City of Ramsey
Agenda
Regular Planning Commission
Thursday, January 23, 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. Pledge of Allegiance

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

6. Public Hearing

1. PUBLIC HEARING: Consider a Preliminary Plat and Variance Request for Riverstone South 6th Addition (Project No. 24-127); Case of Development Consulting Services, LLC

2. PUBLIC HEARING: Northstar Truck & RV Parking - Rezoning and Site Plan Review - 15861 Jarvis St. NW

7. Commission Business

1. Continue discussion on the Sign Code Update pertaining to Definitions for Wall, Freestanding, Temporary, and Other Types of Signage

8. Commission/Staff Input

9. Adjournment

Regular Planning Commission

Meeting Date: 01/23/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

PUBLIC HEARING: Consider a Preliminary Plat and Variance Request for Riverstone South 6th Addition (Project No. 24-127); Case of Development Consulting Services, LLC

Purpose/Background:

The City received an application from Development Consulting Services, LLC (the "Applicant") seeking approval of a Preliminary Plat for Riverstone South 6th Addition, located on Outlot C, Riverstone South (the "Subject Property"). A variance to cul-de-sac length is also necessary.

Notification:

Staff attempted to notify property owners within 700 feet of the Subject Property, as reflected in the Anoka County Property Records, of the Public Hearing to be held by the Planning Commission on January 23, 2025. A "proposed development" sign was placed on the Subject Property and a notice was also published in the Anoka County Union Herald Newspaper.

Time Frame/Observations/Alternatives:

General Project Overview

The Applicant is proposing a fourteen (14) lot, single-family residential development, similar to previous additions in Riverstone South. The Subject Property is approximately 6.2 acres in size and is located south of Riverdale Drive, between 148th Avenue and Pearson Street. The new lots will be accessed by the extension of 147th Avenue, which will terminate in a cul-de-sac just south of Riverdale Drive. All lots will be served by municipal water and sanitary sewer. The Preliminary Plat also includes a long, narrow outlot abutting Riverdale Drive, which will be owned and maintained by the Riverstone South HOA, which will include the continuation of a vinyl privacy fence and landscaping similar to the area east of Snowy Owl Street.

Zoning and Land Guidance

The Subject Property is zoned R-1B, which is a single-family zoning district that requires a minimum lot size of 6,500 square feet, a minimum lot width of sixty-five (65) feet, and a minimum road frontage of forty-five (45) feet. The parcels to the east are zoned R-1C (also a single-family residential zoning district allowing slightly smaller lots), the parcels to the west are zoned R-1A (the 'standard' single-family residential district, requiring a minimum lot area of 10,000 square feet and a minimum lot width of eighty [80] feet) and P (Parks and Open Space), and the parcels north of Riverdale Drive are zoned B-2 Community Business.

Through the initial plan review, Staff identified several lots that had widths, measured along the front property line, which were less than sixty-five (65) feet. Additionally, Lot 9 was deficient in the minimum road frontage requirement as well. The Applicant is aware of these inconsistencies and is working on making slight adjustments to ensure that all proposed lots meet the bulk standards for the R1-B District.

The 2040 Comprehensive Plan guides the Subject Property as Low Density Residential. In fact, all the surrounding parcels south of Riverdale Drive are guided Low Density Residential. The parcels north of Riverdale Drive are guided Commercial. Development in areas guided as Low Density Residential must develop with a density of no less than 2.25 units per acre and not more than 4 units per acre. As proposed, the net density of this project is 2.25 units per acre.

The Subject Property is within the Mississippi River Corridor Critical Area (MRCCA) and more specifically, it is

within the Separated from River subdistrict. However, per the Minnesota Department of Natural Resources' (DNR) mapping tools, there are no native plant communities on the Subject Property nor does the Subject Property provide a connection to a regional park. Therefore, the dedication of open space (different from the standard park dedication requirements), as outlined in the MRCCA standards, does not apply. Staff sent the preliminary plat plans to the DNR for review and comment. No response has been received as of the writing of this case.

Roads/Access

Access to the lots will be via an extension of 147th Avenue, which will terminate in a cul-de-sac just short of Riverdale Drive. Due to the proximity of 148th Avenue to the west and Pearson Street to the east, and the fact that there is a fairly significant curve in Riverdale Drive between these two intersections, the preference is for this road to end in a cul-de-sac rather than connecting to Riverdale Drive. However, this results in a cul-de-sac that is approximately 640 feet in length. City Code restricts cul-de-sac length to a maximum length of 600 feet. Reducing the length of the cul-de-sac to 600 feet would likely result in the loss of one lot, which would drop the density of the project below the minimum required. Thus, due to limited spacing between existing intersections and the curve in Riverdale Drive, Staff supports issuing a variance to address the cul-de-sac length.

There is an existing, short segment of sidewalk along the south side of the 147th Avenue stub. This sidewalk will be extended along the south/west side of 147th Avenue and will terminate at the start of the cul-de-sac bulb.

Utilities

The Subject Property is within the 2040 MUSA boundary and therefore, must be served with municipal water and sanitary sewer. Utilities were stubbed in to the Subject Property as part of Riverstone South 4th Addition, and these lines will simply be extended to serve these fourteen (14) lots.

Natural Resources

There are no wetlands or floodplain on the Subject Property. The southern portion is heavily wooded. However, per the Tree Inventory and Preservation Plan, about forty-five percent (45%) of the total existing, significant tree inches will be preserved. This complies with the tree preservation standards. The northern part of the woodland is where tree removal will occur, leaving intact a large, contiguous woodland corridor (including the fifty [50] foot wide corridor the City obtained as part of the Pearson Place subdivision and the seven [7] acre wooded parcel the City acquired as part of the Riverstone South preliminary plat). Enuring that this natural corridor does not get fragmented is much more beneficial for wildlife than preserving scattered trees across the site.

The Environmental Policy Board (EPB) reviewed the natural resources aspects of this project at their January 13, 2025, meeting. The EPB recommended approval of the Landscape Plan and the Tree Inventory and Preservation Plan, contingent upon compliance with Staff's review comments.

Alternatives

Alternative 1: Approve a variance for cul-de-sac length and recommend the City Council approve the Preliminary Plat. This project is an extension of the Riverstone South development. The project meets the minimum density required, appears to meet all bulk standards of the R-1B District, and preserves a significant portion of the trees on site. Furthermore, the cul-de-sac is only approximately forty (40) feet longer than what is permitted. If 147th Avenue were to connect to Riverdale Drive, this variance would not be necessary. But, as was previously noted, there are multiple reasons why it is preferred for this road to terminate in a cul-de-sac. Additionally, the extra forty (40) feet of length does not result in any additional lots being added to the project. Staff supports this alternative.

Alternative 2: Approve a variance for cul-de-sac length and recommend the City Council approve the Preliminary Plat with modifications as specified by the Planning Commission.

Alternative 3: Do not approve a variance to cul-de-sac length and recommend the City Council not approve the Preliminary Plat. It appears that the preliminary plat meets the bulk standards of the R1-B District, and the development is very similar in nature to the rest of Riverstone South. The additional forty (40) feet of cul-de-sac

is not to accommodate extra lots, and if it weren't for the proximity to the other two existing intersections, as well as the curve in Riverdale Drive, the extension of 147th Avenue would not end in a cul-de-sac. Staff does not support this alternative.

Funding Source:

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

Recommendation:

Staff recommends approving both the variance for cul-de-sac length and the preliminary plat for Riverstone South 6th Addition.

Outcome/Action:

Motion to adopt Resolution #25-026 approving a variance for cul-de-sac length.

-and-

Motion to recommend City Council adopt Resolution #25-027 approving the Preliminary Plat for Riverstone South 6th Addition.

Attachments

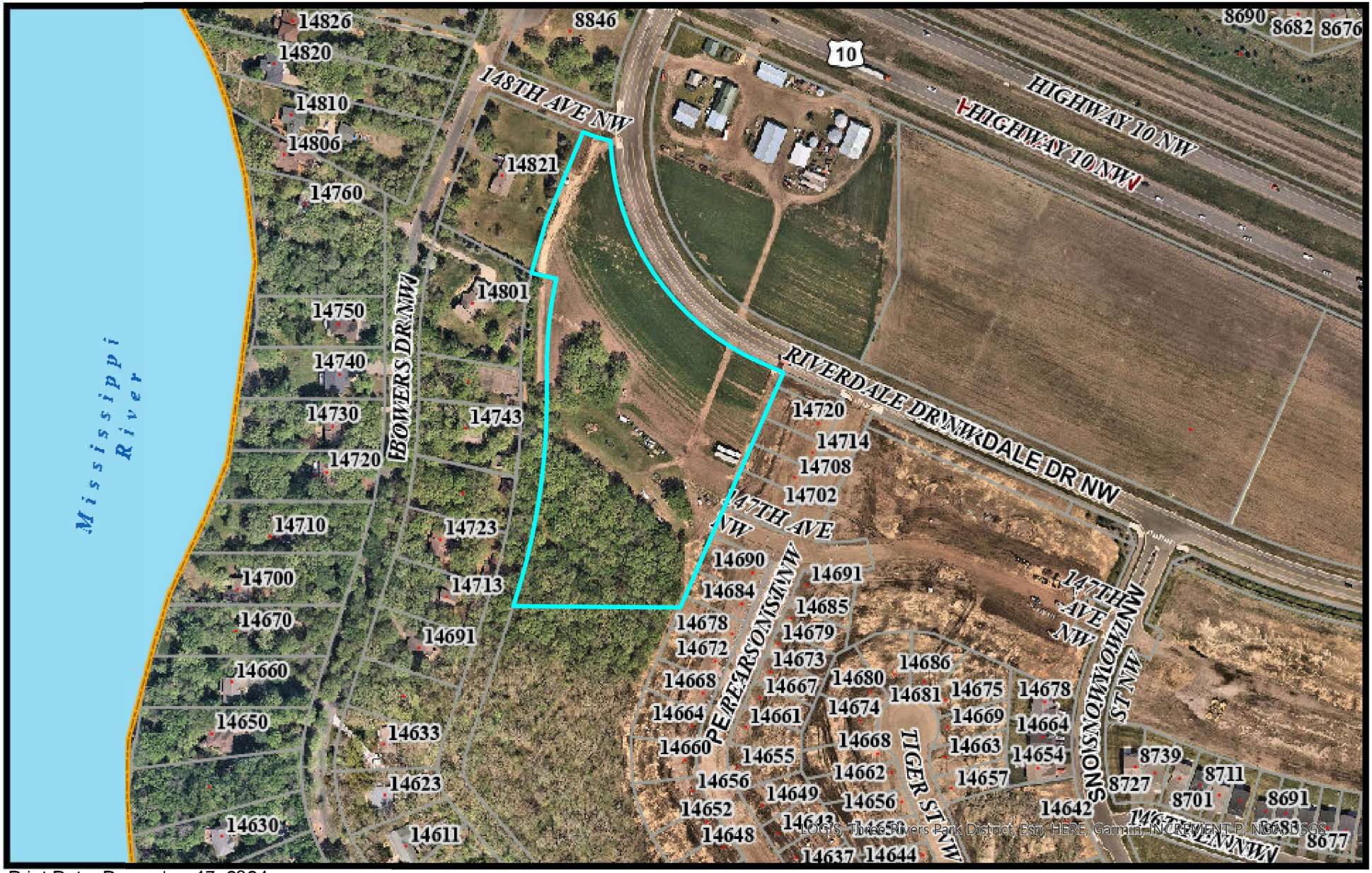
Site Location Map
Preliminary Plat
Site and Utility Plan
Grading Plan
Tree Inventory and Preservation Plan
Plan Sheets with Staff's Redlined Corrections
Resolution #25-026
Resolution #25-027: Preliminary Plat

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	01/16/2025 03:55 PM
Form Started By: Chris Anderson		Started On: 01/14/2025 08:14 AM
Final Approval Date: 01/16/2025		

30-32-25-11-0035

Riverstone South 6th Addition
Preliminary Plat



Print Date: December 17, 2024

0 0.02 0.04 0.07 0.11 0.14 mi

PARCEL DESCRIPTION:

(Per Supplemental Title Commitment File No. 704991, dated November 8, 2024 at 7:00 A.M. prepared by Land Title, Inc., issuing agent for First American Title Insurance Company)

Outlot C, RIVERSTONE SOUTH, Anoka County, Minnesota

(abstract property)

GENERAL NOTES:

1) Bearings shown are based on the South line of the Outlot C, RIVERSTONE SOUTH, which is assumed to bear N89°37'27"W.

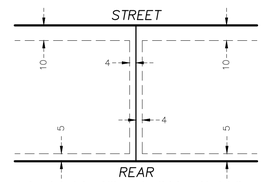
SITE DATA

TOTAL SITE AREA	±6.21 AC.
TOTAL ROW AREA	±0.81 AC.
TOTAL OUTLOT AREA	±0.62 AC.
OUTLOT A	±0.63 AC.
TOTAL LOT AREA	±4.78 AC.
SMALLEST LOT	±8,982 S.F.
LARGEST LOT	±29,578 S.F.
AVERAGE LOT	±14,857 S.F.
TOTAL NUMBER OF LOTS	14
GROSS DENSITY	2.25 LOTS/AC.
UTILITIES	AVAILABLE
EXISTING ZONING	R-1B

MINIMUM RESIDENTIAL SETBACK DATA:

FRONT	25 FT.
SIDE (GARAGE)	5 FT.
SIDE (HOUSE)	5 FT.
SIDE CORNER	20 FT.
REAR SETBACK	20 FT.

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 4 feet in width, and adjoining side lot lines, and 5 feet in width and adjoining rear lot lines and 10 feet in width and adjoining right of way lines unless otherwise shown on this plat.

LEGEND

● – Denotes Found Iron Monument marked with License No. 40361 unless otherwise noted

0 25 50 100
(SCALE IN FEET)

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 survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 12/02/24 License #: 40361

DRAWN BY: NPC
ISSUE DATE: 12/02/24
FILE NO: 2086

Revisions:
1. 1/2/25 per City Comments

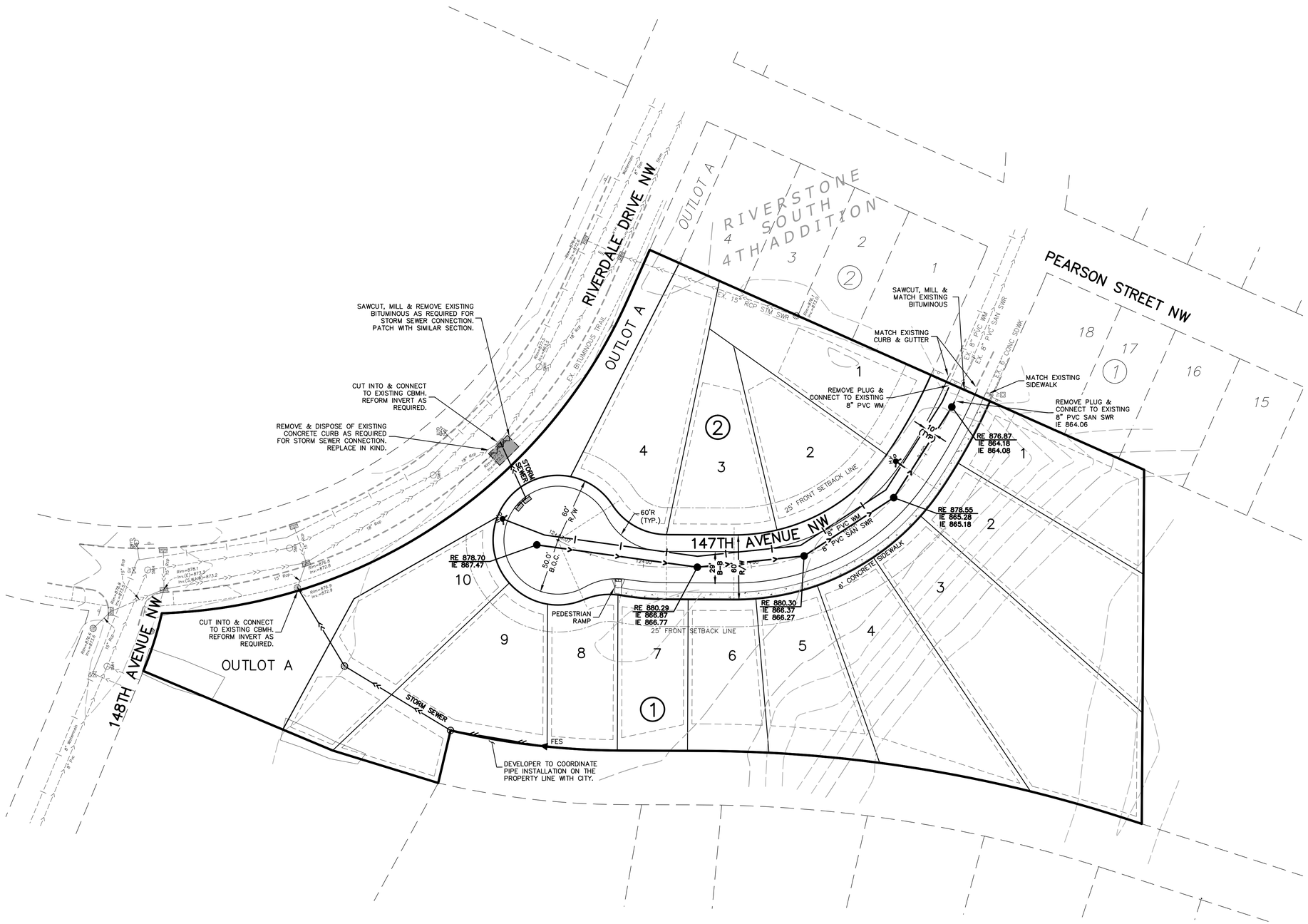
DEVELOPMENT CONSULTING SERVICES
604 Bielenberg Drive
Woodbury, MN 55125

RIVERSTONE SOUTH SIXTH ADDITION
Ramsey, MN

PRELIMINARY PLAT

3 of 7

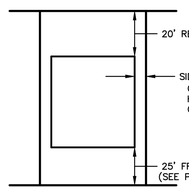
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SITE PLAN LEGEND

	EXISTING	PROPOSED
LIGHT POLE	☼	
SANITARY MANHOLE	SMH	●
MISCELLANEOUS SIGN	—▯—	
EXISTING SPOT ELEVATION	x0000.0	
EXISTING TREE		
TELEVISION BOX	TV	
FIRE HYDRANT	FH	
GATE VALVE	GV	⋈
CLEANOUT	CO	●
ELECTRIC BOX	EB	
GAS METER	GM	
CATCH BASIN	▭ or ◎	▭ or ◎
RAIN GUARDIAN		RG
ELECTRIC METER	EM	
TELEPHONE BOX	TB	
UTILITY POLE	UP	
FLARED END SECTION	FES	▲
STORM MANHOLE	SMH	●
SERVICE	SW	
SOIL BORING/TEST HOLE	TH	
RETAINING WALL		
WATERMAIN		
SANITARY SEWER		
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
WETLAND		
DITCH		
UNDERGROUND TELEPHONE	ut	ut
UNDERGROUND ELECTRIC	ue	ue
UNDERGROUND GAS	ug	ug
UNDERGROUND FIBEROPTIC	ufo	ufo
FENCE	x	x
OVERHEAD ELECTRIC	ohe	ohe
CONCRETE SURFACE		
BITUMINOUS SURFACE		

SINGLE FAMILY 65' MIN. WIDE LOT



TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26

CURB STOP TO BE PLACED AT THE R/W WHERE THERE IS NO SIDEWALK
CURB STOP TO BE PLACED 10' BEYOND R/W WHERE THERE IS SIDEWALK

N

0 25 50 100
(IN FEET)

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 852.78 ft.

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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

Print Name: Aaron D. Briski, P.E.
Signature: Aaron Briski
Date: 12/2/24 License #: 57811

Drawn: ADB
Designed: ADB
Date: 12/2/24

Revisions:
1. 1/2/25 per City Comments

DEVELOPMENT CONSULTING SERVICES
604 Bielenberg Drive
Woodbury, MN 55125

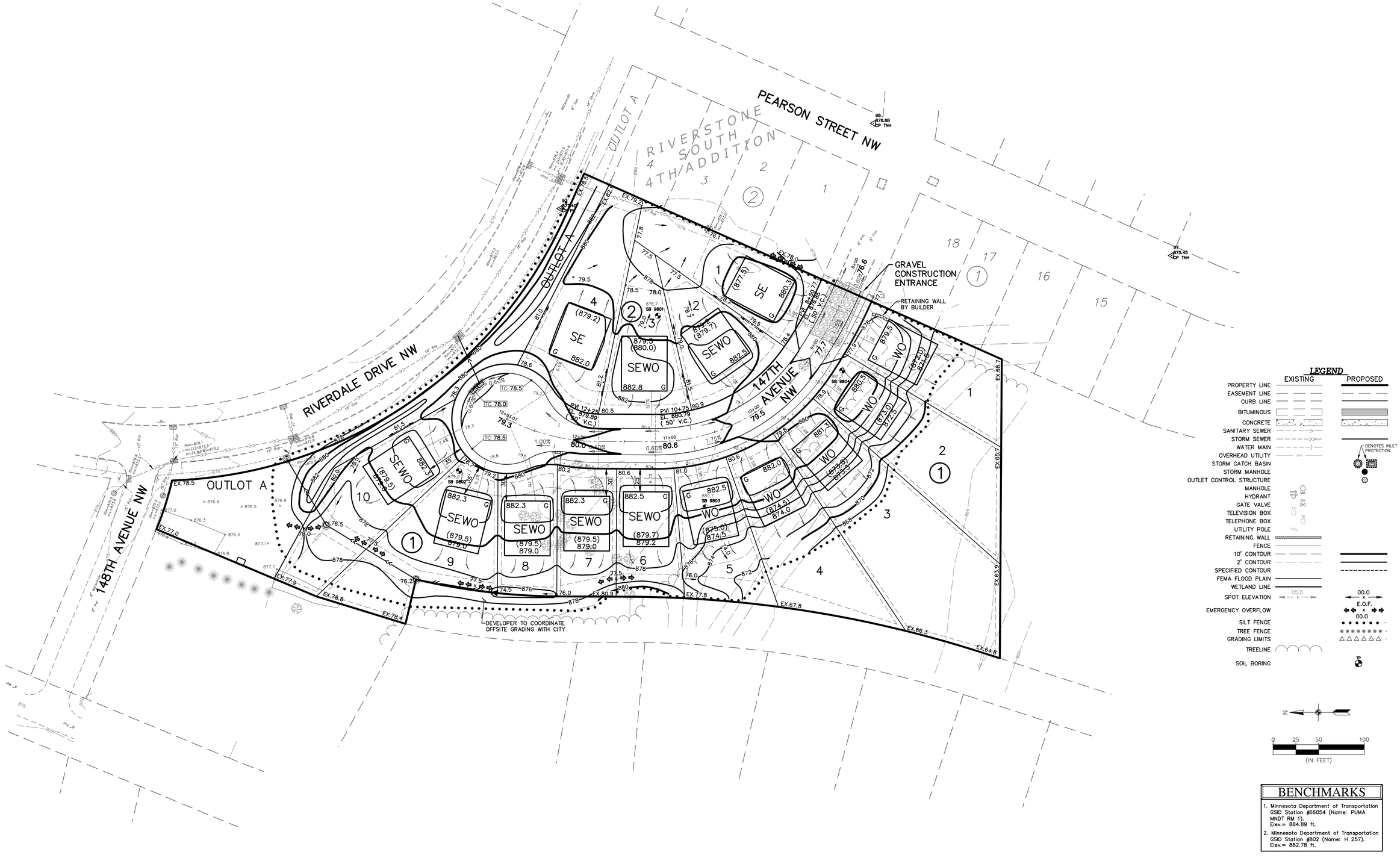
RIVERSTONE SOUTH SIXTH ADDITION
Ramsey, MN

PRELIMINARY SITE & UTILITY PLAN

4 of 7

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#8301



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
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 FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION		
EMERGENCY OVERFLOW		
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		

DENOTES INLET PROTECTION

0 25 50 100
(IN FEET)

BENCHMARKS

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604 Bielenberg Drive
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RIVERSTONE SOUTH SIXTH ADDITION
Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

5 of 7

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#8301

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
DENOTES TREE TO BE SAVED		
DENOTES TREE TO BE REMOVED		

	EXISTING	PROPOSED
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION		00.0 E.O.F. 000.0
EMERGENCY OVERFLOW		
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		TP

NOTE: TREE SURVEY COMPLETED BY KJOLHAUG ENVIRONMENTAL SERVICES IN 2020 WITH THE ORIGINAL RIVERSTONE SOUTH DEVELOPMENT

N

0 15 30 60

(SCALE IN FEET)

RIVERDALE DRIVE NW

147TH AVENUE NW

4TH AD

OUTLOT A

OUTLOT A

EXISTING 50' TREE BUFFER

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING

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RIVERSTONE SOUTH SIXTH ADDITION
Ramsey, MN

TREE PRESERVATION PLAN

T1 of T2

Save Date: 01/06/25 | F:\jobs\8301 - 8320\8301 - pearson property - ramsey\cad c3d\engineering\trees\8301_tree plan.dwg

#8301

TREE INVENTORY

Tree No.	Tree Species	DBH (IN)	Condition	Save	Remove	Exempt	Comments
72				X			
73				X			
85				X			
280	HACKBERRY	14	Good		X		Mass Grading
1047	BUR OAK	2	Good		X	X	Exempt - Under 4 DBH
1048	BUR OAK	16	Good		X		Mass Grading
1049	BUR OAK	9	Good		X		Mass Grading
1050	BUR OAK	13	Good		X		Mass Grading
1051	BUR OAK	13	Good		X		Mass Grading
1052	BUR OAK	12	Good		X		Mass Grading
1053	BUR OAK	24	Good		X		Mass Grading
1054	BUR OAK	28	Good		X		Mass Grading
1055	BUR OAK	32	Good		X	X	Exempt - Sidewalk
1056	BUR OAK	22	Good		X		Mass Grading
1057	BUR OAK	17	Good		X		Mass Grading
1058	BUR OAK	20	Good		X		Mass Grading
1059	BUR OAK	9	Poor		X		Mass Grading
1060	BUR OAK	16	Good		X		Mass Grading
1061	BUR OAK	18	Good		X		Mass Grading
1062	BUR OAK	27	Good		X		Mass Grading
1063	EASTERN RED CEDAR	9	Good	X			
1064	BUR OAK	16	Good	X			
1065	BUR OAK	8	Good	X			
1066	BUR OAK	28	Good		X		Mass Grading
1067	BUR OAK	8	Good		X		Mass Grading
1068	BUR OAK	36	Good		X		Mass Grading
1069	BUR OAK	8	Poor		X		Mass Grading
1070	EASTERN RED CEDAR	6	Good		X		Mass Grading
1071	BUR OAK	20	Good		X		Mass Grading
1072	EASTERN RED CEDAR	4	Poor		X		Mass Grading
1073	EASTERN RED CEDAR	8	Fair		X		Mass Grading
1074	EASTERN RED CEDAR	6	Poor		X		Mass Grading
1075	BUR OAK	9	Fair	X			
1076	BUR OAK	9	Good	X			
1077	BUR OAK	17	Good	X			
1078	BUR OAK	30	Good	X			
1079	GREEN ASH	9	Good	X			
1080	AMERICAN ELM	8	Fair	X			
1081	SUGAR MAPLE	8	Fair	X			
1082	BUR OAK	22	Good	X			
1083	BUR OAK	24	Good	X			
1084	AMERICAN ELM	8	Fair	X			
1085	AMERICAN ELM	8	Good	X			
1086	AMERICAN BASSWOOD	12	Good	X			
1087	BUR OAK	18	Good	X			
1088	BUR OAK	21	Good	X			
1099	HACKBERRY	15	Good	X			
1100	WHITE OAK	11	Good	X			
1160	ARBOVITAE	17	Good		X		Mass Grading
1161	BUR OAK	16	Good		X		Mass Grading
1162	BUR OAK	10	Good		X		Mass Grading
1163	BUR OAK	32	Good		X		Mass Grading
1164	BUR OAK	9	Good		X		Mass Grading
1165	BUR OAK	20	Good		X		Mass Grading
1166	BUR OAK	17	Good		X		Mass Grading
1167	BUR OAK	24	Good		X		Mass Grading
1170	BUR OAK	21	Good		X		Mass Grading
1171	BUR OAK	23	Good		X		Mass Grading
1172	BUR OAK	20	Good		X		Mass Grading
1173	BUR OAK	16	Good		X		Mass Grading
1174	SIBERIAN ELM	13	Good		X	X	Exempt - Invasive
1177	BUR OAK	10	Good		X		Mass Grading
1178	BUR OAK	10	Good		X		Mass Grading

TREE INVENTORY

Tree No.	Tree Species	DBH (IN)	Condition	Save	Remove	Exempt	Comments
1179	BUR OAK	9	Good		X		Mass Grading
1180	BUR OAK	19	Good	X			
1181	BUR OAK	9	Good	X			
1182	BUR OAK	12	Poor	X			
1183	BUR OAK	11	Good	X			
1184	BUR OAK	11	Good	X			
1185	BUR OAK	6	Good	X			
1186	BUR OAK	12	Good	X			
1187	BUR OAK	14	Good	X			
1188	AMERICAN ELM	8	Good	X			
1189	RED OAK	9	Good	X			
1190	RED OAK	10	Good	X			
1192	BUR OAK	9	Good	X			
1193	AMERICAN BASSWOOD	18	Good	X			
1194	AMERICAN BASSWOOD	10	Good	X			
1195	WHITE OAK	14	Good	X			
1196	WHITE OAK	6	Good	X			
1197	WHITE OAK	6	Good	X			
1200	BUR OAK	14	Good	X			
1209	BUR OAK	13	Good	X			
1210	HACKBERRY	8	Good	X			
1214	BUR OAK	13	Good	X			
1220	BUR OAK	8	Good	X			
1227	BUR OAK	8	Good		X		Mass Grading
1229	SIBERIAN ELM	12	Good		X	X	Exempt - Invasive
1232	AMERICAN ELM	9	Good	X			
1233	BUR OAK	10	Good	X			
1242	BUR OAK	28	Good		X		Mass Grading
1244	BUR OAK	16	Good	X			
1248	BUR OAK	8	Good	X			
1249	BUR OAK	15	Good		X		Mass Grading
1253	AMERICAN ELM	8	Good	X			
1257	BUR OAK	22	Good	X			
1258	BUR OAK	5	Good		X		Mass Grading
1260	BUR OAK	28	Good		X		Mass Grading
1268	HACKBERRY	8	Good	X			
1277	BUR OAK	13	Good	X			
1279	BUR OAK	30	Good	X			
1297	AMERICAN ELM	12	Good	X			
1325	BUR OAK	42	Good		X		Mass Grading
1326	BUR OAK	20	Good		X		Mass Grading
1327	SIBERIAN ELM	12	Good		X	X	Exempt - Invasive
1328	BUR OAK	28	Fair		X		Mass Grading
1329	BUR OAK	9	Good		X		Mass Grading
1330	BUR OAK	19	Good		X		Mass Grading
1331	BUR OAK	12	Good		X		Mass Grading
1332	AMERICAN ELM	8	Good		X		Mass Grading
1333	BUR OAK	32	Good		X		Mass Grading
1334	BUR OAK	15	Good		X		Mass Grading
1335	HACKBERRY	8	Good		X		Mass Grading
1336	BUR OAK	13	Good	X			
1337	BUR OAK	12	Good	X			
1338	BUR OAK	19	Good	X			
1339	AMERICAN ELM	8	Good	X			
1340	SUGAR MAPLE	16	Good	X			
1341	BUR OAK	19	Good	X			
1452	WHITE OAK	8	Good	X			
1453	BUR OAK	14	Good	X			
1454	BUR OAK	26	Good	X			
1455	AMERICAN ELM	9	Good	X			
1456	AMERICAN ELM	8	Good	X			
1457	BUR OAK	17	Good	X			
1458	AMERICAN ELM	9	Good	X			

TREE INVENTORY

Tree No.	Tree Species	DBH (IN)	Condition	Save	Remove	Exempt	Comments
1459	HACKBERRY	11	Good	X			
1460	BUR OAK	19	Good		X		Mass Grading
1461	BUR OAK	19	Good		X		Mass Grading
1462	SIBERIAN ELM	11	Good		X	X	Exempt - Invasive
1463	SIBERIAN ELM	9	Good		X	X	Exempt - Invasive
1464	BUR OAK	19	Good		X		Mass Grading
1465	SIBERIAN ELM	11	Good		X	X	Exempt - Invasive
1466	BUR OAK	20	Good		X	X	Exempt - Sidewalk
1467	AMERICAN ELM	9	Good		X		Mass Grading
1468	SIBERIAN ELM	8	Good		X	X	Exempt - Invasive
1469	BUR OAK	14	Good		X		Mass Grading
1470	BUR OAK	9	Good		X		Mass Grading
1471	BUR OAK	8	Good		X		Mass Grading
1472	HACKBERRY	8	Good		X		Mass Grading
1473	HACKBERRY	9	Good		X		Mass Grading
1474	HACKBERRY	8	Good		X		Mass Grading
1475	HACKBERRY	8	Good	X			
1476	AMERICAN ELM	9	Good		X		Mass Grading
1477	SIBERIAN ELM	11	Good	X		X	Exempt - Invasive
1478	SIBERIAN ELM	10	Good	X		X	Exempt - Invasive
1480	BUR OAK	9	Good	X			
1481	AMERICAN ELM	8	Good	X			
1482	BUR OAK	14	Good	X			
1483	WHITE CEDAR	7	Good	X			
1484	BUR OAK	22	Good	X			
1485	AMERICAN ELM	9	Good	X			
1486	BUR OAK	18	Good	X			
1487	BUR OAK	16	Good	X			
1547	EASTERN RED CEDAR	9	Good	X			
1548	BUR OAK	11	Good	X			
1549	BUR OAK	16	Good	X			
1550	BUR OAK	24	Fair	X			
1551	WHITE CEDAR	32	Good	X			
1552	BUR OAK	12	Good	X			
1553	BUR OAK	9	Good		X		Mass Grading
1554	BUR OAK	18	Good	X			
1555	BUR OAK	5	Good	X			
1556	BUR OAK	9	Good	X			
1557	BUR OAK	14	Good		X		Mass Grading
1558	AMERICAN ELM	8	Good		X		Mass Grading
1559	BUR OAK	9	Good		X		Mass Grading
1560	BUR OAK	18	Good		X		Mass Grading
1561	BUR OAK	32	Good		X		Mass Grading
1562	BUR OAK	11	Good		X		Mass Grading
1563	BUR OAK	11	Good		X		Mass Grading
1564	HACKBERRY	26	Good		X		Mass Grading
1565	BUR OAK	26	Good		X		Mass Grading
1566	BUR OAK	14	Good		X		Mass Grading
1567	WHITE CEDAR	6	Good		X		Mass Grading
1568	BUR OAK	20	Good		X		Mass Grading
1569	HACKBERRY	8	Good		X		Mass Grading
1570	BUR OAK	14	Good	X			
1571	BUR OAK	26	Good		X		Mass Grading
1572	BUR OAK	30	Good		X		Mass Grading
1573	AMERICAN ELM	8	Good	X			
1575	AMERICAN ELM	8	Good	X			
1576	AMERICAN ELM	8	Good	X			
1577	BUR OAK	14	Good	X			
1817	AMERICAN ELM	8	Good	X			

TOTAL	DBH (IN)	DBH (%)	NO. OF TREES
TOTAL SURVEYED	2,597		185
(-) TOTAL EXEMPT	151	5.8%	12
TOTAL SIGNIFICANT	**2,446**		**173**
SAVE / REMOVAL SUMMARY	**DBH (IN)**	**DBH (%)**	**NO. OF TREES**
SIGNIFICANT TREES SAVED	1,134	46.4%	92
EXEMPT TREES SAVED	21		2
TOTAL TREES SAVED	**1,155**		**94**
SIGNIFICANT TREES REMOVED	1,312	53.6%	81
EXEMPT TREES REMOVED	130		10
TOTAL TREES REMOVED	**1,442**		**91**
REPLACEMENT SUMMARY	**DBH (IN)**	**DBH (%)**	**NO. OF TREES (2" CAL)**
ALLOWABLE REMOVAL (60%)	1,468		
REPLACMENT REQUIRED (1.25 IN DBH PER 1 IN REMOVED OVER 60%)	**N/A**		**N/A**

NOTE: TREE SURVEY COMPLETED BY KJOLHAUG ENVIRONMENTAL SERVICES IN 2020 WITH THE ORIGINAL RIVERSTONE SOUTH DEVELOPMENT

CARLSON ENGINEERING
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3890 PHEASANT RIDGE DR NE
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BLAINE, MN 55449
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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: Aaron D. Briski, P.E.
Signature: Aaron Briski
Date: 12/2/24 License #: 57811

Drawn: ADB
Designed: ADB
Date: 12/2/24

Revisions:
1. 1/2/25 per City Comments

DEVELOPMENT CONSULTING SERVICES
604 Bielenberg Drive
Woodbury, MN 55125

RIVERSTONE SOUTH SIXTH ADDITION
Ramsey, MN

TREE PRESERVATION PLAN

T2 of T2

Save Date: 01/06/25 | F:\jobs\8301 - 8320\8301 - pearson property - ramsey\cad c3d\engineering\trees\8301_tree plan.dwg

#8301

PARCEL DESCRIPTION:

(Per Supplemental Title Commitment File No. 704991, dated November 8, 2024 at 7:00 A.M. prepared by Land Title, Inc., issuing agent for First American Title Insurance Company)

Outlot C, RIVERSTONE SOUTH, Anoka County, Minnesota

(abstract property)

GENERAL NOTES:

1) The field work for this survey was completed on November 4, 2024.

