

City of Ramsey
Agenda
Regular Planning Commission
Thursday, July 23, 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 June 25, 2026.
- 6. Public Hearing**
 1. Wildlife Research - 14485 Azurite St. NW - Conditional Use Permits for Outdoor Storage and Multiple Principal Structures on One Lot.
 2. PUBLIC HEARING: Consider Ordinance #26-11 Amending Chapters 30 (Nuisances) and 106 (Zoning Code) of City Code Related to Managed Natural Landscapes
 3. PUBLIC HEARING: Consider an Amendment to Chapter 106 (Zoning Code) and the COR Framework Pertaining to Principal Uses, Streetscaping, and Bulk Standards in the COR Zoning Districts
- 7. Commission Business**
- 8. Commission/Staff Input**
- 9. Adjournment**

Regular Planning Commission

Meeting Date: 07/23/2026

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

Information

Title:

Approve the Planning Commission Meeting Minutes for June 25, 2026.

Purpose/Background:

The purpose of this case is to approve the Planning Commission Meeting Minutes for June 25, 2026.

Recommendation:

Staff recommends approving the minutes.

Outcome/Action:

Motion to approve the minutes for June 25, 2026.

Attachments

PC June 2026 Minutes

Form Review

Inbox

Brian Hagen

Form Started By: Kalia Lor

Final Approval Date: 07/09/2026

Reviewed By

Brian Hagen

Date

07/09/2026 10:36 AM

Started On: 07/06/2026 08:29 AM

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, June 25, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Cheri Gengler
 Commissioner Michael Allshouse
 Commissioner Randy Bauer
 Commissioner Jeffrey Lubarski
 Commissioner Debra Musgrove
 Commissioner Layee Sanoe

Members Absent: Commissioner Bradley Cochrane

Also Present: Planning Manager Todd Larson
 City Council Liaison Eric Peters

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

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

5. CONSENT AGENDA

5.01: Approve the May 28, 2026, Planning Commission Meeting Minutes

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

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

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Code Amendment Pertaining to Outdoor Storage Performance Standards in the I-1 Zoning District

Public Hearing

Chairperson Gengler called the public hearing to order at 6:31 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the Code Amendment as presented.

Commissioner Musgrove asked for more information on the difference in size of the nonconforming area.

Planning Manager Larson replied that the business would like to increase the nonconforming area by 20 percent.

Commissioner Musgrove asked whether the nonconforming area could be moved without changing its nonconforming status. She asked whether there are guidelines on how much the nonconformity can change without losing its status.

Planning Manager Larson explained that the nonconformity can change the area it is located in, but cannot increase.

Commissioner Musgrove stated that with this change to four acres, it would seem to provide more options to the business while also providing the same benefit to other properties.

Planning Manager Larson explained that this change would make the nonconformity legal, allowing the businesses to do what they would like within the parameters of City Code.

Commissioner Musgrove asked if there would be a benefit to reduce the requirement to a lesser requirement, such as one-acre, or no threshold.

Planning Manager Larson stated that there are quite a few small industrial properties that are not allowed any outdoor storage, but if that size were reduced or eliminated, they would be allowed to have outdoor storage.

Commissioner Musgrove stated that she would be in favor of the decision that works best for businesses in the city.

Chair Gengler referenced the B-3 district and asked for more information on why the restrictions for location and minimum lot size are different for different zoning districts.

Planning Manager Larson explained that the B districts are retail-focused, while the I districts are industrial. He explained that garden centers are in B-3 and often have displays in the front.

Commissioner Bauer stated that, currently, Wildlife Research is nonconforming and asked if there are other nonconforming businesses in the same district. He asked the size of those lots.

Planning Manager Larson commented that there are several nonconforming properties, some one-acre in size. He commented that some businesses do a good job keeping their outdoor storage tidy, while others do not. He recognized that a lot of this comes down to aesthetics, as many businesses want to keep their property looking good and do not want to see other businesses impacting their investment.

Commissioner Bauer asked if the nuisance ordinance could be used for the enforcement of the lots that do not have tidy outdoor storage.

Planning Manager Larson commented that would depend, as some of those businesses are very old, and therefore, if they continue to operate as previously allowed, enforcement would not be available.

Chair Gengler asked if a Conditional Use Permit could be used for smaller lots to ensure the proper conditions are being met.

Planning Manager Larson confirmed that tool is already used for that purpose.

Chair Gengler believed that would be an appropriate tool, especially if they consider allowing outdoor storage on smaller lots.

Citizen Input

No comments.

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 6:46 p.m.

Commission Business

Councilmember Peters asked whether the oddly shaped property below the parcels being discussed is vacant or owned by the property to the south.

Planning Manager Larson replied that is owned by the property to the south.

Commissioner Musgrove referenced other zoning districts without minimum size requirements or a minimum of one acre, noting that she would seem to support a one-acre minimum. She asked if there would be any input from staff on whether that would be advisable.

Planning Manager Larson stated that staff do not have strong feelings one way or another. He provided additional input on the different types of businesses found in each district.

Commissioner Musgrove asked if a one-acre minimum would help City staff with the ability to enforce the Code.

Planning Manager Larson agreed that it would make things easier. He stated that they do not have too many requests from small businesses asking for outdoor storage. He stated that the proposal to reduce from five acres to four acres was to accommodate this situation being discussed.

Commissioner Musgrove wondered if it would be better to look more holistically and make a change that would be of greater impact to prevent this situation, where a business would need to request that the minimum size be reduced again.

Commissioner Allshouse stated that he would be concerned that there could potentially be a lot of businesses that could have storage units outside of their businesses if the lot size is reduced to one acre. He believed that four acres would provide more control.

Commissioner Musgrove commented that other parameters would guide that, and a business would still need to go through the review process for a Conditional Use Permit. She stated that, for the most part, businesses also want their property to look good.

Chair Gengler asked the average size of lots within the I-1 district.

Planning Manager Larson replied that lot sizes vary within that district, although the typical lot size is within the two to three acre range, while there are some one-acre in size or less, and some that are much larger.

Commissioner Bauer stated that he would support reducing it to one acre with a condition that includes maintaining a sightly appearance to ensure it does not become an allowance for a junk pile.

Commissioner Musgrove agreed.

Motion by Commissioner Bauer, seconded by Commissioner Musgrove, to recommend that City Council adopt Ordinance #26-12, Amending Chapter 106 Pertaining to Outdoor Storage, changing the five-acre requirement to one-acre.

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

Planning Manager Larson noted that the second part of this request will come before the Planning Commission at the next meeting, for the business to request the Conditional Use Permit, should the Council adopt the Ordinance. He noted that request would also include a second principal structure on the lot.

7. COMMISSION BUSINESS

None.

8. COMMISSION / STAFF INPUT

Planning Manager Larson highlighted items that will come before the Commission at its July and August meetings.

Commissioner Bauer asked if the ARAA project is moving ahead.

Planning Manager Larson replied that the City portion of it continues to follow that process, but ARAA is still working out the financing.

Commissioner Bauer asked if it is still on target for Kwik Trip and the splashpad to open before July 4th.

Planning Manager Larson confirmed that is still a realistic date for the splashpad. He commented that Kwik Trip plans to open once the Bunker Lake Boulevard construction is completed and noted that the business plans to hold a grand opening celebration in September, even though the business would be open before that time.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 6:59 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:** 07/23/2026**Primary Strategic Plan Initiative:** Promote economic growth and development.

Information**Title:**

Wildlife Research - 14485 Azurite St. NW - Conditional Use Permits for Outdoor Storage and Multiple Principal Structures on One Lot.

Purpose/Background:

Wildlife Research has been located at 14485 Azurite St. NW for several years. The manufacturing company has been growing and is currently out of space. They would like to expand at their location--both with an expansion of the existing building and with the construction of a detached warehouse building. The company's proposed plan includes two components that are considered conditional uses and therefore require a Conditional Use Permit (CUP) for both multiple principal structures on a parcel and outdoor storage. The building expansion, itself, is a permitted use and will be reviewed administratively (grading and drainage, landscaping, lighting, utilities, etc.).

Wildlife Research is purchasing a 1.93-acre piece of City-owned property to the east. This property will be combined with their existing property via a minor plat that was approved on July 14.

Overview

The existing 40,000 square foot building is proposed to nearly double by adding 36,000 square feet, mostly for warehouse and shipping. The existing 40-space parking lot on the west side of the site is oversized for their current needs and can accommodate any additional employees that may result from this expansion, though none are anticipated in the near-term. Stormwater is held in a regional basin across Azurite Street to the west and will be expanded by the applicant to accommodate this project. The proposed landscape plan will be reviewed by the Environmental Policy Board (EPB) on July 20.

Outdoor Storage

As noted in a previous related case, the property has a small area of outdoor storage that pre-dates the current outdoor storage regulations. Wildlife Research would like to shift and slightly expand the storage area, mainly used for material bins and containers. The current regulations require a 5-acre minimum lot area to qualify for screened accessory outdoor storage, but that exceeds what the proposed lot area would have after the replat. The Planning Commission recommended a Code Amendment to lower the threshold to one acre at its meeting on June 25. The City Council will consider the ordinance at its meetings on July 14 and 28. Should the Code Amendment be approved on July 28, then the proposed shift and expansion could be allowed. For purposes of this public hearing, please assume the amendment will be approved by Council. If the amendment does not get approved, Wildlife Research will keep the same area as they have currently, but shift to the proposed location as authorized by the City Attorney for legal non-conforming accessory uses.

The outdoor storage area will be enclosed by a chain-link fence and screened with several trees. As proposed, the outdoor storage area appears to meet the requirements set forth in the performance standards of Section 106-525.

Multiple Principal Structures on One Lot

Wildlife Research would like to construct a separate 13,500 square foot warehouse building on the east side of the property. City Code allows for *accessory* structures to accompany business structures, but the proposed warehouse building exceeds the threshold to be considered accessory by zoning (10 percent of the main building). Being large enough to be operational on its own and exceeding the accessory limit, this warehouse building will be considered another principal structure. City Code Section 106-301 states that only one principal

building shall be constructed per lot, with an exception that is considered a conditional use by Section 106-521.

The rationale behind a CUP for two or more principal buildings on a single parcel is that the review should contemplate how the buildings work together (or separately) without conflict, parking and traffic issues, and overall design. The proposed warehouse building, the addition, and the existing building all have the same pre-cast concrete panels for a coordinated architectural design. The warehouse building is accessed through the main building's southern drive lane and will share a truck court. The warehouse is not expected to provide additional dedicated employees, though six spaces will be striped near the warehouse. Additional spaces could be striped at the north end of the truck court should the warehouse ever be leased out to a different company.

The warehouse building will have direct municipal water access from a watermain along Sunfish Lake Boulevard. The sanitary sewer service, however, will be linked through the main building. Because the warehouse will not have a direct connection, it will not be able to be split off in the future without first creating a direct sanitary sewer connection to a main.

Fire Department access around the warehouse building must be kept clear. The southern access drive encroaches onto the neighboring property due to a jog in the property line. In business settings, driveways and parking lots may cross property lines, provided that written documentation is recorded against the properties outlining rights and maintenance responsibilities.

Notification:

Mailed notices were sent to property owners within 350 feet of the site. A legal notice was placed in the July 10 Anoka Union Herald Newspaper. Two "proposed development" signs were placed on the property, one fronting each street.

Time Frame/Observations/Alternatives:

Alternatives to Consider:

1. Recommend approval of the CUP as requested by the applicant and recommended by staff.
2. Recommend approval of the CUP with modifications.
3. Recommend denial of the CUP with specific findings.

Funding Source:

Costs associated with this project are the responsibility of the Applicant.

Recommendation:

Staff recommends approval of the Conditional Use Permit.

Outcome/Action:

Motion to recommend approval of a Conditional Use Permit for exterior storage and multiple principal structures on a lot at 14485 Azurite St. NW.

Site Location Map
Resolution #26-165 CUP
Civil Plans
Architectural Plans
Landscape Plans

Form Review

Inbox

Brian Hagen

Form Started By: Todd Larson

Final Approval Date: 07/17/2026

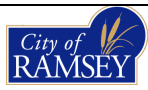
Reviewed By

Brian Hagen

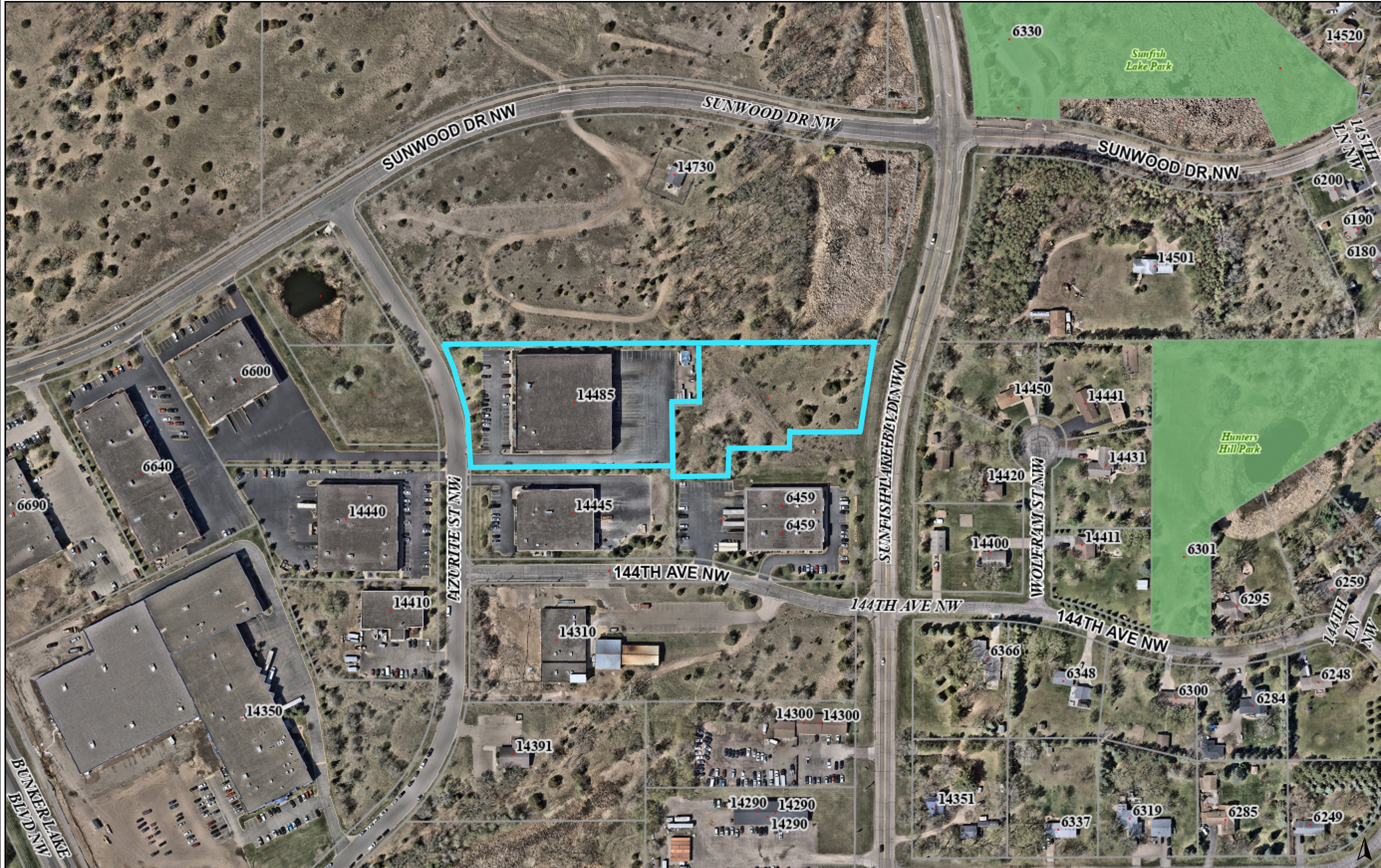
Date

07/17/2026 09:08 AM

Started On: 07/07/2026 03:38 PM



Wildlife Research



Address:
14485 Azurite St NW,
Ramsey MN 55303

PID#
27-32-25-41-0017

&

Unaddressed Vacant
Parcel

PID#
27-32-25-41-0025

0 500 1000
ft

Created on: 06/08/2026

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

RESOLUTION #26-165

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR OUTDOOR STORAGE AND MULTIPLE PRINCIPAL STRUCTURES ON A LOT AT 14485 AZURITE STREET NW

WHEREAS, Mr. John Grotkin of RJ Ryan Inc., on behalf of his client, LH Road LLC (Wildlife Research), has submitted an application for a Conditional Use Permit on property legally described as:

Lot 1, Block 1, Wildlife Research Addition, Anoka County, Minnesota

(the “Subject Property”)

WHEREAS, The Subject Property is guided for Business Park uses in the adopted 2040 Comprehensive Plan and zoned I-1 Light Industrial District; and

WHEREAS, The existing and proposed uses of office, manufacturing, and warehousing are permitted uses within the I-1 Zoning District; and

WHEREAS, The proposed uses of outdoor storage and a second principal structure on a parcel are considered conditional uses within the I-1 Zoning District per Sections 106-520 through 106-525; and

WHEREAS; The proposed uses are not anticipated to be detrimental to the site and to neighboring properties or adjacent roadways; and

WHEREAS; The Planning Commission reviewed the proposed uses at its meeting on July 23, 2026, and recommended _____; and

WHEREAS; The City Council reviewed the Planning Commission’s recommendation on August 11, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, MINNESOTA: that a Conditional Use Permit for outdoor storage and multiple principal structures on a lot is hereby approved with the following conditions:

A. Outdoor Storage.

1. Outdoor storage is limited to a 50-by-82-foot paved area along the north side of the warehouse building.
2. The outdoor storage area must be enclosed by a minimum six-foot tall fence and screened from views from Sunfish Lake Boulevard by trees or a privacy fence.
3. The outdoor storage area must not be used for the accumulation of junk, trash, and debris.
4. Items stored within the outdoor storage area must not exceed the height of the fence.

B. Multiple Principal Structures on a Lot.

1. Two principal structures for manufacturing, warehousing, and office uses are approved to be constructed on the Subject Property totaling 89,500 square feet.

2. Due to sanitary sewer access of the eastern building going through the western building, the property may not be subdivided unless the eastern building is directly connected to a municipal sanitary sewer main. The two structures may be leased separately.
 3. The exterior building materials and colors must generally match for a coordinated appearance.
- C. A development agreement outlining site sureties and construction standards must be signed prior to obtaining building permits.
- D. A cross-access and maintenance agreement for the parking lot and drive aisles that cross the southern property line must be signed and recorded against the properties.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

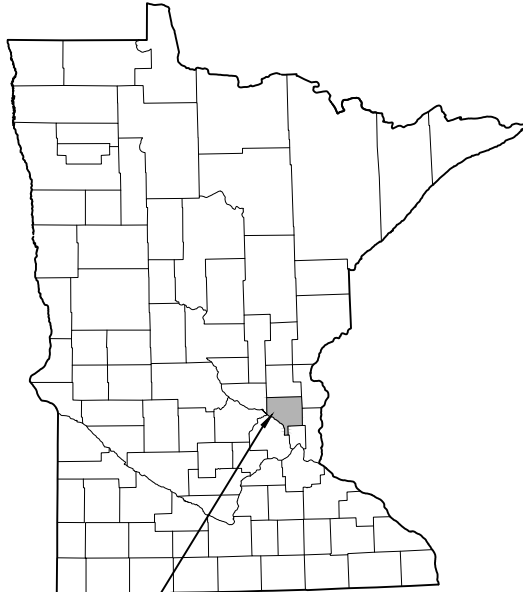
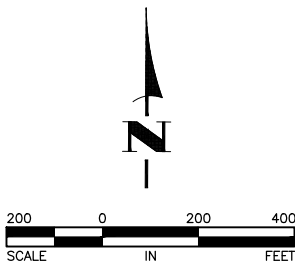
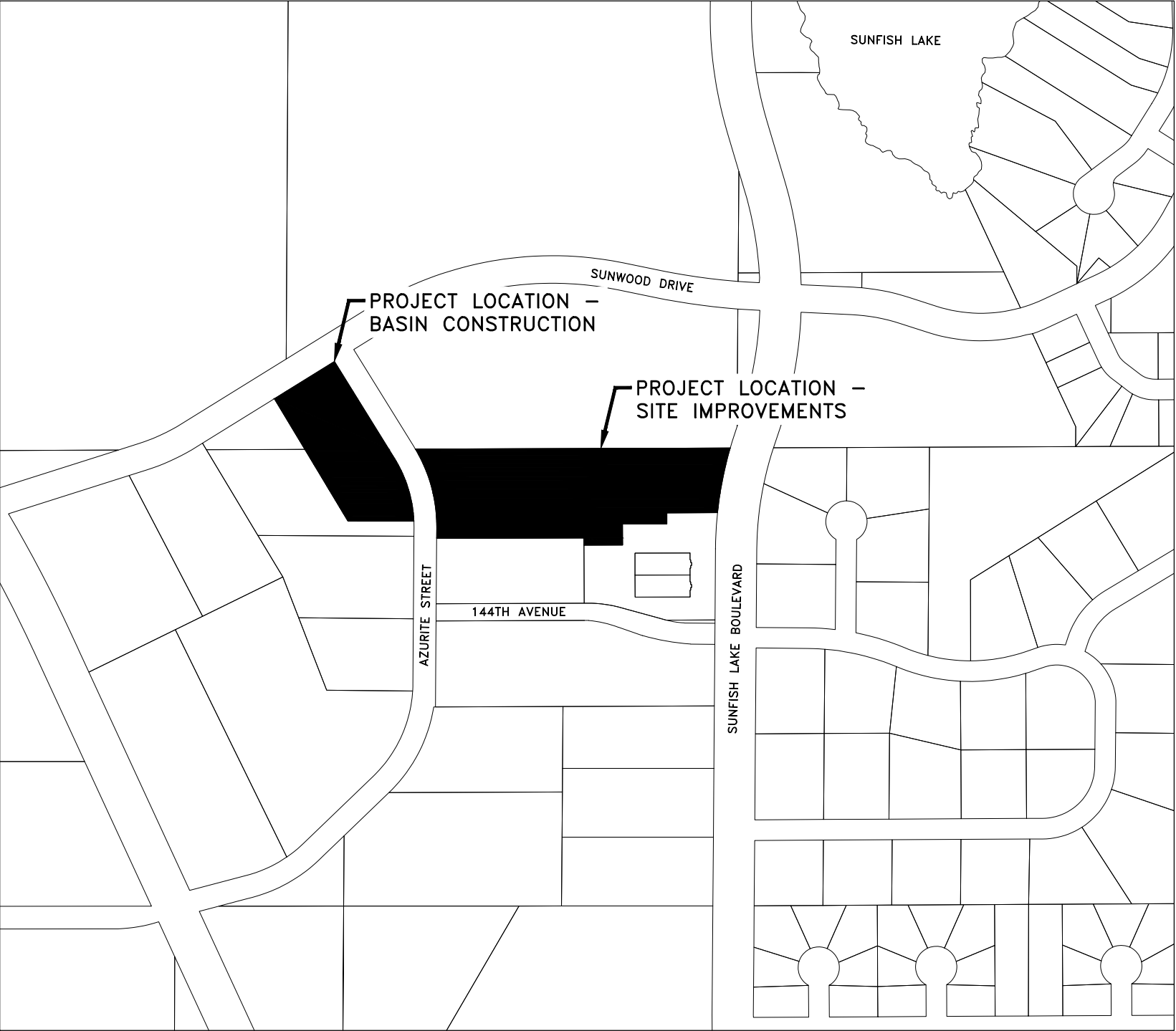
Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 28th day of July, 2026.

Mayor

ATTEST:

City Clerk

WILDLIFE RESEARCH ADDITION
SITE AND STORMWATER IMPROVEMENTS
CITY OF RAMSEY, MINNESOTA



CITY OF RAMSEY,
ANOKA COUNTY,
MINNESOTA

THE SUBSURFACE UTILITY INFORMATION
IN THIS PLAN IS UTILITY QUALITY LEVEL
D. THIS QUALITY LEVEL WAS DETERMINED
ACCORDING TO THE GUIDELINES OF
ASCE 38-22, ENTITLED "STANDARD
GUIDELINES FOR INVESTIGATION AND
DOCUMENTING EXISTING UTILITIES."

GOVERNING SPECIFICATIONS

THE 2025 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION
"STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL APPLY.

THE 2023 EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA
(CEAM) STANDARD SPECIFICATIONS SHALL APPLY.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES
SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

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.

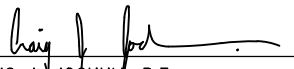
ENGINEERING DESIGN STANDARDS FOR THE CITY OF RAMSEY DATED
2/5/2024.

SHEET INDEX

THIS PLAN CONTAINS 16 SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	NOTES, DETAILS AND PROJECT LEGEND
3-5	DETAILS
FOR SITE IMPROVEMENTS	
6	EXISTING CONDITIONS AND REMOVALS PLAN
7	GRADING AND EROSION CONTROL PLAN
8	UTILITY PLAN
9	PAVING PLAN
FOR BASIN CONSTRUCTION	
10	EXISTING CONDITIONS AND REMOVALS PLAN
11	GRADING AND EROSION CONTROL PLAN
12	UTILITY PLAN
13-14	STORM SEWER PLAN AND PROFILE
15-16	SWPPP

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.


CRAIG J. JOCHUM, P.E.
HAKANSON ANDERSON
DESIGN ENGINEER

23461 DATE 5-18-26
LIC. NO.

DATE	REVISION
6/11/26	CITY REVIEW NO.1

GENERAL CONSTRUCTION AND SOILS NOTES:

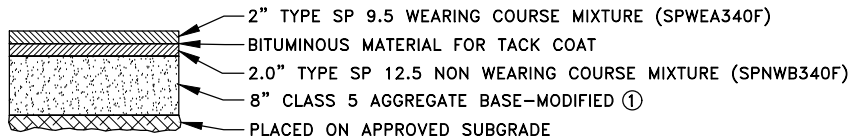
1. STRIP ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. IN AREAS OF PARKING LOT AND BUILDING CONSTRUCTION, THE EXPOSED SAND SHALL BE SURFACE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM D698, IN AT LEAST THE UPPER 3 FEET.
2. UNLESS 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, PREPARED BY AMERICAN ENGINEERING TESTING AND DATED FEBRUARY 23, 2026 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.

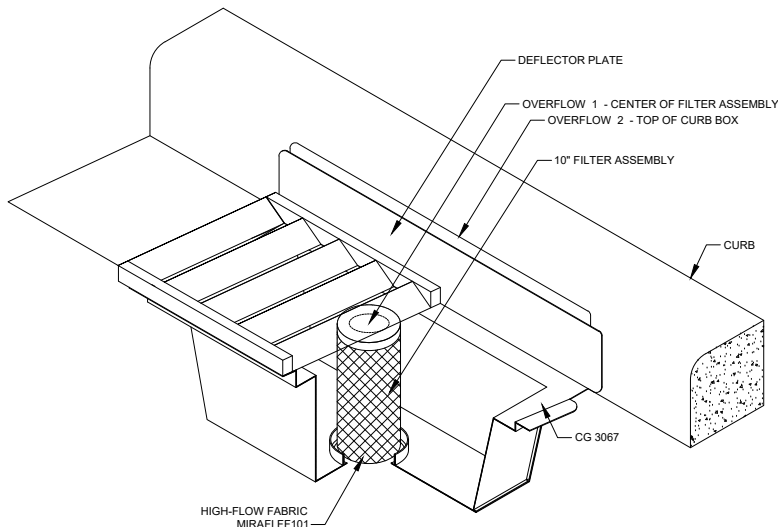
REFERENCE NOTES:

- ① SEE CITY PLATE NO. STR-26 FOR MODIFIED CLASS 5 AGGREGATE BASE SPECIFICATIONS.
- ② 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 AND RD 27 ARE SHOWN. FIELD VERIFY ALL CASTING TYPES. OTHER INLET PROTECTION DESIGNS MAY BE REQUIRED.

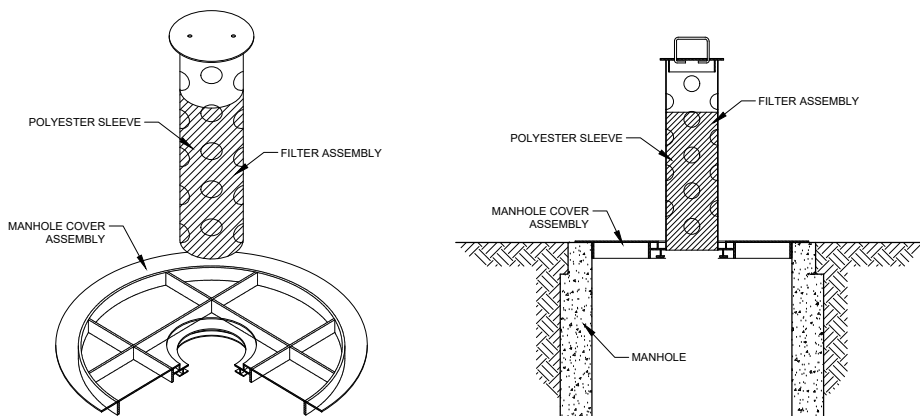


HEAVY DUTY BITUMINOUS PAVEMENT SECTION

NO SCALE

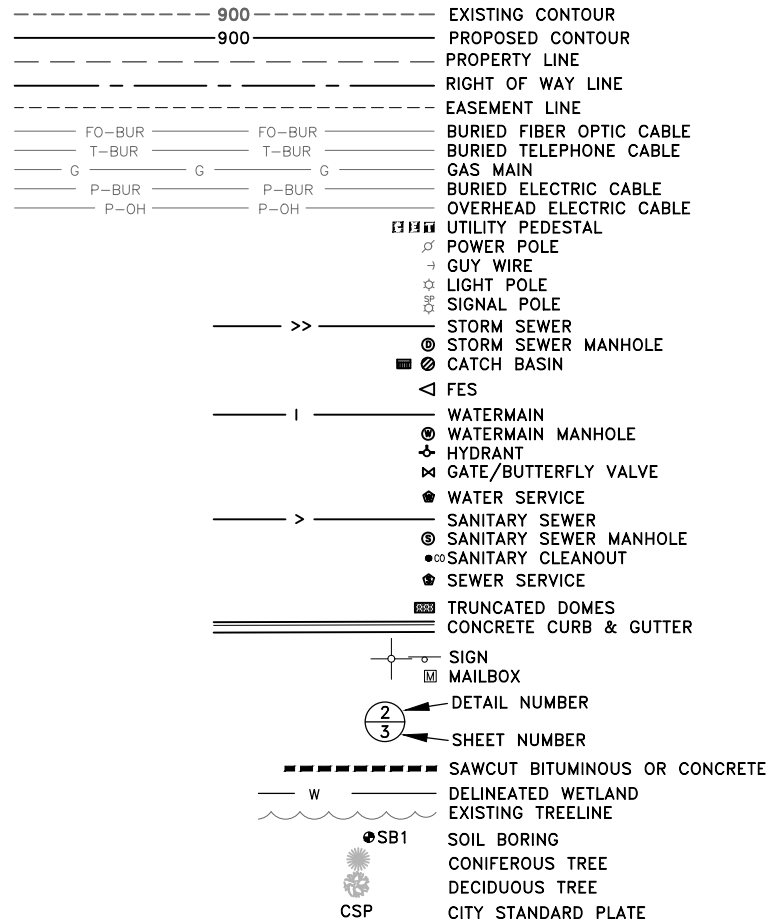


STORM DRAIN INLET PROTECTION ②



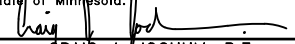
STORM DRAIN INLET PROTECTION ②

PROJECT LEGEND



DATE	REVISION
6/11/26	CITY REVIEW NO.1
7/3/26	CITY REVIEW COMMENTS

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.


Date 5-18-26 CRAIG J. JOCHUM, P.E.
Lic. No. 23461

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



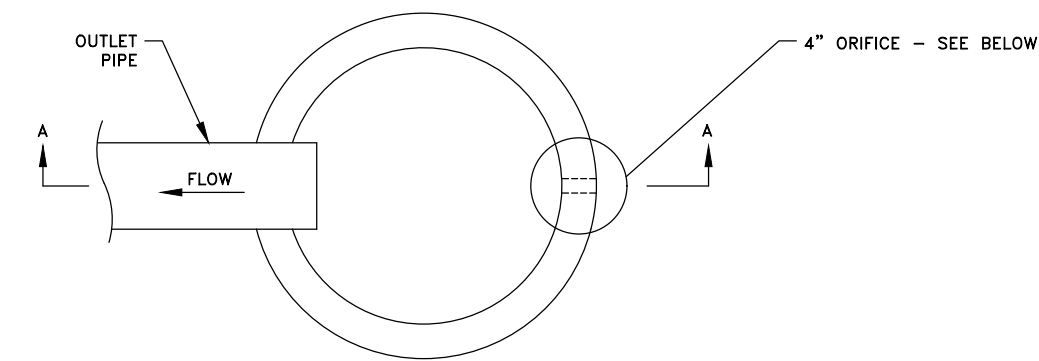
Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

WILDLIFE RESEARCH ADDITION

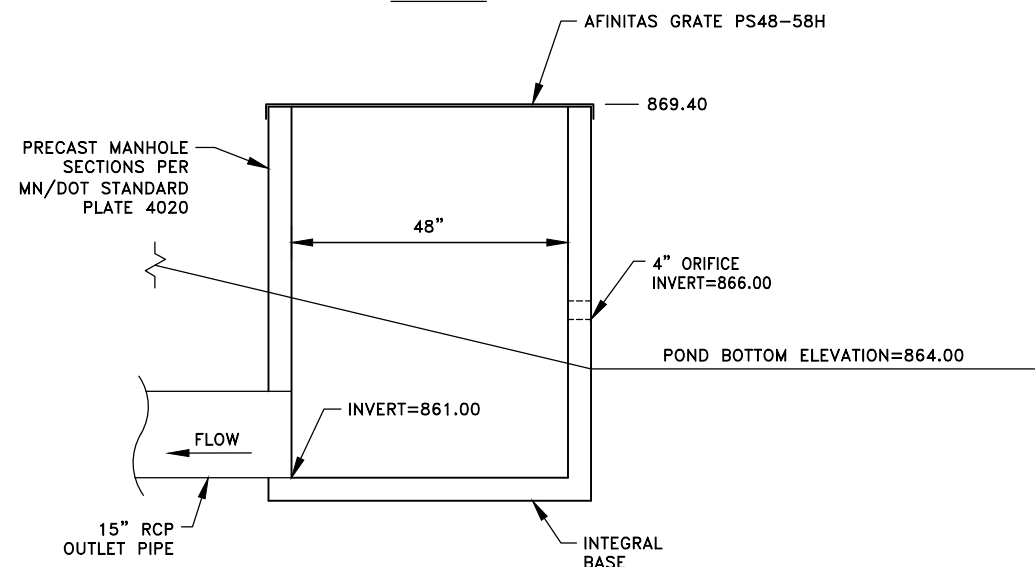
NOTES, DETAILS, AND PROJECT LEGEND

CITY OF RAMSEY, MINNESOTA

SHEET
2
OF
16
SHEETS

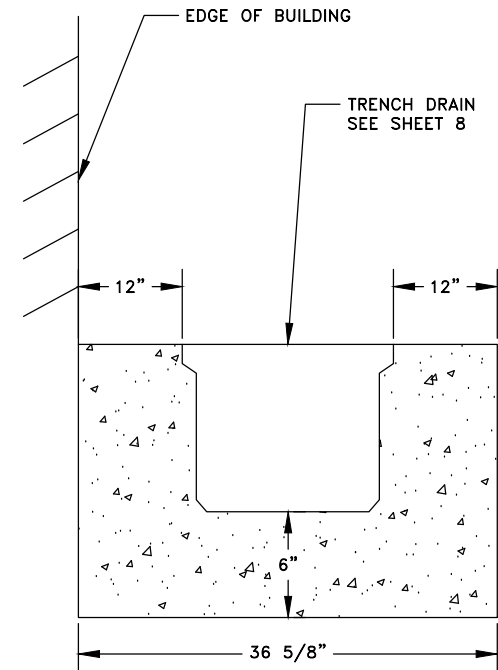


PLAN VIEW

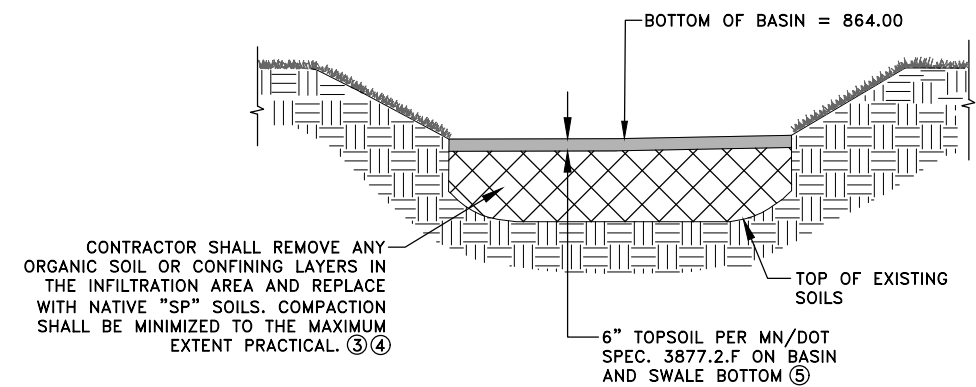


SECTION A-A

1 INFILTRATION BASIN OUTLET CONTROL STRUCTURE
NO SCALE



2 TRENCH DRAIN CONCRETE DETAIL
NO SCALE



3 INFILTRATION BASIN ①②
NO SCALE

REFERENCE NOTES:

- ① CONTRACTOR SHALL PROTECT THE INFILTRATION AREAS PRIOR TO THE START OF CONSTRUCTION. CONSTRUCTION EQUIPMENT SHALL BE MINIMIZED OVER THE FOOTPRINT OF THE BASIN. ONLY LOW PRESSURE, WIDE TRACKED EQUIPMENT SHALL BE USED FOR CONSTRUCTION.
- ② INFILTRATION AREAS 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 AREAS HAVE BEEN PROVIDED.
- ③ POST CONSTRUCTION TESTING OF THE INFILTRATION RATE AND DRAWDOWN PERIOD IS REQUIRED. TESTING SHALL BE COORDINATED WITH THE CITY ENGINEER. THE INFILTRATION RATE FOR THE SOILS IN THE BOTTOM OF THE INFILTRATION BASIN SHALL BE BETWEEN 0.80 AND 8.3 INCHES PER HOUR. THE CONTRACTOR MAY HAVE TO AMEND THE SOILS TO MEET THIS REQUIREMENT.
- ④ COMPACTED SOIL WITHIN THE INFILTRATION BASIN SHALL BE SCARIFIED TO A DEPTH OF 12" PRIOR TO RESTORATION.
- ⑤ CONTRACTOR MAY USE ONSITE TOPSOIL IF INFILTRATION RATES IN NOTE 3 ABOVE CAN BE MET.

