

City of Ramsey
Agenda
Regular Planning Commission
Thursday, May 28, 2026

6:30 pm

City Hall Council Chamber, 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 April 23, 2026.
- 6. Public Hearing**
 1. PUBLIC HEARING: Consider an Ordinance Amendment to City Code Section 106-354 (Private Trees in New Development Areas)
- 7. Commission Business**
 1. Adopt Resolution #26-110 Concerning the Ramsey Economic Development Authority's Redevelopment Project Area Proposal
- 8. Commission/Staff Input**
- 9. Adjournment**

Regular Planning Commission

Meeting Date: 05/28/2026

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

Information

Title:
Approve the Planning Commission Meeting Minutes for April 23, 2026.

Purpose/Background:
The purpose of this case is to approve the Planning Commission Meeting Minutes for April 23, 2026.

Recommendation:
Staff recommends approving the minutes.

Outcome/Action:
Motion to approve the minutes for April 23, 2026.

Attachments

PC April 2026 Minutes

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/14/2026 12:38 PM
Form Started By: Kalia Lor		Started On: 05/11/2026 08:32 AM
Final Approval Date: 05/14/2026		

**PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey Planning Commission conducted a regular meeting on Thursday, April 23, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Cheri Gengler
 Commissioner Michael Allshouse
 Commissioner Randy Bauer
 Commissioner Bradley Cochrane (arrived at 8:01 p.m.)
 Commissioner Jeffrey Lubarski
 Commissioner Debra Musgrove
 Commissioner Layee Sanoe

Members Absent: None

Also Present: Planning Manager Todd Larson
 City Planner Adam Martin
 Senior Planner Chris Anderson
 City Council Liaison Eric Peters
 City Attorney Amanda Johnson

1. CALL TO ORDER

Chairperson Gengler called the regular meeting to order at 6:30 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 Bauer, seconded by Commissioner Lubarski, to approve the agenda as presented.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Lubarski, Allshouse, Musgrove, and Sanoe. Voting No: None. Absent: Commissioner Cochrane.

5. APPOINTMENT OF PLANNING COMMISSION OFFICERS

5.01: Appointment of Chair and Vice Chair of the Planning Commission

Chairperson Gengler stated that annually, the Commissions and Boards appoint Officers. She asked if there was any interest in the position of Chair, noting that she would be willing to continue to serve if desired.

Motion by Commissioner Musgrove, seconded by Commissioner Bauer, to appoint Cheri Gengler as Chair of the Planning Commission.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Musgrove, Bauer, Allshouse, Lubarski, and Sanoe. Voting No: None. Absent: Commissioner Cochrane.

Commissioner Musgrove commented that she would be willing to serve as Vice Chair.

Chairperson Gengler noted that Commissioner Bauer is currently the Vice Chair and asked if he had an interest in the position as well.

Commissioner Bauer confirmed that he would also be willing to continue as Vice Chair.

Motion by Commissioner Allshouse, seconded by Commissioner Lubarski, to appoint Randy Bauer as Vice Chair of the Planning Commission.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Allshouse, Lubarski, Bauer, Musgrove, and Sanoe. Voting No: None. Absent: Commissioner Cochrane.

6. CONSENT AGENDA

6.01: Approve the March 26, 2026, Planning Commission Meeting Minutes

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Musgrove, Lubarski, Allshouse, Bauer, and Sanoe. Voting No: None. Absent: Commissioner Cochrane.

7. PUBLIC HEARINGS/COMMISSION BUSINESS

7.01: Public Hearing: Consider a Zoning Map Amendment for I-1, Light Industrial to I-2, General Industrial for 14021 Azurite Street NW and 14021 Basalt Street NW; Case of ACE Solid Waste

Public Hearing

Chairperson Gengler called the public hearing to order at 7:04 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of the Zoning Map Amendment.

Commissioner Bauer stated that within the description, it states that 14050 Basalt Street has been owned by ACE for years and was inadvertently rezoned from E2 to I1, and that the applicant is responsible for all costs for this process. He questioned why the applicant would be responsible if the City inadvertently rezoned the property.

City Planner Martin stated that, as the Zoning Map was adopted in 2023, the City accidentally put the wrong zoning on that parcel. He stated that the applicant is also requesting rezoning of two other parcels, so there is no additional cost for the 14050 Basalt Street NW.

Citizen Input

Dave Wiggins, ACE Solid Waste, 19671 Yellow Pine St NW Oak Grove, stated that he is present to answer any questions. He stated that the intent is to expand the area for truck parking into parcel B, and container maintenance will be shifted to parcel C.

Commissioner Musgrove asked if there are any other properties in the area owned by ACE that could be used for additional expansion in the future, or whether this would be the final expansion.

Mr. Wiggins commented that these are the only other properties outside of the main campus that are currently owned by ACE.

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Lubarski, Allshouse, Musgrove, and Sanoe. Voting No: None. Absent: Commissioner Cochrane.

Chairperson Gengler closed the public hearing at 7:11 p.m.

Commission Business

Motion by Commissioner Musgrove, seconded by Commissioner Lubarski, to recommend that City Council adopt Ordinance #26-06, Rezoning Property at 14021 Azurite Street NW, 14021 Basalt Street NW, and 14050 Basalt Street NW from I-1 to I-2.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Musgrove, Lubarski, Allshouse, Bauer, and Sanoe. Voting No: None. Absent: Commissioner Cochrane.

8. COMMISSION BUSINESS

8.01: Consider a Sketch Plan for a Proposed 15-Lot Single Family Residential Subdivision at 17400 & 17650 Erkium Street NW (Project No. 26-106); Case of Thomas Allen Homes LLC

Presentation

Senior Planner Anderson presented the Staff Report stating that staff recommends directing the applicant to proceed with preparing the Preliminary Plat plan set and applying for Preliminary Plat review.

Commission Business

Commissioner Bauer asked if emergency response had any concerns with the length of the cul-de-sac.

Senior Planner Anderson replied that there were no concerns identified, outside of the requested additional width and signing for no parking on one side of the road.

Commissioner Bauer asked for the width of the street that would be needed to allow parking on both sides of the road.

Senior Planner Anderson replied that he did not ask that question of the Fire Marshal, but in the urban areas, the standard street sections are 32 feet wide.

Commissioner Bauer stated that he lives on a road with similar parking restrictions on one side, and the restriction is not always followed or enforced unless someone calls to complain. He stated that he would prefer a wider road with parking on both sides.

Senior Planner Anderson commented that one significant difference between the proposed development and the neighborhood of Commissioner Bauer would be the distance between homes. He stated that this neighborhood would have 15 homes with larger lots and distance between homes, whereas the other neighborhood has 200 to 300 homes.

Commissioner Allshouse asked how many streets in the area of the proposed development have similar parking restrictions.

Senior Planner Anderson replied that he was unsure whether there were any other neighborhoods in that area that would have similar parking restrictions.

Commissioner Musgrove asked where TH 47 is in regard to the development orientation.

Senior Planner Anderson replied that TH 47 would be to the west.

Commissioner Musgrove commented that she did drive out to the surrounding area and asked if 177th Ave NW is on the street project list and whether it could be added to the scope of this development project.

Senior Planner Anderson replied that the gravel road that Commissioner Musgrove spoke about is a private driveway for a shed. He stated that 177th ends in a cul-de-sac, and there is a 35-acre parcel between the end of 177th and the proposed development. He stated that should the property to the west develop, staff was attempting to demonstrate that there could be a logical through street from the 177th Avenue cul-de-sac to the proposed cul-de-sac within this proposed development. He provided clarification on the scope of the proposed development and the potential through street that could be developed if the property to the west were to be developed in the future. He noted that the only access into the development would be Erkium.

Commissioner Bauer commented that this sketch plan appears to meet all current City Code regulations, with the exception of the two items noted for variances. He asked if the City would not have to permit this to go forward aside from the two variances.

Senior Planner Anderson stated that, other than the exceptions for cul-de-sac length and lot depth for lots five and six, this request would meet all other requirements.

Commissioner Bauer stated that if the two variances were not approved and the applicant adjusted their plans to remove the need for the two variances, there would not appear to be any reason to deny the request. He asked about the liability the City would have if it were to deny a request that met all City requirements.

Senior Planner Anderson replied that the City would be in a position of a lawsuit if it were to deny a project that met all standards.

City Attorney Johnson confirmed that if a project meets all City Code requirements and the City denied it, the applicant would have the ability to sue because that decision would have been arbitrary and capricious. We have to have reasonable reasons to why we say no to something and if it meets our code, we would not have valid reasons to say no and it would fall under arbitrary and capricious.

Chairperson Gengler invited the applicant to speak.

Tom Dehn, applicant, 11261 Fernbrook Lane Dayton, stated that he is friends with the property owners who reached out to them with interest in development. He stated that City staff have been great to work with throughout this process. He commented that this property has beautiful woods, and their goal is to create homes with values of \$1,000,000 to \$1,500,000. He stated that their proposal is to minimally clear what is needed for development with custom grading.

Commissioner Bauer noted a number of staff comments that were provided and asked if the applicant had concerns with those.

Mr. Dehn replied that he believed all of that would be achievable, and there was nothing suggested that would be unreasonable.

Commissioner Bauer asked for the input of the applicant on the street width and whether they would prefer the staff recommendation with no parking on one side or his suggestion for a wider road that would allow for parking on both sides.

Mr. Dehn commented that these are big lots with long driveways, so most people will not choose to park on the street. He did not have any concerns with the recommended width of the Fire Marshall, but did not believe the road would have enough use to require a width of 32 feet.

Chairperson Gengler recognized that this is not a public hearing but provided an opportunity for residents to provide input.

Paul Olson, 5750 177th Avenue NW, commented that he owns the property to the west of the subject property. He asked when the restriction was made for the maximum length of 600 feet for a cul-de-sac.

Planning Manager Larson replied that the 600-foot length has been in Code for decades and provided additional explanation on how that calculation arose based on the length of hose that was carried by a firetruck.

Mr. Olson asked if developments are required to have multiple access points. He noted that, as shown in the packet, the ghost plat would have a road running through his property. He commented that the structures on his property have substantial value, and it would not make sense to sell his property to a developer. He stated that if his property were sold in the future, it would most likely be to a farmer or someone with horses.

Roger Rowbotham, 17715 Erkium Street NW, stated that he is on the corner between Erkium and 177th and provided more context on that intersection, noting that all the neighborhood traffic comes through that one intersection. He stated that there are 24 homes coming through that bottleneck, and this proposal would add 15 or 16 additional homes. He agreed that these would be beautiful lots with beautiful homes, but it needs to fit into the area. He noted that the two additional options to expand access within the neighborhood (Fluorine or 177th) are not likely or ideal. He asked how the traffic could be alleviated rather than increased. He stated that he spoke 20 years ago when the property was last for sale, and it did not go through because of many issues. He stated that in that experience, he reached out to the Councilmember for that ward, and he was out walking the area the next day and set up a neighborhood meeting to discuss the pros and cons. He stated that with this proposed development, he reached out to the Councilmember twice and has yet to receive a call back.

Denny Donovan, 17605 Argon Street NW, stated that it seems that they are pretty far along in the process, and yet the sign was just posted on the property about ten days ago. He stated that he does not have an issue with the developer, as he seems logical and like he has a desire to protect the property. He acknowledged the variance that would be necessary for the length of the cul-de-sac and asked if that would be a deal breaker for the project. He referenced the comments of liability for the City if the project were denied, but noted that the variance for cul-de-sac length is based on the assumption that the property to the west may develop. He noted that the property

owner spoke tonight and stated that the development of his property would be unlikely. He echoed the comments of the previous speaker about the traffic concerns.

Chairperson Gengler clarified that the cul-de-sac would not go onto the adjacent property and would be enclosed within the property in question.

Mr. Donovan commented that a variance would be necessary for that length to be approved.

Senior Planner Anderson confirmed that a variance would be needed for a cul-de-sac that extends more than 600 feet. He stated that when staff review a proposed development, they need to take a broader look at the surrounding area. He used the example of developments with utilities, which are also required to be extended to the end of a property, should the adjacent property develop. He noted that in this case, the cul-de-sac would be required to extend to provide an opportunity for a through street, if the neighboring property were to develop, as that could provide a second point of access. He recognized that the current property owner does not have plans for development, but at some time in the future, the property will change ownership, and there is no way to predict what the next property owner would want to do.

Matthew Clue, 17330 Germanium Street, commented that he lives west of lots nine and ten and expressed concerns with inconsistency. He stated that a neighbor called the City on him about two trees that he cut down, and it was urgent that those be replaced. He noted that in this scenario, many more trees would be removed from the subject property.

Senior Planner Anderson stated that a tree inventory is required as part of any development where data would be collected. He provided additional information on the tree preservation ordinance and its requirements. He noted that the resident referred to complaints about tree clearing, which he responded to, and this property owner was very cordial and willing to cooperate. He noted that the trees were removed by the river, where there are more concerns with erosion. He stated that this project would not be treated any differently than any other subdivision, but a tree inventory is not required at this step in the process.

Mr. Clue referenced lots nine and ten and asked about the distance from Trott Brook.

Senior Planner Anderson replied that lot nine would include a very small portion of Trott Brook, whereas lot ten would have a wetland area associated with Trott Brook.

Mr. Clue asked if they are aware of the flooding that occurs from the waterway.

Senior Planner Anderson noted the map provided, which delineates the floodplain.

Christine Barrett, 17610 Argon Street, commented that they are about the narrow portion of what is being proposed and asked if any members of the Commission have driven through the neighborhood to see the wildlife and trees. She stated that it was mentioned that the tree inventory is a part of the Preliminary Plat process, but asked who had been in her backyard looking at the trees last week.

Senior Planner Anderson replied that it was not City staff.

Mrs. Barrett referenced the wetland and asked about the proposed plan for added drainage that would be created by the additional homes.

Senior Planner Anderson stated that homes cannot be built on a wetland. He stated that wetland delineations would be completed throughout this process. He stated that information, along with stormwater management plans, would be reviewed by the Lower Rum River Water Management Organization (LRRWMO). He stated that drainage and utility easements would be required for all wetlands, as well as an extension beyond that. He noted that the stormwater management plans would be reviewed by the City as well to ensure that the plans would not cause increased drainage onto other properties.

Cody Pretorius, 17740 Fluorine Street NW, commented that there is a difference in driving during the day and driving during high traffic times. He asked if there would be plans to increase speed and law enforcement on 7th and TH 47.

Senior Planner Anderson stated that there are no plans for increased enforcement, but if there are concerns, those can be brought to the attention of the Police Department, which can then increase patrols in that area.

Dalton Maue, 17850 Erkium Street, asked if anyone has counted the number of delivery and service trucks that go down the streets in this area. He commented that the streets are posted at 30 mph and had concerns with the speeds of the vehicles in that area already, along with an increased number of homes. He asked if there could be additional patrols in the neighborhood in addition to the roads mentioned by the previous speaker.

Todd Blanchard, 17500 Erkium Street, stated that while he is not excited about development, he acknowledged that they cannot stop development, and they will not do better than Mr. Dehn developing the property as proposed. He believed that parking on one side would be sufficient and did not believe that the road would need to be 32 feet wide. He commented that wetland mitigation would be required for the road and believed that that activity should be minimized to the extent possible. He believed that this was a smart and reasonable development with a great developer.

Mr. Dehn stated that he understands the request of the City to extend the cul-de-sac west, but would be fine with not building that as well. He commented that if the City believes that Erkium should be curved, he could do that, but noted that fewer trees would be removed in the other scenario. He clarified that he has not threatened any lawsuits and has worked well and collaboratively with staff.

Councilmember Peters stated that the resident to the west is requesting more vegetative barriers between the properties and asked if the applicant would be open to that.

Mr. Dehn commented that they are not planning to cut vegetation near the perimeter with the exception of the cul-de-sac, so he was unsure of the need for additional vegetation. He commented that the lots would be more centered with the perimeter trees remaining.

Commissioner Bauer provided an alternative suggestion where the cul-de-sac towards 177th was eliminated and instead extended past lot one, along the back sides of lots one through four. He asked if the lots would still meet all size requirements in that scenario.

Senior Planner Anderson replied that the smallest lot size proposed is 2.7 acres, where City Code only requires a minimum lot size of 2.5 acres. He stated that staff would need to do some math to determine if wrapping a road around the backside of the lots would reduce the size of those lots below the minimum requirement.

Chairperson Gengler thanked the applicant and residents for this input tonight, noting that this is the first step, and the applicant will use that input as guidance in moving forward in the application process.

Richard Rudin, 17740 Fluorine Street NW, commented that he would be two homes down from the development and asked if there would be notification if there were changes or additional dwellings were proposed in the future. He stated that it seems that this process has been fast-tracked, as he only received a one-week notice of this meeting.

Senior Planner Anderson stated that there is nothing locking in the Sketch Plan as shown tonight. He commented that if this moves forward to a Preliminary Plat, it would be notified as a public hearing, and notice would be sent to property owners within 700 feet of the subject property. He believed that the developer could have squeezed in a few more lots if they wanted, but he seems to believe there is more benefit in developing the property as proposed.

Mr. Rudin commented that his family had moved from St. Paul and was concerned about the construction vehicles that would be in the neighborhood with his young children. He implored the Commission to think about the community and wildlife that would be disrupted rather than development. He had concerns with the variance to extend the cul-de-sac and the combination of that length and only one access into the development. He did not believe that this property was consistent with the other examples provided by staff. He asked about the required turnaround standard for emergency vehicles and whether the proposed cul-de-sac would meet that standard.

Senior Planner Anderson commented that the Fire Marshall did provide comments on the length of the Erkium Street extension and required sizing and paving of the cul-de-sac.

Mr. Rudin asked if there had been a traffic analysis for this development.

Senior Planner Anderson replied that there is no requirement for a traffic study for the development of 15 lots.

Mr. Rudin asked if there had been an analysis of how this would impact drivers and the safety of families in the area.

Senior Planner Anderson replied that it had not been done at this stage.

Mr. Rudin commented that additional review is needed, and this item should be tabled until the safety of families is clearly addressed.

Chairperson Gengler reiterated that this is the initial Sketch Plan and thanked everyone for their feedback.

Senior Planner Anderson commented that the next step would be for the applicant to develop civil plans for the Preliminary Plat process.

Commissioner Musgrove thanked the residents for their input and acknowledged the need to balance those comments with property rights. She appreciated the efforts of the developer to minimize development impacts and preserve the perimeter trees. She stated that she would not recommend the curving of Erkiem in order to accommodate the 200-foot lot depth rather than 180 feet. She stated that she would not want to consider the looped option suggested by Commissioner Bauer, as that would remove buffering on the northern portion of the property and the adjacent neighbors. She stated that if the Preliminary Plat comes back with no additional homes, that would be great. She recognized that this is a beautiful area, but it is within the Rural Developing District, so development should be expected to some extent.

Commissioner Cochrane arrived.

8.02: Planning Commission Training

The new and existing members of the Commission introduced themselves.

Planning Manager Larson introduced the staff members.

City Attorney Johnson introduced herself and conducted a training with the Commission, reviewing the role of a Planning Commission and providing information on City administration, open meeting law, Data Practices Act, conflicts of interest, gifts law, municipal planning, public hearings, Conditional Use Permits, and Variances.

9. COMMISSION / STAFF INPUT

Planning Manager Larson stated that there were no land use applications scheduled for the May meeting, but noted that there will still be a meeting as they gear up for the Comprehensive Plan update process.

Councilmember Peters encouraged members of the Commission to take part in the Dine and Dash 5k and Ramsey Recycling Day events.

Commissioner Bauer also noted the upcoming Business Expo.

Senior Planner Anderson provided additional information on the Recycling Day as well as the upcoming Arbor Day event.

10. ADJOURNMENT

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Lubarski, Allshouse, Cochrane, Musgrove, and Sanoe. Voting No: None. Absent: None.

The regular meeting of the Planning Commission adjourned at 9:02 p.m.

Respectfully submitted,



Todd Larson
Planning Manager

ATTEST:



Kalia Lor
Planning Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission**Meeting Date:** 05/28/2026**Primary Strategic Plan Initiative:**

Information**Title:**

PUBLIC HEARING: Consider an Ordinance Amendment to City Code Section 106-354 (Private Trees in New Development Areas)

Purpose/Background:

Recently, the City Council approved a variance for a development project authorizing the use of a different methodology to complete the required tree inventory. When the City Council approved this variance, they also directed Staff to prepare an ordinance amending City Code that would allow Staff to review and approve alternative methodologies rather than requiring a project to seek a variance. The purpose of this case is to consider a draft Ordinance amending the tree preservation standards.

Notification:

A public hearing notice was placed in the Legal section of the Anoka Union Herald newspaper.

Time Frame/Observations/Alternatives:

Language has been added specifying that alternative methods for collecting significant tree data can be approved by the Zoning Administrator (defined in City Code as the Community Development Department) with sufficient documentation/information that supports and justifies such a request. Additionally, clarification was added regarding what trees may be exempted from the removal threshold calculation (exempting trees infested with Emerald Ash Borer [EAB] or infected with Oak Wilt or Dutch Elm Disease).

The Environmental Policy Board (EPB) reviewed the draft Ordinance Amendment at their May 11, 2026, meeting. There was brief discussion regarding whether any diseased tree should be exempted from the removal calculation or limit it to those maladies that are generally considered to be lethal without treatments. Ultimately, the EPB unanimously supported and recommended approval of the draft Ordinance Amendment as written. The City Attorney has also reviewed the draft Ordinance Amendment and had no concerns with it.

Funding Source:

This case is being handled as part of Staff's regular duties.

Recommendation:

The Environmental Policy Board recommends adopting Ordinance #26-09, amending the tree preservation standards to authorize Staff to approve alternative methodologies used for collecting tree data and clarifying that certain diseased or insect infested trees are exempt from the removal threshold calculation.

Outcome/Action:

Motion to recommend City Council adopt Ordinance #26-09 amending City Code Section 106-354 granting Staff the ability to approve alternative methodologies for collecting tree data and clarifying that certain diseased or insect infested trees are exempt from the removal threshold calculation.

Attachments

Draft Ordinance #26-09

Draft Environmental Policy Board Meeting Minutes Dated May 11, 2026

Form Review

Inbox

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 05/21/2026

Reviewed By

Brian Hagen

Date

05/21/2026 11:56 AM

Started On: 05/13/2026 08:06 AM

ORDINANCE #26-09

**CITY OF RAMSEY
ANOKA COUNTY
STATE OF
MINNESOTA**

AN ORDINANCE AMENDING CHAPTER 106 (ZONING CODE)

The City of Ramsey Ordains:

Underlined text is inserted into City Code.

~~Strikethrough~~ text is deleted from City Code.

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 (ZONING CODE).

The following portion of Chapter 106, Article III (General Performance Standards), is amended as follows:

Sec. 106-354. – Private trees in new development areas

- (a) *Requirements for a tree preservation plan.* Prior to any development, as described in subsection (b) of this section, a tree preservation plan shall be submitted to and approved by the city.
- (b) *Tree preservation plan.* A tree preservation plan shall be submitted with preliminary plats and/or site plans, drawn to the same scale as the other preliminary plat or site plan submittals.
 - (1) Residential and commercial development plans shall be designed to preserve native vegetation areas as much as possible. Streets, parcels, structures and parking areas shall be laid out to minimize the destruction of wooded areas or outstanding tree specimens.
 - (2) The city may require either the clustering of dwellings or alternate locations of dwellings to preserve significant trees during the plat approval process.
 - (3) There shall be no movement, clearing, or storage of equipment within a designated tree protection zone nor shall any construction materials, debris, or soil/fill be stored or deposited within a designated tree protection zone.
- (c) *Plan specifications content.* The content of all tree preservation plans submitted shall be prepared and signed by a licensed surveyor or forester not more than two years prior to submission to the city and shall include the following:

- (1) The name(s), contact information (telephone number and email), and address(es) of applicant(s), property owner(s), developer(s), and/or builder(s);
 - (2) Delineation of all buildings, structures, and impervious surfaces situated thereon or proposed to be built thereon;
 - (3) Delineation of all areas located within a 100-year floodplain;
 - (4) Location, diameter, species, and condition of all significant trees on site in both graphic and tabular form. For the purposes of this division, significant trees shall include:
 - a. All species of oak that have a DBH of four inches or greater;
 - b. All coniferous species that have a DBH of four inches or greater; and
 - c. All other trees that have a DBH of eight inches or more;
 - (5) Identification of which significant trees are to be (1) preserved, (2) removed; and (3) exempt from the removal calculation per subsection (e) (3) of this section. This shall be in both graphic and tabular form;
 - (6) Tabulation of total significant tree inches on site;
 - (7) Calculation of total inches being removed on site excluding exempt significant tree inches;
 - (8) Calculation of total exempt significant tree inches and indication of why each significant tree is exempt;
 - (9) Calculation of removed significant tree inches (excluding exempt tree inches) divided by the total significant tree inches on site (excluding exempt tree inches);
 - (10) Proposed locations and details of tree protection fencing to be installed around trees being preserved;
 - (11) [Alternative methods for collecting data on existing, significant trees may be approved by the Zoning Administrator upon receipt of sufficient documentation/information that supports and justifies the use of an alternative method.](#)
- (d) *Tree protection measures.*
- (1) Before any construction or grading takes place, snow fencing (polyethylene laminate safety netting) or erosion control fencing shall be placed at the dripline of significant trees to be preserved.
 - (2) No construction shall begin until this work has been completed, inspected, and accepted by the city. The tree protection measures shall not be removed until the land disturbance and construction activities are complete.
 - (3) Silt barriers or similarly effective erosion control barriers shall be required in any area where erosion or siltation may cause damage to protected trees.
 - (4) Wherein authorized excavations it becomes necessary to expose or cut roots more than one inch in diameter, it shall be the duty of the contractor to protect such root under advice from the city.

- (5) All open trenching is prohibited. Utility installation within the dripline of protected trees, during construction or thereafter, can only occur using trenchless methods.
 - (6) The mowing, clearing, and grubbing of brush located within or under the dripline of protected trees may be allowed, provided such mowing, clearing, or grubbing is accomplished by hand or by mowers. The use of heavy equipment for this purpose shall not be allowed.
- (e) *Removal threshold.*
- (1) Within residential developments, no more than 60 percent of the inches of existing significant tree DBH shall be removed.
 - (2) Within business and employment developments, no more than 70 percent of the inches of existing significant tree DBH shall be removed.
 - (3) Significant trees removed for water quality treatment ponds, public trails and sidewalks, ~~and~~ arterial and collector streets as defined herein, or [significant trees](#) that are considered invasive species, [are infested with Emerald Ash Borer, or infected with Oak Wilt or Dutch Elm Disease](#), are considered exempt from the removal threshold calculation.
- (f) *Reforestation/restitution requirement.* If a development exceeds the removal threshold specified in subsection (e) above, the developer shall either reforest areas within the site, pay restitution, or some combination thereof. For every one significant tree inch that is removed in excess of the removal threshold, the developer shall replant 1.25 inches (caliper) of new trees or provide the city with \$125.00 in restitution.
- (g) *Reforestation/restitution plan.*
- (1) If the total number of significant tree inches to be removed exceeds the removal threshold, the developer shall provide a reforestation plan, or a calculation of restitution, or a combination thereof.
 - (2) A reforestation plan shall be prepared by a registered landscape architect or forester and shall comply with the following criteria:
 - a. The plan shall indicate the location and diameter (or height if coniferous; for each three feet in height is equivalent to one caliper inch) of all reforestation trees to be planted. This can be included on the landscape plan, but the reforestation calculation, trees, and inches, must be specified.
 - b. Size at the time of planting shall comply with the planting standards outlined in the applicable landscape standards for the respective zoning district.
 - c. No more than 25 percent of the reforestation trees shall be from any one species.
 - d. Replacement trees in the reforestation plan may count toward the trees required by the city's landscaping regulations.
 - e. Restitution, if applicable, shall be paid in cash to the city prior to the release of the final plat mylars for recording, or, if a plat was not required, prior to the issuance of a building permit subject to site plan review. Any restitution paid shall be

deposited in the community reforestation fund and be used for reforestation efforts within the city.

- (h) *Protection from disease and pestilence.* All clearing in oak stands shall be performed prior to April 15 or after July 15 of each season. Any development involving oak trees on or adjacent to the development area must submit a plan in conjunction with the preliminary plat that identifies what precautionary steps will be taken to protect the trees from oak wilt.
- (i) *Encroachment.* If encroachment into a tree preservation area occurs that causes irreparable damage to a tree(s), the tree preservation plan shall be revised to compensate for the loss. Under no circumstance shall the developer be relieved of responsibility for compliance with the provisions of this division, nor shall planned revision activities prevent the city from instituting action for violation of this division.

SECTION 3. 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 ____ day of ____, 2026.

Mayor

ATTEST:

City Clerk

Introduction date:

Posting dates:

Adoption date:

Publication date:

Effective date:

5.01: Consider an Ordinance Amendment to City Code Section 106-354 (Private Trees in New Development Areas)

Senior Planner Anderson presented the staff report. He stated that the EPB recently contemplated a request for a variance to utilize an alternative methodology to complete a required tree inventory associated with a Minor Plat. Not only did the City Council approve the requested variance, but they also directed staff to prepare an ordinance amendment granting staff the authority to approve alternative methodologies, rather than going through the variance process. The purpose of this case is to consider the draft ordinance amendment to the tree preservation standards.

Board Member Hagerty stated that he supports the language as drafted to be more specific related to diseased trees.

Councilmember Peters asked if this would deal with trees that are already dead.

Senior Planner Anderson stated that there used to be a requirement to inventory dead trees as well, but when they rewrote the Code language, they eliminated the need to inventory dead trees.

Chairperson Fetterley stated that she agrees with Board Member Hagerty that the language should be more specific, as she did not want to provide an ability for someone to find a workaround. She noted that if additional changes are needed in the future, they could be done through additional amendments.

Board Member Payne stated that diseased trees would be dying or dead within the near future, so it makes sense not to inventory those. He also agreed with the more specific language.

Motion by Board Member Salami and seconded by Board Member Hagerty to recommend City Council adoption of Ordinance #26-09 amending City Code Section 106-354, granting staff the ability to approve alternative methodologies for collecting tree data.

Motion carried. Voting Yes: Chairperson Fetterley, Board Member Salami, Hagerty, Bernard, Houts, and Payne. Voting No: None. Absent: Board Member Burgess.

Regular Planning Commission**Meeting Date:** 05/28/2026**Primary Strategic Plan Initiative:** Promote economic growth and development.

Information
Title:

Adopt Resolution #26-110 Concerning the Ramsey Economic Development Authority's Redevelopment Project Area Proposal

Purpose/Background:

The purpose of this case is for the Planning Commission to consider adoption of Resolution #26-110 Concerning the Ramsey Economic Development Authority's Redevelopment Project Area Proposal. The Planning Commission is reviewing the proposed project by ARAA to ensure it's consistent with the City Comprehensive Plan. This resolution and subsequent actions by the City Council, Planning Commission and EDA will start and complete the process to allow the City of Ramsey to access HRA funds held by Anoka County and to create a Redevelopment Plan and Area (See Redevelopment Area Map) along Riverdale Drive. This land has been vacant for quite some time and has not developed on its own despite improvements to Riverdale Drive NW. The proposed development project involves public and private financing to facilitate development and redevelopment in this area which has not been able to occur on its own.

The EDA initiated this process at its May 14 meeting and the City Council will take further action on this project at the May 26, 2026, City Council Meeting. Anoka Ramsey Athletic Association (ARAA) is proposing to build and operate a 100,000 square foot indoor athletic recreational facility south of Hwy 10 on land owned by PSG LLC shown on the attached site map. The City has been working with ARAA since 2021 on various iterations of an impactful regional athletic facility and the locations, sizes and types of the structures have evolved over time. Staff is confident that the current proposal, at its current location, is the best iteration of the project to date. ARAA is a non-profit and has provided a valuable service to the Ramsey community since 1979 and this project will provide additional local opportunities for Ramsey residents and an influx of economic activity and increased tax base to the City of Ramsey. A proposed schedule to create the Redevelopment Plan is attached. This development project will likely result in spin-off commercial development adjacent to the site that would not have occurred if the ARAA project had not been completed.

The Planning Commission has only been asked to confirm that proposed project use is consistent with the Comprehensive Plan, not to provide comments as to the project viability, site plan review, or city level of financial participation. If the project moves forward, it will go through the normal land use application process with Planning Commission review.

Notification:

No Notification was required for the Planning Commission Meeting action item.

Time Frame/Observations/Alternatives:

Staff is asking the Planning Commission to approve Resolution #26-110 Concerning the Ramsey Economic Development Authority's Redevelopment Project Area Proposal. The Redevelopment Project Area and Plan documents have been drafted and reviewed by TAFT Law.

Zoning and Comprehensive Plan Compliance

The City of Ramsey Comprehensive Plan guides the property for commercial uses. The property is zoned B-3 - Regional Business District, which is a commercial district. "Commercial Recreation, Indoor," is a conditional use within the B-3 Zoning District. The proposed use of a 100,000 square foot indoor recreational facility being proposed by ARAA is consistent with existing zoning and the adopted City Comprehensive Plan.

Alternatives:

- 1) Adopt Resolution #26-110 Concerning the Ramsey Economic Development Authority's Redevelopment Project Area Proposal.
- 2) Something Else

Funding Source:

Funding for the Redevelopment Plan and related activities will be provided by ARAA and City HRA Funds.

Recommendation:

Based on the project being compliant with the City Comprehensive Plan as stated above, Staff is recommending adoption of Resolution #26-110 Concerning the Ramsey Economic Development Authority's Redevelopment Project Area Proposal.

Outcome/Action:

Motion to Adopt Resolution #26-110 Concerning the Ramsey Economic Development Authority's Redevelopment Project Area Proposal.

Attachments

Site Location Map
ACTION - Resolution #26-110
Redevelopment Project Area Map
Ramsey - Draft Redevelopment Plan
Redevelopment Plan Schedule
Preliminary Site Plan
2040 Comprehensive Plan - Land Use

Form Review

Inbox

Brian Hagen

Form Started By: Sean Sullivan

Final Approval Date: 05/21/2026

Reviewed By

Brian Hagen

Date

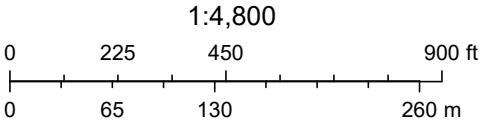
05/21/2026 12:10 PM

Started On: 05/14/2026 10:35 AM

Site Location Map - ARAA



3/5/2026, 12:32:10 PM



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

PLN- RESOLUTION #26-110

**RESOLUTION OF THE PLANNING COMMISSION, CITY OF RAMSEY,
MINNESOTA, CONCERNING THE RAMSEY ECONOMIC DEVELOPMENT
AUTHORITY'S REDEVELOPMENT PROJECT AREA PROPOSAL**

WHEREAS, the proposal by the Ramsey Economic Development Authority to establish a Redevelopment Project Area as described herein (the "Redevelopment Project Area"), in connection with the development of an approximately 100,000 square-foot youth athletic facility located on 10 acres in the City of Ramsey, Minnesota, and adopting the Redevelopment Plan for the Redevelopment Project Area (the "Plan"); all pursuant to and in conformity with applicable law, including Minnesota Statutes, Sections 469.101, 469.001 through 469.047, and 469.090 through 469.1082; have been submitted to the Planning Commission, City of Ramsey, Minnesota (the "Commission"); and

WHEREAS, the Commission has reviewed the Plan to determine the consistency of the Plan with the Comprehensive Plan of the City.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission, City of Ramsey, Minnesota, that the Plan is consistent with the City of Ramsey Comprehensive Plan and the Commission recommends approval of the Plan to the City of Ramsey City Council.

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:

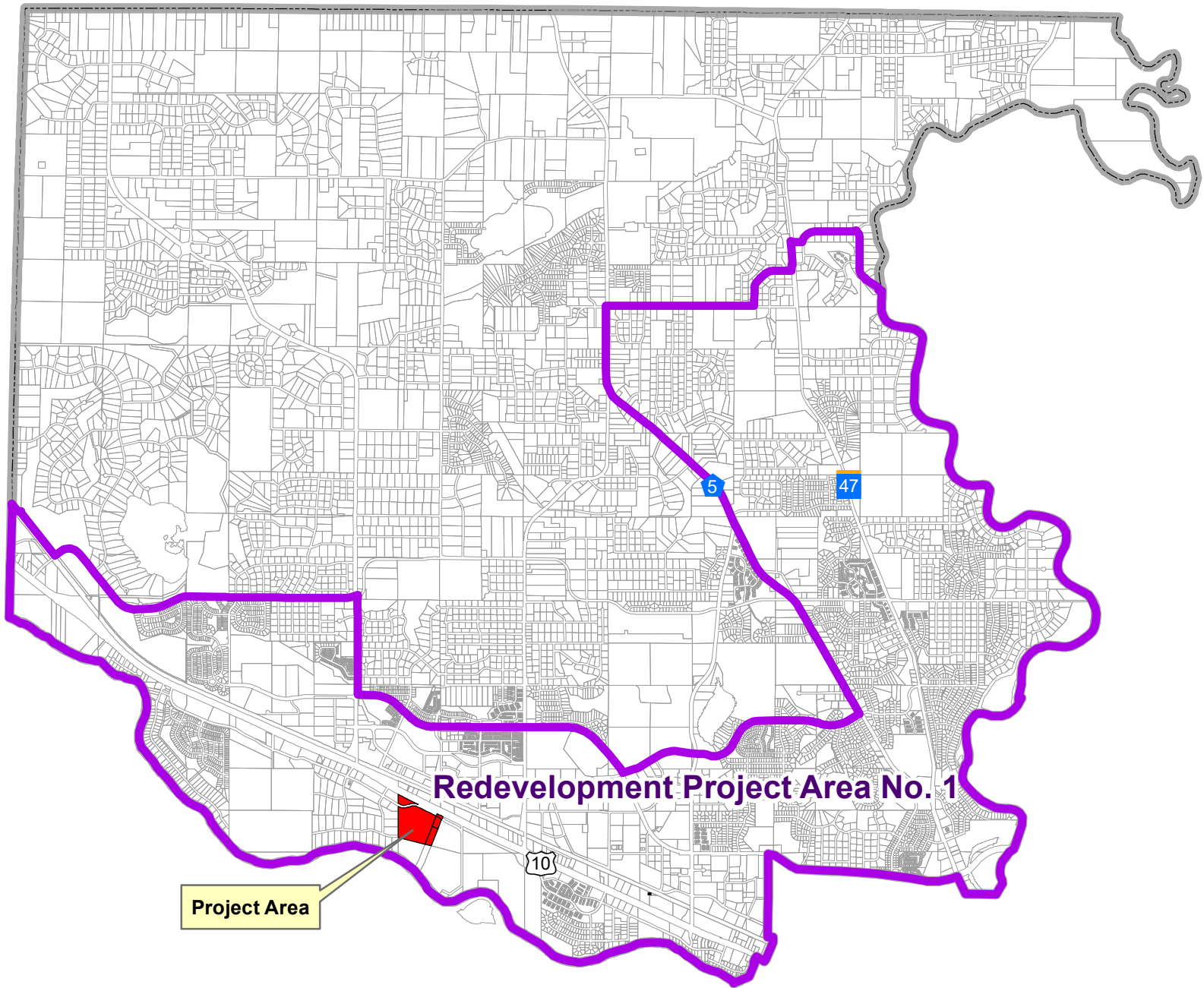
and the following were absent:

Whereupon the resolution was declared passed and adopted by the City of Ramsey Planning Commission on May 28, 2026.

Chairperson

ATTEST:

City Clerk



Redevelopment Project Area No. 1

March 2026 Map Date



REDEVELOPMENT PLAN

FOR

ANOKA RAMSEY ATHLETIC ASSOCIATION FACILITY

DATED JUNE 23, 2026

RAMSEY ECONOMIC DEVELOPMENT AUTHORITY

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Exhibit A - Redevelopment Area Boundary Map

Exhibit B - Budget

I. INTRODUCTION AND LEGAL BASIS

A. Intent

The Ramsey Economic Development Authority (the "EDA"), proposes to establish a Redevelopment Project Area as described herein (the "Redevelopment Project Area"), in connection with the development of an approximately 100,000 square-foot youth athletic facility (the "Project") located on 10 acres in the City of Ramsey, Minnesota (the "City"). The City will loan funds in an amount estimated not to exceed \$2,300,000 to the Anoka Ramsey Athletic Association to finance a portion of the construction of the Project.

In the remainder of the Redevelopment Area the EDA proposes to facilitate, as appropriate, private development by acquiring land and preparing it for private development and by constructing public infrastructure improvements.

B. Statement

The City and EDA have determined that conditions exist within the Redevelopment Area which have prevented further development of land by private enterprise. It has been found that the Redevelopment Area is potentially more useful and valuable for contributing to the public health, safety and welfare than has been realized under existing development.

The development of these parcels is not attainable in the foreseeable future without the intervention of the EDA in the private development process. The EDA has prepared the Redevelopment Plan, which provides for the elimination of these conditions, thereby making the land useful and valuable for contributing to the public health, safety and welfare.

C. Redevelopment Area Boundaries

The boundaries of the Redevelopment Area are outlined on the Redevelopment Area Boundary Map, Exhibit A.

All land included in the Project Area is within the legal boundaries of the City.

D. Statement of Authority

Minnesota Statutes, Sections 469.001-469.047 and Section 469.101 grants municipalities the authority to designate redevelopment areas within the boundaries of the municipalities. Within these areas, the municipality may adopt a redevelopment plan and establish a project consistent with the municipality's public purpose. The project as contemplated by this plan consists of a redevelopment project as defined in Section 469.002, Subdivision 14. The loan is authorized under Minnesota Statutes, Sections 469.041, Subdivision 9 and 469.192.

E. Findings and Declaration

The City and the EDA make the following findings:

1. The certain parcels of land in the project area would not be made available for redevelopment without some public financial aid.
2. The redevelopment plans for the Redevelopment Area in the City will afford maximum opportunity consistent with the needs of the locality as a whole, for the redevelopment of the area by private enterprise.
3. The Redevelopment Plan conforms to the general plan for development of the locality as a whole.

II. REDEVELOPMENT PROGRAM

A. Redevelopment Plan Objectives

The EDA, through implementation of this plan, seeks to achieve the following objectives:

1. To promote and seek the orderly and harmonious development of the Redevelopment Area.
2. To provide logical and organized land use for the entire Redevelopment Area consistent with the Comprehensive Land Use Plan and the Zoning Ordinance of the City.
3. To promote the prompt development of property in the Redevelopment Area with a minimal adverse impact on the environment.
4. To provide general design guidance in conjunction with a suitable development contract in order to enhance the physical environment of the area.
5. To provide adequate utilities and other public improvements and facilities, to enhance the Redevelopment Area and the City for new and existing development.
6. To assist the financial feasibility of private projects to the extent necessary and where there is a corresponding level of public benefit.
7. To enhance the overall economy of the City and surrounding area by retaining current, and providing additional employment opportunities for the residents of the City and surrounding community.
8. To increase the City's tax base by providing critical public infrastructure improvements for the City.

9. To stimulate development and investment within the Redevelopment Area by private interests.

B. Land Use

The proposed land use for the Redevelopment Area is commercial and industrial land uses. Publicly and privately owned and operated facilities necessary for the public health, safety and welfare are permitted uses in the Redevelopment Area.

C. Redevelopment Activities

1. Acquisition

The Anoka Ramsey Athletic Association will acquire the property in the Redevelopment Area on which the Project will be located. Other than that property, other property in the Redevelopment Area may be acquired by the EDA if and when required to facilitate development or redevelopment within the Redevelopment Area.

2. Relocation

It is not expected that any persons will be displaced as a result of this Redevelopment Plan.

3. Anoka Ramsey Athletic Association Facility and Other Public Improvements.

The EDA proposes to cause the Anoka Ramsey Athletic Association Facility to be constructed and, as appropriate, other public improvements within the Redevelopment Area.

