City of Ramsey
Agenda
Regular Planning Commission
Thursday, April 24, 2025
7:00 pm
City Hall 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. Election of Officers

1. Appoint Chairperson and Vice Chairperson of the Planning Commission

6. Consent Agenda

1. Approve the Planning Commission Meeting Minutes for March 27, 2025.

2. Adopt Resolution #25-077 Approving an Extension for Multiple Variances Associated with Pearson Place 2nd Addition (Project No. 24-100); Case of Development Consulting Services, LLC

7. Public Hearings

8. Commission Business

1. Consider a Conditional Use Permit for a Motor Fuel Station and Car Wash for Kwik Trip at the Southeast corner of Bunker Lake Boulevard and Ferret Street NW.

2. "Bunker Lake Crossing" - Sketch Plan for 3 Commercial Lots

3. Planning Commission Training

9. Commission/Staff Input

10. Adjournment

Regular Planning Commission **5. 1.**

Meeting Date: 04/24/2025

By: Todd Larson, Community Development

Information

Title:

Appoint Chairperson and Vice Chairperson of the Planning Commission

Purpose/Background:

Each year, the Planning Commission appoints a chairperson and a vice-chairperson. Currently, Commissioner Cheri Gengler serves as Chairperson and Commissioner Randy Bauer serves as the Vice Chairperson. The next term of appointment is from April 24, 2025, to April 23, 2026.

The City Council recently rescinded a policy provision capping terms that a member can be chair.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Motion to appoint _____ as Chairperson of the Planning Commission.

-and-

Motion to appoint _____ as Vice Chairperson of the Planning Commission.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/02/2025 03:56 PM
Form Started By: Todd Larson		Started On: 03/20/2025 03:47 PM
Final Approval Date: 04/02/2025		

Regular Planning Commission

Meeting Date: 04/24/2025

Primary Strategic Plan Initiative:

Information

Title:

Approve the Planning Commission Meeting Minutes for March 27, 2025.

Purpose/Background:

The purpose of this case is to approve the Planning Commission Meeting Minutes for March 27, 2025.

Recommendation:

Staff recommends approving the minutes.

Outcome/Action:

Motion to approve the minutes for March 27, 2025.

Attachments

2025 March PC Minutes

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/17/2025 12:31 PM
Form Started By: Adam Martin		Started On: 03/31/2025 02:46 PM
Final Approval Date: 04/17/2025		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, March 27, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Cheri Gengler Commissioner Bruce Anderson (virtual attendee) Commissioner Randy Bauer Commissioner Tom Hunt Commissioner Gary VanScoy
Members Absent:	None
Also Present:	Planning Manager Todd Larson City Planner Adam Martin Senior Planner Chris Anderson City Council Liaison Eric Peters City Attorney Fritz Knaak

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chairperson Gengler led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

Motion by Commissioner VanScoy, seconded by Commissioner Hunt, to approve the agenda as presented.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner VanScoy	aye
Commissioner Bauer	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

5. CONSENT AGENDA

5.01: Approve the February 27, 2025 Planning Commission Meeting Minutes

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

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Bauer	aye
Commissioner VanScoy	aye
Commissioner Hunt	aye
Chairperson Gengler	aye

Motion Carried.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Oak Terrace Ramsey Park Outlot Variance to Subdivision Code at 6549 Highway 10 NW

Public Hearing

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

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the subdivision and variance. Items discussed during the presentation included background on the City-owned parcel to be subdivided, existing manufactured home placement across the current property line, and a need for a cross-access easement across both the existing Oak Terrace lot and the proposed lot to be created and sold to Oak Terrace. Further discussion was held regarding the need for two separate lots instead of adjusting the common lot line to reduce financing constraints.

Citizen Input

Jonathan Septer of 2188 Red Fox Circle, Chanhassen, serving as Counsel for Oak Terrace, stated that he is present to answer any questions.

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

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner VanScoy	aye
Commissioner Bauer	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

Chairperson Gengler closed the public hearing at 7:08 p.m.

Commission Business

Motion by Commissioner Hunt, seconded by Commissioner Bauer, to adopt Resolution No. 25-062, Approving a Variance to Subdivision Code at 6549 Highway 10 NW.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Bauer	aye
Commissioner VanScoy	aye
Commissioner Hunt	aye
Chairperson Gengler	aye

Motion Carried.

6.02: Public Hearing: Consider a Site Plan for a Proposed Expansion of an Existing Parking Lot at 7900 Riverdale Drive NW (Project No. 25-102); Case of Pleasureland RV Center – North Metro

Public Hearing

Chairperson Gengler called the public hearing to order at 7:09 p.m.

Presentation

Senior Planner Anderson presented the staff report stating that staff recommends approval of the Site Plan for the proposed parking lot expansion on the subject property. Items discussed during the presentation included the following: the intent for the parking lot expansion to serve as additional area to display and sell RVs; the plan to connect to municipal water, sewer, and storm sewer; retaining the existing well for irrigation purposes; the project's adjacency to existing residential development south of the subject property, and; proposed landscaping along Riverdale Drive and the southern and western property lines.

Citizen Input

Gary Meyer of 2418 Serenity Drive, St. Cloud, on behalf of Pleasureland RV, stated that the dump station is only for their use and is not for public use.

Commissioner VanScoy referenced the abandoned septic system and asked what would happen with that.

Mr. Meyer replied that they would follow the Code requirements.

Senior Planner Anderson stated there is a process and paperwork that must be followed and filed, noting that the Building Division will monitor that process to ensure it is done correctly.

Mr. Meyer explained that the septic connection is near the area they will be expanding and, therefore, it made sense to do it all at once.

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

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner VanScoy	aye
Commissioner Bauer	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

Chairperson Gengler closed the public hearing at 7:15 p.m.

Commission Business

Commissioner Hunt stated that his concern was with the lighting, given the proximity of the home, but acknowledged that is already being addressed.

Mr. Meyer commented that the new style of lighting is more directionally focused than the existing lighting and noted that all existing lighting will be replaced with the new style, therefore, the result should be better for everyone.

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to recommend that City Council approve the Site Plan for Pleasureland RV Center's proposed parking lot expansion, contingent upon compliance with staff's review comments.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Bauer	aye
Commissioner VanScoy	aye

Commissioner Hunt aye
Chairperson Gengler aye

Motion Carried.

6.03: Public Hearing: Ramsey Landfill Solar Energy System Site Plan Review (Cedar Creek Energy)

Public Hearing

Chairperson Gengler called the public hearing to order at 7:17 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the Site Plan Review. Items discussed during the presentation included an overview of the landfill site, the proposed layout of the solar array south of the existing landfill mound, the proposed berm extension to provide screening of the solar array from adjacent streets, and the proposed transplanting of existing trees on the landfill property to provide for additional screening.

Citizen Input

Alex Gast, 3155 104th Lane NE, Blaine, on behalf of Cedar Creek Energy, stated that they were approached by Connexus and a few other developers to bring a solar array to this site. He explained that all the energy generated will be purchased by Connexus and then used by Connexus customers as an effort to deploy renewable energy sources into its system and to maintain lower rates for customers. He believed that this would be a fantastic use of the land, as buildings cannot be built on the landfill property. He also stated that the solar array layout will allow the Minnesota Pollution Control Agency to continue its efforts in treating the landfill.

Commissioner Bauer asked if this would be the final project or whether there would be a possibility for expansion in the future.

Mr. Gast replied that this would be the final design for this site.

Commissioner VanScoy agreed that this would be a good use for this land, as he was unsure what else could be done with the land.

Chairperson Gengler asked if the yellow line shown on the Site Plan is just the border of the project or whether that is some type of fence to be installed.

Mr. Gast replied that the yellow line will be a woven fence, which will allow small animals to move through the area.

Commissioner Anderson agreed that this would be a good project.

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

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner VanScoy	aye
Commissioner Bauer	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

Chairperson Gengler closed the public hearing at 7:24 p.m.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend that City Council approve the Site Plan Review for a Solar Energy System on the Ramsey Landfill Property.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Bauer	aye
Commissioner VanScoy	aye
Commissioner Hunt	aye
Chairperson Gengler	aye

Motion Carried.

6.04: Public Hearing: Sign Code Update

Public Hearing

Chairperson Gengler called the public hearing to order at 7:25 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of the Sign Code Update. Items discussed during the presentation included a review of the project goals, key features of the new code, language added since the February meeting, a review of Planning Commission's input from the February meeting, and a review of future meeting dates to discuss and adopt the sign code update. Mr. Martin also introduced City Attorney Knaak to answer any legal questions.

Commissioner VanScoy asked for the updated definition of billboard that was mentioned in the presentation.

City Planner Martin provided the updated definition of billboard, highlighting the changes.

Commissioner Bauer thanked staff for all of the work that went into this process. He asked if there is a plan to inform businesses of the signs that require and do not require permits.

City Planner Martin replied that they will be working with the Communications Coordinator in order to communicate the information to residents and businesses.

Chairperson Gengler commented that she likes the grid that was put together. She referenced the prohibition of signs painted on walls and asked how that applies to painted murals. She stated that she would not want to prohibit the opportunity for a mural and stated that perhaps there is a permitting process that could be reviewed.

City Planner Martin commented that a mural likely would not be classified as a sign and would likely be allowed, following a permitting process.

Citizen Input

Nichole Rudack, 14608 Peridot Street NW, asked if the new change in Code would impact existing businesses or whether existing signs would be grandfathered in.

City Planner Martin replied that there is a nonconformity section of the City Code, which carries over language for signs that are already established but may no longer be allowed. He stated that there would be few instances of that because the new regulations are generally less restrictive than the existing regulations.

Ms. Rudack asked if it is the opinion of staff that these changes would have zero financial impact on existing Ramsey businesses.

City Attorney Knaak replied that there is no way to predict the financial impact. He stated that if a business has an existing sign that no longer conforms, it would continue to be allowed. He explained that if there were a big windstorm and the sign were damaged, then there would be additional discussions with the City about replacement.

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

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Bauer	aye
Commissioner VanScoy	aye
Commissioner Hunt	aye
Chairperson Gengler	aye

Motion Carried.

Chairperson Gengler closed the public hearing at 7:40 p.m.

Commission Business

Commissioner VanScoy referenced the definition of billboard, as proposed, which does not mention the sign but the fact that it provides direction. He stated that in his opinion, a billboard is a specific structure that has a certain amount of size to it.

City Planner Martin stated that he reviewed definitions of 30 other cities, and this is a standard definition for this type of sign. He explained that the existing Code includes regulation within definition, and staff tried to clean that up by having separate definition and regulation lists. He stated that they also want to ensure that the definition does not regulate content as that is an issue that is heavily adjudicated.

Commissioner VanScoy stated that the definition does not address the sign itself and asked if there is an assumption that everyone knows what a billboard is.

City Attorney Knaak stated that he has a lot of knowledge in the area of signs and noted a recent course that he taught on municipal signage. He commented that this update is very well drafted, and if adopted, Ramsey will have one of the most updated and well-written sign ordinances that he has seen. He stated that billboards are one of the most heavily litigated issues involving signs nationally; therefore, generally speaking, there should be a billboard definition that does not have a specific size mentioned. He stated that the definition should be very broad and should not mention content, as that would begin to walk on unconstitutional grounds. He provided more specific details on recent litigation cases. He explained that for these reasons, you would want a definition that is very broad and content-neutral. He stated that this is a very well-drafted ordinance. He stated that the regulations for a billboard are found elsewhere.

Motion by Commissioner Anderson, seconded by Commissioner Hunt, to recommend that City Council adopt Ordinance No. 25-07, Adopting the Sign Code Update.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner VanScoy	aye
Commissioner Bauer	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

7. COMMISSION BUSINESS

No comments.

8. COMMISSION / STAFF INPUT

Planning Manager Larson commented that three new members will join the Planning Commission at the April meeting, noting that two of them are present tonight in the audience.

Nichole Rudack and Jeffrey Lubarski introduced themselves.

Planning Manager Larson noted that Debra Musgrove will be the third addition to the Commission.

Commissioner Hunt commented that due to commitments in his professional and personal life, he decided not to pursue another term on the Commission.

Commissioner Bauer thanked Commissioner Hunt for his service on the Commission.

Commissioner Hunt commented on the wonderful job that staff does to make the information easily digestible and easier to do this job. He commented that he has learned a lot in his time on the Commission.

Planning Manager Larson noted that staff are also interviewing candidates for the Planning Assistant position and hoped to have an announcement on that at the next meeting.

Commissioner VanScoy commented that his neighbor had a large oak tree, located within the right-of-way, that died. He commented on the quick and excellent response of City staff in taking that tree down and cleaning up that area.

Commissioner Bauer commented that he will be out of town for the April meeting and will plan to attend virtually.

Commissioner Anderson commented that he will attend the April meeting virtually as well and will plan to attend the May meeting in person.

9. ADJOURNMENT

Motion by Commissioner Hunt, seconded by Commissioner VanScoy, to adjourn the meeting.

A roll call vote was performed:

Commissioner Hunt	aye
Commissioner VanScoy	aye
Commissioner Bauer	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

The regular meeting of the Planning Commission adjourned at 8:00 p.m.

Respectfully submitted,

Todd Larson
Planning Manager

ATTEST:

Katie Schmidt
City Clerk

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission

Meeting Date: 04/24/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

Adopt Resolution #25-077 Approving an Extension for Multiple Variances Associated with Pearson Place 2nd Addition (Project No. 24-100); Case of Development Consulting Services, LLC

Purpose/Background:

On April 25, 2024, the Planning Commission adopted Resolution #24-108 granting multiple variances for a minor plat known as Pearson Place 2nd Addition (the "Plat"), located on the parcel bounded by Highway 10, Riverdale Drive, 148th Avenue, and Bowers Drive. But, on April 4, 2025, Development Consulting Services, LLC (the "Applicant") informed City Staff that, due to challenges with finding a builder for this project and weather, the Plat would not be recorded before the April 25, 2025, deadline that was specified in Resolution #24-108. The Applicant has requested a one (1) year extension of the variances to ensure that they get 'locked in', which will occur with the recording of the Plat. The attached resolution, should the Planning Commission adopt it, will supersede Resolution #24-108.

Funding Source:

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

Recommendation:

Staff recommends adopting Resolution #25-077, granting a 1-year extension for the three (3) variances that were previously approved by the Planning Commission.

Outcome/Action:

Motion to adopt Resolution #25-077, granting a 1-year extension for the three (3) variances that were originally approved on April 25, 2024.

Attachments

Site Location Map

Resolution #24-108 (Recorded): Multiple Variances

Planning Commission Meeting Minutes Dated April 25, 2024

Resolution #25-077: Extension of Time for Multiple Variances

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/17/2025 12:32 PM
Form Started By: Chris Anderson		Started On: 04/07/2025 10:29 AM
Final Approval Date: 04/17/2025		

303225110034
Bower Drive

Pearson Place 2nd Addition
Easement Vacation



Print Date: January 17, 2024

0 0.01 0.01 0.03 0.04 0.06
mi

ANOKA COUNTY MINNESOTA
Document No.: 2424621.002 ABSTRACT
10/17/2024 12:28 PM
Fees/Taxes in the Amount of: $46.00
Pamela J. LeBlanc
Anoka County Property Records and Taxation
Property Tax Administrator and
Recorder/Registrar of Titles
Deputy: ljanders

CERTIFICATION

State of Minnesota)
)
County of Anoka)
)
City of Ramsey)

I hereby certify that the foregoing Resolution #24-108, is a true and correct copy of the Resolution adopted by the City Council of the City of Ramsey at a meeting thereof held in the City of Ramsey, Minnesota, April 25th, 2024, as disclosed by the records of said City in my possession.

Dated this 11th day of October, 2024.

City Clerk

(CITY SEAL)

The foregoing instrument was acknowledged before me the 11th day of October, 2024, by Katie Schmidt, City Clerk for the City of Ramsey, Minnesota.

Signature of Notary

JENNIFER STACEY GILB
Notary Public
Minnesota
My Commission Expires January 31, 2029

Commissioner E uer introduced the following resolution and moved for its adoption:

RESOLUTION #24-108

RESOLUTIOI APPROVING MULTIPLE VARIANCES INCLUDING DOUBLE FRONTAGE I OTS, A SETBACK FROM AN ARTERIAL ROADWAY, AND REDUCED WIDTH OF A CORNER LOT, IN PEARSON PLACE 2ND ADDITION

RECITALS

1. The City of Ramsey received a Land Use Application from John Dobbs (the "Applicant") for a Minor Plat of the property associated with PID #30-32-25-11-0034 and legally described as follows:

   Outlot A, Riverstone South, Anoka County, Minnesota

   -or upon recording-

   Lots 1-3 Block 1, Pearson Place 2nd Addition, Anoka County, Minnesota

   (the "**Subject Property**")

2. That the **Subject Property** is zoned R-1B Single Family Residential and is guided as Low Density Residential in the 2024 Comprehensive Plan.

3. That the surrounding properties are zoned R-1A Single Family Residential (west of Bowers Drive), R-1B Single Family Residential (south of 148th Avenue), and B-2 Community Business (east of Riverdale Drive). The **Subject Property** abuts Highway 10 to the north.

4. That the surrounding properties are guided as Low Density Residential (to the west and south) and Commercial (to the east) in the 2040 Comprehensive Plan.

5. That the **Subject Property** is approximately 1.05 acres in size.

6. That the R-1B zoning district requires a minimum lot width of sixty-five (65) feet and minimum lot area of 6,500 square feet.

7. That the proposed lots range in size from 10,230 square feet to 15,392 square feet and have widths ranging from sixty-five (65) feet to seventy-six (76) feet.

8. That City Code Section 117-614 (Subdivision Design Standards) (h) states that corner lots shall be platted at least ten (10) feet wider than interior lots and that lots shall not be permitted with frontage on two (2) parallel streets.

9. That when the City extended Riverdale Drive in 2022/2023, it created double frontages for the **Subject Property**.

10. That Lot 1 is a corner lot and thus, should be at least seventy-five (75) feet in width; however, the **Applicant** is proposing to provide approximately ten (10) additional feet to proposed Lot 3 (about 76 feet in width), to move that home further back from Highway 10).

11. That City Code Section 106-430 (Bulk Standards) specifies a setback of sixty (60) feet from arterial roadways.

12. That prior to the Zoning Code update, the setback from arterial roadways was sixty (60) feet from the centerline of the arterial road, plus the applicable local setback (so in this case, 60 feet from the centerline of Highway 10 right-of-way plus 20 feet, which is the minimum required side setback from a right-of-way).

13. That the total right-of-way width of Highway 10 adjacent to the **Subject Property** is approximately 200 feet, so as proposed, the required side setback (street side) for Lot 3 under the previous Zoning Code standards would have been twenty (20) feet.

14. That the **Applicant** appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (Variances) of the Ramsey City Code on April 25, 2024, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

15. That the **Subject Property** is located within the Mississippi River Corridor Critical Area Overlay District (and more specifically in the CA-SR [Critical Area – Separated from River] district) and thus, Staff sent notice the Minnesota Department of Natural Resources (MN DNR) regarding the Minor Plat.

16. That the **Subject Property** abuts Highway 10 and thus, Staff sent notice to the Minnesota Department of Transportation (MnDOT).

17. That the **Applicant** has submitted a Noise Study due to the proximity to Highway 10, which indicates that with proper construction methods and materials, the site can comply with state noise regulations.

FINDINGS OF FACT

1. That the Minor Plat will not impair an adequate supply of light and air to adjacent property.

2. That the Minor Plat will not unreasonably increase the congestion on the public street.

3. That the Minor Plat will not have the effect of allowing any use prohibited in the R-1B Single Family Residential District.

4. That the Minor Plat will not permit a lesser degree of public health, safety, and general welfare protection than established by Chapters106 and 117 of the Ramsey City Code, or permit standards which are lower than those required by state law.

5. That the Minor Plat will not increase the danger of fire or endanger the public safety.

6. That the Minor Plat will not unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of Chapters 106 and 117 of the Ramsey City Code.

7. That the Minor Plat 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 Minor Plat will not violate the intent and purpose of the Comprehensive Plan.

9. That the Variance will be in accordance with the objectives and intent of Section 106-220 (Variances) of the Ramsey City Code.

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

1) That the Ramsey Planning Commission hereby grants approval of multiple variances (collectively, the "**Variance**") to allow double frontage lots, to allow a corner lot that is only five (5) feet wider than the minimum width for an interior lot, and to deviate from minimum setback from an arterial roadway, on the **Subject Property** subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. That this **Variance** is based off of a Sketch Plan drafted by E.G. Rud & Sons, Inc. and dated January 16, 2024, revised on April 12, 2024, and which is depicted in **Exhibit 1**.

2. That the **Applicant** shall comply with all Staff comments as noted in ProjectDox for said Sketch Plan.

3. That no part of the homes or garages, including eave overhangs, shall encroach into any drainage and utility easement

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

5. That this resolution shall be recorded against the property with the Anoka County Recorder's Office prior to receiving a building permit for any of the three (3) lots.

6. That this **Variance** shall become null and void if the use is not initiated within twelve (12) months of the date of approval, and recording of the Final Plat of Pearson Place 2nd Addition shall constitute initiation.

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

Chairperson Gengler
Commissioner Bauer
Commissioner Peters
Commissioner Anderson

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Commissioner Heineman
Commissioner Hunt
Commissioner VanScoy

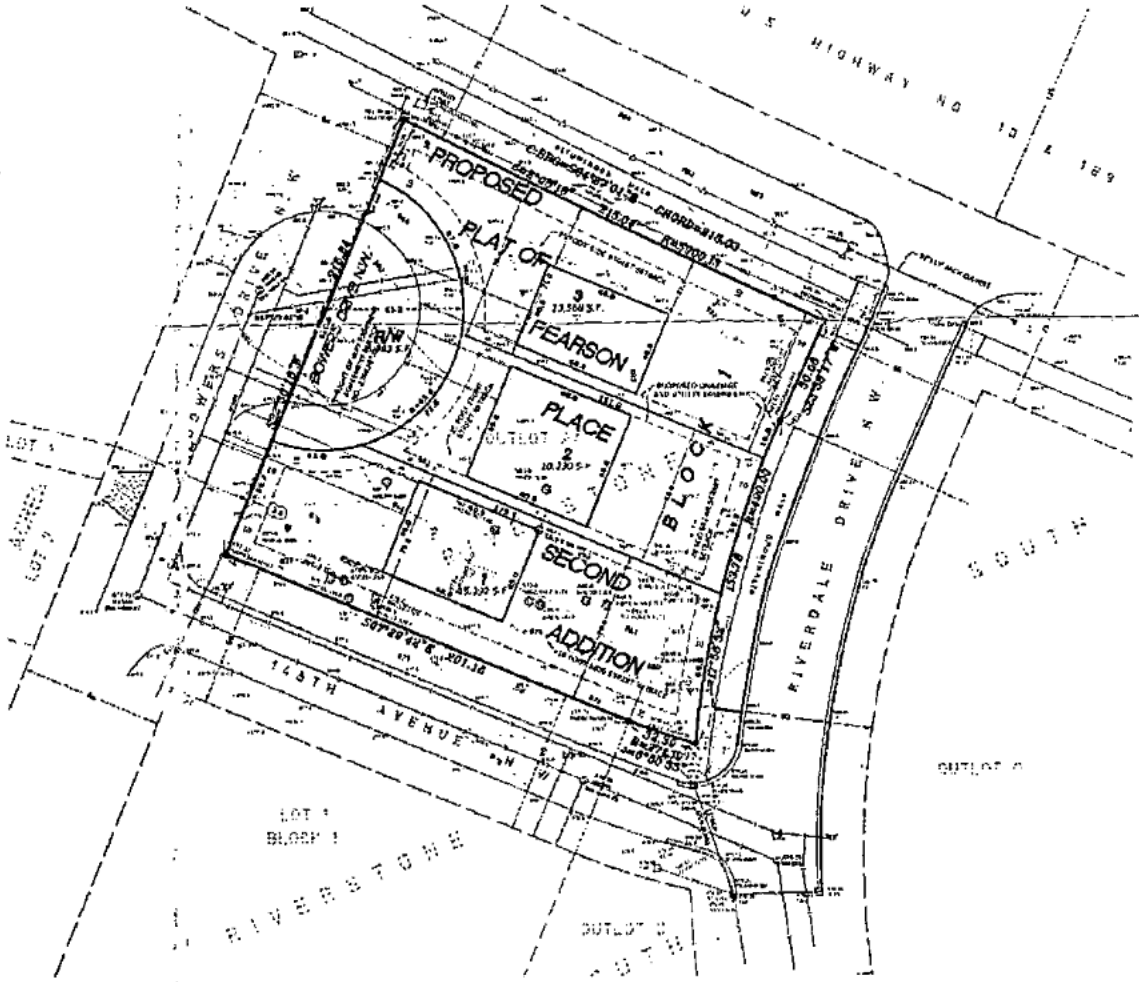
whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 25th day of April, 2024.

Planning Commission Chairperson

ATTEST:

City Clerk

Exhibit 1
Sketch Plan



7.02: Public Hearing: Consider Sketch Plan and Related Variances for a Proposed Minor Plat of Pearson Place 2nd Addition at the Southwest Corner of Riverdale Drive and Highway 10 (Project No. 24-100); Case of John Dobbs

Public Hearing

Chairperson Gengler called the public hearing to order at 7:21 p.m.

Presentation

Senior Planner Anderson presented the staff report stating that staff recommends adopting Resolution #24-108 granting multiple variances associated with the proposed subdivision known as Pearson Place 2nd Addition.

Commissioner Anderson asked if all three of the issues requiring the variances were caused by the City in essence with the changes to the Code and to Highway 10 improvements.

Senior Planner Anderson replied that is correct.

Citizen Input

John Dobbs, applicant, commented that he has worked with/for the Pearson family for more than a decade. He stated that going through the Riverstone South development process with Bowers Drive and the park planning, access ended up where it did which then created the need for variances. He stated that they are aware of the Donna Farms development and are supportive of their projects.

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

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Peters	aye
Commissioner Bauers	aye
Chairperson Gengler	aye

Motion Carried.

Chairperson Gengler closed the public hearing at 7:35 p.m.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner Peters, to adopt Resolution #24-108 Granting a Variance to Standards Addressing Double Frontage Lots, Additional Width for Corner Lot, and the Setback from an Arterial Road.

A roll call vote was performed:

Commissioner Bauer	aye
Commissioner Peters	aye
Commissioner Anderson	aye
Chairperson Gengler	aye

Motion Carried.

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

RESOLUTION #25-077

A RESOLUTION EXTENDING THE TIMEFRAME OF MULTIPLE VARIANCES ASSOCIATED WITH PEARSON PLACE 2ND ADDITION

RECITALS

1. The City of Ramsey received a Land Use Application from Development Consulting Services, LLC (the "Applicant") for a Minor Plat of the property associated with PID #30-32-25-11-0034 and legally described as follows:

   Outlot A, Riverstone South, Anoka County, Minnesota

   -or upon recording-

   Lots 1-3, Block 1, Pearson Place 2nd Addition, Anoka County, Minnesota

   (the "**Subject Property**")

2. That the **Subject Property** is zoned R-1B Single Family Residential and is guided as Low Density Residential in the 2024 Comprehensive Plan.

3. That the surrounding properties are zoned R-1A Single Family Residential (west of Bowers Drive), R-1B Single Family Residential (south of 148th Avenue), and B-2 Community Business (east of Riverdale Drive). The **Subject Property** abuts Highway 10 to the north.

4. That the surrounding properties are guided as Low Density Residential (to the west and south) and Commercial (to the east) in the 2040 Comprehensive Plan.

5. That the **Subject Property** is approximately 1.05 acres in size.

6. That the R-1B zoning district requires a minimum lot width of sixty-five (65) feet and minimum lot area of 6,500 square feet.

7. That the proposed lots range in size from 10,230 square feet to 15,392 square feet and have widths ranging from sixty-five (65) feet to seventy-six (76) feet.

8. That City Code Section 117-614 (Subdivision Design Standards) (h) states that corner lots shall be platted at least ten (10) feet wider than interior lots and that lots shall not be permitted with frontage on two (2) parallel streets.

9. That when the City extended Riverdale Drive in 2022/2023, it created double frontages for the **Subject Property**.

10. That Lot 1 is a corner lot and thus, should be at least seventy-five (75) feet in width; however, the **Applicant** is proposing to provide approximately ten (10) additional feet to proposed Lot 3 (about 76 feet in width), to move that home further back from Highway 10).

11. That City Code Section 106-430 (Bulk Standards) specifies a setback of sixty (60) feet from arterial roadways.

12. That prior to the Zoning Code update, the setback from arterial roadways was sixty (60) feet from the centerline of the arterial road, plus the applicable local setback (so in this case, 60 feet from the centerline of Highway 10 right-of-way plus 20 feet, which is the minimum required side setback from a right-of-way).

13. That the total right-of-way width of Highway 10 adjacent to the **Subject Property** is approximately 200 feet, so as proposed, the required side setback (street side) for Lot 3 under the previous Zoning Code standards would have been twenty (20) feet.

14. That the **Applicant** appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (Variances) of the Ramsey City Code on April 25, 2024, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

15. That the **Subject Property** is located within the Mississippi River Corridor Critical Area Overlay District (and more specifically in the CA-SR [Critical Area – Separated from River] district) and thus, Staff sent notice the Minnesota Department of Natural Resources (MN DNR) regarding the Minor Plat.

16. That the **Subject Property** abuts Highway 10 and thus, Staff sent notice to the Minnesota Department of Transportation (MnDOT).

17. That the **Applicant** has submitted a Noise Study due to the proximity to Highway 10, which indicates that with proper construction methods and materials, the site can comply with state noise regulations.

18. That on April 4, 2025, the **City** received a written request from the **Applicant** requesting to extend the deadline in Resolution #24-108 from April 25, 2025 to April 24, 2026.

19. That the **Applicant** has stated that due to weather and timing on finding on a builder, the Pearson Place 2nd Addition plat (the "Plat") will not be recorded before Resolution #24-108 would become null and void.

FINDINGS OF FACT

1. That the Minor Plat will not impair an adequate supply of light and air to adjacent property.

2. That the Minor Plat will not unreasonably increase the congestion on the public street.

3. That the Minor Plat will not have the effect of allowing any use prohibited in the R-1B Single Family Residential District.

4. That the Minor Plat will not permit a lesser degree of public health, safety, and general welfare protection than established by Chapters106 and 117 of the Ramsey City Code, or permit standards which are lower than those required by state law.

5. That the Minor Plat will not increase the danger of fire or endanger the public safety.

6. That the Minor Plat will not unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of Chapters 106 and 117 of the Ramsey City Code.

7. That the Minor Plat 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 Minor Plat will not violate the intent and purpose of the Comprehensive Plan.

9. That the Variance will be in accordance with the objectives and intent of Section 106-220 (Variances) of the Ramsey City Code.

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

That the Ramsey Planning Commission hereby grants approval of multiple variances (collectively, the "**Variance**") to allow double frontage lots, to allow a corner lot that is only five (5) feet wider than the minimum width for an interior lot, and to deviate from minimum setback from an arterial roadway, 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 supersede Resolution #24-108 (recorded as Document No. 2424621.002 at Anoka County).

2. That this **Variance** is based off of a Sketch Plan drafted by E.G. Rud & Sons, Inc. and dated January 16, 2024, revised on April 12, 2024, and which is depicted in **Exhibit 1**.

3. That the **Applicant** shall comply with all Staff comments as noted in ProjectDox for said Sketch Plan.

4. That no part of the homes or garages, including eave overhangs, shall encroach into any drainage and utility easement

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

6. That this resolution shall be recorded against the property with the Anoka County Recorder's Office prior to receiving a building permit for any of the three (3) lots.

7. That this **Variance** shall become null and void if the use is not initiated within twelve (12) months of the date of approval, and recording of the Final Plat of Pearson Place 2nd Addition shall constitute initiation.

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 24th day of April, 2025.

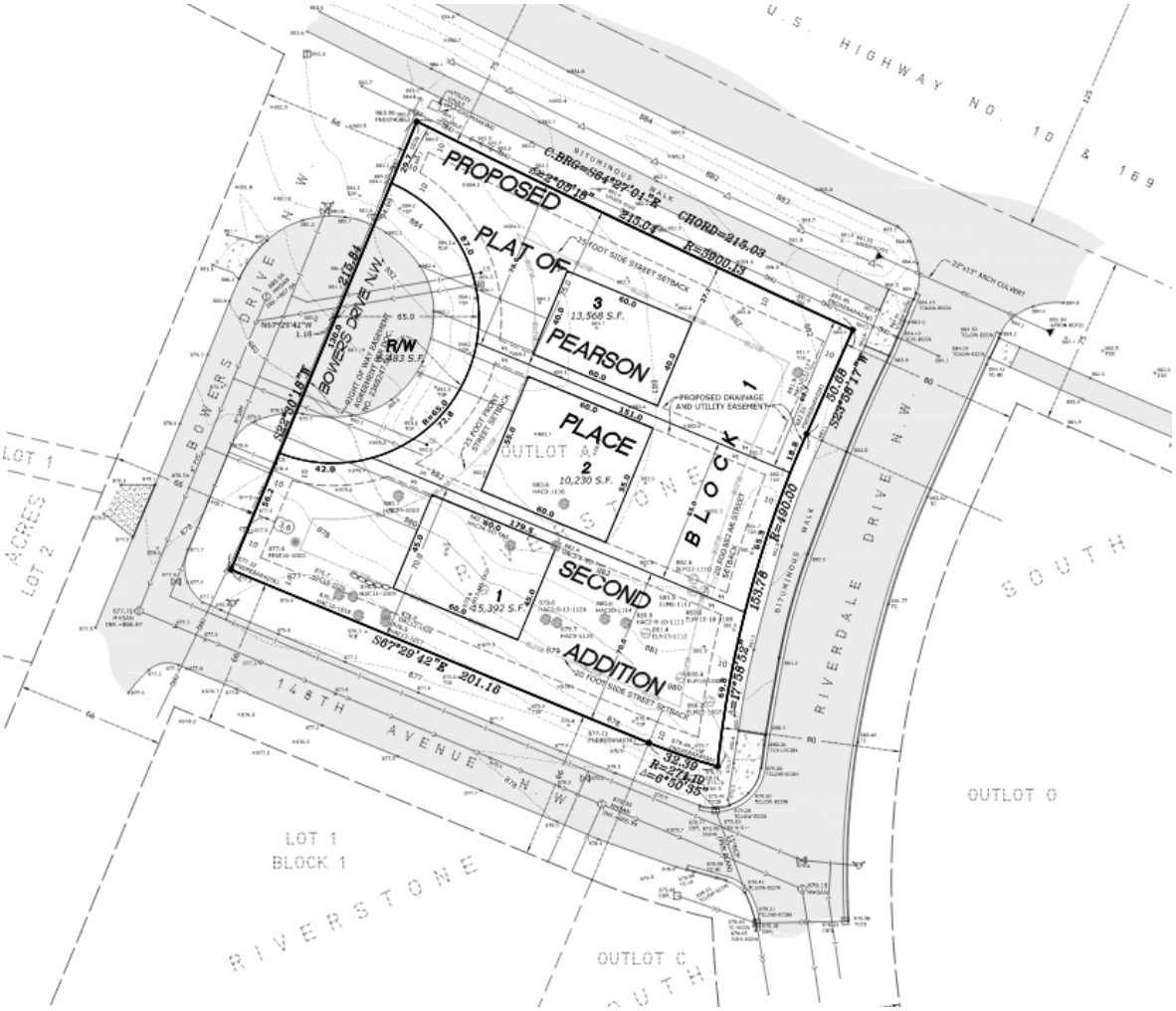
_____
Planning Commission Chairperson

ATTEST:

_____
City Clerk

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

Exhibit 1
Sketch Plan



Regular Planning Commission

Meeting Date: 04/24/2025

Primary Strategic Plan Initiative:

Information

Title:

Consider a Conditional Use Permit for a Motor Fuel Station and Car Wash for Kwik Trip at the Southeast corner of Bunker Lake Boulevard and Ferret Street NW.

Purpose/Background:

Kwik Trip (the "Applicant") has submitted a Land Use Application for the development of a portion of the 7.07-acre parcel at the southwest corner of Armstrong Boulevard NW and Bunker Lake Boulevard NW, currently addressed as 14816 Armstrong Boulevard NW (the "Subject Property"). The project will consist of a 9,126 square foot convenience store building, an attached 1,931 square foot car wash, 10 double-sided fuel pumps, 49 parking stalls, and driveways onto both Ferret Street NW and Bunker Lake Boulevard NW. To accommodate the Motor Fuel Station and Car Wash uses, the Applicant is requesting a Conditional Use Permit for a Motor Fuel Station and Car Wash in the B-2, Community Business Zoning District. A plat will subdivide the property that currently straddles Ferret Street to create a 3.35-acre lot for Kwik Trip.

Notification:

Staff will hold the Public Hearing for the Easement Vacation and Conditional Use Permit at the City Council meeting on May 13, 2025. Staff attempted to notify property owners within 700 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request and the Public Hearing to be held by City Council on May 13, 2025. A notice of the Public Hearing will be published in the Anoka County Union Herald, the City's official newspaper. A proposed development sign was placed on the property.

Time Frame/Observations/Alternatives:

Subject Property

The Subject Property is bounded by Bunker Lake Boulevard to the north and Armstrong Boulevard to the east. Ferret Street was recently extended north to Bunker Lake Boulevard and bisects the Subject Property. The Subject Property also has two zoning designations: the portion west of Ferret Street is zoned I-1, Light Industrial District, and the portion east of Ferret Street (where Kwik Trip will be built) is zoned B-2, Community Business District. The entire Subject Property is guided for Mixed Use in the City's 2040 Comprehensive Plan. Surrounding properties are also zoned B-2 and I-1 and are guided for similar land uses. For the purposes of the Conditional Use Permit portion of the application discussed below, the "site" will refer to that portion of the Subject Property between Ferret Street and Armstrong Boulevard that will be created with the plat of "Kwik Trip 1782" (Lot 1, Block 2, Kwik Trip 1782, Anoka County, Minnesota).

Site Plan

The proposed Site Plan includes a 9,126-square foot convenience store building, a 1,931-square-foot single-bay car wash attached to the east side of the convenience store, 10 double-sided fuel pumps, 20 parking stalls at service pumps under the fuel canopy, 49 parking stalls located along the perimeter of the site and adjacent to the convenience store building, and other site improvements. The proposed development has 7 percent building coverage and 48 percent impervious surfacing coverage (which includes the building and all paved surfaces).

The car wash is a single bay, attached to the east end of the convenience store. Traffic is designed to queue along the south side of the building, enter the car wash in the southeast corner of the building, travel north through the car wash tunnel, and exit out of the northeast corner of the building. The site plan appears to show adequate

stacking space for car wash queuing without impacting other traffic patterns for customers using any of the fuel pumps or entering the convenience store.

Fuel tanks are located along the west side of the parking lot, with adequate space between the tanks and fuel canopy to allow for customers to access the fuel pumps during a fuel delivery. There is a loading space for delivery trucks on the south side of the building. Kwik Trip's operations typically include a grocery delivery truck arriving daily at each store. The proposed loading space is designed to access the back-of-house for the convenience store without disrupting or blocking customer traffic.

Site Access

There will be two driveways to access Kwik Trip's parking lot: a full access from Ferret Street and a right-in/right-out access from eastbound Bunker Lake Boulevard. Bunker Lake Boulevard will be reconstructed in 2026 at the same time that the Applicant has noted the store will be constructed. The reconstruction will require an assessment by adjacent property owners, some of which have already paid a portion. The assessment amount should be determined in the upcoming weeks.

There are sidewalks proposed along the north and west sides of the property to allow customers to walk from the signalized intersection of Armstrong and Bunker Lake Boulevards. Future development south of the site will be required to extend the sidewalk along Ferret Street to allow for multimodal traffic through the area. The exact location of the proposed Bunker Lake Boulevard sidewalk, as noted on the site plan, may shift due to the design of the reconstructed roadway. The applicant will work with City Staff and the contracted engineering firm doing the design of the new Bunker Lake Boulevard to get the location set, especially close to the intersection with Armstrong Boulevard. A sidewalk easement may be required in the event it crosses onto private property.

Architecture and Building Elevations

The convenience store will be 24 feet in height, and the attached car wash will measure 14 feet in height. The fuel canopy on the west side of the property will have a maximum height of 15.5 feet. All proposed heights meet the bulk standards in Section 106-530 of Ramsey City Code. The building's facade will consist primarily of face brick, with a small amount of EIFS above each entrance. Both of the proposed building materials meet the business architectural design standards in Section 106-580 of Ramsey City Code. The building will have their signature green standing seam metal roof, which meets the roofing requirements in City Code. This is standard with Kwik Trip's "Gen 3" model that has been built in other cities over the past two years.

Landscape Plan

Per the Staff Report from the Environmental Policy Board (EPB) on April 21, 2025, the Landscape Plan includes a good mix of deciduous and evergreen trees and shrubs. All species and sizes are acceptable. The site will be sodded with Kentucky bluegrass, except for the two stormwater basins, where a stormwater seed mix will be used to establish vegetation.

Parking

Regarding the parking, Section 105-560 of Ramsey City Code requires convenience stores, with and without gas sales, to have a minimum of one parking space for each 250 square feet of floor space. Parking at each service pump qualifies as a parking space for calculation purposes. This means the total parking demand, based on the total retail square footage of the convenience store and car wash, results in a minimum parking requirement of 44 spaces and a maximum parking requirement of 53 parking stalls. The total provided on-site, including at the service bays, is 69 parking stalls. Though a detailed parking justification report has not been submitted, the Applicant has stated that the parking supply has been designed based on similar stores to align with anticipated customer traffic. Additionally, Kwik Trip has more staff on-duty at any given time than other gas station convenience store businesses. The layout of the parking lot wraps around the building with the parking on the west and north sides having easy access to either door. The parking spaces along the east side of the lot, east of the car wash, is more removed and should be used by staff during the busiest shifts.

Lighting Plan

Section 106-310 of City Code provides lighting regulations for all developments in the City. All photometric readings will measure less than 0.5 footcandles at the property line and will measure at least 1.0 footcandle

throughout the parking lot in compliance with City Code. The lighting plan includes a mix of freestanding, wall-mounted, and canopy-mounted light fixtures to illuminate the site. All lighting will be downcast and shielded.

Utilities
The building will be connected to municipal water and sewer via stubs along Ferret Street. Stormwater pipes will connect each catch basin to the pond on the east side of the site, which will then connect to an existing stormwater pipe along Armstrong Boulevard.

Signs
The site will have two freestanding signs: one near the intersection of Ferret Street and Bunker Lake Boulevard and another along Armstrong Boulevard. Plans of the signs were not provided, though they must meet City Code requirements and obtain permits for construction. Various wall signs are shown on the architectural plans and appear to meet City Code requirements.

Subdivision
The proposed plat of "Kwik Trip 1782" is considered a minor plat that subdivides an existing platted parcel into two new lots. It will also re-establish the right-of-way for Ferret Street that was obtained via easement documents. Typically, this action goes straight to the City Council for review, but was included the Planning Commission's report for reference. As noted above, upon recording of the Final Plat, Kwik Trip's new legal description will be "Lot 1, Block 2, Kwik Trip 1782, Anoka County, Minnesota".

Additional Considerations
An additional component of the Applicant's request involves vacating parts of drainage and utility easements throughout the property to accommodate the Final Plat. New drainage and utility easements will be dedicated with the new Final Plat. This Easement Vacation request will be brought directly to City Council on May 13, in accordance with Section 106-260 of Ramsey City Code.

Alternatives
Alternative 1: Recommend approval of the Final Plat and Conditional Use Permit, as recommended by Staff.
Alternative 2: Recommend approval of the Final Plat and Conditional Use Permit with modification, based on discussion and supporting findings of fact.
Alternative 3: Recommend denial of the Final Plat and Conditional Use Permit, based on supporting findings of fact.

Funding Source:

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

Recommendation:

Staff recommends approval of the Conditional Use Permit.

Outcome/Action:

Motion to recommend the City Council approve Resolution #25-086, Approving a Conditional Use Permit for a Motor Fuel Station and Car Wash at the Southeast Corner of Bunker Lake Boulevard NW and Ferret Street NW.

