City of Ramsey
Agenda
Regular Planning Commission
Thursday, August 27, 2026
6:30 pm
Ramsey Municipal Center, 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 July 23, 2026

6. Public Hearing

2. PUBLIC HEARING - Scooter's Coffee - Conditional Use Permit for a Coffee Shop with a Drive-Thru at 14340 Ramsey Blvd. NW.

3. PUBLIC HEARING: "Rum River Retreat" — Preliminary Plat and Variance Request for 17400 and 17650 Erkium Street NW (Project No. 26-106); Case of Sundance Woods, LLC

7. Commission Business

1. Sketch Plan Review for "Deemer Acres," a 14-lot Single-Family Subdivision Southeast of Sunfish Lake Boulevard and Sunwood Drive NW.

8. Commission/Staff Input

9. Adjournment

Regular Planning Commission

Meeting Date: 08/27/2026

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

Information

Title:

Approve the Planning Commission Meeting Minutes for July 23, 2026

Purpose/Background:

The purpose of this case is to approve the Planning Commission Meeting Minutes for July 23, 2026.

Recommendation:

Staff recommends approving the minutes.

Outcome/Action:

Motion to approve the minutes for July 23, 2026.

Attachments

PC July 2026 Minutes

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kalia Lor	08/13/2026 01:39 PM
Brian Hagen	Brian Hagen	08/20/2026 01:11 PM
Form Started By: Kalia Lor		Started On: 08/10/2026 08:20 AM
Final Approval Date: 08/20/2026		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

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

Members Present:	Chairperson Cheri Gengler Commissioner Michael Allshouse Commissioner Randy Bauer Commissioner Bradley Cochrane Commissioner Jeffrey Lubarski Commissioner Debra Musgrove Commissioner Layee Sanoe
Members Absent:	None
Also Present:	Planning Manager Todd Larson Senior Planner Chris Anderson City Council Liaison Michael Olson

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, Cochrane, Musgrove, and Sanoe. Voting No: None. Absent: None.

5. CONSENT AGENDA

5.01: Approve the June 25, 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, Cochrane, Musgrove, and Sanoe. Voting No: None. Absent: None.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Wildlife Research – 14485 Azurite Street NW – Conditional Use Permits for Outdoor Storage and Multiple Principal Structures on One Lot

Public Hearing

Chairperson Gengler called the public hearing to order at 6:32 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the Conditional Use Permit.

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, Cochrane, Musgrove, and Sanoe. Voting No: None. Absent: None.

Chairperson Gengler closed the public hearing at 6:37 p.m.

Commission Business

Chairperson Gengler asked for more information on the outdoor storage and whether it is enclosed.

Planning Manager Larson replied that the outdoor storage area is enclosed and provided additional details.

Motion by Commissioner Bauer, seconded by Commissioner Lubarski, to recommend that City Council approve a Conditional Use Permit for Exterior Storage and Multiple Principal Structures on a Lot at 14485 Azurite Street NW.

Further discussion

Commissioner Musgrove commented that she is happy to see that the business is able to expand and make use of vacant property.

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

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

Public Hearing

Chairperson Gengler called the public hearing to order at 6:40 p.m.

Presentation

Senior Planner Anderson presented the staff report stating that the Environmental Policy Board (EPB) recommends adoption of Ordinance #26-11.

Commissioner Bauer noted that some HOAs have rules that would prohibit this and asked which regulation would supersede the other.

Senior Planner Anderson commented that the intention of the State Statute is that this type of landscaping cannot be prohibited, but stated that he would follow up with the City Attorney prior to the review of the City Council.

Commissioner Musgrove noted the language within the draft ordinance and asked if this applies to areas of certain sizes.

Senior Planner Anderson stated that language is related to pocket pollinator areas, which would not require a management plan.

Commissioner Musgrove acknowledged that size was most likely related to the average lot size within the MUSA and provides a homeowner the opportunity to have a small pollinator garden. She stated that there are some lots in the MUSA that are larger and asked if someone planning a pollinator garden larger than that would need to follow this process.

Senior Planner Anderson explained that if vegetation would exceed eight inches in height, in an area greater than the identified square footage, it would be subject to a management plan.

Commissioner Musgrove commented that there are some lots that are five acres in size with large ornamental grass landscaping and felt that the language might be restrictive to that type of situation.

Senior Planner Anderson stated that the Planning Commission could suggest additional language, such as ten percent of the lot size, which could provide more flexibility.

Commissioner Musgrove asked if a larger lot would be able to have multiple areas as long as they were broken up by at least three feet, noting that she would not want to minimize options for landscaping.

Senior Planner Anderson replied that the Planning Commission could make the recommendation to add the word "contiguous".

Commissioner Allshouse stated that he believes 100 square feet is very limiting. He commented that his wife has had a garden for ten years that exceeds the ten-by-ten limit.

Chairperson Gengler asked for clarification on whether this applies to a flower bed or garden or just natural landscaping.

Senior Planner Anderson confirmed that typical flower gardens and vegetable gardens are not included in this. He explained that this would apply to a managed natural landscape. He commented that staff is not finding issues with rain gardens or pockets around trees, but with people who attempt to do natural landscaping for their whole yard but do not actively manage it and it becomes unsightly.

Chairperson Gengler asked for more information on whether there is a list of what is a weed and what is not.

Senior Planner Anderson explained that is why the management plan is important, as a weed is something that is not intended to be established where it is growing. He stated that if after three years, more than 25 percent of the area contains things that were not intended to be there, it would be deemed a failure.

Commissioner Musgrove recognized that this is a State mandate and asked if this would already be addressed in the nuisance Code. She stated that people like to have their property looking nice, and when things become overgrown, she did not believe it was for lack of want but for another reason that may arise. She asked if other cities have similar types of regulation.

Senior Planner Anderson stated that the City had provisions allowing this type of landscaping before the State mandated it, but there is more interest in it because it has become more known. He commented that there have been problems related to the failed establishment, but without specificity of what is included in the management plan, it has become difficult to enforce. He stated that they are being mindful and not being onerous, while also ensuring that they can successfully enforce the Code when needed.

Commissioner Musgrove stated that she would like to add the word continuous as previously discussed. She commented that she would like to see feedback on what has worked or has not worked as they implement this.

Senior Planner Anderson stated that the intention is to solidify the Code, so they can specify that this is allowed and what would need to be provided to the City. He stated that the management

plan would ensure that they can have enforcement when necessary. He reiterated that if there is discomfort with the 100 square foot area, they could use a percentage of the lot size.

Commissioner Bauer asked and received confirmation that someone could have a pocket pollinator garden of 100 square feet or less without requiring a management plan.

Chairperson Gengler asked how many lots within the MUSA exceed the average 80-foot-wide lot.

Senior Planner Anderson commented that there are older neighborhoods that have lots ¾ of an acre or 1.5 acres in size.

Citizen Input

No comments.

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

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

Chairperson Gengler closed the public hearing at 7:02 p.m.

Commission Business

Commissioners Lubarski and Allshouse stated that they prefer the percentage of the lot size method rather than the 100 square feet.

Commissioner Bauer stated that they are not limiting the size to 100 square feet, but specifying that if the area exceeds that size, a management plan would be required.

Commissioner Allshouse stated that ten by ten is not very large and would prefer to use ten percent.

Commissioner Bauer reiterated that a lot could have a larger size but would require a management plan to ensure there is a tool for enforcement if the area becomes a nuisance.

Senior Planner Anderson stated that the minimum lot area within the MUSA is 10,000 square feet, and ten percent would allow 1,000 square feet without a management plan.

Commissioner Allshouse commented that would be a large size.

Councilmember Olson stated that he also believes that the smaller exempt area should not be expanded. He recognized the concerns of Commissioner Musgrove and stated that perhaps they allow 100 square feet for every acre in lot size.

Commissioner Musgrove commented that she wants to ensure that larger lots are not constricted, as they would have more open area on their lot. She stated that larger lots would have more space for ornamental grasses.

Commissioner Bauer stated that they would not restrict them. He explained that the smaller growth area would be exempt from a management plan, while something over 100 square feet would require a management plan.

Planning Manager Larson commented that they are receiving complaints about the larger lots in the rural areas. He explained that some people just stop mowing when they do not want to maintain their lawn, and then call it natural, which is not actually natural landscaping.

Commissioner Musgrove stated that Councilmember Olson proposed 100 square feet per acre and asked for the opinion of staff on that option.

Senior Planner Anderson replied that it could be manageable, but if they are going to tie it into acreage, they should state that for each acre, or part thereof, you would be eligible for 100 square feet. He explained that a 1.25-acre lot would then only be eligible for 100 square feet, and only when a lot size reached two acres would it be eligible for another 100 square foot exempt area.

