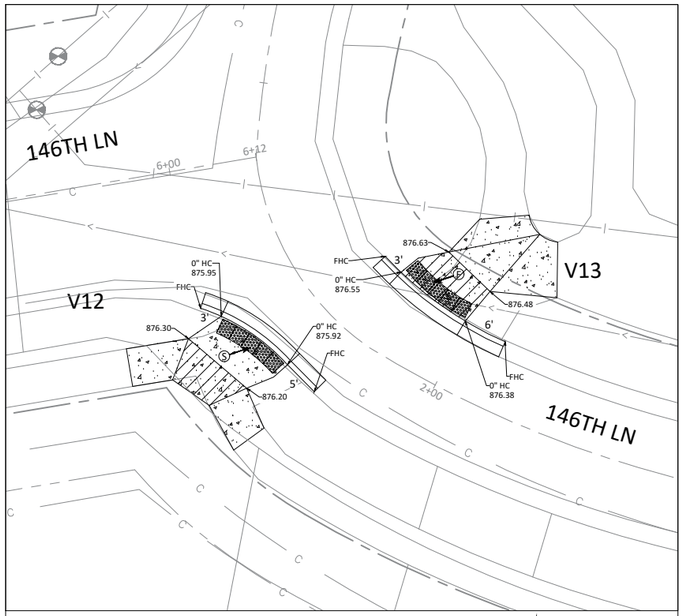
Date 05/05/25 Lic. No. 57095

DESIGNED BY:	LWC		
DRAWN BY:	LWC	DATE:	05/05/25
CHECKED BY:	JJF	FILE:	25-07

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

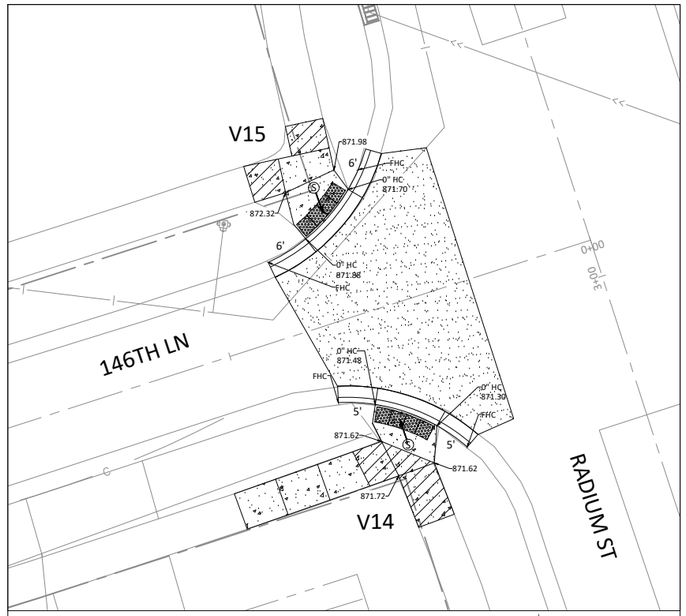
PEDESTRIAN RAMP DETAILS VILLAGE OF SUNFISH LAKE

2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 25-07
CITY OF RAMSEY, MINNESOTA



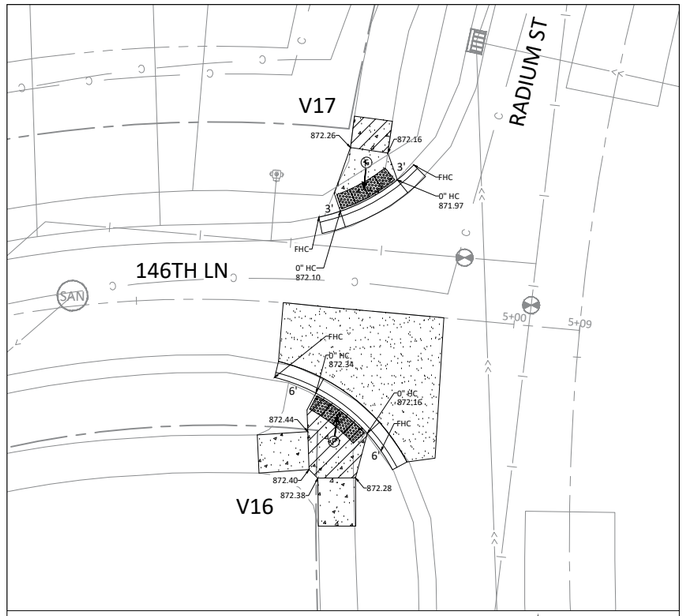
V12, V13: 146TH LN

SCALE 1" = 20'



V14, V15: RADIUM ST & 146TH LN

SCALE 1" = 20'



V16, V17: RADIUM ST & 146TH LN

SCALE 1" = 20'

LEGEND

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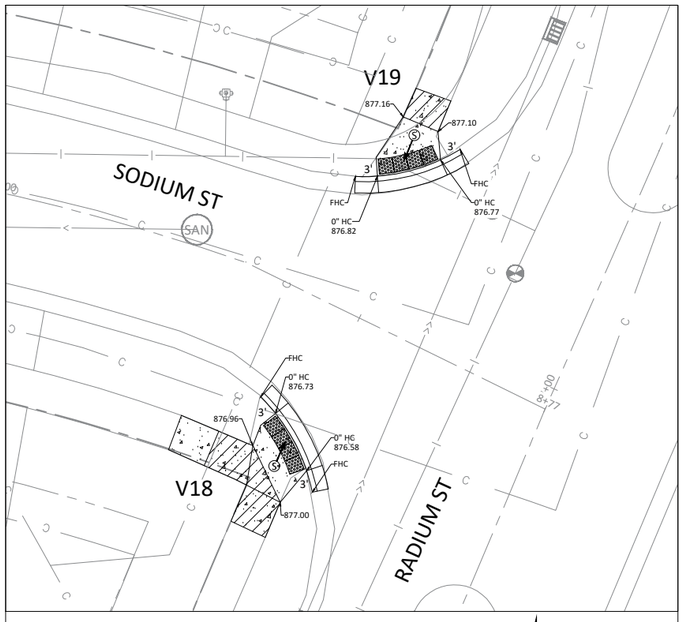
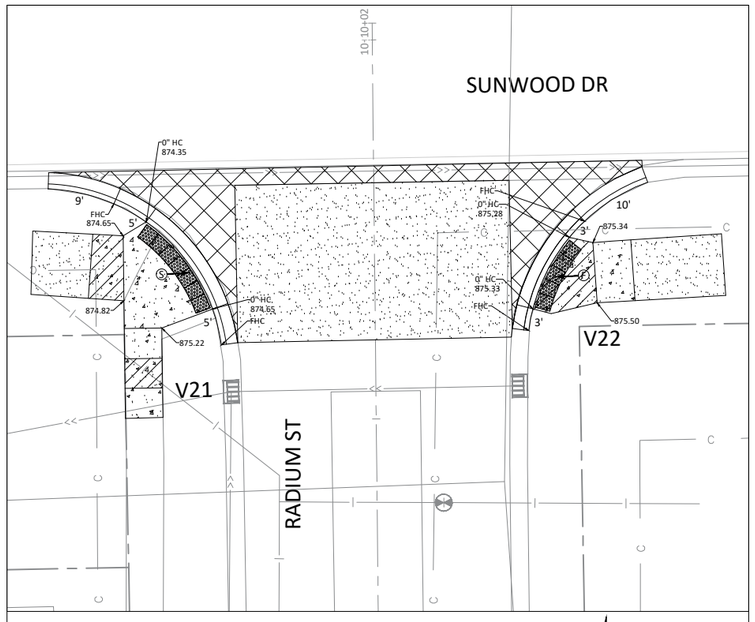


V18, V19: RADIUM ST & SODIUM ST

SCALE 1" = 20'

V20: RADIUM ST & QUICKSILVER ST

SCALE 1" = 20'



V21, V22: SUNWOOD DR & RADIUM ST

SCALE 1" = 20'

DATE	REVISION

May 05, 2025 - 12:58pm
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PEDESTRIAN RAMP DETAILS VILLAGE OF SUNFISH LAKE

2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 25-07
CITY OF RAMSEY, MINNESOTA

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS

CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA

DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:

Construction activities include; Site Grading, Temporary Erosion and Sediment Control, Roadway Construction, and Permanent Stabilization.

Project Description: This project consists of milling and overlaying 3.22 miles of existing urban bituminous streets as well as reclamation and reconstruction of 0.29 miles of existing urban bituminous streets. The streets are spread across the Ramsey Town Center, Village of Sunfish Lake, and Rum River Hills developments. Outfall locations will remain the same.

RESPONSIBLE PARTIES:

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

	COMPANY	CONTACT PERSON	PHONE
OWNER:	CITY OF RAMSEY	BRUCE WESTBY, PE	763-433-9825
SWPPP DESIGNER:	CITY OF RAMSEY	LOGAN CZECH	763-453-2531
CONTRACTOR:			
SITE MANAGER:			
PARTY RESPONSIBLE FOR LONG TERM O&M:	CITY OF RAMSEY	BRUCE WESTBY, PE	763-433-9825

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

Documentation shall include:

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

DOCUMENTATION RETENTION:

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

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

IMPLEMENTATION SCHEDULE AND PHASING:

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

FINAL STABILIZATION:

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

1. All soil disturbing activities at the site have been completed and all soils must be stabilized by a uniform perennial vegetative cover with a density of 70 percent over the entire pervious surface area, or other equivalent means necessary to prevent soil failure under erosive conditions and;

a. All drainage ditches, constructed to drain water from the site after construction is complete, must be stabilized to preclude erosion;
b. All temporary synthetic, and structural erosion prevention and sediment control BMP's (such as silt fence) must be removed as part of the site final stabilization; and
c. The permittee(s) must clean out all sediment from conveyances and from temporary sedimentation basins to be used as permanent water quality management basins. Sediment must be stabilized to prevent it from being washed back into the basin, conveyances or drainage ways discharging off-site or to surface waters. The cleanout of permanent basins must be sufficient to return the basin to design capacity.

