City of Ramsey
Agenda
Regular Planning Commission
Thursday, August 28, 2025
7:00 pm
Ramsey Municipal Center, Council Chambers, 7550 Sunwood Drive NW

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

1. Call to Order

2. Pledge of Allegiance

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Approve the Planning Commission Meeting Minutes for June 26, 2025.

6. Public Hearing

1. PUBLIC HEARING: Consider a Variance Request Related to Accessory Structure Setback Regulations at 16785 Iodine St. NW (Project 25-117); Case of Tim & Sue Johnson

2. "Brookside Terrace" - Preliminary Plat for six single-family lots at the northwest corner of Nowthen Blvd. NW and 151st Lane NW (Brookside Construction, Inc.).

3. "OShaughnessy 3rd Addition" Variance and Sketch Plan for four single-family lots at 17201 St. Francis Blvd. NW.

4. Kenjoh Outdoor Advertising - CUP and Variance for an Off-Premises Digital Billboard Sign at 6111 Highway 10 NW.

5. Zoning Code Updates

7. Commission Business

8. Commission/Staff Input

9. Adjournment

Regular Planning Commission

Meeting Date: 08/28/2025

Primary Strategic Plan Initiative: Not Applicable

Information

Title:

Approve the Planning Commission Meeting Minutes for June 26, 2025.

Purpose/Background:

The purpose of this case is to approve the Planning Commission Meeting Minutes for June 26. 2025.

Recommendation:

Staff recommends approving the minutes.

Outcome/Action:

Motion to approve the minutes for June 26, 2025.

Attachments

PC June 2025 Minutes

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/21/2025 12:44 PM
Form Started By: Kalia Lor		Started On: 08/18/2025 08:28 AM
Final Approval Date: 08/21/2025		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, June 26, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Cheri Gengler Commissioner Bruce Anderson Commissioner Randy Bauer Commissioner Jeffrey Lubarski Commissioner Debra Musgrove (left at 9:07 p.m.) Commissioner Nichole Rudack Commissioner Gary VanScoy
Members Absent:	None
Also Present:	Planning Manager Todd Larson (left at 8:05 p.m.) City Planner Adam Martin City Council Liaison Eric Peters

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 Lubarski, seconded by Commissioner Musgrove, to approve the agenda as presented.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Lubarski, Musgrove, Anderson, Bauer, Rudack, and VanScoy. Voting No: None. Absent: None.

5. CONSENT AGENDA

5.01: Approve the May 22, 2025, Planning Commission Meeting Minutes

Motion by Commissioner Musgrove, seconded by Commissioner Rudack, to approve the consent agenda as presented.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Musgrove, Rudack, Anderson, Bauer, and Lubarski. Voting No: None. Abstaining: Commissioner VanScoy. Absent: None.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider a Conditional Use Permit, Site Plan, and Variance for Drive-Through in the Front Yard in the COR-2b Zoning District for Chipotle at 14701 Armstrong Blvd NW

Public Hearing

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

Presentation

City Planner Martin presented the staff report stating that staff recommend approval of the Conditional Use Permit, Site Plan, and Variance.

Commissioner VanScoy asked if there would be plans to extend the fence the length of the driveway along Sunwood.

City Planner Martin replied that staff had discussions with the applicant related to items that could be within the easement area. He stated that the location of the underground pipe would prevent the fence from going too much farther to the west.

Commissioner VanScoy asked if a variance is requested from the framework requirement.

City Planner Martin replied that a variance from the framework requirement was not requested.

Commissioner Lubarski referenced the crosswalk with two-way traffic and asked if there would be a mirror to provide safer crossing.

City Planner Martin replied that it is one-way traffic and there would be signs for the crosswalk to alert drivers.

Commissioner Bauer stated that it is his understanding that the fence was a safety barrier between the sidewalk and traffic, and therefore agreed with Commissioner VanScoy that the fencing should be extended.

Commissioner Anderson recognized that the City does not like bare walls and asked if there have been conversations to improve the aesthetic of that wall.

City Planner Martin commented that staff have worked with the applicant to elevate the design of the building and materials. He stated that it was preferred to have windows directly along the pedestrian network and patio.

Commissioner Anderson noted that Aldi used fake windows on the backside and asked if there have been conversations to incorporate something like that.

Citizen Input

Allison Morgan, Capital Real Estate, spoke on behalf of the applicant and stated that their initial proposal had an EIFS façade and did not meet the COR standards. She explained that they worked with staff to come to this proposal. She stated that they could explore additional options with staff if the Commission desires to have additional changes to that elevation.

Commissioner Musgrove asked if the applicant had considered downward-facing decorating lighting. She commented that could help break up that façade and could improve the safety of pedestrians as well.

Ms. Morgan replied that they could consider decorative lighting. She commented that there would be downward-facing lighting on the building, but they could replace that with decorative lighting.

City Planner Martin noted that this building will be much smaller than Aldi and was unsure that additional windows would be needed, or fit. He commented that for a quick service restaurant, this building has many more windows than would be typical. He noted that the bathrooms and kitchen are along that back wall. He stated that staff have reviewed the lighting plan, and it meets the requirements of the City Code. He stated that adding additional lighting may cause problems in the review.

Commissioner Anderson stated that he wants to ensure they are consistent within the City, noting that they asked Aldi to do something with their back wall, and they did. He stated that this seems to be a similar situation, and everyone coming down Sunwood would see that side of the building. He asked how tall the fence would be that is proposed along that area.

Ms. Morgan stated that the proposed fence would be 36 inches high and would be decorative and ornamental, matching what was approved for the Taco Bell site. She commented that it is positioned in the proposed location to achieve a corner feature to anchor the development to Sunwood and Armstrong. She commented that the lot is wider than a standard lot in order to get to the roundabout, and therefore, continuing the fence would take away from creating that corner feeling.

City Planner Martin stated that staff measured the long wall of the building, which is 70 feet, compared to the 210 feet of the long wall for Aldi. He stated that the fence would be three feet, which was approved for Taco Bell and provides a hard edge for the site. He stated that the building will be about 20 feet tall. He stated that there is 90-degree angled parking along the north side of

the drive aisle and no parking along the stretch of Sunwood Drive. He commented that there is a ten-foot setback from the sidewalk to the curb, with vegetation planned between.

Commissioner Musgrove stated that she is fine with the fencing as proposed and trusts that staff and the applicant would develop a nice-looking area for this entrance into Sunwood. She recognized that the purpose of the fencing is decorative rather than safety. She commented that vehicles will be driving slowly through the drive aisle, and there is space between the roadway and sidewalk. She referenced the proposed placement of a pylon sign near the drive aisle, but recognized that there will not be ordering done in the drive aisle and asked for clarification on the purpose of that sign.

Ms. Morgan replied that the pylon sign is a 25-foot-tall Chipotle sign, which is located close to the building because of the stormwater easements adjacent to Armstrong. She stated that there would be a sign for the Chipotle pick-up lane, and there is a bypass lane for those who may have thought they could order in the pick-up lane.

Commissioner VanScoy referenced the COR framework related to screening of parking areas and believed the entire area should be screened.

Ms. Morgan stated that typically when they lay out site plans, they view parking adjacent to the road to be parking where headlights would shine onto the roadway, and would not view this to be that situation. She commented that there is landscaping planned along Sunwood.

Commissioner VanScoy commented that the intent of the COR framework is for aesthetics and not for screening headlights.

Councilmember Peters asked if the applicant would be open to entertaining a fence.

Ms. Morgan commented that she could discuss that with her team.

Commissioner VanScoy commented that the screening could be done with shrubs as well.

City Planner Martin stated that the landscaping plan was included in the packet, noting the trees that are planned in addition to the boulevard trees.

Ms. Morgan commented that they could continue the discussion with staff to perhaps add shrubs.

Planning Manager Larson stated that staff can work with the applicant to address that prior to the City Council meeting.

Commissioner Musgrove commented that it would seem landscaping would seem to be the better choice if the intent is to screen the parking.

City Planner Martin commented that staff have worked with the applicant to find the best solution, as this is a very long lot line from Armstrong past the roundabout, along with the location of the large easement. He noted that this is a hybrid district between the urban and suburban designs.

Commissioner Anderson asked about the type of shrubbery proposed.

City Planner Martin replied that a typical landscape plan, at this level of detail, requires large trees, small trees, and shrubs rather than getting into the detail of species. He noted that shrubs are planned along the wall.

Commissioner Anderson stated that his concern was not with the species but the height of the shrub. He noted that if the height of the shrubs were three feet tall, that would alleviate the concern with the appearance of the wall.

City Planner Martin noted that this design is consistent with the Taco Bell design that was unanimously approved last month, within the same development. He stated that the goal is to have consistency and cohesion between the three lots while also meeting the standard of the zoning district.

Commissioner Anderson stated that he just wants to ensure that each developer is held to the same standards as previous developers within the COR. He stated that if the shrubs are about three feet, he would be fine with the appearance of the wall.

Chairperson Gengler stated that this is a beautifully designed building and a great product for the COR.

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Musgrove, Anderson, Lubarski, Rudack, and VanScoy. Voting No: None. Absent: None.

Chairperson Gengler closed the public hearing at 7:37 p.m.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner Musgrove, to adopt Resolution #25-149 Granting a Variance for a Drive-Through Lane in the Front Yard for Chipotle at 14701 Armstrong Boulevard NW.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Musgrove, Anderson, Lubarski, Rudack, and VanScoy. Voting No: None. Absent: None.

Motion by Commissioner Lubarski, seconded by Commissioner Rudack, to recommend City Council adoption of Resolution #25-148 Approving a Conditional Use Permit for a Drive-Through Lane and a Site Plan Review for Chipotle at 14701 Armstrong Boulevard NW.

Further discussion

Commissioners discussed whether additional screening should be required along the parking area, east of the fence, to maintain separation, and along the south wall of the building. An additional condition was added through friendly amendment to ask the City Council to consider proper screening of the parking and along the southern wall of the building. Additional discussion ensued as to whether the decorative fencing should be extended, but it was determined that an extension would not be needed as the fencing is decorative in nature and would not provide screening.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Lubarski, Rudack, Anderson, Bauer, and VanScoy. Voting No: Commissioner Musgrove. Absent: None.

7. COMMISSION BUSINESS

7.01: "Brookside Terrace" Sketch Plan – Six Lot Subdivision at 15156 Nowthen Boulevard NW (Brookside Construction Inc.)

Presentation

Planning Manager Larson presented the Staff Report stating that the Commission is asked to provide comments and direction for the applicant so that the detailed preliminary plat plans can be prepared for an upcoming application date. He noted that three letters had been submitted by residents that have been provided to the Commission tonight.

Jason Rud, land surveyor, spoke on behalf of the applicant and stated that he was present to address any questions.

Commissioner Bauer asked and received confirmation that this property is zoned for 80-foot lots. He stated that the sketch plan shows all six lots meeting and/or exceeding that lot width with fewer lots than would be recommended for that size parcel.

Planning Manager Larson commented that it would be difficult to deny something that meets all Code requirements. He stated that the discussion would focus on whether there should be an additional connection to Armstrong.

Mr. Rud commented that the lot depth is what creates the issue with the density being lower. He stated that if a lot could front on Nowthen Boulevard, they could have a seventh lot, but recognized that the County would not provide permission for a lot to front onto their roadway.

Planning Manager Larson stated that the cities are allocated a certain number of units, and density can be allocated across the land. He stated that the City sets the range, and, in the end, the average density needs to be met in accordance with the requirements of the Metropolitan Council.

Commissioner Rudack asked if the developer could be asked to reduce lots to five to meet the density.

Planning Manager Larson replied that two more lots would actually be needed to meet the density. He stated that this could be rezoned to allow smaller lot sizes, but that would be inconsistent with the neighborhood. He noted that other projects in the community will balance out the density.

Commissioner Rudack asked if traffic has been factored into the review.

Planning Manager Larson commented that these additional lots are a drop in the bucket for traffic on Nowthen Boulevard.

Commissioner Lubarski asked if the grading for lots one and two would impact the existing neighbor.

Mr. Rud explained that there is a dedicated drainage easement on the westerly side of the parcel, which was platted prior to the street reconstruction in 1995. He stated that storm sewer and curb and gutter were added during that road project, and the drainage easement is no longer needed in that location. He stated that they will be held to strict drainage requirements and will provide onsite ponding to handle the stormwater. He stated that the goal would be to preserve trees, as this is a custom home builder.

Commissioner Musgrove asked if the developer has tried other layout patterns that would not have as many entrances onto 151st.

Mr. Rud stated that when the construction plan was created for the road in 1995, it included similar lot lines. He stated that a portion of the sewer and water services were stubbed consistent with that, and they are following that pattern. He stated that they did not consider creating additional streets as they would need to clear-cut the site, and that is not the desired intent.

Commissioner Bauer asked if the homes planned would be consistent with the neighborhood.

Mr. Rud replied that building elevations have not yet been created. He estimated that these would be midrange homes with nice homes.

Chairperson Gengler recognized that this is not a public hearing but welcomed input from the residents in attendance.

Steve Croteau, 5939 151st Lane, stated that he and his wife purchased their 2.5-acre parcel in 1990 to have some space. He commented that since that time, sewer and water were added, which allowed further subdivision. He stated that there are currently 39 single-family homes with only one point of ingress and egress to Nowthen Boulevard. He believed that adding six additional homes would create a safety concern. He commented that this area is just north of the elementary school, and during events, they often experience people parking on both sides of 151st, which adds to his concerns for safety. He commented that the lots appear to be 80 feet in width with a five-foot setback and asked if that means homes could be ten feet apart.

City Planner Martin commented that he has not been working on this project, but will take over as Planning Manager Larson had to leave the meeting. He stated that the zoning for this property is the same designation as the entire neighborhood; therefore, the homes all have the same setback.

Mr. Croteau stated that there are more than ten feet between homes that exist in the neighborhood.

City Planner Martin commented that setbacks change over time with zoning code updates. He stated that the setback would allow existing residents to build an addition onto their homes as long as the setbacks are met.

Mr. Croteau stated that with a five-foot setback on each side that would allow for a 60-foot-wide footprint. He asked about the type of home that would be constructed, as this neighborhood does not have cookie-cutter homes like those in Riverstone and some of the other developments.

City Planner Martin provided information on the lot sizes in Riverstone and the Preserve at Northfork. He stated that it would be a challenge to fit lots that would meet both the minimum lot width and density.

Chairperson Gengler noted that the developments mentioned by the resident contain 80-foot lots as well as smaller lots, whereas these lots would all have a minimum lot width of 80 feet.

Mr. Croteau stated that this would be inconsistent with what exists in the neighborhood. He asked what residents and neighbors could do to oppose this development, such as a petition.

Commissioner Bauer commented that the proposal meets the zoning requirements and therefore the City would have a hard time denying the right for the applicant to develop in a manner that meets City Code. He stated that review is done by various departments related to access, but the role of the Commission is to verify that the plat meets the proper requirements.

Chairperson Gengler stated that the residents voicing their concerns is helpful with the continued review and discussions on the project.

Mr. Croteau stated that if the number of lots were reduced to three or four, it would be better supported by the residents and more consistent with the neighborhood.

City Planner Martin commented that most of the lots in this development are 80 feet wide, which is also the minimum requirement of the City Code for the zoning district. He noted that this zoning district has the lowest density within the MUSA. He stated that this is the lowest level of development that could be proposed.

Chairperson Gengler asked for more information on the property on the Quicksilver cul-de-sac. It was noted to be a bike trail.

Chris Weiss, 5907 151st Lane, stated that they have struggled for a number of years with drainage on his property. He stated that if this area is developed, they would need to do something significant to ensure that his property does not endure the drainage from that area.

City Planner Martin stated that there are a few points of review for stormwater throughout this process, noting that stormwater ponding will be required on this site.

Commissioner Bauer asked if parking is allowed on both sides of 151st with room for vehicles to travel.

City Planner Martin confirmed that the street is 66 feet wide, which is typical.

Commissioner Bauer referenced the comment from the resident related to overflow parking occurring on the roadway and asked if one side should be posted as no parking.

City Planner Martin commented that the Police Department would handle those comments and could address parking complaints if they arise.

Commissioner Musgrove commented that if people are parking on both sides of the road, that causes people to walk in the road, which can cause concerns for safety. She stated that she is not concerned with the lower density as proposed, as that can be offset by the density of other developments. She referenced lot six, which is wider than the other lots, noting that the four lots in the middle seem to be narrower. She asked if lots one and two could be combined, which would help to preserve trees, reduce the amount of fill needed, and assist with drainage. She noted that she is trying to find a balance between property rights and the concerns of the neighbors.

City Planner Martin stated that the density with six lots is as low as this site could develop and stated that additional lots could not be eliminated. He stated that the applicant and staff have worked diligently to find a development proposal that would meet the spirit and intent of the Code and same standard of the neighborhood.

Councilmember Peters agreed with staff's comments. He noted that lot six is wider because of the setback from Nowthen Boulevard.

Ben Tronson, 5954 151st Lane, echoed the concerns with safety. He referenced a new home that was built on the corner, which often has vehicles parked on the road, which limits visibility. He commented on the difficulty of turning onto Nowthen Boulevard. He commented that building homes that will be consistent with the neighborhood on those lots would not leave much room for parking, which would cause additional vehicles to be parked on the road. He stated that there is a lot of bicycle and pedestrian traffic in the neighborhood, with the bike trail, and when vehicles are parked on the road, the pedestrians are forced to walk or bike further into the road. He stated that any time there is rain, there is a giant puddle on the exit lane at the entrance to the development. He stated that the road is in poor condition and construction traffic will only cause further deterioration.

Jason Kawecki, 15200 Nowthen Boulevard, commented that he purchased his property in 2016, and he did not anticipate that his life would change when his neighbor placed his property for sale, as he did not anticipate that the property would be subdivided. He stated that because of grading changes, even with a ten-foot fence, they would still see from their backyard into all the new

backyards. He referenced the 52-foot-wide strip of property within the applicant's narrative that states it could be sold to the neighbor for future development, but stated that he has not heard anything about that. He stated that there are plans for his property showing cul-de-sacs, of which he was not aware.

Chairperson Gengler commented that can be intentional thought into preserving a buffer of trees between properties in development.

Commissioner Anderson asked if there would be a possibility that they could restrict the parking to one side of the road, as that could potentially ease some of the safety concerns of the neighbors.

City Planner Martin referenced the comments related to the condition of the road, which are valid concerns that can be brought to the attention of the Engineering and Public Works Departments.

Tom Sparrow, 5900 151st Lane NW, stated that a great majority of their traffic occurs during the school year. He stated that every morning and afternoon, their street is filled with cars and kids. He believed that adding six additional homes would increase the problem with safety. He commented that there are issues with sight as people come in and out of the neighborhood because of the grades. He was unsure that it would be feasible to restrict parking to one side and noted that building an additional six homes would take up space for the parents and children using the road during the school year.

Commissioner Bauer asked to see a map showing the neighborhood in relation to the school and asked about the location of the nearest stoplight.

City Planner Martin displayed the map, noting the nearest signalized intersection is at Alpine to the north. He stated that the school is just to the south, and most likely, people are parking on the street and walking along the trail to get to the school. He stated that if there are concerns with overflow parking from the school, staff could bring that up to the School District during the review process. He noted that the school property would have room to add additional parking if needed.

Chairperson Gengler stated that people might park on that street during drop-off/pick-up times and have their child walk to avoid the school traffic. She commented that they could discourage that activity at the school.

Commissioner Bauer asked if the County would consider a temporary stoplight at the intersection during busy times.

City Planner Martin replied that the Anoka County Highway Department will be part of the review process. He noted a traffic study that has recently been completed for Nowthen Boulevard, for a 400-unit development, compared to six lots.

Sara Narr, 6100 151st Lane, stated that in 2020, their home burned down, and there is only one access for the development. She stated that another home had burned down as well, and prevented access into and out of the neighborhood for several hours. She stated that when they rebuilt their home, the cul-de-sac was basically shut down with dumpsters and other equipment, which

impacted the ability of buses to turn around. She stated that this is an amazing street that is very picturesque, but does not have great visibility and safety. She also disagreed with restricting parking to one side, as the neighborhood also uses the road for parking. She stated that she would prefer two or three homes rather than six. She commented that when she leaves for work in the morning, it can take ten minutes to get onto Nowthen Boulevard because of traffic. She asked that the City consider aesthetics for their neighborhood the same way it does for Chipotle and development within the COR. She commented on the placement of the bike trails and asked that the Commission consider the issue of safety.

Jean Pierre Ngo, 6000 151st Lane NW, commented that he has lived at his property for over 30 years and considers it to be a quiet area. He expressed concerns about safety if six more lots were added.

City Planner Martin commented that they have received sufficient feedback for this stage of the development process. He recognized that change can be difficult and thanked the residents for attending and providing their input tonight.

Commissioner Musgrove stated that perhaps shared driveways could be used to minimize the connection points onto 151st.

Commissioner VanScoy stated that the main issue seems to be with safety, and the primary concern behind that seems to be the single access point onto a busy roadway. He did not see a way to improve that situation with this proposed development. He asked what the City could do to ensure at some point that could be addressed.

City Planner Martin noted a second potential access that would go to Alpine, as mentioned in the earlier presentation, and advised that would be dependent upon development of the properties to the north.

Commissioner Bauer commented that it would seem difficult to connect a road from Alpine to 151st because of the wetland.

City Planner Martin identified the path a connecting roadway could take and noted that if that connection is desired, this would be the time to plan for it.

Chairperson Gengler acknowledged that planning for the connection would include a cul-de-sac or stub on the developing property and would not have any impact on the properties to the north.

City Planner Martin confirmed that would provide the right-of-way within the plat to get a street through, but there would be a possibility that it would never be built if the properties to the north chose not to develop in the future.

Commissioner Musgrove asked if the plan for the street would change the number of lots.

City Planner Martin commented that could rearrange the placement of the lots, but six lots would remain the minimum number of lots for this development.

Commissioner Anderson thanked all the residents who attended and provided input tonight, noting that this information will be helpful at this stage of the development process. He stated that the developer will now spend a lot of money to develop a preliminary plat, which will include a public hearing. He stated that the residents can also provide their written comments to the City staff. He commented that some things cannot be changed because the proposal meets the requirements of the City Code.

Commissioner Bauer commented that he would like to see an option for a second access be part of the discussion moving forward.

Commissioner Musgrove stated that the location of the second entrance may not be meaningful in that location. She stated that perhaps there could be another option for an access where the trail is located.

Commissioner Bauer commented that it would appear that the wetlands would prevent anything further west from being constructed.

Councilmember Peters commented that to the west, there is another neighborhood with one access. He stated that there should not be neighborhoods with just one access and lack of sidewalks. He stated that he lives in a neighborhood with 80-foot lots, and he has 20 feet on one side and ten feet on the other side. He believed that this was a poorly developed neighborhood long ago.

Chairperson Gengler thanked everyone who attended and provided input tonight.

Commissioner Musgrove left the meeting at 9:07 p.m.

8. COMMISSION / STAFF INPUT

The Staff Update was noted.

Chairperson Gengler noted that there will not be a July meeting.

9. ADJOURNMENT

Motion by Commissioner Bauer, seconded by Commissioner Anderson, to adjourn the meeting.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Anderson, Lubarski, Rudack, and VanScoy. Voting No: None. Absent: Musgrove.

The regular meeting of the Planning Commission adjourned at 9:08 p.m.

Respectfully submitted,

Todd Larson
Planning Manager

ATTEST:

Kalia Lor
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission

Meeting Date: 08/28/2025

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

Information

Title:

PUBLIC HEARING: Consider a Variance Request Related to Accessory Structure Setback Regulations at 16785 Iodine St. NW (Project 25-117); Case of Tim & Sue Johnson

Purpose/Background:

The City has received an application from Tim and Sue Johnson (the "Applicant") for a Variance to the required front yard setback for accessory structures on the property located at 16785 Iodine Street NW (the "Subject Property").

Notification:

Staff attempted to notify property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, of the Variance request and the Public Hearing to be held by Planning Commission. A notice of the Public Hearing was published in the Anoka County Union Herald, the City's official newspaper. A proposed development sign was placed on the property.

Time Frame/Observations/Alternatives:

Subject Property

The Subject Property is located within the Rum River Hills subdivision, northeast of the Rum River Hills Golf Club's main building. The Subject Property is 1.32 acres in size and is zoned PUD, Planned Unit Development, through Ordinance #84-19. This PUD ordinance does not include any specific standards that deviate from base zoning standards, so Staff considers this property to be similar to those within the RR, Rural Residential zoning district. It is believed that the Rum River Hills PUD was created to allow for lot sizes to deviate from the minimum area allowed in 1984. The Subject Property, along with all other properties located in the Rum River Hills PUD, is guided for Rural Developing land uses.

Summary

The Applicant is proposing to construct a 30-foot by 28-foot detached garage on the Subject Property. The detached garage is proposed to be built closer to Iodine Street NW than the existing house due to constraints with the well and steep slope south of the house, as well as the septic system's location north of the house. Since the Subject Property is less than 2 acres in area, this creates the need for a Variance. The Zoning Code requires accessory structures on properties less than 2 acres to be no closer to the street right-of-way than the front edge of the principal structure. The Applicant is proposing a front yard setback of 200 feet, which greatly exceeds the minimum front yard setback of 40 feet for principal structures. The shortest setback from the proposed garage to any property line is the south side yard setback of 19.5 feet, which exceeds the minimum 5-foot setback from the side and rear property lines. The garage meets all other applicable zoning requirements.

When reviewing Variances, it is the Applicant's responsibility to prove practical difficulty in meeting all standards of the Zoning Code. Practical difficulties, as used in connection with the granting of a Variance, is defined in Section 106-220(c) of Ramsey City Code. The Applicant submitted a written description of the Variance request, providing the following justifications of practical difficulty:

- The garage cannot be placed in the backyard due to site constraints, including the locations of the house, driveway, septic system, well, and small utilities.

- Adding onto the existing attached garage would negatively impact the existing slope and driveway, limiting access to the tuck-under garage and ultimately causing a larger impact on the property.

The Applicant has provided site and building plans that show the location of the existing house, driveway, well, and septic system, as well as the location and design of the proposed garage. Based on the lot's layout, the location of the septic system north of the house, and the location of the well south of the house, the proposed detached garage could not be placed behind the front (west) edge of the house and attached garage, thus proving the need for a Variance. Additionally, if the garage to be shifted farther east, it would impact the secondary driveway that serves the lower level (tuck-under area) of the attached garage. The Applicant has selected the proposed location to limit the extension of the existing driveway, limit the amount of dirt to be excavated and regraded, reduce the need to relocate existing small utilities, and reduce the visual impact to the neighborhood along Iodine Street. The proposed location will maintain a minimum of 10 feet separation from the house and attached garage to limit any code requirements for fire separation. The garage will be located behind the two adjacent neighboring houses, and no trees will be removed. These conditions will allow the garage to fit well within the neighborhood. It should be noted that all other properties along Iodine Street have garages, whether attached or detached, that extend beyond the front edge of the house.

To make the garage fit with the character of the neighborhood, the Applicant is proposing to have the garage door face east (toward the house), allowing the opposite side facing west (toward Iodine Street) to have the appearance of a small house. The proposed garage will also use LP siding with LP shakes on the gable, even though the house's exterior is made of stucco. This is to reduce the chance of damage caused by golf balls from the adjacent golf course, and it will reduce maintenance costs associated with the freeze-thaw cycle's impacts on an unheated foundation. Staff administratively approves this change in exterior materials as the color of the garage will generally match the house, as is the standard for Rural Residential properties.

With all of the above information, Staff find the practical difficulties listed to satisfy the following items within the definition of practical difficulties, as defined by City Code:

1. That the property owner proposes to use the property in a reasonable manner not permitted by the zoning code;
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner;
3. The variance, if granted, will not alter the essential character of the locality.
4. Economic considerations alone do not constitute practical difficulties.

Alternatives

1. Approve the Variance to the front yard setback for the accessory structure. Based on the unique layout of the house, septic system, and well on the Subject Property, the Variance seems reasonable. Staff supports this alternative.
2. Approve the Variance with any reasonable conditions that mitigate any perceived impacts of the Variance to the neighborhood.
3. Deny the Variance. Without an approved Variance, and since there are no other suitable locations for the accessory structure without the homeowner incurring significantly higher costs to relocate the existing septic system and drainfield, the Applicant would not be able to build the accessory structure. The 200-foot front yard setback for the accessory structure does not impact any easement. Staff does not support this alternative.

Funding Source:

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

Recommendation:

Staff recommends approval of the Variance.

Outcome/Action:

Motion to adopt Resolution #25-195, Granting a Variance to Accessory Structure Placement at 16785 Iodine Street NW.

Note: The Planning Commission has approval authority on variances, though a decision may be appealed to the City Council before their next meeting.

Attachments

Resolution #25-195 Variance

Applicant's Narrative

Site Location Map

Site and Architectural Plans

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/21/2025 12:44 PM
Form Started By: Adam Martin		Started On: 08/06/2025 10:31 AM
Final Approval Date: 08/21/2025		

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

RESOLUTION #25-195

A RESOLUTION GRANTING A VARIANCE TO ACCESSORY STRUCTURE PLACEMENT AT 16785 IODINE STREET NW AND DECLARING TERMS OF SAME

RECITALS

1. The City of Ramsey received an application from Tim and Sue Johnson (the "**Permittee**") requesting a Variance to the minimum front yard setback requirements to construct a 840 square foot accessory structure with a reduced front yard setback on the property generally known as 16785 Iodine Street NW and legally described as follows:

   Lot 9, Block 5, Rum River Hills, Anoka County, Minnesota, except that part described as follows: Commencing at the most Easterly corner of said lot; thence South 72 degrees 19 minutes 30 seconds West, assumed bearing along southerly line of said lot 62.97 feet to point of beginning; thence continue south 72 degrees 19 minutes 30 seconds West 42.89 feet of most Southerly corner of said lot; thence North 44 degrees 43 minutes West along Westerly line of said lot 27.55 feet; thence south 83 degrees 47 minutes 28 seconds East 60.61 feet to point of beginning, subject to easement of record.

   (the "**Subject Property**")

2. That City Code Section 106-450(C)(2) (Accessory Structures) specifies that accessory structures shall be no closer to the street than the edge of the principal structure.

3. That the **Accessory Structure** is proposed to be located within the front yard and is closer to the front lot line than the principal structure, with a proposed front yard setback of 200 feet.

4. That the **Subject Property** is approximately 1.32 acres in size, which is similar to other residential properties in the immediate surrounding neighborhood.

5. That the **Subject Property** was platted in 1984 and the house was built in 1998, according to Anoka County property tax records, both of which are prior to the adoption of the current Zoning Code.

6. That the **Subject Property** is zoned PUD, Planned Unit Development District as are all of the surrounding parcels.

7. That the **Subject Property** is guided as Rural Developing in the 2040 Comprehensive Plan.

8. That due to the location of the septic system, well, and steep slopes on the **Subject Property**, the proposed **Accessory Structure** could not be placed in the back yard without encroaching on the required front yard setback along Iodine Street NW.

9. That the **Subject Property** has a unique shape that pushes the house behind the houses on adjacent lots.

10. That the **Permittee** intends to use the **Accessory Structure** to store vehicles and personal items, which is reasonable and aligned with the neighborhood's character.

11. That the **Permittee** appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (Variances) of the Ramsey City Code on August 28, 2025, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

FINDINGS OF FACT

1. That the **Accessory Structure** does not violate the intent and purpose of the Comprehensive Plan.

2. That the **Accessory Structure** will be placed in accordance with the objectives of the intent of Section 106-220 (Variances) of the Ramsey City Code.

3. That the **Accessory Structure**, other than the front yard setback, is in compliance with all applicable codes in Section 106 of the Ramsey City Code.

4. That the placement of a detached accessory building on the **Subject Property** is reasonable.

5. That the placement of the septic system and drain filed were not created by the **Permittee** and limits the placement of an accessory structure.

6. That the **Accessory Structure** will still be farther from Iodine Street NW than the houses on adjacent lots.

7. That the **Variance** will not alter the essential character of the locality as all other properties along Iodine Street NW have garages, whether attached or detached, that are located closer to the street than the front edge of the respective houses.

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 a variance (the "**Variance**") to deviate from the required **Accessory Structure** setback from the front property line to allow an **Accessory Structure** to be located with a two-hundred-foot (200') front setback on the **Subject Property**, subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. That this **Variance** shall allow a deviation from the placement requirements of the **Accessory Structure** on the **Subject Property**.

2. That this **Variance** shall allow the **Accessory Structure** to be placed between the street and the front of the house, which will be approximately two hundred feet (200') from the front property line along Iodine Street NW's right-of-way.

3. That the **Accessory Structure** shall use architectural materials and finishes that are consistent with the exterior of the principal structure on the property.

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

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

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 28th day of August, 2025.

_____
Planning Commission Chairperson

ATTEST:

_____
City Clerk

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

Tim and Sue Johnson

16785 Iodine Street NW
Ramsey, MN 55303

14 July 2025

Adam Martin
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: 16785 Iodine Steet NW variance

Mr. Martin

We are proposing to build a detached 28'x30' garage on our property but are requiring a variance due to restrictions of the site. The site does not allow us to place the garage on the west side behind the house because of access limitations and we therefore request a variance to have the garage in front of the house. Placing the proposed garage on south side in front of the house would block access to the tuck under garage below and placing it in front of the house on the north side will require relocating the utilities (Gopher One has not marked the lines yet and we are assuming they follow the easement up to the circle drive and then around the north side of the driveway). We are therefore proposing to build the garage alongside the existing driveway.

To make the garage fit with the character of the neighborhood, we are proposing to have the garage door facing the east and the street side be made to look like a small house. The garage will be behind the two adjacent neighbor's houses, no trees will be removed, and it will only require minor changes to the existing grade. Due to the existing house orientation, all that is visible from the street when looking up the driveway now is the garage doors and installing this new garage behind the existing trees will not take away from the aesthetic view.

The new garage is proposed to be LP siding with LP shakes on the gable even though the house is stucco. Our concern is stucco cracking when installed on an unheated structure on a floating slab. The garage will be painted to match the house colors.

We did look at attaching the garage to the south side of the existing garage but feel the curb appeal would be worse since it would be adding more garage doors to the street view. The cost would also be prohibitive because the foundation required to still access the tuck under garage.

Please see the plans included for further details and call us with any questions.