Jun 11, 2026 - 4:42pm
K:\PRIVATE\2100\2165.12 ENGINEERING\PLAN DWG\216512_DETAILS.dwg

DATE	REVISION
6/11/26	CITY REVIEW NO.1

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.

Craig J. Jochum
CRAIG J. JOCHUM, P.E.
 Date 5-18-26 Lic. No. 23461

DESIGNED BY:
CJJ

DRAWN BY:
IDM

CHECKED BY:
TAE



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

WILDLIFE RESEARCH ADDITION

DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET
3
OF
16
SHEETS

Jun 11, 2026 - 4:42pm
K:\PRIVATE\2100\2165.12 ENGINEERING\PLAN DWG\216512_DETAILS.dwg

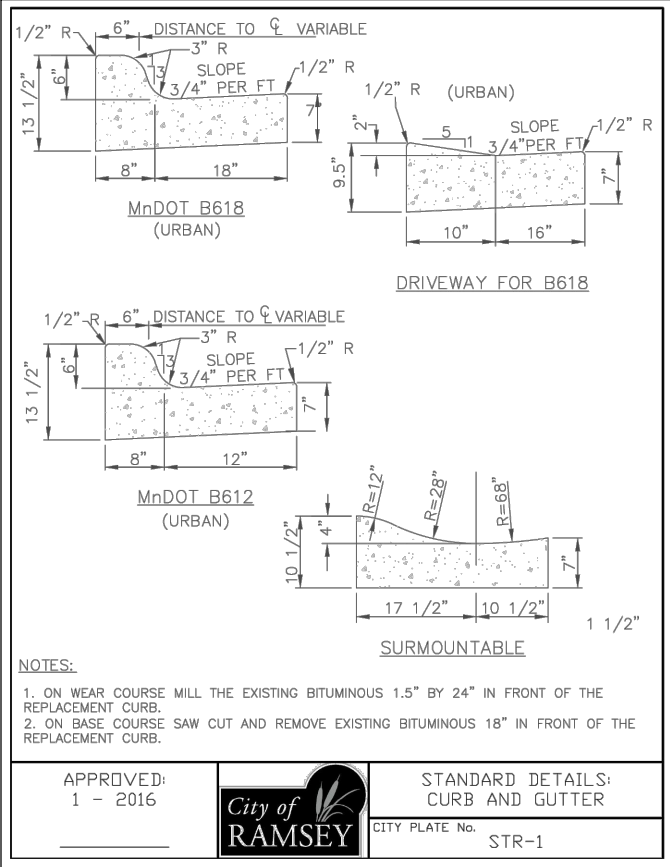
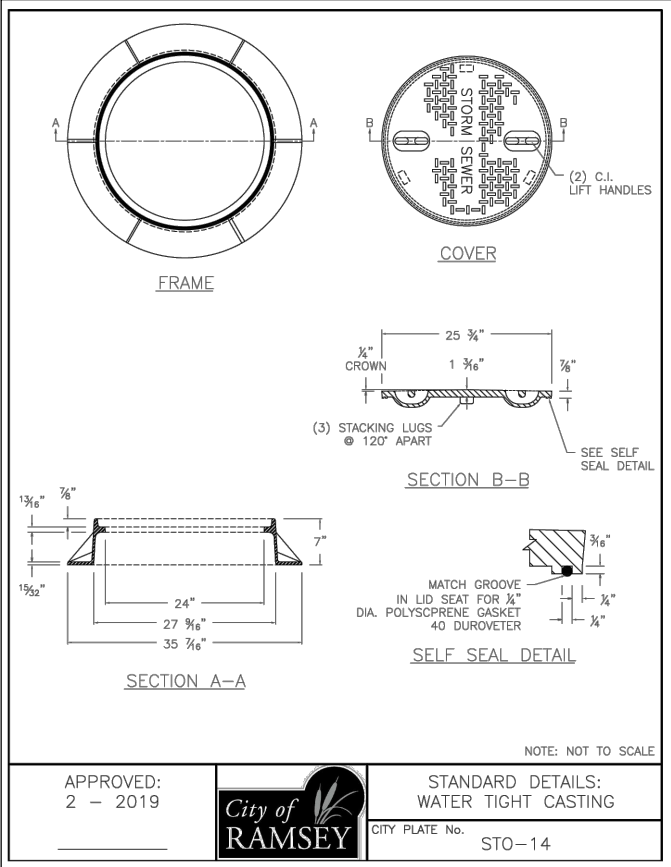
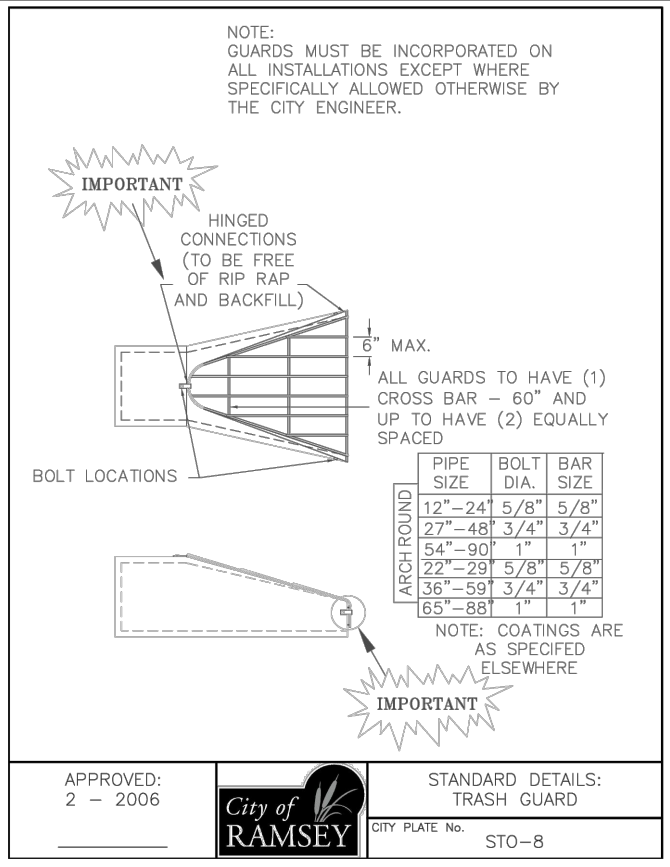


TABLE A MODIFIED CLASS 5 SPECIFICATIONS		
% PASSING		
1"	100	
3/4"	90 - 100	
3/8"	50 - 80	
No.4	35 - 70	
No.10	20 - 60	
No.40	10 - 35	
No.200	5 - 10	

NOTES:

1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.

2. 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.

3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED:
2 - 2003

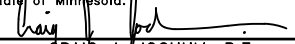
City of RAMSEY

STANDARD DETAILS:
MODIFIED CLASS 5
SPECIFICATIONS

CITY PLATE No. STR-26

DATE	REVISION
6/11/26	CITY REVIEW NO.1

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.


CRAIG J. JOCHUM, P.E.
Lic. No. 23461

Date 5-18-26

DESIGNED BY:
CJJ

DRAWN BY:
IDM

CHECKED BY:
TAE



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

WILDLIFE RESEARCH ADDITION

DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET
5
OF
16
SHEETS

STATE OF MINNESOTA
14730 SUNFISH LAKE BOULEVARD

LEGEND

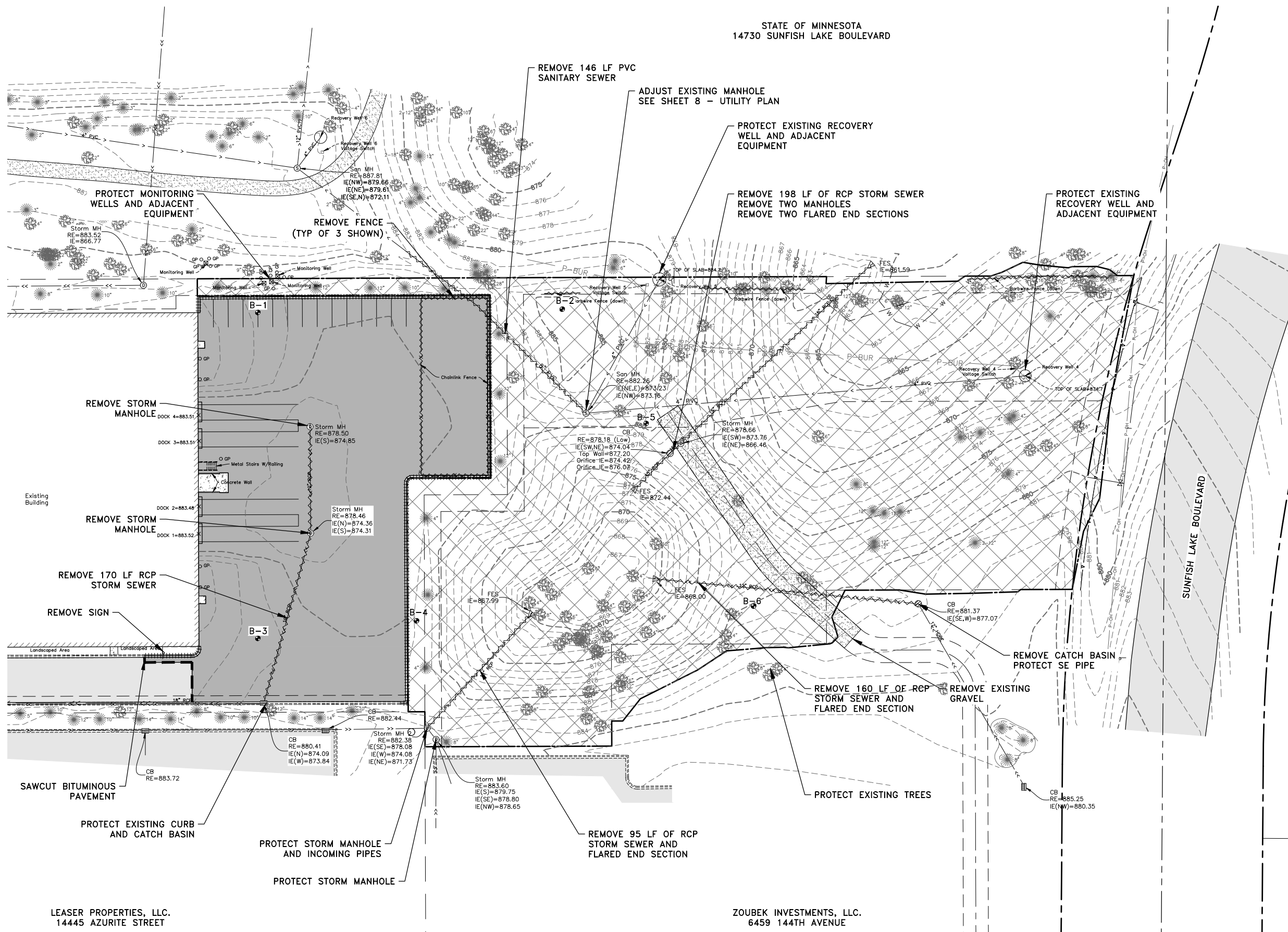
- 900--- EXISTING MAJOR CONTOUR
--- EXISTING MINOR CONTOUR
EXISTING BITUMINOUS PAVEMENT
REMOVE BITUMINOUS PAVEMENT
REMOVE CONCRETE PAVEMENT
REMOVE GRAVEL
CLEAR AND GRUB AREA ①
SAWCUT BITUMINOUS PAVEMENT
EXISTING CONCRETE CURB
REMOVE CONCRETE CURB
REMOVE FENCE
REMOVE STORM SEWER
REMOVE SANITARY SEWER

GENERAL NOTES

- REMOVAL ITEMS SHALL BE DISPOSED OF BY THE CONTRACTOR
- SILT FENCE SHALL BE IN PLACE PRIOR TO THE START OF ANY REMOVAL ACTIVITIES. SEE SHEET 7 - GRADING AND EROSION CONTROL PLAN FOR SILT FENCE LOCATIONS.
- CLEAR AND GRUB BRUSH, SHRUBS AND SMALL TREES WITHIN THE CONSTRUCTION LIMITS DEFINED ON THIS PLAN.

REFERENCE NOTES

- ① CLEAR AND GRUB BRUSH, SHRUBS AND TREES.
② CONTRACTOR SHALL BULKHEAD LOWER PIPE OPENING AFTER PIPE REMOVAL AND FILL STRUCTURE WITH CONCRETE TO NEW INVERT ELEVATION OF 874.00. SEE SHEET 8.



LEASER PROPERTIES, LLC.
14445 AZURITE STREET

ZOUBEK INVESTMENTS, LLC.
6459 144TH AVENUE

Jun 11, 2026 - 4:42pm
K:\PRIVATE\2100\2165.12\ENGINEERING\PLAN DWG\216512_EXISTING_CONDITIONS.dwg

DATE	REVISION
6/11/26	CITY REVIEW NO.1

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.

CRAIG J. JOCHUM
CRAIG J. JOCHUM, P.E.
Date 5-18-26 Lic. No. 23461

DESIGNED BY:
CJJ

DRAWN BY:
IDM

CHECKED BY:
TAE



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

WILDLIFE RESEARCH ADDITION

EXISTING CONDITIONS AND REMOVALS PLAN
FOR SITE IMPROVEMENTS
CITY OF RAMSEY, MINNESOTA

SHEET
6
OF
16
SHEETS

2165.12

STATE OF MINNESOTA
14730 SUNFISH LAKE BOULEVARD

LEGEND

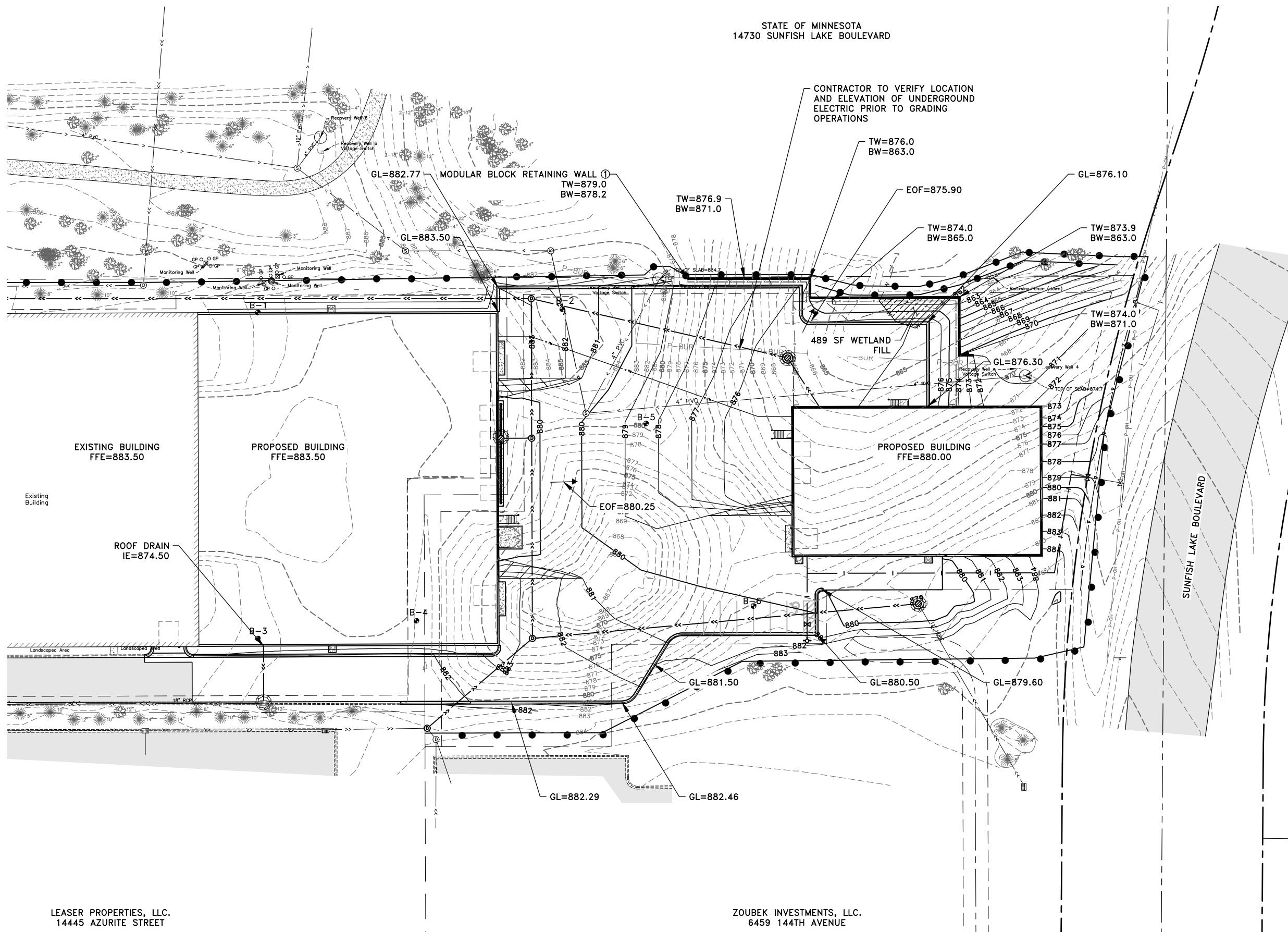
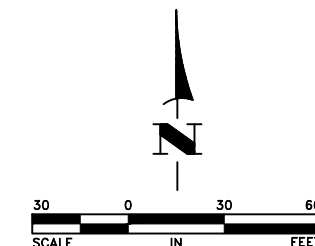
- 900--- EXISTING MAJOR CONTOUR
---900--- EXISTING MINOR CONTOUR
— 900 — PROPOSED MAJOR CONTOUR
— 900 — PROPOSED MINOR CONTOUR
— PROPOSED BUILDING
— PROPOSED WALL ①
— SILT FENCE ②
TW TOP OF WALL ELEVATION
BW FINISHED GROUND ELEVATION AT BOTTOM OF WALL
INLET PROTECTION SEE SHEET 2
EXISTING BITUMINOUS PAVEMENT

GENERAL NOTES

- PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER CITY PLATE NO. ERO-5
- PLACE A MINIMUM OF 4" OF SALVAGED TOPSOIL OVER ALL DISTURBED AREAS OUTSIDE THE PROPOSED PARKING LOT AND BUILDING AREA. TOPSOIL SHALL NOT CONTAIN MORE THAN 35% SAND.
- VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- SEE SHEET 8 FOR UTILITY 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.
- SEE THE REPORT OF GEOTECHNICAL EXPLORATION PREPARED BY AMERICAN ENGINEERING TESTING FOR SOILS AND GEOTECHNICAL INFORMATION.
- MAXIMUM FINISHED GRADE SLOPE SHALL BE 4:1.
- ALL RETAINING WALLS SHALL BE DESIGNED BY THE MANUFACTURERS REPRESENTATIVE. THE DESIGN SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL.
- SEE NOTE ON SHEET 16 FOR PERMANENT COVERAGE OF EXPOSED SOILS.

REFERENCE NOTES

- ① THE RETAINING WALL WILL REQUIRE A SEPARATE BUILDING PERMIT. CONTRACTOR SHALL PROVIDE WALL DESIGN CERTIFIED BY A MINNESOTA LICENSED PROFESSIONAL ENGINEER. WALL DESIGN SHALL INCLUDE CONSIDERATION FOR THE PARKING LOT SURCHARGE AND OVER TURNING FORCES OF THE FENCE.
- ② SILT FENCE PER CITY PLATE ERO-1.



LEASER PROPERTIES, LLC.
14445 AZURITE STREET

ZOUBEK INVESTMENTS, LLC.
6459 144TH AVENUE

DATE	REVISION
6/11/26	CITY REVIEW NO.1
7/3/26	CITY REVIEW COMMENTS

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.

DATE 5-18-26
GRAIG J. JOCHUM, P.E.
Lic. No. 23461

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



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

WILDLIFE RESEARCH ADDITION

GRADING AND EROSION CONTROL PLAN

CITY OF RAMSEY, MINNESOTA

SHEET
7
OF
16
SHEETS

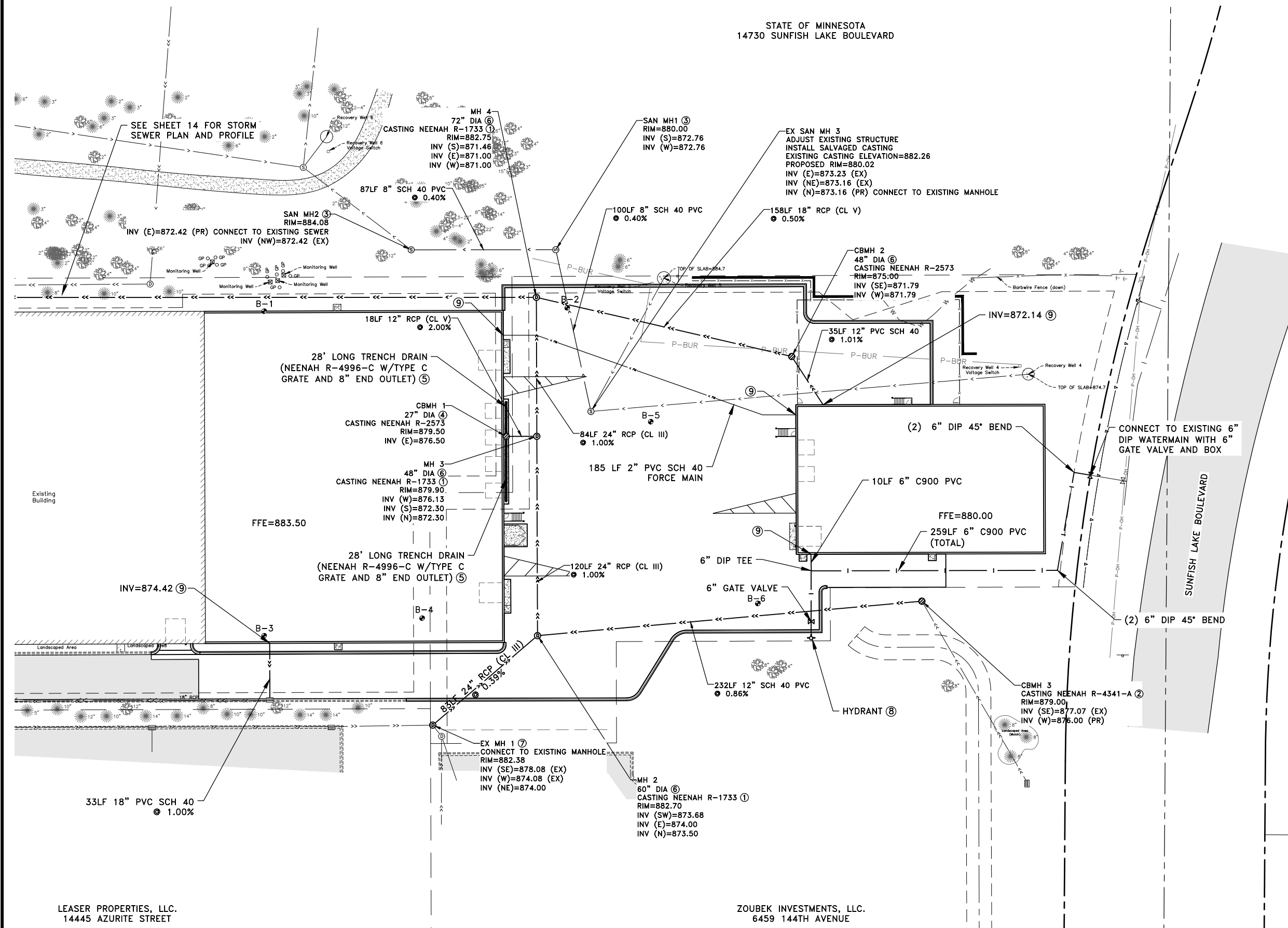
STATE OF MINNESOTA
14730 SUNFISH LAKE BOULEVARD

LEGEND

- EXISTING STORM SEWER
PROPOSED STORM SEWER
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
PROPOSED FORCE MAIN
EXISTING WATERMAIN
PROPOSED WATER MAIN
PROPOSED BUILDING
PROPOSED WALL
STORM SEWER MANHOLE
CATCH BASIN
SANITARY SEWER MANHOLE
GATE VALVE
HYDRANT

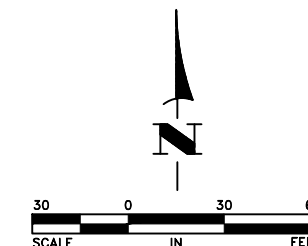
REFERENCE NOTES

- 1 SEE CITY PLATE NO. STO-14.
2 SEE CITY PLATE NO. STO-2 AND MNDOT STANDARD PLATE 4006L DESIGN G.
3 SEE CITY PLATE NO. SEW-1 AND SEW-2.
4 SEE CITY PLATE NO. STO-2.
5 SEE DETAIL 2 ON SHEET 3 FOR TRENCH DRAIN CONCRETE. CONNECT TRENCH TRAIN TO CATCH BASIN WITH 8" DIP.
6 CONSTRUCT STRUCTURE PER CITY PLATE NO. STO-3.
7 SEE SHEET 6 FOR ADDITIONAL INFORMATION REGARDING CONSTRUCTING A NEW INVERT.
8 SEE CITY PLATE NO. WAT-1.
9 SEE MECHANICAL AND PLUMBING PLANS.



LEASER PROPERTIES, LLC.
14445 AZURITE STREET

ZOUBEK INVESTMENTS, LLC.
6459 144TH AVENUE



DATE	REVISION
6/11/26	CITY REVIEW NO.1
7/3/26	CITY REVIEW COMMENTS

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.

Graig J. Jochem
Graig J. JOCHUM, P.E.
Date 5-18-26 Lic. No. 23461

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



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

WILDLIFE RESEARCH ADDITION

UTILITY PLAN
FOR SITE IMPROVEMENTS
CITY OF RAMSEY, MINNESOTA

SHEET
8
OF
16
SHEETS

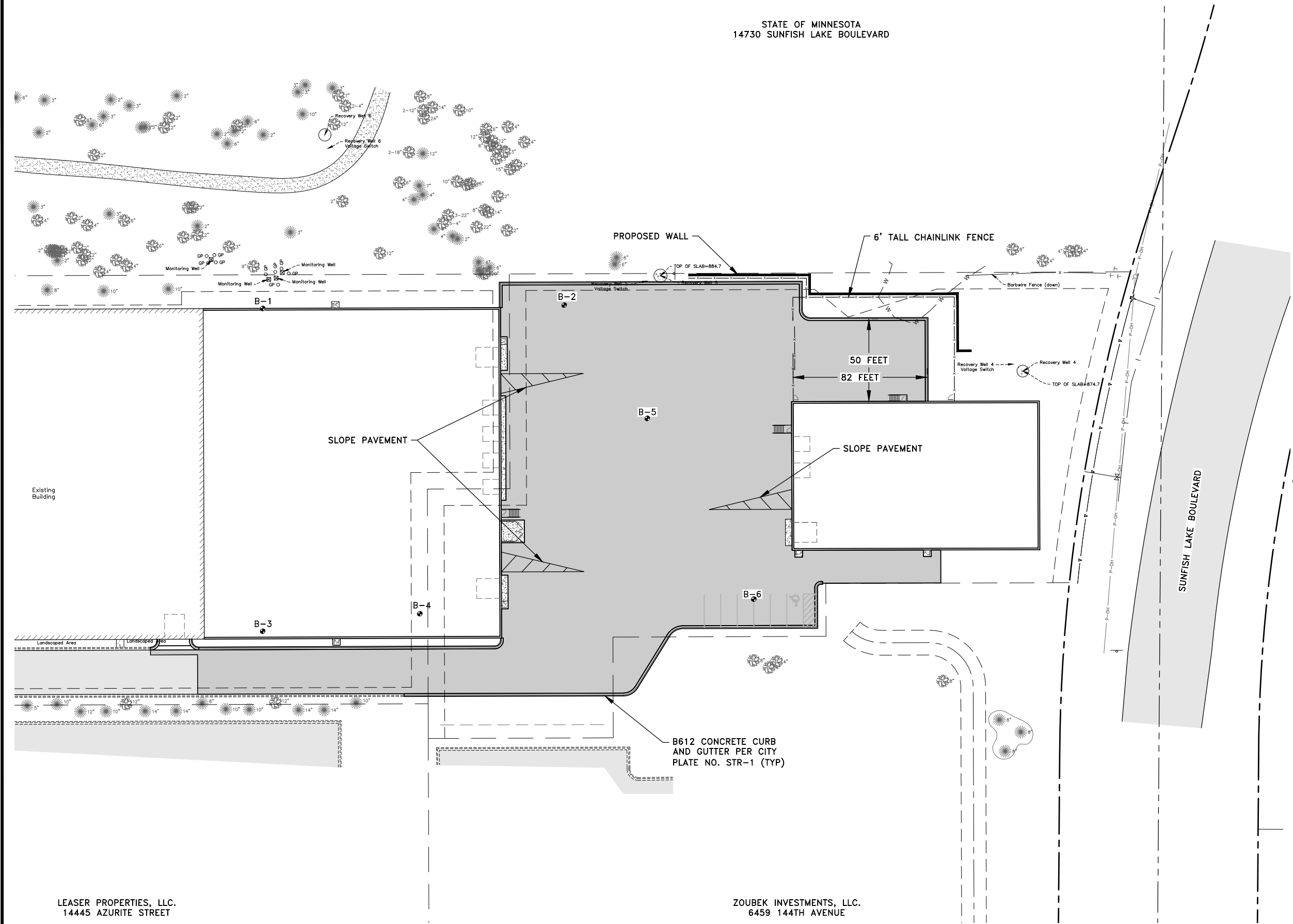
STATE OF MINNESOTA
14730 SUNFISH LAKE BOULEVARD

LEGEND

- EXISTING BITUMINOUS PAVEMENT
- PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT SEE 1/2
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BUILDING
- PROPOSED WALL
- PROPOSED STRIPING
- PROPOSED CONCRETE CURB
- PROPOSED FENCE ①

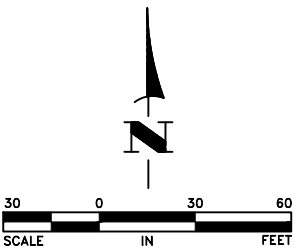
REFERENCE NOTES

- ① THE PROPOSED FENCE SHALL BE A PRIVACY FENCE TO SCREEN THE STORAGE AREA.



LEASER PROPERTIES, LLC.
14445 AZURITE STREET

ZOUBEK INVESTMENTS, LLC.
6459 144TH AVENUE



DATE	REVISION
6/11/26	CITY REVIEW NO.1
7/3/26	CITY REVIEW COMMENTS

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.

Graig J. Jochum
Graig J. JOCHUM, P.E.
Date 5-18-26 Lic. No. 23461

DESIGNED BY:
CJJ

DRAWN BY:
IDM

CHECKED BY:
TAE



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

WILDLIFE RESEARCH ADDITION

PAVING PLAN
FOR SITE IMPROVEMENTS
CITY OF RAMSEY, MINNESOTA

SHEET
9
OF
16
SHEETS

Jul 06, 2026 -- 1:08pm
K:\PRIVATE\2100\2165.12\ENGINEERING\PLAN DWG\216512_PROPOSED_CONDITIONS.dwg

STATE OF MINNESOTA
14730 SUNFISH LAKE BOULEVARD

---900--- EXISTING MAJOR CONTOUR
 -----899----- EXISTING MINOR CONTOUR
 CLEAR AND GRUB AREA ①
 ===== EXISTING CONCRETE CURB

1. REMOVAL ITEMS SHALL BE DISPOSED OF BY THE CONTRACTOR
2. SILT FENCE SHALL BE IN PLACE PRIOR TO THE START OF ANY REMOVAL ACTIVITIES. SEE SHEET 11 - GRADING AND EROSION CONTROL PLAN FOR SILT FENCE LOCATIONS.
3. CLEAR AND GRUB BRUSH, SHRUBS AND SMALL TREES WITHIN THE CONSTRUCTION LIMITS DEFINED ON THIS PLAN.

① CLEAR AND GRUB BRUSH, SHRUBS AND TREES.

CTT PROPERTIES, LLC.
6600 SUNWOOD DRIVE

PROTECT EXISTING FLARED
END SECTION AND RIPRAP

L H ROAD, LLC.
14485 AZURITE STREET

HSHT, LLC.
14440 AZURITE STREET

DATE	REVISION
6/11/26	CITY REVIEW NO.1

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.

DATE 5-18-26 CRAIG J. JOCHUM, P.E. Lic. No. 23461

DESIGNED BY:

CJ

DRAWN BY:

IDM

CHECKED BY:



Håkanson Anderson

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

WILDLIFE RESEARCH ADDITION

EXISTING CONDITIONS AND REMOVALS PLAN FOR BASIN CONSTRUCTION

CITY OF RAMSEY, MINNESOTA

SHEET
10

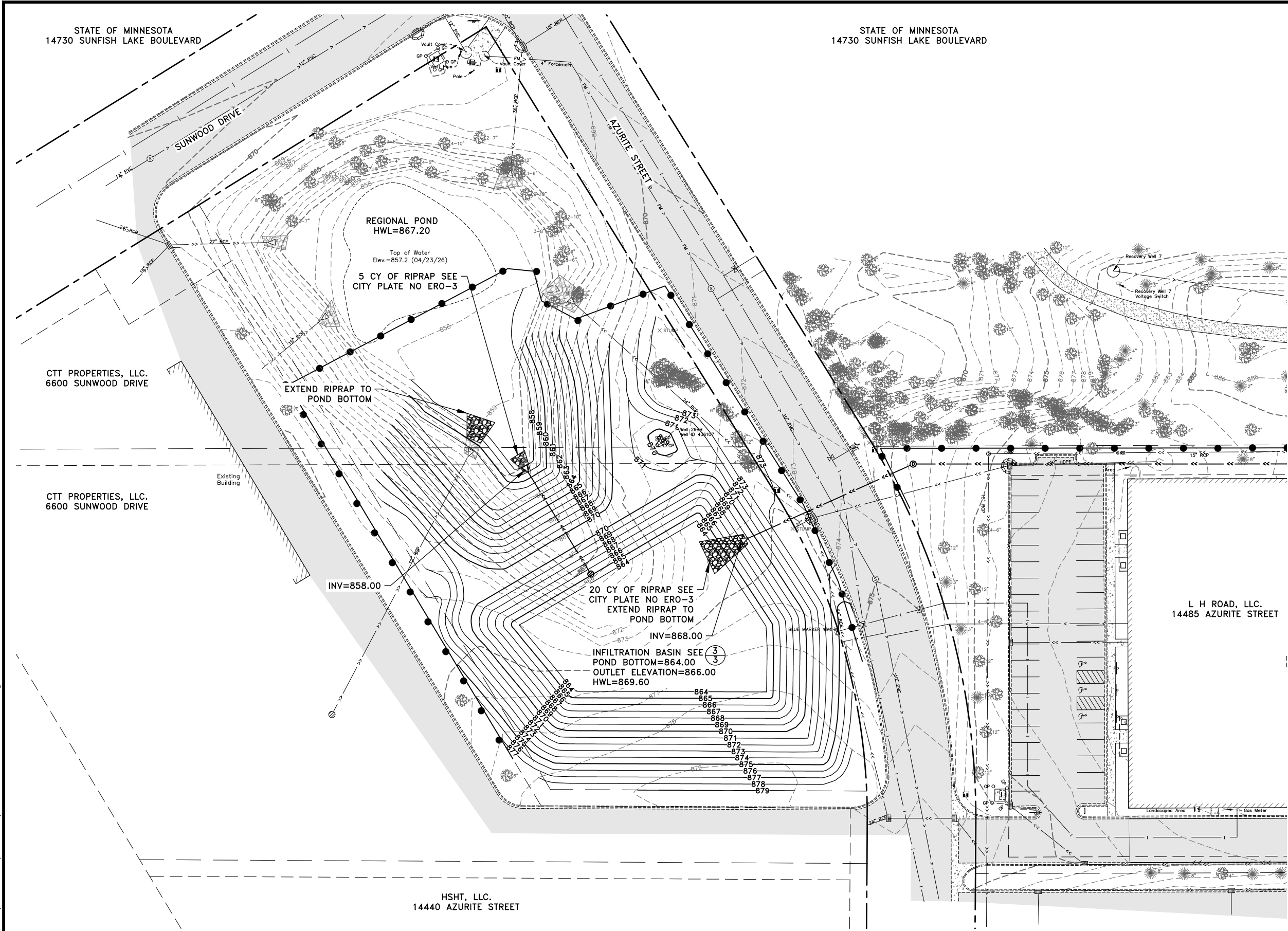
10

1

1/

V

2165.12



LEGEND

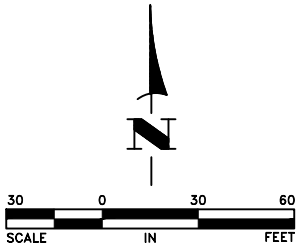
- 900--- EXISTING MAJOR CONTOUR
- 899--- EXISTING MINOR CONTOUR
- 900 — PROPOSED MAJOR CONTOUR
- 899 — PROPOSED MINOR CONTOUR
- SILT FENCE ①
- ⊗ INLET PROTECTION SEE SHEET 2
- EXISTING BITUMINOUS PAVEMENT

GENERAL NOTES

- PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER CITY PLATE NO. ERO-5
- PLACE A MINIMUM OF 4" OF SALVAGED TOPSOIL OVER ALL DISTURBED AREAS. TOPSOIL SHALL NOT CONTAIN MORE THAN 35% SAND.
- VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- SEE SHEET 12 FOR UTILITY 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.
- SEE THE REPORT OF GEOTECHNICAL EXPLORATION PREPARED BY AMERICAN ENGINEERING TESTING FOR SOILS AND GEOTECHNICAL INFORMATION.
- MAXIMUM FINISHED GRADE SLOPE SHALL BE 3:1.
- SEE NOTE ON SHEET 16 FOR PERMANENT COVERAGE OF EXPOSED SOILS. THE ONLY EXCEPTION TO THE NOTE IS WET DITCH SEED MIX AT A RATE OF 40 LBS/ACRE SHALL BE USED IN THE INFILTRATION BASIN BELOW ELEVATION 866.0.