2. Final vegetation cover shall be in the Project Specifications.
3. For residential construction only, final stabilization has been achieved when temporary erosion protection and down gradient perimeter control for individual lots has been completed and the residence has been transferred to the homeowner. Additionally, the permittee must distribute the MPCA "Homeowner fact sheet" to the homeowner to inform the homeowner of the need for, and benefits of, final stabilization.

SPECIAL ENVIRONMENTAL CONSIDERATIONS:

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

POLLUTION PREVENTION MANAGEMENT MEASURES:

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

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

GENERAL STORMWATER DISCHARGE REQUIREMENTS:

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

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

RECEIVING WATERS:

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

NAME OF WATER BODY	TYPE (DITCH, POND, WETLAND, LAKE, ETC.)	APPENDIX A SPECIAL WATER?	FLOWS TO IMPAIRED WATER WITHIN 1 MILE?	USEPA APPROVED TMDL?
MISSISSIPPI RIVER	RIVER	YES	YES	YES
Hg-F; Nutrients				

PROJECT AREAS:

Total project size (disturbed area) =	11.02 acres
Existing area of impervious surface =	10.93 acres
Post construction area of impervious surface =	10.93 acres
Impervious surface area increased =	0.00 acres
Planned construction start date:	**June 2025**
Planned construction completion date:	**September2025**

PROJECT LOCATION:

County: ANOKA Township: 32 Range: 25 Section: 28 Latitude: 45.236256 Longitude: -93.457777

PERMANENT STORMWATER MANAGEMENT SYSTEM:

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

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

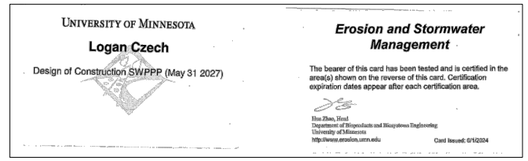
LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN:

DESCRIPTION	LOCATION
TEMPORARY EROSION CONTROL MEASURES	SHEETS No. 22 - 32
EROSION AND SEDIMENT CONTROL DETAILS	SHEET No. 06

EROSION AND SEDIMENT CONTROL QUANTITIES:

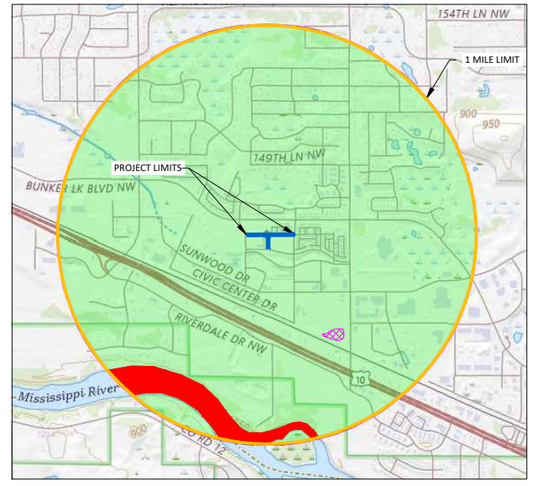
STABILIZED CONSTRUCTION ENTRANCE	EA	3
STORM DRAIN INLET PROTECTION	EA	26

CERTIFICATION:



LEGEND

PROJECT LIMITS
RECEIVING WATER
1 MILE LIMIT
IMPAIRED WATER



NOTE:PROJECT LIMITS AND 1 MILE RADIUS ARE ONLY DISPLAYED FOR RECLAMATION AREA. OVERLAY STREETS REQUIRE MINIMAL EROSION CONTROL.

DATE	REVISION

May 05, 2025 - 4:00pm
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Date 05/05/25 Lic. No. 57095

DESIGNED BY:	LWC		
DRAWN BY:	LWC	DATE:	05/05/25
CHECKED BY:	JJF	FILE:	25-07

City of RAMSEY

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

SWPPP

2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 25-07
CITY OF RAMSEY, MINNESOTA

SHEET 20 OF 32 SHEETS

SEQUENCE OF CONSTRUCTION:

Construction shall proceed in the following sequence:

1. Contractor shall schedule and conduct a pre-construction meeting with the City.
2. Contractor shall secure all necessary permits and licenses.
3. Furnish & install erosion control measures.
4. Maintain erosion control measures, i.e. construction exit, inlet protection.
5. Reclaim existing bituminous pavement, mill existing bituminous pavement.
6. Haul-off excess reclamation material.
8. Place aggregate base.
9. Grade and compact reclamation material.
10. Furnish & install curb & gutter
11. Furnish & install base course of bituminous pavement
12. Complete restoration per plan.
13. Furnish & install wear course of bituminous pavement
14. Remove erosion control after vegetation is established.

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

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

EROSION PREVENTION PRACTICES:

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

DEWATERING AND BASIN DRAINING:

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

SEDIMENT CONTROL PRACTICES:

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

INSPECTIONS AND MAINTENANCE:

1. The permittee(s) (either the owner or operator, whoever is identified in the SWPPP) must routinely inspect the construction site once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5-inches in 24 hours. Following an inspection that occurs within 24 hours after a rainfall event, the next inspection must be conducted within 7 days.
2. All inspections and maintenance conducted during construction must be recorded in writing and these records must be retained with the SWPPP. Records of each inspection and maintenance activity shall include:
   a. Date and time of inspections;
   b. Name of persons conducting inspections;
   c. Accurate findings of inspections, including the specific location where corrective actions are needed;
   d. Corrective actions taken (including dates, times, and party completing maintenance activities);
   e. Date of all rainfall events greater than ½ inches in 24 hours, and the amount of rainfall for each event. Permittee(s) must obtain rainfall amounts by either a properly maintained rain gauge installed onsite, a weather station that is within one (1) mile of your location, or a weather reporting system that provides site specific rainfall data from radar summaries;
   f. If permittee(s) observe a discharge (i.e., color, odor, settled or suspended solids, oil sheen, and other obvious indicators of pollutant(s);
   g. Any amendments to the SWPPP proposed as a result of the inspection must be documented as required in Section 6 of the general permit within seven (7) calendar days.
3. Where parts of the construction site have undergone final stabilization, but work remains on other parts of the site, inspections of the stabilized areas may be reduced to once per month. Where work has been suspended due to frozen ground conditions, the required inspections and maintenance must take place within 24 hours after runoff occurs at the site or 24 hours prior to resuming construction, whichever occurs first.
4. All erosion prevention and sediment control BMP's must be inspected to ensure integrity and effectiveness. All nonfunctional BMP's must be repaired, replaced, or supplemented with functional BMP's. The permittee(s) must investigate and comply with the following inspection and maintenance requirements:
   a. All silt fence must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches ⅓ of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access.
   b. Temporary and permanent sedimentation basins must be drained and the sediment removed when the depth of sediment collected in the basin reaches ½ the storage volume. Drainage and removal must be completed within 72 hours of discovery, or as soon as field conditions allow access.
   c. Surface waters, including drainage ditches and conveyance systems, must be inspected for evidence of sediment being deposited by erosion. The permittee(s) must remove all deltas and sediment deposited in surface waters, including drainage ways, catch basins, and other drainage systems, and restabilize the areas where sediment removal results in exposed soil. The removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints. The permittee shall use all reasonable efforts to obtain access. If precluded, removal and stabilization must take place within seven (7) calendar days of obtaining access. The permittee is responsible for contacting all local, regional, state and federal authorities and receiving any applicable permits, prior to conducting any work.
   d. Construction site vehicle exit locations must be inspected for evidence of off-site sediment tracking onto paved surfaces. Tracked sediment must be removed from all paved surfaces within 3 hours after notification by the City that sweeping is required.
   e. The permittee(s) are responsible for the operation and maintenance of temporary and permanent water quality management BMP's as well as all erosion prevention and sediment control BMP's, for the duration of the construction work at the site. The permittee(s) are responsible until another permittee has assumed control over all areas of the site that have not been finally stabilized or the site has undergone final stabilization, and a NOT has been submitted to the MPCA.
   f. If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts (e.g. fugitive sediment in streets could be washed into storm sewers by the next rain and/or pose a safety hazard to users of public streets).
5. All infiltration areas must be inspected to ensure that no sediment from ongoing construction activities is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
6. Storm sewer pipes and structures to be inspected and cleaned out.

DATE	REVISION

May 05, 2025 - 4:07pm
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 05/05/25 Lic. No. 57095

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DRAWN BY:	LWC	DATE: 05/05/25
CHECKED BY:	JJF	FILE: 25-07