Sincerely,
Tim Johnson

PHONE: (763) 516-1623 TJ@LINDELLENG.COM.COM

JOHNSON VARIANCE





Address:
16785 Iodine St NW

PID:11-32-25-41-002 2

0 150 300 ft

Created on: 08/05/2025 10:44:20
Powered by LOGIS GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

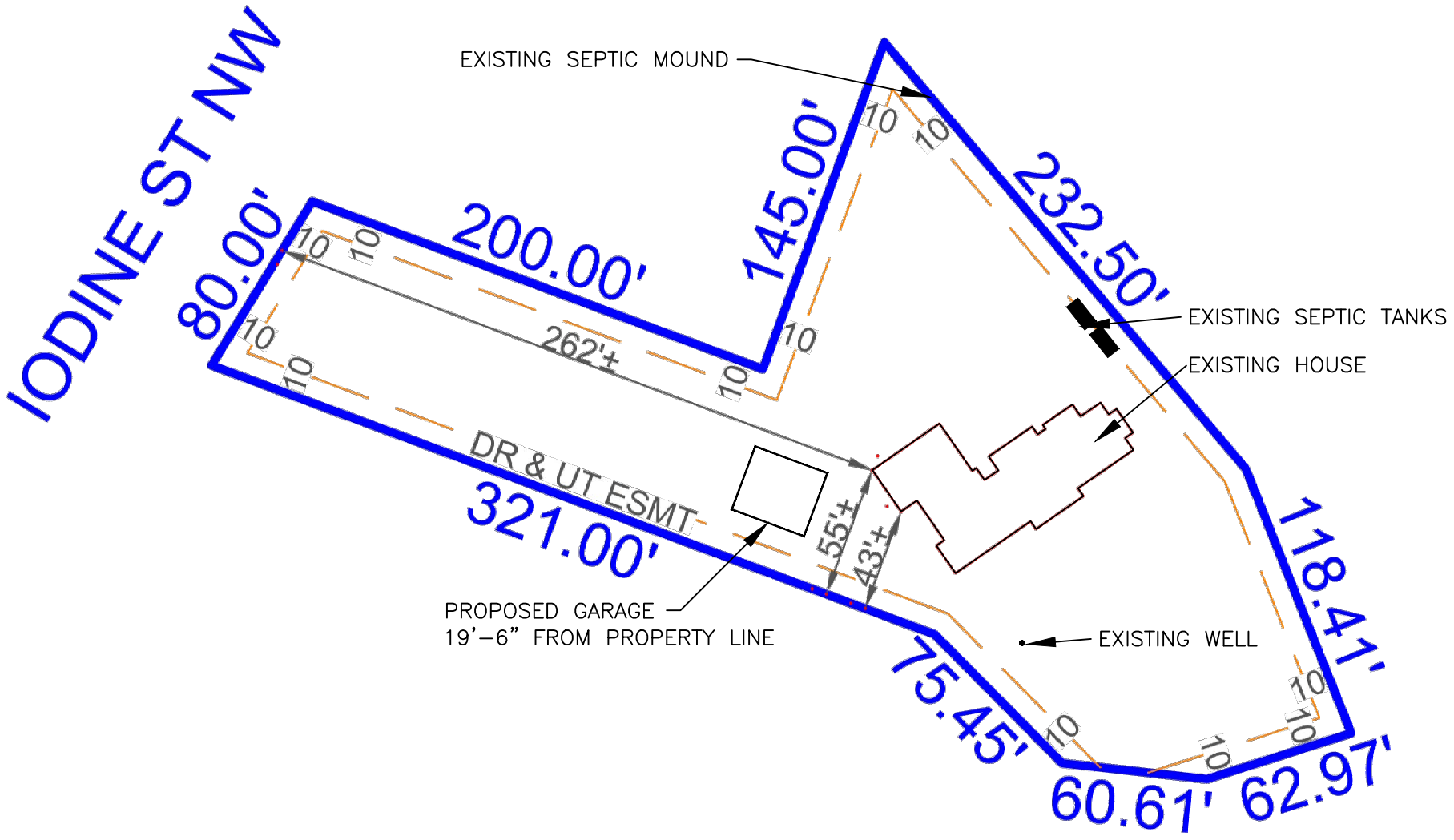
THIS MAP IS NOT TO BE USED FOR NAVIGATION



1 GRADING PLAN

0' 64'

16785 IODINE ST NW



2 SITE PLAN

0' 64'

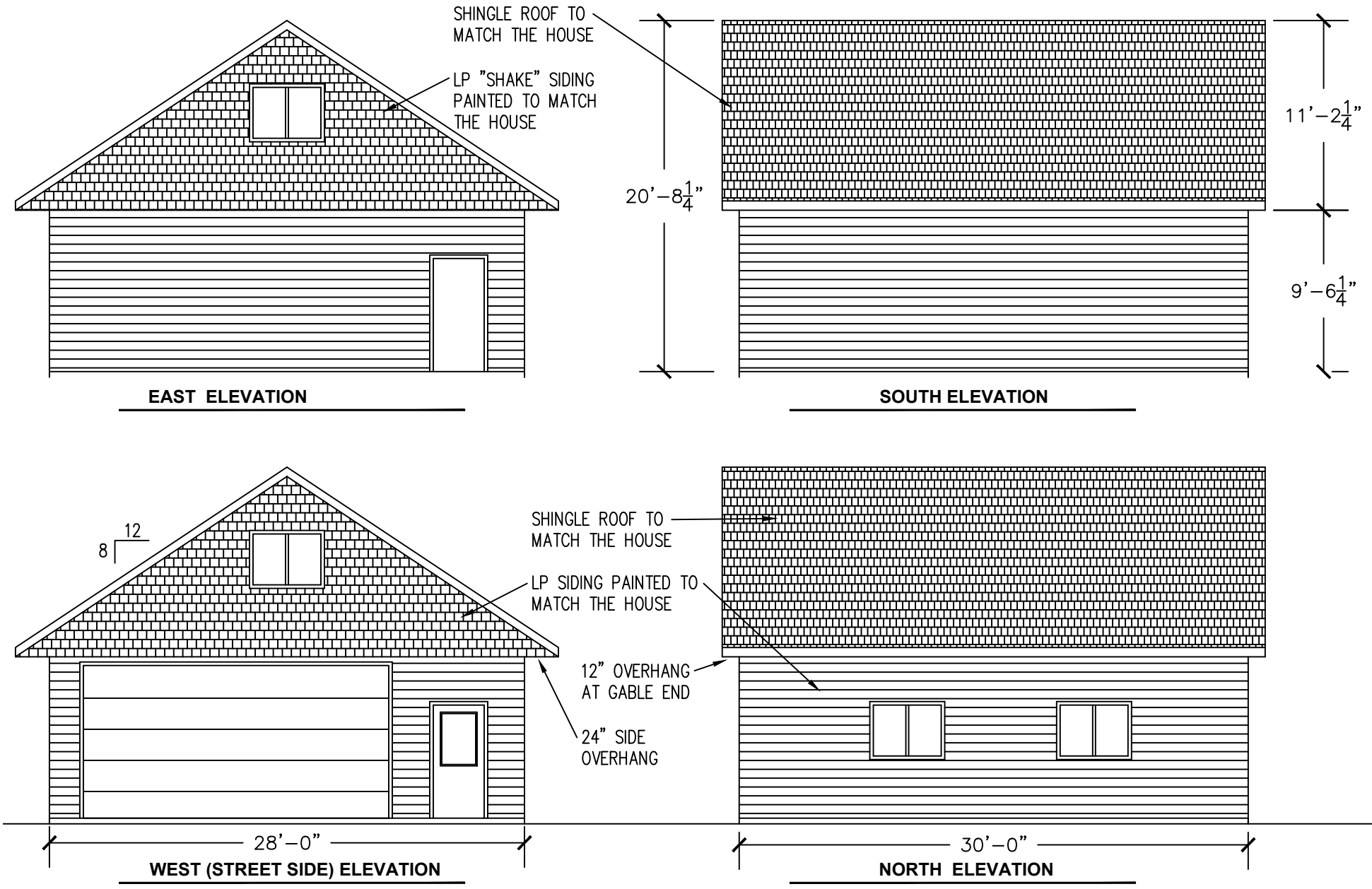
16785 IODINE ST NW



3 STREET VIEW

NO SCALE

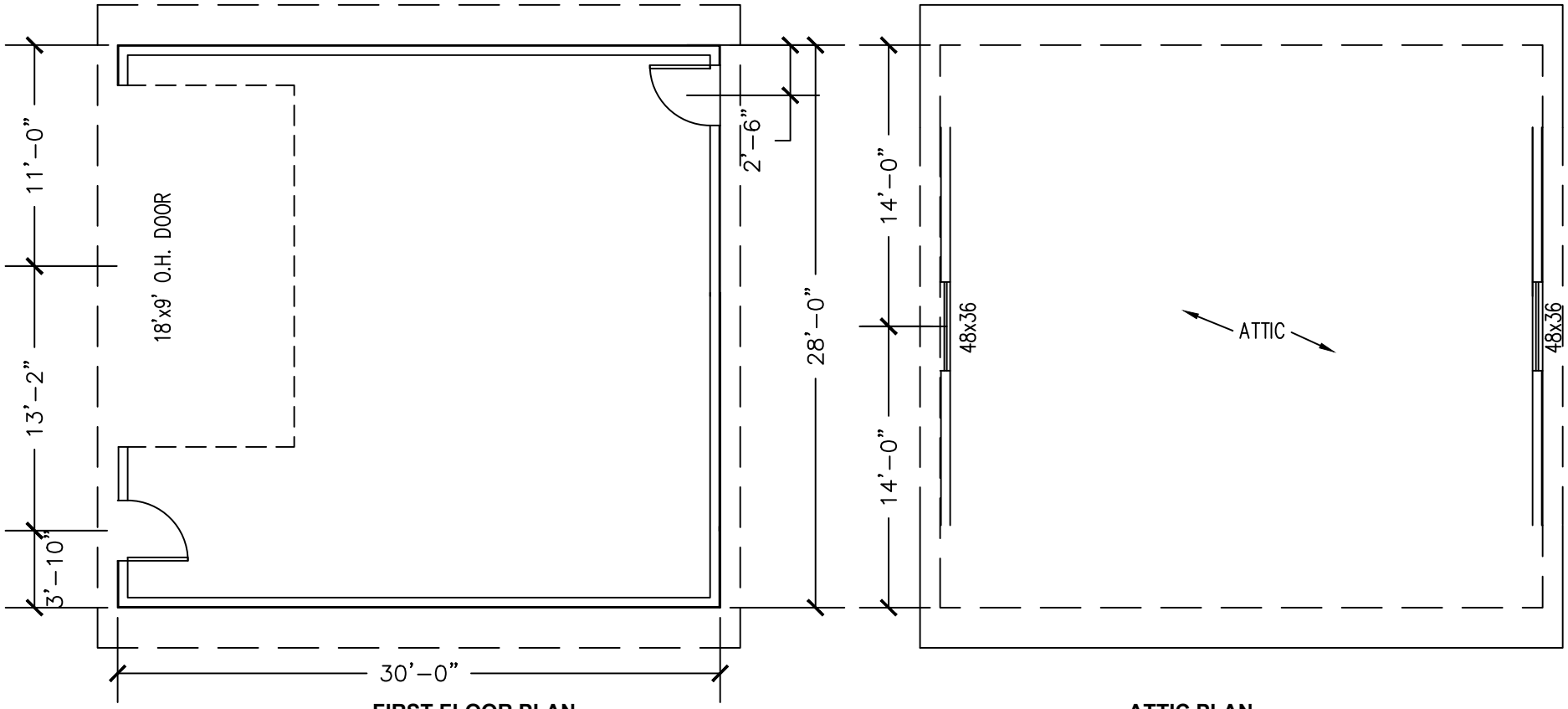
16785 IODINE ST NW



4 ELEVATIONS

0' 8'

16785 IODINE ST NW



FIRST FLOOR PLAN

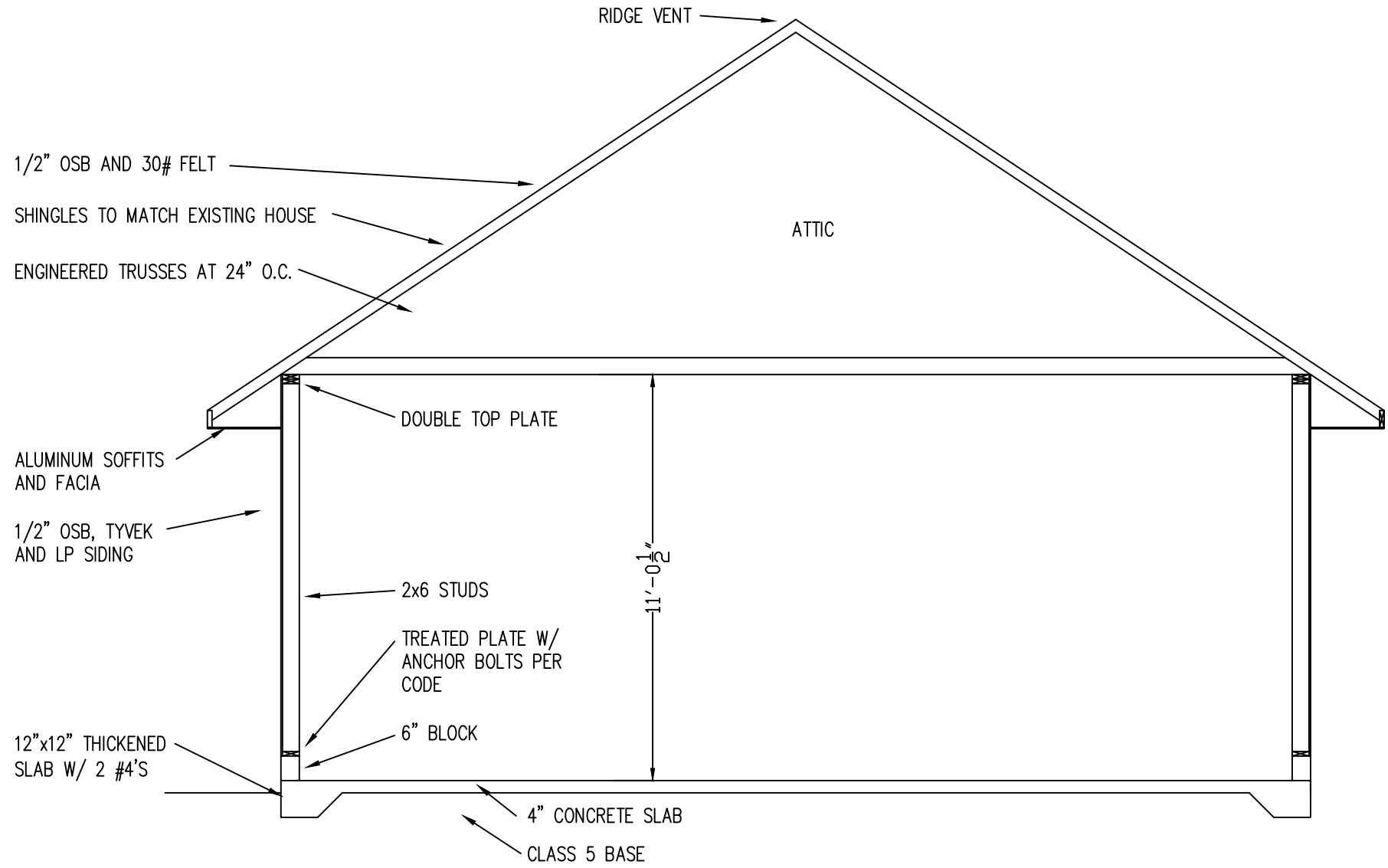
ATTIC PLAN

5

FLOOR PLANS

0' 8'

16785 IODINE ST NW



6 SECTION

0' 4'

16785 IODINE ST NW

From: Tim Johnson
To: Adam Martin
Subject: RE: 16785 Iodine St NW - Variance Application
Date: Monday, August 18, 2025 1:59:04 PM
Attachments: image002.png
image004.png
image005.png
image006.png

EXTERNAL EMAIL ALERT: This email originated from outside the City of Ramsey email system. Unless you recognize the sender and know the content, DO NOT click any links or open attachments..

Adam

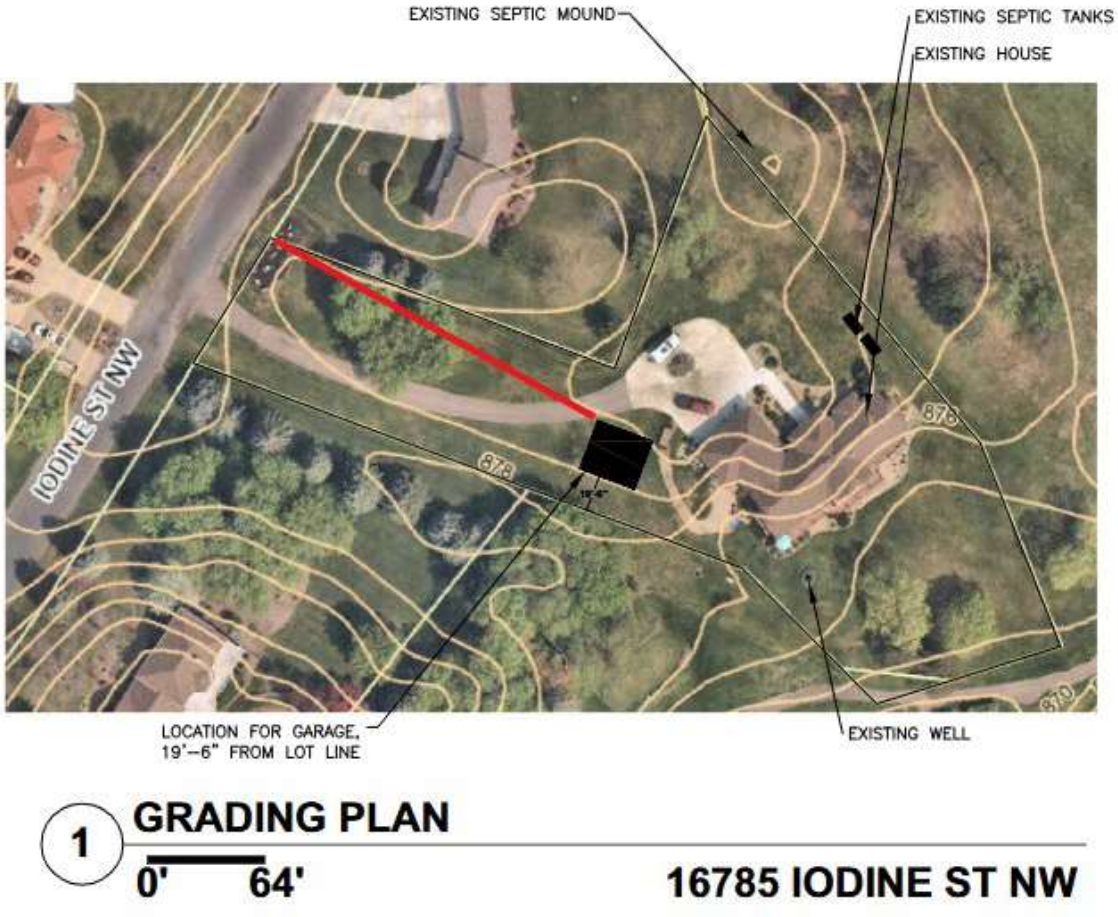
200' setback. Actually shown 203' back but figure 200' minimum.

Tim Johnson
Lindell Engineering Inc.
763-354-1099
tj@lindelleng.com

From: Adam Martin <amartin@ci.ramsey.mn.us>
Sent: Monday, August 18, 2025 1:46 PM
To: Tim Johnson <tj@lindelleng.com>
Subject: RE: 16785 Iodine St NW - Variance Application

Hi Tim!

I am working on the staff report for your variance and realized I forgot to ask for one more piece of information. What is the proposed front yard setback the garage? (the closest point from the garage to Iodine Street, shown with a red line on the screenshot below.)



I should have clarified this sooner – my apologies!

Adam Martin | he/they
City Planner
763-433-9860 | Office
amartin@cityoframsey.com
www.cityoframsey.com
7550 Sunwood Dr. NW | Ramsey, MN 55303

Regular Planning Commission

Meeting Date: 08/28/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

"Brookside Terrace" - Preliminary Plat for six single-family lots at the northwest corner of Nowthen Blvd. NW and 151st Lane NW (Brookside Construction, Inc.).

Purpose/Background:

The property at the northwest corner of 151st Lane NW and Nowthen Boulevard NW has recently been purchased by Brookside Construction Inc. (the Applicant) with the intent of removing the existing house (15156 Nowthen Blvd NW) and subdividing the property into six single-family lots, each for new single-family home construction. This subdivision is classified as a Major Plat in Chapter 117 of City Code. The Planning Commission reviewed the sketch plan (the first step in the subdivision process) at its meeting on June 26 and noted that the proposed plat generally met City Code standards.

The 3.16-acre property is zoned R-1A and each of the six lots meet or exceed the minimum standards for that district (80-foot lot width and 10,000 square feet). Each lot would front 151st Lane where the driveways would connect. No access will be provided to Nowthen Boulevard, though there is only a small 37.91-foot strip fronting Nowthen. The rest is separated by a park strip to provide a corridor for the trail. Each home would be connected to municipal utilities under 151st Lane.

Comprehensive Plan

The site is guided Low Density Residential in the 2040 Comprehensive Plan which requires development in the 2.25-4.00 units per acre range. The proposed density is 1.91 units per acre, short of meeting the minimum by two lots (7 lots = 2.23 u/ac; 8 lots = 2.55 u/ac). Since this subdivision is essentially a continuation of a previous determined subdivision plan, staff is comfortable with allowing the subdivision as proposed.

Property History

The subject property was a part of a larger parcel that was subdivided into small-acreage lots in 1990 (Haubrich Addition). At that time, it was noted that this area was within the Metropolitan Urban Services Area (MUSA), but municipal utilities were a ways from the site. So, it was subdivided with the expectation that in future years, each of the parcels will be further subdivided and hooked up to municipal utilities. In 1995, in conjunction with the Fox Knoll subdivision to the west, utilities were installed under 151st Lane. Since then, four of the six parcels further subdivided according to the plan. The proposed Brookside Terrace plat is in line with that original vision. One property remains that can be subdivided into three lots--two of which will be for future single-family homes.

Utilities

Sanitary sewer and water mains are located beneath 151st Lane. Several service connections were constructed in 1995, setting the property up for future subdivision. The property owner at that time opted to pay for two sets of services and an additional water service to be installed while deferring additional services to the time of subdivision.

Roadways

At the sketch plan review, it was noted that a previous proposal included a street connection between 151st Lane and Alpine Drive. There was not strong desire to pursue this connection as it would be made very close to Nowthen Boulevard, not really giving much of an option to access the neighborhood. In addition, grades and the location of the home to the north will make a tie-in point extremely difficult. All lots will be accessing 151st

Lane directly.

Pedestrian Connections
151st Lane is not a through street and, along with Quicksilver Street, has no sidewalks. A multi-use trail is present adjacent to the site along Nowthen Boulevard. During sketch plan review, several neighbors noted that the bend in 151st Lane can limit sight distances for both walkers and drivers sharing the roadway. The applicant will be responsible for constructing a sidewalk along the north side of 151st Avenue along these six lots, tying into the Nowthen Boulevard trail. The sidewalk would end mid-block with a standard pedestrian ramp to the street. This would allow people walking on 151st Lane to get out of the roadway around the bend.

Natural Resources and Landscape Plan
From the Enviromental Policy Board's August 18 report, it was noted that the submittal did include a Tree Inventory and Preservation. The site consists primarily of red cedar and mixed oaks, with some scattered willows, maples, pines, and ash. There are a total of 2,800 DBH inches of significant trees on site and the inventory indicates that 1,006 DBH inches will be removed (equivalent to removing approximately 36% of the significant tree DBH inches). The percentage is actually lower though, as the trees being removed for the stormwater basin are exempt from the removal threshold. As proposed, this project will be in full compliance with the City's tree preservation standards. Staff did add a review comment to the Tree Inventory and Preservation Plan noting that, depending on the timing of tree removal, precautionary steps may be needed to protect against the introduction of Oak Wilt.

Typically, in the R-1A Single Family Residential District, the required landscaping would consist of two (2) front yard trees, four (4) inches of topsoil over all areas disturbed that are not going to be finished with impervious surfacing (e.g. house, driveway, walkways, etc.), and turf establishment. Existing trees preserved on site can offset planting requirements, assuming they are located in the front yard. However, while the site is certainly exceeding the minimum threshold of DBH inches retained on site, none of the preserved trees will be in the front yard. Staff will continue to work with the Applicant on the Landscape Plan.

Storm Water Management
The property generally slopes down in the back yards of the proposed lots and storm water is directed westward. Proposed are a swale along the north and storm water management basin at the northwest comer of the site. Generally, storm water for the neighborhood flows northwesterly into a wetland complex. The Lower Rum River Watershed Management Organization (LRRWMO) will be reviewing the storm water plan in accordance with their rules at an upcoming meeting.

Notification:

Mailed notices were sent to property owners within 700 feet of the site. A "proposed development" sign was placed on the property. A legal notice was placed in the August 15 Anoka Union Herald Newspaper.

Time Frame/Observations/Alternatives:

Alternatives to consider:
1. Recommend approval of the preliminary plat as proposed.
2. Recommend approval of the preliminary plat with any modifications that are appropriate.
3. Recommend denial of the preliminary plat based on certain findings.

Funding Source:

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

Recommendation:

Staff recommends approval of the plat.

Outcome/Action:

Motion to recommend approval of the preliminary plat of "Brookside Terrace."

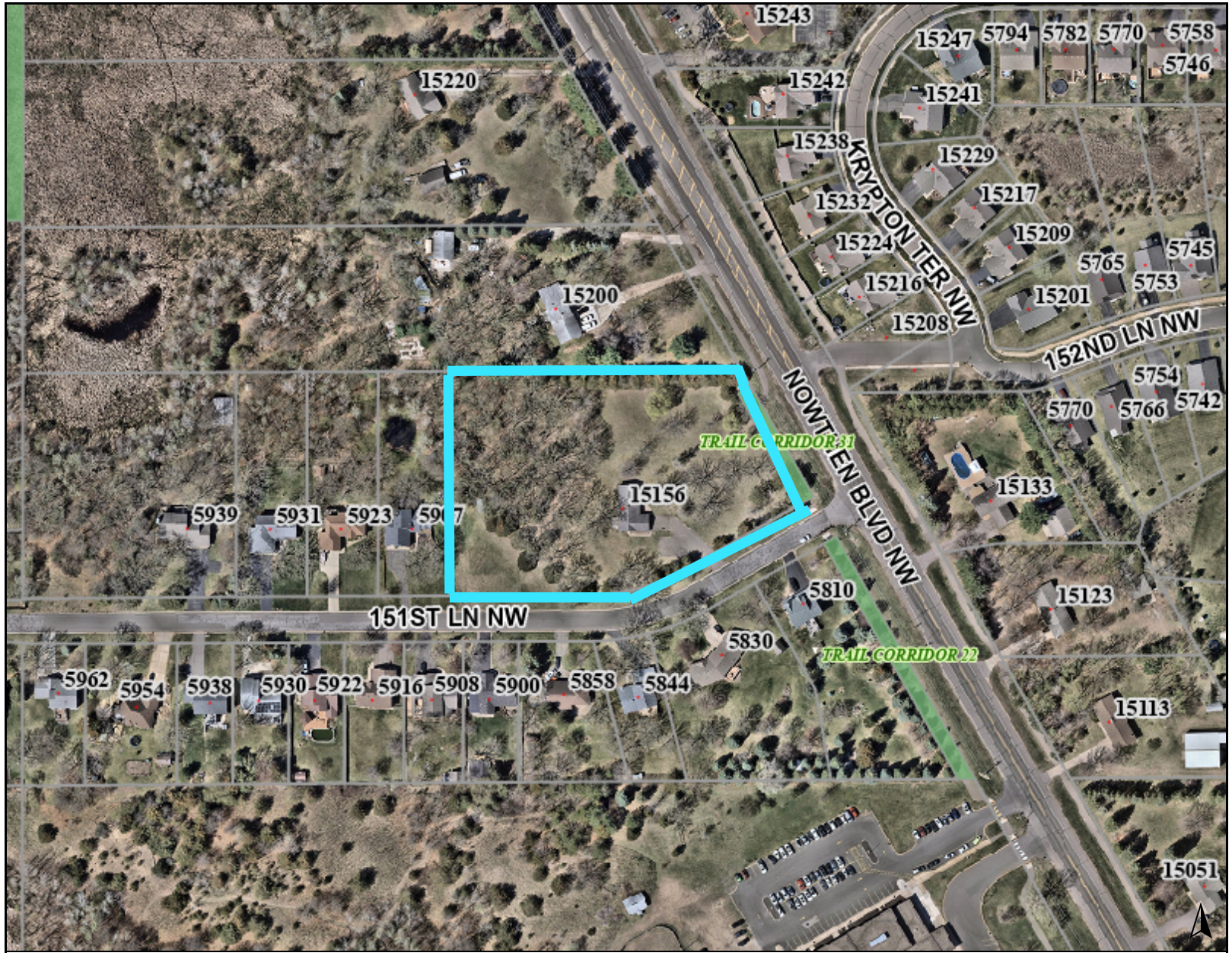
Attachments

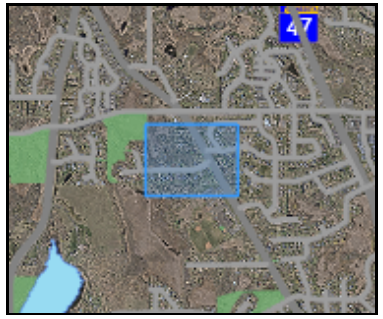
Location Map
Existing Conditions
Preliminary Plat
Civil Plans
Landscape Plans

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/21/2025 12:39 PM
Form Started By: Todd Larson		Started On: 07/22/2025 10:01 AM
Final Approval Date: 08/21/2025		

Brookside Terrace Preliminary Plat





Address:

15156 Nowthen Blvd NW

PID: 23-32-25-42-0009

0 350 700 ft

Created on: 08/04/2025 09:19:20
Powered by LOGIS GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

CERTIFICATE OF SURVEY

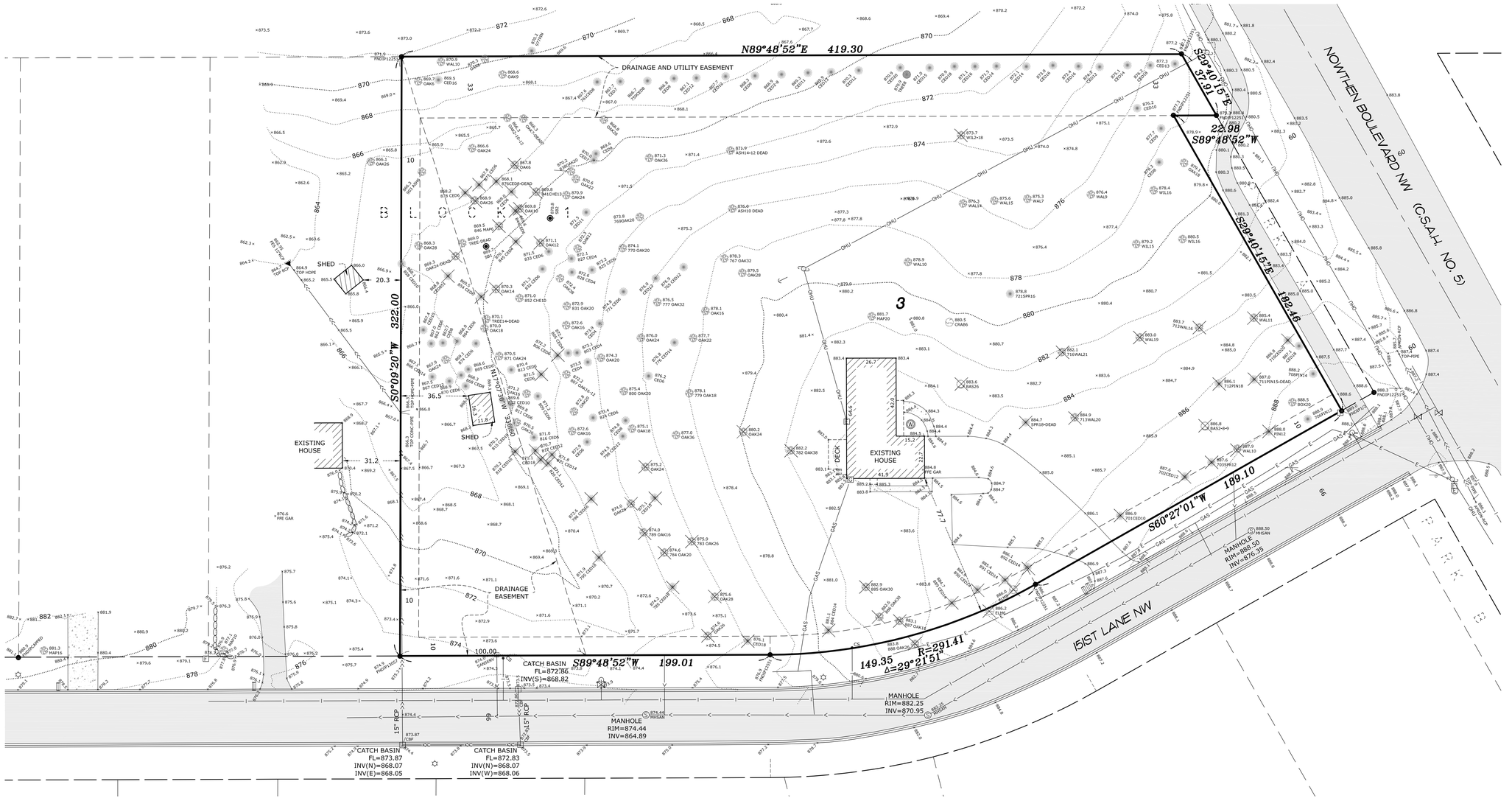
~for~ BROOKSIDE CONSTRUCTION, INC.
~of~ BROOKSIDE TERRACE
15156 NOWTHEN BOULEVARD
RAMSEY, MN 55303

SURVEY NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 05/09/25, 06/10/25, and 07/07/25.
- Bearings shown are on Anoka County datum.
- Parcel ID Number: 23-32-25-42-0009.
- Curb shots are taken at the top and back of curb.
- Total parcel area = 137,658 SF (3.16 Acres)
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

NORTH



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES CURB STOP
- DENOTES ELECTRICAL BOX
- DENOTES ELECTRICAL MANHOLE
- DENOTES GAS METER
- DENOTES GUY WIRE
- DENOTES HYDRANT
- DENOTES LIGHT POLE
- DENOTES MAILBOX
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SIGN
- DENOTES STORM SEWER APRON
- DENOTES SOIL BORING. (BY OTHERS)
- DENOTES TELEPHONE PEDESTAL
- DENOTES WATER VALVE
- DENOTES WELL
- DENOTES RETAINING WALL
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES OVERHEAD UTILITY
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE

EXISTING LEGAL DESCRIPTION

Lot 3, Block 1, HAUBRICH ADDITION, Anoka County, Minnesota.

BENCHMARK

BENCHMARK: ANOKA COUNTY BENCHMARK 2088
ELEVATION: 886.831 (NAVD88)

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY DENOTES
- TREE SIZE IN INCHES DENOTES
- TREE TYPE
- DENOTES TREES TO BE REMOVED

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

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

JASON E. RUD
Date: 7/14/2025 License No. 41578

DRAWN BY: RAF	JOB NO: 250376PP	DATE: 04-29-25
CHECK BY: JER	FIELD CREW: CB/MR	

NO.	DATE	DESCRIPTION	BY
1	05-12-25	ADDED FIELD INFO.	RAF
2	06-10-25	ADDED FIELD INFO.	RAF
3	07-08-25	ADDED FIELD INFO.	RAF

250376PP

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PRELIMINARY PLAT

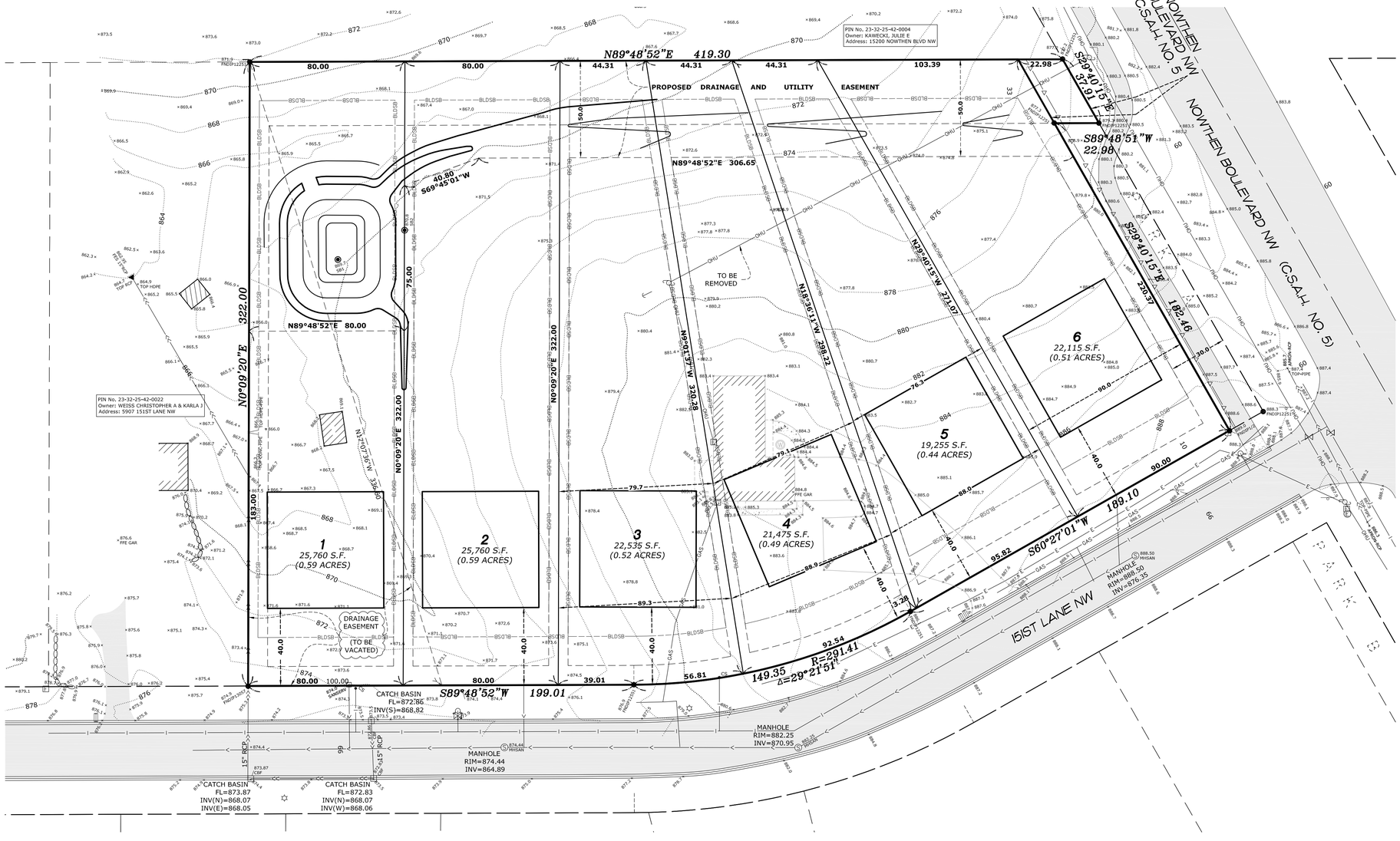
~for~ BROOKSIDE CONSTRUCTION, INC.
~of~ BROOKSIDE TERRACE
15156 NOWTHEN BOULEVARD
RAMSEY, MN 55303

EASEMENT VACATION DESCRIPTION:

The drainage easement as dedicated on Lot 3, Block 1, HAUBRICH ADDITION, Anoka County, Minnesota, which lies westerly of a line drawn from the northwesterly corner of said Lot 3 to a point on the southerly line of said Lot 3 distant 100 feet easterly of the southwest corner of said Lot 3.