2) Bearings shown are based on the South line of the Outlot C, RIVERSTONE SOUTH, which is assumed to bear N89°37'27"W.

3) Surveyed property contains ±6.21 acres.

4) Above ground utilities have been field located as shown. 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).

5) Temporary Construction and Grading Easement per Doc. No. 2407782.007 to be released or amended.

LEGEND

- Denotes Found Iron Monument marked with License No. 40361, unless otherwise noted
- Denotes Miscellaneous Sign
- Denotes Existing Tree
- Denotes Sanitary Manhole
- Denotes Catch Basin
- Denotes Curb Stop
- Denotes Fire Hydrant
- Denotes Gate Valve
- Denotes Television Box
- Denotes Watermain
- Denotes Sanitary Sewer
- Denotes Storm Sewer
- Denotes Concrete Surface
- Denotes Bituminous Surface
- Denotes Existing 2 Ft. Contour
- Denotes Existing 10 Ft. Contour

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.

0 25 50 100

(SCALE IN FEET)

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 survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota Print Name: Thomas R. Balluff, L.S. Signature: Date: 12/02/24 License #: 40361	DRAWN BY: NPC ISSUE DATE: 12/02/24 FILE NO: 2086	Revisions:	**DEVELOPMENT CONSULTING SERVICES** 604 Bielenberg Drive Woodbury, MN 55125	**RIVERSTONE SOUTH SIXTH ADDITION** Ramsey, MN	**EXISTING CONDITIONS**	2 of 7

Save Date: 01/06/25 F:\jobs\8301 - 8320\8301 - pearson property - ramsey\cad c3d\survey\pre-plat\8301_xcon.dwg

2 Xcon.pdf V2 - Changemark Notes (1 Note)

1 - Encroachments

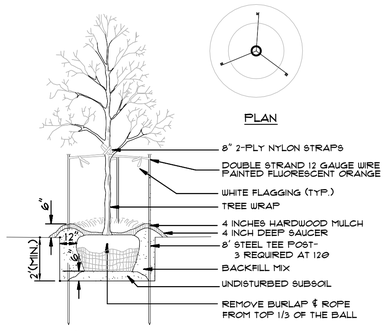
Created by: Chris Anderson
On: 01/08/2025 03:09 PM

The garden and shed encroachments should be addressed before there are new lots/homes established.

--------- 0 Replies ---------

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	5	Acer rubrum `Northwood`	Northwoods Red Maple	2" Cal.	B&B
	FM	6	Acer x freemanii `Sienna`	Sienna Glen Maple	2" Cal.	B&B
	HB	5	Celtis occidentalis	Common Hackberry	2" Cal.	B&B
	WO	4	Quercus bicolor	Swamp White Oak	2" Cal.	B&B
	BL	5	Tilia americana `Boulevard`	Boulevard Linden	2" Cal.	B&B
	AE	4	Ulmus americana `Princeton`	American Elm	2" Cal.	B&B
CONIFEROUS TREES						
	BF	9	Abies balsamea	Balsam Fir	6` Ht.	B&B
	BH	6	Picea glauca densata	Black Hills Spruce	6` Ht.	B&B
	WP	13	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
GROUND COVERS						
	SOD	25,111 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	TII	34,654 sf	Type II - Native Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 50.0 lb/ac	MnDOT Seed Mix 35-241	seed	



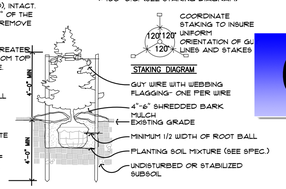
NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

A **DECIDUOUS TREE PLANTING DETAIL**
NOT TO SCALE

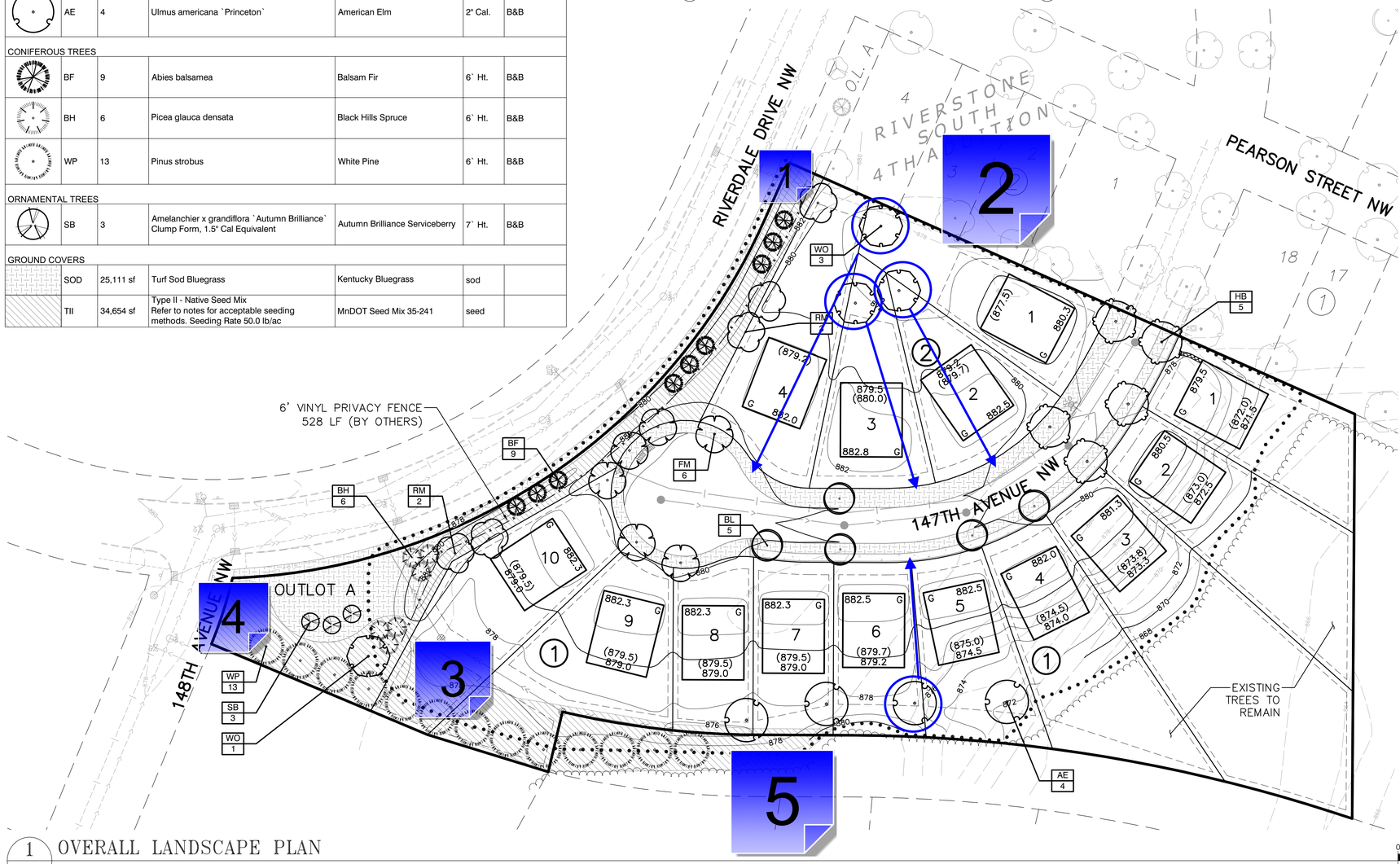
1. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
2. TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
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 (40 MIL) 1-1/2" WIDE STRAP (TYP) DOUBLE STRAND 14 GA. WIRE, 2-T" ROLLED STEEL POSTS (MNDOT 3401) @ 180° O.C. (SEE STAKING DIAGRAM)



B **CONIFEROUS TREE PLANTING DETAIL**
NOT TO SCALE



1 L1 OVERALL LANDSCAPE PLAN

LANDSCAPE SPECIFICATIONS

1. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW.
2. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
3. 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. SILT FENCE PER PLANS MAY COUNT AS TREE PROTECTION FENCING ON THIS PROJECT.
4. 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.
5. SOIL PREPARATION. 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 OR SEEDED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
6. TOPSOIL MATERIAL. 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 SEED OR SOD. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED.
7. SEEDING AND TURF ESTABLISHMENT. CONTRACTOR SHALL APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWED AT 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 OR DISC ANCHORED STRAW PER MNDOT SPECIFICATIONS. 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.
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. TREES SHALL NOT BE PLANTED WITHIN THE VISION TRIANGLE AS DEFINED IN CITY CODE 117-348
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 PRIOR TO INSTALLATION.
10. MULCH MATERIAL. DOUBLE SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3".
11. IRRIGATION (BY OTHERS). 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.
12. 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.
13. 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.
14. NATIVE PLANT ESTABLISHMENT. THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES MAY BE 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.
15. 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.
16. GUARANTY. 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. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL

CALL BEFORE YOU DIG

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

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.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: 12/02/24 License #: 56346

Drawn: RJR
Designed: RJR
Date: 12/02/24

Revisions:
1. 01/02/25 - per City Comments

DEVELOPMENT CONSULTING SERVICES
604 Bielenberg Drive
Woodbury, MN 55125

RIVERSTONE SOUTH SIXTH ADDITION
Ramsey, MN

PRELIMINARY LANDSCAPE PLAN

L1 of 1

Save Date: 12/12/24 | f:\jobs\8301 - 8320\8301 - pearson property - ramsey\cad c3d\landscape\8301_landscape.dwg

#8301

L1 Landscape.pdf V2 - Changemark Notes (6 Notes)

1 - Native Seed Mix

Created by: Chris Anderson
On: 01/08/2025 12:00 PM

On the streetside of the privacy fence, Staff recommends staying consistent with the established landscape east of here (still part of Riverstone South), meaning it should be established with turf grass rather than a native seed mix.

--------- 0 Replies ---------

2 - Move to Boulevard

Created by: Chris Anderson
On: 01/08/2025 12:49 PM

Could a couple of these backyard trees be moved into the blvd so that spacing of trees along lots 1-4 is more consistent?

Similarly, could one of the backyard trees behind Lots 5 or 6 be moved into the blvd by the common lot line between Lots 5 & 6 to maintain more consistent spacing?

It may make more sense to also modify the species to match the species on either side.

--------- 0 Replies ---------

3 - Turf?

Created by: Chris Anderson
On: 01/08/2025 12:56 PM

I don't think it makes sense to use a native seed mix in the rear yards of Lots 9 and 10. These areas should be sodded like the remainder of the yard will be.

--------- 0 Replies ---------

4 - Sod

Created by: Chris Anderson
On: 01/09/2025 08:59 AM

Wtih the compact nature of this development, use of any alternative type of seed mix is not recommended. We strongly recommend just sodding all of outlot A.

--------- 0 Replies ---------

5 - Sufficient Sunlight for this Seed Mix

Created by: Chris Anderson
On: 01/09/2025 09:01 AM

On the city's 50-foot wide corridor, will there be enough sunlight for this seed mix to establish?

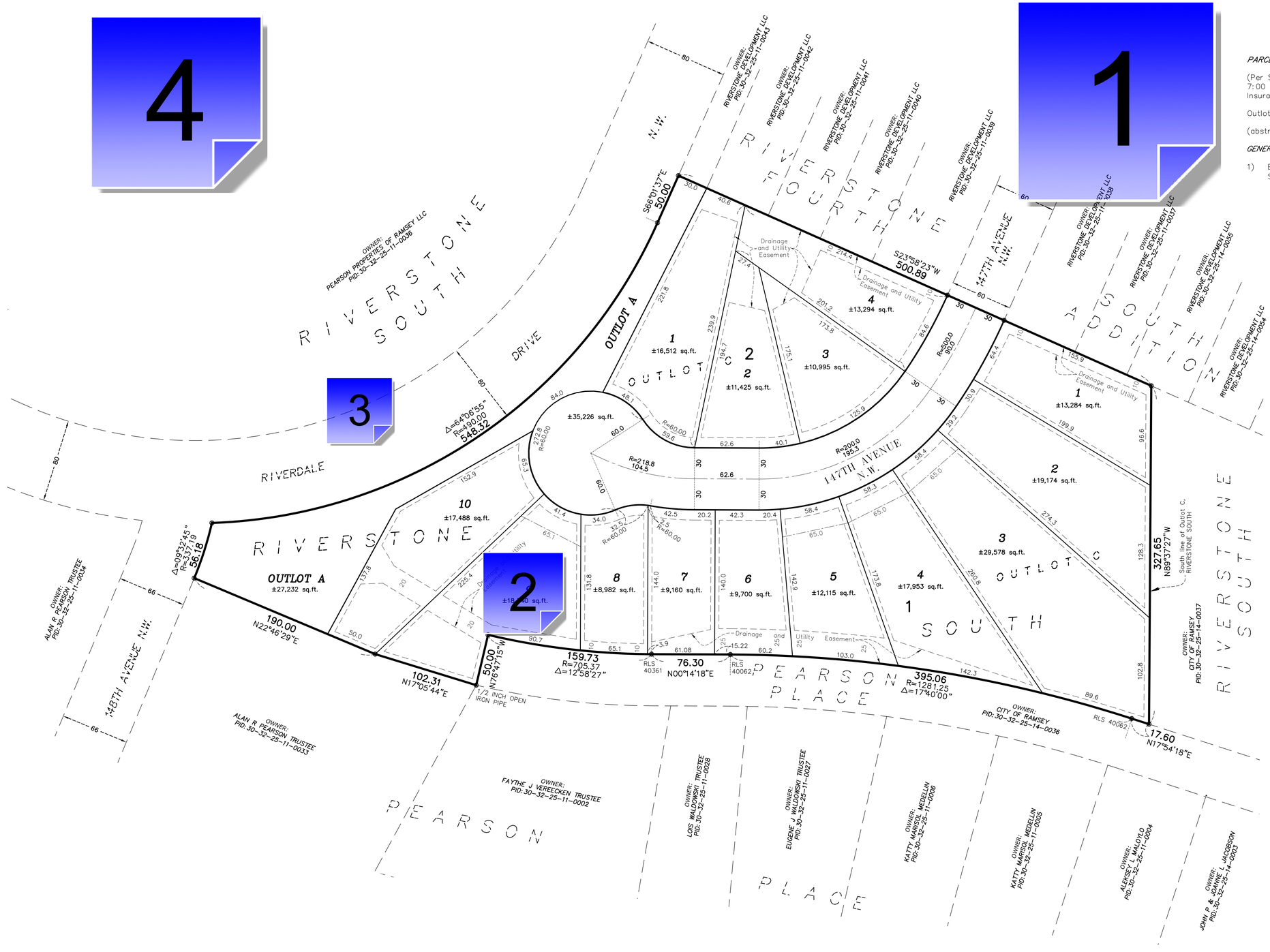
--------- 0 Replies ---------

6 - Oak Wilt

Created by: Chris Anderson
On: 01/09/2025 09:16 AM

Due to oaks being present on site and on the adjacent properties, any clearing involving oaks must be completed prior to April 15 or after July 15 to minimize the chances of introducing oak wilt to the area.

--------- 0 Replies ---------



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 survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 12/02/24 License #: 40361

DRAWN BY: NPC
ISSUE DATE: 12/02/24
FILE NO: 2086

Revisions:
1. 1/2/25 per City Comments

DEVELOPMENT CONSULTING SERVICES
604 Bielenberg Drive
Woodbury, MN 55125

RIVERSTONE SOUTH SIXTH ADDITION
Ramsey, MN

PRELIMINARY PLAT

3 of 7

Save Date: 01/06/25 F:\jobs\8301 - 8320\8301 - pearson property - ramsey\cad c3d\survey\pre-plat\8301_prp.dwg

3 Preplat.pdf V2 - Changemark Notes (4 Notes)

1 - Lot Width Measurement

Created by: Chris Anderson
On: 01/09/2025 09:33 AM

Please add the lot width, measured at the minimum front yard setback of 25 feet, for Lots 1-10, Block 1. Each lot must be at least 65 feet wide at the minimum required front setback.

Please note that the measurements provided for Lots 3-5 and Lot 9 do not appear to be at the minimum required front setback line (25 feet back from front lot line). The measurement is at about 27 feet for Lots 3-5 and 30-31 feet for Lot 9.

--------- 0 Replies ---------

2 - Lot Frontage

Created by: Chris Anderson
On: 01/09/2025 09:34 AM

With the updated Zoning Code, there is now a minimum lot frontage requirement for all newly created lots. In the R1-B District, the minimum required lot frontage is 45 feet. Lot 9, Block 1 is deficient. Please adjust lot lines accordingly to ensure that all lots not only have 45 feet of frontage along the road but are each also 65 feet wide (measured at the minimum required front setback line).

--------- 0 Replies ---------

3 - House Locations

Created by: Chris Anderson
On: 01/09/2025 10:38 AM

All homes constructed will need to meet the minimum front yard setback of 25 feet and cannot be setback more than 35 feet from the front lot line.

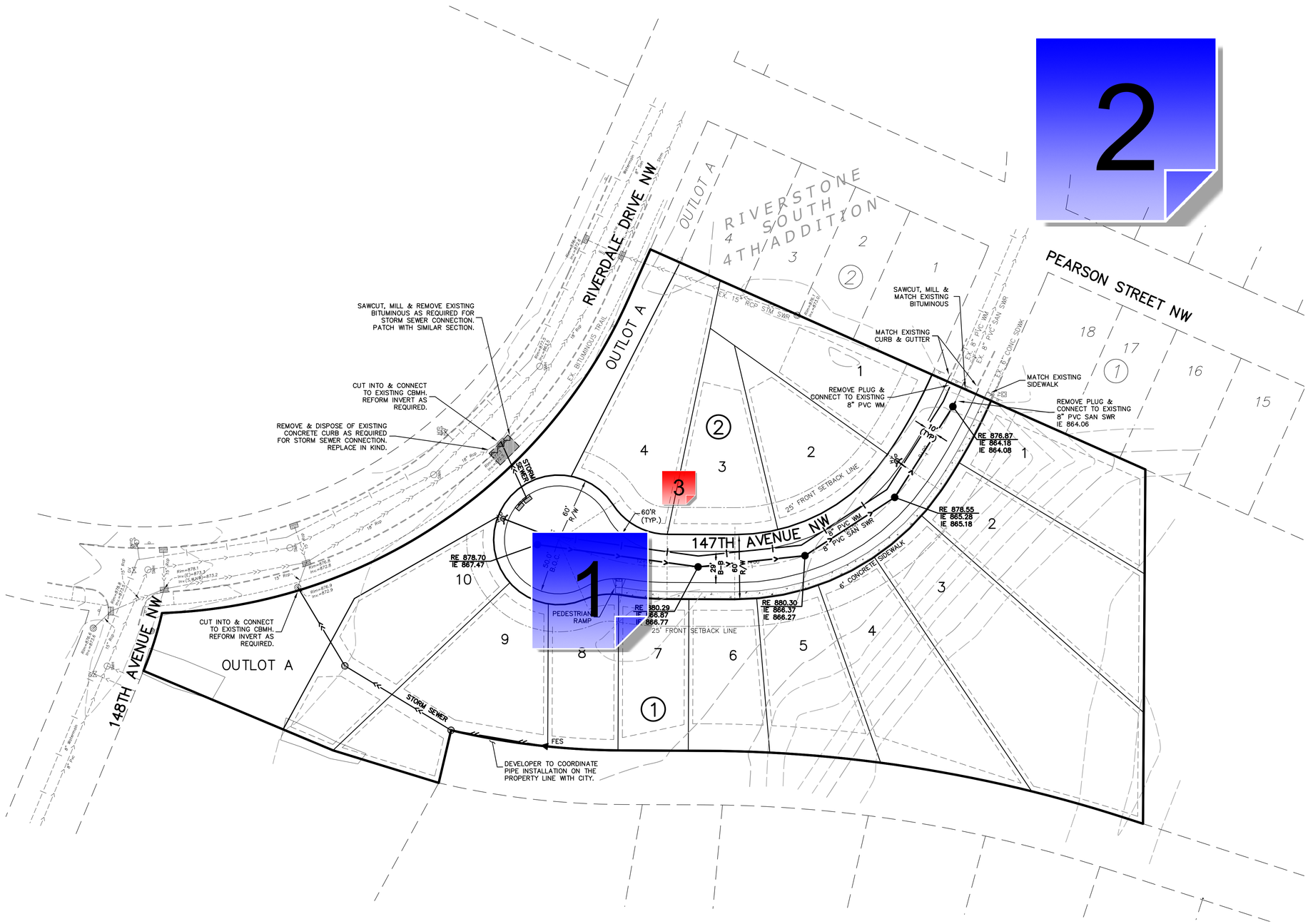
--------- 0 Replies ---------

4 - Impervious Coverage

Created by: Chris Anderson
On: 01/09/2025 11:53 AM

Surveys for each building permit will need to include the total proposed impervious coverage for each lot. Impervious coverage is limited to a maximum of 40%, and since this is within the Mississippi River Corridor Critical Area (MRCCA), it is necessary to verify compliance with this standard.

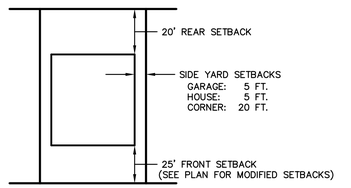
--------- 0 Replies ---------



SITE PLAN LEGEND

	EXISTING	PROPOSED
LIGHT POLE	☼	
SANITARY MANHOLE	SMH	●
MISCELLANEOUS SIGN	—▫—	
EXISTING SPOT ELEVATION	ₓ0000.0	
EXISTING TREE		
TELEVISION BOX	TV	
FIRE HYDRANT	FH	
GATE VALVE	GV	
CLEANOUT	CO	◎
ELECTRIC BOX	EB	
GAS METER	GM	
CATCH BASIN	▭ or ◍	▭ or ◍
RAIN GUARDIAN		RG
ELECTRIC METER	EM	
TELEPHONE BOX	TB	
UTILITY POLE	UP	
FLARED END SECTION	FES	▲
STORM MANHOLE	STMH	●
SERVICE	WV	
SOIL BORING/TEST HOLE	TH	
RETAINING WALL		
WATERMAIN		
SANITARY SEWER		
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
WETLAND		
DITCH		
UNDERGROUND TELEPHONE	ut	ut
UNDERGROUND ELECTRIC	ue	ue
UNDERGROUND GAS	ug	ug
UNDERGROUND FIBEROPTIC	ufo	ufo
FENCE	x	x
OVERHEAD ELECTRIC	ohe	ohe
CONCRETE SURFACE		
BITUMINOUS SURFACE		

SINGLE FAMILY 65' MIN. WIDE LOT



TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26

CURB STOP TO BE PLACED AT THE R/W WHERE THERE IS NO SIDEWALK
CURB STOP TO BE PLACED 10' BEYOND R/W WHERE THERE IS SIDEWALK

N

0 25 50 100
(IN FEET)

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2. Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.

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: Aaron D. Briski, P.E.
Signature:
Date: 12/2/24 License #: 57811

Drawn: ADB
Designed: ADB
Date: 12/2/24

Revisions:
1. 1/2/25 per City Comments

DEVELOPMENT CONSULTING SERVICES
604 Bielenberg Drive
Woodbury, MN 55125

RIVERSTONE SOUTH SIXTH ADDITION
Ramsey, MN

PRELIMINARY SITE & UTILITY PLAN

4 of 7

Save Date: 01/03/25 | f:\jobs\8301 - 8320\8301 - pearson property - ramsey\cad c3d\engineering\preliminary\8301_site.dwg

#8301

4 Site.pdf V2 - Changemark Notes (3 Notes)

1 - Street Light

Created by: Chris Anderson
On: 01/09/2025 11:40 AM

Please add a street light somewhere in the vicinity of the ped ramp. This should be a 25' tall Low Profile LED light.

--------- 0 Replies ---------

2 - cul de sac length

Created by: Chris Anderson
On: 01/09/2025 11:49 AM

Cul-de-sac length, measured from the intersection of origin to the end of ROW, is limited to 600 feet. While the length of the street within RSS6 is only about 512 feet, the measurement needs to extend back to the intersection of 147th and Pearson Street. That total length measures about 640 feet. This will require a variance. Staff would support the variance because we do not want to see this road connected with Riverdale Drive.

--------- 0 Replies ---------

3 - Public Utilities

Status as of 01/10/2025 10:06 AM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 01/10/2025 10:06 AM
Type: Action
State: For Discussion

For final plat please provide profile views for sewer & water as well as relevant details.

--------- 0 Replies ---------

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

RESOLUTION #25-026

A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO CUL-DE-SAC LENGTH IN RIVERSTONE SOUTH 6TH ADDITION

RECITALS

1. The City of Ramsey received an application from Development Consulting Services, LLC (the "Permittee") for review of a Preliminary Plat for a proposed fourteen (14) lot, single-family residential development on the property legally described as follows:

   Outlot C, Riverstone South, Anoka County, Minnesota

   -or upon recording-

   Lots 1-14, Block 1, Lots 1-4, Block 2, and Outlot A, Riverstone South 6th Addition

   (the "Subject Property")

2. That the Permittee is proposing to access these new lots with an extension of 147th Avenue, which will terminate in a cul-de-sac just short of Riverdale Drive.

3. That City Code limits cul-de-sac length to no more than 600 feet, measured from the originating intersection to the end of the right-of-way.

4. That while the length of the cul-de-sac within the land being platted is less than 600 feet in length, when the existing stub of 147th Avenue is included, the approximate length is 640 feet.

5. That the Subject Property is approximately 6.21 acres in size and is zoned R1-B.

6. That the surrounding parcels are zoned R-1A, R1-B, R1-C, Parks and Open Space, and B-2 Community Business.

7. That the Subject Property is guided as Low Density Residential on the City's Future Land Use Map, as are all surrounding parcels south of Riverdale Drive, while the parcels north of Riverdale Drive are guided as Commercial.

8. That the City does not want 147th Avenue to connect with Riverdale Drive, due to the proximity to two other intersections, as well as the curve in Riverdale Drive where the connection likely would occur.
9. That shortening the length of the cul-de-sac would result in the loss of at least one (1) lot, which would reduce the density of the project below the minimum threshold of 2.25 units per acre.

10. That Public Works Staff have stated that they are supportive of the layout as proposed.

11. That Fire Staff stated they do not object to the additional length in this instance as it is only forty (40) feet and there are two (2) hydrants proposed along the cul-de-sac.

FINDINGS OF FACT

1. That the Permittee is proposing to use the Subject Property in a reasonable manner, but that the cul-de-sac length is slightly longer than permitted.

2. That the additional cul-de-sac length will not unreasonably increase the congestion on the public street.

3. That the additional cul-de-sac length will not have the effect of allowing any use prohibited in the R-1B Single-Family Residential District.

4. That the additional cul-de-sac length will not permit a lesser degree of public health, safety, and general welfare protection than established by Chapter 106 of the Ramsey City Code, or permit standards which are lower than those required by state law.

5. That the additional cul-de-sac length will not increase the danger of fire or endanger the public safety.

6. That the additional cul-de-sac length will not unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of Chapter 106 of the Ramsey City Code.

7. That the additional cul-de-sac length will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use will not change the essential character of the area.

8. That the additional cul-de-sac length will not violate the intent and purpose of the Comprehensive Plan.

9. That the additional cul-de-sac length will be in accordance with the objectives of the intent of Section 106-220 (Variances) of the Ramsey City Code.

10. That the additional cul-de-sac length is the minimum necessary to accomplish the Permittee's intended purpose.

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

That the Ramsey Planning Commission hereby grants approval of a variance (the "Variance") to maximum allowable cul-de-sac length on the **Subject Property**, subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. That this **Variance** shall allow the cul-de-sac on the **Subject Property** to be approximately 640 feet in length.

2. That this **Variance** shall be perpetual in duration as long as the terms are herein complied with.

3. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.

4. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request.

5. That adequate water supply and on-site sewage disposal facilities shall be the responsibility of the **Permittee**.

6. That this **Variance** shall automatically expire if the plat of RIVERSTONE SOUTH 6TH ADDITION is not recorded with Anoka County by January 23, 2026..

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 23rd day of January, 2025.