D. Financing Plan

1. Project Budget

Attached hereto as Exhibit B is a budget which details estimated development costs associated with constructing and equipping the Anoka Ramsey Athletic Association Facility as currently contemplated. The items of cost and the costs thereof shown in the budget are estimated to be necessary based upon information now available. It is anticipated that the items of cost and the costs thereof shown in each category in the budget may decrease or increase, but that the total project cost will not exceed the amount shown above.

2. Source of Funds and Security

The City or the EDA anticipate receiving funding for the Project from the Anoka County Housing and Redevelopment Authority. Sources of funds for any other

public improvements include rates and charges, assessments and other available funds of the EDA or City.

3. Bond Issue Details

No bond issuance is anticipated in connection with the Project.

E. Development Standards

The EDA will consider, among other things, the following factors when evaluating development proposals for projects within the Redevelopment Area seeking public assistance and support:

1. Degree to which redevelopment objectives are provided for or enhanced.
2. Consistency with this plan and the Ramsey Comprehensive Plan.

F. Environmental Controls

It is presently anticipated that the proposed development in the Redevelopment Area will not present major environmental problems. All municipal actions and public improvements will be carried out in a manner that will comply with applicable environmental standards. The environmental controls to be applied within the area are contained within the codes and ordinances of the City.

G. Administration of Project

The City Council has authorized the EDA to be responsible for seeing that the contents of this Plan are promoted, implemented and enforced.

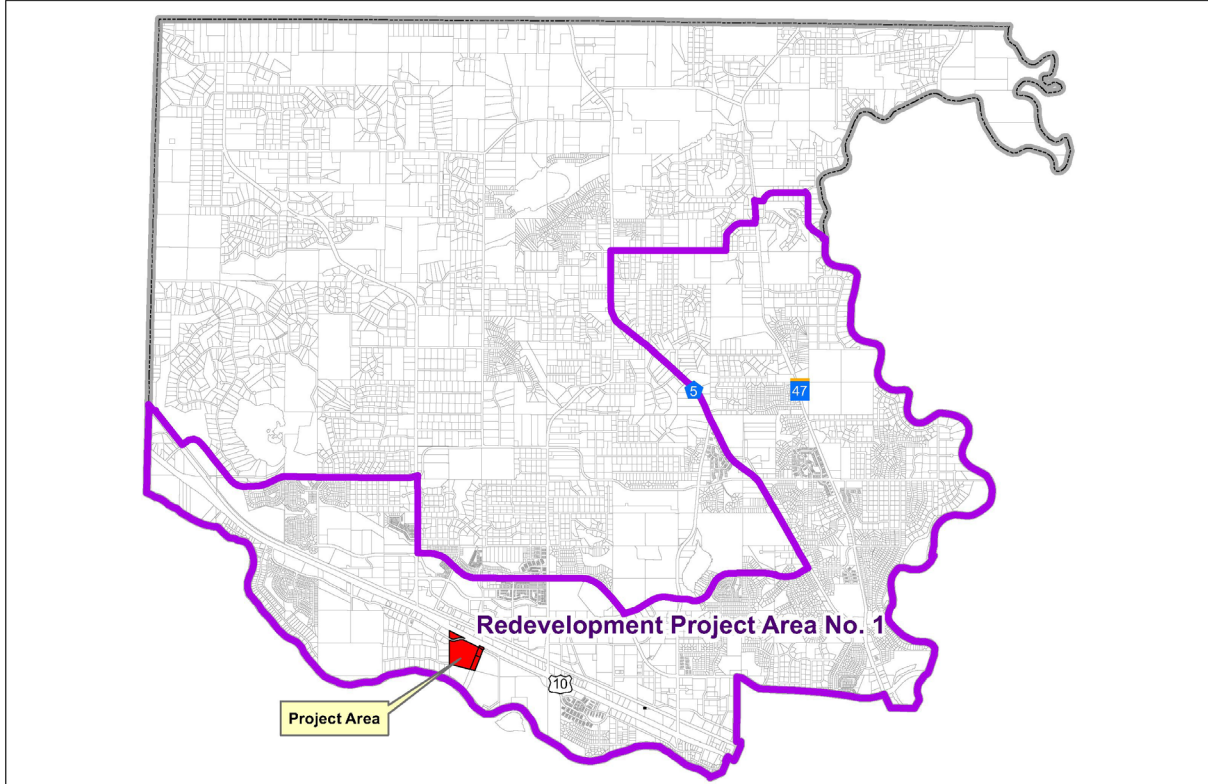
H. Modification of Plan

A Redevelopment Plan may be modified at any time. The modification must be adopted by the EDA and the City, upon notice and after the public hearing required for the original adoption of the Redevelopment Plan.

Changes that do not alter or affect the exterior boundaries and do not substantially alter or affect the general land use established in the plan, shall not constitute a modification of the Redevelopment Plan, nor require approval by the City.

EXHIBIT A

Description of the Redevelopment Area and Boundary Map



Redevelopment Project Area No. 1

March 2026 Map Date



EXHIBIT B

Estimated Budget

Sources	
Construction Loan	\$ 9,397,926
Developer Land Equity	1,370,000
Land Payment	20,000
City of Ramsey Loan	1,877,683
Cash and Loans from Others	750,000
Total	\$ 13,425,609
Uses	
Construction, Soft Costs & Fees	\$ 12,849,609
Payoff of Existing Land Loan	576,000
Total	\$ 13,425,609

ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF RAMSEY, MINNESOTA

PROPOSED ESTABLISHMENT OF A REDEVELOPMENT PROJECT
AREA AND THE REDEVELOPMENT PLAN THEREFOR

(Anoka Ramsey Athletic Association)

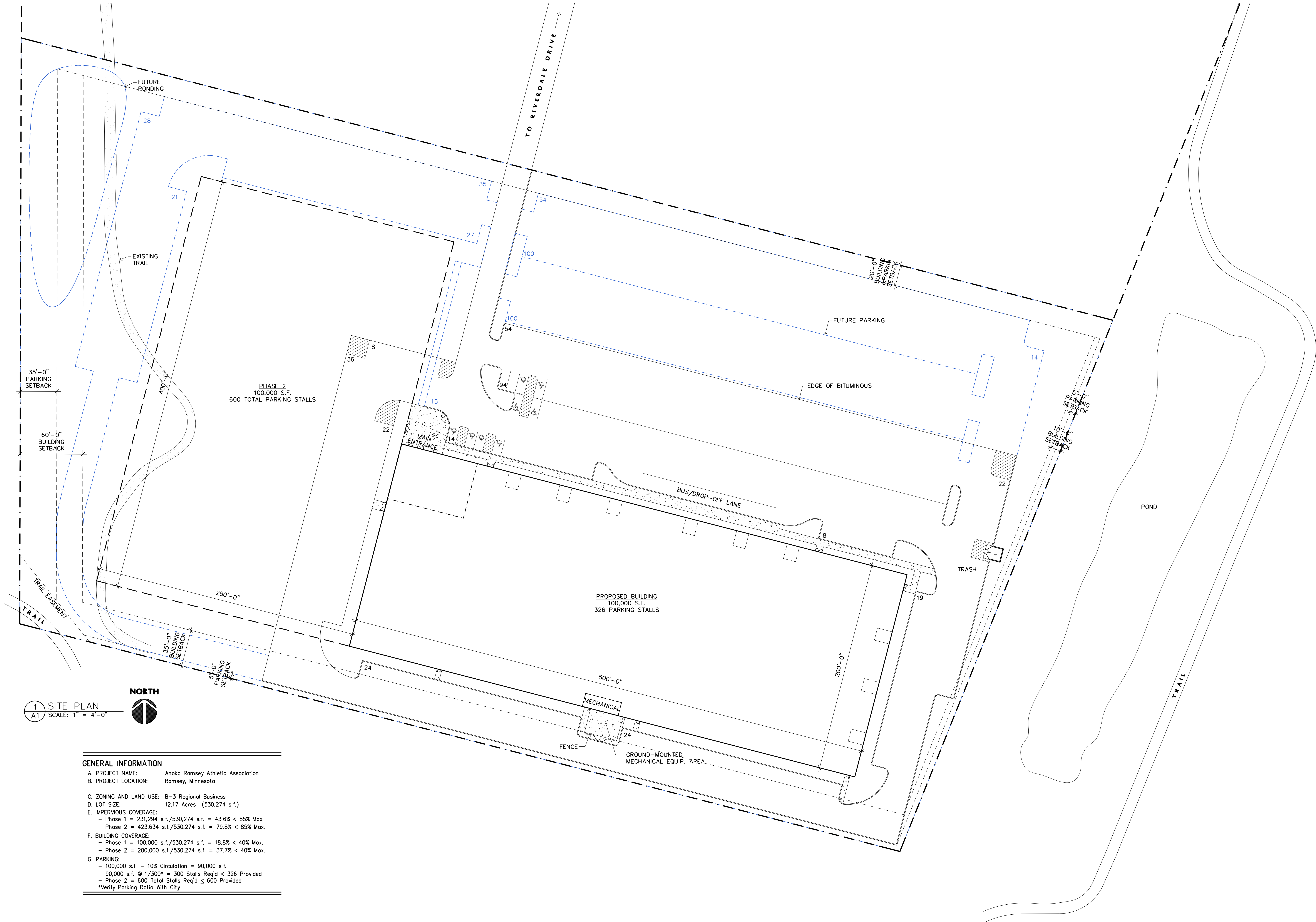
Schedule as of April 24, 2026

The pertinent dates in connection with the above referenced matter are listed below:

May 14, 2026	EDA adopts Resolution Initiating Process for Establishment of a Redevelopment Plan.
May 26, 2026	City adopts Resolution Initiating Process for Approval of Redevelopment Project Area and Calling a Public Hearing ('Call' for public hearing is optional, but Redevelopment Plan must be on file 10 days prior to public hearing).
May 26, 2026	City adopts Resolution Initiating Request for ACHRA funds from the Anoka County HRA
May 28, 2026	Planning Commission adopts Resolution Concerning Redevelopment Project Area and recommends approval to City.
No later than June 13, 2026 (not less than 10 nor more than 30 days before hearing date)	Publish Notice of Public Hearing on Redevelopment Plan (City responsibility).
June 23, 2026	City holds a public hearing on Redevelopment Plan.
June 23, 2026	City adopts Resolution Approving Redevelopment Project Area and Plan.
July 9, 2026	EDA adopts Resolution Approving Redevelopment Project Area and Plan.
July 9, 2026	EDA adopts Resolution approving Loan Agreement and Financing Documents

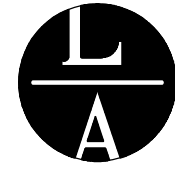
***Please note, the dates for Anoka County/ Anoka County HRA actions and process are not included.

Filename:



GENERAL INFORMATION

- A. PROJECT NAME: Anoka Ramsey Athletic Association
B. PROJECT LOCATION: Ramsey, Minnesota
C. ZONING AND LAND USE: B-3 Regional Business
D. LOT SIZE: 12.17 Acres (530,274 s.f.)
E. IMPERVIOUS COVERAGE:
- Phase 1 = 231,294 s.f./530,274 s.f. = 43.6% < 85% Max.
- Phase 2 = 423,634 s.f./530,274 s.f. = 79.8% < 85% Max.
F. BUILDING COVERAGE:
- Phase 1 = 100,000 s.f./530,274 s.f. = 18.8% < 40% Max.
- Phase 2 = 200,000 s.f./530,274 s.f. = 37.7% < 40% Max.
G. PARKING:
- 100,000 s.f. - 10% Circulation = 90,000 s.f.
- 90,000 s.f. @ 1/300* = 300 Stalls Req'd < 326 Provided
- Phase 2 = 600 Total Stalls Req'd ≤ 600 Provided
*Verify Parking Ratio With City



LAMPERT
ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

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SUPERVISION AND THAT I AM A DULY
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LAWS OF THE STATE OF MINNESOTA.

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CONSTRUCTION
SIGNATURE
LEONARD LAMPERT
PRINT
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LIC. NO.
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ATHLETIC ASSOCIATION
Ramsey, Minnesota

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Project Designer: L. SCHMIDT

Drawn By: LLS

Checked By: LL

Revisions

5/3/24 PRELIMINARY

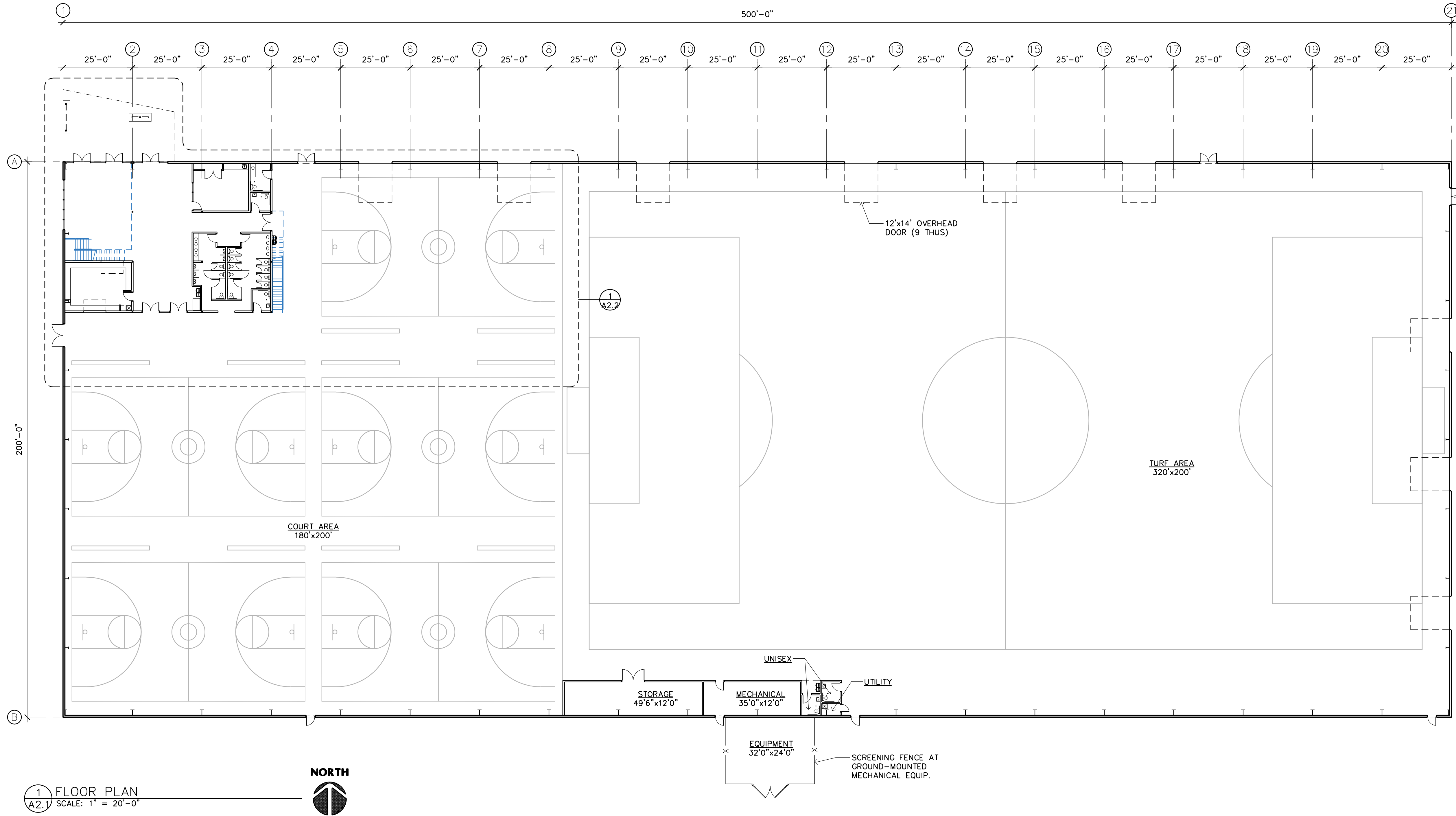
5/24/24 PRELIMINARY

SITE PLAN

Sheet Number

A1

Project No. 240229-1



L
A

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Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

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LEONARD LAMPERT
13669
05/24/24

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Ramsey, Minnesota

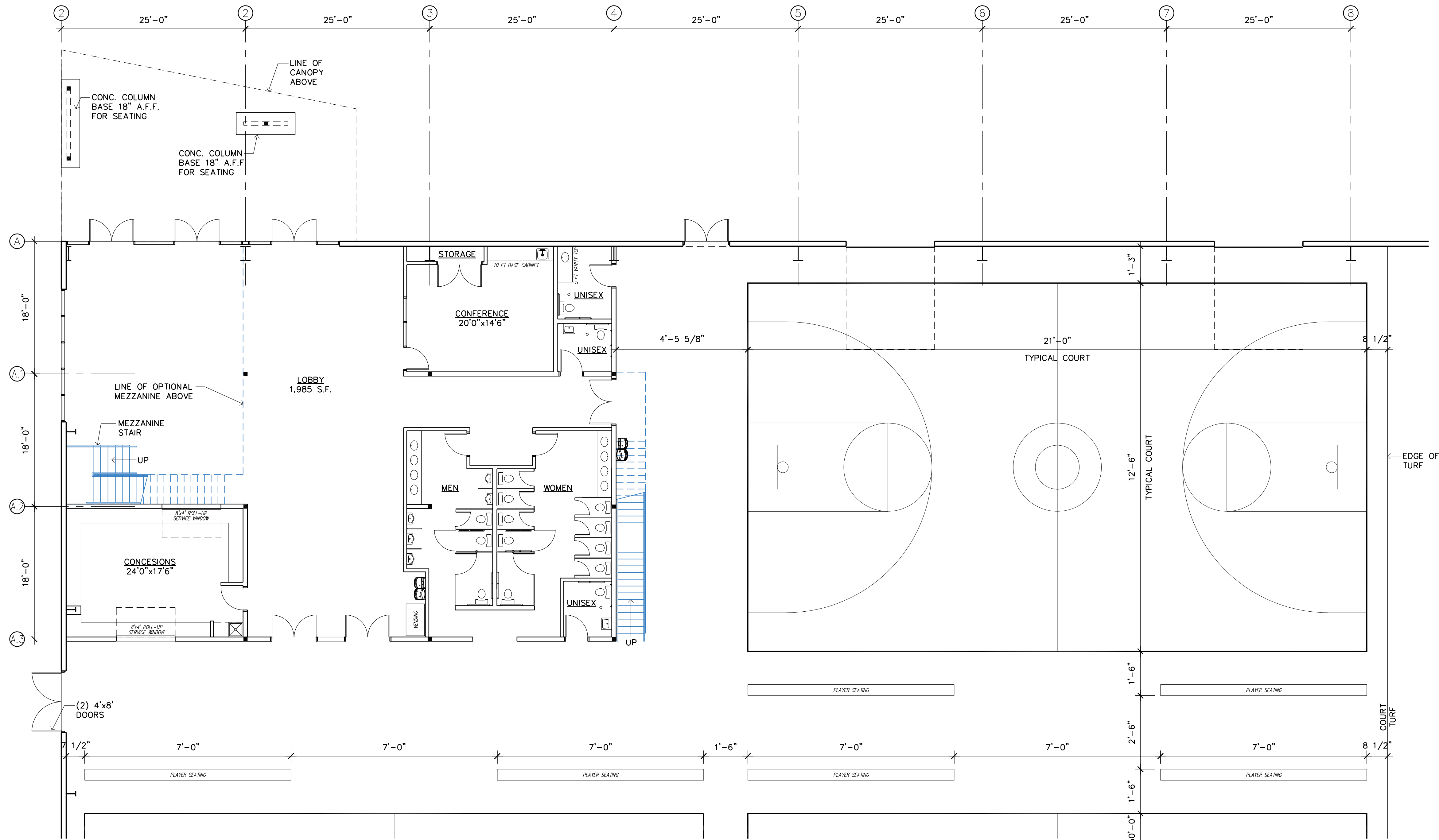
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Project Designer: L. SCHMIDT
Drawn By: LLS
Checked By: LL
Revisions
5/24/24 PRELIMINARY

FLOOR PLAN

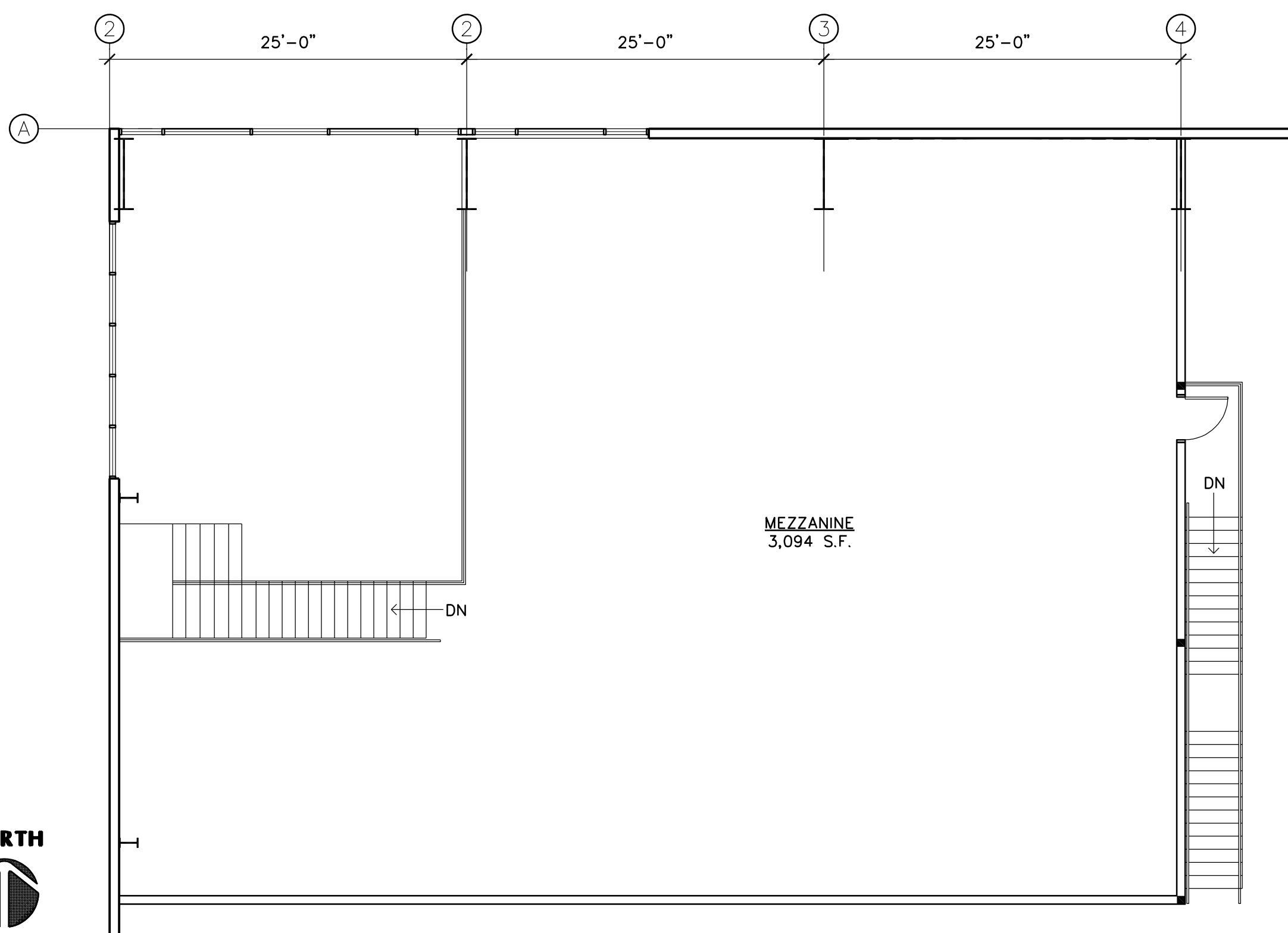
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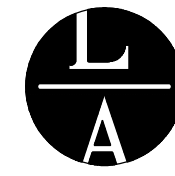
Project No. 240229-1



2 ENLARGED FLOOR PLAN
A2.2 SCALE: 1/8" = 1'-0"



2 MEZZANINE PLAN (OPTIONAL)
A2.2 SCALE: 1/8" = 1'-0"



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Drawn By: LLS

Checked By: LL

Revisions

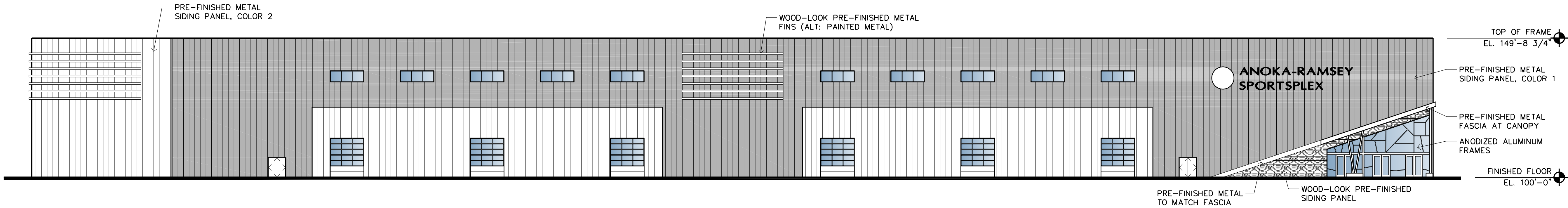
5/24/24 PRELIMINARY

ENLARGED
FLOOR PLAN
MEZZANINE PLAN

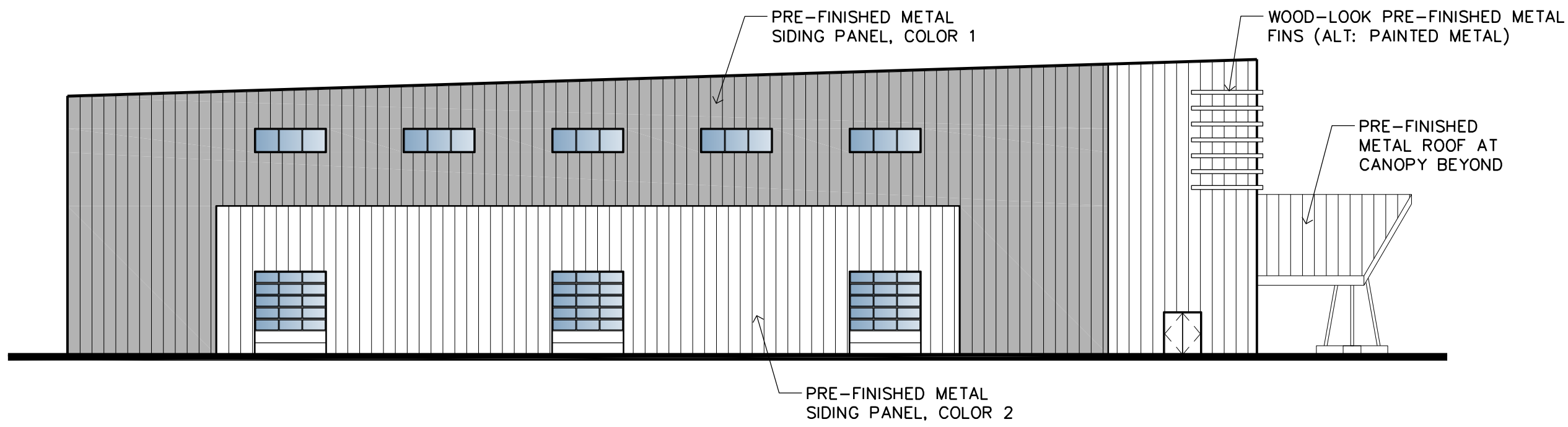
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A2.2

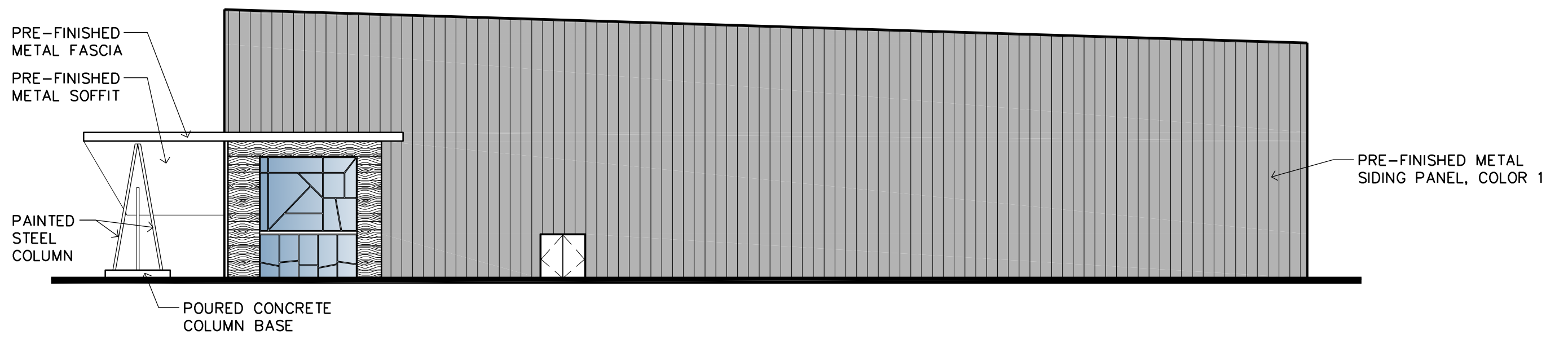
Project No. 240229-1



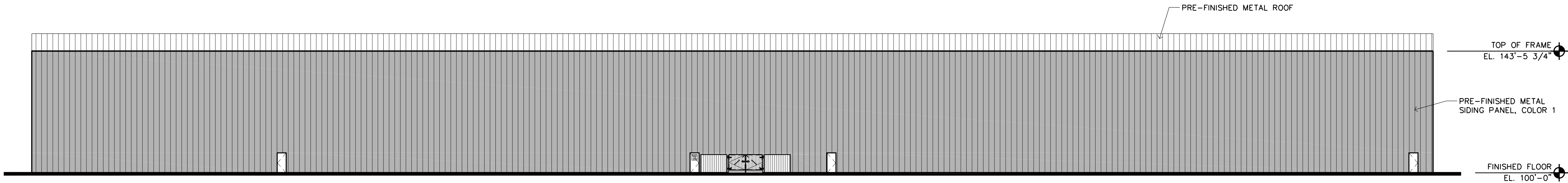
1 NORTH ELEVATION
A3 SCALE: 1" = 20'-0"



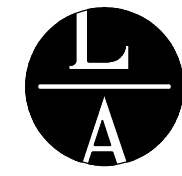
2 EAST ELEVATION
A3 SCALE: 1" = 20'-0"



3 WEST ELEVATION
A3 SCALE: 1" = 20'-0"



4 SOUTH ELEVATION
A3 SCALE: 1" = 20'-0"



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Ramsey, Minnesota

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Project Designer: L. SCHMIDT

Drawn By: LLS

Checked By: LL

Revisions

5/24/24 PRELIMINARY

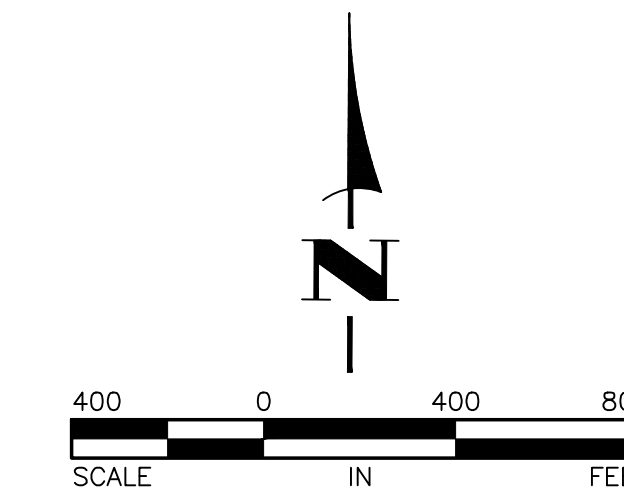
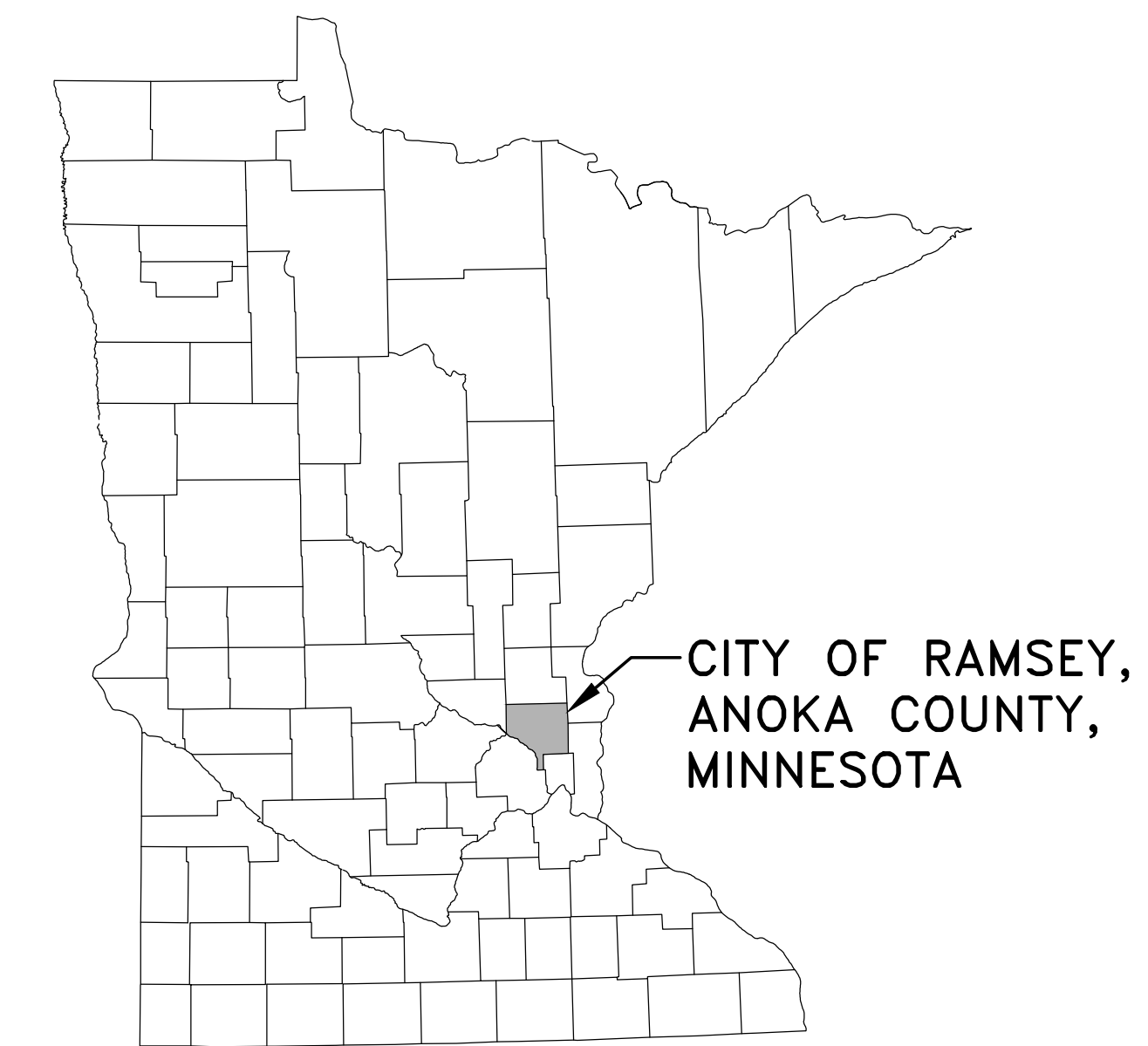
BUILDING ELEVATIONS

Sheet Number

A3

Project No. 240229-1

SITE DEVELOPMENT PLANS FOR KINGHORN CONSTRUCTION IN THE CITY OF RAMSEY



ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	CONSTRUCTION NOTES AND DETAILS
C3—C4	DETAILS
C5—C7	CITY STANDARD PLATES
C8	EXISTING TOPOGRAPHY AND REMOVALS PLAN
C9	OVERALL GRADING PLAN
C10—C11	GRADING, DRAINAGE, AND SEDIMENT CONTROL PLAN
C12	STREET AND UTILITY CONSTRUCTION PLAN
C13	STAKING PLAN
C14	UTILITY PLAN
C15	RESTORATION AND PAVING PLAN
L1—L2	LANDSCAPE PLAN
X1—X2	CROSS SECTIONS

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520

[illegible]

3395.24

GENERAL CONSTRUCTION AND SOILS NOTES:

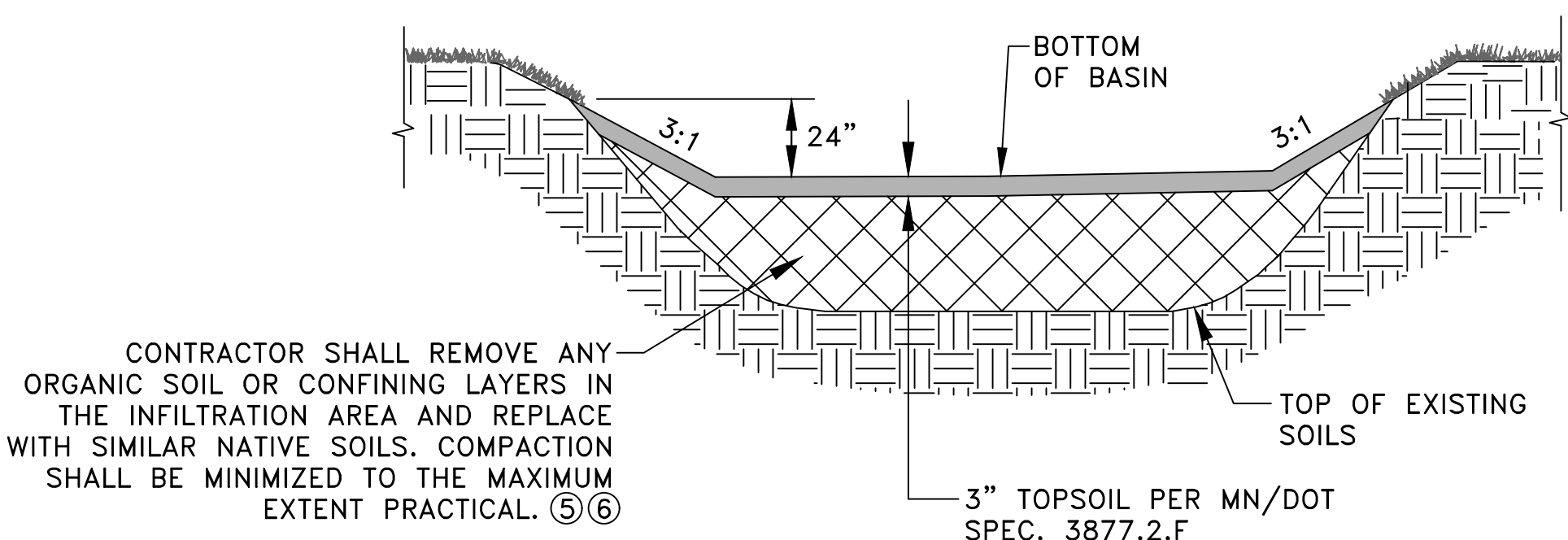
1. STRIP ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. IN AREAS OF PARKING LOT AND BUILDING CONSTRUCTION, THE EXPOSED SAND SHALL BE SURFACE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM D698, IN AT LEAST THE UPPER 3 FEET.
2. UNLESS OTHERWISE RECOMMENDED IN THESE PLANS, THE GRADING SUBGRADE SHALL BE CONSTRUCTED OF SUITABLE GRADING MATERIAL. THE FILL SHALL BE PLACED IN 8" TO 10" LOOSE LIFTS, AND COMPACTED TO 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
3. SUITABLE GRADING MATERIAL FOR THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, SILT, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL.
4. CONTRACTOR SHALL REVIEW THE REPORT OF GEOTECHNICAL EXPLORATION FOR ADDITIONAL SITE PREPARATION REQUIREMENTS.
5. PROVIDE A SAW CUT WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
6. BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH MN/DOT SPEC. 2104.
7. USE TACK COAT BETWEEN ALL BITUMINOUS MIXTURES. THE BITUMINOUS TACK COAT MATERIAL SHALL BE APPLIED AT A UNIFORM RATE OF 0.04 GAL/SY TO 0.06 GAL/SY BETWEEN BITUMINOUS LAYERS. THE APPLICATION RATES ARE FOR UNDILUTED EMULSIONS.
8. THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.

GENERAL EROSION CONTROL NOTES:

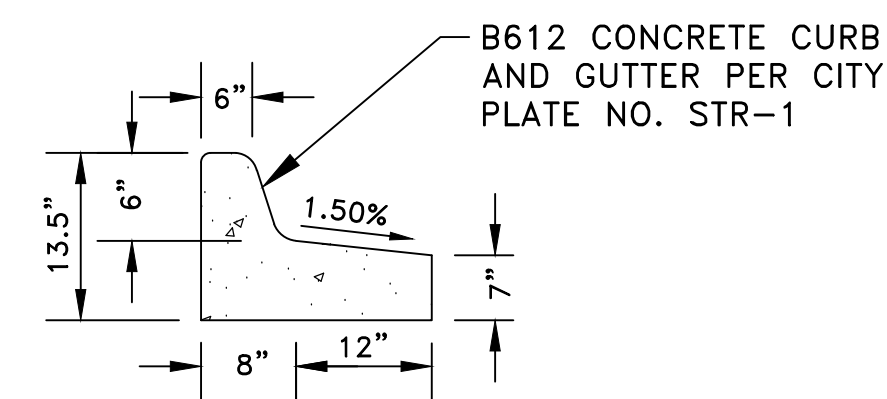
1. EROSION CONTROL SHALL CONFORM TO THE MN/DOT EROSION CONTROL HANDBOOK.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE MPCA NPDES CONSTRUCTION STORMWATER GENERAL PERMIT. A COPY OF THE PERMIT SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRECONSTRUCTION MEETING.
3. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) PRIOR TO GRADING AND REMOVAL ACTIVITIES. BMP'S SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND POTENTIAL FOR EROSION HAS PASSED.
4. THE CONTRACTOR SHALL SCHEDULE HIS OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
5. BMP'S SHALL BE INSPECTED DAILY BY THE CONTRACTOR. OBSERVATIONS SHALL BE RECORDED IN AN INSPECTION LOG. WEEKLY INSPECTION LOGS AND INSPECTION LOGS AFTER EVERY 1/2" RAIN EVENT SHALL BE SUBMITTED TO THE CITY INSPECTOR.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION.
7. THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITH THE MPCA AFTER FINAL STABILIZATION HAS BEEN APPROVED. THE CITY SHALL REVIEW AND APPROVE THE NOTICE OF TERMINATION PRIOR TO SUBMITTAL TO THE MPCA.

REFERENCE NOTES:

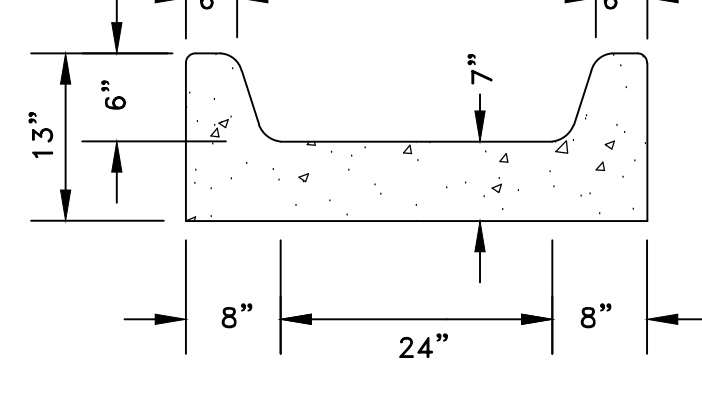
- ① SEE CITY PLATE NO. STR-26 FOR MODIFIED CLASS 5 AGGREGATE BASE SPECIFICATIONS.
- ② CONTRACTOR SHALL PROTECT THE INFILTRATION BASIN WITH 48" HIGH ORANGE SAFETY FENCE PRIOR TO THE START OF CONSTRUCTION.
- ③ CONSTRUCTION EQUIPMENT SHALL BE MINIMIZED OVER THE FOOTPRINT OF THE BASIN. ONLY LOW PRESSURE, WIDE TRACKED EQUIPMENT SHALL BE USED FOR CONSTRUCTION.
- ④ INFILTRATION BASIN SHALL NOT BE GRADED TO WITHIN THREE FEET OF THE FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED OR RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION BASIN HAS BEEN PROVIDED.
- ⑤ THE INFILTRATION RATE FOR THE SOILS IN THE BOTTOM OF THE INFILTRATION BASIN SHALL BE BETWEEN 0.60 AND 8.3 INCHES PER HOUR. THE CONTRACTOR MAY HAVE TO AMEND THE SOILS TO MEET THIS REQUIREMENT.
- ⑥ COMPACTED SOIL WITHIN THE INFILTRATION BASIN SHALL BE SCARIFIED TO A DEPTH OF 12" PRIOR TO RESTORATION.
- ⑦ BITUMINOUS AND CONCRETE SECTIONS SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER.