REFERENCE NOTES

- ① SILT FENCE PER CITY PLATE ERO-1.



DATE	REVISION
6/11/26	CITY REVIEW NO.1
7/3/26	CITY REVIEW COMMENTS

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.

CRAIG J. JOCHUM
CRAIG J. JOCHUM, P.E.
Date 5-18-26 Lic. No. 23461

DESIGNED BY:
CJJ

DRAWN BY:
IDM

CHECKED BY:
TAE



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

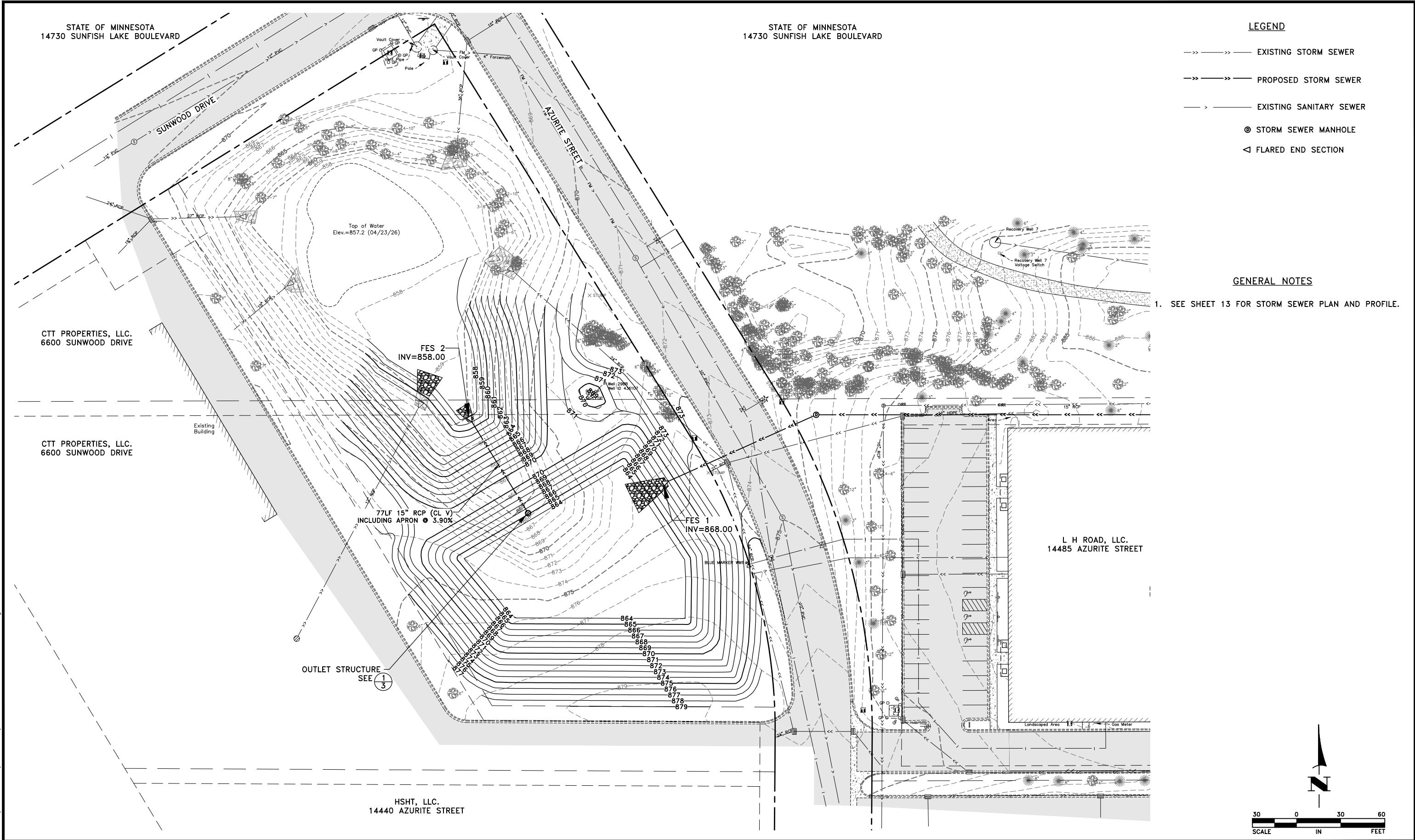
WILDLIFE RESEARCH ADDITION

**GRADING AND EROSION CONTROL PLAN
FOR BASIN CONSTRUCTION**

CITY OF RAMSEY, MINNESOTA

SHEET
11
OF
16
SHEETS

Jul 06, 2026 -- 1:09pm
K:\PRIVATE\2100\2165.12 ENGINEERING\PLAN DWG\216512_PROPOSED_CONDITIONS.dwg



Jun 11, 2026 - 4:42pm
K:\PRIVATE\2100\2165.12\ENGINEERING\PLAN DWG\216512_PROPOSED_CONDITIONS.dwg

DATE	REVISION
6/11/26	CITY REVIEW NO.1

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.

CRAIG J. JOCHUM
CRAIG J. JOCHUM, P.E.
Date 5-18-26 Lic. No. 23461

DESIGNED BY:
CJJ

DRAWN BY:
IDM

CHECKED BY:
TAE



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

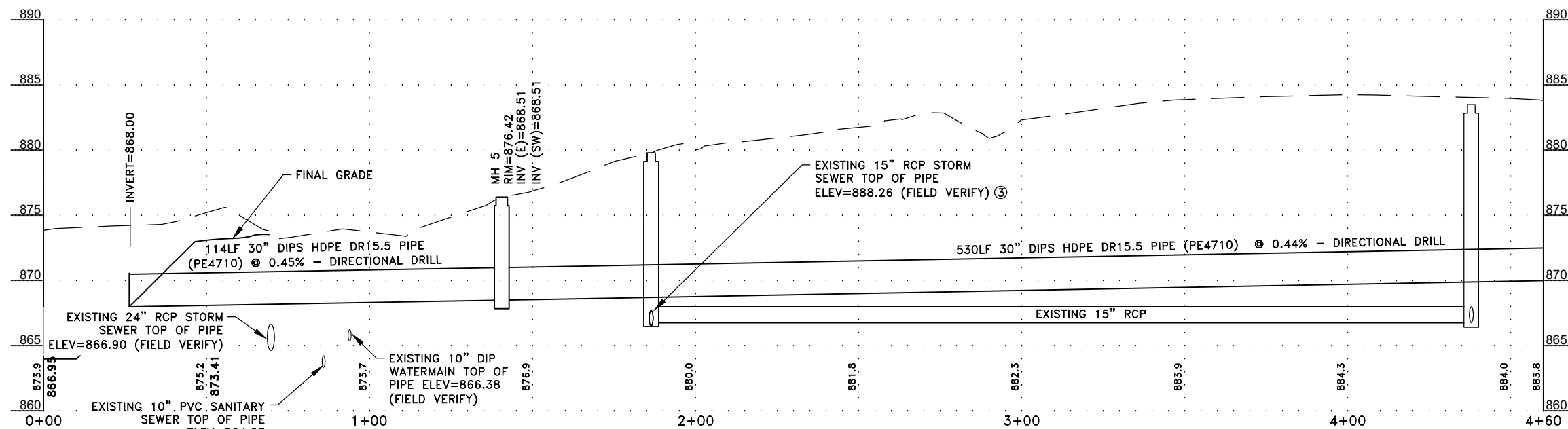
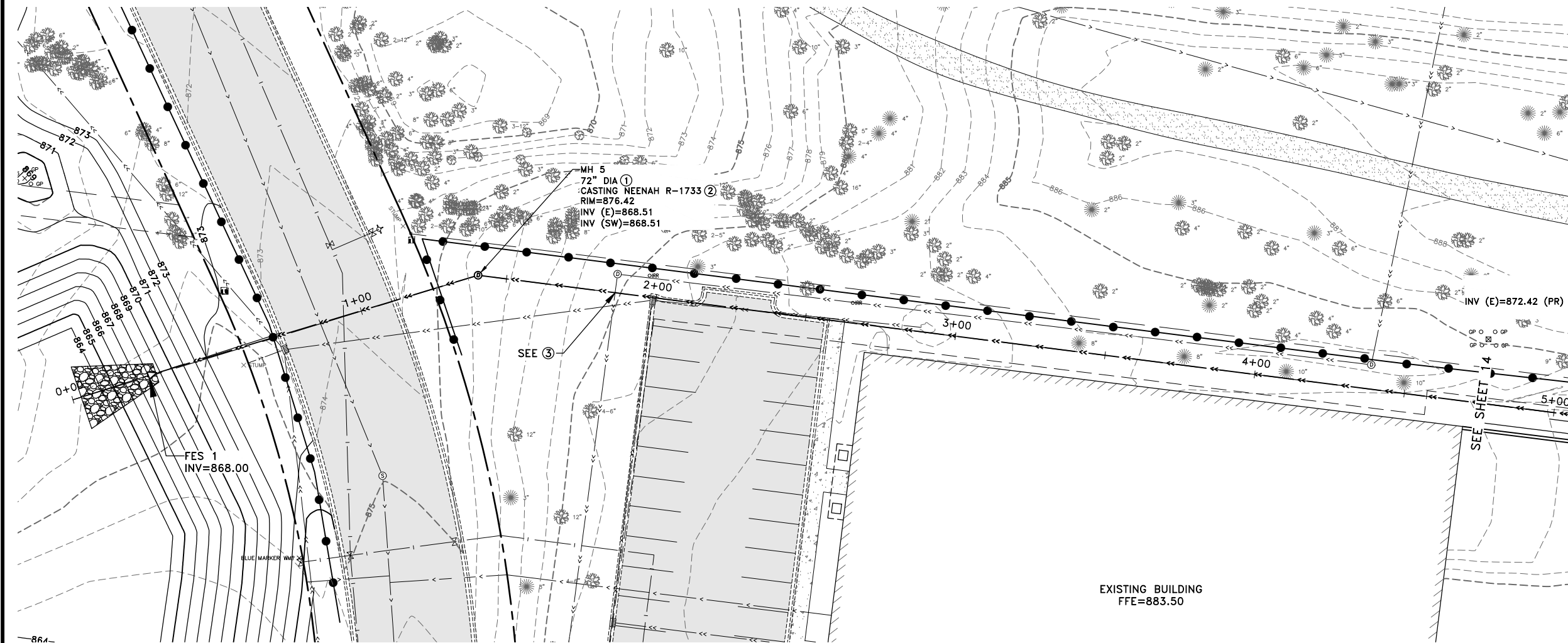
WILDLIFE RESEARCH ADDITION

UTILITY PLAN
FOR BASIN CONSTRUCTION
CITY OF RAMSEY, MINNESOTA

SHEET
12
OF
16
SHEETS

REFERENCE NOTES

- ① CONSTRUCT STRUCTURE PER CITY PLATE NO. STO-3.
- ② SEE CITY PLATE NO. STO-14.
- ③ FIELD VERIFY TOP OF EXISTING 15" RCP PRIOR TO INSTALLING THE 30" HDPE STORM SEWER.



DATE	REVISION
6/11/26	CITY REVIEW NO.1
7/3/26	CITY REVIEW COMMENTS

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.

DATE 5-18-26
 CRAIG J. JOCHUM, P.E.
 Lic. No. 23461

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



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

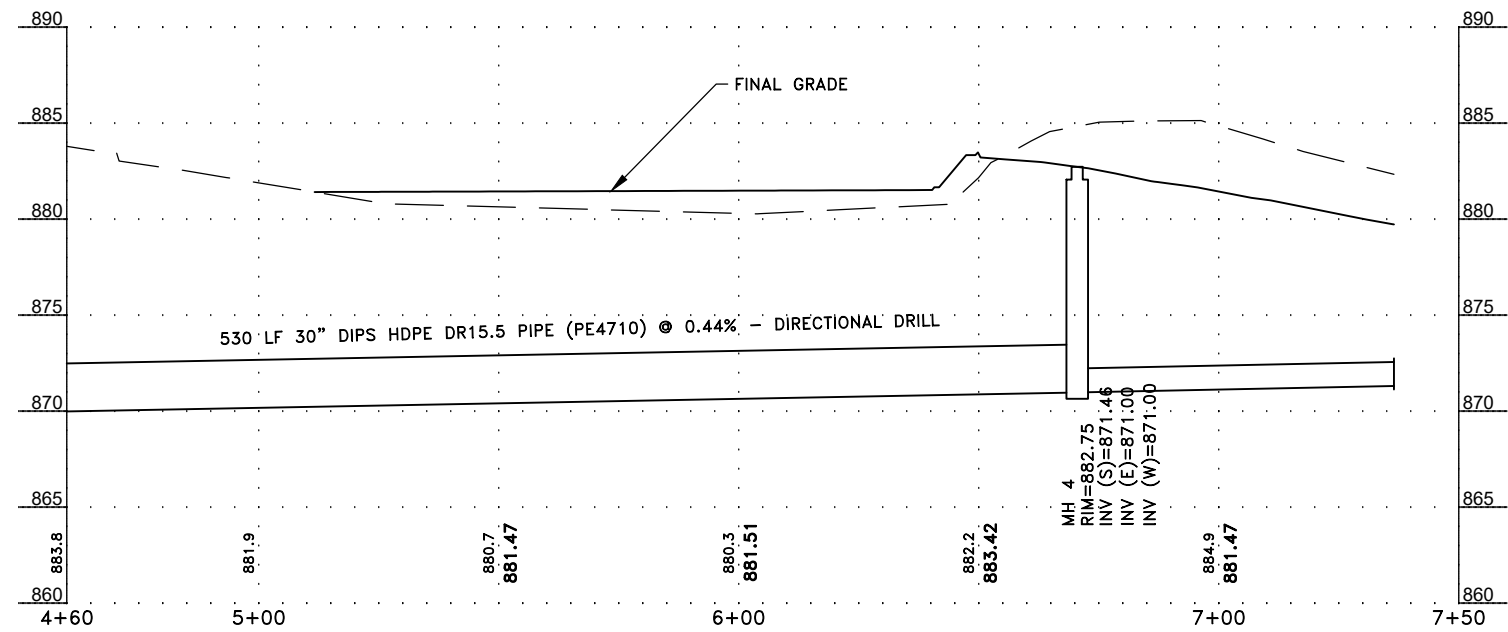
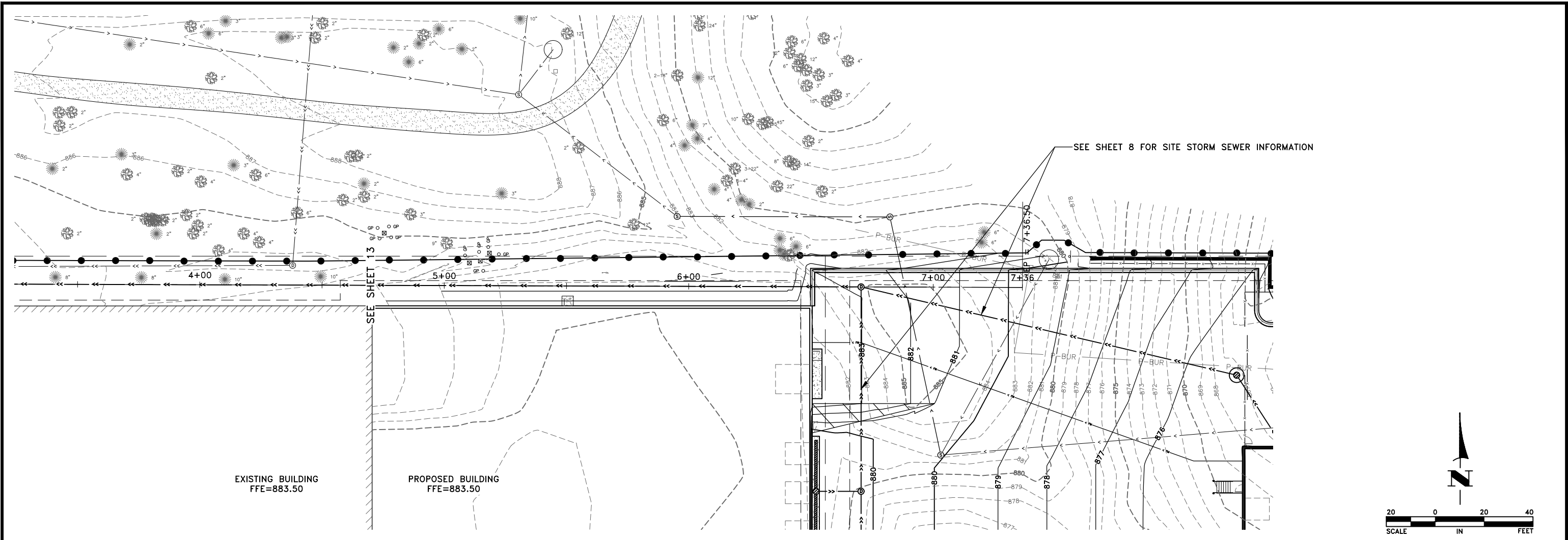
WILDLIFE RESEARCH ADDITION

STORM SEWER PLAN AND PROFILE

CITY OF RAMSEY, MINNESOTA

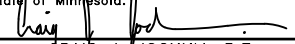
SHEET 13
 OF 16
 SHEETS

Jun 11, 2026 -- 4:42pm
K:\PRIVATE\2100\2165.12\ENGINEERING\PLAN DWG\2165.12_PROPOSED_CONDITIONS.dwg



DATE	REVISION
6/11/26	CITY REVIEW NO.1

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.


Date 5-18-26 **CRAG J. JOCHUM, P.E.**
Lic. No. 23461

DESIGNED BY:
CJJ

DRAWN BY:
IDM

CHECKED BY:
TAE



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

WILDLIFE RESEARCH ADDITION

STORM SEWER PLAN AND PROFILE

CITY OF RAMSEY, MINNESOTA

SHEET
14
OF
16
SHEETS

2165.12

SWPPP NARRATIVE:

1. THE CONTRACTOR AND OWNER MUST APPLY FOR PERMIT COVERAGE UNDER THE GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY AS REQUIRED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II PROGRAM ISSUED AUGUST 1, 2023. COVERAGE WILL BEGIN 7 DAYS AFTER ONLINE SUBMISSION OF THE PERMIT APPLICATION.
2. THIS SWPPP INCLUDES BOTH PERMANENT AND TEMPORARY BEST MANAGEMENT PRACTICES (BMPs). THE LOCATION AND TYPE OF BMPs ARE DEPICTED ON THE GRADING, DRAINAGE AND EROSION CONTROL PLAN. CONSTRUCT ALL BMPs IN ACCORDANCE WITH THE APPLICABLE DETAILS IN THESE PLANS.
3. DISCHARGE OF ANY MATERIAL OTHER THAN STORMWATER OR DISCHARGES ASSOCIATED WITH DEWATERING FROM THE SITE ARE PROHIBITED.
4. THIS SWPPP IS NOT DESIGNED FOR DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY. PERMITTEES MUST OBTAIN COVERAGE FOR DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES UNDER A SEPARATE NPDES PERMIT AFTER DAY TO DAY OPERATION ACTIVITIES COMMENCE EVEN IF CONSTRUCTION IS ONGOING.
5. PERMITTEES MUST SUBMIT A NOTIFICATION OF TERMINATION WITHIN 30 DAYS OF TERMINATION OF PROJECT. THE CITY OF BECKER MUST APPROVE THE NOTICE OF TERMINATION BEFORE IT IS SUBMITTED TO THE MPCA.

PROJECT CONTACTS:

DESCRIPTION	COMPANY	CONTACT PERSON	PHONE
OWNER	WILDLIFE RESEARCH CENTER, INC.	SAM BURGESON	763-427-3350
CONTRACTOR	RJ RYAN	JOHN GROTKIN	651-443-2000
SWPPP DESIGNER	HAKANSON ANDERSON	SAM JOCHUM	763-427-5860

ANTICIPATED CONSTRUCTION SEQUENCE:

1. PERIMETER SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITIES.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
3. CLEARING AND GRUBBING, REMOVAL OF IMPERVIOUS SURFACES, AND REMOVALS OF EXISTING UTILITIES.
4. CONSTRUCT GRADING, UTILITIES, BUILDING AND PARKING AREA.
5. STABILIZE ALL UPGRADIENT AREAS.

PROJECT INFORMATION:

DISTURBED AREA (ACRES)	4.7100
EXISTING IMPERVIOUS SURFACE (ACRES)	0.8100
PROPOSED IMPERVIOUS SURFACE (ACRES)	1.5040
PLANNED CONSTRUCTION START DATE	9/1/2026
ESTIMATED CONSTRUCTION COMPLETION DATE	12/1/2027
COUNTY	ANOKA
LATTITUDE	45.2336
LONGITUDE	-93.4302

TEMPORARY SEDIMENT BASINS:

1. TEMPORARY SEDIMENT BASINS ARE REQUIRED WHERE 10 OR MORE ACRES DRAIN TO A COMMON LOCATION. TEMPORARY SEDIMENT BASINS MUST HAVE A LIVE STORAGE FOR A 2 YEAR, 24 HOUR STORM EVENT OR 1800 CUBIC FEET PER ACRE DRAINED.

MORE THAN 10 ACRES OF DISTURBED AREA DRAINING TO COMMON LOCATION	NO
TEMPORARY SEDIMENT BASIN REQUIRED	NO
VOLUME REQ'D BASED ON 2-YEAR STORM OR 1800 CF / ACRE	NOT APPLICABLE

TIMING OF EROSION CONTROL:

1. RIPRAP AND GEOTEXTILE FILTER SHALL BE INSTALLED WITHIN 24 HOURS OF THE OUTLET PLACEMENT
2. THE CONTRACTOR MUST STABILIZE ALL EXPOSED SOIL IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING SEVEN CALENDAR DAYS.
3. ADJACENT TO SURFACE WATERS, STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAL FEET OF PERMANENT OR TEMPORARY DRAINAGE DITCHES OR SWALES WITHIN 24 HOURS.
4. DURING FISH SPAWNING TIME FRAMES, STABILIZE ALL EXPOSED AREAS WITHIN 200 FEET OF THE WATERS EDGE WITHIN 24 HOURS IF WITHIN THE RESTRICTION PERIOD.

SURFACE WATERS MAP



Jun 11, 2026 -- 4:42pm
K:\PRIVATE\2100\2165.12\ENGINEERING\PLAN DWG\216512_SWPPP.dwg

DATE	REVISION
6/11/26	CITY REVIEW NO.1

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.

Samuel G. Jochum

SAMUEL G. JOCHUM, P.E.
Lic. No. 61933

DESIGNED BY: SGJ
DRAWN BY: IDM
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

WILDLIFE RESEARCH ADDITION

SWPPP

CITY OF RAMSEY, MINNESOTA

SHEET
15
OF
16
SHEETS

Jul 06, 2026 -- 1:09pm
K:\PRIVATE\2100\2165.12\ENGINEERING\PLAN DWG\216512_SWPPP.dwg

ESTIMATED QUANTITIES:

PERIMETER SEDIMENT CONTROL: SILT FENCE, SEDIMENT CONTROL LOGS	2650	LIN FEET
STORM DRAIN INLET PROTECTION	9	EACH
STABILIZED CONSTRUCTION EXIT	2	EACH

PERMANENT COVERAGE OF EXPOSED SOIL AREAS:

EXPOSED SOIL THAT WILL REMAIN A PERVIOUS SURFACE SHALL BE RESTORED WITH 4” OF TOPSOIL, MN/DOT SEED SOUTHERN BOULEVARD (160 LBS/ACRE), TYPE 1 FERTILIZER (300 LBS/ACRE), AND HYDRAULIC BONDED FIBER MATRIX (3500 LBS/ACRE) OR TYPE 1 DISK ANCHORED MULCH (2 TONS/ACRE). TOPSOIL SHALL NOT CONTAIN MORE THAN 35% SAND. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE MATERIAL LISTED ABOVE IS CONSTRUCTED PER THE MnDOT SEEDING MANUAL 2024 EDITION.

TEMPORARY EROSION PREVENTION AND BMP DESIGN CONSIDERATIONS:

THE FOLLOWING FACTORS WERE ACCOUNTED FOR IN DESIGNING EROSION CONTROL PREVENTION AND BMPS FOR THIS SITE:

- THE EXPECTED AMOUNT, FREQUENCY, INTENSITY, AND DURATION OF PRECIPITATION.
- THE NATURE OF STORMWATER RUNOFF AND RUN-ON AT THE SITE, INCLUDING FACTORS SUCH AS EXPECTED FLOW FROM IMPERVIOUS SURFACES SLOPES, AND SITE DRAINAGE FEATURES.
- THE STORMWATER VOLUME, VELOCITY, AND PEAK FLOWRATES TO MINIMIZE DISCHARGE OF POLLUTANTS IN STORMWATER AND TO MINIMIZE CHANNEL AND STREAMBANK EROSION AND SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS.
- THE RANGE OF SOIL PARTICLE SIZES EXPECTED TO BE PRESENT.

INSPECTIONS AND MAINTENANCE:

- PERMITTEE MUST PROVIDE A TRAINED PERSON TO INSPECT THE SITE ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAT 1/2 INCH IN 24 HOURS.
- DURING EACH INSPECTION, INSPECT CONSTRUCTION SITE EXIT LOCATIONS AND REMOVE ACCUMULATED SEDIMENT WITHIN ONE CALENDAR DAY OF DISCOVERY.
- DURING EACH INSPECTION, INSPECT SILT FENCE AND SEDIMENT CONTROL LOGS AND PERFORM MAINTENANCE IF THEY ARE NON-FUNCTIONAL OR WHEN SEDIMENT REACHES 1/2 THE HEIGHT OF THE DEVICE.
- DRAIN AND REMOVE SEDIMENT FROM SEDIMENT BASINS WHEN SEDIMENT COLLECTED REACHES 1/2 THE STORAGE VOLUME.
- INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES, FOR SEDIMENT DEPOSITION. IF NECESSARY, OBTAIN APPROVALS FOR REMOVING DELTAS FROM SURFACE WATERS AND REMOVE SEDIMENT AND STABILIZE WITHIN SEVEN CALENDAR DAYS OF DISCOVERY.
- SEND INSPECTION LOG TO CITY INSPECTOR AFTER EVERY 1/2 INCH RAIN EVENT AND WEEKLY. COMPLETE HISTORY OF ALL INSPECTION LOGS MUST BE SENT TO THE CITY AFTER PROJECT COMPLETION.

CONSTRUCTION DEBRIS CONTAINMENT:

- ALL WASTE MATERIAL MUST BE CONTAINED IN A COVERED DUMP BOX AND SHALL NOT BE ALLOWED TO SCATTER ON OR OFF SITE.

SPECIAL + IMPAIRED WATERS:

- A SUMMARY OF ALL SPECIAL AND IMPAIRED WATERS THAT ARE WITHIN MILE OF THE PROJECT BOUNDARY ARE AS FOLLOWS:

NAME OF WATERBODY	TYPE	SPECIAL WATER WITHIN 1 MILE	IMPAIRED WATER WITHIN 1 MILE	TYPE OF IMPAIRMENT
MISSISSIPPI RIVER	RIVER	NO	YES	FECAL COLIFORM, MERCURY IN FISH TISSUE, NUTRIENTS, PCBS IN FISH TISSUE

THIS SITE IS WITHIN ONE MILE OF THE MISSISSIPPI RIVER, WHICH IS AN IMPAIRED WATER PER THE MPCA. ALL REQUIREMENTS OF ITEMS 23.9 AND 23.10 OF THE NPDES CONSTRUCTION STORMWATER GENERAL PERMIT APPLY TO THIS SITE.

ITEM 23.9 STATES THAT “PERMITTEES MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.4, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES”.

ITEM 23.10 STATES THAT “PERMITTEES MUST PROVIDE A TEMPORARY SEDIMENT BASIN AS DESCRIBED IN SECTION 14 FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME”.

DOCUMENT RETENTION:

- THIS SWPPP SHALL REMAIN ON THE PROJECT SITE AT ALL TIMES.
- MAINTAIN RECORDS OF INSPECTIONS, INCLUDING TIME AND DATE.
- NAME OF PERSONS CONDUCTION INSPECTIONS.
- ACCURATE FINDINGS OF INSPECTIONS.
- CORRECTIVE ACTIONS TAKEN.
- DATE OF ALL RAINFALLS GREATER THAN 1/2 INCH IN 24 HOURS, INCLUDING AMOUNT OF RAINFALL IN EACH EVENT.
- DESCRIPTION OF ANY DISCHARGE DISCOVERED DURING INSPECTIONS.
- ANY AMENDMENTS NECESSARY TO THE SWPPP.

SWPPP PREPARER INFORMATION:

SAM JOCHUM
SWPPP TRAINING: DESIGN OF CONSTRUCTION SWPPP

CONTRACTORS SWPPP MANAGER(S) INFORMATION:

NAME:
EMERGENCY PHONE NUMBER:
SWPPP TRAINING:
EXPIRATION:

PERMANENT STORMWATER MANAGEMENT:

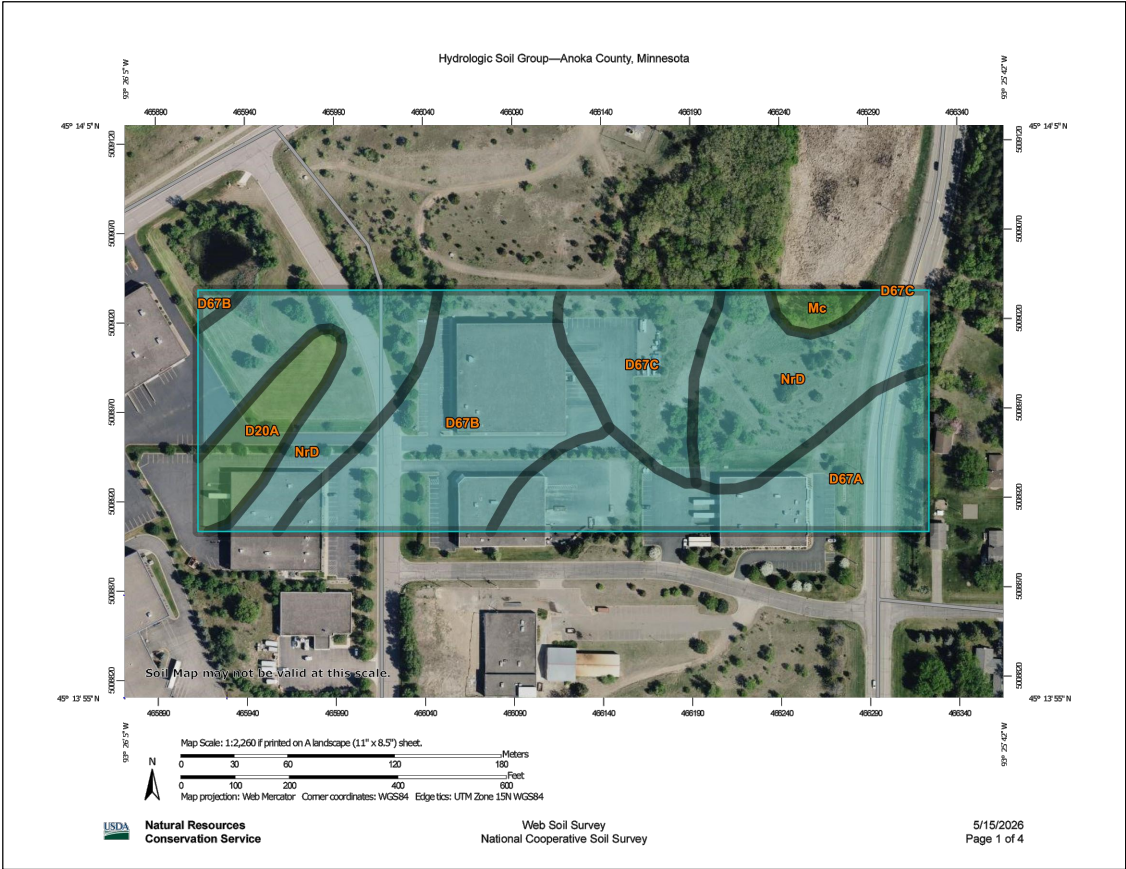
- THE PROPOSED IMPERVIOUS AREA WILL BE MORE THAN THE EXISTING IMPERVIOUS AREA. THEREFORE, PERMANENT STORMWATER TREATMENT WILL BE NEEDED ON SITE.

INFILTRATION BASIN	X
FILTRATION BASIN	
WET SEDIMENTATION BASIN	
REGIONAL BASIN	X
NOT REQUIRED	

ENVIRONMENTAL CONSIDERATIONS:

WAS ENVIRONMENTAL REVIEW REQUIRED FOR THIS PROJECT?	NO
ARE STORMWATER MITIGATION MEASURES REQUIRED FOR THIS PROJECT DUE TO ENDANGERED SPECIES REVIEW, ARCHEOLOGICAL OR OTHER REVIEW REQUIREMENT?	NO
IS COMPLIANCE WITH TEMPORARY SEDIMENT BASIN INFEASIBLE FOR THIS PROJECT?	NO
CHEMICAL AND/OR CHEMICAL TREATMENT PROCESS PROPOSED FOR ENHANCING SEDIMENTATION PROCESS?	NO

SITE SOIL TYPES



Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
D20A	Isan-Isan, frequently ponded, complex, 0 to 2 percent slopes	A/D	0.9	6.6%
D67A	Hubbard loamy sand, 0 to 2 percent slopes	A	2.8	20.4%
D67B	Hubbard loamy sand, 1 to 6 percent slopes	A	3.5	25.3%
D67C	Hubbard loamy sand, 2 to 12 percent slopes	A	1.6	11.4%
Mc	Marsh	A/D	0.3	1.8%
NrD	Nymore loamy coarse sand, 12 to 25 percent slopes	A	4.7	34.5%
Totals for Area of Interest			13.8	100.0%

DATE	REVISION
6/11/26	CITY REVIEW NO.1
7/3/26	CITY REVIEW COMMENTS

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.

Samuel G. Jochum

SAMUEL G. JOCHUM, P.E.
Date 5-18-26 Lic. No. 61933

DESIGNED BY: SGJ
DRAWN BY: IDM
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

WILDLIFE RESEARCH ADDITION

SWPPP

CITY OF RAMSEY, MINNESOTA

SHEET
16
OF
16
SHEETS

ADDITION FOR WILDLIFE RESEARCH

COMMERCIAL CODE COMPLIANCE

GENERAL INFORMATION

- A. PROJECT NAME: Addition For Wildlife Research
B. PROJECT LOCATION: Lot 1 & 3, Block 1, Sunfish Lake Business Park Third Addition, Ramsey, MN
C. ZONING AND LAND USE: L1 Light Industrial
D. LOT SIZE: 4.74 Acres 206,299 s.f.
E. GREEN SPACE COVERAGE: 43,600 s.f./206,299 s.f. = 21.1% > 20%
F. BUILDING COVERAGE: 88,150 s.f./206,299 s.f. = 42.7% < 50%
CUP REQUIRED FOR TWO PRIMARY BUILDINGS ON ONE LOT

APPLICABLE CODES:

- A. RAMSEY ZONING ORDINANCE Current Edition
B. MINNESOTA STATE BUILDING CODE (MSBC) - INCLUDING -
C. CHAPTER 1305 - INT'L BUILDING CODE 2020 Edition
D. CHAPTER 1311 - INT'L EXISTING BUILDING CODE 2020 Edition
E. CHAPTER 1315 - NATIONAL ELECTRIC CODE 2023 Edition
F. CHAPTER 1322/23 - INT'L ENERGY CONSERVATION CODE 2024 Edition
G. CHAPTER 1341 - MN ACCESSIBILITY CODE 2020 Edition
H. CHAPTER 1346 - INT'L MECHANICAL CODE 2020 Edition
I. CHAPTER 4714 - MN PLUMBING CODE 2020 Edition

BUILDING CLASSIFICATION

A. OCCUPANCY GROUPS/ TYPE OF CONST (IBC Chpt 3 & IBC Chpt 6)

1. Office - Group B
Existing - Type of Construction - II-B
Building - Area - 4,125 s.f.
Proposed Height - 31'-6", 1.5 Stories
2. Warehouse - Group S-1
Existing - Type of Construction - II-B
Building - Area - 35,875 s.f.
Addition Area - 36,000 s.f.
Proposed Height - 31'-6", 1.5 Stories
3. Warehouse - Group S-1
Accessory - Type of Construction - II-B
Building - Area - 13,500 s.f.
Proposed Height - 28'-8", 1 Story
4. Mixed Occupancy (IBC 508)
- Group B is a Non-Separated Use From Group S-1
5. Incidental Uses (IBC 509)
- None

B. FIRE-RESISTANCE-RATED CONSTRUCTION

1. Building Elements (IBC Tables 601 & 602)

Element	Rating
Structural Frame	0 Hours
Exterior Bearing Walls	0 Hours
Interior Bearing Walls	0 Hours
Exterior Non-Bearing Walls	0 Hours
Interior Non-Bearing Walls	0 Hours
Floor Construction	0 Hours
Roof Construction	0 Hours

2. Exterior Wall Openings (IBC Table 705.8)

- Separation Distance 20-25 Feet at North wall

Classification	Area of Opening
Unprotected	No Limit
Protected	No Limit

3. Fire Walls (IBC 706)

- Not Required -

4. Fire Barriers (IBC 707)

Fire Barrier	Rating	Opening
Mechanical Room 105	1 Hour	45 Minute

C. ROOF AND INTERIOR FINISH REQUIREMENTS

1. Minimum Wall And Ceiling Finish Requirement (IBC Table 803.13)

Building Component	Finish Class
Vertical Exits/ Exit Passageways	Class B - Group B Class C - Group S-1
Exit Access Corridors/ Other Exit ways	Class C
Rooms and Enclosed Spaces	Class C

2. Minimum Roof Covering Classification (IBC Table 1505.1) = Class C

- (Contractor To Provide Class A Roof Assembly)

AUTOMATIC SPRINKLER REQUIREMENTS

A. AN NFPA 13 AUTOMATIC SPRINKLER SYSTEM IS PROVIDED

THROUGHOUT THE BUILDING (IBC 903.3.1.1)

1. Required Location(s) (IBC 903.2)

- Throughout The Building When the Fire Area Containing Group S-1 Exceeds 12,000 s.f., Or Exceeds 3 Stories, Or The Combined Fire Areas Of Group S-1 Exceeds 24,000 s.f.