_____
Chairperson

ATTEST:

_____
City Clerk

CITY OF RAMSEY:

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, _____, before me a Notary Public personally appeared Cheri Gengler and Katie Schmidt, to me personally known, who, being each by me duly sworn, did say that they are respectively the Planning Commission Chairperson and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said Cheri Gengler and Katie Schmidt acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

The document drafted by:
The City of Ramsey
7550 Sunwood Dr NW
Ramsey, Minnesota 55303

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

RESOLUTION #25-027

RESOLUTION APPROVING A PRELIMINARY PLAT FOR RIVERSTONE SOUTH 6TH ADDITION

WHEREAS, Development Consulting Services, LLC, hereafter referred to as "Applicant," properly applied for Preliminary Plat approval of the following described property located in the City of Ramsey:

Outlot C, Riverstone South

-or upon recording of the Riverstone South 6th Addition final plat-

Lots 1-10, Block 1, Lots 1-4, Block 2, and Outlot A, Riverstone South 6th Addition

(the 'Subject Property'); and

WHEREAS, 147th Avenue will be extended to provide access to the fourteen (14) and will terminate in a cul-de-sac with a length of 640 feet; and

WHEREAS, the Subject Property was reviewed as part of the Environmental Assessment Worksheet (EAW) that was prepared for Riverstone South, and the proposed subdivision is consistent with the findings of the EAW; and

WHEREAS, the Planning Commission held a Public Hearing on January 23, 2025 to review the Preliminary Plat and to consider a Variance to cul-de-sac length; and

WHEREAS, the Planning Commission approved/denied the variance to cul-de-sac length and recommended the City Council approve/deny the Preliminary Plat; and

WHEREAS, the City Council considered the Preliminary Plat on February 11, 2025.

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

1) That the Ramsey City Council hereby grants approval of the Preliminary Plat for Riverstone South 6th Addition in accordance with relevant City Codes, subject to the following conditions:

    a) Compliance with staff review comments.

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 11th day of February, 2025.

Mayor

ATTEST:

City Clerk

Regular Planning Commission

Meeting Date: 01/23/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

PUBLIC HEARING: Northstar Truck & RV Parking - Rezoning and Site Plan Review - 15861 Jarvis St. NW

Purpose/Background:

Site Location

The site is located along the east side of Jarvis Street, immediately north of the BNSF railroad. The property is split with the western portion located in Elk River and Sherburne County and the eastern portion in Ramsey and Anoka County. The east side is adjacent to the Links at Northfork golf course with single-family residential to the north. Access to the site is on the Elk River side of the property.

Property Use and Zoning

The applicant's business is leasing out spaces for semi-tuck parking and RV parking. Many of his clients are independent truckers who cannot store their trucks at home. Generally, a client drives his or her personal vehicle to the site, parks, and then takes the truck out for work. At the end of the route, the truck driver returns, parks the truck, gets into the personal vehicle, and goes home. Several trucks are also owned by area businesses as overflow parking for their sites. There are no buildings on the site. Parking for recreational vehicles (RVs) and boats would also be allowed, though parking of these vehicles will likely be for longer periods or seasonally.

This type of use would be considered somewhere between a storage yard and a parking lot. Ramsey City Code does not have a category to accurately describe this business use. Elk River does have a zoning district that allows for this type of use. Ramsey staff were not comfortable bringing forward modifications to the existing I-1 Light Industrial district as that has implications for other I-1 properties. Instead, both cities' staff are proposing a joint solution to rezone the property in both communities to the same Planned Unit Development (PUD) to accommodate this use while having a uniform set of rules. A PUD offers custom-tailored regulations for unique sites that cannot otherwise be achieved by standard zoning while conforming to the Comprehensive Plan (which is guided Business Park).

It should be noted that the business is currently operating without the necessary approvals. Staff has been working with the applicant on a path to bring the property into compliance with both Ramsey and Elk River Zoning and Maintenance Codes. Use of the property started over a year ago and was discovered via a code enforcement complaint. There are several damaged and inoperable vehicles on the site, some piles of debris, miscellaneous storage, all of which are not allowed by either City's Codes. Additionally, there are several vehicles that are being stored on the site that are owned by car dealers and salvagers. The applicant has been cleaning up the property, including working with the Fire Department by burning the old farmhouse and outbuildings.

Site Plan

The site plan shows a large bituminous-paved parking lot across the site. Along the city/county border, a concrete stripe will be set so that anything requiring a jurisdictional designation (i.e., prosecution of a vehicle theft) can be clearly determined. The parking lot will have concrete curb and gutter to direct storm water to management basins and infiltration trenches.

The parking lot is enclosed by an existing decorative extruded aluminum fence with a screening mesh along the Jarvis Street and BNSF sides. The plans propose a six-foot privacy fence along the property line with the residential property to the north. No fence is shown along the golf course side of the property nor is there a gate to

the site, so the site is not considered secure. Should the applicant add a gate, the Fire Departments for both communities will require a lock box for their access.

Grading and Drainage

The site is generally flat. The applicant is proposing to lightly grade the site for drainage with storm water collecting in a basin at the south end of the site or a storm water trench along the southeastern portion of the site. Storm water management of this site is reviewed by the Lower Rum River WMO. Additional refinement of the grading and drainage plans are needed before submittal to the WMO.

Off the eastern property line on Links at Northfork property is a large berm. The applicant has reached out to golf course management to add trees to this berm for additional screening and to fulfill the landscaping requirements of the site. Some of the plans indicate modifying the berm and adding a retaining wall. Golf course management has indicated that they will consent to the landscaping, but not the grading and wall. Additional modifications to the grading plan along the eastern property line are likely necessary, but would not substantially impact the site design.

Landscaping and Screening

From the EPB's January 15, 2025, meeting, it was noted that the submittal does include a Landscape Plan for the project. While there is a request to rezone the Subject Property to a PUD, which has no specific standards, the proposed use is most similar to that of an industrial use, and therefore, the minimum required plantings are to be determined using the canopy cover formula. As submitted, the Landscape Plan needs to be revised to include at least another 27,370 square feet of canopy cover. If, for example, the Applicant were to add a species such as American Elm, Bur Oak, and/or White Oak, this could be accomplished with as few as seven (7) additional trees. All the plantings along the eastern boundary are shown to be on the adjacent golf course property (on top of the existing berm). Staff has informed the Applicant that they need to provide the city with a copy of the written authorization from the adjacent property owner for the plantings to be on the golf course property.

The Landscape Plan does include a sixty (60) foot wide bufferyard along the northern property boundary, which abuts an existing residential property. Within the bufferyard, the Applicant is proposing a combination of deciduous overstory trees (Red Maple), evergreen trees (Green Giant Arborvitae), and a six (6) foot tall wooden privacy fence. Typically, a bufferyard would need to be landscaped with an additional thirty percent (30%) of the required plantings. However, the inclusion of the privacy fence reduces the amount of required plantings in the bufferyard by fifty percent (50%). Thus, an additional 6,320 square feet of canopy cover is needed and again, depending on the species chosen, could be accomplished with as few as two (2) additional trees.

City Code does provide standards for parking lot landscaping (one tree for every ten parking stalls). However, neither Ramsey nor Elk River Staff consider this to be a typical parking lot. This, in essence, simply serves as a storage area for larger vehicles. The landscape requirements for parking lots are intended to ensure there is some shade available for customers and/or employees (they are parking for shorter periods of time) and to create some visual relief. The users of this site will be parking their vehicle and essentially storing it on the Subject Property for longer periods of time. Additionally, it is worth noting that the plantings along the eastern boundary are directly adjacent to the easternmost row of stalls and thus, will provide some shade for those areas.

Lighting

The applicant has provided a draft lighting plan. The plan shows areas where additional lighting is possible with the addition of freestanding light poles. The northern portion of the site is limited to a 20-foot mounting height (due to the adjacent residential use) with the majority of the site having a 30-foot height. Given the nature of the use, larger and wider drive aisle and deeper parking spaces for the trucks and trailers make pole placement challenging. With some modification, all of the parking areas should be able to meet Ramsey's 1.0 fc parking lot requirement. Many areas of the large drive aisles will be dimmer due to longer distances from light poles, but should be able to achieve the 0.5 fc exterior storage area requirement.

Notification:

Staff mailed public hearing notices to property owners within 350 feet of the side on the Anoka County side. Elk River staff sent notices in their community. A Ramsey "proposed development" sign was placed on the property along Jarvis Street. A public hearing notice was published in the January 17 Anoka Union Herald Newspaper.

Time Frame/Observations/Alternatives:

Alternatives to Consider:

1. Recommend to the City Council approval of the PUD Ordinance and Site Plan Review Resolution as presented by staff.
2. Recommend to the City Council approval with any modifications that the Planning Commission sees appropriate.
3. Recommend to the City Council denial of the proposal and resume Code Enforcement actions.

Funding Source:

All costs associated with processing this application are the responsibility of the applicant.

Recommendation:

Staff recommends approval of the PUD and associated site plan, contingent upon staff's review comments.

Outcome/Action:

Motion to recommend approval of the Planned Unit Development and Site Plan Review to the City Council.

Attachments

Location Map
Narrative
Plans
Draft Lighting Plan
Photos (2025-01-14)
Draft Ordinance #25-04
Draft Resolution #25-028

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	01/16/2025 03:54 PM
Form Started By: Todd Larson		Started On: 01/13/2025 01:06 PM
Final Approval Date: 01/16/2025		

Northstar Truck &RV Parking LLC

18-32-25-33-0002

15861 Jarvis St Ramsey, MN 55303

Zoning Amendment/ Site Plan Review



Print Date: September 16, 2024

0 0.02 0.04 0.07 0.11 0.14 mi

ZC 24-03 Narrative

NorthStar Truck & RV Parking LLC is seeking a PUD to provide outdoor storage for semi-trucks, trailers, recreational vehicles, buses, boats, containers, container chassis, heavy equipment, light equipment and personal vehicles.

The subject parcel is part of a larger parcel divided between two cities with approximately 6.75 acres of additional land in Ramsey. The city review will only be for the 3.83 portion located in the city limits.

The site is fenced with a gate that will be accessible via a code, providing clients with 24-hour access to the site. The owner will be the only employee working on the property.

Parking

80 storage stalls are available, and the surface currently consists of Class 5 material but will be covered with asphalt in the near future.

Fencing

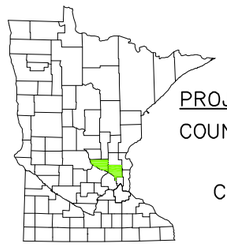
There is existing decorative fencing along the railroad tracks and Jarvis Street.

There will be no building on the Elk River property.

NORTHSTAR TRUCK AND RV PARKING

15861 JARVIS ST. NW, RAMSEY, MN 55330 - ANOKA COUNTY
PID 75-013-4405 SHERBURNE COUNTY

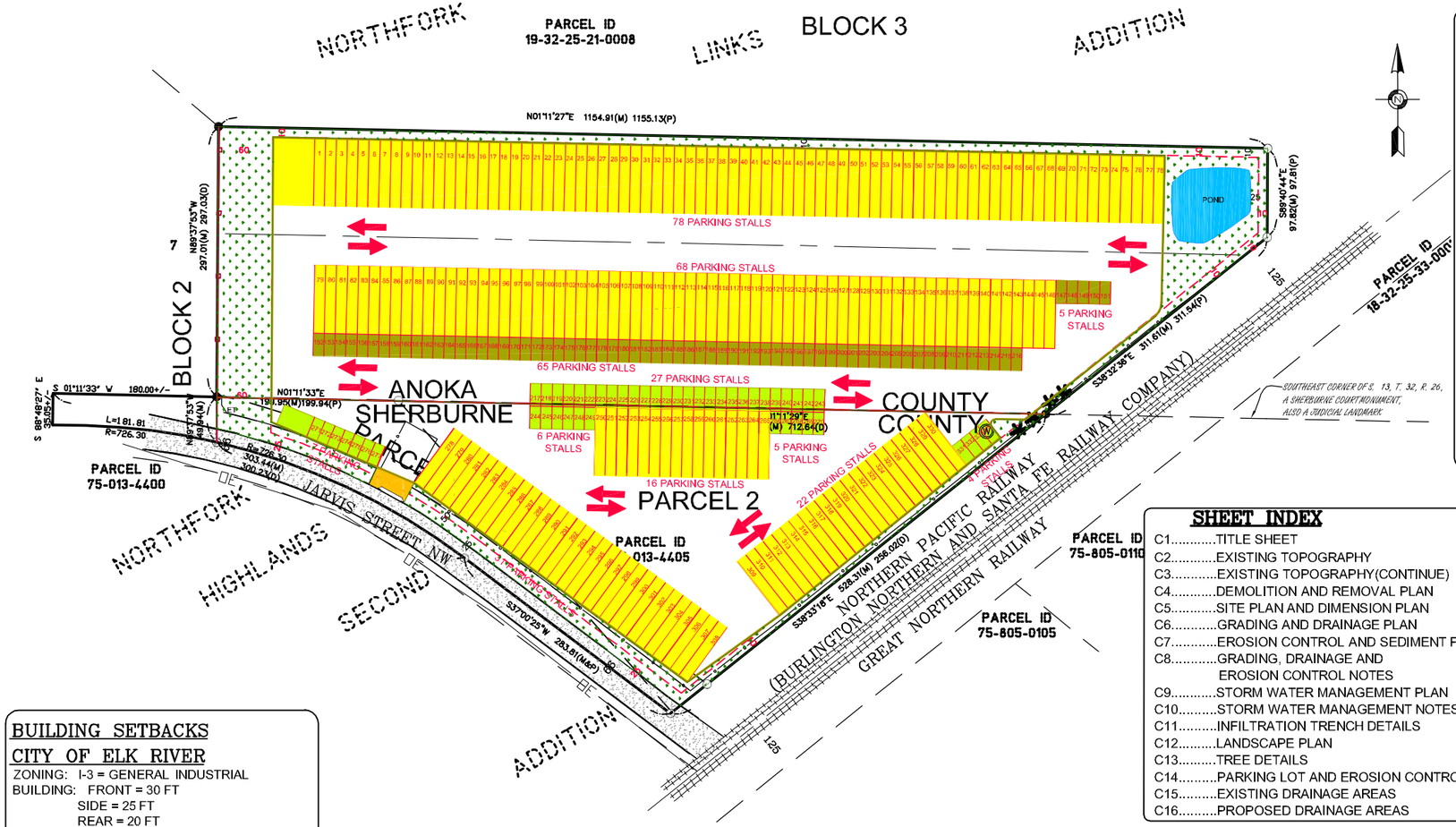
CIVIL DESIGN PLANS FOR:
PROPOSED CONSTRUCTION PARKING LOT,
SITE, EROSION,GRADING, DRAINAGE PLANS, STORM WATER MANAGEMENT,



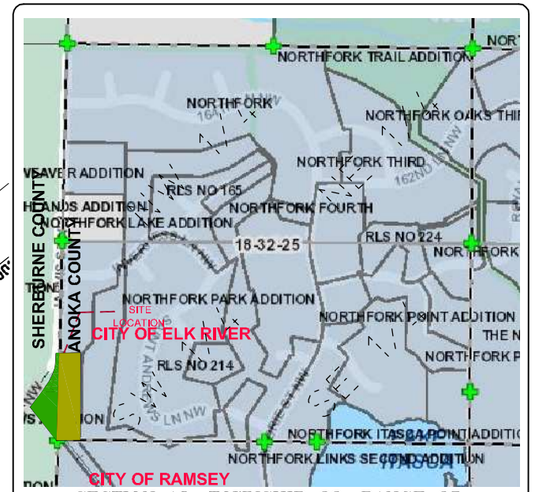
PROJECT LOCATION
COUNTIES: ANOKA & SHERBURNE
CITY: ELK RIVER & RAMSEY

SCALE IN FEET
0 150 300

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166



VICINITY MAP



SECTION 18, TOWNSHIP 32, RANGE 25

CONTACTS

OWNER
NIKOLAY BABKIN
NORTHSTAR TRUCK
AND RV PARKING LLC
(763) 913-6874
northstarparkingmn@gmail.com

GENERAL CONTRACTOR
NIKOLAY BABKIN
NORTHSTAR TRUCK
AND RV PARKING LLC
(763) 913-6874
9961 TROY LANE NORTH
MAPLE GROVE, MN 55311
northstarparkingmn@gmail.com

PLANNING MANANGER
CITY OF RAMSEY
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PLANNING DEPARTMENT
CITY OF ELK RIVER
ZACK CARLTON
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/CHIEF ENGINEER
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SENIOR PLANNER
CITY OF ELK RIVER
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cleeseberg@elkrivermn.gov

ENGINEER / SURVEYOR
VLADIMIR SIVRIVER
ENGINEERING DESIGN &
SURVEYING, INC.
6480 WAYZATA BLVD.
MINNEAPOLIS, MN 55426
PHONE (763) 545-2800
FAX (763) 545-2801
info@edsmn.com

BUILDING SETBACKS CITY OF ELK RIVER

ZONING: I-3 = GENERAL INDUSTRIAL
BUILDING: FRONT = 30 FT
SIDE = 25 FT
REAR = 20 FT
PARKING: FRONT = 25 FT (STREET)
SIDE = 10 FT
REAR = 10 FT
PROPOSED ZONING: PUD= PLANNED UNIT DEVELOPMENT

BUILDING SETBACKS CITY OF RAMSEY

ZONING: I-1 = LIGHT INDUSTRIAL DISTRICT
BUILDING: FRONT = 35 FT
SIDE = 25 FT
REAR = 25 FT
PARKING: NORTH SIDE = 35 FT,
LANDSCAPE BUFFER = 60 FT
FRONT = N/A
REAR = N/A
PROPOSED ZONING: PUD= PLANNED UNIT DEVELOPMENT

PROJECT BENCHMARK

ELEVATION = 891.26 (NAVD 88)
MNDOT DISK "RUSTIC".

PROPOSED PARKING

TRUCK PARKING STALLS	75X12	217
REGULAR PARKING STALLS	25X12	119
TOTAL PARKING STALLS		334

NOTES

1. PUD ZONING REQUIRES ALL VEHICLES / TRAILERS BE OPERABLE AND CURRENTLY LICENSED.
2. FIRE WILL REQUIRE A GATE KEY SWITCH FROM THE KNOX COMPANY (HTTPS://WWW.KNOXBOX.COM/PRODUCTS) THAT WILL ALLOW THE FIRE DEPARTMENT TO ACCESS PROPERTY IN THE CASE OF AN EMERGENCY. MSFC 506.1 WHERE REQUIRED. WHERE ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS UNDULY DIFFICULT BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE-SAVING OR FIRE-FIGHTING PURPOSES, THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE A KEY BOX TO BE INSTALLED IN AN APPROVED LOCATION. THE KEY BOX SHALL BE OF AN APPROVED TYPE AND SHALL CONTAIN KEYS TO GAIN NECESSARY ACCESS AS REQUIRED BY THE FIRE CODE OFFICIAL.

SHEET INDEX

C1.....TITLE SHEET
C2.....EXISTING TOPOGRAPHY
C3.....EXISTING TOPOGRAPHY(CONTINUE)
C4.....DEMOLITION AND REMOVAL PLAN
C5.....SITE PLAN AND DIMENSION PLAN
C6.....GRADING AND DRAINAGE PLAN
C7.....EROSION CONTROL AND SEDIMENT PLAN
C8.....GRADING, DRAINAGE AND EROSION CONTROL NOTES
C9.....STORM WATER MANAGEMENT PLAN
C10.....STORM WATER MANAGEMENT NOTES
C11.....INFILTRATION TRENCH DETAILS
C12.....LANDSCAPE PLAN
C13.....TREE DETAILS
C14.....PARKING LOT AND EROSION CONTROL DETAILS
C15.....EXISTING DRAINAGE AREAS
C16.....PROPOSED DRAINAGE AREAS

LEGEND

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- DENOTES ELECTRIC POWER POLE
- (M) DENOTES MEASURED DISTANCE
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- DENOTES DRAINAGE FLOW
- ET DENOTES ELECTRIC TRANSFORMER
- (W) DENOTES WATER WELL
- DENOTES SHRUB

PROPOSED LEGEND

- DENOTES PROPOSED BITUMINOUS SURFACE
- DENOTES PROPOSED CONCRETE AND CURB
- DENOTES PROPOSED PARKING STALLS 75X12
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Vlad Sivriver DATED: 12/31/2024

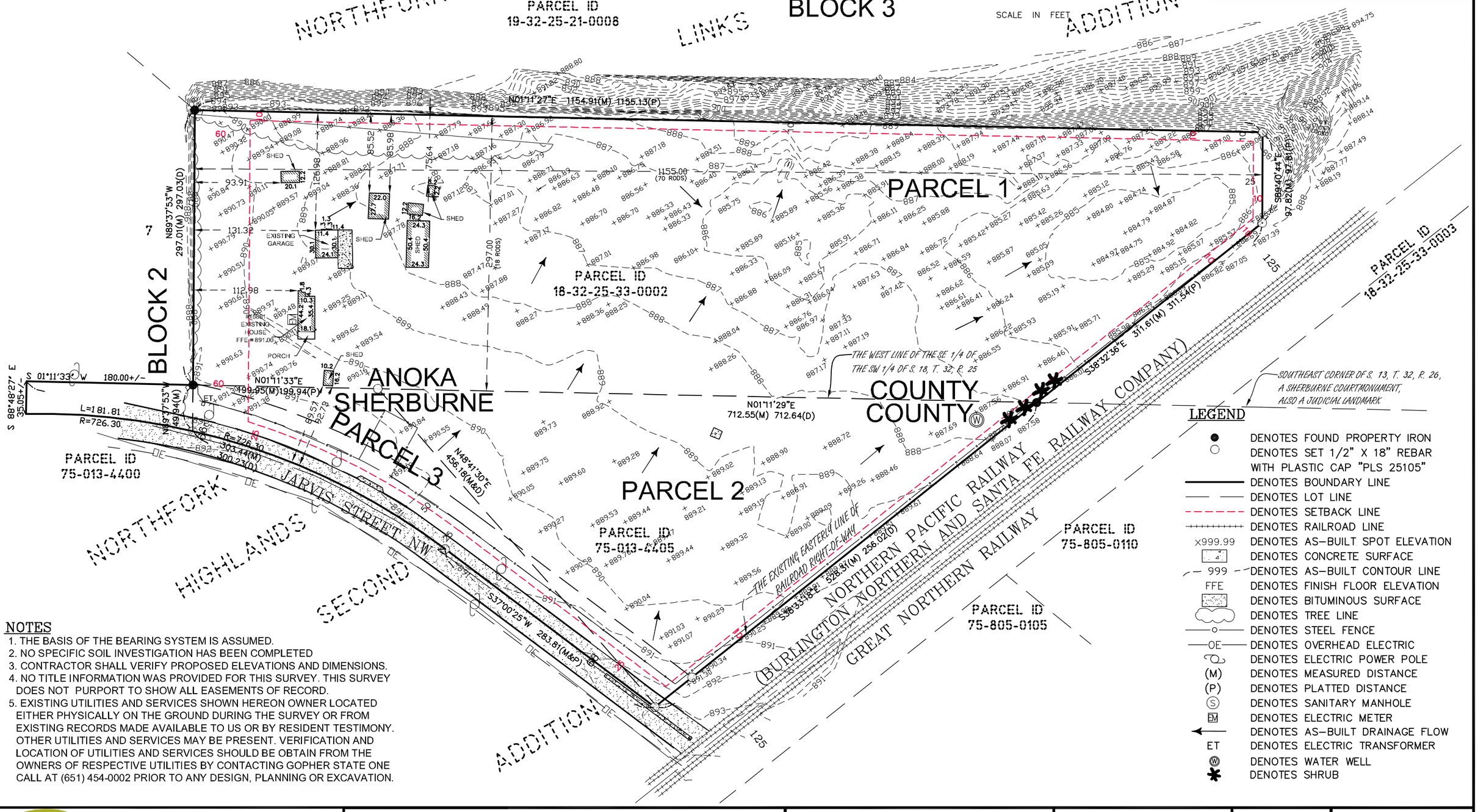
VLADIMIR SIVRIVER P.E.. NO. 25105

TITLE SHEET	FIELD WORK DATE: 09/26/2023	DRAWN BY: IS	PROJECT NO.: 23-146
LOCATION: 15861 JARVIS STREET NORTHWEST RAMSEY, MN 55330	FIELD BOOK NO.: EDS-15	CHECKED BY: VS	SHEET NO. C1

EXISTING TOPOGRAPHY for NICK BABKIN

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

0 100 200
SCALE IN FEET



NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
3. CONTRACTOR SHALL VERIFY PROPOSED ELEVATIONS AND DIMENSIONS.
4. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
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Vlad Sivriver DATED: 12/13/2024

VLADIMIR SIVRIVER L.S. NO. 25105

JOB NAME: NICK BABKIN	FIELD WORK DATE: 09/26/2023	DRAWN BY: IS	PROJECT NO.: 23-146
LOCATION: 15861 JARVIS STREET NORTHWEST RAMSEY, MN 55330	FIELD BOOK NO.: EDS-15	CHECKED BY: VS	SHEET NO. C2

EXISTING TOPOGRAPHY (CONTINUE)

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MN. Toll Free 1-800-252-1166

EXIBIT A

LEGAL DESCRIPTION OF LAND

Parcel I:
That part or the South 70 rods or the West 18 rods or the Southwest Quarter of the Southwest Quarter of Section 18, Township 32, Range 25, Anoka County, Minnesota, lying North of the railroad right-of-way).
(Real Estate ID. No. 18-32-25-33-0002)

AND

Parcel 2:
That part of the Southeast Quarter or the Southeast Quarter of Section 13, Township 32, Range 26, Sherburne County, Minnesota, described as follows:

Beginning on the East line or said Section, 2.56 chains North or the Southeast corner thereof and at a point where said line is crossed by the Easterly line of the right-of-way of the St. Paul, Minneapolis & Manitoba Railway Company; thence North on section line 11.39 chains to center of road from State Road to Quarter post in said section line; thence South 47-1/2 degrees West to said Easterly line of said right-or-way; thence South 30 degrees East along said right-of-way to beginning.
(Real Estate ID No. 75-011-2300)

EXIBIT B

E-3 EMPLOYMENT (BUSINESS PARK) PROPERTY

That part of South 1,155.00 feet of West 297.00 feet of the Southwest Quarter of the Southwest Quarter of Section 18, Township 32, Range 25, lying North of Railroad Right-of-Way, Excluding Road, Subject to Easement of Record, Anoka County, Minnesota, according to the recorded plat thereof.

EXISTING HARDCOVER

EXISTING HOUSE	880 SQ. FT.
EXISTING GARAGE	729 SQ. FT.
EXISTING SHEDS	2,542 SQ. FT.
EXISTING CONCRETE SURFACE	1,223 SQ. FT.
EXISTING BITUMINOUS SURFACE	7,839 SQ. FT.
TOTAL IMPERVIOUS AREA	13,213 SQ. FT.
TOTAL LOT AREA	480,470 SQ. FT.
EXISTING HARDCOVER	2.8 %

REFERENCE BENCHMARK

ELEVATION = 891.26 (NAVD 88) MNDOT DISK "RUSTIC".

BUILDING SETBACKS CITY OF RAMSEY

ZONING: I-1 = LIGHT INDUSTRIAL DISTRICT
BUILDING: FRONT = 35 FT
SIDE = 25 FT
REAR = 25 FT
PARKING: NORTH SIDE = 40 FT.
FRONT = N/A
REAR = N/A

BUILDING SETBACKS CITY OF ELK RIVER

ZONING: I-3 = GENERAL INDUSTRIAL
BUILDING: FRONT = 30 FT
SIDE = 25 FT
REAR = 20 FT
PARKING: FRONT = 25 FT (STREET)
SIDE = 10 FT
REAR = 10 FT

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Vlad Sivriver DATED: 12/13/2024
VLADIMIR SIVRIVER L.S. NO. 25105

JOB NAME: NICK BABKIN	FIELD WORK DATE: 09/26/2023	DRAWN BY: IS	PROJECT NO.: 23-146
LOCATION: 15861 JARVIS STREET NORTHWEST RAMSEY, MN 55330	FIELD BOOK NO.: EDS-15	CHECKED BY: VS	SHEET NO. C3

REMOVAL AND DEMOLITION PLAN

0 100 200

SCALE IN FEET

NORTHFORK LINKS ADDITION

PARCEL ID 19-32-25-21-0008

BLOCK 3

PARCEL 1

PARCEL ID 18-32-25-33-0002

PARCEL 2

PARCEL 3

BLOCK 2

NORTHFORK HIGHLANDS SECOND ADDITION

ANOKA SHERBURNE COUNTY

JARVIS STREET NW

PARCEL ID 75-013-4400

PARCEL ID 75-013-4405

PARCEL ID 75-805-0110

PARCEL ID 75-805-0105

PARCEL ID 18-32-25-33-0003

(BURLINGTON NORTHERN PACIFIC RAILWAY COMPANY)

GREAT NORTHERN RAILWAY

SOUTHEAST CORNER OF S. 13, T. 32, R. 26, A SHERBURNE COURTMONUMENT, ALSO A JUDICIAL LANDMARK

THE WEST LINE OF THE SE 1/4 OF THE SW 1/4 OF S. 18, T. 32, R. 25

THE EXISTING EASTERLY LINE OF RAILROAD RIGHT-OF-WAY

N01°11'27"E 1154.91(M) 1155.13(P)

1155.00 (70 RODS)

297.00 (18 RODS)

N89°37'53"W 297.03(M) 297.03(D)

S89°40'44"E 97.82(M) 97.81(P)

N01°11'33"E 199.95(M) 199.94(P)

S 01°11'33" W 180.00+/-

S 88°48'27" E 35.65+/-

L=181.81 R=726.30

R=726.30 303.44(M) 300.23(D)

N48°41'30"E 456.18(M&D)

S37°00'25"W 283.81(M&P)

S38°33'18"E 528.31(M) 256.02(D)

S38°32'36"E 311.61(M) 311.54(P)

N01°11'29"E 712.55(M) 712.64(D)

EXISTING WELL SHALL BE CAPPED

REMOVE SHED

REMOVE EXISTING GARAGE

REMOVE EXISTING SHED

REMOVE ELEC. METER

REMOVE CONCRETE SURFACE

REMOVE EXISTING HOUSE FFE=891.00

REMOVE PORCH

REMOVE CONCRETE SURFACE

EXISTING HARDCOVER

EXISTING HOUSE	880 SQ. FT.
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Vlad Sivriver DATED: 12/31/2024

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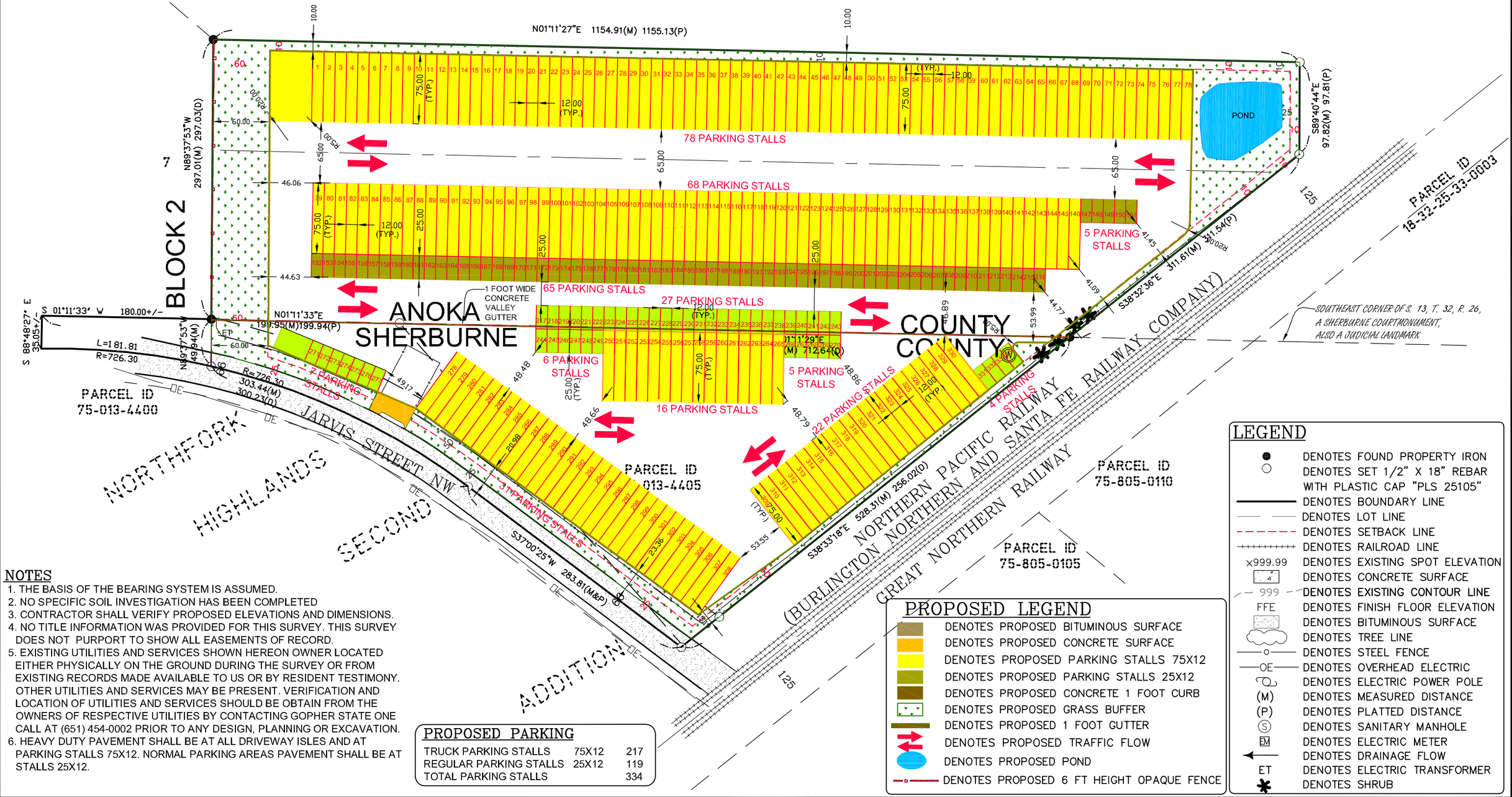
REMOVAL AND DEMOLITION PLAN	FIELD WORK DATE: 09/26/2023	DRAWN BY: IS	PROJECT NO.: 23-146
LOCATION: 15861 JARVIS STREET NORTHWEST RAMSEY, MN 55330	FIELD BOOK NO.: EDS-15	CHECKED BY: VS	SHEET NO. C4

SITE AND DIMENSION PLAN

TRUCK PARKING LAYOUT

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

0 100 200
SCALE IN FEET



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6. HEAVY DUTY PAVEMENT SHALL BE AT ALL DRIVEWAY ISLES AND AT PARKING STALLS 75X12. NORMAL PARKING AREAS PAVEMENT SHALL BE AT STALLS 25X12.