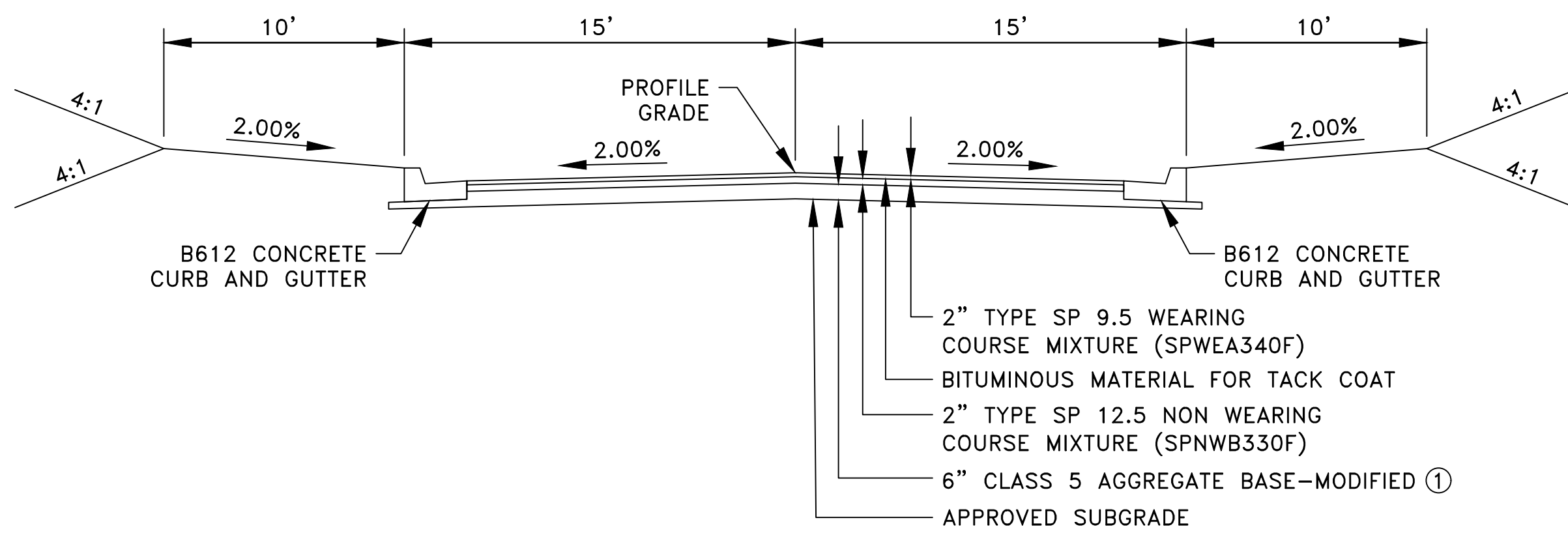
4 INFILTRATION BASIN NO SCALE



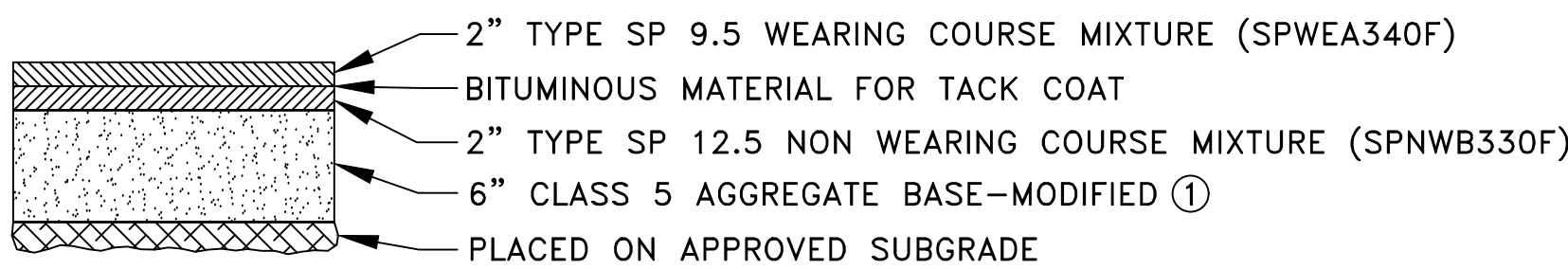
5 TIPOUT CURB DETAIL NO SCALE



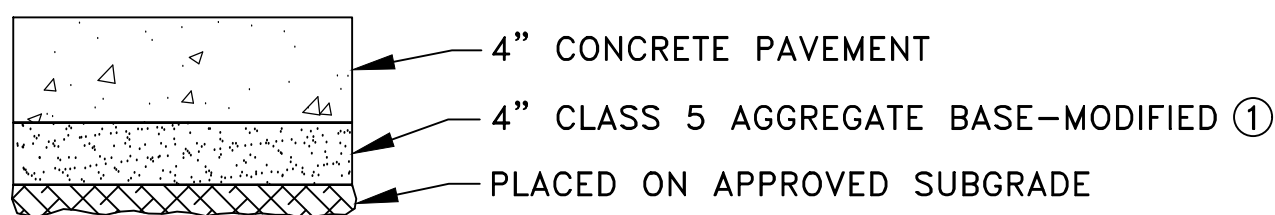
6 SPECIAL CURB SECTION NO SCALE



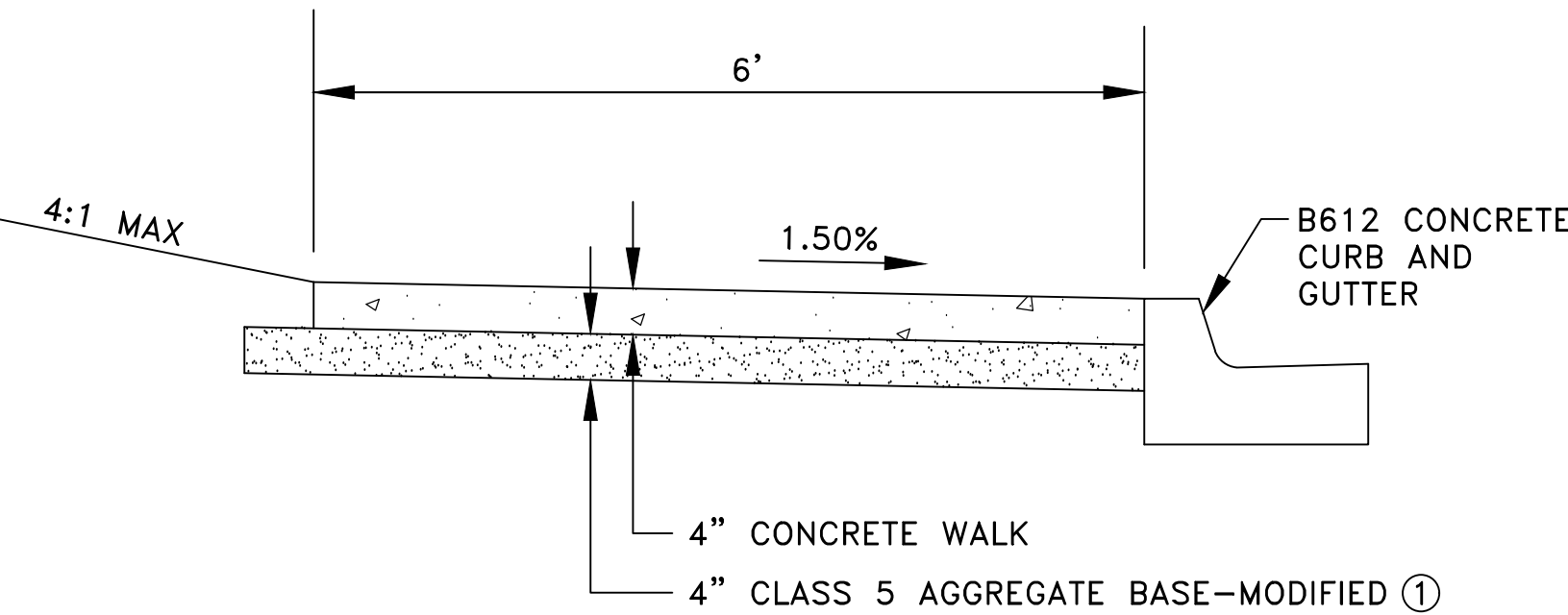
7 ENTRANCE ROAD SECTION NO SCALE



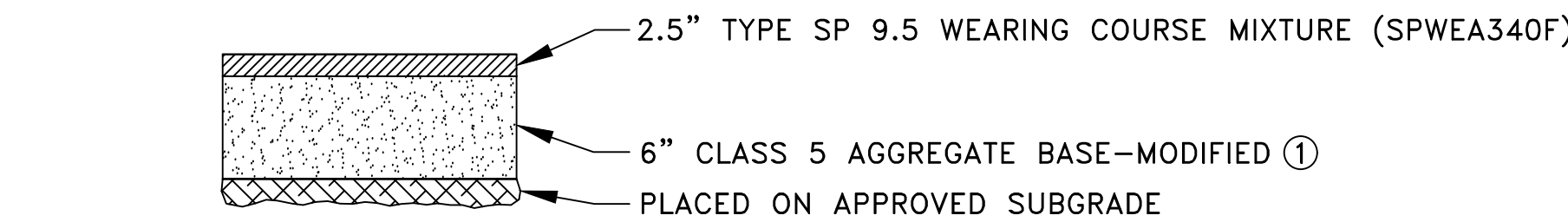
1 BITUMINOUS PAVEMENT SECTION NO SCALE



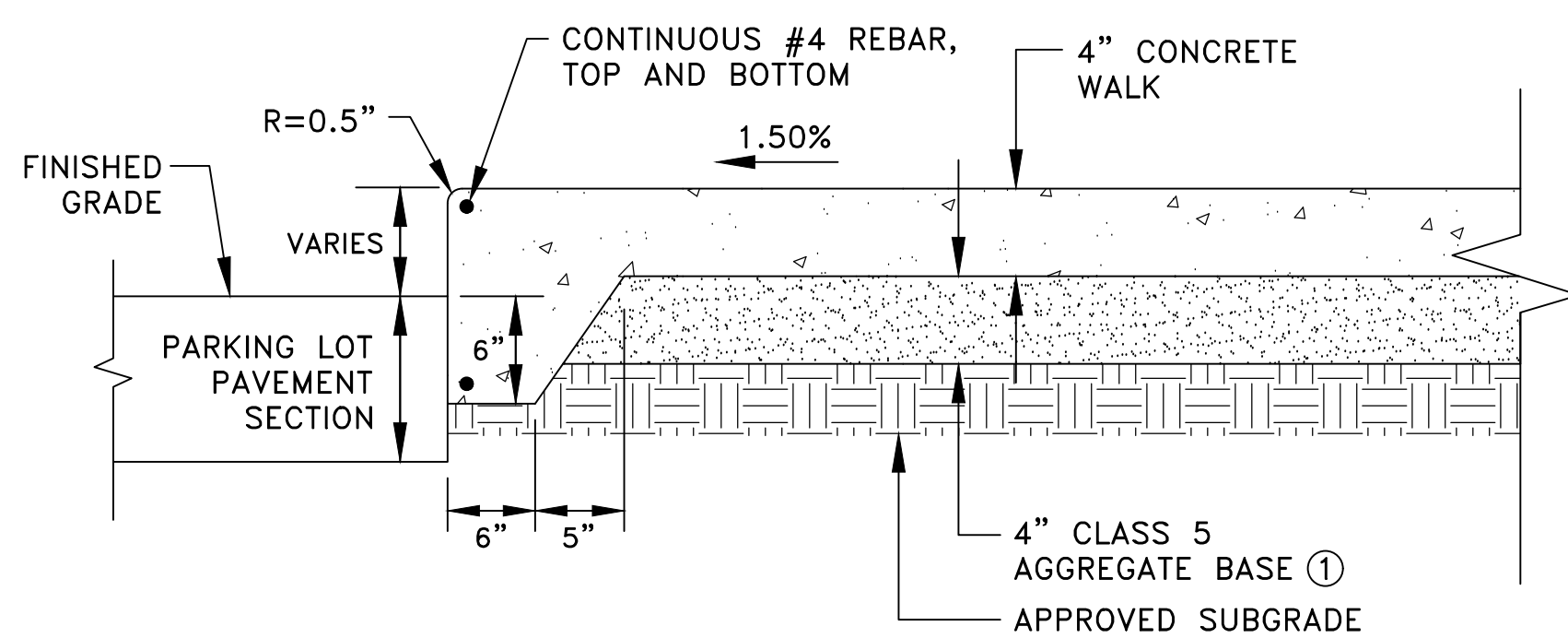
2 CONCRETE WALK/PAVEMENT SECTION NO SCALE



3 CONCRETE SIDEWALK NO SCALE



8 BITUMINOUS TRAIL PAVEMENT SECTION NO SCALE



9 THICKENED EDGE SIDEWALK NO SCALE

SIGNIFICANT TREE INVENTORY TABULATION			
TREE NUMBER	COMMON NAME	DIAMETER (INCHES)	ACTION
1	AMERICAN ELM	25	PROTECT
2	RED PINE	15	PROTECT
3	RED PINE	15	PROTECT
4	RED PINE	16	PROTECT
5	RED PINE	12	PROTECT
6	RED PINE	16	PROTECT
7	RED PINE	18	PROTECT
8	RED PINE	15	PROTECT
9	RED PINE	18	PROTECT
10	RED PINE	18	PROTECT
11	RED PINE	10	PROTECT
12	RED PINE	12	PROTECT
13	RED PINE	12	PROTECT
14	RED PINE	13	PROTECT
15	RED PINE	15	PROTECT
16	RED PINE	18	PROTECT
17	RED PINE	16	PROTECT
18	RED PINE	13	PROTECT
19	RED PINE	12	PROTECT
20	RED PINE	12	PROTECT
21	RED PINE	14	PROTECT
22	RED PINE	16	PROTECT
23	RED PINE	13	PROTECT
24	RED PINE	12	PROTECT
25	RED PINE	15	PROTECT
26	COMMON HACKBERRY	11	PROTECT
27	COMMON HACKBERRY	10	PROTECT
28	COMMON HACKBERRY	10	PROTECT
29	RED PINE	15	PROTECT
30	RED PINE	16	PROTECT
31	RED PINE	15	PROTECT
32	RED PINE	15	PROTECT
33	RED PINE	8	PROTECT
34	RED PINE	13	PROTECT
35	RED PINE	13	PROTECT
36	RED PINE	13	CLEAR AND GRUB - POND
37	RED PINE	15	CLEAR AND GRUB - POND
38	RED PINE	12	CLEAR AND GRUB - POND
39	SIBERIAN ELM	8	PROTECT
40	SIBERIAN ELM	8	PROTECT
41	SIBERIAN ELM	7	PROTECT
42	RED PINE	16	CLEAR AND GRUB - POND
43	DEAD		CLEAR AND GRUB - POND
44	RED PINE	13	CLEAR AND GRUB - POND
45	RED PINE	10	CLEAR AND GRUB - POND
46	RED PINE	15	CLEAR AND GRUB - POND
47	RED PINE	18	CLEAR AND GRUB - POND
48	RED PINE	12	CLEAR AND GRUB - POND
49	RED PINE	13	CLEAR AND GRUB - POND
50	RED PINE	13	CLEAR AND GRUB - POND
51	RED PINE	12	CLEAR AND GRUB - POND
52	RED PINE	12	CLEAR AND GRUB - POND
53	RED PINE	9	CLEAR AND GRUB - POND
54	RED PINE	12	CLEAR AND GRUB - POND
55	RED PINE	12	CLEAR AND GRUB - POND
56	RED PINE	8	CLEAR AND GRUB - POND
57	RED PINE	16	CLEAR AND GRUB - POND
58	RED PINE	18	CLEAR AND GRUB - POND
59	RED PINE	15	CLEAR AND GRUB - POND
60	RED PINE	13	CLEAR AND GRUB - POND
61	RED PINE	13	CLEAR AND GRUB - POND
62	RED PINE	13	CLEAR AND GRUB - POND
63	RED PINE	17	CLEAR AND GRUB - POND
64	RED PINE	16	CLEAR AND GRUB - POND

SIGNIFICANT TREE INVENTORY TABULATION			
TREE NUMBER	COMMON NAME	DIAMETER (INCHES)	ACTION
65	COMMON HACKBERRY	18	CLEAR AND GRUB - BUILDING
66	BOXELDER	24	CLEAR AND GRUB - BUILDING
67	BOXELDER	12	CLEAR AND GRUB - BUILDING
68	BOXELDER	12	CLEAR AND GRUB - BUILDING
69	BOXELDER	12	CLEAR AND GRUB - BUILDING
70	BOXELDER	14	CLEAR AND GRUB - BUILDING
71	BOXELDER	10	CLEAR AND GRUB - PARKING
72	BOXELDER	15	CLEAR AND GRUB - PARKING
73	BOXELDER	8	CLEAR AND GRUB - PARKING
74	BOXELDER	12	CLEAR AND GRUB - PARKING
75	BOXELDER	10	CLEAR AND GRUB - PARKING
76	BOXELDER	13	CLEAR AND GRUB - PARKING
77	BOXELDER	8	CLEAR AND GRUB - PARKING
78	BOXELDER	12	CLEAR AND GRUB - PARKING
79	BOXELDER	10	CLEAR AND GRUB - PARKING
80	BOXELDER	10	CLEAR AND GRUB - PARKING
81	AMERICAN ELM	14	CLEAR AND GRUB - PARKING
82	COMMON HACKBERRY	12	CLEAR AND GRUB - PARKING
83	BUR OAK	7	CLEAR AND GRUB - PARKING
84	BUR OAK	4	CLEAR AND GRUB - PARKING
85	AMERICAN ELM	10	CLEAR AND GRUB - PARKING
86	BUR OAK	5	CLEAR AND GRUB - PARKING
87	COMMON HACKBERRY	12	CLEAR AND GRUB - PARKING
88	BOXELDER	8	PROTECT
89	BUR OAK	22	PROTECT
90	BUR OAK	28	PROTECT
91	BUR OAK	32	PROTECT
92	BUR OAK	5	PROTECT
93	BUR OAK	30	PROTECT
94	COMMON HACKBERRY	14	PROTECT
95	COMMON HACKBERRY	12	PROTECT
96	BUR OAK	5	PROTECT
97	BUR OAK	5	PROTECT
98	BOXELDER	12	PROTECT
99	BUR OAK	6	CLEAR AND GRUB - PARKING
100	BUR OAK	12	CLEAR AND GRUB - POND
101	BUR OAK	12	PROTECT
102	BOXELDER	14	PROTECT
103	BOXELDER	12	CLEAR AND GRUB - PARKING
104	BUR OAK	6	PROTECT
105	BUR OAK	5	PROTECT
106	BUR OAK	5	PROTECT
107	BUR OAK	4	PROTECT
108	BUR OAK	4	PROTECT
109	BUR OAK	4	PROTECT
110	BUR OAK	4	PROTECT
111	BUR OAK	5	PROTECT
112	BUR OAK	5	PROTECT
113	BUR OAK	6	PROTECT
114	COMMON HACKBERRY	14	PROTECT
115	BUR OAK	7	PROTECT
116	BUR OAK	9	PROTECT
117	BUR OAK	8	PROTECT
118	BUR OAK	12	PROTECT
119	COMMON HACKBERRY	10	PROTECT
120	BUR OAK	10	PROTECT
121	BUR OAK	7	PROTECT
122	BUR OAK	5	PROTECT
123	BUR OAK	6	PROTECT
124	BUR OAK	8	CLEAR AND GRUB - PARKING
125	BUR OAK	5	CLEAR AND GRUB - PARKING
126	BUR OAK	6	CLEAR AND GRUB - PARKING
127	BUR OAK	5	CLEAR AND GRUB - PARKING

TOTAL SIGNIFICANT TREE INCHES 1509
TOTAL SIGNIFICANT TREE INCHES REMOVED 654
TREE INCHES REMOVED FOR PONDING 348

DATE	REVISION	DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Timothy A. Ebersbach, P.E.
TIMOTHY A. EBERSBACH, P.E.
Date 8/12/24 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ



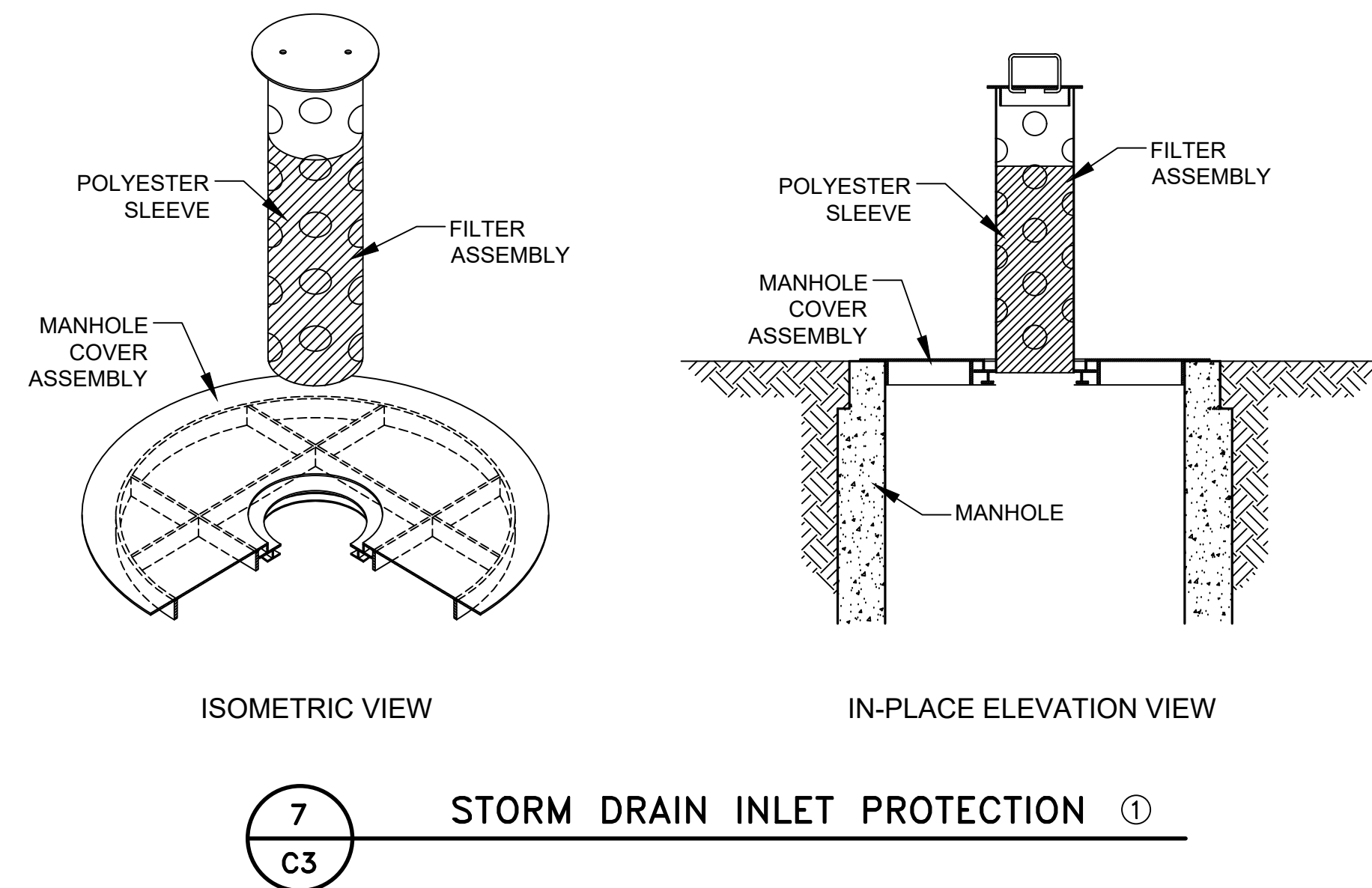
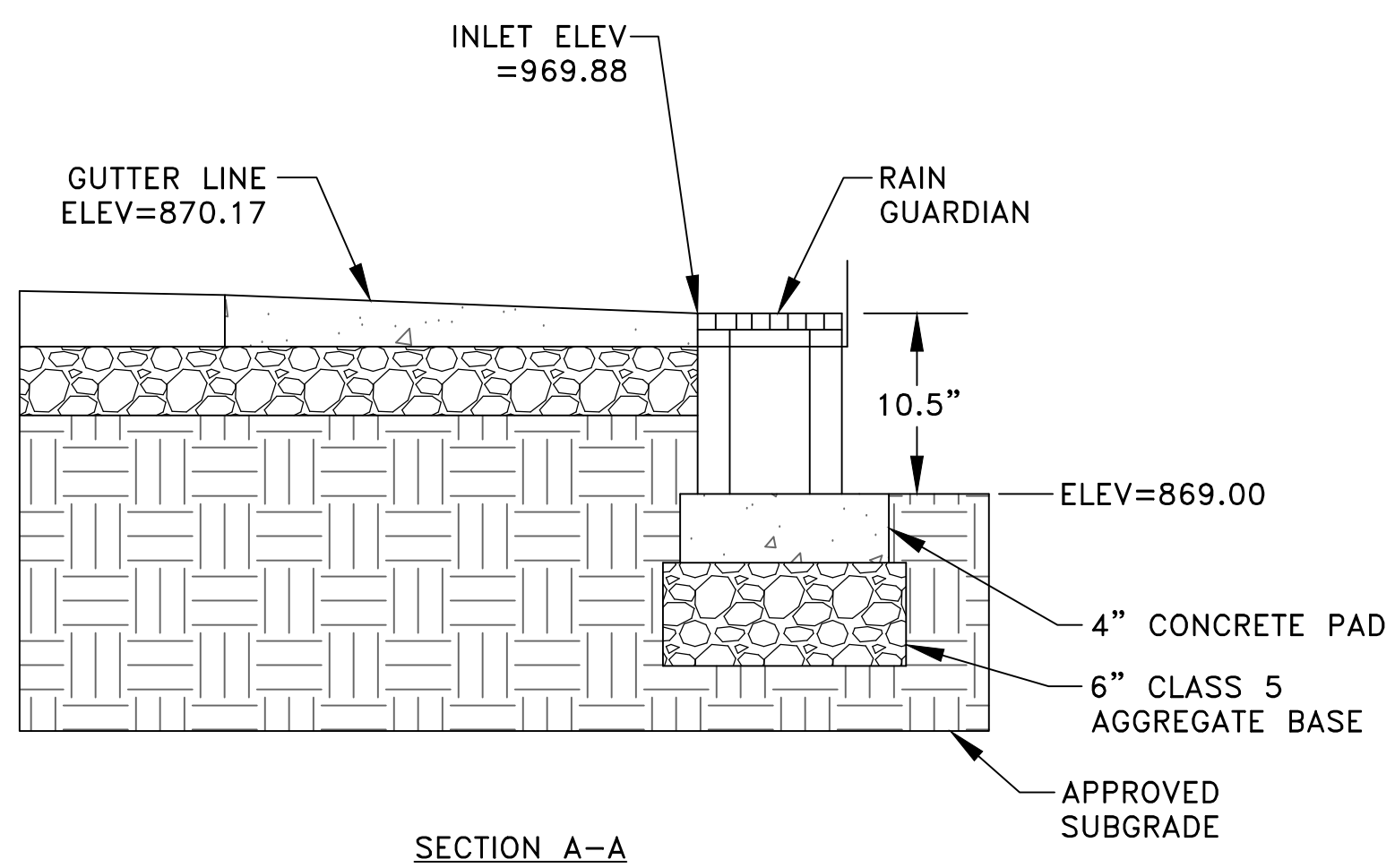
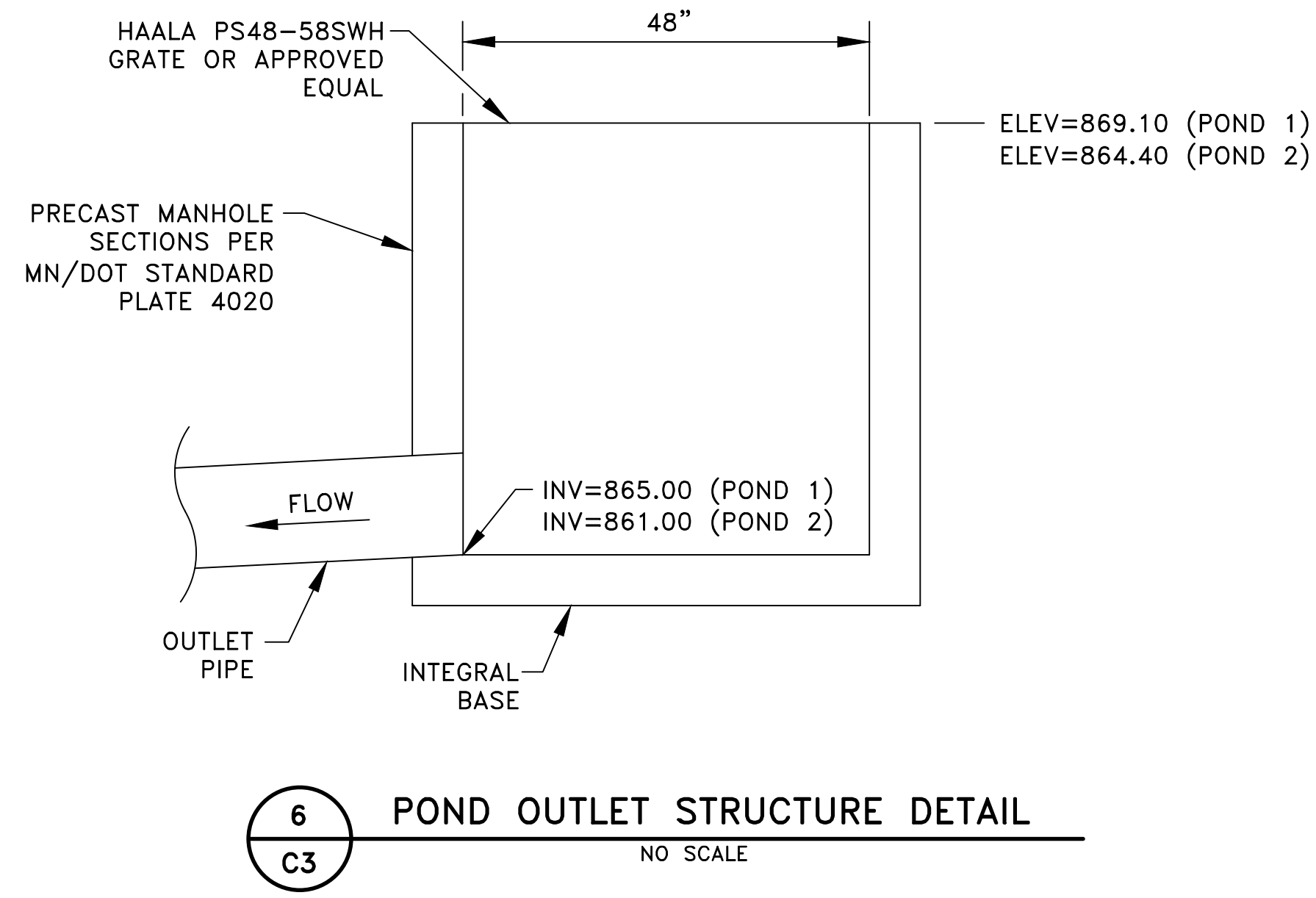
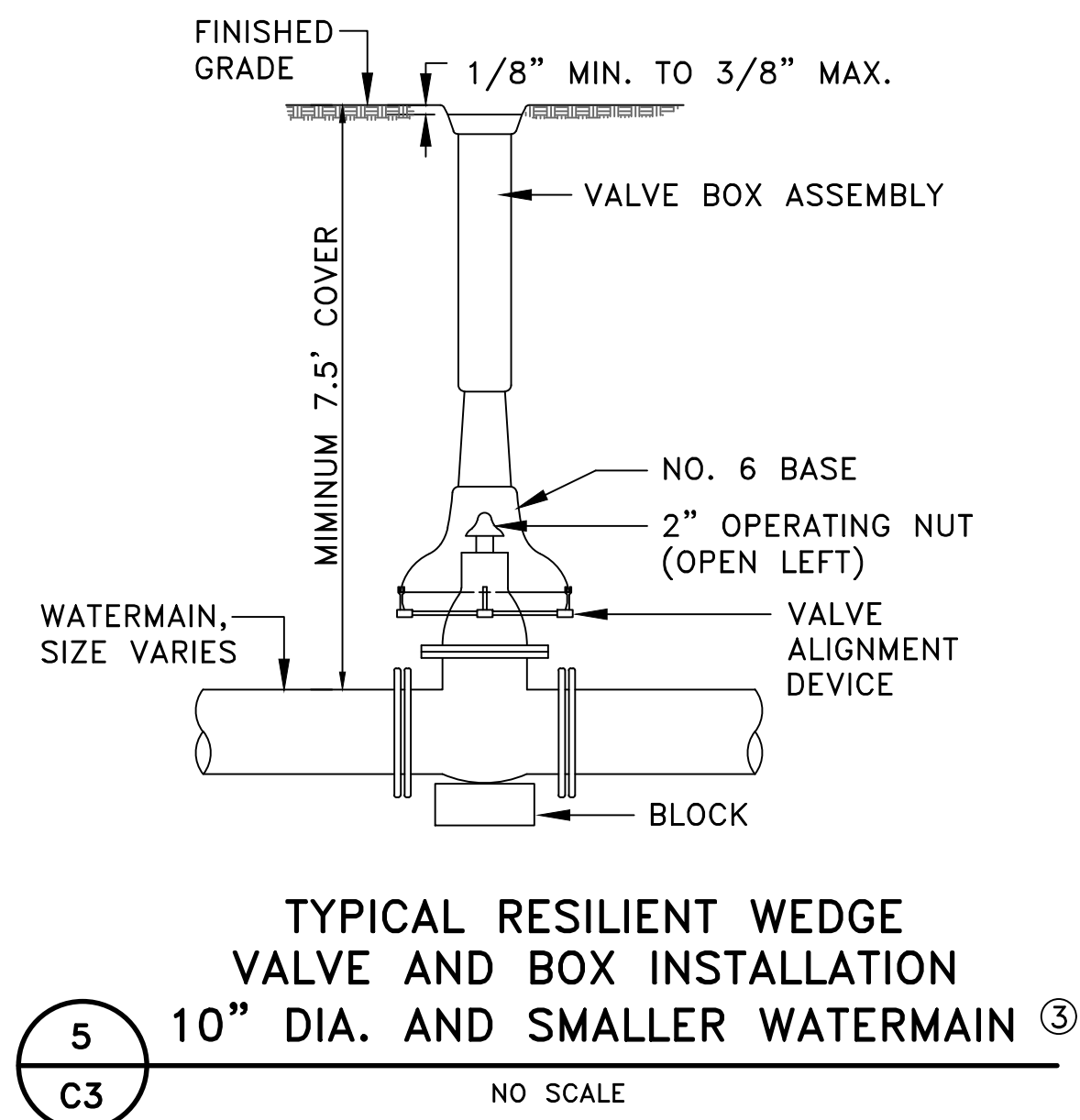
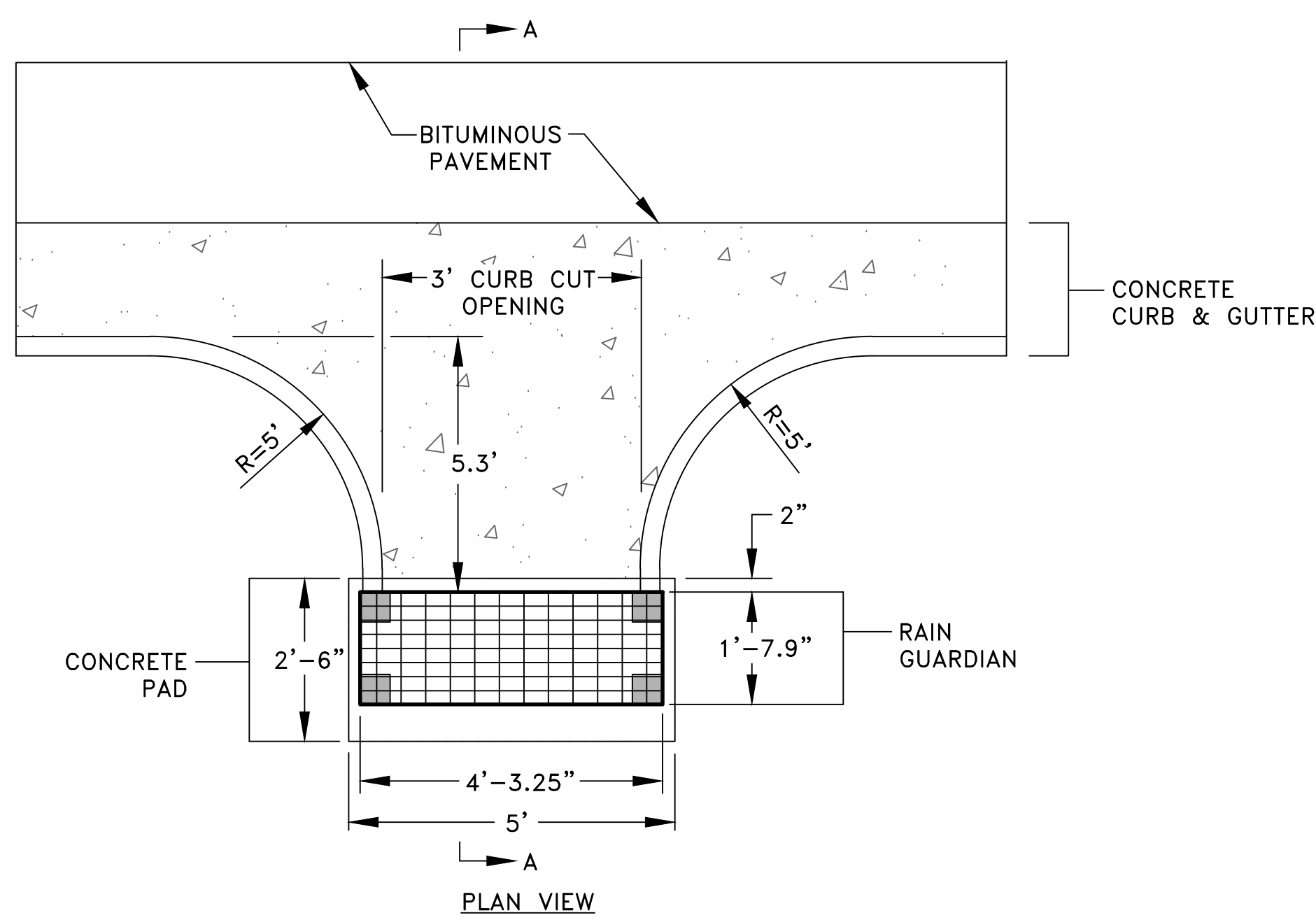
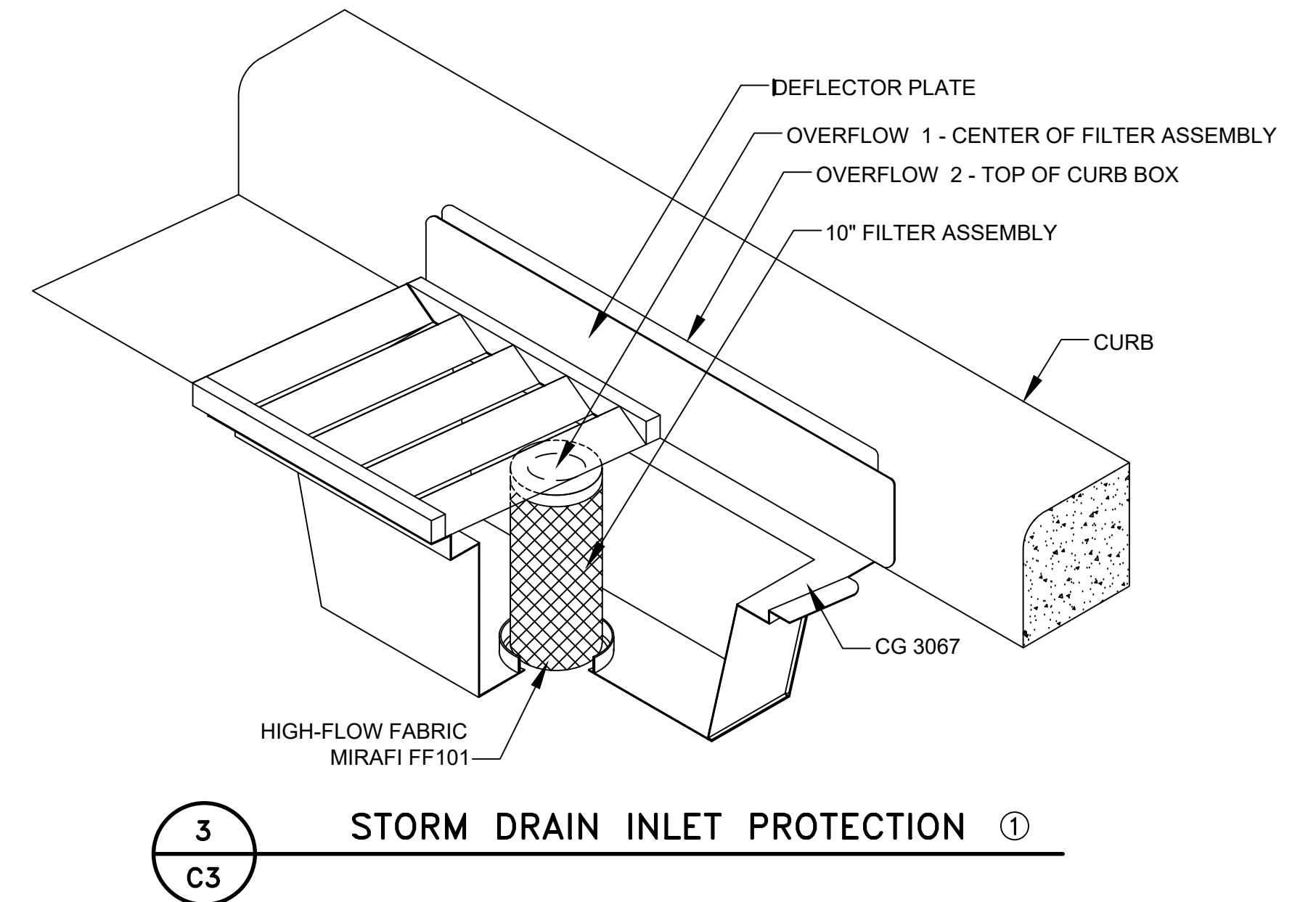
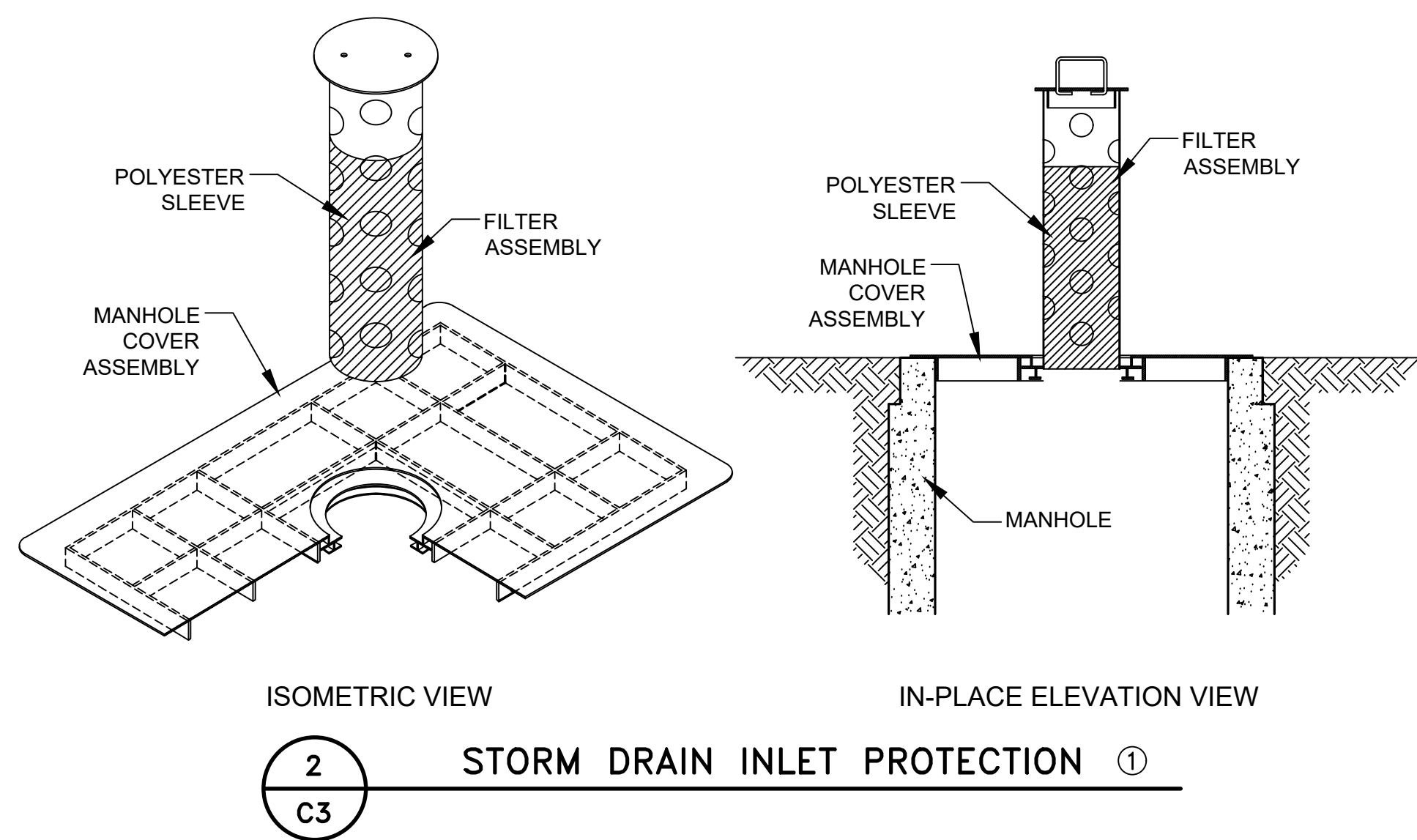
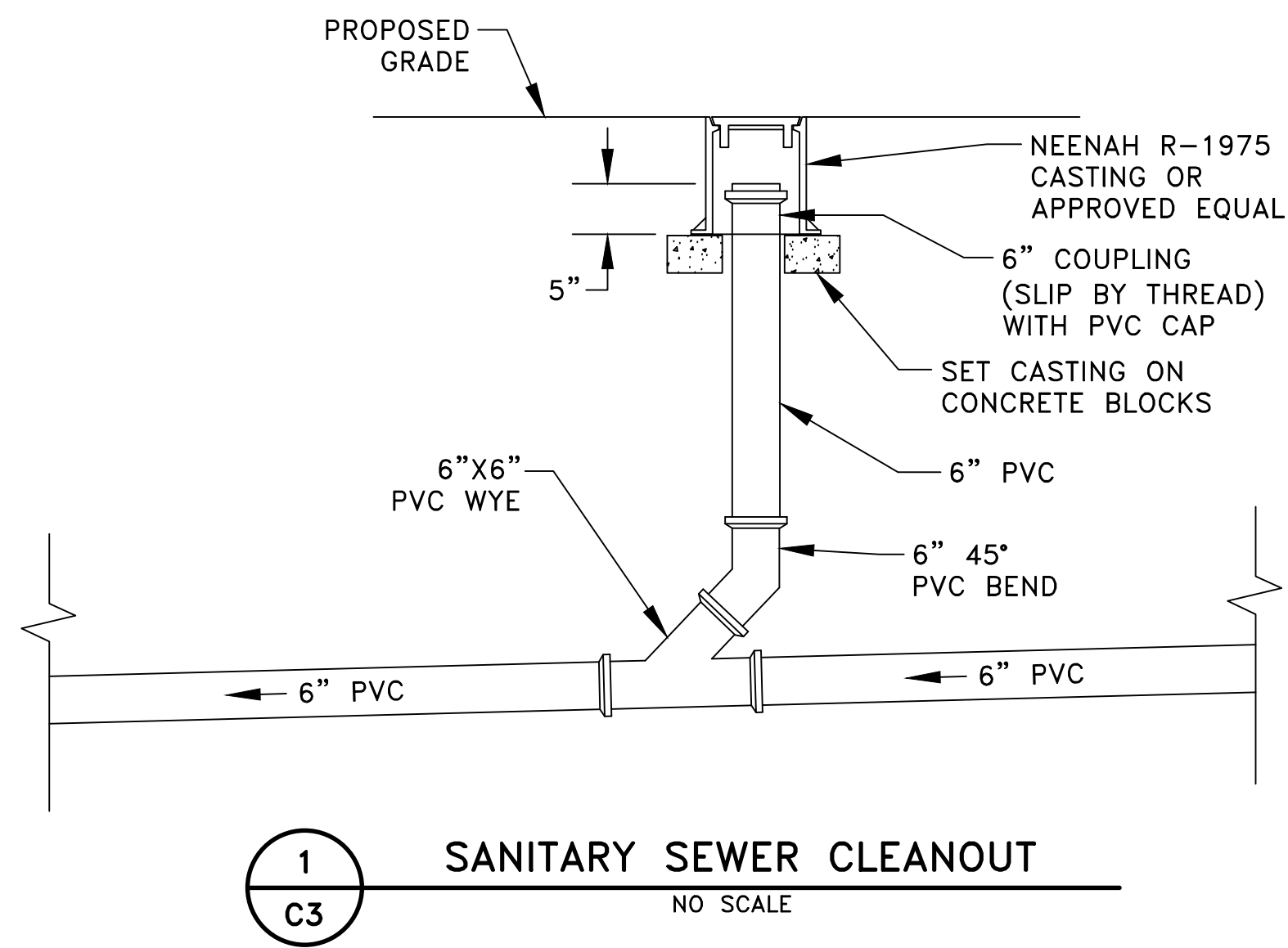
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Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
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ANOKA RAMSEY ATHLETIC ASSOCIATION