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

NORTH



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES CURB STOP
- DENOTES ELECTRICAL BOX
- DENOTES ELECTRICAL MANHOLE
- DENOTES GAS METER
- DENOTES GUY WIRE
- DENOTES HYDRANT
- DENOTES LIGHT POLE
- DENOTES MAILBOX
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- DENOTES SANITARY SEWER MANHOLE
- DENOTES SIGN
- DENOTES STORM SEWER APRON
- DENOTES SOIL BORING. (BY OTHERS)
- DENOTES TELEPHONE PEDESTAL
- DENOTES WATER VALVE
- DENOTES WELL
- DENOTES RETAINING WALL
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES OVERHEAD UTILITY
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES BUILDING SETBACK LINE
- DENOTES RESTRICTED ACCESS
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 05/09/25, 06/10/25, and 07/07/25.
- Bearings shown are on Anoka County datum.
- Parcel ID Number: 23-32-25-42-0009.
- Proposed ponding, utilities, grading, and drainage information provided by Larson Engineering.

ZONING/SETBACK INFORMATION

EXISTING ZONING=R-1A-SINGLE FAMILY DISTRICT

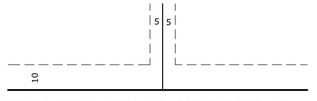
MINIMUM LOT AREA=10,000 SQUARE FEET
MINIMUM LOT WIDTH=80 FEET
MINIMUM LOT DEPTH=100 FEET
MINIMUM LOT FRONTAGE=45 FEET

FRONT SETBACK=25 FEET
SIDE INTERIOR SETBACK=5 FEET
REAR SETBACK=20 FEET
WETLAND SETBACK=16.5 FEET
ARTERIAL ROADWAY=30 FEET

PROPOSED DENSITY/LOT AREAS

TOTAL PARCEL AREA=136,900 SF (3.14 Acres)
LESS RIGHT OF WAY=758 SF (0.02 Acres)
NUMBER OF PROPOSED LOTS=6 LOTS
AVERAGE LOT SIZE=22,817 SF (0.52 Acres)
DENSITY= 1.9 LOTS/ACRE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 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.

EXISTING LEGAL DESCRIPTION

Lot 3, Block 1, HAUBRICH ADDITION, Anoka County, Minnesota.

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

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

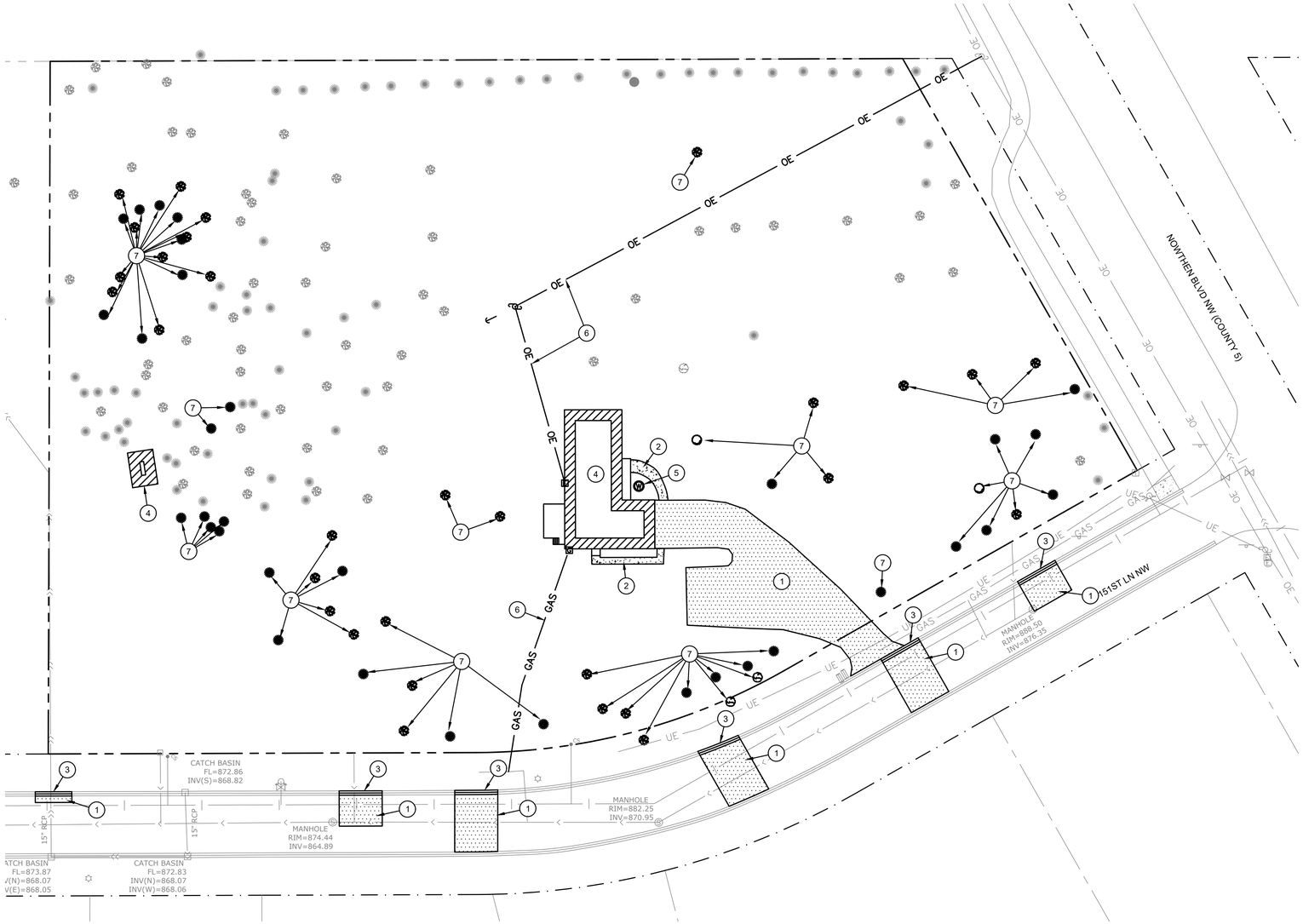
JASON E. RUD
Date: 8/14/2025 License No. 41578

DRAWN BY: RAF	JOB NO: 250376PP	DATE: 05-15-25
CHECK BY: JER	FIELD CREW: CB/MR	

1	06-10-25	ADDED FIELD INFO.	RAF
2	07-02-25	UPDATED LOTS	RAF
3	07-14-25	PRE-PLAT SUBMITTAL	RAF
4	07-30-25	RIGHT OF WAY DEDICATED	RAF
5	08-14-25	CITY COMMENTS	RAF

S:\RUD\CAD\25PROJ\250376PP\250376PP-SKETCH2.DWG

250376PP



SYMBOL LEGEND

- REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT SECTION
- REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION
- APPROXIMATE PAVEMENT CORE/BORING LOCATION SEE PROJECT GEOTECHNICAL REPORT

KEY NOTES

1. SAWCUT, REMOVE, AND DISPOSE OF BITUMINOUS PAVEMENT.
2. REMOVE AND DISPOSE OF CONCRETE PAVEMENT.
3. REMOVE AND DISPOSE OF CONCRETE CURB AND GUTTER.
4. DEMOLISH AND DISPOSE OF BUILDING, FOOTINGS, AND ANY RELATED INFRASTRUCTURE ITEMS. DEMOLITION AND DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. INCLUDES BUT NOT LIMITED TO ASBESTOS REMOVAL.
5. ABANDON EXISTING WATER WELL IN ACCORDANCE WITH MINNESOTA DEPARTMENT OF HEALTH REQUIREMENTS.
6. REMOVE EXISTING GAS AND ELECTRIC SERVICE. COORDINATE WITH UTILITY PROVIDER.
7. CLEAR AND GRUB EXISTING TREES, STUMPS, AND ROOTS.

DEMOLITION NOTES

1. Contractor shall verify all existing utility locations.
2. The location of the existing septic is unknown. The contractor shall locate and remove the septic system in accordance with state and County requirements.
3. It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections may include, but are not limited to, water, sanitary sewer, cable tv, telephone, gas, electric, site lighting, etc.
4. Prior to beginning work, contact Gopher State Onecall (651-454-0002) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
5. Sawcut along the edges of pavements, sidewalks, and curbs to remain. Unless otherwise indicated, concrete removals shall extend to the nearest existing joint.
6. All construction shall be performed in accordance with state and local standard specifications for construction.
7. If tree removal occurs during the active oak wilt season, caution is needed to prevent the introduction of oak wilt. if stumps are not removed at the same time as the tree, they must be painted with a wound sealant of latex paint.

NORTH

0 15 30 60

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120
www.larsonengr.com

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Client:
BROOKSIDE CONSTRUCTION
OAK GROVE, MN

Project Title:
BROOKSIDE TERRACE
15156 NOWTHEN BOULEVARD, RAMSEY, MN

PRELIMINARY NOT FOR CONSTRUCTION

I hereby certify that this plan, specifications 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.

First M. Last, P.E.

Date: 08.13.25 Lic. No.: 25520

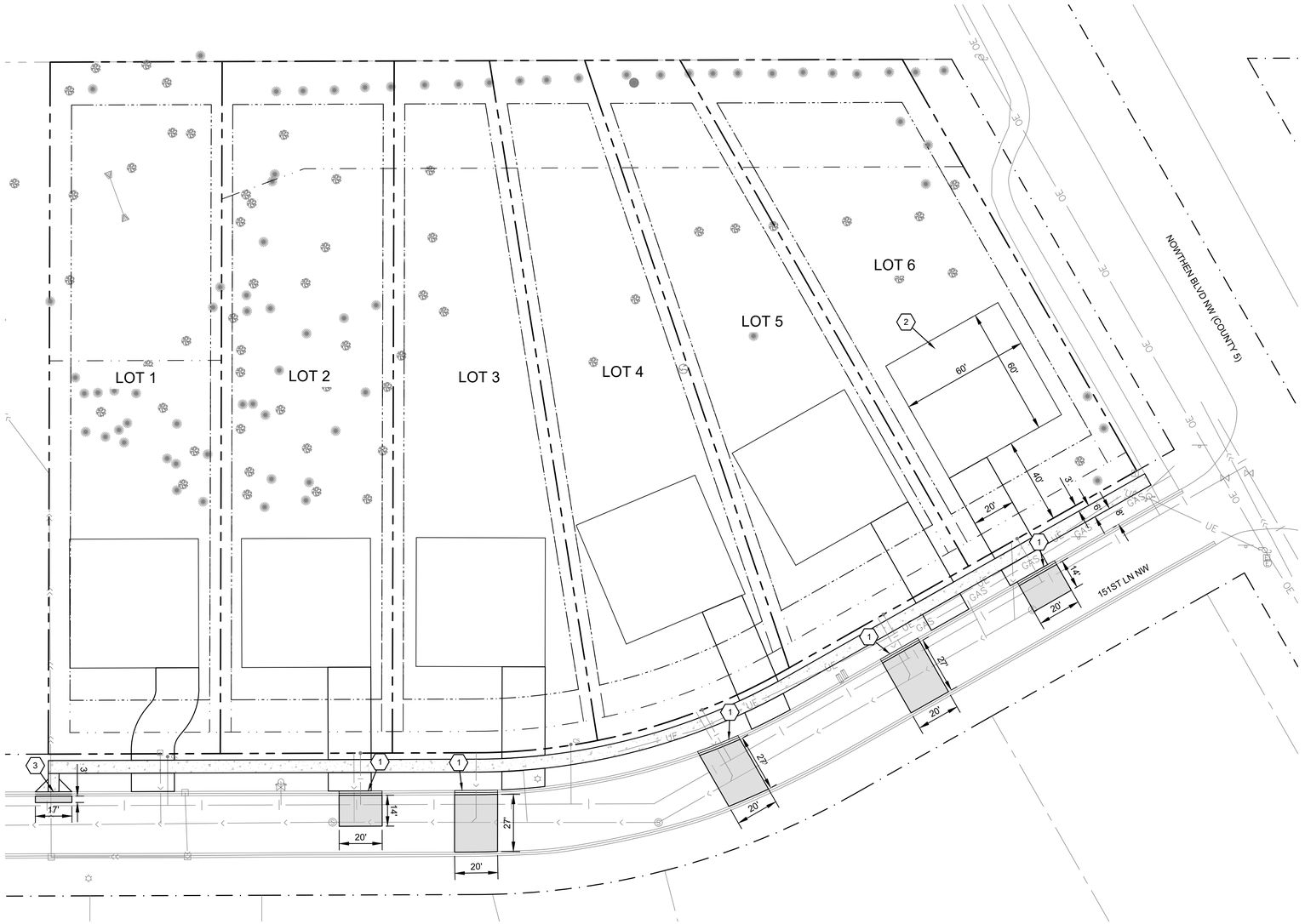
Rev.	Date	Description
	08.13.25	City Comments

Project #: 12256081.000
Drawn By: TRK
Checked By: TJH
Issue Date: 08.13.25

Sheet Title:
DEMOLITION PLAN

Sheet:
C100

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SYMBOL LEGEND

NEW BITUMINOUS PAVEMENT
MATCH EXISTING SECTION
SEE DETAIL 4/C501

NEW CONCRETE SIDEWALK
SEE DETAIL 2/C501

GENERAL

PROPERTY LINE
EASEMENT LINE
RIGHT-OF-WAY LINE
SETBACK LINE

KEY NOTES

1. NEW SURMOUNTABLE CURB, SEE DETAIL 1/C501 (MATCH EXISTING)
2. HOUSE PAD (TYPICAL). HOUSE SIZE AND ENVELOPE WILL BE DETERMINED AT THE TIME OF HOME CONSTRUCTION. DRIVEWAYS WILL BE CONSTRUCTED AT THE TIME OF HOME CONSTRUCTION. TIMING OF SIDEWALK CONSTRUCTION IS TO BE DETERMINED.
3. NEW PERPENDICULAR PEDESTRIAN RAMP PER MNDOT STANDARD PLATES (SEE DETAIL 1/C503)

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Project Title:
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15156 NOWTHEN BOULEVARD, RAMSEY, MN

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Date: 08.13.25 Lic. No.: 25520

Rev.	Date	Description
	08.13.25	City Comments

Project #: 12256081.000
Drawn By: TRK
Checked By: TJH
Issue Date: 08.13.25

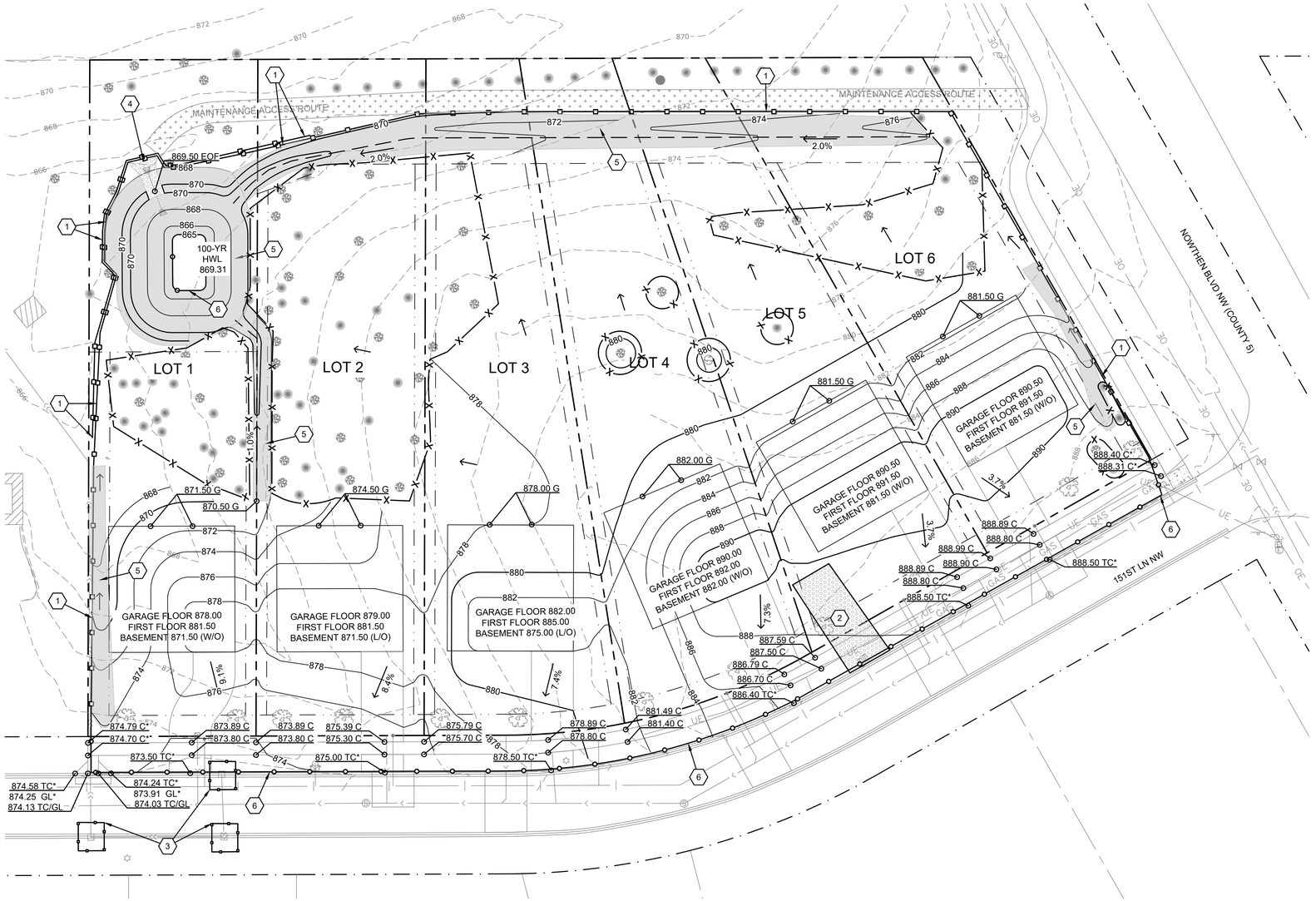
Sheet Title:
SITE PLAN

Sheet:
C200

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KEY NOTES

1. SILT FENCE, SEE DETAIL 1/C500
2. ROCK CONSTRUCTION ENTRANCE, SEE DETAIL 5/C500
3. CATCH BASIN INLET PROTECTION, SEE DETAIL 2/C500
4. RIP RAP, SEE DETAIL 3/C500
5. EROSION CONTROL BLANKET, SEE DETAIL 6/C501
6. SEDIMENT LOG, SEE DETAIL 4/C500



SYMBOL LEGEND

- EXISTING CONTOURS (950)
- PROPOSED CONTOURS - MAJOR INTERVAL (950)
- PROPOSED CONTOURS - MINOR INTERVAL (949)
- GRADE BREAK LINE
- GRADE SLOPE (2.0%)
- SILT FENCE
- SEDIMENT LOG
- TREE PROTECTION FENCE
- RIP-RAP / ROCK CONST. ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION

SPOT ABBREVIATIONS:

950.00 TC / 949.50 GL

C - CONCRETE
G - FINISHED GRADE
TC - TOP OF CURB
GL - GUTTER LINE OF CURB
(*) - EXISTING TO BE VERIFIED

GRADING NOTES

1. Grading of house pads shall be performed at the time of home construction.
2. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
3. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
4. Grades shown in paved areas represent finish elevation.
5. All disturbed areas to receive 4" of topsoil and seed (see specifications). Topsoil is defined as black dirt composed of unconsolidated material, largely undecomposed organic matter which is suitable foundation for vegetative growth. the composition of topsoil should contain no more than 35% sand content.
6. All construction shall be performed in accordance with state and local standard specifications for construction.
7. Once the infiltration basin has been constructed, an infiltration test shall be performed. The test shall be performed prior to placement of pre-mixed planting medium. If infiltration rates exceed 8.3 in/hr, soil corrections shall be conducted to reduce infiltration rates to below 8.3 in/hr, but not below 0.6 in/hr.
8. A sweper must available to the site within 3 hours notice from the City.
9. Send weekly and 0.5" rainfall event Inspection Reports to the City Inspector.
10. Roof leaders shall direct roof runoff to the back yards to drain the proposed infiltration basin. The roof leaders on lot 1 shall direct roof runoff to the swale between lots 1 and 2.
11. Driveways shall be designed to direct at least 50% of the driveway surface across the turf yard area adjacent to the driveway.

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OAK GROVE, MN

Project Title:
BROOKSIDE TERRACE
15156 NOWTHEN BOULEVARD, RAMSEY, MN

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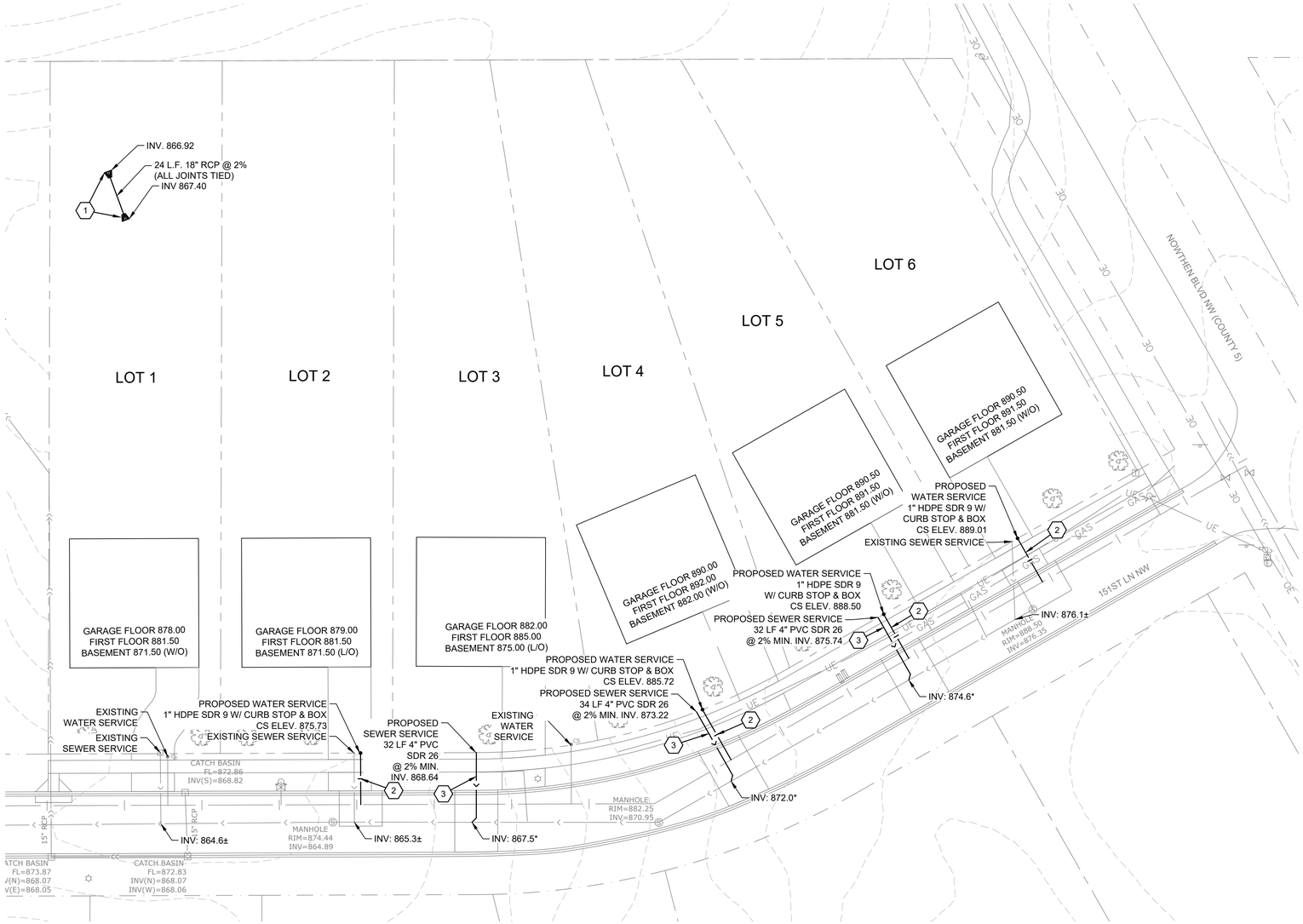
Rev.	Date	Description
	08.14.25	City Comments

Project #: 12256081.000
Drawn By: TRK
Checked By: TJH
Issue Date: 08.14.25

Sheet Title:
GRADING PLAN

Sheet:
C300

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SYMBOL LEGEND

- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- FLARED END
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE & BOX
- WATER SHUTOFF
- LIGHT POLE

- TELEPHONE LINE
- ELECTRIC OVERHEAD LINE
- ELECTRIC UNDERGROUND LINE
- FIBER OPTIC UNDERGROUND LINE
- NATURAL GAS UNDERGROUND LINE
- SANITARY SEWER PIPE
- STORM SEWER PIPE
- TELEPHONE UNDERGROUND LINE
- WATERMAIN PIPE
- DRAINTILE PIPE

KEY NOTES

1. NEW FLARED END SECTION, SEE DETAIL 5/C501
2. NEW WATER SERVICE, SEE DETAIL 7/C500
3. NEW SEWER SERVICE, SEE DETAIL 8/C500

UTILITY NOTES

1. It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
2. All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
3. The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
4. The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
5. Storm sewer requires testing in accordance with Minnesota plumbing code 4714.1107 where located within 10 feet of waterlines or the building.
6. HDPE storm sewer piping shall meet ASTM F2306 and fittings shall meet ASTM D3212 joint pressure test. Installation shall meet ASTM C2321.
7. Maintain a minimum of 8' of cover over all water lines and sanitary sewer lines. Where 8' of cover is not provided, install 2" rigid polystyrene insulation (MN/DOT 3760) with a thermal resistance of at least 5 and a compressive strength of at least 25 psi. Insulation shall be 8' wide, centered over pipe with 6" sand cushion between pipe and insulation. Where depth is less than 5', use 4" of insulation.
8. Install water lines 18" above sewers. Where the sewer is less than 18" below the water line (or above), install sewer piping of materials approved for inside building use for 10 feet on each side of the crossing.
9. See Project Specifications for bedding requirements.

NORTH

0 15 30 60

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Client:
BROOKSIDE CONSTRUCTION
OAK GROVE, MN

Project Title:
BROOKSIDE TERRACE
15156 NOWTHEN BOULEVARD, RAMSEY, MN

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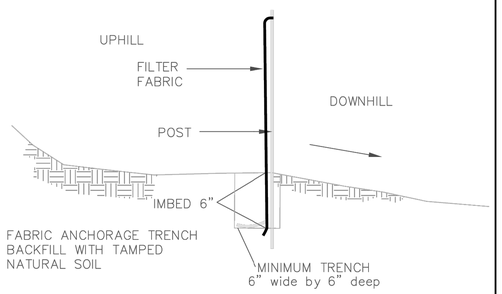
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Rev.	Date	Description
	08.14.25	City Comments

Project #: 12256081.000
Drawn By: TRK
Checked By: TJH
Issue Date: 08.14.25

Sheet Title:
UTILITY PLAN

Sheet:
C400



INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

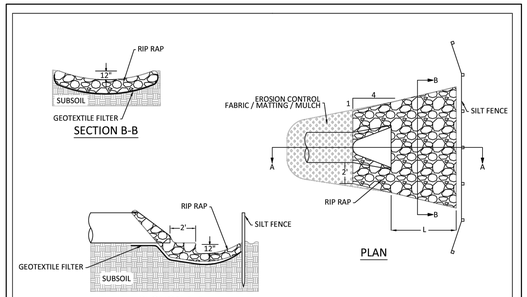
SILT FENCE DETAIL

NO SCALE

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

1 C500 SILT FENCE INSTALLATION DETAIL

NOT TO SCALE



NOTE: NOT TO SCALE

NOTES:

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

RIP RAP AT RCP OUTLETS

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

RIP RAP AT RCP-A OUTLETS

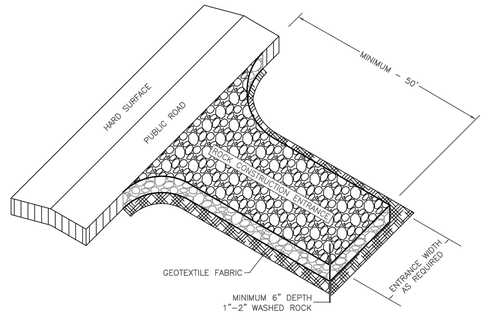
SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.5
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

COR	INFILTRATION			
FES 8	88	30	88	58
FES 8A	115	38	125	88

APPROVED: 9 – 2016 MODIFIED: 5 – 2019	City of RAMSEY	STANDARD DETAILS: RIP–RAP
		CITY PLATE No. ERO–3

3 C500 RIP-RAP AT OUTLETS

NOT TO SCALE



NOTE:

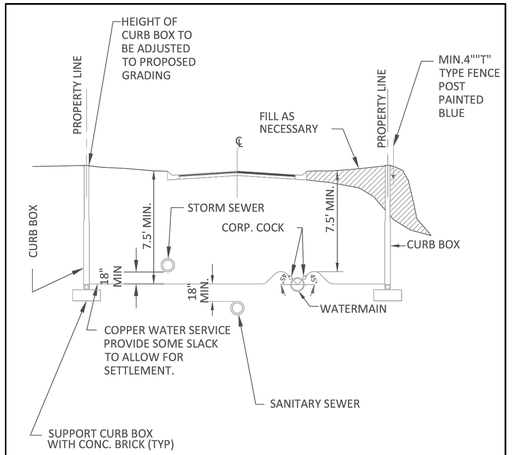
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION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

NOT TO SCALE

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

5 C500 ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE



WATER SERVICE

NTS

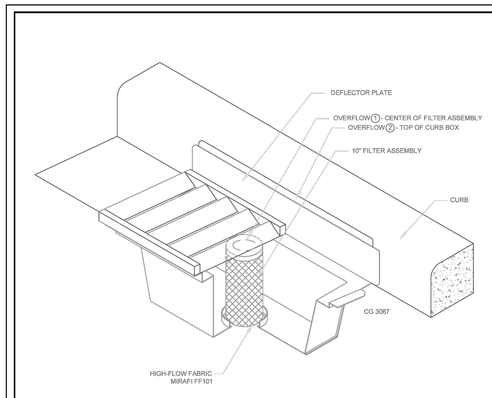
NOTES:

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

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: WATER SERVICE
		CITY PLATE No. WAT-2

7 C500 RESIDENTIAL WATER SERVICE CONNECTION

NOT TO SCALE



INLET PROTECTION – WIMCO OR EQUAL

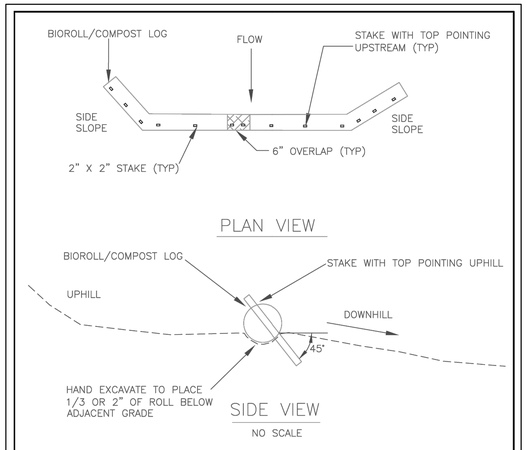
N.T.S.

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

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

2 C500 CATCH BASIN INLET PROTECTION DEVICE

NOT TO SCALE



NO SCALE

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

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

4 C500 SEDIMENT LOG DETAIL

NOT TO SCALE

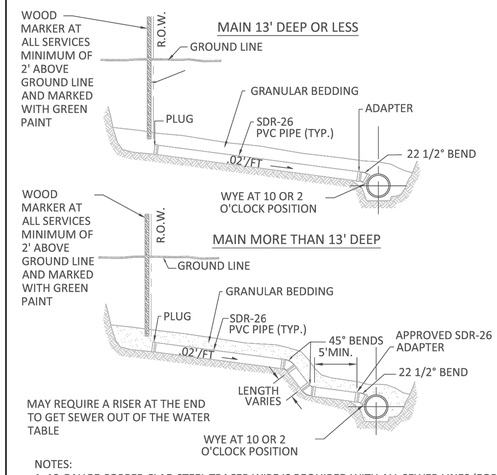
Notes:

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

6 C500 TOPSOIL DETAIL

NOT TO SCALE



NOTES:

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

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

8 C500 RESIDENTIAL SANITARY SERVICE CONNECTION

NOT TO SCALE

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Client: BROOKSIDE CONSTRUCTION
OAK GROVE, MN

Project Title: BROOKSIDE TERRACE
15156 NOWTHEN BOULEVARD, RAMSEY, MN

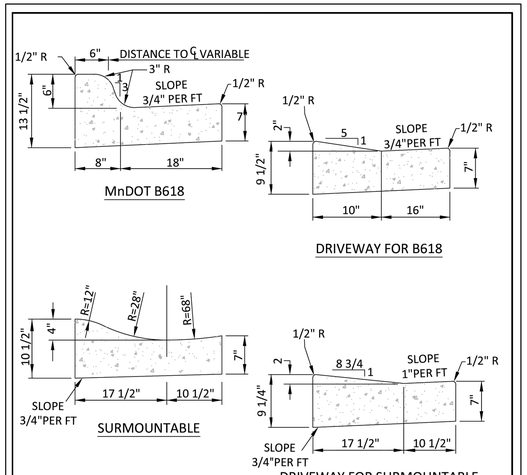
I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

First M. Last, P.E.

Date: 08.13.25 Lic. No.: 25520

Rev.	Date	Description
	08.13.25	City Comments

Project #: 12256081.000
Drawn By: TRK
Checked By: TJH
Issue Date: 08.13.25
Sheet Title: DETAILS
Sheet: C500



NOTES:

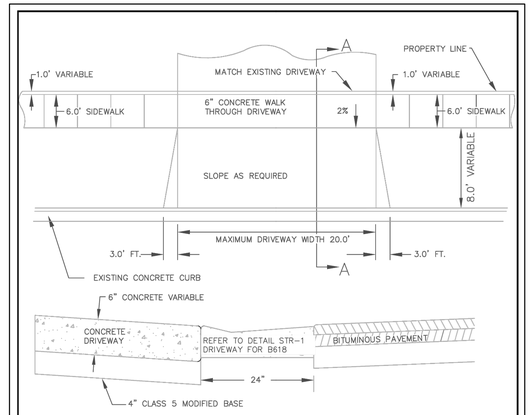
1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB. (INCIDENTAL TO CURB REPLACEMENT)
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB. (INCIDENTAL TO CURB REPLACEMENT)

APPROVED: 10 - 2024	City of RAMSEY	STANDARD DETAILS: CURB AND GUTTER
		CITY PLATE No. STR-1

SURMOUNTABLE CURB & GUTTER DETAIL

1 / C501

NOT TO SCALE



SECTION A–A
CONCRETE DRIVEWAY ENTRANCE

NOTES:

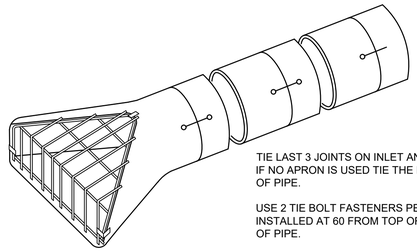
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 6" THICK FOR RESIDENTIAL, 8" THICK FOR COMMERCIAL DRIVEWAYS AND ALLEYS.
5. 1/2"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

APPROVED: 2 - 2004	City of RAMSEY	STANDARD DETAILS: RESIDENTIAL DRIVEWAY
		CITY PLATE No. STR-19

CONCRETE DRIVEWAY ENTRANCE

3 / C501

NOT TO SCALE



TIE LAST 3 JOINTS ON INLET AND OUTLET. IF NO APRON IS USED TIE THE LAST 3 SECTIONS OF PIPE.