ALLOWABLE HEIGHT, ALLOWABLE AREA

Primary Building
(Non-Separated Use - Group S-1 Is More Restrictive Than Group B)
A. ALLOWABLE HEIGHT (IBC Table 504.3/504.4)

1. Group S-1, Type II-B
- Sprinklered 75'-0", 3 Stories
2. Height Check
- Actual # Stories < 1 Stories
- Actual Bldg Hght < 31'-6"

B. ALLOWABLE AREA (IBC Table 506.2)

(Non-Separated Use - Group S-1 Is More Restrictive Than Group B)

1. Group S-1, Type II-B
- Tabular Area = 70,000 s.f.
- Frontage Increase (IBC 506.3)

$$\frac{80}{121} \times \left(\frac{(780' > 20')}{(1160')} - .25 \right) \times \frac{(30' > 20')}{30'} = 7,392 \text{ s.f.}$$

$$\text{Per Floor} = 77,392 \text{ s.f.}$$

2. Area Check
- Whole Building Area Check
76,000/77,392 = 98.2% < 100%

ALLOWABLE HEIGHT, ALLOWABLE AREA

Accessory Building
(Non-Separated Use - Group S-1 Is More Restrictive Than Group B)
A. ALLOWABLE HEIGHT (IBC Table 504.3/504.4)

1. Group S-1, Type II-B
- Sprinklered 75'-0", 3 Stories
2. Height Check
- Actual # Stories < 1 Stories
- Actual Bldg Hght < 28'-8"

B. ALLOWABLE AREA (IBC Table 506.2)

(Non-Separated Use - Group S-1 Is More Restrictive Than Group B)

1. Group S-1, Type II-B
- Tabular Area = 70,000 s.f.
- Frontage Increase (IBC 506.3)

$$\frac{80}{121} \times \left(\frac{(330' > 20')}{(480')} - .25 \right) \times \frac{(30' > 20')}{30'} = 7,656 \text{ s.f.}$$

$$\text{Per Floor} = 77,656 \text{ s.f.}$$

2. Area Check
- Whole Building Area Check
13,500/77,656 = 17.4% < 100%

MEANS OF EGRESS

A. DESIGN OCCUPANT LOAD (IBC Chpt 1004)

1. Office - 4,125 s.f. @ 1/150 s.f. = 28 Occupants
2. Warehouse - 71,875 s.f. @ 1/500 s.f. = 144 Occupants
3. Accessory Warehouse - 13,500 s.f. @ 1/500 s.f. = 27 Occupants

B. EXIT/ EXIT ACCESS

1. Number Required (IBC Table 1006.2.1, 1006.3.2) = 2
2. Number of Accessible Required (IBC 1009) = 2

3. Arrangement (IBC 1007)

- Not Less Than 1/3 Overall Diagonal (Sprinklered Building)

4. Travel Distance Maximums

- Exit Access (IBC 1017) B = 300'
- Exit Access (IBC 1017) S-1 = 400'
- Common Path of Egress (IBC 1006.2.1) = 100'
- Dead Ends (IBC 1020.4) = 50'

5. Sizing (The Greater of Two Conflicting Widths Shall Be Used)

- Design Egress Sizing (IBC 1005.3)

$$\text{Stairways (Occ Load x .3)} = \text{N/A}$$

$$\text{Other Components (Occ Load x .2)} = 34.4" / 5.4"$$

$$\text{Stairways (IBC 1011.2)} = 44"$$

$$\text{Corridors (IBC 1020.2)} = 44"$$

$$\text{Exit Passageways (IBC 1024.2)} = 44"$$

$$\text{Exit Doors (IBC 1010.1.1)} = 32" \text{ Min Clear}$$

$$48" \text{ Max Nom}$$

6. Doors

- Swing (IBC 1010.1.2.1)

- Side Hinged Swinging Out At Occupant Load Of 50 Or More

- Landings (IBC 1010.1.6)

- Width Not Less Than Width of Door Or Stairway

- Length in Direction of Travel Not Less Than 44"

- Thresholds (IBC 1010.1.7)

- Max Height = 1/2" - 1/2 Beveled Edge If 1/4"-1/2"

- Door Arrangement (IBC 1010.1.8) 48" + Door Width Apart

- Lock or Latch (IBC 1010.1.9)

- Operable From Egress Side Without Use of Knowledge or Keys.

- Manually Operated Flush Bolts Permitted on Inactive leaf.

- Panic/ Fire Exit Hardware (IBC 1010.1.10)

- Not Required At Exit/Exit Access Doors

PLUMBING FIXTURES (PRIMARY BUILDING)

A. NUMBER FIXTURES REQUIRED (IBC 2902.1)

1. Group B

- 28 Occupants
- 14 Female Occupants, 14 Male Occupants

Fixture	Required
	Men Women
Water Closets	14 At 1/25 = 0.5614 At 1/25 = 0.56
Urinals	- -
Lavatories	14 At 1/40 = 0.3514 At 1/40 = 0.35
Bathrooms/ Showers	- -
Drinking Fountains	28 At 1/100 = 0.28
Service Sink	1

2. Group S-1 (Warehouse)

- 144 Occupants
- 72 Female Occupants, 72 Male Occupants

Fixture	Required
	Men Women
Water Closets	72 At 1/100=0.72 72 At 1/100=0.72
Urinals	- -
Lavatories	72 At 1/100=0.72 72 At 1/100=0.72
Bathrooms/ Showers	- -
Drinking Fountains	144 At 1/100 = 0.14
Service Sink	-

3. Total Number of Plumbing Fixtures Required

3. Total Number of Plumbing Fixtures Required						
	Fixture	Required		Provided		
		Men	Women	Men	Women	Unisex
	Water Closets	1.28	1.28	3	2	1
	Urinals	-	-	2	-	-
	Lavatories	1.07	1.07	1	1	1
	Bathbubs/ Showers	-	-	-	-	-
	Drinking Fountains	0.42		2		
	Service Sink	1		1		

B. LOCATION OF FIXTURES (IBC 2902.3.3)

- Not More Than 1 Story Above Or Below Regular Working Area

- Travel Distance Less Than 500 ft

C. SIGNAGE (IBC 2902.4)

- A Legible Sign For Each Sex Shall Be Provided Near The Entrance To The Toilet Facility

PLUMBING FIXTURES (ACCESSORY BUILDING)

A. NUMBER FIXTURES REQUIRED (IBC 2902.1)

1. Not normally occupied.

	Fixture	Required		Provided		
		Men	Women	Men	Women	Unisex
	Water Closets	-	-	-	-	1
	Urinals	-	-	-	-	-
	Lavatories	-	-	-	-	1
	Bathubs/ Showers	-	-	-	-	-
	Drinking Fountains	-	-	-	-	-
	Service Sink	-	-	-	1	-

B. LOCATION OF FIXTURES (IBC 2902.3.3)

- Not More Than 1 Story Above Or Below Regular Working Area

- Travel Distance Less Than 500 ft

C. SIGNAGE (IBC 2902.4)

- A Legible Sign For Each Sex Shall Be Provided Near The Entrance To The Toilet Facility

OTHER

A. ACCESSIBILITY

1. Building is Accessible

B. GUARDS (IBC 1015)

1. 42" High Minimum Guards Shall Be Installed Where A Change In Levels Drops 30" Or More.

C. ROOF ACCESS (IMC 306.5)

1. 60" Ships Ladder To 8 s.f. Roof Hatch (Min Dim 1'-8") Provided

D. CONCEALED SPACES

1. Floors (IBC 718.3)

- Draftstops Not Required in Sprinklered Building

2. Attics (IBC 718.4)

- Draftstops Not Required in Sprinklered Building

E. VENTILATION

1. Attics (IBC 1202.2)

- Not Required

2. Under-Floors (IBC 1202.4)

- Not Required

F. ATTIC ACCESS (IBC 1208.2)

1. Not Required

G. SAFETY GLAZING (IBC 2406)

1. Safety Glazing Shall Be Installed In Hazardous Locations As Specified In IBC 2406.4

H. RECYCLING SPACE (MSBC 1303.1500)

1. .0025 x 89,500 s.f. = 224 s.f. Required

I. FIRE ALARM AND DETECTION SYSTEMS

1. Fire Alarm And Detection System Not Required (IBC 907.2)

2. If Required Provide Audible And Visible Alarm Notification Devices (IBC 907.5, NFPA 72)

K. SMOKE AND HEAT VENTS (IBC 910)

1. Required For Group F-1 or S-1 Occupancies With 50,000 s.f. of Undivided Area Unless on ESFR Sprinkler System Is Provided

L. PARKING AND MANEUVERING (Ramsey Zoning Ordinance)

1. Parking Stall Calculation (Practical Calculation)

CURRENT EMPLOYEES	20 Stalls
FUTURE EMPLOYEES	5 Stalls
VISITORS	5 Stalls
Total Stalls Required	30 Stalls
Total Stalls Provided	46 Stalls
Accessible Requirement Per 50 Stalls (IBC Table 1106.1)	2 Stalls

2. Stall Size

- 9'-0" x 18'-0" 3. Aisle Size - 24'-0"

5. Pavement Design

- All Drive Aisles And Truck Maneuvering Areas

2" Bituminous Wear Course

2" Bituminous Binder Course

8" Compacted Class 5 Base

- All Parking Areas

1 1/2" Bituminous Wear Course

1 1/2" Bituminous Binder Course

6" Compacted Class 5 Base

- Verify With Existing Soil Conditions And Adjust Accordingly

M. FIRE PROTECTION FOR HIGH-PILED COMB. STORAGE (IFC Chpt 32)

1. Material Storage Height +22'-0" Per Client

2. Commodity Class I through IV

3. Total High-Piled Area - 71,875 s.f. (Primary Building)

13,500 s.f. (Accessory Building)

4. General Fire Protection and Life Safety Requirements

Building Component	Requirement
Auto Fire Ext. System REQUIRED	According To IFC 3206.4
Fire Detection System	NOT REQUIRED

Building Access REQUIRED	Roads Within 150' / Doors Every 125' IFC 3206.6, 3206.7
Smoke/ Heat Removal REQUIRED	According To IFC 3206.8 Or Provide ESFR Fire Sprinkler System

Solid Piled Storage, Shelf Storage and Palletized Storage	
Maximum Pile Dimension	120 Lineal Horizontal feet
Maximum Storage Height	40 Lineal Vertical feet
Maximum Pile Volume	400,000 cubic feet

ANSI/ASHRAE STANDARD 90.1-2019

Note: Compliance Is For Building Envelope Only. The Design-Build HVAC and Electrical Designers Must Submit Documentation Proving Compliance With HVAC, Lighting, And Water Heating

GENERAL

A. Space Conditioning Category (5.1.2)

1. Nonresidential Conditioned Space

B. Climate (5.1.4)

1. Zone 6 - Southern Minnesota

COMPLIANCE PATH

A. Prescriptive Building Envelope Option (5.2)

MANDATORY PROVISIONS

A. Components Of The Building Envelope Shall Comply With Section 5.4

1. Insulation (5.4.1) Shall Comply With Section 5.8.1

2. Fenestration/ Door Performance (5.4.2) Shall Comply With Section 5.8.2

3. Air Leakage (5.4.3)

The Building Envelope Shall Contain An Air Barrier And Be Sealed At The Following Areas:

- Joints Around Fenestration And Door Frames

- Junctions Between Walls and Floors, Walls At Building Corners, Walls and Roofs or Ceilings

- Penetrations Of Utility Services At Walls, Floors, and Roofs

- Building Assemblies Used As Ducts Or Plenums

- Joints, Seams, Conn. Between Planes Or Changes In Air Barrier Materials

Fenestration and Doors - According To 5.4.2

Loading Dock Weatherseals - Required According To 5.4.3.2

Vestibules - Required at Building Entrances According To 5.4.3.3

PRESCRIPTIVE REQUIREMENTS

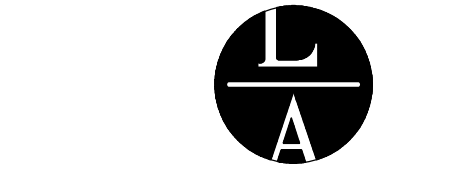
Table 5.5-6	Maximum Assembly	Minimum Insulation	Proposed
Building Component			
ROOF: Entirely Above Deck	U-0.032	R-30 (ci)	R-30 (ci)
WALLS: Mass	U-0.080	R-13.3 (ci)	R-23 (ci)
S. O. G. FLOORS: Unheated	F-0.510	R-10.0 (3ft)	R-23
OPAQUE DOORS: Swinging		U-0.370	U-0.20
OPAQUE DOORS: Non-Swinging		U-0.310	U-0.147
FENESTRATION: 0-40% Glazing	U-0.340 (0.38 SHGC)		U-0.340

SUBMITTALS

A. Contractor To Provide Product Submittals If Requested By The Building Official

PRODUCT INFORMATION AND INSTALL. REQ.

A. Building Components Must Identify R-Values Or U-Values Clearly Labeled On The Product In Accordance With Section 5.8



LAMPERT ARCHITECTS

550 Vandalia St, Ste 120
St. Paul, MN 55114
Phone: 763.755.1211
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE

LEONARD LAMPERT

PRINT NAME

13669

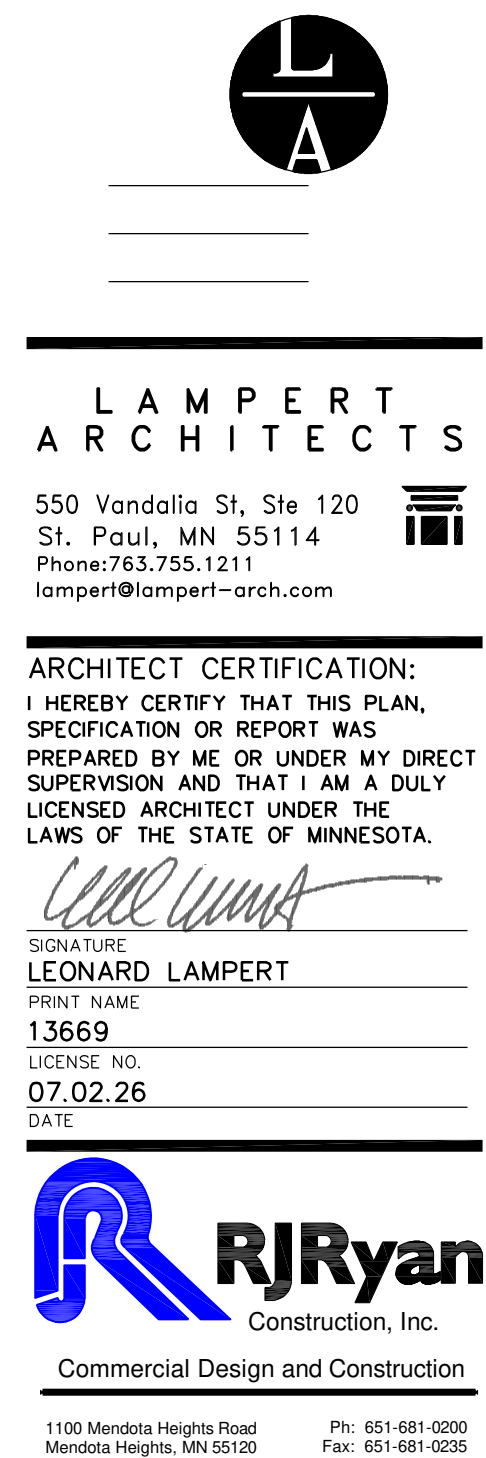
LICENSE NO.

07.02.26

DATE

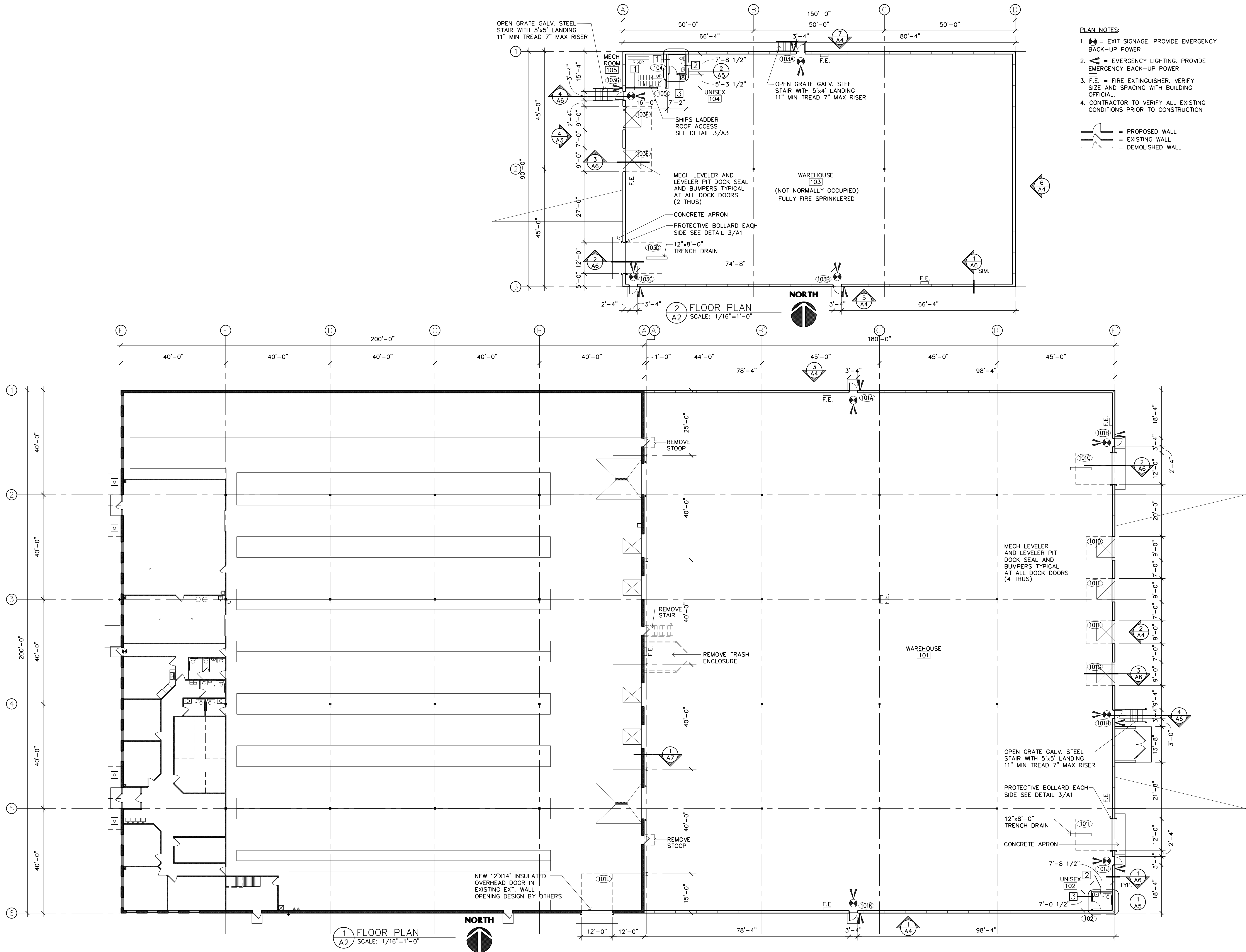


Construction, Inc.



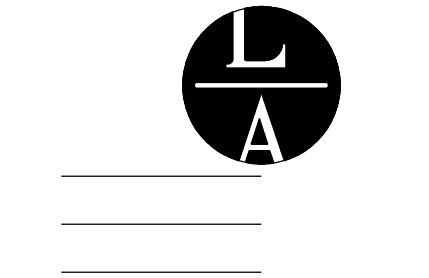
Copyright 2026 Leonard Lampert Architects Inc.	
Project Designer: JAMES B	
Drawn By: JRB	
Checked By: LL	
Revisions	
6/5/26	PRELIMINARY
6/12/26	CITY SUBMITTAL
7/2/26	ISSUE FOR PERMIT

A1



- PLAN NOTES:
1. EXIT SIGNAGE. PROVIDE EMERGENCY BACK-UP POWER
 2. EMERGENCY LIGHTING. PROVIDE EMERGENCY BACK-UP POWER
 3. F.E. = FIRE EXTINGUISHER. VERIFY SIZE AND SPACING WITH BUILDING OFFICIAL.
 4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION

PROPOSED WALL
EXISTING WALL
DEMOLISHED WALL



LAMPERT ARCHITECTS

550 Vandalia St, Ste 120
St. Paul, MN 55114
Phone: 763.755.1211
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT

PRINT NAME
13669

LICENSE NO.
07.02.26

DATE



Commercial Design and Construction

1100 Mendota Heights Road
Mendota Heights, MN 55120

Ph: 651-681-0200
Fax: 651-681-0230

ADDITION FOR
WILDLIFE RESEARCH
14485 Azurite St NW, Ramsey, Minnesota

Copyright 2026
Leonard Lampert Architects Inc.

Project Designer: JAMES B

Drawn By: JRB

Checked By: LL

Revisions

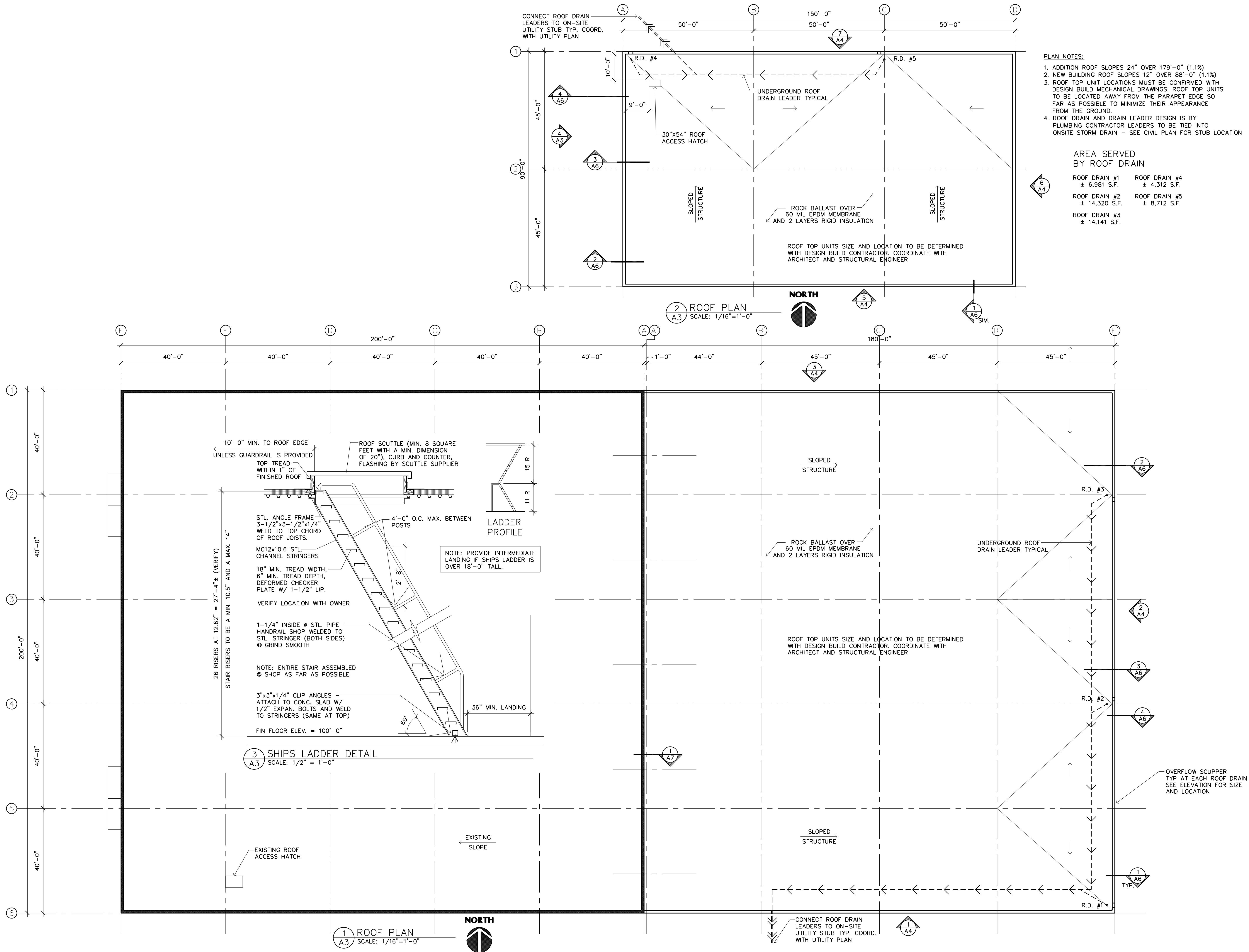
6/5/26	PRELIMINARY
6/12/26	CITY SUBMITTAL
7/2/26	ISSUE FOR PERMIT

FLOOR PLAN

Sheet Number

A2

Project No. 251003-4



LAMPERT ARCHITECTS

550 Vandalia St, Ste 120
St. Paul, MN 55114
Phone: 763.755.1211
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
Leonard Lampert
LEONARD LAMPERT
13669
07.02.26
DATE

RJRyan
Construction, Inc.
Commercial Design and Construction
1100 Mendota Heights Road
Mendota Heights, MN 55120
Ph: 651-681-0200
Fax: 651-681-0230

ADDITION FOR WILDLIFE RESEARCH

14485 Azurite St NW, Ramsey, Minnesota

Copyright 2026
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL

Revisions

NO.	DATE	DESCRIPTION
1	7/2/26	ISSUE FOR PERMIT

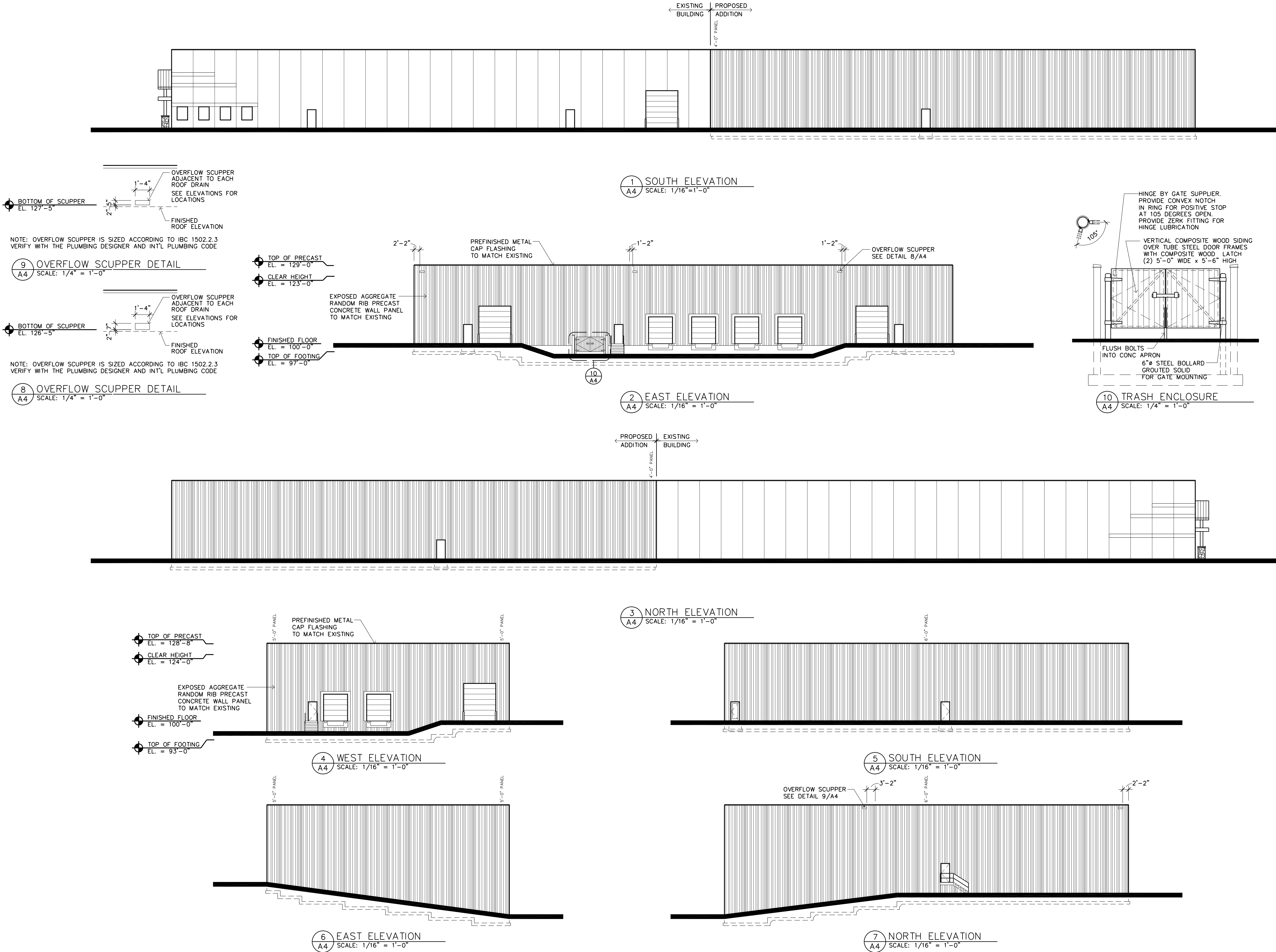
ROOF PLAN

Sheet Number

A3

Project No. 251003-4

Filename: WILDLIFE RESEARCH\ADDITION\WILDLIFE RESEARCH ADDITION-A4



LAMPERT ARCHITECTS

550 Vandalla St, Ste 120
St. Paul, MN 55114
Phone: 763.755.1211
lamper@lamper-arch.com

ARCHITECT CERTIFICATION:
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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT

FRONT NAME
LEONARD LAMPERT

LICENSE NO.
13669

DATE
07.02.26

RJRyan
Construction, Inc.

Commercial Design and Construction

1100 Mendota Heights Road
Mendota Heights, MN 55120

Ph: 651-681-0200
Fax: 651-681-0230

ADDITION FOR
WILDLIFE RESEARCH

14485 Azurite St NW, Ramsey, Minnesota

Copyright 2026
Leonard Lampert Architects Inc.