PROPOSED PARKING

TRUCK PARKING STALLS	75X12	217
REGULAR PARKING STALLS	25X12	119
TOTAL PARKING STALLS		334

LEGEND

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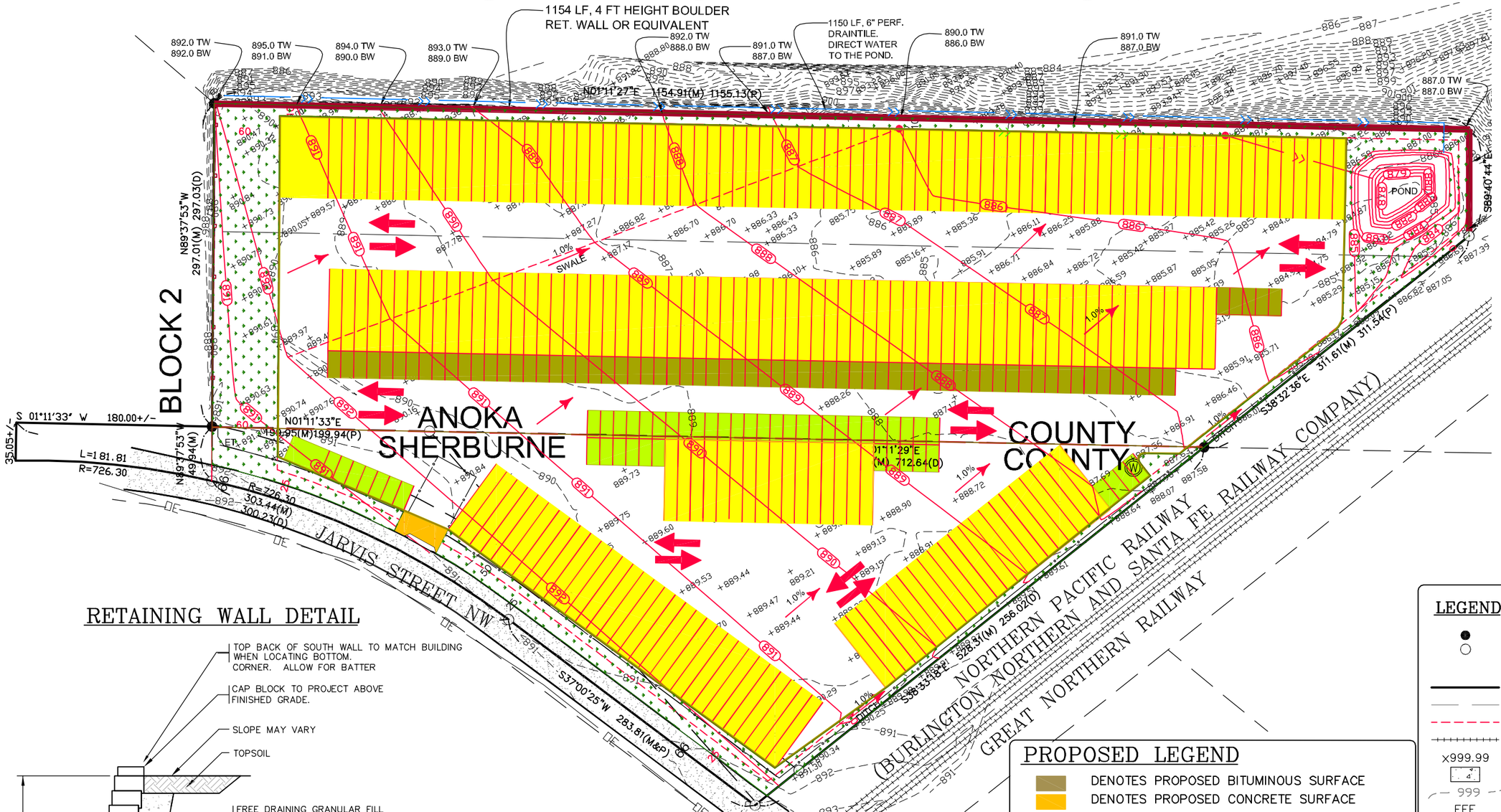
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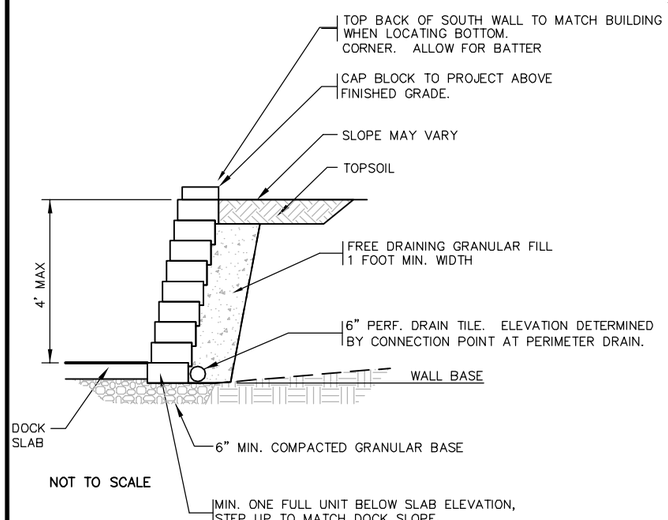
GRADING AND DRAINAGE PLAN



PROJECT BENCHMARK

ELEVATION = 891.26 (NAVD 88)
MNDOT DISK "RUSTIC".

RETAINING WALL DETAIL



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- (999) DENOTES PROPOSED CONTOUR
- x999.99 DENOTES PROPOSED GRADING SPOT ELEVATION
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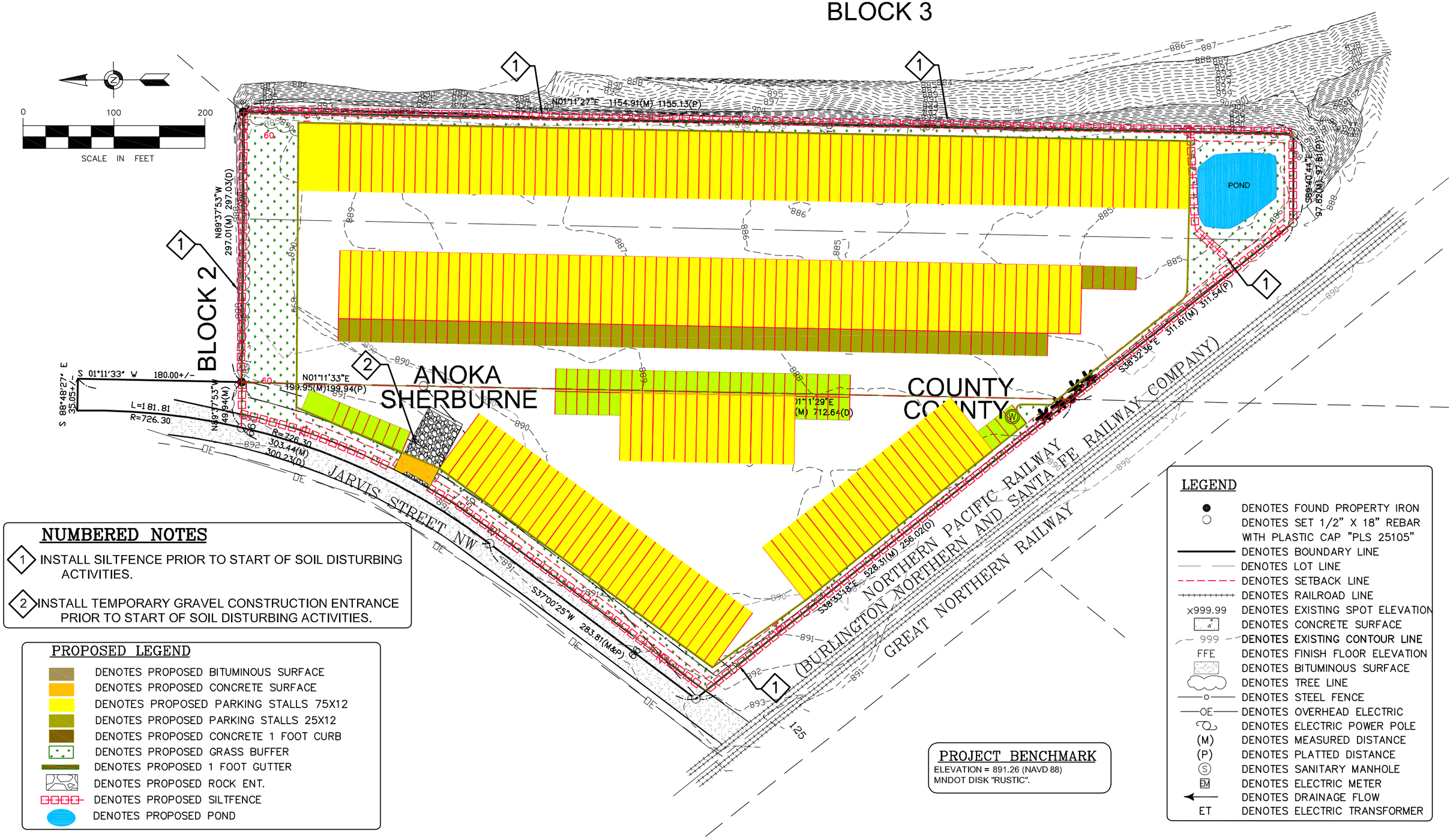
Vlad Sivriver DATED: 12/31/2024

VLADIMIR SIVRIVER P.E.. NO. 25105

GRADING AND DRAINAGE PLAN	FIELD WORK DATE: 09/26/2023	DRAWN BY: IS	PROJECT NO.: 23-146
LOCATION: 15861 JARVIS STREET NORTHWEST RAMSEY, MN 55330	FIELD BOOK NO.: EDS-15	CHECKED BY: VS	SHEET NO. C6

EROSION CONTROL AND SEDIMENT PLAN

BLOCK 3



NUMBERED NOTES

1. INSTALL SILTFENCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
2. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.

PROPOSED LEGEND

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PROJECT BENCHMARK

ELEVATION = 891.26 (NAVD 88)
MNDOT DISK "RUSTIC".

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Vlad Sivriver DATED: 12/31/2024

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EROSION CONTROL AND SEDIMENT PLAN	FIELD WORK DATE: 09/26/2023	DRAWN BY: IS	PROJECT NO.: 23-146
LOCATION: 15861 JARVIS STREET NORTHWEST RAMSEY, MN 55330	FIELD BOOK NO.: EDS-15	CHECKED BY: VS	SHEET NO. C7

GRADING, DRAINAGE AND EROSION CONTROL NOTES

GRADING NOTES

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
2. SUITABLE GRADING MATERIAL SHALL CONSIST OF ALL SOIL ENCOUNTERED ON THE SITE WITH EXCEPTION OF TOPSOIL DEBRIS. ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL. STOCKPILE TOPSOIL AND GRANULAR FILL AT LOCATIONS DIRECTED BY CONTRACTOR.
3. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF THE EXISTING PAVEMENT.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
5. GRADES SHOWN ARE FINISHED GRADES, CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION.
6. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OFF THE CONSTRUCTION SITE.
8. COMPLETION OF SITE GRADING OPERATIONS SHALL RESULT IN ALL AREAS BEING GRADED TO 'PLAN SUBGRADE ELEVATION'. THE PARKING LOT AND DRIVEWAY AREAS SHALL BE DETERMINED BY REFERRING TO THE SITE PLAN AND PAVEMENT SECTION DETAILS FOR LOCATION AND LIMITS OF BITUMINOUS PAVEMENT SECTIONS.
9. THE MINIMUM GRADED SLOPE FROM EDGE OF BUILDING SHALL BE 6 INCHES IN 10 FEET.
10. FINISHED GROUND AND SOD ELEVATION ADJACENT TO BUILDING SHALL BE 6" BELOW FLOOR ELEVATION. SLOPE GROUND AWAY FROM BUILDING A MINIMUM OF 6" IN 10 FEET BEYOND 10 FEET REFER TO PLAN GRADES.
11. CONTRACTOR IS RESPONSIBLE FOR GRADING AND SLOPING THE FINISHED GROUND SURFACE TO PROVIDE SMOOTH & UNIFORM SLOPES. WHICH PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND PREVENT PONDING IN LOWER AREAS. CONTACT ENGINEER IF FIELD ADJUSTMENTS TO GRADING PLANS ARE REQUIRED.
12. CONTRACTOR SHALL REMOVE ONLY THOSE TREES MARKED IN THE FIELD VERIFY WITH ENGINEER PRIOR TO REMOVAL.
13. ALL GRADING SHALL BE ACCORDING TO MnDOT 2105.
14. EXISTING CURB CUTS SHALL BE REMOVED AND REPLACED WITH CURB AND GUTTER PER CITY STANDARD DETAILS (AND SPECIFICATIONS) .

GRADING, TURF ESTABLISHMENT & EROSION CONTROL SPECIFICATIONS

TURF ESTABLISHMENT

ALL TURF ESTABLISHMENT SHALL BE ACCORDING TO MnDOT 2575 AND SHALL TAKE PLACE WITHIN 14 DAYS OF THE COMPLETED GRADING OPERATION.

TOPSOIL

CONTRACTOR SHALL STRIP, STOCKPILE AND RE-SPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM 4 INCH DEPTH (COMPACTED) TO ALL DISTURBED AREAS, TO BE SODDED OR SEEDED. (FOR TOPSOIL REQUIREMENTS SEE DETAIL ERO-6 ON SHEET C14.)

SOD

SOD SHALL BE ACCORDING TO MnDOT 3878.

SEEDING

AREAS IN BUFFERS AND ADJACENT TO OR IN WET AREAS MnDOT SEED MIX 33-261 (STORMWATER POND) AT 35 LBS PER ACRE.
DRY AREAS MnDOT SEED MIX 35-221 (DRY PRAIRIE GENERAL) AT 40 LBS PER ACRE.

MAINTENANCE SHALL BE IN ACCORDANCE TO THE MnDOT SEEDING MANUAL.

MULCHING

APPLY UNIFORM COVERING OF EROSION CONTROL BLANKET SUCH IS RAMY TURF FUTERRA.

FERTILIZER

TYPE 20-0-10 AT 400# PER ACRE.

GRADING

ALL GRADING SHALL BE ACCORDING TO MnDOT 2105.

SEDIMENT & EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR THE CLEANLINESS OF THE SITE AND THE MAINTENANCE OF THE EROSION AND SEDIMENT CONTROLS.

2. THE STREET WILL BE SWEPT CLEAN BEFORE THE END OF EACH DAY OF ACTIVE CONSTRUCTION, WHEN SEDIMENT IS TRACKED INTO THE STREET.

3. AREAS WITH SLOPES GREATER THAN 3 TO 1 AND AREAS NEXT TO WETLANDS/WATERBODIES GRADED OR EXPOSED DURING CONSTRUCTION SHALL BE PROTECTED WITH TEMPORARY VEGETATION, MULCHING, OR OTHER MEANS AS SOON AS PRACTICAL.

4. ALL EXPOSED SOIL AREAS WILL BE STABILIZED AS SOON AS PRACTICAL. UNWORKED SOILS THAT REMAIN EXPOSED AND NOT IN USE FOR LONGER THAN 7 DAYS WILL BE COVERED WITH TEMPORARY SEED (GRASS, OATS, OR WHEAT).

5. NO CONCRETE WASHOUT SHALL OCCUR ON SITE UNLESS IT IS DONE WITH AN APPROVED MINNESOTA POLLUTION CONTROL AGENCY (MPCA) DEVICE OR STANDARD.

6. STOCKPILES SHALL BE SURROUNDED WITH ADEQUATE PERIMETER CONTROL TO PREVENT SEDIMENTATION AND EROSION.

7. INLET PROTECTION FOR ALL STORM SEWER INLETS DOWNSTREAM OF THE SITE WITHIN ONE BLOCK OR AS DIRECTED BY THE CITY.

8. SITE SHALL BE KEPT CLEAN AT ALL TIMES AND REFUSE PROPERLY CONTROLLED.

9. TEMPORARY PUMPING SHALL NOT BE PERMITTED WITHOUT THE USE OF AN APPROVED MINNESOTA POLLUTION CONTROL AGENCY (MPCA) DEVICE OR STANDARD.

10. SOIL COMPACTION SHALL BE MINIMIZED; AREAS OF COMPACTED SOIL WILL BE REMOVED OR LOOSENED VIA TILLING TO A DEPTH OF NO LESS THAN 6-INCHES.

11. THE CONTRACTOR SHALL INSPECT ON A WEEKLY BASIS AND AFTER ANY RAINFALL GREATER THAN 1" ALL EROSION CONTROL DEVICES AND MAKE ANY REPAIRS IMMEDIATELY. AN INSPECTION LOG SHALL BE KEPT ON SITE DETAILING THESE INSPECTIONS AND REPAIRS PERFORMED.

GENERAL NOTES

1. SEE SWMP NOTES ON SHEET C10 FOR FURTHER SWMP REQUIREMENTS, IN CASE OF CONFLICT BETWEEN THIS PLAN AND SWMP NOTES, THE SWMP NOTES SHALL OVERRULE.
2. ALL EROSION CONTROL MEASURES MUST BE INSTALLED AT THE INITIAL STAGES OF CONSTRUCTION AND MAINTAINED UNTIL ALL AREAS ALTERED HAVE BEEN RESTORED.
3. ALL REAR YARD AREAS OF LOTS AT SETBACK LINE ARE TO BE MULCHED AND SEEDED WITHIN 7 DAYS OF GRADING BY GRADING CONTRACTOR. ALL AREAS BETWEEN THE CURB AND SETBACK LINE ARE TO BE MULCHED AND SEEDED WITHIN 7 DAYS OF PRIVATE UTILITY INSTALLATION BY THE UTILITY CONTRACTOR.
4. STREET SWEEPING MUST BE UNDERTAKEN ON AN AS-NEEDED BASIS.
5. PERFORM SEEDING FOR FINAL STABILIZATION OF DISTURBED AREA AS FOLLOWS:
   a. REPLACE TOPSOIL TO PROVIDE A UNIFORM THICKNESS. LOOSEN TOPSOIL TO MINIMUM DEPTH OF 3".
   b. APPLY COMMERCIAL GRADE SLOW RELEASE FERTILIZER PER 1,000 SQUARE FEET.
   c. INCORPORATE FERTILIZER INTO SOIL BY USE OF HARROW OR OTHER MEANS TO PLACE FERTILIZER BELOW GROUND LEVEL.

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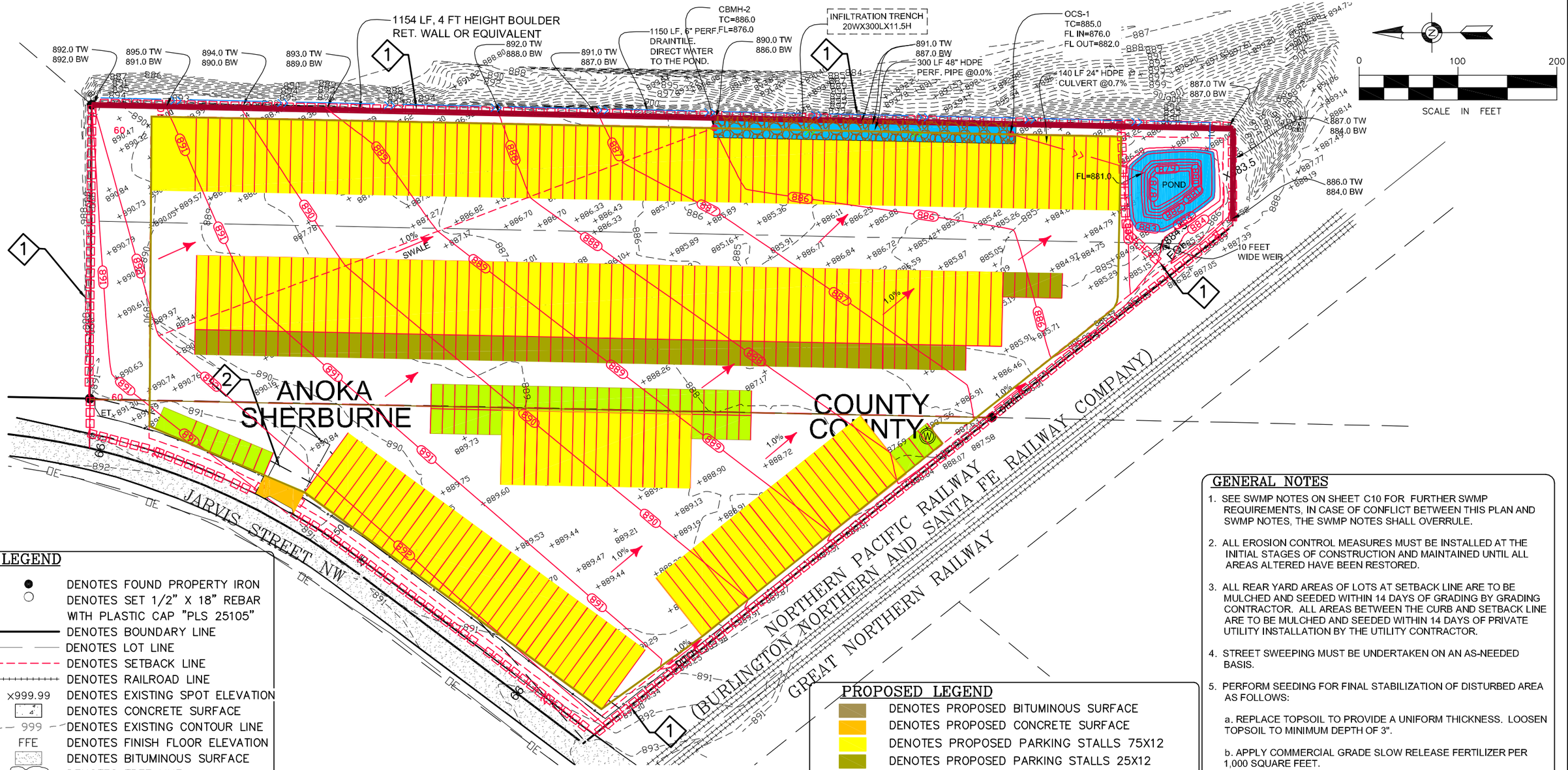
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Vlad Sivriver DATED: 12/31/2024

VLADIMIR SIVRIVER P.E.. NO. 25105

GRADING, DRAINAGE AND EROSION CONTROL NOTES	FIELD WORK DATE: 09/26/2023	DRAWN BY: IS	PROJECT NO.: 23-146
LOCATION: 15861 JARVIS STREET NORTHWEST RAMSEY, MN 55330	FIELD BOOK NO.: EDS-15	CHECKED BY: VS	SHEET NO. C8

STORMWATER MANAGEMENT PLAN



LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES BOUNDARY LINE
- DENOTES LOT LINE
- DENOTES SETBACK LINE
- DENOTES RAILROAD LINE
- ×999.99 DENOTES EXISTING SPOT ELEVATION
- DENOTES CONCRETE SURFACE
- 999 DENOTES EXISTING CONTOUR LINE
- FFE DENOTES FINISH FLOOR ELEVATION
- DENOTES BITUMINOUS SURFACE
- DENOTES TREE LINE
- DENOTES STEEL FENCE
- OE DENOTES OVERHEAD ELECTRIC
- DENOTES ELECTRIC POWER POLE
- (M) DENOTES MEASURED DISTANCE
- (P) DENOTES PLATTED DISTANCE
- Ⓢ DENOTES SANITARY MANHOLE
- EM DENOTES ELECTRIC METER
- DENOTES DRAINAGE FLOW
- ET DENOTES ELECTRIC TRANSFORMER

NUMBERED NOTES

1. INSTALL SILTFENCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
2. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.

PROPOSED LEGEND

- DENOTES PROPOSED BITUMINOUS SURFACE
- DENOTES PROPOSED CONCRETE SURFACE
- DENOTES PROPOSED PARKING STALLS 75X12
- DENOTES PROPOSED PARKING STALLS 25X12
- DENOTES PROPOSED CONCRETE 1 FOOT CURB
- DENOTES PROPOSED ROCK ENT.
- DENOTES PROPOSED SILTFENCE
- 999 DENOTES PROPOSED CONTOUR
- ×999.99 DENOTES GRADING SPOT ELEVATION
- DENOTES PROPOSED RETAINING WALL
- DENOTES PROPOSED 1 FOOT GUTTER
- DENOTES PROPOSED INFILTRATION TRENCH
- DENOTES PROPOSED POND
- DENOTES PROPOSED DRAINAGE FLOW

GENERAL NOTES

1. SEE SWMP NOTES ON SHEET C10 FOR FURTHER SWMP REQUIREMENTS, IN CASE OF CONFLICT BETWEEN THIS PLAN AND SWMP NOTES, THE SWMP NOTES SHALL OVERRULE.
2. ALL EROSION CONTROL MEASURES MUST BE INSTALLED AT THE INITIAL STAGES OF CONSTRUCTION AND MAINTAINED UNTIL ALL AREAS ALTERED HAVE BEEN RESTORED.
3. ALL REAR YARD AREAS OF LOTS AT SETBACK LINE ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS OF GRADING BY GRADING CONTRACTOR. ALL AREAS BETWEEN THE CURB AND SETBACK LINE ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS OF PRIVATE UTILITY INSTALLATION BY THE UTILITY CONTRACTOR.
4. STREET SWEEPING MUST BE UNDERTAKEN ON AN AS-NEEDED BASIS.
5. PERFORM SEEDING FOR FINAL STABILIZATION OF DISTURBED AREA AS FOLLOWS:

   a. REPLACE TOPSOIL TO PROVIDE A UNIFORM THICKNESS. LOOSEN TOPSOIL TO MINIMUM DEPTH OF 3".

   b. APPLY COMMERCIAL GRADE SLOW RELEASE FERTILIZER PER 1,000 SQUARE FEET.

   c. INCORPORATE FERTILIZER INTO SOIL BY USE OF HARROW OR OTHER MEANS TO PLACE FERTILIZER BELOW GROUND LEVEL.

   d. APPLY Mn/DOT SEED MIXTURE 190 AT RATE OF 100 POUNDS PER ACRE WITH BRILLION TYPE SEEDER OR OTHER MEANS TO COVER SEED WITH $\frac{1}{3}$" TO $\frac{3}{4}$" OF SOIL.

   e. APPLY UNIFORM COVERING OF EROSION CONTROL BLANKET SUCH IS RAMY TURF FUTERRA.

   f. ANCHOR MULCH TO DEPTH OF 2" TO 3" WITH DISC ANCHOR OR OTHER MEANS IMMEDIATELY AFTER SEEDING.

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Vlad Sivriver DATED: 12/31/2024

VLADIMIR SIVRIVER P.E.. NO. 25105

STORMWATER MANAGEMENT PLAN	FIELD WORK DATE: 09/26/2023	DRAWN BY: IS	PROJECT NO.: 23–146
LOCATION: 15861 JARVIS STREET NORTHWEST RAMSEY, MN 55330	FIELD BOOK NO.: EDS–15	CHECKED BY: VS	SHEET NO. C9

STORMWATER MANAGAMENT NOTES

Storm Water Management Plan
The work described to implement the following Storm Water Management Plan (SWMP) shall be considered part of the Contract Documents and shall be performed by the Contractor. The work to install and maintain the Best Management Practices (BMP's) to prevent erosion and provide sediment control shall be in accordance with Permit No. MN R10000f and shall include, but are not necessarily be limited to, the requirements contained herein.

1. Construction Activity Information

Project Name: PARKING LOT CONSTRUCTION
Project Address/Location: Section-Township-Range = 18-032-25 AND 75-013-4405
City/Township: City of ELK RIVER State: MN Zip Code: 55330
County Parcel ID Number(s): 11-029-22-24-0029
All cities where construction will occur: City of ELK RIVER
All townships where construction will occur: Not Applicable
All counties where construction will occur: SHERBURNE COUNTY
Project Size (number of acres to be disturbed): 11.03
Project Type: _Residential X Commercial/Industrial
_ Road Construction _ Other (describe)

Cumulative Impervious Surface:
Existing area of impervious surface to nearest quarter acre: 0.25
Post construction area of impervious surface to nearest quarter acre: 10.75
Receiving Waters:

Name of Water Body	Type	Appendix A Special Water?
Mississippi and Crow River		Yes

4, 600 ft (0.87 mi.) from intersection of Mississippi and Crow River to the subject property.

Dates of Construction
Estimated Construction Start Date: APRIL, 2025
Estimated Completion Date: NOVEMBER, 2025

Contact Information
Owner of Project Site: NICK BABKIN
Business/Firm Name: NORTHSTAR TRUCK & RV PARKING LLC
Federal Tax ID Number: available as needed
State -Tax ID Number: available as needed
Contact Person: NICK BABKIN
Title: OWNER
Name: NICK BABKIN
Phone: 763-913-6874
Mailing Address: 15861 JARVIS STREET NW.
City: ELK RIVER
State: MN Zip Code: 55330

Contractor (Party who will oversee implementation of the SWMP. May be same party as Owner above): NICK BABKIN
Business/Firm Name: NORTHSTAR TRUCK & RV PARKING LLC
Federal Tax 10 Number- available as needed
State Tax ID Number- available as needed
Contact Person: NICK BABKIN
Title: Owner
Name: NICK BABKIN
Phone: 763-913-6874
Mailing Address: 9961 TROY LANE NORTH
City: MAPLE GROVE
State: MN Zip Code: 55311

General Construction Project Information

Description of the construction activity (what will be built, general time/ins., etc.).

PARKING LOT CONSTRUCTION. The construction activities will include grading operations for the construction of surface drainage and utilities. Roof drain sewer construction, exposed soil stabilization, and bituminous paving will follow grading operations.

2. General Site Information

Description of the location and type of all temporary and permanent erosion prevention and sediment control BMP's to be used, including the timing for installation and procedures used to establish additional temporary BMP 's as necessary.

Contractor shall install and maintain the temporary and permanent erosion prevention and sediment control BMP's as shown on the accompanying drawing and as described heroin. The timing shall be in accordance with the Construction Activity Sequence below and In accordance with sound and proactive construction scheduling and practices.

Accompanying this SWMP Is a site plan that Includes the following features:

* Existing and proposed grades, including dividing lines and direction of flow for all pre- and post-construction stormwater runoff drainage areas located within the project limits.
* Locations of Impervious surfaces and soil types.
* Locations of areas not to be disturbed.
* Method(s) to be used for final stabilization of al exposed soil areas.

Description of stormwater mitigation measures required as the result of an environmental, archaeological, or other required local, state, or federal review of the project:

Not applicable to this project.

Description of the type and locations of BMP's appropriate for this site and sufficient to comply with all applicable requirements of the TMDL implementation plan and identification of the receiving water and of the areas of project site discharging to an impaired water that has an approved TMDL implementation plan that contains requirements for construction Stormwater discharges:

Not applicable to this project.

Selection of Permanent Stormwater Management System

Will the project create a new cumulative impervious surface greater than or equal to one acre? _ Yes _ No X

If yes, a water quality volume of 1/2 inch of runoff from this area must be treated before leaving the site or entering surface waters (1 inch of runoff from this area if discharging to special waters).

Method(s) to be used to treat runoff from the new impervious surfaces created by the project:
__ Wet sedimentation basin _X_Infiltration/Filtration basin/POND EXISTING
__ Regional ponds __Combination of practices

Description of treatment method(s) to be used, including design information for each method:

Existing pond will be used to collect water fromo the roof.

Description of why It Is not feasible to meet the treatment requirement for water quality volume. This can Include proximity to bedrock or road projects where the lack of right-of-way precludes the Installation of any permanent stormwater management practices. Description of what other treatment, such as grassed swales, smaller ponds, or grit chambers, will be implemented to treat runoff prior to discharge to surface waters:

Not Applicable

Description of how a proposed alternative method to treat runoff from new impervious surfaces will achieve approximately 80% removal of total suspended solids on an annual average basis:

Not Applicable

3. Erosion Prevention Practices

Description of construction phasing, vegetative buffer strips, horizontal slope grading, and other construction practices to be used to minimize erosion:

Stage the soil disturbing activities to minimize the amount of disturbed soil prior to stabilization. Disturbed areas will be considered stabilized when covered with materials such as anchored mulch, staked sod, riprap, wood fiber blanket, or other materials that prevent erosion from occurring. Grass seeding alone will not be considered stabilization.