CITY OF RAMSEY
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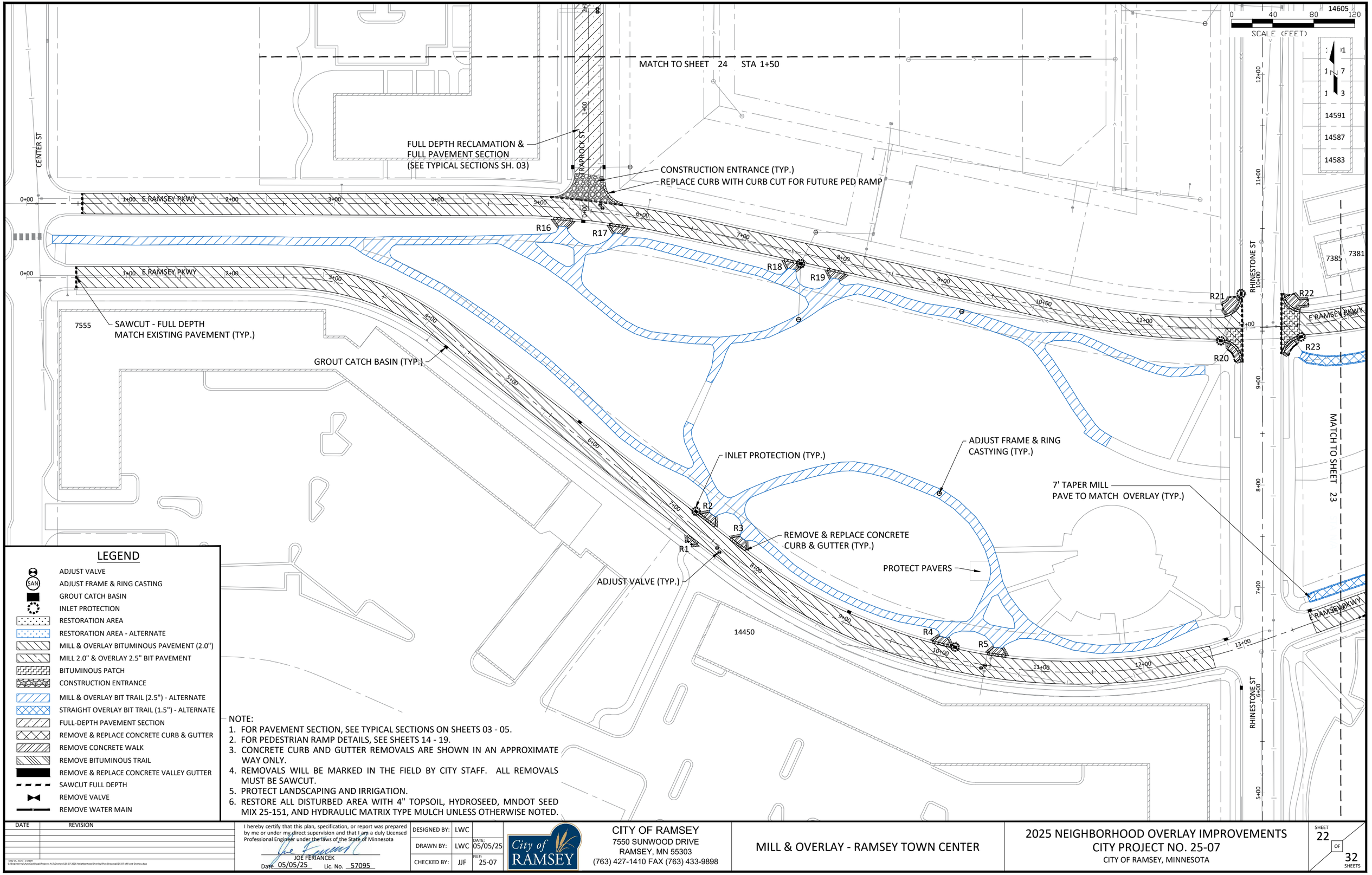
SWPPP

2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 25-07
CITY OF RAMSEY, MINNESOTA

SHEET 21 OF 32 SHEETS



LEGEND

- ADJUST VALVE
- ADJUST FRAME & RING CASTING
- GROUT CATCH BASIN
- INLET PROTECTION
- RESTORATION AREA
- RESTORATION AREA - ALTERNATE
- MILL & OVERLAY BITUMINOUS PAVEMENT (2.0")
- MILL 2.0" & OVERLAY 2.5" BIT PAVEMENT
- BITUMINOUS PATCH
- CONSTRUCTION ENTRANCE
- MILL & OVERLAY BIT TRAIL (2.5") - ALTERNATE
- STRAIGHT OVERLAY BIT TRAIL (1.5") - ALTERNATE
- FULL-DEPTH PAVEMENT SECTION
- REMOVE & REPLACE CONCRETE CURB & GUTTER
- REMOVE CONCRETE WALK
- REMOVE BITUMINOUS TRAIL
- REMOVE & REPLACE CONCRETE VALLEY GUTTER
- SAWCUT FULL DEPTH
- REMOVE VALVE
- REMOVE WATER MAIN

NOTE:
1. FOR PAVEMENT SECTION, SEE TYPICAL SECTIONS ON SHEETS 03 - 05.
2. FOR PEDESTRIAN RAMP DETAILS, SEE SHEETS 14 - 19.
3. CONCRETE CURB AND GUTTER REMOVALS ARE SHOWN IN AN APPROXIMATE WAY ONLY.
4. REMOVALS WILL BE MARKED IN THE FIELD BY CITY STAFF. ALL REMOVALS MUST BE SAWCUT.
5. PROTECT LANDSCAPING AND IRRIGATION.
6. RESTORE ALL DISTURBED AREA WITH 4" TOPSOIL, HYDROSEED, MNDOT SEED MIX 25-151, AND HYDRAULIC MATRIX TYPE MULCH UNLESS OTHERWISE NOTED.

DATE	REVISION

May 05, 2025 - 2:09pm
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MILL & OVERLAY - RAMSEY TOWN CENTER

2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 25-07
CITY OF RAMSEY, MINNESOTA

SHEET 22 OF 32 SHEETS

MATCH TO SHEET 25

MATCH TO SHEET 22

MATCH TO SHEET 26 STA 6+00

PERIDOT ST

OLIVINE ST

RAMSEY BLVD

E RAMSEY PKWY

ADJUST VALVE (TYP.)

GROUT CATCH BASIN (TYP.)

INLET PROTECTION (TYP.)

ADJUST FRAME & RING CASTING (TYP.)

7' TAPER MILL
PAVE TO MATCH OVERLAY (TYP.)

BITUMINOUS PATCH (TYP.)

REMOVE & REPLACE
CONCRETE WALK (TYP.)

SAWCUT - FULL DEPTH
MATCH EXISTING PAVEMENT (TYP.)

R6 R7 R8 R9 R10 R11 R12 R13 R14 R15 R24 R25 R26 R27 R28 R29 R30 R31 R32

0 40 80 120
SCALE (FEET)

LEGEND

- ADJUST VALVE
- ADJUST FRAME & RING CASTING
- GROUT CATCH BASIN
- INLET PROTECTION
- RESTORATION AREA
- RESTORATION AREA - ALTERNATE
- MILL & OVERLAY BITUMINOUS PAVEMENT (2.0")
- MILL 2.0" & OVERLAY 2.5" BIT PAVEMENT
- BITUMINOUS PATCH
- CONSTRUCTION ENTRANCE
- MILL & OVERLAY BIT TRAIL (2.5") - ALTERNATE
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- FULL-DEPTH PAVEMENT SECTION
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- REMOVE VALVE
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5. PROTECT LANDSCAPING AND IRRIGATION.
6. RESTORE ALL DISTURBED AREA WITH 4" TOPSOIL, HYDROSEED, MNDOT SEED MIX 25-151, AND HYDRAULIC MATRIX TYPE MULCH UNLESS OTHERWISE NOTED.

DATE	REVISION

May 05, 2025 - 2:09pm
E:\Engineering\AutoCad Dwgs\Projects N-Z\Overlays\25-07 2025 Neighborhood Overlay\Plan Drawings\25-07 Mill and Overlay.dwg

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MILL & OVERLAY - RAMSEY TOWN CENTER

2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 25-07
CITY OF RAMSEY, MINNESOTA

0 40 80 120
SCALE (FEET)

N

NEW CURB & GUTTER (64 LF)
(NO REMOVAL OF EXISTING CURB REQUIRED)

CONSTRUCTION ENTRANCE (TYP.)

ADJUST FRAME & RING CASTING (TYP.)

REMOVE & REPLACE CONCRETE
CURB & GUTTER (TYP.)

INLET PROTECTION (TYP.)

BITUMINOUS PATCH (TYP.)

LOCATE & ADJUST BURIED MAIN LINE GATE VALVE

REMOVE VALVE (TYP.)

REMOVE WATER SERVICE (TYP.)

SAWCUT - FULL DEPTH
MATCH EXISTING PAVEMENT (TYP.)

ADJUST VALVE (TYP.)

GROUT CATCH BASIN (TYP.)

REPLACE CURB WITH CURB CUT FOR FUTURE PED RAMP

FULL DEPTH RECLAMATION &
FULL PAVEMENT SECTION
(SEE TYPICAL SECTION SH. 03)

MATCH TO SHEET 22 STA 1+50

MATCH TO SHEET 25 STA 13+00

SAPPHIRE WAY

RHINESTONE TERR

RHINESTONE ST

146TH AVE

R36 R37 R38 R39 R40 R41

7462 7458 7456 7454 7450 7448 7444

7434 7430 7428 7426 7424 7422 7418

14657 14656 14649 14648 14643 14642

14659 14658 14651 14650 14641 14646

14643 14654 14647 14646 14653 14642

14664 14660 14656 14652 14648 14644 14640

14667 14663 14659 14655 14649 14645 14641

14623 14619 14617 14613 14609 14605

14601 14597 14593 14591 14587 14583

7562

LEGEND

- ADJUST VALVE
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6. RESTORE ALL DISTURBED AREA WITH 4" TOPSOIL, HYDROSEED, MNDOT SEED MIX 25-151, AND HYDRAULIC MATRIX TYPE MULCH UNLESS OTHERWISE NOTED.

DATE	REVISION

May 05, 2025 - 2:13pm
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MILL & OVERLAY - RAMSEY TOWN CENTER

2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 25-07
CITY OF RAMSEY, MINNESOTA

SHEET 24 OF 32 SHEETS

0 40 80 120
SCALE (FEET)

N

146TH AVE

QUARTZ WAY

PERIDOT ST

OLIVINE ST

MATCH TO SHEET 24

MATCH TO SHEET 23

REMOVE & REPLACE CONCRETE WALK (TYP.)

ADJUST VALVE (TYP.)

ADJUST FRAME & RING CASTING (TYP.)

REMOVE & REPLACE CONCRETE CURB & GUTTER (TYP.)

GROUT CATCH BASIN (TYP.)

SAWCUT - FULL DEPTH
MATCH EXISTING PAVEMENT (TYP.)