Attachments

Location Map
Resolution #25-086 CUP
Resolution #25-090 Final Plat
Architectural Plan Set
Civil Plan Set
Landscaping Plan Set

Final Plat

Form Review

Inbox	Reviewed By	Date
Adam Martin	Adam Martin	04/17/2025 03:25 PM
Brian Hagen	Brian Hagen	04/17/2025 04:00 PM
Form Started By: Adam Martin		Started On: 04/16/2025 01:05 PM
Final Approval Date: 04/17/2025		

29-32-25-11-0013

14816 Armstrong Blvd NW, Ramsey, MN 55303

Kwik Trip

Conditional Use Permit, Easement Vacation, and Final Plat



Print Date: April 9, 2025

0 0.02 0.04 0.07 0.11 0.14 mi

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

RESOLUTION #25-086

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A MOTOR FUEL STATION AND CAR WASH AT THE SOUTHEAST CORNER OF FERRET STREET NW AND BUNKER LAKE BOULEVARD NW

RECITALS

1. Mr. Nate Byom of Kwik Trip, Inc., hereafter referred to as the "**Permittee**", has properly applied for a Conditional Use Permit per City Code Section 106-230 to construct and operate a motor fuel station and car wash on the property generally located at the southeast corner of Ferret Street and Bunker Lake Boulevard NW and legally described as:

   Lot 1, Block 2, KWIK TRIP 1782, Anoka County, Minnesota

   (the "**Subject Property**"); and

2. That the Subject Property is zoned B-2, Community Business District, and the total area of the Subject Property is approximately 3.35 acres; and

3. That the parcels to the north (across Bunker Lake Boulevard) and south of the **Subject Property** are also zoned B-2, Community Business District, and properties to the west and southwest are zoned I-1, Light Industrial District; and

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

5. That Motor Fuel Stations and Car Washes are listed as Conditional Uses per City Code Section 106-621 (Principal Uses) within the B-2 Zoning District; and

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

7. That the **Permittee** has submitted a Site Plan, designed by Kwik Trip and Carlson Engineering and dated April 8, 2025, depicting the location of the approximately 9,126 square foot convenience store building, the attached 1,931 square foot car wash, 10 double-sided fuel pumps, 49 parking stalls, and other site improvements; and

8. That the Site Plan is in conformance with all applicable City Code regulations, including performance standards found in Section 106-515(10); and

9. That the Planning Commission reviewed the request at their meeting on April 24, 2025, and recommended _____; and

10. That the City Council reviewed the request at their meeting on May 13, 2025.

FINDINGS OF FACT

1. That the motor fuel station and car wash will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare; and

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

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

That the Ramsey City Council hereby grants approval of a Conditional Use Permit (the "**Permit**") for the construction and operation of a motor fuel station and car wash on the Subject Property contingent upon the following conditions:

CONDITIONS

1. Final legal form approved by the City Attorney.

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

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

4. Signs must meet City Code requirements and obtain the proper permits.

5. The site is subject to review and all conditions therein of the Lower Rum River WMO.

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

7. That the **Permittee** shall be responsible for operating in full compliance with all applicable local, county, state and federal regulations and agrees to provide a copy of any other required permits that are requested.

8. That this Permit shall automatically expire if the use is not initiated within one (1) year of approval, and issuance of a Building Permit shall constitute initiation.

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

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 13th day of May, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

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

RESOLUTION #25-090

RESOLUTION APPROVING FINAL PLAT FOR "KWIK TRIP 1782"

WHEREAS, Kwik Trip, Inc., hereafter referred to as "**Developer**", properly applied for Final Plat approval of the following described property located in the City of Ramsey:

> Lot 2, Block 1, HY-10 RAMSEY 2ND ADDITION, except the North 70 feet thereof and also except Parcel 3, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 74, Anoka County, Minnesota
>
> (the '**Subject Property**'); and

WHEREAS, the proposed final plat (minor plat) subdivides an existing platted parcel bisected by roadway right-of-way into two parcels; and

WHEREAS, the City Council reviewed the Final Plat of Kwik Trip 1782 on May 13, 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 approves the Final Plat for Kwik Trip 1782, contingent upon:
    a. Approval by the City Attorney as to legal form.
    b. An assessment agreement for the reconstruction of Bunker Lake Boulevard NW.
    c. Recording a vacation resolution for Ferret Street and other drainage and utility easements.
    d. Recording of any needed sidewalk easements should the final design of the Bunker Lake Boulevard NW reconstruction warrant.

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

and the following voted against the same:

and the following abstained:

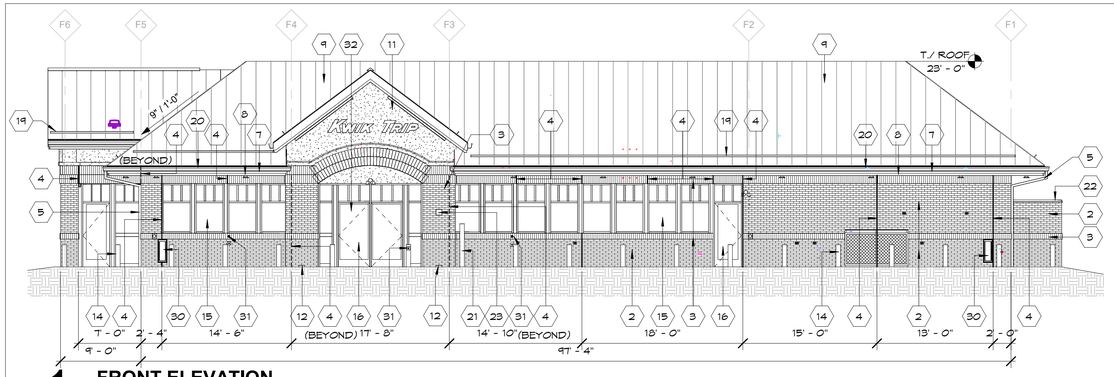
and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 13th day of May, 2025.

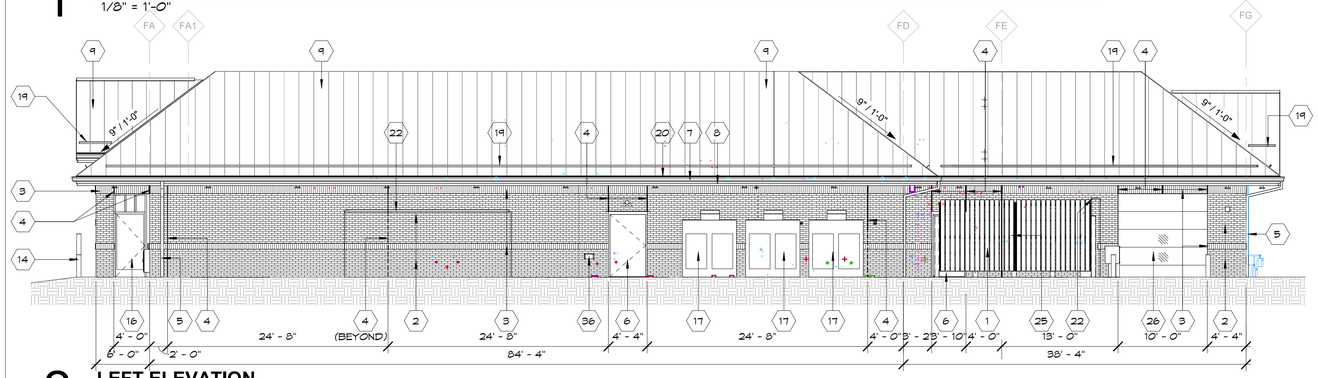
Mayor

ATTEST:

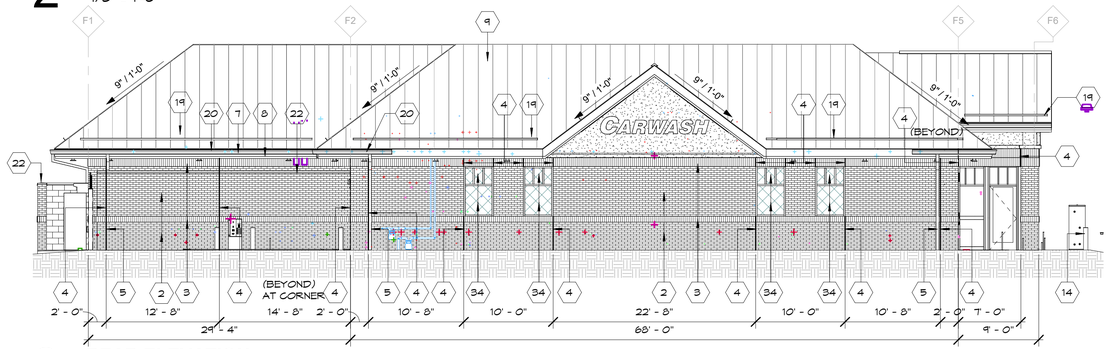
City Clerk



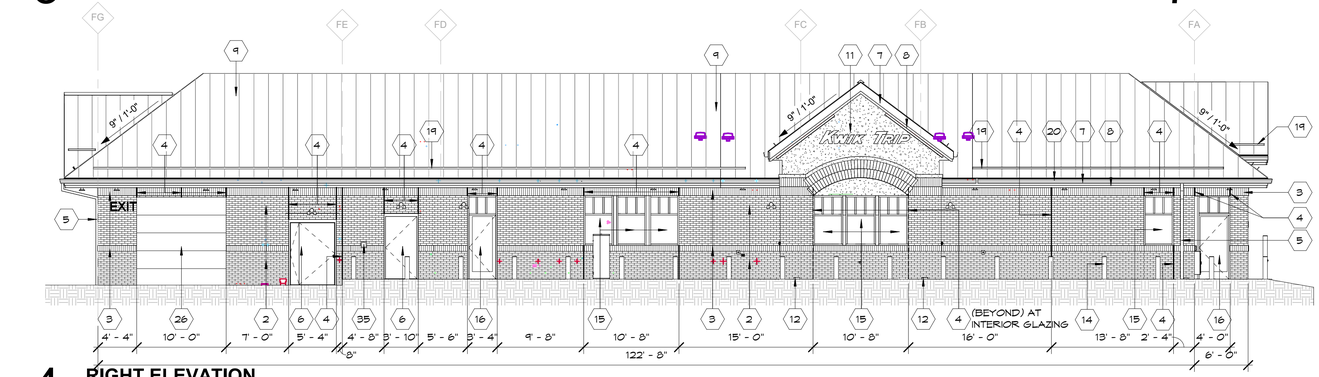
1 FRONT ELEVATION
1/8" = 1'-0"



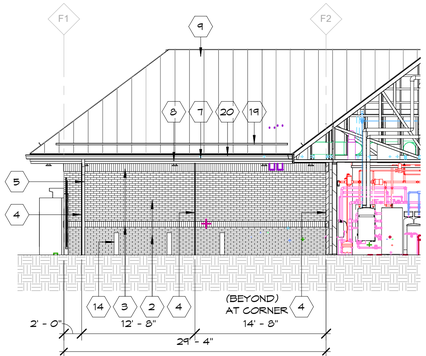
2 LEFT ELEVATION
1/8" = 1'-0"



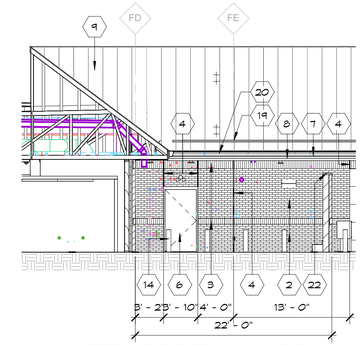
3 REAR ELEVATION
1/8" = 1'-0"



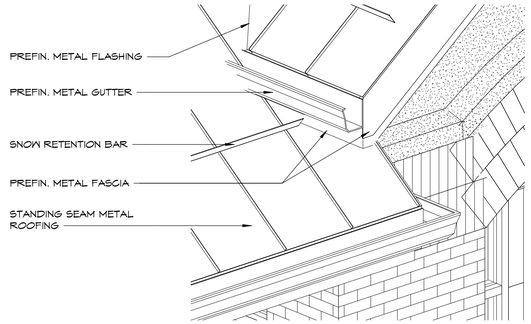
4 RIGHT ELEVATION
1/8" = 1'-0"



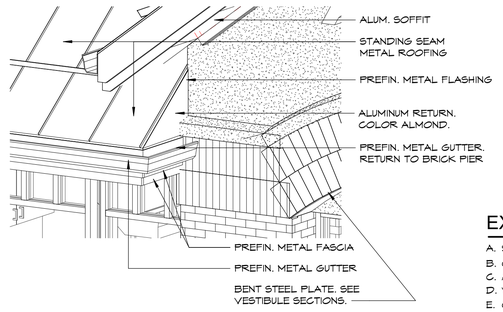
5 REAR INSIDE ENCLOSURE
1/8" = 1'-0"



6 LEFT INSIDE ENCLOSURE
1/8" = 1'-0"



7 VESTIBULE EAVE TO ROOF FLASHING DETAIL



8 FRONT VESTIBULE METAL ROOF RETURN

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
1	TRASH ENCLOSURE.
2	MODULAR BRICK VENEER (RED).
3	BRICK SOLDIER COURSE (TAN). SEE SECTION FOR SIZE
4	BRICK CONTROL JOINT. SEALANT COLOR TO MATCH BRICK COLOR.
5	ALUMINUM DOWNSPOUT.
6	HOLLOW METAL DOOR & FRAME. PAINT. CAULK COLOR TO MATCH BRICK.
7	ALUMINUM FASCIA - ALMOND.
8	ALUMINUM FASCIA - RED.
9	PREFINISHED STANDING SEAM METAL ROOFING.
10	CT CABINET AND ELECTRICAL METER. RE: ELECT. PLANS.
11	EIFS. COLOR: TAN.
12	CAST ALUMINUM BRICK VENT - ACCEPTABLE OPTIONS: HOHMANN & BARNARD #C825, 8" X 2 1/4" OR EX 825.
13	EMERGENCY FUEL SHUT OFF. RECESS FLUSH W/ WALL.
14	6" BOLLARD W/ 40" PLASTIC SLEEVE. SEE SHEET A124.
15	ALUMINUM STOREFRONT FRAMING W/ INSULATED GLAZING. CAULK COLOR GRAY DYMONIC.
16	ALUMINUM STOREFRONT ENTRANCE. CAULK COLOR GRAY DYMONIC.
17	ICE MERCHANDISER
18	LP CAGE
19	SNOW RETENTION BAR
20	PREFINISHED METAL GUTTER
21	BLUE HDCP. BOLLARD. REFER TO SITE PLANS.
22	PREFINISHED METAL WALL CAP.
23	KNOX BOX LOCATION WHEN NEEDED. OWNER PROVIDED.
24	SPLASH BLOCK
25	PROVIDE LOCK BOLT FOR EACH LEAF
26	INSULATED POLYCARBONATE DOOR
27	12 X 12 GLASS BLOCK
28	6 X 6 GLASS BLOCK
29	SUPPLY FAN. SEE HVAC PLANS.
30	FIRE EXTINGUISHER CABINET
31	HANDICAP PUSH PLATE. SE EELECTRICAL SHEETS FOR MOUNTING HEIGHTS.
32	STREET ADDRESS NUMBERS TO BE LOCATED ON ENTRANCE DOOR. VERIFY WITH OWNER BEFORE APPLYING.
33	BRICK SOLDIER COURSE FIELD COLOR - (RED).
34	ALUMINUM STOREFRONT FRAMING W/ INSULATED SPANDREL GLAZING. CAULK COLOR GRAY DYMONIC.
35	CO2 FILL BOX. SEE FLOOR PLAN FOR MOUNTING HEIGHTS.
36	RECESSED OIL FILL BOX. SEE FLOOR PLAN FOR MOUNTING HEIGHTS.

Exterior Door Color Code

BAC Blend-a-Color		02	32	64	120
W1	White	-	12	1	-
B1	Black	-	24	1	-
R2	Maroon	-	19	-	-
R3	Magenta	-	26	1	1

EXTERIOR COLOR SCHEDULE

MATERIAL	MANUFACURER	COLOR
BOLLARDS	--	BLACK, GLOSS
FASCIA	UNA-CLAD 24 GA.	REGAL RED ALMOND
GUTTERS & DOWNSPOUTS	--	ALMOND
SOFFIT	UNA-CLAD	ALMOND
METAL ROOF	UNA-CLAD	HEMLOCK GREEN
MORTAR	--	GREY
SEALANT		
RED BRICK	TREMCO DYMONIC	REDWOOD TAN
TAN BRICK	TREMCO DYMONIC	LIMESTONE
ROOF CAP CAR WASH	UNA-CLAD	HEMLOCK GREEN
TAN BRICK	LEGENDARY	CLEAR BUFF
RED BRICK	LEGENDARY	CABERNET BURGUNDY
EIFS	TOTAL WALL	DIRTY MARTINI SWIRL TEXTURE
TRASH ENCLOSURE CAP	UNA-CLAD	HEMLOCK GREEN
BRICK LINTEL PAINT	TOTAL WALL	MORNING MIST (OR EQUAL)

EXTERIOR ELEVATION NOTES

A. SEE FLOOR PLAN FOR WINDOW TYPE KEYS.
B. CONTROL JOINT SEALANT TO MACH VENEER COLOR.
C. ALL DOWNSPOUTS TO CONNECT W/ BELOW GRADE DRAIN.
D. VERIFY NUMBER OF GABLES AND LOCATION OF SIGNAGE WITH OWNER.
E. CAST ALUMINUM BRICK VENT SHALL APPLY TO ALL STORES WITH CANOPY BRICK COLUMNS. REFER TO A700/A701 IF STORE REQUIRES BRICK COLUMNS
F. CONTROL JOINTS LOCATED AT WINDOW AND DOOR LOCATIONS TO HAVE BACKER ROD AND SEALANT AT LOSSE LINTELS.

VANTAGE ARCHITECTS INC
750 N. Third Street ▼ La Crosse, WI 54601
Ph (608) 784-2729 Fax (608) 784-2826

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAW OF THE STATE OF MINNESOTA.
SIGNATURE:
JERREL SCHOONOVER
DATE: 09/27/2024
REG. NO. 19710

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER, UNDER THE LAW OF THE STATE OF MINNESOTA.
SIGNATURE:
CARL N. FINK
DATE: 09/27/2024
REG. NO. 42443

PROJECT TITLE:
Store #1730 - G3-MN-LH-1CW-SV
Kwik Trip, Inc.
PROJECT LOCATION:
SW Intersection of 13th St SW & 6th Ave SW
Pine City, MN

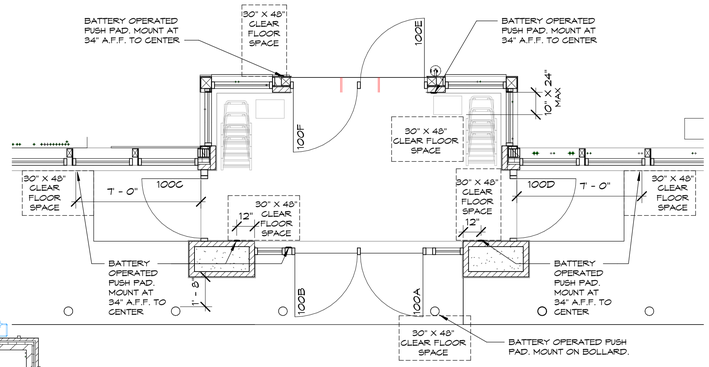
JOB #:	1081.642
DATE:	09.27.2024
DRAWN BY:	Author
TYPE:	Permit Set

REVISIONS

NO.	DATE

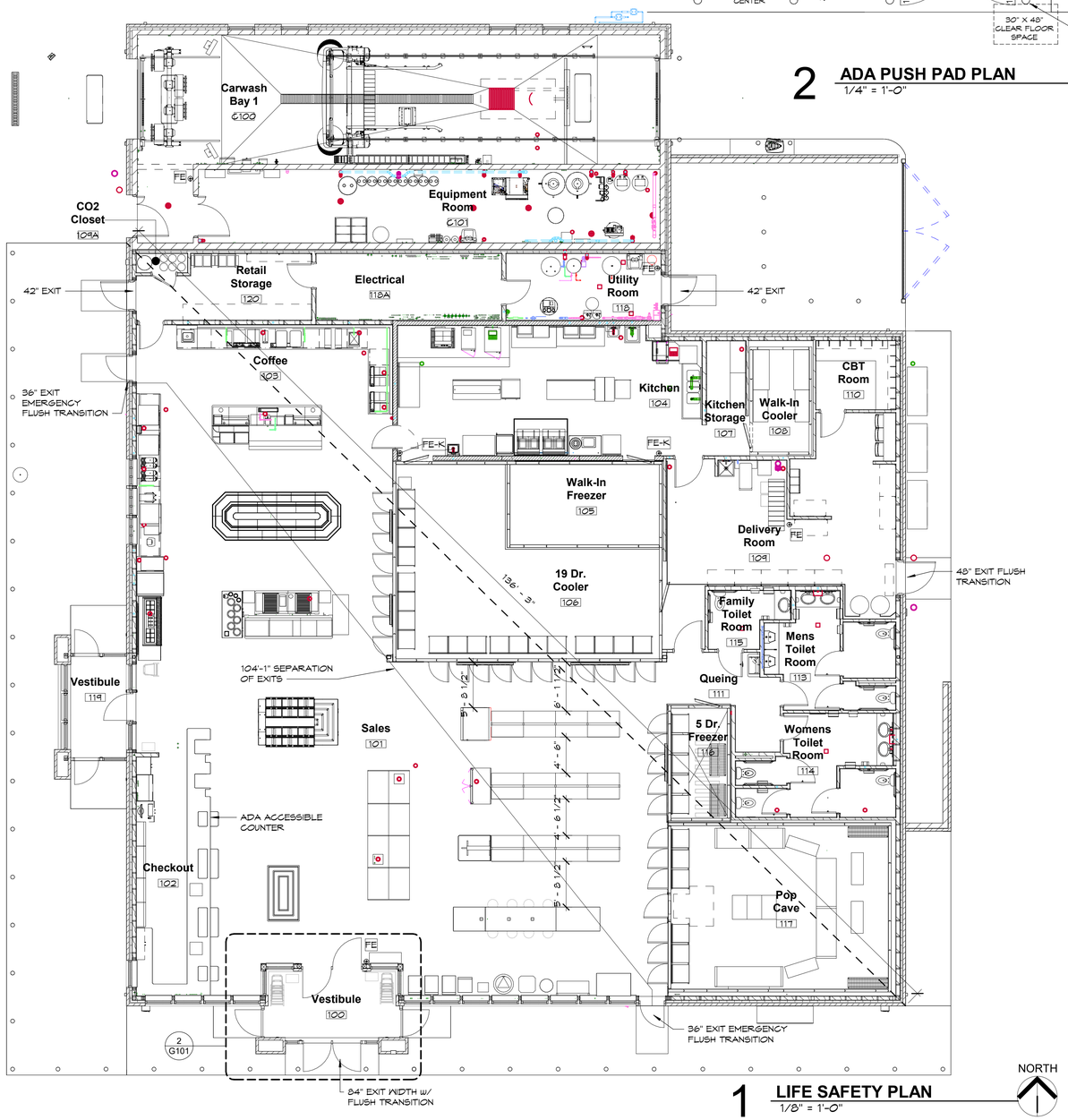
SHEET TITLE
Exterior Elevations

SHEET NO.
A200



2 ADA PUSH PAD PLAN

1/4" = 1'-0"



1 LIFE SAFETY PLAN

1/8" = 1'-0"

NORTH

BUILDING CODE SUMMARY MN

Applicable Codes:
2018 International Building Code with State Amendments/ Chapter 1305 (2020 MN Building Code)
2020 Minnesota State Building Code
2020 Minnesota Accessibility Code
2020 Minnesota State Fire Code (2018 IFC as amended by the State of Minnesota)
2023 National Electrical Code
2020 Minnesota Plumbing Code (Reference to 2018 Uniform Plumbing Code)
Minimum Plumbing Fixtures/ 2018 IBC Chapter 29, as amended
Minnesota Mechanical Code/ Chapter 1346/2018 IMC/2018 IFGC (2020 MN Mechanical and Fuel Gas Code)
2024 Minnesota Commerical Energy Code
Snow Loads/ MSBC Rules 1303.1700
Frost Depth/ MSBC Rules 1303.1600
Wind Speed/ Minimum 90 MPH
Recycling Space/MSBC 103.1500

Description of Work: New Building

Building Occupancy: Classification: Store: Mercantile Group M
Carwash: Business Group B

Building Areas: 11,033 sq. ft. (9,000 sq. ft. allowable)

Number of Stories: One (one allowable)

Type of Construction: Store: Type 5B: Non-Sprinklered
Carwash: Type 5B: Non-Sprinklered

Sprinkler Requirements: Per 903.2.7 An automatic sprinkler system is not required for Group M fire areas less than 12,000 sq. ft.

Fire Alarm: Per 907.2.7 Group M- Manual fire alarm boxes are not required in a Group M occupancy having an occupant load less than 500 persons

Area Modifications: 506.3 Frontage Increase
(312/440-.25) 30/30 = 0.45 x 9,000 sq. ft. = 4,050 sq. ft. additional per floor

Building Separations, Fire Partitions: Rated Areas Section 508.2.4 - no seperation is required between occupancy groups B & M.

Fire Resistive Rating for Exterior Walls Table 602 Type V-B Construction, greater than 10 feet = 0 Rating

Attic Separation: Per 718.4 Draft stopping shall be installed in attics such that any horizontal area does not exceed 3,000 sq. ft. provide access to each separated area.

Occupant Load:

Per Table 1004.5	Space	
Mercantile		
Grade Floor @ 60 sq. ft.		5,500 sq. ft./60 sq. ft. = 91 persons
Stock Area @ 300 sq. ft.		3,610 sq. ft./300 sq. ft. = 12 persons
		Total occupant load = 103 persons

Exit Requirements:

Table: 1005.3.2 "Required Exit Width" Based on occupant load - 103 x 0.2 = 20.6"

Section: 1006 ***Number of Exits & Exit Access Doorways***
1006.2.1 Egress based on occupant load and common path of egress travel distance.
Tables: 1006.2.1 & 1006.3.2 Two exits required where more than 30 person occupant load and less than 500 persons
Table: 1006.2.1 Common path: Common path of egress travel shall not exceed 75ft.

Section: 1007 ***Exit & Exit Access Doorway Configuration***
1007.1.1 Two exits shall be located a min. of 1/2 the diagonal distance of the building

Section: 1017 ***Exit Access Travel Distance***
Table: 1017.2 Travel distance: 200 ft. Non-sprinklered

Section: 1018 ***Aisles***
1018.2.2 Isle width shall not be less than 36"
Min. aisle width per section 1005.3.1 = 103 Occupant x .2 = 20.6 inches required.

Section: 1020 ***Corridors***
1020.2 Corridor Width & Capacity
Table: 1020.2 Minimum corridor width = 44"
1020.4 Dead end corridors shall not exceed 20'. There are no dead end corridors on this project.

ADA Accessibility:
- The project will provide access to all areas of the facility. All spaces in the project will comply with ADA requirements.
- The Restrooms have toilet compartments with toe clearance on two sides since the interior partitions continue to the floor.

Section 604.9.5.1 Exception 1 & 2 - Min size for floor mounted toilets 65" deep x 66" wide min.

Sanitary Fixtures:

Per Table 2902.1

Area	U or WC (M)	WC(F) Lav	Showers	D.F.	Other	
Mercantile	.14	.14	.19	---	.14	1 service sink
Business	.9	.9	1.1	---	.4	1 service sink
Required	2	2	2	---	2	1 service sink
Provided	4	4	4	---	See note below	1 service sink

Drinking Fountain Note: Kwik Trip provides free cups of water from soda machine to all who enter.

Fire Extinguishers: **906 per NFPA 10**

Required Areas
906.1 - Required in groups B & M
906.1.2 - Required within 30 feet distance of travel from commerical cooking equipment.

Fire Hazard Classifications
906.3.1 Class A Fire Hazards - Maximum distance of travel to extinguisher 75ft. - See floor plans for designated locations
906.4 Cooking equipment fires
906.4.2 Class K portable fire extinguisher to be included in hazard areas that contain deep fat fryers.
See floor plan for location of all fire extinguishers (FE & FEK)

Foam Plastic Insulation: 2603.9 Special Approval - Cooler and freezer panels have passes UL1715 and conform to IBC 2603.9 for foam plastic insulation. See attached product data and Wisconsin Building Products Evaluation # 201305-I

Exhaust Hood: 1346.0507 Section 507 Commerical Kitchen Hoods
507.2.1 Type I Hood - Type I hood shall be installed where cooking appliances produce grease
507.2.2 Type II Hood - Type II hood shall be installed where cooking or dishwashing appliances produce heat, steam, or products of combustion and do not produce grease or smoke.
See floor plan for locations of both type I & II hoods

VANTAGE ARCHITECTS INC
750 N. Third Street La Crosse, WI 54601
Ph (608) 784-2729 Fax (608) 784-2826

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAW OF THE STATE OF MINNESOTA.
SIGNATURE:
JERREL SCHOONOVER
DATE: 09/27/2024 REG. NO. 19710

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER, UNDER THE LAW OF THE STATE OF MINNESOTA.
SIGNATURE:
CARL N. FINK
DATE: 09/27/2024 REG. NO. 42440

PROJECT TITLE:
Store #1730 - G3-MN-LH-1CW-SV
Kwik Trip, Inc.

PROJECT LOCATION:
SW Intersection of 13th St SW & 6th Ave SW
Pine City, MN

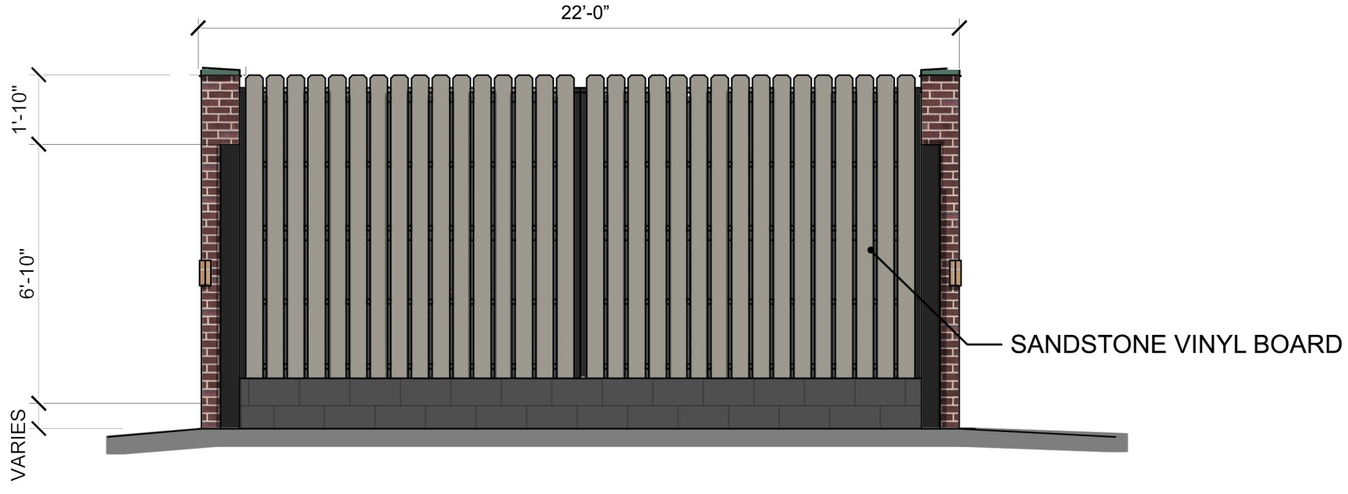
JOB #:	1081.642
DATE:	09.27.2024
DRAWN BY:	Author
TYPE:	Permit Set

REVISIONS

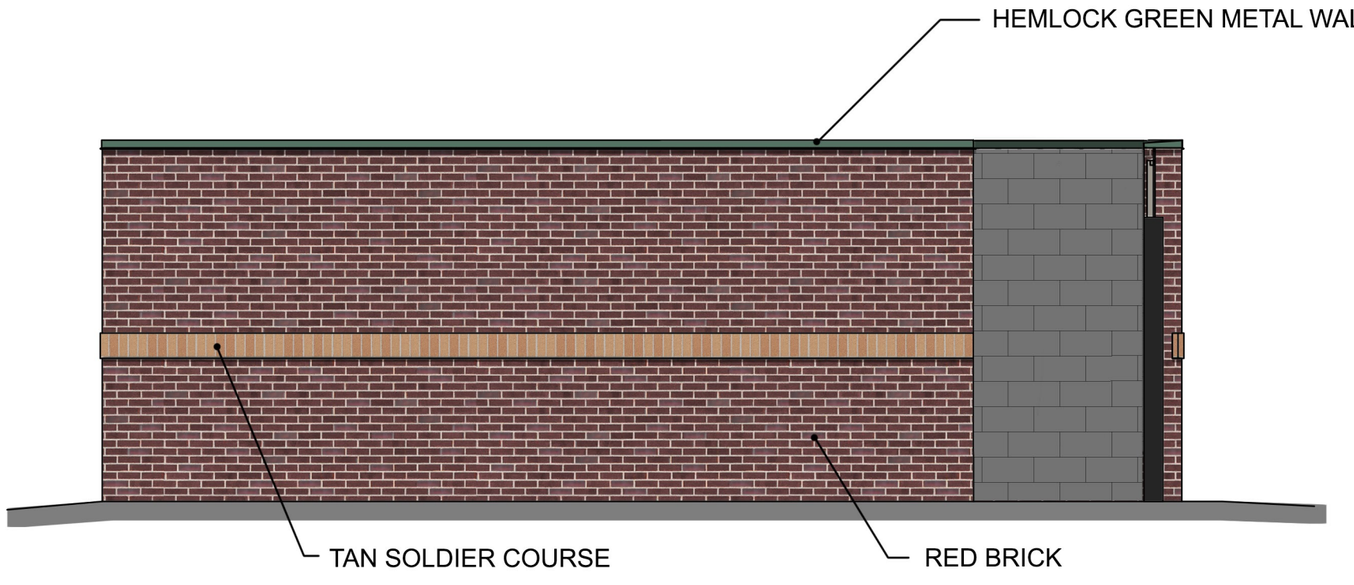
NO.	DATE

SHEET TITLE
Life Safety Plan/ Code Compliance

SHEET NO.
G101



TRASH ENCLOSURE - FRONT ELEVATION



TRASH ENCLOSURE - SIDE ELEVATION

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960



KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

10 MPD



FRONT LEFT VIEW



FRONT RIGHT VIEW



REAR RIGHT VIEW



REAR LEFT VIEW



FRONT ELEVATION

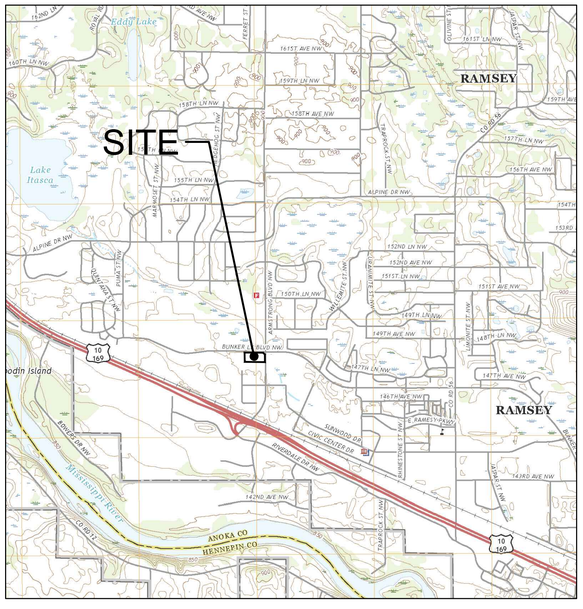
KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

EXTERIOR ELEVATIONS
LEFT HAND GEN 3 with 1 BAY CARWASH

KWIK TRIP STORE #1782

PERMIT SET

CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA



SITE LOCATION MAP



AERIAL LOCATION MAP

DRAWING INDEX

C001	TITLE SHEET
C010	ALTA SURVEY
C020	DEMO PLAN
C100	SITE KEYNOTE PLAN
C180	SITE CIRCULATION PLAN
C181	SITE DIMENSION PLAN
C200	GRADE PLAN
C201	GRADE PLAN (SPOT DETAIL)
C300	STORM SEWER PLAN
C301	STORM SEWER NOTES & DETAILS
C400	UTILITY PLAN
C401	UTILITY NOTES
C500	SITE PLAN DETAILS
C501	SITE PLAN DETAILS
C502	SITE PLAN DETAILS
C600	EROSION CONTROL PLAN
C601	EROSION CONTROL NOTES
C602	EROSION CONTROL DETAILS
C603	EROSION CONTROL DETAILS
C700	LANDSCAPE PLAN
C701	LANDSCAPE PLAN
C702	TREE PRESERVATION PLAN
C800	PHOTOMETRIC LIGHTING PLAN
C801	PHOTOMETRIC RENDERING PLANS

OWNER
KWIK TRIP, INC
NATE BYOM
1626 OAK STREET
LA CROSSE, WI 54602
PHONE: 608-791-7448
EMAIL: nbyom@kwiktrip.com

CIVIL ENGINEER
CARLSON MCCAIN, INC.
DANIEL WILKE
15650 36TH AVENUE N, #110
PLYMOUTH, MN 55446
PHONE: 952-346-3864
EMAIL: dwilke@carlsonmccain.com

SITE DESIGNER
CARLSON MCCAIN, INC.
DANIEL WILKE
15650 36TH AVENUE N, #110
PLYMOUTH, MN 55446
PHONE: 952-346-3864
EMAIL: dwilke@carlsonmccain.com

SURVEYOR
CARLSON ENGINEERING, INC.
THOMAS BALLUFF
3890 PHEASANT RIDGE DR NE, #100
BLAINE, MN 55449
PHONE: 763-489-7916
EMAIL: tballuff@carlsonmccain.com

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

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

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

Name: Daniel J. Wilke, P.E.
Signature:
Date: 01/30/25 License #: 53182

COVER SHEET

CONVENIENCE STORE #1782
WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C001

ALTA/NSPS LAND TITLE SURVEY

of

LOT 2, BLOCK 1, HY-10 RAMSEY 2ND ADDITION, ANOKA COUNTY, MINNESOTA

for

KWIK TRIP, INC.

PROPERTY DESCRIPTION: *(Per Schedule A of Title Commitment No. 1663266, with a commitment date of September 17, 2024 at 8:00 A.M., prepared by First American Title Insurance Company d.b.a. Tri County Abstract and Title Guaranty)*

Lot 2, Block 1, HY-10 RAMSEY 2ND ADDITION, except the North 70 feet thereof and also except Parcel 3, Anoka County Highway Right of Way Plat No. 74, Anoka County, Minnesota.

(abstract property)

GENERAL NOTES:

1) *Bearings shown hereon are based on the West line of Parcel 3, ANOKA COUNTY RIGHT OF WAY PLAT NO. 74, which is assumed to bear S00°12'14"E.*

2) *Monuments have been found or set at all major corners of the boundary and indicated on this survey.*

3) *Surveyed property address, per commitment: 14816 Armstrong Boulevard NW, Ramsey, MN 55303.*

4) *Per FEMA Flood Insurance Rate Map Number 27003C0280E with an effective date of 12/16/15, surveyed property is located in Zone X, areas of minimal flooding. Areas determined to be outside 500-year floodplain determined to be outside the 1% and 0.2% annual chance floodplains.*

5) *Surveyed property contains ±324,946 sq. ft. (±7.46 acres).*

6) BENCHMARK: *Minnesota Department of Transportation Geodetic GSID Station No. 808 (MnDot Name HYATT MNDT) – Elevation 878.97 ft. (NAVD 88)*

7) *Per the zoning classification letter provided by Todd A. Larson, Planning Manager with the City of Ramsey and dated September 24, 2024, surveyed property is zoned B-3 Regional Business District (East of Ferret Street), and I-1 Light Industrial (West of Ferret Street).*

B-3 (Regional Business District)
Setback Requirements:
Front – 20 feet
Side (interior) – 10 feet
Side (to right of way) – 20 feet
Rear (interior) – 35 feet
Rear (to right of way) – 20 feet

Building Height – 50 feet building maximum

Floor space area requirements – None, though 40% max building footprint

Parking requirements – 1:250 sq. ft., parking at the pump qualifies.

Note – The setbacks listed above require and interpretation by the surveyor and are not graphically depicted.

8) *No buildings were observed on the surveyed property.*

9) *No identifiable parking spaces were observed on the surveyed property.*

10) *Above ground utilities have been field located as shown. Underground utilities shown hereon are those which were field marked by utility companies responding to Gopher State One Call, Ticket No's. 242762834 and 242762835, both dated 10/02/24 or were taken from utility plans provided by the City of Ramsey. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002). However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, Gopher State One Call locate and other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.*

11) *Surveyor is not aware of changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. There was no observable evidence of recent street or sidewalk construction or repairs.*

12) *Plottable offsite (i.e., appurtenant) easements or servitude's disclosed in documents provided to or obtained by the surveyor are shown hereon.*

13) *Per Schedule B, Part II Exceptions of the previously listed title commitment:*

Items 1–4, 6–8 – Not survey related and/or not plottable.

Item 5 – Easements or claims of easement not shown by the public records. *(Non known or provided.)*

(9) **Item 9** – Rights of the public and others entitled to the use of that portion of the land in Schedule "A" lying within the bounds of, including but not limited to: Any street, highway, road, and/or alley, as laid out, presently used, or dedicated. *(Roads and road easements are shown hereon.)*

Item 10 – An easement for right-of-way for electric transmission or distribution line or system and incidental purposes in the document recorded April 29, 1953 as Doc. No. 150135 and Amended by Doc. Nos. 186679 and 535217 of Official Records. *(Partial Release of Easement per Document No. 535217 recorded in 1979 confines this easement to a 10 foot strip lying contiguous with the westerly edge of road right of way of County Road No. 83. However, the westerly edge of road right of way in 1979 is unknown. In 1987, the plat of HY-10 Ramsey 2nd Addition was filed dedicating 60 feet of right of way for County Road No. 83. In 2009, Anoka County Highway Right-of-Way Plat No. 74 was filed and additional 10 feet was taken in fee for road right of way. Based on this, it appears the Electric Transmission and Distribution Easement would lie within the current right of way of County Road No. 83 and is not shown hereon.)*

Item 11 – The terms and provisions contained in the document entitled "Ordinance #86-11" recorded October 28, 1987 as Doc. No. 784944 of Official Records. *(Not survey related.)*

(12) **Item 12** – A document entitled "Anoka County Highway Right-Of-Way Plat No. 74" recorded September 10, 2009 as Doc. No. 2010105.001 of Official Records. *(As shown hereon. The Temporary Easement expired on 6/01/2011.)*

(13) **Item 13** – Condemnation of certain lands taken by the State of Minnesota for trunk highway and incidental purposes as contained in Final Certificate recorded September 27, 2010 as Doc. No. 2017718.003. *(Said document is the fee taking instrument for Parcel 3 of Anoka County Highway Right of Way Plat No. 74 and Parcel 3 is shown hereon.)*

(14) **Item 14** – An easement for street right of way and drainage and utility and incidental purposes in the document recorded June 9, 2023 as Doc. No. 2392316.002 of Official Records. *(As shown hereon.)*

(15) **Item 15** – Drainage and utility easement(s) as shown on the plat HY-10 RAMSEY 2ND ADDITION. *(as shown hereon)*

STATEMENT OF POSSIBLE ENCROACHMENTS:

(1) *1) Underground electric line, underground fiber optic line, and utility boxes, as shown hereon.*

(2) *2) Existing snow fence, as shown hereon.*

(3) *3) Existing mow line along the west line of the surveyed property, as shown.*

CERTIFICATION:

To: Kwik Trip, Inc., a Wisconsin Corporation; First American Title Insurance Company d.b.a. Tri County Abstract and Title Guaranty.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11(a), 14, 17, 18, 20, 20(a), and 20(b) of Table A thereof. The field work was completed on October 15, 2024.

Date of Plat or Map: November 5, 2024

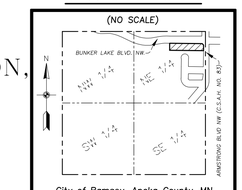
Signed: Carlson McCain, Inc.