Chairperson Gengler stated that she does not want to add additional layers, adding difficulty in enforcement. She commented that if someone is being intentional in having a natural landscape, they should put forth the effort to develop a plan that could be turned into the City. She stated that she leans towards only allowing 100 square feet of exempt area.

Senior Planner Anderson commented that this makes an applicant think about what it will take to establish this type of landscaping. He commented that people often think this is an easier option, but it does take a lot of work to get that established in the first few years.

Motion by Commissioner Bauer, seconded by Commissioner Lubarski, to recommend that City Council adopt Ordinance #26-11, Amending Chapter 30 (Nuisances) and Chapter 106 (Zoning Code) as drafted.

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

6.03: 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

Public Hearing

Chairperson Gengler called the public hearing to order at 7:13 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the Zoning Text Amendment related to the use table and noted that the remainder of the changes will come back to the Commission at the next meeting.

Chairperson Gengler appreciated the effort to make things more consistent across City Code.

Planning Manager Larson stated that the COR Framework will stay as the vision document.

Commissioner Musgrove asked about the purpose of the orange text.

Planning Manager Larson explained that staff has been using this format in the revisions and explained the purpose of the different colors.

Citizen Input

No comments.

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

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

Chairperson Gengler closed the public hearing at 7:22 p.m.

Commission Business

Commissioner Musgrove asked if anything is being changed from the COR standards or whether they are just making it easier to read and understand.

Planning Manager Larson explained that some uses are proposed to be added, such as a veterinarian clinic.

Commissioner Musgrove stated that she supports the veterinarian clinic but was unsure that she would like to see more banks or event centers rather than additional retail uses.

Planning Manager Larson explained that some of these changes would fix a few things, as there is already an event center that exists within The COR and a bank has also recently been approved. He stated those could also be legal nonconforming uses.

Commissioner Musgrove asked if those two items should be listed in the area they exist rather than opening them to all areas of The COR.

Planning Manager Larson provided additional information on the locations within The COR where those uses exist and noted that staff did not see an issue opening up more land for business opportunities. He commented that a bank may not be as flashy as a restaurant, but the number of

banks in a community reflects wealth and stability; therefore, cities with more banks tend to have more restaurants and retail.

Commissioner Musgrove commented that she does not want to restrict development of businesses but wants to ensure there is room for the type of retail that is desired.

Commissioner Bauer commented that his goal is for Ramsey to be a destination community and the proposed additions would bring people in. He referenced a recent news segment featuring the splashpad, which was mentioned as a destination. He stated that destinations that bring people in will also attract other retail and restaurant uses. He noted that the goal is to create things that give people a reason to come to Ramsey.

Commissioner Musgrove commented that she does not disagree that they want people to come to Ramsey. She noted that a movie theater is restricted to one area of The COR, as is a religious institution, and wondered if the same should apply to banks and event centers. She believed that a veterinarian clinic would be an asset to the community.

Chairperson Gengler stated that COR one and two are in the center while three and four are residential, or residential-adjacent.

Planning Manager Larson commented that the development design standards dictate the type of development that can occur in those areas and provided examples.

Chairperson Gengler stated that they are not saying that these are the businesses they are looking for, but align the uses that already exist or have been approved. She did not believe that listing a bank as permitted is going to suddenly attract seven banks to The COR. She noted that there are many business types listed that have not developed even though they have been permitted for years.

Motion by Commissioner Allshouse, seconded by Commissioner Lubarski, to recommend that City Council adopt Ordinance #26-16, Amending Chapter 106 (Zoning Code) and the COR Framework Pertaining to Principal Uses in the COR Zoning Districts.

Further discussion

Commissioner Musgrove stated that she is going to vote against this as she believes that they could add restrictions that would provide more guidance on where uses are allowed.

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

Motion by Commissioner Lubarski, seconded by Commissioner Musgrove, to table the remainder of Ordinance #26-16, Amending Chapter 106 (Zoning Code) and the COR Framework to the next meeting.

Further discussion

Commissioner Musgrove stated that she is going to vote against this as she believes that they could add restrictions that would provide more guidance on where uses are allowed.

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

7. COMMISSION BUSINESS

8. COMMISSION / STAFF INPUT

Planning Manager Larson provided a brief overview of his written report, noting items that will come forward on future agendas of the Commission.

Commissioner Bauer commented that he believes the solar array is a good use for the closed landfill site.

Commissioner Musgrove asked if there would be additional landscaping.

Senior Planner Anderson replied that he was unsure of the landscaping that was required.

Planning Manager Larson commented that a row of evergreens was planted, recognizing that the desired screening would not be provided on day one, but as those trees grow. He noted that the intention was to have some screening but that the site would not be completely screened.

Commissioner Bauer acknowledged the work of staff to simplify and provide consistency throughout the City Code.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 7:44 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: 08/27/2026

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

PUBLIC HEARING - Scooter's Coffee - Conditional Use Permit for a Coffee Shop with a Drive-Thru at 14340 Ramsey Blvd. NW.

Purpose/Background:

Harlow Beckett Enterprises is proposing to construct and operate a a coffee shop with a drive-thru along the west side of Ramsey Boulevard and south of Sunwood Drive and the Casey's store. The 664-square-foot Scooter's Coffee shop is classified as a restaurant in the Zoning Code, which is a permitted use in the COR-3 zoning district, though the drive-thru is considered a conditional use. Therefore, a conditional use permit (CUP) is required. The application includes a minor subdivision that creates the parcel for Scooter's. The applicant has been working with the City's Economic Development Authority (EDA) to purchase roughly 0.89 acres of the land from the City. The purchase agreement was approved by the City Council earlier this summer. Now the applicant is pursuing the Land Use Application portion of the entitlements.

Building Design

The small building will be constructed with brick and cement fiberboard panels. The proposed building elevations appear to meet the requirements and intent of the COR Framework architectural standards that emphasizes masonry exterior materials. Wall signage and awning will be located on the building as well. The drive-thru window will be on the south end of the building while a window for walk-up service will be on the north side of the building. Only employees will be allowed inside the building. There will be a small patio north of the walk-up window that will only accommodate a handful of chairs.

The COR-3 regulations require that a building is constructed between the front property line (in this case, the eastern property line) and a maximum setback of 30 feet. The proposed building is shown with a setback of 50 feet, exceeding the build-to requirement. There is an exception, however, where a decorative wall, fence, or hedge may be used instead of where the built-to condition cannot be met. The increased building setback is due to the dive-thru, the patio area and the parking lot setback. The applicant will satisfy the exsection by installing an ornamental fence along the east frontage with a gap for the walkway connection. This fence is envisioned to look similar to the one constructed with the Taco Bell and Chipotle projects along the west side of the COR in similar circumstances.

Access, Drive-Thru, and Parking

Vehicular access will come from the west side of the property via an extension to the shared drive between Casey's and O'Reilly Auto Parts. Scooter's will not have a driveway directly to Ramsey Boulevard. This shared private roadway is envisioned to extend south to intersect an extension of Veterans Drive between Rhinestone Street and Ramsey Boulveard at an existing street stub. The shared driveway is currently City-owned, though the future intention is that it will be privately owned and maintained. A cross-access and maintenance agreement will be required to be signed and recorded with the Anoka County Recorder's Office.

Most of the traffic entering the site is expected to turn south to access the drive-thru lane, which wraps counter-clockwise around the building before exiting out the same western driveway. City Code requires drive-thrus to accommodate stacking for six vehicles. The proposed site plan notes six vehicles, though there will be room for approximately nine cars. Driving customers using the walk-up window and employees will park in the spaces northwest of the building. The applicant has noted that the proposed number of spaces will

accommodate the employees and the number of driving customers who would use the walk-up window. The applicant is also proposing a bypass lane that will also serve as the delivery truck parking area.

Pedestrian Connections
A walkway will connect the multi-use trail along the west side of Ramsey Boulevard with the building. This walkway will extend west for access to the parking spaces and to the trash enclosure. A bike rack is proposed along the east side of the building.

Utilities
The building will be serviced by municipal water and sanitary sewer via stubs along Ramsey Boulevard. These stubs are intended for connecting the mains, not as direct building services, to serve other sites in the vicinity. The mains will be extended to the west. Credit will be given for the portion of the sanitary sewer and water mains west of the building services. A fire hydrant will be constructed in the south-west corner of the site to provide fire protection to this building and future buildings.

Storm Water Management
Storm water in the COR is collected into regional basins to maximize the developable area of the site. To connect to the basins to the south, the applicant will need to connect to the storm sewer main running underneath the southerly extension of Peridot Street. There will be a temporary connection to the storm sewer main; this will become permanent as the land in this area is further developed. The applicant will also contribute an amount of money, in lieu of creating onsite ponding, towards the regional basin.