R24 R25 R26 R33 R34 R35

LEGEND

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MILL & OVERLAY - RAMSEY TOWN CENTER

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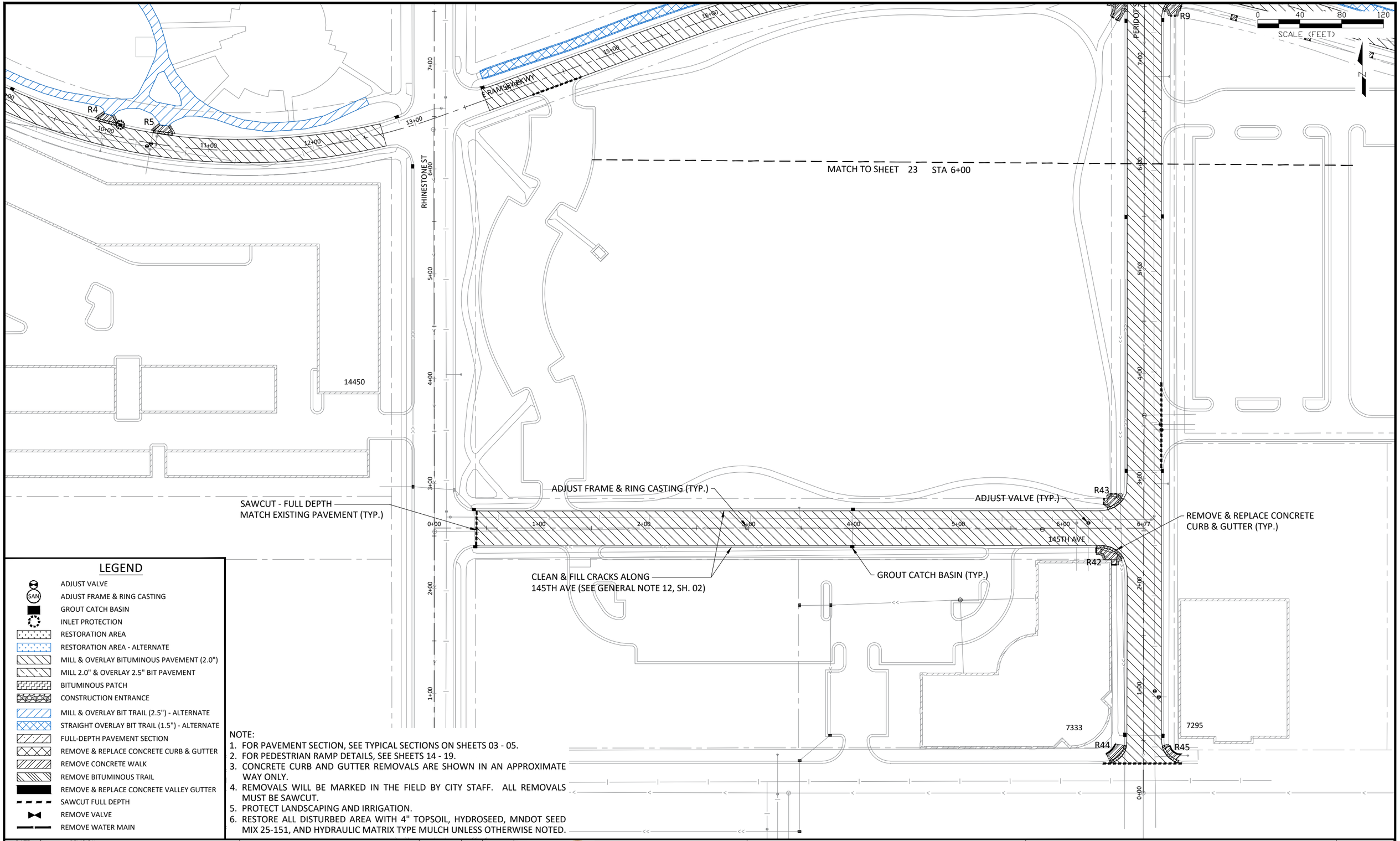
CITY OF RAMSEY, MINNESOTA

SHEET 25 OF 32 SHEETS



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DATE	REVISION

May 05, 2025 - 2:24pm
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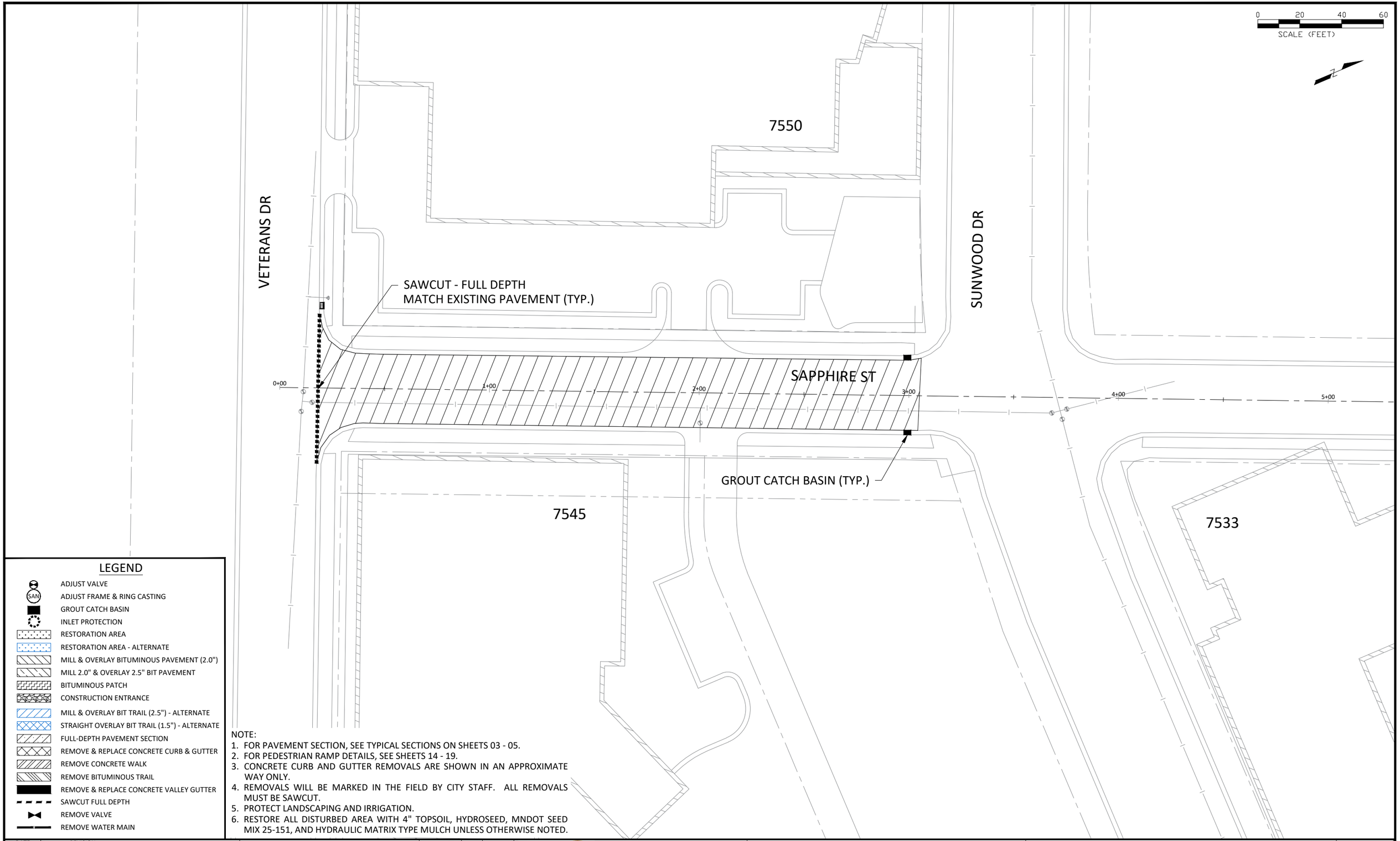

LEGEND

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- INLET PROTECTION
- RESTORATION AREA
- RESTORATION AREA - ALTERNATE
- MILL & OVERLAY BITUMINOUS PAVEMENT (2.0")
- MILL 2.0" & OVERLAY 2.5" BIT PAVEMENT
- BITUMINOUS PATCH
- CONSTRUCTION ENTRANCE
- MILL & OVERLAY BIT TRAIL (2.5") - ALTERNATE
- STRAIGHT OVERLAY BIT TRAIL (1.5") - ALTERNATE
- FULL-DEPTH PAVEMENT SECTION
- REMOVE & REPLACE CONCRETE CURB & GUTTER
- REMOVE CONCRETE WALK
- REMOVE BITUMINOUS TRAIL
- REMOVE & REPLACE CONCRETE VALLEY GUTTER
- SAWCUT FULL DEPTH
- REMOVE VALVE
- REMOVE WATER MAIN

NOTE:
1. FOR PAVEMENT SECTION, SEE TYPICAL SECTIONS ON SHEETS 03 - 05.
2. FOR PEDESTRIAN RAMP DETAILS, SEE SHEETS 14 - 19.
3. CONCRETE CURB AND GUTTER REMOVALS ARE SHOWN IN AN APPROXIMATE WAY ONLY.
4. REMOVALS WILL BE MARKED IN THE FIELD BY CITY STAFF. ALL REMOVALS MUST BE SAWCUT.
5. PROTECT LANDSCAPING AND IRRIGATION.
6. RESTORE ALL DISTURBED AREA WITH 4" TOPSOIL, HYDROSEED, MNDOT SEED MIX 25-151, AND HYDRAULIC MATRIX TYPE MULCH UNLESS OTHERWISE NOTED.

DATE	REVISION

May 05, 2025 - 2:25pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlays\25-07 2025 Neighborhood Overlay\Plan Drawings\25-07 Mill and Overlay.dwg

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

JOE FERIANCEK
Date 05/05/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 05/05/25
CHECKED BY:	JJF	FILE: 25-07

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

MILL & OVERLAY - RAMSEY TOWN CENTER

2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 25-07
CITY OF RAMSEY, MINNESOTA

SHEET 27 OF 32 SHEETS

MATCH TO SHEET 29

SCALE (FEET) 0 40 80 120

N

SAWCUT - FULL DEPTH
MATCH EXISTING PAVEMENT (TYP.)

REMOVE & REPLACE CONCRETE CURB & GUTTER (TYP.)

REMOVE & REPLACE CONCRETE WALK (TYP.)

BITUMINOUS PATCH (TYP.)

REMOVE CENTER MEDIAN & PAVE TO MATCH DRIVE LANES (SEE TYPICAL SECTION SH. 05)

INLET PROTECTION (TYP.)

REMOVE CENTER MEDIAN & PAVE TO MATCH DRIVE LANES (SEE TYPICAL SECTION SH. 05)

REPLACE FRAME & RING CASTING (TYP.)

GROUT CATCH BASIN (TYP.)

ADJUST VALVE (TYP.)