By: Thomas R. Balluff

Thomas R. Balluff, L.S.
Minnesota License No. 40361
tballuff@carlsonmccain.com

VICINITY MAP

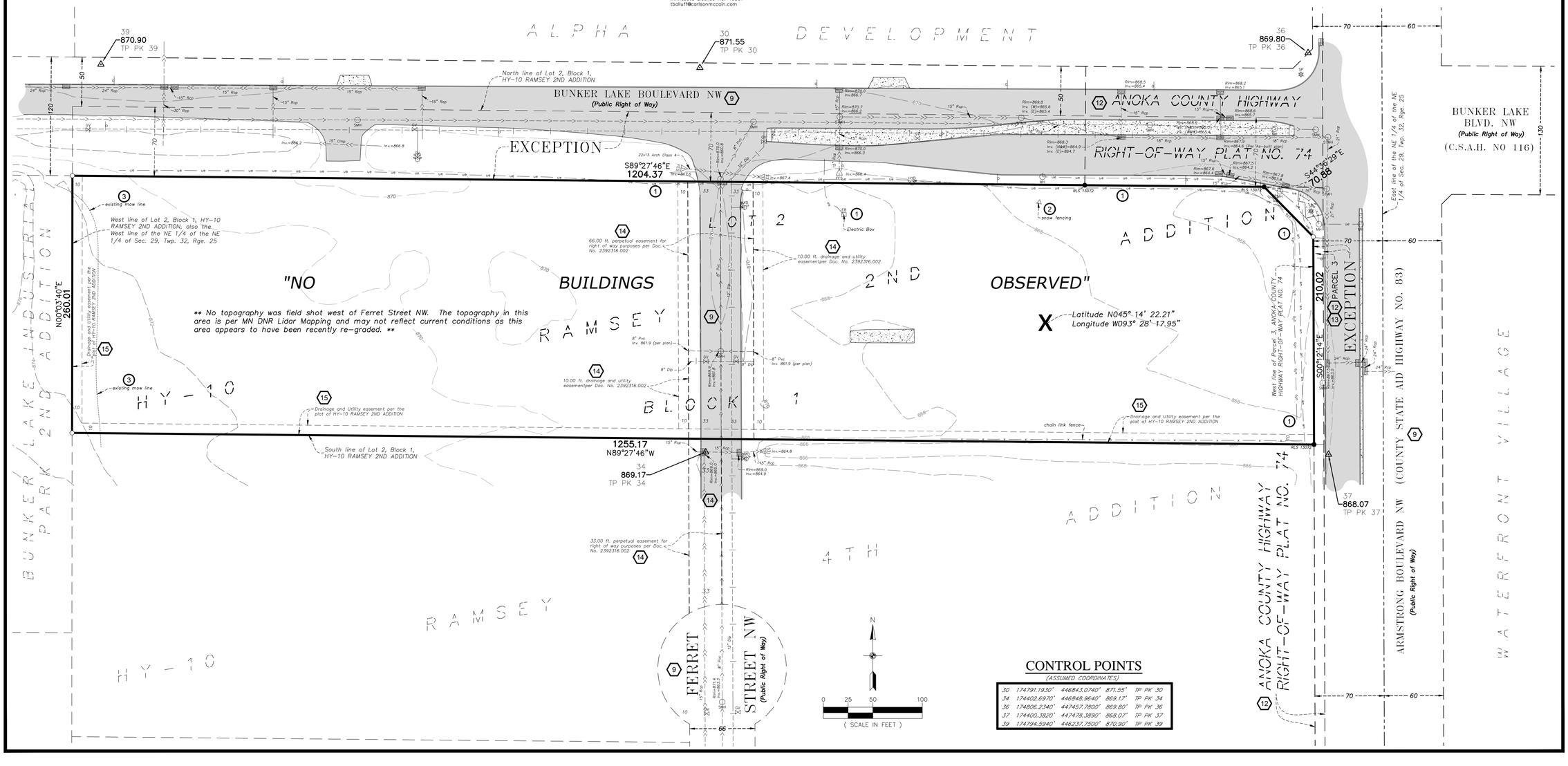
(NO SCALE)



City of Ramsey, Anoka County, MN
Section 29, Township 32 N, Range 25 W

LEGEND

- ● – Denotes Found Iron Monument
- ○ – Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- SP – Denotes Semaphore
- – Denotes Miscellaneous Sign
- SMH – Denotes Sanitary Manhole
- STMH – Denotes Storm Manhole
- MH – Denotes Miscellaneous Manhole
- CB – Denotes Catch Basin
- FES – Denotes Flared End Section
- HYD – Denotes Fire Hydrant
- GV – Denotes Gate Valve
- EB – Denotes Electric Box
- HH – Denotes Hand Hole
- ue – Denotes Underground Electric
- u/g – Denotes Underground Fiber Optic
- – Denotes Watermain
- – Denotes Sanitary Sewer
- – Denotes Storm Sewer
- x – Denotes Existing Fence as noted
- – Denotes Concrete Surface
- – Denotes Bituminous Surface
- – Denotes Existing 2 Ft. Contour
- – Denotes Existing 10 Ft. Contour



CONTROL POINTS

(ASSUMED COORDINATES)

30	*174791.1930'*	*446843.0740'*	*871.55'*	*TP PK 30*
34	*174432.6970'*	*446848.9640'*	*869.17'*	*TP PK 34*
36	*174806.2340'*	*447457.7800'*	*869.80'*	*TP PK 36*
37	*174400.3820'*	*447478.3890'*	*868.07'*	*TP PK 37*
39	*174794.5940'*	*446237.7500'*	*870.90'*	*TP PK 39*

N

0 25 50 100

(SCALE IN FEET)

CARLSON McCAIN
ENGINEERING
SURVEYING
ENVIRONMENTAL
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7999 \ CARLSONMCCAIN.COM

ALTA/NSPS LAND TITLE SURVEY

PROPOSED
KWIK TRIP 1782
Ramsey, Minnesota

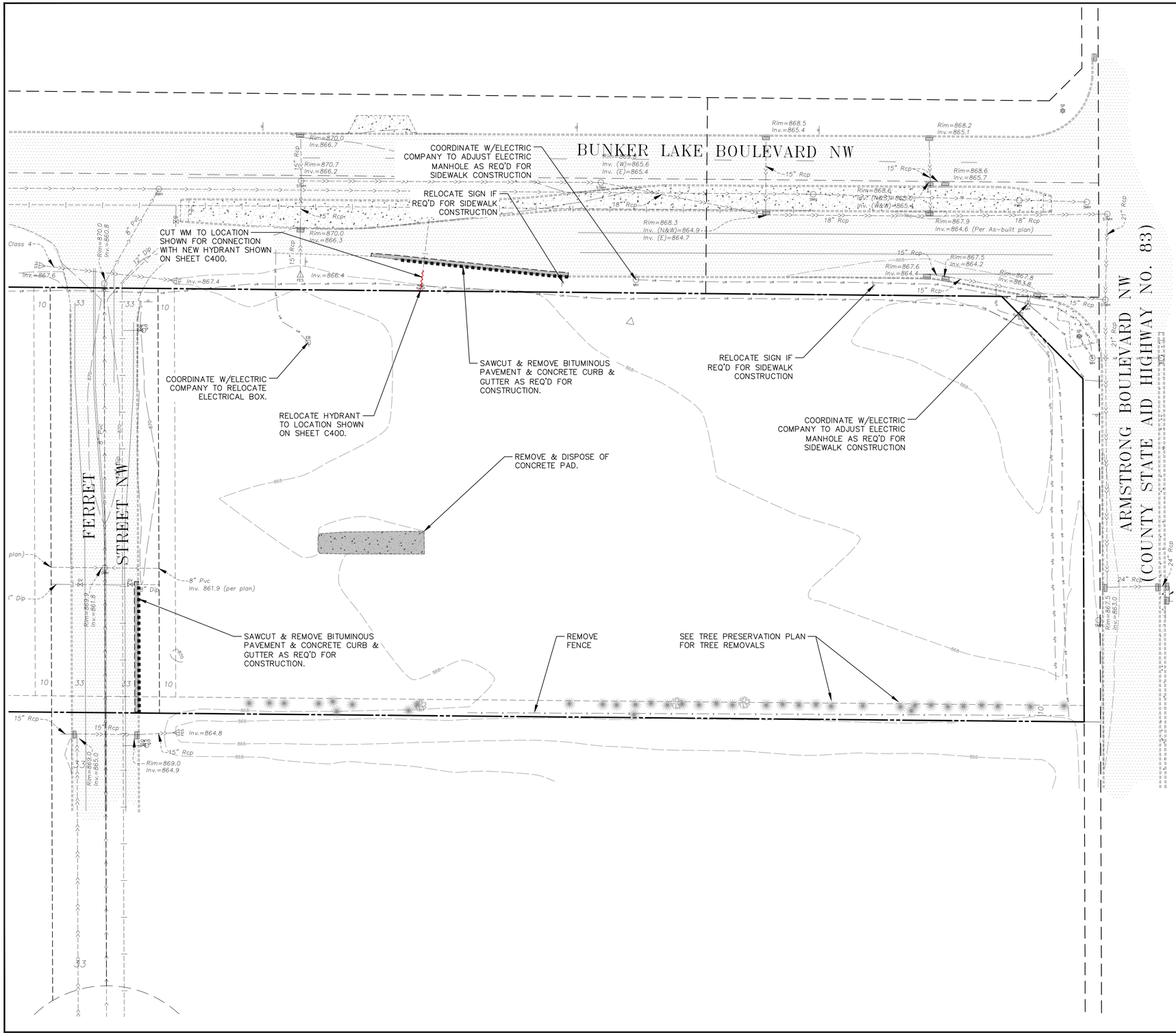
KWIK TRIP, INC.
1626 Oak Street
P.O. Box 2107
La Crosse, WI 54602

REVISIONS	
1. Sheet Number - 4/04/2025	
2.	
3.	
4.	
5.	
6.	
DRAWN BY:	bjs
ISSUE DATE:	11/05/24
FILE NO:	2836

THOMAS R. BALLUFF
REGISTERED LAND SURVEYOR
40361
STATE OF MINNESOTA

C010

Save Date: 04/04/2025 | 1258511221 - 1124011224 - kwik trip #1782 - ramsey\civil cad\survey\alta for sheet set 4-4-25.dwg



PLAN LEGEND

	EXISTING	REMOVAL
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER		AS NOTED
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS		
UNDERGROUND FIBER OPTIC		
UNDERGROUND ELECTRIC		
FENCE		
MISCELLANEOUS MANHOLE		
SEMAPHORE		
SANITARY MANHOLE		
LIGHT POLE		
SIGN		
GATE VALVE		
HYDRANT		
ELECTRIC BOX		
HAND HOLE		
FLARED END SECTION		

REMOVAL PLAN NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, DEPTH AND TYPES OF EXISTING UTILITIES AND TO NOTIFY THE OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, APPURTENANCES AND STRUCTURES NOT INDICATED FOR REMOVAL. DAMAGE CAUSED BY DEMOLITION OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR TO REMOVE/RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. THE CONTRACTOR SHALL COORDINATE THESE ACTIVITIES WITH THE UTILITY COMPANIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL THE REMOVALS SHOWN ON THE PLANS AND SHALL CONFORM/ADHERE TO ALL GOVERNING STATE AND LOCAL REGULATIONS. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

0 15 30 60
(IN FEET)

BENCHMARK

1. MnDot Geodetic GSID Station No. 808 (MnDot Name HYATT MNDT) – Elevation 878.97 ft. (NAVD88)

CALL BEFORE YOU DIG

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

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

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

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

Name: Daniel J. Wilke, P.E.
Signature: Dan Wilke
Date: 01/30/25 License #: 53182

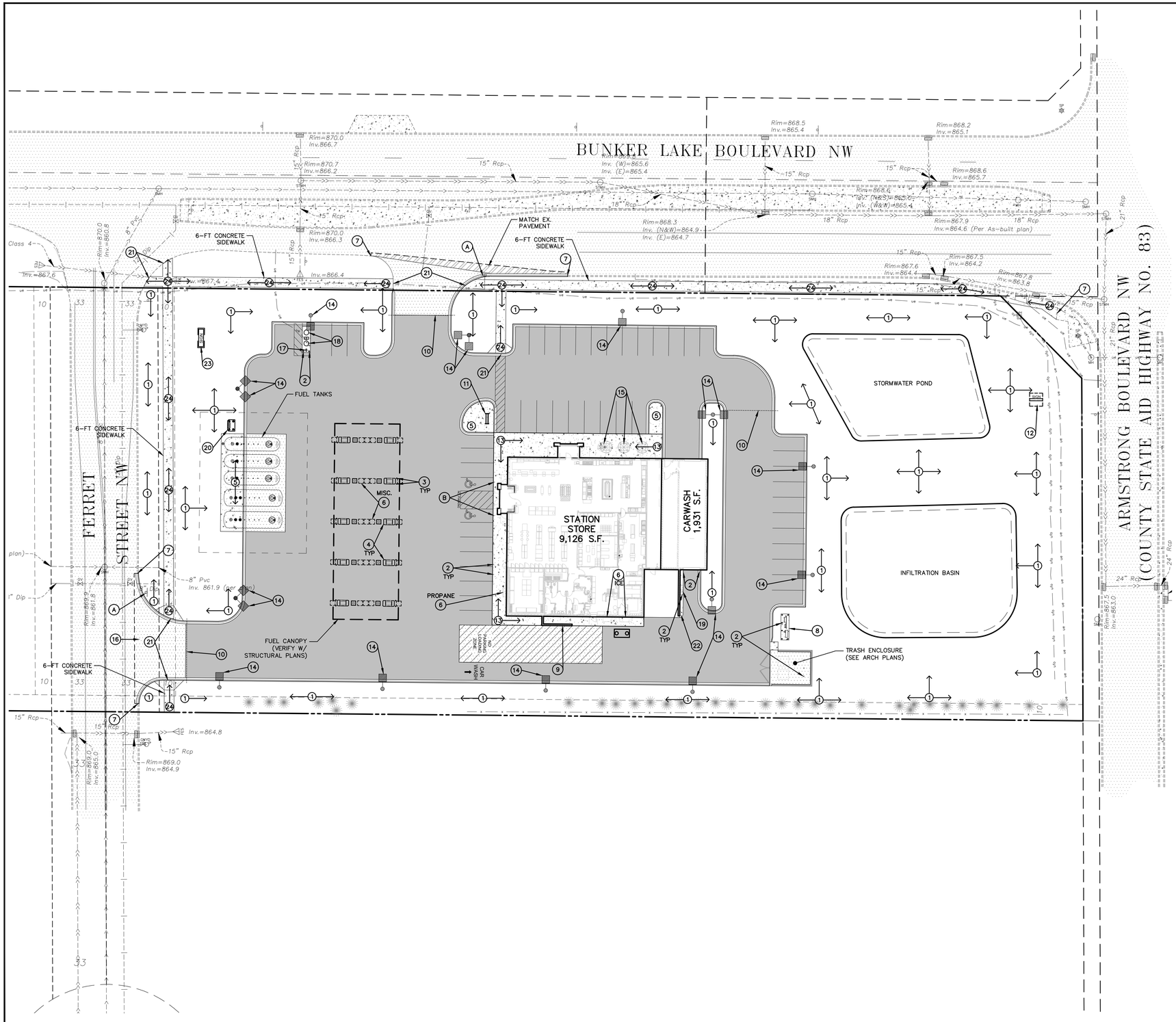
DEMO PLAN

CONVENIENCE STORE #1782
WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C020



PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		HEAVY DUTY 6,616 SF; LIGHT DUTY 50,783 SF
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER	STMH	
SANITARY SEWER	SMH	
WATER MAIN	WM	
UNDERGROUND GAS	ug	
UNDERGROUND FIBER OPTIC	ufo	
UNDERGROUND ELECTRIC	ue	
FENCE	x	
MISCELLANEOUS MANHOLE	MH	
SEMAPHORE	SP	
SANITARY MANHOLE	SMH	
LIGHT POLE	LP	
SIGN	S	
GATE VALVE	GV	
HYDRANT	HYD	
ELECTRIC BOX	EB	
HAND HOLE	HH	
FLARED END SECTION	FES	

PLAN KEYNOTES

1. LANDSCAPE AREA. SEE SHEET L1.
2. 30" HEIGHT, 6" DIAMETER CONCRETE FILLED PIPE BOLLARD. SEE DETAIL 6/C500.
3. 36" HEIGHT, 6" DIAMETER CONCRETE FILLED PIPE BOLLARD. SEE DETAIL 7/C500.
4. CONCRETE ISLAND WITH 6" EXPOSURE WITH FUEL DISPENSER. DISPENSER PER OWNER.
5. 4" CONCRETE WALK.
6. OUTDOOR MERCHANDISING.
7. MATCH EXISTING CURB & GUTTER/SIDEWALK/PAVEMENT.
8. TRANSFORMER LOCATION.
9. TOTE SCREENING WALL. SEE ARCHITECTURAL PLANS.
10. PVC IRRIGATION SLEEVE UNDER PAVEMENT. VERIFY WITH IRRIGATION PLAN FOR EXACT SIZE AND LOCATION BEFORE INSTALLATION.
11. BIKE RACK PER OWNER.
12. PYLON SIGN.
13. 6" INTEGRAL CONCRETE WALK/CURB.
14. SITE AREA LIGHT WITH CONCRETE BASE PER DETAIL 5/C500.
15. PICNIC TABLE PER OWNER.
16. CONCRETE VALLEY GUTTER PER DETAIL 3/C501.
17. "FREE AIR" COMPRESSOR PER OWNER. PROVIDE SIGNAGE PER OWNER.
18. AUTO VACUUM PER OWNER ON CONCRETE ISLAND WITH 6" EXPOSURE. PROVIDE TRASH CONTAINER PER OWNER.
19. CARWASH KEYPAD PER OWNER. PROVIDE TRASH CONTAINER PER OWNER.
20. FUEL TANKS VENT STAND PER OWNER.
21. PEDESTRIAN RAMP.
22. 6" CONCRETE CURB ISLAND.
23. MONUMENT SIGN.
24. 6" CONCRETE SIDEWALK.

SIGN SCHEDULE (PER MMUTCD)

Ⓐ STOP SIGN: R1-1 (30"x30")

Ⓑ HANDICAP PVC BOLLARD SLEEVE PER OWNER. SEE DETAIL 9/C500.

0 15 30 60
(IN FEET)

BENCHMARK

1. MnDot Geodetic GSD Station No. 808 (MnDot Name HYATT MNDT) – Elevation 878.97 ft. (NAVD88)

CALL BEFORE YOU DIG

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

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

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

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

Name: Daniel J. Wilke, P.E.
Signature:
Date: 01/30/25 License #: 53182

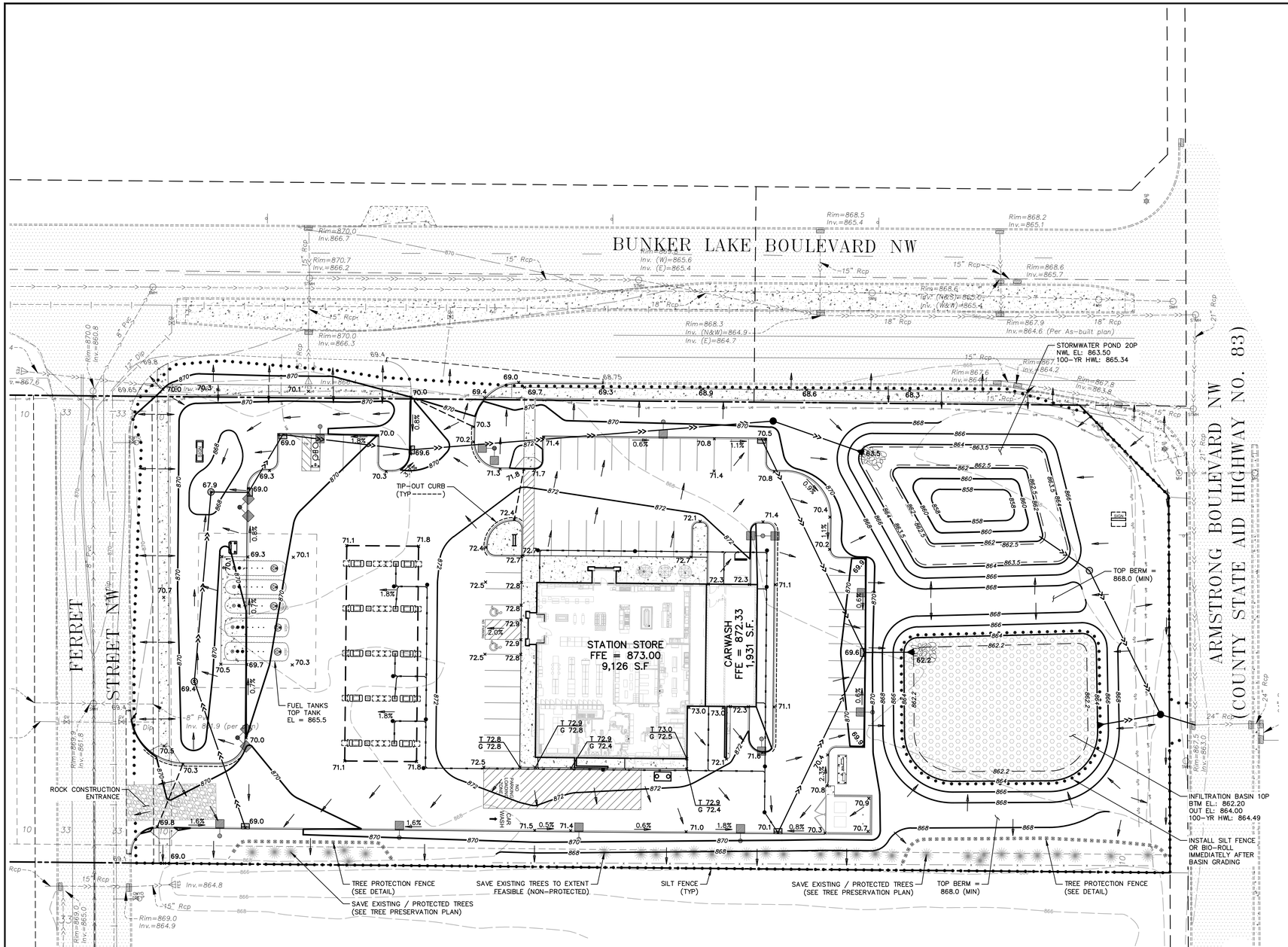
SITE KEYNOTE PLAN

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C100



PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER		
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS		
UNDERGROUND FIBER OPTIC		
UNDERGROUND ELECTRIC		
FENCE		
MISCELLANEOUS MANHOLE		
SEMAPHORE		
SANITARY MANHOLE		
LIGHT POLE		
SIGN		
GATE VALVE		
HYDRANT		
ELECTRIC BOX		
HAND HOLE		
FLARED END SECTION		
5' CONTOUR	905	905
1' CONTOUR	904	904
SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)	00.0	00.0
SILT FENCE		
TREE PROTECTION FENCE		

GOVERNING SPECIFICATIONS

1. THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION".
2. THE LATEST EDITION OF THE CITY OF RAMSEY STANDARD DETAILS AND SPECIFICATIONS.
3. THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
4. THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

GRADING NOTES

1. SILT FENCE, TREE PROTECTION FENCE, AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL SITE HAS BEEN STABILIZED.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND PAVEMENTS PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
3. CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODDED, SEEDED OR LANDSCAPED.

0 15 30 60
(IN FEET)

BENCHMARK

1. MnDot Geodetic GSID Station No. 808 (MnDot Name HYATT MNDT) – Elevation 878.97 ft. (NAVD88)

CALL BEFORE YOU DIG

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

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

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

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

Name: Daniel J. Wilke, P.E.
Signature: Dan Wilke
Date: 01/30/25 License #: 53182

GRADE PLAN

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C200

TIP-OUT CURB
(TYP ----------)

STATION STORE
FFE = 873.00
9,126 S.F

CARWASH
FFE = 872.33
1,931 S.F.

- FUEL TANKS
TOP TANK
EL = 865.5

NO PARKING
LOADING
ZONE

CAR WASH

1.8%
2.0%
1.6%
0.5%
0.6%
1.8%
0.8%

(IN FEET)

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

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

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

Name: Daniel J. Wilke, P.E.
Signature:
Date: 01/30/25 License #: 53182

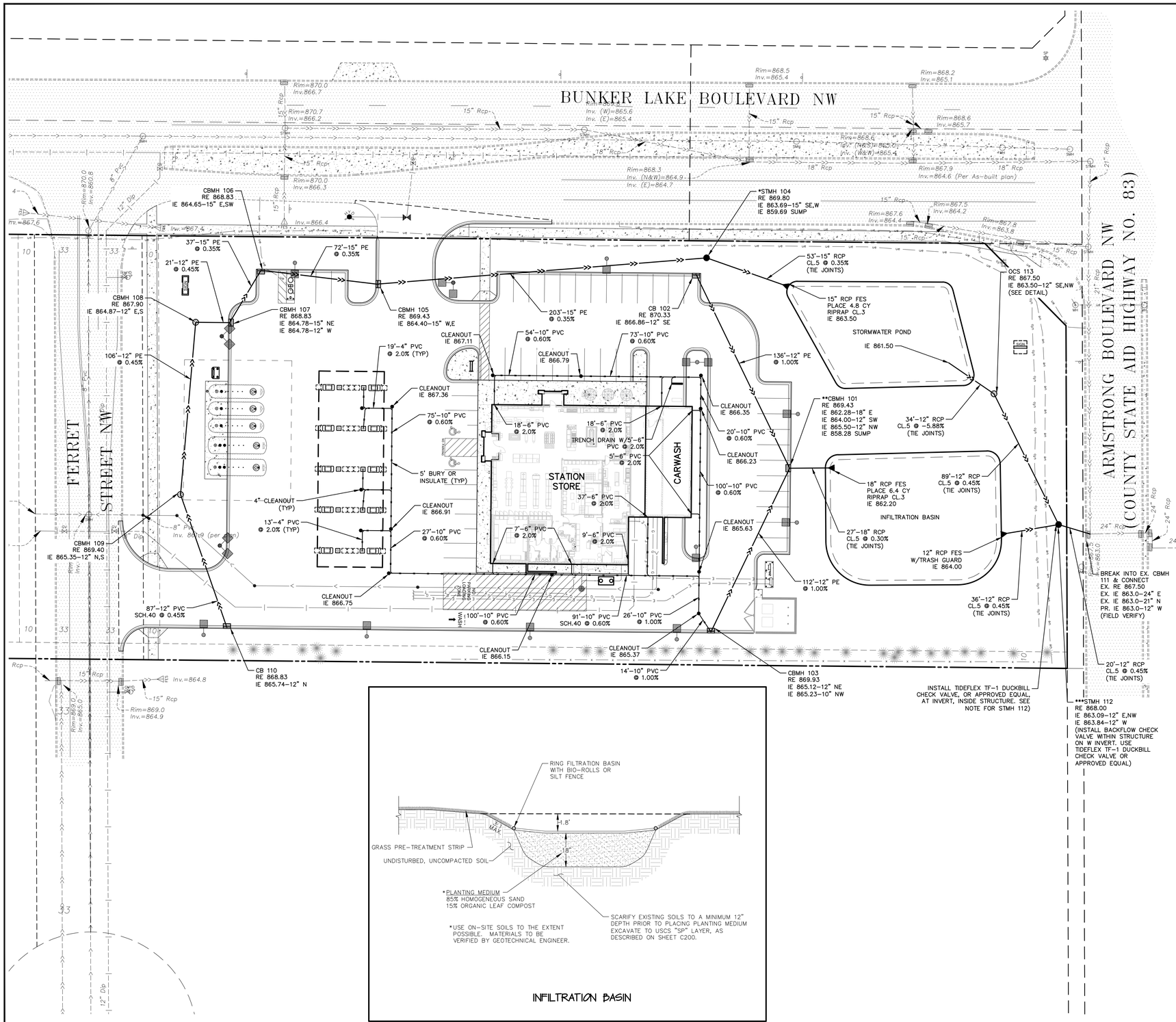
GRADE PLAN (SPOT DETAIL)

CONVENIENCE STORE #1782
WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C201



INFILTRATION BASIN

PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER	STMH	
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS	ug	G
UNDERGROUND FIBER OPTIC	ufo	T
UNDERGROUND ELECTRIC	ue	E
FENCE	x	
MISCELLANEOUS MANHOLE	MH	
SEMAPHORE		
SANITARY MANHOLE	SMH	
LIGHT POLE		
SIGN		
GATE VALVE	GV	
HYDRANT	HYD	
ELECTRIC BOX		
HAND HOLE	HHE	
FLARED END SECTION	FES	

STORM SEWER SCHEDULE

STRUCTURE TYPE & No.	SIZE	NEENAH CASTING or EQUAL
OCS-113	48" DIA.	SEE DETAIL
***STMH-112	48" DIA.	R-1733
CBMH-111	EX.	EX.
CB-110	24"x 36"	R-3067-VB
CBMH-109	48" DIA.	R-4342
CBMH-108	48" DIA.	R-4342
CBMH-107	48" DIA.	R-3067-VB
CBMH-106	48" DIA.	R-3067-V
CBMH-105	48" DIA.	R-3067-VB
*STMH-104	48" DIA.	R-1733
CBMH-103	48" DIA.	R-3067-V
CB-102	24"x 36"	R-3067-V
**CBMH-101	48" DIA.	R-3067-VB

* INSTALL 18R SNOUT OIL & DEBRIS STOP AS MANUFACTURED BY BMP, INC. ON OUTLET PIPE.
** INSTALL 24R SNOUT OIL & DEBRIS STOP AS MANUFACTURED BY BMP, INC. ON OUTLET PIPE.
*** INSTALL BACKFLOW CHECK VALVE WITHIN STRUCTURE ON W INVERT. USE TIDEFLEX TF-1 DUCKBILL CHECK VALVE OR APPROVED EQUAL.

0 15 30 60
(IN FEET)

BENCHMARK

1. MnDot Geodetic GSID Station No. 808 (MnDot Name HYATT MNDT) – Elevation 878.97 ft. (NAVD88)

CALL BEFORE YOU DIG

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

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

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

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

Name: Daniel J. Wilke, P.E.
Signature:
Date: 01/30/25 License #: 53182

STORM SEWER PLAN

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C300

STORM DRAINAGE:

1. Unless otherwise indicated, use reinforced, precast, concrete maintenance holes and catchbasins conforming to ASTM C478, furnished with water stop rubber gaskets and precast bases. Joints for all precast maintenance hole sections shall have confined, rubber "O"-ring gaskets in accordance with ASTM C443. These joints are normally used in sewers to hold infiltration and exfiltration to a practical minimum and are adequate for hydrostatic heads up to 30'. The inside barrel diameter shall not be less than 48 inches.
2. Install catchbasin castings with specified rim elevation as shown.

RIM EL.



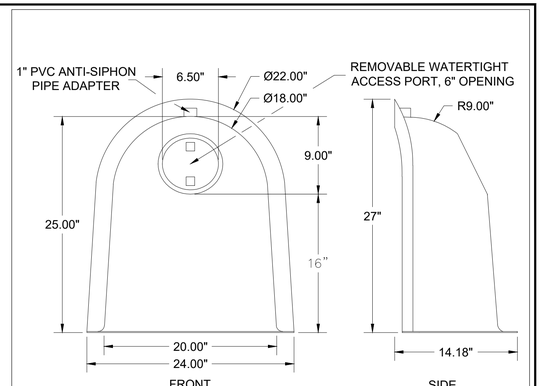
3. All joints and connections in the storm sewer system shall be gastight or watertight. Use flexible compression joints to make watertight connections to manholes in accordance with Minnesota Rules part 4714.0719.6. Where permitted by the administrative authority, approved resilient rubber seals or waterstop gaskets may be used in order to make watertight connections to manholes, catchbasins, and other structures. Use Fernco "Concrete Manhole Adaptors" or "Large Diameter Waterstops", Press-Seal "Waterstop Grouting Rings", or approved equal. Cement mortar joints alone are not allowed unless making repairs or connections to existing lines having such joints.
4. The building sewer starts 2 feet outside of the building. See Uniform Plumbing Code (UPC) part 715.1. Material installed within 2 feet of the building must be of materials approved for use inside of or within the building.
5. The exterior storm water piping must comply with the following requirements: (A) Double wyes may not be used for drainage fittings in the horizontal position (see Minnesota Rules, Chapter 4714, Section 310.5), because proper pipe slope cannot be maintained on both of the lateral branches. (B) Changes in direction in drainage piping must be made by appropriate use of wyes and bends (see Minnesota Rules, Chapter 4714, Section 706.0). When connecting any vertical drop to a horizontal run, use a wye and a 1/8 bend (45 deg), or a sanitary combo. A sanitary combo is a combination wye and a 1/8 bend combined in a single fitting. The reason is to form a long radius bend in order to insure that the waste is directed in the downstream direction as it enters the horizontal run. Tees are not allowed where the direction of flow changes from either vertical to horizontal or horizontal to horizontal.
6. PVC Pipe (Outside of the Building): Use solid-core, Schedule 40 Polyvinyl Chloride (PVC) Plastic Pipe for all designated PVC storm sewer services outside of the building. The PVC pipe shall meet or exceed the industry standards and requirements as set forth by the American Society for Testing and Materials (ASTM) D1785 and D2665. Fittings must comply with ASTM D1866, D2665, or F794. Joints must be approved mechanical or push-on utilizing an elastomeric seal. Use of solvent cement joints is allowed for building services. Solvent cement joints in PVC pipe must include use of ASTM F656 purple primer and cement in accordance with Uniform Plumbing Code (UPC), part 605.13.2. Pipe with solvent cement joints shall be joined with PVC cement conforming to ASTM D2564. The installation must comply with ASTM D2321, which requires open-trench installation on a continuous granular bed.
7. Cleanouts: Install cleanouts on all roof drains. Cleanouts shall be installed at every wye, sweep, and bend. Install cleanouts on all storm sewer services in accordance with UPC part 719.0 and 1101.12. The distance between cleanouts in horizontal piping shall not exceed 100 feet for pipes 4-inch and over in size. Cleanouts shall be of the same nominal size as the pipes they serve. Include frost sleeves and concrete frame and pipe support. Install a meter box frame and solid lid (Neenah R-1914-A, or approved equal) over all cleanouts. Provide cleanouts at the base of the roof leader connections at the gas island pump stations.
8. Fittings: Provide directional fittings for the storm piping serving the gas island pump stations. All changes in direction of flow in drain piping shall be made by the appropriate use of 45 degree wyes, long or short sweep quarter bends, sixth, eighth, or sixteenth bends, or by a combination of these or other equivalent fittings.
9. RCP: Reinforced concrete pipe (RCP) and fittings shall conform to ASTM C76, Design C, with circular reinforcing for the class of pipe specified. Use Class IV RCP for pipes 21" and larger. Use Class V RCP for pipes 18" and smaller. Joints shall be made up of concrete surfaces with a groove on the spigot for an O-ring rubber gasket (also referred to as a confined O-ring type joint) in accordance with ASTM C361. These joints are normally used in gravity sewers where exceptional tightness is required. This type of joint provides excellent inherent water tightness in both the straight and deflected position and meets all the joint requirements of ASTM C443.
10. RC Aprons: Install a reinforced concrete apron on the free end of all daylighted RCP storm sewer pipes. Tie the last three sections (including apron) of all daylighted RCP storm sewer with a minimum of two tie bolt fasteners per joint. This requirement applies to both upstream and downstream pipe inlets and outlets. For concrete culverts, tie all joints. Ties to be used only to hold the pipe sections together, not for pulling the sections tight. Nuts and washers are not required on inside of 675 mm (27 inch) or less diameter pipes.
11. Grates on horizontal pipes: Install safety-trash grates on all horizontal inlets/outlets greater than 6 inches in diameter. The grates shall be placed so that the rods or bars are not more than 3 inches downstream of the inlet/outlet. Rods or bars shall be spaced so that the openings do not permit the passage of a 6-inch sphere.
12. Testing: Test all portions of storm sewer that are within 10 feet of buildings, within 10 feet of buried water, lines, within 50 feet of water wells, or that pass through soil or water identified as being contaminated in accordance with the Minnesota Rules part 4714.1109 and UPC part 1109.0. Test all flexible storm sewer lines for deflection after the sewer line has been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and retest.
13. Draintile: In accordance with Minnesota Rules part 4714.1102.5, use perforated polyvinyl chloride PVC (ASTM D2729) or corrugated polyethylene PE (ASTM F405) on all draintile 3-inches to 6-inches in diameter. **Install draintile with high permittivity circular knit polymeric filament filter sock per ASTM D6707-01. MnDot 3733 Type I sewn seam non-woven fabric shall not be used. Draintile pipe directly connected to the storm sewer is classified as storm sewer. Draintile inlet elevations to the catch basins must be above the storm sewer outlet elevations.**
14. Use Neenah R-3067-DR/DL casting with curb box, or approved equal, on CB #1, CB#2, CB#4 and CB #5. Casting shall include the "NO DUMPING DRAINS TO RIVER." environmental notice.
15. Use Zurn Z886 trench drain model 8606N with black acid resistant epoxy coated ductile grate – Class C for proposed trench drain.
16. Use Neenah Foundry Co. R-1642 casting with self-sealing, solid, type B lid, or approved equal, on all storm sewer maintenance holes. Covers shall bear the "Storm Sewer" label.
17. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TraceWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dryconn 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.
18. Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
19. Install anti-seepage diaphragms at the locations indicated on the plan in accordance with MNDOT Standard Specification 2501 and MNDOT Standard Plate No. 3146C.
20. The minimum depth of cover for building and canopy roof drain leaders without insulation is 5 feet. Insulate roof drain leaders at locations where the depth of cover is less than 5 feet. Provide a minimum insulation thickness of 2 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam HI-40 plastic foam insulation.
21. Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Lay the pipe with the bell end or receiving groove end of the pipe pointing upgrade. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.
22. Line ponds with 2' thick impervious clay liner per detail.
23. Clean sediment and debris from sewers, sumps and stormwater basins prior to final owner acceptance.
24. Televise all existing lines prior to connection.
25. Provide a final storm water management report that will serve to verify that the intent of the approved storm water management design has been met. The report shall include record drawings, measurements, and photographic evidence of the as-built storm water management system. The report shall substantiate that all aspects of the original design have been adequately provided for by the construction of the project.
26. Install finger drains at each and every proposed catchbasin (see detail). Finger drains around catch basin inlets shall not be installed below the crown of the storm drain piping.

HDPE REQUIREMENTS:

1. Install dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe at locations indicated on the plan. High-density polyethylene (HDPE) storm sewers must meet ASTM F714 (see Minnesota Rules, Chapter 4714 and Installation Standard 1).
2. Dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe shall conform to the requirements of AASHTO M252 for pipe sizes 4-inch to 10-inch diameter. Dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe shall conform to the requirements of ASTM F2306 (virgin PE material) for pipe sizes 12-inch to 60-inch diameter.
3. All fittings must comply with ASTM Standard D3212.
4. Water-tight joints must be used at all connections (including structures) in conformance with ASTM F2510.
5. HDPE pipe connections into all concrete structures must be made with water tight materials utilizing Nyoplast "Manhole Adaptors" along with Press-Seal or Kor-N-Seal "Watertight Connector", Cast-in-Seal "Precast Watertight Connector", or approved equals. Where the alignment precludes the use of the above approved watertight methods, Conseal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Administrative Authority.
6. Lay all HDPE pipe on a continuous granular bed. Installation must comply with ASTM D2321. All sections of the corrugated HDPE pipe shall be coupled in order to provide water-tight joints.
7. Perform deflection tests on all HDPE pipe after the sewer lines have been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and perform the test again until acceptable. Supply the mandrel for deflection testing. If the deflection test is to be run using a rigid ball or mandrel, it shall have a diameter equal to 95% of the inside diameter of the pipe. The ball or mandrel shall be clearly stamped with the diameter. Perform the tests without mechanical pulling devices.

INFILTRATION AREA CONSTRUCTION:

1. Protect the infiltration area from compaction and disturbance of existing soils.
2. Report any signs of high water table or compaction of the in place soils to the Engineer.
3. Schedule the construction so that excavation of the infiltration system to final grade occurs after the contributing drainage areas have been constructed and fully stabilized. Excavate the infiltration areas to within one foot of final grade initially. Delay final excavation of the basin floor until all disturbed areas tributary to the basin are stabilized. Utilize tracked excavation equipment that has relatively light bearing pressures. No heavy equipment is allowed on the infiltration areas before or after construction.
4. Delineate the location of infiltration areas (e.g. with flags, stakes, signs, silt fence, etc.) before work begins so that heavy construction equipment will not compact the soil in the proposed infiltration system.
5. Excavation of infiltration areas shall be completed using a backhoe with a toothed bucket.
6. The bottom excavations surface of infiltration areas shall be level without dips or swales.
7. Native soils in infiltration areas shall be de-compacted to a minimum depth of 18 inches prior to placing planting media or rock.
8. Planting media and rock shall remain uncontaminated (not mixed with other soil) before and during installation.
9. During construction, stormwater must be routed around infiltration areas until all construction activity has ceased and tributary surface are cleaned of sediment.
10. Installation of infiltration practices shall be done during periods of dry weather and completed before the rainfall event. Placement of planting media or rock shall be on dry native soil only.
11. Use rigorous erosion prevention and sediment controls (e.g. diversion berms) during the construction of the infiltration system in order to keep sediment and runoff completely away from the infiltration area.
12. Inspect all infiltration areas in order to ensure that no sediment from ongoing construction activity is reaching the infiltration areas and that these areas are protected from compaction due to construction equipment driving across the infiltration areas.
13. Prior to construction, provide dual-ring infiltrometer testing (ASTM D-3385) at the infiltration site in order to to verify infiltration rates used for the basin design. The tests shall be performed at the bottom elevation of the infiltration basin and shall be performed by a qualified geotechnical professional. Do not begin construction until soil type and infiltration rate verification has been made. Perform a minimum of 2 tests at each infiltration site (0.5-acre bottom area or less). Perform 2 additional tests for every additional 0.5-acre of bottom area. Verify the number of tests with the geotechnical professional and the governing authorities.
14. 2.5' of engineered soil is to be used as the surface layer of the infiltration basin. It shall consist of 40% by volume silica sand, topsoil (20% by volume if loam texture, 30% by volume if sandy loam or loamy sand texture), and 30%-40% by volume compost material.
15. Coarse filter aggregate shall be a free draining mineral product, excluding crushed carbonate quarry rock, limestone, crushed concrete, and salvaged bituminous mixture.
16. After final grading, till the floor of the infiltration area to a depth of at least 18 inches in order to provide a well aerated, porous surface texture. Till in 6 inches of compost material if the soils become compacted.
17. Place all excavated materials downstream and away from the infiltration area during and after excavation.
18. Stabilize the bottom and sideslopes of the infiltration area immediately following construction of the basin.
19. Use native MN state seed mixture 33-261. Apply seed mixture at a rate of 35 lbs per acre in accordance with MNDOT Standard Spec. 2575. Incorporate a Type 3 fertilizer (slow release type with 10 week residual) consisting of 22-5-10 (XN-P-K) into the soil at an application rate of 200 lbs per acre by disking prior to seeding. Prepare the soil in accordance with MNDOT Standard Spec. 2574.3
20. Establish native seed mix in accordance with MNDOT Standard Spec. 2575.3. Seed native mixes with a native seed drill, a drop type seeder, or a hydro seeder at the adjusted bulk application rate of each mixture. Use a drill capable of accurately metering the types of seed planted and capable of maintaining a uniform mixture of seeds during drilling. Use a drill with disk furrow openers and a packer assembly to compact the soil directly over the drill row. Seed native mixes in rows spaced no greater than 8 inches apart. Place seeds to a final planting depth from ¼ inch to ¼ inch. Perform drill seeding at a right angle to surface drainage. A drop type seeder equipped with a separate seed box for the fluffy seed and a soil packer assembly may be used in lieu of a drill with disc openers. Use a cyclone or spinner type seeder on areas no greater than 1 acre or on areas inaccessible to other equipment, as approved by the Engineer. Lightly harrow or rake the site following the seeding operation. Pack the site following harrowing in order to ensure a firm seed-bed.
21. Comply with the requirements of MNDOT Standard Spec. Table 2575-1 for season of planting native seed mixtures. The appropriate dates for spring seeding are from April 15 through July 20. Fall seeding dates are from September 20 to October 20. Dormant seeding dates are from October 20 to November 15. Dormant seeding will only be allowed if the maximum soil temperature at a depth of 1 inch does not exceed 40 degrees F in order to prevent germination. When the dates in the season of planting prohibit seeding of the permanent seed mixture, apply temporary seeding and mulch in order to comply with the requirements of the GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY and then apply permanent seeding at a later date.
22. Water and maintain seeded areas on a timely day-to-day basis. In the event of a seeding failure, reseed and remulch the areas where the original seed has failed to grow and perform additional watering as necessary at no additional cost to the Owner.
23. Maintenance of Areas Planted With Native Seeds: To reduce weed establishment, mow 2 to 3 times (30 days apart) during the first year with the mower deck about 6" – 8" off the ground. Mow one time during the 2nd year before weeds set their seeds. Mow once every 3 to 5 years following the initial 2 years of maintenance in order to remove dead plant material and stimulate new seed.