CONSTRUCTION NOTES
AND DETAILS
CITY OF RAMSEY, MINNESOTA

SHEET
C2
OF
C15
SHEETS

Kinghorn
CONSTRUCTION



- REFERENCE NOTES:
- INLET PROTECTION SHALL BE INSTALLED ON ALL CASTINGS RECEIVING RUNOFF FROM THE PROJECT AREA. INLET PROTECTION SHALL BE INSTALLED ON EXISTING, OFF SITE CASTINGS PRIOR TO THE START OF CONSTRUCTION. WIMCO MODELS CG 3067, RD 27 AND RD 23 ARE SHOWN.
 - SEE THE WEBSITE www.rainguardian.biz FOR ADDITIONAL CONSTRUCTION NOTES AND DETAILS FOR THE RAIN GUARDIAN-BUNKER DESIGN.
 - CONTRACTOR SHALL USE A VALVE STEM ALIGNMENT TUBE TOOL TO MAINTAIN VERTICAL ALIGNMENT WHEN BACKFILLING THE VALVE BONNET AND VALVE BOX ASSEMBLY. THE ALIGNMENT TUBE SHALL CONSIST OF METAL PIPE WITH A SQUARE NUT RECEIVER SECURELY FASTENED TO THE END FOR PLACEMENT ON THE VALVE OPERATING NUT.

A:\C3_2024 - C15 AK RAMSEY ATHLETIC ASSOCIATION ENGINEERING PLAN DWG\339524_DETAILS.dwg

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Timothy A. Ebersbach
TIMOTHY A. EBERSBACH, P.E.
Date 8/12/24 Lic. No. 43362

DESIGNED BY:
TAE
DRAWN BY:
TAE
CHECKED BY:
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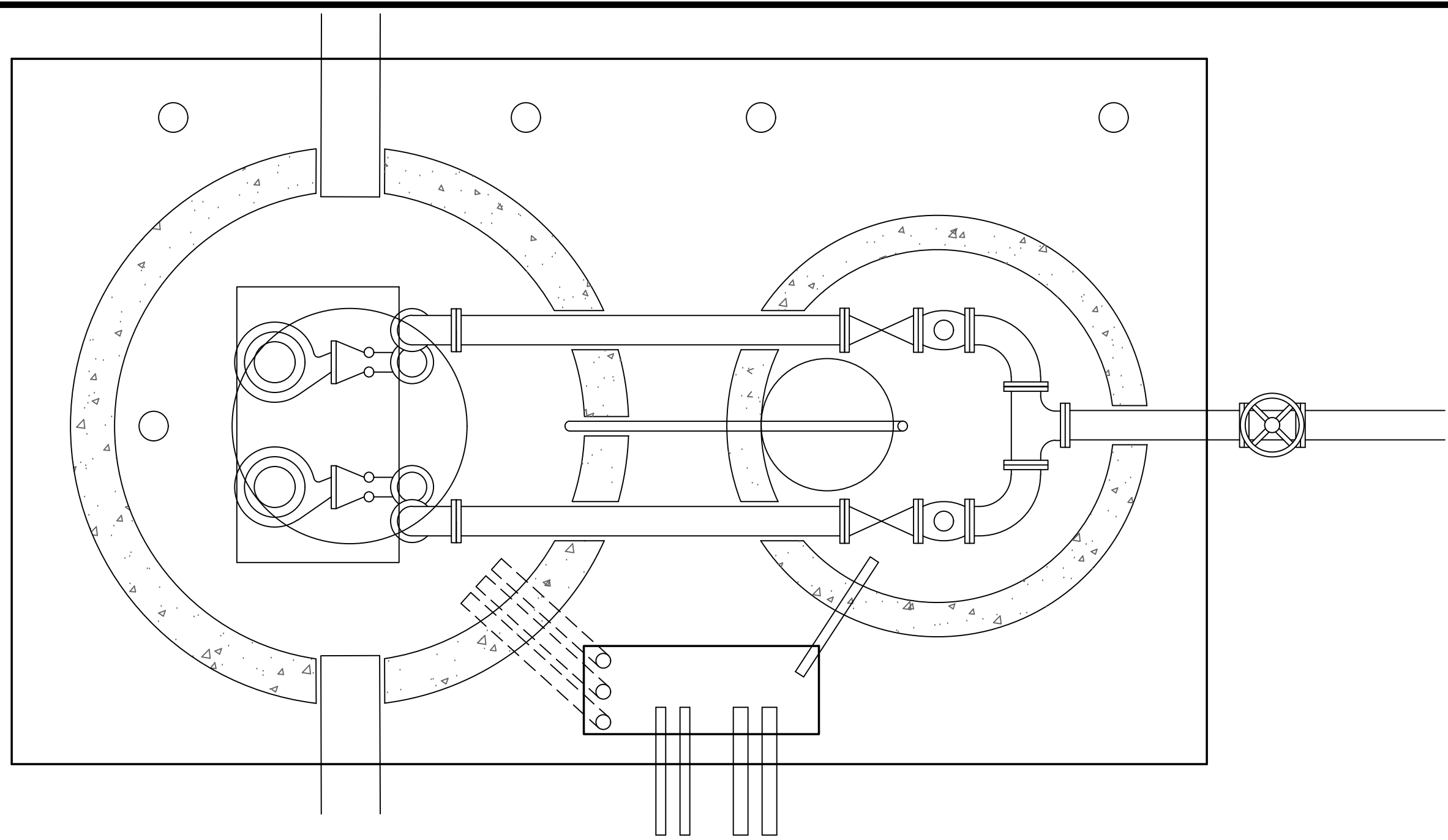
ANOKA RAMSEY ATHLETIC ASSOCIATION

Kinghorn
CONSTRUCTION

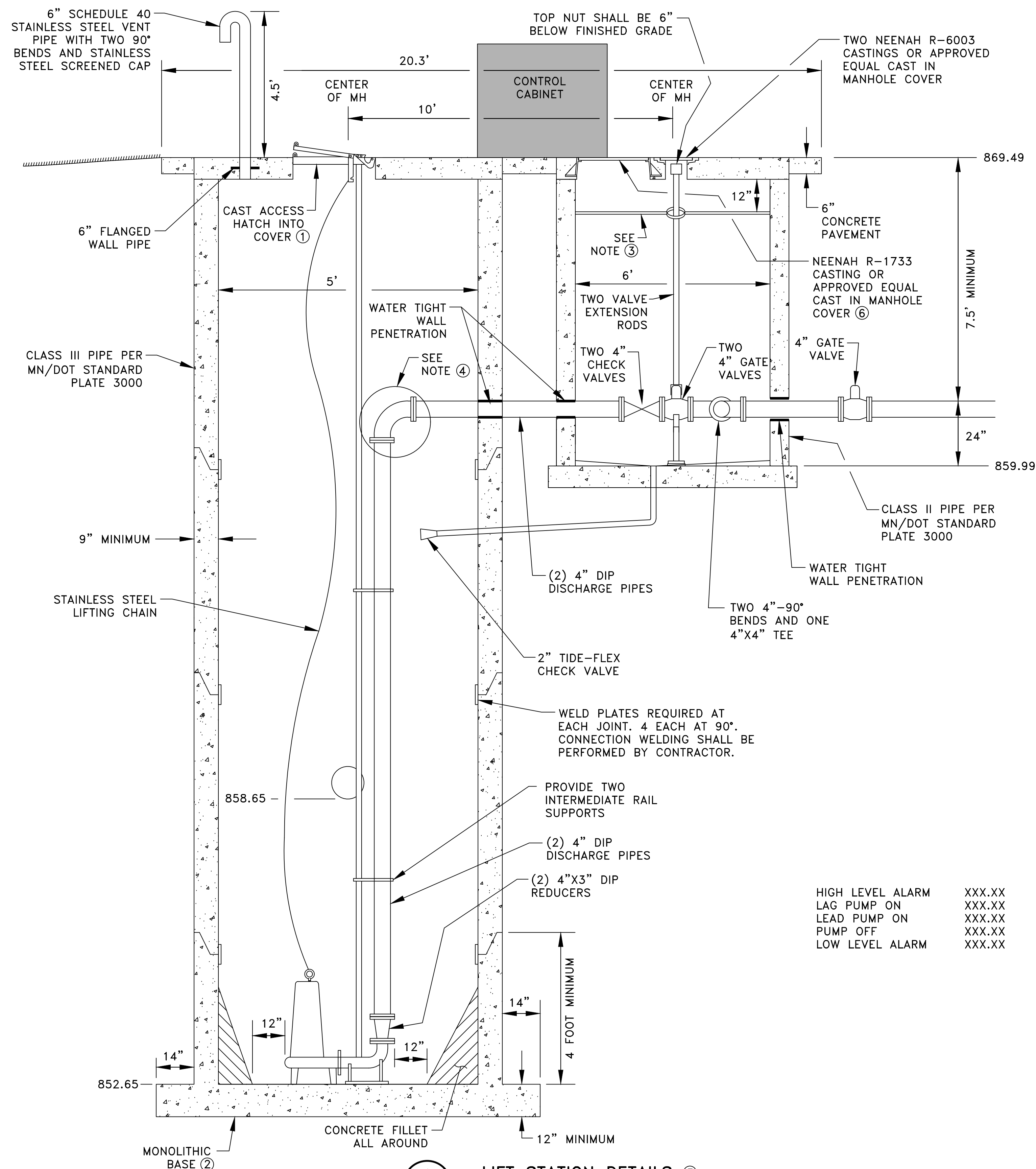
DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET
C3
OF
C15
SHEETS
3395.24



- GENERAL NOTES
1. CONTRACTOR TO VERIFY PUMP GUIDE RAIL SPACING WITH PUMP SUPPLIER.
 2. LOCATION AND MOUNTING ARRANGEMENT OF PUMP BASES SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
 3. ALL MANHOLES SHALL HAVE GASKETED JOINTS PER MN/DOT STANDARD PLATE 3006.
 4. ALL BENDS SHALL BE LONG RADIUS.
- REFERENCE NOTES:
- ① ACCESS HATCH SHALL BE APPROVED BY THE CITY PRIOR TO FABRICATING THE MANHOLE COVER.
 - ② BASE MANUFACTURER SHALL PROVIDE REBAR DESIGN AND SUBMIT FOR ENGINEER APPROVAL. DESIGN SHALL ASSUME A GROUNDWATER DEPTH TO THE TOP OF THE LIFT STATION.
 - ③ CONTRACTOR SHALL BRACE THE VALVE EXTENSION ROD TO THE SIDES OF THE MANHOLE. BRACE SHALL BE CONSTRUCTED OF 1/2" BY 2" WIDE STEEL PLATE.
 - ④ CONTRACTOR SHALL PROVIDE REQUIRED FITTINGS IN VERTICAL RUN TO ALIGN THE PIPING IN LIFT STATION WITH THE PIPING IN THE VALVE MANHOLE.
 - ⑤ LIFT STATION DESIGN WILL BE FINALIZED ONCE THE FUTURE LAND USES ARE DETERMINED.
 - ⑥ CASTING DETAILS ARE SHOWN ON CITY PLATE NO. SEW-2.



1 C4 LIFT STATION DETAILS ⑤
NO SCALE

HIGH LEVEL ALARM XXX.XX
LAG PUMP ON XXX.XX
LEAD PUMP ON XXX.XX
PUMP OFF XXX.XX
LOW LEVEL ALARM XXX.XX

Kinghorn
CONSTRUCTION

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Timothy A. Edersbachs, P.E.
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CHECKED BY: CJJ



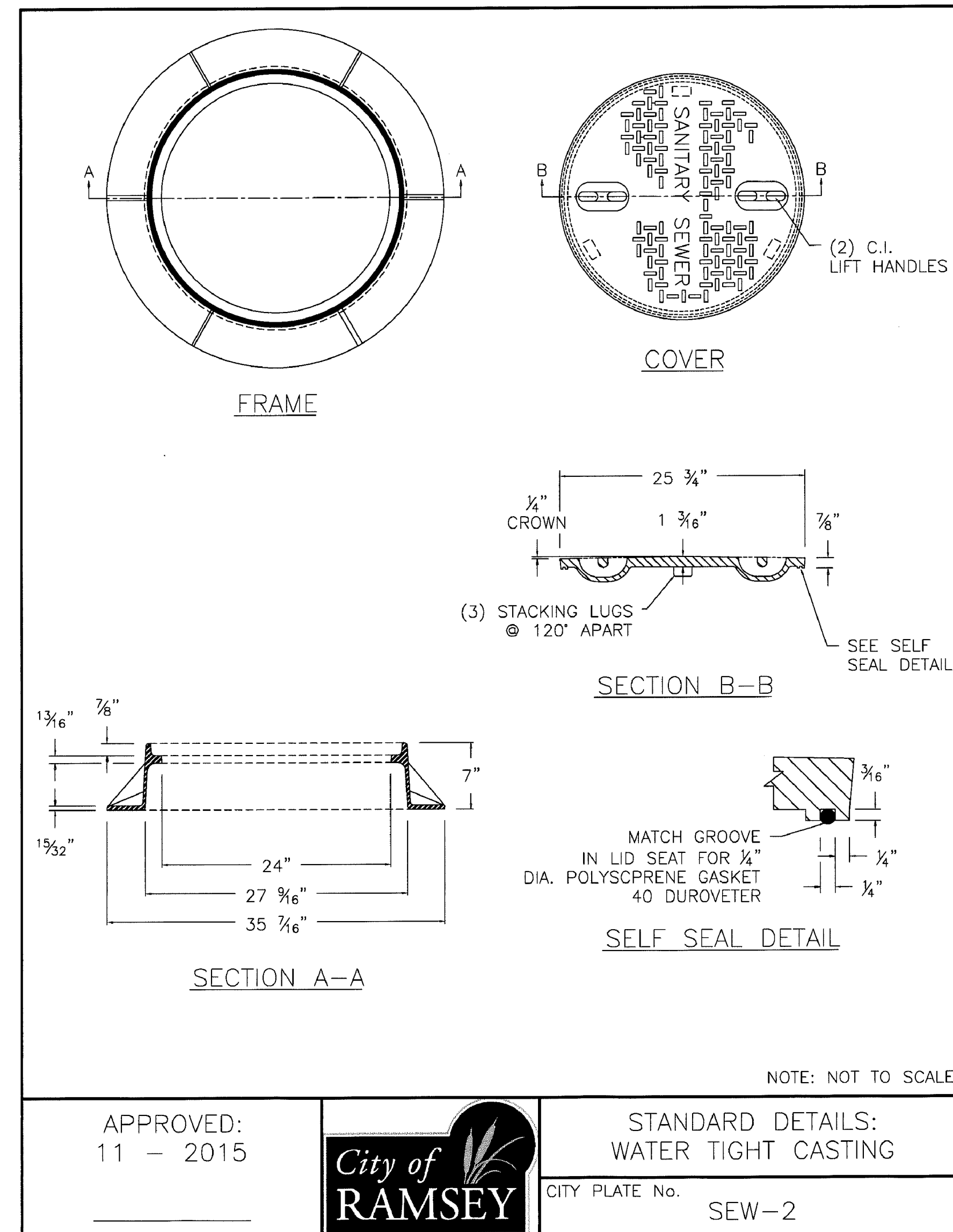
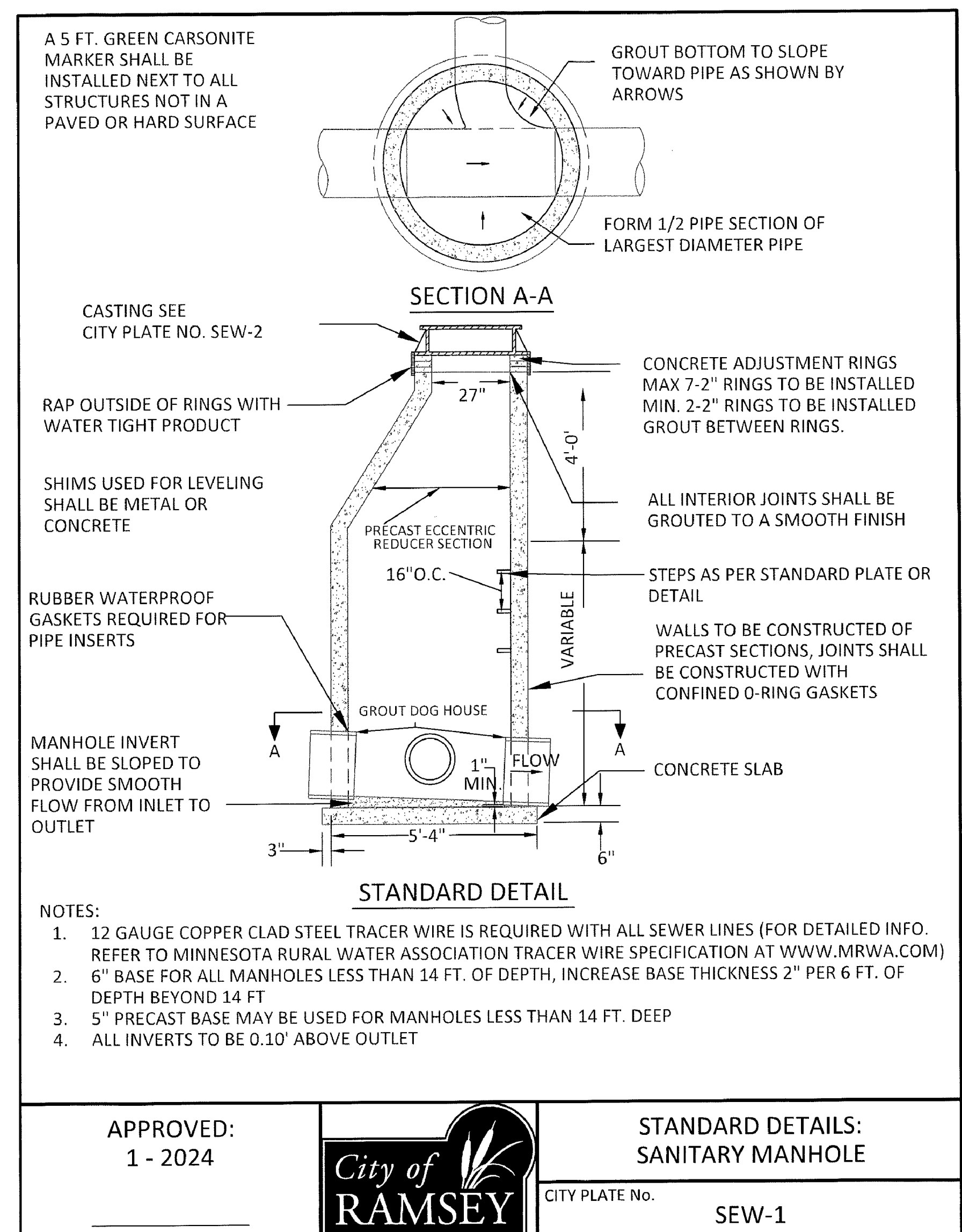
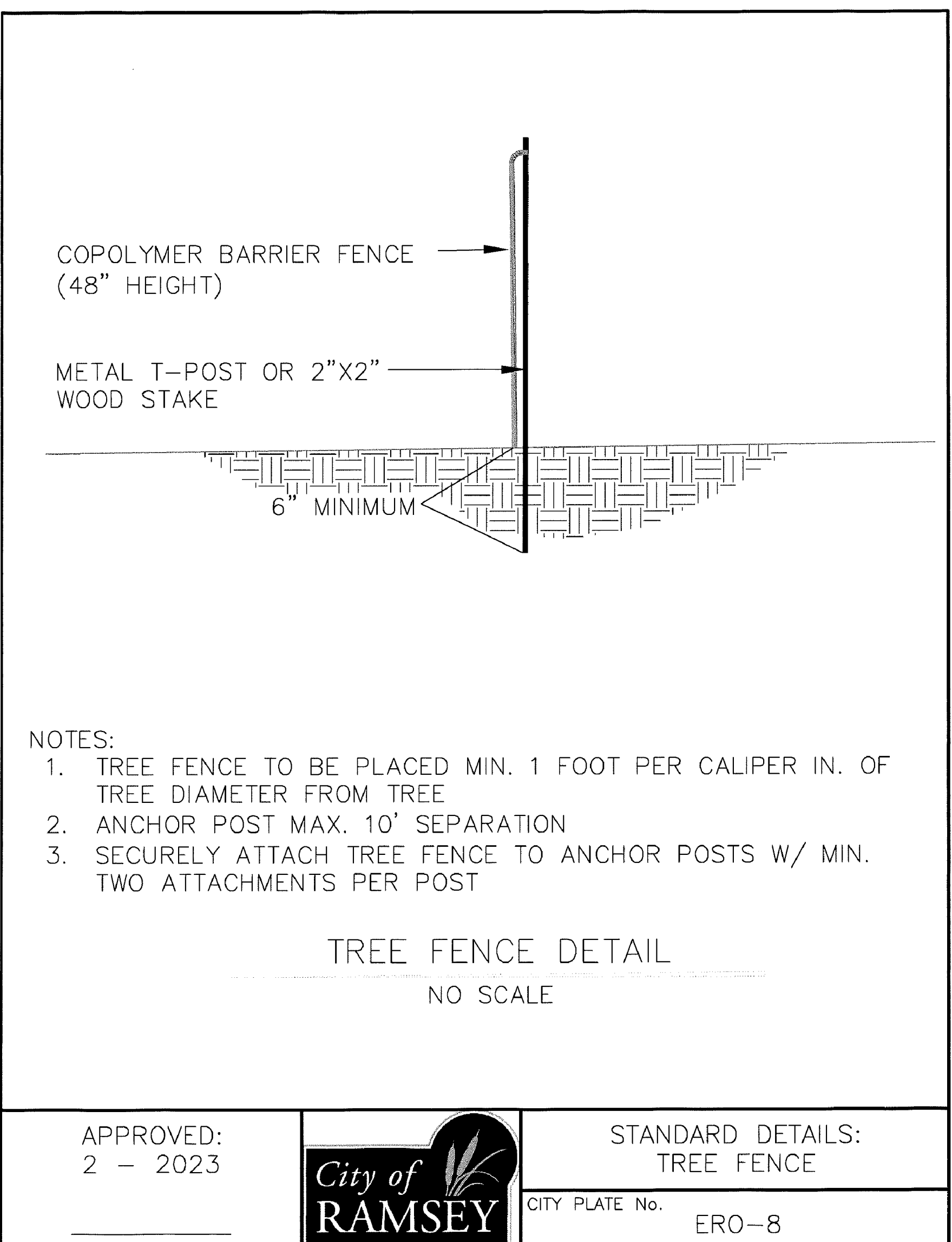
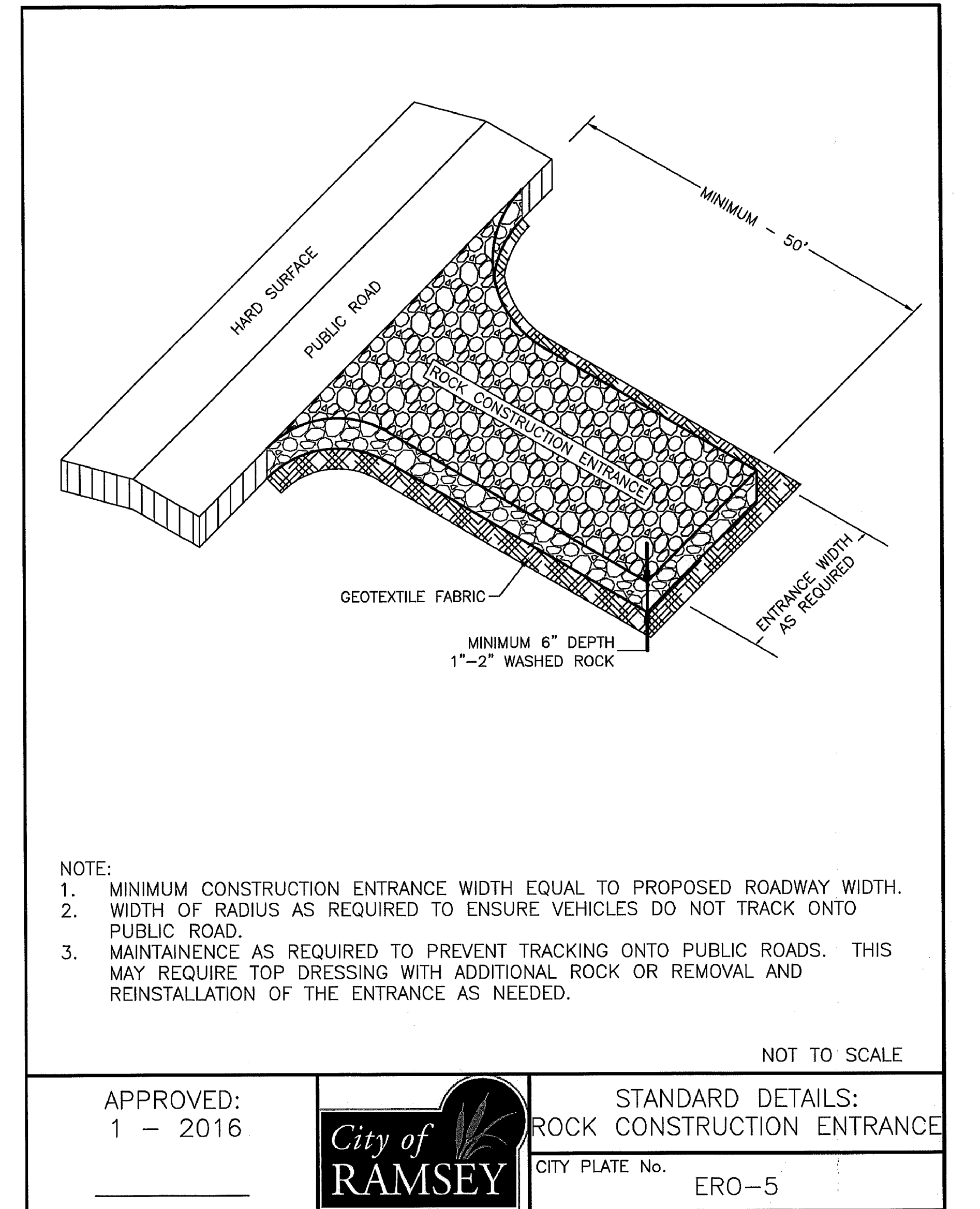
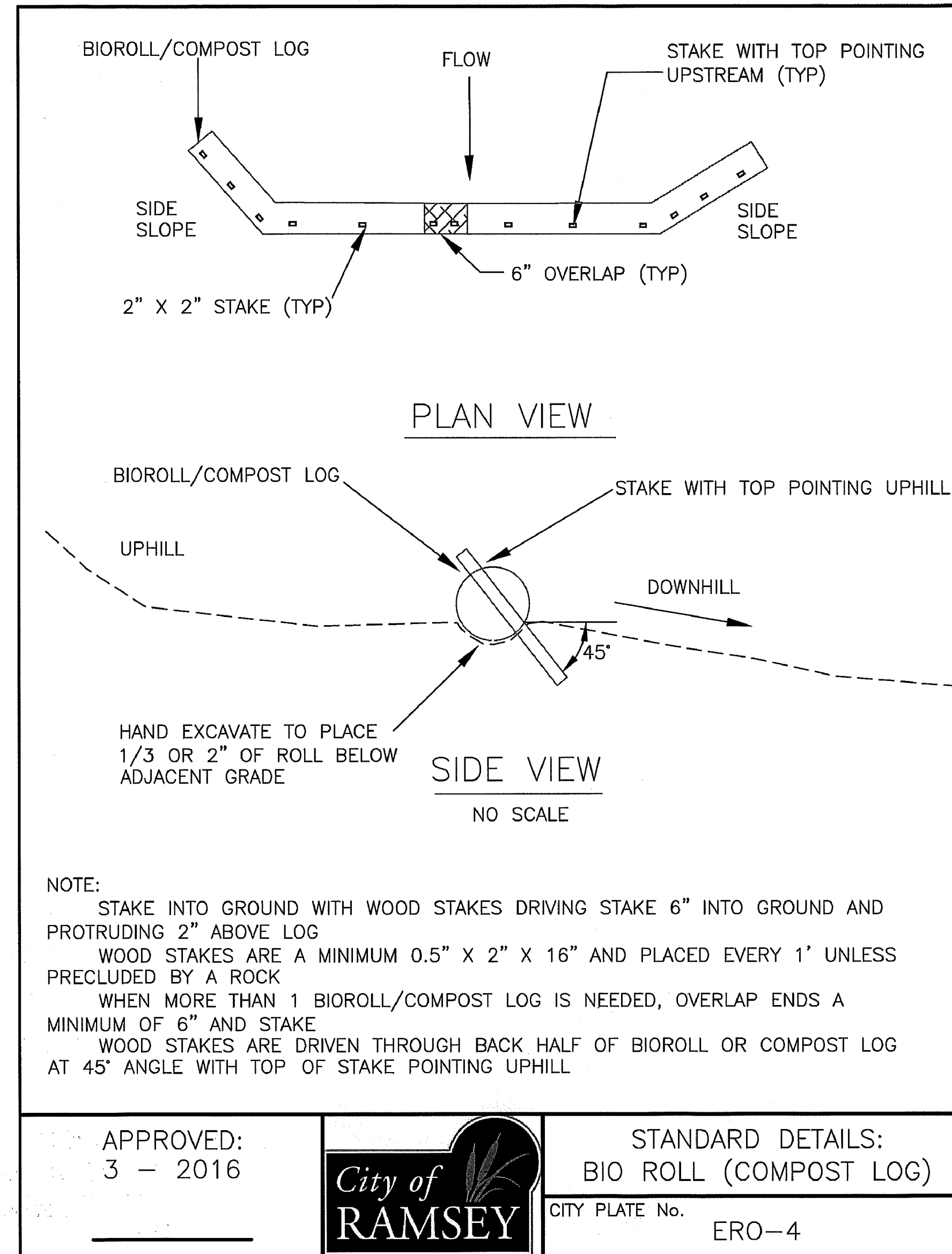
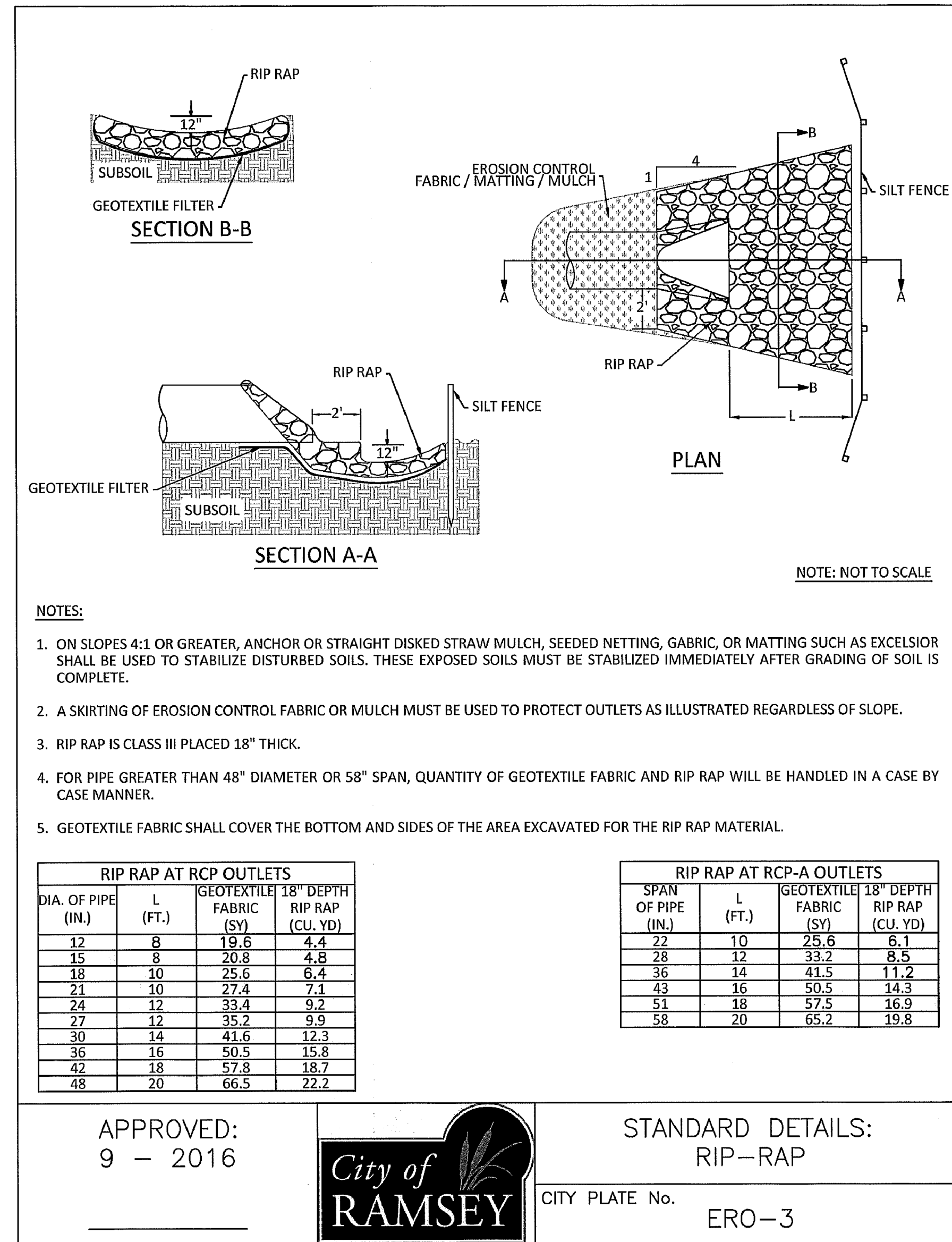
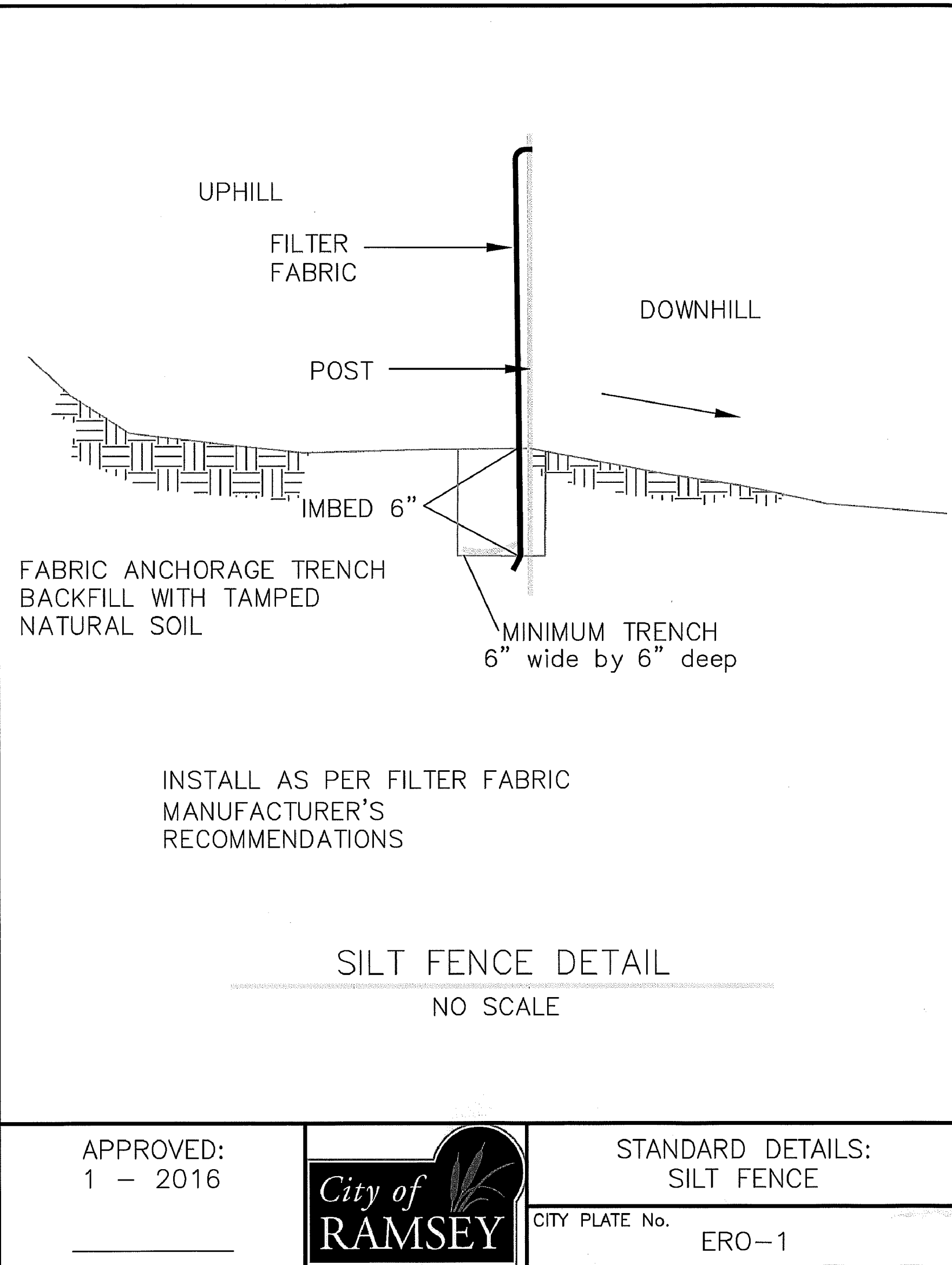
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ANOKA RAMSEY ATHLETIC ASSOCIATION