Landscaping
From the EPB's review, it was noted that the site is devoid of any significant trees and, therefore, a Tree Inventory and Preservation Plan is not required. A Landscape Plan was included with the submittal. The Landscape Plan includes sixteen (16) deciduous trees and forty-three (43) shrubs, including a mixture of deciduous and coniferous species. All proposed species and sizes are compliant. The Subject Property is only about 0.89 acres in size, with a majority of the site being impervious. The COR Design Framework really emphasizes streetscape plantings. However, the only public road frontage abutting the Subject Property is Ramsey Boulevard, which is an Anoka County Highway, where tree plantings are not required.

SIgnage
The site plan shows the locations of two monument signs on the site, though plans of the signs themselves were not provided. The signs will be reviewed for compliance with City Code Chapter 108 requirements at the time the applicant submits for sign permits. The architectural plans note proposed and potential signage locations. It appears that some of the potential signage could exceed the 15 percent allowed by City Code. The applicant will need to provide measurements at the time of permit to ensure compliance as well.

Lighting
A lighting plan with photometrics was submitted, but does not meet City Code lighting levels. Staff has asked that this plan be revised prior to City Council review.

Waste Management
A detached trash enclosure is shown west of the building. The enclosure must be constructed out of the same masonry materials as the building, should it be a stand-alone structure. The COR Framework gives preference to trash enclosures that are attached and integrated into the main building, though allowances have been made for detached enclosures.

Notification:
Public hearing notices were sent to property owners within 350 feet of the site. A "Proposed Development" sign was placed on the property. A notice was published in the August 14 Anoka Union Herald Newspaper.

Time Frame/Observations/Alternatives:

Alternatives to Consider:
1. Recommend approval of the Conditional Use Permit (CUP) as recommended by staff.
2. Recommend approval of the CUP with modifications.
3. Recommend denial of the CUP based on certain findings.

Funding Source:

All costs associated with this project are the responsibility of the applicant. The applicant is purchasing the property from the City. Reimbursements will be provided for extending the water main to serve additional properties.

Recommendation:

Staff recommends approval of the Conditional Use Permit.

Outcome/Action:

Motion to recommend approval of a Conditional Use Permit for a restaurant with a drive-thru located at 14340 Ramsey Boulevard Northwest.

Attachments

Site Location
Civil Plans
Landscape Plan
Architectural Plans
Draft Resolution #26-186

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/20/2026 01:11 PM
Form Started By: Todd Larson		Started On: 08/04/2026 08:48 AM
Final Approval Date: 08/20/2026		

Scooter's Coffee - Ramsey Blvd





Located Southwest of Ramsey Boulevard and Sunwood Drive NW

PID:
28-32-25-41-0024

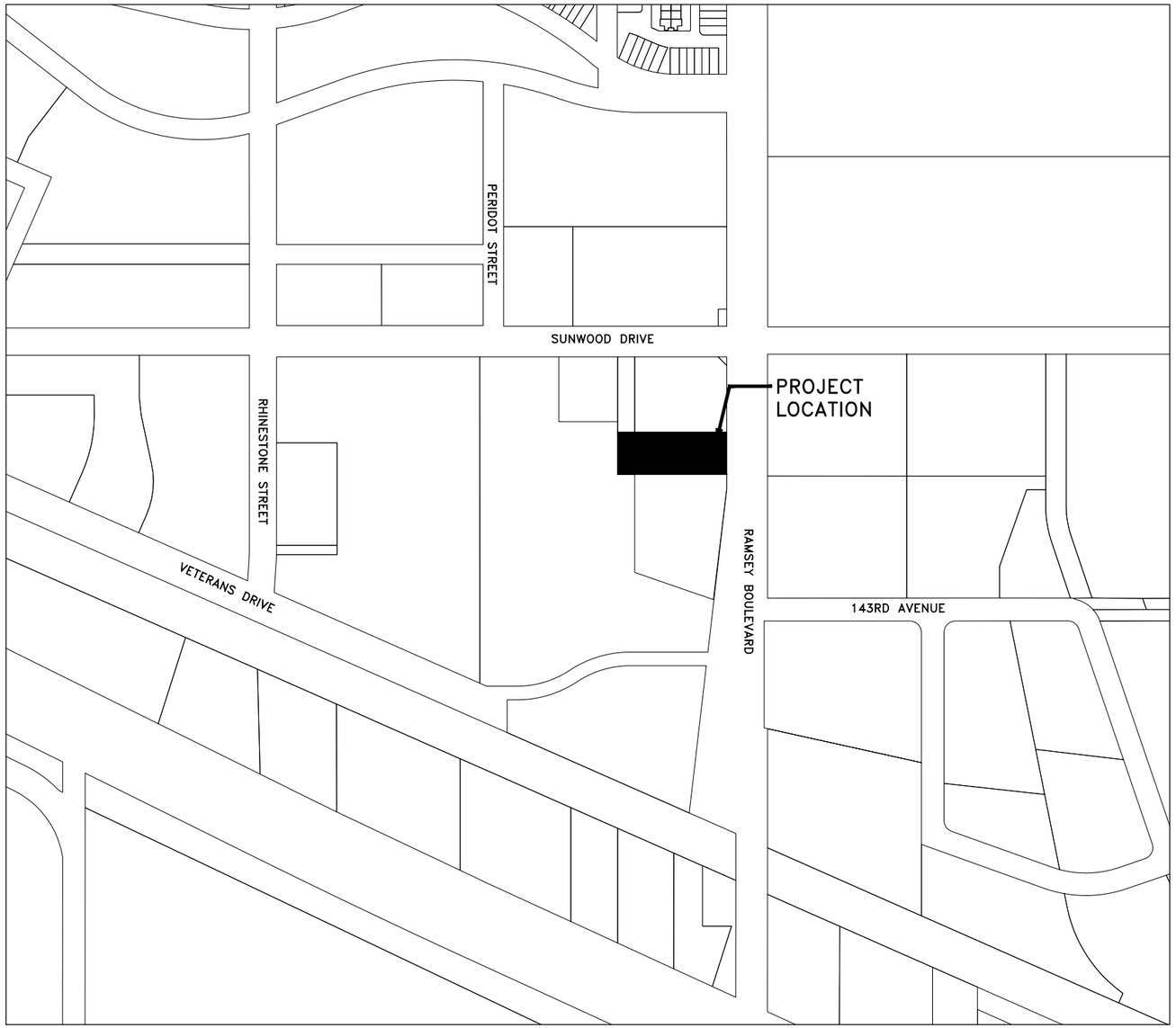
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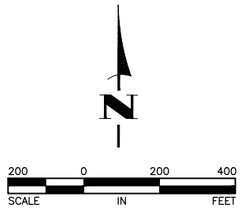
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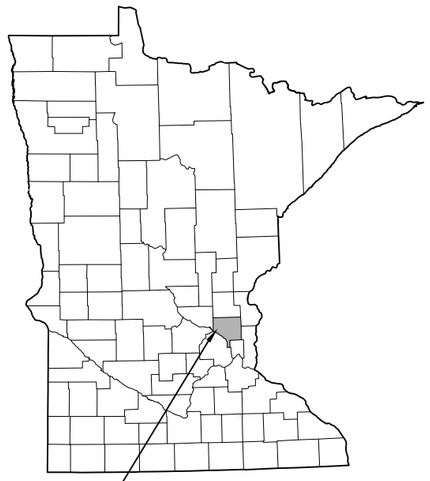
SCOOTER'S COFFEE

SITE IMPROVEMENT PLANS

CITY OF RAMSEY, MINNESOTA







CITY OF RAMSEY,
ANOKA COUNTY,
MINNESOTA

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

SHEET INDEX

THIS PLAN CONTAINS 12 SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	NOTES AND DETAILS
3	DETAILS
4	EXISTING CONDITIONS AND REMOVALS PLAN
5	PAVEMENT AND STRIPING PLAN
6	GRADING AND EROSION CONTROL PLAN
7–8	UTILITY PLAN
9–10	SWPPP
11	STAKING PLAN
12	SITE PLAN

PROJECT LEGEND

- 900 EXISTING CONTOUR
- 900 PROPOSED CONTOUR
- PROPERTY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- FO–BUR BURIED FIBER OPTIC CABLE
- T–BUR BURIED TELEPHONE CABLE
- G GAS MAIN
- P–BUR BURIED ELECTRIC CABLE
- P–OH OVERHEAD ELECTRIC CABLE
- UTILITY PEDESTAL
- POWER POLE
- GUY WIRE
- LIGHT POLE
- SIGNAL POLE
- STORM SEWER
- STORM SEWER MANHOLE
- CATCH BASIN
- FES
- WATERMAIN
- WATERMAIN MANHOLE
- HYDRANT
- GATE/BUTTERFLY VALVE
- WATER SERVICE
- SANITARY SEWER
- SANITARY SEWER MANHOLE
- SANITARY CLEANOUT
- SEWER SERVICE
- TRUNCATED DOMES
- CONCRETE CURB & GUTTER
- SIGN
- MAILBOX
- 2/3 DETAIL NUMBER / SHEET NUMBER
- SAWCUT BITUMINOUS OR CONCRETE

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., P.E.
HAKANSON ANDERSON
DESIGN ENGINEER

23461
LIC. NO.

DATE 8/6/26

DATE	REVISION

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."