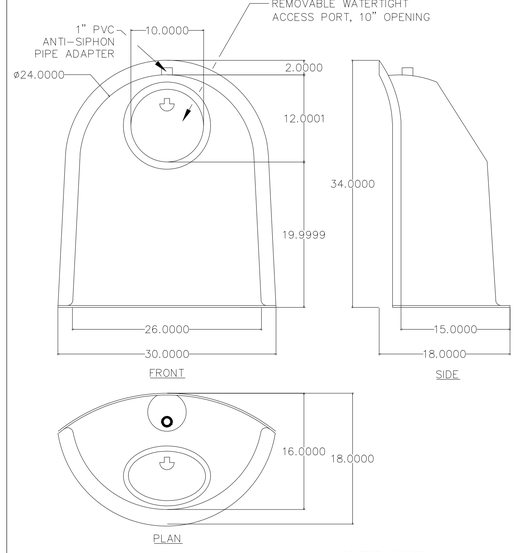
U.S. PATENT #6126817 ADDITIONAL PATENTS PENDING

DESIGNED TO FIT 48"-60" DIAM. STRUCTURES

RECOMMENDED SUMP DEPTH 2.5 TO 3X OUTLET PIPE I.D.

BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860)434-3195

DESCRIPTION	DATE	SCALE
18R SNOUT OIL & DEBRIS STOP	09/06/99	NONE
	DRAWING NUMBER	18R



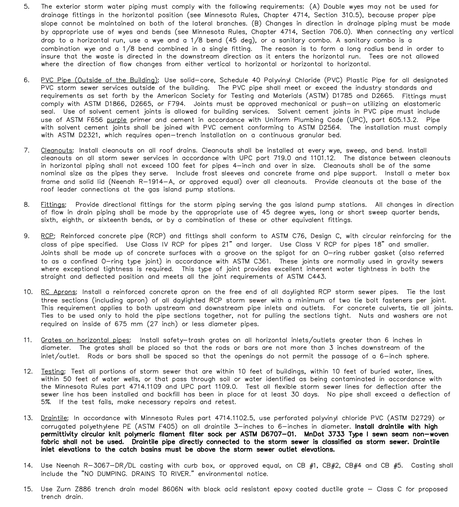
U.S.PATENT #6126817 ADDITIONAL PATENTS PENDING

DESIGNED TO FIT 48"-60" DIAM. STRUCTURES

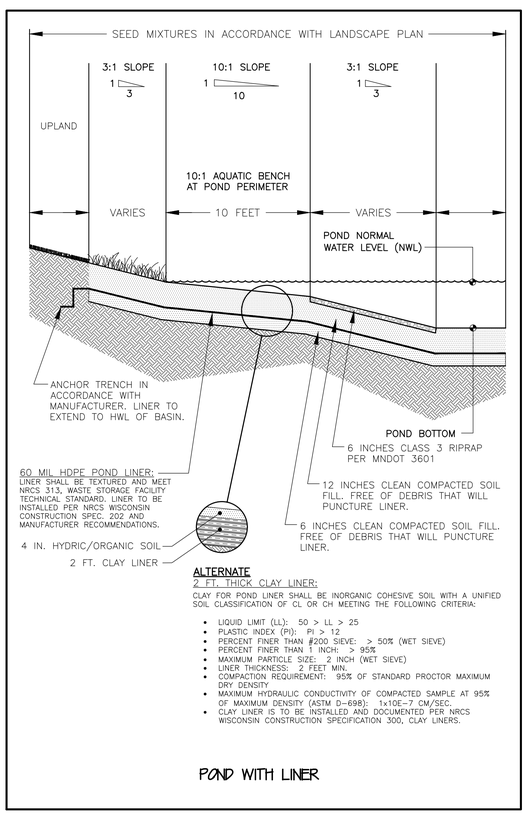
RECOMMENDED SUMP DEPTH 2.5 TO 3X OUTLET PIPE I.D.

BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860)434-3195

DESCRIPTION	DATE	SCALE
24R SNOUT OIL & DEBRIS STOP	09/13/99	NONE
	DRAWING NUMBER	24R



OUTLET CONTROL STRUCTURE #13



ALTERNATE
2 FT. THICK CLAY LINER:

CLAY FOR POND LINER SHALL BE INORGANIC COHESIVE SOIL WITH A UNIFIED SOIL CLASSIFICATION OF CL OR CH MEETING THE FOLLOWING CRITERIA:

- LIQUID LIMIT (LL): 50 > LL > 25
- PLASTIC INDEX (PI): PI > 12
- PERCENT FINER THAN #200 SIEVE: > 50% (WET SIEVE)
- PERCENT FINER THAN 1 INCH: > 95%
- MAXIMUM PARTICLE SIZE: 2 INCH (WET SIEVE)
- LINER THICKNESS: 2 FEET MIN.
- COMPACTION REQUIREMENT: 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY
- MAXIMUM HYDRAULIC CONDUCTIVITY OF COMPACTED SAMPLE AT 95% OF MAXIMUM DENSITY (ASTM D-698): 1x10E-7 CM/SEC.
- CLAY LINER IS TO BE INSTALLED AND DOCUMENTED PER NRCS WISCONSIN CONSTRUCTION SPECIFICATION 300, CLAY LINERS.

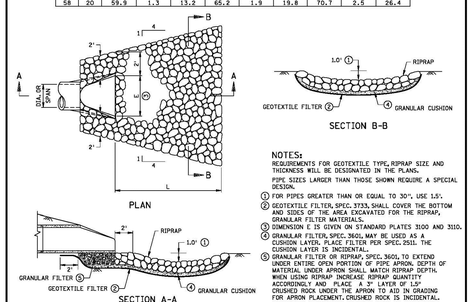
POND WITH LINER

TABLE OF QUANTITIES
RIPRAP AT RCP OUTLETS

DIA. OF ROUND PIPE (IN.)	L (FT.)	CLASS II d50 = 6" GEO-TEXTILE FILTER (SQ.YD.)	CLASS II d50 = 6" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS II d50 = 6" 12" DEPTH RIPRAP (CU.YD.)	CLASS III d50 = 9" GEO-TEXTILE FILTER (SQ.YD.)	CLASS III d50 = 9" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS III d50 = 9" 18" DEPTH RIPRAP (CU.YD.)	CLASS IV d50 = 12" GEO-TEXTILE FILTER (SQ.YD.)	CLASS IV d50 = 12" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS IV d50 = 12" 24" DEPTH RIPRAP (CU.YD.)
12	8	16.9	0.2	3.0	19.6	0.3	4.4	22.6	0.3	5.9
15	8	18.0	0.2	3.2	20.8	0.3	4.8	23.9	0.4	6.4
18	10	22.4	0.3	4.3	25.6	0.4	6.4	29.0	0.5	8.5
21	10	24.1	0.4	4.7	27.4	0.6	7.1	30.9	0.7	9.4
24	12	29.7	0.5	6.2	33.4	0.8	9.2	37.3	1.0	12.3
27	12	31.4	0.6	6.6	35.2	0.9	9.9	39.2	1.2	13.2
30	14	37.4	0.8	8.2	41.6	1.1	12.3	46.0	1.5	16.4
36	16	45.9	1.1	10.6	50.5	1.6	15.8	55.4	2.1	21.1
42	18	52.8	1.2	12.5	57.8	1.7	18.7	63.0	2.3	24.9
48	20	61.1	1.5	14.8	66.5	2.2	22.2	72.0	2.9	28.6

TABLE OF QUANTITIES
RIPRAP AT RCP-A OUTLETS

SPAN OF PIPE ARCH (IN.)	L (FT.)	CLASS II d50 = 6" GEO-TEXTILE FILTER (SQ.YD.)	CLASS II d50 = 6" GRANUL FILTER UNDER APRON (CU.YD.)	CLASS II d50 = 6" 12" DEPTH RIPRAP (CU.YD.)	CLASS III d50 = 9" GEO-TEXTILE FILTER (SQ.YD.)	CLASS III d50 = 9" GRANUL FILTER UNDER APRON (CU.YD.)	CLASS III d50 = 9" 18" DEPTH RIPRAP (CU.YD.)	CLASS IV d50 = 12" GEO-TEXTILE FILTER (SQ.YD.)	CLASS IV d50 = 12" GRANUL FILTER UNDER APRON (CU.YD.)	CLASS IV d50 = 12" 24" DEPTH RIPRAP (CU.YD.)
22	10	22.4	0.3	4.1	25.6	0.4	6.1	29.0	0.5	8.1
28	12	29.5	0.5	5.7	33.2	0.7	8.5	37.1	0.9	11.3
36	14	37.3	0.8	7.5	41.5	1.1	11.2	45.8	1.5	14.9
43	16	45.9	1.1	9.5	50.3	1.6	14.3	55.3	2.1	19.0
51	18	52.5	1.2	11.3	57.5	1.7	16.9	62.7	2.3	22.5
58	20	59.3	1.3	13.2	65.2	1.9	19.8	70.7	2.5	26.4



NOTES:
REQUIREMENTS FOR GEOTEXTILE TYPE, RIPRAP SIZE AND THICKNESS WILL BE DESIGNATED IN THE PLANS.
PIPE SIZES LARGER THAN THOSE SHOWN REQUIRE A SPECIAL DESIGN.
① FOR PIPES GREATER THAN OR EQUAL TO 30", USE 1.5'.
② GEOTEXTILE FILTER, SPEC. 3733, SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIPRAP, GRANULAR FILTER MATERIALS.
③ DIMENSION E IS GIVEN ON STANDARD PLATES 3100 AND 3110.
④ GRANULAR FILTER, SPEC. 3601, MAY BE USED AS A CUSHION LAYER. PLACE FILTER PER SPEC. 2511. THE CUSHION LAYER IS INCIDENTAL.
⑤ GRANULAR FILTER OR RIPRAP, SPEC. 3601, TO EXTEND UNDER ENTIRE OPEN PORTION OF PIPE APRON. DEPTH OF MATERIAL UNDER APRON SHALL MATCH RIPRAP DEPTH. WHEN USING RIPRAP INCREASE RIPRAP QUANTITY ACCORDINGLY AND PLACE A 2" LAYER OF 1.5" CRUSHED ROCK UNDER THE APRON TO AID IN GRADING FOR APRON PLACEMENT. CRUSHED ROCK IS INCIDENTAL.

APPROVED DECEMBER 9, 2013
STATE DESIGN ENGINEER

STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION
RIPRAP AT RCP OUTLETS

SPECIFICATION REFERENCE	STANDARD PLATE NO.
3100 3110 3601 3733 2511	3133D

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

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

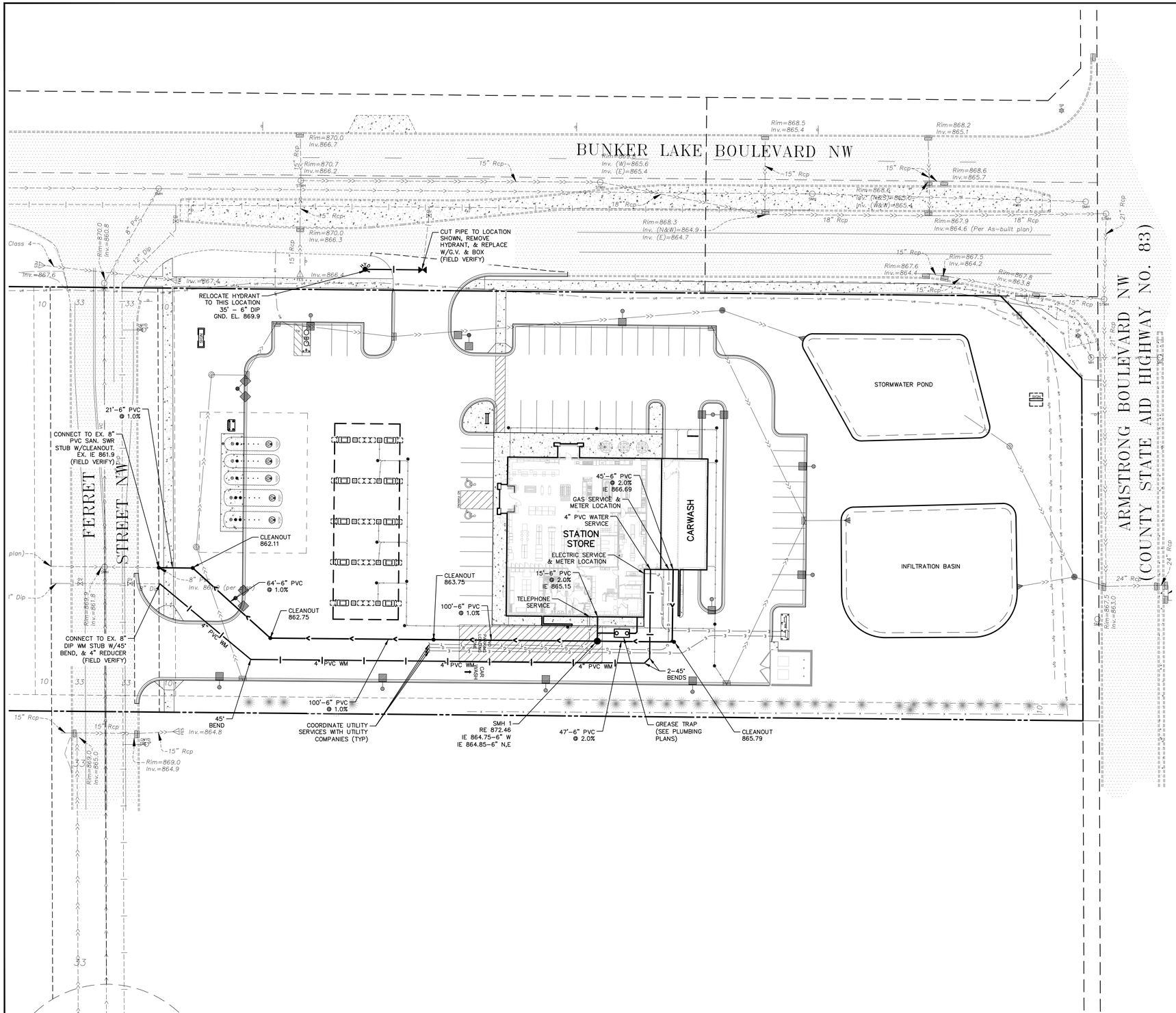
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Name: Daniel J. Wilke, P.E.
Signature: Dan Wilke
Date: 01/30/25 License #: 53182

STORM SEWER NOTES & DETAILS
CONVENIENCE STORE #1782 WITH 1-BAY CARWASH
BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C301



PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER	STMH	
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS	ug ug	G G G
UNDERGROUND FIBER OPTIC	ufo ufo	T T T
UNDERGROUND ELECTRIC	ue ue	E E E
FENCE	x x	
MISCELLANEOUS MANHOLE	MH	
SEMAPHORE	SP	
SANITARY MANHOLE	SAN	
LIGHT POLE		
SIGN		
GATE VALVE	GV	
HYDRANT	HYD	
ELECTRIC BOX	EB	
HAND HOLE	HH	
FLARED END SECTION	FES	

0 15 30 60

(IN FEET)

BENCHMARK

1. MnDot Geodetic GSID Station No. 808 (MnDot Name HYATT MN07) – Elevation 878.97 ft. (NAVD88)

CALL BEFORE YOU DIG

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

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

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

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

Name: Daniel J. Wilke, P.E.
Signature: Dan Wilke
Date: 01/30/25 License #: 53182

UTILITY PLAN

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C400

GENERAL:

1. Existing boundary, location, topographic, and utility information shown on this plan is from a field survey by **E.G. Rud & Sons, Inc. dated 11/11/24.** The Engineer is not responsible for inaccuracies related to the survey information.
2. Perform all construction work in accordance with State and Local requirements.
3. Perform all construction activity in accordance with the Minnesota Pollution Control Agency GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY issued August 1, 2023 and all subsequent amendments thereto.
4. Comply with all applicable local, state, and federal safety regulations. Comply with the work safety practices specified by the Occupational Safety and Health Administration (OSHA). OSHA prohibits entry into "confined spaces," such as manholes and inlets (see 29 CFR Section 1910.146), without undertaking certain specific practices and procedures. Bench or slope sidewalls in order to provide safe working conditions and stability for the placement of engineered fill. Perform excavations in accordance with the requirements of O.S.H.A. 29 CFR, Part 1926, Subpart P, Excavations. The Contractor is responsible for naming the "Competent individual" in accordance with CFR 1926.6. Sloping or benching for excavations greater than 20 feet deep must be approved by a registered professional engineer (www.osha.gov).
5. Safety is solely the responsibility of the Contractor, who is also solely responsible for the construction means, methods, techniques, sequences or procedures, and for safety precautions and programs in connection with the Work.
6. The Engineer shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work. The Engineer's review shall not constitute approval of safety precautions or of any construction means, methods, techniques, sequences, or procedures.
7. Examine all local conditions at the site, and assume responsibility as to the grades, contours, and the character of the earth, existing conditions, and other items that may be encountered during excavation work above or below the existing grades. Review the drawings, specifications, and geotechnical report covering this work and become familiar with the anticipated site conditions.
8. Refer to the architectural plans for building and stoop dimensions, site layout and dimensions, pavement sections and details, striping, and other site features.
9. A licensed surveyor shall perform construction staking. The Contractor shall provide and be responsible for the staking. Verify all plan and detail dimensions prior to construction staking. Stake the limits of walkways and curbing prior to valvebox, maintenance hole, and catchbasin installation. Adjust valvebox and maintenance hole locations in order to avoid conflicts with curb and gutter. Adjust catchbasin locations in order to align properly with curb and gutter.
10. Provide temporary fences, barricades, coverings, and other protections in order to preserve existing items to remain, and to prevent injury or damage to person or property.
11. Provide all traffic control required in order to construct the proposed improvements. Traffic control design and associated government approvals are the responsibility of the Contractor. Comply with local authorities and the latest version of the Minnesota Manual on Uniform Traffic Control Devices (MMUTCD), including the Field Manual for Temporary Traffic Control Zone Layouts. If the temporary traffic control zone affects the movement of pedestrians, provide adequate temporary pedestrian access and walkways. If the temporary traffic control zone affects an accessible and detectable pedestrian facility, maintain accessibility and detectability along the alternate pedestrian route in accordance with the provisions for pedestrian and worker safety contained in Part 6 of the MMUTCD.
12. Connect to existing sanitary sewer MH's by coredrilling. Connect to existing storm sewer MH's by either sawcutting or coredrilling. Use saws or drills that provide water to the blade. Meet all City standards and specifications for the the connection. Reconstruct inverts after installation. Use water stop gaskets in order to provide watertight seals when penetrating a structure wall with a pipe. Take measurements before beginning construction to ensure that service connections do not cut into maintenance access structure joints or pipe barrel joints.
13. Completely remove existing concrete and masonry structures that are located within the proposed building and future building expansion areas. All other existing sewer and watermain pipes that are to be abandoned shall either be removed, or completely filled with sand or controlled low strength material (CLSM) also known as flowable concrete fill. Bulkhead ends of the pipe segment to be decommissioned with concrete. All other existing sanitary sewer and storm sewer structures that are to be abandoned in place shall be abandoned as follows: (1) remove castings, rings, and top sections, (2) bulkhead any pipe openings, (3) break two 4-inch diameter holes in the barrel at the bottom of the structures for drainage and cover the holes with geotextile filter fabric, and (4) fill the structures with sand or CLSM.
14. Testing and Inspections: All plumbing installations, including water and sewer services, must be tested and inspected in accordance with the requirements of the Minnesota Plumbing Code (Minnesota Rules Chapter 4714). Coordinate testing and inspection with the State Health Department and the City Public Works Department. No drainage or plumbing work may be covered prior to completing the required tests and inspections.
15. Coordinate building utility connection locations at 2 ft. out from the proposed building with the interior Plumbing Contractor prior to construction. Verify water and sewer service locations, sizes, and elevations with the Mechanical Engineer prior to construction. Coordinate construction and connections with the Mechanical Contractor.
16. The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data" by the FHA.
17. The locations of existing utilities shown on this plan are from record information. The Engineer does not guarantee that all existing utilities are shown or, if shown, exist in the locations indicated on the plan. It is the Contractor's responsibility to ascertain the final vertical and horizontal location of all existing utilities (including water and sewer lines and appurtenances). Notify the Engineer of any discrepancies.
18. The Contractor is solely responsible for all utility locates. Contact utility companies for locations of all public and private utilities within the work area prior to beginning construction. Contact GOPHER STATE ONE CALL at (651) 454-0002 in the Minneapolis/St. Paul metro area, or 1-800-252-1166 elsewhere in Minnesota for exact locations of existing utilities at least 48 working hours (not including weekends and holidays) before beginning any construction in accordance with Minnesota Statute 216D. Obtain ticket number and meet with representatives of the various utilities at the site. Provide the Owner with the ticket number information. Gopher State One Call is a free service that locates municipal and utility company lines, but does not locate private utility lines. Use an independent locator service or other means in order to obtain locations of private utility lines including, but not limited to, underground electric cables, telephone, TV, and lawn sprinkler lines.
19. Pothole to verify the positions of existing underground facilities at a sufficient number of locations in order to assure that no conflict with the proposed work exists and that sufficient clearance is available.
20. Where existing gas, electric, cable, or telephone utilities conflict with the Work, coordinate the abandonment, relocation, offset, or support of the existing utilities with the appropriate local utility companies. Coordinate new gas meter and gas line installation, electric meter and electric service installation, cable service, and telephone service installation with the local utility companies.
21. When working near existing telephone or electric poles, brace the poles for support. When working around existing underground utilities that become exposed, provide sufficient support in order to prevent excessive stress on the existing piping. The location and preservation of existing underground utilities is solely the responsibility of the Contractor.
22. Temporary support systems are the responsibility of the Contractor, who is also solely responsible for the construction means, methods, techniques, sequences or procedures, and for safety precautions and programs in connection with the temporary support systems. Temporary support systems include, but are not limited to, shoring, sheeting, bracing, anchorages, excavation support walls, directional boring, auger jacking, soil stabilization, and other methods of protecting existing improvements.
23. Arrange for and secure suitable disposal areas off-site. Dispose of all excess soil, waste material, debris, and all materials not designated for salvage. Waste material and debris includes trees, stumps, pipe, concrete, asphaltic concrete, cans, or other waste material from the construction operations. Obtain the rights to any disposal or surplus material either shown or not shown on the plans. All work in disposing of such material shall be considered incidental to the work. All disposal must conform to applicable solid waste disposal permit regulations. Obtain all necessary permits at no cost to the Owner.
24. Store and protect existing site features that need to be removed and replaced in connection with the Work. Replace damaged or stolen site features at no additional cost to the Owner.
25. Straight line saw-cut existing bituminous or concrete surfacing at the perimeter of pavement removal areas. Use saws that provide water to the blade. Do not allow the slurry produced by this process to be tracked outside of the immediate work area or discharged into the sewer system. Tack and match all connections to existing bituminous pavement.
26. Relocate overhead power, telephone, and cable lines as required. Seal and report any existing unused on-site wells and septic systems in accordance with Minnesota Department of Health (MDH) requirements. Provide the MDH with a Well and Boring Sealing Record, or certify in writing that there are no unused wells on the property.
27. All materials required for this work shall be new material conforming to the requirements for class, kind, grade, size, quality, and other details specified herein or as shown on the Plans. Do not use recycled or salvaged aggregate, asphaltic pavement, crushed concrete, or scrap shingles. Unless otherwise indicated, the Contractor shall furnish all required materials and labor in order to perform the construction in accordance with the construction documents, specifications, and regulatory agencies.
28. Reconstruct driveways and patch street to match existing pavement section and grade. Sod right-of-way. Restore the public right-of-way at temporary construction entrance locations. Replace any concrete curb and gutter, bituminous pavement, sidewalk, or vegetative cover damaged by the construction activity. Restore damaged turf with sod within the public right-of-way. The work area shown is general and may need to be adjusted in the field.
29. Cut turf edges in order to allow for a uniform straight edge at locations where new sod meets existing turf. No jagged or uneven edges are allowed. Remove topsoil as required at joints between existing and new turf in order to allow the surface of the new sod to be flush with the existing.
30. Document existing conditions (photographs, video, field survey, etc.) in order to enable restoration to match existing conditions and in order to ensure that restored areas have positive drainage similar to existing conditions.
31. Provide positive drainage away from buildings at all times. Provide and maintain temporary drainage throughout construction until the permanent drainage system and structures are in place and operational. Install temporary ditches, piping, pumps, or other means as necessary in order to insure proper drainage at all times. Provide low points at building pads or roadways with positive outfalls. Do not block drainage from or direct excess drainage to adjacent property.
32. Protect all structures and landscaping not labeled for demolition from damage during construction. Provide protective coverings and enclosures as necessary to prevent damage to existing work that is to remain. Existing work to remain may include items such as trees, shrubs, lawns, sidewalks, drives, curbs, utilities, buildings and/or other structures on or adjacent to the site. Provide temporary fences and barricades as required for the safe and proper execution of the work and the protection of persons and property. Provide building surveys and seismic monitoring in locations where demolition, excavation, underpinning, pile driving, compacting, or similar work is to be performed adjacent to or in the vicinity of existing structures. Return any on-site or off-site areas disturbed directly or indirectly due to construction to a condition equal to or better than the existing condition.
33. Protect sub grades from damage by surface water runoff.
34. Full design strength is not available in bituminous pavement areas until the final lift of asphalt is compacted into place. Protect pavement areas from overloading by delivery trucks, construction equipment, and other vehicles.
35. When sawing or drilling concrete or masonry, use saws that provide water to the blade. Do not allow the slurry produced by this process to be tracked outside of the immediate work area or discharged into the sewer system.
36. Adjust all public and private structures including curb stops, valve boxes, maintenance hole castings, catchbasin castings, cleanout covers, and similar items to finished grade in accordance with the requirements of each structure's owner. Structures being reset in paved areas must meet the owner's requirements for traffic loading.
37. 2% maximum slope in all directions in handicapped accessible parking areas. 2% maximum cross slope and 5% maximum longitudinal slope on all sidewalks.
38. Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Lay the pipe with the bell end or receiving groove end of the pipe pointing upgrade. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.
39. Obtain and pay for all permits, tests, inspections, etc. required by agencies that have jurisdiction over the project including the NPDES permit from the State. The Contractor is responsible for all bonds, letters of credit, or cash sureties related to the work. Execute and inspect work in accordance with all local and state codes, rules, ordinances, or regulations pertaining to the particular type of work involved.
40. Measure pipe lengths from center-of-structure to center-of-structure, or to the end of aprons.
41. Obtain permits from the City for work in the public right-of-way.
42. Refer to the geotechnical report by the Soils Engineer for dewatering requirements.
43. Test boring data shown on the plans were accumulated for designing and estimating purposes. Their appearance on the plan does not constitute a guarantee that conditions other than those indicated will not be encountered.
44. The minimum depth of cover for building and canopy roof drain leaders without insulation is 5 feet. Insulate roof drain leaders at locations where the depth of cover is less than 5 feet. Provide a minimum insulation thickness of 2 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam HI-40 plastic foam insulation.
45. Insulate utility lines at locations indicated on the plans. Provide a minimum insulation thickness of 4 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Highload 40 Polystyrene Insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thk.
46. Construct sanitary sewer, watermain, and storm sewer utilities in accordance with the City Engineer's Association of Minnesota Standard Specifications sections 2600, 2611, and 2621 dated 2013, or the latest revised edition.
47. These plans, prepared by Carlson McCain, LLC., do not extend to or include systems pertaining to the safety of the construction contractor or its employees, agents, or representatives in the performance of the work. The seal of Carlson McCain's registered professional engineer hereon does not extend to any such safety systems that may nor or hereafter be incorporated into these plans. The construction contractor shall prepare or obtain the appropriate safety systems which may be required by U.S. Occupational Safety and Health Administration (OSHA) and/or local regulations.
48. Existing utilities shown on this plan are located as accurately as possible. However, the Engineer does not guarantee that all utilities are shown, or if shown are in the exact locations indicated on the plan. It is the Contractor's responsibility to ascertain the final vertical and horizontal location of all existing utilities (including municipal water and sewer lines and appurtenances) and to notify the owners of the utilities a minimum of 48 working hours before starting construction in a given area, requesting location in the field, as exact as possible, of all utilities which may be affected by the construction.
49. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TracerWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dryconn 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.
50. Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
51. See architectural for building waterproofing and foundation drainage.
52. Place #3 rebar at 3' on center in all 6" thick concrete pavement locations. Place #4 rebar at 4' on center in all 8" thick concrete pavement locations.
53. Place #4 x 2'-0" tie bar at 3' on center in all concrete curb and gutter.
54. Record as-built information as construction progresses or at appropriate construction intervals. Secure and deliver to the Owner as-built information showing locations, top, and invert elevations of maintenance holes, catchbasins, cleanouts, inlet and outlet pipes, valves, hydrants, and related structures. Location ties shall be to permanent landmarks or buildings.
55. Test reports required for project close-out include, but are not limited to: density test reports, bacteriological tests on the water system, pressure tests on the water system, leak tests on the sewer system, and deflection tests on all HDPE pipe.
56. Removing Markings: Markings that are no longer applicable for roadway conditions or restrictions and that might cause confusion for the road user shall be removed or obliterated to be unidentifiable as a marking as soon as practical. Pavement marking obliteration shall remove the non-applicable pavement marking material, and the obliteration method shall minimize pavement scarring. Painting over existing pavement markings with black paint or spraying with asphalt shall not be accepted as a substitute for removal or obliteration.
57. Completely remove marking from locations shown on the plan in accordance with MnDOT Standard Specification Section 2102. Use one or a combination of air blasting, water blasting, and grinding. Provide a dust control system and remove accumulated sand or other materials. Collect, haul, and dispose of dust or residue from removals.

WATER DISTRIBUTION SYSTEM:

1. Bring all site utilities to 2' outside of the building line with the exception of the water service. Extend water service into the building and up to the interior finish grade at the water meter. Do not install PVC water service pipe under or within any building, structure, or part thereof.
2. CITY REQUIRES A MINIMUM OF 48 HOURS NOTICE PRIOR TO ANY WATER SHUTDOWN.
3. Separation of Water and Sewer: Construct sewer and water services in accordance with Minnesota Rules, part 4714.0721 and Uniform Plumbing Code (UPC) parts 720.0 and 721.0. Provide a minimum horizontal separation of 10 feet between all water and sewer lines, including manholes, catch basins, storm sewer, sanitary sewer, draintile, or other potential sources for contamination. Measure the separation distance from the outer edge of the pipe to the outer edge of the contamination source (outer edge of structures, piping, etc.) At water and sewer crossings, the bottom of the water pipe located within ten feet of the point of crossing must be at least 12-inches above the top of the sewer. When this is not feasible, the sewer pipe material must be approved for use inside of or within a building in accordance with the requirements of Minnesota Rules part 4714.0701 and UPC part 701.0. No joints or connections are allowed on the water line within 10-feet of the crossing.
4. Watermain Depth: Maintain 8-feet of cover over the top of the water lines to the finished grade. Verify elevation of proposed and existing water lines at all utility crossings. Install the water lines at greater depths in order to clear storm sewers, sanitary sewers, or other utilities as required. Include costs to lower water lines in the base bid.
5. Disinfection: Disinfect all completed watermains in accordance with AWWA Standard C651. If the tablet or continuous feed methods are used, disinfect using with water that contains at least 50 ppm of available chlorine in accordance with Minnesota Rules, part 4714.0609 and UPC part 609.9. Do not use the tablet method on solvent-welded plastic or on screwed-joint steel pipe because of the danger of fire or explosion from the reaction of the joint compounds with the calcium hypochlorite. Retain the treated water in the pipeline for at least 24 hours. Measure the chlorine residual at the end of the 24 hour period. The free chlorine residual must be at least 10 mg/l measured at any point in the line. Measurement of the chlorine concentration at regular intervals shall be in accordance with Standard Methods, AWWA M-12, or using appropriate chlorine test kits.
6. Testing: Pressure test and perform bacteriological tests on all water lines under the supervision of the City Public Works Department. Notify the City at least 24 working hours prior to any testing. Pressure test the water system in accordance with the UPC part 609.4. Pressurize the waterline to a water pressure of 1034-kPa (150-psi) gauge pressure (measured at the point of lowest elevation) by means of a pump connected to the pipe in a satisfactor manner. Do not add water to the watermain in order to maintain the required pressure during the water main pressure testing. Minnesota Department of Labor and Industry The test section of pipe shall withstand the test without leaking for a period of not less than 15 minutes. Minnesota Department of Health The watermain shall be pressure tested at 150-psi for at least two hours with not more than a 2-psi pressure drop during the last hour of the test.
7. All water supply piping connected to municipal water main must have a 150 psi minimum pressure rating.
8. Copper tube for water services must comply with ASTM B88 and shall have a weight not less than Type L (in accordance with Minnesota Rules part 4714.0604 and UPC part 604.0.)
9. Ductile iron pipe (DIP) water services must comply with AWWA C151/ANSI A21.51 or AWWA C115/ANSI A21.15 (See Minnesota Rules part 4714.0604 and UPC part 604.0.). Use Thickness Class 52 DIP with push-on joints. Use petroleum resistant gaskets, Nitrile (NBR), or approved equal. Use only ANSI 304 stainless steel bolts and nuts on all watermain fittings, valves, and hydrants. The exterior of ductile iron pipe shall be coated with a layer of arc-sprayed zinc per ISO 8179. The interior cement mortar lining shall be applied without asphalt seal coating. Polyethylene encasement is required on all ductile iron pipe. Use V-Bio Enhanced Polyethylene Encasement or approved equal.
10. Polyvinyl Chloride (PVC) Building Water Services must comply with ASTM D1785, ASTM D2241, or AWWA C900; pressure rated for water (See Minnesota Rules part 4714.0604 and UPC part 604.0.). Do not install PVC water service pipe under or within any building, structure, or part thereof.
11. Polyvinyl Chloride (PVC) Watermain: Use AWWA C900 for all PVC watermain furnished with integral elastomeric bell and spigot joints; minimum pressure Class 150; dimension ratio not greater than 18; laying length 20 feet. Use EBAA Iron, Inc., "Series 2000 PV Megalug," or approved equal for restraint on C900 PVC watermain. Use only ANSI 304 stainless steel bolts and nuts on all watermain fittings, valves, and hydrants.
12. Use mechanical joint restraint devices for joint restraint on all watermain bends having a vertical or horizontal deflection of 22-1/2 degrees or greater, all valves, stubs, extensions, tees, crosses, plugs, all hydrant valves, and all hydrants in accordance with City requirements. Use "Series 1100 Megalug" manufactured by EBAA Iron Inc., Eastland, Texas, or approved equal, installed in accordance with manufacturer's recommendations for restraint on Ductile Iron Pipe. Restraining devices are to have epoxy coating or approved equivalent. Restraining device hardware shall be ANSI 304 stainless steel, or approved equivalent.
13. Watermain Valves: At all valve locations which require a 12" or smaller valve, install gate valves which are of the compression resilient seated (CRS) type. Use American Flow Control's Series 2500 Ductile Iron Resilient Wedge Gate Valve, or approved equal. Gate valves shall conform to AWWA C509. Install cast iron valve boxes conforming to ASTM A48 at each valve location. Valve boxes shall be the three-piece type with 5-1/4" shafts. Use Tyler 6860-G with No. 6 base, or equivalent. Valve boxes shall have at least 6" of adjustment above and below finished grade. Drop covers on valve boxes shall be round and bear the word "WATER" cast on the top. Use Tyler 6860-G "Stayput" covers with extended skirt, or equivalent. All valve hardware shall be ANSI 304 stainless steel, or approved equivalent.
14. Curb Valves and Boxes: Use Mueller H-10334 extension type curb box with Minneapolis pattern base, or approved equal, at all 2" through 2" curb stop locations. Stationary rod is required on all curb stops. Use Mueller Company Mark II Orlseal No. H-15154N curb stop, or approved equal, and stainless steel stem rod.
15. Fire hydrants shall be in accordance with the requirements of the local municipality. Do not connect hydrant drains to sanitary sewers or storm sewers. Do not locate hydrants within 10 feet of sanitary sewers or storm sewers. When placing fire hydrants in locations where the groundwater table is less than 8 feet below the ground surface, plug the hydrant drain holes and equip the hydrants with a tag stating the need for pumping after use. Maintain a 3-foot clear space around the circumference of all fire hydrants. All hydrant hardware shall be ANSI 304 stainless steel, or approved equivalent.
16. Do not connect new watermain to existing until the new water main is pressure tested and disinfected.
17. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TracerWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dryconn 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.
18. Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
19. Threaded hose connections including hose bibbs and hydrants must include a back flow prevention device in accordance with Minnesota Rules, part 4714.0603 and UPC part 603.0. Wall hydrants must meet ASSE Standard 1019 (see Table 603.2). Where permitted by the administrative authority, wall hydrants may utilize non-removable ASSE 1052 backflow preventers or non-removable ASSE 1011 vacuum breakers and provision is made to protect from freezing (see Minnesota Rules, Chapter 4714, Sections 603.5.7, 312.6, and 301.1.2).
20. All newly installed or replacement pipes, pipe fittings, plumbing fittings and fixtures, including backflow preventers, that are installed on potable water systems or systems that are designed to distribute water for potable use, are required to meet the Reduction of Lead in Drinking Water Act, which establishes a maximum lead content of 0.25 percent by weighted average of the wetted surfaces. Solder and flux for potable water systems shall contain less than 0.2 percent lead. Joints must include non-corrosive non-toxic paste-type flux complying with ASTM B813 (see Minnesota Rules, Chapter 4714, Section 605.3.4). See Minnesota Rules, part 4714.0604 and UPC part 604.11.
21. Do not exceed the manufacturer's specifications for curvature of pipe and deflection at pipe joints. Securely close all open ends of pipe and fittings with watertight plugs when work is not in progress. Keep the interior of all pipes clean and remove any dirt or debris from joint surfaces after the pipes have been lowered into the trench. Install all valves plumb and located according to the plans.
22. Insulate the watermain at locations indicated on the plans. Provide a minimum insulation thickness of 4 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Highload 40 Polystyrene Insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thk.

SANITARY SEWER:

1. Unless otherwise indicated, use reinforced, precast, concrete maintenance holes conforming to ASTM C478, furnished with precast bases. Sanitary sewer maintenance holes shall be supplied with pre-formed inverts and flexible neoprene sleeve connections for all lateral lines 375 mm (15 inches) in diameter or less, unless otherwise indicated. Joints for all precast maintenance hole sections shall have confined, rubber "O"-ring gaskets in accordance with ASTM C443. These joints are normally used in sewers to hold infiltration and exfiltration to a practical minimum and are adequate for hydrostatic heads up to 30'. The inside barrel diameter shall not be less than 48 inches.
2. All joints and connections in the sewer system shall be gastight or watertight. Use flexible compression joints to make watertight connections to manholes in accordance with Minnesota Rules part 4714.0719.6. Where permitted by the administrative authority, approved resilient rubber joints or waterstop gaskets must be used in order to make watertight connections to manholes and other structures. Use Fernco "Concrete Manhole Adaptors" or "Large Diameter Waterstops", Press-Seal "Waterstop Grouting Rings", or approved equal. Cement mortar joints are permitted only for repairs or connections to existing lines having such joints.
3. The building sewer starts 2 feet outside of the building. See Uniform Plumbing Code (UPC) part 715.1. Material installed within 2 feet of the building must be of materials approved for use inside of or within the building.
4. The exterior sanitary sewer piping must comply with the following requirements: (A) Double wyes may not be used for drainage fittings in the horizontal position (see Minnesota Rules, Chapter 4714, Section 310.5). Proper pipe slope cannot be maintained on both of the offset branches. (B) Changes in direction in drainage piping must be made by appropriate use of wyes and bends (see Minnesota Rules, Chapter 4714, Section 706.0). Tees are not allowed where the direction of flow changes from either vertical to horizontal or horizontal to horizontal.
5. Pipe: Use solid-core, Schedule 40 Polyvinyl Chloride (PVC) Plastic Pipe for all designated PVC sanitary sewer services outside of the building. The PVC pipe shall meet or exceed the industry standards and requirements as set forth by the American Society for Testing and Materials (ASTM) D1785 and D2665. Fittings must comply with ASTM D1866, D2665, or F794. Joints must be approved mechanical or push-on utilizing an elastomeric seal. Use of solvent cement joints is allowed for building services. Solvent cement joints in PVC pipe must include use of ASTM F656 purple primer and cement in accordance with Uniform Plumbing Code (UPC), part 605.13.2. Pipe with solvent cement joints shall be joined with PVC cement conforming to ASTM D2564. The installation must comply with ASTM D2321, which requires open-trench installation on a continuous granular bed.
6. Cleanouts: Install cleanouts on all sanitary sewer services in accordance with UPC part 719.0 and 1101.12. The distance between cleanouts in horizontal piping shall not exceed 100 feet for pipes 4-inch and over in size. Cleanouts shall be of the same nominal size as the pipes they serve. Include frost sleeves and concrete frame and pipe support. Install a meter box frame and solid lid (Neenah R-1914-A, or approved equal) over all cleanouts.
7. Testing: Pressure test all sanitary sewer lines in accordance with the Minnesota Rules parts 4714.0712 and 4714.0723 and UPC parts 712.0 and 723.0. Test all flexible sanitary sewer lines for deflection after the sewer line has been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and retest.
8. Install flexible watertight frame/chimney seals on all sanitary sewer maintenance holes in order to seal the outside of the chimney from the cost iron frame down to the cone. The seal shall be a continuous seamless band made of high quality EPDM (Ethylene Propylene Diene Monomer) rubber with a minimum thickness of 65 mils. Use Internal/External Adapter Seal as manufactured by Adaptor, Inc. (www.adaptorinc.com/wp-content/uploads/2019/04/ADAP_IEManholeSeal.pdf), Infi-Shield Uni-band one piece molded sealing system as manufactured bySealing Systems, Inc. (www.sisealingsystems.com), or approved equal.
9. Use Neenah Foundry Co. R-1642 casting with self-sealing, solid, type B lid, or approved equal, on all sanitary sewer maintenance holes. Covers shall bear the "Sanitary Sewer" label.
10. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TracerWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dryconn 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.
11. Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
12. The minimum depth of cover for sanitary sewer without insulation is 5 feet. Insulate sanitary sewer services at locations where the depth of cover is less than 5 feet. Provide a minimum insulation thickness of 4 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Highload 40 Polystyrene Insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thk.
13. Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Lay the pipe with the bell end or receiving groove end of the pipe pointing upgrade. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.
14. All saddle tee or wye fittings must provide an integrally molded pipe stop in the branch for positive protection against service pipe insertion beyond the inside of the sewer main pipe wall.
15. Terminate all new sewer stubs with a water-tight gasketed cap properly braced in order to withstand the infiltration-exfiltration test. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at the end of all stubs.
16. Televise all existing lines prior to connection.

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

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

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

Name: Daniel J. Wilke, P.E.
Signature: [signature]
Date: 01/30/25 License #: 53182

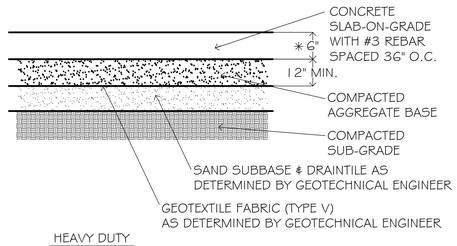
UTILITY NOTES

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments

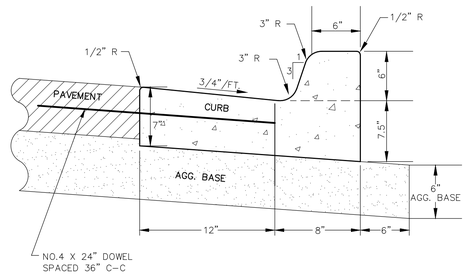
DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C401



HEAVY DUTY
INCREASE TO 8" THICK W/ #4 REBAR SPACED 36" O.C. AS NOTED ON PLANS (I.E. OVER TANKS & AT ENTRANCES)

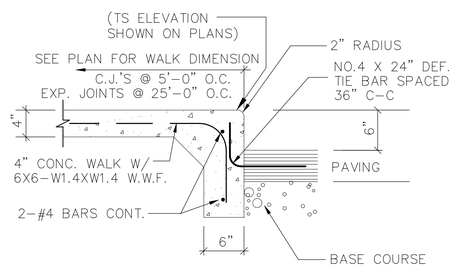
NOTE:
PAVEMENT SECTION TO BE VERIFIED W/ GEOTECHNICAL REPORT.

1 | C500 — 6" CONCRETE PAVEMENT SECTION (LIGHT DUTY)
NO SCALE

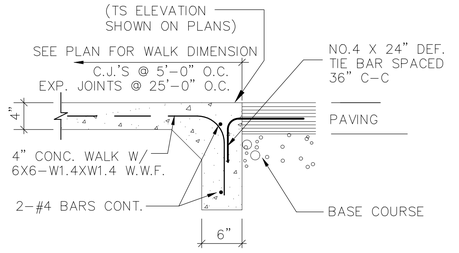


* TIPOUT CURB SHALL SLOPE OUT AT 3/4" PER FOOT.

