

Rum River Retreat - Preliminary Plat Narrative

To: City of Ramsey

From: Sundance Woods, LLC, Tom Dehn – Developer

Date: 07/10/2026

A - Submittal Documents:

1. Narrative
2. Preliminary Plat Application
3. Preliminary Plat Application Plans
 - Certificate of Survey/ Existing Conditions
 - Preliminary Plat
4. Preliminary Construction Plans
 - Title Sheet
 - Street and Storm Sewer Plans
 - Grading Plan
 - Erosion Control Plan
 - Detail Sheet
5. Stormwater Management Plan - Narrative and Supporting Data/Calculations
6. SSTS - Soil Borings, Map, and Pit Data
7. Wetland Delineation Report - Kjolhaug
8. Mailing Labels – City to Provide

B - Development Property:



- Applicant / Developer
 - Sundance Woods, LLC – Tom Dehn
- Property Address / Owner
 - 17400 Erkium St NW – 20.55 Acres – PID: 01-32-25-33-0011 - Glosimodt Trustee David S
 - 17650 Erkium St NW – 37.53 Acres – PID: 01-32-25-32-0003 - Glosimodt Trustee David S
 - Current Zoning – Rural Residential (RR), (Floodplain Overlay District), (Scenic River Protection Overlay District)
 - Current Land Use Plan Guiding – Rural Developing

C – Development Team

- Engineer, Sathre Bergquist – Bob Molstad
- Surveyor, Sathre Bergquist – Colyn Tvete
- Wetland Consultant, Kjolhaug Environmental - Marty Anderson

D - Introduction:

With consideration of the existing environmental conditions and unique shape of the parcel, we hope that we have arranged a plan that can succeed with the City approvals as well as in the marketplace. This is a simple 15 lot rural residential plan projected to be high end custom homes, rural roads and individual well water / septic systems located in northern Ramsey to the west of Rum River.



D - Property Facts

- PID # 01-32-25-32-0003
- Gross Acres 39.52
- ROW/Private Drive Easement Acres 1.99
- Wetlands Acres (9.26)
- Wetland within ROW/Private Drive Easement Acres (0.07)
- **Net Acres 28.34**

- PID # 01-32-25-33-0011
- Gross Acres 21.48
- Wetlands Acres (6.40)
- **Net Acres 15.08**

E - Background

Earlier this spring the development team submitted several concept plans for a 15-lot rural residential development on the +/-58 acres with the main discussion item being accessibility and a few variances mentioned within narrative below.

We have worked with the City Council and Staff to design a site plan with 15 rural lots and two public streets within a 66' ROW.

The proposed 177th Ave NW will terminate with temporary cds (about 150 feet east of the west property line) to provide some additional privacy to the parcel to the west. The ROW will be platted to the west property line.

There is an existing blacktop road running north/south with a roadway easement. The street is Erkium St NW. There is existing ROW on the southern end with an existing 60' CDS ROW, we will be increasing this to a 65' Radius on the proposed development property.

Two variances are being requested, one for the temporary cds, due to the temporary length of the future thru street. The second variance request is for the lot depth of the two lots on the east side of the Erkium St NW, since we are proposing to keep the roadway in the current easement/roadway area.

F – Preliminary Plat Data

1. Basic Facts

a. Acres

i. Gross Acres (SBI Boundary)	61.00
ii. ROW (Interior)	3.64
iii. ROW (Existing Shared)	0.63
iv. Lotted Area	57.36
v. Wetland Area	15.73

b. 15 Lots

c. Gross Density - $15/61.0 = 0.25$ units/acre

d. Net Density – $(61.00-3.64-15.73)/15 = 2.78$ acres/unit

G - Comprehensive Plan

The property is guided for Rural Developing (RD).

H – Zoning

The property is currently zoned Rural Residential with southern property having a Wild & Scenic Overlay – Rum River.

Our Preliminary Plat complies with the Rural Residential (RR) Scenic River Protection Overlay District with an exception to the minimum lot depth & cul-de-sac maximum length. With discussion with city, we increased the road width to accommodate a longer cul-de-sac. The lot depth issue occurs from existing ROW of Erkiem St NW already servicing lots. We are requesting that these variances be allowed.

The lot standards are below:

- Rural Residential (RR)**

Minimum Lot Width -	200 ft
Minimum Lot Width (cde) -	100 ft
Minimum Lot Area -	2.5 ac
Maximum Impervious -	20%

Setbacks:

Front – 40'
Side – 10'
Corner – 40'
Rear – 40'
Wetland – 16.5'

I – Variance Request

1. Temporary cds, due to the temporary length of the future thru street.
2. Lot depth of the two lots on the east side of the Erkium St NW, since proposing to keep the roadway within the current easement/roadway area.

J – Tree Preservation & Landscaping

Waiting for tree data – 07/10/26.

This approach ensures that Rum River Retreat maintains a high-quality, wooded, rural residential character while providing custom landscaping that enhances each homesite and complements the overall neighborhood design.

K - Development Plan Details – Grading, Utilities, and Streets

1. Site Grading

Site grading will consist of grading the proposed streets, stormwater ponds/basins, ditches, and some of the house pads to balance the site. The on-site cut is +/- 25,500 cy. With the construction of the 14 new homes, we are estimating +/- 12 acres of grading / disturbances. (12/58 = 21% of the site)

2. Utilities

Plans show proposed and septic sites, wells and the necessary storm sewer for the site and public streets.

3. Storm Water Treatment

We have completed a storm water management plan and will be working with the City and Lower Rum River Watershed Management Organization (LRRWMO) for review and approval.

4. Roadway

- a. **City Roadways** - We are using a modified City Standard STR-6 for rural roadways which will include surmountable curb per plan as necessary with 26' of asphalt in a 66' ROW.

5. Septic

We have completed the required initial testing for both primary and secondary areas (5,000 sf).

- a. **Setbacks to treatment areas follow county and state setbacks and rules.**

- i. 10' to property lines
- ii. 10' to occupied buildings
- iii. 50' to wetland or unclassified body

b. Construction Schedule

- Site Grading –Sept/Oct 2026
- Utility Installation – October 2026
- Street Construction – October 2026
- Minor Utility Installation – November 2026

L- Conclusion

We look forward to discussing our proposed development with the Planning Commission and City Council.

Tom Dehn

Developer – Sundance Woods, LLC