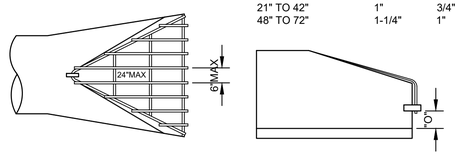
USE 2 TIE BOLT FASTENERS PER JOINT INSTALLED AT 60 FROM TOP OR BOTTOM OF PIPE.

USE 5/8" TIE FOR PIPE SIZES 12" TO 27".
USE 3/4" TIE FOR PIPE SIZES 30" TO 66".
USE 1" TIE FOR PIPE SIZES OVER 72".

NUTS AND WASHERS ARE NOT REQUIRED ON PIPE SIZE LESS THAN 21".

TRASH GUARDS WILL BE REQUIRED ON 18" OR LARGER PIPE.

SIZE OF PIPE	BARS	BOLTS	"O"
12" TO 18"	3/4"	5/8"	4"
21" TO 42"	1"	3/4"	6"
48" TO 72"	1-1/4"	1"	12"

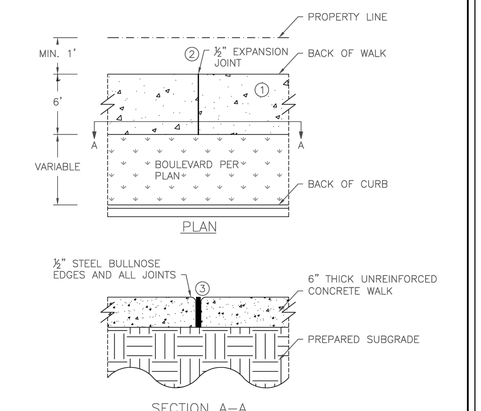


PROVIDE 3 CLIPS TO FASTEN TRASH GUARD TO F.E.S. HOT DIP GALVANIZE AFTER FABRICATION.

FLARED END SECTION DETAIL

5 / C501

NOT TO SCALE



NOTE:

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

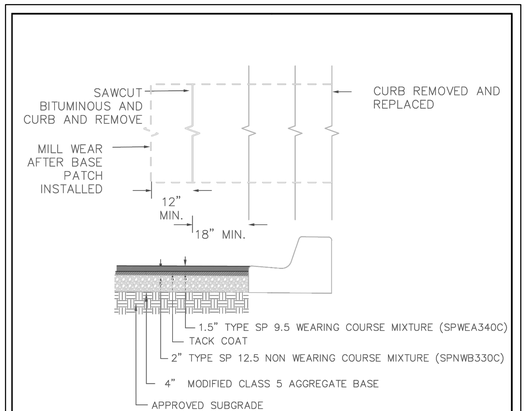
NOT TO SCALE

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

CONCRETE SIDEWALK

2 / C501

NOT TO SCALE



NOTES:

1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

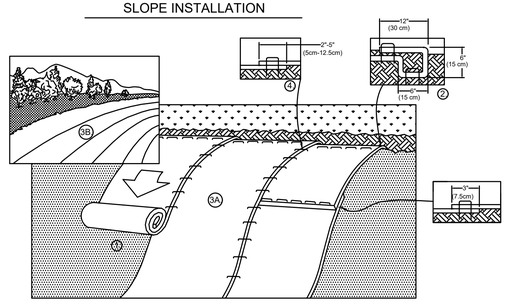
APPROVED: 3 - 2022	City of RAMSEY	STANDARD DETAILS: STREET PATCHING STANDARDS
		CITY PLATE No. STR-25

BITUMINOUS PAVEMENT SECTION

4 / C501

NOT TO SCALE

SLOPE INSTALLATION



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH. NOTE: *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

EROSION CONTROL BLANKET

6 / C501

NOT TO SCALE

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120
www.larsonengr.com

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PRELIMINARY NOT FOR CONSTRUCTION

Client: BROOKSIDE CONSTRUCTION
OAK GROVE, MN

Project Title: BROOKSIDE TERRACE
15156 NOWTHEN BOULEVARD, RAMSEY, MN

I hereby certify that this plan, specifications 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.

First M. Last, P.E.

Date: 08.13.25 Lic. No.: 25520

Rev.	Date	Description
	08.13.25	City Comments

Project #: 12256081.000
Drawn By: TRK
Checked By: TJH
Issue Date: 08.13.25

Sheet Title: DETAILS

Sheet: C501

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ROMAC INDUSTRIES, INC. — STYLE "CB"™ SEWER SADDLE



MATERIAL SPECIFICATIONS

CASTINGS: Ductile iron per ASTM 536, Grade 65-45-12. Protected with a yellow shopcoat.

ADJUSTABLE STRAP: 3 1/2" wide, stainless steel per ASTM A240, type 304.

BOLTS: 1/2" UNC rolled thread, 304 stainless steel.

NUTS: Stainless steel per ASTM A194, type 304. Coated to prevent galling.

WASHERS: Stainless steel, type 304 and plastic lubricating washers.

GASKET: SBR per ASTM D2000 MBA 710, compounded for water and sewer service. Other compounds available on request.

CB-4.80UN
PATENT #4494780

MADE IN U.S.A.

NOM. BRANCH SIZE	NOM. PIPE SIZE	RANGE	BRANCH TYPE	BRANCH O.D.	CATALOG NUMBER	LIST PRICE	ADD-ON EPOXY	APPROX. WEIGHT (lbs.)
4"	6"- 12" 48" strap	[2]6.27 - 14.40 Regular Gasket	PVC Sewer	4.215	CB-4.215	$218.20	$66.37	10 #
			Tyseal	4.28	CB-4.28			
			C.I. Soil-No Hub	4.38	CB-4.38			
			PVC	4.50	CB-4.50			
			Universal [1]	4.20 - 4.80	CB-4.80UN [1]			
			Clay [1]	5.00 - 5.38	CB-5.38 [1]			
	14"- 24" 96" strap	14.40 - 25.80 Large O.D. Gasket	PVC Sewer	4.215	CB-4.215LS	277.47		11 #
			Tyseal	4.28	CB-4.28LS			
			C.I. Soil-No Hub	4.38	CB-4.38LS			
			PVC	4.50	CB-4.50LS			
			Universal [1]	4.20 - 4.80	CB-4.80UNLS [1]			
			Clay [1]	5.00 - 5.38	CB-5.38LS [1]			
	24"- 48" 192" strap	25.80 - 54.00 Large O.D. Gasket	PVC Sewer	4.215	CB-4.215XLS	514.98		13 #
			Tyseal	4.28	CB-4.28XLS			
			C.I. Soil-No Hub	4.38	CB-4.38XLS			
			PVC	4.50	CB-4.50XLS			
			Universal [1]	4.20 - 4.80	CB-4.80UNXLS [1]			
			Clay [1]	5.00 - 5.38	CB-5.38XLS [1]			
6"	8"- 12" 48" strap	[2]8.00 - 14.40 Regular Gasket	PVC Sewer C.I. Soil-No Hub	6.27 - 6.30	CB-6.30	290.88	100.38	12 #
			Universal [1]	6.27 - 6.66	CB-6.66UN [1]			
			Cast Iron-D.I.	6.90	CB-6.90			
			Clay [1]	7.19 - 8.00	CB-8.00 [1]			
	14"- 24" 96" strap	14.40 - 25.80 Large O.D. Gasket	PVC Sewer C.I. Soil-No Hub	6.27 - 6.30	CB-6.30LS	347.34		13 #
			Universal [1]	6.27 - 6.66	CB-6.66UNLS [1]			
			Cast Iron-D.I.	6.90	CB-6.90LS			
			Clay [1]	7.19 - 8.00	CB-8.00LS [1]			
	24"- 48" 192" strap	25.80 - 54.00 Large O.D. Gasket	PVC Sewer C.I. Soil-No Hub	6.27 - 6.30	CB-6.30XLS	584.86		15 #
			Universal [1]	6.27 - 6.66	CB-6.66UNXLS [1]			
			Cast Iron-D.I.	6.90	CB-6.90XLS			
			Clay [1]	7.19 - 8.00	CB-8.00XLS [1]			

[1] CB Sewer Saddles for Universal and Clay pipe include stainless steel hose clamp.
[2] Regular gaskets are NOT interchangeable with large gaskets.

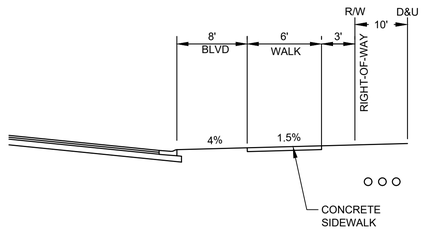
BRANCH SIZE	SIZE	GASKET	SADDLE CASTING	SLIDING BOLT	HOSE CLAMP[1]	STRAP	
4"	6 – 12" 14 – 24" 24 – 48"	$71.13 97.02 97.02	$76.51	$26.01	$21.15	REG (48") LS (96") XLS (192")	$70.56 103.93 341.46
6"	8 – 12" 14 – 24" 24 – 48"	125.26 148.35 148.35	95.05	26.01	22.51		

STAINLESS STEEL HOSE CLAMP SUPPLIED FOR UNIVERSAL GASKET

TO ORDER: Specify catalog number.
EXAMPLE: To fit 4" branch to 6" -12" nominal pipe with branch 4.20 - 4.80, order **CB-4.80UN**

Manufactured with Domestic and Import material. For Domestic requirements please contact our Quotations Department.
JANUARY 10, 2022

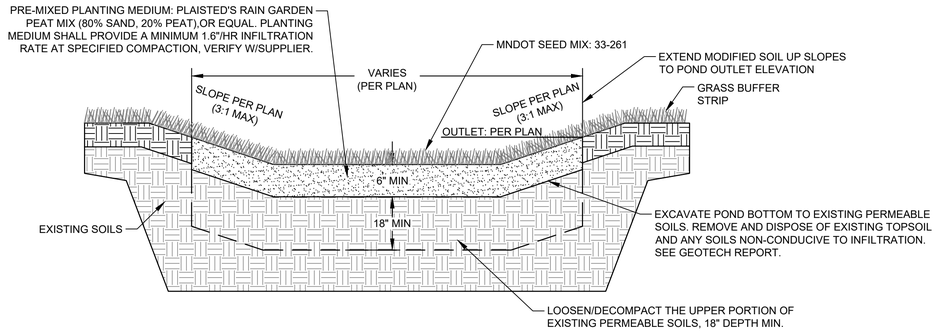
1 C502 SEWER SERVICE CONNECTION
NOT TO SCALE



3 C502 TYPICAL BOULEVARD SECTION
NOT TO SCALE

BASIN CONSTRUCTION NOTES:

1. ALL SOILS WITHIN INFILTRATION AREAS SHALL BE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION TRAFFIC. AREAS SHALL BE STAKED AND MARKED OFF, WITH ONLY LOW IMPACT EQUIPMENT (TRACKED OR SIMILAR) ALLOWED.
2. TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION SHALL BE LOCATED AWAY FROM PLANNED INFILTRATION AREAS TO MINIMIZE NATIVE SOIL DISTURBANCE AND POTENTIAL SEDIMENT DEPOSITS.
3. INSTALL TEMPORARY EROSION CONTROL (SILT FENCE OR EQUAL) AROUND ALL INFILTRATION AREAS TO PREVENT SEDIMENT ENTRY DURING CONSTRUCTION. TEMPORARY EROSION CONTROL SHALL REMAIN UPSTREAM UNTIL SATISFACTORY TURF ESTABLISHMENT. FINAL BASIN GRADING AND PLANTING MEDIUM PLACEMENT SHALL NOT OCCUR UNTIL PERIMETER BMP'S ARE IN PLACE.
4. PROVIDE AN AS BUILT TOPOGRAPHIC SURVEY OF THE EXCAVATION BOTTOM, BERM, OUTLET ELEVATION, FLARED END SECTION, AND STORM STRUCTURES PRIOR TO FINAL SEEDING AND RESTORATION TO VERIFY CORRECT SLOPES AND DEPTHS. FINAL RESTORATION SHALL NOT BE PERFORMED UNTIL TOPOGRAPHIC SURVEY IS REVIEWED AND APPROVED BY THE ENGINEER.



2 C502 INFILTRATION BASIN CROSS SECTION DETAIL
NOT TO SCALE

PRELIMINARY NOT FOR CONSTRUCTION

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White Bear Lake, MN 55110
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www.larsonengr.com

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Client: BROOKSIDE CONSTRUCTION
OAK GROVE, MN

Project Title: BROOKSIDE TERRACE
15156 NOWTHEN BOULEVARD, RAMSEY, MN

I hereby certify that this plan, specifications 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.

First M. Last, P.E.
Date: 08.13.25 Lic. No.: 25520

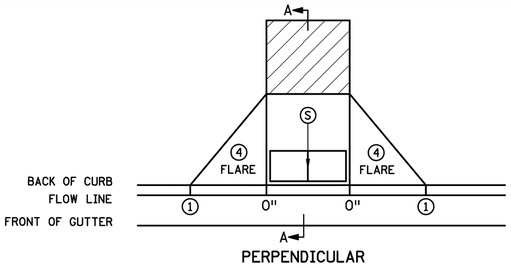
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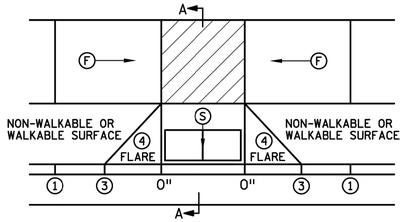
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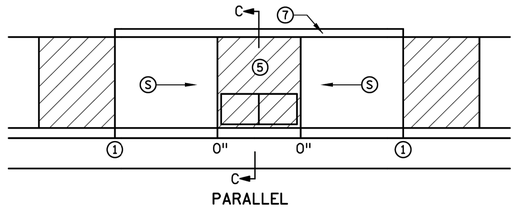
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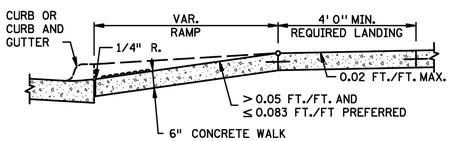
PERPENDICULAR



TIERED PERPENDICULAR

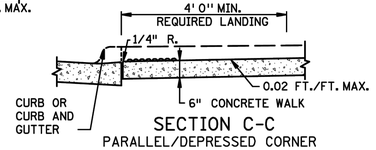


PARALLEL



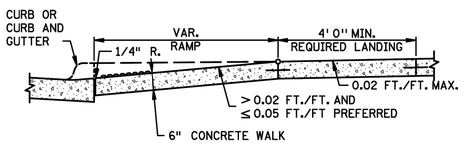
SECTION A-A

PERPENDICULAR/TIERED/DIAGONAL



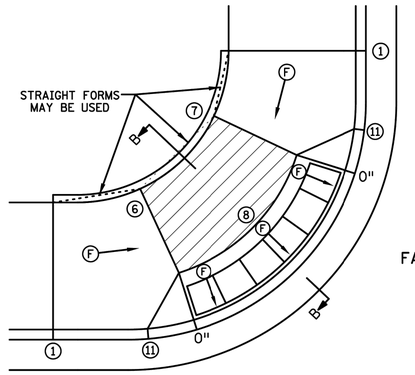
SECTION C-C

PARALLEL/DEPRESSED CORNER

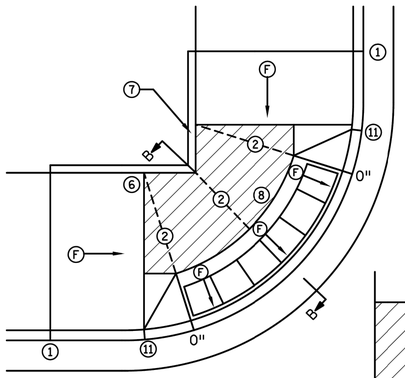


SECTION B-B

FAN

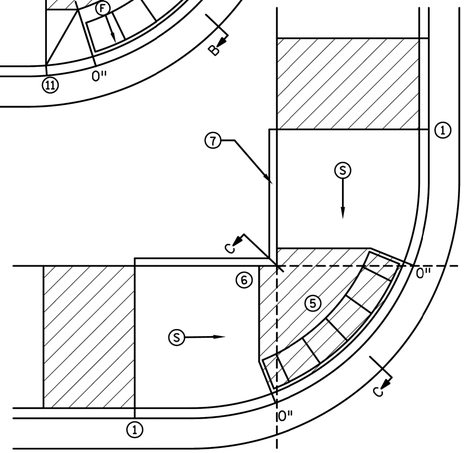


FAN⑩

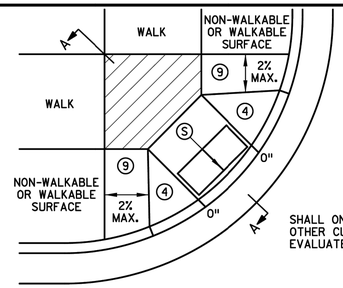


MODIFIED FAN⑩

USED WHEN RIGHT-OF-WAY IS CONSTRAINED



DEPRESSED CORNER



DIAGONAL

SHALL ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE GREATER THAN 2%.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL, THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH. (EXCEPT AS STATED IN ⑥ BELOW.

TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 OF 6 FOR ALL SEPARATELY POURED INITIAL LANDINGS.

WHEN SIDEWALK IS AT BACK OF CURB, TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

MAINTAIN POSITIVE BOULEVARD DRAINAGE TO TOP OF CURB.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER THE ENTIRE PAR WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK WITH THE EXCEPTION OF 3" MAXIMUM ON EACH OUTSIDE EDGE WHICH ENSURES THE DETECTABLE WARNINGS ARE ENCASED IN CONCRETE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 0" - 3" OFFSET IS ALLOWED.

WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6" LESS THAN THE INCOMING PAR. ARC LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

① MATCH FULL HEIGHT CURB.

② 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.

③ 3" HIGH CURB WHEN USING A 3' LONG RAMP, 4" HIGH CURB WHEN USING A 4' LONG RAMP.

④ SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS.

⑤ DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.

⑥ THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL. (TYPICAL FOR ALL)

⑦ WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS LESS THAN 5% RUNNING SLOPE SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.

⑧ A 7' MIN TOP RADIUS GRADE BREAK IS REQUIRED TO BE CONSTRUCTIBLE.

⑨ PAVE FULL WALK WIDTH.

⑩ "S" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.

⑪ INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8-10% TO A MINIMUM 3" CURB HEIGHT. REDUCE INTERMEDIATE CURB HEIGHT TO 2+ INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

Ⓢ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

Ⓕ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

X" CURB HEIGHT

REVISION:

APPROVED: 11-04-2021

JEFFREY J. PERKINS
OPERATIONS DIVISION

MINNESOTA DEPARTMENT OF TRANSPORTATION

STANDARD PLAN 5-297.250 | 1 OF 6

APPROVED: 11-04-2021
REVISED:

THOMAS J. STYRBICKI
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

1 C503 PEDESTRIAN RAMP DETAIL

NOT TO SCALE

PRELIMINARY NOT FOR CONSTRUCTION

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
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Client: BROOKSIDE CONSTRUCTION
OAK GROVE, MN

Project Title: BROOKSIDE TERRACE
15156 NOWTHEN BOULEVARD, RAMSEY, MN

I hereby certify that this plan, specifications 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.

First M. Last, P.E.

Date: 08.13.25 Lic. No.: 25520

Rev.	Date	Description
	08.13.25	City Comments

Project #: 12256081.000
Drawn By: TRK
Checked By: TJH
Issue Date: 08.13.25

Sheet Title: DETAILS

Sheet: C503

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PROJECT SPECIFIC SWPPP INFORMATION:

I. GENERAL CONSTRUCTION ACTIVITY INFORMATION

PROJECT NAME: BROOKSIDE TERRACE
PROJECT LOCATION: 15156 NOWHEN BLVD NW
RAMSEY, MN 55303

PROJECT CONTACTS
OWNER: RON SIVIGNY
1971 208TH LANE NW
OAK GROVE, MN 55011
CONTACT: 612-919-4812
BROOKSIDECONSTINC@GMAIL.COM

ENGINEER: LARSON ENGINEERING, INC.
3524 LABORE ROAD
WHITE BEAR LAKE, MN 55110
CONTACT: TOM HERKENHOFF, P.E., 320-428-5824,
THERKENHOFF@LARSONENGR.COM

CONTRACTOR: COMPANY **(TBD)**
ADDRESS
CITY, STATE, ZIP
CONTACT: NAME, PHONE, EMAIL

CITY WHERE WORK WILL TAKE PLACE: RAMSEY, MN
COUNTY WHERE WORK WILL TAKE PLACE: ANOKA

LATITUDE/LONGITUDE OF APPROXIMATE CENTROID OF PROJECT: 45° 14' 45" N, 93° 24' 57" W

PROJECT TYPE (CIRCLE ONE): (RESIDENTIAL) COMMERCIAL/INDUSTRIAL

ROAD CONSTRUCTION RESIDENTIAL & ROAD CONSTRUCTION

OTHER (DESCRIBE): _____

DATES OF CONSTRUCTION (ESTIMATED):
Construction start date: 09/2025
Construction completion date: 06/2026

PROJECT DESCRIPTION:
This project will consist of the construction of a 6 new lots from an existing 3.2 acre parcel. The lots will have access from existing 151st Lane NW. The project will include lot grading, sidewalk, sanitary and water services, stormwater basin, and restoration.

PROJECT LIMITS:
See the project plans, in particular the grading & erosion control plans, for site disturbance limits.

SITE DISTURBANCE SUMMARY (to nearest tenth acre)**:**

Total number of acres to be disturbed:	2.0
Pre-Construction acres of impervious:	0.1
Post-Construction acres of impervious:	0.7
Total new impervious acres:	0.6

II. RECEIVING WATERS

RECEIVING WATERS (WITHIN ONE MILE OF PROJECT PROPERTY EDGE):

NAME OF WATER BODY	TYPE	SPECIAL WATER?	IMPAIRED WATER?
unnamed wetland	wetland	No	No

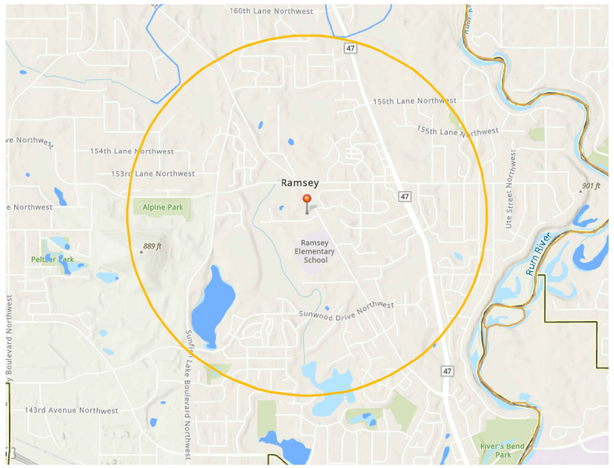
TOTAL MAXIMUM DAILY LOAD (TMDL) WATERS
N/A

IDENTIFY WETLAND IMPACTS:
1. Will construction result in any potential adverse impacts to wetlands, including excavation, degradation of water quality, draining, filling, permanent inundation or flooding, conversion to a stormwater pond?
No.
If yes, describe impacts and mitigation measures that were taken to address the impacts and include copies of permits or approvals from an official state wide wetland program issued specifically for this project or site:
N/A

ENVIRONMENTALLY SENSITIVE AREAS:
1. Identify adjacent public waters where the MN DNR has declared "work in water restrictions" during fish spawning timeframes:
None identified.

2. Describe any stormwater mitigation measures that will be implemented, as a result of an environmental review, endangered or threatened species review or archeological site review:
N/A

PROJECT LOCATION AND RECEIVING WATERS MAP:



III. PROJECT PLANS AND SPECIFICATIONS

Refer to the project plans, specifications, geotechnical report, and stormwater calculations which depict various features that are relevant to this project. Such features may include, but are not limited to, the following:

- Project location and construction limits.
- Existing and final grades, including dividing lines and direction of flow for all pre and post-construction stormwater runoff drainage areas located within the project limits.
- Soil types at the site.
- Locations of impervious surfaces.
- Locations of areas not to be disturbed (e.g., buffer zones, wetlands, etc.)
- Steep slope locations.
- Locations of areas where construction will be phased to minimize duration of exposed soils.
- Locations of all temporary and permanent erosion control and sediment control best management practices (BMP's).
- Buffer zones as required in item 9.17 and 23.11 of the permit.
- Locations of potential pollution-generating activities identified in Section 12 of the permit.
- Standard details for erosion and sediment control BMP's to be installed at the site.

The anticipated erosion prevention and sediment control BMP quantities needed for the life of this project include the following. These quantities are estimated only and shall be verified by the Contractor.

BMP	Estimated Quantity	Final Quantity
Rock Construction Entrance	1 EA	_____
Silt Fence	860 LF	_____
Inlet Protection	3 EA	_____
Bioroll	580 LF	_____
FES Outlet Rip-Rap	1 EA (size per plan)	_____
Turf Seeding	2.0 ACRE	_____
Erosion Blanket	1,250 SY	_____

SOIL INFORMATION

Refer to geotechnical report for site specific soil information.

TEMPORARY SEDIMENT CONTROL (SITE SPECIFIC ITEMS)

1. Is the project required to install a temporary sediment basin due to 10 or more acres draining to a common location, or 5 acres or more if the site is located within 1 mile of a special or impaired water?
No.
If yes, describe (or attach plans) showing how the basin will be designed and constructed in accordance with Section 14.
N/A
2. Will the project include dewatering, basin draining?
No.
If yes, describe measures to be used to treat/dispose of turbid or sediment-laden water and method to prevent erosion or scour of discharge points (see Section 10 of the permit):
N/A. Based on soil boring results, dewatering is not anticipated.

3. Will the project include use of filters for backwash water?
No.
If yes, describe how filter backwash water will be managed on the site or properly disposed of:
N/A

PERMANENT STORMWATER MANAGEMENT (SITE SPECIFIC ITEMS)

1. Will the project result in one acre or more of new impervious surface or result in one acre or more of new impervious in total if the project is part of a larger plan of development?
No.
If yes, a water quality volume of one inch of runoff from the cumulative new impervious surfaces must be retained on site (Section 15) through infiltration unless prohibited due to one of the reasons in item 16.14 through 16.21. If infiltration is prohibited, identify other methods of stormwater treatment used (e.g. filtration, wet sedimentation basin, regional ponding, or equivalent method):
One (1) new infiltration basin is proposed as part of the project to provide the required water quality volume from the total new and fully reconstructed impervious areas.

2. Attach design parameters for the planned permanent stormwater management system, including volume calculations, discharge rate calculations, construction details including basin depth, outlet configurations, location, design of pre-treatment devices, and timing for installation.
See the project plans and stormwater calculations.

3. For infiltration systems, provide at least one soil boring, test pit, or infiltrometer test in the location of the infiltration practice for determining infiltration rates.
See the geotechnical evaluation reports contained within the stormwater calculations. Additional in-field testing and geotechnical observations are planned during construction to verify soil characteristics at the proposed basin location.

4. For projects that discharge to trout streams, including tributaries to trout streams, identify method of incorporating temperature controls into the permanent stormwater management system.
N/A

SEQUENCE OF CONSTRUCTION ACTIVITIES

1. Install stabilized rock construction entrances.
2. Install perimeter erosion control BMP's (silt fence, bio-logs, etc).
3. Install temporary construction fencing at infiltration areas and other areas not be disturbed.
4. Install inlet protection throughout project area and downstream inlets.
5. Construct temporary sediment basins/traps as necessary.
6. Strip and stockpile topsoil.
7. Complete rough grading of site.
8. Stabilize denuded areas and stockpiles.
9. Install site utilities.
10. Install temporary inlet protection at newly installed catch basins/inlets.
11. Install curb and gutter and pavement sections.
12. Place topsoil and final grading of areas to be vegetated.
13. Remove accumulated sediment from basins / ponds.
14. Final grade pond and infiltration areas, including soil de-compaction as specified.
15. Complete stormwater basin as-built surveys (as required by project specifications and/or local jurisdictional authorities).
16. Complete permanent stabilization including plantings, seeding, and mulch.
17. Upon completion of construction activity and satisfactory vegetation establishment, remove remaining temporary erosion and sediment control BMPs.
18. Reseed / restore any areas disturbed during BMP removal.

SEEDING NOTES AND REQUIREMENTS:

1. The Contractor is responsible to salvage and preserve existing topsoil as necessary for final stabilization. All topsoil to be salvaged and re-used shall be processed as necessary to meet project specifications.
2. Prior to final seeding, all areas to be vegetated shall be scarified/decompacted and amended as specified in the plans and specifications.
3. Unless otherwise noted, all seed mixes and applications shall be in accordance with MNDOT Seeding Manual, latest edition.
4. See the project plans and specifications for seed mixtures, mulch, slope stabilization, and all other landscaping requirements.

FINAL STABILIZATION:

Ensure Final Stabilization of the site. Final Stabilization is not complete until all of the following requirements are complete:
1. All soil disturbing activities at the site have been completed and soils are stabilized by a uniform perennial vegetative cover with a density of 70 percent of its expected final growth over the entire pervious surface area, or other equivalent means necessary to prevent soil erosion under erosive conditions.
2. The permanent stormwater management system is constructed and operating as designed. Temporary or permanent sedimentation basins that are to be used as permanent water quality management basins have been cleaned of any accumulated sediment. All sediment has been removed from conveyance systems and ditches are stabilized with permanent cover.
3. All temporary synthetic and structural erosion prevention and sediment control BMPs (such as silt fence, bio-logs, etc.) have been removed from the site. BMPs designed to decompose on site may be left in place.
4. Upon correction of all erosion and sediment items and achieving vegetative cover, temporary erosion prevention and sediment control BMPs will be removed and properly disposed/recycled.
5. Within 30 days of final stabilization, a notice of termination shall be submitted to the MPCA (see Permit Termination Req's) .

GENERAL SWPPP NOTES:

1. The Contractor and all Subcontractors involved with construction activity that disturbs soil, or implements a pollution control measure as part of the Storm Water Pollution Prevention Plan (SWPPP) for this project, must comply with the requirements of the National Pollution Discharge Elimination System (NPDES) / State Disposal System (SDS) Program, General Permit MNR10001, Dated August 1, 2023.

2. The Contractor and all Subcontractors shall be responsible for reviewing the NPDES Permit in its entirety, to ensure that all SWPPP measures are in place and permit requirements fulfilled throughout the duration of the project.

SWPPP TRAINING (SECTION 21):

SWPPP PREPARER:	COMPANY:	LARSON ENGINEERING, INC.
	CONTACT:	TORRY KRAFTSON, 651-260-5159, TKRAFTSON@LARSONENGR.COM
	COURSE, INSTRUCTOR:	DESIGN OF SWPPP, ONLINE COURSE
	TRAINING ENTITY:	UNIVERSITY OF MINNESOTA
	EXPIRATION:	MAY 31, 2027
SWPPP CONTACT:	CONTRACTOR:	**(TBD)**
	CONTACT:	NAME, PHONE, EMAIL
	COURSE, INSTRUCTOR:	
	TRAINING ENTITY:	
	EXPIRATION:	

This SWPPP was prepared by personnel certified in design of construction SWPPP's as listed above. Copies of respective certifications are available upon request. In accordance with Section 21 of the permit, the following individuals must receive training, and the content and extent of the training is commensurate with the individual's job duties and responsibilities with regard to activities covered under the permit:
a. Individuals preparing the SWPPP for the project.
b. Individuals overseeing implementation of, revising and/or amending the SWPPP, and individuals performing inspections for the project.
c. Individuals performing or supervising the installation, maintenance and repair of BMP's.

Individuals must receive training from local, state, federal agencies, professional organizations, or other entities with expertise in erosion prevention, sediment control, permanent stormwater treatment and the MN NPDES/SDS Construction Stormwater permit. Individuals shall attend a refresher-training course every three (3) years.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

1. Unless otherwise directed, the Contractor shall obtain the MPCA-NPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times.
2. The Owner and Contractor are Permittee(s) as identified by the NPDES permit.
3. The Contractor shall be responsible for all on-site implementation of the SWPPP, including all Subcontractor activities.
4. The Contractor shall provide knowledgeable and experienced person(s) in the application, installation, and maintenance of Erosion and Sediment Control BMP's throughout the project.
5. The Contractor shall provide person(s) meeting the training requirements of the NPDES permit to conduct inspection and maintenance of all erosion prevention and sediment control BMP's in accordance with permit requirements. One of these individuals must be available for an on-site inspection within 72 hours upon request by the MPCA.
6. The Contractor shall provide training documentation for all individual(s) required by the permit. This training documentation shall be recorded in the SWPPP prior to construction, or as soon as personnel for the project have been determined. Documentation shall include:
a. Names of personnel associated with the project required to be trained (as listed above and under Section 21 of the permit).
b. Dates of training, name of instructor, and entity providing training.
c. Content of training course or workshop including number of hours of training.

INSPECTIONS AND MAINTENANCE:

1. The Contractor shall provide person(s) meeting the training requirements to conduct inspection and maintenance of all erosion prevention and sediment control BMP's under this project in accordance with permit requirements.
2. An example MPCA construction stormwater checklist can be found at the link below. Note: This template inspection report does not address all aspects of the NPDES Permit. The completion of this checklist does not guarantee that all permit requirements are in compliance; it is the responsibility of the Permittee(s) to read and understand the full permit requirements.

https://www.pca.state.mn.us/sites/default/files/wq-strm2-36.docx

RECORDS RETENTION:

The SWPPP, including all changes/amendments, and inspections and maintenance records shall be kept on site during normal working hours by individuals who have operational control of that portion of the site.

All Owner(s) shall keep the SWPPP, along with the following additional records, on file for three (3) years after submittal of the NOT as outlined in Section 4:
a. The Final SWPPP;
b. Any other stormwater related permits required for the project;
c. Records of all inspection and maintenance conducted during construction;
d. All permanent operation and maintenance agreements that have been implemented, including all Right-Of-Way, Contracts, Covenants, and other binding requirements regarding perpetual maintenance; and
e. All required calculations for design of the temporary and permanent stormwater management systems.

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Client:
BROOKSIDE CONSTRUCTION
OAK GROVE, MN

PRELIMINARY NOT FOR CONSTRUCTION

Project Title:
BROOKSIDE TERRACE
15156 NOWTHEN BOULEVARD, RAMSEY, MN

I hereby certify that this plan, specifications 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.

First M. Last, P.E.
Date: 08.13.25 Lic. No.: 25520

Rev.	Date	Description
	08.13.25	City Comments

Project #: 12256081.000
Drawn By: TRK
Checked By: TJH
Issue Date: 08.13.25

Sheet Title:
SWPPP

Sheet:
C600

GENERAL SWPPP REQUIREMENTS AND NOTES:

SWPPP AMENDMENTS (SECTION 6):

1. One of the individuals described in item 21.2.a or 21.2.b of the permit or another qualified individual must complete all SWPPP changes. Changes involving the use of less stringent BMPs must include a justification describing how the replacement BMP is effective for the site characteristics.
2. The SWPPP shall be amended to include additional or modified BMPs as necessary to correct problems identified or address situations whenever there is a change in design, construction, operation, maintenance, weather or seasonal conditions having a significant effect on the discharge of pollutants to surface waters or groundwater.
3. The SWPPP shall be amended to include additional or modified BMPs as necessary to correct problems identified or address situations whenever inspections or investigations by the site owner or operator, USEPA or MPCA officials indicate the SWPPP is not effective in eliminating or significnatly minimizing the iscHarGe of pollutants to surface waters or groundwater or the discharges are cuasing water quality standard exceedances (e.g., nuisance conditions as defined in Minn. R. 7050.0210, subp. 2 or the SWPPP is not consistend with the ofjectives of the USEPA approved TMDL.

BMP SELECTION AND INSTALLATION (SECTION 7):

1. All BMPs identified in the SWPPP document and construction plans shall be selected, installed, and maintained in an appropriate and functional manner in accordance with relevant manufacturer specifications and accepted engineering practices.
2. Do not disturb more land (i.e., phasing) than can be effectively inspected and maintained in accordance with Section 11.

TEMPORARY EROSION PREVENTION PRACTICES (SECTION 8)

1. Prior to beginning any construction work at the site, locations of areas not to be disturbed must be delineated (e.g., with flags, stakes, signs, silt fence, snow fence, etc.) throughout the project site.