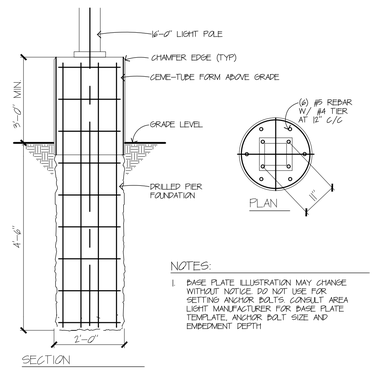
2 | C500 — B-612 CONCRETE CURB & GUTTER
NO SCALE



3 | C500 — SIDEWALK/ CURB DETAIL
NO SCALE



4 | C500 — SIDEWALK/ CURB DETAIL (FLUSH PAVEMENT)
NO SCALE

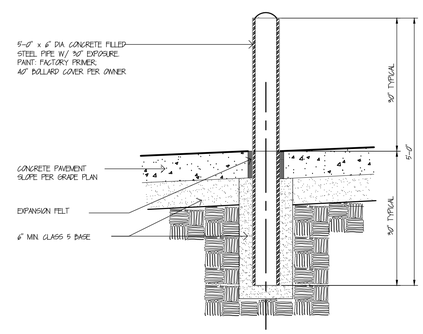


NOTES:
1. BASE PLATE ILLUSTRATION MAY CHANGE WITHOUT NOTICE. DO NOT USE FOR SETTING ANCHOR BOLTS. CONSULT AREA LIGHT MANUFACTURER FOR BASE PLATE TEMPLATE, ANCHOR BOLT SIZE AND EMBEDMENT DEPTH

SECTION

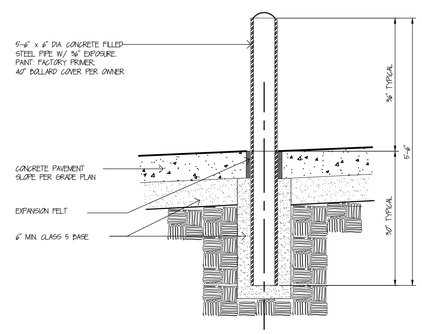
5 | C500 — ROUND AREALIGHT FOUNDATION
NO SCALE

NOTE: SEE ARCHITECTURAL PLANS FOR REMOVABLE BOLLARD LOCATION AND DETAIL

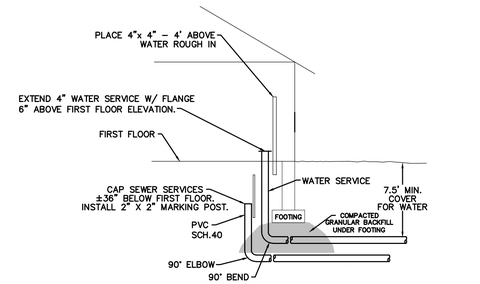


6 | C500 — 6" PIPE BOLLARD - 5'
NO SCALE

NOTE: SEE ARCHITECTURAL PLANS FOR REMOVABLE BOLLARD LOCATION AND DETAIL



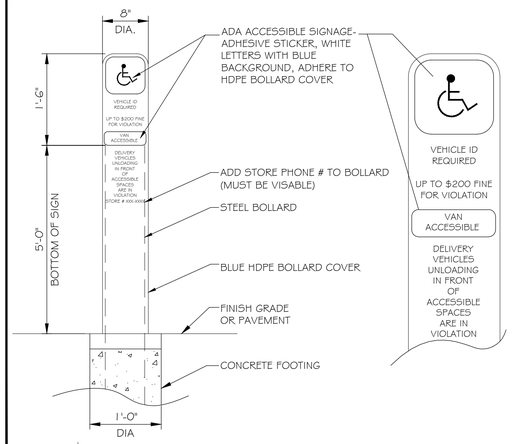
7 | C500 — 6" PIPE BOLLARD - 5'-6"
NO SCALE



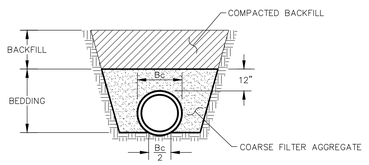
WATER NOTES: 4" WATER SERVICE W/FLANGE SHALL BE EXTENDED TO 6" ABOVE FIRST FLOOR ELEVATION. ALL SERVICES SHALL BE MARKED WITH A 4" X 4" POST, 4' ABOVE GRADE.

SEWER NOTES: SANITARY SEWER SERVICES FOR BUILDINGS SHALL BE EXTENDED VERTICALLY TO APPROXIMATELY 36" BELOW FIRST FLOOR ELEVATION AND CAPPED. ALL SERVICES SHALL BE MARKED WITH A 2" X 2" POST.

8 | C500 — SANITARY & WATER SERVICE INSTALLATION
NO SCALE

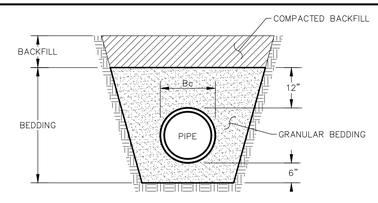


9 | C500 — ADA BOLLARD SIGNAGE
NO SCALE

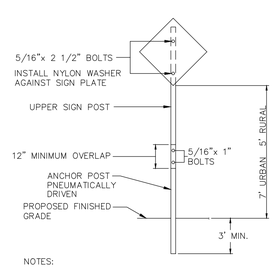


Bc = OUTSIDE DIAMETER OF PIPE

10 | C500 — DIP & RCP PIPE BEDDING
NO SCALE

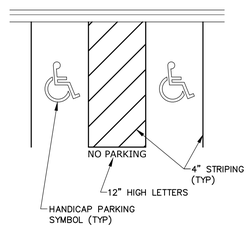


11 | C500 — PVC PIPE BEDDING
NO SCALE



NOTES:
1. MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS.
2. SIGN PANELS-REFLECTIVE SHEETING, VIP DIAMOND GRADE.
3. BOLTS SHALL BE TAMPER PROOF.
4. FLANGED CHANNEL SIGN POSTS SHALL BE PAINTED GREEN, 3 LB./L.F. AND 7' LONG.
5. SIGNS INSTALLED IN CONCRETE SHALL HAVE AN APPROVED BREAK-AWAY DEVICE.
6. EDGE OF SIGN SHALL BE MINIMUM 18" FROM BACK OF CURB.

12 | C500 — TRAFFIC SIGN INSTALLATION
NO SCALE



13 | C500 — HANDICAP PARKING SPACE STRIPING
NO SCALE

KWIK TRIP
KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

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

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

Name: Daniel J. Wilke, P.E.
Signature: Dan Wilke
Date: 01/30/25 License #: 53182

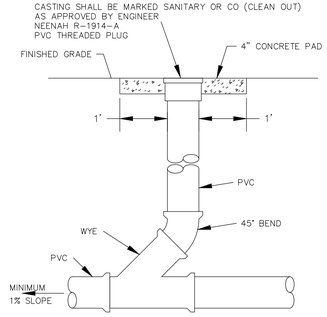
DETAILS

CONVENIENCE STORE #1782
WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments

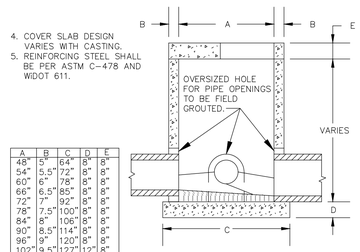
DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C500



NOTES:
- ALL JOINTS SHALL BE SOLVENT WELD EXCEPT AS NOTED.
- CLEAN OUTS ARE REQUIRED AT 100' SPACING AND AT CHANGE OF DIRECTION.
- ALL CLEAN OUTS SHALL BE EQUIPPED WITH A FROST SLEEVE.

1 | C501 — SERVICE CLEAN OUT — NO SCALE

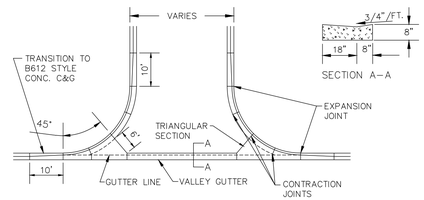
NOTES:
1. 54" THRU 120" DIA. STRUCTURES ARE MANUFACTURED WITH BELL END FACING DOWN.
2. STRUCTURES ARE MANUFACTURED IN ACCORDANCE WITH ASTM C-478 AND WDOT 611 WITH RUBBER GASKET JOINTS.
3. PROVIDE MORTAR FILLETS TO FIT THE BOTTOM PORTION OF PIPE TO DIRECT FLOW TO OUTLET HALF-WAY UP PIPE MINIMUM.
4. COVER SLAB DESIGN VARIES WITH CASTING.
5. REINFORCING STEEL SHALL BE PER ASTM C-478 AND WIDOT 611.



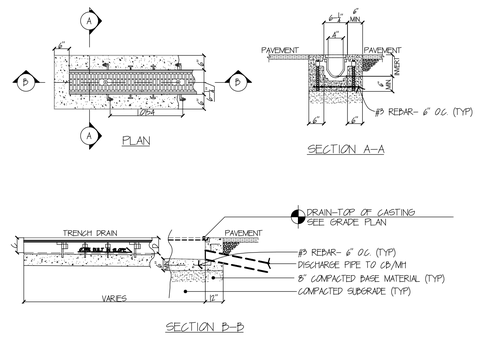
A	B	C	D	E
48"	5"	64"	8"	8"
54"	5.5"	72"	8"	8"
60"	6"	78"	8"	8"
66"	6.5"	85"	8"	8"
72"	7"	92"	8"	8"
78"	7.5"	100"	8"	8"
84"	8"	106"	8"	8"
90"	8.5"	114"	8"	8"
96"	9"	120"	8"	8"
102"	9.5"	127"	12"	8"
108"	10"	132"	12"	12"
120"	10"	146"	12"	12"

STANDARD STORM SEWER CATCH BASIN/MANHOLE & MANHOLE

2 | C501 — NO SCALE

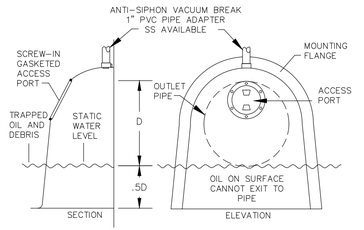


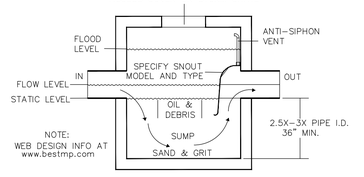
3 | C501 — CONCRETE VALLEY GUTTER — NO SCALE



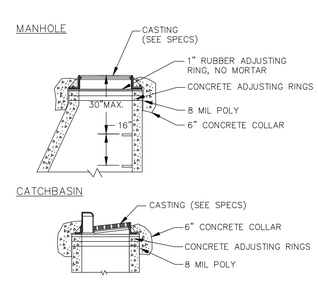
TRENCH SHALL BE "PERMA-TRENCH Z 886 SYSTEM- SERIES 8600N

4 | C501 — Z 886 TRENCH DRAIN DETAIL — NO SCALE



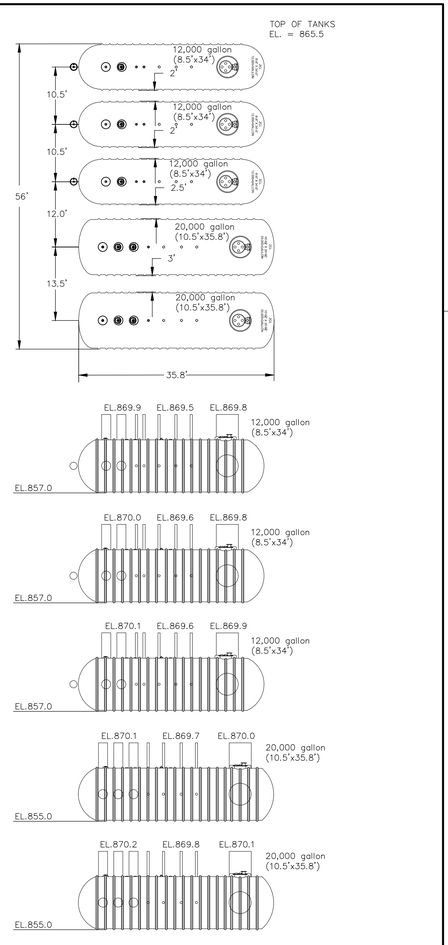


5 | C501 — "SNOUT" OIL-WATER-DEBRIS SEPARATOR — NO SCALE



NOTES:
1. USE MINIMUM OF 2-0.2' ADJUSTING RINGS, MAXIMUM OF 5-0.2' ADJUSTING RINGS, ALL SET IN MORTAR.
2. MANHOLE STEPS SHALL BE PER MNDOT PLATE 4180, TYPE W. STEPS SHALL BE LOCATED ON UPSTREAM WALL FOR PIPE SIZES UP TO AND INCLUDING 15" AND ON SIDE WALL FOR GREATER THAN 15".
3. LIDS FOR SANITARY SEWER SHALL BE MARKED "SANITARY"

6 | C501 — ADJUSTING RINGS & STEPS — NO SCALE



7 | C501 — TANK COMPLEX DIAGRAMS AND ELEVATIONS — NO SCALE

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

APPROVED:
7 - 2019

City of RAMSEY

STANDARD DETAILS:
TOPSOIL REQUIREMENTS

CITY PLATE No.
ERO-6

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

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

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

Name: Daniel J. Wilke, P.E.
Signature:
Date: 01/30/25 License #: 53182

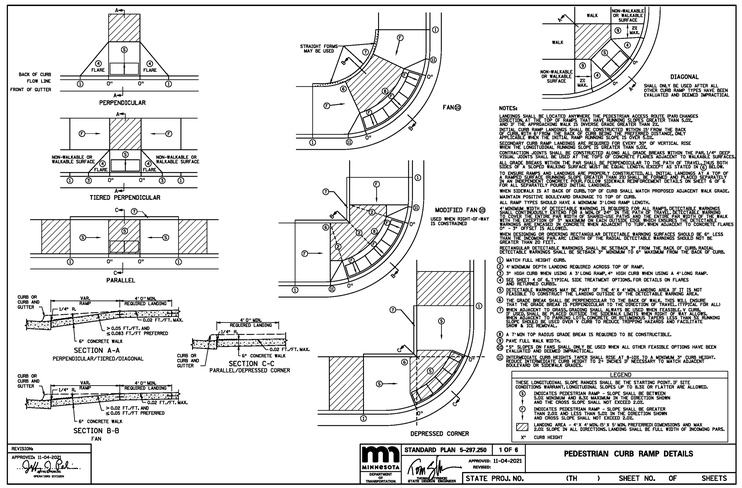
DETAILS

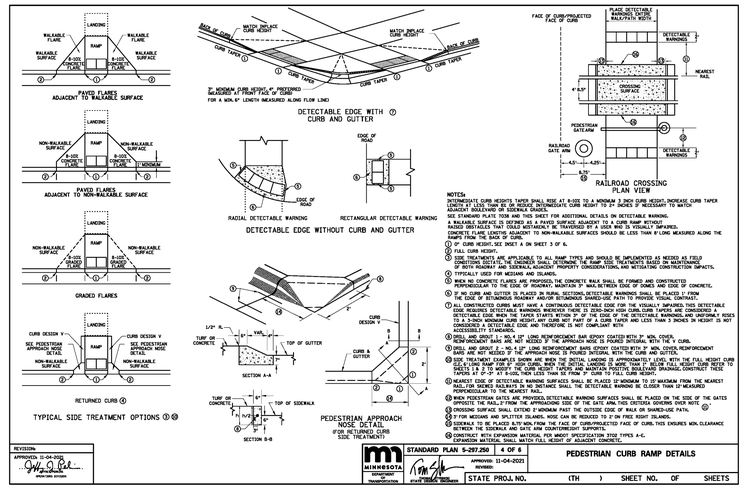
CONVENIENCE STORE #1782
WITH 1-BAY CARWASH

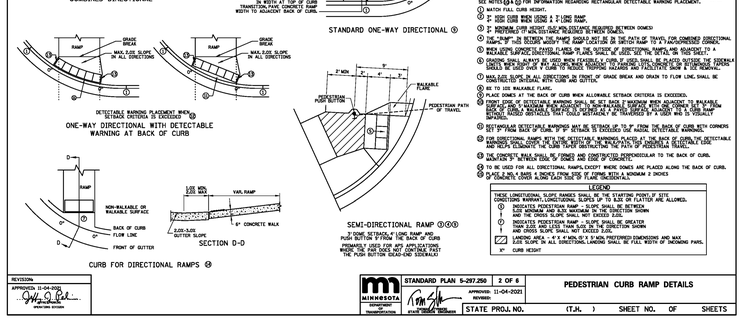
BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

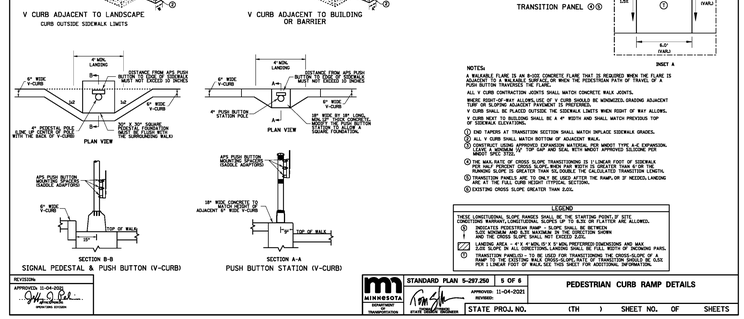
#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C501









KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

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

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

Name: Daniel J. Wilke, P.E.
Signature:
Date: 01/30/25 License #: 53182

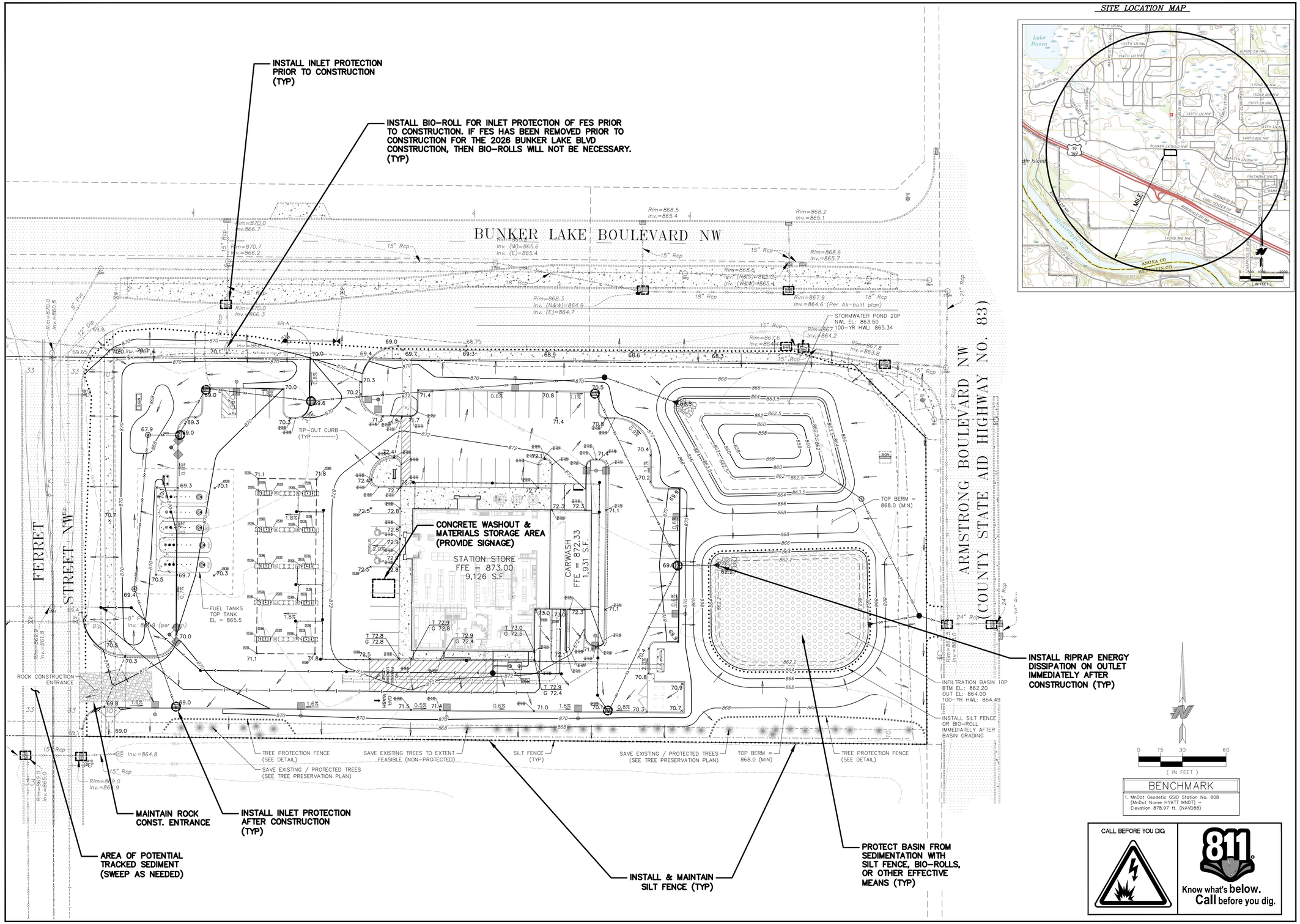
DETAILS

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C502



SITE LOCATION MAP

BENCHMARK

1. MnDot Geodetic GSID Station No. 808 (MnDot Name HYATT MNDT) – Elevation 878.97 ft. (NAVD88)

CALL BEFORE YOU DIG

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

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

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

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

Name: Daniel J. Wilke, P.E.
Signature:
Date: 01/30/25 License #: 53182

EROSION CONTROL PLAN

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C600

GENERAL INFORMATION

MINNESOTA'S CONSTRUCTION STORMWATER PERMIT IS AN EXTENSION OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM STORMWATER PROGRAM, WHICH IS PART OF THE FEDERAL CLEAN WATER ACT. REGULATED PARTIES MUST DEVELOP A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP PROVIDES INFORMATION ON THE EXISTING AND PROPOSED SITE CONDITIONS, CONTROL MEASURES FOR STORMWATER POLLUTION PREVENTION BEFORE, DURING AND AFTER CONSTRUCTION, INSPECTION, MAINTENANCE AND INFORMATION RELATED TO THE PERMANENT STORMWATER MANAGEMENT SYSTEM. THE SWPPP SHALL BE KEPT ON SITE AT ALL TIMES DURING ACTIVE CONSTRUCTION.

PROJECT INFORMATION

PROJECT NAME: CONVENIENCE STORE 1782 WITH 1-BAY CARWASH
PROJECT LOCATION: RAMSEY, ANOKA COUNTY, MINNESOTA
PROJECT OWNER: KWIK TRIP, INC.

RESPONSIBLE PARTIES

THE OWNER MUST IDENTIFY A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S.

SITE MANAGER: NATE BYOM – KWIK TRIP INC.

TRAINING DOCUMENTATION: CONSTRUCTION SITE MANAGEMENT (5/31/25 EXPIRATION) – UNIVERSITY OF MN

EXISTING SITE CONDITIONS

THE SITE IS LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF BUNKER LAKE BOULEVARD AND ARMSTRONG BOULEVARD NW IN RAMSEY, ANOKA COUNTY, MINNESOTA. THE SITE IS BOUNDED ON THE NORTH BY BUNKER LAKE BOULEVARD, ON THE WEST BY FERRET STREET NW, ON THE SOUTH BY UNDEVELOPED GRASSLAND, AND ON THE EAST BY ARMSTRONG BOULEVARD NW. THE SITE IS CURRENTLY UNDEVELOPED GRASSLAND WITH TREES ALONG THE SOUTH PROPERTY LINE.

THE PROPOSED SITE BOUNDARY CONSISTS OF 3.350 ACRES. A DRAINAGE BOUNDARY OF 3.474 ACRES WILL BE CONSIDERED FOR THIS ANALYSIS, WHICH INCLUDES RUN-ON FROM THE RIGHT-OF-WAY. THE EXISTING DRAINAGE BOUNDARY CURRENTLY HAS 0.020 ACRES OF IMPERVIOUS SURFACE ONSITE.

THE SITE HAS A GENERALLY FLAT TOPOGRAPHY GENERALLY SLOPING TOWARDS THE NORTHWEST OR SOUTHEAST, WITH SLOPES GENERALLY RANGING FROM 0.5% TO 2% OVER THE DEVELOPED AREA. ELEVATIONS AT THE SITE RANGE FROM 870 IN THE CENTER OF THE WESTERN EDGE OF THE SITE, DOWN TO ABOUT 867 IN THE NORTHWEST AND SOUTHEAST CORNERS OF THE SITE. STORMWATER FROM THE SITE FLOWS TO THE CULVERT IN THE NORTHWEST CORNER OF THE SITE, OR TO A DITCH ALONG THE SOUTH SIDE OF THE SITE THAT FLOWS EAST. ANY STORMWATER LEAVING THE SITE ULTIMATELY FLOWS TO THE PROPERTY EAST OF THE SITE, ACROSS ARMSTRONG BOULEVARD.

PROPOSED SITE CONDITIONS

KWIK TRIP, INC. PLANS ON DEVELOPING THE SITE INTO A CONVENIENCE STORE WITH A SINGLE BAY CARWASH AND ASSOCIATED PARKING AND DRIVE AREAS. DURING CONSTRUCTION, APPROXIMATELY 3.3 ACRES WILL BE DISTURBED. AFTER THE SITE IS CONSTRUCTED, THE DRAINAGE BOUNDARY WILL CONTAIN APPROXIMATELY 1.832 ACRES OF IMPERVIOUS SURFACE, WHICH IS AN INCREASE OF 1.812 ACRES.

STORMWATER FROM THE AREA WEST OF THE WEST FRONT OF THE STATION STORE WILL BE COLLECTED IN STORM SEWER AND WILL BE DIRECTED TO A STORMWATER POND. THE POND WILL OUTLET TO THE CATCH BASIN LOCATED EAST OF THE SITE BASINS ON ARMSTRONG BOULEVARD NW. THIS CATCH BASIN FLOWS TO THE RAMSEY TRUNK SEWER SYSTEM. ALL OTHER DEVELOPED PORTIONS OF THE SITE, WILL BE COLLECTED IN STORM SEWER AND ROUTED TO AN INFILTRATION BASIN, LOCATED IN THE SOUTHEASTERN PORTION OF THE SITE. THE INFILTRATION BASIN WILL OUTLET TO THE SAME LOCATION AS THE STORMWATER POND. A ONE-WAY CHECK VALVE WILL BE PLACED ON THE OUTLET OF THE INFILTRATION BASIN TO PREVENT OUTFLOW FROM THE STORMWATER POND FROM FLOWING INTO THE INFILTRATION BASIN. THE USE OF SEPARATE BASINS FOR STORMWATER CONTROL IS NECESSARY DUE TO RESTRICTIONS ON INFILTRATING RUNOFF FROM FUELING AREAS. INFILTRATION IS THE PREFERRED METHOD FOR MANAGING WATER QUALITY AND VOLUME CONTROL, THEREFORE THE MAXIMUM PRACTICAL AMOUNT OF RUNOFF HAS BEEN DIRECTED TO THE INFILTRATION BASIN, WHILE RUNOFF THAT CANNOT BE INFILTRATED IS DIRECTED TO THE STORMWATER POND. WHILE A FILTRATION BASIN WOULD PROVIDE BETTER WATER QUALITY THAN A NURP POND, THE OUTLET ELEVATION FOR THE SITE OF 863.0' IS TOO HIGH TO ALLOW FOR THE OUTLETTING OF A FILTRATION BASIN DRAINTILE, SO A NURP POND WAS USED INSTEAD.

SOIL INFORMATION

IN OCTOBER OF 2024, BRAUN INTERTEC DRILLED TEN SOIL BORINGS TO APPROXIMATE NEAR SURFACE SOILS. THE BORINGS INDICATE THAT NEAR SURFACE SOILS CONSIST PRIMARILY OF POORLY GRADED SAND AND SILTY SAND. THESE SOILS GENERALLY FALL WITHIN THE HYDROLOGIC SOIL GROUP (HSG) "B".

GROUNDWATER WAS FOUND TO BE PRESENT IN ALL OF THE BORINGS, AND WAS GENERALLY AT AN ELEVATION OF 858 TO 860. AN INFILTRATION RATE OF 0.8 IN/HR WAS USED FOR THE INFILTRATION BASIN, WHICH IS CONSISTENT FOR POORLY GRADED SANDS. THE BASIN WILL BE EXCAVATED TO THE POORLY GRADED SAND HORIZON SHOWN ON BORING ST-1 IN APPENDIX D, AND REFILLED WITH POORLY GRADED SAND TO ASSURE AN INFILTRATION RATE OF 0.8 IN/HR.

WETLAND CONSIDERATIONS

THERE ARE NO KNOWN WETLANDS ONSITE.

STORMWATER RECEIVING WATERS

ANY STORMWATER LEAVING THE SITE ULTIMATELY FLOWS TO THE PROPERTY EAST OF THE SITE, ACROSS ARMSTRONG BOULEVARD.

SPECIAL/IMPAIRED WATER CONSIDERATIONS

THE MISSISSIPPI RIVER IS LOCATED APPROXIMATELY 0.9 MILES SOUTH OF THE SITE AND IS ALSO AN IMPAIRED WATER. ADDITIONAL BMPS INCLUDE: IMMEDIATE STABILIZATION OF EXPOSED SOIL AREAS, AND COMPLETE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES, AND TEMPORARY SEDIMENTATION BASINS FOR COMMON DRAINAGE AREAS OF FIVE (5) ACRES OR MORE.

STORMWATER MANAGEMENT PLAN

THE CITY OF RAMSEY REQUIRES SITES TO PROVIDE A VOLUME CONTROL OF 1-INCH OF RUNOFF FROM NEWLY CREATED IMPERVIOUS SURFACES. THE PROPOSED SITE WILL CREATE APPROXIMATELY 1.812 ACRES OF IMPERVIOUS SURFACE. THE VOLUME CONTROL REQUIREMENT FOR THE IMPERVIOUS SURFACE AREA IS 0.151 ACRE-FEET. THE ONSITE INFILTRATION BASIN PROVIDES VOLUME CONTROL OF 0.309 ACRE-FEET.

THE LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION (LRRWMO) REQUIRES THAT A VOLUME EQUAL TO ONE INCH OF RUNOFF FROM ALL IMPERVIOUS SURFACES ON THE SITE SHALL BE INFILTRATED ON-SITE. THE PROPOSED SITE WILL CREATE APPROXIMATELY 1.812 ACRES OF IMPERVIOUS SURFACE. THE VOLUME CONTROL REQUIREMENT FOR THE IMPERVIOUS SURFACE AREA IS 0.151 ACRE-FEET. THE ONSITE INFILTRATION BASIN PROVIDES VOLUME CONTROL OF 0.309 ACRE-FEET.

THE CITY OF RAMSEY REQUIRES THAT NEW CONSTRUCTION SHALL HAVE A NO NET INCREASE IN TSS AND TP CONCENTRATIONS. A MIDS MODEL WAS PREPARED TO DETERMINE EXISTING AND PROPOSED TOTAL SUSPENDED SOLIDS (TSS) AND TOTAL PHOSPHORUS (TP) LOADING. THE EVENT MEAN CONCENTRATION (EMC) FOR TP IN THE EXISTING CONDITION IS 0.19 MG/L, WHICH IS THE VALUE FOR "OPEN SPACE" RECOMMENDED BY THE MINNESOTA STORMWATER MANUAL. THE EMC FOR TP IN THE PROPOSED CONDITION IS 0.20 MG/L, WHICH IS THE VALUE FOR "COMMERCIAL" RECOMMENDED BY THE MINNESOTA STORMWATER MANUAL. THE MIDS MODEL PREDICTS THAT THE EXISTING CONDITIONS WILL PRODUCE TSS AND TP VALUES OF 238.3 LBS AND 0.831 LBS, RESPECTIVELY. THE MIDS MODEL PREDICTS THAT THE PROPOSED STORMWATER SYSTEM WILL PRODUCE TSS AND TP VALUES OF 114.8 LBS AND 0.775 LBS, RESPECTIVELY. TP AND TSS VALUES FOR THE PROPOSED SYSTEM MEETS AND EXCEEDS THE CITY OF RAMSEY REQUIREMENTS FOR TSS AND TP.

THE LRRWMO REQUIRES THAT STORMWATER TREATMENT FACILITIES SHALL PROVIDE AT LEAST AN ANNUAL REMOVAL EFFICIENCY OF 60% TP AND AT LEAST AN ANNUAL REMOVAL EFFICIENCY OF 90% TSS. A MIDS MODEL WAS PERFORMED FOR THE RUNOFF TO THE PROPOSED BASINS IN THE PROPOSED CONDITION. RUNOFF THAT BYPASSES THE BASINS WERE EXCLUDED, SINCE THOSE AREAS CANNOT BE DIRECTED TOWARDS THE BASINS AND THEREFORE SKEW THE REMOVAL EFFICIENCY OF THE BASINS. THE MIDS MODEL INDICATES THAT THE REMOVAL EFFICIENCY FOR THE BASINS IS 75% FOR TP AND 90% FOR TSS, WHICH MEETS OR EXCEEDS THE LRRWMO REQUIREMENT.

PRETREATMENT FOR THE STORMWATER TREATMENT FACILITIES WILL BE PROVIDED BY SUMP MANHOLES EQUIPPED WITH SNOUT OIL/WATER/DEBRIS SEPARATORS.

PRIOR TO START OF CONSTRUCTION

THE FOLLOWING STORMWATER POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION. REFER TO GRADING AND EROSION CONTROL PLANS FOR LOCATIONS.

1. SILT FENCE
   SILT FENCE SHALL BE INSTALLED AT THE LIMIT OF GRADING ON ANY FILL SLOPE. ADDITIONAL SILT FENCE MAY BE REQUIRED IN CUT SLOPE AREAS. SILT FENCE SHALL ALSO BE INSTALLED AROUND ANY INFILTRATION/FILTRATION PRACTICE.
2. ROCK CONSTRUCTION ENTRANCE
   ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE FIELD ENTRANCES TO THE SITE.
3. CATCH BASINS
   ALL CATCH BASINS SHALL BE PROTECTED WITH INLET PROTECTION DEVICES APPROVED BY THE LOCAL GOVERNING UNIT. THESE SHALL INCLUDE, BUT ARE NOT LIMITED TO, WIMCO PROTECTION DEVICES, INFRASAFE PROTECTION DEVICES, FILTER FABRIC, BIO ROLLS AND STRAW BALES.

DURING CONSTRUCTION

THE FOLLOWING STORMWATER POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED DURING CONSTRUCTION. REFER TO GRADING AND EROSION CONTROL PLANS FOR LOCATIONS.

1. PHASED GRADING
   TO THE EXTENT POSSIBLE, GRADING SHALL BE PHASED TO MINIMIZE THE AMOUNT OF DISTURBED AREAS DURING SITE CONSTRUCTION.
2. TRACKED SEDIMENT
   ANY SEDIMENT TRACKED FROM THE SITE ONTO THE STREET SHALL BE REMOVED IMMEDIATELY UPON DETECTION. THE ROCK CONSTRUCTION ENTRANCE SHALL BE INSPECTED AND REPAIRED IF INUNDATED WITH SEDIMENT. SWEEPER MUST BE AVAILABLE ON-SITE WITHIN 3 HOURS NOTICE FROM THE CITY.
3. STOCKPILES
   STOCKPILES SHALL BE PLACED IN AN AREA THAT WILL MINIMIZE THE NEED FOR RELOCATION. IF A STOCKPILE WILL REMAIN IN PLACE FOR AN EXTENDED PERIOD OF TIME, STABILIZATION MEASURES SHALL BE IMPLEMENTED, INCLUDING BUT NOT LIMITED TO, SEEDING AND SILT FENCING. TEMPORARY STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, CONDUITS OR DITCHES.
4. TOPSOIL
   UPON GRADING COMPLETION, A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE PLACED OVER ALL DISTURBED AREAS, EXCLUDING PROPOSED STREETS AND PARKING AREAS.
5. RESTORATION
   ALL DISTURBED AREAS NOT ACTIVELY WORKED SHALL BE RESTORED WITH SEED AND MULCH, EROSION CONTROL BLANKET AND/OR SOD WITHIN 7 DAYS.
6. SLOPES
   IN ORDER TO MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, THERE SHALL BE NO UNBROKEN SLOPE LENGTH OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER.
7. DRAINAGE DITCHES
   THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH THAT DRAINS WATER FROM THE SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE TO ANY SURFACE WATER. STABILIZATION MUST BE COMPLETED WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER.
8. PIPE OUTLETS
   PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.
9. CATCH BASINS
   ALL CATCH BASINS SHALL BE PROTECTED WITH INLET PROTECTION DEVICES APPROVED BY THE LOCAL GOVERNING UNIT. THESE SHALL INCLUDE, BUT ARE NOT LIMITED TO, WIMCO PROTECTION DEVICES, INFRASAFE PROTECTION DEVICES, FILTER FABRIC, BIO ROLLS AND STRAW BALES.
10. DUST
    CONSTRUCTION DUST SHALL BE CONTAINED TO THE EXTENT POSSIBLE. IF THE SITE BECOMES EXCESSIVELY DUSTY, APPROPRIATE MEASURES SHALL BE TAKEN TO REDUCE DUST BEING TRANSPORTED FROM THE SITE. DUST CONTROL MEASURES INCLUDE, BUT ARE NOT LIMITED TO, WATERING AND CALCIUM CHLORIDE APPLICATION.
11. DEWATERING
    DEWATERING ACTIVITIES SHALL BE CONDUCTED WITH AND APPROVED BY THE LOCAL GOVERNING UNIT. IF THERE WILL BE ANY DEWATERING OR BASIN DRAINING THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE, THE WATER MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. APPROPRIATE BMPS SHALL BE USED FOR EROSION AND SEDIMENT CONTROL AND ENERGY DISSIPATION.
12. CONSTRUCTION MATERIALS AND DEBRIS
    CONSTRUCTION MATERIALS SHALL BE STORED IN AN ORDERLY MANNER AND IN AN AREA THAT WILL MINIMIZE CONFLICTS WITH OTHER CONSTRUCTION ACTIVITIES. CONSTRUCTION DEBRIS SHALL BE CONTAINED IN DUMPSTERS AND REMOVED FROM THE SITE AS NECESSARY.
13. CHEMICALS
    CHEMICALS SHALL BE STORED IN A SAFE AREA IN SEALED CONTAINERS WITH THE ORIGINAL LABELING AND MATERIAL SAFETY DATA SHEETS AVAILABLE.
14. SPILLS AND CONTAMINATION
    IF FUEL, OIL OR A HAZARDOUS CHEMICAL IS SPILLED OR DETECTED DURING CONSTRUCTION ACTIVITIES, ALL APPROPRIATE AGENCIES SHALL BE IMMEDIATELY NOTIFIED, INCLUDING, BUT NOT LIMITED TO, THE MINNESOTA DUTY OFFICER AT 800-422-0798.
15. CONCRETE WASHOUT AREA
    PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

POST CONSTRUCTION

WHEN THE SITE HAS BEEN COMPLETELY CONSTRUCTED, THE SITE MUST UNDERGO FINAL STABILIZATION. FINAL STABILIZATION OCCURS WHEN ALL OF THE GRADING, INFRASTRUCTURE AND BUILDING ACTIVITIES HAVE BEEN COMPLETED. TO ACHIEVE FINAL STABILIZATION, THE FOLLOWING MEASURES SHALL BE COMPLETED.

1. ALL DISTURBED AREAS WITHOUT PERMANENT IMPERVIOUS SURFACES SHALL BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER. AREAS NOT REQUIRING SOD OR EROSION CONTROL BLANKET SHALL BE SEEDED AND MULCHED.
2. SEDIMENT FROM CONVEYANCES AND TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS SHALL BE CLEANED OUT. SEDIMENTATION BASINS SHALL BE SUFFICIENTLY CLEANED OUT TO RETURN THE BASIN TO DESIGN CAPACITY. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN OR CONVEYANCES DISCHARGING OFF-SITE OR TO SURFACE WATERS.
3. WHEN STABILIZED VEGETATION HAS BEEN ESTABLISHED OVER 70 PERCENT OF THE PERVIOUS SURFACE AREA, ALL SYNTHETIC TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED. THIS INCLUDES, BUT IS NOT LIMITED TO, SILT FENCE, TREE FENCE AND CATCH BASIN INLET PROTECTION DEVICES.

SWPPP DRAWING UPDATES

UPDATE SWPPP DRAWING FOR LOCATIONS OF CONSTRUCTION DUMPSTER, PORTABLE TOILET, EQUIPMENT STAGING AREA(S), FUELING AREA(S), ETC. WHEN THEIR RESPECTIVE LOCATIONS ARE KNOWN.

INSPECTIONS & RECORD KEEPING

STORMWATER POLLUTION PREVENTION INSPECTIONS SHALL OCCUR ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. INSPECTION REPORTS SHALL BE SENT TO THE CITY INSPECTOR FOLLOWING EVERY INSPECTION EVENT. INSPECTIONS MAY BE CEASED DURING FROZEN GROUND CONDITIONS. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE WITHIN 24 HOURS AFTER RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST. DURING THE COURSE OF CONSTRUCTION, IT MAY BE DETERMINED THAT ADDITIONAL STORMWATER POLLUTION PREVENTION MEASURES MAY BE NEEDED, OR CERTAIN MEASURES ARE NOT PRACTICAL TO INSTALL. IN THESE CASES, AN AMENDMENT TO THE SWPPP SHALL BE MADE, AND SUPPORTING REASONS SHALL BE DOCUMENTED IN THE SWPPP.

1. THE EXCAVATOR IS RESPONSIBLE FOR ALL EROSION CONTROL INSPECTIONS.
2. RECORD NAME OF INSPECTOR AND DATE AND TIME OF INSPECTION.
3. RECORD RAINFALL AMOUNT SINCE MOST RECENT INPSECTION.
4. INSPECT ROCK CONSTRUCTION ENTRANCES FOR SEDIMENTATION. INSPECT ADJACENT STREETS FOR SEDIMENT TRACKING.
5. INSPECT SITE FOR EXCESSIVE EROSION AND SEDIMENT ACCUMULATION.
   A. INSPECT SILT FENCE AND OTHER TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES FOR EROSION, SEDIMENTATION AND MALFUNCTIONING.
   B. INSPECT FLARED END SECTIONS FOR EROSION AND SEDIMENTATION.
   C. INSPECT PONDS, INFILTRATION BASINS, TEMPORARY SEDIMENTATION BASINS AND ALL OTHER BMP'S FOR EROSION AND SEDIMENTATION.
   D. INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION.
6. INSPECT SITE AND ADJACENT PROPERTIES FOR CONSTRUCTION DEBRIS, TRASH AND SPILLS.
7. INSPECT STABILIZED AREAS FOR EROSION.
8. RECORD RECOMMENDED REPAIRS, MAINTENANCE AND/OR REPLACEMENTS REQUIRED TO ENSURE EROSION AND SEDIMENTATION CONTROL MEASURES ARE SUFFICIENT.
9. RECORD RECOMMENDED AMENDMENTS TO THE SWPPP.
10. RECORD REPAIRS, MAINTENANCE AND/OR REPLACEMENTS THAT WERE COMPLETED SINCE THE LAST INSPECTION.

NOTE: FOR AREAS THAT HAVE UNDERGONE FINAL STABILIZATION, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH.

MAINTENANCE

THE OWNER/CONTRACTOR IS RESPONSIBLE FOR THE OPERATION, INSPECTION AND MAINTENANCE OF ALL STORMWATER POLLUTION PREVENTION MEASURES FOR THE DURATION OF THE PROJECT. THE FOLLOWING GUIDELINES SHALL BE USED TO DETERMINE NECESSARY REPAIRS, MAINTENANCE AND/OR REPLACEMENT OF THE EROSION AND SEDIMENTATION CONTROL MEASURES.