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

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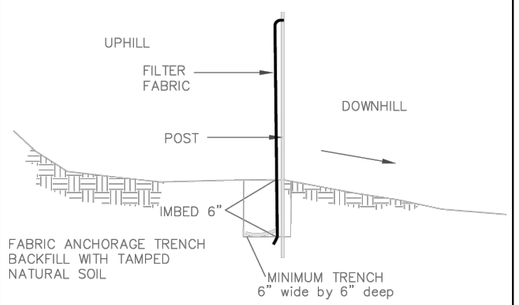
Aug 07, 2026 – 11:13am
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GENERAL CONSTRUCTION AND SOILS NOTES:

1. STRIP ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION. 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. PROVIDE A SAW CUT WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
5. 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.
6. 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.
7. THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.
8. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATION GROWTH. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY–FIVE PERCENT (35%) SAND CONTENT.

GENERAL EROSION CONTROL NOTES:

1. EROSION CONTROL SHALL CONFORM TO THE MN/DOT EROSION CONTROL HANDBOOK.
2. 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.
3. THE CONTRACTOR SHALL SCHEDULE THEIR OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
4. 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.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION.

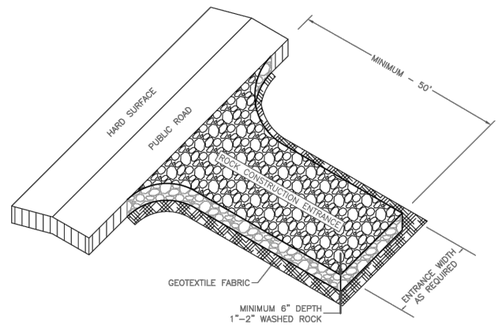


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

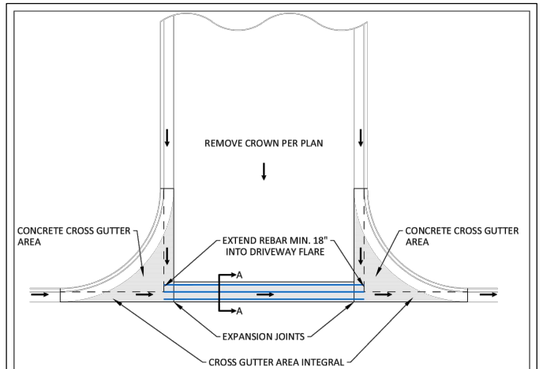
APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: SILT FENCE
		CITY PLATE No. ERO–1



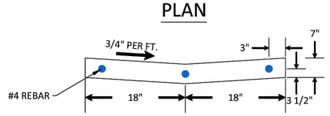
NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION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

NOT TO SCALE

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



PLAN



SECTION A-A

NOTE: NOT TO SCALE

NOTES:
1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" AND A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%.
3. CONCRETE CURB AND GUTTER SHALL BE CAST INTEGRAL WITH CONCRETE CROSS GUTTER AREA.
4. CONCRETE CURB AND GUTTER SHALL BE PAID SEPARATELY FROM CONCRETE CROSS GUTTER AREA.

APPROVED: 3 – 2017	City of RAMSEY	STANDARD DETAILS: CROSS GUTTER
		CITY PLATE No. STR–2

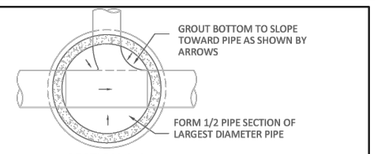
TABLE A
MODIFIED CLASS 5 SPECIFICATIONS
% PASSING

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

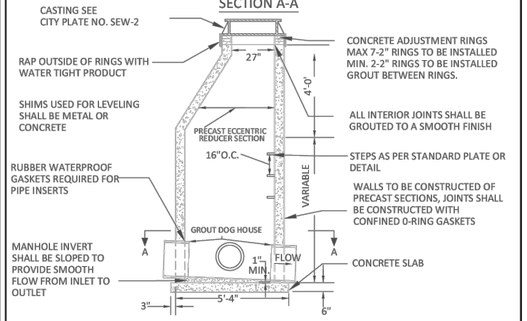
NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. 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

A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE



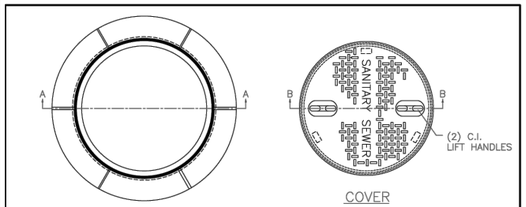
SECTION A-A



STANDARD DETAIL

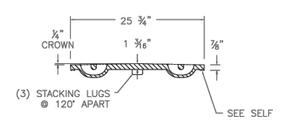
NOTES:
1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL SEWER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)
2. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT
3. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP
4. ALL INVERTS TO BE 0.10' ABOVE OUTLET

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

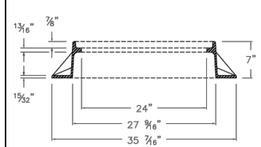


FRAME

COVER



SECTION B–B



SECTION A–A



SELF SEAL DETAIL

NOTE: NOT TO SCALE

APPROVED: 11 – 2015	City of RAMSEY	STANDARD DETAILS: WATER TIGHT CASTING
		CITY PLATE No. SEW–2

DATE	REVISION

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

CRAIG J. JOCHUM, P.E., P.E.
Date 8/6/26 Lic. No. 23461

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

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SCOOTER'S COFFEE

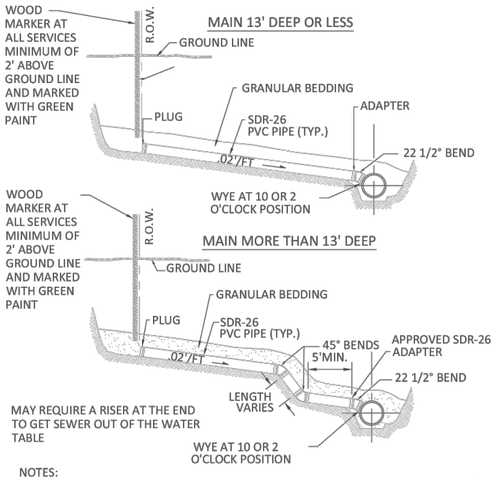
NOTES AND DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET 2 OF 12 SHEETS

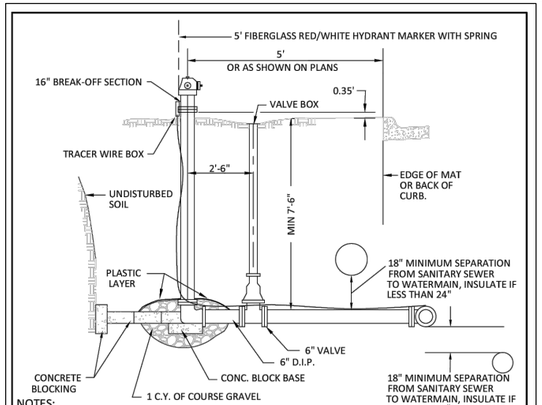
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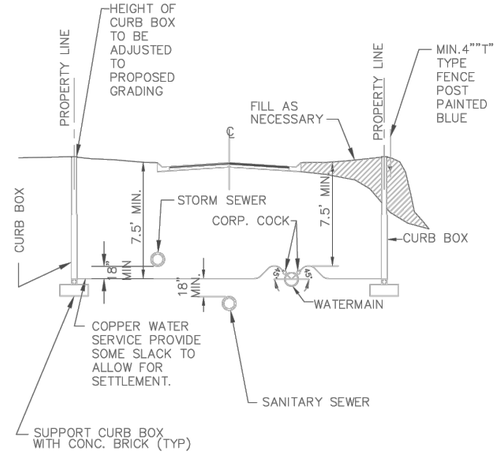
NOTES:
1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL SEWER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