Project Designer: JAMES B

Drawn By: JRB

Checked By: LL

Revisions

6/5/26	PRELIMINARY
6/12/26	CITY SUBMITTAL
7/2/26	ISSUE FOR PERMIT

BUILDING
ELEVATIONS

Sheet Number

A4

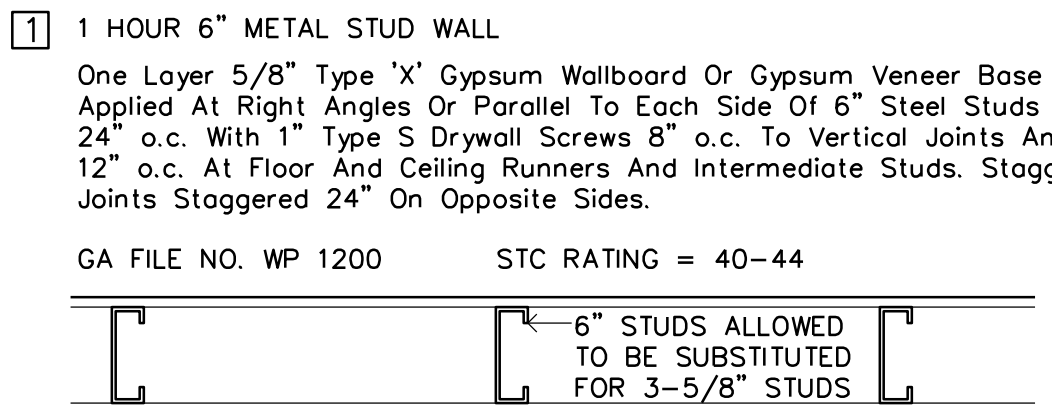
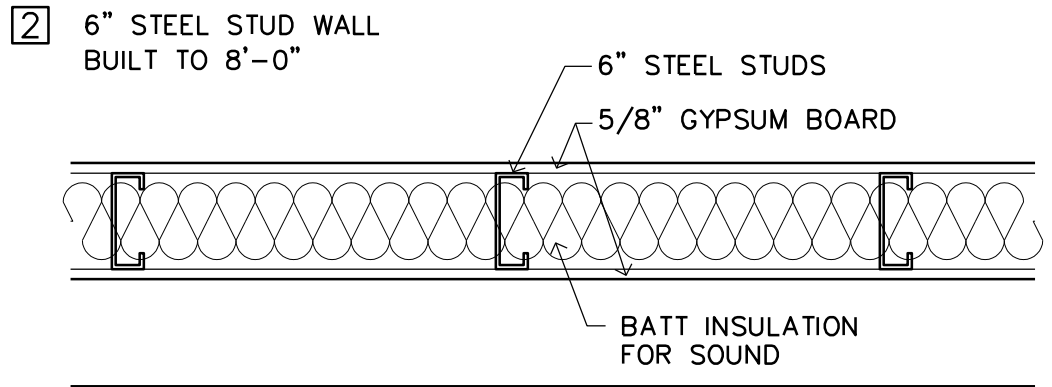
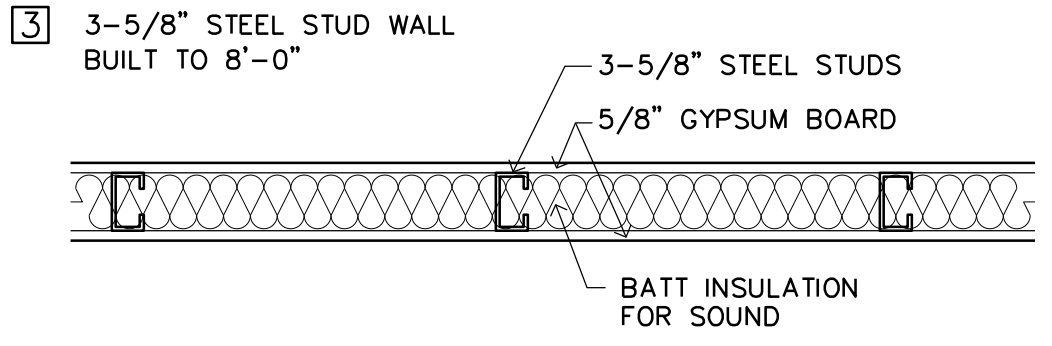
Project No. 251003-4

ROOM FINISH SCHEDULE									
RM#	DESCRIPTION	FLOOR	BASE	N.WALL	E.WALL	S.WALL	W.WALL	CLG.	HGHT
101	WAREHOUSE	CONC	NONE	PRECAST	PRECAST	PRECAST	PRECAST	OPEN	VARIES
102	UNISEX	CONC	VINYL	4" FRP - SEE PLAN FOR LOCATIONS	PT/GYP	PT/GYP	PT/GYP	OPEN	8'-0"
103	WAREHOUSE	CONC	NONE	PRECAST	PRECAST	PRECAST	PRECAST	OPEN	VARIES
104	UNISEX	CONC	VINYL	4" FRP - SEE PLAN FOR LOCATIONS	PT/GYP	PT/GYP	PT/GYP	OPEN	8'-0"
105	MECHANICAL ROOM	CONC	VINYL	PRECAST	PT/GYP	PT/GYP	PRECAST	OPEN	VARIES

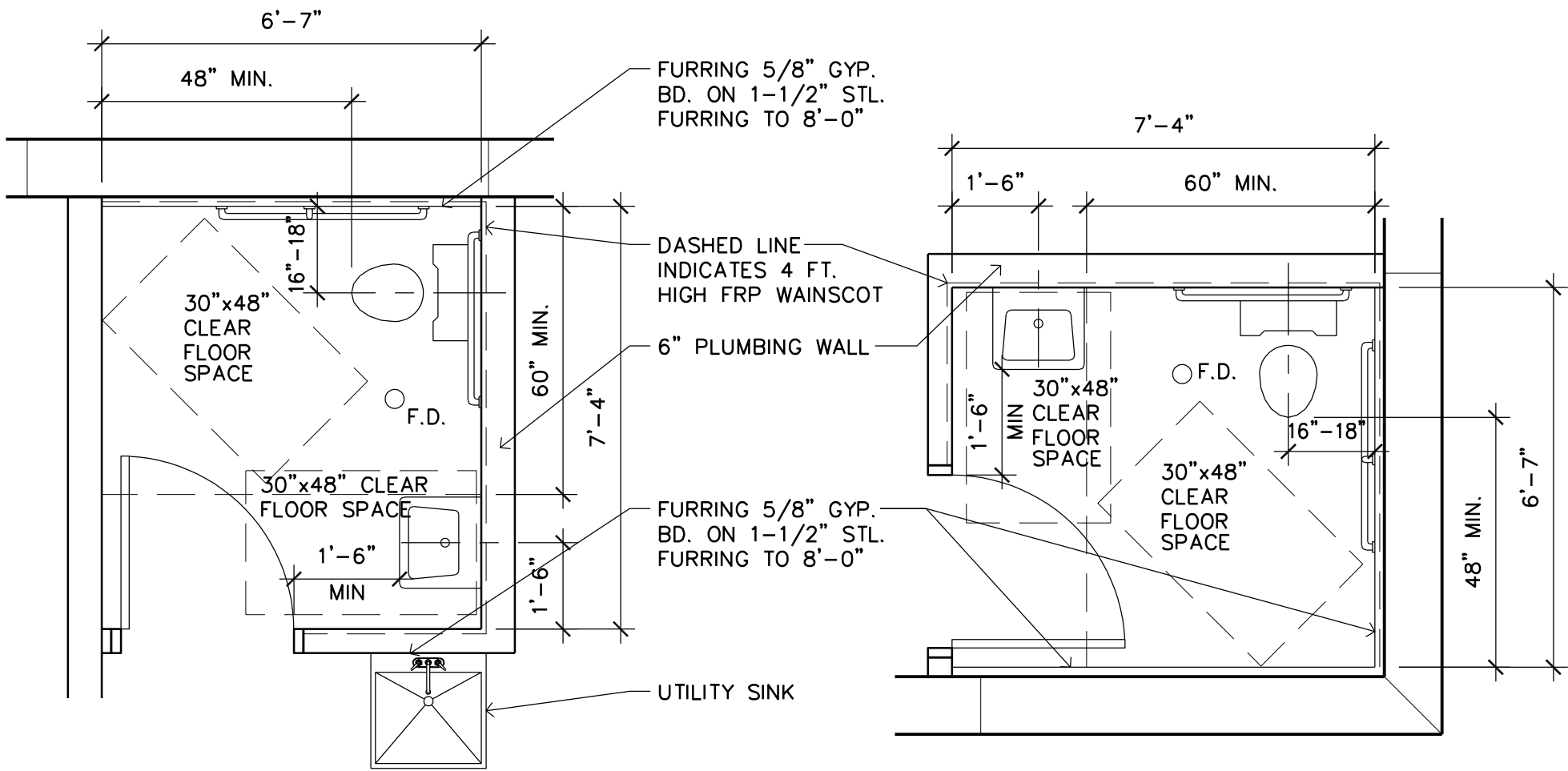
ABBREVIATIONS:
PT/GYP = PAINTED GYPSUM BOARD
GYP BD = GYPSUM BOARD TAPED AND SANDED
CONC = SEALED CONCRETE
FRP = FIBER REINFORCED PLASTIC PANELING

DOOR & FRAME SCHEDULE					
DR #	DOOR SIZE	THICK	DOOR	FRAME	REMARKS
101A	3'-0"x7'-0"	1-3/4"	D1	F1	INSULATED
101B	3'-0"x7'-0"	1-3/4"	D1	F1	INSULATED
101C	12'-0"x14'-0"	2"	D3	---	INSULATED
101D	9'-0"x10'-0"	2"	D3	---	INSULATED
101E	9'-0"x10'-0"	2"	D3	---	INSULATED
101F	9'-0"x10'-0"	2"	D3	---	INSULATED
101G	9'-0"x10'-0"	2"	D3	---	INSULATED
101H	3'-0"x7'-0"	1-3/4"	D1	F1	INSULATED
101I	12'-0"x14'-0"	2"	D3	---	INSULATED
101J	3'-0"x7'-0"	1-3/4"	D1	F1	INSULATED
101K	3'-0"x7'-0"	1-3/4"	D1	F1	INSULATED
101L	12'-0"x14'-0"	2"	D3	---	INSULATED
102	3'-0"x7'-0"	1-3/4"	D1	F1	INSULATED
103A	3'-0"x7'-0"	1-3/4"	D1	F1	INSULATED
103B	3'-0"x7'-0"	1-3/4"	D1	F1	INSULATED
103C	3'-0"x7'-0"	1-3/4"	D2	F2	INSULATING GLASS
103D	12'-0"x14'-0"	2"	D3	---	INSULATED
103E	9'-0"x10'-0"	2"	D3	---	INSULATED
103F	9'-0"x10'-0"	2"	D3	---	INSULATED
103G	3'-0"x7'-0"	1-3/4"	D1	F1	INSULATED
104	3'-0"x7'-0"	1-3/4"	D1	F1	INSULATED
105	3'-0"x7'-0"	1-3/4"	D1	F1	45 MINUTE RATED

- NOTES:
- ALL DOOR HARDWARE TO BE SPECIFIED & PROVIDED BY CONTRACTOR
 - ALL EXIT HARDWARE SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. MOUNT HARDWARE BETWEEN 34"-48" (ANSI A117.1-404.2.6)
 - PROVIDE A KNOX BRAND FIRE DEPARTMENT KEY BOX AS SPECIFIED BY THE FIRE MARSHAL
 - THE MAIN EXIT IS ALLOWED TO HAVE A KEYS LOCK PROVIDED THAT THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED AND A SIGN WITH 1" CONTRASTING LETTERS IS POSTED ON THE EGRESS SIDE STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". (IBC 1010.1.9.4)



6 WALL TYPES
A5 SCALE: 1" = 1'-0"



2 ENLARGED RESTROOM PLAN
A5 SCALE: 3/8" = 1'-0"

1 ENLARGED RESTROOM PLAN
A5 SCALE: 3/8" = 1'-0"

GRAB BARS

GRAB BARS SHALL BE 1 1/4"-2" IN DIAMETER. THE SPACE BETWEEN THE GRAB BAR AND THE WALL SHALL BE 1 1/2". A 1 1/2" MINIMUM CLEARANCE SHALL BE PROVIDED BELOW AND AT END OF THE GRAB BAR. A 12" MINIMUM CLEARANCE SHALL BE PROVIDED ABOVE THE GRAB BAR EXCEPT AT SHOWER CONTROLS. GRAB BARS SHALL NOT ROTATE IN THEIR FITTING AND SHALL SUPPORT 250 POUNDS MINIMUM.

FLUSH CONTROLS

FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED CONTROLS SHALL COMPLY WITH REQUIREMENTS FOR ACCESSIBLE OPERABLE PARTS. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET, EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS WHERE CONTROLS ARE PERMITTED ON EITHER SIDE OF THE WATER CLOSET.

ACCESSORIES

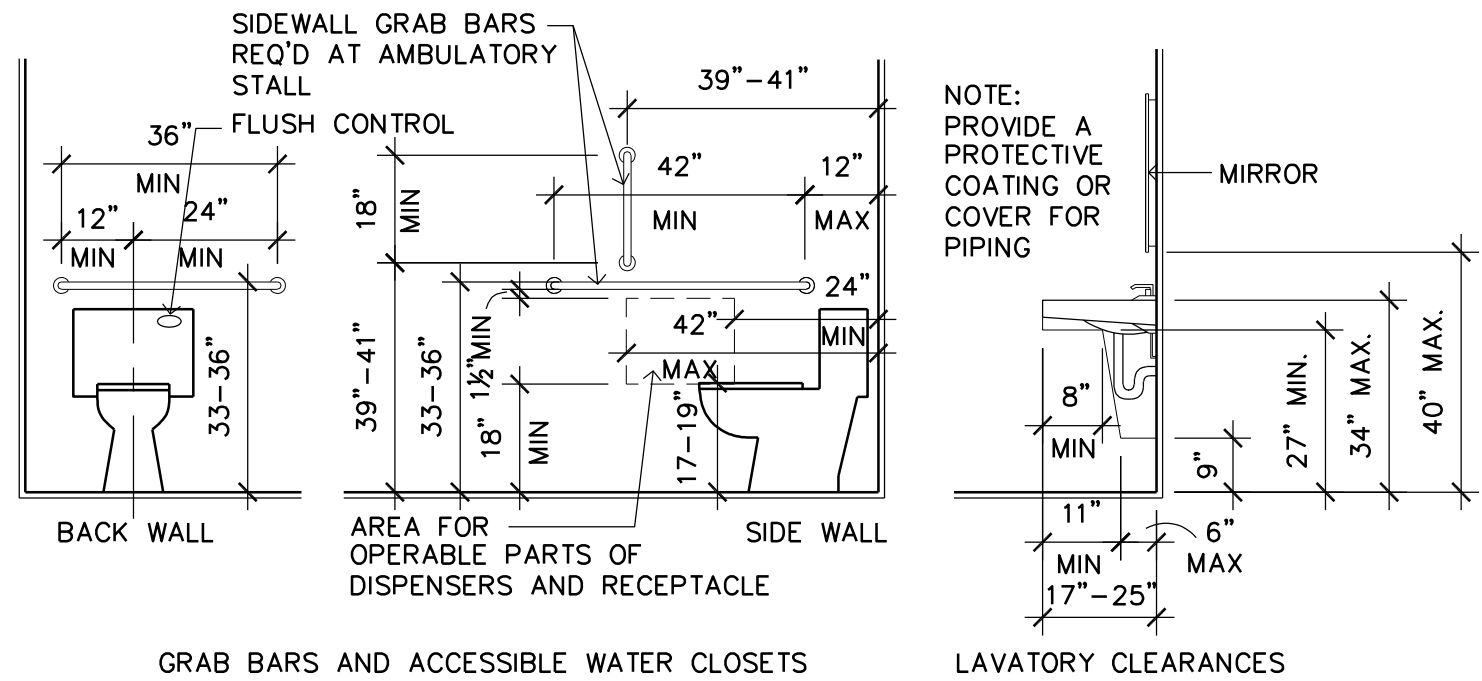
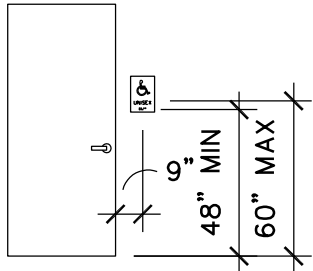
ALL WALL-MOUNTED DISPENSERS, WASTE DISPOSAL CONTAINERS, OR SIMILAR TOILET ACCESSORIES SHALL BE MOUNTED SO THAT THE OPERABLE PORTIONS OF SUCH ACCESSORIES COMPLIES WITH AN UNOBSTRUCTED FRONT OR SIDE REACH. THE MAXIMUM UNOBSTRUCTED REACH RANGE IS BETWEEN 15" AND 48" ABOVE THE FINISHED FLOOR. OBSTRUCTIONS PROTRUDING 20-25 FROM A WALL SHALL LIMIT THE HIGH REACH TO 44" MAXIMUM ABOVE THE FINISHED FLOOR.

INTERIOR FINISHES

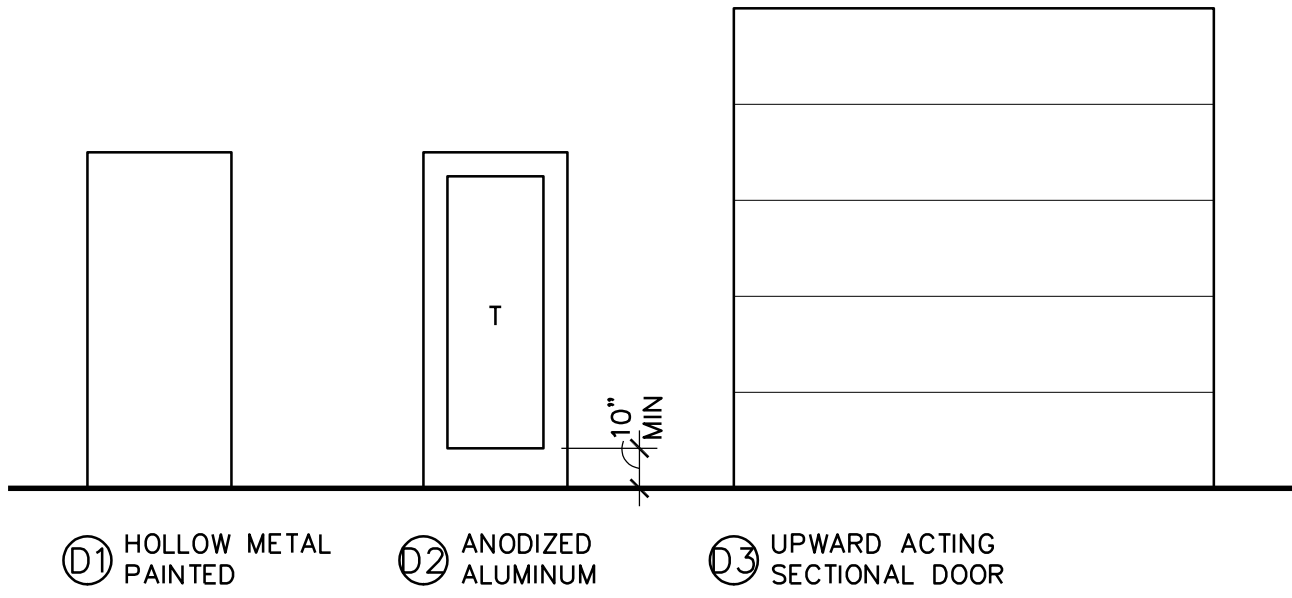
FLOORS IN TOILET, SHOWER, AND BATHING ROOMS ACCESSIBLE TO THE PUBLIC SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS CERAMIC TILE AND SHALL EXTEND UP THE WALLS AT LEAST 4". (IBC 1209.2.1) WALLS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE. TO 4 FEET A.F.F. (IBC 1209.2.2) SHOWER COMPARTMENT AND BATHTUB WALLS WITH SHOWER HEADS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS CERAMIC TILE TO 72" ABOVE THE DRAIN. (IBC 1209.2.3)

SIGNAGE

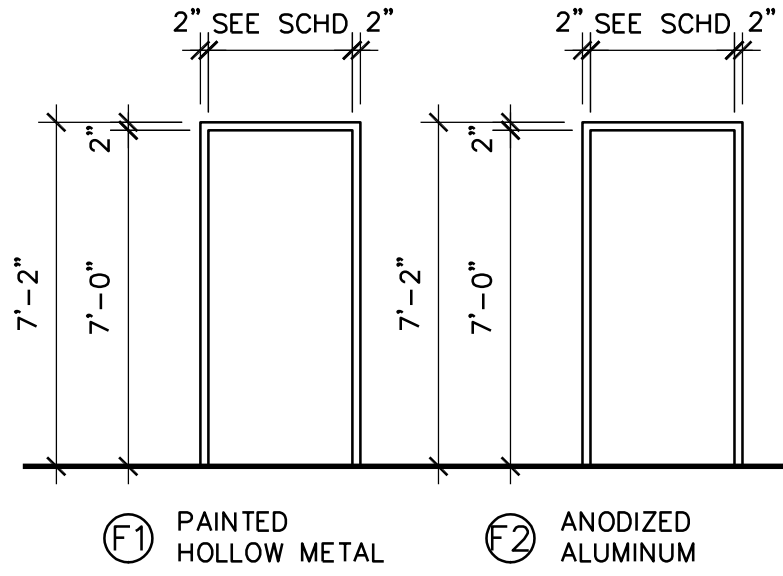
IDENTIFICATION SIGNAGE SHALL BE PROVIDED AT TOILET ROOMS. THE SIGNAGE SHALL INCLUDE TACTILE LETTERS INDICATING THE NAME OF THE SPACE, THE INT'L SYMBOL OF ACCESSIBILITY, AND BRAILLE CHARACTERS ACCORDING TO CHAPTER 703. MOUNT THE SIGN CENTERED AT 9" FROM THE LATCH SIDE OF THE DOOR AND MOUNT THE SIGN 48"-60" ABOVE THE FIN. FLR. WITH AN 18"x18" CLEAR FLOOR SPACE CENTERED ON THE SIGN



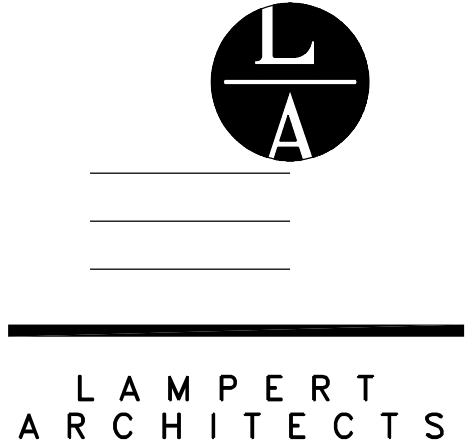
3 RESTROOM DETAILS AND NOTES
A5 SCALE: 3/8" = 1'-0"



4 DOOR TYPES
A5 SCALE: 1/4" = 1'-0" T = TEMPERED GLASS



5 DOOR FRAME TYPES
A5 SCALE: 1/4" = 1'-0"



550 Vandalla St, Ste 120
St. Paul, MN 55114
Phone: 763.755.1211
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
07.02.26
DATE



ADDITION FOR
WILDLIFE RESEARCH
14485 Azurite St NW, Ramsey, Minnesota

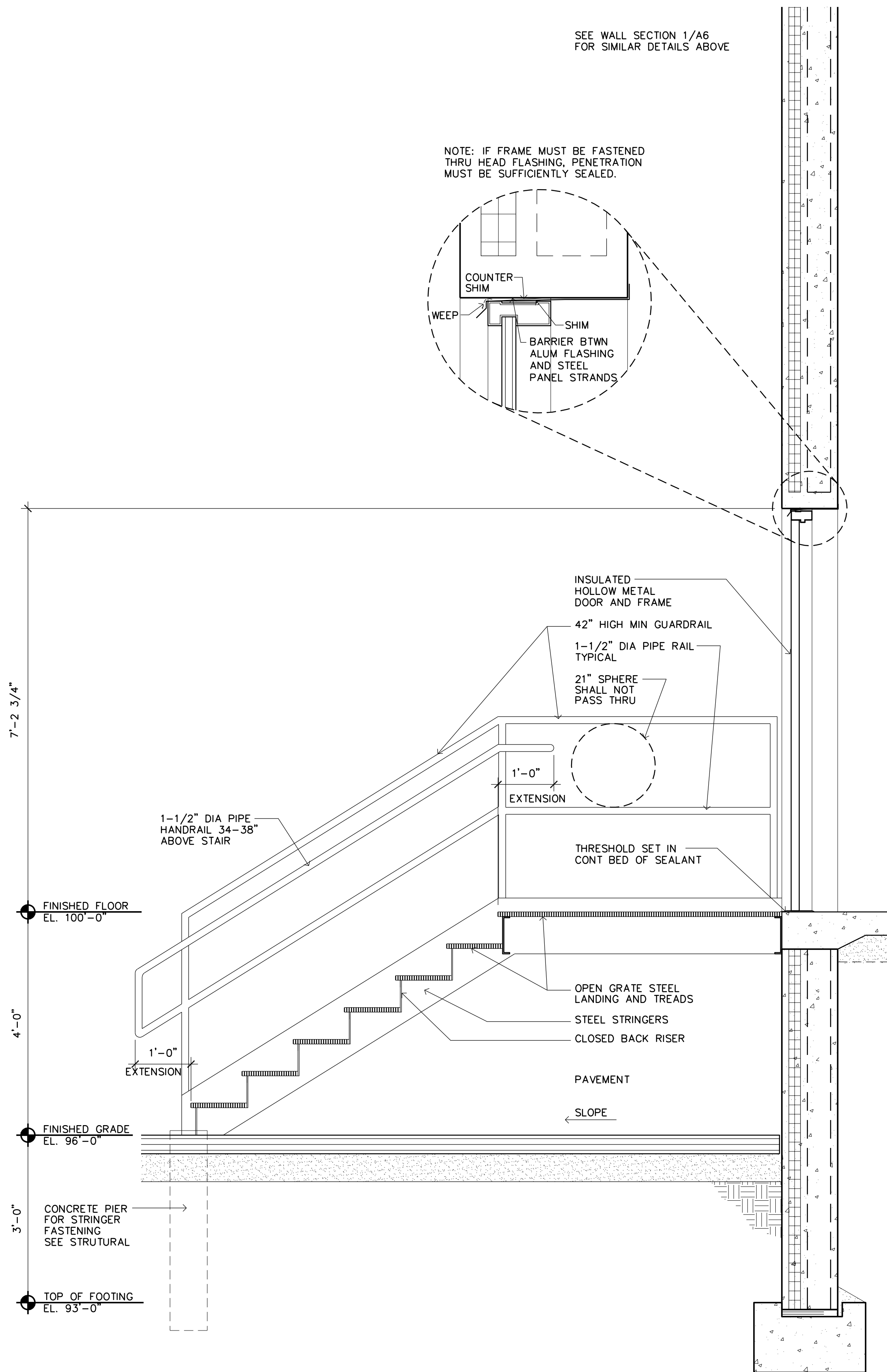
Copyright 2026
Leonard Lampert Architects Inc.
Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

7/2/26	ISSUE FOR PERMIT

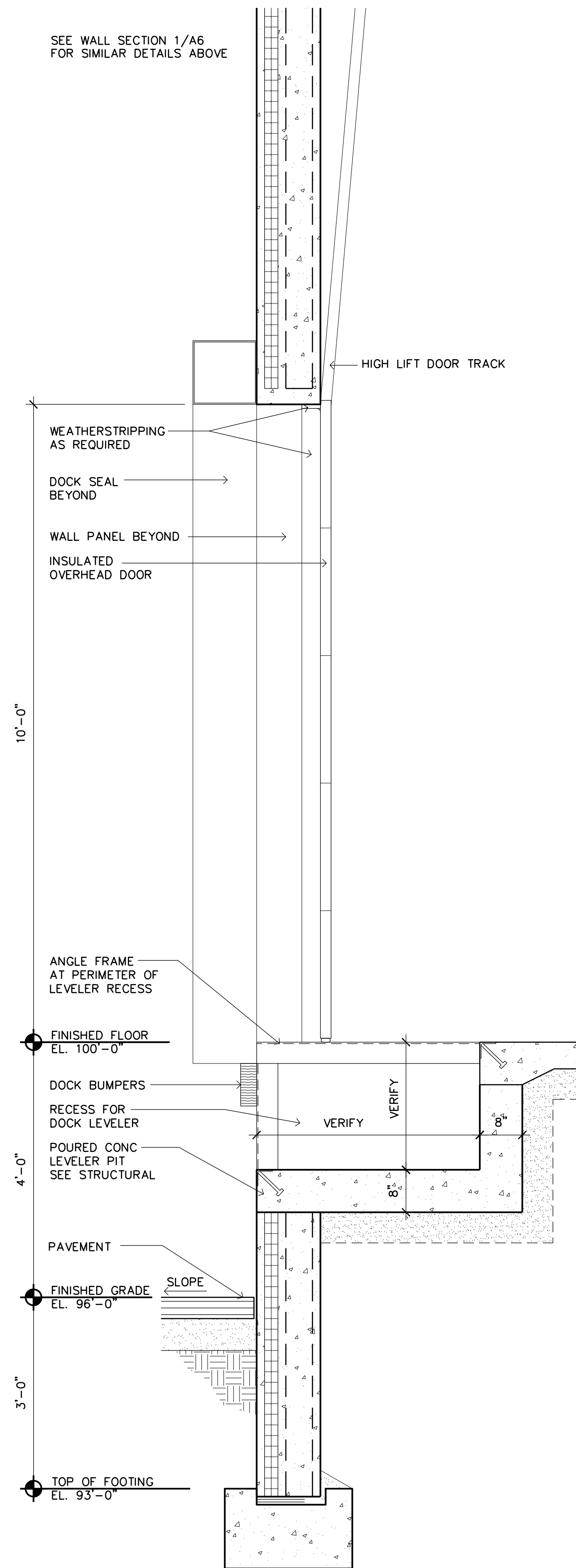
RESTROOM
DETAILS &
SCHEDULES
Sheet Number

A5
Project No. 251003-4

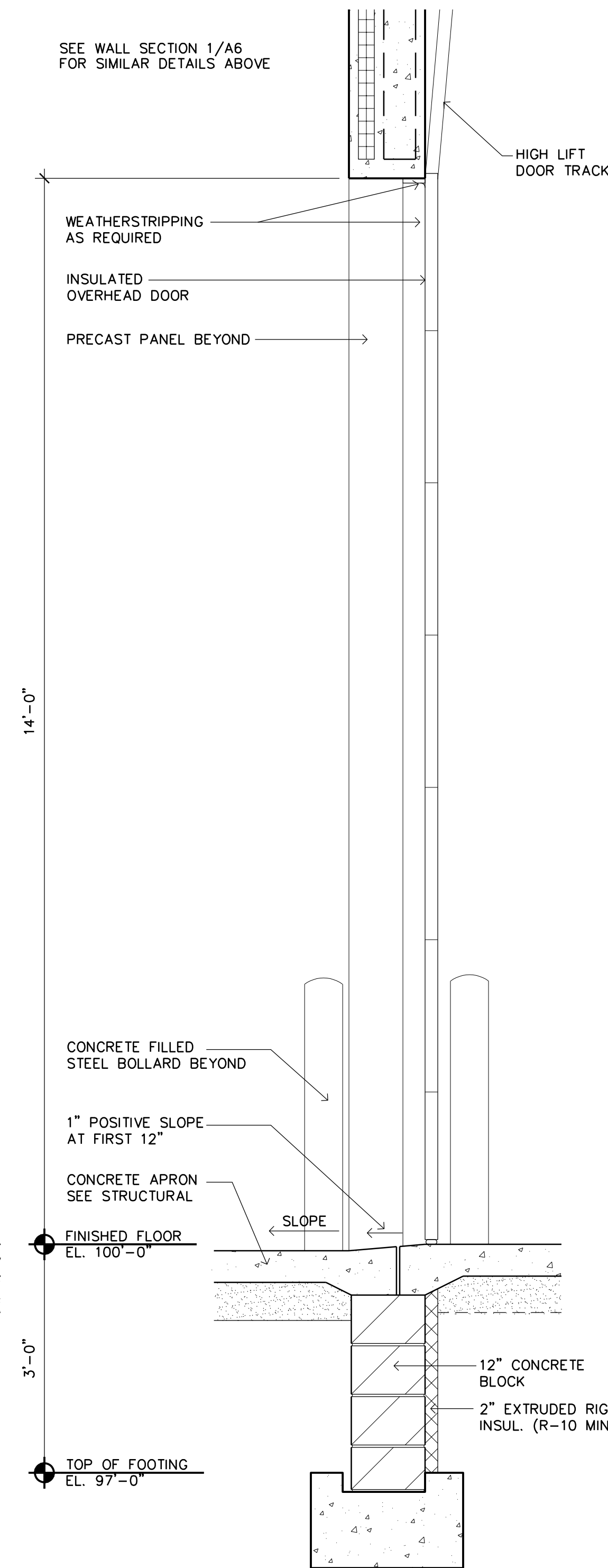
Filename: WILDLIFE RESEARCH\ADDITION\WILDLIFE RESEARCH ADDITION-A6



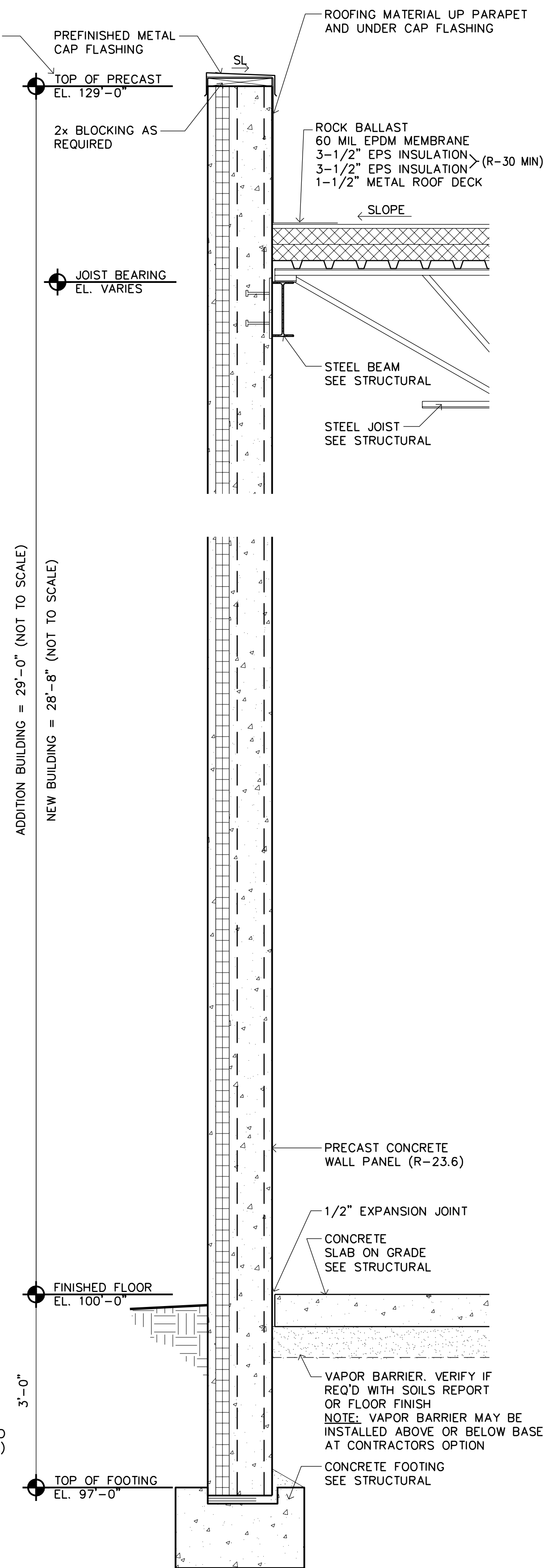
4 WALL SECTION AT SERVICE DOOR
A6 SCALE: 3/4" = 1'-0"



3 WALL SECTION AT DOCK DOOR
A6 SCALE: 3/4" = 1'-0"



2 WALL SECTION AT DRIVE-IN DOOR
A6 SCALE: 3/4" = 1'-0"



1 TYPICAL WALL SECTION
A6 SCALE: 3/4" = 1'-0"

LAMPERT ARCHITECTS

550 Vandalla St, Ste 120
St. Paul, MN 55114
Phone: 763.755.1211
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
07.02.26
DATE

RJRyan
Construction, Inc.
Commercial Design and Construction
1100 Mendota Heights Road
Mendota Heights, MN 55120
Ph: 651-681-0200
Fax: 651-681-0230

ADDITION FOR
WILDLIFE RESEARCH
14485 Azurite St NW, Ramsey, Minnesota

Copyright 2026
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

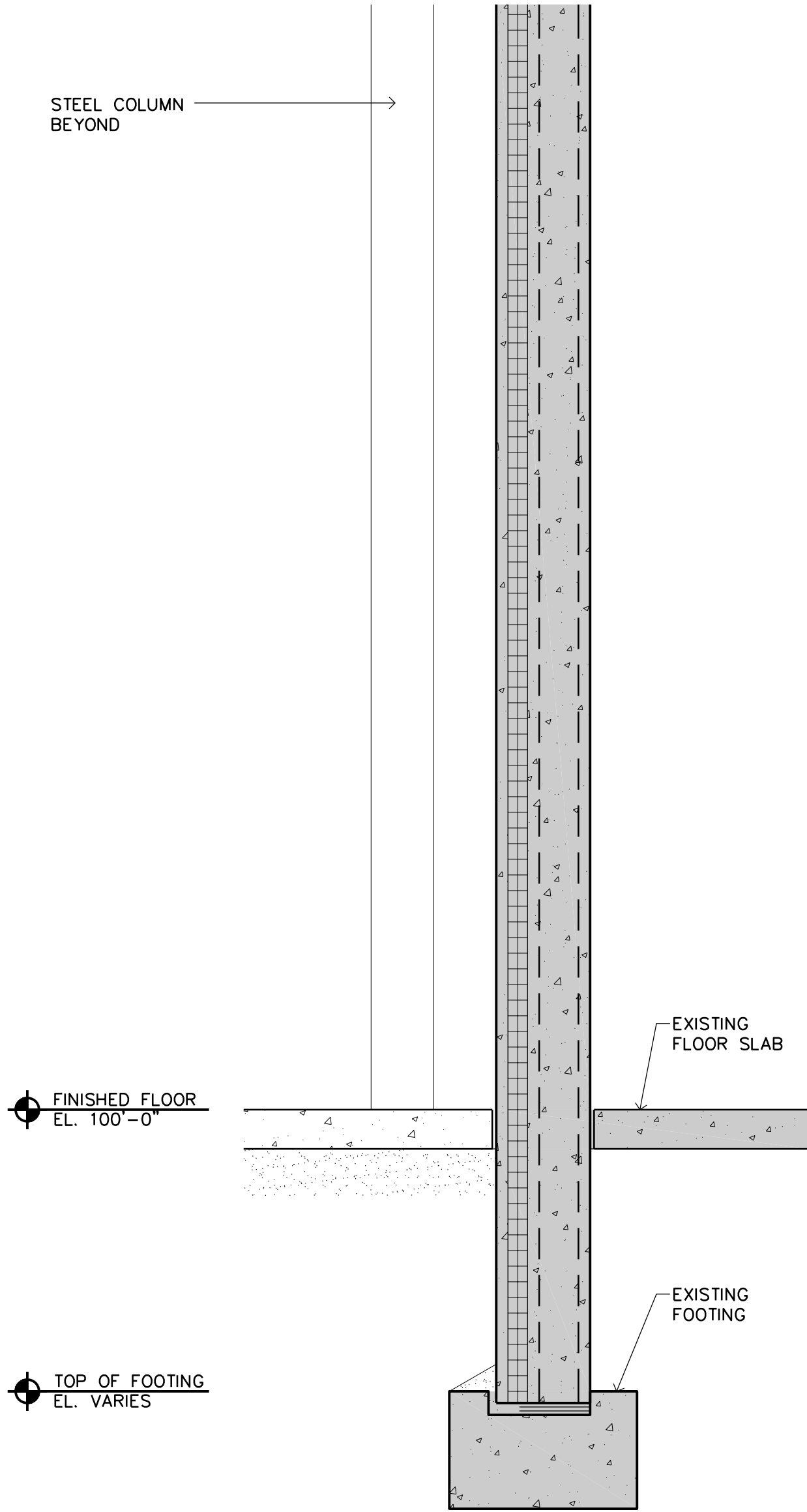
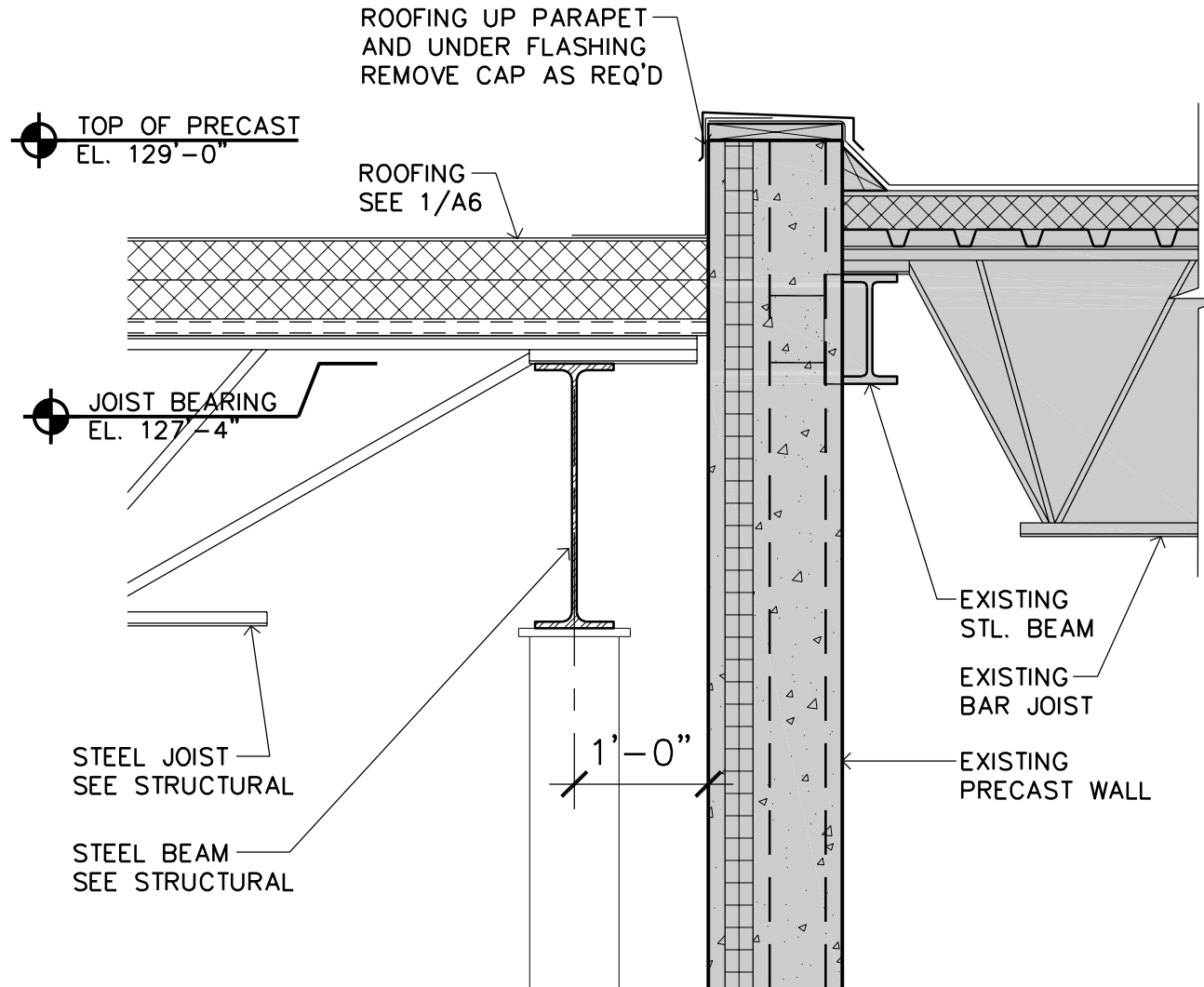
7/2/26	ISSUE FOR PERMIT

WALL SECTIONS

Sheet Number

A6

Project No. 251003-4



1
A7 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

L
A

LAMPERT
ARCHITECTS

550 Vandalla St, Ste 120
St. Paul, MN 55114
Phone: 763.755.1211
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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 ARCHITECT UNDER THE
LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT

PRINT NAME
13669

LICENSE NO.
07.02.26

DATE

R
RJRyan

Construction, Inc.