2. Minimize the need for disturbance of portions of the project with steep slopes. For those sloped areas which must be disturbed, use techniques such as phasing and stabilization practices designed for steep slopes (e.g., slope draining and terracing).

3. Stabilize all exposed soil areas (including stockpiles). Stabilization must be initiated immediately to limit soil erosion whenever any construction activity has permanently or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days (or 7 days if within one mile of an identified impaired water). Stabilization must be completed no later than 14 calendar days (or 7 days if within one mile of an identified impaired water) after the construction activity has ceased.

4. Stabilization is not required on constructed base components of roads, parking lots, and similar surfaces. Stabilization is not required on temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) but sediment controls must be placed at the base of the stockpile.

5. For Public Waters that the Minnesota Department of Natural Resources has promulgated “work in water restrictions” during specified fish spawning time frames, all exposed soil areas that are within 200 feet of the water's edge, and drain to these waters must complete the stabilization activities within 24 hours during the restriction period.

6. Stabilize the normal wetted perimeter of the last 200 linear feet of temporary or permanent drainage ditches or swales that drain water from the site within 24 hours after connecting to a surface water or property edge. Stabilize remaining portions of temporary or permanent ditches or swales within 14 calendar days (or 7 days if within one mile of an identified impaired water) after connecting to a surface water or property edge and construction in that portion of the ditch temporarily or permanently ceases.

7. Temporary or permanent ditches or swales being used as sediment containment systems during construction (with properly designed rock-ditch checks, bio rolls, silt dikes, etc.) do not need to be stabilized during the temporary period of use as a sediment containment system. These areas must be stabilized within 24 hours after no longer being used for as a sediment containment system.

8. Applying mulch, hydromulch, tackifier, polyacrylamide or similar erosion prevention practices is not acceptable within any portion of the normal wetted perimeter of a temporary or permanent drainage ditch or swale section with a continuous slope of greater than 2 percent.

9. Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours after connection to a surface water or permanent stormwater treatment system.

10. Route water around unstabilized areas on the site and to reduce erosion, unless infeasible. Use erosion controls and velocity dissipation devices such as check dams, sediment traps, riprap, or grouted riprap at outlets within and along the length of any constructed stormwater conveyance channel, and at any outlet, to provide a non-erosive flow velocity, to minimize erosion of channels and their embankments, outlets, adjacent stream banks, slopes, and downstream waters during discharge conditions.

11. Unless infeasible due to lack of pervious or vegetated areas, direct discharges from BMPs to vegetated areas of the site (including any natural buffers) in order to increase sediment removal and maximize stormwater infiltration. Use velocity dissipation devices if necessary to prevent erosion when directing stormwater to vegetated areas.

12. Infiltration areas shall not be excavated until all upstream areas have been stabilized and/or upstream BMPs are in place to properly prevent sediment deposition. Only low impact equipment shall be allowed in infiltration areas which shall be clearly identified, staked, and marked/fenced off.

13. Project phasing shall be implemented to ensure land disturbance and temporary erosion control measures can be effectively inspected and maintained throughout the duration of the project in accordance with the Inspection and Maintenance requirements of Section 11.

TEMPORARY SEDIMENT CONTROL PRACTICES (SECTION 9)

1. Sediment control practices must be established on all down gradient perimeters and be located upgradient of any buffer zones. The perimeter sediment control practices must be in place before any upgradient land-disturbing activities begin. These practices shall remain in place until Final Stabilization has been established.

2. If downgradient sediment controls become overloaded, based on frequent failure or excessive maintenance requirements, additional upgradient sediment control practices or redundant BMPs shall be installed to eliminate the overloading concerns. All changes shall be recorded in the SWPPP.

3. Temporary or permanent drainage ditches and sediment basins designed as part of a sediment containment system (e.g., ditches with rock-check dams) require sediment control practices only as appropriate for site conditions.

4. A floating silt curtain placed in the water is not an acceptable sediment control BMP except when working on a shoreline or below the waterline. Immediately after construction activity (e.g., installation of rip rap along the shoreline) in that area is complete, upland perimeter control practices shall be installed if exposed soils still drain to a surface water.

5. Re-install all sediment control practices that have been adjusted or removed to accommodate short-term activities such as clearing or grubbing, or passage of vehicles, immediately after the short-term activity has been completed. Complete any short-term activity that requires removal of sediment control practices as quickly as possible and re-install sediment control practices before the next precipitation event even if the short-term activity is not complete.

6. All storm drain inlets must be protected by appropriate BMPs during construction until all sources with potential for discharging to the inlet have been stabilized. Inlet protection may be removed for a particular inlet if a specific safety concern (street flooding/freezing) has been identified by the Permittee(s) or the jurisdictional authority (e.g., city/county/township/MnDOT engineer).The Permittee(s) must document the need for removal in the SWPPP.

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

8. Where vehicle traffic leaves any part of the site (or onto paved roads within the site) install a vehicle tracking BMP to minimize the track out of sediment from the construction site. Examples of vehicle tracking BMPs include (but are not limited to) rock pads, mud mats, slash mulch, concrete or steel wash racks, or equivalent systems. Use street sweeping if such vehicle tracking BMPs are not adequate to prevent sediment from being tracked onto the street.

9. The Permittee(s) must install temporary sedimentation basins as required in accordance with permit requirements.

10. Minimize soil compaction by restricting vehicle access in areas where final vegetative stabilization will occur, unless otherwise infeasible.

11. Discharges from BMPs shall be directed to vegetated areas unless infeasible.

12. Preserve a 50 foot natural buffer or (if a buffer is infeasible on the site) provide redundant (double) perimeter sediment controls when a surface water is located within 50 feet of the project's earth disturbances and stormwater flows to the surface water.

13. Perimeter sediment controls shall be installed at least 5 feet apart unless limited by lack of available space. Natural buffers are not required adjacent to road ditches, judicial ditches, county ditches, stormwater conveyance channels, storm drain inlets, and sediment basins. If preserving the buffer is infeasible, the reasons for which shall be recorded in the SWPPP.

14. The use of polymers, flocculants, or other sedimentation treatment chemicals, if used on the project, shall be used in accordance with accepted engineering practices, dosing specifications, and sediment removal design specifications provided by the product manufacturer or supplier. Use conventional erosion and sediment controls prior to the chemical addition to ensure effective treatment. Chemicals may only be applied where treated stormwater is directed to a sediment control system which allows or filtration of settlement of the floc prior to discharge.

15. If the proposed project as shown on the plans has 10 or more acres draining to a common location or 5 acres or more if the site is within one mile of a special or impaired water (as identified in Section II - Receiving Waters and Environmentally Sensitive Areas), then a temporary sediment basin must be constructed as shown on the plans. Temporary sediment basins will have a minimum of 3,600 cubic feet of storage per acre draining to the basin. The basin outlet shall provide for discharging water from the surface to minimize discharging of pollutants. A stabilized emergency overflow shall be constructed.

DEWATERING AND BASIN DRAINING (SECTION 10)

1. Discharge turbid or sediment-laden waters related to dewatering or basin draining (e.g., pumped discharges, trench/ditch cuts for drainage) to a temporary or permanent sediment basin on the project site unless infeasible. Discharge from the temporary or permanent sedimentation basins to surface waters if the basin water has been visually checked to ensure adequate treatment has been obtained in the basin and that nuisance conditions will not result from the discharge. If the water cannot be discharged to a sedimentation basin prior to entering the surface water, it must be treated with the appropriate BMPs, such that the discharge does not adversely affect the receiving water or downstream properties.

2. Discharge water that contains oil or grease, must use an oil-water separator or suitable filtration device (e.g. cartridge filters, absorbents pads) prior to discharging the water.

3. All water from dewatering or basin-draining activities must be discharged in a manner that does not cause nuisance conditions, erosion in receiving channels or downslope properties, erosion or scour in the immediate vicinity of discharge points, or inundation in wetlands causing significant adverse impact to the wetland.

4. The use of filters with backwash water, haul the backwash water away for disposal, return the backwash water to the beginning of the treatment process, or incorporate the backwash water into the site in a manner that does not cause erosion. Discharge backwash water to the sanitary sewer if permission is granted by the sanitary sewer authority. Replace and clean the filter media used in dewatering devices when required to retain adequate function.

INSPECTIONS AND MAINTENANCE (SECTION 11)

1. Owner and Contractor shall ensure that a trained person (as identified in item 21.2.b) of the permit will inspect the entire construction site at a minimum:
   - Once every seven (7) days during active construction, and
   - Within 24 hours after a rainfall event greater than 1/2 inch in 24 hours

2. Inspect all erosion prevention and sediment control BMPs and Pollution Prevention Management Measures to ensure integrity and effectiveness during all routine and post-rainfall event inspections. All nonfunctional BMPs must be repaired, replaced, or supplemented with functional BMPs by the end of the next business day after discovery, or as soon as field conditions allow access unless another time frame is specified below. Investigate and comply with the following Inspection and Maintenance requirements:

   a. All perimeter control devices must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches one-half (1/2) of the height of the device. These repairs must be made by the end of the next business day after discovery, or thereafter as soon as field conditions allow access.
   b. Temporary and permanent sedimentation basins must be drained and the sediment removed when the depth of sediment collected in the basin reaches one-half (1/2) the storage volume. Drainage and removal must be completed within 72 hours of discovery, or as soon as field conditions allow access.
   c. Inspect and photograph dewatering discharges at the beginning and at least once every 24 hours during operation.
   d. Surface waters, including drainage ditches and conveyance systems, must be inspected for evidence of erosion and sediment deposition during each inspection. Remove all deltas and sediment deposited in surface waters, including drainage ways, catch basins, and other drainage systems, and restabilize the areas where sediment removal results in exposed soil. The removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints. Use all reasonable efforts to obtain access. If precluded, removal and stabilization must take place within seven (7) calendar days of obtaining access. Contact all local, regional, state and federal authorities and receiving any applicable permits, prior to conducting any work in surface waters.
   e. Construction site vehicle exit locations must be inspected for evidence of off-site sediment tracking onto paved surfaces. Tracked sediment must be removed from all paved surfaces both on and off site within 24 hours of discovery, or if applicable, within a shorter time.
   f. Streets and other areas adjacent to the project must be inspected for evidence of off-site accumulations of sediment. If sediment is present, it must be removed in a manner and at a frequency sufficient to minimize off-site impacts (e.g., fugitive sediment in streets could be washed into storm sewers by the next rain and/or pose a safety hazard to users of public streets).

5. Inspection frequency adjustment:
   a. Inspections of areas with permanent cover can be reduced to once per month, even if construction activity continues on other portions of the site; or
   b. where sites have permanent cover on all exposed soil and no construction activity is occurring anywhere on the site, inspections can be reduced to once per month and, after 12 months, may be suspended completely until construction activity resumes. The MPCA may require inspections to resume if conditions warrant; or
   c. where construction activity has been suspended due to frozen ground conditions, inspections may be suspended. Inspections must resume within 24 hours of runoff occurring, or upon resuming construction, whichever comes first.

3. All inspections and maintenance activities within 24 hours of being conducted must be recorded and retained in the SWPPP. These records must include:
   a. Date and time of inspections
   b. Name of person(s) conducting inspections
   c. Findings of inspections, including the specific location where corrective actions are needed
   d. Corrective actions taken (including dates, times, and party completing maintenance activities)
   e. Date and amount of all rainfall events greater than 1/2 inch (0.5 inches) in 24 hours. Rainfall amounts must be obtained by a properly maintained rain gauge installed onsite, a weather station that is within 1 mile of your location or a weather reporting system that provides site specific rainfall data from radar summaries.
   f. If any discharge is observed to be occurring during the inspection, a record of all points of the property from which there is a discharge must be made, and the discharge should be described (i.e., color, odor, floating, settled, or suspended solids, foam, oil sheen, and other obvious indicators of pollutants) and photographed.
   g. Any amendments to the SWPPP proposed as a result of the inspection must be documented within seven (7) calendar days.

4. All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area. All infiltration areas must be inspected to ensure that equipment is not being driven across the infiltration area.

POLLUTION PREVENTION MANAGEMENT MEASURES (SECTION 12)

Implement the following pollution prevention management measures on the site:

1. Storage, Handling, and Disposal of Construction Products, Materials, and Wastes shall comply with the following to minimize the exposure to stormwater of any of the products, materials, or wastes. Products or wastes which are either not a source of contamination to stormwater or are designed to be exposed to stormwater are not held to this requirement:

   a. Building products that have the potential to leach pollutants must be under cover (e.g., plastic sheeting or temporary roofs) to prevent the discharge of pollutants or protected by a similarly effective means designed to minimize contact with stormwater.
   b. Pesticides, herbicides, insecticides, fertilizers, treatment chemicals, and landscape materials must be under cover (e.g., plastic sheeting or temporary roofs) to prevent the discharge of pollutants or protected by similarly effective means designed to minimize contact with stormwater.
   c. Hazardous materials, toxic waste, (including oil, diesel fuel, gasoline, hydraulic fluids, paint solvents, petroleum-based products, wood preservatives, additives, curing compounds, and acids) must be properly stored in sealed containers to prevent spills, leaks or other discharge. Restricted access storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste or hazardous materials must be in compliance with Minn. R. ch. 7045 including secondary containment as applicable.
   d. Solid waste must be stored, collected and disposed of properly in compliance with Minn. R. ch. 7035.
   e. Portable toilets must be positioned so that they are secure and will not be tipped or knocked over. Sanitary waste must be disposed of properly in accordance with Minn. R. ch. 7041.

2. Fueling and Maintenance of Equipment or Vehicles; Spill Prevention and Response: Take reasonable steps to prevent the discharge of spilled or leaked chemicals, including fuel, from any area where chemicals or fuel will be loaded or unloaded including the use of drip pans or absorbents unless infeasible. Conduct fueling in a contained area unless infeasible. Ensure adequate supplies are available at all times to clean up discharged materials and that an appropriate disposal method is available for recovered spilled materials. Report and clean up spills immediately as required by Minn. Stat. § 115.061, using dry clean up measures where possible.

3. Vehicle and equipment washing: Wash the exterior of vehicles or equipment on the project site, washing must be limited to a defined area of the site. Runoff from the washing area must be contained in a sediment basin or other similarly effective controls and waste from the washing activity must be properly disposed of. Properly use and store soaps, detergents, or solvents. No engine degreasing is allowed on site.

4. Concrete and other washouts waste: Provide effective containment for all liquid and solid wastes generated by washout operations (concrete, stucco, paint, form release oils, curing compounds and other construction materials) related to the construction activity. The liquid and solid washout wastes must not contact the ground, and the containment must be designed so that it does not result in runoff from the washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with MPCA rules. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.

PERMIT TERMINATION (SECTIONS 4 AND 13)

1. Permittees must submit a NOT within 30 days after all termination conditions listed in Section 13 are complete.

2. Permittees must submit a NOT within 30 days after selling or otherwise legally transferring the entire site, including permit responsibility for roads (e.g., street sweeping) and stormwater infrastructure final clean out, or transferring portions of a site to another party. The permittees' coverage under the permit terminates at midnight on the submission date of the NOT.

3. Permittees may terminate permit coverage prior to completion of all construction activity if they meet all of the following conditions:
   a. Construction activity has ceased for at least 90 days; and
   b. at least 90 percent (by area) of all originally proposed construction activity has been completed and permanent cover has been established on those areas; and
   c. on areas where construction activity is not complete, permanent cover has been established; and
   d. the site complies with items 13.3 through 13.7 of the permit.

   After permit coverage is terminated under this item, any subsequent development on the remaining portions of the site will require permit coverage if the subsequent development itself or as part of the remaining common plan of development or sale will result in land disturbing activity of one (1) or more acres in size.

4. Permittees may terminate coverage upon MPCA approval after submitting information documenting the owner canceled the project.

5. Permittees must complete all construction activity and must install permanent cover over all areas prior to submitting the NOT. Vegetative cover must consist of a uniform perennial vegetation with a density of 70 percent of its expected final growth. Vegetation is not required where the function of a specific area dictates no vegetation, such as impervious surfaces or the base of a sand filter.

6. Permittees must clean the permanent stormwater system of any accumulated sediment and must ensure the system meets all applicable requirements in Section 15 through 19 of the permit and is operating as designed.

7. Permittees must remove all sediment from conveyance systems prior to submitting the NOT.

8. Permittees must remove all temporary synthetic erosion prevention and sediment control BMPs prior to submitting the NOT. BMPs designed to decompose on-site may be left in place.

9. For residential construction only, permit coverage terminates on individual lots if the structures are finished and temporary erosion prevention and downgradient perimeter control is complete, the residence sells to the homeowner, and the permittee distributes the MPCA's "Homeowner Fact Sheet" to the homeowner.

10. For construction projects on agricultural land (e.g., pipelines across cropland), disturbed land must be returned to its preconstruction agricultural condition prior to submitting the NOT.

11. When submitting the NOT, permittees must include either ground or aerial photographs showing vegetative cover requirements have been met as listed above. All submitted photographs shall include the date and specific site location.

LONG TERM OPERATION AND MAINTENANCE:

1. Upon the completion of construction activity and NPDES permit termination, in accordance with Sections 4 and 13, the Property Owner shall become the responsible party for long term operation and maintenance (O&M) of all permanent stormwater management features under this project.

2. All associated operations, inspections, maintenance, and record keeping shall be performed by trained individual(s) familiar with the site stormwater management system.

3. Record keeping of inspections and maintenance items shall be maintained by the Owner in accordance with applicable Maintenance Agreements/Declarations as required by local jurisdictional authorities.

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120
www.larsonengr.com

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PRELIMINARY NOT FOR CONSTRUCTION

Client:
BROOKSIDE CONSTRUCTION
OAK GROVE, MN

Project Title:
BROOKSIDE TERRACE
15156 NOWTHEN BOULEVARD, RAMSEY, MN

I hereby certify that this plan, specifications 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.

First M. Last, P.E.

Date: 08.13.25 Lic. No.: 25520

Rev.	Date	Description
	08.13.25	City Comments

Project #: 12256081.000
Drawn By: TRK
Checked By: TJH
Issue Date: 08.13.25

Sheet Title:
SWPPP

Sheet:
C601

TREE INVENTORY/REMOVAL EXHIBIT

~for~ BROOKSIDE CONSTRUCTION, INC.
~of~ BROOKSIDE TERRACE
15156 NOWTHEN BOULEVARD
RAMSEY, MN 55303

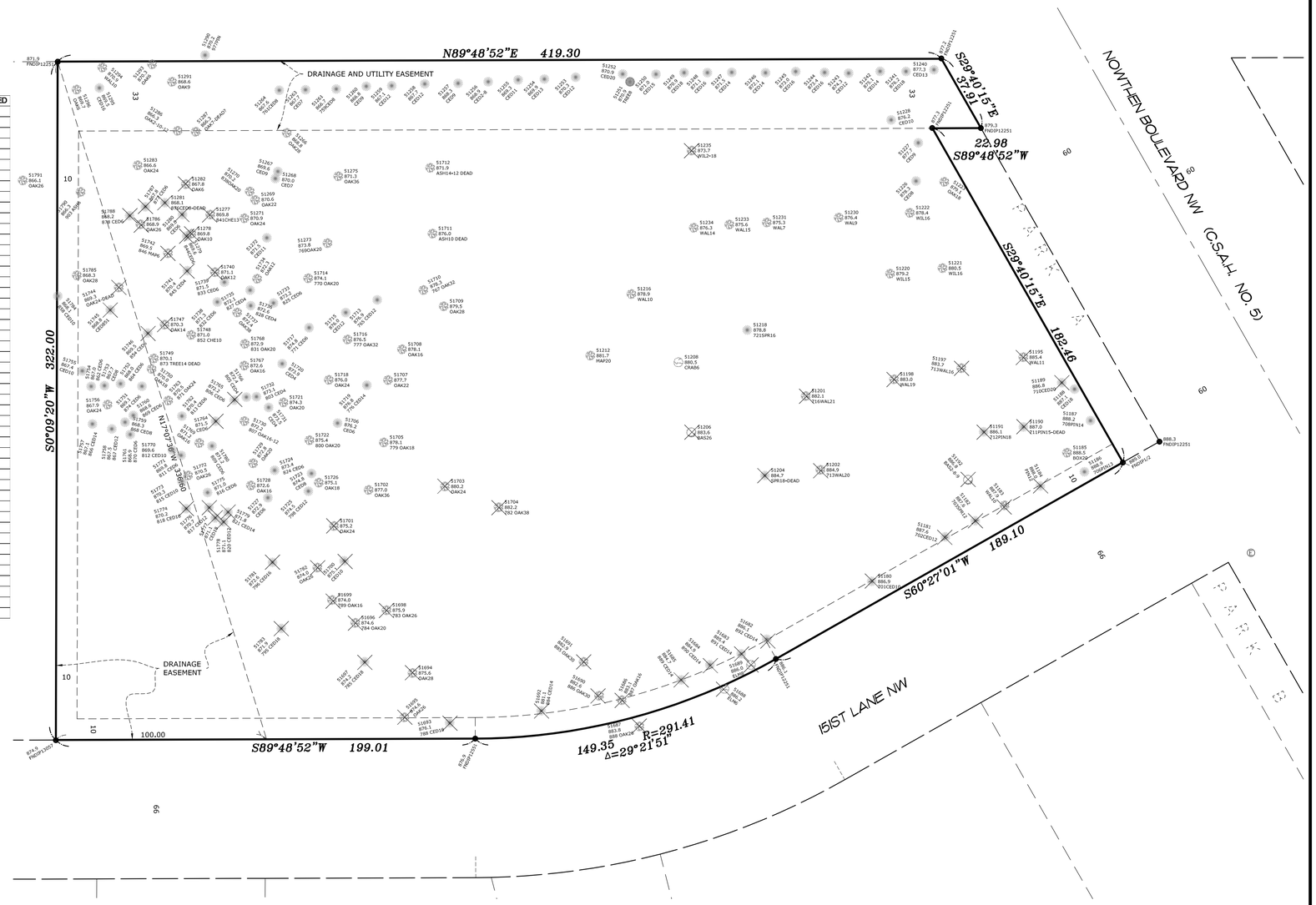
NORTH

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

POINT NUMBER	SPECIES	CALIPER	TO BE REMOVED
51180	CEDAR	10	X
51181	CEDAR	12	X
51182	SPRUCE	12	X
51183	WALL	10	X
51184	PINE	12	X
51185	BOX	20	
51186	PINE	13	
51187	PINE	14	
51188	CEDAR	18	
51189	CEDAR	20	X
51190	PINE	15	X
51191	PINE	18	X
51192	BASS	8	
51192	BASS	9	X
51195	WALL	11	X
51197	WALL	16	X
51198	WALL	19	X
51201	WALL	21	X
51202	WALL	20	X
51204	SPRUCE	18	X
51206	BASS	26	X
51208	CRAB	6	
51212	MAPLE	20	
51216	WALL	10	
51218	SPRUCE	16	
51220	WILL	15	
51221	WILL	16	
51222	WILL	16	
51223	OAK	18	
51226	CEDAR	8	
51227	CEDAR	9	
51228	CEDAR	10	
51230	WALL	9	
51231	WALL	7	
51233	WALL	15	
51234	WALL	14	
51235	WILL	18	X
51240	CEDAR	13	
51241	CEDAR	18	
51242	CEDAR	14	
51243	CEDAR	12	
51244	CEDAR	16	
51245	CEDAR	16	
51246	CEDAR	14	
51247	CEDAR	14	
51248	CEDAR	16	
51249	CEDAR	18	
51250	CEDAR	15	
51251	TREE	8	
51252	CEDAR	20	
51253	CEDAR	12	
51254	CEDAR	13	
51255	CEDAR	11	
51256	CEDAR	2	
51256	CEDAR	8	
51257	CEDAR	9	
51258	CEDAR	12	
51259	CEDAR	12	
51260	CEDAR	9	
51261	CEDAR	8	
51263	CEDAR	7	
51264	CEDAR	8	
51266	OAK	28	
51267	CEDAR	9	
51268	CEDAR	7	
51269	OAK	22	
51270	OAK	20	
51271	OAK	24	
51272	CEDAR	11	
51273	OAK	20	
51275	OAK	36	
51277	CHERRY	13	X
51278	OAK	10	X
51279	CEDAR	6	X
51280	CEDAR	6	X
51281	CEDAR	8	X
51282	OAK	6	X

POINT NUMBER	SPECIES	CALIPER	TO BE REMOVED
51283	OAK	24	
51286	OAK	10	
51286	OAK	12	
51287	OAK	7	
51291	OAK	9	
51293	OAK	6	
51294	WALL	10	
51295	CEDAR	16	
51296	OAK	6	
51682	CEDAR	14	X
51683	CEDAR	14	X
51684	CEDAR	14	X
51685	CEDAR	14	X
51686	OAK	16	X
51687	OAK	26	X
51688	ELM	6	X
51689	ELM	8	X
51690	OAK	30	X
51691	OAK	30	X
51692	CEDAR	14	X
51693	CEDAR	18	X
51694	OAK	28	X
51695	OAK	26	X
51696	OAK	20	X
51697	CEDAR	18	X
51698	OAK	26	X
51699	OAK	16	X
51700	CEDAR	10	X
51701	OAK	24	X
51702	OAK	36	
51703	OAK	24	X
51704	OAK	38	X
51705	OAK	18	
51706	CEDAR	6	
51707	OAK	22	
51708	OAK	16	
51709	OAK	28	
51710	OAK	32	
51711	ASH	10	
51712	ASH	12	
51712	ASH	14	
51713	CEDAR	12	
51714	OAK	20	
51715	CEDAR	12	
51716	OAK	32	
51717	CEDAR	6	
51718	OAK	24	
51719	CEDAR	14	
51720	CEDAR	4	
51721	OAK	20	
51722	OAK	20	
51723	CEDAR	8	
51724	CEDAR	6	
51725	CEDAR	12	
51726	OAK	18	
51727	CEDAR	6	
51728	OAK	16	
51729	OAK	20	
51730	OAK	12	
51730	OAK	16	
51731	CEDAR	4	
51732	CEDAR	4	
51733	CEDAR	6	
51734	OAK	12	
51735	CEDAR	4	
51736	CEDAR	4	
51737	OAK	38	
51738	CEDAR	6	
51739	CEDAR	6	
51740	OAK	12	X
51741	CEDAR	4	X
51742	MAPLE	6	X
51744	OAK	24	X
51745	CEDAR	8	X
51746	CEDAR	6	X
51747	OAK	14	X
51748	CHERRY	10	

POINT NUMBER	SPECIES	CALIPER	TO BE REMOVED
51749	TREE	14	
51750	OAK	18	
51751	CEDAR	6	
51752	CEDAR	6	
51753	CEDAR	8	
51754	CEDAR	6	
51755	CEDAR	10	
51756	OAK	24	
51757	CEDAR	14	
51758	CEDAR	12	
51759	CEDAR	8	
51760	CEDAR	6	
51761	CEDAR	6	
51762	CEDAR	6	
51763	OAK	24	
51764	CEDAR	6	X
51765	CEDAR	6	X
51766	CEDAR	4	
51767	OAK	16	
51768	OAK	20	
51769	OAK	16	
51770	CEDAR	10	
51771	CEDAR	6	
51772	OAK	26	
51773	CEDAR	10	
51774	CEDAR	16	X
51775	CEDAR	6	
51776	CEDAR	12	X
51777	CEDAR	18	X
51778	CEDAR	12	X
51779	CEDAR	14	X
51780	CEDAR	6	
51781	CEDAR	16	X
51782	OAK	26	X
51783	CEDAR	18	X
51784	CEDAR	10	
51785	OAK	28	
51786	OAK	26	X
51787	CEDAR	6	X
51788	CEDAR	6	X
51790	ASH	6	
51791	OAK	26	
51837	MAPLE	10	
51884	MAPLE	16	
	TOTAL	2800	
	TO BE REMOVED	1006	
	% TO BE REMOVED	36%	



EXISTING LEGAL DESCRIPTION

Lot 3, Block 1, HAUBRICH ADDITION, Anoka County, Minnesota.

BENCHMARK

BENCHMARK: ANOKA COUNTY BENCHMARK 2088
ELEVATION: 886.831 (NAVD88)

TREE DETAIL

DENOTES ELEVATION
DENOTES TREE QUANTITY
DENOTES TREE SIZE IN INCHES
DENOTES TREE TYPE
DENOTES TREE TO BE REMOVED

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

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

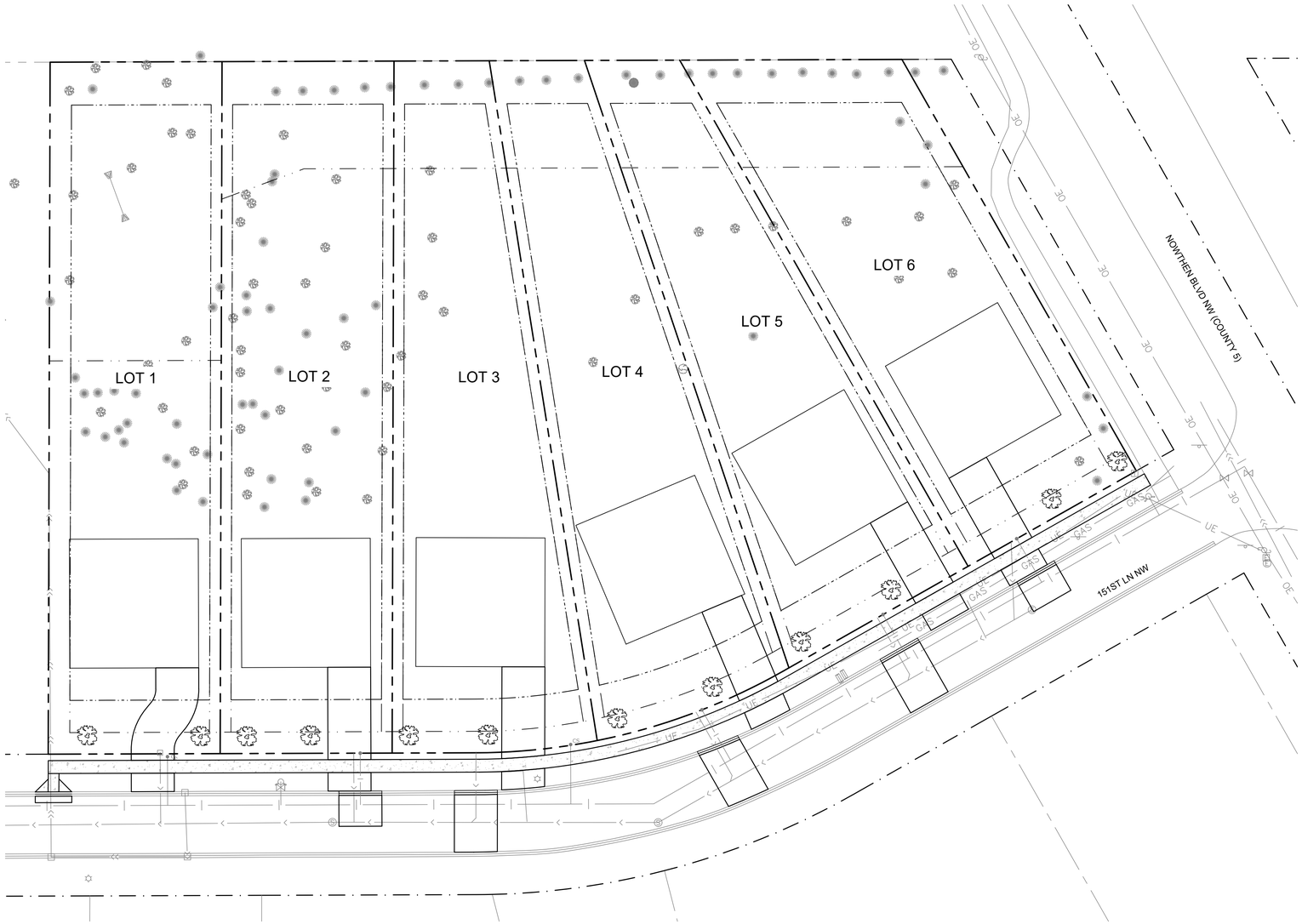
JASON E. RUD
Date: 7/14/2025 License No. 41578

DRAWN BY: RAF	JOB NO: 250376PP	DATE: 07-14-25
CHECK BY: JER	FIELD CREW: CB/MR	

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

S:\RUD\CAD\25PROJ\250376PP\250376PP-TREE REMOVAL.DWG

250376PP



SYMBOL LEGEND

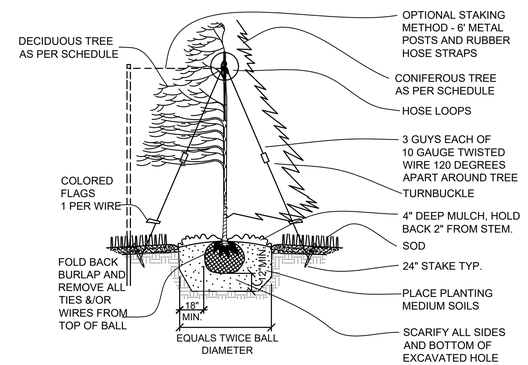
SIENNA GLEN MAPLE OR OTHER APPROVED TREE

GENERAL

PROPERTY LINE
EASEMENT LINE
RIGHT-OF-WAY LINE
SETBACK LINE

LANDSCAPING NOTES

1. Landscape Contractor is responsible for coordination with other contractors to protect the new improvements during landscape work activities. Report any damage to the Construction Manager immediately.
2. Deciduous trees shall be a minimum of one (1) inch in diameter measured six (6)inches above ground and coniferous trees shall be a minimum height of five (5) feet. Plant size and species substitutions must be approved in writing prior to acceptance in the field.
3. Landscape Contractor is responsible for ongoing maintenance of all newly installed material until time of owner acceptance. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.
4. Landscape Contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
5. Landscape Contractor shall guarantee newly planted material through one calendar year from the date of written owner acceptance. Plants that exhibit more than 10% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.
6. All trees shall have shredded hardwood mulch placed around the tree at 4' diameter and 6" deep.
7. Restore all disturbed turf areas with 4" of good quality topsoil and seed/hydroseed.



1 C250 TREE PLANTING DETAIL

NOT TO SCALE

NORTH

0 15 30 60

Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120
www.larsonengr.com

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PRELIMINARY NOT FOR CONSTRUCTION

Client:
BROOKSIDE CONSTRUCTION
OAK GROVE, MN

Project Title:
BROOKSIDE TERRACE
15156 NOWTHEN BOULEVARD, RAMSEY, MN

I hereby certify that this plan, specifications 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.

First M. Last, P.E.

Date: 08.14.25 Lic. No.: 25520

Rev.	Date	Description
	08.14.25	City Comments

Project #: 12256081.000
Drawn By: TRK
Checked By: TJH
Issue Date: 08.14.25

Sheet Title:
LANDSCAPE PLAN

Sheet:
L100

W:\2025\Civil\12256081 - Brookside Terrace\3. Working Docs\C. Drawing Files\1XXXX - L100 Landscape Plan.dwg

Regular Planning Commission

Meeting Date: 08/28/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

"OShaughnessy 3rd Addition" Variance and Sketch Plan for four single-family lots at 17201 St. Francis Blvd. NW.

Purpose/Background:

The property at 17201 St. Francis Boulevard consists of two parcels and contains a single-family home with an accessory building. Access to the house and accessory building comes from St. Francis Boulevard. An application has been made to subdivide the approximately 34 acres into four lots. The applicant has provided a sketch plan, the first step in the Major Plat process. The sketch plan is a high-level review before the preliminary plat submittal is made. This phase requires more data and plans to be prepared, so any feedback provided early on will save the applicant time and money. The property is zoned RR--Rural Residential with the eastern portion having the Scenic River Protection Overlay. All four of the proposed lots meet the minimum required 2.5 acres of lot area. The following are issues to note:

1. Trunk Highway 47

St. Francis Boulevard is an arterial roadway owned and maintained by MNDOT as State Trunk Highway 47. All plats adjacent to State roadways must be sent to MNDOT for review. City Code requires a minimum 60-foot half right-of-way for arterial roadways. An additional 27 feet will need to be dedicated to meet this requirement. This dedication will not significantly impact the proposed lot areas. MNDOT has been sent the plans and has stated that the 60-foot half is sufficient and that turn lanes are not warranted to be constructed. The applicant has already applied for and received permits for the two additional driveways.