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



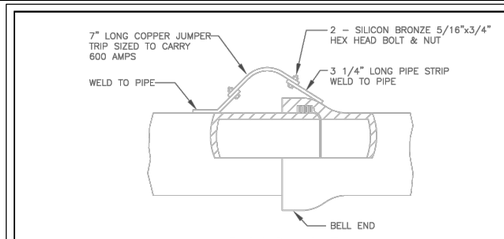
NOTES:
1. HYDRANT SHALL BE 5-1/4" WB67 WATEROUS PACER OR APPROVED EQUAL.
2. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
3. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
4. TOP NUT OF HYDRANT 2.5' ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE.
5. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW.
6. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE.
7. PUMPER NOZZLE .5.75" O.D. X 4 T.P.I, HOSE NOZZLE 3.06" O.D. X 7 T.P.I.
8. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL WATER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: HYDRANT
		CITY PLATE No. WAT-1

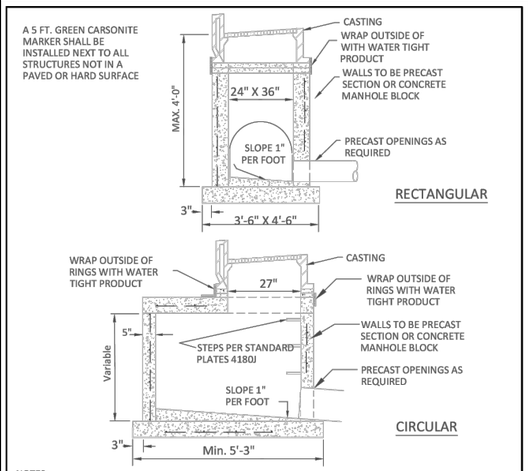


WATER SERVICE
NTS

APPROVED: 3 - 2022	City of RAMSEY	STANDARD DETAILS: WATER SERVICE
		CITY PLATE No. WAT-2

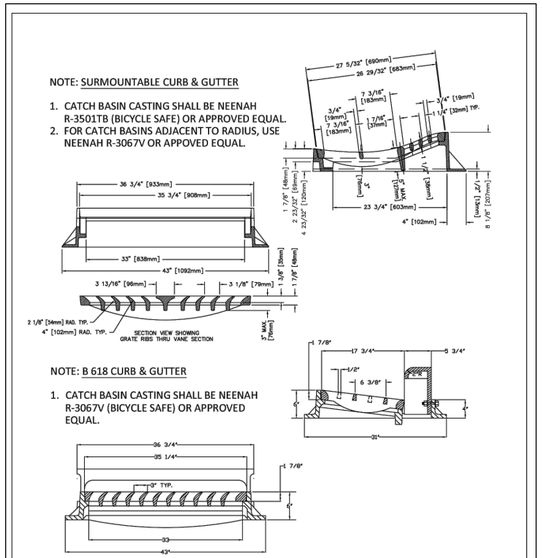


APPROVED: 1 - 2016	City of RAMSEY	STANDARD DETAILS: JOINT CONNECTION
		CITY PLATE No. WAT-4

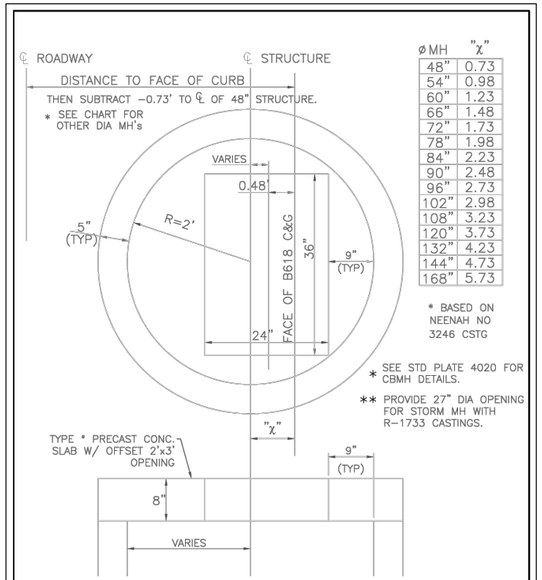


NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
9. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET

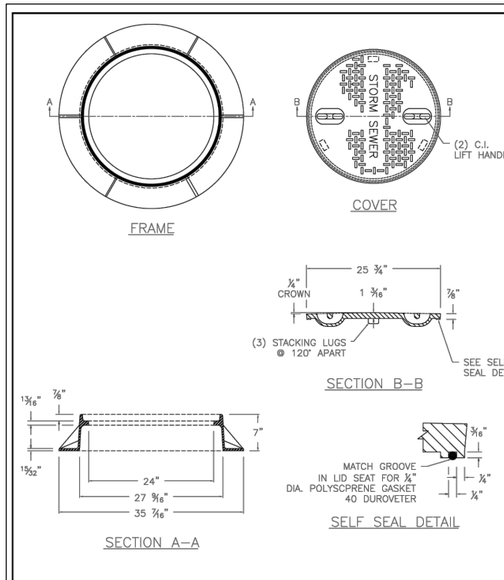
APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: CATCH BASIN
		CITY PLATE No. STO-1



APPROVED: 12 - 2025	City of RAMSEY	STANDARD DETAILS: STORMWATER CASTING
		CITY PLATE No. STO-4



APPROVED: 4 - 2005	City of RAMSEY	STANDARD DETAILS: SLAB TOP MANHOLE COVER
		CITY PLATE No. STO-5



APPROVED: 2 - 2019	City of RAMSEY	STANDARD DETAILS: WATER TIGHT CASTING
		CITY PLATE No. STO-14

DATE	REVISION

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

CRAIG J. JOCHUM, P.E., P.E.
Date 8/6/26 Lic. No. 23461

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

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763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

SCOOTER'S COFFEE

DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET 3 OF 12 SHEETS

5261.01

Aug 07, 2026 - 11:13am
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7248 SUNWOOD DRIVE
100 FLOCCHINI CIRCLE, LLC.

7222 SUNWOOD DRIVE
CASEY'S RETAIL COMPANY

O'REILLY AUTO PARTS

CASEY'S GAS STATION

DRAINAGE AND UTILITY EASEMENT

12" DIP WATERMAIN

SAWCUT AND REMOVE CONCRETE CURB AND PAVEMENT IF NEEDED TO PROVIDE A CLEAN MATCH POINT.

REMOVE 4" DIP AND 4" GATE VALVE BACK TO MAIN. F & I 4" DIP PLUG AT MAIN. REMOVE AND REPLACE TRAIL IF NEEDED TO ABANDON WATER SERVICE LINE.

PROPOSED PROPERTY LINES

8" SANITARY STUB
IE=853.01 (PLAN)

8" PVC

San MH
IE=868.73

30" PVC

RAMSEY BOULEVARD (COUNTY ROAD 56)

CITY OF RAMSEY

CITY OF RAMSEY

LEGEND

- EXISTING BITUMINOUS PAVEMENT
- EXISTING CONCRETE PAVEMENT
- 870 EXISTING MAJOR CONTOUR
- 869 EXISTING MINOR CONTOUR
- REMOVE WATERMAIN

N

20 0 20 40
SCALE IN FEET

DATE	REVISION

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SCOOTER'S COFFEE

EXISTING CONDITIONS AND REMOVALS PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 4 OF 12 SHEETS

5261.01

Aug 07, 2026 - 11:13am
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7248 SUNWOOD DRIVE
100 FLOCCHINI CIRCLE, LLC.

7222 SUNWOOD DRIVE
CASEY'S RETAIL COMPANY

O'REILLY AUTO PARTS

TRASH

CASEY'S GAS STATION

CONNECT TO EXISTING CONCRETE DRIVEWAY ⑤

PROPOSED LIGHT (TYP)

4" WIDE PAINTED WHITE STRIPE

WHITE PAINTED ARROW (TYP)

B612 CONCRETE CURB AND GUTTER PER MNDOT STANDARD PLATE (TYP)

270.00'

CROSS GUTTER ⑥

SEE ④

DO NOT ENTER SIGN

10.00'

B618 CONCRETE CURB AND GUTTER PER MNDOT STANDARD PLATE

32.00'

24.00'

18.00' (TYP)

9.00' (TYP)

16.00'

DO NOT ENTER

DRIVE THRU

R=10.00'

143.91'

123.00'

SCOOTER'S BUILDING

20.00'

50.00'

20.00'

123.00'

14.00'

16.00'

R=25.00'

20.00'

10.00'

FUTURE EXTENSION

30.00'

50.00'
DRIVEWAY EASEMENT

270.00'

4" WIDE PAINTED YELLOW STRIPE

PROPOSED ORNATE METAL FENCING

4" WIDE PAINTED YELLOW STRIPE

PATIO

WALKUP WINDOW

CONNECT TO EXISTING BITUMINOUS TRAIL

12" WIDE PAINTED WHITE STRIPE

RAMSEY BOULEVARD (COUNTY ROAD 56)

PARKING VEHICLE L. & C. REQUIRED UP TO $200 FINE FOR VIOLATION
VAN ACCESSIBLE

1/5 ACCESSIBLE PARKING SIGNAGE
NO SCALE

NO PARKING

2/5 NO PARKING SIGN
NO SCALE

LEGEND

- EXISTING BITUMINOUS PAVEMENT
- EXISTING CONCRETE PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT ①
- PROPOSED 8" CONCRETE PAVEMENT ③
- PROPOSED 5" CONCRETE PAVEMENT ③
- PROPOSED STRIPING AND PAVEMENT MARKINGS
- PROPOSED CONCRETE CURB
- PROPOSED TIPOUT CURB
- FUTURE CONCRETE CURB
- PROPOSED FENCE
- PROPOSED LIGHT
- PROPOSED SIGN

REFERENCE NOTES

① SEE DETAIL 3/5.