Disturb only those areas where proposed contours and elevations are shown to differ from the existing and where removals and other operations are noted. Special areas of the project site that are not to be disturbed by construction activity are noted on the plan.

Description of temporary erosion protection or permanent cover to be used for exposed positive slopes within 200 lineal feet of a surface water (stream, lake, pond, marsh, wetland, reservoir spring, river, storm water basin, storm water drainage system, waterways, water courses, and irrigation systems whether surface water is natural or artificial, public or private with maximum time an exposed soil area can remain exposed when the area is not actively being worked:

Provide year round stabilization to the above mentioned areas In accordance with the following table:

Steepness of slope (H:V)	Maximum Exposure Duration When Area Is Not Actively Worked
Greater than 3:1	7 Days
3:1 through 10:1	14 Days
Less than 10:1	21 Days

Description of practices to be used to stabilize the normal wetted perimeter of drainage or diversion ditches within 200 lineal feet of the property edge or point of discharge to a surface water within 24 hours of connecting the ditch to the surface water:

Install seed, fertilizer, and disc-anchored mulch or temporary wood fiber blanket In ditches and swales within 24 hours of connecting the ditch or swale to the surface water where shown on the plan in accordance with the details.

Description of other erosion prevention practices to be used:

Install the specified energy dissipation method, such as riprap and geotextile fabric, at pipe outlets within 24 hours of installation. Permanently seed disturbed areas prior to end of seeding dates specified by MnDOT.

Inspections send weekly and $\frac{1}{2}$" rainfall event inspections records to City Inspector.

4. Sediment Control Practices

Description of sediment control practices to be used to minimize sediments from entering surface waters, including curb and gutter systems and storm drain inlets:

Permanent sediment control practices to be used on this project consist of sedimentation basins. Temporary sediment control practices to be used are silt fence, culvert Inlet protection, storm sewer Inlet protection, stone pad exits, ditch checks, and, If necessary, street sweeping.

5. Dewatering and Basin Draining

If the project includes dewatering or basin draining, describe the BMP's to be used to prevent the discharge from adversely affecting the receiving waters and downstream landowners.

N/A

6. Additional BMP's for Special Waters and Discharges to Wetlands

This project does not discharge stormwater directly to a Special Water. This project does not discharge stormwater directly to wetlands, exept roof drain 6" PVC.

7. Construction Activity Sequence

In addition to performing and sequencing the tasks associated with implementing this SWMP as described herein and shown on the plan, the Contractor shall perform construction activities In accordance with the following sequence:

(1) Install silt fence along property line of project site where shown on plan and when property line Is down gradient and within 100 feet of areas to have disturbed soil and where property line Is within 20 feet of soil disturbing and other construction activities.
(2) Install silt fence along edge of wetlands and at other locations shown on the plan.
(3) Install stone exit pads where shown on plan and at other locations where vehicles and equipment will leave the site onto paved and gravel surfaces.
(4) Construct storm water ponds and related piping and control structures as shown on the project plans. Install and maintain temporary erosion prevention measures as shown on the plan.
(5) Install silt fence along bottom of storm water pond inslopes and where shown on the plan.
(6) Install trunk sanitary sewer.
(7) Complete earthwork activities. Install and maintain sediment control measures such as ditch checks and stormwater inlet protection.
(8) Complete utility construction. Install and maintain sediment control measures such as inlet protection as work proceeds.
(9) Remove silt deposits from site, remove silt deposits from stormwater basins.
(10) Provide soil stabilization to disturbed areas by preparing topsoil, seeding, fertilizing, mulching, anchoring mulch in accordance with plans and specifications.
(11)Remove perimeter silt fence, other silt fence, check dams, and other sediment control measures upon achieving final stabilization and Owner submits the Notice of Termination.

8. Inspections and Maintenance

Description of procedures to be taken to routinely inspect the construction site:

Contractor shall Inspect erosion prevention and sediment control BMP's to ensure integrity and effectiveness. Repair, replace, or supplement non-functional BMP's to provide continually functional BMP's. Contractor shall Inspect the entire construction site a minimum of once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 Inches In 24 hours. Inspections shall Include stabilized areas, erosion prevention and sediment control BMP's, and infiltration areas. Specific tasks associated with the inspection and maintenance of the BMP's include the following:

* Maintain and retain at the construction site written records of the Inspections and maintenance performed. Records of each inspection and maintenance activity shall Include: Date and time of Inspection/maintenance activity; Name of person(s) Performing the activity; Finding of Inspection; Recommended corrective actions; Corrective actions taken; and Date and amount of rainfall events greater than 0.5 Inches In 24 hours.
* Repair, replace, or supplement silt fences that become nonfunctional or accumulate sediment to the level of 1/3 the silt fence height or more within 24 hours of discovery or as soon as conditions allow access.
* Drain temporary and permanent sediment basins and remove sediment when the volume of sediment collected reaches 1/2 the permanent storage volume within 72 hours of discovery or as soon as conditions allow access.
* Inspect surface waters, drainage ditches, and stormwater conveyance systems for evidence of sediment deposited by erosion. Remove deltas and deposited sediment and restabilize areas where sediment removal results in exposed soil within seven (7) days of discovery unless precluded by legal, regulatory, or physical constraints. Removal and stabilization shall be completed within seven (7) days of obtaining access. The NPDES/SDS permit holder Is responsible for contacting the local, regional, state, and federal authorities and receiving the applicable permits prior to performing this work.
* Inspect construction site vehicle exit locations for evidence of sediment being tracked off-site onto paved surfaces. Remove tracked sediment from off-site paved surfaces within 24 hours of discovery.
* Inspect perimeter of construction site. Remove off-site accumulations of sediment In a manner and at a frequency to minimize off-site impacts.

9. Pollution Prevention Management Measures

Contractor shall Implement the following pollution prevention management measures on the site:

* Solid Waste: Collect and properly dispose of sediment, asphalt and concrete millings, floating debris, paper, plastic, fabrics, construction and demolition debris, and other wastes in accordance with MPCA disposal requirements.
* Hazardous Materials: Properly store, provide required secondary containment, and dispose of oil products, fuels, paint products, and other hazardous substances to prevent spills, leaks, and other discharges in accordance with MPCA regulations. Provide restricted access storage areas to prevent unauthorized access and vandalism.
* Equipment Washing: Restrict external washing of trucks and other construction equipment to a defined area of site. Contain runoff and properly dispose of waste. Engine degreasing is prohibited on the property.
* Spill prevention: Park construction equipment and store potentially hazardous materials in a designated area located as far as practicable from potential environmentally sensitive areas. Construct impoundment dike and take other measures required to contain spilled material. Remove and dispose of contaminated soil, vegetation, and other materials and perform other mitigation measures as required in accordance with MPCA regulations.
* Sanitary and Septic Waste: Provide and maintain temporary facilities in accordance with MPCA and Minnesota Department of Health regulations.

10. Final Stabilization

Contractor shall achieve final stabilization of the construction site by achieving the following:

* Soil disturbing activities have been completed and soils are stabilized by a uniform perennial vegetative cover with a density of 70 percent over the entire pervious surface area or other equivalent means to prevent soil failure under erosive conditions.
* Temporary synthetic and structural erosion prevention and sediment control BMP's are removed.
* Sediment is removed from permanent sedimentation basins to return basins to the design capacity, removed from stormwater conveyance systems, and is stabilized or removed from the site.

11. Notice of Termination

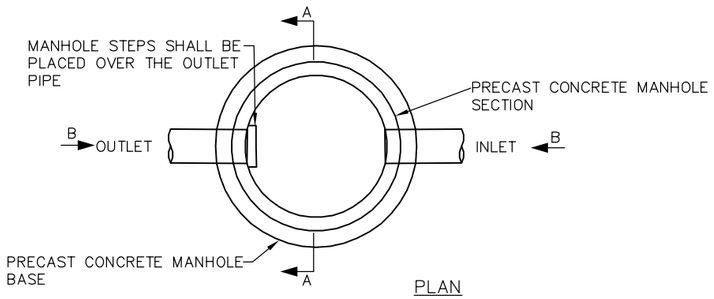
Contractor shall notify Owner Immediately upon achieving Final Stabilization. Owner must submit the Notice of Termination within 30 days after Final Stabilization or within 30 days of another owner assuming control according to Part II.B.5. over all areas of the site that have not undergone Final Stabilization.

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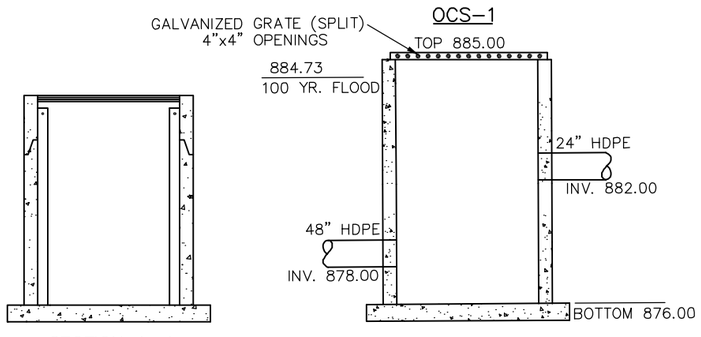
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Vlad Sivriver DATED: 12/31/2024
VLADIMIR SIVRIVER P.E.. NO. 25105

STORMWATER MANAGAMENT NOTES	FIELD WORK DATE: 09/26/2023	DRAWN BY: IS	PROJECT NO.: 23-146
LOCATION: 15861 JARVIS STREET NORTHWEST RAMSEY, MN 55330	FIELD BOOK NO.: EDS-15	CHECKED BY: VS	SHEET NO. C10

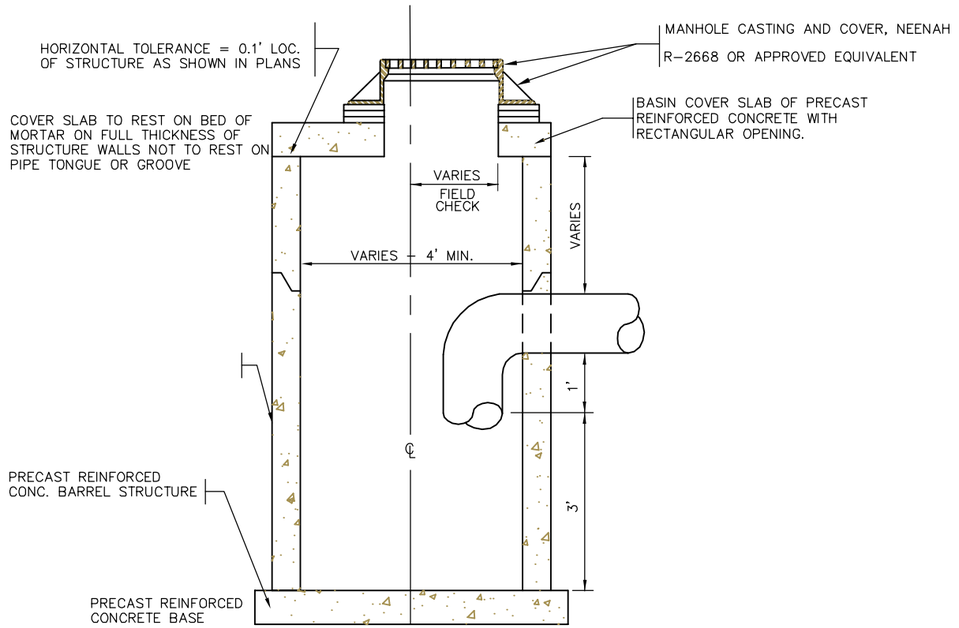
INFILTRATION TRENCH DETAILS



PLAN

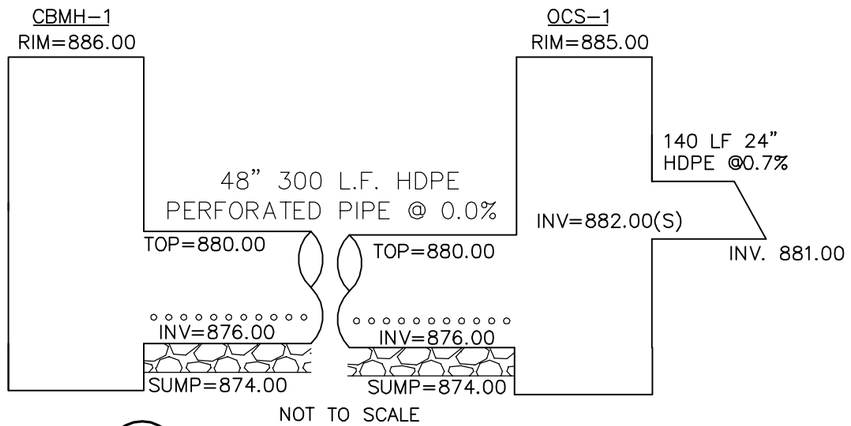


1 C8 OUTLET CONTROL STRUCTURE
NOT TO SCALE

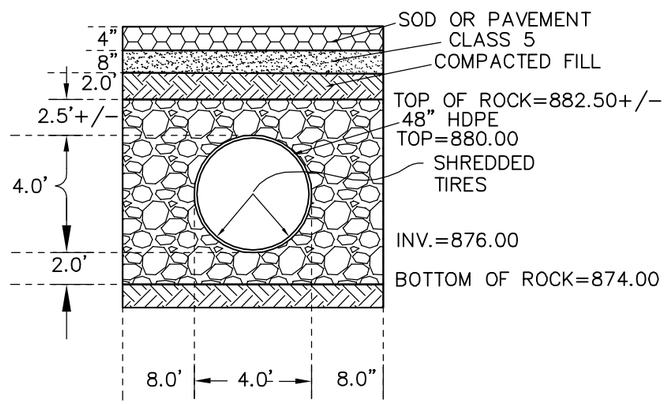


SECTIONAL VIEW

2 C8 SUMP CATCH BASIN
NOT TO SCALE



3 C8 INFILTRATION TRENCH PROFILE
NOT TO SCALE



NOT TO SCALE

4 C8 INFILTRATION TRENCH DETAIL

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Vlad Sivriver DATED: 12/31/2024

VLADIMIR SIVRIVER P.E.. NO. 25105

INFILTRATION TRENCH DETAILS	FIELD WORK DATE: 09/26/2023	DRAWN BY: IS	PROJECT NO.: 23–146
LOCATION: 15861 JARVIS STREET NORTHWEST RAMSEY, MN 55330	FIELD BOOK NO.: EDS–15	CHECKED BY: VS	SHEET NO. C11

LANDSCAPE PLAN



0 100 200

SCALE IN FEET

PROPOSED LEGEND

- DENOTES PROPOSED BITUMINOUS SURFACE
- DENOTES PROPOSED CONCRETE SURFACE
- DENOTES PROPOSED PARKING STALLS 75X12
- DENOTES PROPOSED PARKING STALLS 25X12
- DENOTES PROPOSED CONCRETE 1 FOOT CURB
- DENOTES PROPOSED GRASS (SHALL BE SEEDED)
- DENOTES PROPOSED 1 FOOT GUTTER
- DENOTES PROPOSED POND

PROPOSED LEGEND TREES, BUSHES, SHRUBS

DENOTES GREEN GIANT ARBORVITAE TREE	– 19
DENOTES MEDORA JUNIPER THUJA	– 46
DENOTES BRANDON ARBORVITAE SHRUBS	– 8
DENOTES SMOOTH HYDRANGEA BUSHES	– 6
DENOTES RIVER BIRCH	– 10
DENOTES RED MAPLE	– 16
% DECIDUOUS	30%

PLANTING REQUIREMENTS (CITY OF RAMSEY)

PLANTING TYPE	REQUIREMENTS	LF/NO. STALLS	QUANTITY
TREES (NORTH)	ONE TREE PER 50 LINEAL FEET OF SITE PERIMETER	297	6
TREES (EAST)	ONE TREE PER 50 LINEAL FEET OF SITE PERIMETER	1155	23
SHRUB (NORTH)	ONE SHRUB PER 30 LINEAL FEET OF SITE PERIMETER	297	10
SHRUB (EAST)	ONE SHRUB PER 30 LINEAL FEET OF SITE PERIMETER	1155	38
TREES	ONE TREE PER EVERY 10 PARKING SPACES	243	25
TREES TOTAL			54
SHRUB TOTAL			48
SHRUB /TREE TOTAL			102

PARKING LOT LANDSCAPING REQUIREMENTS (CITY OF RAMSEY)

ALL PARKING LOTS ARE REQUIRED TO PROVIDE INTERNAL AND/OR ADJACENT OVERSTORY TREE PLANTINGS IN AN EFFORT TO SHADE PARKING SURFACES AND PROVIDE VISUAL RELIEF. THE PLANTING SCHEDULE IS ESTABLISHED TO PROVIDE AN ACCEPTABLE NUMBER OF PLANTINGS THAT MAY BE PLANTED IN REGULAR SYMMETRICAL PATTERNS OR IRREGULAR CLUSTERS OR GROUPINGS. PLANTINGS ARE REQUIRED AT THE FOLLOWING MINIMUM SCHEDULE AND ARE CREDITED TOWARD THE MINIMUM PLANTING REQUIREMENTS FOR THE DISTRICT:

1.ONE TREE PER EVERY TEN PARKING SPACES.

2.EVERY OVERSTORY TREE PLANTING SHALL BE PROVIDED WITH A PLANTING AREA OF AT LEAST 162 SQUARE FEET (EQUIVALENT OF A NINE FOOT BY 18 FOOT PARKING STALL).

3.ACCEPTABLE GROUND COVER MATERIALS INCLUDE SOD, MULCH, AND OTHER NATURAL GROUND COVER. LANDSCAPING ROCK AND PLASTIC UNDERLAYMENT IS PROHIBITED IN PLANTING ISLANDS.

BUFFERYARDS (CITY OF RAMSEY)

BUFFERYARDS HELP TO ACHIEVE SCREENING BETWEEN DIFFERING USES WITH VARIED INTENSITIES AND IMPACTS THAT ARE NOT ALWAYS COMPLEMENTARY WHEN ADJACENT TO ONE ANOTHER. WHEN A BUFFERYARD IS REQUIRED, THE YARD SPACE AND PLANTING REQUIREMENTS ARE NOT TO BE REDUCED FOR OTHER PURPOSES SUCH AS FUTURE PARKING AND DRIVEWAYS, BUILDING EXPANSIONS, OR OTHER ACTIVITIES THAT ARE NOT IN KEEPING WITH THE PURPOSES OF BUFFERING AND SCREENING.

1. BUFFERYARDS ARE INTENDED TO PROVIDE ADDITIONAL SCREENING OF BUSINESSES THAT ARE ADJACENT TO RESIDENTIAL AREAS. THE FOLLOWING TABLE DETAILS THE WIDTH OF THE BUFFERYARD ALONG THE COMMON ADJACENT PROPERTY LINE. AN ADDITIONAL INCREASE OF LANDSCAPE PLANTINGS IS REQUIRED IN THE BUFFERYARD. THE TABLE BELOW OUTLINES THE MINIMUM REQUIRED ADDITIONAL PLANTINGS, EXPRESSED AS A PERCENTAGE OF THE TOTAL REQUIRED SITE LANDSCAPING (THE PERCENTAGE IS APPLIED TO THE TOTAL NUMBER OF TREES AND SHRUBS FOR THE PROPOSED DEVELOPMENT).

2. AS AN ALTERNATIVE METHOD FOR SCREENING WITHIN THE BUFFERYARD, FENCES THAT ARE 100 PERCENT OPAQUE MAY BE USED TO MITIGATE THE IMPACTS OF BUSINESSES THAT ARE ADJACENT TO RESIDENTIAL AREAS. WHEN A FENCE IS USED FOR SCREENING PURPOSES, THE BUFFERYARD PLANTING REQUIREMENTS MAY BE REDUCED BY 50 PERCENT FROM THE STATED MINIMUM REQUIREMENT.

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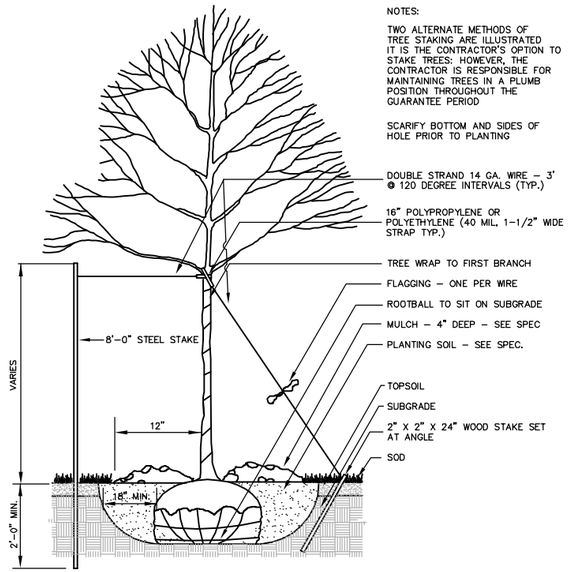
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Vlad Sivriver DATED: 12/31/2024

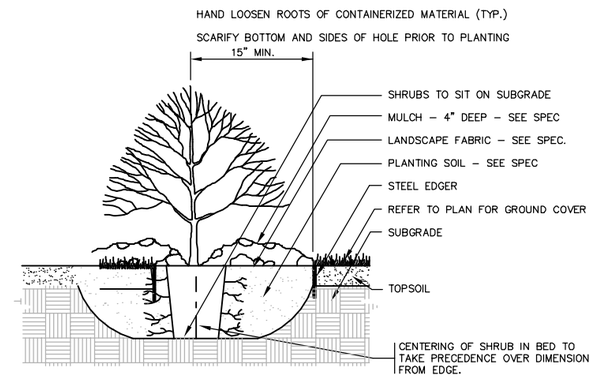
VLADIMIR SIVRIVER P.E.. NO. 25105

LANDSCAPE PLAN	FIELD WORK DATE: 09/26/2023	DRAWN BY: IS	PROJECT NO.: 23–146
LOCATION: 15861 JARVIS STREET NORTHWEST RAMSEY, MN 55330	FIELD BOOK NO.: EDS–15	CHECKED BY: VS	SHEET NO. C12

TREE DETAILS



DECIDUOUS TREE
NOT TO SCALE



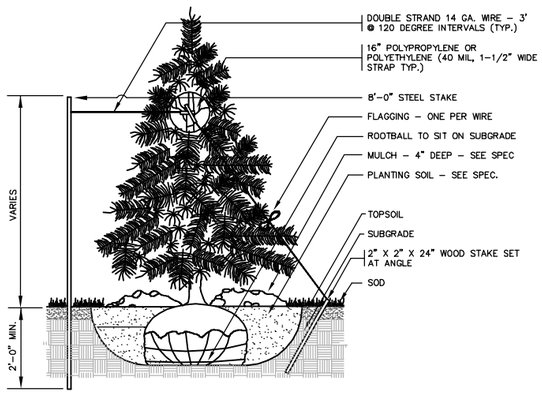
SHRUB WITH STEEL EDGER
NOT TO SCALE

NOTES:

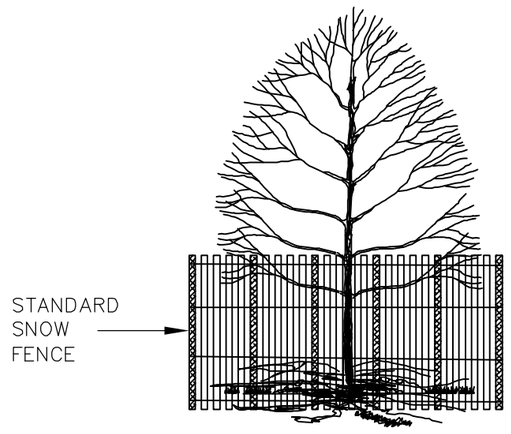
CONIFER TO HAVE SHREDDED HARDWOOD MULCH UNLESS NOTED OTHERWISE. NO MULCH TO BE IN CONTACT WITH TRUNK.

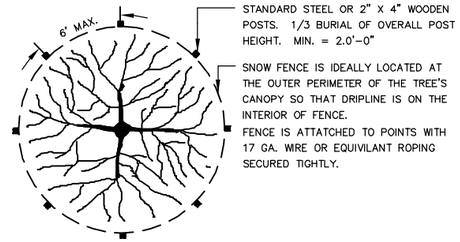
SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

TWO ALTERNATE METHODS OF TREE STAKING ARE ILLISTRATED, IT IS THE CONTRACTOR'S OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.



CONIFEROUS TREE
NOT TO SCALE





PLAN
NO SCALE

TREE FENCING
NOT TO SCALE

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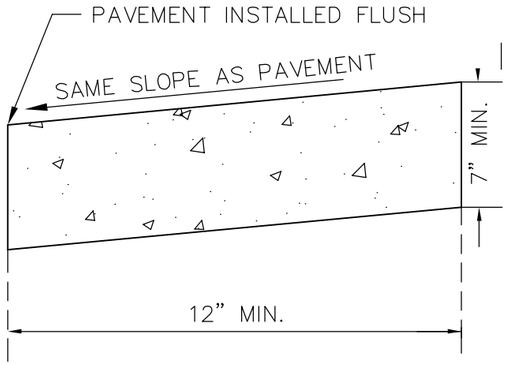
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Vlad Sivriver DATED: 12/31/2024

VLADIMIR SIVRIVER P.E.. NO. 25105

TREE DETAILS	FIELD WORK DATE: 09/26/2023	DRAWN BY: IS	PROJECT NO.: 23–146
LOCATION: 15861 JARVIS STREET NORTHWEST RAMSEY, MN 55330	FIELD BOOK NO.: EDS–15	CHECKED BY: VS	SHEET NO. C13

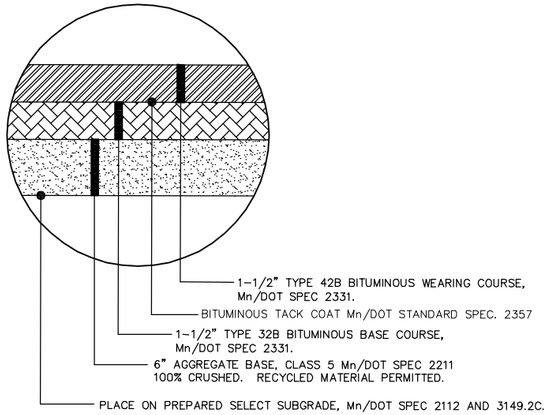
PARKING LOT AND EROSION CONTROL DETAILS



NOT TO SCALE

CONCRETE GUTTER

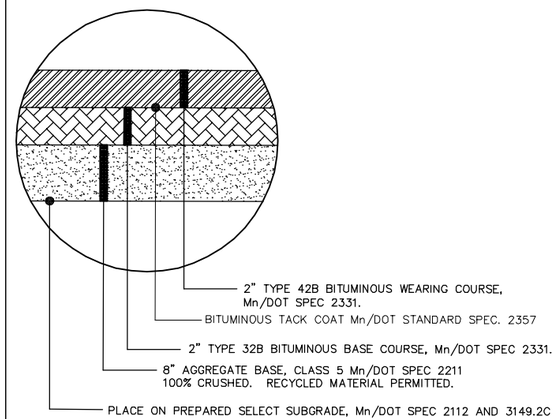
DETAIL DRAWING EDS-1



NOT TO SCALE

TYPICAL SECTION FOR NORMAL TRAFFIC AND PARKING AREAS

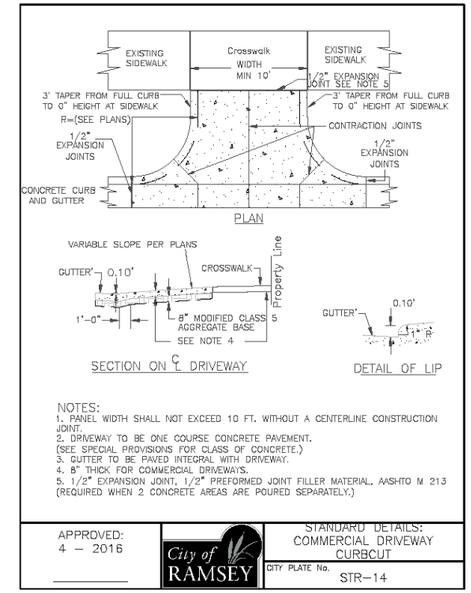
DETAIL DRAWING EDS-2



NOT TO SCALE

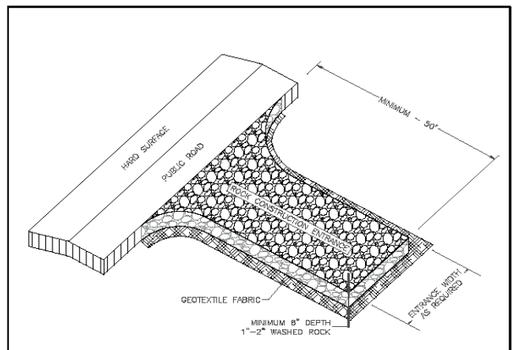
TYPICAL SECTION FOR HEAVY DUTY TRAFFIC AREAS

DETAIL DRAWING EDS-3



TYPICAL COMMERCIAL DRIVEWAY CURBCUT

DETAIL DRAWING STR-14



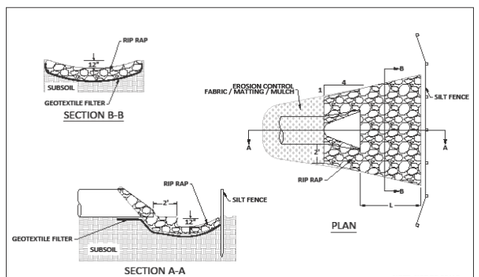
NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION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

NOT TO SCALE

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

ROCK CONSTRUCTION ENTRANCE

DETAIL DRAWING ERO-5



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	19.8	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	50.3	15.8
42	18	57.8	18.7
48	20	66.5	22.2

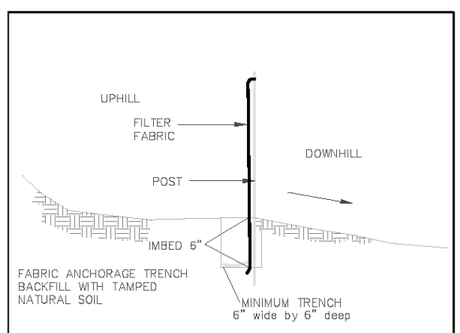
RIP RAP AT RCP-A OUTLETS

SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	8.1
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

RIP–RAP

DETAIL DRAWING ERO-3



SILT FENCE DETAIL
NO SCALE

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

SILT FENCE

DETAIL DRAWING ERO-1

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

TOPSOIL REQUIREMENTS

DETAIL DRAWING STR-14

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Vlad Sivriver DATED: 12/31/2024

VLADIMIR SIVRIVER P.E.. NO. 25105

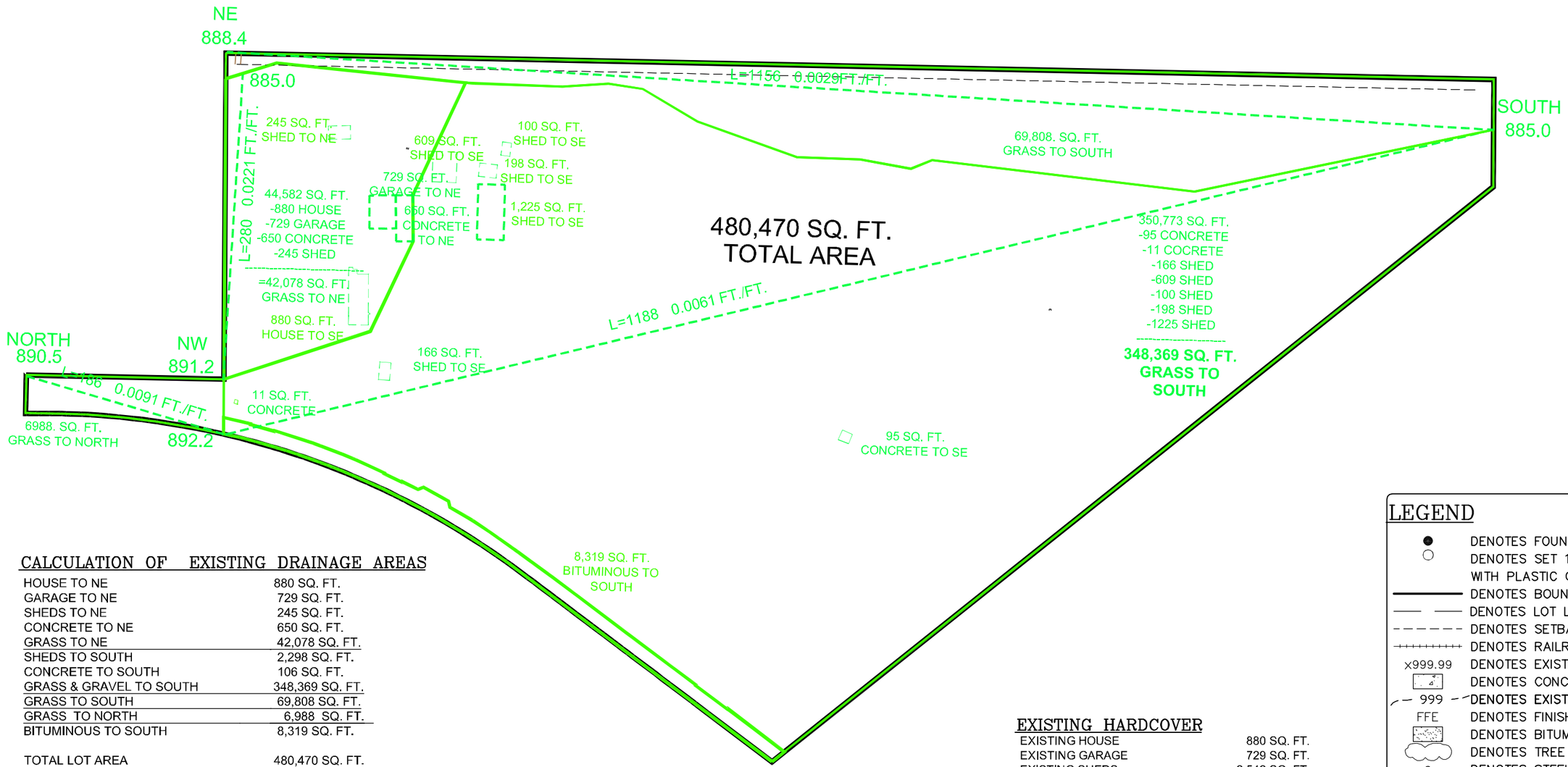
PARKING LOT AND EROSION CONTROL DETAILS	FIELD WORK DATE: 09/26/2023	DRAWN BY: IS	PROJECT NO.: 23–146
LOCATION: 15861 JARVIS STREET NORTHWEST RAMSEY, MN 55330	FIELD BOOK NO.: EDS–15	CHECKED BY: VS	SHEET NO. C14

EXISTING DRAINAGE AREAS

0 100 200

SCALE IN FEET

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166



CALCULATION OF EXISTING DRAINAGE AREAS

HOUSE TO NE	880 SQ. FT.
GARAGE TO NE	729 SQ. FT.
SHEDS TO NE	245 SQ. FT.
CONCRETE TO NE	650 SQ. FT.
GRASS TO NE	42,078 SQ. FT.
SHEDS TO SOUTH	2,298 SQ. FT.
CONCRETE TO SOUTH	106 SQ. FT.
GRASS & GRAVEL TO SOUTH	348,369 SQ. FT.
GRASS TO SOUTH	69,808 SQ. FT.
GRASS TO NORTH	6,988 SQ. FT.
BITUMINOUS TO SOUTH	8,319 SQ. FT.
TOTAL LOT AREA	480,470 SQ. FT.
DOUBLE CHECK DRAINAGE AREA	480,470 SQ FT

EXISTING HARDCOVER

EXISTING HOUSE	880 SQ. FT.
EXISTING GARAGE	729 SQ. FT.
EXISTING SHEDS	2,542 SQ. FT.
EXISTING CONCRETE SURFACE	1,223 SQ. FT.
EXISTING BITUMINOUS SURFACE	7,839 SQ. FT.
TOTAL IMPERVIOUS AREA	13,213 SQ. FT.
TOTAL LOT AREA	480,470 SQ. FT.
EXISTING HARDCOVER	2.8 %

PROJECT BENCHMARK

ELEVATION = 891.26 (NAVD 88)
MNDOT DISK "RUSTIC".