CITY OF RAMSEY, MINNESOTA

SHEET
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C15
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Timothy A. Anderson
TIMOTHY A. ANDERSON, P.E.
Date 8/12/24 Lic. No. 43362

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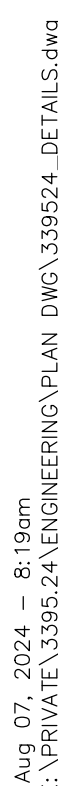
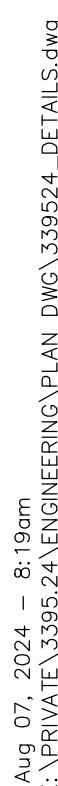
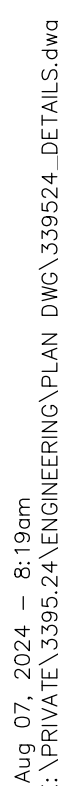
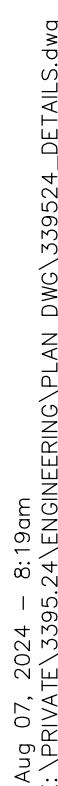
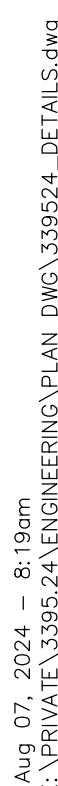
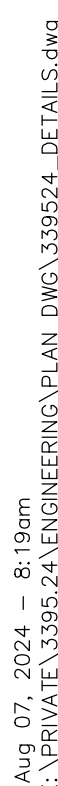
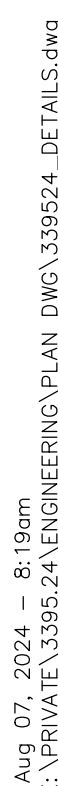
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ANOKA RAMSEY ATHLETIC ASSOCIATION

CITY STANDARD PLATES

CITY OF RAMSEY, MINNESOTA

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OF
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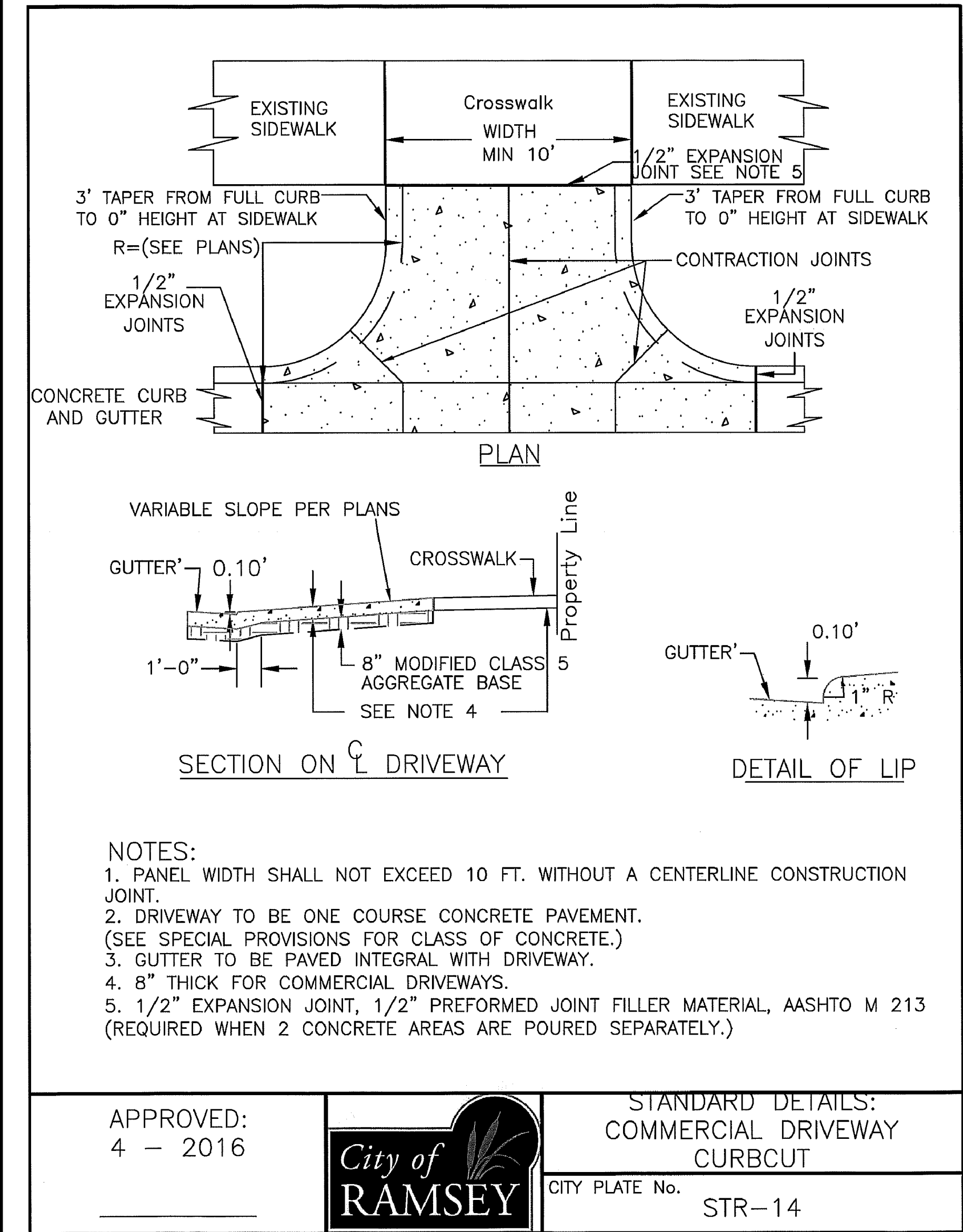


TABLE A
MODIFIED CLASS 5
SPECIFICATIONS

% PASSING

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

NOTES:

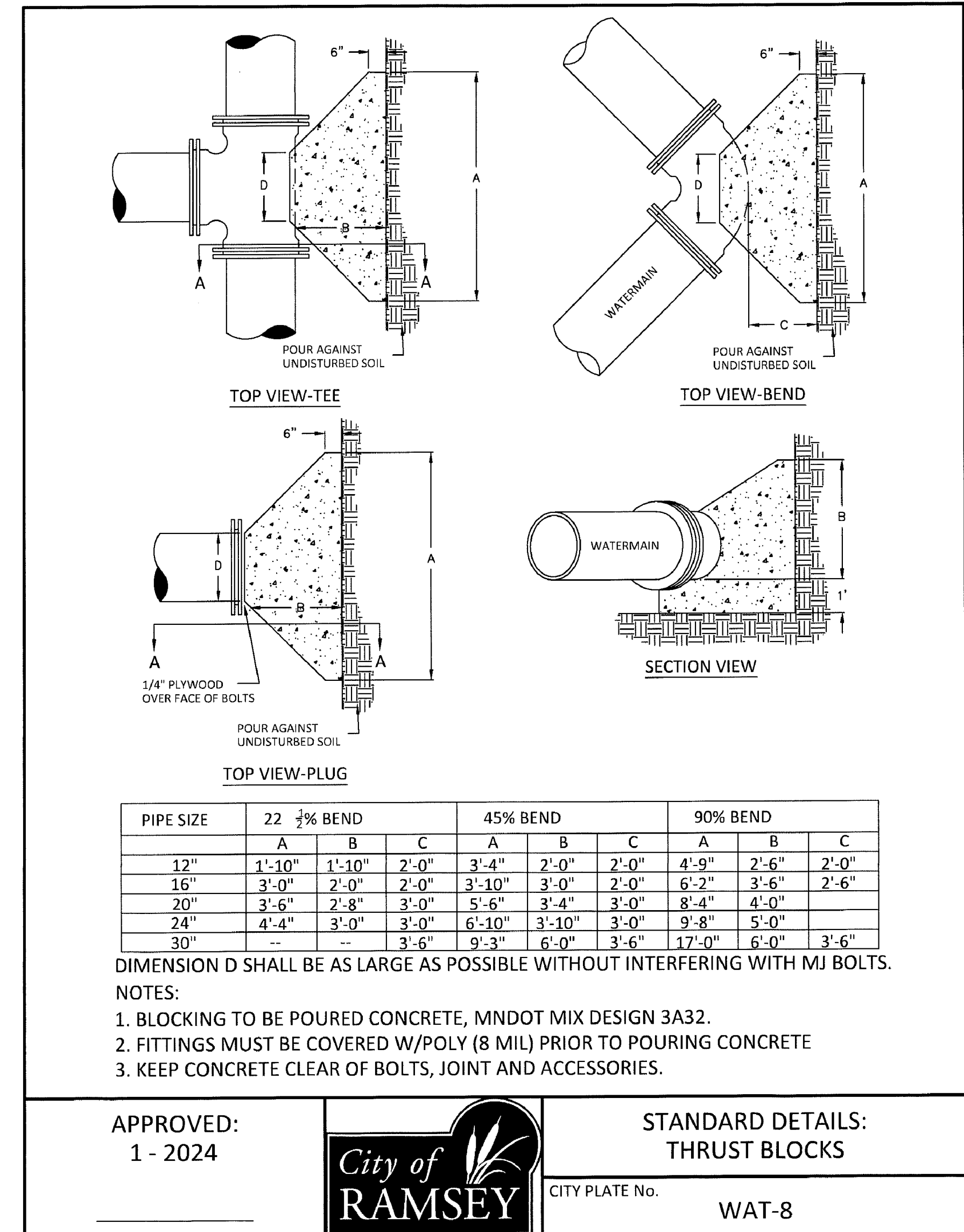
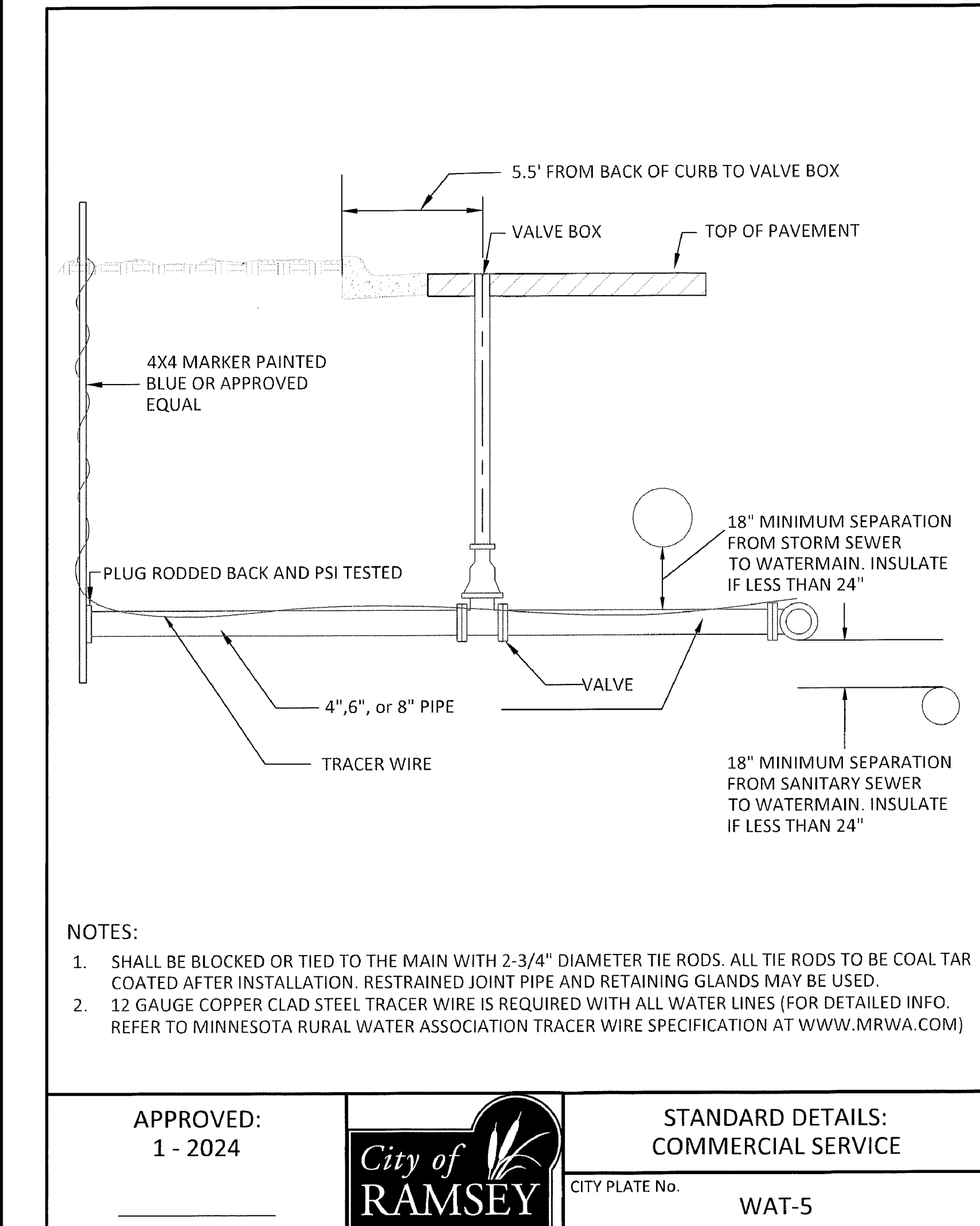
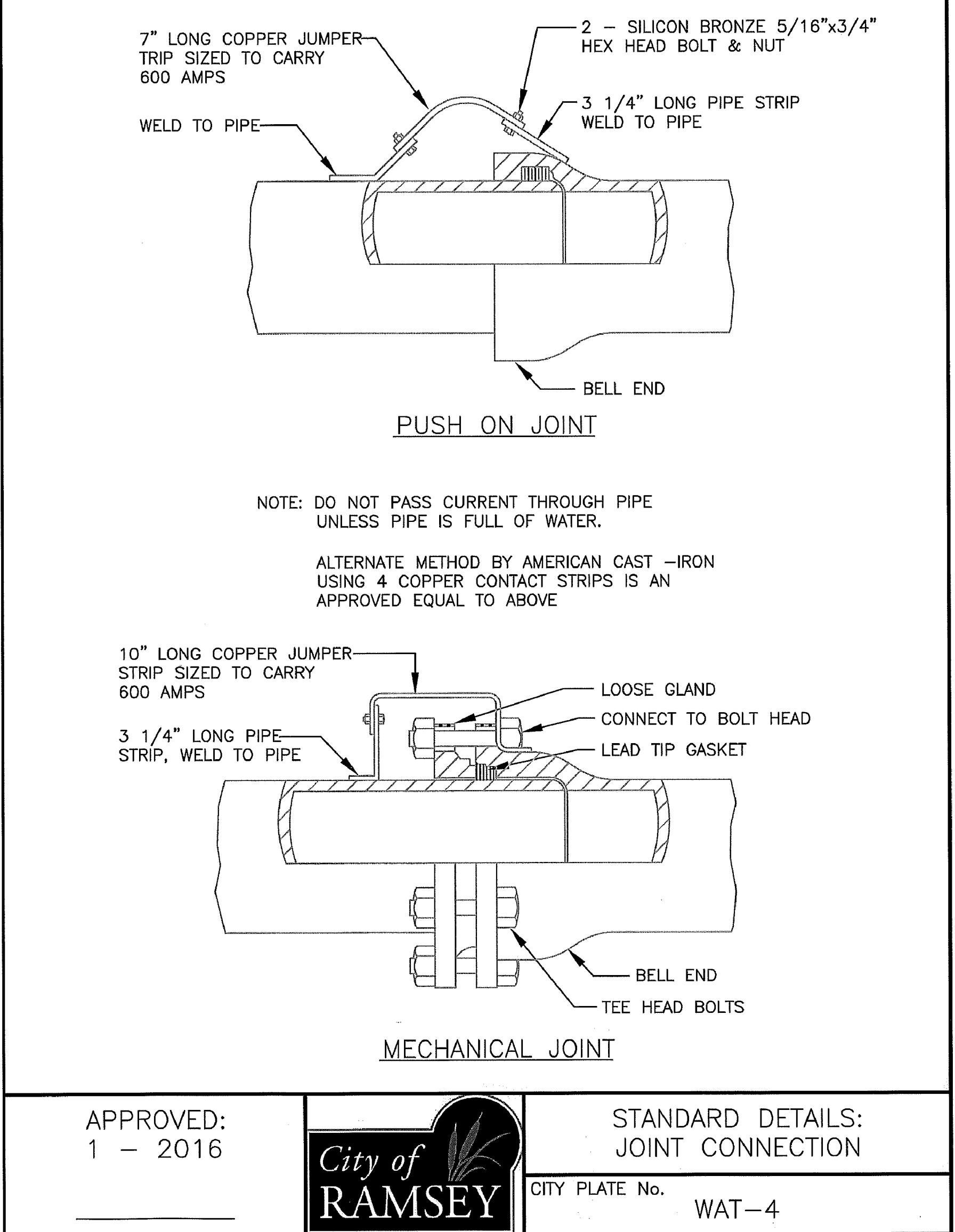
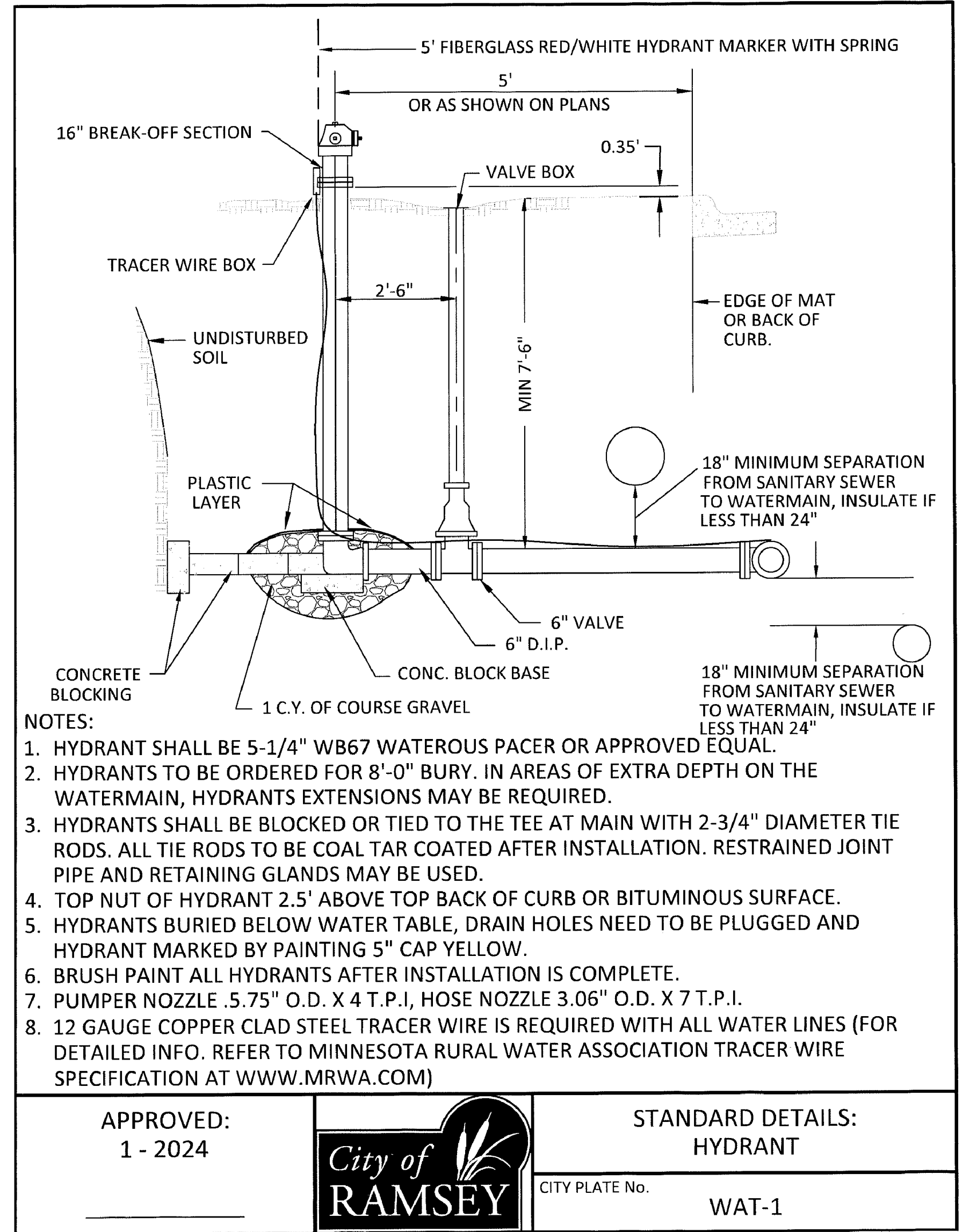
- THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
- IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
- IN THE EVENT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

APPROVED: 2 - 2003

CITY OF RAMSEY

STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS

CITY PLATE No. STR-26



DATE	REVISION	DATE	REVISION

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Timothy A. Ebersbach, P.E.
Date 8/12/24 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

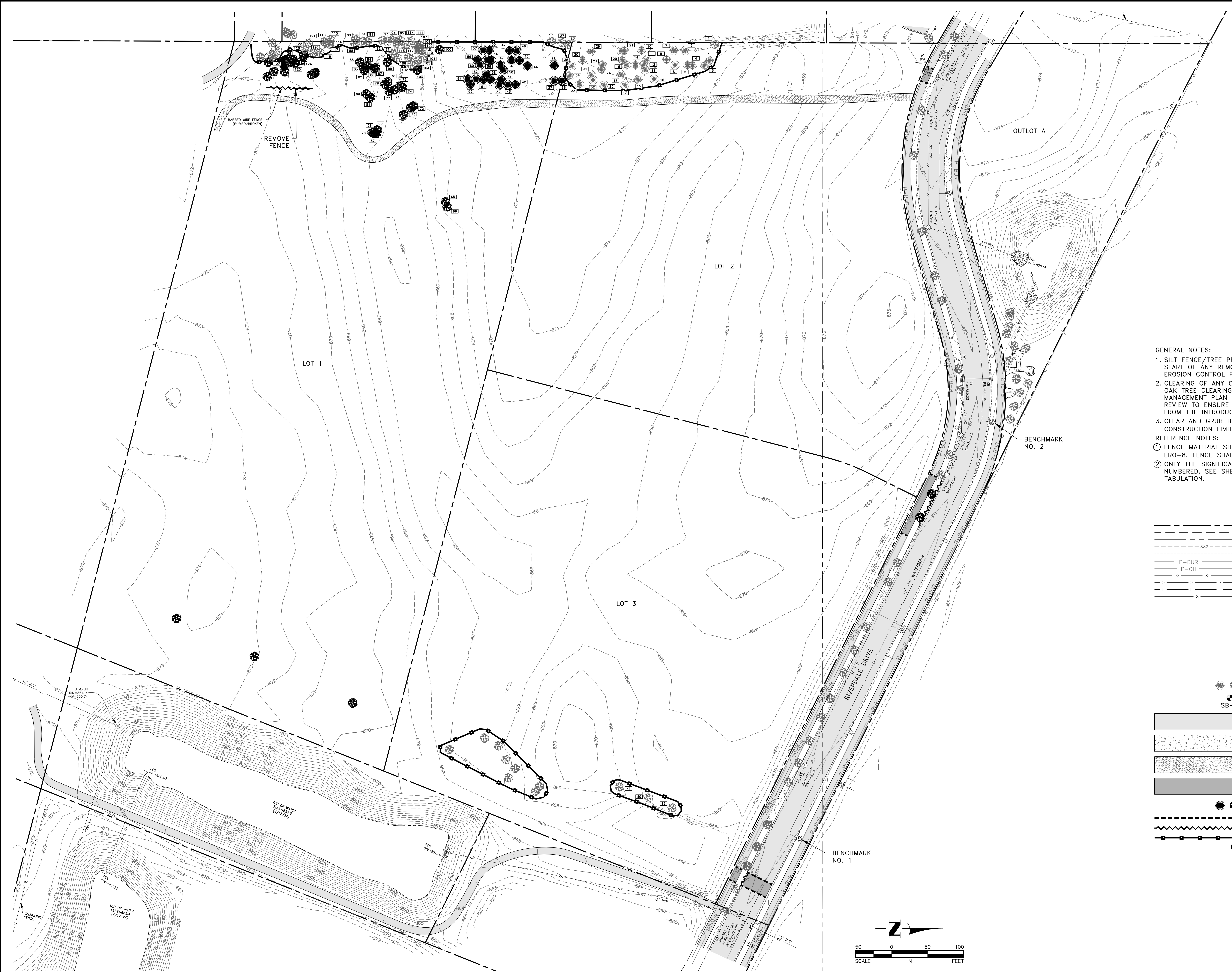
ANOKA RAMSEY ATHLETIC ASSOCIATION

CITY STANDARD PLATES
CITY OF RAMSEY, MINNESOTA

SHEET C7 OF C15 SHEETS

Kinghorn CONSTRUCTION

AKA CITY 0004 - 8150
AKA PRIVATE 3395, AKS ENGINEERING PLAN DWG 339524 DETAILS.dwg



- GENERAL NOTES:
1. SILT FENCE/TREE PROTECTION FENCE SHALL BE IN PLACE PRIOR TO THE START OF ANY REMOVAL ACTIVITIES. SEE THE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR SILT FENCE LOCATIONS.
 2. CLEARING OF ANY OAK TREES SHALL NOT OCCUR PRIOR TO JULY 15TH. IF OAK TREE CLEARING IS NECESSARY PRIOR TO JULY 15TH, AN OAK WILT MANAGEMENT PLAN MUST BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW TO ENSURE ADEQUATE MEASURES ARE IMPLEMENTED TO PROTECT FROM THE INTRODUCTION OF OAK WILT.
 3. CLEAR AND GRUB BRUSH, SHRUBS AND SMALL TREES WITHIN THE CONSTRUCTION LIMITS (NOT SHOWN).
- REFERENCE NOTES:
- ① FENCE MATERIAL SHALL MEET THE REQUIREMENTS OF CITY PLATE NO. ERO-8. FENCE SHALL BE INSTALLED PER MN/DOT SPEC. 2572.3.A.1.
 - ② ONLY THE SIGNIFICANT TREES, AS DEFINED BY THE CITY OF RAMSEY, ARE NUMBERED. SEE SHEET C2 FOR THE SIGNIFICANT TREE INVENTORY TABULATION.

- LEGEND
- PROPERTY LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING CONTOUR
 - EXISTING CONCRETE CURB AND GUTTER
 - BURIED ELECTRIC LINE
 - OVERHEAD ELECTRIC LINE
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING WATERMAIN
 - EXISTING FENCE
 - EXISTING CATCH BASIN
 - EXISTING STORM SEWER MANHOLE
 - EXISTING STORM SEWER APRON
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING WATERMAIN VALVE
 - EXISTING HYDRANT
 - EXISTING LIGHT POLE
 - EXISTING UTILITY POLE
 - EXISTING GUY WIRE
 - EXISTING SIGN
 - EXISTING CONIFEROUS AND DECIDUOUS TREES
 - SOIL BORING LOCATION
 - EXISTING BITUMINOUS PAVEMENT
 - EXISTING CONCRETE PAVEMENT
 - EXISTING GRAVEL SURFACE
 - REMOVE BITUMINOUS PAVEMENT
 - CLEAR AND GRUB CONIFEROUS AND DECIDUOUS TREES
 - SAWCUT PAVEMENT
 - REMOVE CURB OR FENCE
 - TREE PROTECTION FENCE ①
 - TREE NUMBER ②

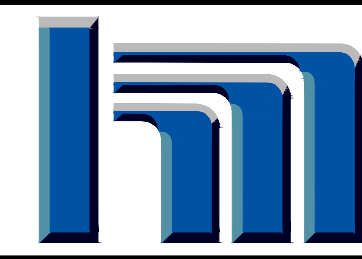
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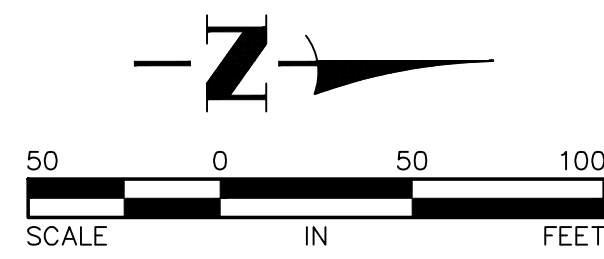
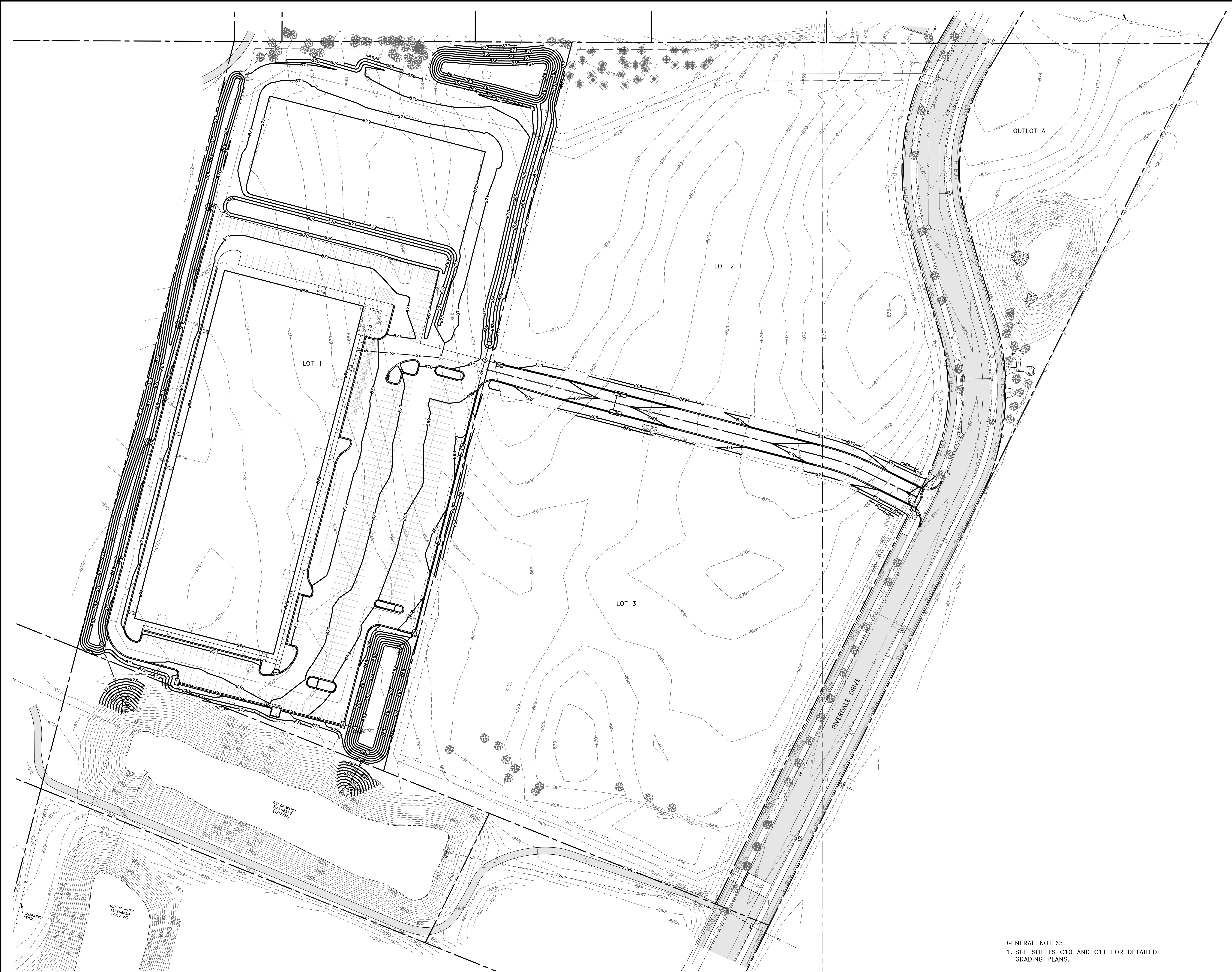
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3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

ANOKA RAMSEY ATHLETIC ASSOCIATION

EXISTING TOPOGRAPHY
AND REMOVALS PLAN
CITY OF RAMSEY, MINNESOTA

SHEET
C8
OF
C15
SHEETS

3395.24



GENERAL NOTES:
1. SEE SHEETS C10 AND C11 FOR DETAILED
GRADING PLANS.

Kinghorn
CONSTRUCTION

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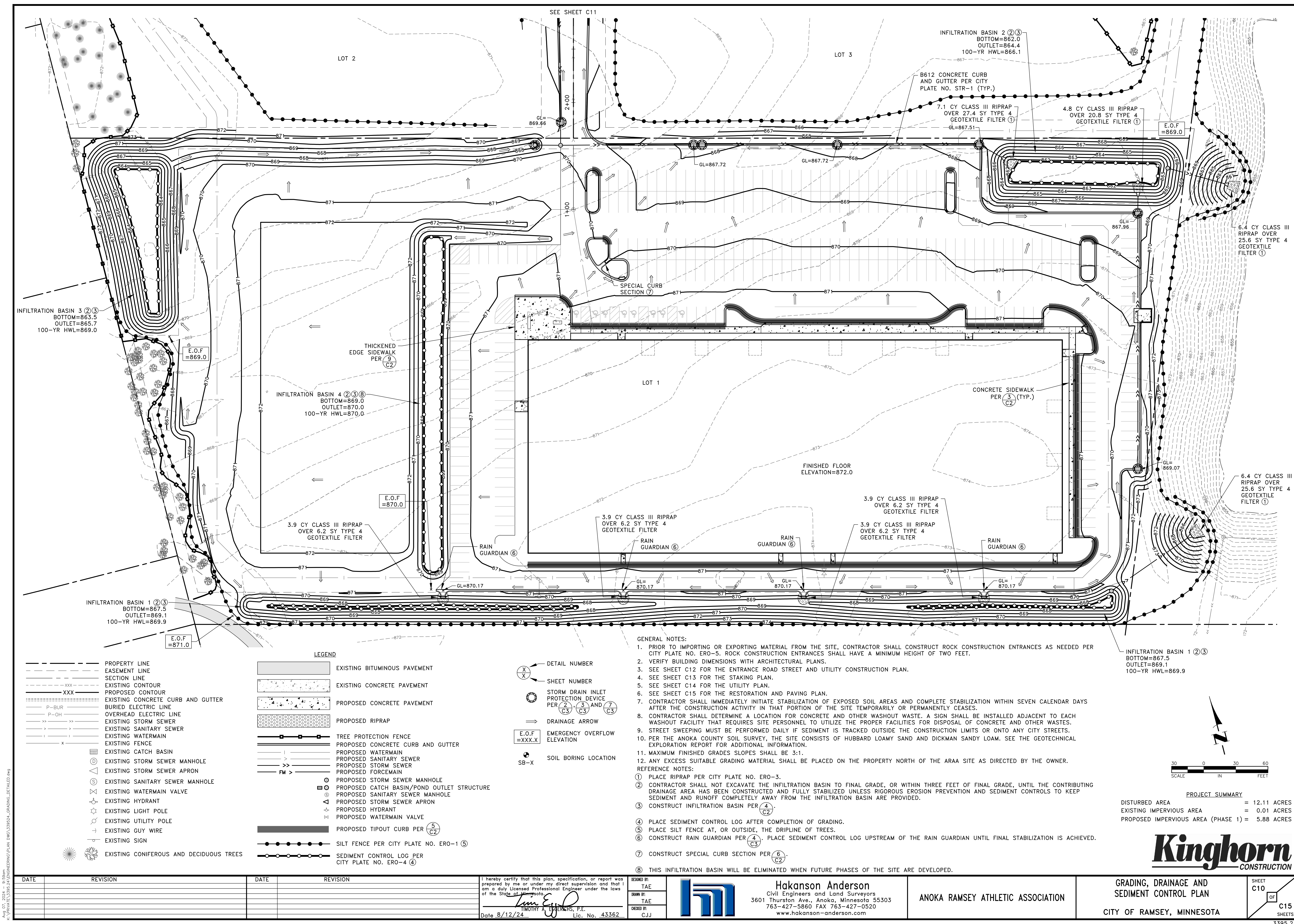
ANOKA RAMSEY ATHLETIC ASSOCIATION

OVERALL GRADING PLAN
CITY OF RAMSEY, MINNESOTA

SHEET
C9
OF
C15
SHEETS

3395.24

AKA: 07/2024 - C15
AKA: PRIVATE 3395.24 ENGINEERING PLAN DWG 3395.24 GRADING.dwg



ALL CITY, COUNTY, AND STATE
APPROPRIATELY SIGNED AND SEALED
A PROFESSIONAL ENGINEERING PLAN (DWG) 3395.24, GRADING, DETAILED.DWG

- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING CONCRETE CURB AND GUTTER
- BURIED ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING FENCE
- EXISTING CATCH BASIN
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER APRON
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATERMAIN VALVE
- EXISTING HYDRANT
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING SIGN
- EXISTING CONIFEROUS AND DECIDUOUS TREES

- LEGEND
- EXISTING BITUMINOUS PAVEMENT
 - EXISTING CONCRETE PAVEMENT
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED RIPRAP
 - TREE PROTECTION FENCE
 - PROPOSED CONCRETE CURB AND GUTTER
 - PROPOSED WATERMAIN
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED FORCEMAIN
 - PROPOSED STORM SEWER MANHOLE
 - PROPOSED CATCH BASIN/POND OUTLET STRUCTURE
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED STORM SEWER APRON
 - PROPOSED HYDRANT
 - PROPOSED WATERMAIN VALVE
 - PROPOSED TIPOUT CURB PER (C2)
 - SILT FENCE PER CITY PLATE NO. ERO-1 (5)
 - SEDIMENT CONTROL LOG PER CITY PLATE NO. ERO-4 (4)
- DETAIL NUMBER
- SHEET NUMBER
- STORM DRAIN INLET PROTECTION DEVICE PER (C2), (C3) AND (C3)
- DRAINAGE ARROW
- E.O.F. =XXX.X
- EMERGENCY OVERFLOW ELEVATION
- SOIL BORING LOCATION

- GENERAL NOTES:
- PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT ROCK CONSTRUCTION ENTRANCES AS NEEDED PER CITY PLATE NO. ERO-5. ROCK CONSTRUCTION ENTRANCES SHALL HAVE A MINIMUM HEIGHT OF TWO FEET.
 - VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
 - SEE SHEET C12 FOR THE ENTRANCE ROAD STREET AND UTILITY CONSTRUCTION PLAN.
 - SEE SHEET C13 FOR THE STAKING PLAN.
 - SEE SHEET C14 FOR THE UTILITY PLAN.
 - SEE SHEET C15 FOR THE RESTORATION AND PAVING PLAN.
 - CONTRACTOR SHALL IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS AND COMPLETE STABILIZATION WITHIN SEVEN CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
 - CONTRACTOR SHALL DETERMINE A LOCATION FOR CONCRETE AND OTHER WASHOUT WASTE. A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.
 - STREET SWEEPING MUST BE PERFORMED DAILY IF SEDIMENT IS TRACKED OUTSIDE THE CONSTRUCTION LIMITS OR ONTO ANY CITY STREETS.
 - PER THE ANOKA COUNTY SOIL SURVEY, THE SITE CONSISTS OF HUBBARD LOAMY SAND AND DICKMAN SANDY LOAM. SEE THE GEOTECHNICAL EXPLORATION REPORT FOR ADDITIONAL INFORMATION.
 - MAXIMUM FINISHED GRADES SLOPES SHALL BE 3:1.
 - ANY EXCESS SUITABLE GRADING MATERIAL SHALL BE PLACED ON THE PROPERTY NORTH OF THE ARAA SITE AS DIRECTED BY THE OWNER.
- REFERENCE NOTES:
- PLACE RIPRAP PER CITY PLATE NO. ERO-3.
 - CONTRACTOR SHALL NOT EXCAVATE THE INFILTRATION BASIN TO FINAL GRADE, OR WITHIN THREE FEET OF FINAL GRADE, UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION BASIN ARE PROVIDED.
 - CONSTRUCT INFILTRATION BASIN PER (C2).
 - PLACE SEDIMENT CONTROL LOG AFTER COMPLETION OF GRADING.
 - PLACE SILT FENCE AT, OR OUTSIDE, THE DRIPLINE OF TREES.
 - CONSTRUCT RAIN GUARDIAN PER (C3). PLACE SEDIMENT CONTROL LOG UPSTREAM OF THE RAIN GUARDIAN UNTIL FINAL STABILIZATION IS ACHIEVED.
 - CONSTRUCT SPECIAL CURB SECTION PER (C2).
 - THIS INFILTRATION BASIN WILL BE ELIMINATED WHEN FUTURE PHASES OF THE SITE ARE DEVELOPED.

PROJECT SUMMARY	
DISTURBED AREA	= 12.11 ACRES
EXISTING IMPERVIOUS AREA	= 0.01 ACRES
PROPOSED IMPERVIOUS AREA (PHASE 1)	= 5.88 ACRES

Kinghorn
CONSTRUCTION

DATE	REVISION	DATE	REVISION

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Timothy A. Ebersole, P.E.
TIMOTHY A. EBERSOLE, P.E.
Date 8/12/24 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

ANOKA RAMSEY ATHLETIC ASSOCIATION

GRADING, DRAINAGE AND
SEDIMENT CONTROL PLAN
CITY OF RAMSEY, MINNESOTA

SHEET
C10
OF
C15
SHEETS

3395.24



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TIMOTHY A. ESBERICH, P.E.