② SEE CITY PLATE NO. STR-26 FOR MODIFIED CLASS 5 AGGREGATE BASE.

③ SEE DETAIL 4/5.

④ 12" WHITE LETTERS.

⑤ GROUT AND DRILL 12" #4 EPOXY COATED REBAR 24 INCHES ON CENTER.

⑥ SEE CITY PLATE NO STR-2.

CITY OF RAMSEY

2" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C)
BITUMINOUS MATERIAL FOR TACK COAT
2.0" TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB340C)
6" CLASS 5 AGGREGATE BASE-MODIFIED ②
PLACED ON APPROVED SUBGRADE

3/5 BITUMINOUS PAVEMENT SECTION
NO SCALE

CITY OF RAMSEY

5" OR 8" CONCRETE PAVEMENT - SEE PLAN
3" CLASS 5 AGGREGATE BASE-MODIFIED ②
PLACED ON APPROVED SUBGRADE

4/5 CONCRETE PAVEMENT SECTION
NO SCALE

WHITE ON BLUE BACKGROUND
MINIMUM STROKE WIDTH=3"
33" MINIMUM HEIGHT OF SYMBOL=28"
MINIMUM WIDTH OF SYMBOL=24"
33"

5/5 ACCESSIBLE PARKING SYMBOL
NO SCALE

N

SCALE 20 0 20 40 IN FEET

Aug 07, 2026 - 2:59pm
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DATE	REVISION

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SCOOTER'S COFFEE

PAVEMENT AND STRIPING PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 5 OF 12 SHEETS

5261.01

7248 SUNWOOD DRIVE
100 FLOCCHINI CIRCLE, LLC.

O'REILLY AUTO PARTS

7222 SUNWOOD DRIVE
CASEY'S RETAIL COMPANY

CASEY'S GAS STATION

TRASH

ROCK CONSTRUCTION ENTRANCE ①

FF=870.3

CITY OF RAMSEY

RAMSEY BOULEVARD (COUNTY ROAD 56)

Sqm MH
RE=868.73

LEGEND

- 900 EXISTING MAJOR CONTOUR
- 900 EXISTING MINOR CONTOUR
- 900 PROPOSED MAJOR CONTOUR
- 900 PROPOSED MINOR CONTOUR
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED TIPOUT CURB
- SILT FENCE ②
- INLET PROTECTION SEE DETAILS ON THIS SHEET
- EXISTING BITUMINOUS PAVEMENT
- EXISTING CONCRETE PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- DRAINAGE DIRECTION

GENERAL NOTES

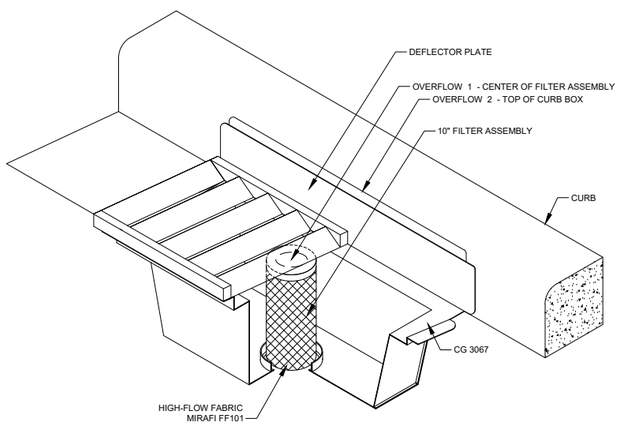
1. PLACE A MINIMUM OF 4" OF SALVAGED TOPSOIL OVER ALL DISTURBED AREAS OUTSIDE THE PROPOSED PARKING LOT AND BUILDING AREA. TOPSOIL SHALL NOT CONTAIN MORE THAN 35% SAND. SEE NOTES ON SHEET 2.
2. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. SEE SHEETS 7 AND 8 FOR UTILITY PLAN.
4. CONTRACTOR SHALL 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.
5. 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.
6. STREET SWEEPING MUST BE PERFORMED DAILY IF SEDIMENT IS TRACKED OUTSIDE THE CONSTRUCTION LIMITS OR ONTO ANY CITY STREETS.
7. MAXIMUM FINISHED GRADE SLOPE SHALL BE 4:1.
8. SEE LANDSCAPE PLANS FOR PERMANENT COVERAGE OF EXPOSED SOILS.

REFERENCE NOTES

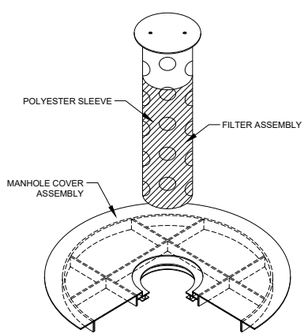
① PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER CITY PLATE NO. ERO-5.

② SILT FENCE PER CITY PLATE NO. ERO-1.

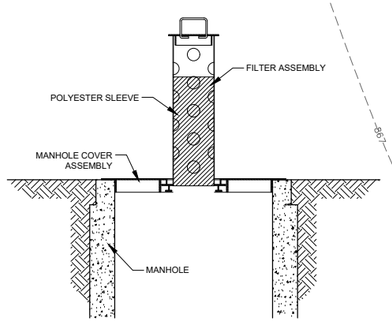
③ INLET PROTECTION SHALL BE INSTALLED ON ALL CASTINGS RECEIVING RUNOFF FROM THE PROJECT AREA. INLET PROTECTION SHALL BE INSTALLED ON EXISTING, OFF SITE CASTINGS PRIOR TO THE START OF CONSTRUCTION. WIMCO MODELS CG 3067 AND RD 27 ARE SHOWN. FIELD VERIFY ALL CASTING TYPES. OTHER INLET PROTECTION DESIGNS MAY BE REQUIRED.



1/6 STORM DRAIN INLET PROTECTION ③
NO SCALE



ISOMETRIC VIEW



IN-PLACE ELEVATION VIEW

2/6 STORM DRAIN INLET PROTECTION ③
NO SCALE

N

20 0 20 40
SCALE IN FEET

DATE	REVISION

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CRAIG J. JOCHUM, P.E., P.E.
Date 8/6/26 Lic. No. 23461

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

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763-427-5860 FAX 763-427-0520
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SCOOTER'S COFFEE

GRADING AND EROSION CONTROL PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 6 OF 12 SHEETS

5261.01

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CITY OF RAMSEY

7248 SUNWOOD DRIVE
100 FLOCCHINI CIRCLE, LLC.

7222 SUNWOOD DRIVE
CASEY'S RETAIL COMPANY

O'REILLY AUTO PARTS

FUTURE SANITARY SEWER

FUTURE WATERMAIN

FUTURE ROW

FUTURE PERIDOT STREET

STMH 6 (1)
CASTING–R–1733 (5)
DIAMETER–48"
RIM=868.02
INV (E)=860.00
INV (S)=860.00

STMH 5 (1)
CASTING–1733 (5)
DIAMETER–48"
RIM=867.72
INV (E)=860.59
INV (W)=860.59

Sanitary MH
RE=869.68

STMH 4 (1)
CASTING–R–1733 (5)
DIAMETER–48"
RIM=868.55
INV (S)=861.69
INV (W)=861.69

TRASH

130LF 24" REINFORCED CONCRETE PIPE
@ 0.45%

5.00'

200LF 18" REINFORCED CONCRETE PIPE
@ 0.55%

CBMH 74 (FROM RECORD PLAN)
EX 15" STUB INVERT=863.18 (AT MANHOLE)

84LF 24" REINFORCED CONCRETE PIPE
@ 0.45%

STMH 7 (1)
CASTING–R–1733 (5)
DIAMETER–48"
RIM=867.12
INV (N)=859.62
INV (W)=859.62

RE=865.64

50LF 24" REINFORCED CONCRETE PIPE
@ 0.50%

REMOVE THE EXISTING 15" RCP STUB (6)
CONNECT TO MANHOLE AT INVERT=859.37

FUTURE CURB

FUTURE DRAINAGE AND
UTILITY EASEMENT

38' F–F'

EXISTING PLAT LINE

CB 3 (1)
CASTING–R–3067V (3)
STRUCTURE–24" X 36"
FL=867.79
INV (S)=864.50

55LF 12" REINFORCED CONCRETE PIPE
@ 1.27%

92LF 18" REINFORCED CONCRETE PIPE
@ 0.55%

58LF 12" REINFORCED CONCRETE PIPE
@ 1.00%

CBMH 1 (2)
CASTING–R–3067V (3)
DIAMETER–48"
FL=867.55
INV (E)=862.92
INV (S)=862.20
INV (N)=862.20

16LF 15" REINFORCED CONCRETE PIPE
@ 0.56%
BULK HEAD SOUTH END (4)
INVERT=862.29

CBMH 2 (2)
CASTING–R–3067V (3)
DIAMETER–48"
FL=867.20
INV (N)=863.80
INV (W)=863.50

SEE SHEET 8

LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED WATER SERVICE
- PROPOSED BUILDING
- STORM SEWER MANHOLE
- CATCH BASIN
- SANITARY SEWER MANHOLE
- GATE VALVE
- HYDRANT

REFERENCE NOTES

(1) SEE CITY PLATE NO. STO–1.