LEGEND

●	DENOTES FOUND PROPERTY IRON
○	DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
———	DENOTES BOUNDARY LINE
—— ——	DENOTES LOT LINE
- - - - - -	DENOTES SETBACK LINE
+++++++++++	DENOTES RAILROAD LINE
x999.99	DENOTES EXISTING SPOT ELEVATION
	DENOTES CONCRETE SURFACE
999	DENOTES EXISTING CONTOUR LINE
FFE	DENOTES FINISH FLOOR ELEVATION
	DENOTES BITUMINOUS SURFACE
	DENOTES TREE LINE
—o—	DENOTES STEEL FENCE
—OE—	DENOTES OVERHEAD ELECTRIC
	DENOTES ELECTRIC POWER POLE
(M)	DENOTES MEASURED DISTANCE
(P)	DENOTES PLATTED DISTANCE
Ⓢ	DENOTES SANITARY MANHOLE
EM	DENOTES ELECTRIC METER
←—	DENOTES DRAINAGE FLOW
ET	DENOTES ELECTRIC TRANSFORMER

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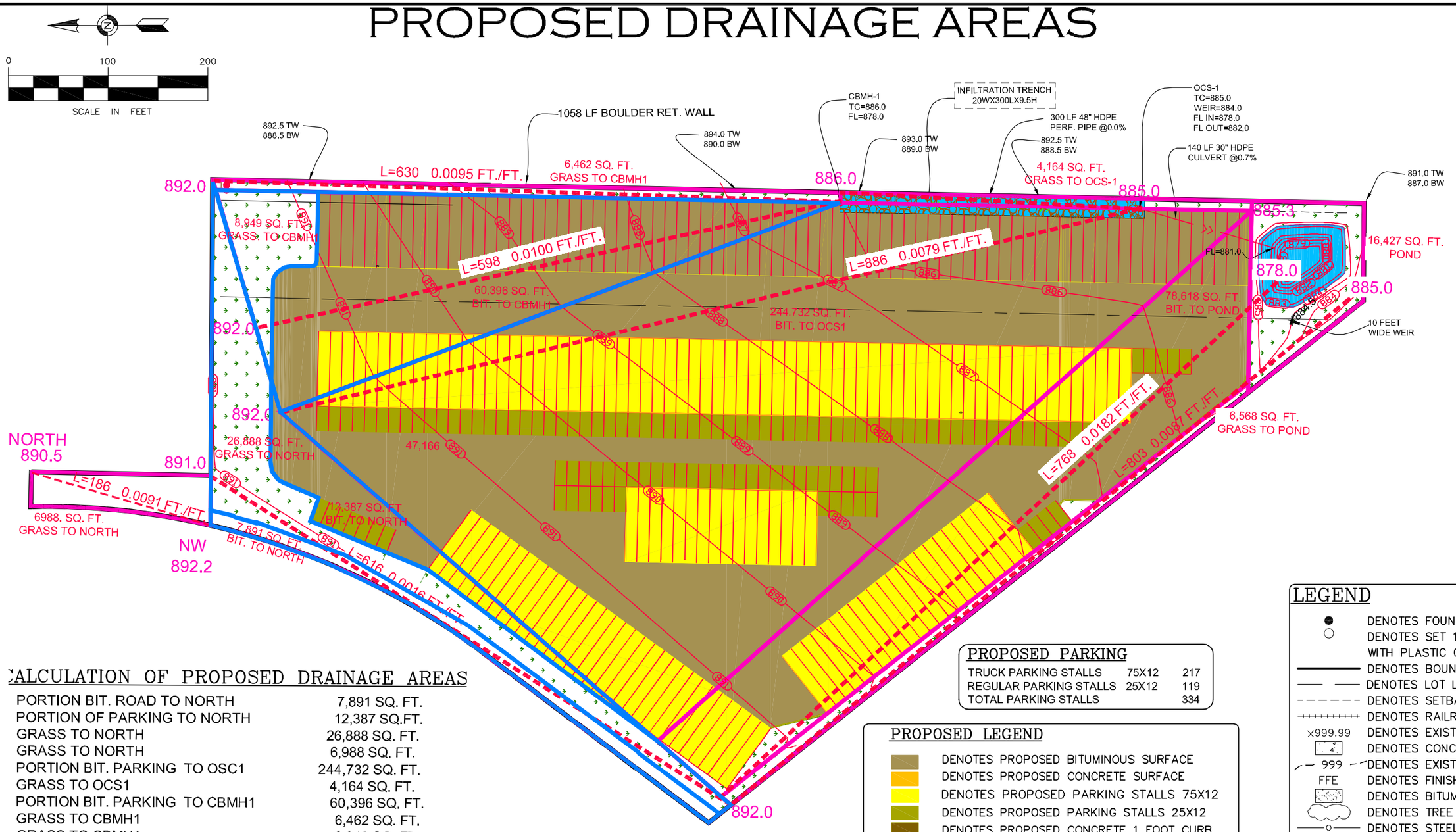
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Vlad Sivriver DATED: 12/13/2024

VLADIMIR SIVRIVER P.E.. NO. 25105

EXISTING DRAINAGE AREAS	FIELD WORK DATE: 09/26/2023	DRAWN BY: IS	PROJECT NO.: 23-146
LOCATION: 15861 JARVIS STREET NORTHWEST RAMSEY, MN 55330	FIELD BOOK NO.: EDS-15	CHECKED BY: VS	SHEET NO. C15

PROPOSED DRAINAGE AREAS



CALCULATION OF PROPOSED DRAINAGE AREAS

PORTION BIT. ROAD TO NORTH	7,891 SQ. FT.
PORTION OF PARKING TO NORTH	12,387 SQ.FT.
GRASS TO NORTH	26,888 SQ. FT.
GRASS TO NORTH	6,988 SQ. FT.
PORTION BIT. PARKING TO OSC1	244,732 SQ. FT.
GRASS TO OCS1	4,164 SQ. FT.
PORTION BIT. PARKING TO CBMH1	60,396 SQ. FT.
GRASS TO CBMH1	6,462 SQ. FT.
GRASS TO CBMH1	8,949 SQ. FT.
PORTION BIT. PARKING TO POND	78,618 SQ. FT.
GRASS TO POND	6,568 SQ. FT.
POND	16,427 SQ. FT.
DRAINAGE AREA	480,470 SQ. FT.
TOTAL LOT AREA	480,470 SQ. FT.

PROPOSED PARKING

TRUCK PARKING STALLS	75X12	217
REGULAR PARKING STALLS	25X12	119
TOTAL PARKING STALLS		334

PROPOSED LEGEND

- DENOTES PROPOSED BITUMINOUS SURFACE
- DENOTES PROPOSED CONCRETE SURFACE
- DENOTES PROPOSED PARKING STALLS 75X12
- DENOTES PROPOSED PARKING STALLS 25X12
- DENOTES PROPOSED CONCRETE 1 FOOT CURB
- DENOTES PROPOSED GRASS BUFFER
- DENOTES PROPOSED 1 FOOT GUTTER
- DENOTES PROPOSED TRAFFIC FLOW
- DENOTES PROPOSED RETAINING WALL
- DENOTES PROPOSED POND
- 999 DENOTES PROPOSED CONTOUR
- ×999.99 DENOTES PROPOSED GRADING SPOT ELEVATION

LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES BOUNDARY LINE
- DENOTES LOT LINE
- DENOTES SETBACK LINE
- DENOTES RAILROAD LINE
- ×999.99 DENOTES EXISTING SPOT ELEVATION
- DENOTES CONCRETE SURFACE
- 999 DENOTES EXISTING CONTOUR LINE
- FFE DENOTES FINISH FLOOR ELEVATION
- DENOTES BITUMINOUS SURFACE
- DENOTES TREE LINE
- DENOTES STEEL FENCE
- OE DENOTES OVERHEAD ELECTRIC
- DENOTES ELECTRIC POWER POLE
- (M) DENOTES MEASURED DISTANCE
- (P) DENOTES PLATTED DISTANCE
- S DENOTES SANITARY MANHOLE
- EM DENOTES ELECTRIC METER
- DENOTES DRAINAGE FLOW
- ET DENOTES ELECTRIC TRANSFORMER

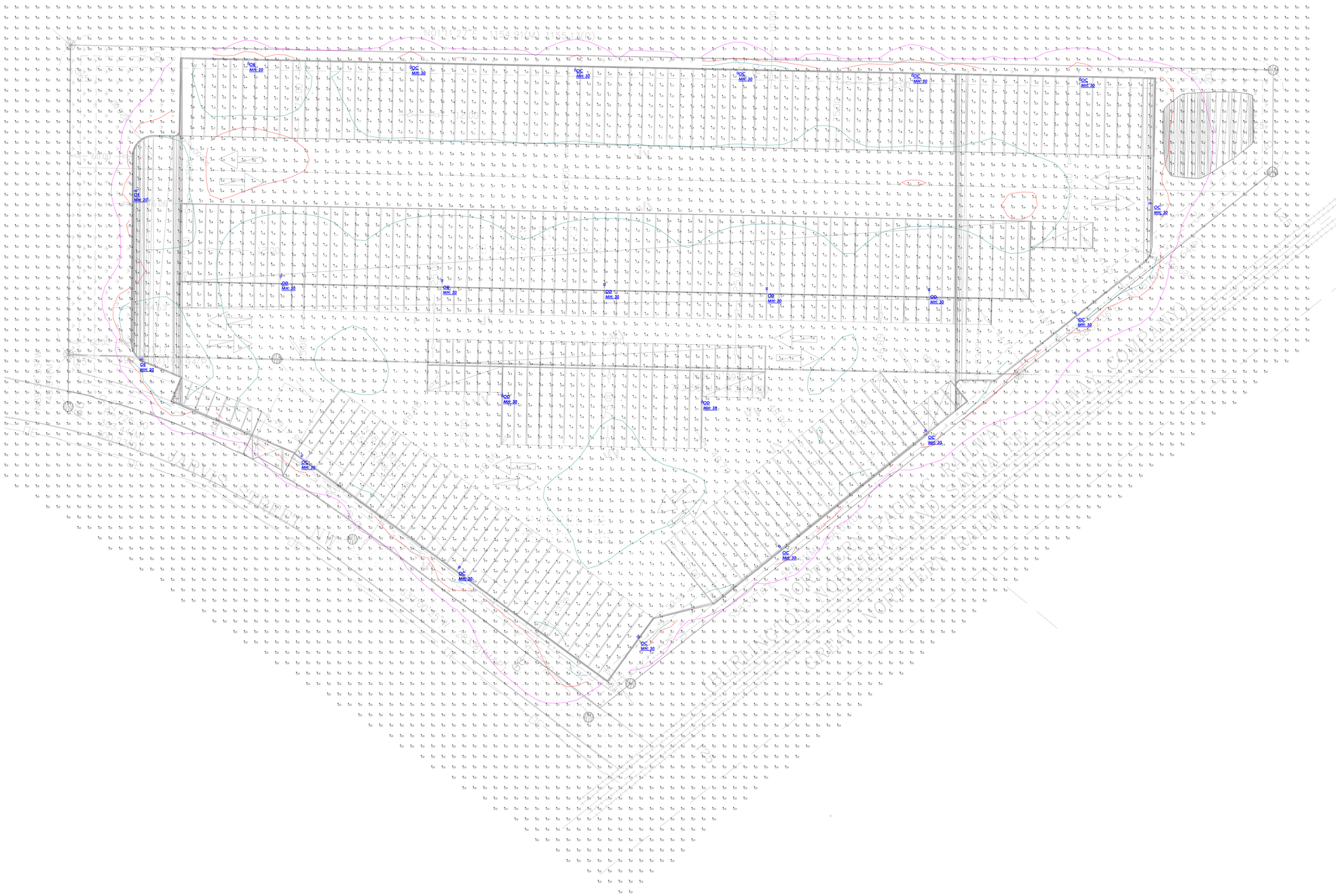
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LOCATION: 15861 JARVIS STREET NORTHWEST RAMSEY, MN 55330	FIELD BOOK NO.: EDS-15	CHECKED BY: VS	SHEET NO. C16



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING	Illuminance	Fc	1.62	8.3	0.2	8.10	41.50
SITE	Illuminance	Fc	0.07	3.8	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	13	OC	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-XL-PA4B-740-U-T4W-HSS (28' POLE WITH 2' BASE)	Single	28286	303	0.900
	8	OD	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-XL-PA4B-740-U-5WQ (30' POLE WITH 2' BASE)	Single	40868	303	0.900
	3	OE	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-XL-PA3A-740-U-T4W-HSS (18' POLE WITH 2' BASE)	Single	17617	172	0.900

1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Egress calc points @ 0" A.F.F.
6. Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

MLAZGAR ASSOCIATES
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NEW BERLIN, WI 53151
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www.mlazgar.com

MLAZGAR ASSOCIATES

#	Date	Comments

Revisions

RLMA Project #: 164682
Drawn By: EP
Date: 12/13/2024

Scale: 1" = 40'

PHOTOMETRIC SITE PLAN

NORTHSTAR PARKING
ELK RIVER, MN

Northstar Truck & RV Parking

Staff photos taken January 14, 2025



Photo 1. The site is behind the fence. Residential property is wooded.



Photo 2. The entryway off Jarvis St.



Photo 3. Looking northward from the entryway highlighting the fence.



Photo 4. Inside looking east at the berm on the Links at Northfork property.



Photo 5. Looking southeast at the berm.



Phot 6. Trailers and miscellaneous items.



Photo 7. Looking southeast with the railroad on the right.



Photo 8. The middle of the site with trucks, cars, and junk vehicles.



Photo 9. Looking north at the adjacent residential property

.

City of Elk River Ordinance _____
City of Ramsey Ordinance #25-04

The Cities of Ramsey and Elk River hereby ordain:

WHEREAS, Northstar Truck and RV Parking LLC owns land in the cities of Ramsey and Elk River described as:

Parcel 1 (Ramsey):
That part of the South 1155 feet of the West 297 feet of the Southwest Quarter of the Southwest Quarter of Section 18, Township 32, Range 25, Anoka County, Minnesota, lying North of the railroad right-of-way, excluding road, subject to easement of record.

Parcel 2 (Elk River):
That part of the Southeast Quarter of the Southeast Quarter of Section 13, Township 32, Range 26, Sherburne County, Minnesota, described as follows:
Beginning on the East line or said Section, 2.56 chains North or the Southeast corner thereof and at a point where said line is crossed by the Easterly line of the right-of-way of the St. Paul, Minneapolis & Manitoba Railway Company; thence North on section line 11.39 chains to center of road from State Road to Quarter post in said section line; thence South 47-1/2 degrees West to said Easterly line of said right-or-way; thence South 30 degrees East along said right-of-way to beginning.

Collectively, "Subject Properties;" and

WHEREAS, the Subject Properties cross the municipal and county borders; and

WHEREAS, the Subject Properties are guided Industrial in the Elk River 2040 Comprehensive Plan and Business Park in the Ramsey 2040 Comprehensive Plan;

WHEREAS, the property owner's business is consistent with each city's Comprehensive Plans, yet inconsistent with the current zoning classifications; and

WHEREAS, both Cities agree that it is in the best interest to have common and consistent land use regulations for the Subject Properties; and

WHEREAS, both Cities jointly adopt this ordinance in conformance with each City's Charter and other municipal regulations.

Section 1. Authority.

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

Section 2. Zoning Map Amendment.

Pursuant to Article VII – Planned Unit Developments of Ramsey City Code and Section 30-1564 of Elk River City Code, the Subject Properties are hereby rezoned from I-1 Light Industrial (Ramsey) and I3 General Industrial (Elk River) to PUD Planned Unit Development:

Section 3. Uses within the Planned Unit Development

3.1 The use of the property shall only be in conformance with uses described within this PUD.

3.2 Use of the property is a business use for parking of the following:

a. Semi-trucks, semi-trailers, and other delivery trucks;
b. Recreational vehicles, campers, motorhomes, and fifth-wheel trailers;
c. Boats; and
d. Personal vehicles related to a vehicle in a., b., or c. above.

3.3 The use of this property may not be used for any vehicles owned by a business holding a state dealer's license or any inoperable or unlicensed vehicle,

3.4 Outdoor storage of any products, equipment, materials, supplies, or debris is not permitted, except for snow removal equipment and supplies for the site in conformance with the applicable municipality's regulations.

Section 4. Site Development Standards

4.1 The site plan, grading and drainage plans, and landscape plan shall conform to the plan set dated ____ as prepared by Engineering Design & Surveying (EDS) and approved by each municipality's City Engineer for construction.

4.2 All subsequent modifications to the site improvements must be in conformance with each municipality's regulations.

Section 5. Site Performance Standards

5.1 All vehicles must be properly licensed.

5.2 In the event a gate is installed, access to the property must include key boxes for both Elk River and Ramsey Fire Departments.

5.3 A concrete stripe must be maintained along the city/county border in order to clarify any relevant jurisdictional issues.

Section 6. Memorialization.

Ramsey City Code Section 106-739 is amended to add "Northstar Truck and RV Parking" and this ordinance number to the list of approved Planned Units of Record.

Section 7. Summary

The following official summary of Ordinance #25-04 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance:

"Ordinance #25-04 rezones property from I-1 within the City of Ramsey and I3 within the City of Elk River to PUD and sets forth standards on the uses and site improvements thereon. The property is addressed 15861 Jarvis St. NW with Anoka County Parcel ID of 18-32-25-33-0002 and Sherburne County Parcel ID of 75-00013-4405."

PASSED by the City Council of the City of Ramsey, Minnesota, the ___ day of February, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

PASSED by the City Council of the City of Elk River, Minnesota, the ___ day of February, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

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

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

RESOLUTION #25-028

A RESOLUTION APPROVING A SITE PLAN REVIEW FOR NORTHSTAR TRUCK AND RV PARKING AT 15861 JARVIS STREET NORTHWEST

WHEREAS, The City of Ramsey received an application from Northstar Truck and RV Parking (the "**Applicant**") requesting a Planned Unit Development with a Site Plan Review approval on the property legally described as follows:

> *That part of the South 1155 feet of the West 297 feet of the Southwest Quarter of the Southwest Quarter of Section 18, Township 32, Range 25, Anoka County, Minnesota, lying North of the railroad right-of-way, excluding road, subject to easement of record.*
>
> (the "**Subject Property**").

WHEREAS, the **Subject Property** is zoned PUD, Planned Unit Development, which is a specialized zoning designation, and guided for business park uses in the 2040 Comprehensive Plan; and

WHEREAS, all principal uses within the PUD zoning district require a formal Site Plan Review from Planning Commission and City Council; and

WHEREAS, the **Applicant** appeared before the Planning Commission for a public hearing on January 23, 2025, that said public hearing was properly advertised; and

WHEREAS, the Planning Commission reviewed the Site Plan at their regular meeting on January 23, 2025, and recommended _____; and

WHEREAS, the City Council reviewed the request at their meeting on February 11, 2025.

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

That the Ramsey City Council hereby grants approval of the Site Plan for Northstar Truck and RV Parking on the **Subject Property** in accordance with relevant City Codes, subject to the following conditions:

1. Final legal form approved by the City Attorney.

2. That the **Applicant** enters into a Development Agreement with the City and provide the necessary sureties guaranteeing the work will be done according to plan and in a timely manner.

3. That the **Applicant** shall update plans based on Staff comments as noted in ProjectDox.

4. That the **Applicant** shall secure all other necessary permits from other applicable agencies, including the City of Elk River and the Lower Rum River WMO, and provide a copy of said permits to the City.

5. If a gate is to be added from the Jarvis Street NW entrance, fire department lock boxes for both the Ramsey and Elk River Fire Departments are required.

6. Landscaping on the adjacent golf course property must receive written permission.

7. All site improvements must be made according to plans dated ____ prepared by EDS and approved by the City Engineer.

8. All site improvements noted on said plans must be completed within one year of the date of approval of this resolution.

9. This Site Plan Review resolution is contingent upon rezoning of the Subject Property from I-1 to PUD.

Regular Planning Commission

Meeting Date: 01/23/2025

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

Information

Title:

Continue discussion on the Sign Code Update pertaining to Definitions for Wall, Freestanding, Temporary, and Other Types of Signage

Purpose/Background:

Ramsey's Sign Code (currently split between Chapter 117, Article II, Division 8, and the COR Framework) has been updated several times over the years as individual issues or topics have surfaced. Staff have noted several areas, mostly minor items, that need to be cleaned up, clarified, or rearranged. One of the major items that needs to be addressed is how to incorporate the signage regulations in the COR Framework into the rest of the City's Sign Code for consistency in application and administration.

The goals of updating the Code are the ease of use by property owners, developers, businesses, and staff:

- Consistency in terms and definitions
- Clear purpose and intent of the sign code
- Clear distinctions between what sign types and sizes are allowed in each zoning district
- Consistency with how the Sign Code is interpreted and administered
- Reorganization of Chapter 117 and the COR Framework language to eliminate redundancies and contradictions
- Streamline processes
- Create an improved Sign Code that is easier to read and understand for all users.

Following the Planning Commission's previous meetings on October 24th, November 21st, and December 19th, it was the consensus of the Commission to draft Code language pertaining to definitions for all types of signage for the Commission to review and give recommendations. The draft code is attached to this case for reference and review. The new sign code will be located in a new chapter, Chapter 108, of Ramsey City Code. All proposed code sections within Chapter 108 are preliminary. After all sections of the code have been drafted and reviewed, Staff will bring forward a comprehensive document for the Commission to review and make a formal recommendation to City Council.

Notification:

None required at this stage. A public hearing will be posted in the official newspaper when the entire proposed chapter is ready.

Funding Source:

The Sign Code Update is being handled through Staff's normal duties.

Recommendation:

Provide direction to Staff to develop clear, consistent, and simplified regulations for various types of signage in all zoning districts. If additional time is needed, the discussion of this topic can continue at a future meeting.

Outcome/Action:

Provide direction to Staff to develop clear, consistent, and simplified regulations for various types of signage in all zoning districts.

Attachments

Draft Code - Definitions

Sign Regulations - Chapter 117
Sign Regulations in the COR Framework

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	01/16/2025 03:52 PM

Form Started By: Adam Martin
Started On: 01/15/2025 08:11 AM
Final Approval Date: 01/16/2025

Black/Green Text = Carried over verbatim
Gold Text = Partially verbatim, paraphrased, or combined carried over paragraphs.
Red Text = Text deleted from a carried over paragraph
Blue Text = New text

Chapter 108 – Signs

Article I. In General

Sec. 108-105 – Definitions

If a word or term defined in this chapter appears in the text, its meaning may be construed as set forth in the definition of the word or term as found in this section, except where the context clearly indicates a different meaning. If a word is not defined herein, a term is defined by commonly used English language dictionaries.

Abandoned sign means a sign which no longer identifies or advertises a bona fide business, lesser, service, owner, product, or activity, and/or for which no legal owner or lesser can be found.

~~*Address sign* means identification numbers only, whether written or in numerical form.~~ (This definition was moved to Chapter 105 in 2023.)

Area identification sign means a freestanding or wall sign which identifies ~~a single-family or multifamily residential subdivision, a commercial development or an industrial park or office park and which is located on the same parcel as the development it identifies.~~ the name of any of the following:

(1) A residential subdivision;
(2) A multiple residential complex consisting of three or more structures;
(3) A business or industrial structure containing two or more independent concerns;
(4) A single business or industrial complex consisting of three or more separate structures existing on individual platted lots or as a planned unit development;
(5) A mobile home court;
(6) Any integrated combination of such developments or structures; or
(7) A shopping center.

Such signs shall identify an area or complex and may also name the principal business in the building or development.

~~*Advertising device sign*~~ *Attention-getting device* means any object or device that has as its purpose to promote, advertise, or sell a product or service obtainable on the premises upon which the ~~sign~~ object or device is located, and not to identify the premises.

Awning means a hood or cover which projects from the wall of a building.

Awning sign means a sign attached or affixed to an awning.

Banner means a sign made of fabric or non-rigid material with no enclosing framework.

Bench sign means a sign which is affixed to a bench.

Billboard means a sign which directs attention to a business, commodity, service, entertainment, or attraction sold, offered or existing elsewhere than upon the same lot or parcel where such sign is displayed.

Box cabinet sign means an exterior sign that is constructed to be substantially supported by a separate box-like structure, with each segment of the sign message attached to one or a group of supports, and with or without internal illumination.

Business directory sign means a sign which identifies the names of the specific businesses located in a shopping center or business or industrial park and which is located on the parcel of the center so identified.

~~*Business sign* means a sign relating in its subject matter to the parcel on which it is located, or to products, accommodations, services or activities on the parcel on which it is located.~~

Canopy means a permanent roof-like structure of rigid materials.

Canopy sign means a sign attached or affixed to a canopy.

~~*Attraction board manual*~~ *Changeable copy sign* means a sign on which the copy or message is changed manually rather than by automated or electronic means.

Channel letter means a custom-made metal or plastic letter, number, or symbol, with or without internal illumination, that is used in exterior signage.

Directional or instructional sign means a sign providing no advertising of any kind, which provides direction or instruction to guide persons to facilities intended to serve the public, including but not specifically limited to those signs identifying restrooms, public telephones, public walkways, affiliation with motor clubs, acceptance of designated credit cards, and other similar signs providing direction or instruction to persons using a facility but not including those signs accessory to parking areas.

Dynamic display means any characteristic of a sign that appears to have movement or that appears to change, caused by any method other than physically removing and replacing the sign or its components, whether the apparent movement or change is in the display, the sign structure itself, or any other component of the sign. This includes a display that incorporates a technology or method allowing the sign face to change the image without having to physically or mechanically replace the sign face or its components. This also includes any rotating, revolving, moving, flashing, blinking, or animated display and any display that incorporates rotating panels, LED lights manipulated through digital input or any other method of technology that allows the sign face to present a series of images or displays.

Eaves means the part of a roof that meets or overhangs the walls of a building.

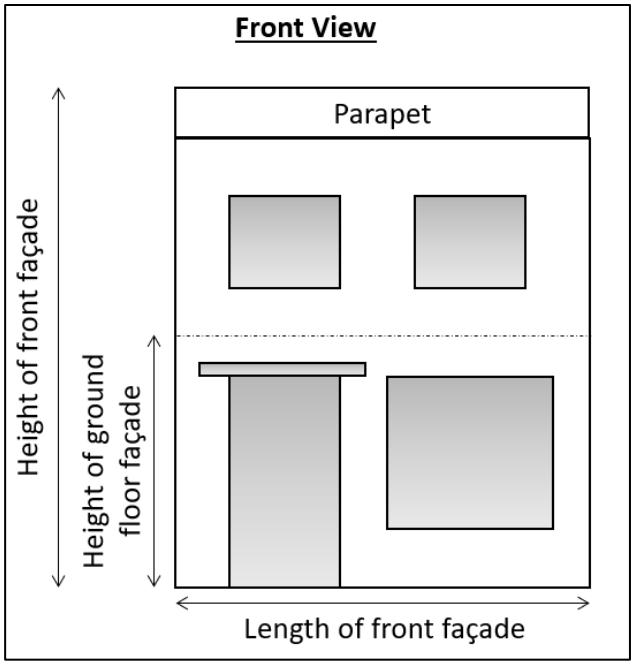
External illumination means illumination of a sign which is affected by an artificial source of light which is not contained within the sign itself.

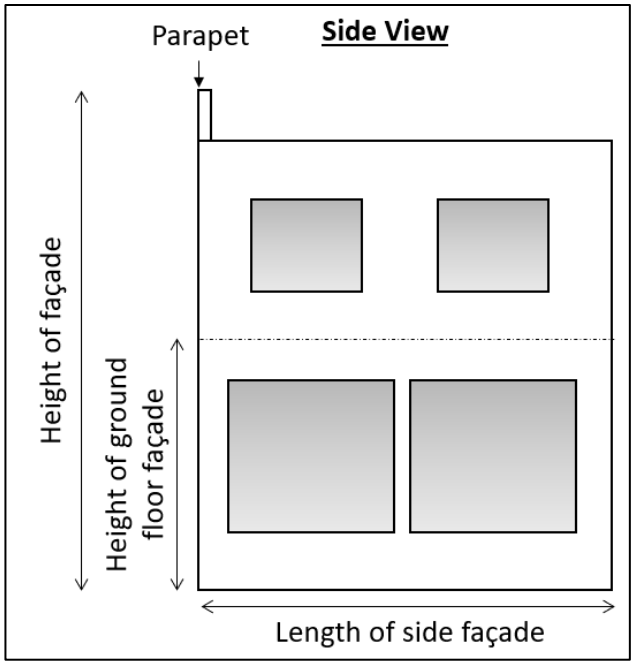
Feather sign means a freestanding temporary sign consisting of a piece of flexible cloth, plastic or other similar material that is attached lengthwise to a single pole and designed to flutter or wave in the wind.

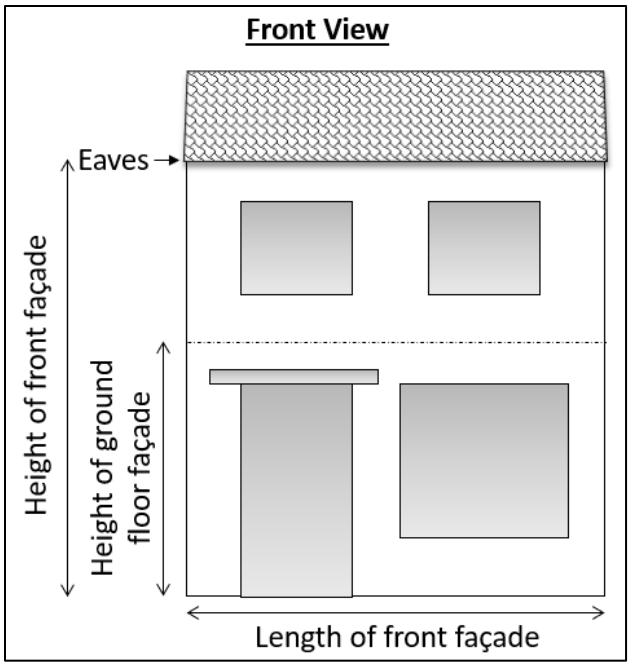
Flashing or scrolling signs or lights means a sign or lighting, other than a manual changeable copy sign, including dynamic display, which contains an intermittent or sequential flashing light source used primarily to attract attention.