LEGEND

- ADJUST VALVE
- REPLACE FRAME & RING CASTING
- GROUT CATCH BASIN
- INLET PROTECTION
- REMOVE TREE
- RESTORATION AREA
- MILL & OVERLAY BITUMINOUS PAVEMENT (2.0")
- FULL-DEPTH PAVEMENT SECTION
- REMOVE & REPLACE CONCRETE CURB & GUTTER
- REMOVE & REPLACE CONCRETE WALK
- REMOVE & REPLACE BITUMINOUS TRAIL
- BITUMINOUS PATCH
- REMOVE CONCRETE BULL NOSE
- REMOVE CONCRETE CURB & GUTTER
- REMOVE LANDSCAPE ROCK
- CONCRETE VALLEY GUTTER
- SAWCUT FULL DEPTH

NOTE:
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5. PROTECT LANDSCAPING AND IRRIGATION.
6. RESTORE ALL DISTURBED AREA WITH 4" TOPSOIL, HYDROSEED, MNDOT SEED MIX 25-151, AND HYDRAULIC MATRIX TYPE MULCH UNLESS OTHERWISE NOTED.

DATE	REVISION

May 05, 2025 - 2:28pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlays\25-07 2025 Neighborhood Overlay\Plan Drawings\25-07 Mill and Overlay.dwg

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

MILL & OVERLAY - VILLAGE OF SUNFISH LAKE

2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 25-07
CITY OF RAMSEY, MINNESOTA

0 40 80 120
SCALE (FEET)

N

REMOVE CONCRETE VALLEY GUTTER (19 SY) & REPLACE WITH H-PATTERN (39 SY)

SUNWOOD DR

BITUMINOUS PATCH (TYP.)

CAP IRRIGATION LINE TO CENTER MEDIANS (COORDINATE WITH CITY UTILITIES DEPT.)

INLET PROTECTION (TYP.)

REMOVE CENTER MEDIAN & PAVE TO MATCH DRIVE LANES (SEE TYPICAL SECTION SH. 05)

SAWCUT - FULL DEPTH MATCH EXISTING PAVEMENT (TYP.)

REMOVE CENTER MEDIAN & PAVE TO MATCH DRIVE LANES (SEE TYPICAL SECTION SH. 05)

GROUT CATCH BASIN (TYP.)

REPLACE FRAME & RING CASTING (TYP.)

ADJUST VALVE (TYP.)

REMOVE & REPLACE CONCRETE CURB & GUTTER (TYP.)

REMOVE CENTER MEDIAN & PAVE TO MATCH DRIVE LANES (SEE TYPICAL SECTION SH. 05)

MATCH TO SHEET 29

V10 V11 V12 V13 V14 V15 V16 V17 V18 V19 V20 V21 V22

SODIUM ST

RADIUM ST

146TH LN

6061 6195 6193 6198 6196 6194 14561 14551 14652 14650 14644 14662 14666 14670 14672 14674 14678 14680 14682 14686 14688 14690 14718 14711 14707 14705 14701 14697 14692 14687 14684 14677 14676 14673 14668 14667 14656 14663 14648 14642 14657 14643 14636 14633 14628 14625 14622 14618 14614 14671 14675 14683 14685 14689 14693 14651 14647 14635 14627 14119 6119 6113 6105 6067 6057 6077 6093 6122 6116 6106 6092 6056

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6. RESTORE ALL DISTURBED AREA WITH 4" TOPSOIL, HYDROSEED, MNDOT SEED MIX 25-151, AND HYDRAULIC MATRIX TYPE MULCH UNLESS OTHERWISE NOTED.

LEGEND

- ADJUST VALVE
- REPLACE FRAME & RING CASTING
- GROUT CATCH BASIN
- INLET PROTECTION
- REMOVE TREE
- RESTORATION AREA
- MILL & OVERLAY BITUMINOUS PAVEMENT (2.0")
- FULL-DEPTH PAVEMENT SECTION
- REMOVE & REPLACE CONCRETE CURB & GUTTER
- REMOVE & REPLACE CONCRETE WALK
- REMOVE & REPLACE BITUMINOUS TRAIL
- BITUMINOUS PATCH
- REMOVE CONCRETE BULL NOSE
- REMOVE CONCRETE CURB & GUTTER
- REMOVE LANDSCAPE ROCK
- CONCRETE VALLEY GUTTER
- SAWCUT FULL DEPTH

DATE	REVISION

May 05, 2025 - 2:28pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Overlays\25-07 2025 Neighborhood Overlay\Plan Drawings\25-07 Mill and Overlay.dwg

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JOE FERIANCEK
Date 05/05/25 Lic. No. 57095

DESIGNED BY:	LWC		
DRAWN BY:	LWC	DATE:	05/05/25
CHECKED BY:	JJF	FILE:	25-07

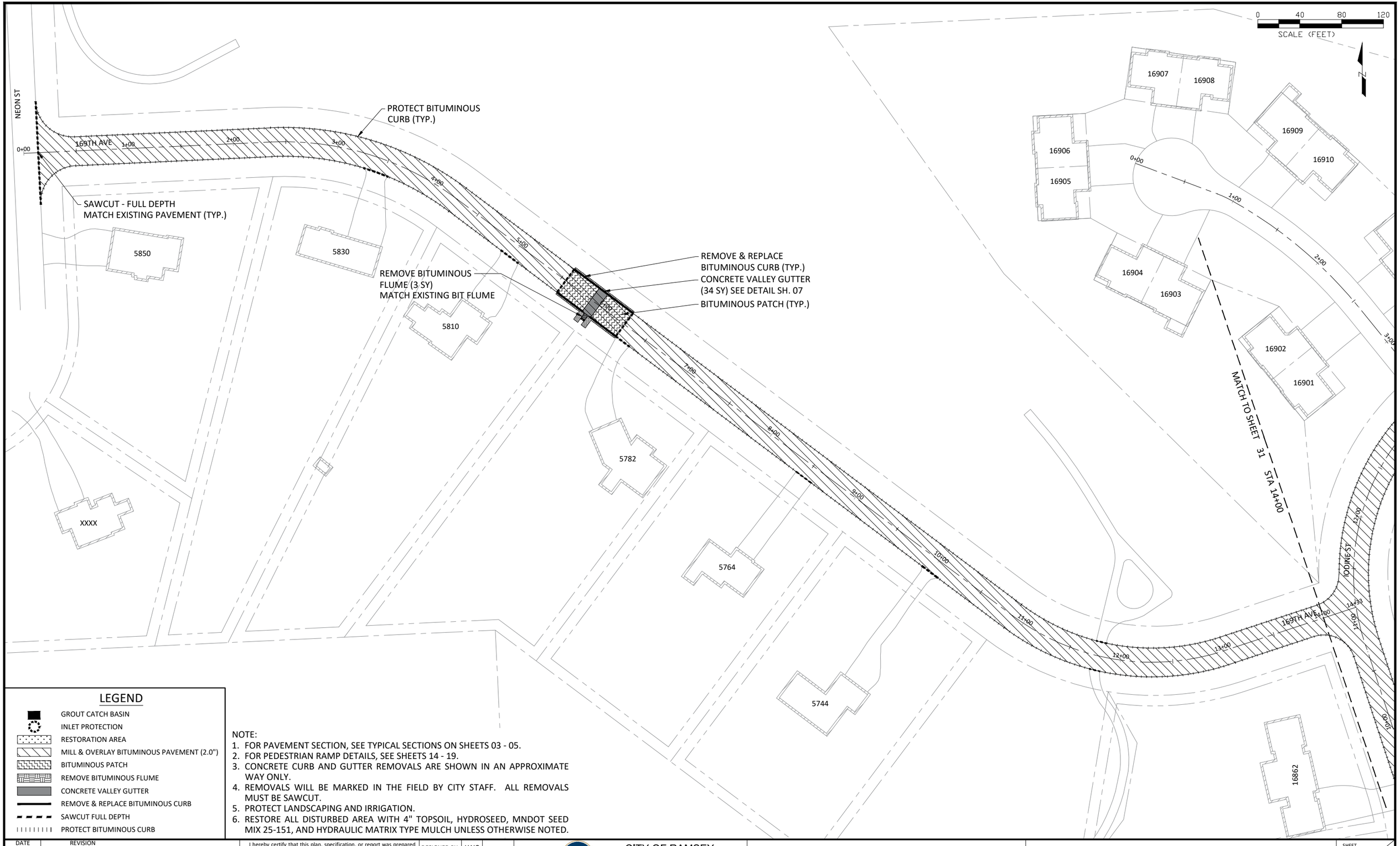
City of RAMSEY

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

MILL & OVERLAY - VILLAGE OF SUNFISH LAKE

2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 25-07
CITY OF RAMSEY, MINNESOTA

SHEET 29 OF 32 SHEETS



LEGEND

- GROUT CATCH BASIN
- INLET PROTECTION
- RESTORATION AREA
- MILL & OVERLAY BITUMINOUS PAVEMENT (2.0")
- BITUMINOUS PATCH
- REMOVE BITUMINOUS FLUME
- CONCRETE VALLEY GUTTER
- REMOVE & REPLACE BITUMINOUS CURB
- SAWCUT FULL DEPTH
- PROTECT BITUMINOUS CURB

NOTE:

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DATE	REVISION

May 05, 2025 - 2:55pm
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JOE FERIANCEK
Date 05/05/25 Lic. No. 57095