(2) SEE CITY PLATE NO. STO–1 AND STO–5.

(3) SEE CITY PLATE NO. STO–4.

(4) PIPE TO CONTINUE SOUTH IN THE FUTURE.

(5) SEE CITY PLATE NO. STO–14. COVER SHALL HAVE A 27" DIAMETER OPENING.

(6) CONTRACTOR SHALL REMOVE EXISTING 8 L.F. OF 15" RCP. MANHOLE BRICK SHALL BE USED TO PATCH EXISTING OPENING. CONNECTION SHALL INCLUDE INTERIOR GLOVE FINISHED GROUT AND CONCRETE ENCASEMENT ON THE EXTERIOR.

N

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SCOOTER'S COFFEE

UTILITY PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 7 OF 12 SHEETS

5261.01

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7248 SUNWOOD DRIVE
100 FLOCCHINI CIRCLE, LLC.

7222 SUNWOOD DRIVE
CASEY'S RETAIL COMPANY

O'REILLY AUTO PARTS

TRASH

TRASH

CASEY'S GAS STATION

SEE SHEET 7

RAMSEY BOULEVARD (COUNTY ROAD 56)

HYDRANT AND 6" GATE VALVE ⑦
FACE NOZZLE EAST

FF=870.3 ⑤

2" HDPE ③⑤

2" CURB STOP AND BOX ⑧

(2) 8" 45° DIP BENDS

CONNECT TO EXISTING 8" DIP WATERMAIN WITH 8" GATE VALVE AND BOX ④

8" DIP CAP

60 LF 6" DIP WATERMAIN

INVERT=862.3 ⑤

4" PVC PIPE @ 2.00% MINIMUM ②

11'

EXISTING HYDRANT

SAN MH 1 ①
CASTING-R-1733
RIM=868.00
INV (E)=854.18

294LF 8" PVC SDR 35 @ 0.40%

2" CORPORATION

8" X 8" X 6" DIP TEE

297 LF 8" DIP WATERMAIN ⑥

8" X 4" PVC WYE ②

CONNECT TO EXISTING 8" PVC PIPE
INVERT= 853.01 (FIELD VERIFY)

CITY OF RAMSEY

CITY OF RAMSEY

LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED WATER SERVICE
- PROPOSED BUILDING
- STORM SEWER MANHOLE
- CATCH BASIN
- SANITARY SEWER MANHOLE
- GATE VALVE
- HYDRANT
- CURB STOP

GENERAL NOTES

1. SEE CITY OF RAMSEY DESIGN STANDARDS DATED 2/5/24 FOR ADDITIONAL INFORMATION.
2. ALL SEWER, STORM SEWER, AND WATER SERVICES SHALL HAVE TRACER WIRE PER CITY STANDARD DETAILS, CITY SPECIFICATIONS, AND THE MINNESOTA RURAL WATER ASSOCIATION SEWER/WATER UTILITY TRACER WIRE SPECIFICATION.
3. THE CONTRACTOR SHALL SUBMIT PLANS TO THE MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY (MDOLI) FOR REVIEW AND APPROVAL. CONTRACTOR SHALL PROVIDE ENGINEER WITH A COPY OF THE REVIEW LETTER. THE ENGINEER WILL REVISE THE PLANS AS REQUIRED TO ADDRESS THE MDOLI COMMENTS.
4. ALL WATERMAIN AND WATERMAIN SERVICES SHALL HAVE A MINIMUM BURY DEPTH OF 8 FEET.

REFERENCE NOTES

① SEE CITY PLATE NO. SEW-1 AND SEW-2.

② SEE CITY PLATE NO. SEW-3.

③ PIPE SHALL BE POLYETHYLENE TECHNOLOGY INC, BLUEULTRA, 250 PSI, PE 4710 I.P.S, ASTM D-2239, SIDR7, NSF/ANSI-14, 61&372.

④ ON THE WEST SIDE OF THE 4" VALVE F+I A 4" DIP TAPPED CAP WITH 2" CORPORATION. MEGALUG CAP AND VALVE.

⑤ SEE MECHANICAL AND PLUMBING PLANS FOR CONSTRUCTION OF SERVICES INTO THE BUILDING.

⑥ SEE CITY PLATE NO. WAT-4 FOR JOINT CONNECTIONS.

⑦ SEE CITY PLATE NO. WAT-1 FOR HYDRANT DETAIL.

⑧ SEE CITY PLATE NO. WAT-2 FOR ADDITIONAL INFORMATION. CURB BOX TO BE CONSTRUCTED IN A FORD SERIES A LID COVER.

N

20 0 20 40
SCALE IN FEET

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SCOOTER'S COFFEE

UTILITY PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 8 OF 12 SHEETS

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SWPPP NARRATIVE:

1. IF THE CONTRACTOR DISTURBS MORE THAN 1 ACRE OF LAND, 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. IF A GENERAL STORMWATER PERMIT FOR CONSTRUCTION IS REQUIRED THE 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	SCOOTER'S COFFEE	BRIGIT MARSHALL	763-300-5849
CONTRACTOR	TBD	TBD	TBD
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. CONSTRUCT GRADING, UTILITIES, BUILDING AND PARKING AREA.
4. STABILIZE ALL DISTURBED AREAS.

PROJECT INFORMATION:

ONSITE DISTURBED AREA (ACRES)	0.95
EXISTING IMPERVIOUS SURFACE (ACRES)	0.00
PROPOSED IMPERVIOUS SURFACE (ACRES)	0.56
PLANNED CONSTRUCTION START DATE	9/15/2026
ESTIMATED CONSTRUCTION COMPLETION DATE	7/1/2027
COUNTY	ANOKA
LATITUDE	45.2315
LONGITUDE	-93.4505

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. 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.
2. 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.

SURFACE WATERS MAP



DATE	REVISION

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SAMUEL G. JOCHUM, P.E.
Date 8/6/26 Lic. No. 61933

DESIGNED BY: SGJ
DRAWN BY: IDM
CHECKED BY: CJJ

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SCOOTER'S COFFEE

SWPPP

CITY OF RAMSEY, MINNESOTA

SHEET 9 OF 12 SHEETS

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ESTIMATED QUANTITIES:

PERIMETER SEDIMENT CONTROL: SILT FENCE, SEDIMENT CONTROL LOGS	907	LIN FEET
STORM DRAIN INLET PROTECTION	10	EACH
STABILIZED CONSTRUCTION EXIT	1	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:

1. THE EXPECTED AMOUNT, FREQUENCY, INTENSITY, AND DURATION OF PRECIPITATION.
2. 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.
3. 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.
4. THE RANGE OF SOIL PARTICLE SIZES EXPECTED TO BE PRESENT.