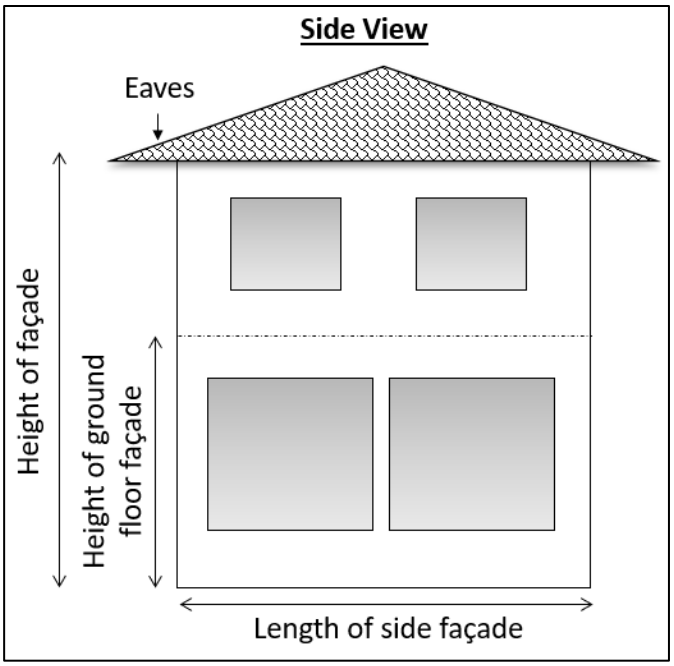
Freestanding sign means a sign that is self-supporting and affixed to a frame structure and not attached to a building. Freestanding signs include monument signs and pylon signs.

Front façade means the vertical face of a building oriented along or toward the street to which the building is addressed. The area of the front façade is calculated by multiplying the length of the wall facing the street, as measured from edge to edge along the grade adjacent to the building, by the height of that same wall, as measured from the average grade adjacent to the building to the top of the parapet or eaves, whichever is less.









Governmental sign means a sign which is erected by a governmental unit.

~~*Ground sign* means a sign supported by structures or supports or upon the ground and not attached or dependent for support from any building.~~

Highway 10 Signage Overlay District means a district for purposes of allowing additional signage in a specified area due to limited visibility created by overpasses on Highway 10, described as all commercially zoned property located within 750 feet of the centerline of Highway 10 between the eastern border of the City of Ramsey and the centerline of Llama Street. Parcels located within the COR Zoning District are excluded from this overlay district, as sign regulations for that district are located in a separate section of the City Code.

Illuminated sign means any sign which is illuminated by an artificial light source.

Mansard means a sloped roof or roof-like facade architecturally comparable to a building wall.

Marquee means a permanent roof-like structure of rigid materials supported by and extending from the facade of a building.

Monument sign means a freestanding sign not supported by exposed posts or poles which is architecturally designed and located directly at grade. ~~where the base width dimension is at least as wide as the sign.~~

Motion sign means any sign which revolves, rotates or has any moving parts.

Nameplate/identification sign means a sign which bears the name and/or address of the occupants of the building.

Nonconforming sign, illegal, means a sign which unlawfully existed prior to the adoption of the ordinance from which this chapter is derived.

Nonconforming sign, legal, means a sign which lawfully existed prior to the adoption of the ordinance from which this chapter is derived, but does not conform to the newly enacted requirements of this chapter.

~~*Sign, advertising*~~ *Off-premise sign* means a sign which directs attention to a business, commodity, service, activity or entertainment not necessarily conducted, sold or offered upon the premises where such sign is located.

Parapet means a low protective wall along the edge of a roof.

Pennants means attention-getting devices which resemble flags and are of non-permanent paper, cloth or plastic-like consistency.

Permanent sign means any sign which is not defined as a temporary sign.

Political sign means a temporary sign used in connection with any local, state or national election or referendum, as regulated by State law.

Portable sign means any sign designed to be removed and not permanently affixed to the ground or a structure or a building.

Projecting sign means any sign, all or any part of which extends beyond the surface of the building or wall by more than 16 inches.

Pylon sign means any permanent, freestanding sign mounted on posts or columns.

Raceway means a separate structure attached to a wall upon which channel letters can be mounted.

Roof sign means any sign erected upon the roof of a structure to which it is affixed.

Sign means any letter, word or symbol, device, poster, picture, statuary, reading matter, or representation in the nature of an advertisement, announcement, message or visual communication, ~~whether painted, posted, printed, affixed or constructed,~~ which is displayed ~~outdoors~~ to direct the attention of the public for informative or communicative purposes. Such communication located completely within an enclosed building and not exposed to view from a street shall not be considered a sign.

Sign area means that area within the marginal lines of the surface which bears the advertisement, or in the case of messages, figures or symbols attached directly to any part of a building, that area which is included in the smallest geometric shape which can be made to circumscribe the message, figure or symbol displayed thereon. The stipulated maximum sign area for a free standing or ground sign refers to a single facing.

Sign, maximum height of, means the vertical distance measured from the grade to the top of such a sign.

Sign, minimum height of, means the vertical distance measured from the nearest finished grade to the lower limit of such sign.

Temporary sign means a sign which is erected or displayed for a limited period of time. ~~and not affixed to a Minnesota State Building Code approved structure.~~

Wall sign means any sign which is affixed to or erected against a wall of any building, including signs with individual letters, box cabinets, channelized components, service bay identification signs, and signs on mansards.

Window sign means a sign installed inside a window, or any sign placed within a building for the purpose of being visible from the public right-of-way. This does not include merchandise on display.

DIVISION 8. SIGNS

Subdivision I. In General

Sec. 117-457. Purpose.

The purpose of this division is to protect and promote the general welfare, health, safety and order within the city through the establishment of a comprehensive and impartial series of standards, regulations and procedures governing the erection, use and/or display of devices, signs or symbols serving as a visual communicative media to persons situated within or upon public rights-of-way or properties. The provisions of this division are intended to encourage creativity, a reasonable degree of freedom of choice, an opportunity for effective communication and a sense of concern for the visual amenities on the part of those designing and displaying communicative media for the types regulated by this division, while at the same time assuring that the public health and welfare is not endangered.

(Code 1978, § 9.12.01; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-458. Substitution clause.

The owner of any sign that is otherwise allowed by this division may substitute noncommercial speech in lieu of any other commercial speech or noncommercial speech. The owner of any sign that is otherwise allowed by this division may substitute commercial speech in lieu of any other commercial speech or noncommercial speech. This substitution of copy may be made without any additional approval or permitting. The purpose of this division is to prevent any inadvertent favoring of commercial speech over noncommercial speech, favoring of noncommercial speech over commercial speech, favoring any particular commercial speech over any other commercial speech, or favoring of any particular noncommercial speech over any other noncommercial speech. This division prevails over any more specific provision to the contrary.

Sec. 117-459. Variations.

Request for variations from the provisions of this division shall be processed by the applicant applying to the zoning administrator for a conditional use permit, which conditional use permit procedure shall be as prescribed in section 117-50.

(Code 1978, § 9.12.24; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-460. Conflict.

If any portion of this division is found to be in conflict with any other provision of any zoning, building, fire, safety or health ordinance of the city, the provision that establishes the higher standard shall prevail.

(Code 1978, § 9.12.25; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-461. Violations.

(a) When, in the opinion of the zoning administrator, a violation of this Code exists, the zoning administrator shall issue a written order to either the owner of the sign, or the owner of the property, or tenant leasing the property, on which the sign is placed. The order shall specify those sections of this Code involved, describe the violation and shall direct that the violation be corrected within five days from the date of the order, unless otherwise specified by the zoning administrator. If the violation is not corrected, the violation will be penalized through the administrative citation or removal, whichever is appropriate.

(b) If the zoning administrator or building official finds that a sign is abandoned or is structurally, or electrically defective, or in any way endangers the public, the zoning administrator or building official shall issue a written order to the owner of the sign and occupant of the premises stating the nature of the violation and requiring repair or removal of the sign within 60 days of the date of the order.

(Code 1978, § 9.12.21; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-462. Removal of signs by the zoning administrator.

(a) The zoning administrator may cause the removal of any illegal sign, any sign remaining after a business permanently closes, or any sign not properly maintained in cases of emergency, or after failure to timely comply with written orders for removal or repair. After removal or demolition of the sign, a notice shall be mailed to the sign owner and owner of the property where the sign was located stating the nature of the work and the date on which it was performed and demanding payment of the costs as certified by the zoning administrator together with an additional 50 percent for inspection and incidental costs.

(b) If the amount specified in the notice is not paid within 30 days after mailing of the notice, it shall become a lien against the parcel where the sign was located and shall be certified as an assessment against the property together with ten percent interest for collection in the same manner as the real estate taxes.

(c) The owner of the parcel upon which the sign is located shall be presumed to be the owner of all signs thereon unless facts to the contrary are brought to the attention of the zoning administrator.

(d) In case of emergency, the zoning administrator or building official may cause the immediate removal of a dangerous or defective sign without notice. Signs removed in this manner must present a hazard to the public safety as defined in the state building code.

(Code 1978, § 9.12.22; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-463. General restrictions.

(a) *Address sign.* One address sign shall be required per main building in all districts.

(b) *Bench sign.* Bench signs shall be permitted only at bus stops.

(c) *Ground sign.* A ground sign shall not project higher than 25 feet as measured from base of sign or grade of the nearest adjacent roadway, whichever is lower. Any ground sign within 50 feet of any intersection of street right-of-way lines and/or driveway entrances shall have a minimum vertical clearance of 12 feet above the centerline of the pavement unless it can be shown that it can comply with subsections (e)(2)a and b of this section.

(d) *Canopies or marquees.* Canopies and marquees shall be considered to be an integral part of the structure to which they are an accessory. Signs may be attached to a canopy or marquee, but such structures shall not be considered as part of the wall area and thus shall not warrant additional sign area.

(e) *Location.*

(1) No sign other than governmental signs shall be erected or temporarily placed within any street or public right-of-way or upon any public easement.

(2) A permit for a sign to be located within 50 feet of any street or highway regulatory or warning sign, or any traffic sign or signal, or of any crossroad or crosswalk, will not be issued unless:

a. The sign will not interfere with the ability of drivers and pedestrians to see any street or highway sign, or any traffic sign or signal, or any crossroad or crosswalk; and

b. The sign will not distract drivers nor offer any confusion to any street or highway, sign, or any traffic sign or signal.

(3) A sign shall not be located so as to extend over any lot line or within 15 feet of any point of vehicular access from a parcel to a public roadway.

(f) *Dynamic display and illumination.*

(1) Based on findings conducted by scientific studies, the city finds that dynamic displays should be allowed on signs with appropriate regulation in order to minimize their proliferation and their potential threats to public safety.

(2) Regulations. Dynamic displays on signs are subject to the following conditions:

a. Size. On-premise signs may include dynamic displays. Dynamic display signs shall not exceed the size allowed by this chapter. Dynamic displays are not in addition to the size allowed for static signs.

b. Frequency of display change. A dynamic display may not change more often than once every three seconds, and no part of the display may include flashing or scrolling text. The images display must be static, and the transition from one display to another must be instantaneous without special effects. The dynamic display shall not be allowed to project full-motion video. Subtle transition animations shall be allowed.

c. Brightness. No sign may be brighter than is necessary for clear and adequate visibility, or that it interferes with the effectiveness of a traffic sign or signal, or that it distracts a driver from motor vehicle operation.

d. Troubleshooting. Dynamic displays must be designed and equipped to freeze the device in one position if a malfunction occurs. The display must also be equipped with a means to immediately discontinue the display if it malfunctions, and the sign owner must immediately stop the dynamic display when notified by the city that it is not complying with the standards of this section.

(g) *Institutional and recreational identification sign.* One wall and/or ground sign shall be permitted to identify the civic, philanthropic, educational, public or religious organization or recreational use occupying the parcel. There shall not be more than one ground sign for each parcel. The gross surface area of a ground sign shall not exceed 100 square feet for each exposed face nor exceed an aggregate gross surface area of 200 square feet. Such facilities having more than one point of entrance or street frontage may erect secondary identification signs not to exceed 50 square feet for each exposed face at the additional entrance points or street frontages.

(h) *Institutional attraction boards.* There shall not be more than one institutional attraction board for each principal building and it may be either wall or ground type or constructed as a part of the institutional

identification sign. The gross surface area of an attraction board shall not exceed 50 square feet for each exposed face nor exceed an aggregate gross surface area of 100 square feet. An attraction board shall not be located so as to extend over any lot line or within 15 feet of any point of vehicular access from any parcel to a public roadway. Attraction boards shall not exceed 15 feet in height as measured from the base of the sign or building to which the sign is to be affixed or the grade of the nearest adjacent roadway, whichever is higher.

(i) *Pennants.* The use of pennants is permitted in any commercial district provided the pennants are securely anchored and maintained in good repair, including replacement or removal when weather damage is evident. The zoning administrator, or his designee, shall have the authority to identify and notify property owners and/or occupants of the parcel on which the pennants have been determined to be in violation of this Code. Failure to remove or replace the pennants within ten days of notification shall be sufficient cause for the zoning administrator or his designee to remove said pennants. The property owner shall be billed for all costs incurred by the city in administering this subdivision.

(j) *Banners.* The use of banners is permitted in any commercial district as permanent wall signage provided the banner is securely anchored and maintained in good repair, including replacement or removal when weather damage is evident. The square footage dedicated to banners is limited to 50 percent of the total square footage allowance for wall signs. Facilities choosing to utilize wall banners in addition to other permanent wall signage shall be required to obtain a separate sign permit for the maximum square footage allowed for banners and payment of the permanent sign fee.

(k) *Flags.* The display of flags shall be permitted in all districts. However, the total square footage area of any flags used as advertising copy or as attention getting devices for commercial purposes shall be considered as permanent signage and counted towards the total allowable sign area permitted by this section for the parcel on which the flag is displayed. Flag height is restricted to 25 feet.

(l) *Directional signs.* Directional or instructional signs are restricted to on-site direction and instruction, with the exception of governmental signs, temporary real estate signs and public event signs, and shall not exceed four square feet in size. Such signs shall only provide direction or instruction to guide persons to facilities intended to serve the public.

(m) *Maintenance.*

(1) The surface and structure of all signs must be kept refinished as necessary to prevent the sign surface from becoming unkempt in appearance. The zoning administrator shall use the following guidelines to determine if the sign is unkempt: evidence of rust, peeling paint, structural damage, message damage, and/or weathering.

(2) When any sign for which a permit is required is removed, the zoning administrator shall be notified and the entire sign and its components shall be removed.

(3) The permit owner shall be responsible for all of the requirements of this section, including the liability for expense of removal and maintenance incurred by the city.

(n) *Sign content.* No sign shall contain obscene images or statements in violation of Minn. Stats. § 617.241.

(Code 1978, § 9.12.03; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008; Ord. No. 12-20, § 1, 11-27-2012)

Sec. 117-464. Prohibited signs.

(a) *"A" frame or sandwich board signs.* "A" frame or sandwich board signs are prohibited.

(b) *Advertising device signs.* Advertising device signs are prohibited except as provided for in section 117-465.

(c) *Whirling devices, searchlights, streamers, balloons and other gas-filled figures.* Whirling devices, searchlights, streamers, balloons, and other gas filled figures, are prohibited except as a temporary sign as provided for in section 117-465.

(d) *Flashing or scrolling signs, devices or lights.* Flashing signs, devices, or lights are not permitted in any district except as provided for in section 117-463(f).

(e) *Portable signs.* Portable signs are prohibited except as temporary signs as provided for in section 117-465.

(f) *Projecting signs.* No projecting sign shall be permitted in any district.

(g) *Roof signs.* Roof signs are prohibited in any zoning district.

(h) *Signs on parked vehicles.* Signs painted or mounted on or attached to vehicles, trailers or equipment where the apparent primary purpose of the vehicle or equipment is to display said sign are prohibited. However, this is not in any way intended to prohibit signs placed on or affixed to vehicles and trailers, such as lettering on motor vehicles, where the sign is incidental to the primary use of the vehicle, trailer and/or any other type of mobile equipment.

(i) *Signs on trees and utility poles.* Signs which are attached or otherwise affixed to trees or other vegetation or utility poles are prohibited.

(j) *Signs painted on walls.* Signs painted on an exterior wall, fascia, parapet or a chimney of a building or on a fence are prohibited.

(k) *Signs which imitate traffic control devices.* Signs which imitate, interfere with, obstruct the view of, or can be confused with any authorized traffic control sign, signal, or other device are prohibited.

(l) *Billboards.* No billboards shall be permitted in any zoning district of the city, except as otherwise provided in this division and except that off-premise signs may be located on adjacent parcels or at shared entrances. Shared entrances shall be encumbered by a recordable easement, filed with the Anoka County Recorder.

(Code 1978, § 9.12.04; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008; Ord. No. 12-20, § 1, 11-27-2012)

Sec. 117-465. Temporary signs.

(a) Temporary signs are defined as signs which are erected or displayed for a limited period of time and not affixed to a state building code approved structure. A sign is considered temporary if it is not intended to remain on the property permanently and has not received a permanent sign permit and/or is not intended to be constructed per the state building code.

(1) *Duration.* Temporary signs shall be permitted for up to six weeks per year per parcel, or per business on multitenant business parcels. The six-week limit may be extended up to four weeks if there have been no sign violations in the past year by the entity who erects the sign.

a. *Temporary Highway 10 construction provision (city-wide).* The timeframes described above shall be permitted up to 12 weeks and may be extended in eight-week periods if there have been no sign violations in the past year by the entity who erects the sign and if the sign is in good repair. This temporary provision expires on December 31, 2025.

(2) *Location.* Temporary signs must be located fully on private property, with the permission of the property owner. The city will remove any signs in the public right-of-way, or erected without permission from the property owner.

(3) *Number.* All properties are limited to two temporary signs per parcel. In locations where there are multiple businesses on one parcel (a multitenant facility), three signs are permitted.

(4) *Size.* Temporary signs shall be limited to 50 square feet in size.

(5) *Permits and fees.* All temporary signs shall be required to obtain a temporary sign permit. The temporary sign permit application shall specify the exact times and dates the temporary sign is to be erected, the size of the sign, the location of the sign, contact information, and other information deemed necessary by the zoning administrator to determine that the temporary sign is erected within applicable code. The temporary sign permit shall be clearly displayed on the temporary sign. The fee for the temporary sign permit shall be established by ordinance as part of the rates and charges. The fee shall only be collected for the first permit per parcel or per business in a multi-tenant facility. The provisions of this division apply to all temporary signs, and appropriate penalties for violations will be assessed, as outlined in section 117-461.

a. *Exemptions from temporary sign Permit.* Signs less than 15 square feet in size and all temporary signs in residential districts (R-1 Residential, R-2 Residential, R-3 Residential) are exempt from temporary sign permitting requirements.

(6) *Dynamic display.* Temporary signs may consist of dynamic display, provided all standards of section 117-463(f) are complied with.

(b) Balloons, gas filled figures, streamers, whirling devices and revolving searchlights or any such attention-getting device that is not specifically a sign may be permitted up to four weeks per year, for one week at a time.

(Code 1978, § 9.12.05; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008; Ord. No. 10-11, § 2, 7-27-2010; Ord. No. 12-20, § 1, 11-27-2012; Ord. No. 23-19, § 2, 1-9-2024)

Secs. 117-466. Other temporary signs.

(a) *Real estate signs.* One temporary real estate sign constructed of durable materials located on the premises is permitted for sale or lease of building or vacant lot for each street frontage.

(b) *Construction signs.* One temporary construction sign constructed of durable materials located on the premises is permitted on each street frontage of a development under construction.

(Ord. No. 12-20, § 1, 11-27-2012)

Secs. 117-467. Unified development signs.

(a) *General provisions.* A unified development is a development that consists of multiple parcels of similar zoning district and bound by major roadways consisting of arterial or collector designation or higher. Signs for multi-tenant commercial and employment developments may be erected to include off-premise copy under the following conditions:

(1) The sign must identify the development at the top of the sign and may include provisions for individual users within the development.

(2) The sign must be located within 500 feet of the development and may not be separated from the development by an arterial road.

(3) The sign must not exceed 250 square feet per face (500 square feet aggregate) and 30 feet in height.

(4) The sign may include dynamic display not to exceed 100 square feet per face (200 square feet aggregate).

(5) The sign will not be included in the total signage permitted for the property in which it is located.

(6) The general location of area identification signs for commercial and employment districts must be approved by the planning commission as part of a master sign plan approved as part of site plan approval.

(Ord. No. 12-20, § 1, 11-27-2012)

Sec. 117-468. Off-premise digital billboard signs.

(a) *Findings, purpose, and intent.* The city council finds it necessary for the promotion and preservation of the health, safety, welfare, and aesthetics of the community that the construction, location, size, conspicuity, brightness, legibility, operational characteristics, and maintenance of off-premises digital billboard signs be controlled. Off-premises digital billboard signs have a direct and substantial impact on traffic safety, pedestrian safety, community aesthetics and property values. If left uncontrolled, off-premises digital billboard signs, designed to catch the eye of persons in their vicinity and hold it for extended periods of time, including video display signs, constitute a serious traffic safety threat. The city council intends by this subsection to establish a legal framework for off-premises digital billboard sign regulation in the city to facilitate an easy and agreeable communication between people while protecting and promoting the public health, safety, welfare and aesthetics of the community. It is not the purpose or intent of this subsection to prefer or favor commercial messages or speech over noncommercial messages or speech or to discriminate between types of noncommercial speech or the viewpoints represented therein. Rather, the purpose of the off-premises digital billboard sign regulations promulgated in this subsection is:

(1) To eliminate potential hazards to motorists and pedestrians using the public streets, sidewalks, and rights-of-way;

(2) To safeguard and enhance property values;

(3) To control nuisances;

(4) To preserve and improve the appearance of the city through adherence to aesthetic principles, in order to create a community that is attractive to residents and to nonresidents who come to live, visit, work, or trade;

(5) To eliminate excessive and confusing sign displays;

(6) To encourage signs which by their design are integrated with and harmonious to the surrounding environment and the buildings and sites they occupy;

(7) To maintain the character of the mainstreet core downtown but allow local businesses the opportunity to reach a wider audience by advertising along Highway 10; and

(8) To promote the public health, safety, and general welfare.

(b) *Location of off-premises digital billboard signs.* Notwithstanding anything to the contrary contained within this Code, off-premises digital billboard signs may be located only within the off-premises digital billboard sign overlay district. Off-premises digital billboard signs are prohibited in all zoning districts of the city other than the off-premises digital billboard sign overlay district. Off-premises digital billboard signs located in the off-premises digital billboard sign overlay district must comply with all Code requirements for permitted off-premises digital billboard signs.

(1) *Permitted districts.* The off-premises digital billboard sign overlay district shall commence along Highway 10 within 250 feet of the Highway 10 centerline within the Ramsey city limits. Off-premises digital billboard signs are not allowed in any residential or planned unit development (PUD) zoning district.

(2) *Number of off-premises digital billboard signs.* A total of three off-premises digital billboard signs shall be permitted within the entirety of the off-premises digital billboard sign overlay district.

(3) *Separation distance between off-premises digital billboard signs.* Off-premises digital billboard signs shall have a separation distance of at least two miles between each site in which they are located.

(4) *Size.* Off-premises digital billboard signs shall not exceed 700 square feet in surface area per sign surface.

(5) *Number of surfaces.* Off-premises digital billboard signs shall not contain more than two sign surfaces. Said sign surfaces shall face in opposite directions with an interior angle not to exceed 45 degrees.

(6) *Height.* Off-premises digital billboard signs shall not exceed 50 feet in height as measured from the established grade of the site upon which the off-premises signs and digital billboards is located.

(7) *Conditional use.* Off-premises digital billboard signs shall be processed in accordance with the procedures established for conditional use permits in section 117-51.

(c) *Off-premises digital billboard sign overlay district performance standards:* The off-premises digital billboard sign overlay district is hereby established as a separate zoning district within the city. Within the off-premises digital billboard sign overlay district, off-premises digital billboard signs are permitted subject to the following conditions:

(1) No off-premises digital billboard signs shall be erected that, by reason of position, shape, movement, or color, interferes with the proper functioning of a traffic signal or which constitutes a traffic hazard.

(2) Off-premises digital billboard signs shall not be located so as to extend over any property line or within a drainage and utility easement, or within 15 feet of any point of vehicular access from a parcel to a public roadway.

(3) Off-premises digital billboard signs must have an architecturally enhanced base.

(4) Off-premises digital billboard signs must have minimum display duration of seven seconds. Such display shall contain static messages only; change from one static message to another shall be instantaneous without any special effects, through dissolve or fade transitions, or with the use of another subtle transition technique that does not have the appearance of moving text or images.

(5) Off-premises digital billboard signs must be rectangular in shape and all messages must be contained within the off-premises digital billboard frame.

(6) All off-premises digital billboard signs shall have ambient light monitors installed as part of the off-premises digital billboard sign and shall, at all times, allow such monitors to automatically adjust the brightness level of the electronic sign based on light conditions.

(7) Off-premises digital billboard signs shall meet the following brightness standards:

a. Off-premises digital billboard signs shall not exceed 7,500 nits (candelas per square meter) between the hours of civil sunrise and civil sunset and shall not exceed 500 nits (candelas per square meter) between the hours of civil sunset and civil sunrise as measured from the face of the sign. The light level shall not exceed 0.3-foot candles above ambient light as measured from a pre-set distance depending on sign size. Measuring distance shall be determined using the following equation: the square root of the message center sign area multiplied by 100. Example: 12 square foot sign $\sqrt{(12 \times 100)} = 34.6$ feet measuring distance.

(8) Off-premises digital billboard signs shall have a fully functional monitoring off switch system that shuts the dynamic display off-premises sign off when the display deteriorates, in any fashion, five percent or greater until the dynamic display sign has been repaired to its fully functional factory specifications.

(9) Off-premises billboard signs must be part of the State of Minnesota's public safety alert system.

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

(Ord. No. 22-19, § 2, 6-28-2022)

Secs. 117-469—117-483. Reserved.

Subdivision II. Permit

Sec. 117-484. Required; exemptions.

(a) All permanent signs shall obtain a permit prior to installation. This permit is reviewed by the zoning administrator and the building official, or their assigns, for conformance with the regulations described herein. Temporary signs shall obtain a permit in accordance with section 117-465.

(b) Exemptions. The exemptions permitted by this section shall apply only to the requirement of a permit and fee and shall not be construed as relieving the installer of the sign, or the owner of the property upon which the sign is located, from conforming with the other provisions of this division.

(1) A window sign not exceeding 30 percent of the window area.

(2) Holiday decorations temporarily displayed on traditionally accepted civic, patriotic, or religious holidays.

(3) On-premises address or nameplate identification signs having a sign area of four square feet or less.

(4) Memorial plaques or tablets, grave markers, statutory, or other remembrances of persons or events that are noncommercial in nature.

(5) Interior signs which are fully located within the interior of any building or stadium, or within an enclosed lobby or court of any building, or in the lobby or entrance of any theater which are intended solely for information relating to the interior operation of the building in which they are located.

(6) Pennants.

(7) Noncommercial speech signs, as exempted in the Minnesota Statutes.

(Code 1978, §§ 9.12.14, 9.12.16; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008; Ord. No. 10-11, § 2, 7-27-2010)

State law reference(s)—Exemptions for noncommercial signs, Minn. Stats. § 211B.045.

Sec. 117-485. Application.

Application for permits shall be made upon forms provided by the zoning administrator and shall state or have attached thereto the following information:

(1) The names, addresses, and telephone numbers of the applicant, the owner of the parcel on which the sign is to be erected or affixed, the owner of the sign, and the person to be erecting or affixing the sign.

(2) Type of sign.

(3) Type of construction materials to be used.

(4) Location of building, structure or parcel to which, or upon which, the sign is to be attached or erected.

(5) Position of the sign or other advertising structures in relation to the nearest buildings, structures, public streets, rights-of-way and property lines, along with location and square footage areas for all existing signs on the same premises. The drawing showing such position shall be prepared "to scale."

(6) Blueprint or ink drawing of the plans and specifications, and method of construction or attachment to the building or in the ground, including all dimensions, locating all light sources, wattage, type and color of lights and details of any light shields or shades.

(7) Copy of stress sheets and calculations, showing the structure is designated for dead load and wind velocity in the amount required by this division and all other ordinances of the city, if required by the zoning administrator or building official. The zoning administrator or building official may require additional information concerning safety.

(8) An agreement with the city which would authorize and direct the city to remove the sign and sign structure, at the expense of the applicant, where maintenance is required and the maintenance is not furnished, but only after a notice of 60 days specifying the maintenance required by the city.

(Code 1978, § 9.12.17; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008;)

Sec. 117-486. Administration.

The zoning administrator shall process applications for permits. The building official is empowered, upon presentation of proper credentials, to enter or inspect any building, structure, or parcel in the city for the purpose of inspection of a sign and its structural and electrical connections to ensure compliance with all applicable codes and ordinances.

(Code 1978, § 9.12.20; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-487. Permit issuance or denial.

(a) The zoning administrator shall issue a permit for the erection, alteration, or relocation of a sign within 14 days of receipt of a completed application and nonrefundable application fee provided that the sign complies with all applicable laws and regulations of the city.

(b) When a permit is denied, written notice shall be provided to the applicant along with a brief statement of the reasons for denial. The zoning administrator or building official may suspend or revoke an issued permit for any false statement or misrepresentation of fact in the application.

(Code 1978, § 9.12.18; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-488. Permit fees.

The permit fee for permanent and temporary signs shall be as provided by ordinance.

(Code 1978, § 9.12.15; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

State law reference(s)—Fees, Minn. Stats. § 462.353, subds. 4, 4a.

Sec. 117-489. Fee refunds and permit expiration; commencing work without permit.

(a) If an issued permit is withdrawn by the applicant within 90 days of issuance, and if no inspections have been made and no work authorized by the permit has been performed, 50 percent of the permit fee may be refunded to the applicant.

(b) A permit issued by the zoning administrator becomes null and void if work is suspended or abandoned or not completed within six months of issuance, but may be reinstated with an additional payment of one-half of the original fee.

(c) Any sign installed or placed on any parcel prior to receipt of a permit, the specified permit fee shall be doubled. However, the payment of the doubled fee shall not relieve any person of any other requirement or penalties prescribed in this section.

(Code 1978, § 9.12.19; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Secs. 117-490—117-516. Reserved.

Subdivision III. District Regulations

Sec. 117-517. District regulations.

In addition to those signs permitted or required in all districts as described in sections 117-463 and 117-465, the following signs are permitted in each specific district and shall be regulated as to size, location and character according to the requirements herein set forth.

(Code 1978, § 9.12.06; Ord. No. 94-02, 2-28-1994; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-518. Residential type districts.

(a) *Area identification signs.* One sign per vehicular access to a development, not to exceed 32 square feet in area is permitted.

(b) *Temporary signs.* Temporary signs are permitted in accordance with section 117-465.

(c) *Home occupation signs.* Home occupations signs may be permitted in accordance with section 117-351.

(Code 1978, § 9.12.07; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-519. Business type districts.

(a) *Business use signs.*

(1) *Wall, canopy or marquee sign.* Total sign area may not exceed 15 percent of the front building facade. Businesses in multitenant buildings shall be allowed the proportionate share of the total wall sign area. The total wall signage permitted may be distributed on any other building facade. Sign height shall not exceed the top of the parapet wall or, if no parapet wall, sign height shall not exceed the height of the eaves. A wall, canopy or marquee sign may be located on the outermost wall of any principal building but shall not project more than 16 inches from the wall to which the sign is to be affixed. The gross surface area of a wall, canopy or marquee sign may be increased by ten percent if such wall sign:

a. Consists only of individual, outlined alphabetic, numeric and/or symbolic characters without background except that provided by the building surface to which the sign is to be affixed; and

b. Illumination, if any, is achieved through shielded illumination, shielded silhouette lighting, or shielded spot lighting but not any lighting where the light source is visible or exposed on the face or sides of the characters.

(2) *Ground sign.* There shall not be more than one ground sign for each parcel or per road frontage on parcels with more than one road frontage, not to exceed an aggregate of two ground signs. The gross surface area of a ground sign shall not exceed 100 square feet for each exposed face nor exceed an aggregate gross surface area of 200 square feet. For parcels qualifying for two ground signs, the second ground sign shall not exceed 50 square feet for each exposed face nor exceed an aggregate gross surface area of 100 square feet and may not exceed 12.5 feet in height as measure in section 117-463(c) of this section.

(3) *Service bay identification signs.* Service bay identification signs providing direction or instruction to persons using the facility and containing no advertising material of any kind shall be subject to the following:

a. All service bay identification signs shall be wall signs.

b. There shall not be more than one service bay identification sign for each service bay located on the parcel.

c. A service bay identification sign may be located on the outermost wall of any principal building adjacent to a service bay entrance.

d. A service bay identification sign shall not project higher than the parapet line of the wall to which the sign is to be affixed.