DESIGNED BY:	LWC		
DRAWN BY:	LWC	DATE:	05/05/25
CHECKED BY:	JJF	FILE:	25-07

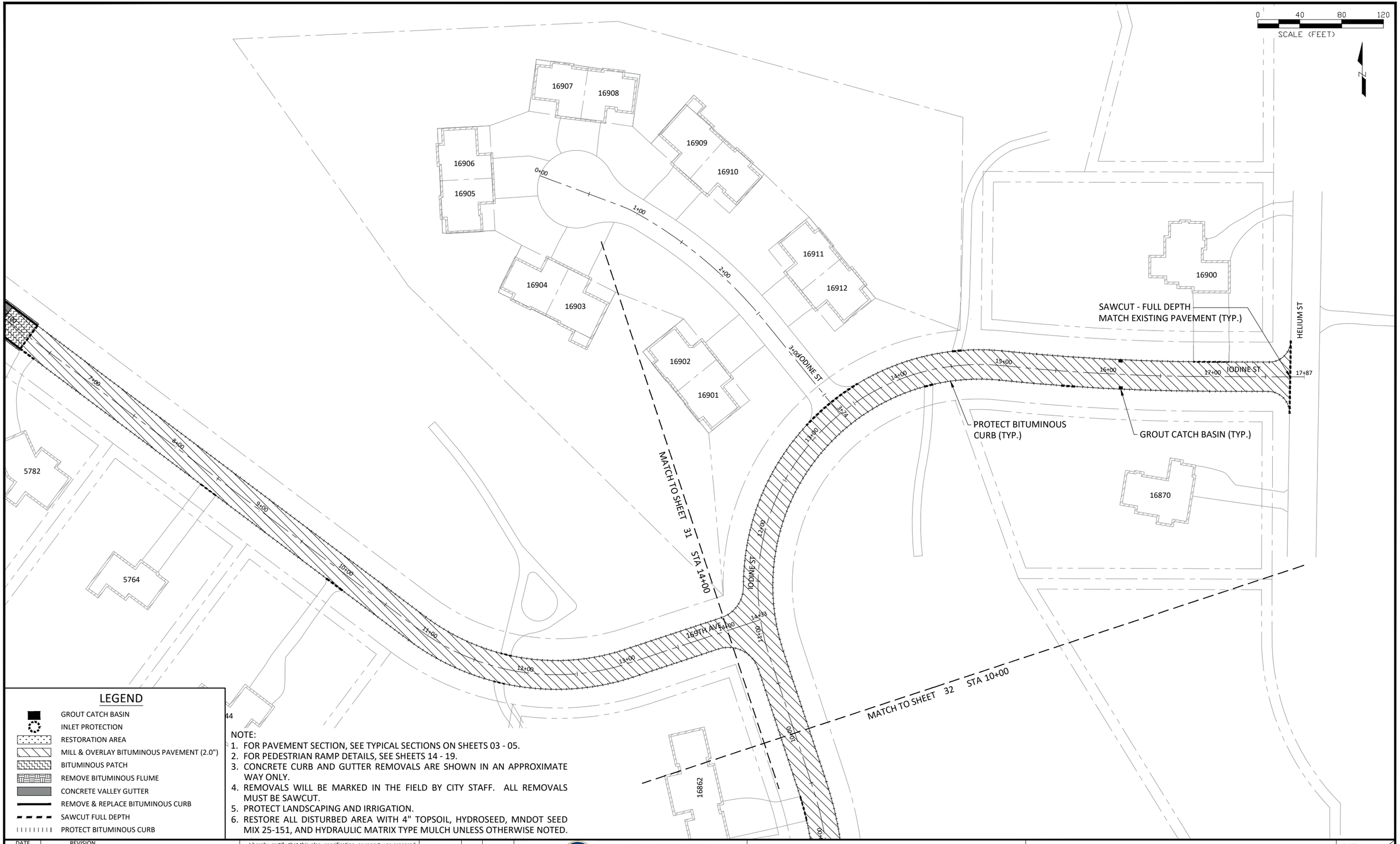
City of RAMSEY

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

MILL & OVERLAY - RUM RIVER HILLS

2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 25-07
CITY OF RAMSEY, MINNESOTA

SHEET 30 OF 32 SHEETS



LEGEND

- GROUT CATCH BASIN
- INLET PROTECTION
- RESTORATION AREA
- MILL & OVERLAY BITUMINOUS PAVEMENT (2.0")
- BITUMINOUS PATCH
- REMOVE BITUMINOUS FLUME
- CONCRETE VALLEY GUTTER
- REMOVE & REPLACE BITUMINOUS CURB
- SAWCUT FULL DEPTH
- PROTECT BITUMINOUS CURB

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DATE	REVISION

May 05, 2025 - 2:53pm
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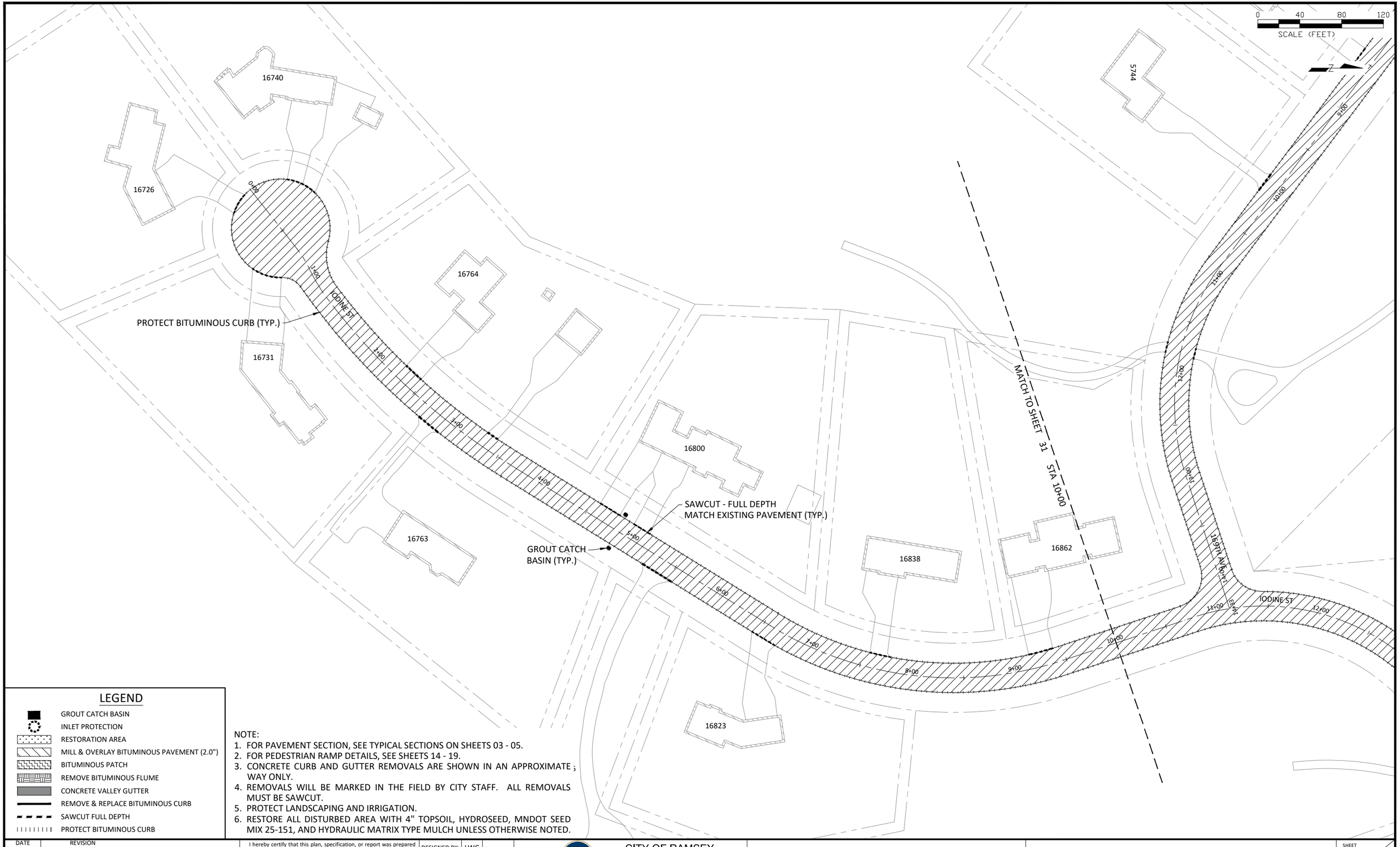
JOE FERIANCEK
Date 05/05/25 Lic. No. 57095

DESIGNED BY:	LWC		
DRAWN BY:	LWC	DATE:	05/05/25
CHECKED BY:	JJF	FILE:	25-07

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

MILL & OVERLAY - RUM RIVER HILLS

2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 25-07
CITY OF RAMSEY, MINNESOTA



LEGEND

- GROUT CATCH BASIN
- INLET PROTECTION
- RESTORATION AREA
- MILL & OVERLAY BITUMINOUS PAVEMENT (2.0")
- BITUMINOUS PATCH
- REMOVE BITUMINOUS FLUME
- CONCRETE VALLEY GUTTER
- REMOVE & REPLACE BITUMINOUS CURB
- SAWCUT FULL DEPTH
- PROTECT BITUMINOUS CURB

NOTE:

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DATE	REVISION

May 05, 2025 - 2:54pm
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 05/05/25 Lic. No. 57095

DESIGNED BY:	LWC		
DRAWN BY:	LWC	DATE:	05/05/25
CHECKED BY:	JJF	FILE:	25-07

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

MILL & OVERLAY - RUM RIVER HILLS

2025 NEIGHBORHOOD OVERLAY IMPROVEMENTS
CITY PROJECT NO. 25-07
CITY OF RAMSEY, MINNESOTA

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

RESOLUTION #25-104

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR 2025 NEIGHBORHOOD PAVEMENT OVERLAY IMPROVEMENTS, IMPROVEMENT PROJECT #25-07

WHEREAS, the City of Ramsey proposes to overlay the pavement on numerous street segments in 2025 as identified within the 2025 – 2034 Capital Improvement Plan; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-295, adopted October 22, 2024, the City Council accepted and awarded the proposal to Hakanson Anderson for topographic survey of the project area in the amount of $5,900.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-342, adopted November 26, 2024, the City Council ordered the City Engineer to prepare plans and specifications for 2025 Neighborhood Pavement Overlay Improvements, Improvement Project #25-07; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-080, adopted April 22, 2025, the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for the same improvements; and

WHEREAS, bids were advertised in the Anoka Union Herald on Friday April 25, 2025 and Friday May 2, 2025; and

WHEREAS, six (6) bids were received, opened and tabulated on May 21, 2025, and the following bids were found to comply with the approved plans and specifications and advertisement for bids; and

Contractor	Base Bid	Alternate Bid	Total Bid
North Valley, Inc.	$1,103,739.67	$94,317.08	$1,198,056.75
Park Construction Company	$1,111,868.75	$88,421.50	$1,200,290.25
GMH Asphalt Corporation	$1,157,236.93	$106,267.50	$1,263,504.43
Asphalt Surface Technologies Corp.	$1,163,502.55	$106,408.30	$1,269,910.85
Knife River Corporation – North Central	$1,348,587.41	$86,395.00	$1,434,982.41
C.S. McCrossan Construction, Inc.	$1,500,004.15	$106,228.70	$1,606,232.85

WHEREAS, the bid of North Valley, Inc. in the amount of $1,198,056.75 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted.