1. ROCK CONSTRUCTION ENTRANCES SHALL BE REPAIRED OR REPLACED IF THE ROCK BECOMES INUNDATED WITH SEDIMENT AND/OR EXCESSIVE SEDIMENT IS BEING TRACKED FROM THE SITE. SEDIMENT TRACKED ONTO ADJACENT STREETS SHALL BE REMOVED. MEASURES SHALL BE TAKEN IMMEDIATELY UPON DISCOVERY.
2. SILT FENCE SHALL BE REPAIRED OR REPLACED WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE, THE SILT FENCE IS DAMAGED AND/OR THE SILT FENCE BECOMES NONFUNCTIONAL. MEASURES SHALL BE TAKEN WITHIN 24 HOURS OF DISCOVERY.
3. CATCH BASIN INLET PROTECTION DEVICES SHALL BE CLEANED WHEN SEDIMENT REACHES ½ THE HEIGHT OF THE SEDIMENT TRAP AND/OR REPAIRED OR REPLACED IF THE DEVICE BECOMES NONFUNCTIONAL. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.
4. FLARED END SECTIONS SHALL BE CLEANED IF DEBRIS IS RESTRICTING FLOW OR IF SEDIMENT HAS ACCUMULATED AT THE OUTLET. IF A FLARED END SECTION BECOMES NONFUNCTIONAL OR DAMAGED, IT SHALL BE REPAIRED OR REPLACED. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.
5. IF SEDIMENT IS OBSERVED OFF-SITE OR NEAR SURFACE WATERS, THE SOURCE OF SEDIMENT SHALL BE DETECTED AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED. THE PERMITEE(S) SHALL COORDINATE SEDIMENT RETRIEVAL FROM SURFACE WATERS WITH ALL APPROPRIATE AGENCIES. MEASURES SHALL BE TAKEN WITHIN 7 DAYS OF DISCOVERY.
6. PONDS, INFILTRATION BASINS, TEMPORARY SEDIMENTATION BASINS AND ALL OTHER BMP'S SHALL BE CLEANED IF DEBRIS IS PRESENT AND/OR EXCESSIVE SEDIMENTATION HAS OCCURRED. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN SEDIMENT HAS FILLED THE BASIN TO 1/2 THE STORAGE VOLUME. NO SEDIMENT SHALL BE ALLOWED TO ACCUMULATE IN INFILTRATION BASINS. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.

NOTICE OF TERMINATION

THE PERMITEE(S) MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITEE) HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION.

QUANTITIES

THE FOLLOWING TABLE PROVIDES ESTIMATED QUANTITIES FOR STORMWATER POLLUTION PREVENTION THROUGHOUT THE PROJECT.

ITEM	UNIT	ESTIMATED QUANTITY
ROCK ENTRANCE	EA.	1
SILT FENCE	L.F.	1,990
INLET PROTECTION	EA.	17
TURF ESTABLISHMENT	AC.	1.7

SWPPP DESIGN CERTIFICATION

I, Dan Wilke, hereby certify that I have completed desugner SWPP- Erosion and Stormwater Management Certification Program
My certification expires May 2026

SWPPP INSTALLER CERTIFICATION

I hereby certify that I have completed Installer SWPP- Erosion and Stormwater Management Certification Program

signed
expiration

SWPPP INSPECTOR CERTIFICATION

I hereby certify that I have completed Inspector SWPP- Erosion and Stormwater Management Certification Program

signed
expiration

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

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

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

Name: Daniel J. Wilke, P.E.
Signature: Dan Wilke
Date: 01/30/25 License #: 53182

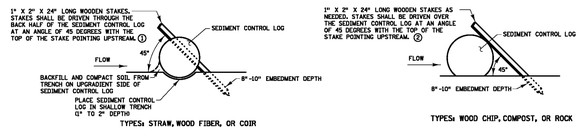
EROSION CONTROL NOTES

CONVENIENCE STORE #1782
WITH 1-BAY CARWASH

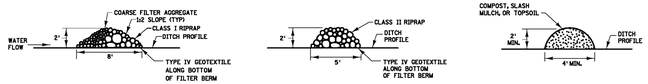
BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments

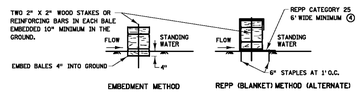
DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C601



SEDIMENT CONTROL LOGS



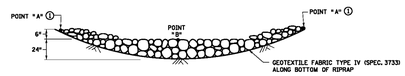
FILTER BERMS



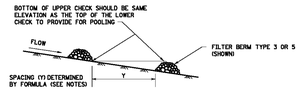
BALE BARRIERS 5

NOTES:
REPP = ROLLED EROSION PREVENTION PRODUCT.
SEE SPECS. 2573, 3149, 3874, 3882, 3885, 3886, AND 3897.
1. SPACE BETWEEN STAKES SHALL BE A MAXIMUM OF 1'FOR DITCH CHECKS OR 2'FOR OTHER APPLICATIONS.
2. PLACE STAKES AS NEEDED TO PREVENT MOVEMENT OF SEDIMENT CONTROL LOGS PLACED ON SLOPES OR AS NEEDED DUE TO OTHER FACTORS. STAKES SHALL BE INCIDENTAL.
3. TO BE USED FOR CRITICAL PERIMETER CONTROL AREAS WHERE STANDING WATER OCCURS 6" MAXIMUM DEPTH. BALES SHALL CONSIST OF TYPE 1 MULCH OF APPROXIMATELY 14" X 18" X 36" LONG. BALES SHALL BE PLACED ON EDGE AND BUTTED TIGHT TO ADJACENT BALES.
4. INSTEAD OF TRENCHING, PLACE BALE ON THE REPP (BLANKET) AND WRAP BLANKET AROUND THE BALE. PLACE STAKE THROUGH BALE AND BLANKET.

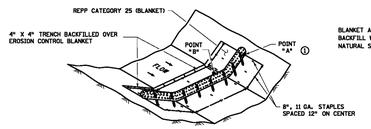
REVISIONS		STANDARD PLAN 5-297.405	2 OF 8	TEMPORARY SEDIMENT CONTROL
APPROVED: JANUARY 8, 2020	MINNESOTA DEPARTMENT OF TRANSPORTATION	APPROVED: 1-8-2020		FILTER BERMS, SEDIMENT CONTROL LOGS, AND BALE BARRIERS
MARC KAWORSKI CHIEF ENVIRONMENTAL OFFICER	STATE DESIGN ENGINEER	REVISED:		
		STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS



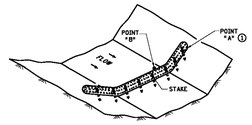
ROCK DITCH CHECKS
FILTER BERMS TYPE 3 (ROCK WEEPER) OR FILTER TYPE 5 (ROCK) 3
FOR USE ON ROUGH-GRADED AREAS
ONLY FOR USE OUTSIDE CLEAR ZONE 2



DITCH CHECK SPACING
FOR ALL FILTER BERM TYPES



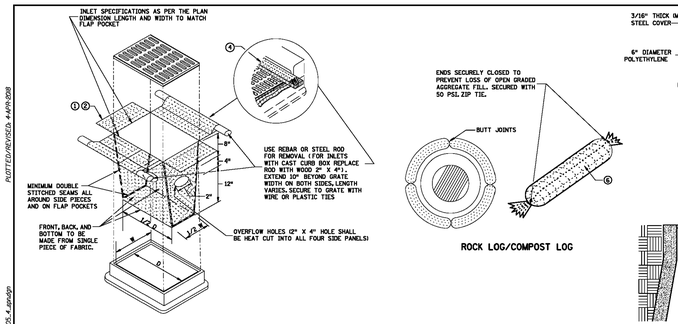
SEDIMENT CONTROL LOG TYPE REPP (BLANKET) SYSTEM 4



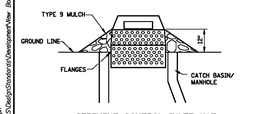
SEDIMENT CONTROL LOG TYPE WOOD FIBER, OR TYPE COMPOST 3
FOR USE ON ROUGH GRADED AREAS

NOTES:
REPP = ROLLED EROSION PREVENTION PRODUCT.
SEE SPECS. 2573, 3601, 3733, 3885, 3886 & 3885.
FOR DITCH CHECKS, PLACE SEDIMENT CONTROL LOG PERPENDICULAR TO FLOW AND IN A CRESCENT SHAPE WITH THE ENDS FACING UPSTREAM.
APPROXIMATE SPACING BETWEEN EACH DITCH CHECK SHOULD BE DETERMINED FROM THE FOLLOWING SPACING FORMULA:
APPROXIMATE SPACING OF DITCH CHECKS (FT.) = Y = $\frac{\text{DITCH CHECK HEIGHT (FT.)}}{\text{\% CHANNEL SLOPE}} \times 100$
1. POINT "A" MUST BE A MINIMUM OF 6" HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.
2. ROCK DITCH CHECKS PLACED WITHIN THE CLEAR ZONE ARE TO BE 18" OR LESS IN HEIGHT. A 1:6 APPROACH AND DEPARTURE SLOPE SHALL BE PROVIDED.
3. DITCH GRADE 3% - 5%, MAX. FLOW VELOCITY 12 FT./SEC.
4. DITCH GRADE 1.5% - 3%, MAX. FLOW VELOCITY 4.5 FT./SEC.
5. DITCH GRADE 1.5% - 3%, MAX. FLOW VELOCITY 1.5 FT./SEC.

REVISIONS		STANDARD PLAN 5-297.405	3 OF 8	TEMPORARY SEDIMENT CONTROL
APPROVED: JANUARY 8, 2020	MINNESOTA DEPARTMENT OF TRANSPORTATION	APPROVED: 1-8-2020		DITCH CHECK
MARC KAWORSKI CHIEF ENVIRONMENTAL OFFICER	STATE DESIGN ENGINEER	REVISED:		
		STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS

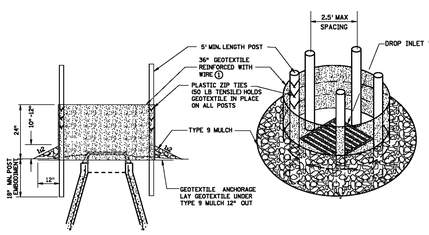


FILTER BAG INSERT 3
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX)

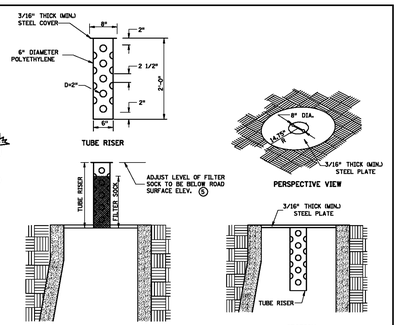


SEDIMENT CONTROL INLET HAT

NOTE: THE SEDIMENT CONTROL BARRIER SHALL BE A METAL OR PLASTIC/POLYETHYLENE RISER SIZED TO FIT INSIDE THE CATCH BASIN/MANHOLE& HAVE PERFORATIONS TO ALLOW FOR WATER INFILTRATION& HAVE AN OVERFLOW OPENING. FLANGES AND A LID/COVER.



SILT FENCE RING AND ROCK FILTER BERM
USE WHERE INLET DRAINS IN AN AREA WITH SLOPES AT 1:3 or LESS



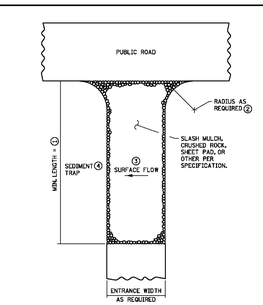
POP-UP HEAD

ENDS SECURELY CLOSED TO PREVENT LOSS OF OPEN GRADED AGGREGATE FILL. SECURED WITH 50 PSI ZIP TIE.

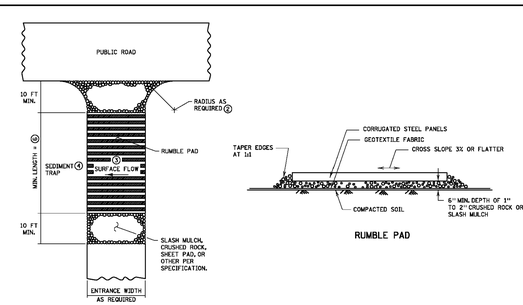
ROCK LOG/COMPOST LOG

NOTES:
SEE SPECS. 2573, 3137, & 3886.
DEVICES MUST BE ADJUSTED ACCORDINGLY AS TO NOT CAUSE FLOODING ON ROADWAY THAT WOULD IMPEDE TRAFFIC FLOW.
1. ALL GEOTEXTILE USED FOR INLET PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS, MEETING SPEC. 3886.
2. FINISHED SIZE, INCLUDING POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
3. INSTALLATION NOTES:
DO NOT PLACE FILTER BAG INSERT IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. THE PLACED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE OF 3 INCHES BETWEEN THE INLET WALLS AND THE BAG. MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES. WHERE NECESSARY THE CONTRACTOR SHALL CLINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCH SIDE CLEARANCE.
4. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH OR USE A ROCK SOCK OR SAND BAGS IN PLACE OF THE FLAP POCKETS.
5. SOCK HEIGHT MUST NOT BE SO HIGH AS TO SLOW DOWN WATER FILTRATION TO CAUSE FLOODING OF THE ROADWAY.
6. GEOTEXTILE SOCK BETWEEN 4-10 FEET LONG AND 4-6 INCH DIAMETER. SEAM TO BE JOINED BY TWO ROWS OF STITCHING WITH A PLASTIC MESH BACKING OR PROVIDE A HEAT BONDED SEAM OR APPROVED EQUIVALENT). FILL ROCK LOG WITH OPEN GRADED AGGREGATE CONSISTING OF SOUND DURABLE PARTICLES OF COARSE AGGREGATE CONFORMING TO SPEC. 3137 TABLE 3137-1, CA-3 GRADATION.

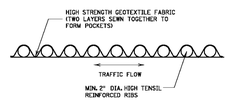
REVISIONS		STANDARD PLAN 5-297.405	4 OF 8	TEMPORARY SEDIMENT CONTROL
APPROVED: 2-28-2017	MINNESOTA DEPARTMENT OF TRANSPORTATION	APPROVED: 2-28-2017		STORM DRAIN INLET PROTECTION
CHIEF ENVIRONMENTAL OFFICER	STATE DESIGN ENGINEER	REVISED:		
		STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS



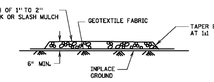
SLASH MULCH, CRUSHED ROCK, OR SHEET PAD CONSTRUCTION EXIT 5 7



RUMBLE PAD
CONSTRUCTION EXIT 5 7



SHEET PAD



SLASH MULCH OR CRUSHED ROCK

NOTES:
SEE SPECS. 2573 & 3882.
1. MINIMUM LENGTH SHALL BE THE GREATER OF 50 FEET OR A LENGTH SUFFICIENT TO ALLOW A MINIMUM OF 5 TIRE ROTATIONS ON THE PROVIDED PAD. MINIMUM LENGTH SHALL BE CALCULATED USING THE LARGEST TIRE WHICH WILL BE USED IN TYPICAL OPERATIONS.
2. PROVIDE RADIUS OR WIDEN PAD SUFFICIENTLY TO PREVENT VEHICLE TIRES FROM TRACKING OFF OF PAD WHEN LEAVING SITE.
3. IF RUNOFF FROM DISTURBED AREAS FLOWS TOWARD CONSTRUCTION EXITS, PREVENT RUNOFF FFF FROM DRAINING DIRECTLY TO PUBLIC ROAD OVER CONSTRUCTION EXIT BY CROWNING THE EXIT OR SLOPING TO ONE SIDE. IF SURFACE GRADING IS INSUFFICIENT, PROVIDE OTHER MEANS OF INTERCEPTING RUNOFF.
4. IF RUNOFF FROM CONSTRUCTION EXITS WILL DRAIN OFF OF PROJECT SITE, PROVIDE SEDIMENT TRAP WITH STABILIZED OVERFLOW.
5. IF A TIRE WASH OFF IS REQUIRED THE CONSTRUCTION EXITS SHALL BE GRADED TO DRAIN THE WASH WATER TO A SEDIMENT TRAP.
6. MINIMUM LENGTH OF RUMBLE PAD SHALL BE 20 FEET, OR AS REQUIRED TO REMOVE SEDIMENT FROM TIRES. IF SIGNIFICANT SEDIMENT IS TRACKED FROM THE SITE, THE RUMBLE PAD SHALL BE LENGTHENED OR THE DESIGN MODIFIED TO PROVIDE ADDITIONAL VIBRATION. WASH-OFF LENGTH SHALL BE AS REQUIRED TO EFFECTIVELY REMOVE CONSTRUCTION SEDIMENT FROM VEHICLE TIRES.
7. MAINTENANCE OF CONSTRUCTION EXITS SHALL OCCUR WHEN THE EFFECTIVENESS OF SEDIMENT REMOVAL HAS BEEN REDUCED. MAINTENANCE SHALL CONSIST OF REMOVING SEDIMENT AND CLEANING THE MATERIALS OR PLACING ADDITIONAL MATERIAL (SLASH MULCH OR CRUSHED ROCK) OVER SEDIMENT FILLED MATERIAL TO RESTORE EFFECTIVENESS.

REVISIONS		STANDARD PLAN 5-297.405	5 OF 8	TEMPORARY SEDIMENT CONTROL
APPROVED: 2-28-2017	MINNESOTA DEPARTMENT OF TRANSPORTATION	APPROVED: 2-28-2017		STABILIZED CONSTRUCTION EXIT
CHIEF ENVIRONMENTAL OFFICER	STATE DESIGN ENGINEER	REVISED:		
		STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

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

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

Name: Daniel J. Wilke, P.E.
Signature:
Date: 01/30/25 License #: 53182

EROSION CONTROL DETAILS

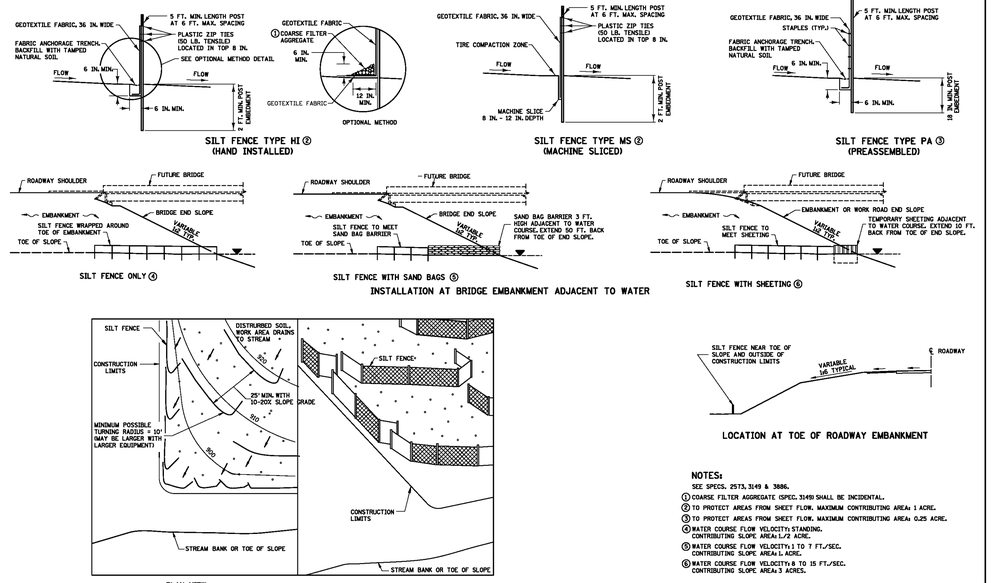
CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C602

PLOTTED/REVISED: 24-JAN-2020
PLOT: KMG, #405_8.dgn
PATH & FILENAME: O:\Design\Standards\Development\New Border\405_Series\405_8.dgn
PLOTTED/REVISED: 24-JAN-2020
PLOT: KMG, #405_4.dgn
PATH & FILENAME: O:\Design\Standards\Development\New Border\405_Series\405_4.dgn
PLOTTED/REVISED: 24-JAN-2020
PLOT: KMG, #405_3.dgn
PATH & FILENAME: O:\Design\Standards\Development\New Border\405_Series\405_3.dgn
PLOTTED/REVISED: 24-JAN-2020
PLOT: KMG, #405_5.dgn
PATH & FILENAME: O:\Design\Standards\Development\New Border\405_Series\405_5.dgn

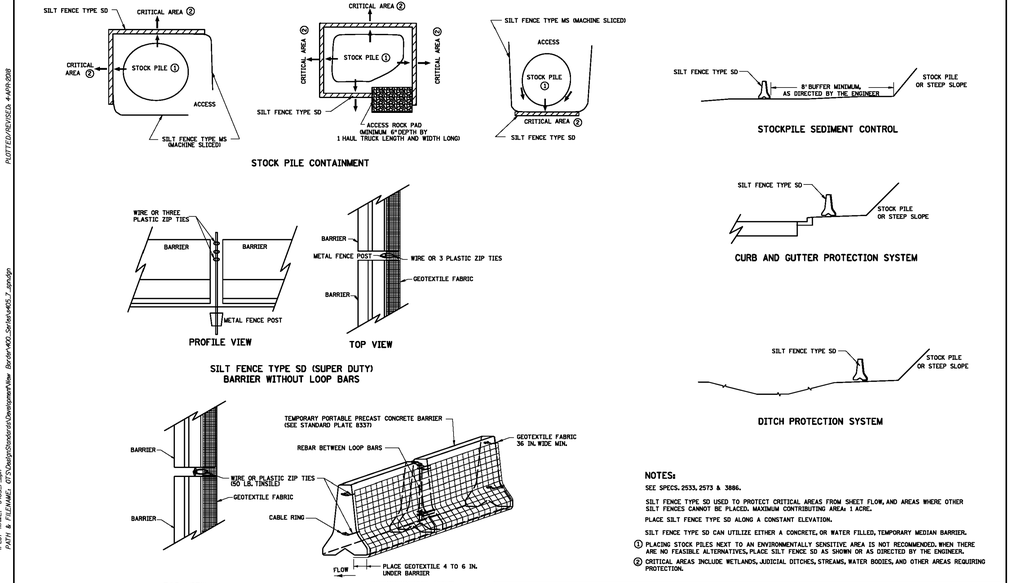


NOTES:

SEE SPECS. 2573, 3149 & 3886.

① COARSE FILTER AGGREGATE (SPEC. 3149) SHALL BE INCIDENTAL.
② TO PROTECT AREAS FROM SHEET FLOW. MAXIMUM CONTRIBUTING AREA: 1 ACRE.
③ TO PROTECT AREAS FROM SHEET FLOW. MAXIMUM CONTRIBUTING AREA: 0.25 ACRE.
④ WATER COURSE FLOW VELOCITY: STANDING. CONTRIBUTING SLOPE AREA: 1/2 ACRE.
⑤ WATER COURSE FLOW VELOCITY: 1 TO 7 FT./SEC. CONTRIBUTING SLOPE AREA: 1 ACRE.
⑥ WATER COURSE FLOW VELOCITY: 8 TO 15 FT./SEC. CONTRIBUTING SLOPE AREA: 3 ACRES.

REVISION:	STANDARD PLAN 5-297.405	6 OF 8	TEMPORARY SEDIMENT CONTROL
APPROVED: 2-28-2017	APPROVED: 2-28-2017		SILT FENCE
	REVISED:		
	STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS



NOTES:

SEE SPECS. 2533, 2573 & 3886.

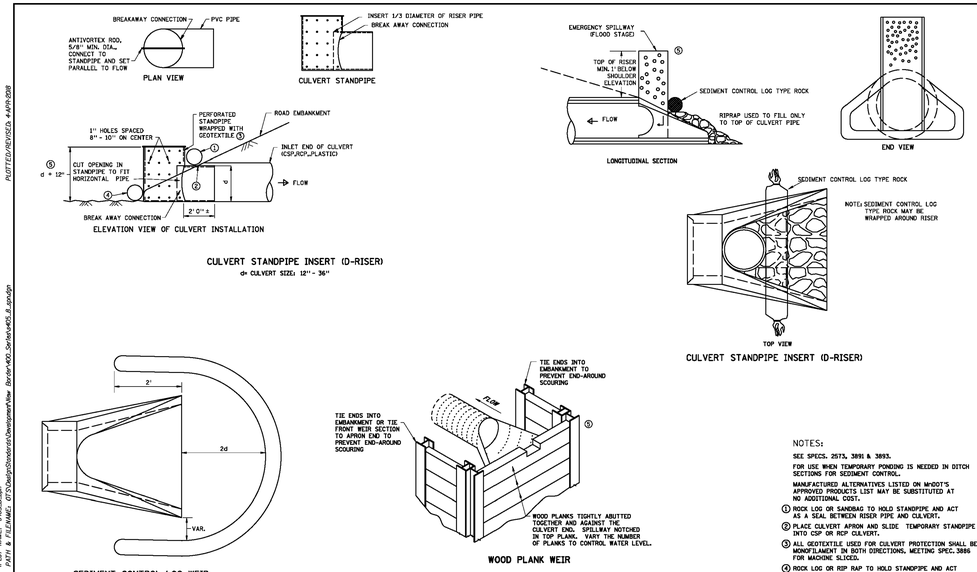
SILT FENCE TYPE SD USED TO PROTECT CRITICAL AREAS FROM SHEET FLOW, AND AREAS WHERE OTHER SILT FENCES CANNOT BE PLACED. MAXIMUM CONTRIBUTING AREA: 1 ACRE.

PLACE SILT FENCE TYPE SD ALONG A CONSTANT ELEVATION.

SILT FENCE TYPE SD CAN UTILIZE EITHER A CONCRETE, OR WATER FILLED, TEMPORARY MEDIAN BARRIER.

① PLACING STOCK PILES NEXT TO AN ENVIRONMENTALLY SENSITIVE AREA IS NOT RECOMMENDED. WHEN THERE ARE NO FEASIBLE ALTERNATIVES, PLACE SILT FENCE SD AS SHOWN OR AS DIRECTED BY THE ENGINEER.
② CRITICAL AREAS INCLUDE WETLANDS, JUDICIAL DITCHES, STREAMS, WATER BODIES, AND OTHER AREAS REQUIRING PROTECTION.

REVISION:	STANDARD PLAN 5-297.405	7 OF 8	TEMPORARY SEDIMENT CONTROL
APPROVED: 2-28-2017	APPROVED: 2-28-2017		SUPER DUTY SILT FENCE
	REVISED:		
	STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS



NOTES:

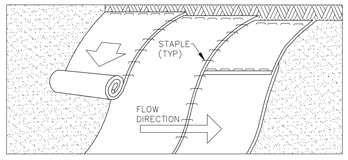
SEE SPECS. 2573, 3891 & 3893.

FOR USE WHEN TEMPORARY PONDING IS NEEDED IN DITCH SECTIONS FOR SEDIMENT CONTROL.

MANUFACTURED ALTERNATIVES LISTED ON MnDOT'S APPROVED PRODUCTS LIST MAY BE SUBSTITUTED AT NO ADDITIONAL COST.

① ROCK LOG OR SANDBAG TO HOLD STANDPIPE AND ACT AS A SEAL BETWEEN RISER PIPE AND CULVERT.
② PLACE CULVERT APRON AND SLIDE TEMPORARY STANDPIPE INTO CSP OR RCP CULVERT.
③ ALL GEOTEXTILE USED FOR CULVERT PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS. MEETING SPEC. 3886 FOR MACHINE SLICED.
④ ROCK LOG OR RIP RAP TO HOLD STANDPIPE AND ACT AS A FILTER BETWEEN RISER PIPE AND CULVERT.
⑤ HEIGHT OVERFLOW NOT TO CAUSE FLOODING OF ROAD OR ADJACENT PROPERTIES.

REVISION:	STANDARD PLAN 5-297.405	8 OF 8	TEMPORARY SEDIMENT CONTROL
APPROVED: 2-28-2017	APPROVED: 2-28-2017		CULVERT END CONTROLS
	REVISED:		
	STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS



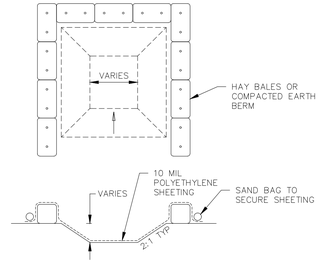
NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND/OR SEED.
2. BEGIN AT THE TOP OF THE SLOPE (OR CHANNEL) BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN (STARTING DOWNSTREAM PROCEEDING UPSTREAM) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH A MINIMUM 4" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH MINIMUM 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
6. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
7. THE TERMINAL ENDS OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

1 EROSION CONTROL BLANKET
C603 NO SCALE

1. TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.
2. TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.
3. SEED: MnDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.
4. DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.
5. MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).
6. FERTILIZER: TYPE 10-10-10 AT 200 POUNDS PER ACRE.

3 TURF ESTABLISHMENT
C603 NO SCALE



NOTES:

1. THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
2. LIQUID AND SOLID WASHOUT WASTE SHALL NOT CONTACT THE GROUND.
3. LIQUID AND SOLID WASHOUT WASTE SHALL BE DISPOSED OF IN COMPLIANCE WITH MPCA RULES.
4. A SIGN SHALL BE INSTALLED INDICATING THE LOCATION OF THE WASHOUT FACILITY.

2 CONCRETE WASHOUT
C603 NO SCALE

KWIK TRIP
KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

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

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

Name: Daniel J. Wilke, P.E.
Signature:
Date: 01/30/25 License #: 53182

EROSION CONTROL DETAILS

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C603

PLOTTED/REVISED: 4-4/9:20
IPLOT NAME: #405_6.dgn
PATH & FILENAME: G:\Design\Standards\Development\New Border\405_Series\405_6.dgn
IPLOT NAME: #405_7.dgn
PATH & FILENAME: G:\Design\Standards\Development\New Border\405_Series\405_7.dgn
IPLOT NAME: #405_8.dgn
PATH & FILENAME: G:\Design\Standards\Development\New Border\405_Series\405_8.dgn

GENERAL NOTES:

1. FOOTCANDLE LEVELS SHOWN ON THIS PLAN ARE CALCULATED AT GRADE LEVEL.
2. ALL POLES SHALL BE INSTALLED A MINIMUM OF 3'-0" FROM BACK OF CURB TO EDGE OF POLE BASE UNLESS NOTED.
3. POLE THAT ARE LOCATED AT CORNER OF ISLAND SHALL BE A MINIMUM OF 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE. POLES THAT MUST BE INSTALLED LESS THAN 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE SHALL HAVE PROTECTIVE BOLLARDS INSTALLED AROUND THE POLE BASE. COORDINATE WITH KWIK TRIP PRIOR TO INSTALLATION.

KEYED NOTES:

1. COORDINATE LOCATION AND MOUNTING HEIGHT OF SECURITY CAMERA WITH OWNER.
2. CONTRACTOR SHALL INSTALL POLE MOUNT FIXTURE 12'-0" FROM THE OVER DIG OF UNDERGROUND FUEL TANK TO EDGE OF POLE BASE.
3. CONTRACTOR SHALL ENSURE ALL LIGHT FIXTURES ARE 20'-0" FROM FUEL TANK VENT.
4. CONTRACTOR SHALL POLE MOUNT FIXTURE 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE.
5. ENSURE POLE BASE IS FULLY COORDINATED TO AVOID THE UNDERGROUND STORM SEWER PIPING.

CALCULATION STATISTICS

OVERALL SITE:
AVERAGE: 3.3
MAXIMUM: 54.6
MINIMUM: 0.0

FIXTURE QUANTITIES

D20 - 40
S7E - 6
CF - 11
C5 - 9
P13L - 4
P1F - 12
P1FL - 2

PROVIDE (13) 16' POLES.

FIXTURE SYMBOLS:

- LED LIGHT MOUNTED UNDER FUEL CANOPIES
- LED STRIP LIGHT MOUNTED IN GABLE
- RECESSED LED DOWNLIGHT
- POLE MOUNTED LED FIXTURE
- CAMERA

FIXTURE TYPES:

D20 - RECESSED LED DOWNLIGHT GOTHAM EVO-35/30-8AR-WD-120-TRW FIXTURES ARE SHOWN DIMMED DOWN TO 35%.

S7E - LED STRIP LIGHT MOUNTED IN GABLE LITHONIA TZL1N-L96-10000LM-FST-MVOLT

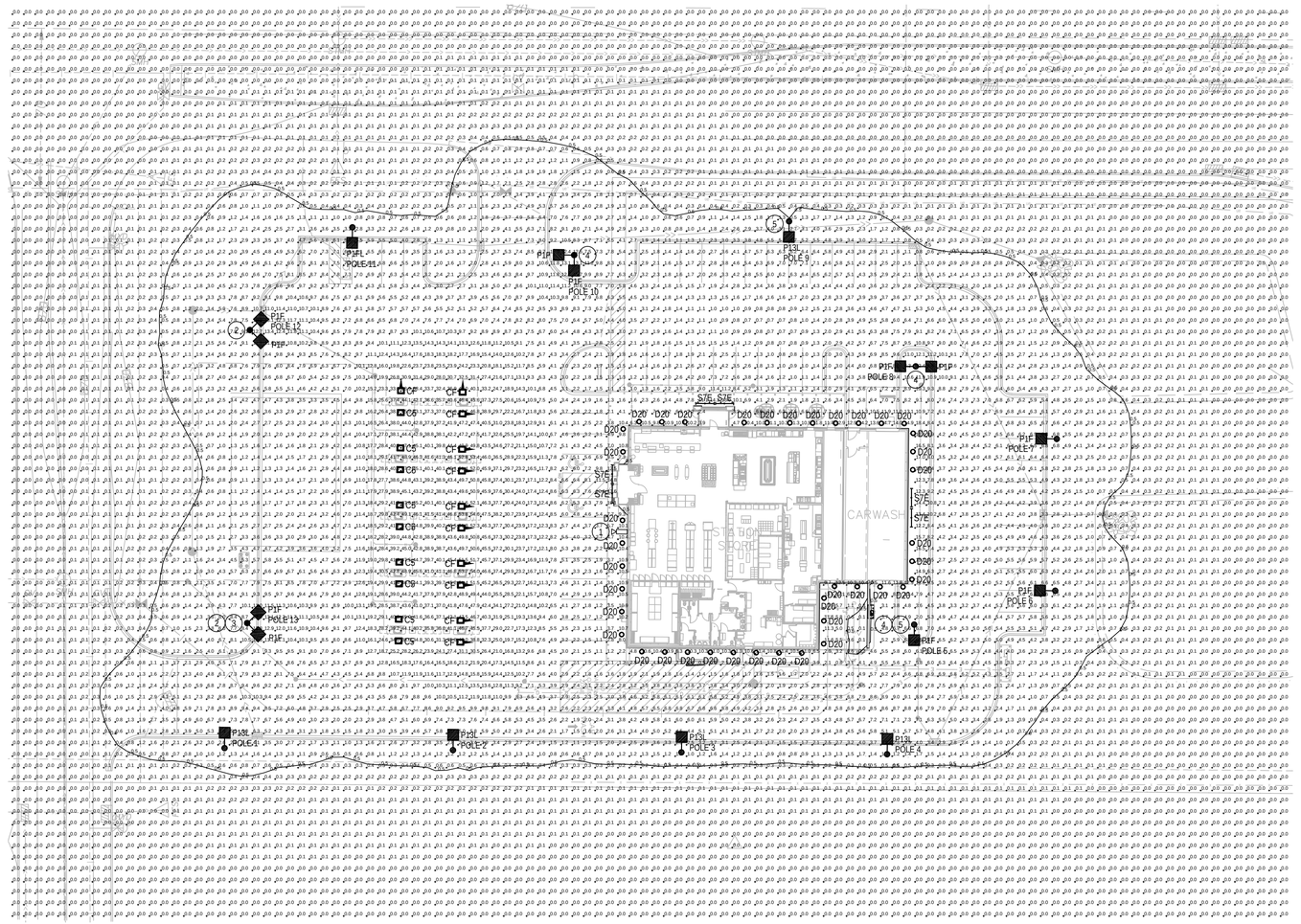
CF - LSI LIGHTING: SCV-LED-23L-SCFT-UNV-DIM-50-WHT MOUNTED UNDER GAS CANOPY MOUNT FIXTURES WITH FORWARD THROW OPTIC AIMING IN DIRECTION OF ARROW.

C5 - LSI LIGHTING: SCV-LED-15L-SC-UNV-DIM-50-WHT MOUNTED UNDER GAS CANOPY

P13L - LSI LIGHTING: MRS-LED-18L-SIL-3-UNV-50-70CRI-WHT-IL

P1F - LSI LIGHTING: MRS-LED-18L-SIL-FT-UNV-50-70CRI-WHT

P1FL - LSI LIGHTING: MRS-LED-18L-SIL-FT-UNV-50-70CRI-WHT-IL



LOT LIGHT ELEVATION DETAIL

NOT TO SCALE

PHOTOMETRIC SITE PLAN

SCALE: 1" = 30'-0"

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

Alan Czarnecki Reg. No. 14540

Date: 01-08-25

2024-0195.46

GRAEF
275 West Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

KWIK TRIP
KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CARLSON McCAIN
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489-7900 \ FAX 763.489.7959 \ CARLSONMCCAIN.COM

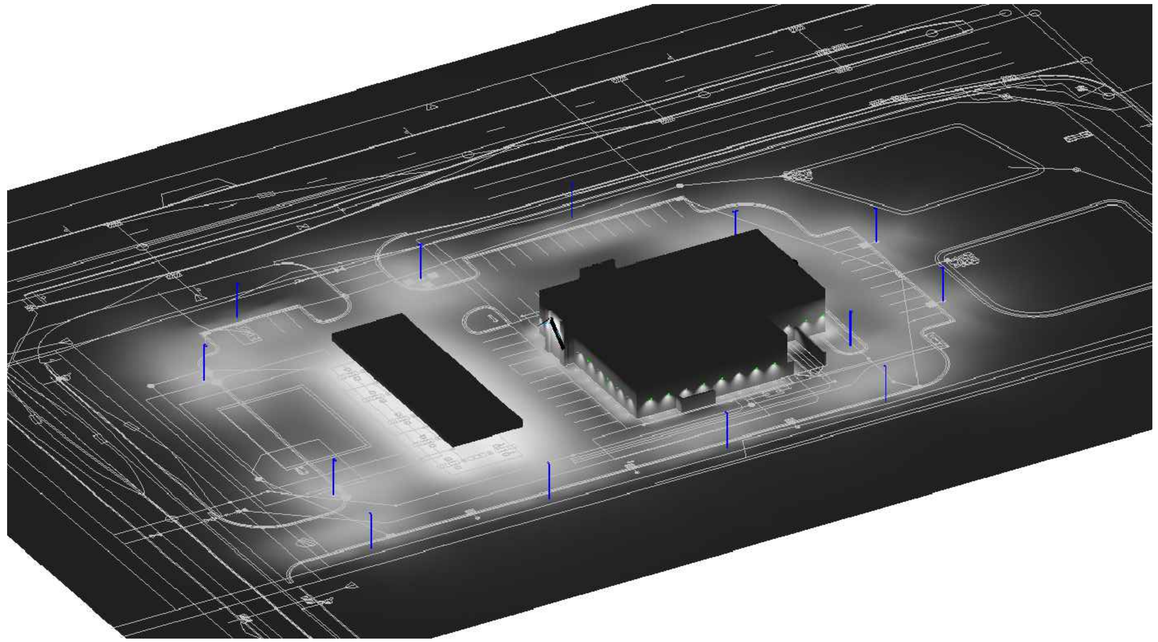
PHOTOMETRIC SITE PLAN

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

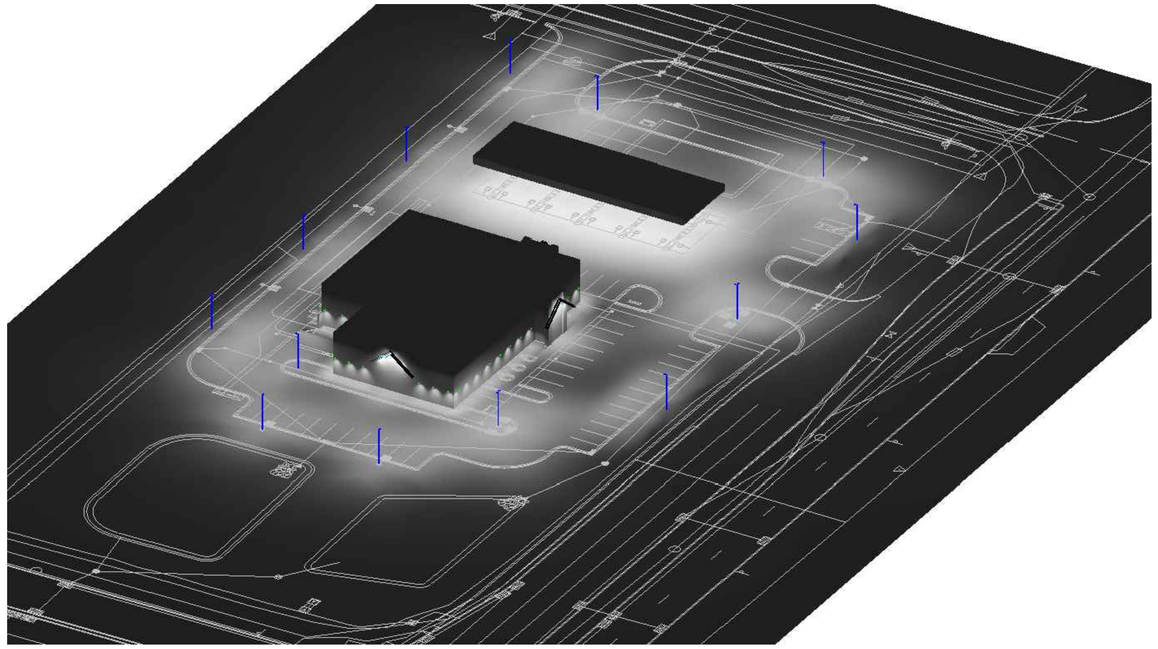
BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION

DRAWN BY	BAB / DLC
SCALE	AS SHOWN
PROJ. NO.	11224-00
DATE	2023-02-15
SHEET	C800



PHOTOMETRIC RENDERING PLAN
NOT TO SCALE



PHOTOMETRIC RENDERING PLAN
NOT TO SCALE

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

Alan Czarnecki Reg. No. 14540

Date: 01-08-25

2024-0195.46

GRAEF
275 West Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CARLSON McCAIN
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489-7900 \ FAX 763.489.7959 \ CARLSONMCCAIN.COM

PHOTOMETRIC RENDERING PLANS

CONVENIENCE STORE #1782
WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION

DRAWN BY	BAB / DLC
SCALE	AS SHOWN
PROJ. NO.	11224-00
DATE	2023-02-15
SHEET	C801

CITY OF RAMSEY LANDSCAPE REQUIREMENTS

BUSINESS LANDSCAPING STANDARDS (SEC. 106-570)

THE MINIMUM NUMBER OF TREES REQUIRED ARE OUTLINED BELOW.THE COMPLEMENT OF TREES FULFILLING THE LANDSCAPING REQUIREMENTS SHALL NOT BE LESS THAN 25 PERCENT DECIDUOUS AND NOT LESS THAN 25 PERCENT CONIFEROUS. NOT MORE THAN 25 PERCENT OF THE REQUIRED PLANTINGS SHALL CONSIST OF ORNAMENTAL OR UNDERSTORY TREES.

1) DECIDUOUS / CONIFEROUS TREES. 1 TREE PER 50 LINEAL FEET OF SITE PERIMETER, OR 1 TREE PER 1,000 SQUARE FEET OF BUILDING FOOTPRINT, WHICHEVER IS GREATER.

   TREES REQUIRED = 33 (1,624 LF SITE PERIMETER / 50 = 33, OR 11,056 SF BUILDING / 1,000 = 12)
   TREES PROVIDED = 49+ TOTAL (INCLUDES 18+ EXISTING TREES TO REMAIN)
   REQUIRED TREE QUANTITIES
   11 OVERSTORY (33%)
   8 ORNAMENTAL (24%)
   14 CONIFEROUS (43%)

2) SHRUBS. 1 SHRUB PER 30 LINEAL FEET OF SITE PERIMETER OR 1 SHRUB PER 300 SQUARE FEET OF BUILDING FOOTPRINT AREA, WHICHEVER IS GREATER.