(4) *Fuel pump island identification sign.* Fuel pump island identification signs indicating the type of service offered; the price of gasoline; and other relevant information, within reason, pertaining to the facility; or direction to persons using the facility shall be subject to the following: The gross surface area of a service island identification sign shall be counted against the maximum allowable sign area for the subject parcel.

(5) *Menu board.* Menu board for drive-up or walk-up lane of a drive-in business are allowed up to a maximum of 50 square feet of total signage. Menu boards are allowed a message on one side only and cannot contain an advertising message.

(6) *Directional signs.*

a. Directional or instructional signs are permitted in accordance with section 117-463(l).

b. Parking lot directional signs designating parking area entrances and exits are limited to one sign for each entrance and/or exit and shall not exceed four square feet for each exposed face. Parking lot directional signs shall not project higher than five feet in height, as measured from the established grade of the parking area to which such signs are accessory.

c. Parking lot instructional signs designating the conditions of use or identifying parking areas shall not exceed eight square feet and shall not project higher than ten feet in height for wall signs and seven feet in height for ground signs, as measured from the established grade of the parking area to which such signs are accessory.

d. Window signs are restricted to 30 percent of the area of the window in which the sign is to be displayed.

(b) *Shopping center signs.* In accordance with section 117-54, the developer shall submit a sign plan for approval, drawn to scale with elevations, at the time application is made for site plan approval. The sign plan shall include but not be limited to the following information: number of signs, type of signs, sign sizes, type of construction materials, sign messages, and proposed sign locations.

(c) *Permitted freestanding signs* under previous section 117-519(a) (business use signs), and located within the Highway 10 Signage Overlay District as defined by this section and not further regulated by the Mississippi River Corridor Critical Area Overlay District, shall be allowed to a height of not more than 75 feet and an area of not greater than 150 square feet (for a single-user sign) or 300 square feet (for a multi-user sign). Signs permitted under this section shall have a monument style base constructed of materials that are consistent with the principal building to a minimum height of six feet.

(Code 1978, § 9.12.08; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008; Ord. No. 10-11, § 2, 7-27-2010; Ord. No. 13-15, § 2, 8-27-2013; Ord. No. 22-20, § 3, 7-26-2022)

Sec. 117-520. E-1 and E-2 Employment Districts.

(a) *Wall, canopy or marquee sign.* Total sign area may not exceed 15 percent of the front building facade. Sign height shall not exceed the top of the parapet wall or, if no parapet wall, sign height shall not exceed the height of the eaves. A wall, canopy or marquee sign may be located on the outermost wall of any principal building but shall not project more than 16 inches from the wall to which the sign is to be affixed. Where a principal building is devoted to two or more permitted uses, the operator of each such use may install a wall sign upon his proportionate share of the building wall to which the sign is to be affixed. The maximum gross surface area of each such wall sign shall be determined by calculating the proportionate share of the area of the building wall, including doors and windows to which the sign is to be affixed and applying such proportion to the total permitted wall sign aggregate gross surface area for the building. The gross surface area of a wall sign may be increased by ten percent if such wall sign:

(1) Consists only of individual, outlined alphabetic, numeric, and/or symbolic characters without background except provided by the building surface to which the sign is to be affixed; and

(2) Any illumination, if any, is achieved through shielded illumination, shielded silhouette lighting, or shielded spot lighting but not any lighting where the light source is visible or exposed on the face or sides of the characters.

(b) *Ground signs.* There shall not be more than one ground sign for each parcel or per road frontage on parcels with more than one road frontage, not to exceed an aggregate of two ground signs. The gross surface area of a ground sign shall not exceed 100 square feet for each exposed face nor exceed an aggregate gross surface area of 200 square feet. For parcels qualifying for two ground signs, the second ground sign shall not exceed 50 square feet for each exposed face nor exceed an aggregate gross surface area of 100 square feet and may not exceed 12.5 feet in height as measured in section 117-463(c) of this section.

(c) *Directional signs.*

(1) Directional or instructional signs are permitted in accordance with section 117-463(l).

(2) Parking lot directional signs designating parking area entrances and exits are limited to one sign for each entrance and/or exit and shall not exceed four square feet for each exposed face. Parking lot directional signs shall not project higher than five feet in height, as measured from the established grade of the parking area to which such signs are accessory.

(3) Parking lot instructional signs designating the conditions of use or identification of parking areas shall not exceed eight square feet and shall not project higher than ten feet in height for wall signs and

seven feet in height for ground signs, as measured from the established grade of the parking area to which such signs are accessory.

(d) *Window signs.* Window signs shall not exceed 30 percent of the area of the window in which the sign is proposed to be displayed.

(Code 1978, § 9.12.09; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008; Ord. No. 17-01, § 2, 1-10-2017)

Sec. 117-521. Business and industrial park signs.

(a) *Park identification signs.* Industrial or business park signs shall be permitted to contain the following information: the name and address of the park, the management or the developer thereof, and the names of the individual businesses located within said park. Park identification signs shall contain no advertising material of any kind, and shall be subject to the following:

(1) All industrial and business park signs shall be ground or wall signs.

(2) There shall not be more than one industrial or business park sign for each point of vehicular access to an office or industrial park.

(3) The gross surface area of an industrial or business park sign shall not exceed 100 square feet in gross surface area for each exposed face nor exceed an aggregate gross surface area of 200 square feet.

(4) A ground industrial or business park sign shall not project higher than ten feet, as measured from base of sign or grade of the nearest adjacent roadway, whichever is higher.

(b) *Park member identification signs.*

(1) There shall not be more than one wall sign for each principal building or tenant or use within a building, except where the building abuts two or more streets, additional such signs, one oriented to each abutting street, shall be permitted.

(2) There shall not be more than one ground sign for each principal building.

(3) The gross surface area of a wall sign shall not exceed 15 percent of the occupant's proportionate share of the building wall to which the sign is to be affixed. A wall sign shall not project higher than the parapet line of the wall to which the sign is to be affixed.

(4) The gross surface area of a ground sign shall not exceed 100 square feet for each exposed face nor exceed an aggregate gross surface area of 200 square feet.

(5) A ground sign shall not project higher than ten feet, as measured from base of sign or grade of the nearest adjacent roadway, whichever is higher.

(Code 1978, § 9.12.10; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Sec. 117-522. Construction specifications.

(a) All signs permitted by this division in excess of 16 square feet shall be painted, lettered, or faced to the workmanship standards and best commercial practices of companies normally engaged in the business of providing commercial signs, using materials designed and marketed specifically for use on outdoor signs.

(b) In addition to complying with the provisions of this division, all signs shall be constructed in accordance with the applicable provisions of the 1991 Edition of the Uniform Sign Code and State Electrical Code and as subsequently amended.

(c) All signs shall be located in such a way that they maintain horizontal and vertical clearance of all electrical power lines and communication lines.

(d) All signs and their supporting structures shall maintain clearance and non-interference with all surface and underground facilities and conduits for water, sewage, gas, electricity, or communications equipment or lines. In addition, the placement of all signs and their supporting structures shall not interfere with natural or artificial drainage or surface or underground water.

(e) All signs, except those attached flat against the wall of a building, shall be constructed to withstand minimum wind loads as follows:

(1) Solid signs: 30 pounds per square foot per face of the sign.

(2) Open signs: 36 pounds per square foot of the total face area of the letters and other sign surfaces, or ten pounds per square foot of the gross surface area of the sign, whichever is greater.

(Code 1978, § 9.12.12; Ord. No. 94-02, 2-28-1994; Ord. No. 03-31, 9-15-2003; Ord. No. 08-07, § 2, 2-12-2008; Ord. No. 08-25, § 2, 8-12-2008)

Secs. 117-523—117-554. Reserved.

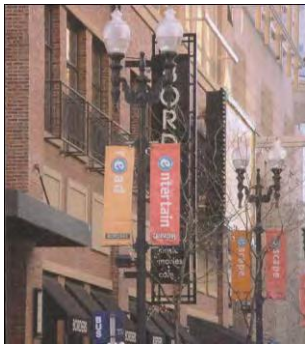
Overall Framework - Signage

Overview

Signage within The COR should provide a system for clear wayfinding for all modes of transportation and should ensure successful business operation while maintaining the design aesthetic of this unique project. These sign standards are intended to allow flexibility and creativity while maintaining the design concepts of The COR. Due to the distinctive nature of The COR, the sign standards from the City Code are not applicable and signage shall be allowed as prescribed by the Design Framework. A Master Sign Plan identifies the location of key sign locations (see Figure 5: Signage Plan).

Guideline Recommendations

The COR development manager shall prepare a Master Sign Plan for the public elements of the project, which are in compliance with the design framework and will be adopted by reference. The Master Sign Plan will specifically address public signs including:



- The three (3) off-site community signs
- Banner signs on light poles
- Signage for public parks
- Signage for public parking ramps
- Signage for public buildings
- Community kiosks

Objectives

Signage should be used as a tool to help identify businesses and neighborhoods with The COR and should have elements that are focused on the pedestrian nature of The COR as well as the signage needs for businesses.

- Signage and lighting which is integrated into the design of the building is encouraged.

Definitions

Awning Sign means a sign incorporated into or attached to an awning.

Community sign means an off-site sign identifying the development name and key tenants. Community signs may also include public information. Reader boards are allowed to be incorporated into community signs within The COR. Gateway and kiosk signs are part of this category.

Temporary Sign means a sign which is erected or displayed for a limited period of time and not affixed to a Minnesota State Building Code approved structure.

Project sign means a freestanding area identification sign which identifies a single-family or multifamily residential subdivision, a commercial development or an industrial park or office park and which is located on the same site as the development it identifies. A site shall be identified as the block in which the use is located.

Projecting sign means any sign, all or any part of which extends beyond the surface of the building or wall by more than 16 inches.

Public Realm/Streetscape sign means any sign erected and maintained by public officials or public agencies, or approved and authorized for use by state or local governmental authorities.

*Sandwich Board Sign*s means a self-supporting, freestanding temporary sign with only two (2) sides that are situated adjacent to a business with the intent to attract pedestrian traffic to businesses. Sandwich board signs are not meant to be read by vehicular traffic.

Wall sign means any sign which is affixed to a wall of any building. This definition includes individual letter signs and signs on mansards.

Window sign means a sign installed inside a window, or any sign placed within a building for the purpose of being visible from the public right-of-way. This does not include merchandise on display.



Pedestrian-Oriented Tenant Signs

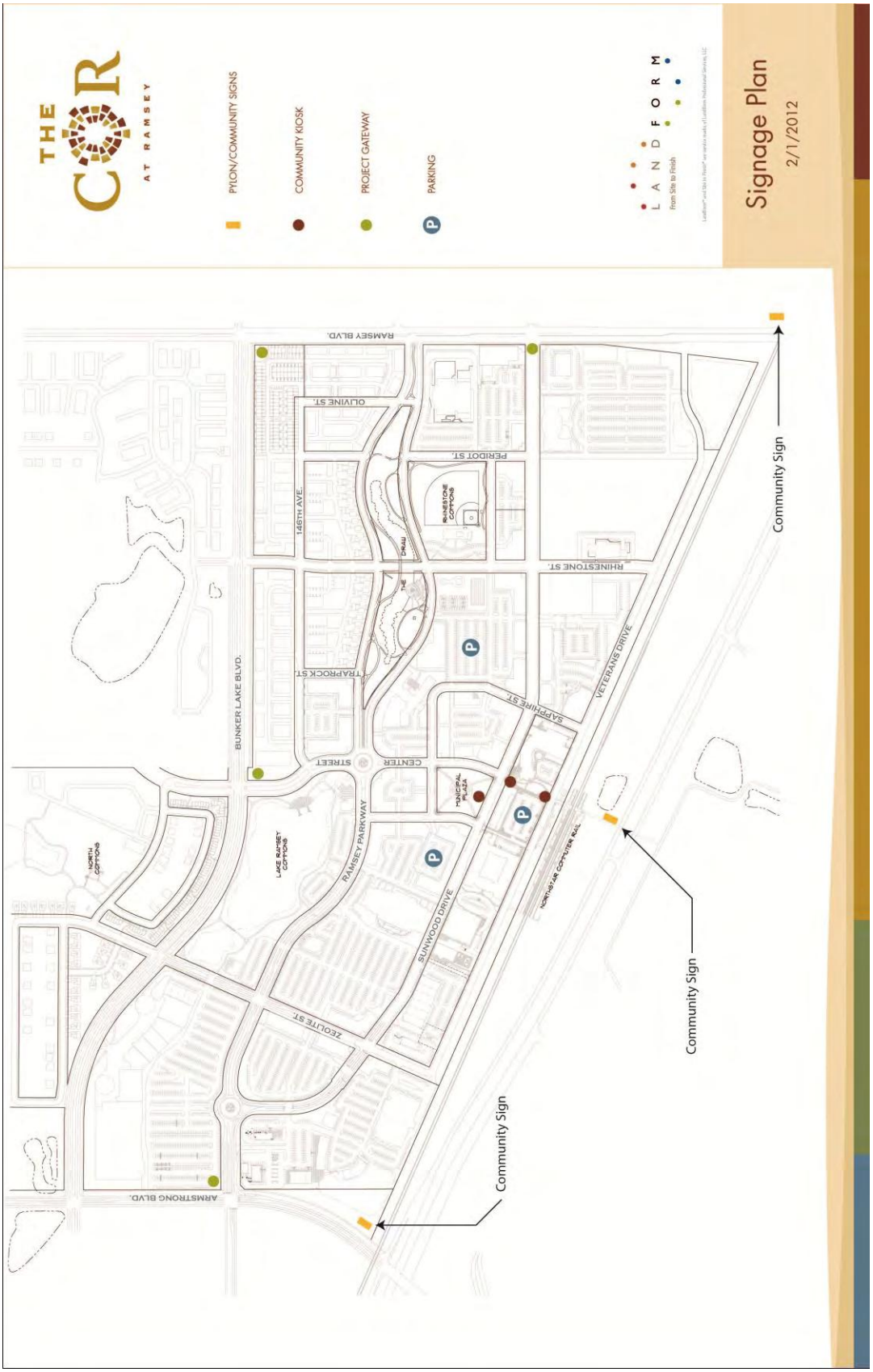


Figure 5: Signage Plan

Standards

Public Realm/Streetscape Signs

The pedestrian oriented nature of The COR requires unique signage the will build on the design concepts for The COR. These types of signs in include banner signs on the streetlights, kiosks, street signs, wayfinding signs, signage for public parking ramps, etc. As the design concept for The COR has been refined, so has the signage plan. The Master Sign Plan is included as Appendix B. Size, location, and construction specifications of these signs shall be determined by the Master Sign Plan, which must be approved by the City Council, after a recommendation by the Planning Commission. Careful foresight has been given to size of signs based on needs of the adjacent roadways in order to maintain adequate safety standards that may otherwise be compromised by poor design. Roadways with higher speeds warrant larger lettering to maintain safe travel.

Community and Gateway signs

Community signs include are planned to include three (3) signs on Highway 10, as shown on the Signage Plan (see Figure 5: Signage Plan). The signs include the existing Community Sign near the future transit plaza, the sign at the northwest corner of Highway 10 and Ramsey Boulevard and the planned sign at the northwest corner of Highway 10 and Armstrong Boulevard.

Gateway signs are planned at multiple locations at entrances to The COR from major roadways, as shown on the Signage Plan. General gateway signs may identify The COR only. Retail Gateway signs may include provisions for off-premise, tenant sign panels.

These off-site signs, part of a unified development, are allowed as shown on the signage plan and shall have consistent materials and colors. Community and Gateway Signs shall conform to the design of the Master Sign Plan. Tenants within the unified development shall be allowed to utilize tenant panels on the Community and Retail Gateway Signs.

Amendments to the Master Sign Plan and Approved Community Signs. As the Master Sign Plan is adopted as part of the zoning ordinance, and has the effect of being a zoning ordinances, amendments to the Master Sign Plan must be processed by Ordinance and approved by City Council after review and recommendation by the Planning Commission.

Sign Type	Allowable Size	Architecture	Allowable Height
Community Sign	300 Square Feet	Per Appendix B	30 Feet *
Gateway Sign	50 Square Feet	Per Appendix B	10 Feet
Retail Gateway Sign	150 Square Feet	Per Appendix B	12 Feet
Community Kiosk	32 Square Feet	Per Appendix B	10 Feet*
Parking Ramp Signage	100 Square Feet	Per Appendix B	(Wall Signage)

* From highest point of adjacent road centerline



Desirable signs are designed to be architecturally compatible with buildings within the development and other signage within the development

Project Signs

Project signs are permitted within all COR sub-districts.

One (1) freestanding sign is allowed per building, provided that the following standards are met:

A. The building in which the advertising business is located, shall be set back a minimum of six (6) feet from a public street right-of-way.

B. The area of each face of the signboard shall not exceed six (6) square feet and the signboard shall not have more than two (2) readable faces. The signboard may exceed six (6) square feet, but not more than 32 square feet, provided that the sign consists of individual letters, without internally illuminated box letters. Lighting may be achieved through 'halo' lighting effects.

C. The height of the top of the signboard, or of any posts, brackets, or other supporting elements shall not exceed six (6') feet from the ground.

D. The signboard shall be constructed of wood, acrylic, aluminum or metal and shall be architecturally compatible with the style, composition, materials, colors and details of the building.

E. No part of the sign shall encroach on the right-of-way and its location shall not interfere with pedestrian or vehicular circulation.

F. Limited to one (1) sign per building and shall not be in addition to wall-mounted, applied letter or projecting signs.

G. The readable faces of the sign shall be perpendicular to the adjacent street.

In the COR2 District, the following signage shall be allowed:

A. Ground sign. There shall not be more than one (1) ground sign for each parcel. The gross surface area of a ground sign shall not exceed one hundred (100) square feet for each exposed face nor exceed an aggregate gross surface area of two hundred (200) square feet. Ground signs may be shared and combined at areas of shared entrances for multiple users. Shared ground signs shall not exceed 150 square feet. A shared sign shall be allowed for each entrance to the site (defined as bordered by public streets).

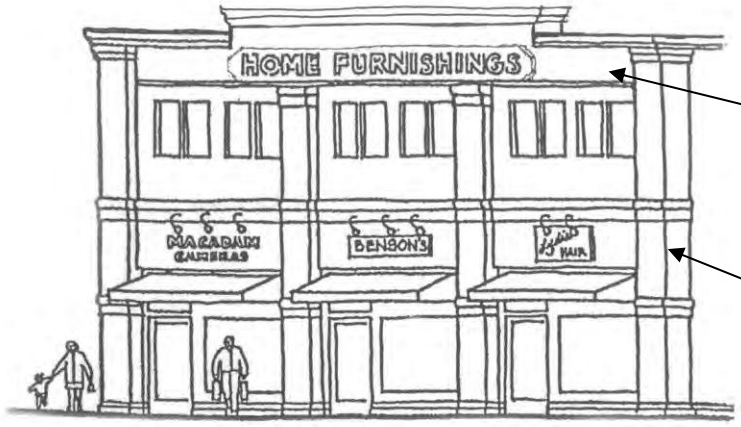
B. Menu board. One (1) on-site menu board per drive-up or walk-up lane of a drive-in restaurant up to a maximum of thirty-two (32) square feet each and a maximum height of three (3) feet. Menu boards are allowed a message on one (1) side only and cannot contain an advertising message.

C. Directional signs.

1. Directional or instructional signs are permitted in accordance with Section 117-463(l).

2. Parking lot directional signs designating parking area entrances and exits are limited to one (1) sign for each entrance and/or exit and shall not exceed four (4) square feet for each exposed face. Parking lot directional signs shall not project higher than five feet (5’) in height, as measured from the established grade of the parking area to which such signs are accessory.

3. Parking lot instructional signs designating the conditions of use or identification parking areas shall not exceed eight (8) square feet and shall not project higher than ten (10) feet in height for wall signs and seven (7) feet in height for ground signs, as measured from the established grade of the parking area to which such signs are accessory.



Wall Signs

Wall signs are permitted within all COR sub-districts.

Wall signs shall be permitted on one (1) wall, except that lots with frontage on more than one (1) street may have signage on one (1) wall per street frontage.

Within the COR1, COR3, COR4 and COR5 districts, the following standards apply:

A. Wall-mounted or painted signs, provided the following standards are met:

1. The sign shall be affixed to the front facade of the building, and shall project outward from the wall to which it is attached no more than six inches (6").

2. Single Tenant Buildings. Each building shall be allowed one (1) wall sign per street frontage. Signage must be located on the street elevation. The area of the sign shall not exceed fifteen (15%) percent of the ground floor building facade area. Individual signs may not exceed.

3. Multi-Tenant Buildings.

    a. Each building shall be allowed wall signage on the street frontage elevation. For buildings with multiple street frontages, the allowable signage is per street frontage. Signage must be located on the street elevation.
    b. Each building is allowed wall signage that shall not exceed 5% of the wall area of the building façade adjacent to the street. Individual signs may not exceed 50 square feet.
    c. Tenant signage must be located on the tenant lease space.
    d. At least fifty (50%) percent of the allowed signage must be allocated to ground floor tenants and located on the ground floor.
    e. Signage is limited to a maximum of one (1) sign per business/tenant, except that tenants with frontage on multiple streets may be permitted to have signage on each street frontage.
    f. Multi-tenant buildings must have wall signs of similar design. Sign permits for

tenants in multi-tenant buildings shall only be permitted by the City after the building owner has submitted a comprehensive sign plan approved by the Zoning Administrator. The comprehensive sign plan for the building shall include similar design standards including sign material, color, style, spacing and size.

4. Signs for buildings facing Highway 10. Single or multi-tenant buildings that have frontage on Highway 10 or are separated from Highway 10 only by other public right-of-way, shall be allowed to have signage on that street elevation that is up to fifteen (15%) percent of the wall area of that building façade with no maximum square footage.

B. Wall-mounted building directory signs identifying the occupants of a commercial building, including upper story business uses, provided the following standards are met:

1. The sign is located next to the entrance.

2. The sign shall project outward from the wall to which it is attached no more than six inches (6”).

3. The sign shall not extend above the parapet, eave, or building facade.

4. The height of the lettering, numbers, or graphics shall not exceed twelve inches (12”).

5. One (1) such sign is allowed per public building entrance and is allowed in addition to other permitted wall signage.

C. Applied letters may substitute for wall-mounted signs, if constructed of painted wood, painted cast metal, bronze, brass, acrylic or black anodized aluminum. The height of applied letters shall not exceed 12 inches.

D. Logos are considered signs and shall be included in the maximum allowable sign area.

E. Window or door signs, provided that the following standards are met:

1. The sign shall not exceed ten percent of the window or door area or four (4) square feet, whichever is less.

2. The sign shall be silk screened, hand painted, applied letters/graphics, neon tubing or other sign technologies that meet these standards.

3. Limited to one (1) sign per business, applied on either the window or the door, but not on both.

4. The sign shall not have an opaque backing of any type although smoked glass is allowed.

5. Window signage (includes graphics) shall be permitted on the same building walls that have, or are allowed to have, wall signage pursuant to Item A above. Window signage

shall be deducted from the allowable wall signage area.

Within the COR2 district, where more conventional suburban development is expected, rather than the neo-traditional development planned for the other COR sub-districts, the following standards apply:

A. Wall, canopy or marquee sign. Total sign area may not exceed 15 percent of the front building facade. At least 50 percent of the signage area must be placed on the measured wall with remaining signage area, if desired, distributed on any other wall. Sign height shall not exceed the top of the parapet wall or, if no parapet wall, sign height shall not exceed the height of the eaves. The gross surface area of a wall, canopy or marquee sign may be increased by ten percent if such wall sign:

    1. Consists only of individual, outlined alphabetic, numeric and/or symbolic characters without background except that provided by the building surface to which the sign is to be affixed;

    2. Illumination, if any, is achieved through shielded illumination, shielded silhouette lighting, or shielded spot lighting but not any lighting where the light source is visible or exposed on the face or sides of the characters; and

    3. A wall, canopy or marquee sign may be located on the outermost wall of any principle building but shall not project more than 16 inches from the wall to which the sign is to be affixed. A wall sign shall not project higher than the parapet line of the wall to which the sign is to be affixed.

B. Window signs are restricted to 30 percent of the area of the window in which the sign is to be displayed.

In all COR sub-districts, restaurants and cafes shall be permitted one (1) wall-mounted display featuring the actual menu as used at the dining table, to be contained within a shallow wood or metal case and clearly visible through a glass front. The display case shall be attached to the building wall, next to the main entrance, at a height of approximately five feet (5’), shall not exceed a total area of two square feet, and may be lighted. This signage is allowed in addition to other permitted wall signage.

Projecting Signs

Projecting signs are permitted within all COR sub-districts.

Projecting signs, including graphics or icon signs, mounted perpendicular to the building wall, are encouraged in all sub-districts, provided the following standards are met:



A. The sign area shall not exceed thirty-two (32) square feet.

B. The distance from the ground to the lower edge of the signboard shall be ten feet or greater.

C. The height of the top edge of the signboard shall not exceed the height of the wall from which the sign projects, if attached to a single story building, or the

height of the sill or bottom of any second story window, if attached to a multistory building.

D. The distance from the building wall to the signboard shall not exceed six inches (6”).

E. The width of the signboard shall not exceed three (3) feet.

F. Limited to one (1) sign per business. Projecting sign area shall be deducted from the allowable wall signage area.

G. Granted to ground floor commercial uses only.

Awning Signs

Awning signs are allowed in all COR sub-districts. Awning signs are allowed for ground floor uses only, provided that the following standards are met:

A. If acting as the main business sign, it shall not exceed 24 square feet in area.

B. If acting as an auxiliary business sign, it shall be located on the valance only, shall not exceed four (4) square feet in area, and the height of the lettering, numbers, or graphics shall not exceed four inches (4”).

C. Limited to two such signs per business, per frontage.

D. If acting as the main business sign, it shall not be in addition to a wall-mounted or applied letter sign.

Sandwich Board Signs

Sandwich board signs are permitted within all COR sub-districts.



A. One (1) sandwich board sign per business is permitted in any business, commercial and mixed use district and shall be located within five feet (5’) of the main building entrance to the business it advertises.

B. Sandwich board signs shall be displayed only during open business hours and must be removed daily.

C. Sandwich board signs shall be no more than a total of two feet (2’) in width and three feet (3’) in height

D. Sandwich board signs must leave a minimum of five feet (5') of clearance for pedestrian access if placed on a public or private sidewalk. Sandwich board signs may not hinder the ability of persons to access vehicles parked at the curb and/or access to a building.

E. Acceptable materials for sandwich board signs shall include the following: metal, wood synthetic materials such as a chalk board and whiteboard. Sandwich board signs shall not be illuminated, nor shall they contain moving parts, or have balloons, streamers, stringers, pennants or similar adornments attached to them. Sandwich board signs shall be maintained in a good appearance at all times.

F. No sandwich board sign shall be secured, tethered or installed on traffic devices, utility equipment, street furniture, street lights, or any other public fixture.

G. Sandwich board signs are temporary signs and shall not be counted towards the total sign area of the site for permanent signage.

Temporary Signs

Temporary signs are allowed per Section 117-465 (Temporary signs) of the Zoning Ordinance, except as noted below:

A. Freestanding temporary signs shall only be allowed in the COR2 and COR3 Districts.

B. In all other COR districts, temporary signs shall be limited to temporary sandwich board signs or temporary wall signage, without interchangeable letters.

C. Real estate and leasing signs shall be exempt from temporary and permanent sign regulations, provided that these signs do not exceed thirty-two (32) square feet.

Off-Site Signs

Off-site signs are prohibited except for wayfinding and community signage specifically allowed by the Design Framework.

Table 2

Sign Standards					
Development Standard	**COR1**	**COR2**	**COR3**	**COR4**	**COR5**
Project Signs					
Number of signs allowed	1*	1*	1*	1*	1*
Size of Sign (maximum)	6 sq. ft./6 feet high***	100 sq. ft./6 feet high	6 sq. ft./6 feet high***	6 sq. ft./6 feet high	6 sq. ft./6 feet high
Menu Board**	N/A	1 per drive-through lane/40 sq. ft. max.	N/A	N/A	N/A
Directional Sign	N/A	Per 117-463(I)	N/A	N/A	N/A
Wall Sign					
Number of signs allowed	1*	1*	1*	1*	1*
Size of Sign					
Single Tenant Building	15% of the ground floor façade area, -or- 15% of the front façade area when facing Highway 10.	15% of façade area	15% of the ground floor façade area,	5% of the ground floor façade area,	5% of the ground floor façade area,
Multi-Tenant Buildings	15% of the façade area,	15% of façade area	15% of the façade area,	15% of the façade area,	15% of the façade area,
Building Facing Highway 10	15% of the façade area	15% of façade area	15% of the façade area	15% of the façade area	15% of the façade area
Window Sign					
Number of signs allowed	1	1	1	1	1
Size of Sign	10% of area of window or 4 sq. ft., whichever is less. Deducted from allowable wall sign area.	30% of area of window. Deducted from allowable wall sign area.	10% of area of window or 4 sq. ft., whichever is less. Deducted from allowable wall sign area.	10% of area of window or 4 sq. ft., whichever is less. Deducted from allowable wall sign area.	10% of area of window or 4 sq. ft., whichever is less. Deducted from allowable wall sign area.
Directory Sign					
Number of signs allowed	1 per building entrance	1 per building entrance	1 per building entrance	1 per building entrance	1 per building entrance
Size of Sign	3 sq. ft. maximum	3 sq. ft. maximum	3 sq. ft. maximum	3 sq. ft. maximum	3 sq. ft. maximum
Projecting Sign					
Number of signs allowed	1*	1*	1*	1*	1*
Size of Sign	6 sq. ft./3 feet wide	6 sq. ft./3 feet wide	6 sq. ft./3 feet wide	6 sq. ft./3 feet wide	6 sq. ft./3 feet wide
Awning Sign					
Number of signs allowed	2 per business	2 per business	2 per business	2 per business	2 per business
Size of Sign	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inces if auxiliary. Area is deducted from allowable wall sign area.	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inces if auxiliary. Area is deducted from allowable wall sign area.	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inces if auxiliary. Area is deducted from allowable wall sign area.	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inces if auxiliary. Area is deducted from allowable wall sign area.	24 sq. ft./max. letter height 12-inches for main business sign or 4 sq. ft./max letter height 4-inces if auxiliary. Area is deducted from allowable wall sign area.

*One (1) sign is allowed per street frontage (either wall or project)

**Restaurants and cafes in all districts are allowed one (1) wall mounted menu board not to exceed 2 sq. ft. in addition to other permitted wall signage.

***See Page 32, 'Project Signs' for allowances up to 32 square feet.

Additional standards

A. Businesses with service entrances may identify these with one (1) wall-mounted or applied letter sign not exceeding two square feet.

B. One (1) directional sign, facing a rear parking lot. This sign may be any type of permitted sign other than a freestanding sign, but shall be limited to four (4) square feet in area.

Creative Sign Standards

A. *Purpose.* This section establishes standards and procedures for the design, review, and approval of creative signs. The purposes of this creative sign program are to:

1. Encourage signs of unique design, and that exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and

2. Provide a process for the application of sign regulations in ways that will allow creatively designed signs that make a positive visual contribution to the overall image of the city, while mitigating the impacts of large or unusually designed signs.

B. *Applicability.* An applicant may request approval of a sign permit for a creative sign to authorize onsite signs that employ standards that differ from the other provisions of this chapter but comply with the provisions of this section.

C. *Application Requirements.* A sign permit application for a creative sign shall include all information and materials required by the City.

D. *Procedure.* A sign permit application for a creative sign shall be subject to review and approval by the City as part of the Site Plan review process. When the creative sign is proposed after site plan review is complete, a creative sign may be approved by the Zoning Administrator when the proposed sign is fifty square feet or less, and shall be approved by the City Council when the sign is larger than fifty square feet.

E. *Design Criteria.* In approving an application for a creative sign, the review authority shall ensure that a proposed sign meets the following design criteria:

1. Design Quality. The sign shall:
    a. Constitute a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area;
    b. Be of unique design, and exhibit a high degree of thoughtfulness, imagination, inventiveness, and spirit; and
    c. Provide strong graphic character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.

2. Contextual Criteria. The sign shall contain at least one (1) of the following elements:
    a. Classic historic design style;

b. Creative image reflecting current or historic character of the City;
c. Inventive representation of the use, name, or logo of the structure or business.

3. Architectural Criteria. The sign shall:
   a. Utilize or enhance the architectural elements of the building; and
   b. Be placed in a logical location in relation to the overall composition of the building's façade and not cover any key architectural features and details of the façade.

4. Neighborhood Impacts. The sign shall be located and designed not to cause light and glare impacts on neighboring residential uses.

Prohibited signs

The following signs are prohibited:

A. Box signs or cabinet signs, whether on a wall, projecting or on canopies are prohibited except for logo signs permitted as part of an overall sign plan.

B. Signs employing mercury vapor, low pressure and high pressure sodium and metal halide lighting; plastic panel rear-lighted signs.

C. Signs on roofs, dormers, and balconies.

D. Billboards.

E. Signs painted or mounted upon the exterior side or rear walls on any principle or accessory building or structure, except as otherwise permitted hereunder.

F. Free standing pylon signs over six (6) feet in height, except community signs.

G. Back-lit awnings.

H. Interchangeable letter boards or panels.

I. Flashing signs.

J. Off-premises signs, except community signs.