2. Lot Width along St. Francis Boulevard

The western end of the site has frontage for three of the four lots. This area is only subject to the RR lot standards. The minimum lot with for RR lots is 200 feet (lot width is measured at the minimum setback line which is 40 feet). One of the lots, Lot 2, has approximately 109 feet of width while the other two both have approximately 302 feet each. This narrow "tail" contains the driveway and accessory structure for the existing house. Generally speaking, "flag lots" are not permitted by City Code. The applicant provided a letter requesting a variance in order to justify the narrow frontage. Staff does not agree with the applicant's argument, noting that Lot 1 can be greatly narrowed (60-80 feet) with Lot 3 being narrowed slightly (20-30 feet due to the power line easement) so that Lot 2 can obtain the required 200 feet of width.

3. Eastern Lot Width

The eastern end of the property falls within the Scenic River Protection Overlay due to the Rum River across Germanium Street. In this area, the required minimum lot width is 300 feet, though the lot width is only 170 feet. The Department of Natural Resources has been provided the plans and noted that the eastern portion of the property (the frontage and access to Lot 4) is not really changing and that the proposed building area is further west, outside the Overlay, that there is no concern. Currently, this area of land is platted as an outlot--a type of lot that is not buildable. Unlike the situation described in #2 above, lot lines cannot be adjusted to meet the 300 feet required in the Overlay.

Based on aerial photographs (see attached), it appears that the neighbor to the south has encroached on this part of the property with a driveway and parking pad. During the preliminary plat phase where a detailed existing conditions survey is required, it will be determined what the level of encroachment is and what the solution is.

Both of the property owners are aware of the potential situation. One outcome is that the encroaching neighbor removes all improvements. The other is the creation of an outlot that can be deeded to that neighbor in order to keep the improvements in place. Should the latter option be chosen, that will further reduce the width of proposed Lot 4. Once that is determined, a variance will need to be obtained for the reduced lot width.

Notification:

Public hearing notices were sent to properties within 700 feet of the site. "Proposed Development" signs were placed along both the St. Francis Boulevard and the Germanium Street frontages of the property. A legal notice was placed in the August 15 Anoka Union Herald Newspaper.

Funding Source:

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

Recommendation:

1. Staff recommends denial of the lot frontage variance based on there being adequate width in the existing parcel to create conforming lots and that there are no other similarly narrow lots in the vicinity.
2. Staff recommends directing the applicant to make adjustments to the lot frontages on the proposed plat for the preliminary plat submittal.

Outcome/Action:

1. Motion to adopt Resolution #25-194 denying a variance to lot width at 17201 St. Francis Boulevard NW.

-and-

2. Provide additional direction on the draft sketch plan.

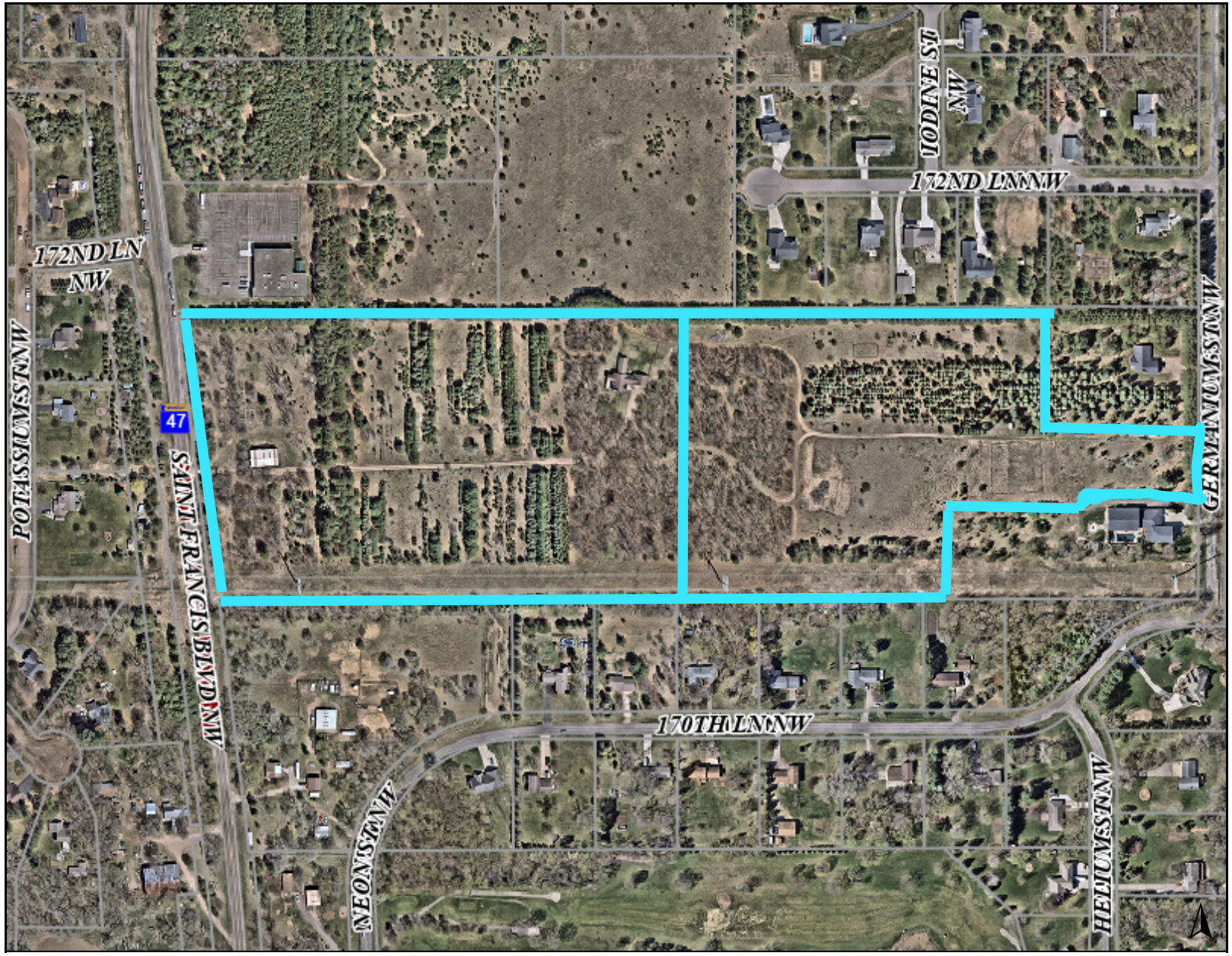
Attachments

Location Map
Applicant's Narrative
Sketch Plan
Potential Encroachment Air Photo
Resolution #25-194 (denial)

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/21/2025 12:42 PM
Form Started By: Todd Larson		Started On: 07/22/2025 10:04 AM
Final Approval Date: 08/21/2025		

OShaughnessy 3rd Addition





Address:
17201 Saint Francis Blvd NW

PID:11-32-25-12-0012

PID: 11-32-25-11-0010

Notes

0 500 1000 ft

Created on: 08/05/2025 10:29:47
Powered by LOGIS GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

HOUSTON engineering, inc.

Eden Prairie Office | P | 952.829.0700

7510 Market Place Drive | Eden Prairie, MN 55344

July 16, 2025

City of Ramsey, MN
Planning Department
7550 Sunwood Dr.
Ramsey, MN 55303

Subject: Narrative supporting a request for variance
O'Shagnessy Third Addition

Tim O'Shaugnessy, owner of the above proposed subdivision, is hereby requesting a variance from lot frontage on a public right of way.

Lot dimensions for Rural Residential per section 106-430 of the Ramsey Zoning Ordinance calls for minimums as follows:

Lot Area 2.5 acres

Lot Width 200 feet

Lot Depth 200 feet

Lot Frontage 60 feet

All proposed lots in this subdivision exceed those standards. We have been informed by planning staff that all of the City of Ramsey lies within the Lower Rum River WMO which has a lot frontage requirement of 300 feet and a lot width at the proposed building site of 200 feet. All 4 lots meet the width requirement, and all but 2 lots meet the 200-foot frontage requirement.

Variance requested:

Lot 2 109.25 feet

Practical difficulty: side lot lines could be altered at intersection with highway but would leave angle points in the lot lines

Lot 4 170.46 feet

Practical difficulty: this part of the lot would be used as driveway access. The building site is in an area of the lot that is 300 feet wide.

Sincerely,

HOUSTON ENGINEERING, INC.

Paul Thorp
Land Surveyor
Direct: 952.737.4053
pthorp@houstoneng.com

CONCEPT PLAT FOR OSHAUGNESSY THIRD ADDITION ADDITION

C.R. DOC. NO _____

N 1/4 CORNER OF SEC. 11, T. 32, R. 25

NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 11

NE CORNER OF SEC. 11, T. 32, R.25

WEST LINE OF THE NORTHEAST 1/4 OF SECTION 11

S00°24'59"W 611.02

MEADOWBROOK
BLOCK 1
LOT 1

COVENANT MEADOWS
BLOCK 2

MEADOWBROOK
BLOCK 2
LOT 1

UNPLATTED ANOKA COUNTY

SOUTH LINE OF THE NORTH 611.00 FEET OF THE NORTH HALF OF THE NE 1/4

N89°49'40"E 2121.23

N89°49'40"E 382.38

1667.50

453.74

20 FOOT DRIVEWAY ENTRANCE PER MNDOT PERMIT #US-25-113275 (#1)

46.5 46.5 93

60 FT

10 FOOT SIDE SETBACK

PROPOSED DRIVEWAY

EXISTING ACCESS (APPROXIMATE)

30 FOOT REAR SETBACK

LOT 1
±3.003 ACRES

PROPOSED 70' x 70' BUILDING PAD

884

PRIMARY DRAIN FIELD

ALTERNATE DRAIN FIELD

100 FOOT SETBACK FROM RIGHT-OF-WAY CENTER LINE

10 FOOT SIDE SETBACK

S89°49'40"W 418.30

EXISTING BUILDING

ST. FRANCIS BLVD

N06°54'32"W 302.09

109.25

OSHAUGHNESSY
BLOCK 1
LOT 1

LOT 2
±4.426 ACRES

EXISTING HOUSE

300.00

S00°10'20"E

OSHAUGHNESSY

BLOCK 1

S89°26'33"E 366.01

S00°11'53"W 299.28

BLOCK 1
ADDITION
LOT 1

GERMANIUM STREET NW

66

S00°11'53"W 170.46

109.41

S89°49'40"W 888.43

30 FOOT REAR SETBACK

10 FOOT SIDE SETBACK

PROPOSED 70' x 70' BUILDING PAD

OUTLOT

40 FOOT FRONT SETBACK

PROPOSED DRIVEWAY

192

N89°50'13"E 1182.29

10 FOOT SIDE SETBACK

PROPOSED 70' x 70' BUILDING PAD

20 FOOT DRIVEWAY ENTRANCE PER MNDOT PERMIT #US-25-113275 (#2)

100 FOOT SETBACK FROM RIGHT-OF-WAY CENTER LINE

150 FOOT NORTHERN STATES POWER COMPANY EASEMENT PER DOC. NO. 380677

ADDITION

30 FOOT REAR SETBACK

LOT 3
±8.017 ACRES

LOT 4
±8.588 ACRES

SECOND

409.41

S00°00'00"E 300.00

S89°50'13"W 348.18

N89°32'13"W 229.42

S62°39'39"W 43.79

LINE PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE NE 1/4 OF SEC. 11, T. 32, R. 25

PRIMARY DRAIN FIELD

ALTERNATE DRAIN FIELD

S00°11'53"W 217.00

302.09

STATE TRUNK HWY NO. 47

S00°24'59"W 713.42

PROPOSED DRIVEWAY

CENTER LINE OF 150 FOOT EASEMENT

20 FOOT DRIVEWAY ENTRANCE PER MNDOT PERMIT #US-25-113275 (#3)

EXISTING ACCESS (APPROXIMATE)

20

1145.95

10 FOOT SIDE SETBACK

N89°50'13"E 636.59

UNPLATTED

S89°50'13"W 1782.54

EAST LINE OF SECTION 11

46.5 63.5 110

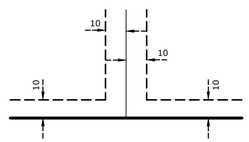
SOUTH LINE OF THE NORTH HALF OF THE NE 1/4 OF SEC. 11, T. 32, R. 25

EBROOK VIEW ESTATES

- Denotes Proposed Well Location
- Denotes Anoka County cast iron monument found
- Denotes found iron monument as shown
- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 13637

Bearings are based on West line of the Northeast Quarter of Section 11, Township 32, Range 25, having an assumed bearing of S00°24'59"W

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NO SCALE)

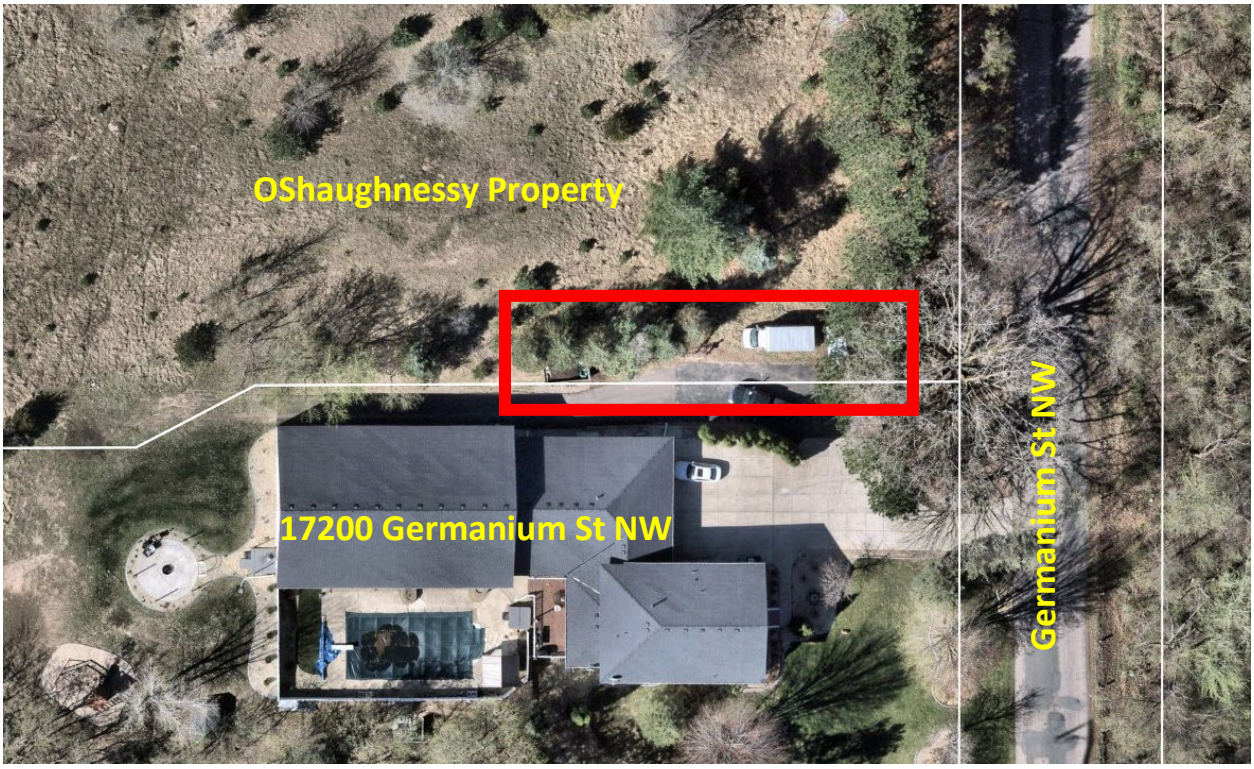


Being 10 feet in width when adjoining side lot lines, unless otherwise indicated, and being 10 feet in width when adjoining public ways, unless otherwise indicated, as shown on this plat.

SCALE IN FEET
100 50 0 50 100 200

HOUSTON engineering, inc.

OShaughnessy 3rd Addition Potential Encroachment



April 23, 2025 photo (NearMap)

Potential encroachment of a paved driveway and unpaved parking area highlighted in the red box.

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

RESOLUTION #25-194

A RESOLUTION DENYING A VARIANCE TO LOT WIDTH AT 17201 ST. FRANCIS BOULEVARD NW

RECITALS

1. The City of Ramsey received an application from Tim O'Shaughnessy (the Applicant) requesting a Variance to the minimum lot width requirements in conjunction with a request to subdivide property (Major Plat) at 17201 St. Francis Boulevard NW and legally described as follows:

   Lot 1, Block 1, OSHAUGHNESSY ADDITION, Anoka County, Minnesota; and
   Outlot A, OSHAUGHNESSY SECOND ADDITION, Anoka County, Minnesota

   (the "**Subject Property**")

2. That the **Subject Property** is guided as Rural Developing in the 2040 Comprehensive Plan.

3. That the **Subject Property** is zoned RR, Rural Residential District, as are surrounding parcels on the south and northwest. Parcels to the northeast and west are zoned PUD, Planned Unit Development. The eastern portion of the property is located within the Scenic River Protection Overlay.

4. That the Subject Property has a lot width of approximately 713.41 feet.

5. That City Code Section 106-430(a) (Bulk Standards) specifies that minimum lot width for non-cul-de-sac lots in Rural Residential zoning district is 200 feet.

6. That City Code Section 106-105 (Definitions) define Lot Width as means "the uniform width measured at the property line abutting the street at the minimum building setback line of the underlying zoning district. In the case of a lot abutting a cul-de-sac, the lot width is the width measured at right angles to the depth at the building setback requirement."

7. That the Applicant has requested to subdivide the property into four lots as OSHAUGHNESSY THIRD ADDITION.

8. That along the western portion of the property, one of the proposed lots has a lot width of approximately 109 feet while the other two adjacent proposed lots have widths of approximately 302 feet each.

9. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (Variances) of the Ramsey City Code on August 28, 2025, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

FINDINGS OF FACT

1. That there is enough width on the western side of the existing parcel to adjust the proposed lots so that each has at least 200 feet of width as measured at the minimum setback line, including the area encumbered by a power line easement.

2. That the proposed narrow lot would be out of character with other properties in the area as none zoned RR, Rural Residential District, are below 200 feet in width.

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 denies approval of a variance (the "Variance") to deviate from the required lot width requirement and directs the Applicant to prepare a conforming plat to proceed to the Preliminary Plat phase of a Major Plat review.

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 28th day of August, 2025.

_____
Planning Commission Chairperson

ATTEST:

_____
City Clerk

Regular Planning Commission

Meeting Date: 08/28/2025

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

Information

Title:

Kenjoh Outdoor Advertising - CUP and Variance for an Off-Premises Digital Billboard Sign at 6111 Highway 10 NW.

Purpose/Background:

Kenjoh Outdoor Advertising (the Applicant) has submitted a Land Use Application requesting a conditional use permit to construct and operate an off-premise digital billboard sign along with a variance to the distance separation requirements. The proposed site is at 6111 Highway 10 NW, a multi-tenant retail and self-storage building. The proposed sign would be placed near the driveway on the eastern side of the property. The sign base will take up one parking space with the sign face elevated well-above the adjacent spaces and drive aisle. The Applicant would lease the space from the property owner, 6111 Ramsey Properties LLC.

This sign would be the third off-premise digital billboard in Ramsey. City Code limits the number to three within the community. In 2022 and 2023, iDigital received approvals and built the two existing signs--one near Riverdale Drive and Traprock Street and the other along Highway 10 opposite Alpine Drive.

The proposed 672 sq.ft./50-foot-tall sign meets the design requirements of Chapter 108. The sign structure includes a decorative base, as required by City Code, that matches the building. The one provision of City Code that the sign does not meet, however, is the two-mile spacing between signs. The distance between the proposed sign and the Riverdale iDigital sign is 1.85 miles, 811 feet short of meeting the requirement. There are other business properties to the east, but not with enough additional spacing to meet the 2.00-mile mark. That mark is within the City of Anoka in the Anoka Technical College parking lot. The applicant is requesting a variance and has outlined their practical difficulties in the narrative attached to this report.

The loss of one parking space will not be decremental to the site. Clearance under the sign that extends over the drive aisle is well above the needs of a fire truck.

Landscaping

The property was approved for a conditional use permit for the self-storage use in back as well as a setback variance for the rear-yard setback in 1999. With that review came a landscape plan (attached). It appears that everything was installed according to plan, but the shrubs have since disappeared and some of the ash trees appear to have been infected with Emerald Ash Borer (EAB). The applicant is willing to revise the landscaping to meet the intent of what was approved in 1999 with hardier, more durable selections in order to bring the property back into compliance with its approvals. Staff will work with the applicant and property owner on a suitable plan.

Notification:

Mailed notification was made to properties within 350 feet of the site. A "Proposed Development" sign was placed on the site. A legal notice was placed in the August 15 Anoka Union Herald Newspaper.

Time Frame/Observations/Alternatives:

Alternatives to Consider:

1. Approve the variance and recommend approval of the CUP, as requested by the applicant.
2. Approve the variance, but recommend modifications to the CUP.
3. Deny the variance which, by default, denies the CUP. The applicant can appeal to the City Council to override the Commission's variance decision.

Funding Source:

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

Recommendation:

Staff acknowledges that the applicant provided responses to the variance practical difficulty criteria in their application. Attached to this report is a resolution based solely on the practical difficulties provided by the applicant. Should the Planning Commission be in support of the variance and conditional use permit, staff will prepare a conditional use permit resolution of approval for the City Council meeting on September 9. Should the Commission feel the responses are inadequate for granting a variance, and therefore the CUP, please provide findings that staff can use in a denial resolution.

Outcome/Action:

Motion to [*approve or deny*] Resolution #25-196 for a variance to distance separation requirements for an off-premises digital billboard sign at 6111 Highway 10 NW.

Note: if a motion to approve the variance is made and adopted, then the following motion must be made: Motion to recommend approval of a conditional use permit for an off-premises devital billboard sign at 6111 Highway 10 NW.
If a motion to deny the variance is made and then adopted, there is no need to make a motion on the CUP.

If a motion to deny the variance is made, please state the reasons why the practical difficulties submitted by the applicant are not appropriate or sufficient for the request.

Attachments

Location Map
Civil Plans
Sign Structure
Perspectives
Applicant's Narrative
Draft Community Benefit Agreement
1999 Landscaping Plan with 2011 Photo
Resolution #25-196 - Variance

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/21/2025 12:39 PM
Form Started By: Todd Larson		Started On: 07/22/2025 09:58 AM
Final Approval Date: 08/21/2025		

Kenjoh Outdoor Advertising





Address:
6111 Highway 10 NW

PID: 35-32-25-31-0025

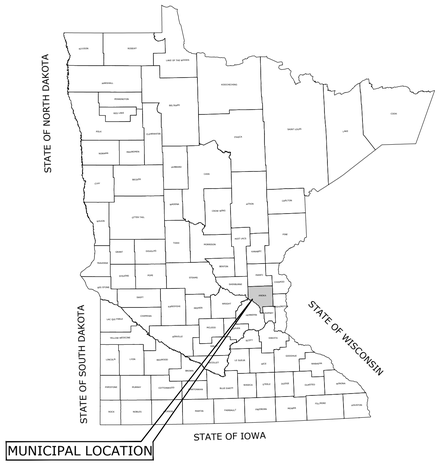
PID: 35-32-25-31-0026

0 250 500 ft

Created on: 08/05/2025 10:10:53
Powered by LOGIS GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

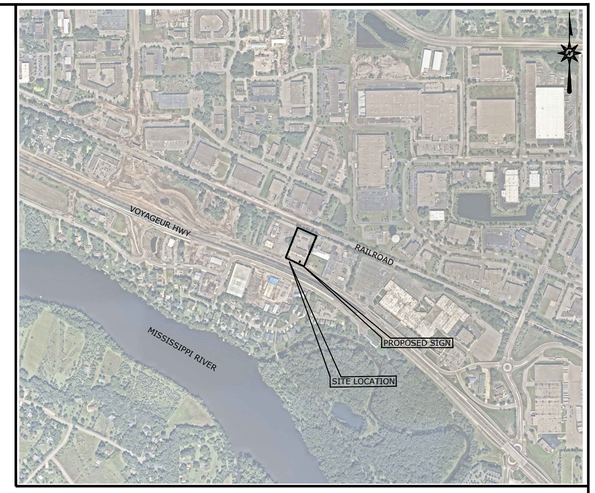


LOCATION MAP

N.T.S.

LAND DEVELOPMENT PLANS FOR PROPOSED BILLBOARD ISSUED FOR CONSTRUCTION

PROPOSED BILLBOARD
6111 HIGHWAY 10 SERVICE ROAD
RAMSEY, MINNESOTA 55303



VICINITY MAP

SCALE: 1"=800'

PREPARED FOR:

KENJOH OUTDOOR ADVERTISING
928 HAVERHILL DRIVE
TROY, OHIO 45373

PREPARED BY:

ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

BL Companies

100 Constitution Plaza
10th Floor
Hartford, CT 06103
(860) 249-2200

CONTENTS

CV-1	COVER SHEET
GN-1	GENERAL NOTES
EX-1 (1 OF 1)	BOUNDARY AND TOPOGRAPHIC SURVEY
EXH-1	SITE PLAN
EXH-2	SITE DETAILS
EXH-3	LOCATION MAP

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

Printed Name: Michelle M. Carlson

Signature:

Date: 7/30/25 License # 52430

DEVELOPER:

KENJOH OUTDOOR ADVERTISING
928 HAVERHILL DRIVE
TROY, OHIO 45373

OWNER:

6111 RAMSEY PROPERTIES LLC
299 COON RAPIDS BLVD NW STE 200
COON RAPIDS, MINNESOTA 55433

DATES

ISSUE DATE:	7/09/2025
REVISION:	7/10/2025
	7/11/2025
	7/29/2025

CAD FILE: G2501240-00

BL PROJECT NUMBER: PROJECT NUMBER

©2025 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

SITE WORK GENERAL NOTES

1. THESE PLANS ARE FOR CONSTRUCTION.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT SPECIFICATION MANUAL; KENJOH OUTDOOR ADVERTISING CORPORATION STANDARDS, MUNICIPAL STANDARDS AND SPECIFICATIONS, MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, 2010 ADA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
3. REFER TO OTHER PLANS BY OTHER DISCIPLINES, DETAILS AND PROJECT MANUAL FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS, SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.
4. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
5. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF ALL CONSTRUCTION TO THE OWNER AT THE END OF CONSTRUCTION.
7. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
8. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
9. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR COUNTY OR STATE RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. THE CONTRACTOR SHALL VERIFY THE SIZE LOCATION AND INVERT UPON COMMENCEMENT OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR THE RESTORATION OF ANY AND ALL UTILITIES ENCOUNTERED AND DISCONNECTED AS A RESULT OF THE CONSTRUCTION ACTIVITIES.
10. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL 72 HOURS BEFORE COMMENCEMENT OF WORK AT (651) 454-0002 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT. STREET LIGHTING AND TRAFFIC SIGNALS LOCATED WITHIN THE PUBLIC RIGHT-OF WAY MAY NOT BE MARKED OUT, AND A SEPARATE CONTACT MUST BE MADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY/ALL WORK TO RELOCATE ANY/ALL STREET LIGHTING EQUIPMENT TO MAINTAIN SYSTEM.
11. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
12. SHOULD CONFLICTING INFORMATION BE FOUND WITHIN THE CONTRACT DOCUMENTS, IT IS INCUMBENT UPON THE CONTRACTOR TO REQUEST CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK. FOR BUDGETING PURPOSES, THE CONTRACTOR SHALL CARRY THE COST OF THE HIGHER QUALITY/QUANTITY OF WORK UNTIL SUCH TIME THAT A CLARIFICATION IS RENDERED.
13. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS OR PLAN SET ELECTRONIC POSTINGS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS OR COMPLETE PLAN SET ELECTRONIC POSTINGS FOR USE IN BIDDING AND CONSTRUCTION.
14. ALL NOTES AND DIMENSION DESIGNATED AS "TYPICAL" OR "TYP" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
15. CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
16. THE CONTRACTOR SHALL NOT PROCEED WITH ANY MODIFICATIONS TO THE DESIGN PLANS UNTIL THE WORK HAS BEEN APPROVED. ANY WORK DONE WITHOUT THE APPROVAL OF THE ENGINEER AND/OR CLIENT MAY BE DEEMED UNACCEPTABLE.
17. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
18. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN FROM MUNICIPAL SOURCES ALL CONSTRUCTION PERMITS, INCLUDING ANY STATE DOT PERMITS, SEWER AND WATER CONNECTION PERMITS, AND ROADWAY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
19. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
20. THE CONTRACTOR SHALL REFERENCE STRUCTURAL ENGINEERS PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BILLBOARD.
21. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
22. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
23. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, TEMPORARY WALKWAYS, TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED OR AS ORDERED BY THE ENGINEER OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES OR AS REQUIRED BY PERMIT STIPULATIONS OR AS REQUIRED BY THE OWNER. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS FOR USE AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY IS GRANTED.
24. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
25. REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
26. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
27. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SWALE, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER AND MUNICIPALITY.
28. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY"; SCALE 1"=30', DATED 7/2/2025, BY WESTWOOD PROFESSIONAL SERVICES, INC.
29. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, CIVIL ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.
30. THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER.
31. THE SITE IS CURRENTLY SERVICED BY PUBLIC SEWER.
32. NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN A FEMA DESIGNATED FLOOD HAZARD AREA.
33. THERE ARE NO WETLANDS LOCATED ON THE SITE AS INDICATED BY MINNESOTA NATIONAL WETLAND INVENTORY MAPPING.
34. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.
35. THE CONTRACTOR IS TO MAINTAIN FIRE DEPARTMENT ACCESS TO THE SITE AT ALL TIMES.
36. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL, BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.
37. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR THE DEMOLITION AND DISPOSAL OF THE DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF ALL BUILDING DEMOLITION DEBRIS IN AN APPROVED OFF-SITE LANDFILL.
38. THE CONTRACTOR SHALL PREPARE ALL MANIFEST DOCUMENTS AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.
39. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
40. IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.
41. BACK FILL DEPRESSIONS, FOUNDATION HOLES AND ACCESS AREAS IN LOCATIONS NOT SUBJECT TO FURTHER EXCAVATION WITH SOIL MATERIAL APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER AND COMPACT, FERTILIZE, SEED AND MULCH DISTURBED AREAS NOT SUBJECT TO FURTHER SITE CONSTRUCTION. DEMOLISHED BUILDING FOUNDATION AREA AND BASEMENT IF PRESENT TO BE BACKFILLED WITH GRAVEL FILL OR MATERIAL SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT IN LIFT THICKNESS SPECIFIED IN THE GEOTECHNICAL REPORT. COMPACT TO 95% MAX. DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENT SPECIFIED IN GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATION. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.
42. THE CONTRACTOR SHALL REPAIR PAVEMENTS BY INSTALLING TEMPORARY AND PERMANENT PAVEMENTS IN PUBLIC RIGHTS OF WAYS AS REQUIRED BY LOCAL GOVERNING AUTHORITIES AND THE MUNICIPALITY AND PER PERMIT REQUIREMENTS DUE TO DEMOLITION AND PIPE REMOVAL ACTIVITIES.
43. NO WORK ON THIS SITE SHALL BE INITIATED BY THE CONTRACTOR UNTIL A PRE-CONSTRUCTION MEETING WITH OWNER AND THE CIVIL ENGINEER IS PERFORMED. THE CONTRACTOR SHOULD BE AWARE OF ANY SITE INFORMATION AVAILABLE SUCH AS GEOTECHNICAL AND ENVIRONMENTAL REPORTS. THE CONTRACTOR SHALL HAVE MA DIG SAFE MARK OUTS OF EXISTING UTILITIES COMPLETED PRIOR TO MEETING.
44. THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE INDICATED ON PLAN OR AS REQUIRED. MAINTAIN UTILITY SERVICES TO BUILDINGS OR TO SERVICES TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR INSTALLATION AND PAY UTILITY PROVIDER FEES.
45. THE CONTRACTOR OR DEMOLITION CONTRACTOR SHALL INSTALL TEMPORARY SHEETING OR SHORING AS NECESSARY TO PROTECT EXISTING AND NEW BUILDINGS, STRUCTURES AND UTILITIES DURING CONSTRUCTION AND DEMOLITION. SHEETING OR SHORING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, LICENSED IN THIS STATE AND EVIDENCE OF SUCH SUBMITTED TO THE OWNER PRIOR TO INSTALLATION.
46. NO SALVAGE SHALL BE PERMITTED UNLESS PAID TO THE OWNER AS A CREDIT.
47. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS.
48. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
49. THE CONTRACTOR SHALL COMPACT FILL IN LIFT THICKNESS PER THE GEOTECHNICAL REPORT.
50. VERTICAL DATUM IS NAVD 88.
51. PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE MNDOT AND THE MINNESOTA STORMWATER MANUAL, LATEST EDITION. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY THE LOCAL MUNICIPALITIES WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.
52. ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS FOR EARTHWORK SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS MANUAL. OTHERWISE THIS WORK SHALL CONFORM TO THE MINNESOTA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT IF THERE IS NO PROJECT SPECIFICATIONS MANUAL. ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE PER THE ABOVE STATED APPLICABLE SPECIFICATIONS, AND/OR PROJECT GEOTECHNICAL REPORT, AND SHALL BE PLACED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. MATERIAL SHALL BE COMPACTED IN LIFT THICKNESSES PER THE PROJECT GEOTECHNICAL REPORT TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 AT MOISTURE CONTENT INDICATED IN PROJECT GEOTECHNICAL REPORT.
53. ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
54. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL PROPOSED UTILITY CROSSINGS AND EARTHWORK OVER EXISTING UTILITIES TO REMAIN. TEST PITS SHALL BE USED TO DETERMINE THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS BETWEEN UTILITIES.
55. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
56. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
57. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
58. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT. AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL TEMPORARY AND/OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE DRAWINGS OR AS REQUIRED BY THE OWNER HAVING JURISDICTION.
59. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY PROVIDER REQUIREMENTS.
60. A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER WITH A CONCRETE ENCASEMENT. AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASEMENT OF THE PROPOSED PIPING.
61. SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF ELECTRICAL SERVICES, CONDUIT AND CABLES FOR BILLBOARD WITH THE BUILDING ELECTRICAL CONTRACTOR.
62. THE CONTRACTOR SHALL ARRANGE AND COORDINATE WITH UTILITY PROVIDERS FOR WORK TO BE PERFORMED BY UTILITY PROVIDERS. THE CONTRACTOR SHALL PAY ALL UTILITY FEES UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATION MANUAL AND GENERAL CONDITIONS, AND REPAIR PAVEMENTS AS NECESSARY.
63. ELECTRIC SERVICES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH LOCAL UTILITY PROVIDER REGULATIONS. THE CONTRACTOR SHALL PROVIDE AND INSTALL AND BACKFILL (2)-4 INCH PVC CONDUITS FOR ELECTRIC SERVICE PRIMARY, PVC CONDUITS FOR ELECTRICAL SECONDARY PER BUILDING ELECTRICAL PLANS, (SCHEDULE 80 UNDER PAVEMENT, SCHEDULE 40 IN NON PAVEMENT AREAS). SERVICES MAY BE INSTALLED IN A COMMON TRENCH WITH 12" CLEAR SPACE BETWEEN. MINIMUM COVER IS 36" ON ELECTRIC CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE AND SHALL BE BEDDED, INSTALLED, AND BACKFILLED IN ACCORDANCE WITH ELECTRIC UTILITY PROVIDER STANDARDS. INSTALL HANDHOLES AS REQUIRED TO FACILITATE INSTALLATION AND AS REQUIRED BY UTILITY PROVIDER. INSTALL TRAFFIC LOAD QUALIFIED HANDHOLES IN VEHICULAR AREAS. INSTALL CONCRETE ENCASEMENT ON PRIMARY ELECTRIC CONDUITS IF REQUIRED BY ELECTRIC UTILITY PROVIDER.

DEFINITIONS

MUNICIPALITY SHALL MEAN RAMSEY

COUNTY SHALL MEAN ANOKA COUNTY

STATE SHALL MEAN MINNESOTA

ELECTRIC UTILITY PROVIDER SHALL MEAN CONNEXUS ENERGY

DOT SHALL MEAN THE MINNESOTA DEPARTMENT OF TRANSPORTATION

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

Printed Name: Michelle M. Carlson

Signature:

Date: 7/30/25 License # 52430

7/29/2025, GDRUZ, G:\JOBS\25\2501240\DWGS\2501240-01.DWG,GN-01 2:4X6.