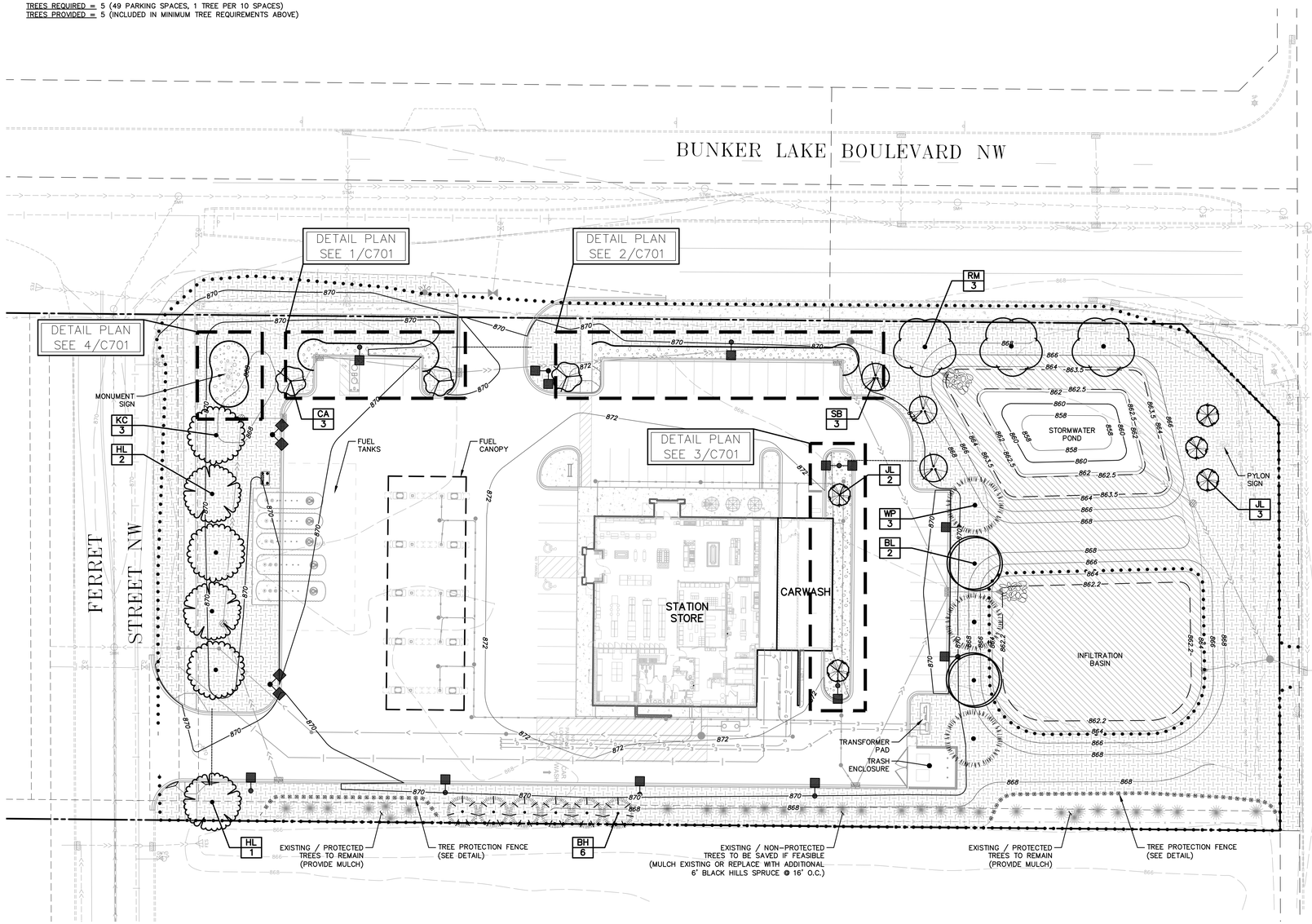
   SHRUBS REQUIRED = 55 (1,624 LF SITE PERIMETER / 30 = 55, OR 11,056 SF BUILDING / 300 = 37)
   SHRUBS PROVIDED = 166

3) PARKING LOT LANDSCAPING. ALL PARKING LOTS ARE REQUIRED TO PROVIDE INTERNAL AND/OR ADJACENT OVERSTORY TREE PLANTINGS, WHICH ARE CREDITED TOWARD THE MINIMUM PLANTING REQUIREMENTS FOR THE DISTRICT (SEE #1 ABOVE).

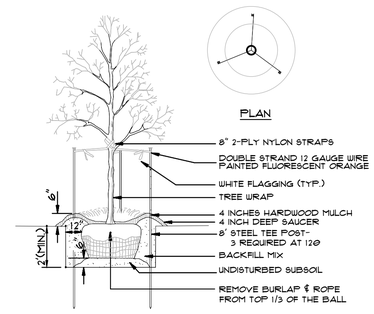
   TREES REQUIRED = 5 (49 PARKING SPACES, 1 TREE PER 10 SPACES)
   TREES PROVIDED = 5 (INCLUDED IN MINIMUM TREE REQUIREMENTS ABOVE)

LANDSCAPE PLAN NOTES

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

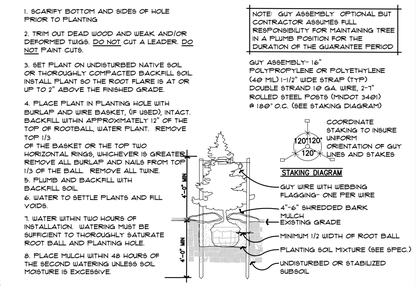


1 C700 OVERALL LANDSCAPE PLAN

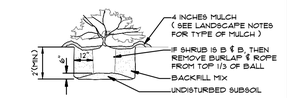


NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

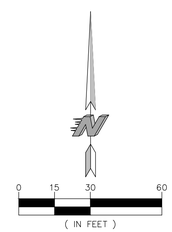
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



B CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE



C SHRUB & CONTAINER PLANTING DETAIL
NOT TO SCALE



CALL BEFORE YOU DIG

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

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

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

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

Name: Ryan J. Ruttger, RLA
Signature:
Date: 01/30/25 License #: 56346

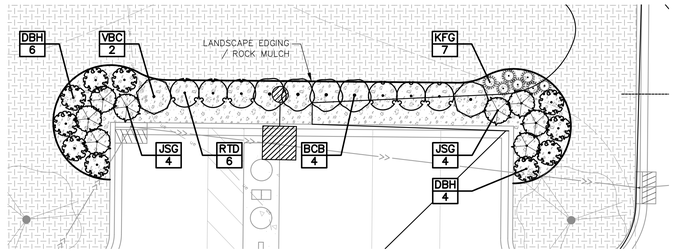
LANDSCAPE PLAN

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

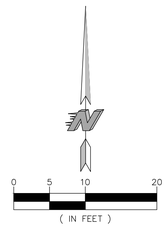
BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

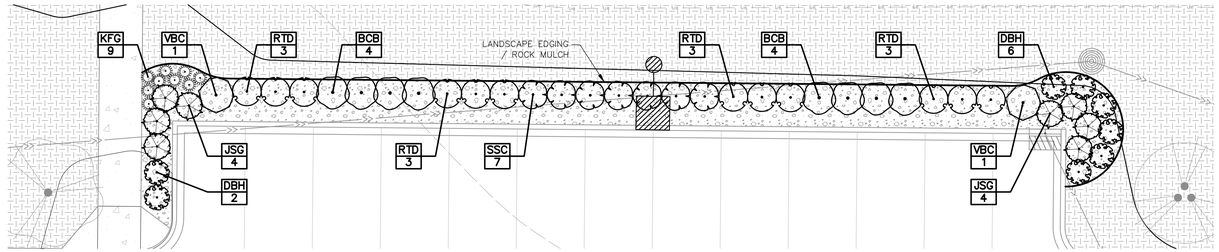
#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments

DRAWN BY	RJR
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C700

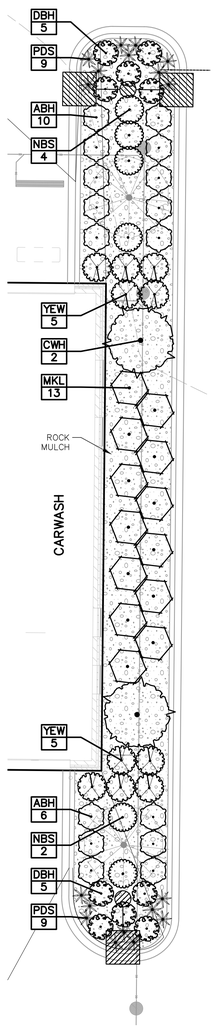


1 C701 LANDSCAPE PLAN ENLARGEMENT

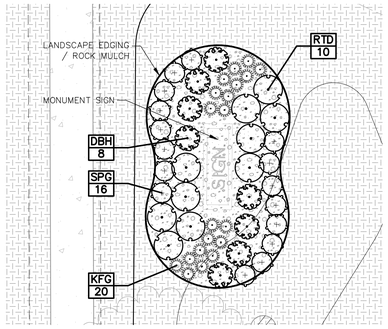




2 C701 LANDSCAPE PLAN ENLARGEMENT



3 C701 LANDSCAPE PLAN ENLARGEMENT



4 C701 PYLON SIGN LANDSCAPE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	3	Acer rubrum `Northwood`	Northwoods Red Maple	2" Cal.	B&B
	HL	3	Gleditsia triacanthos inermis `Harve`	Northern Acclaim Thornless Honey Locust	2" Cal.	B&B
	KC	3	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	2" Cal.	B&B
	BL	2	Tilia americana `Boulevard`	Boulevard Linden	2" Cal.	B&B
CONIFEROUS TREES						
	BH	6	Picea glauca densata	Black Hills Spruce	6` Ht.	B&B
	WP	3	Pinus strobus	White Pine	6` Ht.	B&B
ORNAMENTAL TREES						
	SB	3	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7` Ht.	B&B
	CA	3	Malus x `Prairifire`	Prairifire Crabapple	1.5" Cal.	B&B
	JL	5	Syringa reticulata `Ivory Silk` White Flowers	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS						
	BCB	12	Aronia melanocarpa `Viking`	Viking Black Chokeberry	24" Ht.	#5 Cont.
	SSC	7	Clethra alnifolia `Hummingbird`	Summersweet	24" Ht.	#5 Cont.
	RTD	28	Cornus sericea `Alleman`s Compact`	Dwarf Red Twig Dogwood	24" Ht.	#5 Cont.
	DBH	36	Diervilla lonicera	Dwarf Bush Honeysuckle	24" Ht.	#5 Cont.
	CWH	2	Hamamelis virginiana NATIVE	Common Witch Hazel	24" Ht.	#5 Cont.
	ABH	16	Hydrangea arborescens `Annabelle`	Annabelle Hydrangea	24" Ht.	#5 Cont.
	NBS	6	Physocarpus opulifolius `Seward` TM	Summer Wine Seward Ninebark	24" Ht.	#5 Cont.
	SPG	16	Spiraea x bumalda `Goldflame` Gold Foliage, Red Flowers	Goldflame Spirea	24" Ht.	#5 Cont.
	MKL	13	Syringa patula `Miss Kim`	Miss Kim Lilac	24" Ht.	#5 Cont.
	VBC	4	Viburnum trilobum `Bailey Compact` Red Fall Color	Bailey`s Compact American Cranberry Bush	24" Ht.	#5 Cont.
EVERGREEN SHRUBS						
	JSG	16	Juniperus chinensis `Sea Green`	Sea Green Juniper	24" Ht.	#5 Cont.
	YEW	10	Taxus x media `Tauntonii`	Tauton Yew	24" Ht.	#5 Cont.
GRASSES						
	KFG	36	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	#3 Cont.	
	PDS	18	Sporobolus heterolepis	Prairie Dropseed	#3 Cont.	
GROUND COVERS						
	ROCK	3,470 sf	Rock Mulch Non-Woven Geotextile Incidental	1.5" Trap Rock Mulch	4" Depth	
	SOD	51,681 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	TII	17,814 sf	Type II - Stormwater Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 52.0 lb/ac	MnDOT Seed Mix 33-261	seed	

LANDSCAPE QUANTITIES

±360 LF POLY EDGING – BLACK

LANDSCAPE SPECIFICATIONS

1. TREE PROTECTION. ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6' STEEL FENCE POSTS SPACED 6' O.C. MAX.
2. EROSION CONTROL. REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPS, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPS MUST BE IMPLEMENTED WITHIN 7 DAYS USING.
3. CLEARING AND GRUBBING. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
4. SOIL PREPARATION. REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
5. TOPSOIL MATERIAL. ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR INFILTRATION BASIN SOIL REQUIREMENTS. A TOPSOIL INSPECTION BY THE RAMSEY ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO SEEDING OR SOD.
6. SEEDING AND TURF ESTABLISHMENT. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING.. SEEDS SHALL BE SOWED IN 2 PERPENDICULAR PASSES, EACH PASS AT ONE-HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
7. SODDING. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
8. PLANT MATERIAL. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. PLANT MATERIAL SUBSTITUTIONS. ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.
10. PLANT INSTALLATION AND ESTABLISHMENT. REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
11. MULCH MATERIAL. DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
12. LANDSCAPE EDGING. INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.
13. IRRIGATION. DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL. IRRIGATION SYSTEM SHALL BE DESIGN BUILT BY THE CONTRACTOR AND SHALL UTILIZE MATCH PRECIPITATION HEADS, HEAD TO HEAD COVERAGE AND WEATHER COMPENSATING SMART CONTROLLER.
14. MAINTENANCE. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES, HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
15. WATERING. UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
16. NATIVE PLANT ESTABLISHMENT. THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAT 3 YEARS AFTER INITIAL SEEDING – ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED. REFER TO MNDOT SEEDING MANUAL FOR ADDITIONAL INFORMATION ON PLANTING, ESTABLISHING AND MAINTAINING NATIVE SEED MIXES.
17. FINAL ACCEPTANCE. UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
18. WARRANTY. ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR TWO (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

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

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

Name: Ryan J. Ruttger, RLA
Signature:
Date: 01/30/25 License #: 56346

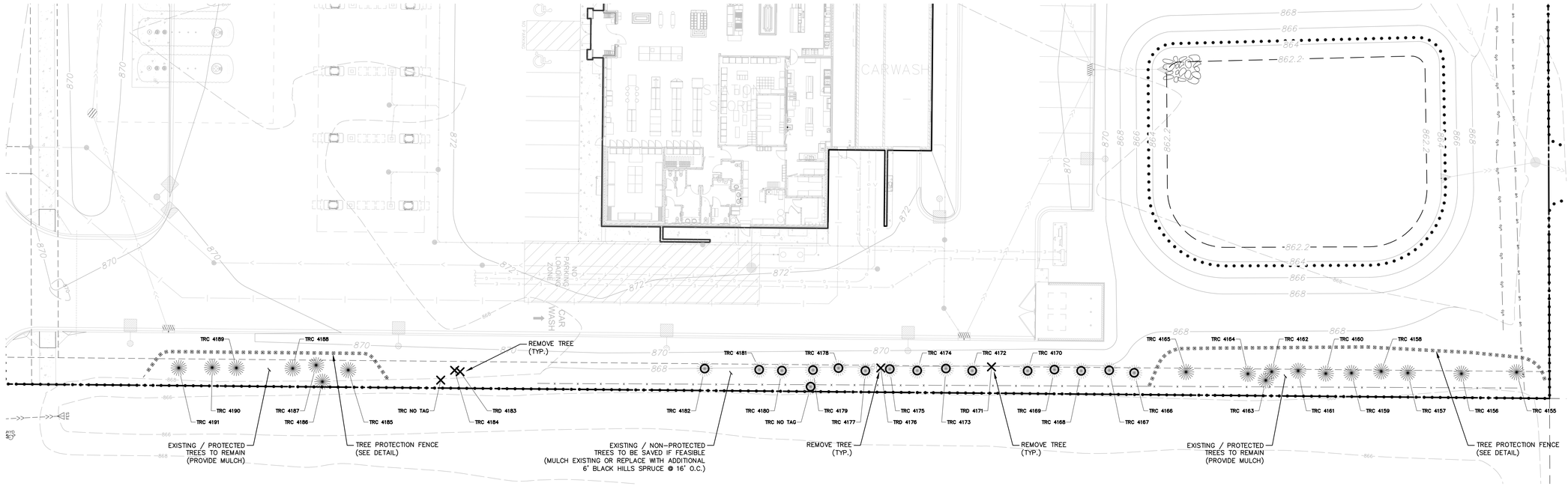
LANDSCAPE PLAN

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments

DRAWN BY	RJR
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C701



1 C702 OVERALL TREE PRESERVATION PLAN

TREE PRESERVATION NOTES

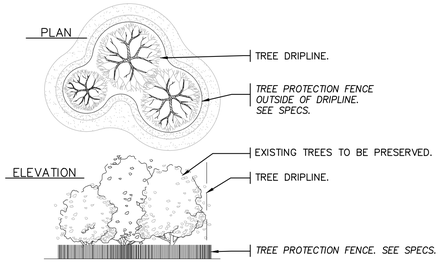
1. TREE SURVEY FIELD WORK COMPLETED BY CARLSON ENGINEERING ON 02/05/25.
2. TREES 4155–4165 AND 4185–4191 ARE TO BE SAVED AND PROTECTED WITH TREE PROTECTION FENCING PRIOR TO CONSTRUCTION START.
3. UNLESS NOTED AS SAVED OR REMOVED (DENOTED BY X), ALL OTHER TREES (DENOTED BY O) ARE CONSIDERED OPTIONAL REMOVALS AND HAVE BEEN COUNTED AS REMOVED IN THE TREE INVENTORY CALCULATIONS. THESE TREES ARE INTENDED TO BE SAVED IF GRADING ALLOWS, BUT MAY BE REMOVED IF NEEDED WITHOUT MITIGATION.
4. ANY OPTIONAL REMOVAL TREES AS NOTED ABOVE THAT ARE REMOVED, SHALL BE REPLACED WITH ADDITIONAL 6' BLACK HILL SPRUCE TREES AT 16' ON CENTER TO MAINTAIN SCREENING.

TREE INVENTORY

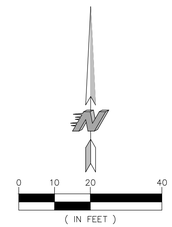
Tag #	Tree Size (DBH)	Species (Common Name)	Condition (0-3)	Protection Category	Notes	Designation
4155	9	Spruce	3	Significant		SAVE
4156	13	Spruce	3	Significant		SAVE
4157	11	Spruce	3	Significant		SAVE
4158	11	Spruce	3	Significant		SAVE
4159	12	Spruce	3	Significant		SAVE
4160	10	Spruce	3	Significant		SAVE
4161	13	Spruce	3	Significant		SAVE
4162	7	Spruce	3	Significant		SAVE
4163	10	Jack Pine	3	Significant		SAVE
4164	12	Spruce	3	Significant		SAVE
4165	16	Spruce	3	Significant		SAVE
4166	13	Spruce	3	Significant		REMOVE
4167	9	Spruce	3	Significant		REMOVE
4168	13	Spruce	3	Significant		REMOVE
4169	15	Spruce	3	Significant		REMOVE
4170	12	Spruce	3	Significant		REMOVE
4171	*12*	*Ash*	*3*	*NA - species*	*2-Stem*	*Remove (Exempt)*
4172	7	Spruce	3	Significant		REMOVE
4173	13	Spruce	3	Significant		REMOVE
4174	13	Spruce	3	Significant		REMOVE
4175	9	Spruce	3	Significant		REMOVE
4176	*21*	*Ash*	*3*	*NA - species*	*3-Stem*	*Remove (Exempt)*
4177	8	Spruce	3	Significant		REMOVE
4178	10	Spruce	3	Significant		REMOVE
4179	10	Spruce	2	Significant		REMOVE
4180	13	Spruce	3	Significant		REMOVE
4181	15	Spruce	3	Significant		REMOVE
4182	17	Spruce	3	Significant		REMOVE
4183	*12*	*Ash*	*3*	*NA - species*	*3-Stem*	*Remove (Exempt)*
4184	6	Spruce	2	Significant		REMOVE
4185	9	Spruce	3	Significant	3-Stem	SAVE
4186	6	Red Cedar	3	Significant		SAVE
4187	8	Spruce	3	Significant		SAVE
4188	12	Spruce	3	Significant		SAVE
4189	6	Spruce	3	Significant		SAVE
4190	10	Spruce	3	Significant		SAVE
4191	11	Spruce	3	Significant		SAVE

SUMMARY	DBH (Inches)
Significant Trees Saved	186
Significant Trees Removed	183 (49.6%)
Significant Trees Total	369
Allowable Tree Removal (70%)	258
Mitigation Required	0

TREE PROTECTION FENCE



ERECT TREE PROTECTION FENCE PRIOR TO ANY CONSTRUCTION ACTIVITY. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN PROTECTIVE AREA. REMOVE THE TREE PROTECTION FENCE ONLY AFTER CONSTRUCTION OPERATIONS ARE COMPLETED.



CALL BEFORE YOU DIG

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

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

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

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

Name: Ryan J. Ruttger, RLA
Signature:
Date: 01/30/25 License #: 56346

TREE PRESERVATION PLAN

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments

DRAWN BY	RJR
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C702

KWIK TRIP 1782

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 29, TWP. 32, RGE. 25

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

Lot 2, Block 1, HY–10 RAMSEY 2ND ADDITION, except the North 70 feet thereof and also except Parcel 3, ANOKA COUNTY HIGHWAY RIGHT–OF–WAY PLAT NO. 74, Anoka County, Minnesota

Has caused the same to be surveyed and platted as KWIK TRIP 1782 and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

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

PSD, LLC

_____
Mathias Kuker, Chief Operating Officer

STATE OF_____

COUNTY OF_____

This instrument was acknowledged before me on this _____ day of _____, 20____ by Mathias Kuker, Chief Operating Officer of PSD, LLC, a Minnesota limited liability company, on behalf of said company.

_____ (Signed)

_____ (Printed)

Notary Public, _____

My commission expires _____

I Thomas R. Balluff do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

_____
Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF_____

COUNTY OF_____

This instrument was acknowledged before me on this _____ day of _____, 20____ by Thomas R. Balluff, Licensed Land Surveyor.

_____ (Signed)

_____ (Printed)

Notary Public, _____

My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of KWIK TRIP 1782 was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

By: _____, Mayor

By: _____, Clerk

COUNTY SURVEYOR

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

_____
David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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

_____
Property Tax Administrator

By: _____, Deputy

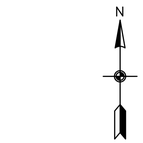
COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

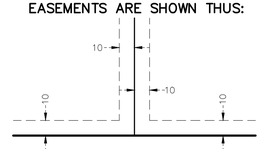
I hereby certify that this plat of KWIK TRIP 1782 was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock ___M. and was duly recorded as Document Number_____.

_____
County Recorder/Registrar of Title

By: _____, Deputy



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

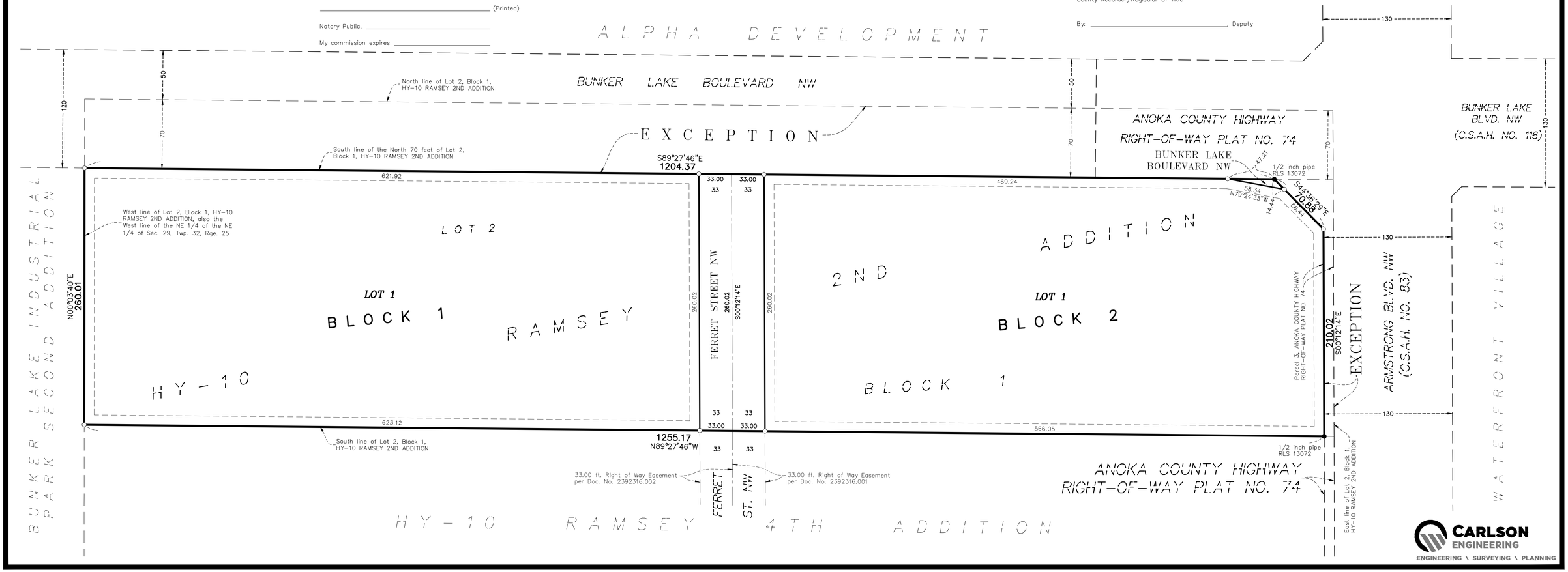


being 10 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

For the purposes of this plat, the South line of Lot 2, Block 1, HY–10 RAMSEY 2ND ADDITION is assumed to have a bearing of North 89 degrees 27 minutes 46 seconds West

○ Denotes 5/8 inch by 14 inch rebar, set or to be set within one year of recording of this plat and marked with license number 40361

● Denotes Found Iron Monument, as noted



CARLSON ENGINEERING
ENGINEERING \ SURVEYING \ PLANNING

Regular Planning Commission

Meeting Date: 04/24/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

"Bunker Lake Crossing" - Sketch Plan for 3 Commercial Lots

Purpose/Background:

Capital Real Estate, Inc. has submitted a Sketch Plan for a 3-lot commercial development in the COR. This development is proposed for the northeast corner of Sunwood Drive and Armstrong Boulevard, legally described as Outlot D, Waterfront Village. The Applicant has been working with the City's Economic Development Authority and was selected to submit development plans for the site. Capital Real Estate was selected based on the site design and proposed tenant mix, which will include three quick-service restaurants (QSRs) with drive-through lanes and dine-in lobbies. The Sketch Plan is the first step in the Major Plat review process, and is intended for the Planning Commission to provide high-level feedback so that the Applicant can then go and spend money to prepare the more detailed plans needed for a Preliminary Plat application.

All three lots will be oriented along and addressed off of Armstrong Boulevard. Lot 1, the northernmost lot, will measure approximately 1.45 acres. Lot 2, the middle lot, will measure approximately 1.15 acres. Lot 3, the southernmost lot along Sunwood Drive, will measure approximately 2.23 acres. There will also be an Outlot to retain most of the adjacent wetland.

All three lots will be accessed by a private road extending from the north side of the roundabout at Sunwood Drive and Ramsey Parkway. There will also be a right-in-only access from northbound Armstrong Boulevard to provide an additional access point for customers. The private road will need to be signed as a "no parking-fire lane". This design has been reviewed by the Fire Department, who is requesting additional hydrants and turning radius exhibits with the Preliminary Plat submittal to ensure a fire truck can safely and adequately access each lot. In addition to vehicular access, each lot will have pedestrian connections to the existing trail along the east side of Armstrong Boulevard.

The site is currently zoned COR-2b, which is a retail subdistrict. The Applicant is designing all three lots in accordance with COR-2b standards, though variances will be needed for drive-through placement in the front yard of each lot. Detailed plans for each site will be reviewed in the upcoming months. The sketch plan phase looks at high-level items.

Notification:

Notification is not required for this stage. Public Hearing notices will be sent to property owners within 700 feet of the Subject Property once the Preliminary Plat is reviewed and scheduled for a Public Hearing.

Funding Source:

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

Recommendation:

Staff recommends advancing the Sketch Plan to the Preliminary Plat phase with any additional comments from the Planning Commission.

Outcome/Action:

Please provide any design direction for the Applicant.

Attachments

Sketch Plan

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/17/2025 04:14 PM
Form Started By: Adam Martin		Started On: 04/17/2025 03:26 PM
Final Approval Date: 04/17/2025		

Sketch Plan
for
Capital Real Estate
OUTLOT D, WATERFRONT VILLAGE
Proposed: BUNKER LAKE CROSSING
City of Ramsey, Anoka County, Minnesota

Proposed Lot List

Lot	Square Feet/Acres
1	63,098+/- (1.45+/- Ac.)
2	50,086+/- (1.15+/- Ac.)
3	97,240+/- (2.23+/- Ac.)
Outlot A	114,559+/- (2.63+/- Ac.)
Total	324,983+/- (7.46Ac.)

Lot 1 Area Prior to Addition of Flag Lot: 57,050+/- (1.31+/- Ac.)

OWNER(Listed on Taxes):
City of Ramsey
7550 Sunwood Drive
Ramsey, MN 55303
(763) 427-1410

DEVELOPER:
Capital Real Estate, Inc.
7650 Edinborough Way, Suite 200
Edina, MN 55435
(612) 313-2500

SURVEYORS & ENGINEERS:
Bogart, Pederson & Associates, Inc.
13076 First Street
Becker, MN 55308-9322
763-262-8822

CURRENT ZONING:
COR-2B Commercial Sub-District
(Reference "The COR AT RAMSEY" Design Framework dated 2/28/2012)

SETBACKS:
Front: (Parkway Street) 30 feet
Front: (Arterial Street) 30 feet
Rear and Side yard: No Requirement Listed

LOT MINIMUMS:
Lot Width: 80 feet
Lot Depth: 100 feet
Lot Size: None

2040 FUTURE LAND USE:
MU (Mixed Use)

Certificate of Title 156181:

Outlot D, WATERFRONT VILLAGE, Anoka County, Minnesota

Torrens

SURVEYOR'S NOTES:

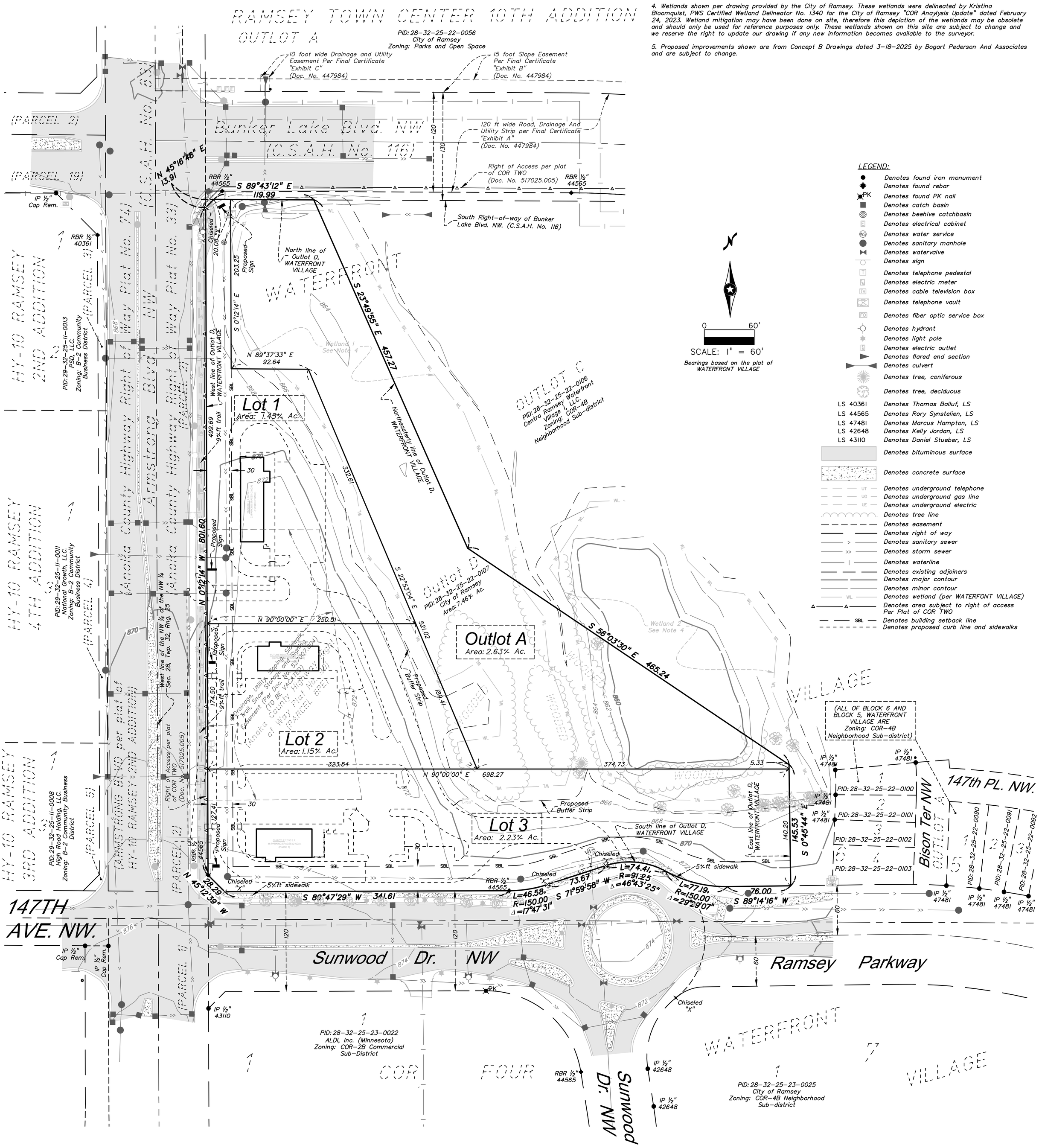
1. Reference "Anoka County Highway Right of Way Plat No. 33" dated February 24, 1988, and "Anoka County Highway Plat No. 90" dated July 25 2014.

2. The plat of WATERFRONT VILLAGE was recorded on July 25, 2024. The field work for this survey was preformed on January 31, 2025 and falls within the year timeframe when the platting surveyor has until they need to set their property corners platted.

3. Reference Certificate of Title 156181 dated July 25, 2024.

4. Wetlands shown per drawing provided by the City of Ramsey. These wetlands were delineated by Kristina Bloomquist, PWS Certified Wetland Delineator No. 1340 for the City of Ramsey "COR Anaylysis Update" dated February 24, 2023. Wetland mitigation may have been done on site, therefore this depiction of the wetlands may be obsolete and should only be used for reference purposes only. These wetlands shown on this site are subject to change and we reserve the right to update our drawing if any new information becomes available to the surveyor.

5. Proposed improvements shown are from Concept B Drawings dated 3-18-2025 by Bogart Pederson And Associates and are subject to change.



LEGEND:

- Denotes found iron monument
- Denotes found rebar
- PK Denotes found PK nail
- Denotes catch basin
- Denotes beehive catchbasin
- E Denotes electrical cabinet
- WS Denotes water service
- Denotes sanitary manhole
- Denotes watervalve
- Denotes sign
- T Denotes telephone pedestal
- Denotes electric meter
- TV Denotes cable television box
- Denotes telephone vault
- FO Denotes fiber optic service box
- Denotes hydrant
- Denotes light pole
- Denotes electric outlet
- Denotes flared end section
- Denotes culvert
- Denotes tree, coniferous
- Denotes tree, deciduous
- LS 40361 Denotes Thomas Balluf, LS
- LS 44565 Denotes Rory Synstelien, LS
- LS 47481 Denotes Marcus Hampton, LS
- LS 42648 Denotes Kelly Jordan, LS
- LS 43110 Denotes Daniel Stueber, LS
- Denotes bituminous surface
- Denotes concrete surface
- UT Denotes underground telephone
- UG Denotes underground gas line
- UE Denotes underground electric
- Denotes tree line
- Denotes easement
- Denotes right of way
- Denotes sanitary sewer
- Denotes storm sewer
- Denotes waterline
- Denotes existing adjoiners
- Denotes major contour
- Denotes minor contour
- WL Denotes wetland (per WATERFONT VILLAGE)
- Denotes area subject to right of access Per Plat of COR TWO
- SBL Denotes building setback line
- Denotes proposed curb line and sidewalks

SHEET NO. 1 / 1	Sketch Plan Capital Real Estate WATERFRONT VILLAGE Anoka County, Minnesota	**BOGART, PEDERSON & ASSOCIATES, INC.** LAND SURVEYING CIVIL ENGINEERING MAPPING 13076 FIRST STREET, BECKER, MN 55308-9322 TEL: 763-262-8822 FAX: 763-262-8844

DRAFT

DATE: 3/20/25
DESIGN BY:
DRAWN BY: RT
CHECKED BY:
DWG FILE: 25-0038prelim
FILE NO.: 25-0038.00

REV NO.	DATE	DESCRIPTION

Regular Planning Commission

Meeting Date: 04/24/2025

Primary Strategic Plan Initiative: Not Applicable

Information

Title:

Planning Commission Training

Purpose/Background:

Tonight is the first meeting of the new Planning Commission term. With three new members joining the Commission, it is a good time to go over Planning Commission roles and responsibilities as well as legal requirements for various case types. The City Attorney, Fritz Knaak, will lead a presentation and discussion. For the returning Commissioners, this will be a good reminder and an opportunity to sharpen your skills.

Recommendation:

Not Applicable.

Outcome/Action:

Please feel free to ask questions along the way.

Attachments

LMC Planning Commission Guide

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/17/2025 03:54 PM
Form Started By: Todd Larson		Started On: 03/31/2025 10:30 AM
Final Approval Date: 04/17/2025		

LEAGUE of MINNESOTA CITIES

INFORMATION MEMO

Planning Commission Guide

Learn ways the city may create, change, or discontinue a city planning commission. Get information on appointment of members, commission powers and duties, and meeting rules. Understand council and planning commission roles in creating a comprehensive plan for growth and development, and how to implement it. Learn about ways to participate in joint or multijurisdictional planning.

RELEVANT LINKS:

Minn. Stat. § 462.355.
Minn. Stat. § 473.175.

I. Creation of a city planning commission

State law encourages all cities to prepare and implement a comprehensive land use plan. In addition, cities within the seven-county metro area are required to adopt comprehensive plans. Under state law, the city planning commission or planning department is delegated the authority to create the city's comprehensive plan.

A comprehensive plan is an expression of a community's vision for growth and development. It is also a strategic map to reach that vision. Comprehensive planning is an important tool for cities ensure a safe, pleasant, and economical environment for residential, commercial, industrial, and public activities.

Minn. Stat. § 462.352, subd 3.
Minn. Stat. § 462.354, subd 1.

The first step in creating a comprehensive plan is the creation of a city planning agency. A planning agency can be either a planning commission or a planning department with an advisory planning commission. Planning commissions are the most prevalent form of planning agencies in Minnesota. This memorandum discusses the commission form of a planning agency in depth. In most instances, the laws related to planning commissions will apply to planning departments as well. However, cities interested in forming a planning department as their main planning agency, or who currently operate a planning department, should consult their city attorney for guidance.

Minn. Stat. § 462.354.

Minn. Stat. § 410.12.
See Handbook, *The Home Rule Charter City*.

The planning commission must be created by city ordinance or charter provision. When a planning commission is created by ordinance, a simple majority of councilmembers present is needed to adopt the ordinance. When a planning commission is created by charter, the statutory provisions for amending a charter must be followed. In drafting a planning commission ordinance or charter provision, a city will need to include provisions related to:

- Size or number of planning commission members.
- Terms of members.
- Organization and structure.
- Powers and duties.

This material is provided as general information and is not a substitute for legal advice. Consult your attorney for advice concerning specific situations.

© 2024 All Rights Reserved

RELEVANT LINKS:

A. Size or number of members

State statute does not specify how many members should be on a planning commission. As a result, a city should establish a reasonable number reflecting city's needs. An odd number is preferred to avoid tie-vote situations. Generally, cities appoint between five and nine planning commission members.

Some considerations in choosing the number of commissioners include:

- Costs to the city in terms of salary (if a salary is paid).
- Availability of community members to serve or potential difficulty in recruiting members to serve full terms.

B. Terms of members

Establishing a Planning Commission, LMC Model Ordinance.

State statute does not set a term length for planning commissioners. Likewise, statute is silent on limiting successive terms. As a result, city ordinance should establish how long planning commissioners should serve.

When setting planning commission terms, cities should consider:

- The substantial length of time necessary to conduct studies, draft, and adopt a comprehensive plan.
- The extensive body of knowledge that commission members must master to be effective planning commissioners.

These two considerations generally favor a longer, four-year term (rather than a two-year term). Rapid turnover of planning commissioners may hinder a city's efficiency in adopting, implementing, and enforcing its comprehensive plan.

Cities establishing a new planning commission, may wish to provide staggered terms initially. For example, one term may be for one year, another for two years, and another for three years, etc., with successors serving full four-year terms. Staggering terms in this manner will help ensure long-range continuity for the planning commission and prevent a situation where all commission seats are vacant at once. This ensures that the planning commission is not without veteran members every four years.

Cities may, by ordinance limit the number of consecutive terms a planning commissioner may serve. However, there is no requirement to limit consecutive terms. As part of its ordinance, a city may establish ordinance provisions for the removal of commission members, should it become necessary, in consultation with the city attorney.

RELEVANT LINKS:

See Section IV- *Planning Agency Meetings*.

See *Planning Commission Structure and Procedure*, LMC Model Policy.

C. Organization and structure

The planning commission ordinance may establish the organizational structure of a planning commission. For example, the ordinance may require a chairperson, acting chair, and secretary. In the alternative, the ordinance may enable the planning commission to suggest a policy (commonly known as bylaws), subject to council approval, that establishes a form of organization for its meetings. Placing organizational requirements in a policy adopted by council resolution, rather than in ordinance form, is generally preferred, because it provides a more flexible means to develop and amend policies.

D. Powers and duties

Minn. Stat. § 462.354.
See Section III – *Powers and Duties of the Planning Commission.*

State statutes prescribe several mandatory duties for a planning commission. These duties should be included in the ordinance creating the planning commission. A city council may also assign the planning commission optional duties addressed in statute. Any optional duties assigned should be adopted in ordinance. Since state statute contains optional duties, general ordinance language stating that commission duties "shall be as established by state statute" may cause confusion over duties and should be avoided. The powers and duties of the planning commission are discussed more extensively below.

II. Appointment of city planning commission members

A. Council as a whole may serve as the planning commission

Minn. Stat. § 462.354.

The city council may choose to designate itself as the city's planning commission. However, most cities choose to establish a planning commission as a separate advisory body. This approach reduces the overall workload of the council, promotes citizen involvement, and allows commissioners to specialize in developing their body of knowledge concerning municipal planning.

B. Authority to appoint commissioners

State statute does not establish a process for the appointment of planning commissioners. As a result, the city ordinance or charter provisions should specify who has the authority to appoint commission members. Generally, appointing authority is vested in the city council as a whole.

RELEVANT LINKS:

In the alternative, cities may vest appointment power in the mayor exclusively, or may vest in the mayor the power to appoint commissioners, subject to council approval.

Some city charters may already contain provisions related to general appointments to city boards and commissions. In these cities, the charter provisions preempt local ordinance.

Cities also should consider adopting a policy for the recruitment and retention of commission members. The policy may be adopted as a resolution and need not be in ordinance form. Adopting the policy via resolution will allow more flexibility in developing and amending the ordinance. Such a policy may include information regarding:

- The advertisement period for open positions.
- The submission of letters of interest and a statement of qualifications for board positions, or a city application form.
- An interview process prior to appointment.

C. Residency requirements

Planning commissioners are not required to reside within city limits. As a result, city ordinance should specify any residency requirements for serving on the planning commission. Frequently, cities limit eligibility for planning commission membership to city residents. Often, these cities feel that planning commissioners should live in the communities in which they serve. Conversely, some cities may wish to allow non-residents to serve on planning commissions to increase the pool of eligible applicants. In addition, these cities may feel that property owners or business owners who do not reside within the city may still bring a valuable perspective.

D. Councilmembers and city staff serving on the planning commission

See Section II-A, *Council as a Whole May Serve as the Planning Commission.*

In cities where the council as a whole has decided not to serve as the planning commission, it may still be desirable for some councilmembers to sit on the planning commission or attend commission meetings. Cities may establish in their ordinance or planning commission policy various ways for councilmembers to serve on the planning commission.

1. Full voting members

Local ordinance or commission policy may provide that one or two city councilmembers will participate as full voting members of the planning commission on all decisions, and for discussion and quorum purposes.

RELEVANT LINKS:

2. Non-voting members

Local ordinance or commission policy may provide that one or two city councilmembers will sit on the planning commission as non-voting members. Sometimes these members are called "council liaisons." When city ordinance creates non-voting members, to avoid confusion, city ordinance or the commission policy should specify:

- Whether the councilmembers will count for quorum purposes.
- Whether the councilmembers may participate in discussion on matters before the commission.
- Whether the councilmembers may hold an office on the commission, such as chairperson, secretary, etc.

3. City staff on planning commission

City ordinance or commission policy may require that the city attorney, city engineer, or city administrator/clerk serve as ex-officio, voting member or non-voting of the planning commission. This, however, is not a common practice. More commonly, city staff may attend planning commission meetings as needed to provide the planning commission with necessary advice and information.

E. Compensation

City ordinance or commission policy may authorize compensation to planning commission members for their service. In the alternative, the ordinance may specify that commission members serve on a strictly non-compensated volunteer basis. Generally, when compensation is provided, it is for a nominal amount on an annual or per meeting basis.