Commercial Design and Construction

1100 Mendota Heights Road
Mendota Heights, MN 55120

Ph: 651-681-0200
Fax: 651-681-0230

ADDITION FOR
WILDLIFE RESEARCH
14485 Azurite St NW, Ramsey, Minnesota

Copyright 2026 Leonard Lampert Architects Inc.	
Project Designer: JAMES B	
Drawn By: JRB	
Checked By: LL	
Revisions	
7/2/26	ISSUE FOR PERMIT

WALL SECTIONS

Sheet Number

A7

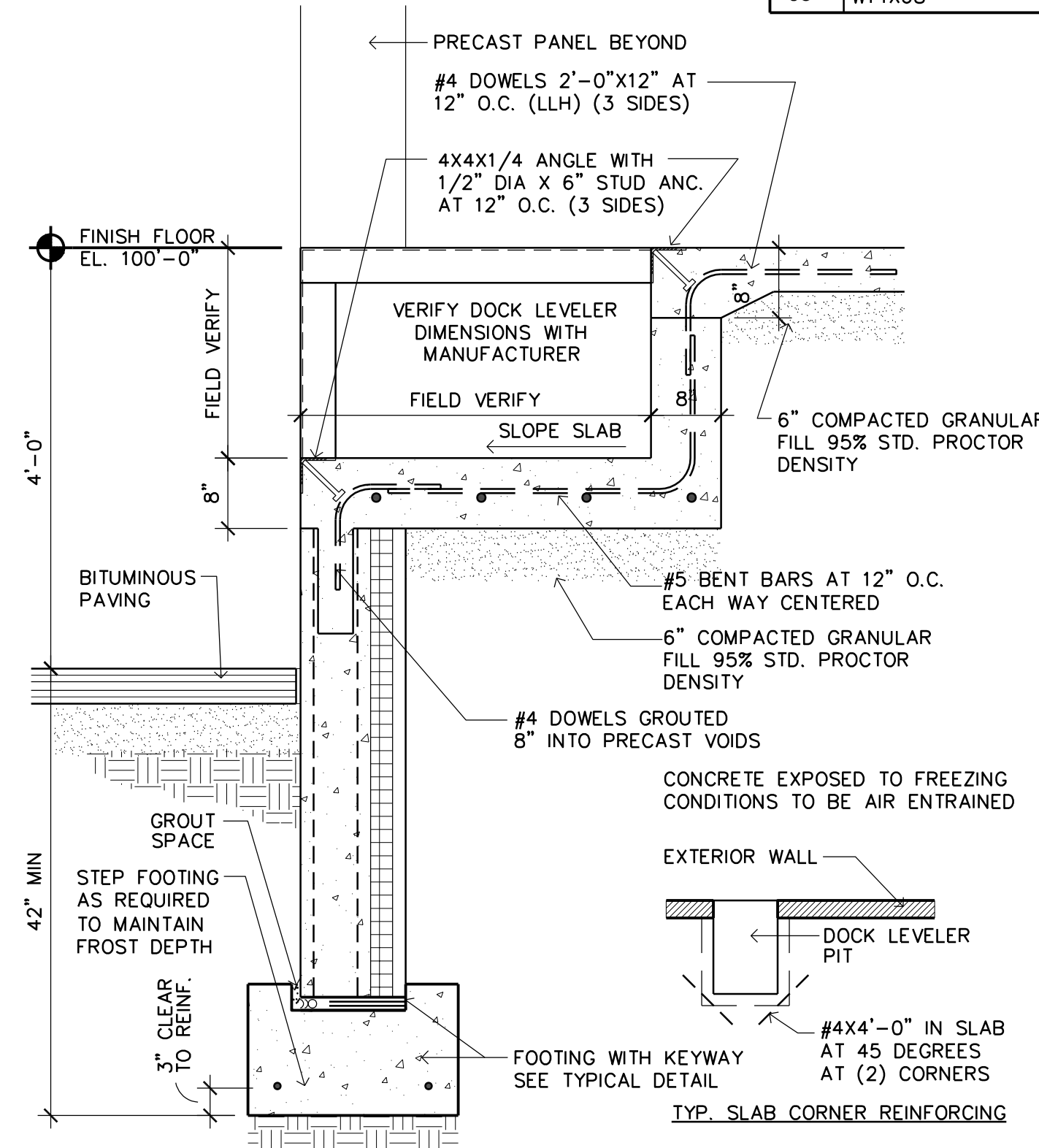
STEEL COLUMN SCHEDULE			
MARK	SIZE	BASE PLATE	ANCHOR BOLT
C1	HSS 8X8X5/16	3/4"x16"x1'-4"	(4) 3/4" DIA BENT ANCHOR BOLTS
C2	HSS 10X10X1/4	3/4"x18"x1'-6"	(4) 3/4" DIA BENT ANCHOR BOLTS
C3	W14X68	1"x20"x1'-4"	(4) 3/4" DIA BENT ANCHOR BOLTS

CONCRETE PIER SCHEDULE			
MARK	SIZE	REINFORCING	TIES
P1	24"x24"	(12) #5 VERT	#4 TIES AT 12" O.C.
NOTE: ALL VERTICAL BARS SHALL BE HOOKED INTO FOOTING OR DRILLED WITH EPOXY 8" INTO EXISTING FTG.			

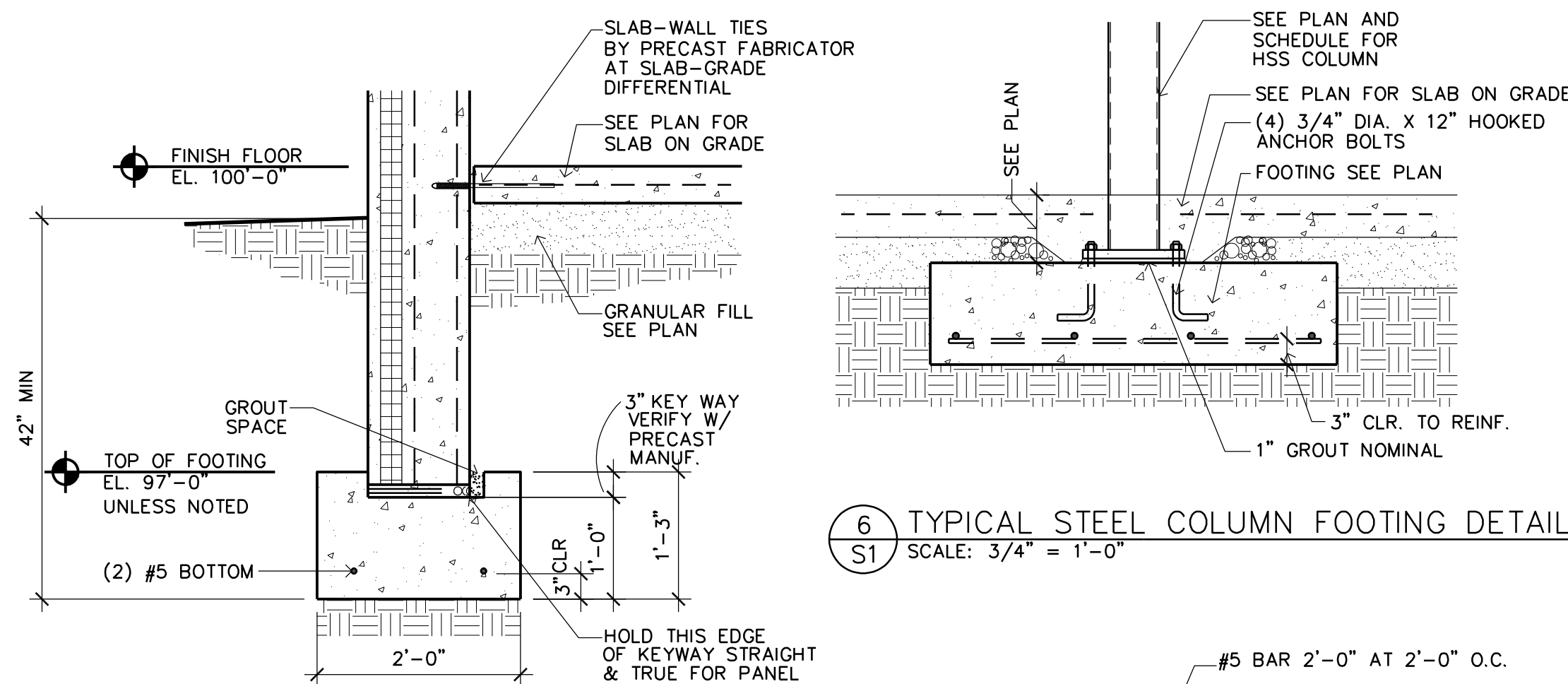
SPREAD FOOTING SCHEDULE		
MARK	SIZE	REINFORCING EACH WAY
F1	5'-0"x5'-0"x12"	(6) #5 EACH WAY BOTTOM
F2	6'-0"x6'-0"x14"	(7) #5 EACH WAY BOTTOM
F3	7'-0"x7'-0"x16"	(7) #6 EACH WAY BOTTOM
F4	8'-0"x8'-0"x18"	(8) #6 EACH WAY BOTTOM
F5	4'-0"x5'-0"x12"	(5) #5 *TRANSVERSE BOTTOM (5) #5 LONGIT. BOTTOM
F6	8'-0"x4'-0"x16"	(8) #5 *TRANSVERSE BOTTOM (4) #5 LONGIT. BOTTOM

NOTES:
FOOTINGS DESIGNED FOR MAXIMUM SOIL BEARING
PRESSURE OF 2500 PSF. GEOTECHNICAL ENGINEER
SHALL VERIFY SOIL BEARING PRESSURE.

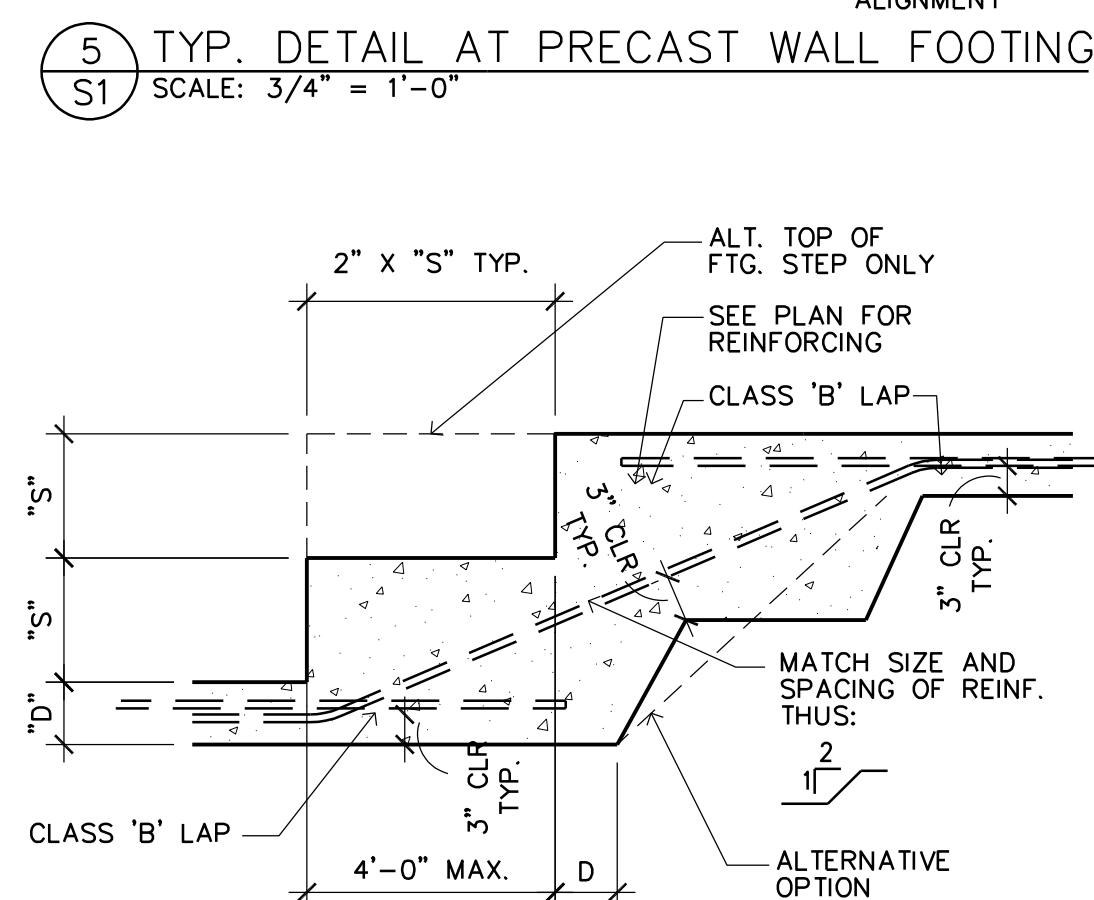
*NOTE: ALL TRANSVERSE BOTTOM BARS ARE DRILLED
WITH EPOXY 8" INTO EXISTING FOOTING. SEE TYP.
SECTION.



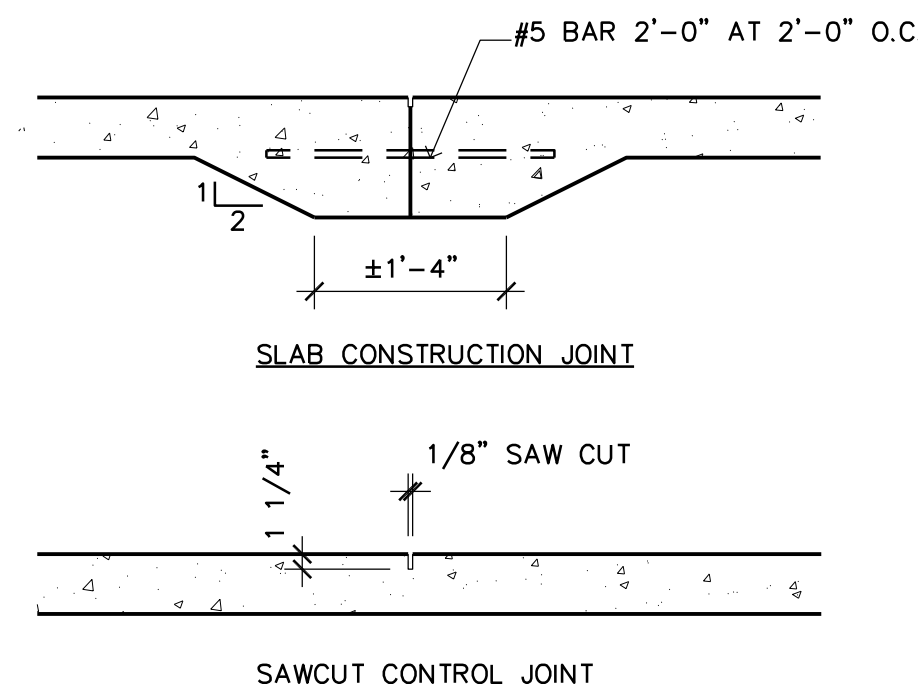
7 TYPICAL LOADING DOCK LEVELER SECTION
S1 SCALE: 3/4" = 1'-0"



6 TYPICAL STEEL COLUMN FOOTING DETAIL
S1 SCALE: 3/4" = 1'-0"



5 TYP. DETAIL AT PRECAST WALL FOOTING
S1 SCALE: 3/4" = 1'-0"

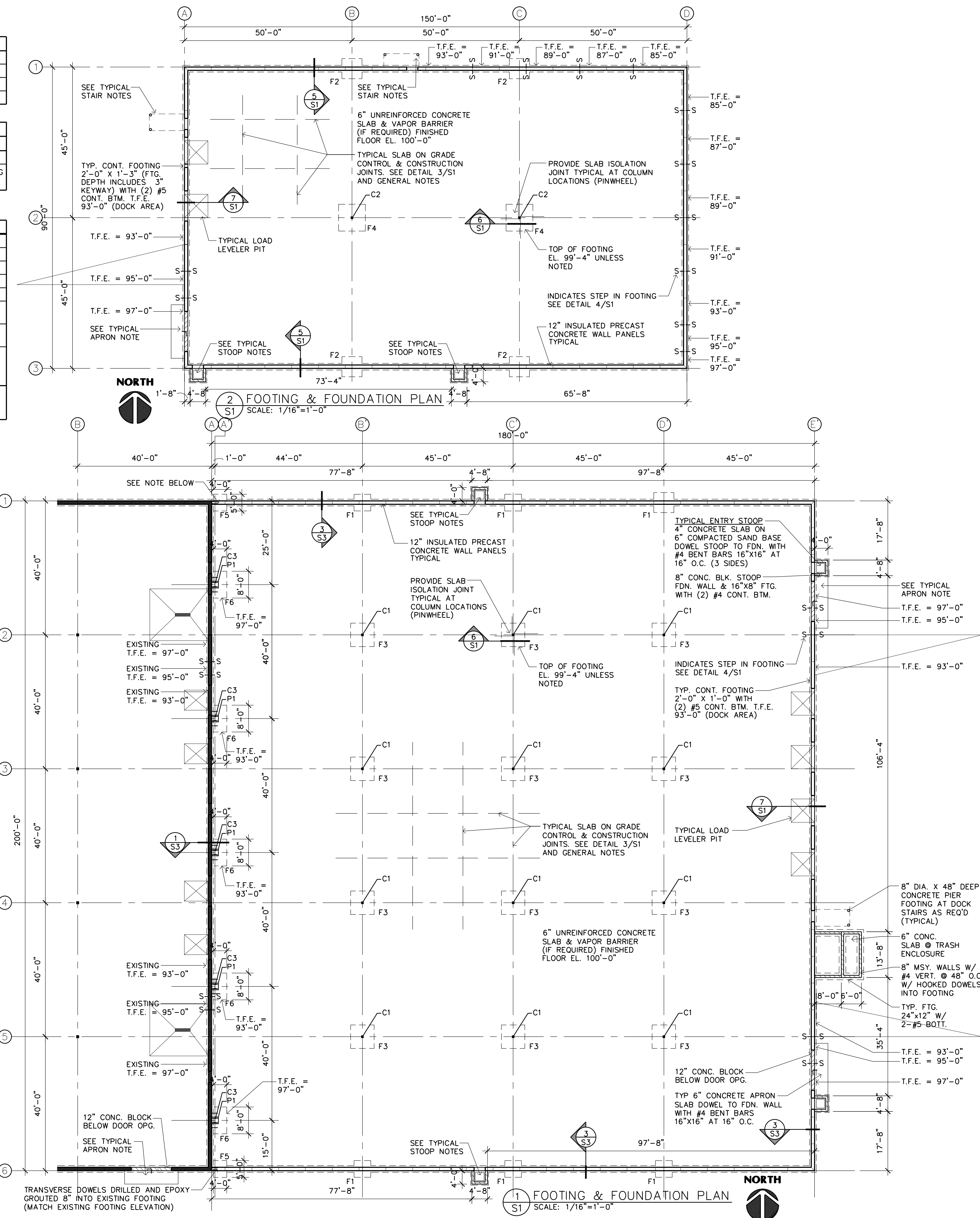


NOTES:

1. 1-1/4" DEEP SAW CUT WITH WET BLADE IMMEDIATELY AFTER FINISHING FOR 4" OR 5" SLABS. 1-1/2" DEEP FOR 6" SLABS.
2. ALL CONTROL/CONSTRUCTION JOINTS MUST BE CONTINUOUS AND NOT STAGGERED.
3. USE EXPANSION JOINT MATERIAL OR BOND BREAKER AT ALL WALLS AND TRENCH DRAINS.

4 STEP FOOTING DETAIL
S1 SCALE: 3/4" = 1'-0"

3 TYP. SLAB CONSTRUCTION/CONTROL JOINT DETAILS
S1 SCALE: 3/4" = 1'-0"



Stroh ~
E N G I N E E R I N G
PO Box 1058
Jerome, AZ 86331
PH/FAX: 808-463-2256

ENGINEER CERTIFICATION:
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.

SIGNATURE
BERNIE STROH

14269
LICENSE NO.
07.02.26
DATE



1100 Mendota Heights Road
Mendota Heights, MN 55120

Ph: 651-681-0200
Fax: 651-681-0235

**ADDITION FOR
WILDLIFE RESEARCH**
14485 Azurite St NW, Ramsey, Minnesota

Copyright 2026
Stroh Engineering, P.E.

Structural Engineer: B STROH

Drawn By: JRB

Checked By: LL

Revisions

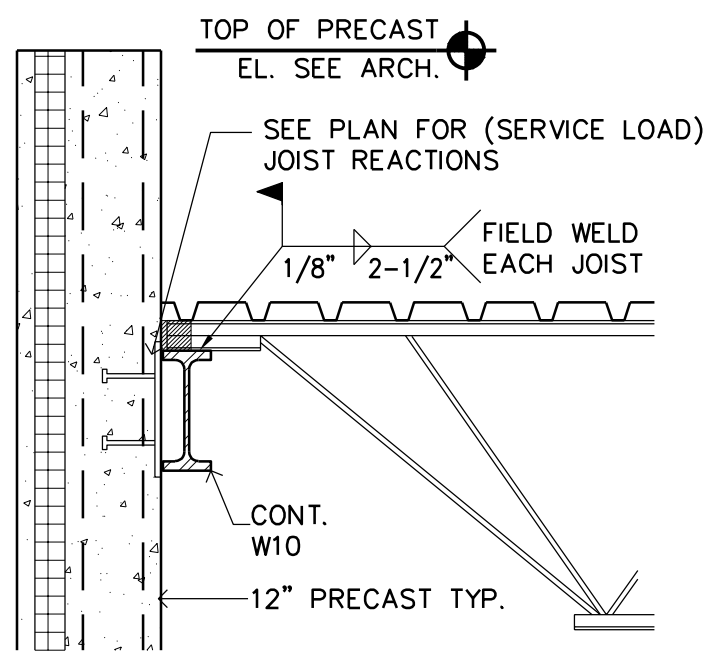
7/2/26	ISSUE FOR PERMIT
--------	------------------

**FOOTING AND
FOUNDAION
PLAN**

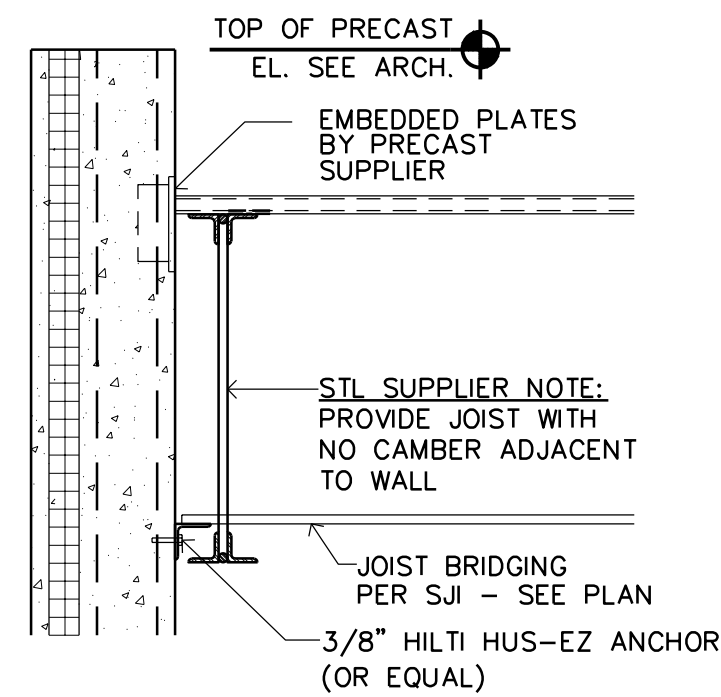
Sheet Number

S1

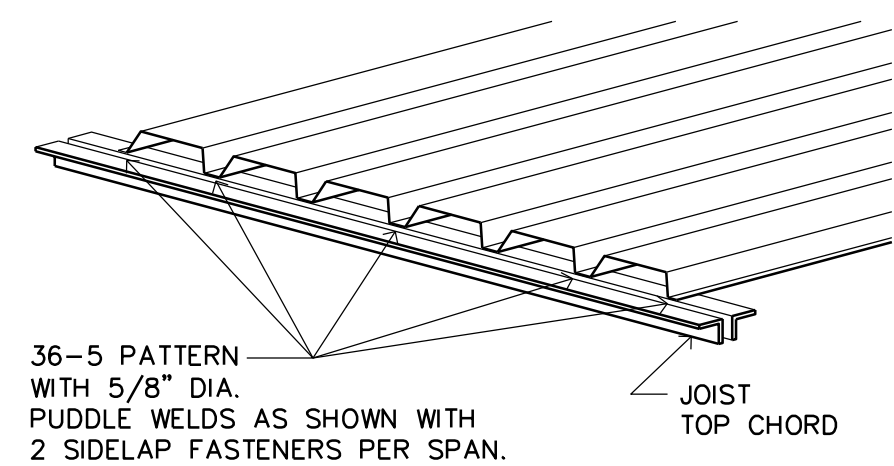
Project No. 251003-4



8 TYPICAL SECTION
S2 SCALE: 3/4\"/>

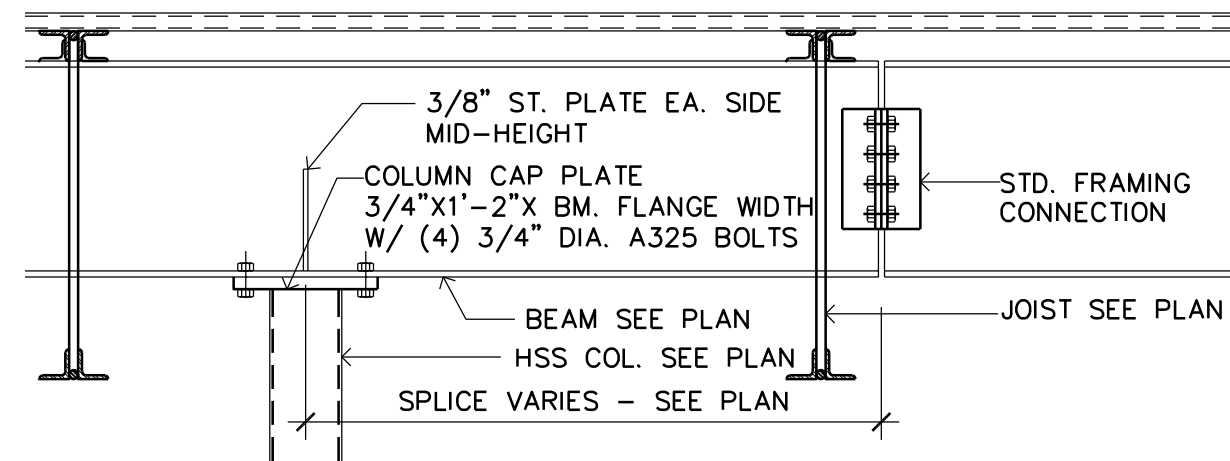


6 TYPICAL SECTION
S2 SCALE: 3/4\"/>

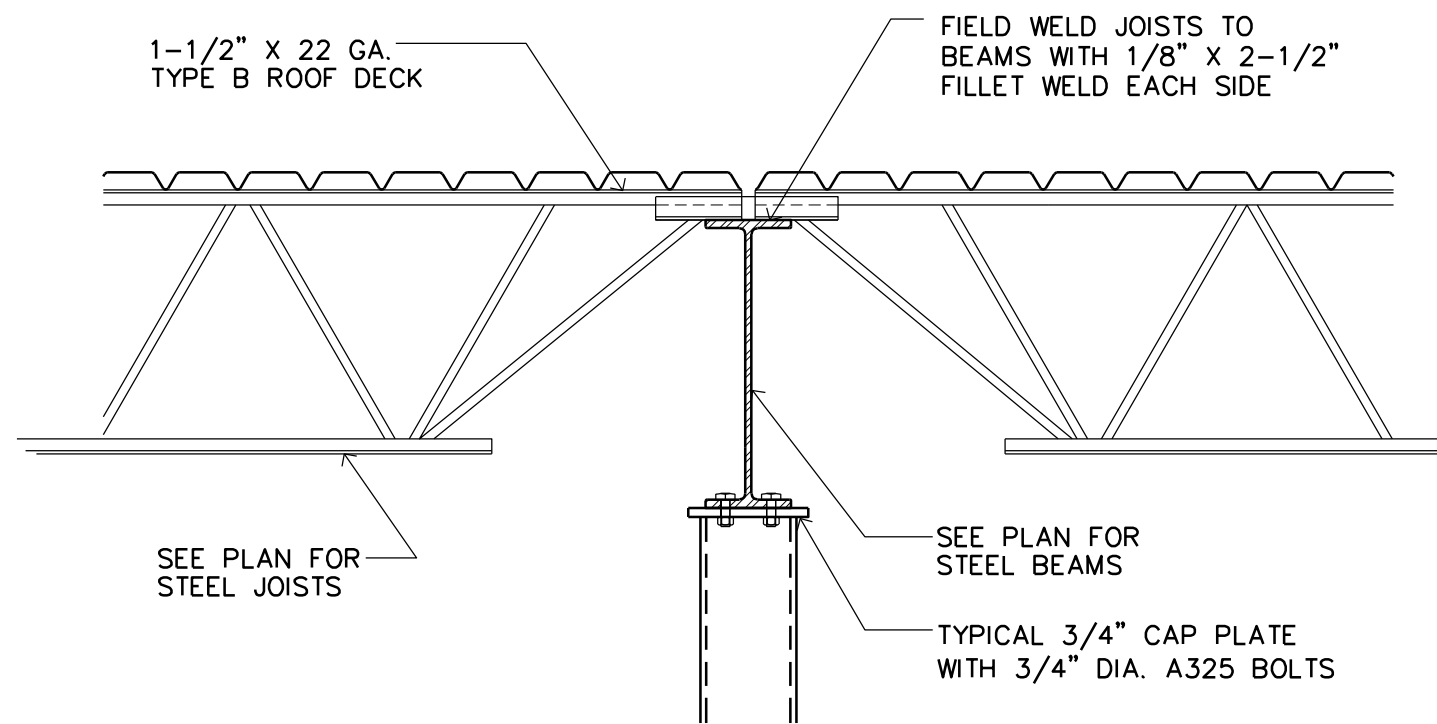


NOTE: MECHANICAL FASTENERS ARE ACCEPTABLE
ALTERNATIVE TO DECK WELDING PER ENGINEERS' APPROVAL.

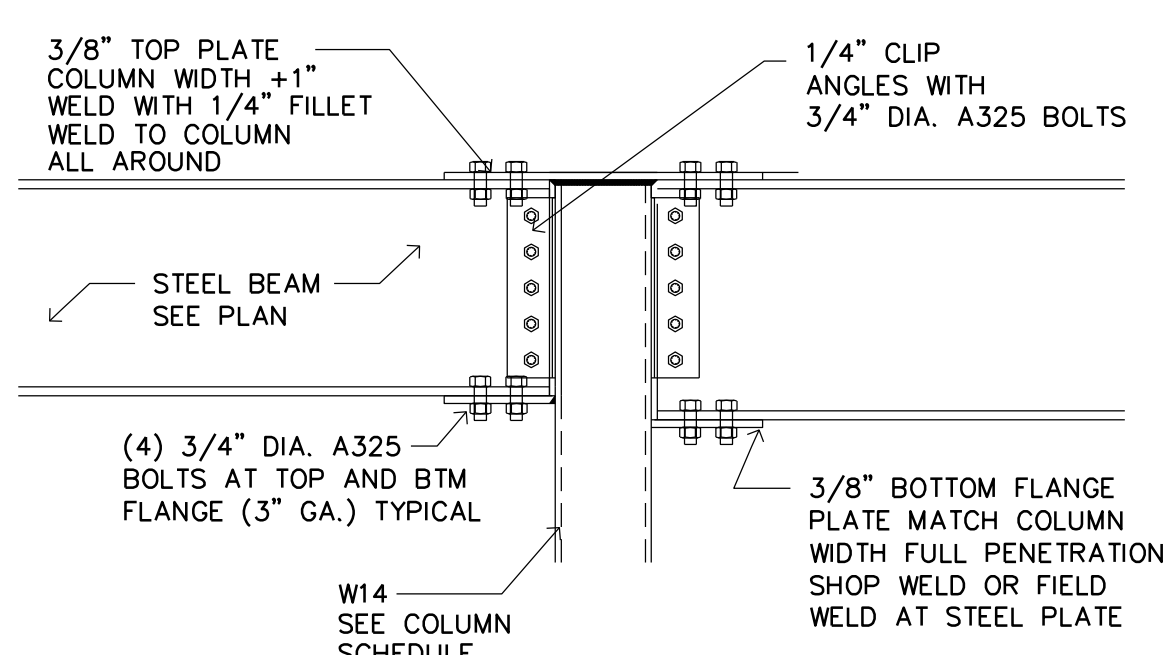
5 TYPICAL DECK FASTENING DETAIL
S2 SCALE: NOT TO SCALE



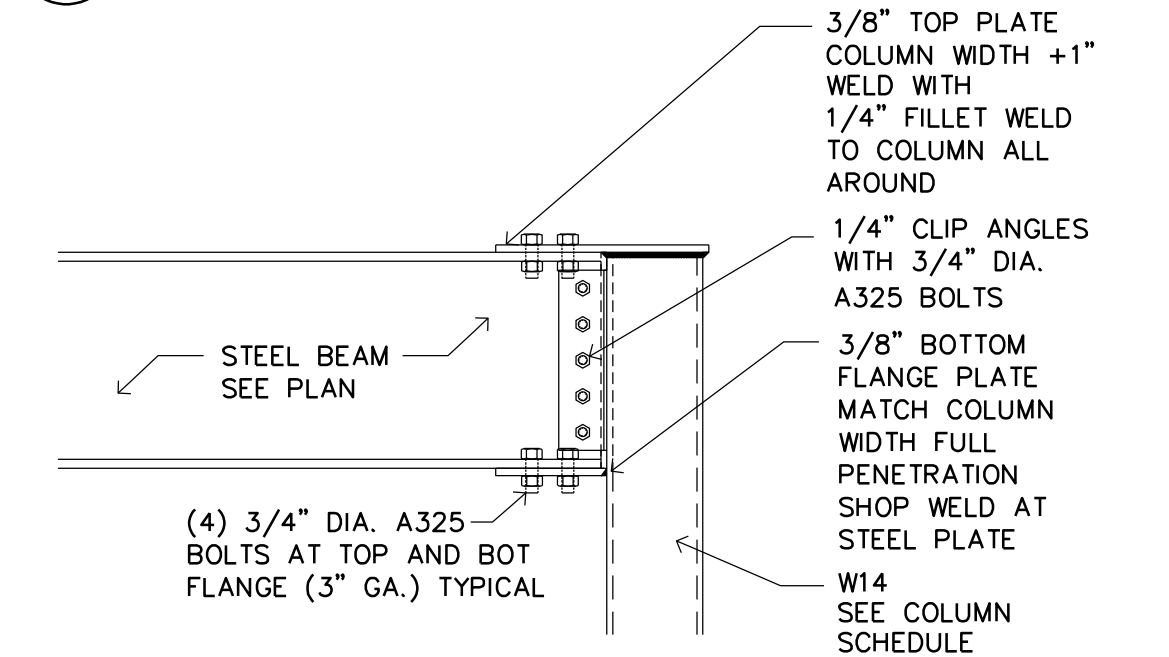
4 TYPICAL DETAIL AT BEAM SPLICE
S2 SCALE: 3/4\"/>