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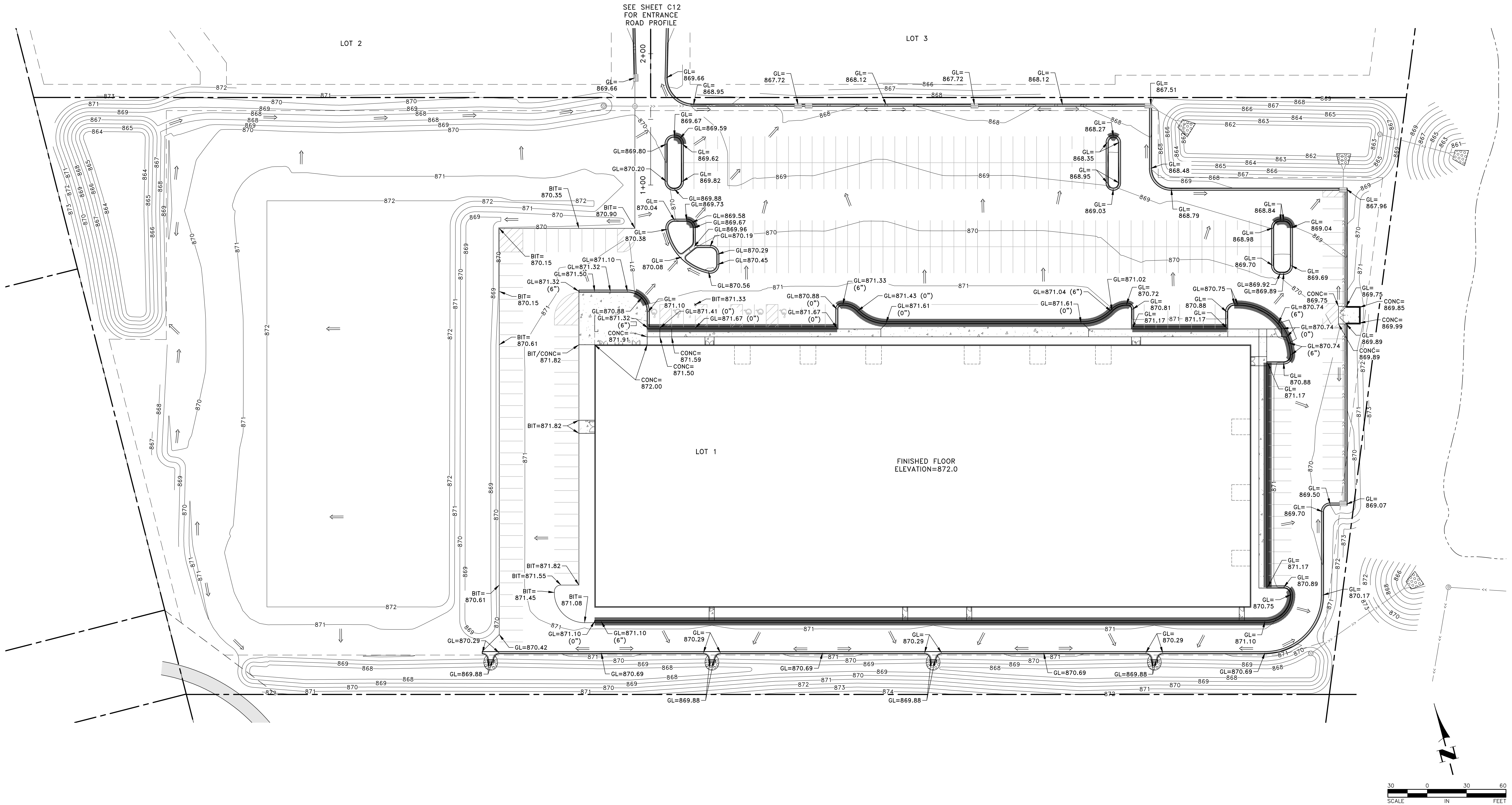
SHEET
C12

OF

C15
SHEETS

LEGEND

- PROPOSED TIPOUT CURB PER 5 C2
- DRAINAGE ARROW
- GL= XXX.XX PROPOSED GUTTER LINE ELEVATION
FG= XXX.XX PROPOSED SPOT ELEVATION (FINISHED GRADE)
BIT= XXX.XX PROPOSED SPOT ELEVATION (BITUMINOUS)
CONC= XXX.XX PROPOSED SPOT ELEVATION (CONCRETE)
BLDG= XXX.XX PROPOSED GROUND ELEVATION AT BUILDING



Kinghorn
CONSTRUCTION

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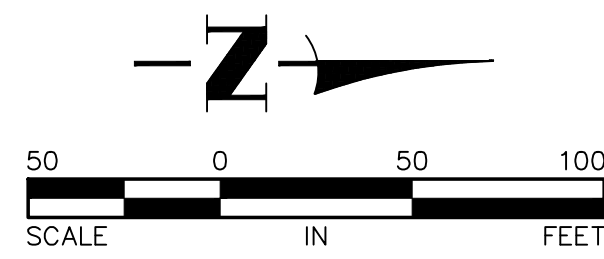
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ANOKA RAMSEY ATHLETIC ASSOCIATION

STAKING PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C13 OF C15
SHEETS 3395.24



UTILITY PLAN

CITY OF RAMSEY, MINNESOTA

Hakanson Anderson
Civil Engineers and Land Surveyors
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DESIGNED BY:	TA
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CHECKED BY:	G.

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Timothy A. Esberichs
TIMOTHY A. ESBERICHS, P.E.

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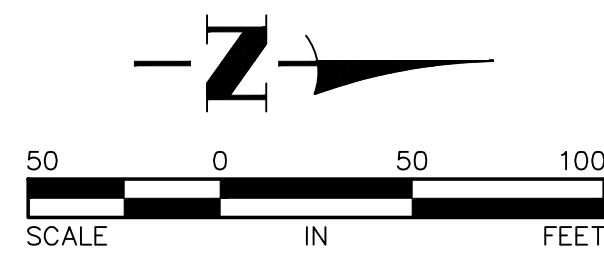
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Aug 07, 2024 - 10:01am
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- LEGEND
- PROPOSED BITUMINOUS PAVEMENT PER ① C2
 - PATCH BITUMINOUS TRAIL PER ⑧ C2
 - SEED MIX 25-131 (220 POUNDS/ACRE)
ROLLED EROSION PREVENTION CATEGORY 20
TYPE 1 FERTILIZER (300 POUNDS/ACRE)
 - SEED MIX 25-131 (220 POUNDS/ACRE)
HYDRAULIC MULCH MATRIX (2500 POUNDS/ACRE)
TYPE 1 FERTILIZER (300 POUNDS/ACRE)
 - SEED MIX 33-261 (35 POUNDS/ACRE)
ROLLED EROSION PREVENTION CATEGORY 20
TYPE 1 FERTILIZER (300 POUNDS/ACRE)
 - SEED MIX 33-261 (35 POUNDS/ACRE)
HYDRAULIC MULCH MATRIX (2500 POUNDS/ACRE)
TYPE 1 FERTILIZER (300 POUNDS/ACRE)
 - SOD
TYPE 1 FERTILIZER (300 POUNDS/ACRE)

- GENERAL NOTES:
1. PLACE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS OUTSIDE THE PROPOSED PARKING LOT AND INFILTRATION AREA. TOPSOIL SHALL NOT CONTAIN MORE THAN 35% SAND CONTENT. SEE ④ C2 FOR INFILTRATION BASIN TOPSOIL REQUIREMENTS.
 2. UNLESS NOTED ELSEWHERE IN THESE PLANS, CONCRETE WALK AND PAVEMENT SECTIONS SHALL BE PER ④ C2.
- REFERENCE NOTES:
- ① BITUMINOUS PATCHING SECTION SHALL MATCH THE EXISTING SECTION IN RIVERDALE DRIVE.



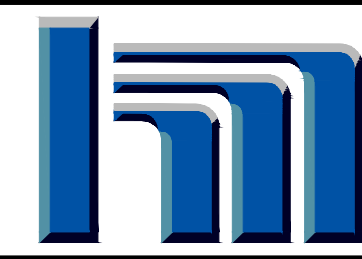
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ANOKA RAMSEY ATHLETIC ASSOCIATION

RESTORATION AND PAVING PLAN
CITY OF RAMSEY, MINNESOTA



SHEET
C15
OF
C15
SHEETS

3395.24



PLANTING SCHEDULE				
OVERSTORY TREES	Common/ Botanical	Cont	Sqft	Quantity
HB	Hackberry/ Celtis occidentalis	2.5' BB	922	4
WO	White Oak / Quercus alba	2.5' BB	3,910	4
HK	Butternut Hickory/ Carya cordiformis	2.5' BB	3,008	3
BM	Black Maple / Acer nigrum	2.5' BB	1,535	4
EVERGREEN TREES	Common/ Botanical	Cont	Sqft	Quantity
BH	Black Hills Spruce / Picea glauca densata	6" BB	366	4
WP	White Pine / Pinus strobus	6" BB	1,895	4
DF	Douglas Fir / Pseudotsuga menziesii	6" BB	354	4
LR	American Larch / Larix laricina	6" BB	718	4
UNDERSTORY TREES	Common/ Botanical	Cont	Sqft	Quantity
SA	Showy Mountain Ash / Sorbus decora	1.5' BB	386	4
RD	Redbud / Cercis canadensis	1.5' BB	297	2
SHRUBS	Common/ Botanical	Cont	Sqft	Quantity
	Dwarf Bush-Honeysuckle/ Diervilla lonicera	5 Gal	2	145
			Total SF	50732
PERENNIALS	Common/ Botanical	Cont	Quantity	
Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal	37	
Little Bluestem	Schizachyrium scoparium 'Standing Ovation'	1 Gal	32	

PLANTING NOTES:

- 1) TREES AND SHRUBS SHALL BE FRESHLY DUG AT TIME OF DELIVERY UNLESS CONTAINER GROWN. IF CONTAINER GROWN, PLANTS SHALL BE WATERED EVERYDAY AND KEPT IN A PARTIALLY SHADED AREA UNTIL PLANTED.
- 2) TREES TO BE PLANTED EXCEPT MULTI-STEM TREES SHALL HAVE A SINGLE STRAIGHT LEADER AND TAPERED TRUNK. ALL TREES SHALL BE FREE OF GIRDING ROOTS THAT HAVE ENCIRCLED THE TREE. TREES MUST BE IN GOOD HEALTH AND FREE OF DISEASE.
- 3) ALL TREES SHALL HAVE A MINIMUM DEPTH OF 2.4" HARDWOOD BARK MULCH 6" DIAMETER RING AROUND THE BASE OF THE TREE. KEEP MULCH OFF TREE TRUNK.
- 4) THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED TO BE UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- 5) PLANTING HOLES SHALL BE FREE OF WEEDS, ROCKS, SOD, CLAY CLUMPS, CLAS V AND OTHER CONSTRUCTION MATERIALS.
- 6) TOPSOIL FOR BACKFILLING PLANTING HOLES SHALL BE A MIXTURE OF NATIVE AND TOPSOIL AT A RATIO OF 1:1.
- 7) NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

LANDSCAPE REQUIREMENTS

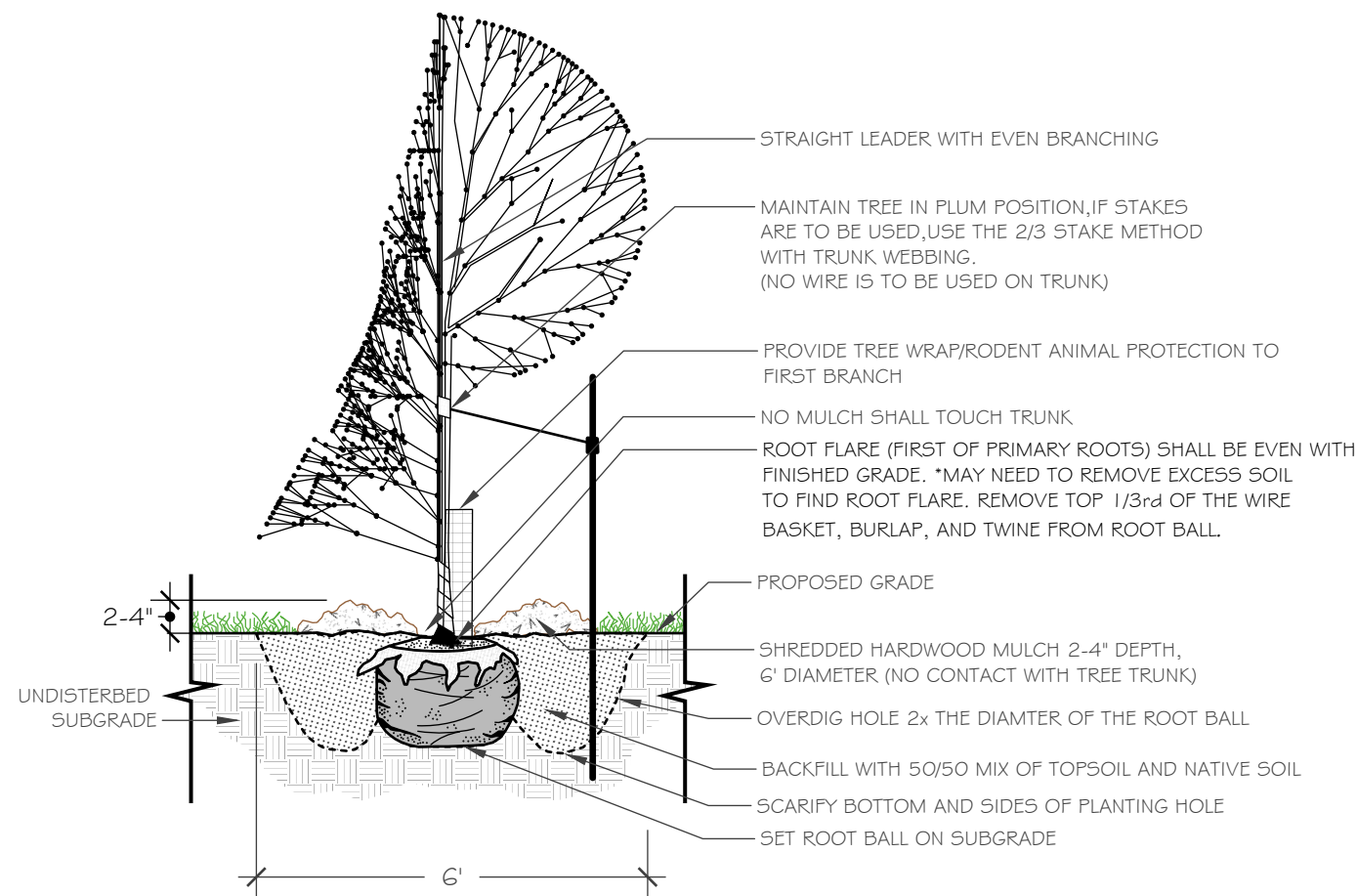
SITE TOTAL: 435,683 SF
IMPERVIOUS SURFACE: 377,828 SF
PLANTING CALCULATION:
377,828 / 435,683 = .86
435,683 x .86 = 374,688 SF
57,855 x .86 = 49,756 SF TOTAL

LEGEND

- Sodded Lawn
(See Restoration Plan for Spec.)
- Seeded Lawn MNDot 25-131
(See Restoration Plan for Spec.)
- Seeded MNDot 33-261
(See Restoration Plan for Spec.)
- Double Shredded Bark Mulch (3")
- 1.5" Gray Trap Rock (3")
- 4-6" Gray Trap Rock
- Phase 2 Boundary

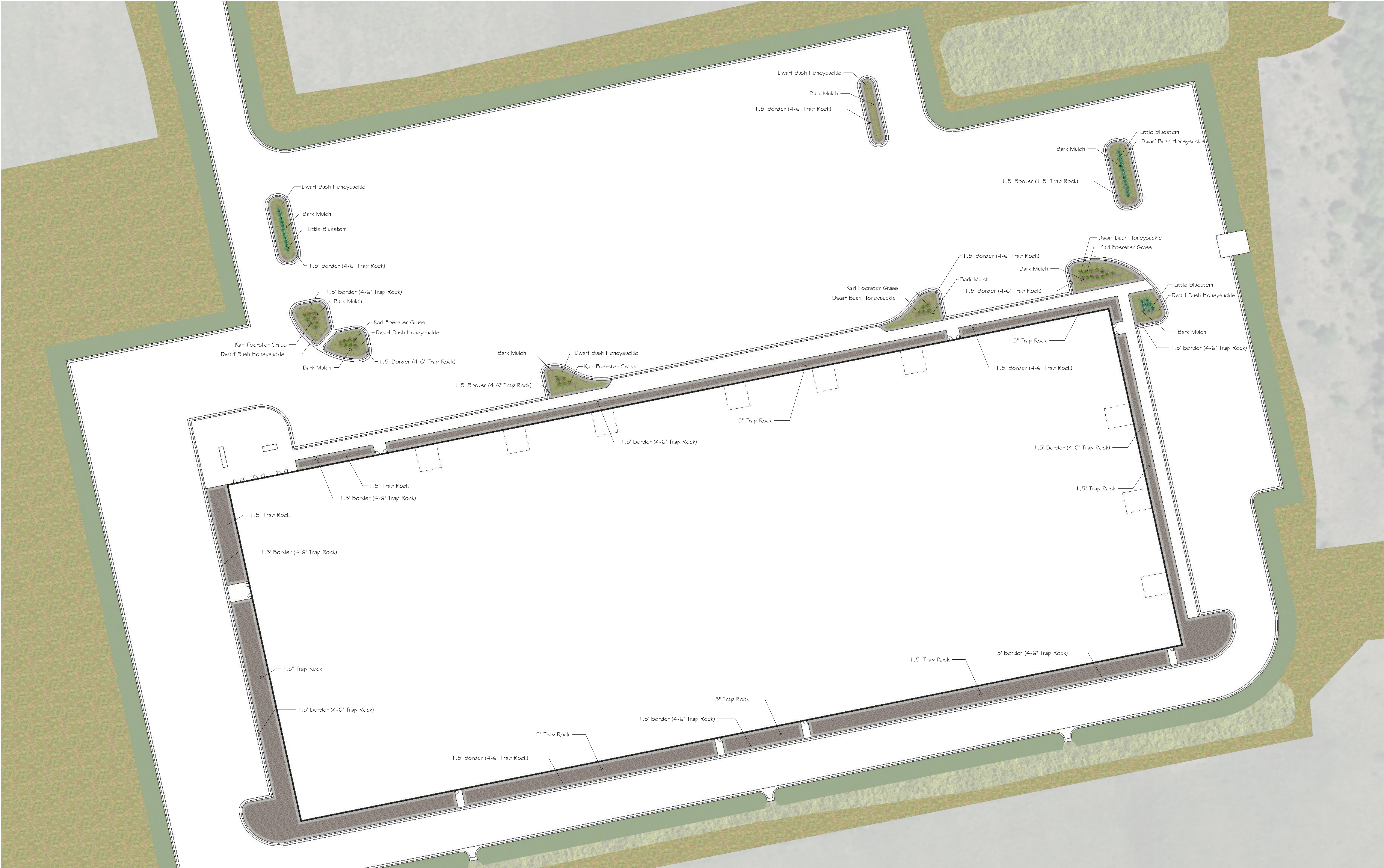
GENERAL LANDSCAPE NOTES:

- 1) THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
- 2) THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
- 3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- 4) THE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- 5) VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOMPH STATE ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- 6) THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- 7) THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- 8) THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTORS CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
- 9) THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- 10) EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4" HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
- 11) LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
- 12) CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.
- 13) ALL AREAS DISTURBED THROUGHOUT THE CONSTRUCTION PROCESS NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACING SHALL RECEIVE 4 INCHES OF TOPSOIL MEETING THE CITIES SPECIFICATIONS (NO MORE THAN 35% SAND CONTENT).
- 14) IRRIGATION SYSTEMS MUST BE EQUIPPED WITH A RAIN SENSOR AND SOME FORM OF WATER EFFICIENT TECHNOLOGY, SUCH AS A WEATHER COMPENSATING SMART CONTROLLER.
- 15) SPECIES SUBSTITUTIONS REQUIRE APPROVAL OF CITY PRIOR TO INSTALLATION. CHANGING OF SPECIES MAY REQUIRE THAT MORE TREES NEED BE PLANTED DUE CHOSEN SPECIES NOT MATCH PROPOSED SQUARE FOOTAGE OF PROPOSED TREE.

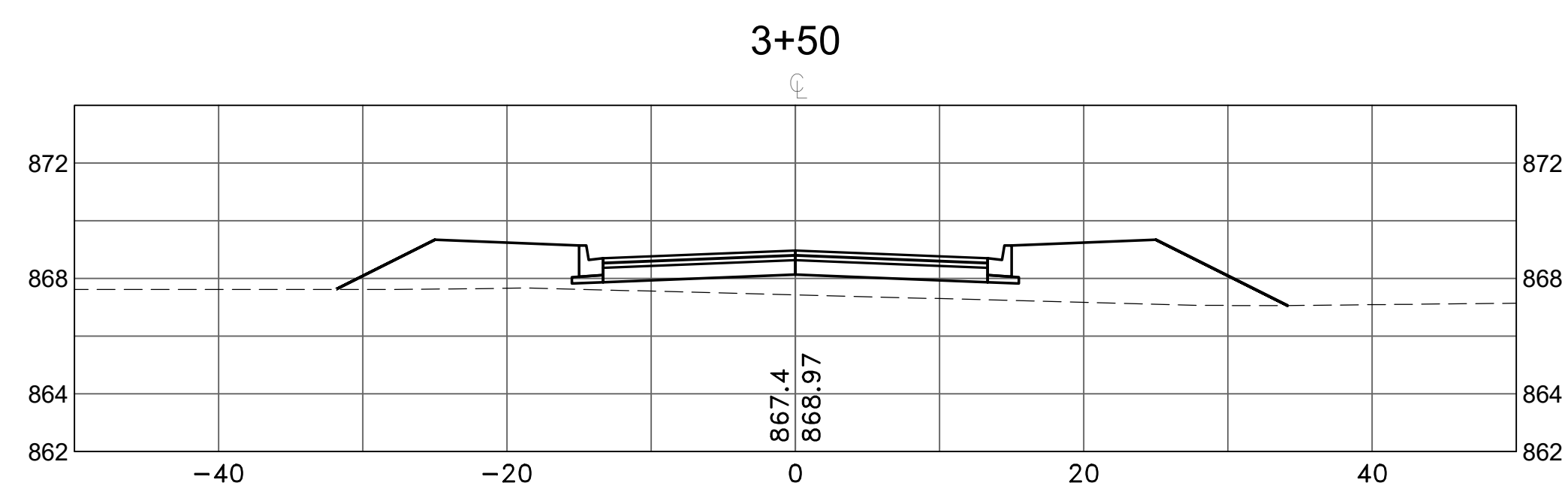
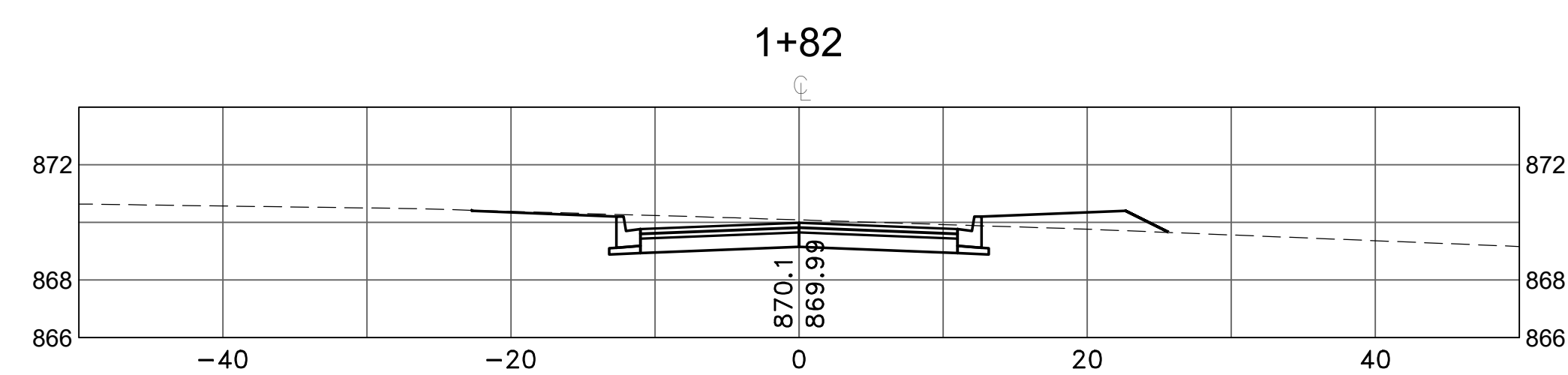
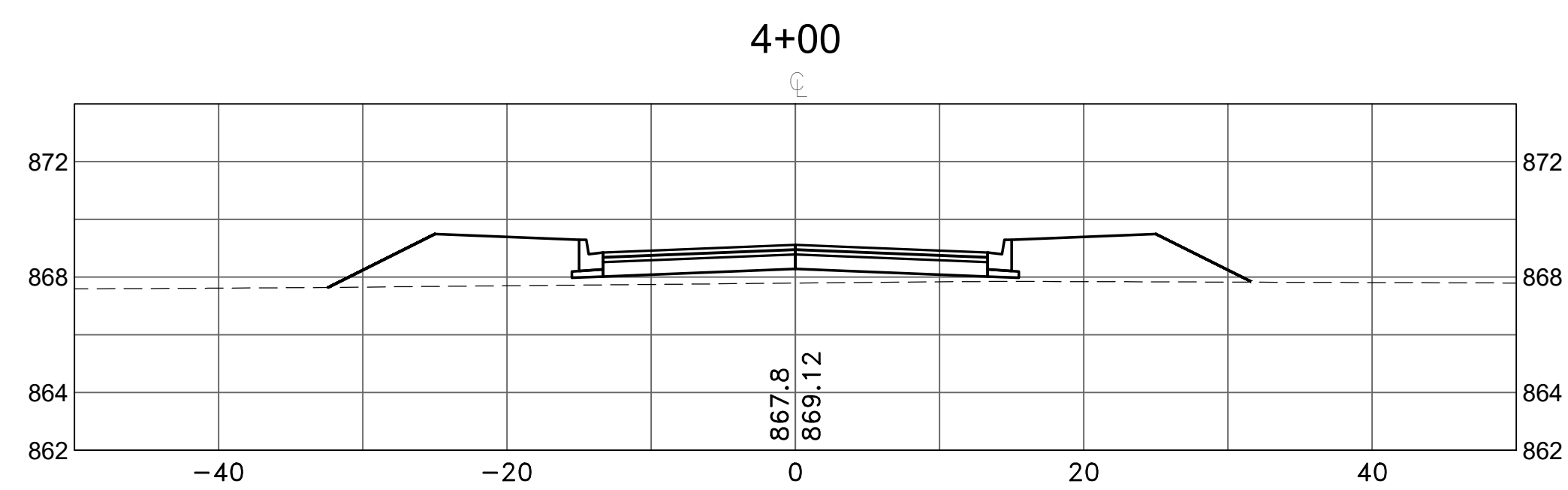
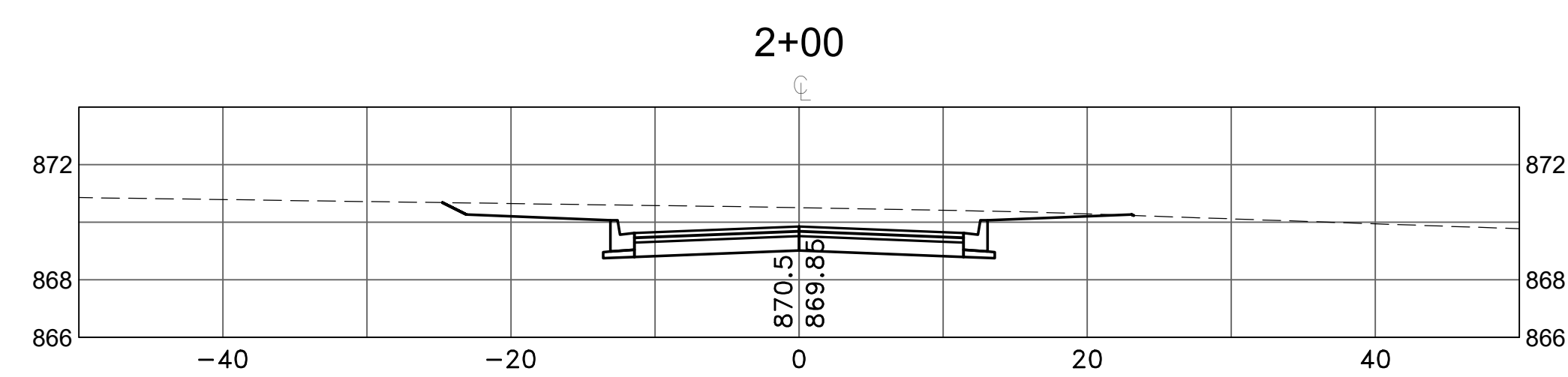
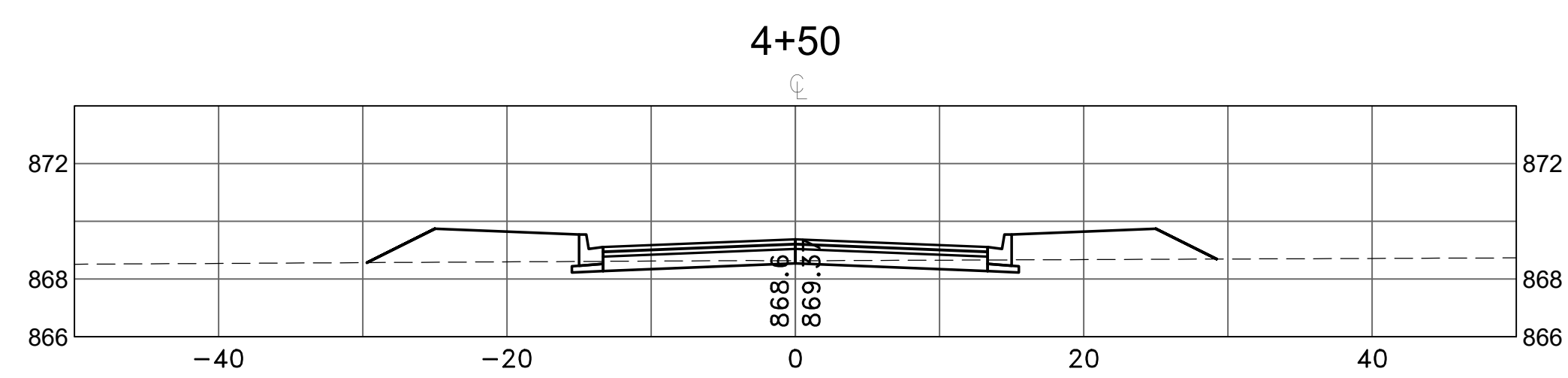
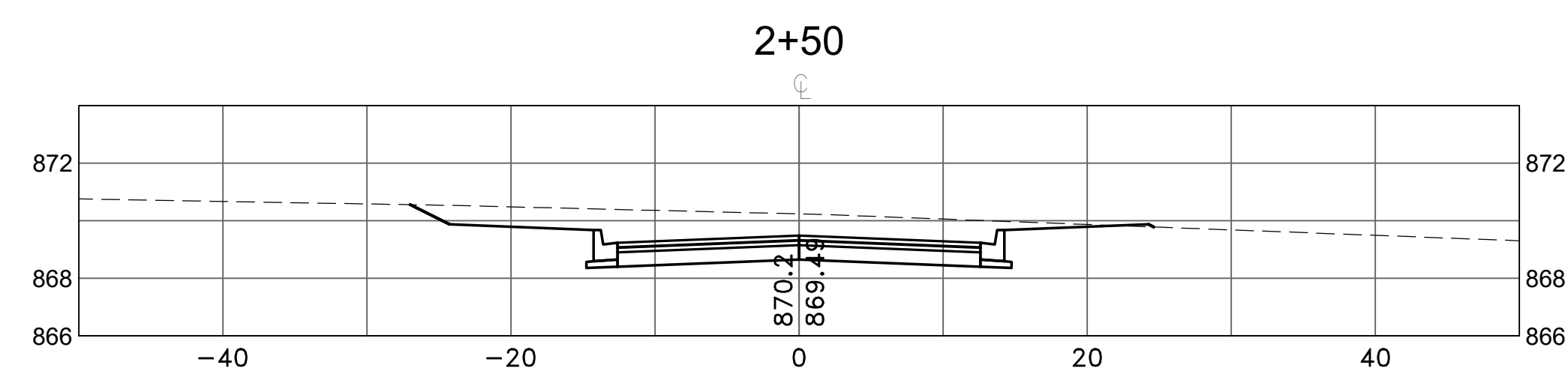
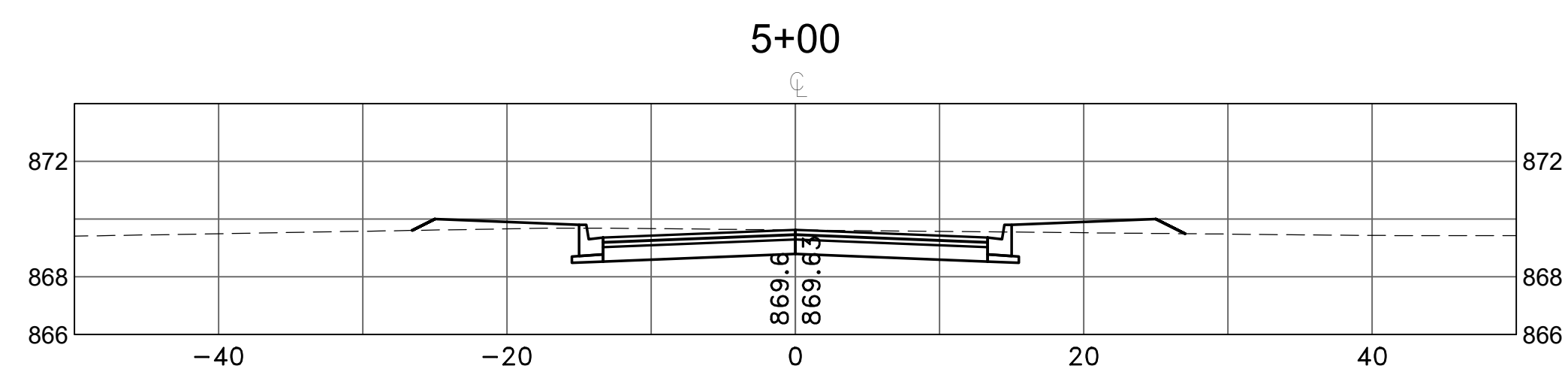
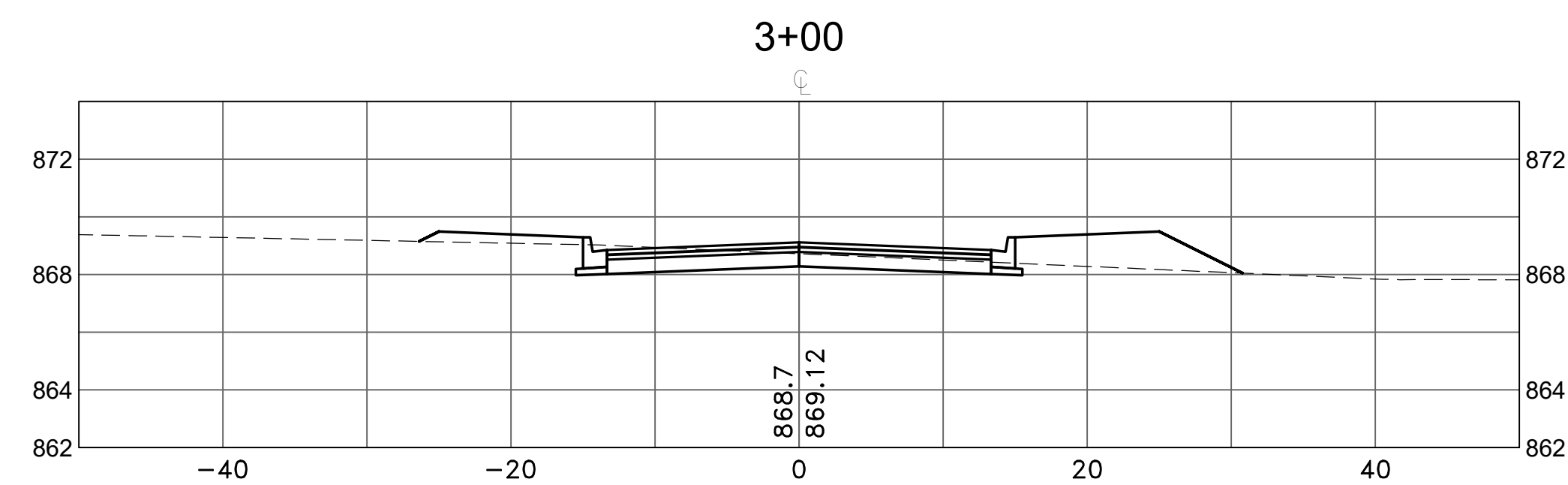


TYPICAL TREE PLANTING DETAIL
NOT TO SCALE





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Kinghorn
CONSTRUCTION

DATE	REVISION	DATE	REVISION

DESIGNED BY:
TAE
DRAWN BY:
TAE
CHECKED BY:
CJJ



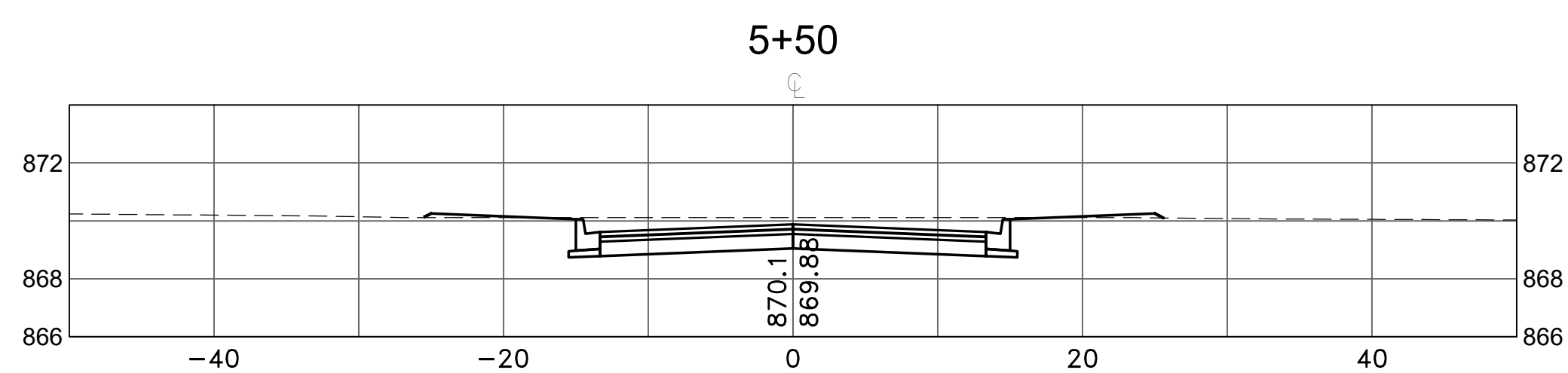
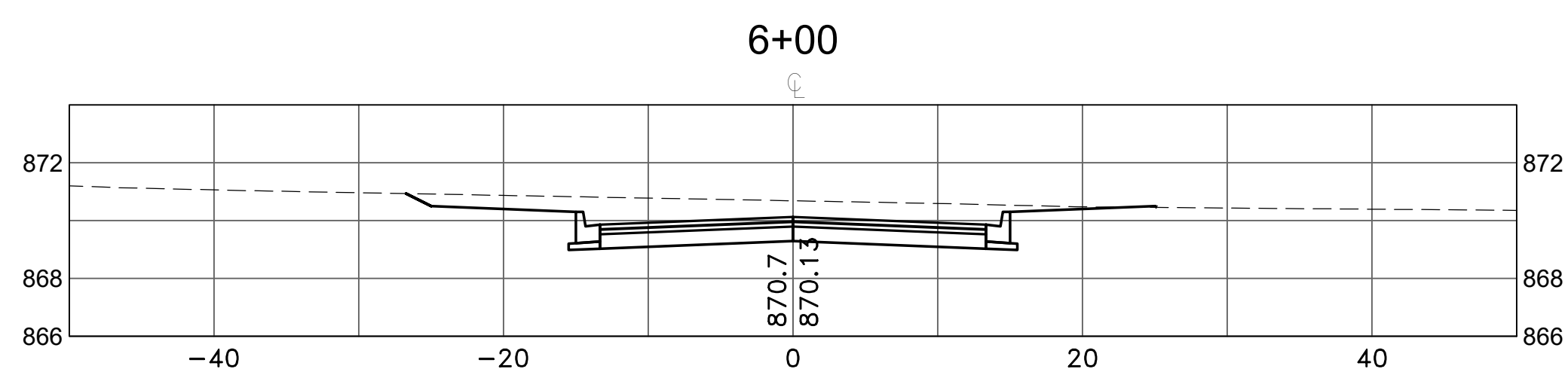
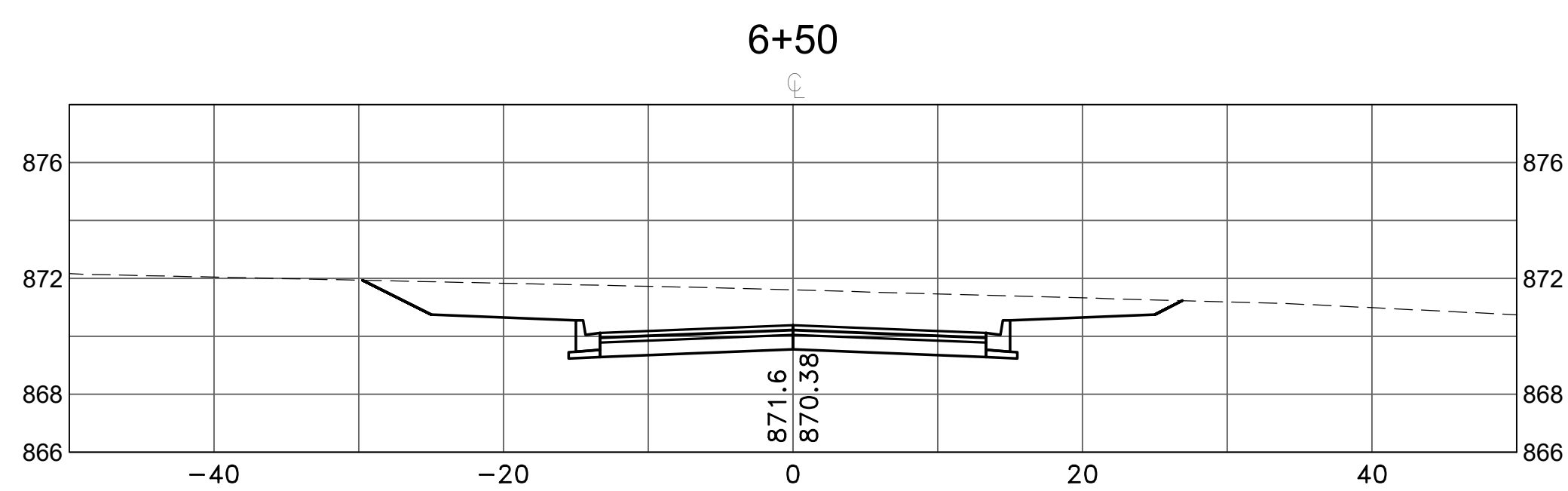
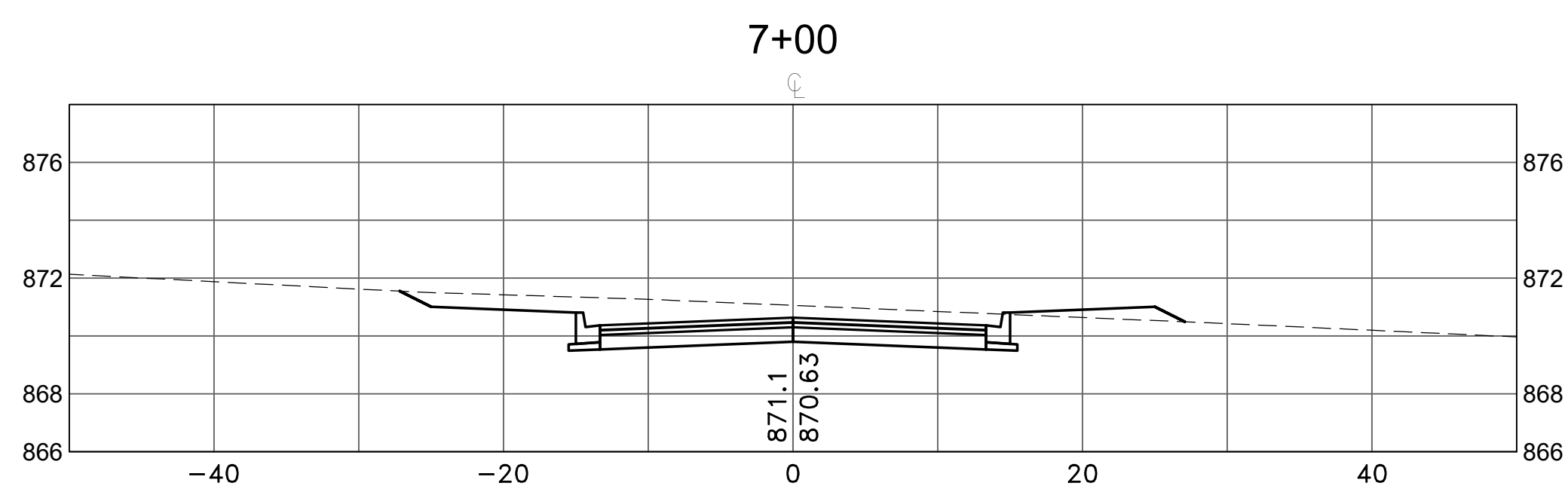
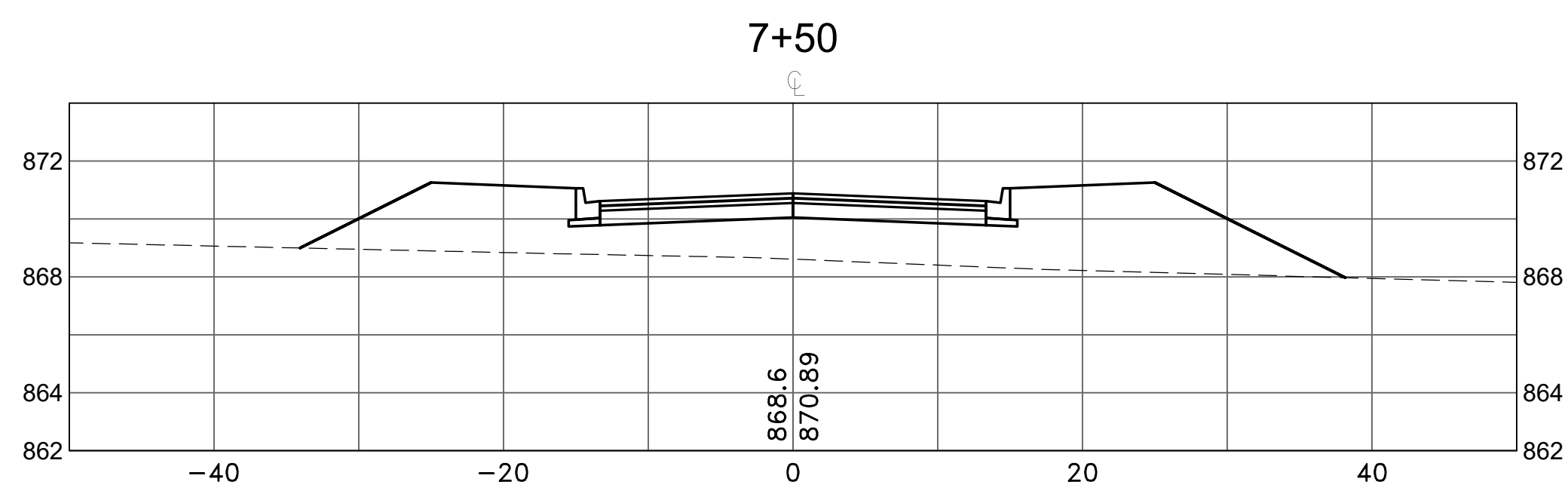
Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