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

1) The May and City Administrator are hereby authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27th day of May, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

IP 25-07
2025 Neighborhood Pavement Overlay Improvements
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2024 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Ramsey Town Center	East Ramsey Parkway EB	Center Street / Rhinestone Street	1313	Urban	Conc.	7	2004	Wear 2010	SC 2014	CS 2021			5.8	7.5	13.3
	East Ramsey Parkway EB	Rhinestone Street / Peridot Street	704	Urban	Conc.	7	2004	Wear 2010	SC 2014	CS 2021			5.8	7.5	13.3
	East Ramsey Parkway EB	Peridot Street / Olivine Street	326	Urban	Conc.	6	2004	Wear 2010	SC 2014	CS 2021			5.8	7.5	13.3
	East Ramsey Parkway EB	Olivine Street / CR 56	424	Urban	Conc.	6	2004	Wear 2010	SC 2014	CS 2021			5.8	7.5	13.3
	East Ramsey Parkway WB	Center Street / Rhinestone Street	1208	Urban	Conc.	7	2004	Wear 2010	SC 2014	CS 2021			5.5	7.0	12.5
	East Ramsey Parkway WB	Rhinestone Street / Peridot Street	678	Urban	Conc.	7	2004	Wear 2010	SC 2014	CS 2021			5.5	7.0	12.5
	East Ramsey Parkway WB	Peridot Street / Olivine Street	410	Urban	Conc.	6	2004	Wear 2010	SC 2014	CS 2021			5.5	7.0	12.5
	East Ramsey Parkway WB	Olivine Street / CR 56	426	Urban	Conc.	6	2004	Wear 2010	SC 2014	CS 2021			5.5	7.0	12.5
	Peridot Street	Sunwood Drive / East Ramsey Parkway EB	774	Urban	Conc.	7	2004	Wear 2010	SC 2010	CS 2020			5.5	4.5	10.0
	Ramsey Town Center Total		*6263*	*1.19 mi.*											
Ramsey Town Center 2nd	146th Avenue	Peridot Street / Olivine Street	335	Urban	Conc.	7	2004	SC 2010	CS 2020				4.5*	6.0*	10.5*
	Olivine Street	East Ramsey Parkway WB / 146th Avenue	608	Urban	Conc.	7	2004	SC 2010	CS 2020				4.5*	6.0*	10.5*
	Peridot Street	East Ramsey Parkway WB / 146th Avenue	386	Urban	Conc.	7	2004	SC 2010	CS 2020				4.5*	6.0*	10.5*
	Ramsey Town Center 2nd Total		*1329*	*0.25 mi.*											
Ramsey Town Center 4th	145th Avenue	Rhinestone Street / Peridot Street	679	Urban	Conc.	7	2004	SC 2010	CS 2020				5.3	0**	5.3**
	Ramsey Town Center 4th Total		*679*	*0.13 mi.*											

* Per As-Built, GPR not available
** No Base Visible, GPR Data not available
*** No Wear Course Pavement; Rehabilitation Project

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2024 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Ramsey Town Center 6th	146th Avenue	Rhinestone Street / Peridot Street	664	Urban	Conc.	7	2005	SC 2010	CS 2020				5.3	6.3	11.6
	Ramsey Town Center 6th Total		*664*	*0.13 mi.*											
Ramsey Town Center 7th	146th Avenue	Center Street / Rhinestone Street	1210	Urban	Conc.	6	2005	SC 2010					3.4***	6.0	9.4
	Traprock Street	East Ramsey Parkway WB / 146th Avenue	328	Urban	Conc.	6	2005	SC 2010					3.5***	6.3	9.8
	Ramsey Town Center 7th Total		*1538*	*0.29 mi.*											
Ramsey Town Center IP 05-22	Sapphire Street	Sunwood Drive / Veterans Drive	397	Urban	Conc.	7	2005	SC 2016	CS 2023				5.4	0**	5.4**
	Ramsey Town Center IP 05-22 Total		*397*	*0.08 mi.*											

IP 25-07

2025 Neighborhood Pavement Overlay Improvements

Street Segment Summary

Rum River Hills	169th Avenue	170th Lane / Iodine Street	1422	Urban	Bit	6	1986	SC 1992	OL 2004	SC 2009	SC 2018	4.0	2.7	6.7
	Iodine Street	Helium Street / Cul-de-sac	1823	Urban	Bit	6	1986	SC 1992	OL 2004	SC 2009	SC 2018	3.8	1.8	5.6
		Rum River Hills Total	*3245*	*0.61 mi.*										
Village of Sunfish Lake	146th Avenue	146th Lane / Tungsten Way	393	Urban	Conc.	7	2004	SC 2009	SC 2016	CS 2023		3.5*	4.0*	7.5*
	146th Avenue	Radium Street / East Edge of Plat	404	Urban	Conc.	7	2004	SC 2009	SC 2016	CS 2023		3.5*	4.0*	7.5*
	146th Avenue	Tungsten Way / Radium Street	459	Urban	Conc.	7	2004	SC 2009	SC 2016	CS 2023		3.5*	4.0*	7.5*
	146th Lane	Sodium Street / Park Circle	322	Urban	Conc.	7	2004	SC 2009	SC 2016	CS 2023		3.5*	4.0*	7.5*
	146th Lane	Sunwood Drive / Sodium Street	287	Urban	Conc.	7	2004	SC 2009	SC 2016	CS 2023		3.5*	4.0*	7.5*
	146th Lane North	Park Circle / Radium Street	244	Urban	Conc.	7	2004	SC 2009	SC 2016	CS 2023		3.5*	4.0*	7.5*
	146th Lane South	Park Circle / Radium Street	219	Urban	Conc.	7	2004	SC 2009	SC 2016	CS 2023		3.5*	4.0*	7.5*
	Radium Street	146th Lane / 146th Avenue	297	Urban	Conc.	7	2004	SC 2009	SC 2016	CS 2023		3.5*	4.0*	7.5*
	Radium Street	Sodium Street / 146th Way South	409	Urban	Conc.	7	2004	SC 2009	SC 2016	CS 2023		3.5*	4.0*	7.5*
	Radium Street	Sunwood Drive / Sodium Street	306	Urban	Conc.	7	2004	SC 2009	SC 2016	CS 2023		3.5*	4.0*	7.5*
	Sodium Street	146th Lane / Radium Street	862	Urban	Conc.	7	2004	SC 2009	SC 2016	CS 2023		3.5*	4.0*	7.5*
	Tungsten Way	146th Avenue / South Edge of Plat	161	Urban	Conc.	7	2004	SC 2009	SC 2016	CS 2023		3.5*	4.0*	7.5*
		Village of Sunfish Lake Total	*4363*	*0.83 mi.*										
2025 Neighborhood Pavement Overlay Total			**18478**	**3.5 mi.**										

* Per As-Built, GPR not available

** No Base Visible, GPR Data not available

*** No Wear Course Pavement; Rehabilitation Project

CC Regular Session

Meeting Date: 05/27/2025

Primary Strategic Plan Initiative:

Title:

Legislative Update

Purpose/Background:

The 2025 Minnesota Legislative Session closed on May 19, 2025 without completion of final bills. Lawmakers will hold working groups prior to reconvening for final passage of bills.

The 2025 Minnesota Legislative Session began on January 14, 2025 and will adjourn on May 19, 2025. Annually, Ramsey adopts Legislative Priorities which provides staff direction to advocate for these priorities to lawmakers. Below is a summary of bills that have been introduced specific to Ramsey. Other bills not specific to Ramsey, but which may be of interest are also provided.

SF1314/HF1036 City of Ramsey special tax increment financing authority modifications
This bill amends past special legislation related to TIF District 14. The language clarifies that the city will be allowed to repay expenses from future tax proceeds so long as interfund loan requirements are met by December 31, 2025 for projects that are identified in the original 2010 Legislation. These projects include the city's share of the costs necessary to provide for the construction of the Northstar Transit Station and related infrastructure, including structured parking, a pedestrian overpass, and roadway improvements, (2) the cost of land acquired by the city or the housing and development authority in and for the city of Ramsey within the district prior to the establishment of the district, and (3) the cost of public improvements installed within the tax increment financing district prior to the establishment of the district.

- Senator Ann Rest, Tax Committee Chair, supports this bill due to the provisions being included in the Senate's Omnibus Tax Bill in 2024. Unfortunately, in 2024 the language was removed from the final Omnibus Tax Bill.
- SF1314 was heard in the Tax Committee on March 12, 2025. The bill was laid over for possible inclusion in the omnibus bill.
- This language has been included in HF2437 Omnibus Tax Bill

SF1981/HF2638 Ramsey sales and use tax exemption for certain construction materials modification
This bill amends 2023 approval related to the Water Treatment Plant project. In 2023, language only included the Water Treatment Plant and not the trunk watermain improvements.

- Senator Ann Rest, Tax Committee Chair, supports this bill due to the provisions being included in the Senate's Omnibus Tax Bill in 2024. Unfortunately, in 2024 the language was removed from the final Omnibus Tax Bill.
- SF1981 is scheduled for a hearing on March 26, 2025 in the Tax Committee. Staff will attend the hearing to testify.
- This language has not been included in HF2437 Omnibus Tax Bill, but staff received feedback it should be included in the Senate version.

SF1467/HF2637 City of Ramsey clean water infrastructure bond issuance and appropriation
This bill requests $6.8 million in state bonding appropriations for the Water Treatment Plant and Trunk Watermain improvements.