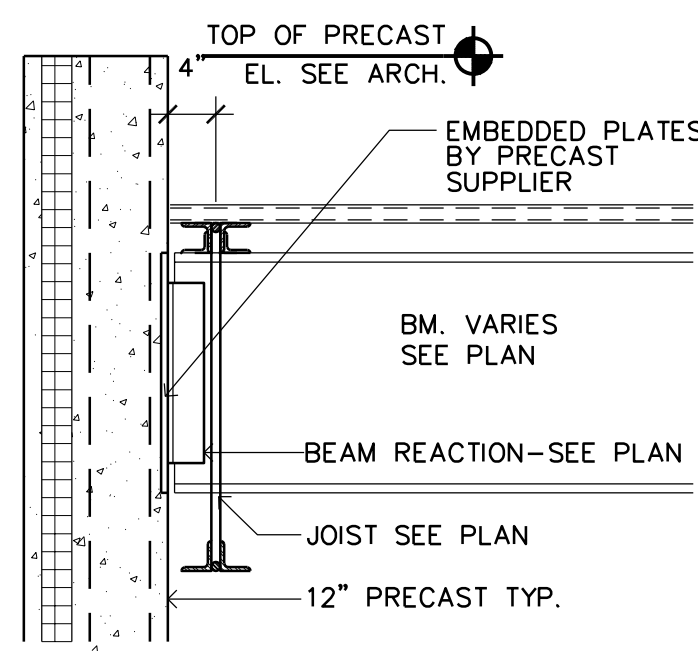
3 TYPICAL DETAIL AT ROOF JOIST BEARING
S2 SCALE: 3/4\"/>



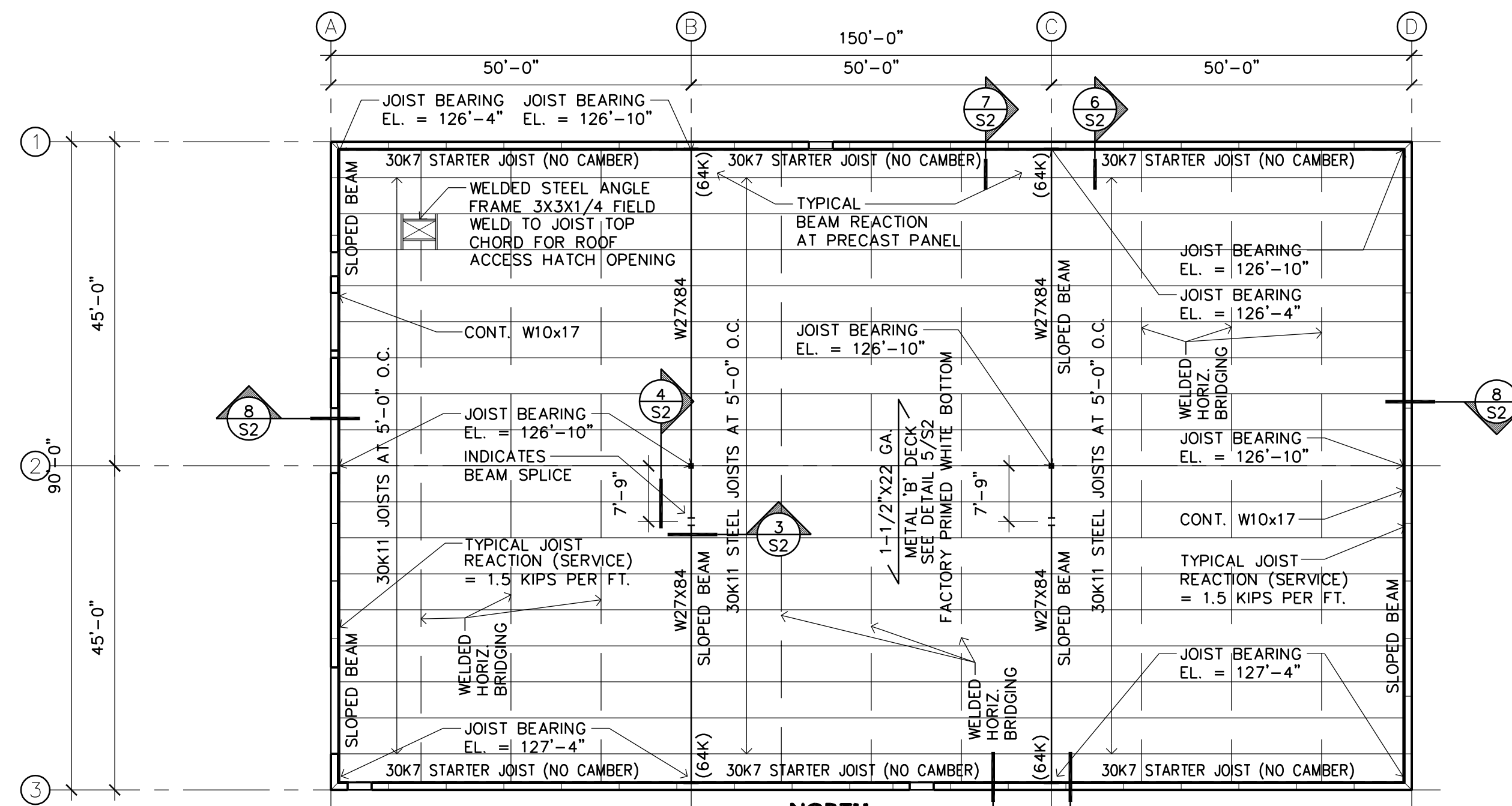
9 TYP. DETAIL AT WIND MOMENT CONNECTION
S2 SCALE: 3/4\"/>



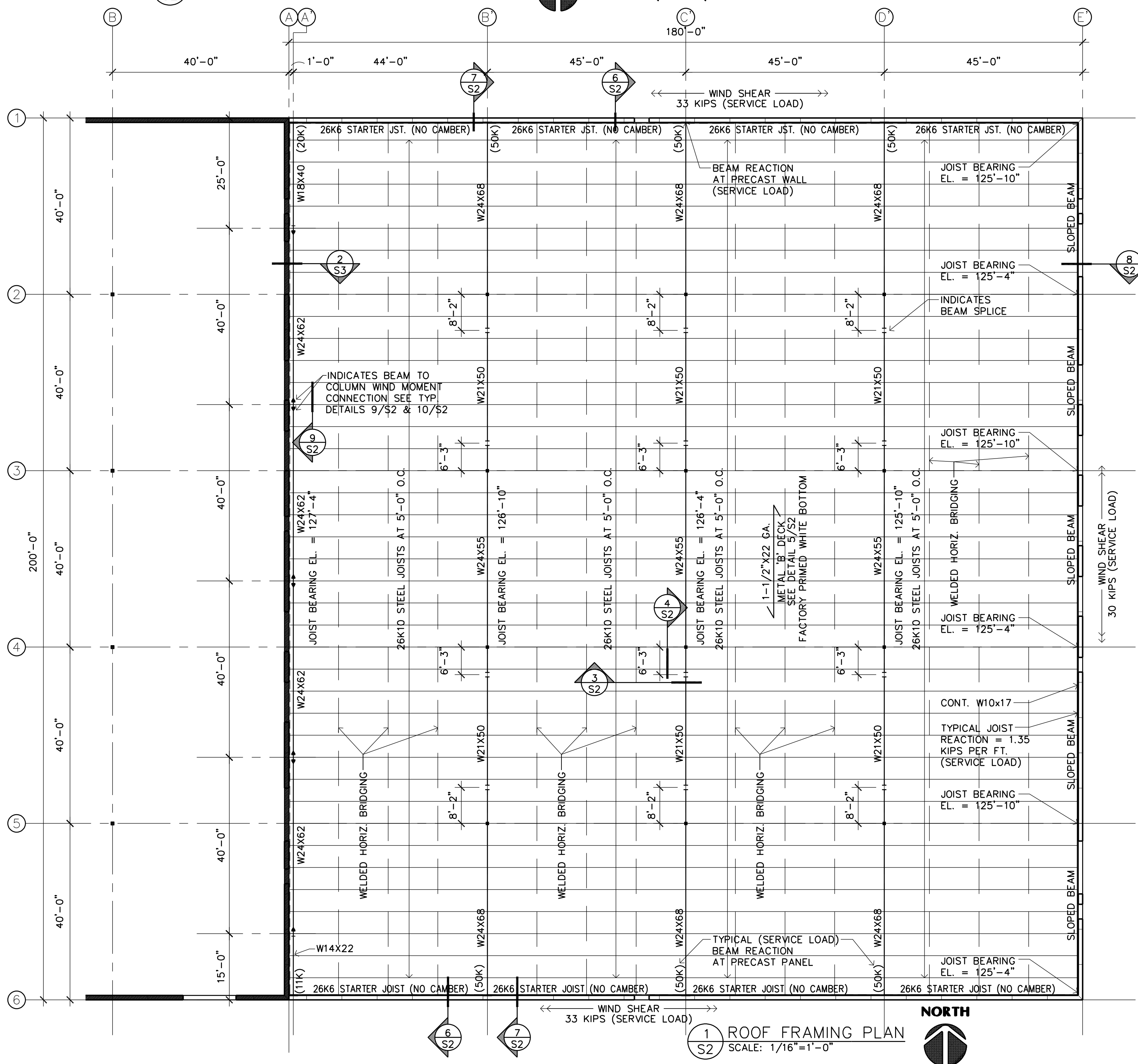
10 TYPICAL DETAIL AT WIND MOMENT CONNECTION
S2 SCALE: 3/4\"/>



7 TYPICAL DETAIL
S2 SCALE: 3/4\"/>



2 STORAGE BLDG. ROOF FRAMING PLAN
S2 SCALE: 1/16\"/>



1 ROOF FRAMING PLAN
S2 SCALE: 1/16\"/>

ENGINEER CERTIFICATION:
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.

SIGNATURE
BERNIE STROH
PRINT NAME
14269
LICENSE NO.
07.02.26
DATE

ADDITION FOR
WILDLIFE RESEARCH
14485 Azurite St NW, Ramsey, Minnesota

Copyright 2026
Stroh Engineering, P.E.
Structural Engineer: B STROH
Drawn By: JRB
Checked By: LL
Revisions

7/2/26 ISSUE FOR PERMIT

ROOF
FRAMING
PLAN

Sheet Number

S2

Project No. 251003-4

GENERAL STRUCTURAL NOTES:

1. BUILDING CODE:
STRUCTURAL DESIGN CONFORMS TO THE REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE (IBC) & MINNESOTA STATE BLDG. CODE (MSBC 2020)
2. DESIGN LOADS:
WIND LOAD
BASIC WIND SPEED (3 SECOND GUST).....115 MPH (Vu Ultimate)
(90 MPH SERVICE)
RISK CATEGORY II
EXPOSURE B
INTERNAL PRESSURE COEFFICIENTS, GC ±0.18 pi
ROOF LOAD
LIVE LOAD (L.L.)..... 35 PSF **
DEAD LOAD (DESIGN D.L.)..... 20 PSF **
3. ROOF SNOW LOAD:
GROUND SNOW LOAD, Pg..... 50 PSF
FLAT ROOF SNOW LOAD, Pf 35 PSF
SNOW EXPOSURE FACTOR, Ce..... 1.0
SNOW LOAD IMPORTANCE FACTOR, I 1.0
THERMAL FACTOR, Ct..... 1.0
** PLUS SNOW ACCUMULATION AS REQUIRED BY IBC, CHAPTER 16, SECTION 1608.

COORDINATION:
1. STRUCTURAL MEMBERS INCLUDING SLABS, BEAMS, JOISTS, COLUMNS AND WALLS ARE DESIGNED FOR "IN PLACE LOADS" CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING, WITHOUT OVERSTRESSING, ALL STRUCTURAL ELEMENTS (AS REQUIRED AT ANY STAGE OF CONSTRUCTION) UNTIL COMPLETION OF THIS PROJECT.

FOUNDATIONS:
1. FOOTINGS WERE DESIGNED FOR A MAXIMUM SOIL BEARING PRESSURE OF 2500 PSF. SOIL BEARING PRESSURE SHALL BE VERIFIED PRIOR TO THE CONSTRUCTION OF THE FOOTINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER. LOWER THE FOOTING ELEVATIONS SHOWN IF NECESSARY TO OBTAIN THE REQUIRED BEARING PRESSURE.

CONCRETE:
1. ALL CONCRETE SHALL BE NORMAL WEIGHT (150 PCF.) MINIMUM 28 DAY COMPRESSIVE STRENGTH, AS SPECIFIED BELOW:
FOOTINGS AND FOUNDATION WALLS.....3000 PSI
SLAB ON GRADE.....4000 PSI (MINIMUM)
2. PROVIDE 3" CLEAR COVER ON BOTTOM AND SIDES FOR FOOTING REINFORCING.
3. MAX. DISTANCE BETWEEN SLAB CONTROL OR CONSTRUCTION JOINTS SHALL NOT EXCEED 15'-0"
4. EXCEPT WHERE OTHERWISE SHOWN, SLABS ON GRADE SHALL BE REINFORCED WITH 6X6-10/10 WELDED WIRE MESH OR FIBERMESH.
5. EXCEPT WHERE OTHERWISE SHOWN, SLABS ON GRADE SHALL BE 6" THICK CONCRETE.
6. CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS. ALL SLAB CONCRETE SHALL BE 4000 PSI. W/ WATER CONTENT RATIO LESS THAN .50 AND PLASTERCIZER ADDED AT JOB SITE.

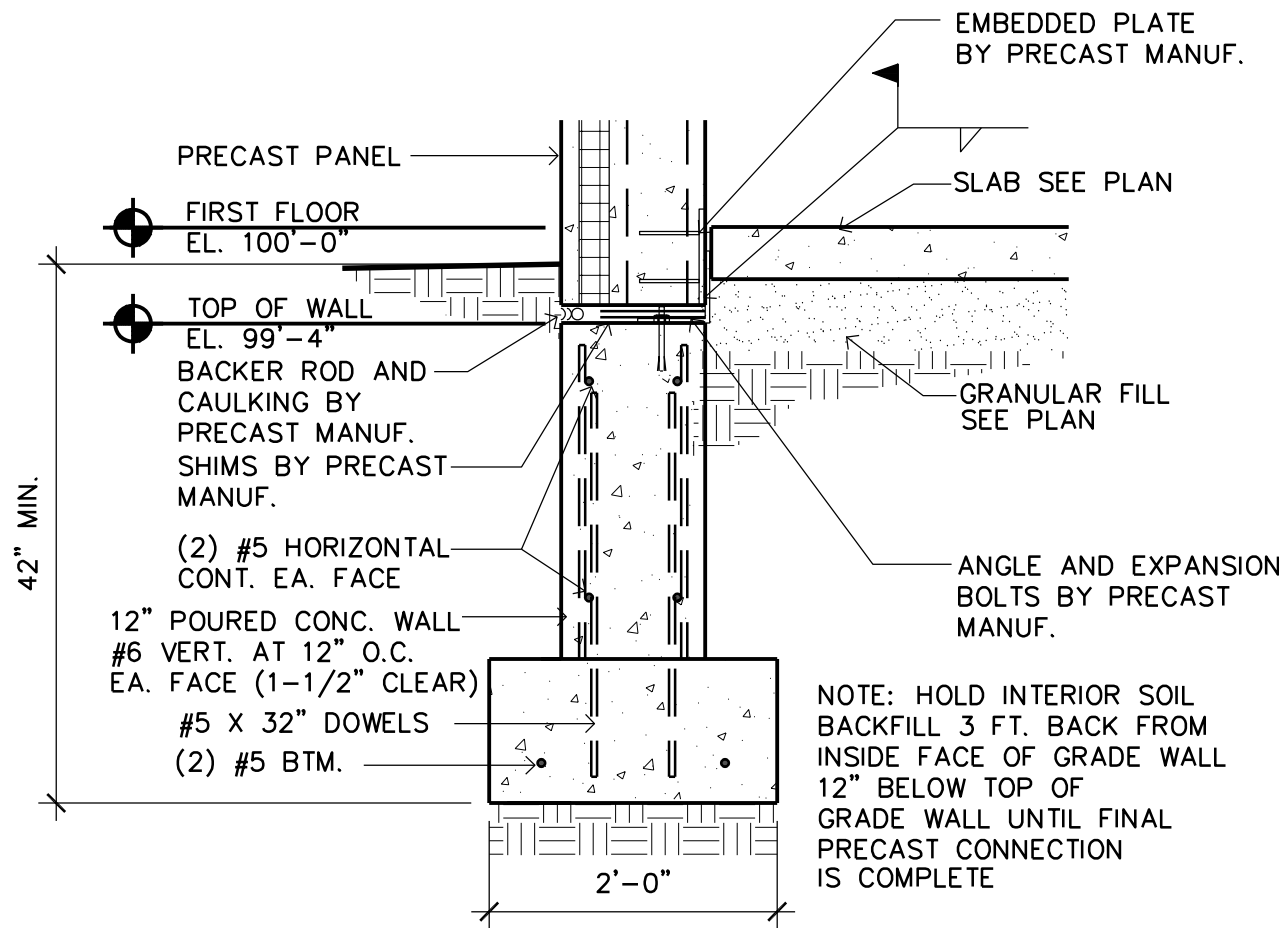
STRUCTURAL PRECAST CONCRETE:
1. STRUCTURAL PRECAST CONCRETE MEMBERS AND THEIR CONNECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PCI HANDBOOK FOR PRECAST PRESTRESSED CONCRETE. PRESTRESSED UNITS SHALL BE DESIGNED TO SUPPORT THE DESIGN LOADS AS INDICATED
2. PRECAST CONCRETE FABRICATOR SHALL FURNISH ALL LOOSE CLIP ANGLES, INSERTS AND WELD PLATES IN PRECAST AS NECESSARY FOR THE PROPER INSTALLATION OF THE PRECAST MEMBERS.
3. ALL HEADERS AT OPENINGS IN PRECAST TO BE DESIGNED AND FURNISHED BY PRECAST SUPPLIER.

- REINFORCING STEEL:
1. REINFORCING STEEL SHALL CONFORM TO ASTM (GRADE 60).
2. WELDED WIRE FABRIC SHALL BE NEW BILLET STEEL, COLD DRAWN AND CONFORMING TO ASTM A185 AND A82
3. BAR SUPPORTS, DESIGN, DETAILING, FABRICATION AND PLACING OF REINFORCING BARS AND MESH SHALL BE IN ACCORDANCE WITH THE ACI CODE AND DETAILING MANUAL.
4. UNLESS NOTED OTHERWISE, ALL REINFORCING LAP SPLICES SHALL BE 40 BAR DIAMETERS OR 12", WHICHEVER IS GREATER.
- STEEL JOISTS:
1. ALL JOISTS SHALL COMPLY WITH THE STEEL JOIST INSTITUTE RECOMMENDED "CODE OF STANDARD PRACTICE FOR STEEL JOISTS FOR FABRICATION AND ERECTION."
2. ALL K SERIES JOISTS SHALL HAVE HORIZONTAL WELDED BRIDGING AS SHOWN ON PLANS OR PER SJI RECOMMENDATIONS.
3. FOR DRAINAGE, STEEL JOISTS HAVE BEEN SIZED FOR PONDING CONSIDERATION PER IBC SEC. 1611

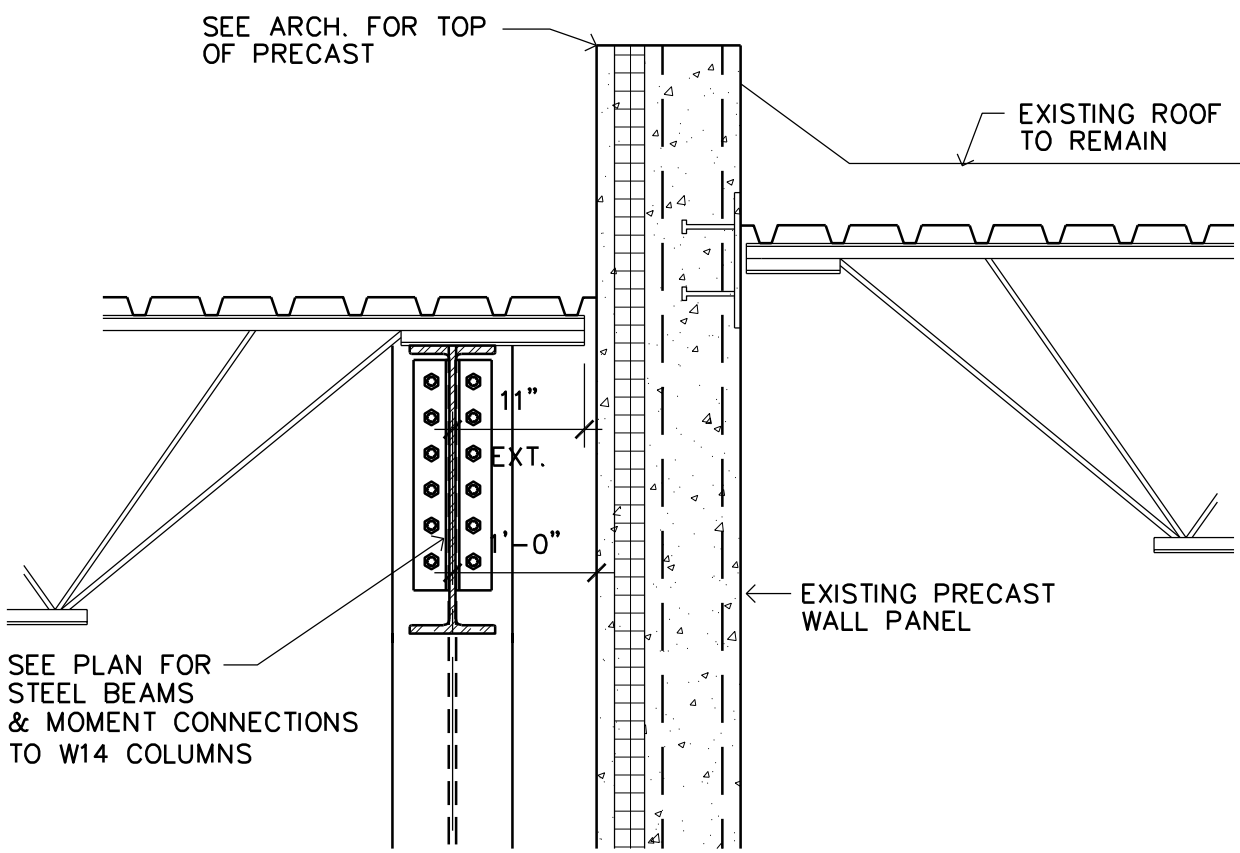
STEEL DECK:
1. STEEL ROOF DECK SHALL BE 1-1/2" X 22 GA. "TYPE B-WIDE RIB DECK" MANUFACTURED AND ERECTED IN ACCORDANCE WITH THE STEEL DECK INSTITUTE.
2. STEEL DECK SHALL BE WELDED TO SUPPORTING MEMBERS WITH 5/8" DIA. PUDDLE WELDS AT 12" O.C. SIDELAP CONNECTIONS SHALL BE WELDED OR FASTENED WITH #12 TEXS SELF-DRILLING, SELF-TAPPING SCREWS (2 FASTENERS MINIMUM EQUALLY SPACED PER SIDELAP BETWEEN JOISTS).

MASONRY:
1. CONCRETE MASONRY UNITS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C90.
2. MINIMUM COMPRESSIVE STRENGTH OF MSY. UNITS F'm 1500 PSI.
3. GROUT FOR HOLLOW MASONRY UNITS SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. AND SHALL BE NORMAL WEIGHT PEA GRAVEL CONCRETE.
4. ALL MASONRY WALLS SHALL HAVE HORIZONTAL REINFORCING FABRICATED WITH 9 GAUGE SIDE RODS. THIS REINFORCING SHALL BE LOCATED AT EVERY OTHER COURSE.
5. ALL VERTICAL REINFORCING SHALL BE CONTINUOUS WITH 40 BAR DIAMETER LAPS AT SPLICES UNLESS NOTED.

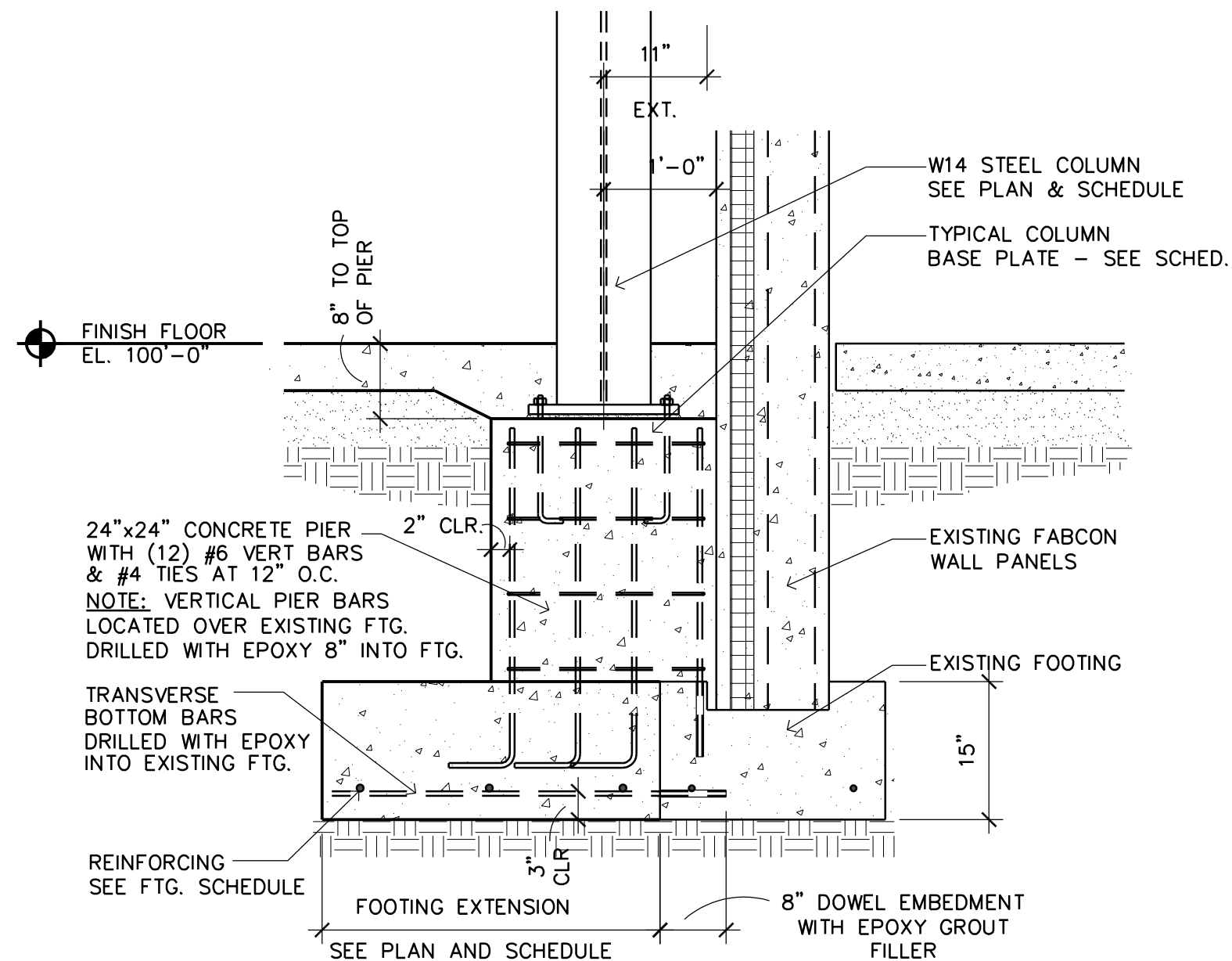
STRUCTURAL STEEL:
1. DESIGN, DETAILING, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE AISC "MANUAL OF STEEL CONSTRUCTION"
2. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A572 OR A992.
STEEL PIPE SHALL CONFORM TO ASTM A501 OR ASTM A53.
STEEL TUBES SHALL CONFORM TO ASTM A500 - GRADE B.
3. ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS USING E70XX ELECTRODES AND SHALL CONFORM TO AWS STANDARDS.
4. ALL BOLTS SHALL BE 3/4" DIAMETER, ASTM A325.



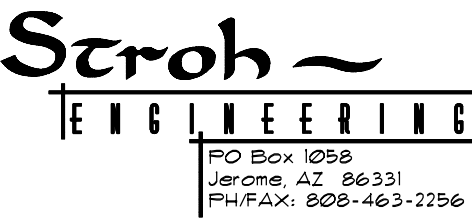
3 TYPICAL CONSTRUCTION DETAIL
S3 SCALE: 3/4" = 1'-0"



2 TYPICAL SECTION
S3 SCALE: 3/4" = 1'-0"



1 DETAIL AT FOOTINGS ADJACENT TO EXISTING BLDG.
S3 SCALE: 3/4" = 1'-0"



ENGINEER CERTIFICATION:
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.

SIGNATURE
BERNIE STROH
PRINT NAME
14269
LICENSE NO.
07.02.26
DATE



ADDITION FOR
WILDLIFE RESEARCH
14485 Azurite St NW, Ramsey, Minnesota

Copyright 2026
Stroh Engineering, P.E.
Structural Engineer: B STROH
Drawn By: JRB
Checked By: LL
Revisions

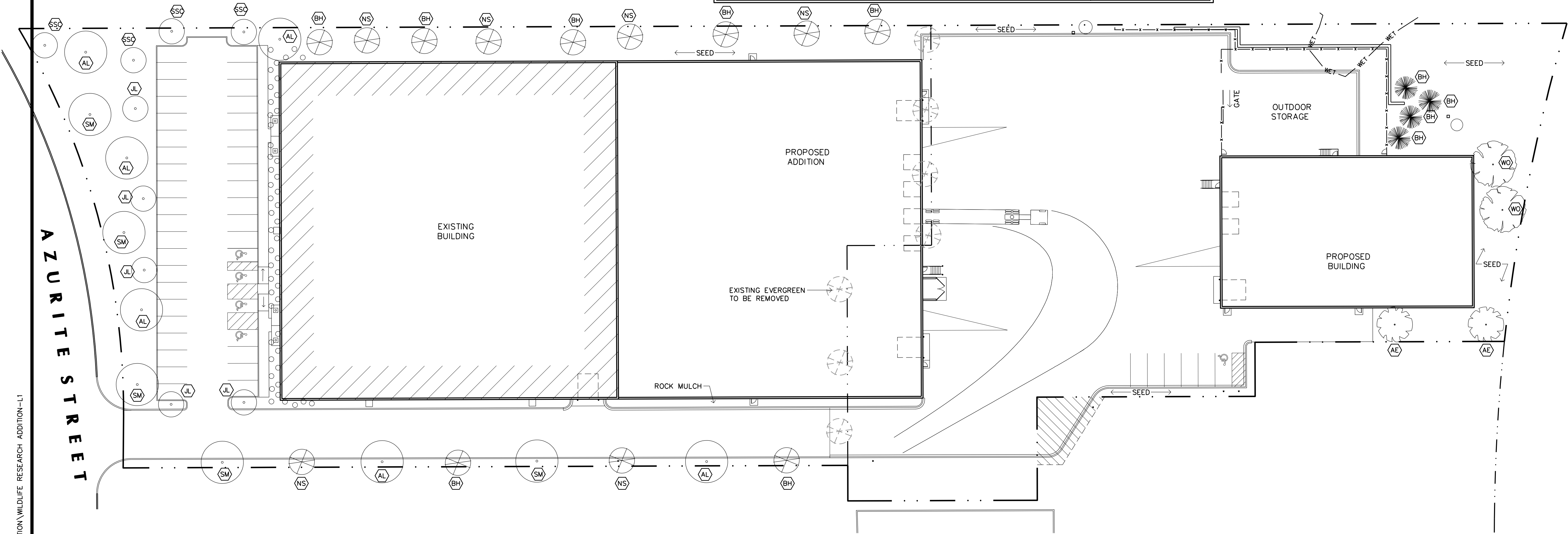
7/2/26	ISSUE FOR PERMIT

STRUCTURAL
DETAILS

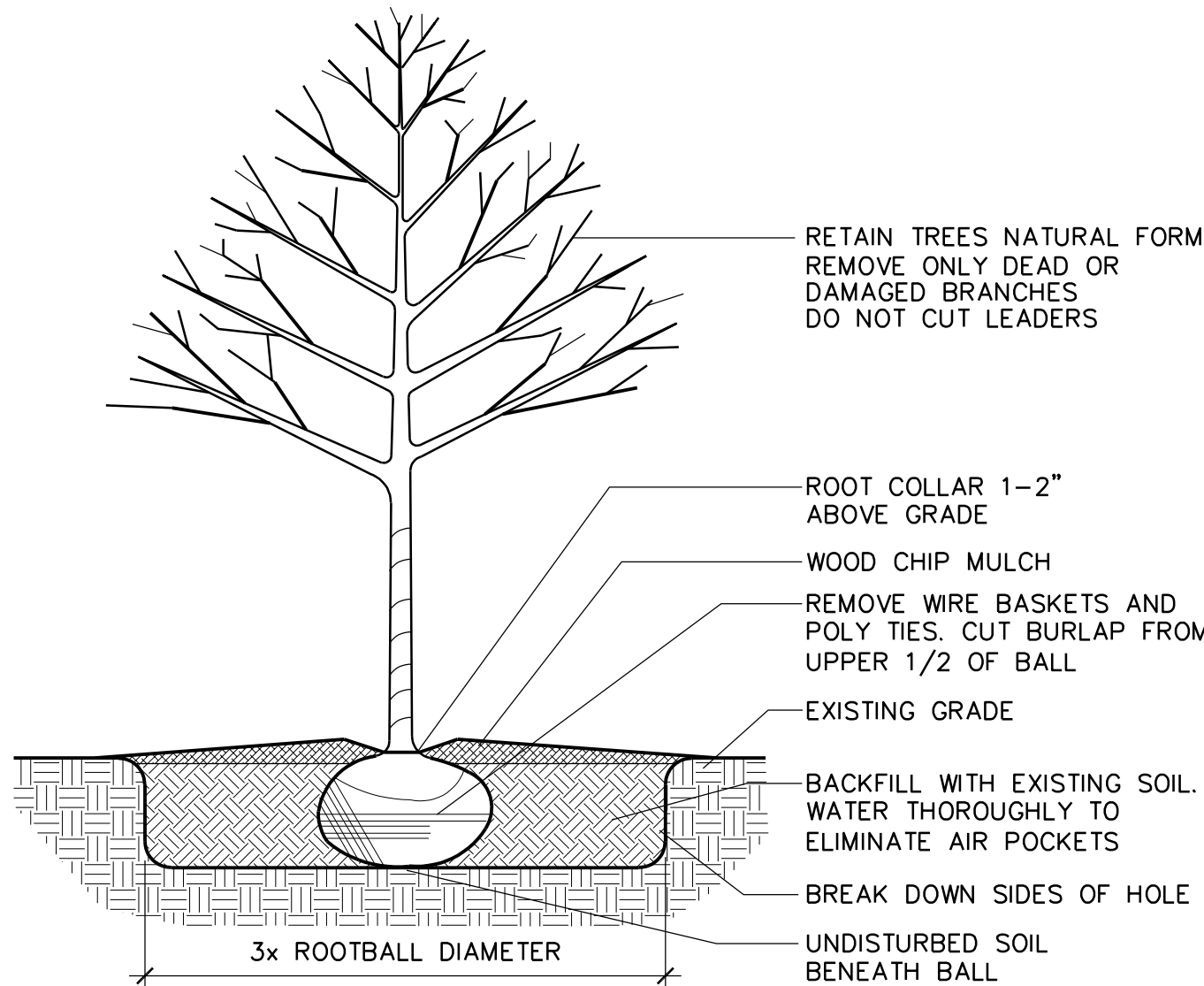
Sheet Number

S3

Project No. 251003-4



1 LANDSCAPE PLAN
L1 SCALE: 1" = 30'-0"



2 TREE PLANTING DETAIL
L1 SCALE: NOT TO SCALE

LANDSCAPE NOTES:

1. SEED/SOD AREAS AS SHOWN ON THE PLAN.
2. SEE PLAN FOR PLANTINGS LOCATED IN ROCK MULCH BED. ROCK MULCH BEDS SEPARATED FROM SOD BY BLACK VINYL EDGER. OTHER PLANTINGS TO HAVE WOOD MULCH RING TO PREVENT WEED GROWTH AND CONSERVE WATER.
3. UNDERGROUND IRRIGATION SYSTEM TO BE PROVIDED FOR ALL FOUNDATION PLANTINGS AND TURF AREAS. PROVIDE MOISTURE SENSOR. PROVIDE ONE OR MORE ADDITIONAL WATER EFFICIENT TECHNOLOGIES, SUCH AS WATERSENSE LABELED WEATHER-BASED IRRIGATION CONTROLLERS, SOIL MOISTURE SENSORS, AND/OR EVAPORATION (ET) SENSORS.

4. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE APPROVAL BY THE CITY PRIOR TO INSTALLATION.
5. ALL TURF AREAS AND NEW PLANTINGS TO RECEIVE MIN. 4" TOPSOIL WITH MAX. 35% SAND CONTENT.

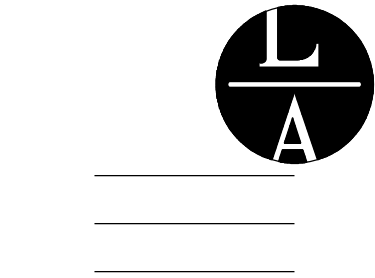
LANDSCAPE CALCULATION:

IMPERVIOUS AREA - 162,698 S.F.
PERVIOUS AREA - 43,601 S.F.
TOTAL LOT AREA - 206,299 S.F.

CANOPY COVER REQUIRED

(IMPERVIOUS/ LOT AREA) X PERVIOUS
 $162,698 / 206,299 = 0.788 \times 43,601 \text{ S.F.} = 34,386 \text{ S.F.}$
TOTAL CANOPY COVER PROVIDED
 $= 38,243 \text{ S.F.}$
CANOPY COVER CALCULATION
(MIN SPREAD + MAX SPREAD / 4)² X 3.14 X .65 (PREFERRED)
X 3.14 X .50 (ACCEPTABLE)

PLANTING SCHEDULE						
QTY.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	MTHD	CANOPY COVER
PROPOSED PLANTINGS						
2	AE	AMERICAN ELM	ULMUS AMERICANA	2.5" CAL.	BB	3,907 S.F. X 2 = 7,814 S.F.
2	WO	WHITE OAK	QUERCUS ALBA	2.5" CAL.	BB	3,907 S.F. X 2 = 7,814 S.F.
4	BH	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6' TALL	BB	386 S.F. X 4 = 1,544 S.F.
						17,172 S.F.
EXISTING PLANTINGS						
5	SM	SUGAR MAPLE	ACER SACCHARUM			981 S.F. X 5 = 4,905 S.F.
7	AL	AMERICAN LINDEN	FRAXINUS PENNSYLVANICA			1,298 S.F. X 7 = 9,086 S.F.
7	BH	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA			386 S.F. X 7 = 2,702 S.F.
6	NS	NORWAY SPRUCE	PICEA ABIES			625 S.F. X 6 = 3,750 S.F.
4	SSC	SPRING SNOW CRAB	MALUS SPRING SNOW			157 S.F. X 4 = 628 S.F.
						21,071 S.F.