ANOKA RAMSEY ATHLETIC ASSOCIATION

CROSS SECTIONS
ENTRANCE ROAD
CITY OF RAMSEY, MINNESOTA

SHEET
X1
OF
X2
SHEETS
3395.24

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K:\PROJECTS\2024\5th Ave\ENGINEERING\BASE DWG\339524_EA.dwg



DATE	REVISION	DATE	REVISION

DESIGNED BY:
TAE
DRAWN BY:
TAE
CHECKED BY:
CJJ



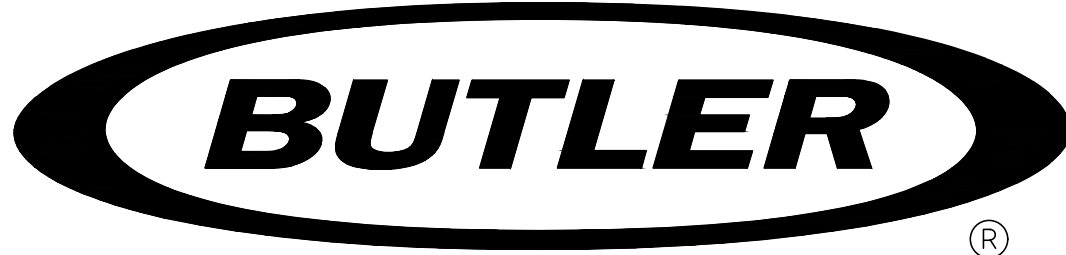
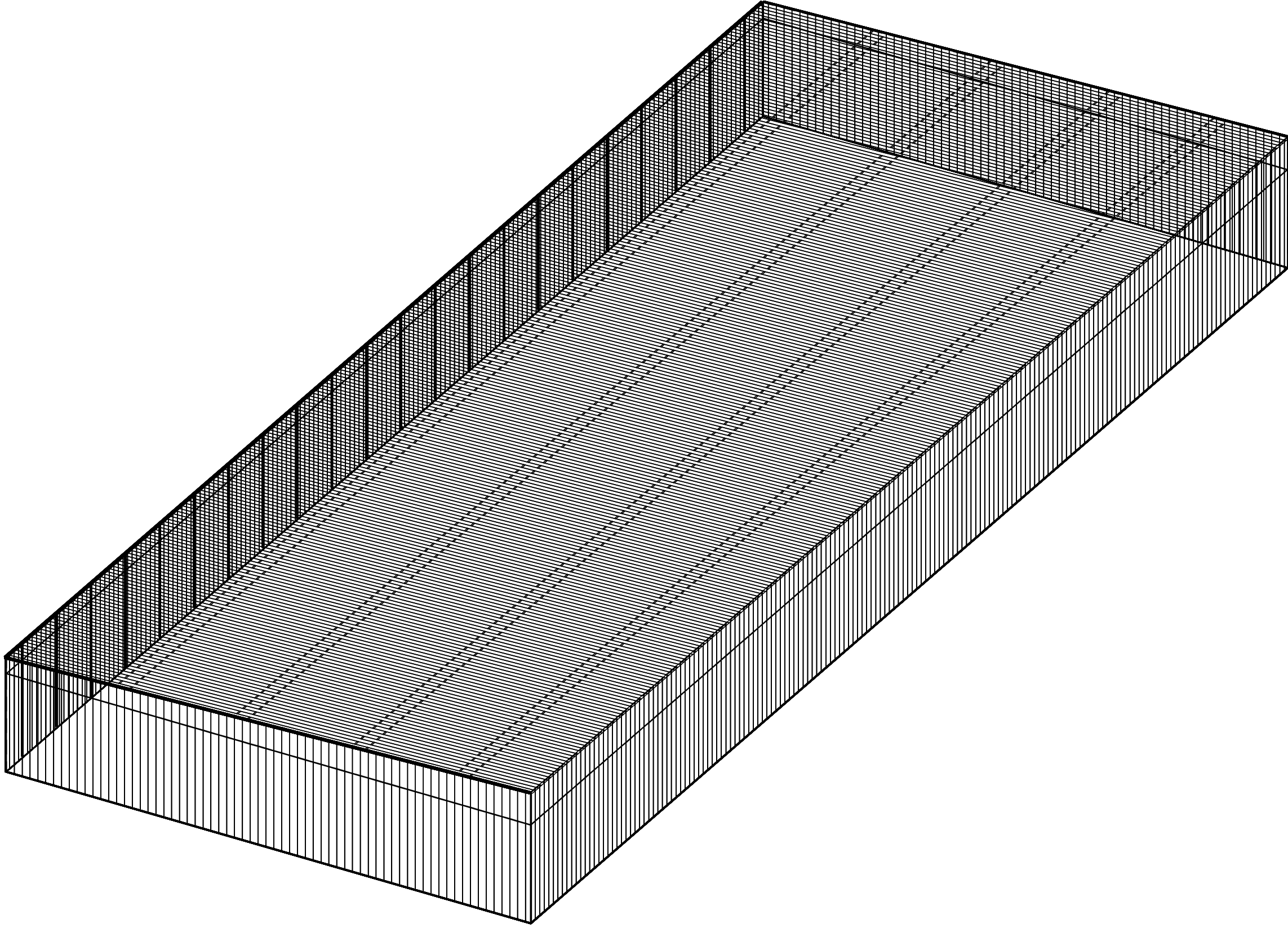
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ENTRANCE ROAD
CITY OF RAMSEY, MINNESOTA

Kinghorn
CONSTRUCTION

SHEET
X2
OF
X2
SHEETS
3395.24

 Butler Manufacturing a division of BlueScope Buildings North America Inc.	DRAWING INDEX <table><tr><th>DRAWING TITLE</th><th>PAGES</th></tr><tr><td>COVER SHEET</td><td></td></tr><tr><td>CODES AND LOADS</td><td></td></tr><tr><td>NOTES</td><td></td></tr><tr><td>ANCHOR ROD PLAN</td><td></td></tr><tr><td>PRIMARY STRUCTURAL</td><td></td></tr><tr><td>SECONDARY STRUCTURAL</td><td></td></tr><tr><td>COVERING</td><td></td></tr><tr><td>SPECIAL DRAWINGS</td><td></td></tr><tr><td>STANDARD ERECTION DETAILS</td><td></td></tr><tr><td>PLANOGRAPH DETAILS</td><td></td></tr></table>		DRAWING TITLE	PAGES	COVER SHEET		CODES AND LOADS		NOTES		ANCHOR ROD PLAN		PRIMARY STRUCTURAL		SECONDARY STRUCTURAL		COVERING		SPECIAL DRAWINGS		STANDARD ERECTION DETAILS		PLANOGRAPH DETAILS		DRAWING RELEASE HISTORY <table><tr><th>TYPE</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>			TYPE	DATE	DESCRIPTION																												GENERAL NOTES MATERIALS 3 PLATE WELDED SECTIONS COLD FORMED LIGHT GAGE SHAPES BRACE RODS HOT ROLLED MILL SHAPES HOT ROLLED ANGLES HOLLOW STRUCTURAL SECTION (HSS) CLADDING ASTM DESIGNATION A529, A572, A1011, A1018 A653, A1011 A572, A510 A36, A529, A572, A588, A992 A529, A572, A588, A992 A500 A653, A792 GRADE 55 GRADE 60 GRADE 50 GRADE 36 OR 50 GRADE 50 GRADE B GRADE 50 OR GRADE 80 HIGH STRENGTH BOLT TIGHTENING REQUIREMENTS IT IS THE RESPONSIBILITY OF THE ERECTOR TO ENSURE PROPER BOLT TIGHTNESS IN ACCORDANCE WITH APPLICABLE REGULATIONS. SEE RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS FOR MORE INFORMATION. SEE ERECTION GUIDE FOR BOLT TIGHTENING INSTRUCTIONS. THE FOLLOWING CRITERIA MAY BE USED TO DETERMINE THE BOLT TIGHTNESS (I.E.-SNUG TIGHT OR PRE-TENSION) UNLESS REQUIRED OTHERWISE BY LOCAL JURISDICTION OR CONTRACT. ALL A490 BOLTS SHALL BE "PRE-TENSIONED". A325 BOLTS IN PRIMARY FRAMING AND BRACING CONNECTIONS MAY BE "SNUG-TIGHT" EXCEPT AS FOLLOWS; PRE-TENSION A325 BOLTS IF BUILDING SUPPORTS A CRANE GREATER THAN 5 TON CAPACITY. PRE-TENSION A325 BOLTS IF BUILDING SUPPORTS MACHINERY THAT CREATES VIBRATION, IMPACT, OR STRESS REVERSALS ON CONNECTIONS. PRE-TENSION A325 BOLTS IF LOCATED IN HIGH SEISMIC AREAS. FOR IBC BASED CODES; HIGH SEISMIC IS DESIGN CATEGORY D, E OR F. SEE CODES AND LOADS SECTION BELOW FOR DETAILS. PRE-TENSION ANY CONNECTION WITH DESIGNATION A325-SC. SLIP CRITICAL (SC) CONNECTIONS MUST BE FREE OF PAINT, OIL OR OTHER MATERIALS THAT REDUCE FRICTION AT CONTACT SURFACES. GALVANIZED OR LIGHTLY RUSTED SURFACES ARE ACCEPTABLE. IN CANADA, ALL A325 AND A490 BOLTS SHALL BE "PRE-TENSIONED", EXCEPT FOR SECONDARY MEMBERS AND FLANGE BRACES. SECONDARY MEMBERS AND FLANGE BRACE CONNECTIONS ARE ALWAYS "SNUG TIGHT", UNLESS INDICATED OTHERWISE IN ERECTION DRAWING DETAILS. INSPECTION AND TESTING SPECIAL INSPECTIONS AND TESTING REQUIRED BY AUTHORITY HAVING JURISDICTION (AHJ) DURING CONSTRUCTION AND/OR STEEL FABRICATION IS THE RESPONSIBILITY OF THE OWNER OR OWNERS AUTHORIZED AGENT. WHEN REQUIRED, THE OWNER SHALL EMPLOY A QUALITY ASSURANCE AGENCY (QAA) APPROVED BY THE AHJ. THE BUILDER IS RESPONSIBLE TO COORDINATE BETWEEN THE QAA FIRM AND BBNA FABRICATION FACILITIES. THE TYPE AND EXTENT OF SPECIAL INSPECTIONS AND NDT WELD TESTING MUST BE SPECIFICALLY STIPULATED IN CONTRACT DOCUMENTS OR BBNA WILL ASSUME SPECIAL INSPECTIONS AND/OR NDT TESTING ARE WAIVED AS PERMITTED BY THE BUILDING CODE BASED ON BBNA FACILITIES IAS AC472 ACCREDITATION.		
	DRAWING TITLE	PAGES																																																										
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		THE BUTLER MFG. ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF BUTLER MFG. AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER. THE BUTLER MFG. ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY BUTLER EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER.		THIS DRAWING, INCLUDING THE INFORMATION HEREON, REMAINS THE PROPERTY OF BUTLER MFG. IT IS PROVIDED SOLELY FOR ERECTING THE BUILDING DESCRIBED IN THE APPLICABLE PURCHASE ORDER AND MAY BE REPRODUCED ONLY FOR THAT PURPOSE. IT SHALL NOT BE MODIFIED, REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF BUTLER MFG. THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING THIS BUILDING IN ACCORDANCE WITH THIS DRAWING, DETAILS REFERENCED IN THIS DRAWING, ALL APPLICABLE BUTLER MFG. ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING.		D	BUTLER MANUFACTURING 1540 GENESSEE ST. KANSAS CITY, MO 64102		COVER SHEET																																																			
						BUILDER: ARAA Athletic Facility CUSTOMER: LOCATION: Ramsey, Minnesota PROJECT: Athletic Training Facility BUILDER'S PO#:		 Butler Manufacturing VPC VERSION: ADVNXT 6.8		JOB #: DATE: 12/6/2024 DRAWN/CHECK: / PAGE:																																																		

Codes and Loads
WHEN MULTIPLE BUILDINGS ARE INVOLVED, SPECIFIC LOAD FACTORS FOR DIFFERING OCCUPANCIES, BUILDING DIMENSIONS, HEIGHTS, FRAMING SYSTEMS, ROOF SLOPES, ETC., MAY RESULT IN DIFFERENT LOAD APPLICATION FACTORS THAN INDICATED BELOW. SEE CALCULATIONS FOR FURTHER DETAILS. WIND LOADS ARE APPLIED TO OVERALL BUILDING ENVELOPE. COMMON WALLS BETWEEN CONNECTED SHAPES ARE NOT SUBJECT TO EXTERNAL WIND LOADS.

City: Ramsey County: Anoka State: Minnesota Country: United States

Building Code
Building Code: Minnesota State Building Code - 2020 Edition Structural: 16AISC - ASD Rainfall: I: 6.00 inches per hour

Based on Building Code: 2020 Minnesota State Building Code Cold Form: 16AISI - ASD f'c: 3000.00 psi Concrete

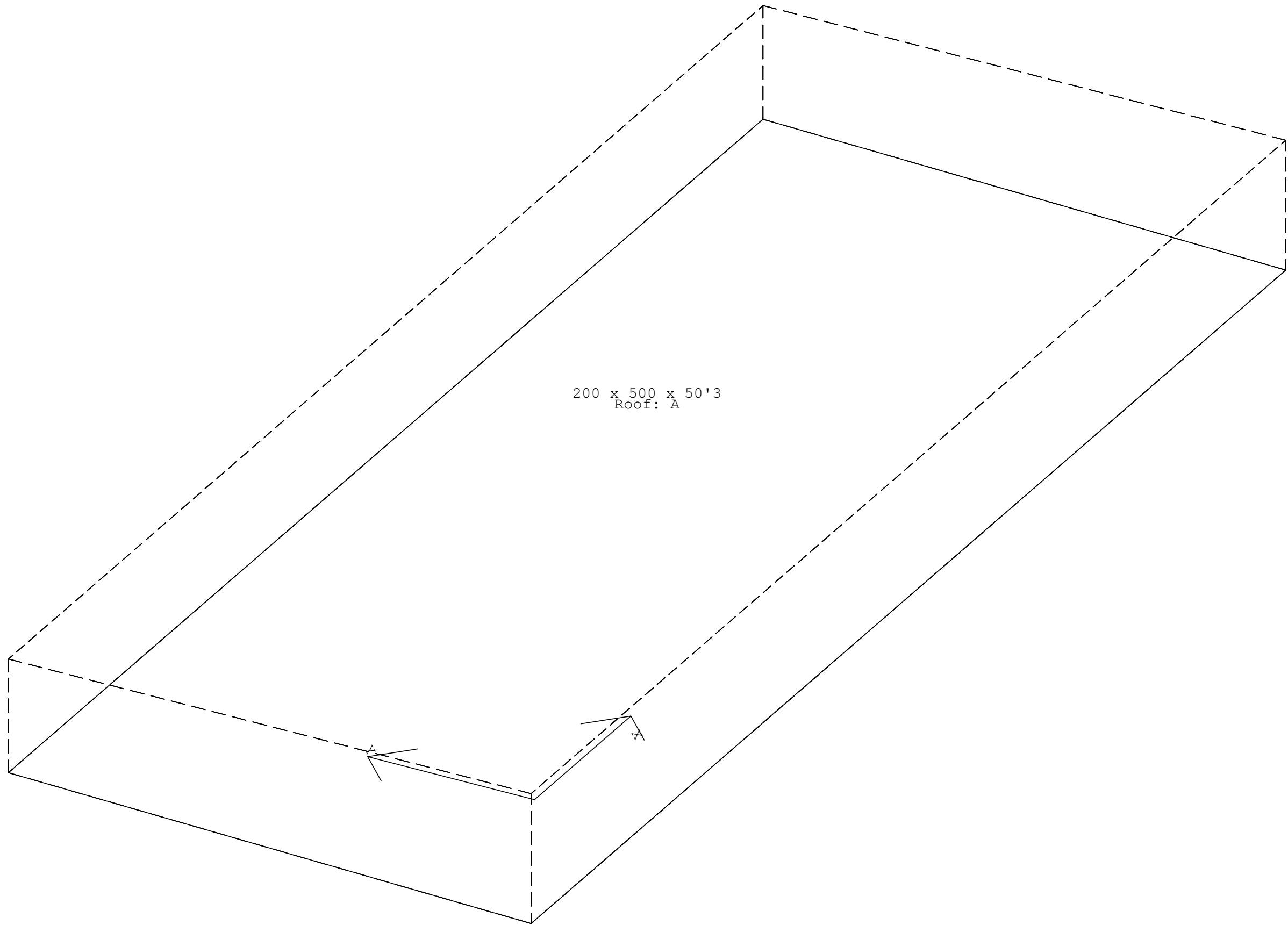
Building Risk/Occupancy Category: III (Hazardous / Special Occupancy) Weight Roof Live Load
Collateral Gravity: 12.00 psf Roof Covering + Second. Dead Load: 3.41 psf Roof Live Load: 20.00 psf Reducible
Collateral Uplift: 0.00 psf Frame Weight (assumed for seismic):0.00 psf - USR

Wind Load
Wind Speed: Vult: 117.00 (Vasd: 90.63) mph
The 'Envelope Procedure' is Used
Primaries Wind Exposure: C - Kz: 1.062
Parts Wind Exposure Factor: 1.062
Wind Enclosure: Enclosed
Topographic Factor: Kzt: 1.0000
Ground Elevation Factor: Ke: 0.9679

Snow Load
Ground Snow Load: pg: 50.00 psf
Flat Roof Snow: pf: 38.50 psf
Design Snow (Sloped): ps: 38.50 psf
Rain Surcharge: 0.00 psf
Specified Minimum Roof Snow: 22.00 psf (Code)
Exposure Factor: 2 Partially Exposed - Ce: 1.00
Snow Importance: Is: 1.100
Thermal Factor: Heated - Ct: 1.00
Ground / Roof Conversion: 0.70
Obstructed or Not Slippery

Seismic Load
N/A

NOT Windborne Debris Region
Base Elevation: 0/0/0
Site Elevation: 900.0 ft
Primary Zone Strip Width: 2a: 34/9/6
Parts / Portions Zone Strip Width:
Walls, a: 17/4/11
Roof(s), 0.6h: 26/1/1
Velocity Pressure: qz: 30.62, (C&C) 30.62 psf



	THE BUTLER MFG. ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF BUTLER MFG. AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER. THE BUTLER MFG. ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY BUTLER EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER.	THIS DRAWING, INCLUDING THE INFORMATION HEREON, REMAINS THE PROPERTY OF BUTLER MFG. IT IS PROVIDED SOLELY FOR ERECTING THE BUILDING DESCRIBED IN THE APPLICABLE PURCHASE ORDER AND MAY BE REPRODUCED ONLY FOR THAT PURPOSE. IT SHALL NOT BE MODIFIED, REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF BUTLER MFG.	THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING THIS BUILDING IN ACCORDANCE WITH THIS DRAWING, DETAILS REFERENCED IN THIS DRAWING, ALL APPLICABLE BUTLER MFG. ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING.	D	BUTLER MANUFACTURING 1540 GENESSEE ST. KANSAS CITY, MO 64102				CODES AND LOADS						
					REV:	DATE:	BY:	DESCRIPTION:	BUILDER:	ARAA Athletic Facility			Butler Manufacturing VPC VERSION: ADVNXT 6.8 JOB #:		
									CUSTOMER:					DATE:	12/6/2024
									LOCATION:	Ramsey, Minnesota				DRAWN/CHECK:	/
									PROJECT:	Athletic Training Facility				PAGE:	
					DRAWING SCALE:				NTS					BUILDER'S PO#:	

1. ANCHOR RODS, NUTS, HARDENED WASHERS AND ANY OTHER EMBEDDED ITEMS ARE TO BE FURNISHED BY CONTRACTOR.

2. ANCHOR ROD DIAMETERS WERE DETERMINED BY ALLOWABLE SHEAR AND TENSION PER AISC SPECIFICATIONS (F7Y-36KSI). (ASTM F1554 GRADE 36) ANCHOR ROD LENGTH, EFFECTS OF EMBEDDED ANCHOR ROD EDGE DIMENSIONS AND METHOD OF TRANSFERRING FORCES FROM ANCHOR RODS TO FOOTINGS ARE TO BE DETERMINED BY OTHERS.

3. UNLESS OTHERWISE SPECIFIED, ANCHOR RODS ARE DESIGNED AND DETAILED AS "CAST-IN-PLACE" ANCHOR RODS WITH "SNUG TIGHT" CONNECTIONS.

4. FOUNDATION MUST BE LEVEL, SQUARE AND SMOOTH. ANCHOR RODS MUST BE ACCURATELY PLACED AS SHOWN ON THIS DRAWING OR STEEL WILL NOT FIT. THE BUILDER IS RESPONSIBLE FOR ACCURATE SETTING OF ANCHOR RODS PER AISC CODE OF STANDARD PRACTICE, SEC 7.5 VARIATIONS ARE SUMMARIZED BELOW.

a. CENTERS OF ANY TWO AR'S WITHIN A COLUMN BASE GROUP: +1/8"

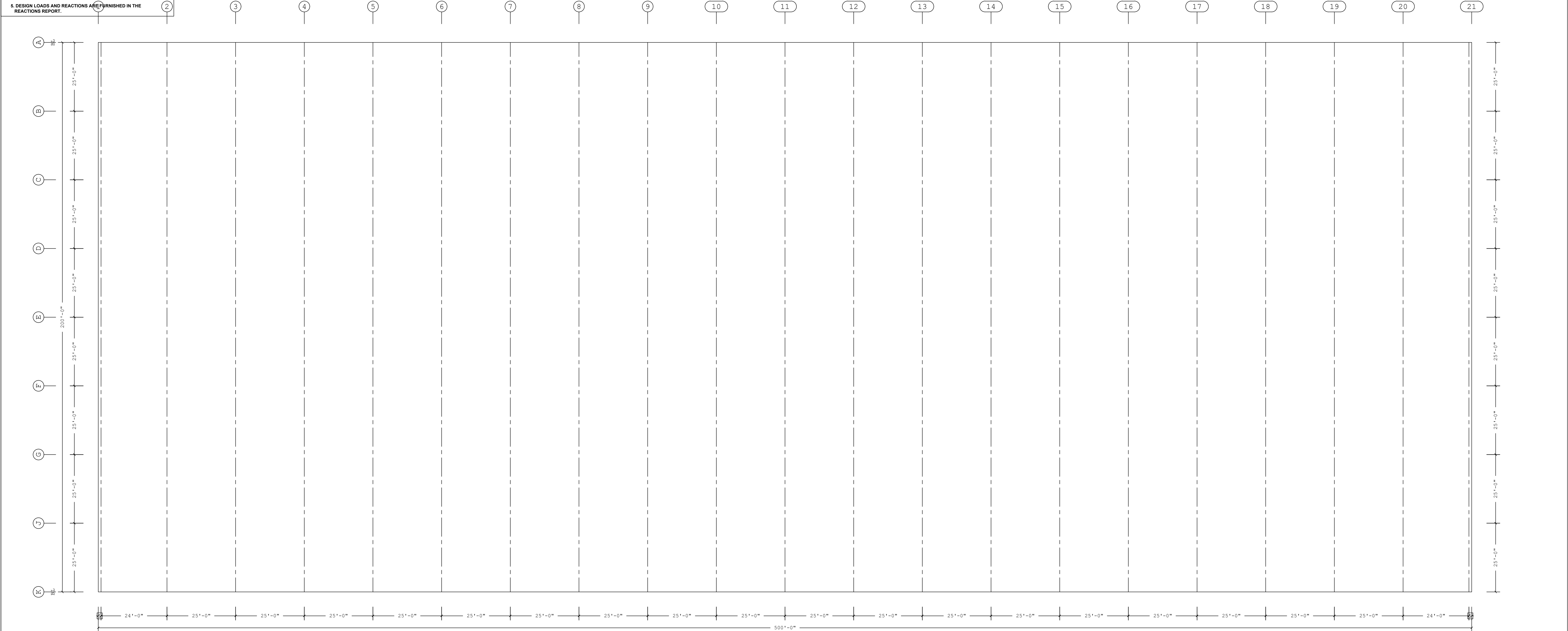
b. CENTERS OF ADJACENT AR GROUPS: +1/4"

c. TOPS OF AR'S: +1/2"

d. ACCUMULATED DIM BETWEEN CENTERS OF AR GROUPS ALONG COLUMN LINE: +1/4" PER 100FT., NOT TO EXCEED 1" TOTAL.

e. DIM FROM CENTER OF ANY AR GROUP FROM COLUMN LINE: +1/4"

5. DESIGN LOADS AND REACTIONS ARE FURNISHED IN THE REACTIONS REPORT.



1 1'-0" Dimension Key		Finished Floor Elevation = 100'-0" (Unless Noted Otherwise)		ANCHOR ROD PLAN	
<> THE BUILDING IS DESIGNED WITH BRACING DIAGONALS IN THE DESIGNATED BAYS. COLUMN BASE REACTIONS, BASE PLATES AND ANCHOR RODS ARE AFFECTED BY THIS BRACING AND DIAGONALS MAY NOT BE RELOCATED WITHOUT CONSULTING THE BUILDING SUPPLIERS ENGINEER.		THE BUTLER MFG. ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF BUTLER MFG. AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER. THE BUTLER MFG. ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY BUTLER EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER.		THIS DRAWING, INCLUDING THE INFORMATION HEREON, REMAINS THE PROPERTY OF BUTLER MFG. IT IS PROVIDED SOLELY FOR ERECTING THE BUILDING DESCRIBED IN THE APPLICABLE PURCHASE ORDER AND MAY BE REPRODUCED ONLY FOR THAT PURPOSE. IT SHALL NOT BE MODIFIED, REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF BUTLER MFG.	
				THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING THIS BUILDING IN ACCORDANCE WITH THIS DRAWING, DETAILS REFERENCED IN THIS DRAWING, ALL APPLICABLE BUTLER MFG. ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING.	
				D BUTLER MANUFACTURING 1540 GENESSEE ST. KANSAS CITY, MO 64102	
				ANCHOR ROD PLAN	
				REV: DATE: BY: DESCRIPTION:	
				BUILDER: ARAA Athletic Facility	
				CUSTOMER:	
				LOCATION: Ramsey, Minnesota	
				PROJECT: Athletic Training Facility	
				DRAWING SCALE: NTS	
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				JOB #:	
				DATE: 12/6/2024	
				DRAWN/CHECK: /	
				PAGE:	
				Butler Manufacturing VPC VERSION: ADVNXT 6.8	

BUILDER/CONTRACTOR RESPONSIBILITIES

Butler Mfg. follows the guidelines as outlined in the AISC and MBMA Codes of Standard Practice. Butler Mfg. standard product specifications, design, fabrication, quality criteria shall govern all work unless stipulated otherwise in the contract documents. In case of discrepancies between Butler Mfg. structural plans and plans for other trades, Butler Mfg. structural plans shall govern.

It is the responsibility of the Builder to obtain approvals and permits from all governing agencies and jurisdictions as required. Approval of Butler Mfg drawings constitutes the builders acceptance of Butler interpretation of the contract purchase order. Unless specific design criteria concerning interface design and details are furnished as part of the contract, Butler Mfg. design assumptions shall govern.

Butler engineers are not Project Engineers or Engineer of Record for the overall project. Butler engineering supply sealed engineering design data and drawings for Butler supplied material as part of the overall project for use by others to obtain permits, approvals, and coordinate with other trades. All interface and/or compatibility of any materials not furnished by Butler are to be considered and coordinated by the builder or A/E firm.

CONSTRUCTION & ERECTION RESPONSIBILITY

The Builder is responsible for construction in strict accordance with Butler Mfg. "FOR CONSTRUCTION" drawings and all applicable product installation guides. Butler is not responsible for work done from any other Butler drawings that are not marked "FOR CONSTRUCTION", nor any drawings prepared by others.

As erected field assemblies of members shall be as specified in MBMA Code of Standard Practice (in Canada – CSA S16), which require L/500 tolerance of installed members. Occasional field work including shimming, cutting, coping, and drilling for final fit–up are considered part of erection. Specified field work and field welding conditions indicated on these drawings shall also be included in the erectors scope of work. See Erection Guide for shimming procedure. For building with top riding bridge cranes see Crane Data drawing for column plumb tolerance.

The building erector shall be properly licensed and experienced in erecting metal building systems. The Builder is responsible for having knowledge of, and shall comply with, all OSHA requirements and all other governing site safety criteria. The builder is responsible for designing, supplying, locating and installing temporary supports and bracing during erection of the building. Butler bracing is designed for code required loads after building completion and shall not be considered as adequate erection bracing. See Erection Guide.

Shimming of steel buildings during erection may be required to accomodate allowable tolerances during fabrication and erection. Special care should be taken by the building erector to shim connections where key dimensions must be maintained for building performance as even small tolerances can have a significant impact on critical dimensions such as height, clearances and plumbness, especially as the size of the member or building increases. Conditions where shimming should be expected can include but are not limited to large door openings, critical clear height requirements, cranes, buildings greater than 45 feet in height, clear spans greater than 125 feet and adjacent frames with different characteristics (like clear span frames adjacent to an endwall or modular frame). Shims are normally provided by the erector, but may be ordered upon request by contacting your Project Manager.

EXISTING STRUCTURES

Butler must be advised of any structure that is within 20 ft. of Butler’s building. Load effects from snow drifting, wind effects, and seismic separation must be considered for both the new and existing structures. Butler has designed the new Butler building for these effects. The owner/builder are responsible for employing a Professional Engineer to review and verify the existing structure for all load effects from the adjacent Butler building.

BRACING

Tension brace rods work in pairs to balance forces caused by initial tensioning. Care must be taken while tightening brace rods so as not to cause accidental or misalignment of components. All rods must be installed loose and then tightened. Rods should not exhibit excessive sag. For long or heavy rods, or angles it may be necessary to support the rods at mid–bay by suspending them from secondary members.

Bracing for seismic or wind loading of objects or equipment that are not a part of the Butler structure must be designed by a qualified professional to deliver lateral loads to primary frames and rod bracing struts. Equipment bracing and suspension connections must not impose torsion or minor axis loads, or cause local distortion in any Butler components. Butler accepts no responsibility for design or installation of bracing systems not furnished by Butler.

FIELD WELDING

All field welding shall be done at the direction of a design professional, and done in accordance with governing requirements (AWS in USA, CWB in Canada) by welders qualified to perform the welding as directed by the applicable welding procedure specification (WPS). A WPS shall be prepared by the contractor for each welding variation specified. The contractor is responsible for any special welding inspection as required by local jurisdiction. Filler metal shall be 70 ksi (480 MPa) tensile strength. For welds in high seismic force resisting system (Seismic Cat D, E or F), minimum Charpy V–Notch toughness shall meet AISC–341 criteria (20 ft–lbs min @ 0Deg F). Interpass temperatures shall not exceed 250 Deg F.

SIGNAGE

The Builder is responsible for furnishing signs as required by Code and the Building Department, including but not limited to, exits, occupancy limits, floor loading limits, and bulk storage limits. Floor loading signs shall clearly indicate maximum floor live load permitted. Bulk storage facilities shall have signs clearly posted on all loaded walls indicating the type of commodity stored and the maximum storage height. Signs shall be clearly visible when building is fully loaded to design level. Overloading of floors or walls may result in failure.

DELIVERIES

It is the responsibility of the builder to have adequate equipment available at the job site to unload trucks in a safe and timely manner. The Builder will be responsible for all retention charges from carriers as a result of job site unloading delays.

Claims for damage or shorts MUST be noted on the Bill–of–Lading or delivery receipt and filed against the carrier by the consignee as per Butler’s Terms of Sales (F.O.B. Plant) under the Uniform Commercial Code. It is critical that damages or shorts be noted on the Bill–of–Lading or you have little recourse with the carrier. Immediately upon delivery of material, material quantities are verified by the Builder against quantities billed on the shipping document. Neither the Manufacturer nor the carrier is responsible for material shortages against quantities billed on the shipping document if such shortages are not noted on the shipping documents upon delivery of material and acknowledged by the carriers agent. For materials concealed in bundles, boxes, or crates, shortages must be reported immediately upon unpacking. Should products get wet, bundled and crated materials must be unpacked and unbundled immediately to provide drainage of trapped moisture. See Erection Guide for proper job site storage procedure.

SEALANTS

Sealants shall be applied in strict accordance with Butler details or weather tightness will be compromised. Sealant must be applied in temperatures and weather conditions consistent with labeling.

INDEPENDENT MEZZANINES

Independent mezzanines must be designed by a professional engineer. The engineer must ensure that proper isolation from the Butler building has been provided to avoid structural damage due to differential movements, or inadvertently apply loads to the Butler structure. Butler accepts no responsibility for the design of the independent mezzanine.

FIRE CODE COMPLIANCE

It is the responsibility of the project design professional and builder to comply with local fire code regulations including consideration of, but not limited to, building use and occupancy, all building construction materials, separation requirements, egress requirements, fire protection systems, etc. Builder shall advise Butler of any special requirements to be furnished by Butler.

FIELD MODIFICATIONS

Modifications to this building from details and instructions contained on these drawings must be approved in writing by Butler Mfg. engineers, or other licensed structural engineer. This includes, but is not limited to, removal of roof or wall cladding, removing or moving any flange braces or rod braces, cutting of openings for doors, windows or RTU’s, correction of fabrication errors, etc. The owner shall not impose loads to this structure beyond what is specified for this building in the contract documents. Butler Mfg. accepts no responsibility for the consequences of any unauthorized additions, alterations, or added loads to this structure.

If the builder intends to invoice Butler Mfg. for modifications in excess of \$1000, The builder must notify Butler Mfg. immediately, and obtain a Work Authorization from Butler Mfg prior to proceeding. All final claims must be submitted to Butler Mfg with all supporting documentation within 30 days of the building completion. Claims submitted without work authorizations, or after 30 days will not be accepted. Correction of minor misfits, shimming and plumbing, moderate amount of reaming, drilling, chipping / cutting and minor welding are considered by Code of Standard Practice to be part of erection are not subject to claim reimbursement.

CONCRETE/MASONRY/CONVENTIONAL STUD WALLS

The engineer responsible for the design of the wall system is responsible for coordinating with, or specifying to Butler Mfg, any wall to steel compatibility issues such as drift and deflection compatibility, special base details, and wall to Butler steel connections. All fasteners, sealant and counter flashing of wall systems are to be provided by contractor. The engineer responsible for the wall shall design the anchorage to Butler supporting elements consistent with Code required forces.

PANELS

Oil canning is an inherent characteristic of cold formed steel panels. It is the result of several factors that include induced stresses in the raw material delivered to Butler, fabrication methods, installation procedures, and post installation thermal forces. Thru fastened panels will exhibit some dimpling when installed, especially when insulation is installed between panels and secondary supports. Dimpling can be minimized by careful installation, taking care not to over drive fasteners.

Roof rumble is a phenomenon that is caused by wind gusts lifting up on the roof panels and then springing back into place. All panels experience this action to some degree, especially with concealed clip Standing Seam panels. Roof rumble noise may be minimized by providing a layer of blanket insulation between the panels and any hard support surface such as steel secondary members, substrates such as plywood, steel decking, or rigid board insulation. A minimum of 3 inch thick blanket is recommended over steel secondary members, or 2 inch over substrates.

Oil canning, dimpling, and roof rumble do not affect the structural integrity or weather tightness of the panels and is not grounds for rejection of panels.

The Standing Seam joint detail is designed with an interlocking feature for ease of installation. However, it is imperative that installed Standing Seam panels be secured to the secondary structural members and properly seamed prior to departure from the job site each day.

SKYLIGHTS

Local building departments may require added fall restraint due to conditions that may affect the skylight structural integrity. It is the responsibility of the builder to determine and provide any added fall restraint under the skylight as may be required by your building department.

RAIN WATER RUNOFF

Drainage systems must be designed by the project professional to comply with code requirements. Butler is not responsible for drainage designs, overflow scuppers, down piping, etc. The project professional and contractor are responsible to ensure that primary drains and overflow devices such as scuppers and auxiliary drains are provided as required for the required rain intensity at the building perimeter and at valley conditions to prevent ponding.

STEEL SHOP COAT

The purpose of Butler’s shop coat is to provide protection for the steel members during transportation, during temporary job site storage and during erection. Standard shop formulation is not designed to perform as a finish coat when exposed to environmental conditions. Members shall be kept free of the ground and properly drained during job site storage. It is the Builder’s responsibility to ensure that if a finish coat is being applied over Butler shop coat that the painting contractor verifies compatibility between his finish coat and Butler’s shop coat.

BUTLER MFG. ACCREDITATIONS AND APPROVALS

Fabricator Approvals

IAS AC472 Approvals: (www.iasonline.org/services/metal–building–inspection)
Listed under BlueScope Buildings North America, Inc.
City of Los Angeles, CA #FB00031; City of Houston, TX 767;
City of Phoenix, AZ C19–02008; Clark County, NV 43 & 833, San Bernardino County, CA 289, State of Utah, City of Richmond, Ca.

Design Approvals

IAS AC472 Approvals: (www.iasonline.org/services/metal–building–inspection)
Listed under Butler Manufacturing, a Division of BlueScope Buildings North America, Inc.

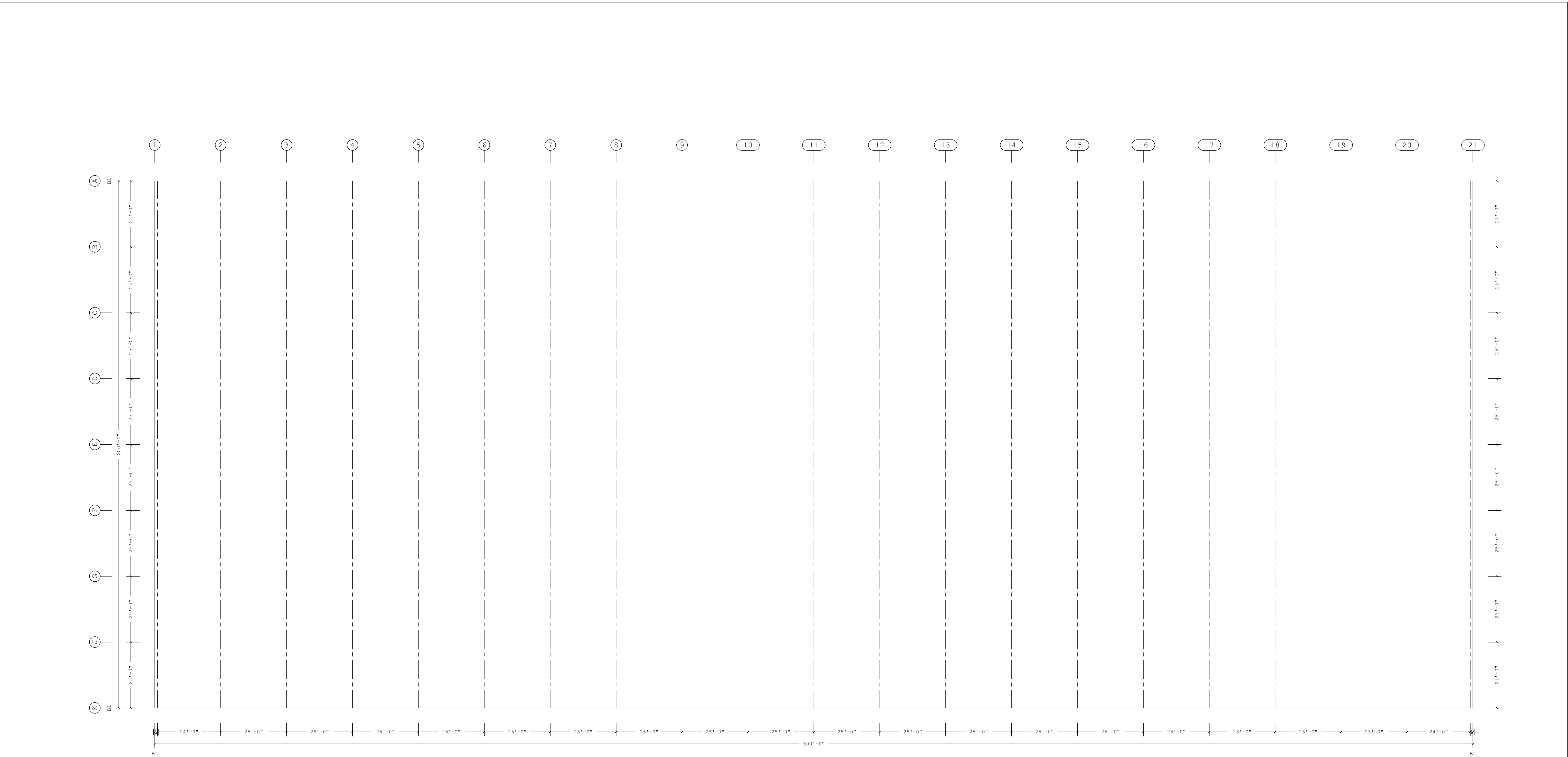
Canadian CSA A660 Certifications

(www.cwbgroup.org)
Listed under BlueScope Buildings North America, Inc.