F. Conflicts of interest

See LMC information memo, *Official Conflict of Interest*. Part IV *Conflict of Interest in Non-Contractual Situations*. 56 Am. Jur. 2d Municipal Corporations § 142.

When appointing planning commissioners, cities should be aware that appointed officials are subject to the same concerns related to conflict of interest as city councilmembers. In the appointment process, a city council should attempt to discern potential conflicts of interest.

G. Removal of planning commission members

State statute does not dictate a process for removal of planning commission members before the expiration of their term.

Local ordinance or commission policy may outline such a process. The city should consult the city attorney before establishing criteria and a process for removal.

RELEVANT LINKS:

III. Powers and duties of the planning commission

State statutes vest the planning commission with certain mandatory duties. In addition, state statute allows the city council to prescribe additional duties in local ordinance. In most instances, unless noted in statute or ordinance, the planning commission serves in an advisory capacity subject to approval by the city council.

A. Preparing and recommending a comprehensive plan

The primary duty of a newly created planning agency is advising the city council on the preparation and adoption of a comprehensive plan.

1. Purpose of comprehensive planning

Minn. Stat. § 462.351.
Minn. Stat. § 462.352, subd 5. Sample: Bethel Comprehensive Plan, City Population 502.
Sample: La Crescent Comprehensive Plan, Population 5,174.
Sample: Minnetonka Comprehensive Plan, City Population 51,519.

A comprehensive plan is an expression of the community's vision for the future and a strategic map to reach that vision. Comprehensive planning is not mandatory in cities outside the seven- county metropolitan area. However, comprehensive planning is an important tool for cities to guide future development of land to ensure a safe, pleasant, and economical environment for residential, commercial, industrial, and public activities. In addition, planning can help:

- Preserve important natural resources, agricultural, and other open lands.
- Create the opportunity for residents to participate in guiding a community's future.
- Identify issues, stay ahead of trends, and accommodate change.
- Ensure that growth makes the community better, not just bigger.
- Foster sustainable economic development.
- Provide an opportunity to consider future implications of today's decisions.
- Protect property rights and values.
- Enable other public and private agencies to plan their activities in harmony with the municipality's plans.

For many cities creating a comprehensive plan is the first step in adopting zoning and subdivision regulations.

As a result, the comprehensive plan normally lays out a vision for the city's future land development and land use, dictating where growth should occur, the type of growth that is allowed in various areas of the city, and the density of such growth. However, a comprehensive plan also may include a:

RELEVANT LINKS:

Minn. Stat. § 462.352, subd. 8.
Minn. Stat. § 462.352, subd. 7.
Minn. Stat. § 462.352, subd. 8.
Minn. Stat. § 462.352, subd. 9.

- Public or community facilities plan.
- Thoroughfare or transportation plan.
- Community facilities plan.
- Capital improvement program.

While not all cities are required to adopt a comprehensive plan, a plan is still a good practice for a couple of reasons. First, once a plan is adopted, it guides local officials in making their day-to-day decisions.

Second, preparing a comprehensive plan prior to the adoption of a zoning ordinance affords a city additional legal protections if a particular ordinance provision is challenged in court. Zoning ordinances must be reasonable and have a rational basis. Comprehensive plans assist a city in articulating the basis for its zoning decisions. Usually the courts will not question the policies and programs contained in a comprehensive plan adopted by a local community, or question the ordinances based upon the plan, unless the particular zoning provision appears to be without any rational basis, or clearly exceeds a city's regulatory authority.

Minn. Stat. § 462.357, subd 2.
Minn. Stat. § 462.352, subd. 6.
Minn. Stat. § 462.357, subd. 2 (c).

If a city is not able to develop a comprehensive plan prior to adopting a zoning ordinance, the zoning ordinance should be adopted in conjunction with extensive, written finding of facts, stating the policy reasons that necessitate the ordinance's adoption.

2. Preparing the comprehensive plan

Minn. Stat. § 462.355, subd. 1.
Minn. Stat. § 462.355, subd. 2.

State statute vests authority for preparing the comprehensive plan in the planning commission. However, the city council also may propose the comprehensive municipal plan and amendments to the plan by a resolution submitted to the planning commission. When this occurs, the council may not adopt the recommended language until it has received a report from the planning commission or 60 days have elapsed.

Minn. Stat. § 462.355, subd. 1.

When preparing a comprehensive plan or an amendment to the plan, the planning commission must consider the location and dimensions of airport safety zones and any airport improvement identified in the airport's most recent approved airport layout plan.

The plan may be prepared and adopted in sections, each relating to a major subject, or to a major geographical section of the municipality.

Minn. Stat. § 462.353, subd 2.

Cities are authorized to collect and analyze data; prepare maps, charts, tables, and other illustrations and displays; and conduct necessary studies when developing a comprehensive plan. Cities also may hire planning consultants and other experts to assist in drafting their plan.

RELEVANT LINKS:

a. Consultants and public input

(1) Professional planners

Minn. Stat. § 462.353, subd. 3.

Cities often hire planning consultants and other experts to assist in drafting their plan. Preparing a comprehensive plan is a large undertaking. While a planning commission can do most of the job, many communities have found they also need assistance from a professional planning consultant.

See LMC information memo, *Competitive Bidding Requirements in Cities*.
American Institute of Certified Planners.

Cities may solicit a planner through a request for proposal. While state law does not require planners to be licensed or certified, many cities prefer to hire planners with professional certification from the American Institute of Certified Planners (AICP). To be certified by the AICP, planners need to pass an exam and meet continuing education requirements.

(2) Other consultants

Minn. Stat. § 462.355, subd 1.

In drafting the plan, the planning commission must consult with other city departments and agencies (for example, the city's economic development authority).

Minn. Stat. § 462.355, subd 1.

In drafting a comprehensive plan, the planning commission must consider the planning activities of adjacent units of government and other affected public agencies.

Minn. Stat. § 462.353, subd 2.

The commissioner of natural resources must provide natural heritage data from the county biological survey, if available, to each city for use in the comprehensive plan.

b. Public input

Minn. Stat. § 462.355, subd 2.

Cities are required to hold at least one public hearing prior to adopting a comprehensive plan. However, most cities find it helpful to hold a series of public meetings to educate residents about the comprehensive plan, and to solicit citizen input. Some cities even develop extensive public relations campaigns to create excitement about and compliance with the city's comprehensive planning activities.

c. President Theodore Roosevelt Memorial Bill to Preserve Agricultural, Forest, Wildlife, and Open Space Land

Minn. Stat. § 462.357, subd. 1h. Minn. Stat. § 462.355, subd. 1.
Minn. Stat. § 103G.005, subd. 10b.

Non-metropolitan cities located in certain specified counties are subject to the President Theodore Roosevelt Memorial Act to Preserve Agricultural, Forest, Wildlife, and Open Space Land (hereinafter the "T. Roosevelt Memorial Preservation Act") and should consult this law if they adopt or amend a comprehensive plan.

RELEVANT LINKS:

The purpose of the law is to require municipalities to consider preserving open space when adopting a comprehensive plan.

(1) Cities not subject to the T. Roosevelt Memorial Preservation Act

The T. Roosevel Memorial Preservation Act applies to a county located within a county where 80 percent or more of the presettlement wetland acreage is intact and one of the following is true:

Minn. Stat. § 103G.005 subd. 10b.

- Ten percent or more of the current total land area is wetland.
- Fifty percent or more of the current total land area is state or federal land.

This means cities in Aitkin, Beltrami, Carlton, Cass, Clearwater, Cook, Crow Wing, Hubbard, Isanti, Itasca, Kanabec, Koochiching, Lake, Lake of the Woods, Milles Lacs, Pine, St Louis and Wadena counties are not subject to the T. Roosevelt Memorial Preservation Act, because they are currently classified as "greater than 80 percent area" counties.

In sum, these "80 percent area" counties still contain a significant portion of their presettlement wetland acreage. "Presettlement wetland" means a wetland or public waters wetland that existed in this state at the time of statehood in 1858.

(2) Cities subject to the T. Roosevelt Memorial Preservation Act

Cities outside the metro area, and not located in the counties listed above, must comply with the act. Even though these cities are not required to engage in comprehensive planning, if the city decides to do so, they should adopt findings of fact under the T. Roosevelt Memorial Preservation Act.

Minn. Stat. § 462.355.

Specifically, when preparing or recommending amendments to a comprehensive plan, a planning commission in these cities must consider adopting goals and objectives that will protect open space and the environment.

Minn. Stat. § 462.357.

In addition, within three years of adopting a comprehensive plan, a city must consider adopting ordinances as part of the city's official controls that encourage the implementation of the goals and objectives of the T. Roosevelt Memorial Preservation Act. However, the city is not required to adopt any ordinances. Consideration of ordinance adoption could potentially be documented in findings of fact.

3. Recommending the comprehensive plan to council

Minn. Stat. § 462.355, subd 2.

Once a comprehensive plan is drafted, the planning commission may submit the plan (or a portion of the plan) with its recommendation for adoption to the city council.

RELEVANT LINKS:

Minn. Stat. § 462.354.

Upon receipt of the recommended plan, the council may accept the plan, reject the plan, or recommend revisions to the planning commission. In submitting the comprehensive plan to council, the planning commission serves in a strictly advisory role. The city council ultimately decides on the acceptance, rejection, or revision of the plan, and is not bound by planning commission's recommendations.

4. Adopting the comprehensive plan

a. Seven-county metro area plan review: adjacent units of government

Minn. Stat. § 473.858, subd. 2.

Prior to plan adoption, cities within the seven-county metro area must submit their proposed comprehensive plans to adjacent governmental units and affected school districts for review and comment.

b. Seven-county metro area plan review: Metropolitan Council

Minn. Stat. § 473.175.

Metropolitan Council.

City of Lake Elmo v. Metropolitan Council, 685 N.W.2d 1 (Minn. 2004).

Cities in the seven-county metropolitan area must submit their comprehensive plan to the Metropolitan Council for review of its compatibility and conformity with the Council's regional system plans. When the Metropolitan Council determines that a city's comprehensive land use plan may have a substantial impact on or contain a substantial departure from the Metropolitan Council's regional system plans, the Council has the statutory authority to require the city to conform to the Council's system plans.

c. Public hearing requirements

Minn. Stat. § 462.355, subd. 2.
See LMC information memo *Newspaper Publication.*

Prior to adoption of a comprehensive plan, a planning commission must hold at least one public hearing. A notice of the time, place, and purpose of the hearing must be published once in the official newspaper of the municipality at least ten days before the day of the hearing.

d. Vote requirements

Minn. Stat. § 462.355, subd. 3.

Except for amendments to permit affordable housing development, a resolution to amend or adopt a comprehensive plan must be approved by two-thirds vote of all city council members. This means that on a five-member council, the comprehensive plan must receive at least four affirmative votes.

RELEVANT LINKS:

See Section V: *Changing the Structure or Abolishing the Planning Commission.*

Minn. Stat. § 462.356, subd 1.

Minn. Stat. § 462.356, subd 1.

See LMC information memo, *Zoning Guide for Cities*.

LMC information memo *Zoning Decisions*.
See Handbook, *Comprehensive Planning, Land Use, and City-Owned Land*.
LMC information memo, *Subdivision Guide for Cities.*

B. Implementing the plan

Once a comprehensive plan is adopted, a planning commission continues to exist (unless dissolved using statutory procedures). Once a plan is adopted, the main task of the planning commission is to study and propose to the city council a reasonable and practicable means for putting the plan into effect.

Reasonable and practicable means for putting a plan into action may include:

- Zoning regulations.
- Regulations for the subdivision of land.
- An official map.
- A program for coordination of the normal public improvements and services of the municipality.
- A program for urban renewal, and
- A capital improvement program.

In submitting recommendations for effectuation of the comprehensive plan to council, a planning commission serves in a strictly advisory role. A city council ultimately decides on the adoption of any land use ordinances or city programs.

C. Role in periodic review of the comprehensive plan

Minn. Stat. § 462.355, subd 1.

After a city has adopted a comprehensive plan, the planning commission is responsible for periodically reviewing the plan and recommending amendments whenever necessary.

Minn. Stat. § 462.355, subd. 1a.

Minn. Stat. § 473.864, subd. 2.

Minn. Stat. 473.121, subd. 2.

Cities within the seven-county metropolitan area must review and update their plan, fiscal devices, and official controls at least every 10 years, and submit their revised plans to the Metropolitan Council for review. “Fiscal devices” means the valuation of property, the designation of urban and rural service districts, and the establishment of development districts and any other statutes authorizing the creation of districts in which the use of tax increment bonding is authorized. “Metropolitan area” or “area” means the area over which the Metropolitan Council has jurisdiction, including the counties of Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, and Washington, but excluding the cities of Northfield, Cannon Falls, Hanover, Rockford, and New Prague.

D. Role in amending the comprehensive plan

Minn. Stat. § 462.355, subd. 3.

After a city has adopted a comprehensive plan, all future amendments to the plan must be referred to the planning commission for review and comment.

RELEVANT LINKS:

No plan amendment may be acted upon by the city council until it has received the recommendation of the planning commission, or until 60 days have elapsed from the date an amendment proposed by the city council has been submitted to the planning commission for its recommendation.

In submitting review and comment to council, the planning commission serves in a strictly advisory role. The city council ultimately decides on the acceptance, rejection or the revision of the plan, and is not bound by planning commission recommendations.

1. Procedure for amending a comprehensive plan

See Section III-A-4 *Adopting the Comprehensive Plan.*

Minn. Stat. § 462.355, subd. 3.

In amending a comprehensive plan, cities must follow the same procedure as adopting a new plan. The planning commission must hold at least one public hearing on the amendment preceded by published notice.

Minn. Stat. § 473.175. Metropolitan Council.

Cities in the seven-county metro area must submit all amendments to their comprehensive plans to the Metropolitan Council for review.

Minn. Stat. § 462.355, subd. 3.

All amendments to the comprehensive plan must be approved by a two-thirds vote of all its members.

E. Role in purchase and sale of real property

Minn. Stat. § 462.356, subd. 2. *Lerner v. City of Minneapolis*, 284 Minn. 46, 169 N.W.2d 380 (Minn. 1969). A.G. Op. 63-b-24 (Dec. 9, 1971). A.G. Op. 161-b, (Aug. 8, 1966). See LMC information memo *Purchase and Sale of Real Property.*

After a comprehensive municipal plan or section of a plan has been recommended by the planning commission and a copy filed with the city council, the planning commission must be given a chance to review and comment on all proposed public acquisitions or disposal of real property within the city. This includes acquisitions or disposal by the city, but also:

- Any special district or agency in the city.
- Any other political subdivision (public schools or the county for example) having jurisdiction within the city.

This provision would appear to apply even when the comprehensive plan has not yet been adopted by council, so long as the planning commission has filed its recommended plan with the city.

After review, the planning commission must report in writing its findings to compliance of the proposed acquisition or to disposal of real estate with the comprehensive municipal plan.

The purpose of this requirement is to allow review of overall municipal development by the city planning commission, the authority charged with developing and reviewing the comprehensive land use plan for the municipality.

RELEVANT LINKS:

The planning commission has 45 days to report on the proposal, unless the city council designates a shorter or longer period for review. If the planning commission does not report within the required timeline, this statutory provision is considered waived by the commission.

In addition, a city council may by resolution adopted by two-thirds vote dispense with this requirement when in its judgment it finds that the proposed acquisition or disposal of real property has no relationship to the comprehensive municipal plan.

Lerner v. City of Minneapolis, 284 Minn. 46, 169 N.W.2d 380 (Minn. 1969). A.G. Op. 161-b (Aug. 8, 1966).

In submitting comments and review, the planning commission serves in a strictly advisory role. The city council ultimately decides on the purchase or disposal of real estate and is not bound by planning commission recommendations.

F. Role in capital improvements program

Minn. Stat. § 462.356, subd 2.

After a comprehensive municipal plan or section of a plan has been recommended by the planning commission and a copy filed with the city council, the planning commission must be given a chance to review and comment on all proposed public capital improvements within the city. This includes not only capital improvements built by the city, but also by:

- Any special district or agency in the city.
- Any other political subdivision having jurisdiction within the city.

The planning commission must report in writing to the city council, other special district or agency, or political subdivision concerned, its findings to compliance of the proposed capital improvement with the comprehensive municipal plan.

Minn. Stat. § 475.521, subd. 1 (b).

Minn. Stat. § 373.40, subd. 1(b).

The term capital improvement is not defined within the comprehensive planning statute. Other laws governing issuing municipal bonds define "capital improvement" in part as acquisition or betterment of public lands, buildings or other improvements for a city hall, town hall, library, public safety facility, and public works facility. An improvement must have an expected useful life of five years or more to qualify. Capital improvement does not include light rail transit, or any activity related to it, or a park, road, bridge, administrative building other than a city or town hall, or land for any of those facilities. For purposes of this section, "capital improvement" may include expenditures involving those for which bonds were or are issued.

The planning commission has 45 days to report on the proposal, unless the city council designates a shorter or longer period for review. If the planning commission does not report within the required timeline, this statutory provision is considered waived by the commission.

RELEVANT LINKS:

A city council may by resolution adopted by two-thirds vote dispense with this requirement when in its judgment it finds that the proposed capital improvement has no relationship to the comprehensive municipal plan.

Lerner v. City of Minneapolis, 284 Minn. 46, 169 N.W.2d 380 (Minn. 1969). A.G. Op. 161-b (Aug. 8, 1966).

In submitting comments and review, the planning commission serves in a strictly advisory role. The city council ultimately decides on capital improvements for the city and is not bound by planning commission recommendations.

G. Role in zoning ordinance adoption and amendment

1. Zoning ordinance adoption

Minn. Stat. § 462.357, subd 2.
Minn. Stat. § 462.352, subd 6.

A planning commission may, after adopting a comprehensive plan or a portion of a land use plan, prepare a proposed zoning ordinance (including a zoning map) and submit it to the city council with its recommendations for adoption. If a city adopts only a land use plan, the plan must provide guidelines for the timing and sequence of the adoption of official controls to ensure planned, orderly, and staged development and redevelopment consistent with the land use plan.

Minn. Stat. § 462.357, subd 2 (c).
For more information see LMC information memo, *Zoning Decisions.*

The Municipal Planning Act has specific provisions related to local zoning of the following uses, which impact zoning ordinances:

Minn. Stat. § 462.357, subds. 1a, 1b.
Minn. Stat. § 462.357, subd. 1.
Minn. Stat. § 462.357, subd. 1e.
Minn. Stat. § 462.357, subd. 1g.
Minn. Stat. § 462.357, subd. 1.
Minn. Stat. § 462.357, subd. 1.
Minn. Stat. § 462.357, subd. 7.

- Manufactured home parks.
- Manufactured homes.
- Industrialized or modular buildings for residential use.
- Existing legal nonconformities at the time of zoning ordinance adoption.
- Feedlots.
- Earth sheltered construction, as defined by Minn. Stat. 216C.06.
- Relocated residential buildings.
- State licensed residential facilities including an assisted living facility under Minn. Stat. 144G and serving six or fewer persons in single family residential districts.

Minn. Stat. § 462.357, subd. 7.

- Licensed day care facilities serving 12 or fewer persons in single family residential districts.
- Group family day care facilities licensed under Minnesota Rules to serve 14 or fewer children in single family residential districts.

Minn. Stat. § 462.357, subd. 7.
Minn. R. 9502.0315 to 9502.0445.
Minn. Stat. § 462.357, subd. 8.

- State licensed residential facilities serving 7-16 persons in multifamily residential districts.
- Licensed day care facilities serving 13-16 persons in multifamily residential districts.

Minn. Stat. § 462.357, subd. 8.

- Temporary family health care dwellings.

Minn. Stat. § 462.3593.
Minn. Stat. § 462.357, subd. 6.

- Solar energy systems.

RELEVANT LINKS:

Northshor Experience, Inc. v. City of Duluth, MN, 442F.Supp.2d 713 (D. Minn. 2006). *Costley v. Caromin House, Inc*., 313 N.W.2d 21 (Minn. 1981). A.G. Op. 59-A-32 (Jan. 25, 2002).

Cities cannot adopt local ordinances that contradict the explicit provisions of state law as set out in the Municipal Planning Act.

Minn. Stat. § 462.357, subd. 2.

The city council may adopt a zoning ordinance by a majority vote of all its members.

A.G. Op. 59-A-32 (Jan. 25, 2002).

In adopting an ordinance, one Minnesota attorney general opinion has found that charter cities may not provide for different voting requirements in their city charter, because the Municipal Planning Act supersedes inconsistent charter provisions.

Minn. Stat. § 462.357, subd 3.

LMC information memo, *Newspaper Publication.*

Prior to the adoption of a zoning ordinance, the city council or planning commission must hold a public hearing. Notice of the time, place, and purpose of the hearing must be published in the city's official newspaper at least ten days prior to the day of the hearing. When an amendment involves changes in district boundaries affecting an area of five acres or less, a similar notice must be mailed at least ten days before the day of the hearing to each owner of affected property and property situated wholly or partly within 350 feet of the property to which the amendment relates.

See LMC information memo, *Zoning Guide for Cities.*

The drafting and adoption of a city zoning ordinance is covered in detail in the LMC Information Memo, Zoning Guide for Cities.

2. Zoning ordinance amendment

Minn. Stat. § 462.357, subd 4.

An amendment to a zoning ordinance, including a rezoning, may be initiated by the governing body, the planning commission, or by petition of affected property owners as defined in the zoning ordinance. An amendment not initiated by the planning commission must be referred to the planning commission for study and report. The city council may not act on the proposed amendment (either by adopting or denying the amendment) until the planning commission has made its recommendations or 60 days have elapsed from the date of reference of the amendment without a report by the planning commission.

For more information see LMC information memo *Zoning Decisions.*

See Section IV- B *on the 60-Day Rule.*

In generating a report on a proposed zoning amendment, the planning commission serves in a strictly advisory role. The city council ultimately decides on the amendment for a city and is not bound by planning commission recommendations.

Minn. Stat. § 462.357, subd 3.

Prior to the adoption of a zoning ordinance amendment, a public hearing must be held. Under state statute, the city council or the planning commission may conduct the hearing.

Cities may adopt an ordinance or policy directing the planning commission to conduct these hearings when necessary.

RELEVANT LINKS:

Minn. Stat. § 462.357, subd. 2.

The city council may adopt and amend a zoning ordinance by a majority vote of all its members. However, the adoption or amendment of any portion of a zoning ordinance which changes all or part of the existing classification of a zoning district from residential to either commercial or industrial requires a two-thirds majority vote of all members of the governing body.

3. Cities of the first class, additional duties for planning commissions

Minn. Stat. § 462.357, subd. 5.

First class cities must follow very detailed procedures in state statute for zoning amendments that change residential zoning classifications to new commercial or industrial classifications. Planning commissions in cities of the first class must assist the city in these circumstances by conducting studies and developing reports. The adoption or amendment of any portion of a zoning ordinance that changes all or part of the existing classification of a zoning district from residential to either commercial or industrial requires a two-thirds majority vote of all members of the city council.

H. Conditional use permits

Minn. Stat. § 462.3595.

See LMC information memo, *Zoning Guide for Cities.*

City zoning ordinances may provide that certainses within a zoning district will only be allowed upon the granting of a conditional use permit. Conditional use permits (CUP) are discussed in detail in the LMC Information Memo Zoning Guide for Cities. State statute allows city councils to delegate via ordinance their authority to review and approve conditional use permits to a planning commission or other designated authority.

See LMC information memos *Zoning Guide for Cities*; *Land Use Conditional Use Permits.*

Planning commissions charged with reviewing applications for conditional use permits must follow the requirements set out in their zoning ordinance. A conditional use permits does not give a planning commission unfettered discretion to approve or deny a CUP application.

If a CUP application meets the requirements of the ordinance, generally it must be granted. If an application is denied, the stated reasons for the denial should relate to the applicant's failure to meet standards established in the ordinance. The standard of review for CUPs is discussed in depth in the LMC Information Memo Zoning Guide for Cities.

I. Role in adoption of an official map for a major thoroughfare plan and a community facilities plan

Minn. Stat. § 462.359, subd. 2.
See Handbook, *City Licensing*.

After the planning commission has adopted a comprehensive plan containing a major thoroughfare plan and a community facilities plan or simply these portions of their comprehensive plan, it may adopt an official map.

RELEVANT LINKS:

Minn. Stat. § 462.352, subd. 7, 8.

The official map is not the zoning map required for adoption of a zoning ordinance.

In addition, it is not the map adopted as part of the comprehensive planning process. Instead, the official map is a unique map designed to help carry out the policies of the major thoroughfare plan and community facilities plan. The official map can cover the entire city or any portion of the city.

The purpose of an official map is to identify land needed for future public uses, such as streets, aviation purposes or other necessary public facilities, such as libraries, city halls, parks, etc. Identification on an official map of land needed for future public uses permits both the public and private property owners to adjust their building plans equitably and conveniently before investments are made that will make adjustments difficult to accomplish.

Official maps do not give a city any right to acquire the areas reserved on the map without just compensation. When a city is ready to proceed with the opening of a mapped street, the widening and extension of existing mapped streets, or the use of lands for aviation purposes, it still must acquire the property by gift, purchase, or condemnation.

See LMC information memo, *Purchase and Sale of Real Property*.

Following the adoption and filing of an official map, building permits issued under the Minnesota State Building Code are subject to the provisions set forth in the city's official map. This puts landowners on notice of possible future uses and allows construction to occur within the constraints of a city's plan.

This way landowners can avoid costly expenditures on developments, for example, that sit in a location planned for future public uses. As a result, any building built without obtaining a building permit or in violation of permit conditions, loses the statutory protection for just compensation, and a municipality need not pay a landowner for a building that needs to be destroyed if a street is widened. In other words, while the official map does not give the city a fee interest in land initially, it does authorize the municipality to acquire such interests in the future without having to pay compensation for buildings that are erected in violation of the official map.

J. Board of zoning adjustment and appeals

Minn. Stat. § 462.354, subd. 2.

A city that has adopted a zoning ordinance or official map should provide for a Board of Zoning Adjustment and Appeals (BZA). By ordinance, a city may delegate the role of a BZA to the city planning commission or a committee of the planning commission. The duties of a BZA include:

RELEVANT LINKS:

Minn. Stat. § 462.357, subd. 6 (1).

- To hear and decide appeals where it is alleged that there is an error in any order, requirement, decision or determination made by an administrative officer in the enforcement of the zoning ordinance.

Minn. Stat. § 462.357, subd. 6 (2).

- To hear requests for variances from a city zoning ordinance.

Minn. Stat. § 462.359, subd. 4.

- To hear and decide appeals when a land use, zoning permit or approval for a building is denied based upon the city's official map.

Minn. Stat. § 462.354, subd. 2.

- Such other duties as the city council may direct.

Minn. Stat. § 462.354, subd. 2.

In any city where the council does not serve as the BZA, the city council may, except as otherwise provided by charter, provide by ordinance that the decisions of the BZA on matters within its jurisdiction are:

- Final, subject only to judicial review; or
- Final, subject to appeal to the council and the right of later judicial review; or
- Advisory to the council.

Minn. Stat. § 462.354, subd. 2.

The ordinance creating the BZA should specify at minimum:

- The time and manner by which hearings by the BZA shall be held, including provisions related to notice to interested parties.
- Rules for the conduct of proceedings before the BZA, including provisions for the giving of oaths to witnesses and the filing of written briefs by the parties.

Minn. Stat. § 462.354, subd. 2.

In cities where the planning commission does not act as the BZA, the BZA may not decide on an appeal or petition until the planning commission, or a representative authorized by it, has had reasonable opportunity, not to exceed 60 days, to review and report to the BZA about the appeal or petition.

See information memos, *Zoning Guide for Cities* and *Land Use Variances*.

Planning commissions charged with reviewing applications for variances must determine if the applicant can show "practical difficulties" requiring a variance. Variances and "practical difficulties" are discussed in depth in the LMC Information Memo Zoning Guide for Cities.

K. Role in review of subdivision applications

Minn. Stat. § 462.358, subd. 3(b).

In many cities with, review of subdivision applications is delegated to the planning commission by ordinance. However, final approval or disapproval must be made by city council.

See Handbook, *City Licensing*. See also LMC information memo, *Subdivision Guide for Cities*.

When reviewing a subdivision application, a planning commission is charged with determining if the application meets requirements of the city's subdivision ordinance. If a subdivision application meets the requirements of the ordinance it must be granted.

RELEVANT LINKS:

If an application is denied, the stated reasons for the denial must all relate to the applicant's failure to meet standards established in the ordinance. The standard of review for subdivision applications is discussed in depth in an LMC information memo on subdivisions, plats and development agreements.

IV. Planning commission meetings

See the LMC information memo, *Meetings of City Councils.*

Planning commission's are governed by many of the same statutes as city councils. For example, planning commissions are subject to the Open Meeting Law and records retention laws.

A. Open Meeting Law

Minn. Stat. § 13D.01.

The Minnesota Open Meeting Law requires that meetings of public bodies be open to the public. This presumption of openness serves three basic purposes:

Rupp v. Mayasich, 533 N.W.2d 893 (Minn. Ct. App. 1995) *quoting Claude v. Collins* 518 N.W.2d 836 (Minn. 1994).

- To prohibit actions from being taken at a secret meeting where it is impossible for the interested public to become fully informed concerning decisions of public bodies or to detect improper influences.
- To ensure the public's right to be informed.
- To afford the public an opportunity to present its views to the public body.

Minn. Stat. § 13D.01, subd. 1.

The Open Meeting Law applies to all governing bodies of any school district, unorganized territory, county, city, town or other public body, and to any committee, sub-committee, board, department or commission of a public body. Thus, the law applies to meetings of all city planning commissions and any city or commission advisory boards or committees.

Minn. Stat. § 13D.01, subd. 6.

At least one copy of the materials made available to the planning commission at or before the meeting must also be made available for inspection by the public. However, this does not apply to not-public data or materials relating to the agenda items of a closed meeting.

LMC information memo *Meetings of City Councils.*

The Open Meeting Law also contains some specific notice and record-keeping requirements which are discussed in detail in the LMC Information Memo Meetings of City Councils.

B. The 60-Day Rule

For more information on the 60-Day Rule see the LMC information memo, *Zoning Guide for Cities* Section V-A, The 60-Day Rule.

Cities generally have only 60 days to approve or deny a written request relating to zoning, including rezoning requests, conditional use permits and variances. This requirement is known as the "60-Day Rule."

RELEVANT LINKS:

Minn. Stat. § 15.99. *Manco of Fairmont v. Town Bd. of Rock Dell Township*, 583 N.W.2d 293 (Minn. Ct. App. 1998) cf. *American Tower, L.P. v. City of Grant*, 636 N.W.2d 309 (Minn. 2001). *Hans Hagen Homes, Inc. v. City of Minnetrista*, 728 N.W.2d 536 (Minn. 2007) distinguished by *Johnson v. Cook Cty.*, 786 N.W.2d 291 (Minn. 2010).

See LMC information memo, *Zoning Guide for Cities*, Section V-A, The 60-Day Rule.

The 60-Day Rule is a state law that requires cities to approve or deny a written request relating to zoning within 60 days or it is deemed approved. The purpose of the rule is to ensure government agencies act on applications in a reasonable amount of time. Minnesota courts have generally demanded strict compliance with the rule.

All planning commission review of zoning related applications must be completed in a manner that allows the city to complete its entire approval process within the timeframe dictated by the 60-Day Rule. Local ordinance should not establish timeframes for planning commission review of applications or appeal of commission decisions that prevent a city from complying with the 60-Day Rule.

C. Commission policies on order and meeting structure

See *Planning Commission Structure and Procedure*, LMC Model Policy.

See LMC information memo, *Meetings of City Councils*.

See LMC information memo, *Zoning Guide for Cities*, Section V-C-2-b on conducting a public hearing

City ordinance may provide for the adoption, subject to the city council's approval, of planning commission policies related to meeting rules of order and procedure (sometimes referred to as bylaws). Such policies should be adopted by resolution, not ordinance. A policy setting forth rules of procedure can help the planning commission run its meetings, prepare agendas, call special meetings and handle public comment appropriately. Because planning commissions often conduct public hearings, the policy should prescribe a procedure for conducting orderly public hearings.

The policy should establish procedures related to:

- Meeting time and place, including provisions for calling special meetings.
- Quorum requirements.
- Voting and making official recommendations.
- Order of proceedings for both regular meetings and public hearings.
- Creating, ordering and submitting items to an official agenda.
- Minute taking and record keeping requirements.
- Appointment and duties of officers, such as chairperson.
- Filling vacancies.
- Creation of management of subcommittees.

RELEVANT LINKS:

D. Minutes and official records

Cities, including city planning commissions, are required by law to create an accurate record of their activities. In addition, cities, including city planning commissions, must retain government records in accordance with the records retention laws.

1. Minutes and records

See Handbook, *Records Management*.
Minn. Stat. § 15.17, subds. 1, 2.
See LMC information memo, *Meetings of City Councils* for more information on minutes.

State law requires all officers and agencies of the state, including planning commissions in statutory and home-rule charter cities, to make and preserve all records necessary for a full and accurate knowledge of their official activities. These records include books, papers, letters, contracts, documents, maps, plans and other items. State statutes do not explicitly require planning commissions to take minutes of their meetings, but such minutes are likely necessary to make a full and accurate record of the commission's proceedings.

See LMC information memo, *Zoning Guide for Cities*, Section V-C-2 on making a record of the basis for zoning decisions.

Minutes are further recommended because the actions of planning commissions and land use decisions are frequently subject to court review. When a city land use decision is reviewed by a court, minutes will be used to document the basis in which a planning commission relied upon when acting on an application.

Planning commission bylaws or city policy should set the requirements for meeting minute approval and content. For example, a policy may require the minutes to reflect all motions and resolutions and votes taken by the commission. Planning commission policy also may assign responsibility for minute taking to the commission secretary or to a city staff member.

2. Findings of fact

LMC information memo *Taking the Mystery out of Findings of Fact.*

In addition to minutes, whenever a planning commission makes an official recommendation related to a matter referred to it by council or on a land use application submitted to the city (for example, a conditional use permit, zoning amendment, variance or subdivision application), it should create written findings of fact supporting the recommendation. Findings of fact from the planning commission serve three important roles:

- They articulate to the city council the planning commission's recommendations on issues before the commission, including its basis for making its recommendations.
- They communicate to an applicant the reasons for a planning commission's decision.
- They articulate a city's ultimate decision and reasoning should the city's decision be challenged in court.

RELEVANT LINKS:

LMC information memos: *Taking the Mystery out of Findings of Fact*; *Zoning Decisions.*

In land use cases, Minnesota courts look for a sufficient statement of the reasons given by the city to grant or deny a request. The role of the court is to examine the city's reasons and ascertain whether the record before the city council supports them. The reasons given by the city must be legally sufficient and have a factual basis.

Minnesota case law and statutory law demand that the reasons for a city's decision on a land use case be articulated in the official record. Written findings of fact, and conclusions of law are required whenever an application is denied. In addition, written findings of fact and conclusions of law are strongly recommended whenever a decision or recommendation related to a land use decision is made. Findings of fact and creating accurate records are discussed at length in the LMC Information Memo "Zoning Guide for Cities."

3. Records retention requirements

Minn. Stat. § 15.17.
Minn. Stat. § 138.225.
Minn. Stat. §§ 138.161-.21.

State law limits the ability of cities, including city planning commissions, to dispose of or destroy city records.

A.G. Op. 851F (Feb. 5, 1973). See Handbook, *Records Management*.

Cities must retain records that they receive or create according to its records retention schedule. It is a crime to destroy such records without statutory authority.

See LMC information memos, *Taking the Mystery out of Findings of Fact;* Land Use Findings of Fact: Elected Officials as Policy makers and *Zoning Decisions.*

Maintaining adequate records is also vital for defending the city's land use decisions in a court of law. Planning commissioners should work with city staff to determine which records must be retained.

V. Changing the structure or abolishing the planning commission

A. Abolishing the planning commission

Minn. Stat. § 462.354, subd. 1.

State statute provides that planning commissions created by ordinance may be abolished by two-thirds vote of all the members of the governing body. Planning commissions created by city charter can be abolished by following the statutory provisions for amending a city charter.

Minn. Stat. § 410.12.
See Handbook, *The Home Rule Charter City.*

Cities considering abolishing their planning commission should seek the advice of their city attorney. While state statute allows cities to abolish their planning commission, state statute also vests planning commissions with mandatory duties related to:

Minn. Stat. § 462.355, subd. 3.

- Reviewing amendments to the comprehensive plan.

RELEVANT LINKS:

Minn. Stat. § 462.356, subd. 2.

Minn. Stat. § 462.357, subd. 4.

- Reviewing purchase and sale of public property and capital improvement projects.
- Reviewing zoning ordinance amendments.

Because state statute vests planning commissions with these mandatory duties, it is unclear how a city that has abolished its planning commission would proceed under state statute with necessary amendments to official controls, purchase and sale of property and capital improvements.

B. Modifying the planning agency

Minn. Stat. 412.191, subd. 4.

Minn. Stat. § 410.12.

Planning commissions created by ordinance may be modified by an ordinance amendment (for example, to change from a five- to seven-member commission). For statutory cities, the ordinance must be approved by a majority of all members of the city council. Consult the city charter to modify planning commissions created by city charter.

VI. Joint or multijurisdictional planning

State statutes create multiple means for cities to collaborate with other governmental bodies, including other cities, counties and towns, on comprehensive land use planning.

A. Community-Based planning

Minn. Stat. § 462.3535, subd. 1, 2.

Minn. Stat. § 462.3535, subd. 4.

Cities are encouraged, but not required, to prepare and implement a community-based comprehensive municipal plan. This language is very similar to comprehensive planning as discussed above but is not the same. Community-based comprehensive municipal plans contain an element of orderly annexation and/or boundary adjustment planning along with traditional land use and community planning.

In cities that opt for community-based comprehensive municipal plans, the city must coordinate its plan with the plans, if any, of the county and the city's neighbors. Cooperation is designed to:

- Prevent the plan from having an adverse impact on other jurisdictions.
- Complement the plans of other jurisdictions.

In cities that opt for community-based comprehensive municipal plans, the city must prepare its plan to be incorporated into the county's community-based comprehensive plan, if the county is preparing or has prepared one, and must otherwise assist and cooperate with the county in its community-based planning. Community-based comprehensive municipal plans are not common. Cities interested in this option should consult their city attorney or a planning consultant.

RELEVANT LINKS:

B. Joint planning boards for unincorporated territory within two miles of the city limits

Minn. Stat. § 462.358, subd. 1a.

If a city has opted to extend the application of its subdivision regulations to unincorporated territory located within two miles of its limits before the creation of a joint board, those subdivision regulations will apply until the joint board adopts subdivision regulations.

Minn. Stat. § 462.3585.

If a city has unincorporated area within two miles of the corporate limits of a city, a joint planning board may be formed. A city council or a county board or a town board may require the establishment of a joint planning board on their own initiative by passing a resolution requiring a board to be established. The resolution, once passed, must be filed with the county auditor.

The city, county and town must agree on the number of board members for the joint board. However, each participating governmental unit must have an equal number of members. The members must be appointed from the governing bodies of the city, county and town.

Once established, the board is authorized to:

Minn. Stat. § 462.3585.

- Serve as the governing body and board of appeals and adjustments within the two-mile area.

Minn. Stat. § 462.3585.
Minn. Stat. § 462.354, subd. 1.

- Create a planning agency.

Minn. Stat. § 462.3585.
Minn. Stat. § 462.354, subd. 2.

- Create a BZA.

Minn. Stat. § 462.3585.
Minn. Stat. § 462.355.

- Adopt a comprehensive plan.

Minn. Stat. § 462.3585.
Minn. Stat. § 462.355, subd. 4.
LMC information memo *Zoning Guide for Cities*.

- Adopt interim ordinances. Note that the law on interim ordinances for certain uses is specific and varied. Best practice suggests consultation with the city attorney before adopting interim ordinances.

Minn. Stat. § 462.3585.
Minn. Stat. § 462.357.

- Adopt zoning ordinances.

Minn. Stat. § 462.3585.
Minn. Stat. § 462.358.

- Adopt subdivision regulations.

Minn. Stat. § 462.3585.
Minn. Stat. § 462.359.

- Adopt an official map.

Minn. Stat. § 462.3585.
Minn. Stat. § 462.3595.

- Provide for and issue conditional use permits.

Minn. Stat. § 462.3585.
Minn. Stat. § 462.362.

- Enforce official controls and prescribe penalties for violations.

Minn. Stat. § 462.3585.

- Adopt and enforce the State Fire Code.

RELEVANT LINKS:

The city must provide staff for the preparation and administration of land use controls unless otherwise agreed by the governmental units composing the board.

C. Regional planning boards

Minn. Stat. § 462.371.
See Handbook, *Intergovernmental Cooperation*.
See LMC information memo *LMCIT Liability Coverage Guide*.

Any two or more counties, cities or towns may enter into a joint powers agreement to conduct regional planning activities. The participating entities do not need to be contiguous.

Minn. Stat. § 462.372.

The joint powers agreement creating a regional planning agency should:

- Establish a board composed of members selected from the governing bodies of the participating governmental units.
- Set the number of board members.
- Establish terms of office for board members.
- Establish a method for member appointment and removal.
- Create a framework for adoption of a regional plan and provide timelines for review and comment on the plan by participating governmental units.
- Create a framework for review of participating governmental unit comprehensive plans and a timeline for comment on such plans by the regional board.

Minn. Stat. § 462.373, subd. 1.

The regional planning board may hire a planning director and staff, including consultants, and appoint an advisory planning commission.

Minn. Stat. § 462.373, subd. 2.

The regional planning board may prepare a plan for the development of the region. However, the plan may not be adopted by the regional planning board until it has been referred to the governing bodies of all participating units for their review and their recommendation.

Minn. Stat. § 462.374.

Once the plan has been prepared, participating governmental units within the region may adopt all or any portion of the regional development plan.

Minn. Stat. § 462.375.

When a regional plan is adopted, the regional planning agency must send a copy of the plan and any future revisions to the commissioner of employment and economic development, to the governing bodies of cooperating governmental units, and to the planning agencies in contiguous areas.

D. Regional development commissions and comprehensive planning activities

Minn. Stat. § 462.383.

Regional development commissions are separate entities from regional development boards.

RELEVANT LINKS:

Regional development commissions are created by state statute to provide a means of pooling the resources of local governments to approach common problems related to urban and rural growth and development.

Minn. Stat. § 462.385.

Development regions are set by state statute and are numbered as follows:

Northwest Development Commission.

Region 1: Kittson, Roseau, Marshall, Pennington, Red Lake, Polk, and Norman.

Headwaters Regional Development Commission.

Region 2: Lake of the Woods, Beltrami, Mahnomen, Clearwater, and Hubbard.

Arrowhead Regional Development Commission.

Region 3: Koochiching, Itasca, St. Louis, Lake, Cook, Aitkin, and Carlton.

West Central Initiative.

Region 4: Clay, Becker, Wilkin, Otter Tail, Grant, Douglas, Traverse, Stevens, and Pope.

Region Five Development Commission.

Region 5: Cass, Wadena, Crow Wing, Todd, and Morrison.

Mid-Minnesota Development Commission.

Region 6E: Kandiyohi, Meeker, Renville, and McLeod.

Upper Minnesota Valley Regional Development Commission.

Region 6W: Big Stone, Swift, Chippewa, Lac qui Parle, and Yellow Medicine.

East Central Regional Development Commission.

Region 7E: Mille Lacs, Kanabec, Pine, Isanti, and Chisago.

Southwest Regional Development Commission.

Region 8: Lincoln, Lyon, Redwood, Pipestone, Murray, Cottonwood, Rock, Nobles, and Jackson.

Region Nine Development Commission.

Region 9: Sibley, Nicollet, LeSueur, Brown, Blue Earth, Waseca, Watonwan, Martin, and Faribault.

Region 10: Rice, Goodhue, Wabasha, Steele, Dodge, Olmsted, Winona, Freeborn, Mower, Fillmore, and Houston.

Metropolitan Council.

Region 11: Anoka, Hennepin, Ramsey, Washington, Carver, Scott, and Dakota.

Minn. Stat. § 462.39, subds. 4, 5.

The creation of a regional development commission does not affect the rights of counties or cities to conduct their own planning activities. Instead, regional development commissions are designed to support planning for cities. Cities may request that a regional commission review, comment, and provide advisory recommendations on local plans or development proposals.

Minn. Stat. § 462.391, subd. 1a.

VII. Training and resources for planning commission members

Planning commission members perform a vital role for their community.

RELEVANT LINKS:

Training materials and seminars can increase the effectiveness of city planning commissioners and are essential for protecting a city's legal interests.

LMCIT Land Use Resources.

The League of Minnesota Cities Insurance Trust has a Land Use Loss Control Program to assist members through phone consultations and online training. In addition, the Land Use Loss Control Program has extensive written materials available at no cost to members.