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Xref (s):

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Engineering
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Land Surveying

BL Companies

100 Constitution Plaza
10th Floor
Hartford, CT 06103
(860) 249-2200

PROPOSED BILLBOARD
6111 HIGHWAY 10 SERVICE ROAD
RAMSEY, MINNESOTA 55303

REVISIONS		
No.	Date	Desc.
1	7/10/2025	UPDATED PER SURVEY
2	7/11/2025	UPDATED PER CLIENT COMMENTS
3	7/29/2025	RESPONSE TO CITY COMMENTS

Designed	K.R.
Drawn	K.R.
Reviewed	S.M.K.
Scale	N.T.S.
Project No.	2501240
Date	7/09/2025

CAD File: G2501240-01

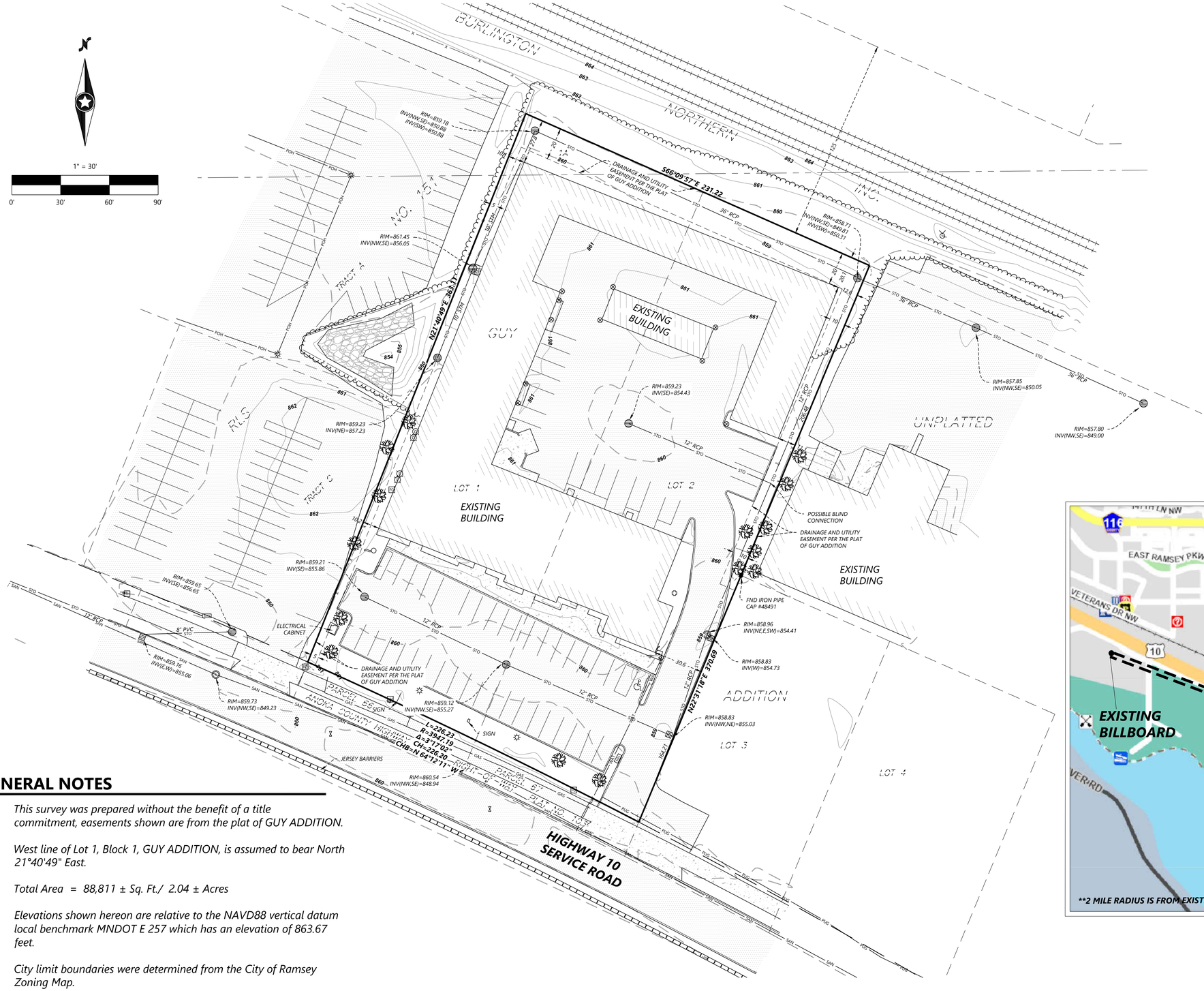
Title

GENERAL NOTES

Sheet No.

GN-1

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SURVEYED LEGAL DESCRIPTION

Lot 1, 1A & 2 Block 1, GUY ADDITION, according to the recorded plat thereof, Anoka County, Minnesota per Quit Claim Deed Doc. Numbers 2369074.001 & 602500.001.

EXCEPT

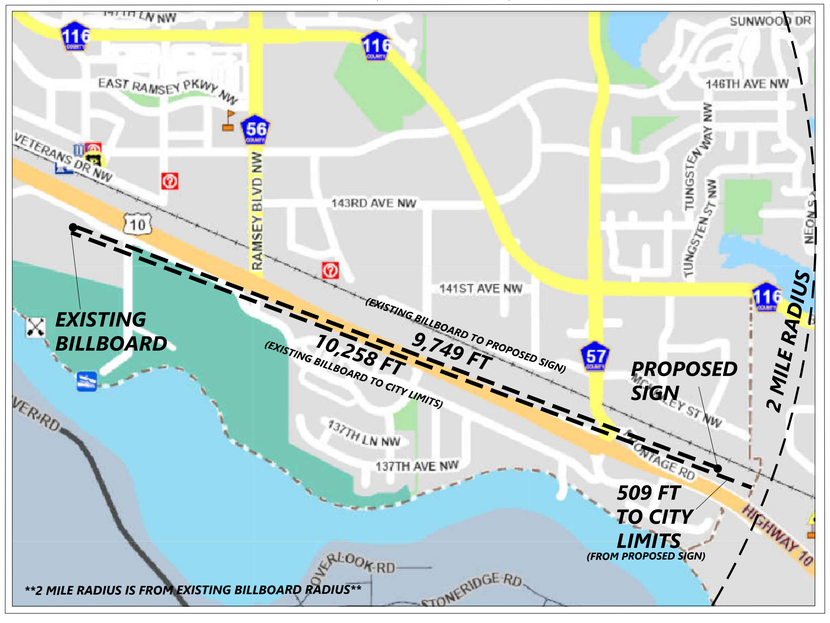
Parcels 66 & 67 ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 103, according to the recorded plat thereof, said Anoka County.

LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- CATCH BASIN MANHOLE
- DOWNSPOUT
- HYDRANT
- GATE VALVE
- FIRE DEPARTMENT CONNECTION
- ELECTRIC METER
- LIGHT POLE
- TRAFFIC SIGNAL-NO ARM
- HAND HOLE/JUNCTION BOX
- NATURAL GAS METER
- STEEL/WOOD POST
- SIGN
- MAIL BOX
- FLAG POLE
- HANDICAPPED STALL
- BUSH/SHRUB
- CONIFEROUS TREE
- DECIDUOUS TREE
- TREE LINE
- GAS LINE
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- FIBER OPTIC
- WALL
- RAILROAD TRACKS
- CURB & GUTTER
- CONCRETE SURFACE
- BITUMINOUS SURFACE
- RIP RAP
- BOUNDARY LINE
- ADJACENT LINE
- EASEMENT LINE
- PARCEL LINE

VICINITY MAP

(AND BILLBOARD PROXIMITY DETAIL)



GENERAL NOTES

1. *This survey was prepared without the benefit of a title commitment, easements shown are from the plat of GUY ADDITION.*
2. *West line of Lot 1, Block 1, GUY ADDITION, is assumed to bear North 21°40'49" East.*
3. *Total Area = 88,811 ± Sq. Ft./ 2.04 ± Acres*
4. *Elevations shown hereon are relative to the NAVD88 vertical datum local benchmark MNDOT E 257 which has an elevation of 863.67 feet.*
5. *City limit boundaries were determined from the City of Ramsey Zoning Map.*

N:\0069167.00\DWG\0069167V-SURV.DWG

DESIGNED: -
CHECKED: NAS
DRAWN: MSC
HORIZONTAL SCALE: 30'
VERTICAL SCALE:

INITIAL ISSUE: 7/2/2025
REVISIONS: 7/9/2025: REVISED LEGAL DESCRIPTION & BOUNDARY
7/10/2025: CITY LIMIT DETERMINATION
7/31/2025: UPDATE VICINITY MAP

PREPARED FOR:

BL COMPANIES

RAMSEY BILLBOARD
RAMSEY, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.
TBPELS ENGINEERING FIRM REGISTRATION NO. 11756
TBPELS SURVEYING FIRM REGISTRATION NO. 10074301

BOUNDARY AND TOPOGRAPHIC SURVEY

PROJECT NUMBER: 0069167.00

SHEET NUMBER: 1 OF 1

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

Printed Name: Michelle M. Carlson

Signature:

Date: 7/30/25 License # 52430

ZONING INFORMATION

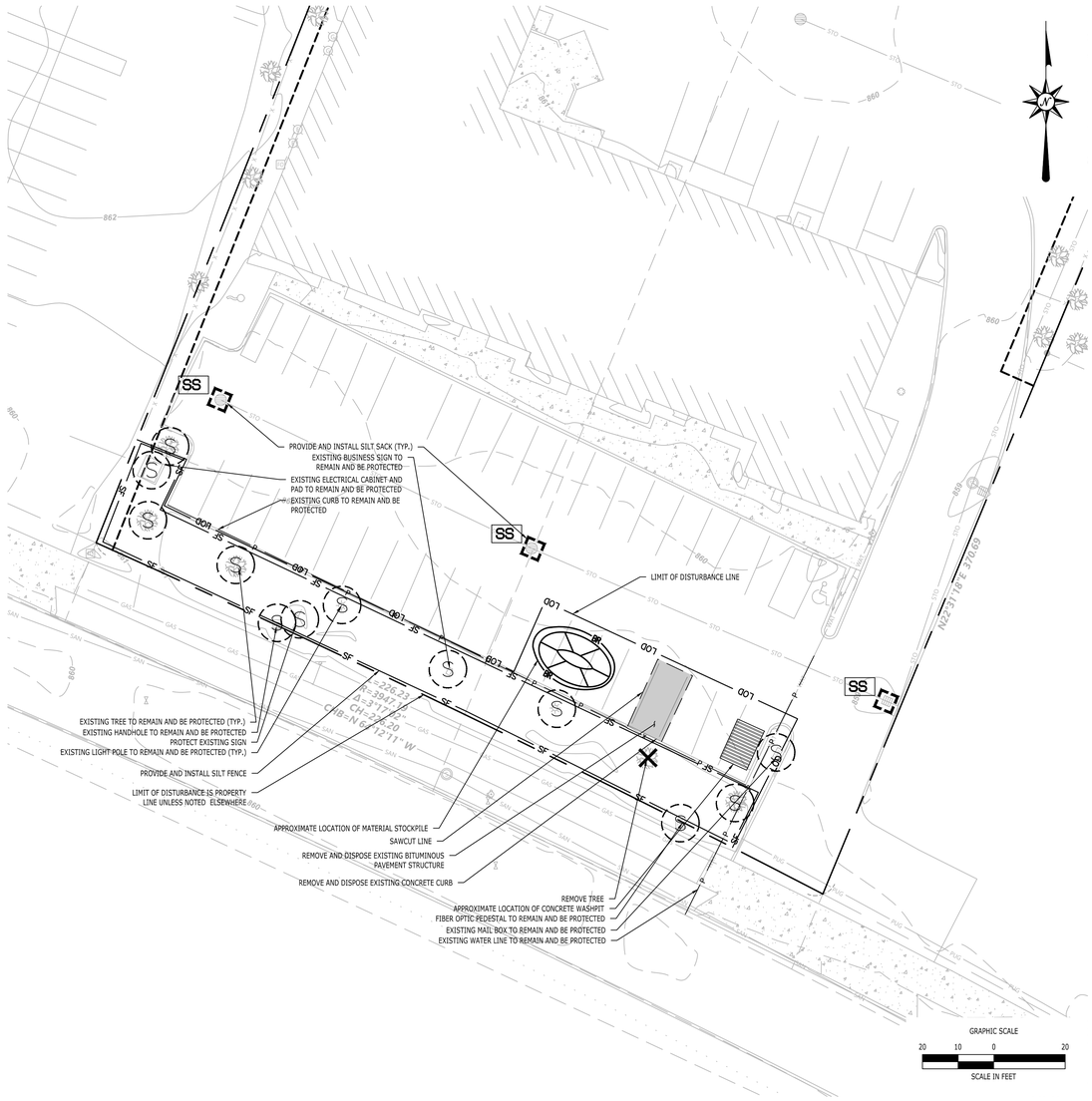
LOCATION: RAMSEY, ANOKA COUNTY			
ZONE: B-2 (BUSINESS DISTRICT)			
USE: OFF-PREMISES DIGITAL BILLBOARD SIGN (BUILDING PERMIT)			
ITEM	REQUIREMENTS	PROPOSED	VARIANCE
MINIMUM SETBACK FROM PROPERTY LINE	0 FEET	5 FEET	NO
MINIMUM SETBACK FROM EASEMENT	0 FEET	5 FEET	NO
MINIMUM SETBACK FROM VEHICULAR ACCESS POINT	15 FEET	20 FEET	NO
MAXIMUM SIGN AREA	700 S.F. PER SIDE	700 S.F. PER SIDE	NO
MAXIMUM SIGN HEIGHT	50 FEET	50 FEET	NO
MINIMUM SIGN SPACING	TWO MILES (10,560 FEET)	1.85 MILES (9,749 FEET)	YES

NOTES

1. GRASS ABOVE ELECTRICAL TRENCH TO BE CUT IN SQUARES AND STOCKPILED. REPLACE SQUARES ABOVE TRENCH AND SUPPLEMENT WITH SEED AS NECESSARY TO RESTORE AREA TO GRASS CONDITION.

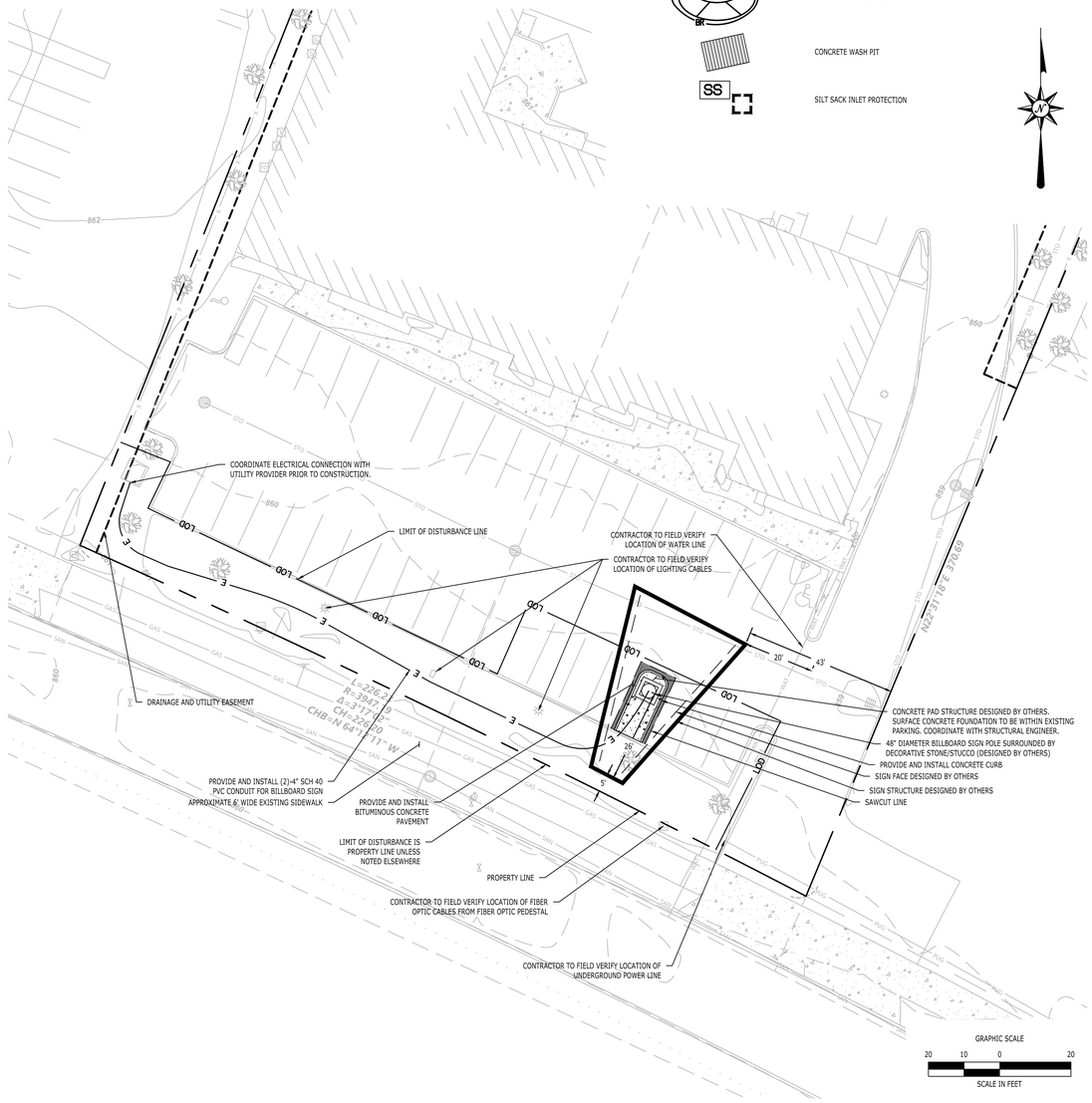
LEGEND

- PROPERTY LINE
- DRAINAGE AND UTILITY EASEMENT LINE
- LOD — LIMIT OF DISTURBANCE AND SITEWORK CONTRACT LIMIT LINE
- E — ELECTRIC UTILITY LINE
- P — PROTECT EXISTING STRUCTURE
- SF — PROVIDE AND INSTALL SILT FENCE
- BR — PROVIDE AND INSTALL BIO-ROLL
- REMOVE AND DISPOSE EXISTING CONCRETE CURB
- REMOVE AND DISPOSE EXISTING BITUMINOUS CONCRETE PAVEMENT
- PROVIDE AND INSTALL BITUMINOUS CONCRETE PAVEMENT
- PROVIDE AND INSTALL CONCRETE PAD STRUCTURE
- S — PROTECT EXISTING STRUCTURE OR TREE
- REMOVE EXISTING STRUCTURE OR TREE
- BR — TEMPORARY STOCK PILE
- CONCRETE WASH PIT
- SS — SILT SACK INLET PROTECTION



DEMOLITION AND EROSION CONTROL PLAN

1"=20'



SITE PLAN

1"=20'

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BL Companies

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10th Floor
Hartford, CT 06103
(860) 249-2200

PROPOSED BILLBOARD
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RAMSEY, MINNESOTA 55303

REVISIONS		
No.	Date	Desc
1	7/10/2025	UPDATED PER SURVEY
2	7/11/2025	UPDATED PER CLIENT COMMENTS
3	7/29/2025	RESPONSE TO CITY COMMENTS

Designed	K.R.
Drawn	K.R.
Reviewed	S.M.K.
Scale	1"=20'
Project No.	2501240
Date	7/09/2025

CAD File: C2501240-10

Title

SITE PLAN

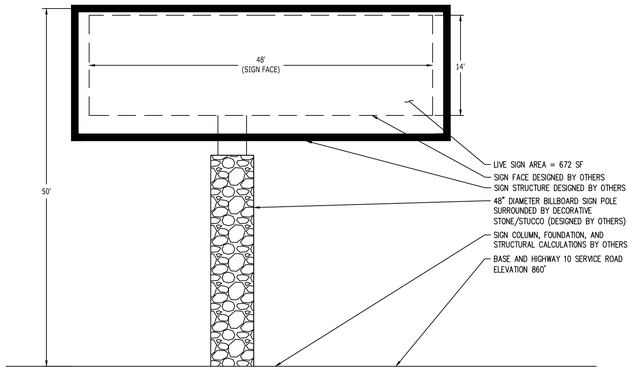
Sheet No.

EXH-1

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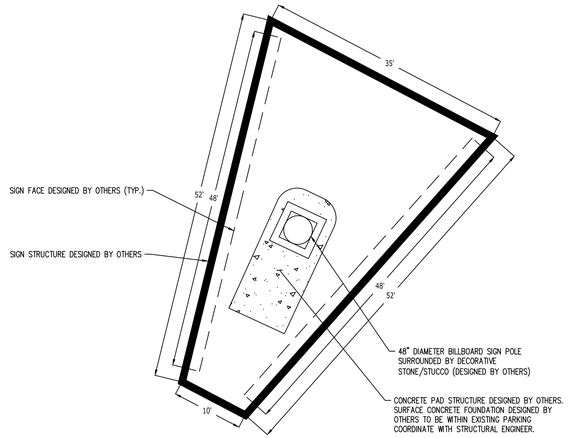
7/29/2025, GCRUZ, G:\JOBS\25\2501240\DWG\C2501240-10.DWG,EXH-1 24X36,

Xref \\bl - 0069\67-SMK-7-2-25



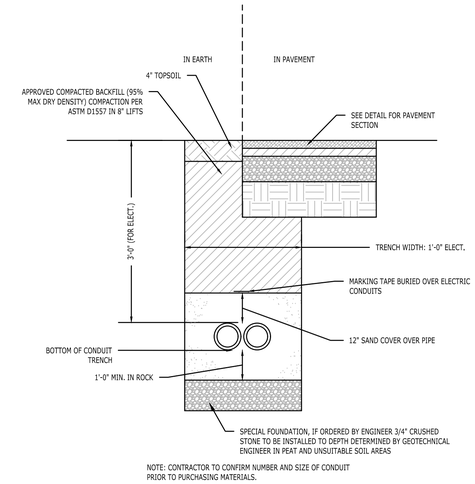
SIGN DETAIL (BY OTHERS)

1"=10'



SIGN DIMENSIONS (BY OTHERS)

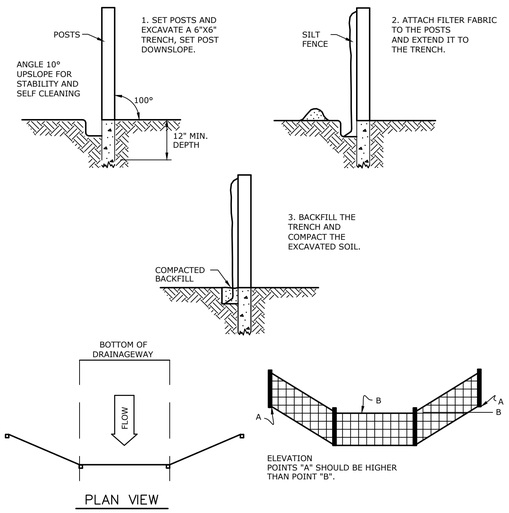
1"=10'



NOTE: CONTRACTOR TO CONFIRM NUMBER AND SIZE OF CONDUIT PRIOR TO PURCHASING MATERIALS.

ELECTRICAL TRENCH DETAIL

N.T.S



PLAN VIEW

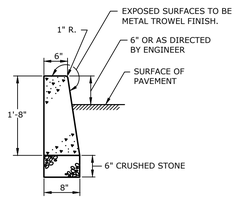
SILT FENCE BARRIER

N.T.S.

NOTES:

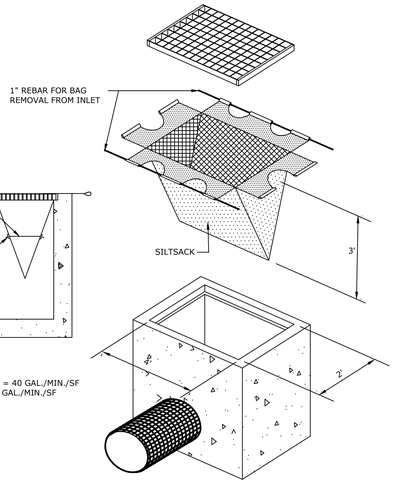
1. CONSTRUCTION JOINTS SHALL BE SPACED APPROXIMATELY EVERY 10 FEET BUT NOT LESS THAN 6 FEET. 1/4" THICK PREFORMED EXPANSION JOINT FILLER SHALL BE INSTALLED EVERY OTHER JOINT.

2. FORMWORK SHALL REMAIN INPLACE FOR 24 HOURS FOLLOWING CONCRETE POURING.



CONCRETE CURB DETAIL

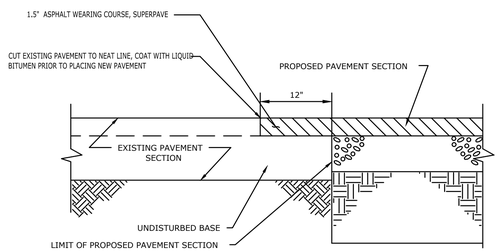
N.T.S.



NOTE: REGULAR FLOW = 40 GAL./MIN./SF
HIGH FLOW = 200 GAL./MIN./SF

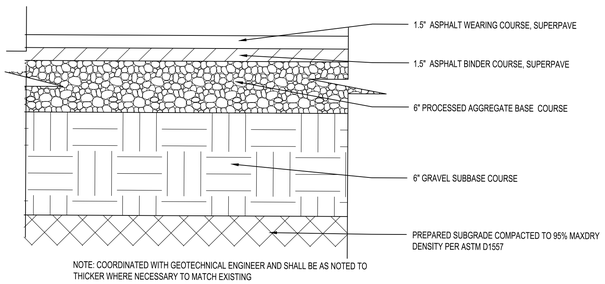
SILT SACK DETAIL

N.T.S.



PAVEMENT TRANSITION

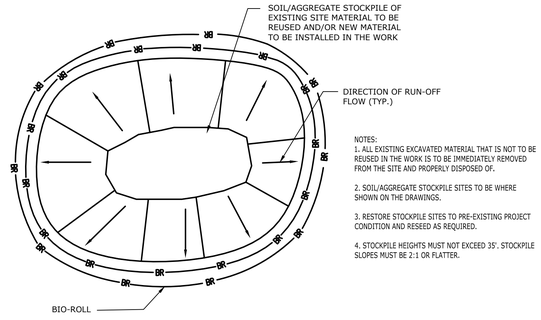
N.T.S



NOTE: COORDINATED WITH GEOTECHNICAL ENGINEER AND SHALL BE AS NOTED TO THICKER WHERE NECESSARY TO MATCH EXISTING

STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE DETAIL

N.T.S.



NOTES:
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.

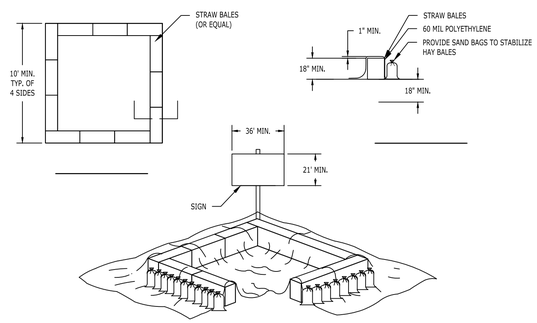
2. SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.

3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.

4. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

MATERIALS STOCKPILE DETAIL

N.T.S.



CONCRETE WASH PIT DETAIL

N.T.S.

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

Printed Name: Michelle M. Carlson

Signature:

Date: 7/30/25 License # 52430

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10th Floor
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RAMSEY, MINNESOTA 55303

No.	REVISIONS Date	Desc
1	7/10/2025	UPDATED PER SURVEY
2	7/11/2025	UPDATED PER CLIENT COMMENTS
3	7/29/2025	RESPONSE TO CITY COMMENTS

Designed	K.R.
Drawn	K.R.
Reviewed	S.M.K.
Scale	N.T.S.
Project No.	2501240
Date	7/09/2025

CAD File: C2501240-10

Title

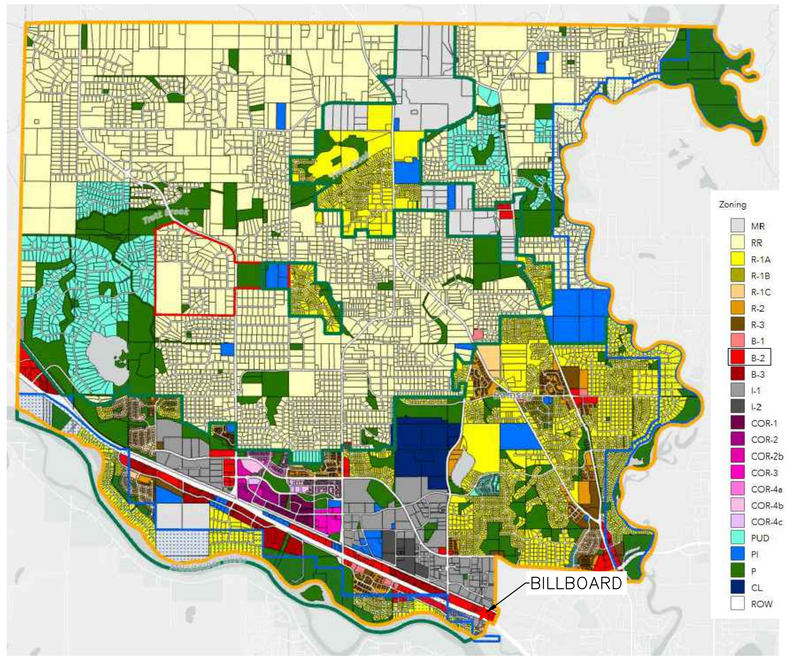
SITE DETAILS

Sheet No.

EXH-2

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7/29/2025, GCRUZ, G:\JOBS\25\12\2501240\DWG\C2501240-10.DWG EXH-2 24X36.
Xref (s) : 0001637-SIGN-72-25



TOWN ZONING MAP

N.T.S.



GRAPHIC SCALE

200 100 0 200

SCALE IN FEET

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

Printed Name: Michelle M. Carlson

Signature:

Date: 7/30/25 License # 52430

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Engineering
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10th Floor
Hartford, CT 06103
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PROPOSED BILLBOARD
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RAMSEY, MINNESOTA 55303

REVISIONS

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2	7/11/2025	UPDATED PER CLIENT COMMENTS
3	7/29/2025	RESPONSE TO CITY COMMENTS

Designed	K.R.
Drawn	K.R.
Reviewed	S.M.K.
Scale	1"=200'
Project No.	2501240
Date	7/09/2025

CAD File:
C2501240-10

Title

LOCATION MAP

Sheet No.

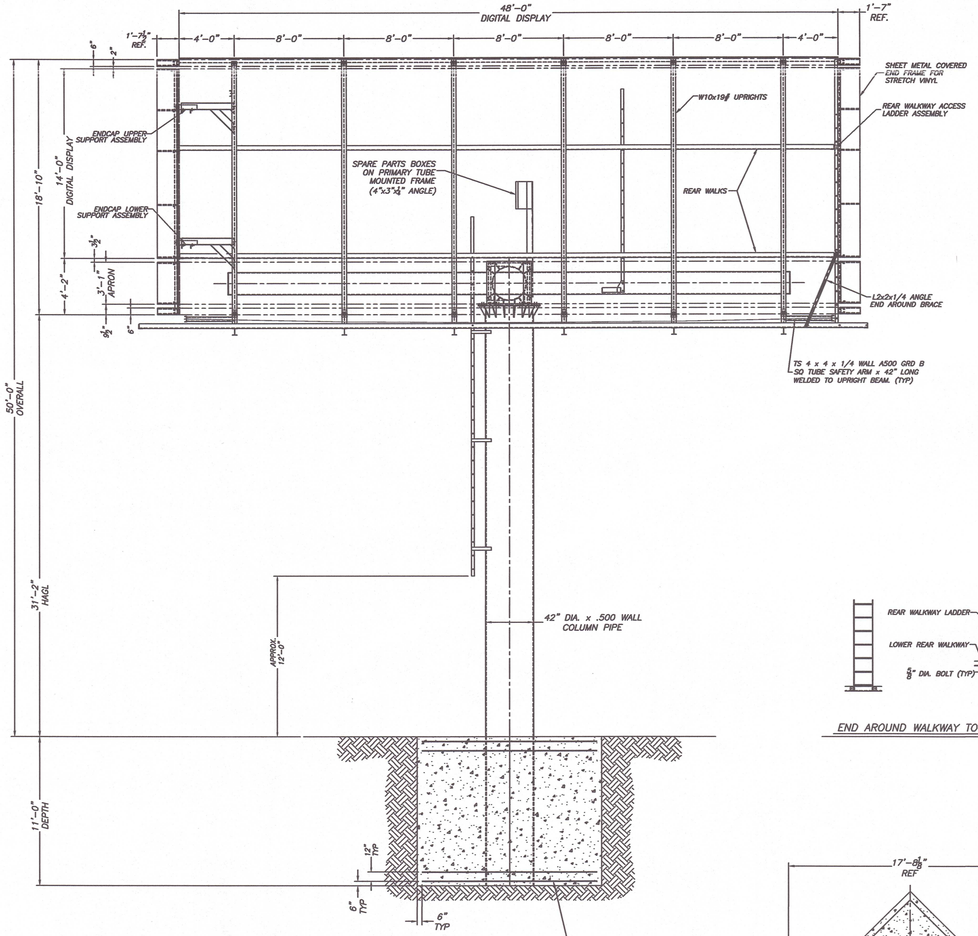
EXH-3

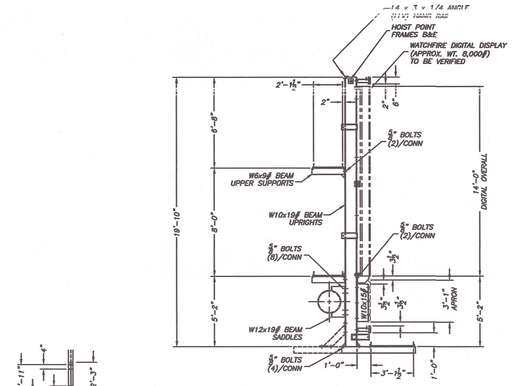
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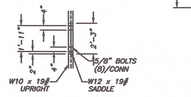
68-9326

REV.	CHANGE	BY	DATE

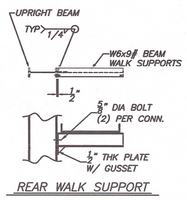




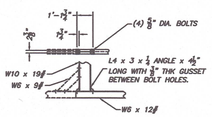
TYP. CROSS SECTION VIEW



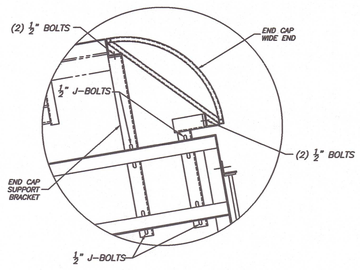
UPRIGHT TO SADDLE CONNECTION



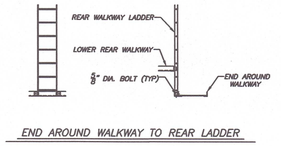
REAR WALK SUPPORT



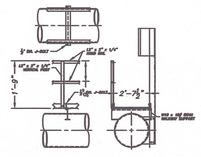
SUPPORT TO UPRIGHT CONNECTION



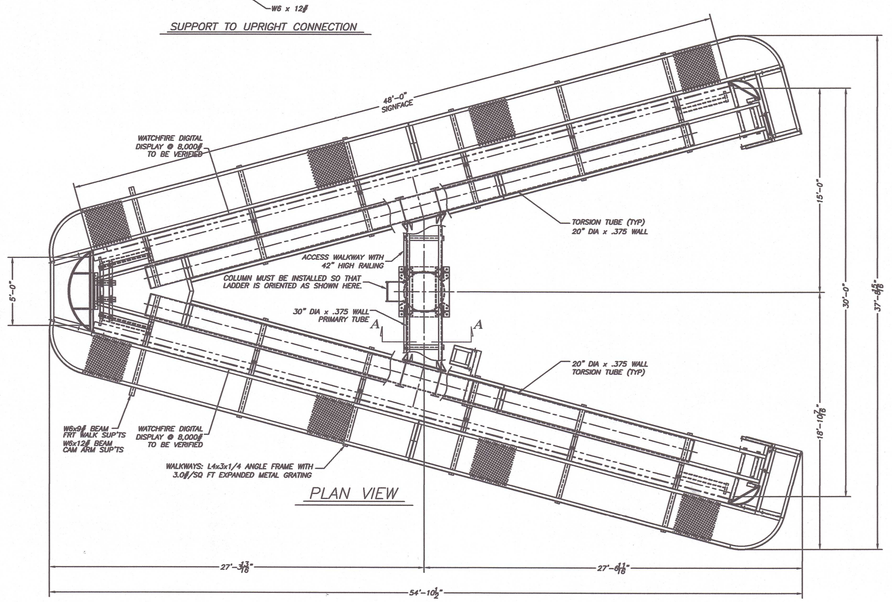
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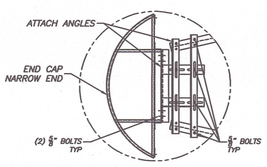
END AROUND WALKWAY TO REAR LADDER



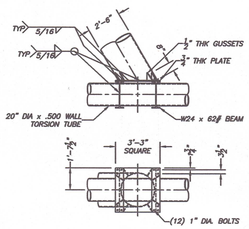
SECTION A-A
ACCESS WALKWAY HAND RAIL SECTION



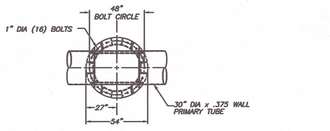
PLAN VIEW



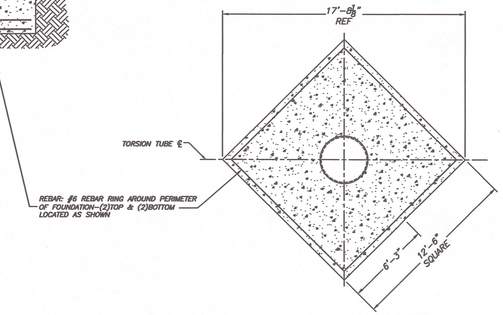
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TORSION TUBE TO PRIMARY TUBE CONNECTION

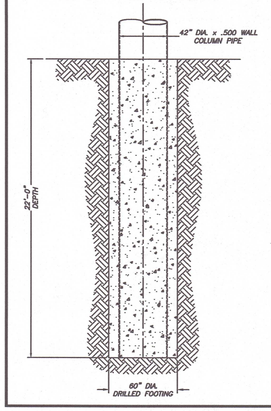


PRIMARY TUBE CONNECTION



PLAN VIEW OF FOUNDATION

ALTERNATE DRILLED FOOTING:
60" DIA. x 22'-0" DEPTH.