Engineering Certifications of Authorization

USA– –AL#CA–5589–E; AZ#22225–0; AR#576; FL#30427; GA#PEF007551; ID#C–2470; IL#184–002649; KS#E–29; KY#4490; LA#EF6722; MS#E–0592; MO#E–2010007736; NC#F–0998; ND#1579PE; NJ#24GA28318800; NV#20437; OH#05898; OK#CA4170PE; RI#8838; SC#6206; SD#C–1787; TX#F4828; VA#0411001520; VA#0411001518; WA#4119; WV#C03059–00
CAN– –AB#P08900; NB#F0951; NL#D0044; NS#30123; NT#P062; ON#100148796; and YT#PP134

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				REV:	DATE:	BY:	DESCRIPTION:	BUILDER: ARAA Athletic Facility	 Butler Manufacturing VPC VERSION: ADVNXT 6.8	JOB #:
								CUSTOMER:		DATE: 12/6/2024
								LOCATION: Ramsey, Minnesota		DRAWN/CHECK: /
								PROJECT: Athletic Training Facility		PAGE:
				DRAWING SCALE: NTS				BUILDER'S P.O.#:		



PRIMARY AND ROOF BRACING PLAN

11'-0"

Dimension Key

1. USE 1/2 X 1 1/2 A325T BOLT (49080) AND NUT (47120) W/O WASHERS. SNUG TIGHTEN BOLTS FOR ALL SECONDARY CONNECTIONS, SECONDARY CLIP CONNECTIONS, AND FLANGE BRACE CONNECTIONS, UNLESS NOTED OTHERWISE.

2. SLOT REINFORCEMENT PLATES NEED NOT BE LOCATED ON THE SAME SIDE OF THE WEB AS THE HILLSIDE WASHER.

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D

REV:	DATE:	BY:	DESCRIPTION:

DRAWING SCALE:NTS

BUTLER MANUFACTURING

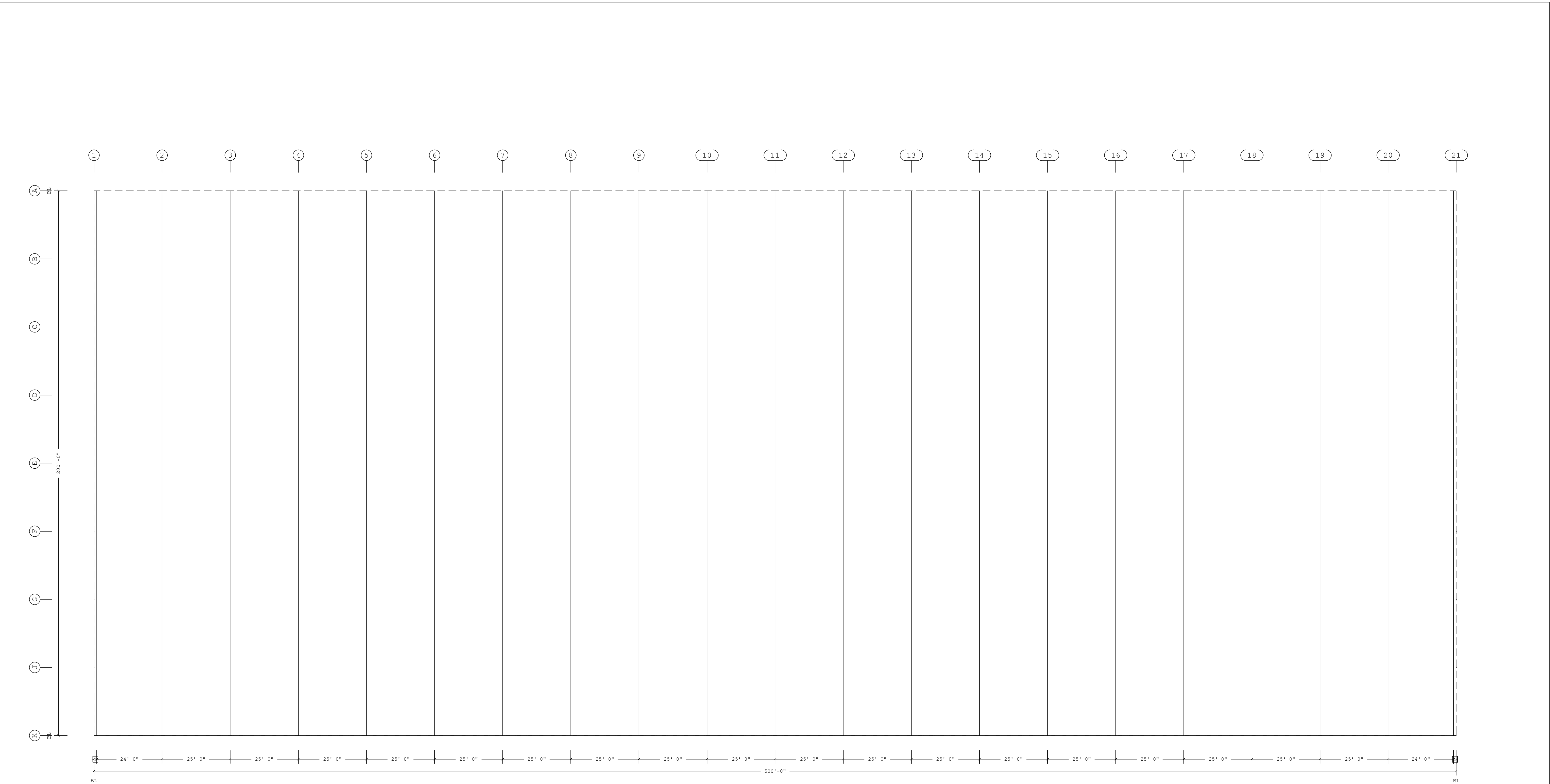
1540 GENESSEE ST. KANSAS CITY, MO 64102

BUILDER: ARAA Athletic Facility	BUTLER Butler Manufacturing VPC VERSION: ADVNXT 6.8	JOB #:
CUSTOMER:		DATE: 12/6/2024
LOCATION: Ramsey, Minnesota		DRAWN/CHECK: /
PROJECT: Athletic Training Facility		PAGE:
BUILDER'S PO#:		

VPC FILENAME: adv1409203395

12/6/202411:32:02

a division of BlueScope Buildings North America, Inc.



11'-0"

Dimension Key

Shape Name = 200 x 500 x 50'3

1. UNLESS NOTED, USE 1/2 X 1 1/2 A325T BOLT (49080) AND NUT (47120) W/O WASHERS. SNUG TIGHTEN BOLTS FOR ALL SECONDARY CONNECTIONS.

2. FLANGE BRACES ARE AN INTEGRAL PART OF THE STABILITY OF THE STRUCTURAL SYSTEM AND MUST BE PROPERLY INSTALLED PRIOR TO ERECTION OF WALL AND ROOF SHEETS.

3. REMOVAL OR ALTERATION OF ANY COMPONENT IS PROHIBITED.

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D

BUTLER MANUFACTURING

1540 GENESSEE ST. KANSAS CITY, MO 64102

REV:	DATE:	BY:	DESCRIPTION:

DRAWING SCALE:

NTS

BUILDER: ARAA Athletic Facility

CUSTOMER:

LOCATION: Ramsey, Minnesota

PROJECT: Athletic Training Facility

BUILDER'S PO#:

Butler Manufacturing

VPC VERSION: ADVNXT 6.8

JOB #:

DATE: 12/6/2024

DRAWN/CHECK: /

PAGE:

VPC FILENAME: adv1409203395

12/6/202411:32:02

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Insulation Schedule (Install in same direction as Covering)

Id	Qty	Type	Start Run	Last Run	Thick.	Facing
BLK1	250	IU	202'-6"	202'-6"	9.00	UF
BLK2	125	IB	202'-6"	202'-6"	6.00	WM

Starter Width= 2'-0", Interm. Width= 2'-0", End Width= 2'-0"

Location =Outside Secondary Structural

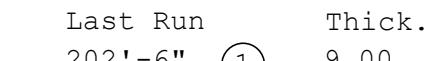
Direction =Across Secondary Structural

Type:IU=TBS Fiberglass Top Blanket

Type:IB=TBS Fiberglass Bottom Blanket

Facing:UF=Unfaced

Facing:WM=WMP-50



Color	Details
Standard Color	
Standard Color	



Planograph Schedule	
Id	Details
T1	P-080572, P-081236, P-103223, P-104542, P-104714
T2	P-080572, P-104549

Shape Name = 200 x 500 x 50'3

1. PRE-DRILLING 1/2 DIAMETER HOLES FOR STRUCTURAL FASTENERS MAY BE REQUIRED FOR HEAVY GAGE NESTED ZEE'S AND/OR FASTENERS TO STRUCTURAL BEAMS
2. STEEL PANELS ARE AN INTEGRAL PART OF THE STRUCTURAL SYSTEM. REMOVAL OR ALTERATION WITHOUT PRIOR AUTHORIZATION IS PROHIBITED.
3. DUE TO MANUFACTURING LIMITATIONS SHORT PANELS MAY REQUIRE FIELD CUTTING, SEE THE COVERING SCHEDULE FOR CUT LENGTHS.
4. SEE JOB DETAILS FOR COVERING AND TRIM FASTENER SPECIFICATION.

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D	BUTLER MANUFACTURING 1540 GENESSEE ST. KANSAS CITY, MO 64102			ROOF COVERING PLAN		
	REV:	DATE:	BY:	DESCRIPTION:	BUILDER:	ARAA Athletic Facility
					CUSTOMER:	
					LOCATION:	Ramsey, Minnesota
					PROJECT:	Athletic Training Facility
DRAWING SCALE: NTS				BUILDER'S PO#:		 Butler Manufacturing VPC VERSION: ADVNXT 6.8
						JOB #: DATE: 12/6/2024 DRAWN/CHECK: / PAGE:

Insulation Schedule (Install in same direction as Covering)						
Id	Qty	Type	Start Run	Last Run	Thick.	Facing Increment
BLK1	1	IB	45'-0"		8.00	WM
BLK2	3	IB	45'-0"	51'-0"	8.00	WM 2 1/4"
Starter Width= 4'-0", Interm. Width= 6'-0", End Width= 6'-0"						
Location =Outside Secondary Structural						
Direction =Across Secondary Structural						
Type:IB=Fiberglass Blanket						
Facing:WM=WMP-50						
Shape Name = 200 x 500 x 50'3, Wall = 1						



Shape Name = 200 x 500 x 50'3, Wall = 1

VPC FILENAME: **adv1409203395** 12/6/2024 11:32:03 a division of BlueScope Buildings North America, Inc.

Insulation Schedule (Install in same direction as Covering)							
Id	Qty	Type	Start Run	Last Run	Thick.	Facing	Increment
BLK1	1	IB	51'-0"		8.00	WM	
BLK2	33	IB	51'-0"	45'-0"	8.00	WM	2 1/4"
Starter Width= 4'-0", Interm. Width= 6'-0", End Width= 6'-0"							
Location =Outside Secondary Structural							
Direction =Across Secondary Structural							
Type:IB=Fiberglass Blanket							
Facing:WM=WMP-50							
Shape Name = 200 x 500 x 50'3, Wall = 3							

Color
Match Wall Color
Standard Color
Match Wall Color
Standard Color

BL	49'-8 3/4"	T3	BLK1	37'-7 5/8"	12'-9 3/4"	K
				37'-7 5/8"	12'-8 5/8"	
				37'-7 5/8"	12'-7 1/2"	
				37'-7 5/8"	12'-6 3/8"	
				37'-7 5/8"	12'-5 1/4"	
				37'-7 5/8"	12'-4 1/8"	
				37'-7 5/8"	12'-3"	
				37'-7 5/8"	12'-1 7/8"	
				37'-7 5/8"	12'-0 3/4"	
				37'-7 5/8"	11'-11 5/8"	
				37'-7 5/8"	11'-10 1/2"	
				37'-7 5/8"	11'-9 3/8"	
				37'-7 5/8"	11'-8 1/4"	
				37'-7 5/8"	11'-7 1/8"	
				37'-7 5/8"	11'-6"	
				37'-7 5/8"	11'-4 7/8"	
				37'-7 5/8"	11'-3 3/4"	
				37'-7 5/8"	11'-2 5/8"	
				37'-7 5/8"	11'-1 1/2"	
				37'-7 5/8"	11'-0 3/8"	
				37'-7 5/8"	10'-11 1/4"	
				37'-7 5/8"	10'-10 1/8"	
				37'-7 5/8"	10'-9"	
				37'-7 5/8"	10'-7 7/8"	
				37'-7 5/8"	10'-6 3/4"	
				37'-7 5/8"	10'-5 5/8"	
				37'-7 5/8"	10'-4 1/2"	
				37'-7 5/8"	10'-3 3/8"	
				37'-7 5/8"	10'-2 1/4"	
				37'-7 5/8"	10'-1 1/8"	
				37'-7 5/8"	10'-0"	
				37'-7 5/8"	9'-10 7/8"	
				37'-7 5/8"	9'-9 3/4"	
				37'-7 5/8"	9'-8 5/8"	
				37'-7 5/8"	9'-7 1/2"	
				37'-7 5/8"	9'-6 3/8"	
				37'-7 5/8"	9'-5 1/4"	
				37'-7 5/8"	9'-4 1/8"	
				37'-7 5/8"	9'-3"	
				37'-7 5/8"	9'-1 7/8"	
				37'-7 5/8"	9'-0 3/4"	
				37'-7 5/8"	8'-11 5/8"	
				37'-7 5/8"	8'-10 1/4"	
				37'-7 5/8"	8'-9 3/8"	
				37'-7 5/8"	8'-8 1/4"	
				37'-7 5/8"	8'-7 1/8"	
				37'-7 5/8"	8'-6"	
				37'-7 5/8"	8'-4 7/8"	
				37'-7 5/8"	8'-3 5/8"	
				37'-7 5/8"	8'-2 5/8"	
				37'-7 5/8"	8'-1 1/4"	
				37'-7 5/8"	8'-0 3/8"	
				37'-7 5/8"	7'-11 5/8"	
				37'-7 5/8"	7'-10 3/8"	
				37'-7 5/8"	7'-9"	
				37'-7 5/8"	7'-7 7/8"	
				37'-7 5/8"	7'-6 3/4"	
				37'-7 5/8"	7'-5 5/8"	
				37'-7 5/8"	7'-4 1/2"	
				37'-7 5/8"	7'-3 5/8"	
				37'-7 5/8"	7'-2 3/4"	
				37'-7 5/8"	7'-1 7/8"	
				37'-7 5/8"	7'-0"	
				37'-7 5/8"	6'-11 5/8"	
				37'-7 5/8"	6'-10 3/4"	
				37'-7 5/8"	6'-9 5/8"	
				37'-7 5/8"	6'-7 1/2"	
				37'-7 5/8"	6'-5 3/4"	
				37'-7 5/8"	6'-4 1/2"	
				37'-7 5/8"	6'-3 5/8"	
				37'-7 5/8"	6'-2 3/4"	
				37'-7 5/8"	6'-1 7/8"	
				37'-7 5/8"	6'-0 3/4"	
				37'-7 5/8"	5'-11 5/8"	
				37'-7 5/8"	5'-10 3/4"	
				37'-7 5/8"	5'-9 3/8"	
				37'-7 5/8"	5'-8 1/4"	
				37'-7 5/8"	5'-7 1/8"	
				37'-7 5/8"	5'-6"	
				37'-7 5/8"	5'-4 7/8"	
				37'-7 5/8"	5'-3 5/8"	</

COVERING ELEVATION AT 21

Planograph Schedule	
Id	Details
T1	P-081191, P-090151, P-090152, P-090157, P-090202, P-090203
T2	
T3	P-090145, P-090157
T4	P-090151, P-090152, P-090156, P-GAI

Shape Name = 200 x 500 x 50'3, Wall = 3

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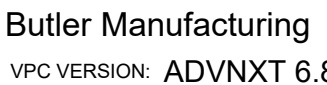
BUTLER MANUFACTURING
1540 GENESSEE ST. KANSAS CITY, MO 64102

200 x 500 x 50'3-Covering at 21

REV.	DATE:	BY:	DESCRIPTION:

DRAWING SCALE: NTS

BUILDER:	ARAA Athletic Facility
CUSTOMER:	
LOCATION:	Ramsey, Minnesota
PROJECT:	Athletic Training Facility
BUILDER'S PO#:	



JOB #:	
DATE:	12/6
DRAWN	
PAGE:	

Covering Schedule									Trim Schedule									Color									Details								
Id	Qty	Type	Start Length	Gage	OP	Fin.	Color	Direction	Id	Parts									Match Wall Color	ENB006, NV664, WCB082, WCB086, WCB602, WCB625, WCB626, WCB628, WCB790, WCB799, WCB800, WCR607, WSR066															
#3	167	SHU	6'-0 1/8"	26	3	K	SY	Left to Right	T1	(20)BA225, (42)BT12A, (20)SBA225									Standard Color	WCB602, WCB790, WSR067															
#4	167	SHU	37'-7 5/8"	26	3	K	SY	Left to Right	T2	CTBEX2L, CTBEX2R									Match Wall Color	WCB709, WCB711															
Oper. Code:3=SQ, SQ									T3	(4)ICT12, (4)SHCTB12									Standard Color	EN60G1, MV822, RCB857, WCB714															
Finish:K=Butler-Cote									T4	(42)CLB12D, (42)SHCL12, (20)WGTR25, (50)EVZ11									Standard Color	KV861															
Color:SY=Cool Shell Gray									T5	(2)SCE45, SCE75, CB, (4.5)CP510									Standard Color																

Insulation Schedule (Install in same direction as Covering)

Id	Qty	Type	Start Run	Last Run	Thick.	Facing	Increment
BLK1	1	IB	44'-6"		8.00	WM	
BLK2	83	IB	44'-6"	44'-6"	8.00	WM	

Starter Width= 4'-0", Interm. Width= 6'-0", End Width= 6'-0"

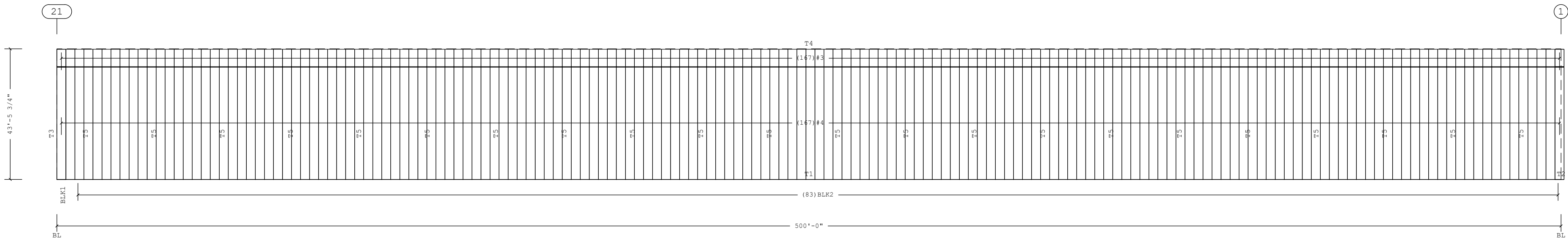
Location =Outside Secondary Structural

Direction =Across Secondary Structural

Type:IB=Fiberglass Blanket

Facing:WM=WMP-50

Shape Name = 200 x 500 x 50'3, Wall = 2



Fastener Schedule		Planograph Schedule	
Part	Description	Id	Details
0097365-112	(T-3) #12-14 x 1 1/4", T-30 Torx Hd w/Washer	T1	P-081191, P-090151, P-090152, P-090157, P-090202, P-090203
0096932	Scrubolt 3/8 x 1 1/4", Hex Hd w/Washer	T2	
0097364-112	(T-1) 1/4-14 x 3/4", T-30 Torx Hd w/Washer	T3	P-090145, P-090157
		T4	P-080082, P-080089, P-081241
		T5	P-080091, P-081240, P-105228

Shape Name = 200 x 500 x 50'3, Wall = 2													
1. PRE-DRILLING 1/8 DIAMETER HOLES FOR STRUCTURAL FASTENERS MAY BE REQUIRED FOR HEAVY GAGE NESTED ZEE's AND/OR FASTENERS TO STRUCTURAL BEAMS 2. STEEL PANELS ARE AN INTEGRAL PART OF THE STRUCTURAL SYSTEM. REMOVAL OR ALTERATION WITHOUT PRIOR AUTHORIZATION IS PROHIBITED. 3. DUE TO MANUFACTURING LIMITATIONS SHORT PANELS MAY REQUIRE FIELD CUTTING, SEE THE COVERING SCHEDULE FOR CUT LENGTHS. 4. SEE JOB DETAILS FOR COVERING AND TRIM FASTENER SPECIFICATION.	THE BUTLER MFG. ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF BUTLER MFG. AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER. THE BUTLER MFG. ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY BUTLER EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER.	THIS DRAWING, INCLUDING THE INFORMATION HEREON, REMAINS THE PROPERTY OF BUTLER MFG. IT IS PROVIDED SOLELY FOR ERECTING THE BUILDING DESCRIBED IN THE APPLICABLE PURCHASE ORDER AND MAY BE REPRODUCED ONLY FOR THAT PURPOSE. IT SHALL NOT BE MODIFIED, REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF BUTLER MFG. THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING THIS BUILDING IN ACCORDANCE WITH THIS DRAWING, DETAILS REFERENCED IN THIS DRAWING, ALL APPLICABLE BUTLER MFG. ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING.	D	BUTLER MANUFACTURING 1540 GENESSEE ST. KANSAS CITY, MO 64102				200 x 500 x 50'3-Covering at A					
				REV:	DATE:	BY:	DESCRIPTION:	BUILDER: ARAA Athletic Facility		 Butler Manufacturing VPC VERSION: ADVNXT 6.8	JOB #:		
								CUSTOMER:				DATE: 12/6/2024	
								LOCATION: Ramsey, Minnesota				DRAWN/CHECK: /	
								PROJECT: Athletic Training Facility				PAGE:	
				DRAWING SCALE: NTS				BUILDER'S PO#:					

Insulation Schedule (Install in same direction as Covering)							
Id	Qty	Type	Start Run	Last Run	Thick.	Facing	Increment
BLK1	1	IB	50'-0"		8.00	WM	
BLK2	83	IB	50'-0"	50'-0"	8.00	WM	
Starter Width= 4'-0", Interm. Width= 6'-0", End Width= 6'-0"							
Location =Outside Secondary Structural							
Direction =Across Secondary Structural							
Type:IB=Fiberglass Blanket							
Facing:WM=WMP-50							
Shape Name = 200 x 500 x 50'3, Wall = 4							

Color	Details
Match Wall Color	ENB006, NV664, WCB082, WCB086, WCB602, WCB625, WCB626, WCB628, WCB790, WCB799, WCB800, WCR607, WSR066
Standard Color	WCB602, WCB790, WSR067
Standard Color	ENB004, MV822, NV667, RCB853, WCB715



Planograph Schedule	
Id	Details
T1	P-0811191, P-090151, P-090152, P-090157, P-090202, P-090203
T2	
T3	P-080575, P-080789, P-080949, P-081239

Shape Name = 200 x 500 x 50'3, Wall = 4

THE BUTLER MFG. ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF BUTLER MFG. AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER. THE BUTLER MFG. ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY BUTLER EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER.

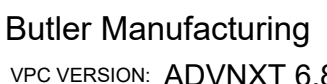
THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING THIS BUILDING IN ACCORDANCE WITH THIS DRAWING, DETAILS REFERENCED IN THIS DRAWING, ALL APPLICABLE BUTLER MFG. ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING.

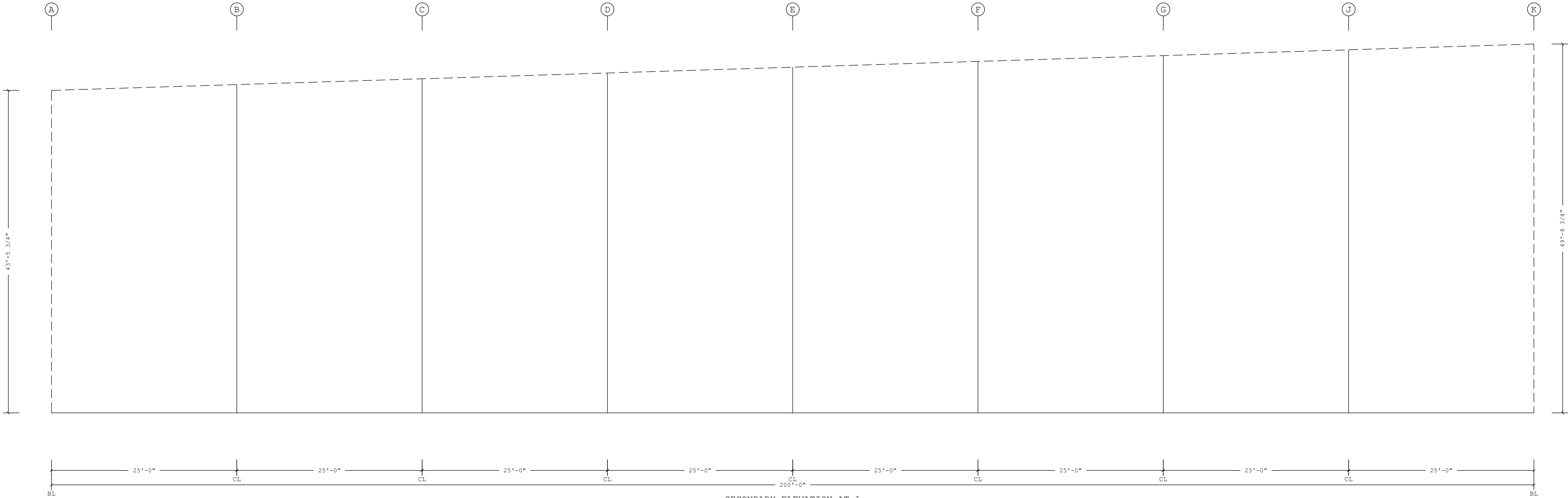
BUTLER MANUFACTURING
1540 GENESSEE ST. KANSAS CITY, MO 64102

DRAWING SCALE: NTS

PROJECT: Athletic Training Facility

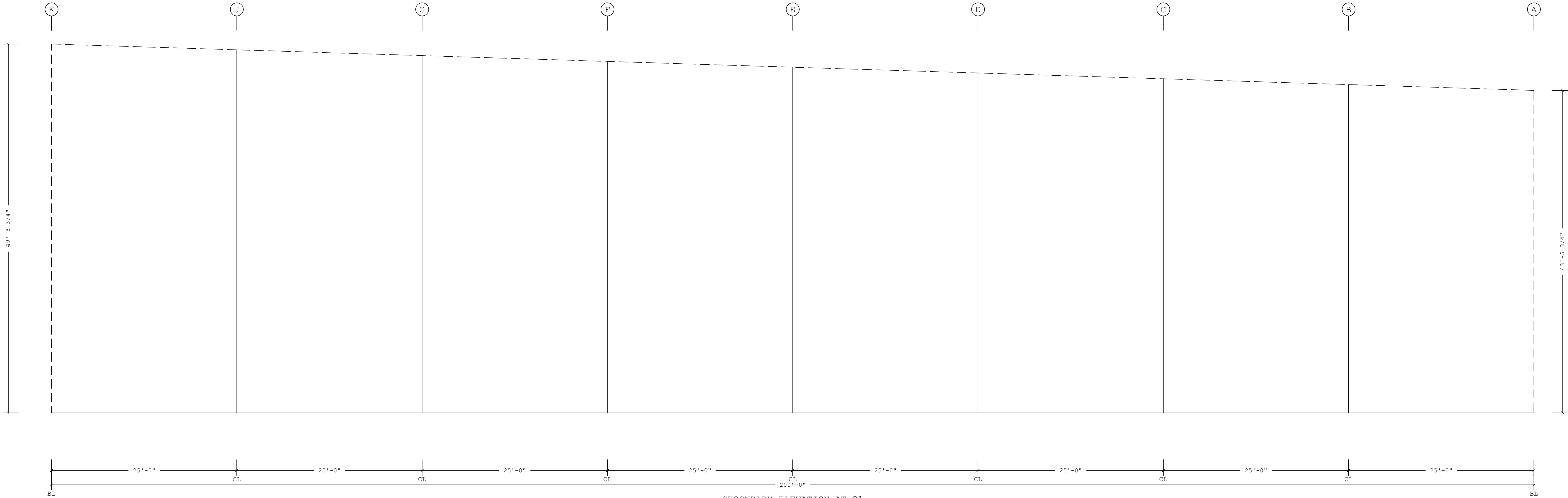
BUILDER'S PO#:

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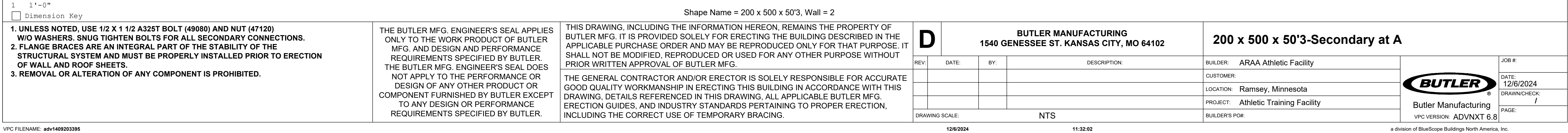
Shape Name = 200 x 500 x 50'3, Wall = 1

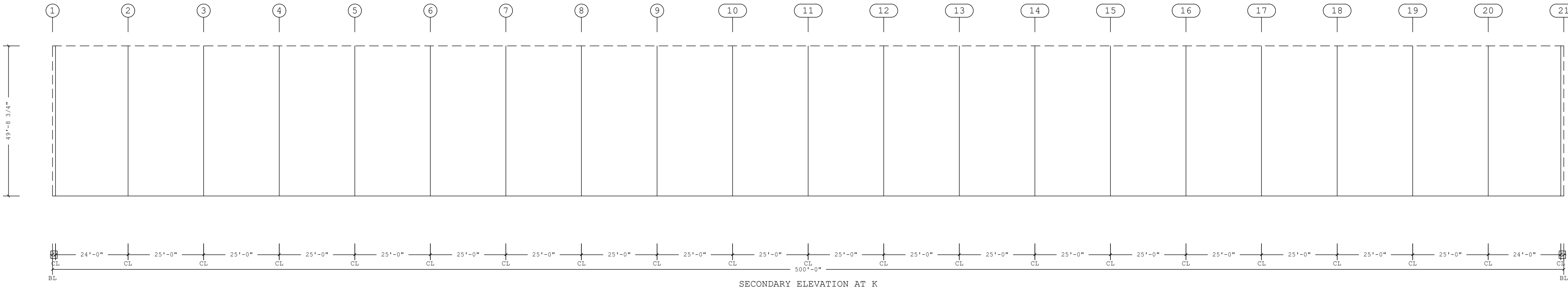
1. UNLESS NOTED, USE 1/2 X 1 1/2 A325T BOLT (49080) AND NUT (47120) W/O WASHERS. SNUG TIGHTEN BOLTS FOR ALL SECONDARY CONNECTIONS. 2. FLANGE BRACES ARE AN INTEGRAL PART OF THE STABILITY OF THE STRUCTURAL SYSTEM AND MUST BE PROPERLY INSTALLED PRIOR TO ERECTION OF WALL AND ROOF SHEETS. 3. REMOVAL OR ALTERATION OF ANY COMPONENT IS PROHIBITED.	THE BUTLER MFG. ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF BUTLER MFG. AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER. THE BUTLER MFG. ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY BUTLER EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER.	THIS DRAWING, INCLUDING THE INFORMATION HEREON, REMAINS THE PROPERTY OF BUTLER MFG. IT IS PROVIDED SOLELY FOR ERECTING THE BUILDING DESCRIBED IN THE APPLICABLE PURCHASE ORDER AND MAY BE REPRODUCED ONLY FOR THAT PURPOSE. IT SHALL NOT BE MODIFIED, REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF BUTLER MFG. THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING THIS BUILDING IN ACCORDANCE WITH THIS DRAWING, DETAILS REFERENCED IN THIS DRAWING, ALL APPLICABLE BUTLER MFG. ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING.	D BUTLER MANUFACTURING 1540 GENESSEE ST. KANSAS CITY, MO 64102	200 x 500 x 50'3-Secondary at 1								
				REV:	DATE:	BY:	DESCRIPTION:	BUILDER:	ARAA Athletic Facility	 Butler Manufacturing VPC VERSION: ADVNXT 6.8	JOB #:	
								CUSTOMER:			DATE:	12/6/2024
								LOCATION:	Ramsey, Minnesota		DRAWN/CHECK:	/
								PROJECT:	Athletic Training Facility		PAGE:	
				DRAWING SCALE:				NTS			BUILDER'S PO#:	



Shape Name = 200 x 500 x 50'3, Wall = 3

1. UNLESS NOTED, USE 1/2 X 1 1/2 A325T BOLT (49080) AND NUT (47120) W/O WASHERS. SNUG TIGHTEN BOLTS FOR ALL SECONDARY CONNECTIONS. 2. FLANGE BRACES ARE AN INTEGRAL PART OF THE STABILITY OF THE STRUCTURAL SYSTEM AND MUST BE PROPERLY INSTALLED PRIOR TO ERECTION OF WALL AND ROOF SHEETS. 3. REMOVAL OR ALTERATION OF ANY COMPONENT IS PROHIBITED.	THE BUTLER MFG. ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF BUTLER MFG. AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER. THE BUTLER MFG. ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY BUTLER EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER.	THIS DRAWING, INCLUDING THE INFORMATION HEREON, REMAINS THE PROPERTY OF BUTLER MFG. IT IS PROVIDED SOLELY FOR ERECTING THE BUILDING DESCRIBED IN THE APPLICABLE PURCHASE ORDER AND MAY BE REPRODUCED ONLY FOR THAT PURPOSE. IT SHALL NOT BE MODIFIED, REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF BUTLER MFG. THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING THIS BUILDING IN ACCORDANCE WITH THIS DRAWING. DETAILS REFERENCED IN THIS DRAWING, ALL APPLICABLE BUTLER MFG. ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING.	D	BUTLER MANUFACTURING 1540 GENESSEE ST. KANSAS CITY, MO 64102				200 x 500 x 50'3-Secondary at 21				BUTLER Butler Manufacturing VPC VERSION: ADVNXT 6.8	JOB #: DATE: 12/6/2024 DRAWN/CHECK: / PAGE:
				REV:	DATE:	BY:	DESCRIPTION:		BUILDER: ARAA Athletic Facility				
									CUSTOMER:				
									LOCATION: Ramsey, Minnesota				
									PROJECT: Athletic Training Facility				
				DRAWING SCALE: NTS				BUILDER'S PO#:					





1 1'-0"
Dimension Key

Shape Name = 200 x 500 x 50'3, Wall = 4

1. UNLESS NOTED, USE 1/2 X 1 1/2 A325T BOLT (49080) AND NUT (47120) W/O WASHERS. SNUG TIGHTEN BOLTS FOR ALL SECONDARY CONNECTIONS.
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3. REMOVAL OR ALTERATION OF ANY COMPONENT IS PROHIBITED.

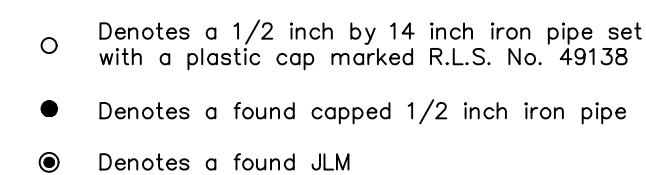
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D	BUTLER MANUFACTURING 1540 GENESSEE ST. KANSAS CITY, MO 64102			200 x 500 x 50'3-Secondary at K			
	REV:	DATE:	BY:	DESCRIPTION:	BUILDER: ARAA Athletic Facility	 Butler Manufacturing VPC VERSION: ADVNXT 6.8	JOB #:
					CUSTOMER:		DATE: 12/6/2024
					LOCATION: Ramsey, Minnesota		DRAWN/CHECK: /
					PROJECT: Athletic Training Facility		PAGE:
DRAWING SCALE: NTS				BUILDER'S PO#:			

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 28, T. 32, R. 25



By _____, Deputy

Future Land Uses

Figure 4: Future Land Use Map

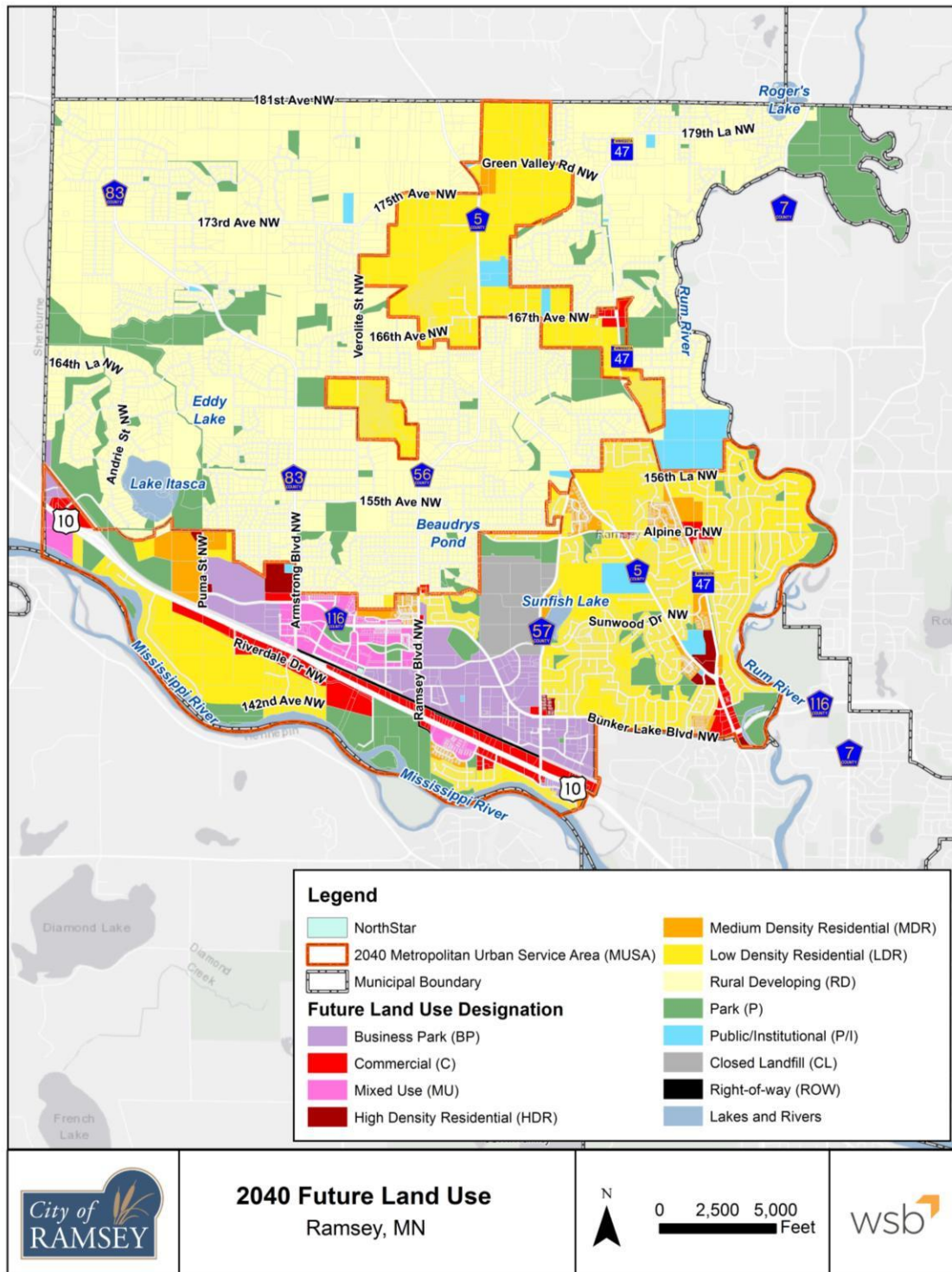


Table 28: Future Land Use Categories by Planning Period

Land Use	2018 – 2020		2021 – 2030		2031 - 2040	
	Acres	Percentage of Total	Acres	Percentage of Total	Acres	Percentage of Total
Business Park (BP)	719	3.8	696.78	3.8	696.78	3.8
Commercial (C)	372	1.9	410.68	1.9	410.68	1.9
Mixed Use (MU)	301	1.6	326.67	1.6	326.67	1.6
High Density Residential (HDR)	84	0.4	83.56	0.4	83.56	0.4
Medium Density Residential (MDR)	364	2.0	324.15	2.0	324.15	2.0
Low Density Residential (LDR)	3,721	19.4	3,812.89	19.4	3,812.89	19.4
Rural Developing (RD)	8,523	44.6	8,570.18	44.6	8,570.18	44.6
Park (P)	1,999	10.4	2,053.29	10.4	2,053.29	10.4
Public/Institutional (P/I)	373	2.0	375.50	2.0	375.50	2.0
Closed Landfill (CL)	262	1.4	261.84	1.4	261.84	1.4
Right-of-way (ROW)	1,622	8.5%	1,622	8.5%	1,622	8.5%
Lakes and Rivers	756	4.0%	756	4.0%	756	4.0%
Total	19,096	100%	19,096	100%	19,096	100%



Future Land Use Descriptions

Rural Developing (RD)

Areas guided Rural Developing are those areas that may be developed utilizing private utilities. These areas are expected to develop at a minimum of 1 unit per 10 acres and a maximum of 1 unit per 2.5 acres.

Low Density Residential (LDR)

Areas guided Low Density Residential must have urban services before development can take place. These areas are expected to develop at a minimum of 3 units per acre and a maximum of 4 units per acre for an average of 3.5 units per acre and contain single family, detached dwellings.

Where Low Density Residential is directly adjacent to areas guided Rural Developing that contain 2.5 acre lots, strategies for density transitioning will be employed. This means that while an area of Low Density Residential may average three (3) units per acre, those lots directly adjacent to 2.5 acre lots will be required to provide an effective transition that maintains the existing character of the neighborhood. Screening methods, such as landscaping must also be employed to transition between very low-density areas and urban lots.

Medium Density Residential (MDR)

These areas are within the MUSA and intended to receive medium density housing including lower density multi-family housing and higher density single-family housing. These areas are expected to develop at a minimum of four (4) units per acre and a maximum of eight (8) units per acre. Average density will be six (6) units per acre. Medium density detached single-family is becoming an increasingly popular development pattern for Ramsey.

High Density Residential (HDR)

These areas are within the MUSA and intended to accommodate multi-family housing such as townhomes and apartment buildings. These areas are expected to develop at a minimum of eight (8) units per acre and a maximum of fifteen (15) units per acre. The average density will be 12.5 units per acre.

Mixed Use (MU)

Mixed Use areas may include a combination of residential, commercial, light industrial, open space, and a transit hub and are broken into the following three categories:

Mixed Use (Low). Areas guided as Mixed Use (Low) are expected to develop at a minimum of five (5) units per acre and a maximum of fifteen (15) units per acre. It is expected that 50% of the land area will be developed as residential.

Mixed Use (Medium). Areas guided as Mixed Use (Medium) are expected to develop at a minimum of eight (8) units per acre and a maximum of twenty-five (25) units per acre. It is expected that 50% of the land area will be developed as residential.

Mixed Use (High). Areas guided as Mixed Use (High) are expected to develop at a minimum of fifteen (15) units per acre and a maximum of seventy-five (75) units per acre. It is expected that 50% of the land area will be developed as residential.



Commercial (C)

Areas guided Commercial may include a range of neighborhood and community commercial/retail development.

Business Park (BP)

Areas guided Business Park are reserved for office and industrial development.

Public/Institutional (P/I)

This category generally includes city offices, public works facilities, churches, schools, other non-profit or government facilities, and bridges/major rights-of-way.

Park (P)

Parks, trails and open space include the City Park and trail system, golf courses, regional parks, wetlands, and the greenway. Lands in this category are intended to preserve the natural resource base and provide an adequate supply of active and passive recreational lands in Ramsey.

Closed Landfill (CL)

The risk to public health and safety associated with the closed landfill in Ramsey is mitigated by implementing land-use controls that minimize public exposure to landfill hazards and protect the state's response action equipment. In other words, future use of land at and around closed landfills needs to be planned carefully and responsibly. The purpose, then, for preparing a Closed Landfill Use Plan (CLUP) for each landfill is to protect the integrity of the landfill's remediation and monitoring systems, protect human health and public safety at each landfill, and accommodate local government needs and desires for land use at the qualified facility with consideration for health and safety requirements.

Right of Way (ROW)

Right of way identifies area designated for public roadways.

Continued on Next Page.