LAMPERT
ARCHITECTS

550 Vandalia St, Ste 120
St. Paul, MN 55114
Phone: 763.755.1211
lampert@lampert-arch.com



Commercial Design and Construction

1100 Mendota Heights Road
Mendota Heights, MN 55120
Ph: 651-681-0200
Fax: 651-681-0205

ADDITION FOR
WILDLIFE RESEARCH
14485 Azurite St NW, Ramsey, Minnesota

Copyright 2026
Leonard Lampert Architects Inc.

Project Designer: JAMES B

Drawn By: JRB

Checked By: LL

Revisions

6/5/26	PRELIMINARY
6/12/26	CITY SUBMITTAL
7/2/26	ISSUE FOR PERMIT

LANDSCAPE PLAN

Sheet Number

L1

Project No. 251003-4

Regular Planning Commission**Meeting Date:** 07/23/2026**Primary Strategic Plan Initiative:**

Information**Title:**

PUBLIC HEARING: Consider Ordinance #26-11 Amending Chapters 30 (Nuisances) and 106 (Zoning Code) of City Code Related to Managed Natural Landscapes

Purpose/Background:

In 2023, the Minnesota Legislature adopted new legislation mandating that statutory cities and home rule charter cities must allow private property owners to establish and maintain Managed Natural Landscapes in excess of eight (8) inches in height. While the City of Ramsey has allowed for these types of landscapes for a number of years now with an approved management plan, City Code never specified what information needed to be provided in a management plan, nor that the City had to approve said management plan. Thus, enforcement, when necessary, has been challenging. So, City Staff worked with the Environmental Policy Board to develop a couple new definitions (pulled from State Statute 412.925, attached to this case) and some minimum standards to not only make enforcement more manageable, but also to provide clarification to applicants about the type of information that must be provided as part of their management plan.

Notification:

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

Time Frame/Observations/Alternatives:

The proposed Ordinance clarifies that a management plan must be approved by the City. An application packet has also been developed, which outlines the specific information that must be provided within a management plan for a Managed Natural Landscape. Additionally, the Ordinance includes a couple of new definitions in Chapter 30 and several new standards, which are outlined in a new section (106-371 - Managed Natural Landscapes). The new standards include:

- A three (3) foot setback from property lines, roads, sidewalks and trails within the MUSA (no setback would be required outside the MUSA); and
- A Managed Natural Landscape shall be established within three (3) years, meaning that within that 3-year establishment period, the Managed Natural Landscape consists of not more than 25% weeds; and
- If, after three (3) years, there are still more than 25% weeds, it would be deemed a failed landscape and would require either a new management plan subject to review and approval by the City, or returning the area to a more traditional ground cover subject to the standards outlined in Chapter 30 (Nuisances).

The intent of the Ordinance is not to make it more difficult for someone that wants to establish a Managed Natural Landscape, but rather to ensure adequate information is provided to the City to ensure that a property owner does not just let an area of their yard 'go natural' and to specify that a Managed Natural Landscape must be established within three (3) years (meaning undesirable plants and weeds make up less than 25% of the Managed Natural Landscape area).

City Staff did work with the City Attorney to ensure that both the proposed Ordinance and the Application Packet were sufficient to provide a clear pathway for enforcement, if necessary.

Funding Source:

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

Recommendation:

The Environmental Policy Board recommends adopting Ordinance #26-11.

Outcome/Action:

Motion to recommend City Council adopt Ordinance #26-11.

Attachments

Ordinance #26-11
Application Packet
MN State Statute 412.925

Form Review**Inbox**

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 07/17/2026

Reviewed By

Brian Hagen

Date

07/17/2026 09:09 AM

Started On: 07/10/2026 10:48 AM

ORDINANCE #26-11

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

**AN ORDINANCE AMENDING CHAPTER 30 (NUISANCES)
AND 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. AMENDMENTS TO CHAPTER 30 (NUISANCE CODE) AND CHAPTER 106 (ZONING CODE)

The following portion of Chapter 30, Section 1 (Definitions), is amended as follows:

Sec. 30-1. – Definitions

~~*Acceptable prairie restoration* means an area of semi or continuous ground cover consisting of native grasses and forbs, with an identified plant species matrix that does not include identified, state-listed noxious weeds or invasive non-native plants. With respect to any undesirable plants, the establishment and long-term maintenance plan shall address the eradication measures to be employed.~~

Managed natural landscape means a planned, intentional and maintained planting of native or non-native grasses, wildflowers, forbs, ferns, shrubs, or trees, including but not limited to rain gardens, meadow vegetation, and ornamental plantings. It does not include turf-grass lawns left unattended or unmaintained for the purpose of returning to a natural state.

Meadow vegetation means grasses and flowering broad-leaf plants that are native to, or adapted to, the State of Minnesota, and that are commonly found in meadow and prairie plant communities, excluding noxious weeds.

Noxious weeds shall have the meaning assigned by Minnesota Statutes, Section 18.77, Subd. 8.

The following portion of Chapter 30, Section 3 (Property Conditions), is amended as follows:

Sec. 30-3. – Property Conditions

- (2) Grass, weeds, or noxious growths.
 - a. All grass, weeds, or noxious growths of vegetation upon public or private property exceeding eight inches in height, ~~or whatever height specified in the appropriate zoning district,~~ excluding ~~acceptable prairie restoration plant materials~~ managed natural landscapes with a management plan as approved by City Staff.
 1. Exemption. All ground cover vegetation located in the following areas are hereby exempt from height restrictions:
 - i. Shore impact zones;
 - ii. Bluff impact zones;
 - iii. Areas within 50 feet of a wetland or natural drainage way;
 - iv. Areas of native plant communities with approved management plans;
 - v. Significant vegetative stands identified within City Code, relating to Mississippi River Corridor Critical Area (MRCCA) Overlay District development standards;
 - vi. Any vegetation management within the MRCCA Overlay District shall comply with the requirements and standards of City Code and with any vegetation clearing permits approved by the City of Ramsey;
 - vii. Areas of steep slope where mowing is not safely possible;
 - viii. Any area that has been undisturbed by development, grading or building and remains in its original natural state.
 2. All areas that have been graded or developed must maintain the property to turf grass standards unless a ~~appropriate prairie~~ management plan for a managed natural landscape has been approved by the city or it falls within the exemption list above. Rain gardens or pocket pollinator gardens not exceeding 100 square feet are also exempt from requiring a management plan. Any area or portion of a yard that remains as turf grass shall be maintained in accordance with subsection (2) a. above.
 3. Failure to adhere to the City-approved management plan is a violation of this chapter.

Sec. 106-371. – Managed Natural Landscapes

Managed natural landscapes have the following standards:

- (1) Managed natural landscapes within the MUSA shall maintain a setback of three (3) feet (enough for one pass with a lawn mower) from all property lines, roads, sidewalks, and trails, unless one of the following exemptions applies:
 - a. The managed natural landscape area abuts another similar private or public managed natural landscape area, a wetland, pond, lake, stream or river.
 - b. A fully opaque fence with a minimum height of at least four (4) feet either exists or is installed along the lot line adjoining the planned managed natural landscape area.
- (2) Outside of the MUSA, no setback shall be required.
- (3) Plant cover, with not more than 25% weeds, shall be established within three (3) years.

(4) A managed natural landscape that has less than 75% of the area consisting of native or intentionally planted plants, per the City-approved management plan, three years after establishment, shall be deemed failed and shall:

- a. Require a new approved management plan; or
- b. Be returned to an acceptable groundcover subject to the nuisance standards outlined in Chapter 30.

SECTION 3. SUMMARY

The following official summary of Ordinance #26-11 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.

“Chapter 30 (Nuisance Code) has been amended to include several new definitions and Chapter 106 (Zoning Code) has been amended to specify minimum standards pertaining to managed natural landscapes.”

SECTION 4. EFFECTIVE DATE

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

PASSED by the City Council of the City of Ramsey, Minnesota the ____ day of ____, 2026.

Mayor

ATTEST:

City Clerk

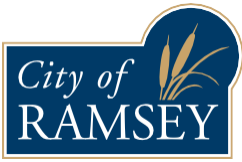
Introduction date:

Posting dates:

Adoption date:

Publication date:

Effective date:



7550 Sunwood Drive NW • Ramsey, MN 55303
City Hall 763-427-1410 • Fax 763-427-5543
www.cityoframsey.com

Managed Natural Landscape Packet

This application packet includes the basic standards and regulations for establishing and maintaining a Managed Natural Landscape on your property. Please make sure to provide detailed responses on the application itself.

A Managed Natural Landscape is a planned, intentional, and maintained planting of native or non-native grasses, wildflowers, forbs, ferns, shrubs, or trees, including, but not limited to, rain gardens, meadow vegetation, and ornamental plantings. Converting your yard, or a portion thereof, into a Managed Natural Landscape can provide a number of benefits both for you and the environment. Native plants are adapted to our local climate and soil. Thus, once native plants are established, they seldom require watering, mulching, protection from frost, or routine mowing. Native plants also benefit animals, birds, insects, and butterflies by providing food in the form of nectar, pollen, and seeds, as well as habitat.

Managed Natural Landscapes typically result in less stormwater runoff due to their deep root systems. Certain native plant species have roots that get as deep as fifteen (15) feet, while standard turfgrass has roots that only penetrate about one to two inches (1-2") beneath the surface. The deeper root systems aid with rainwater infiltration (rather than runoff) and in replenishing groundwater aquifers, while also providing protection against erosion.

If you plan to establish a natural landscape, you must complete and submit the enclosed Managed Natural Landscape Application to the Planning Division for review and approval. City Staff will contact you if additional information or clarification is needed. Review time is typically two (2) weeks.

Managed Natural Landscape Standards

- Planting or replanting shall be by transplanting or seeding by human or mechanical means (e.g., cannot rely on wind, insects, or other natural means for establishment).
- If the Managed Natural Landscape will be in a location likely to be seen by the public, a small sign (not larger than 12" x 12" and not taller than 48") shall be installed to inform the public that a Managed Natural Landscape is being established. The sign must remain until the Managed Natural Landscape consists of less than 25% weeds.
- Until such time as there are fewer than 25% weeds in a Managed Natural Landscape, the area shall be mowed twice per year, once in June and once in August. This is intended to prevent weeds from developing and spreading seeds.
- The Managed Natural Landscape area shall be maintained at least once per year by way of mowing to a height not more than eight inches (8") or by burning, but only after securing the necessary burn permit from the Ramsey Fire Department.
- Within the Metropolitan Urban Service Area (MUSA), a setback of three (3) feet (essentially enough space for one pass with a lawn mower) from all property lines, roads, sidewalks and trails shall be maintained unless one of the following exemptions applies:
 - The Managed Natural Landscape area abuts another similar private or public Managed Natural Landscape area, a wetland, pond, lake, stream, or river.
 - A fully opaque fence (e.g., a privacy fence), with a minimum height of at least four (4) feet, either exists or is installed along the lot line adjacent to the Managed Natural Landscape area.
- If, after the initial 3-year establishment period, less than 75% of the Managed Natural Landscape consists of native or intentionally planted plants per the City-approved management plan, it shall be deemed failed and require either a new management plan subject to City approval or the area(s) shall be returned to an acceptable groundcover subject to the nuisance standards outlined in Chapter 30 of City Code.

I have reviewed the Managed Natural Landscape standards and hereby confirm that my proposed landscaping project will comply with them.

Applicant Signature: _____ Date: _____

Applicant Printed Name: _____

Application

Please note: All official communication will be routed through this contact.

Name: _____

Street Address: _____

City, State, ZIP: _____

Home Phone: _____ Cell Phone: _____

Email: _____

Please provide a general description of the proposed vegetation types, plants, and plant succession to be used.

Describe the estimated transition period and timeframe to establish the Managed Natural Landscape. Please note that if the Managed Natural Landscape is to be established in phases, specify the duration and estimated completion date for each phase.

Provide a description of how existing vegetation will be eliminated as part of the process of establishing a Managed Natural Landscape.

Application continued

Describe how you will control invasive and/or other undesirable vegetation, including timing and frequency.

Describe how the Managed Natural Landscape will be installed (e.g., this must be accomplished through transplanting or seeding by human or mechanical means).

If the Managed Natural Landscape will be located such that it will likely be seen by the public, a small sign (not more than 12" x 12" and not taller than 48") informing the public that a natural landscape is being established must be installed and maintained until less than 25% of the Managed Natural Landscape area consists of weeds or non-desirable vegetation. If applicable, please include an image of the proposed signage to be used.

Until such time that less than 25% of the Managed Natural Landscape area consists of weeds or non-desirable vegetation, the area shall be mowed to a height not more than eight (8) inches at least twice per year. Mowing shall be completed once in June and once in August to prevent weeds from developing and spreading.

A detailed, scaled Site Plan must be included with the application. The Site Plan shall identify the property boundaries and all existing improvements, such as structures, driveway(s), septic system and well (if applicable), and existing or proposed fencing (if applicable). The Site Plan shall also identify the location(s) and dimensions of the proposed Managed Natural Landscape area(s).

Managed Natural Landscape Management Plan Checklist

(For Office Use Only)

- ☐ Name, phone number, and email address of the property owner, and the address of the property where the managed natural landscape is proposed.
- ☐ Scaled Site Plan of the property. The Site Plan must include all existing improvements, including structures, driveway(s), septic systems, wells, etc., property boundaries, wetlands (if present on the property), and the area(s) where the managed natural landscape will be established.
Please note that establishing a managed natural landscape must be done via transplanting plants or seeding by human or mechanical means (cannot rely on wind, insects, or other natural means of establishing the managed natural landscape).
- ☐ Provide a general description of proposed vegetation types, plants, and plant succession (if applicable) to be used.
If using a seed mix, please specify the mix name/type and include the species names in the mix.
- ☐ Provide an estimated transition period and timeframe for the establishment of the managed natural landscape. If the project is proposed to be conducted in phases, the duration of each phase and the estimated completion date must be specified.
Please note that plant cover, with not more than 25% weeds, shall be established within three (3) years of project commencement.
- ☐ Provide a description of the method(s) to be used to eliminate existing vegetation in preparation for establishing the managed natural landscape.
- ☐ Provide a description of the method(s) to be used for controlling invasive vegetation and other non-desirable vegetation that is found in the managed natural landscape. Please make sure to specify not only how this will be accomplished, but also when it will occur and how often it will be done.
- ☐ Provide a general description of how the natural landscape plants will be installed (it must be through transplanting or seeding by human or mechanical means (cannot just let the yard 'go wild').

412.925 NATIVE LANDSCAPES.

(a) A statutory city or home rule charter city shall allow an owner, authorized agent, or authorized occupant of any privately owned lands or premises to install and maintain a managed natural landscape. For purposes of this section, the following terms have the meanings given:

(1) "managed natural landscape" means a planned, intentional, and maintained planting of native or nonnative grasses, wildflowers, forbs, ferns, shrubs, or trees, including but not limited to rain gardens, meadow vegetation, and ornamental plants. Managed natural landscapes does not include turf-grass lawns left unattended for the purpose of returning to a natural state;

(2) "meadow vegetation" means grasses and flowering broad-leaf plants that are native to, or adapted to, the state of Minnesota, and that are commonly found in meadow and prairie plant communities, not including noxious weeds. "Noxious weed" has the meaning given in section 18.77, subdivision 8;

(3) "ornamental plants" means grasses, perennials, annuals, and groundcovers purposely planted for aesthetic reasons;

(4) "rain garden" means a native plant garden that is designed not only to aesthetically improve properties, but also to reduce the amount of stormwater and accompanying pollutants from entering streams, lakes, and rivers; and

(5) "turf-grass lawn" means a lawn composed mostly of grasses commonly used in regularly cut lawns or play areas, including but not limited to bluegrass, fescue, and ryegrass blends, intended to be maintained at a height of no more than eight inches.

(b) Managed natural landscapes may include plants and grasses that are in excess of eight inches in height and have gone to seed, but may not include any noxious weeds and must be maintained.

(c) Except as part of a managed natural landscape as defined in this section, any weeds or grasses growing upon any lot or parcel of land in a city to a greater height than eight inches or that have gone or are about to go to seed are prohibited.

History: 2023 c 62 art 3 s 9

Regular Planning Commission**Meeting Date:** 07/23/2026**Primary Strategic Plan Initiative:** Promote economic growth and development.

Information**Title:**

PUBLIC HEARING: Consider an Amendment to Chapter 106 (Zoning Code) and the COR Framework Pertaining to Principal Uses, Streetscaping, and Bulk Standards in the COR Zoning Districts

Purpose/Background:

This case pertains to the repeal of a portion of the COR Framework, and the concurrent amendment of Ramsey City Code Chapter 106, to consolidate and update land use, streetscaping, and bulk standards in the COR zoning districts.

The current COR zoning regulations are split between two documents: Chapter 106 of Ramsey City Code, and the COR Framework. These separate Codes have been updated for various issues and topics over the years, but there are some outstanding inconsistencies between the two Codes. Additionally, having two separate Codes, and located in different areas of the City's website, has made it difficult to navigate for developers, residents, and Staff. There are a few inconsistent terms and regulations that need to be addressed. City Staff from Community Development, Engineering, and Public Works have met to discuss these changes to determine what should be kept, modified, or deleted in the proposed Code, building upon the strengths and successes of the COR neighborhood while addressing Ramsey's vision for the future.

For reference, here is a link to the [Zoning Map](#) and a link to the [COR Framework Document](#).

The attached draft Code is color-coded to show where the language came from for transparency.

- Existing text to be retained is noted in black font.
- New text to be added is noted in blue font.
- Text that is rephrased or restructured, but that retains the general intent of current regulations, is noted in gold font.
- Text that is proposed for deletion is noted in red strike-through font.

Much of the language is retained from the existing COR Framework, with some rearrangements and consolidations of duplicated language. More detailed changes to the Code include the following:

- There is also a realignment of the principal uses table in Section 106-621 to align with the list of permitted uses in Section 106-521 for Business and Industrial zoning districts. This will also include an expansion of permitted uses in the COR to allow for more flexibility for our commercial tenant spaces, while simultaneously focusing on pedestrian-oriented commercial uses along our street frontages. This expansion will also align with the uses that have already been permitted in the COR or that are similar to currently permitted uses, such as the following: Animal Service Business and Veterinary Clinics; Assembly Halls, Banquet Halls, or Conference Centers; Banks; Fitness Centers; Medical and Dental Offices and Clinic; Offices and Professional Services, and; Personal Services.
- The streetscaping standards on pages 83-85 of the COR Framework PDF have been simplified to eliminate a list of permitted tree species while retaining the policy language about groupings of tree species per block or street section, allowing developers and City Staff more flexibility to plan around tree diseases such as emerald ash borer (EAB) and oak wilt.
- The current bulk standards listed on pages 127, 129, 132, 134, and 136 of the COR Framework PDF are consolidated into the existing Section 106-630 for simplicity and searchability.
- There is also an adjustment to the building height requirements, changing from a minimum and maximum

number of stories to a maximum height measured in feet, aligning with Ramsey's other zoning districts.

- The minimum floor area ratio has not historically been enforced, so it is proposed for deletion.
- The allowable residential density, as measured in dwelling units per acre, is clarified to align with current practices and the density ranges identified in the 2040 Comprehensive Plan.
- The definition of a "build-to line" (in contrast to a "setback") has been refreshed to clarify the intent of constructing buildings closer to the street in the COR, as opposed to having a parking lot between the building and street.
- The exceptions to build-to line standards are more clearly defined to include topography, utilities, wetlands, or other similar factors, aligning with past practice for developments in the COR.
- The standards for boulevard width and sidewalk width have been adjusted to align with what has been built in the COR, and what is anticipated to be needed for future build-out of the COR's vacant parcels.
- Lastly, COR-2 is renamed to COR-2a for consistency.

As was the case with the Zoning Code update in 2023 and the Sign Code update in 2025, most properties will not experience any negative impacts as bulk standards will remain essentially the same or become slightly less restrictive.

Notification:

A notice of the Public Hearing was published in the Anoka County Union Herald, the City's official newspaper.

Time Frame/Observations/Alternatives:

Alternatives to consider:

1. Recommend approval of Ordinance #26-16 as presented.
2. Recommend approval of Ordinance #26-16 with modifications based on discussion.
3. Recommend denial of Ordinance #26-16 based on discussion, leaving the existing language in place.

Funding Source:

The code amendment is being handled through Staff's normal duties. All work has been done in-house without the use of consultants.

Recommendation:

Staff recommends approval of the Zoning Text Amendment.

Outcome/Action:

Motion to recommend the City Council adopt Ordinance #26-16, Amending Chapter 106 (Zoning Code) and the COR Framework Pertaining to Principal Uses, Streetscaping, and Bulk Standards in the COR Zoning Districts.

Attachments

Ordinance #26-16

Attachment A - Proposed COR Framework Code Amendments

Form Review

Inbox

Brian Hagen

Form Started By: Adam Martin

Final Approval Date: 07/17/2026

Reviewed By

Brian Hagen

Date

07/17/2026 09:08 AM

Started On: 06/29/2026 01:35 PM

**ORDINANCE #26-16
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

**AN ORDINANCE AMENDING THE COR DESIGN FRAMEWORK AND CHAPTER
106 OF THE CITY CODE OF RAMSEY, MINNESOTA**

The City Council of Ramsey ordains:

SECTION 1. AUTHORITY

This Ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENT

The following pages of the COR Design Framework, as identified by the page number in the PDF, are hereby repealed and replaced with the contents found in Attachment A to this Ordinance:

Page 83-85, “Street Trees and Plantings” section

Page 121, “Definitions” subsection under “Minimum Standards” section

Page 127, “COR1 Development Standards” table and footnotes

Pages 129-130, “COR2 Development Standards” table and footnotes

Page 132, “COR3 Development Standards” table and footnotes

Page 134, “COR4 Development Standards” table and footnotes

Page 136, “COR5 Development Standards” table and footnotes

SECTION 3. SUMMARY

The following official summary of Ordinance #26-16 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance:

“The purpose of this ordinance #26-16 is to amend the COR Design Framework and Chapter 106 of the City Code of Ramsey, Minnesota, to consolidate and simplify bulk, performance, and streetscaping standards for the COR subdistricts, align the permitted land uses with comparable tables in Chapter 106, and make corrections to language in the COR Design Framework for improved accessibility and to align with current practices.”

SECTION 4. EFFECTIVE DATE

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

PASSED by the City Council of the City of Ramsey, Minnesota the ____ day of _____, 2026.

Mayor

ATTEST:

City Clerk

Introduction date: August 11, 2026

Posting dates:

Adoption date:

Publication date:

Effective date:

Proposed Code Amendments for the COR Framework Development Standards

Section 106-105. – Definitions.

Build-to line means the ~~line at which construction of~~ maximum horizontal distance between a building facade ~~is to occur on a~~ and lot line or other distinguished area, such as a balcony or a decorative wall. Distances are to be measured from ground level except as provided hereinafter. ~~The build-to line provides a maximum setback for all building facades from the right-of-way or inside edge of the sidewalk, whichever is greater. The build to line applies to all facades abutting a street right of way. Build to line standards are based on the sub-district the parcel is located and the street in which the building is located upon.~~

Section 106-621. – Principal uses.

Use List	COR-1	COR-2		COR-3	COR-4			Additional Standards (Section)
		2a	2b		4a	4b	4c	
Animal Service Business and Veterinary Clinics	P	P	P	P	NP	NP	P	
Assembly Halls, Banquet Halls, or Conference Centers	P	P	P	P	NP	NP	NP	
Banks	P	P	P	P	NP	NP	P	
Commercial Recreation, Indoor	C	C	C	C	NP			106-525 106-625
Daycare Centers	P	P	P	P	P			
Dwellings: Multiple-Family, Senior Living, etc.	P	NP P	NP P	NP	NP	P	P	
Dwellings: Single-Family Detached	NP	NP	NP	NP	P	NP	NP	

Dwellings: Townhouse (Attached)	P	NP	P NP	NP	P	NP	NP	
Dwellings: Two-Family Attached	NP	NP	NP	NP	P	NP	NP	
Fitness Centers	P	P	P	P	NP	NP	NP P	
Government or Public Facility or Utility	P	P	P	P	P			
Hotels	P	P	P	P	NP			
Medical and Dental Offices and Clinic	P	P	P	P	NP	NP	NP P	
Motor Fuel Station, CNG Fuel Sales	NP	NP	C	C	NP			
Multiple Principal Structures on one Parcel	P	P	P	P	P			
Offices and Professional Services	P	P	P	P	NP	NP	NP P	
Personal Services	P	P	P	P	NP	NP	NP P	
Religious Institutions	P NP	P	P NP	P NP	P NP			
Restaurants and Brewpubs	P	P	P	P	P			
Retail Sales and Showrooms	P	P	P	P	P			
Schools, Public and Private Elementary and Secondary	NP	NP	NP	NP	NP			

Theaters, Movie Theaters	P NP	P	P NP	P NP	NP	
--------------------------------	-----------------	---	-----------------	-----------------	----	--

Section 106-625. – Performance standards.

- (1) *Gas stations, CNG fuel sales.* In the COR-2a and COR-2b subdistrict, gas stations/CNG fuel sales as an accessory use is allowed under the following conditions:
- Gas operations are accessory to a retail use.
 - No accessory structures are allowed as part of the gas operations.
 - No more than five percent of the square footage of the principal use building may be dedicated for the gas operations and convenience item sales.
 - Gas operations must be located in the side or rear of the principal use building.
 - Gas operations must be located within 100 feet of principal use building.
 - Gas islands and canopy must be architecturally harmonious and contain the same exterior building materials as the principal use building.
 - Gas operations shall constitute no more than four islands with a limit of eight individual dispensers.
- (2) *Convenience store with motor fuel sales/car wash in the COR-2b and COR-3 subdistrict ~~use~~.* In the COR-2b and COR-3 subdistricts, convenience stores as a principal use with motor fuel sales/car wash as an accessory use is allowed under the following conditions:
- Convenience/deli food is of the take-out type only and that no provision for seating or consumption on the premises is provided. Furthermore, that the enclosed area devoted to such activity shall not exceed 15 percent of the gross floor area.
 - Gas operations shall constitute no more than four islands with a limit of eight individual dispensers.
 - Canopy height. The total height of any overhead canopy or weather protection shall not exceed 20 feet in height. All canopies shall be architecturally harmonious and contain the same exterior building materials as the principal use.
 - All goods for sale by a motor fuel station convenience store other than commercial freezers for ice and petroleum-based products required for the operation and maintenance of motor vehicles shall be displayed within the principal motor fuel structure. No displays shall be permitted in required parking or driveway areas, landscape areas, required setback areas, or any right-of-way or other public property. Displays may be permitted on sidewalks, only if they leave at least four feet of sidewalk width available to pedestrians.

- e. ~~f.~~ Motor fuel dispenser location. Motor fuel dispensers shall be located at least 30 feet from a property line, and 100 feet from a residential structure.
 - f. ~~g.~~ The off-street loading space(s) and building access for delivery of goods shall be separate from customer parking and entrances and shall not cause conflicts with customer vehicles and pedestrian movements.
 - g. ~~h.~~ Gas stations must be located at intersections of both destination and arterial roadways as defined by the development framework.
- (3) *Car washes.* Car wash are only permitted as an accessory use to gas stations/CNG fuel sales subject to the following requirements:
- a. Car wash stacking spaces shall accommodate a minimum of three waiting vehicles.
 - b. No more than one car wash bay shall be permitted.
 - c. The car wash shall be designed to be an integral part of the principle building or if freestanding shall be designed with the same materials as the **principal** structure.
 - d. Neither the car wash or accessory vacuum shall be located within 300 feet of any residential use unless completely screened or located across an arterial or major collector roadway from the residential use.
- (4) *Commercial indoor recreation.* Uses are limited to 30,000 square feet.
- (5) *Drive-throughs.* In addition to the standards set forth in section 106-525, drive-throughs accessory to business uses in COR have the following standards:
- a. Within the COR-1 subdistrict, the drive-through lane shall be located in the rear or side yard only. A drive through lane shall not be located adjacent to any destination street as classified in the COR design framework.
 - b. Within the COR-2a and COR-3 subdistricts there shall be no more than one drive-through lane serving a given use.
 - c. Within the COR-2b subdistrict there shall be no more than two drive-through lanes serving a given use.
 - d. Drive-through lanes are not permitted in the front yard or within the front build-to-line.

Section 106-630. – Bulk standards.

~~All bulk standards within the COR district shall meet the COR development framework that is incorporated into this chapter by reference, as amended by the City Council on November 27, 2012. The following requirements also apply:~~

- (a) **Minimum and maximum dimensional standards for lots and the principal structures for each of the mixed-use districts are established in the following table:**

	COR-1	COR-2a and COR-2b	COR-3	COR-4a, COR-4b, & COR-4c

Minimum lot area size	None	None	None	None
Minimum lot width	20 feet	80 feet	40 feet	20 feet
Minimum lot depth	80 feet	100 feet	80 feet	80 feet
Building height (min. - max.)	2—5 stories minimum of 22 feet, maximum of 75 feet	1—4 stories maximum of 75 feet	2—4 stories maximum of 75 feet	1—4 stories maximum of 75 feet
Minimum floor area ratio (FAR) for nonresidential uses/vertically mixed buildings/sites	.75	N/A	.25	.25
Build-to Line (b)				
Front yard (Arterial Street)	30 feet	30 feet	30 feet	30 feet
Front yard (Parkway)	5 feet	30 feet	15 feet	20 feet
Front yard (All other streets)	5 feet	15 feet	15 feet	20 feet
Minimum percentage of front façade within build to line	60%	40%	60%	60%
Side yard	no requirement	no requirement	no requirement	no requirement
Rear yard	no requirement	no requirement	no requirement	no requirement
Allowable residential density in dwelling units per acre (c)(1)	>5-15 DU/AG	>5-15 DU/AG	none	4-15 5-75 DU/AG
Minimum driveway length for individual residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units

(b) *Build-to line.* At least sixty (60%) percent of street frontage of any lot in the COR-1, COR-3, COR-4a, COR-4b, or COR-4c zoning districts and at least forty (40%) percent of street frontage of any lot in the COR-2a or COR-2b zoning districts

shall be occupied by building facades meeting this build-to line. On lots with more than one (1) street frontage, the build to line shall apply on each side fronting a street. An enclosed open area plaza space or outdoor seating with a decorative wall or ornamental fence with a minimum height of three feet (3') and a maximum of four and one-half feet (4.5') can be used to meet the street frontage requirement.

(c) *Exceptions:*

(1) The City may approve up to a 60-foot setback if it finds that topography, utilities, wetlands, or other similar factors require that a building be set back further to achieve acceptable grades or buffer between the street, the site entrance and the building.

(2) In order to address vision clearance standards on higher speed roadways, parcels that are located at an intersection with an arterial roadway are allowed a build-to line of 35 feet from both streets.

~~(3) Residential density is based on the net area of the parcel in question for parcels. In the event that public open space that is not dedicated to the City is developed independently of any particular residential project, the land area of the open space shall be divided equally among those abutting projects for purposes of density calculations.~~

~~(4) Build to line shall be measured from building front to edge of right-of-way, or edge of sidewalk easement as defined by the City and said sidewalk must be encumbered by a sidewalk easement recorded with the office of the Anoka County Recorder.~~

(d) *Screening of parking areas.* Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, ornamental fence, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet (4.5') above the level of the parking lot, at the build-to line. This screening may be broken into sections along the street edge provided it meets the sixty (60%) percent required.

Section 106-670. – COR landscaping standards.

Street trees and planter boxes are a critical element in the unique character of the COR and will be used to help distinguish between different street types and subdistricts within the COR. However, there may be variety within the same street when the street crosses into subdistricts.

(1) Street trees will be chosen to ensure that the species allow for clear pedestrian access along the streets and require minimal maintenance.

(2) Along Destination, Downtown, Parkway, and Local streets, where regularly spaced blocks exist, one (1) tree species shall be provided per block. In order to provide variety and protect against disease, adjacent blocks shall not be allowed to plant the same street tree. Initial development along a block shall establish the tree species for that block, subject to City review and approval.

- (3) Along streets without regular block spacing or longer blocks, such as Connector and Arterial streets, the City may approve groupings of three to six (3-6) trees of one (1) species in lieu of the regular block spacing.
- (4) Alternatives to the above-mentioned planting plan shall be subject to review and approval by the City Council.

~~Destination Street Trees:~~

- ~~• Autumn Blaze Maple (*Acer x freemanii* 'Jeffersed')~~
- ~~• Bicolor Oak (*Quercus bicolor*)~~
- ~~• Sienna Glenn Maple (*Acer x freemanii* 'Sienna')~~
- ~~• Skyline Honeylocust (*Gleditsia triacanthos* var. *inermis* 'Skyline')~~
- ~~• Ginkgo (*Ginkgo biloba*)~~
- ~~• Accolade Elm (*Ulmus x* 'Accolade')~~

~~Parkway Street Trees:~~

- ~~• Valley Forge Elm (*Ulmus americana* 'Valley Forge')~~
- ~~• Bitternut Hickory (*Carya cordiformis*)~~
- ~~• Siouxland Poplar (*Populus deltoides* 'Siouxland')~~
- ~~• Sienna Glen Maple (*Acer x freemanii* 'Sienna')~~
- ~~• Boulevard Linden (*Tilia americana* 'Boulevard')~~
- ~~• Northern Catalpa (*Catalpa speciosa*)~~
- ~~• Spring Snow Crabapple (*Malus* 'Spring Snow')~~
- ~~• Kelsey Crabapple (*Malus* 'Kelsey')~~
- ~~• Korean Mountain Ash (*Sorbus alnifolia*)~~
- ~~• Ohio Buckeye (*Aesculus glabra*)~~
- ~~• Ginkgo (*Ginkgo biloba*)~~

~~Connector Street Trees:~~

- ~~• Bicolor Oak (*Quercus bicolor*)~~
- ~~• Northern Red Oak (*Quercus rubra*)~~
- ~~• Princeton Elm (*Ulmus americana* 'Princeton')~~
- ~~• Accolade Elm (*Ulmus x* 'Accolade')~~
- ~~• Autumn Blaze Maple (*Acer x freemanii* 'Jeffersed')~~
- ~~• Skyline Honeylocust (*Gleditsia triacanthos* var. *inermis* 'Skyline')~~
- ~~• Kentucky Coffeytree (male) (*Gymnocladus dioica*)~~
- ~~• River Birch (single stem) (*Betula nigra*)~~
- ~~• Black Alder (*Alnus glutinosa*)~~
- ~~• Black Cherry (*Prunus serotina*)~~
- ~~• Spring Snow Crabapple (*Malus* 'Spring Snow')~~
- ~~• Kelsey Crabapple (*Malus* 'Kelsey')~~
- ~~• Japanese Tree Lilac (*Syringa reticulata*)~~

- ~~Thornless Cockspur Hawthorne (Crataegus crus-galli var. inermis)~~

~~Downtown Street Trees:~~

- ~~Princeton Elm (Ulmus americana 'Princeton')~~
- ~~Accolade Elm (Ulmus x 'Accolade')~~
- ~~Autumn Blaze Maple (Acer x freemanii 'Jeffersed')~~
- ~~Skyline Honeylocust (Gleditsia triacanthos var. inermis 'Skyline')~~
- ~~Kentucky Coffeytree (male) (Gymnocladus dioicus)~~
- ~~River Birch (single stem) (Betula nigra)~~
- ~~Black Alder (Alnus glutinosa)~~
- ~~Black Cherry (Prunus serotina)~~
- ~~Spring Snow Crabapple (Malus 'Spring Snow')~~
- ~~Kelsey Crabapple (Malus 'Kelsey')~~
- ~~Japanese Tree Lilac (Syringa reticulata)~~
- ~~Thornless Cockspur Hawthorne (Crataegus crus-galli var. inermis)~~

~~Local and Arterial Street Trees:~~

~~Local and Arterial Street trees may be chosen from any species on the above lists.~~

Planter Beds/Boxes/Tree Grates:

- Planter beds, tree grates and planters shall be as shown on the Streetscape Master Plan. Details and specification shall be added to Appendix A as developed and approved by the City. Appendix A shall be amended as needed.
- Irrigation shall be provided to ensure survival of plant materials. The City shall provide irrigation systems along the Parkway and Destination streets. Unless otherwise approved, all other irrigation shall be the responsibility of the adjacent landowner.

	Arterial Street	Destination Street	Parkway	Connector Street	Downtown Street	Local Street
Planter style	N/A	Boulevard Sod (COR-2a & COR-2b) Planter Bed (COR-1, COR-3, COR-4a, COR-4b, COR-4c);	Boulevard Sod	Boulevard Sod	N/A	Boulevard Sod
Tree Spacing	N/A	35 feet	35 feet	35 feet	35 feet	35 feet

(on center)						
Boulevard Width	N/A	6 feet N/A	6 feet	6 feet	N/A	6 feet
Sidewalk Width	10 feet	10 feet (COR-1, COR-3, COR-4); 6 feet (COR-2)	6 feet	10 6 feet	10 6 feet	10 6 feet

Note: planter beds shall be a minimum of four feet (4') wide and a minimum of fifty-five feet (55) long within the sidewalk area, parallel to the street.