LIVE SIGN AREA=14ft x 48ft=672sqft

SPECIFICATIONS:

1. STEEL ROLLED "W" BEAM SECTIONS: ASTM A992 ALL OTHER STEEL ROLLED SECTIONS: ASTM A36
2. PIPE SECTIONS: A.P.I. 5L X52
3. BOLTS: MINIMUM 1/2" DIAMETER UNC. ALL BOLTS GRADE F3125 A325 UNLESS OTHERWISE SPECIFIED.
4. CONCRETE: 3000 P.S.I. @ 28 DAYS.
5. HORIZONTAL SOIL PRESSURE: 300#/FT²/FT.
6. THIS DESIGN MEETS THE REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE FOR 115 M.P.H. (3 SEC GUST) WIND SPEED, RISK CATEGORY II, AND EXPOSURE "C".
7. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS STANDARDS USING E-70 ELECTRODES.
8. ALL WALKWAYS TO HAVE SAFETY CABLES
9. REINFORCING BAR: ASTM A-615 GRADE 60 (REBAR IS NOT REQUIRED IF FIBER REINFORCED CONCRETE IS USED.)
10. WIND LOADING EXCEEDS SEISMIC LOADING.
11. DESIGNED FOR WEIGHT OF (2) DIGITAL UNITS @ 7,000#/EA.

HOFFMAN ENGINEERS L.L.C.
P.O. BOX 429
PARAGON, INDIANA 46166
317-443-1001
steve@hoffmanengineers.com

"GLOBAL COMMITMENT WITH A MAIN STREET ATTITUDE"

07/25/101

PROFESSIONAL ENGINEER
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
PRINT NAME: STEPHEN C HOFFMAN
SIGNATURE:
DATE:
LICENSE: 21040

PRODUCTIVITY FABRICATORS

SCALE: NONE	LOCATION: MINNEAPOLIS, MN	DRAWN BY: P. PLATT
DATE: 05/29/25		

14' x 48', CM, 30' V, 50'-0" OVERALL

KENJOH OUTDOOR

DRAWING NUMBER 68-9326


KENJOH
BILLBOARDS
KENJOH
ANOKA
FOR LEASE
MINI STORAGE
© 2025 Google


KENJOH
BILLBOARDS
KENJOH

Description of request:

The applicant proposes to install an off-premise digital billboard within the designated Off-Premise Digital Billboard Overlay District in the City of Ramsey. The city's zoning ordinance permits a maximum of three such signs; two have already been approved and constructed. This proposed sign would be the third and final installation allowed under the current code.

The sign is designed to be 672 square feet in area and 50 feet tall, with two digital faces—one oriented toward each direction of travel on Highway 10. The applicant is seeking to enter into an agreement with the city to dedicate a minimum of 20 hours per month per sign face for public service and city-related messaging.

The city code requires a 2-mile (10,560 feet) separation between off-premise digital billboards. The proposed location offers a separation of 9,749 feet—approximately an 8% variance. The intent of the spacing requirement is to allow one digital billboard on the west end, one centrally, and one on the east end of the city along Highway 10. While the west and central locations have already been utilized, the eastern end lacks sufficient spacing under the code as written. If a sign was placed at the easternmost point within the city limits, the sign would not meet the spacing requirement. Without a variance, the city would be unable to complete its envisioned distribution of signs.

This proposed sign would fulfill the final permitted location under the existing code. It complies with all other applicable sections of the ordinance. The city's current sign code update does not impact regulations related to off-premise digital billboards.

Practical Difficulties requirements:

That the property owner proposes to use the property in a reasonable manner not permitted by the zoning code.

The applicant is proposing to construct a digital off-premises billboard in a location specifically designated by the city's zoning for such use. This is a reasonable and anticipated use of the property in this district. The sign complies with all applicable design, height, and dimensional requirements outlined in the ordinance. The proposed sign aligns with the city's intention to allow up to three digital billboards along Highway 10.

The only element requiring a variance is a minor reduction in spacing – approximately 8% - from the 2-mile requirement. The proposed use fully remains consistent with surrounding land uses and existing signage. The request does not seek to increase the number of permitted signs or expand the overlay district; it simply enables the final sign envisioned by the city's existing plan to be constructed.

The plight of the landowner is due to circumstances unique to the property not created by the landowner

Answer: The need for the variance comes from the physical location of this property and the location of the pre-existing placement of the two other off-premises digital billboards. This area – the eastern portion of the off-premise digital billboard overlay district along Highway 10 is the last remaining area feasible for the code contemplated third digital billboard. Due to the placement of the existing, previously approved off-premises digital billboards, achieving the 2 mile spacing is mathematically impossible. The 2 mile spacing puts the next allowable sign outside of the city's boundary to the east. This creates a unique hardship and the application would otherwise be fully compliant if it were not for this slight spacing shortfall. Any other location to the east would also need a variance for spacing. These circumstances were brought about by the city defined spacing intervals combined with the previous placement of the two previously approved digital off-premises signs, which is not the result of any action or decision by the applicant or landowner.

The variance, if granted will not alter the essential character of the locality

Answer: The proposed sign is located within the designated off-premise digital billboard overlay district and is compliant with all other requirements of the ordinance with exception of the spacing variance. The code permits up to three of these signs – two of which have already been constructed. The variance would allow the third and final sign as contemplated by the ordinance, and fulfill the city's original vision of having 3 signs distributed along Highway 10. The original intention was 1 sign on the west end, 1 sign in the middle, and 1 sign on the east end. This fulfills that vision.

The sign's design and placement are consistent with existing permitted signs and will be located along a major commercial corridor, where such signs are expected and appropriate. The variance does not introduce a new or unexpected intensity of use into the area. It simply allows for the completion of the originally intended sign plan. The character will remain consistent and the visual and functional impact of the sign is aligned with the city's intended land use in this area.

Economic considerations alone do not constitute practical difficulties

Answer: While there is an economic component to the development and use of any billboard, the variance request is not based on financial considerations. The practical difficulty stems from the limitations created by the existing placement of the other two permitted billboards and the fixed length of the Highway 10 corridor within city limits.

The applicant is not seeking to exceed the number of signs allowed or alter intent of the ordinance. The variance is necessary to fulfill the city's plan for 3 evenly spaced digital billboards along highway 10. Without the slight reduction in the required spacing, the third and final sign cannot be

constructed in the city. The issue is a matter of geographic constraint and ordinance mechanics. The hardship is rooted in practical realities beyond economics.

Practical difficulties include but are not limited to, inadequate access to direct sunlight for solar energy systems

Not Applicable

Public takings of property due to condemnation

Not Applicable

Variances shall be granted for earth-sheltered construction as defined in Miinn. Stats 216C.06, subd. 14, when in harmony with Chapter 106 of the city code

Not Applicable

Community Benefit Agreement

This Community Benefit Agreement ("Agreement"} is made and entered into as of May 28, 2024, by and between Kenjoh Outdoor Advertising, LLC, a Delaware Limited Liability Company ("Company"}, located at 2801 E Camelback Road, Suite 450, Phoenix, AZ 85016, and the City of Ramsey, Minnesota ("City"}, located at 7550 Sunwood Dr NW, Ramsey, MN 55303.

Whereas, the Company wishes to obtain a permit for the construction of a double sided off-premises digital billboard sign at the location approximately 6111 US 10 Ramsey, MN 55303, Property Identification Number 35-32-25-31-0026.

Whereas, the City requires an agreement for the provision of community and public service messages as part of the permit approval process;

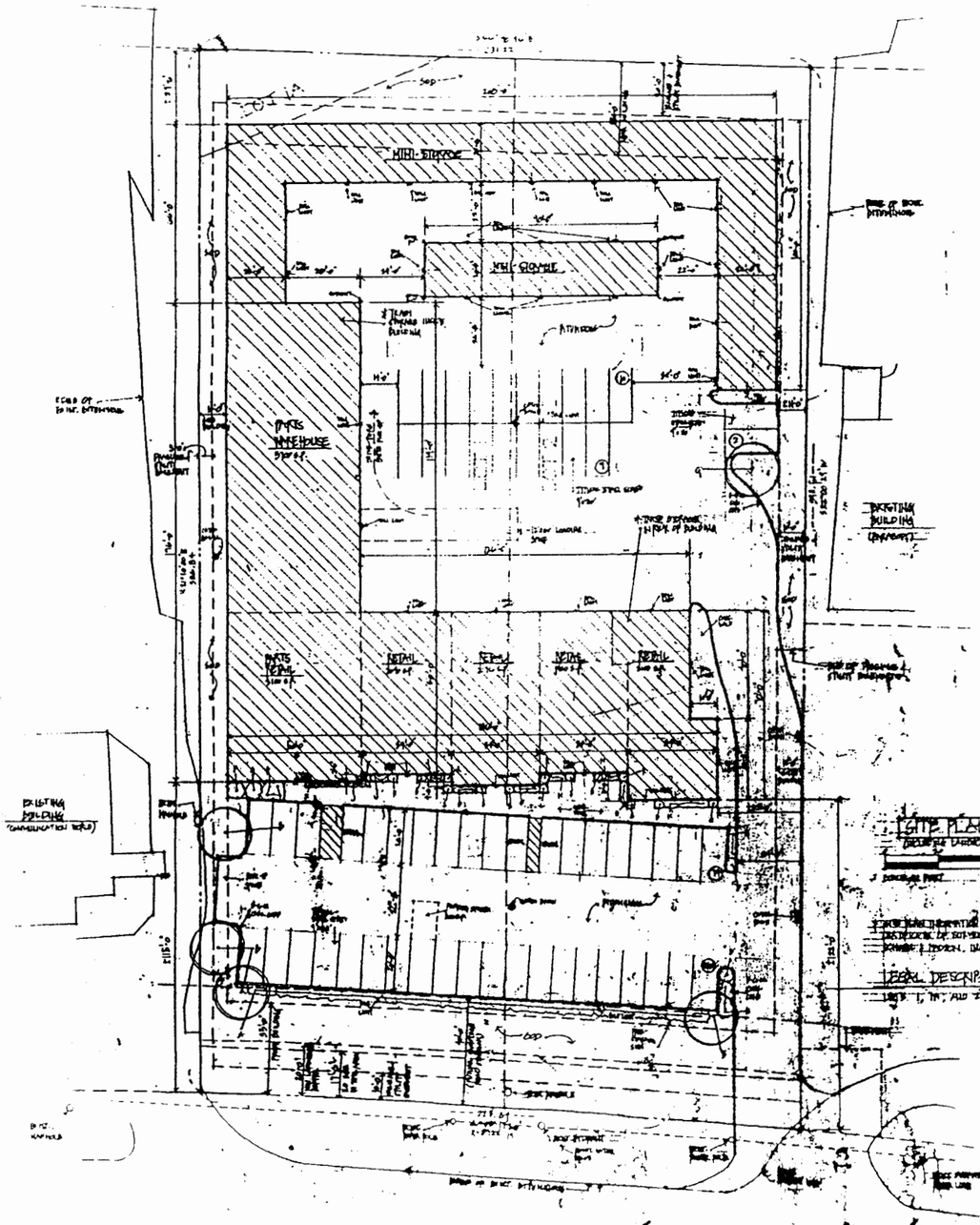
Now, Therefore, the parties agree as follows:

1. **Scope of Agreement.** The Company agrees to provide the City with no less than 20 hours of digital display time per month per dynamic display off-premises sign face located within the City. This display time shall consist of 9,000 eight-second spots, which will be used exclusively for community and public service messages.
2. **Timing and Scheduling.** The Company will integrate the community and public service messages into its open inventory, scheduling these messages at least 15 days in advance of the display date. Each public service message will commence on the selected day and continue until the agreed number of spots is reached, consistent with the monthly allocation, unless the City requests a shorter duration. The City may select the days for display; however, messages must run in 24-hour cycles without specific time slots within the day, ensuring flexibility and manageability for the Company.
3. **Content of Messages.** The content of the community and public service messages shall be provided by the City, and the Company agrees to display such messages as provided without alterations unless prior written consent is obtained from the City.
4. **Artwork and Design.** The City may choose to design its own content for the public service messages. Alternatively, the Company can provide design services at a rate of $60 per hour. Any design work requested by the City will be billed accordingly and requires prior approval from the City before commencement.
5. **Approval and Permit Issuance.** This Agreement must be approved by the City Council of Ramsey. Following such approval, the City's building official may issue the necessary permit for the construction or conversion of the off-premises digital billboard signs as requested by the Company.
6. **Term.** This Agreement shall commence on the date first written above and shall continue in effect until terminated by either party with thirty (30} days written notice to the other party.
7. **Amendment.** This Agreement may only be amended or modified by a written agreement signed by both parties.

8. **Miscellaneous.** This Agreement constitutes the entire agreement between the parties regarding the subject matter hereof and supersedes all prior agreements and understandings, whether written or oral, relating to such subject matter.

In witness whereof, the parties hereto have executed this Community Benefit Agreement as of the day and year first above written.

BURLINGTON NORTHERN RAILROAD



SITE PLAN
(DESCRIPTION CONTINUED)

LEGAL DESCRIPTION:

ZONING / BUILDING INFORMATION:

SITE INFORMATION:

LOT SIZE = 88,810 S.F. (1.09 ACRES)

BUILDING SQUARE COVERAGE = TOTAL BUILDINGS = 16,016 + SQUARE FOOTAGE OF SUBTOTAL = 12,111 = 68,540 S.F. (66,140/88,810 = 77.2%)

UNOCCUPIED SQUARE COVERAGE = 20,220 S.F. (22,220/88,810 = 22.8%)

ZONING INFORMATION:

EXISTING ZONING CLASSIFICATION = B-3 HIGHWAY BUSINESS
(ZONING IS CONSISTENT ON ENTIRE LOT)

BUILDING INFORMATION:

MAXIMUM ALLOWABLE BUILDING SIZE = 35% OF TOTAL LOT AREA =
88,810 X .35 = 31,083.5 S.F. MAX.

ACTUAL BUILDING SIZE =

	PARTS WAREHOUSE	= 5,140 S.F.
	PARTS RETAIL	= 5,420 S.F.
	RETAIL	= 10,456 S.F.
	MINI-STORAGE	= 5,000 S.F.
	TOTAL	= 26,016 S.F. (66,140/88,810 = 29.9%)

PARKING INFORMATION:

PARKING REQUIRED:

- PARTS WAREHOUSE: 1 FOR EACH EMPLOYEE ON LARGEST SHIFT = 1
- PARTS RETAIL: 1 FOR EACH 300 S.F. OF FLOOR AREA = 18.9 OR 19 (1 HANDICAP SPACE FOR EVERY 25 SPACES OR PART THEREOF)
- RETAIL: 1 FOR EACH 200 S.F. = 37.5 OR 38
- TOTAL = 58 SPACES
- PARKING PROVIDED = 60 CARS

CONSTRUCTION TYPE:

BUILDING IS OF TYPE II CONSTRUCTION

PLANT MATERIAL LIST

PLANT	DESCRIPTION	SIZE	QUAN.
A	DECIDUOUS TREE	2.5 CAL.	12
B	EVERGREEN TREE	6' HT.	3
C	ORNAMENTAL TREE	2" CAL.	1
D	SHRUB, DECIDUOUS	#5 CONT.	2
E	SHRUB, EVERGREEN SPREADING	#5 CONT.	15
F	SHRUB, DECIDUOUS UPRIGHT	#5 CONT.	1
G	PERENNIALS, ORNAMENTAL	#1 CONT.	12
H	PERENNIALS	#2 CONT.	9
I	GROUND COVER, SPREADING	#2 CONT.	6
J	GRASS, SEED MIXTURE	#2 CONT.	9
K	EVERGREEN SHRUB, LARGE VARIETY	#5 CONT.	4
L	PERENNIAL VINE TYPE	#1 CONT.	8
M	CONIFER, MEDIUM	#5 CONT.	2
N	SHRUB, LOW TYPE	#1 CONT.	6
P	PLANT COMBINATION	#5 CONT.	6

REVISED PRELIMINARY AUGUST 17, 1999
PRELIMINARY MAY 20, 1999

BRUCE W SCHMITT & ASSOCIATES P.A. ARCHITECTS
923 MANTORVILLE AVENUE SOUTH
WAYZATA, MINNESOTA 55391
(612) 476-6772

NEW BUILDING FOR
ZITCO, INC.
RAMSEY, MINNESOTA

*PLANS ARE FOR PRELIMINARY PURPOSES ONLY

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 Architect under the laws of the State of Minnesota.

Date: Reg. No.:

SHEET NO. A1a OF

231.22

LOT 1A

SOD

208'-0"

±21'-0"

60'-0"

65'-0" REAR BUILDING

10'-0" DRAINAGE & UTILITY EASEMENT

MINI-STORAGE

22'-0"

90'-0"

WALL LIGHT

GUARD POST

20'-0"

24'-0"

MINI-STORAGE

22'-0"

22'-0"

80'-0"

EDGE OF EXIST. BITUMINOUS

*TRASH STORAGE INSIDE BUILDING

BITUMINOUS

26'-0"

14'-0"

32'-0"

±11'-0"

CATCH BASIN

POLE LIGHT

TYPICAL STALL SIZE= 9'x20'

10'-0" SIDE BUILD

3'-0" DRAINAGE & UTILITY EASEMENT

PARTS WAREHOUSE 5700 S.F.

DRIVE-THRU PARTS PICK-UP

14'-0"

LOT 2

LOT 3

TYPICAL STALL SIZE= 9'x20'

12'x60' LOADING SPACE

*TRASH STORAGE IN REAR OF BUILDING

126'-0"

10'-0" DRAINAGE & UTILITY EASEMENT

B-612 CONC. CURB

393.51'

S22°00'29"W

EXISTING BUILDING (PARABODY)

END OF DRAINAGE & UTILITY EASEMENT

CONC. WALK

PARTS RETAIL 3100 S.F.

RETAIL 2040 S.F.

RETAIL 2176 S.F.

RETAIL 1920 S.F.

RETAIL 2100 S.F.

60'-0"

40'-0"

70'-0"

186'-0"

50'-0"

34'-0"

34'-0"

34'-0"

34'-0"

30'-0"

10'-0" SIDE BUILD

±32'-0"

EXIST. MANHOLE

B

HANDI.

20'-0"

PACK-UP SPACES

B-612 CONC. CURB

TYPICAL STALL SIZE= 9'x20'

26'-8"

PARKING SPACES= 3005.F.

CATCH BASIN

BITUMINOUS

CATCH BASIN

±122'-0"

24'-0"

D

20

B-612 CONC. CURB

E

±115'-0"

In frontage road r-o-w

A

25'-0" EXIST. BUILDING

POLE LIGHT

POLE LIGHT

FREE-STANDING SIGN

B

EASEMENT

20'-0" MIN LANDSCAPE BUFFER

3'-6" HEIGHT ASSN

2'-0" DRAINAGE & UTILITY EASEMENT

10'-0" (FUTURE FRONTAGE (40'-0" SETBACK)

SOD

EXIST. MANHOLE

225.84'

Δ=03°17'56"

R=3922.19

EXIST. POWER POLE

EXIST. HYDRANT

EXIST. WATER VALVE

EXIST. POWER POLE

EXIST. DRIVEWAY LOC.

EDGE OF EXIST. BITUMINOUS

EXIST. O... POWER L...

SITE P...

(INCLUDING L...

SCALE IN FEET.

* SITE PL... FORM:

CERTIFICATE OF S...

SCHOELL & MADSO...

LEGAL DES...

LOTS 1, 1A, A...

Sheet A1a

N

6111 Highway 10 NW Landscaping



July 2011 Google Street View

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

RESOLUTION #25-196

A RESOLUTION GRANTING A VARIANCE TO THE DISTANCE SEPARATION REQUIREMENTS FOR AN OFF-PREMISES DIGITAL BILLBOARD SIGN AT 6111 HIGHWAY 10 NW

RECITALS

1. The City of Ramsey received an application from Mr. Scott Levine of Kenjoh Outdoor Advertising (the "Permittee") requesting a Variance to the minimum separation requirements of an off-premises digital billboard sign per Section 108-55(b)(3) of City Code on the properties owned by 6111 Ramsey Properties LLC generally known as 6111 Highway 10 NW and legally described as follows:

   Lot 1, Block 1, Guy Addition, except Parcel 66 Anoka County Highway Right-of-Way Plat No. 103, Anoka County, Minnesota;

   Lot 1A, Block 1, Guy Addition, Anoka County, Minnesota;

   Lot 2, Block 1, Guy Addition, except Parcel 67 Anoka County Highway Right-of-Way Plat No. 103, Anoka County, Minnesota.

   (the "Subject Property")

2. That City Code Section 108-55(b)(3) specifies that off-premises digital billboard signs shall be no closer than two miles from each other.

3. That City Code Section 108-55(b)(2) states that there shall be no more than three off-premises digital billboard signs located within the City of Ramsey.

4. That two other such signs have been legally constructed within the City of Ramsey.

5. That the Subject Property is zoned B-2, Community Business District where such signs are allowed by conditional use permit subject to performance standards.

6. That the proposed location does not meet the required two-mile spacing from the sign located near the intersection of Riverdale Drive and Traprock Street NW, being 811 feet short of this requirement, necessitating a variance to construct the sign in this location.

7. That the **Permittee** appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (Variances) of the Ramsey City Code on August 28, 2025, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

FINDINGS OF FACT

1. That the off-premises digital billboard sign does not violate the intent and purpose of the Comprehensive Plan.

2. That the practical difficulties, as stated by the Permittee, in placing the sign in a location not meeting the two-mile spacing requirement of Section 108-55(b)(3) are:

   A. **That the property owner proposes to use the property in a reasonable manner not permitted by the zoning code.** The applicant is proposing to construct a digital off-premises billboard in a location specifically designated by the city's zoning for such use. This is a reasonable and anticipated use of the property in this district. The sign complies with all applicable design, height, and dimensional requirements outlined in the ordinance. The proposed sign aligns with the city's intention to allow up to three digital billboards along Highway 10.

   B. **The plight of the landowner is due to circumstances unique to the property not created by the landowner.** The need for the variance comes from the physical location of this property and the location of the pre-existing placement of the two other off-premises digital billboards. This area – the eastern portion of the off-premise digital billboard overlay district along Highway 10 is the last remaining area feasible for the code contemplated third digital billboard. Due to the placement of the existing, previously approved off-premises digital billboards, achieving the two-mile spacing is mathematically impossible. The two-mile spacing puts the next allowable sign outside of the city's boundary to the east. This creates a unique hardship and the application would otherwise be fully compliant if it were not for this slight spacing shortfall. Any other location to the east would also need a variance for spacing. These circumstances were brought about by the city defined spacing intervals combined with the previous placement of the two previously approved digital off-premises signs, which is not the result of any action or decision by the applicant or landowner.

   C. **The variance, if granted will not alter the essential character of the locality.** The proposed sign is located within the designated off-premise digital billboard overlay district and is compliant with all other requirements of the ordinance with exception of the spacing variance. The code permits up to three of these signs – two of which have already been constructed. The variance would allow the third and final sign as contemplated by the ordinance, and fulfill the city's original vision of having three signs distributed along Highway 10. The original intention was one sign on the west end, one sign in the middle, and one sign on the east end. This fulfills that vision. The sign's design and placement are consistent with existing permitted signs and will be located along a major commercial corridor, where such signs are expected and appropriate. The variance does not introduce a new or unexpected intensity of use into the area. It simply allows for the completion of the originally intended sign plan. The character will remain consistent and the visual and functional impact of the sign is aligned with the city's intended land use in this area.

D. **Economic considerations alone do not constitute practical difficulties.** While there is an economic component to the development and use of any billboard, the variance request is not based on financial considerations. The practical difficulty stems from the limitations created by the existing placement of the other two permitted billboards and the fixed length of the Highway 10 corridor within city limits.

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 a variance to deviate from the required two-mile separation requirement of Section 108-55(b)(3) by 811 feet to be constructed and operate on the Subject Property, subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. That the off-premises digital billboard sign must obtain a building permit and pass all required inspections.

2. That the off-premises digital billboard sign must follow all of the other performance standards as outlined in Section 108-55 of City Code.

3. That the off-premises digital billboard sign must obtain and maintain the required permit(s) from the Minnesota Department of Transportation.

4. That the Permittee must enter into a community benefit agreement as required by Section 108-55(c)(10) of City Code.

5. That conditions set forth in previous conditional use permits and variances remain in effect, including the approved landscape plan from 1999. For this, the diseased ash trees must be removed and replaced new trees. The remainder of the landscape may be modified for hardier species that meets the intent of the 1999 plan upon review by City staff.

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

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 28th day of August, 2025.

_____
Planning Commission Chairperson

ATTEST:

_____
City Clerk

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

Regular Planning Commission

Meeting Date: 08/28/2025

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

Information

Title:

Zoning Code Updates

Purpose/Background:

The current Zoning Code was adopted in late 2023 and has been updated a couple of times since. This round of updates focuses on three areas where staff has had challenges when working with residents or businesses on various issues.

1. Daycare Centers as Accessory Uses in Residentially-Zoned Religious Institutions.

In the Business and Public/Institutional zoning districts, a commercial daycare operator can lease space from a religious use to operate when the building would otherwise sit empty. Religious institutions are also allowed in the Residential districts, though the daycare center accessory use was inadvertently left out. Amending Sections 106-422 and 106-425 will treat all religious uses equally in their ability to lease space to daycare centers.

2. Photography Studios as Home Occupations

Current regulations require that all home occupations are located *within* a structure and the type of structure determines the approval process. Within the home itself is generally one that does not require Planning Commission and CIty Council action where within an accessory building does. It is very common for home-based photographers to take photos of their clients in the studio as well as in/under accessory structures and landscape features such as sheds, gazebos, and pergolas or completely outdoors by trees and flowers in the yard. All of these locations are reasonable and should not require the added layer of review that is done with most other home occupations in accessory structures.

3. Accessory Structure Setbacks.

The Planning Commission recently approved a variance for an accessory structure on a corner lot that was closer to the side street than the house. There are several homes, especially in the Rural Residential zoning district, where homes are placed close to the interior side property line, leaving ample room on the side-street side of the house to build an accessory building. Staff feels that this is a reasonable place to construct accessory structures and is proposing the change to offer more flexibility. The setback proposed is the same as if a house were constructed as close as it could be to the side street.

4. Parking Surfaces.

Driveway standards in 106-463 and the parking standards in 106-460 are not consistent with the allowed materials and this has led to confusion when working with residents. The proposed change will make the two sections consistent and offer more parking surface options (crushed concrete and conbit) for residents in the Rural Residential district.

5. Off-premises Digital Billboards.

Lastly, this is a terminology and reference update in order to be in alignment with the newly-adopted Sign Code (Chapter 108).

Notification:

Notification was provided in the August 15 Anoka Union Hearld Newspaper.

Recommendation:

Staff recommends approval of the proposed ordinance.

Outcome/Action:

Motion to recommend approval of Ordinance #25-08.

Attachments

Draft Ordinance

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/21/2025 12:29 PM
Form Started By: Todd Larson		Started On: 07/10/2025 08:50 AM
Final Approval Date: 08/21/2025		

ORDINANCE #25-08
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE AMENDING CHAPTER 106
PERTAINING TO THE ZONING CODE

The City Council of Ramsey ordains:

SECTION 1. AUTHORITY
This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENT TO CHAPTER 106 PERTAINING TO ZONING.

The following sections of Chapter 106 are hereby amended as follows:

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

The table in Section 106-422. - Accessory uses is amended to add the following:

Use	MR	RR	R-1A	R-1B	R-1C	R-2	R-3	Additional Standards (Section)
Daycare Centers	P	P	P	P	P	P	P	106-425(10)

Section 106-425. - Performance standards is amended as follows:

(2) *Home occupations.*

a. *Intent*. Home occupations shall be allowed to exist in the residential zoning districts in accordance with certain criteria established to protect the peace, quiet, and domestic tranquility in all residential neighborhoods. It is the intent of this section that the property owner shall have a vested interest in the business, as the city does not desire to create business incubators for lease within the residential districts.

b. *Use table*. The following use table lists allowed and prohibited uses for home-based businesses:

Allowed Uses	Prohibited Uses
Artists and musicians	Ammunition manufacturing
Bed and breakfast establishments	Automotive repair, maintenance, body shops, operations involving internal combustion engines
Beauticians or barber shops	Dance studios
Crafts	Dispatch or transportation centers (individuals or materials)
Dressmaking, tailoring, sewing, or alterations	Escort or sexually oriented businesses

Firearm sales and repair	Flea markets
Food preparation under the Cottage Food exemption	Impound yards or salvage yards
Home offices	Motor vehicle sales
Instructional classes with no more than four pupils	Palm-reading, or fortune-telling
Manufacturing and welding	Restaurants, bars, breweries
Photography studio (See additional standards within Sec. 106-425(2)(c)(5).)	Retail sales (in-person)
Retail sales (By appointment, online, or mail delivery)	Sales yards or storage yards
Uses determined by the zoning administrator to be similar in character to the allowed business uses and comply with all general provisions	Storage of motor vehicles, or tow yards
	Tanning salons
	Tattoo parlors
	Trash haulers
	Uses involving hazardous materials or activities
	Uses that adversely affect governmental facilities or infrastructure
	Uses that adversely affect environmental features
	Uses determined by the zoning administrator that do not meet the intent of a home occupation

c. *General provisions.*

1. *Permit*. A home occupation will not be required to obtain a type-II home occupation permit if it:
    i. Is an allowed business use as outlined in subsection b.;
    ii. Meets all general provisions outlined in subsection c.; and
    iii. Does not meet the criteria necessitating a type-II home occupation permit outlined in subsection d.
2. *Ownership.* Home occupation and operations are restricted to the property where the owner of the home occupation resides, has title, or holds rental lease.
3. *Number.* No more than one business is allowed per residential property.
4. *Employees*. One employee that is not a resident of the dwelling is allowed.
5. *Principal structure*. All business operations must be internal to the dwelling, and entrance to the home occupation shall be gained from within the principal structure. No home occupation activity shall be allowed within a detached accessory building or garage without a type-II home occupation permit.
    a. Exception: Photography studios may be located within the principal structure, accessory structures, landscape features, or in the yard without a type-II home occupation permit.
6. *Size*. The area of the home occupation cannot exceed the allowable square footage amounts for the applicable lot size established the table in section 106-450.
7. *Parking space reserved*. At least 400 square feet of indoor garage/parking space must be reserved for personal vehicles or equipment, in either attached or detached garage space.
8. *Signage*. A sign not exceeding two square feet in size may be displayed if affixed flat against the wall of either the dwelling or accessory building where the home

occupation is being conducted. The sign shall be non-illuminated and shall not have dynamic display capabilities.

9. *Exterior*. There shall be no other exterior evidence of the existence of a home occupation, including outdoor storage of materials or commercial vehicles.
10. *Vehicles and on-site parking*. One passenger vehicle associated with the business is allowed. The number of persons permitted on the site at any given time shall be limited so as not to create a parking demand in excess of that which can be accommodated on driveway(s) and/or parking pads on the site of the home occupation.
11. *Deliveries*. The occupation cannot be serviced by deliveries from vehicles with a gross vehicle weight exceeding 20,000 pounds.
12. *Nuisance prevention*. The business must not create noise, odors, vibration, smoke, air pollution, liquid or solid wastes, heat, glare, dust, or other adverse influences ~~shall be permitted~~ that will in any way have an objectionable effect upon adjacent or nearby property. In order to guarantee that a home occupation, once authorized, will not become a nuisance to the neighbors or otherwise violate these regulations, the city staff or city council may impose reasonable conditions necessary to protect the public health, safety, and welfare of residents of the city.
13. *Non-conforming uses*. Any existing home occupation that is discontinued for a period of more than 30 days, or is in violation of the provisions, under which it was initially established, shall be brought into conformity with the provisions of this chapter.

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

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

Section 106-425. - Performance standards is amended to add the following:

(10) *Daycare Centers*. Daycare centers are allowed as an accessory use only within a structure primarily for religious institution.

Section 106-450(3). - Accessory structures is amended as follows:

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

(3) Setbacks.

a. Side and rear setbacks: Five feet.

b. Front setback ~~and side adjacent to right-of-way~~: No closer to the street than the edge of the principal structure.

c. Side setback adjacent to right-of-way: the same minimum side yard setback to right-of-way requirement as the principal structure for that zoning district.

~~c~~ d. Exception: Detached accessory building may be located in front of the principal building while maintaining setbacks for principal structures in that zoning district when:

1. On RR lots two acres or greater in area, or
2. When located riparian lots in the wild and scenic, critical area, or shoreland overlay districts.

Section 106-460(3). - Residential parking standards is amended as follows:

(3) Surfacing.

a. Inside the metropolitan urban service area (MUSA).

1. Currently licensed and operable motor vehicles, the primary purpose of which is for private transportation or recreational use may be parked.

i. In the front yard if on a driveway.

ii. In the side or rear yard provided it is parked on a residential parking surface that consists of a continuous hard surface of either bituminous pavement, ~~or~~ concrete, or driveway-rated pavers.

2. Equipment, for which the primary purpose is private or personal/recreational use may be parked.

i. In the front yard if on a driveway.

ii. In the side yard on a residential parking surface of a continuous hard surface of either bituminous pavement, ~~or~~ concrete, or driveway-rated pavers.

iii. In the rear yard on an unimproved surface.

b. Outside the metropolitan urban service area (MUSA).

1. Currently licensed and operable motor vehicles, the primary purpose of which is for private transportation or recreational use may be parked.

i. In the front yard if on a driveway.

ii. In the side or rear yard provided it is parked on a residential parking surface that consists of either bituminous pavement, concrete, driveway-rated pavers, or prepared gravel/Class V/crushed concrete/conbit of at least two inches in depth that is applied to the entire area beneath the motor vehicle and extending 12 inches around the perimeter of the motor vehicle.

2. Equipment, for which the primary purpose is private or personal/recreational use may be parked.

i. In the front yard if on a driveway.

ii. In the side yard on a residential parking surface of bituminous pavement, concrete, driveway-rated pavers, or a prepared gravel/Class V/crushed concrete/conbit of at least two inches in depth, that is applied to the entire area beneath the equipment and extending 12 inches around the perimeter of the equipment.

iii. In the rear yard on an unimproved surface.

The table in Section 106-521. - Principal uses is amended as follows:

Use	B-1	B-2	B-3	I-1	I-2	Additional Standards (Section)
Off-premises Digital Billboard~~s~~ Signs	NP	C	C	C	C	~~117-468~~ 108-55

SECTION 3. SUMMARY

The following official summary of Ordinance #25-08 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance:

"Chapter 106 Zoning Code has been amended to add daycare centers as a permitted accessory use to religious institutions, modified corner lot accessory structure setbacks, clarified parking surfaces in residential districts, and updated terminology to be consistent with other chapters."

SECTION 4. EFFECTIVE DATE

This ordinance becomes effective upon publication, subject to City Charter Section 5.07.

PASSED by the City Council of the City of Ramsey, Minnesota the 23rd day of September, 2025.

_____
Mayor

ATTEST:

_____
City Clerk