- The city received $3.2 million in state bonding funds of our requested $10 million. Indications in 2023 were the remaining balance would be considered in 2024. A request in 2024 for $6.8 million was introduced, but not approved.
- As part of the 2025 Legislative Priorities, the City dropped the request due to the completion of the project

in 2025.
- Senator Bahr introduced the 2025 bill following efforts in the two prior years.
- Staff will advocate for the request based on any success in obtaining additional funding will aid in reducing future user fee increases.
- Staff testified in front of the House Capital Investment Committee on April 3, 2025.
- Staff has not witnessed this request in an omnibus bill, but we will continue to monitor legislation in the closing days of session.

SFXXXX/HFXXXX City of Ramsey pedestrian overpass over Highway 10 and Highway 169
Senator John Hoffman has contacted staff regarding a potential additional funding source in 2025 for the Highway 10 Pedestrian Overpass.

- The project is estimated to be $7.5 million in construction costs. Staff are entertaining an option to prepare an alternative bid to construct the project as a covered overpass. This would eliminate the need for snow removal during the winter months.
- The City was awarded $3.75 million in 2024 through transportation funds. The funds may be used for plan design, construction observation and construction costs.
- Staff also plan to submit for funding on this project through the Congressional Directed Spending. This would provide federal dollars towards the project.
    - An application has been submitted to Congressman Tom Emmer. Staff received a denial letter for FY26 funding.
    - An application has been submitted to Senator Amy Klobuchar
    - Additional applications will be submitted as application windows open.
- The goal is to fully fund this project with outside funding sources.

Metro Mobility Service Area Expansion to Ramsey
Senator Bahr has indicated special legislation is not required. With funding for the service coming from the metro county sales tax, any expansion to the service area is now a budgetary discussion. Staff will monitor discussions and advocate for the expansion to necessary parties.

SF0037/HF0269 Discontinuation of the Northstar Commuter Rail

- HF0269 has passed out of committee.
- 02/26/25 the bill received its second reading in the house.
- SF0037 has been introduced and referred to Senate Transportation Committee.
- Staff continues to work with Metro Transit on the transition plan to replace the Northstar Commuter Rail with bus service.

Housing Bills
There are four sets of bills introduced and receiving hearings. The City of Ramsey, along with many other cities, are expressing opposition to the bills as they remove local zoning authority. This comes in the form of requiring cities to allow incompatible uses within zoning districts or the ability to collect public input. Attached to the case is the letter sent by Ramsey opposing these bills and others that may be considered that restrict local zoning authority. The current bills are as follows:

- SF2229/HF1987 - Minnesota Starter Home Act
- SF2231/HF2140 - More Homes Right Places Act
- SF2286/HF2018 - Transforming Main Street Act
- SF1268/HF1309 - People Over Parking Act
- Additional new bills have received hearings with comparable restrictions to local zoning authority, however, those bills have not been successful in committees.

Recommendation:
N/A

Outcome/Action:

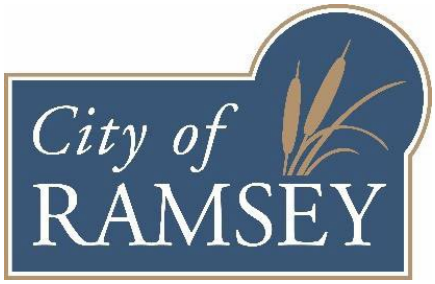
This case is for informational purposes only. Staff are available to answer any questions, but do not plan to review each item in detail.

Attachments

2025 Legislative Priorities

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/22/2025 03:23 PM
Form Started By: Brian Hagen		Started On: 05/22/2025 02:34 PM
Final Approval Date: 05/22/2025		



2025 City of Ramsey Legislative Priorities

<u>Local Priority</u>: Sales and Use Tax Exemptions for Water Treatment Plant Trunk Watermain Improvements

During the 2023 legislative session, state sales and use tax exemptions were approved for the purchase of materials for the new Water Treatment Plant. Unfortunately, sales and use tax exemptions were not approved for the necessary Trunk Watermain improvements. The City sought after legislative approval in 2024 for state sales and use tax exemptions for the necessary Trunk Watermain improvements. We had success with the request in the form of budget impact from the State's perspective. When working through the request in 2024, we learned the full financial liability to the State's budget was included in the estimates that were provided in 2023 for both the physical plant and the trunk water lines. Unfortunately, at the end of session in 2024 our request was removed from the omnibus bill along with many other tax related requests from other entities.

- In 2023, sales and use tax exemptions were approved for the Water Treatment Plant.
- The City will work with legislators to amend the approved language to authorize applying sales and use tax exemptions to the necessary Trunk Watermain improvements. Given the project completion timeline of Summer 2025, this will be our last year to make this request.

<u>Local Priority: Tax Increment Financing District 14 (TIF 14, The COR)</u>

Language in the original 2010 legislation included, but did not limit to, the city's share of the costs necessary to provide for the construction of the Northstar Transit Station and related infrastructure as eligible expenditures. This included structured parking, a pedestrian overpass and roadway improvements. State Statute requires interfund loan resolutions when a city borrows funds to a district for improvements with plans to repay itself back through future tax increment. However, these expenses were funded without the required interfund loan resolutions pursuant to the TIF statute. Special legislation did not exempt the City from the interfund loan requirement.

- The City will work with legislators to amend the special TIF 14 legislation to exempt the interfund loan requirement. Thus, creating the potential repayment of such interfund loans through TIF 14 revenue through 2040.

<u>Local Priority</u>: Funding for continued study of Ramsey/Dayton Mississippi River bridge project

The feasibility study for a new Mississippi River bridge was completed in 2021 with funds allocated by the 2020 legislature. Staff will work with local legislators to secure the funding for the next step in pursuit of this project. These next steps may include establishing a location of the crossing, in which will be used when developing parcels impacted by a future river crossing. It should be noted, the City of Dayton recognizes the likelihood of a future crossing and are developing a master plan to incorporate such crossing in the future. Other entities also support this project in a way to reduce traffic impact through their communities. The North Metro

Mayors Association has historically identified this project on their Legislative Priorities, and will serve as a resource to advocate for the project on behalf of its membership.

Local Priority: Metro Mobility Service Area

- Introduce legislation that will add Ramsey to the service area for Metro Mobility.
- Over the years some residents have expressed an interest in getting door-to-door Metro Mobility Service in Ramsey.
- City residents annually pay $352,000 to the Metro Transit Taxing District that the City was required to enter when the NorthStar Station was completed.
- Inclusion in the Metro Mobility service area requires a state statute and was last extended to the City of Lakeville in 2019. The cost of the service is covered by the state.
- Fall of 2024 conversations with Metropolitan Transportation Services indicated the request would not be viewed as unreasonable by them. They noted that services are currently in the City of Anoka, therefore extending services to an adjacent city is more reasonable than creating a satellite service area. With funding for metropolitan transportation shifting to the State's operating budget, no additional property taxes would be levied to Ramsey properties for the expanded service.

Local Priority: Closed landfill legislation to allow economic development

- Staff will work with the PCA and local legislators to determine what, if any, legislation will allow closed landfill property to be put back on the tax role for private development opportunities.

State-wide Policy Priority: Exemption of residential gardens from water emergency restrictions

Staff will work with legislators to research possible legislation to ensure that, in the event the governor declares by executive order a critical water deficiency, pursuant to Minnesota Statutes section 103G.291 implementing mandatory emergency water conservation measures and mandatory restrictions upon nonessential water use is enforced and outdoor irrigation is prohibited, that gardens created by Minnesota residents for the cultivation of vegetables, fruits, herbs and flowers for food and medicinal purposes will not be subject to water restrictions, nor shall they be limited to reclaimed water.

State-wide Policy Priority: Statewide licensure of massage therapy

Support legislation that seeks to adopt a state license requirement for massage therapists. Lack of a statewide license for massage therapists has hampered law enforcement's ability to regulate illegal activities across municipal boundaries related to this profession.

State-wide Policy Priority: Local Government Aid (LGA)

Local Government Aid for Ramsey has fluctuated (see chart below) from a high of $396,382 in 2001, to the current level of $0 in 2017 and beyond. The basic formula was changed in 2014 and some level of LGA was restored for the next three years (approximately $100,000 per year), however the same formula has now resulted in the elimination of all LGA for Ramsey and similar developing suburbs.

FY 2000 - $359,771
FY 2001 - $396,382
FY 2002 - $303,894
FY 2003 through 2013 - $0
FY2014 - $91,381
FY 2015 - $110,352
FY 2016 - $111,311
FY 2017 through 2023 - $0

Background*:*
Support legislation that revises the LGA formula and recognizes the needs of developing suburbs, restoring LGA to developing suburbs for long-term capital needs.

- No changes were made to the LGA funding formula in 2022.
- The City should consider working with legislators to determine if there is an opportunity to revise the LGA formula in the future to provide greater resources to developing suburbs.
- A couple of LGA bills were introduced in 2021 that may have impacted Ramsey, but failed

to become law:

- LGA adjusted for unpaid local assistance costs HF 1052/SF 749 (Rep. Jim Nash, R-Waconia, and Sen. Bill Weber, R-Luverne) would have allowed cities that have not been reimbursed by another city for local assistance costs to submit an application for reimbursement through a reduction in the LGA of the recipient city.
- LGA minimum distribution HF 1096/SF 1238 (Rep. Jerry Hertaus, R-Greenfield, and Sen. David Osmek, R-Mound) would have provided for a minimum per capita LGA amount for all cities that otherwise would receive no LGA, and increased the LGA appropriation to cover the additional amount.

- During the 2022 session, discussions occurred regarding updating the LGA formula. Based on a draft formula, Ramsey would have received funds.
- The most recent LGA adjustments left Ramsey with $0 LGA contributions.

<u>State-wide Policy Priority</u>: Metropolitan Council Committee Membership

Support legislation that seeks to adjust Metropolitan Council Committee membership qualifications and membership determination. Currently there are 16 geographical Council Districts and one chair. Members are comprised of a representative who resides in the district they represent, with the chair serving at large. All members are interviewed by a nominating committee created by the governor, and the final appointment is determined by the governor.