INSPECTIONS AND MAINTENANCE:

1. 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.
2. DURING EACH INSPECTION, INSPECT CONSTRUCTION SITE EXIT LOCATIONS AND REMOVE ACCUMULATED SEDIMENT WITHIN ONE CALENDAR DAY OF DISCOVERY.
3. 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.
4. DRAIN AND REMOVE SEDIMENT FROM SEDIMENT BASINS WHEN SEDIMENT COLLECTED REACHES 1/2 THE STORAGE VOLUME.
5. 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.
6. 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:

1. 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:

1. 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

IF A NPDES CONSTRUCTION PERMIT IS REQUIRED THE FOLLOWING RULES SHALL BE FOLLOWED:

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:

1. THIS SWPPP SHALL REMAIN ON THE PROJECT SITE AT ALL TIMES.
2. MAINTAIN RECORDS OF INSPECTIONS, INCLUDING TIME AND DATE.
3. NAME OF PERSONS CONDUCTION INSPECTIONS.
4. ACCURATE FINDINGS OF INSPECTIONS.
5. CORRECTIVE ACTIONS TAKEN.
6. DATE OF ALL RAINFALLS GREATER THAN 1/2 INCH IN 24 HOURS, INCLUDING AMOUNT OF RAINFALL IN EACH EVENT.
7. DESCRIPTION OF ANY DISCHARGE DISCOVERED DURING INSPECTIONS.
8. 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:

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

INFILTRATION BASIN	
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?	N/A
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
D67A	Hubbard loamy sand, 0 to 2 percent slopes	A	8.2	95.6%
D67B	Hubbard loamy sand, 1 to 6 percent slopes	A	0.4	4.4%
Totals for Area of Interest			**8.6**	**100.0%**

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SCOOTER'S COFFEE

SWPPP

CITY OF RAMSEY, MINNESOTA

SHEET 10 OF 12 SHEETS

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7222 SUNWOOD DRIVE
CASEY'S RETAIL COMPANY

O'REILLY AUTO PARTS

TRASH

CASEY'S GAS STATION

TRASH

RAMSEY BOULEVARD (COUNTY ROAD 56)

CITY OF RAMSEY

CITY OF RAMSEY

FF=870.3

EX GL-867.89
EX GL-868.11
TC-868.35
GL-867.85
TC-868.52
GL-868.02
TC-868.41
GL-867.94
TC-868.35
GL-867.85
GL-867.84
TC-868.50
GL-868.00
TC-868.90
GL-868.40
TC-869.00
GL-868.50
TC-869.47
GL-868.97
TC+869.51
GL+869.11
GL-867.92
GL-867.84
B-867.91
B-867.88
B-867.86
GL-867.47
GL-867.76
GL-867.77
GL-867.73
B-867.99
GL-868.40
TC-868.90
GL-867.54
GL-868.50
TC-869.00
GL-868.80
GL-868.80
GL-869.40
GL-869.40
C-870.10
C-870.10
TC-869.60
GL-869.10
GL-869.27
TC-869.77
TC-870.11
GL-869.70
TC-870.20
C-870.20
GL-868.35
TC-868.85
GL-869.60
TC-868.10
GL-867.60
GL-867.20
TC-869.60
GL-869.10
TC-869.50
GL-869.00
C-869.83
C-870.12
C-870.08
TC-869.70
GL-869.20
GL-868.35
TC-868.85
GL-867.69
TC-868.19
GL-867.55
TC-868.05
TC-869.07
GL-868.57
TC-869.62
GL-869.12
TC-870.06
GL-869.56
TC-870.30
GL-869.80
TC-869.55
GL-869.05
GL-867.56
TC-868.06
GL-867.56
TC-868.06
GL-867.73
GL-868.98
TC-869.48
GL-868.80
TC-869.39
San MH
RC=868.73
GL-867.77
TC-868.27
GL-868.13
TC-868.63
GL-868.49
TC-868.99
GL-868.74
TC-869.24

LEGEND

900	EXISTING MAJOR CONTOUR
900	EXISTING MINOR CONTOUR
900	PROPOSED MAJOR CONTOUR
900	PROPOSED MINOR CONTOUR
	PROPOSED BUILDING
	PROPOSED CURB
	PROPOSED TIPOUT CURB
B=XXX.XX	PROPOSED SPOT ELEVATION (BITUMINOUS)
C=XXX.XX	PROPOSED SPOT ELEVATION (CONCRETE)
GL=XXX.XX	PROPOSED GUTTER LINE ELEVATION
TC=XXX.XX	PROPOSED TOP OF CURB ELEVATION

N

20 0 20 40
SCALE IN FEET

DATE	REVISION

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

CRAIG J. JOCHUM, P.E., P.E.
Date 8/6/26 Lic. No. 23461

DESIGNED BY: CJJ
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

SCOOTER'S COFFEE

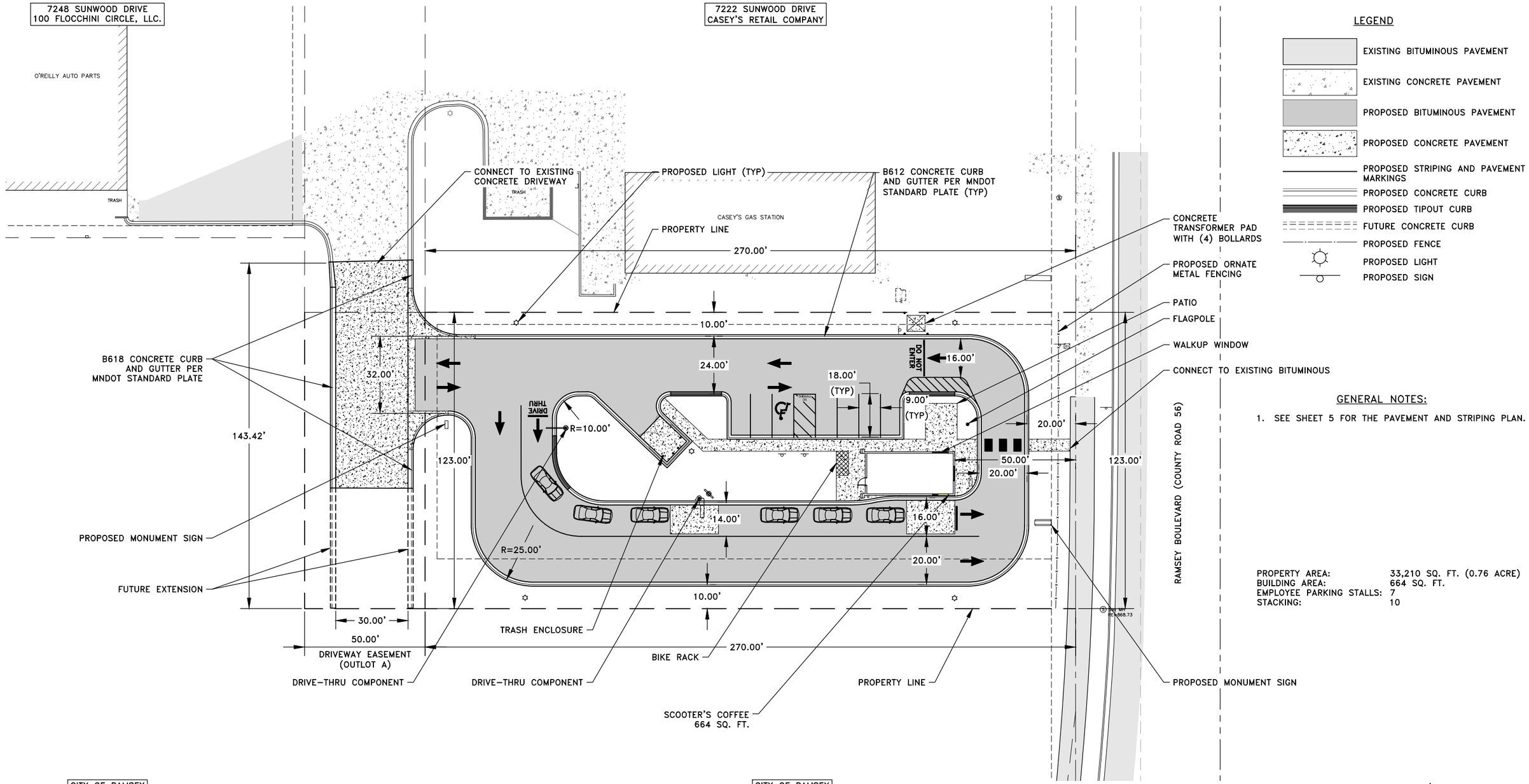
STAKING PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 11 OF 12 SHEETS

5261.01

Aug 07, 2026 - 2:59pm
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LEGEND

- EXISTING BITUMINOUS PAVEMENT
- EXISTING CONCRETE PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STRIPING AND PAVEMENT MARKINGS
- PROPOSED CONCRETE CURB
- PROPOSED TIPOUT CURB
- FUTURE CONCRETE CURB
- PROPOSED FENCE
- PROPOSED LIGHT
- PROPOSED SIGN

GENERAL NOTES:

1. SEE SHEET 5 FOR THE PAVEMENT AND STRIPING PLAN.

PROPERTY AREA:	33,210 SQ. FT. (0.76 ACRE)
BUILDING AREA:	664 SQ. FT.
EMPLOYEE PARKING STALLS:	7
STACKING:	10

N

SCALE 20 0 20 40 IN FEET

DATE	REVISION

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

CRAIG J. JOCHUM, P.E., P.E.
Date 8/6/26 Lic. No. 23461

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

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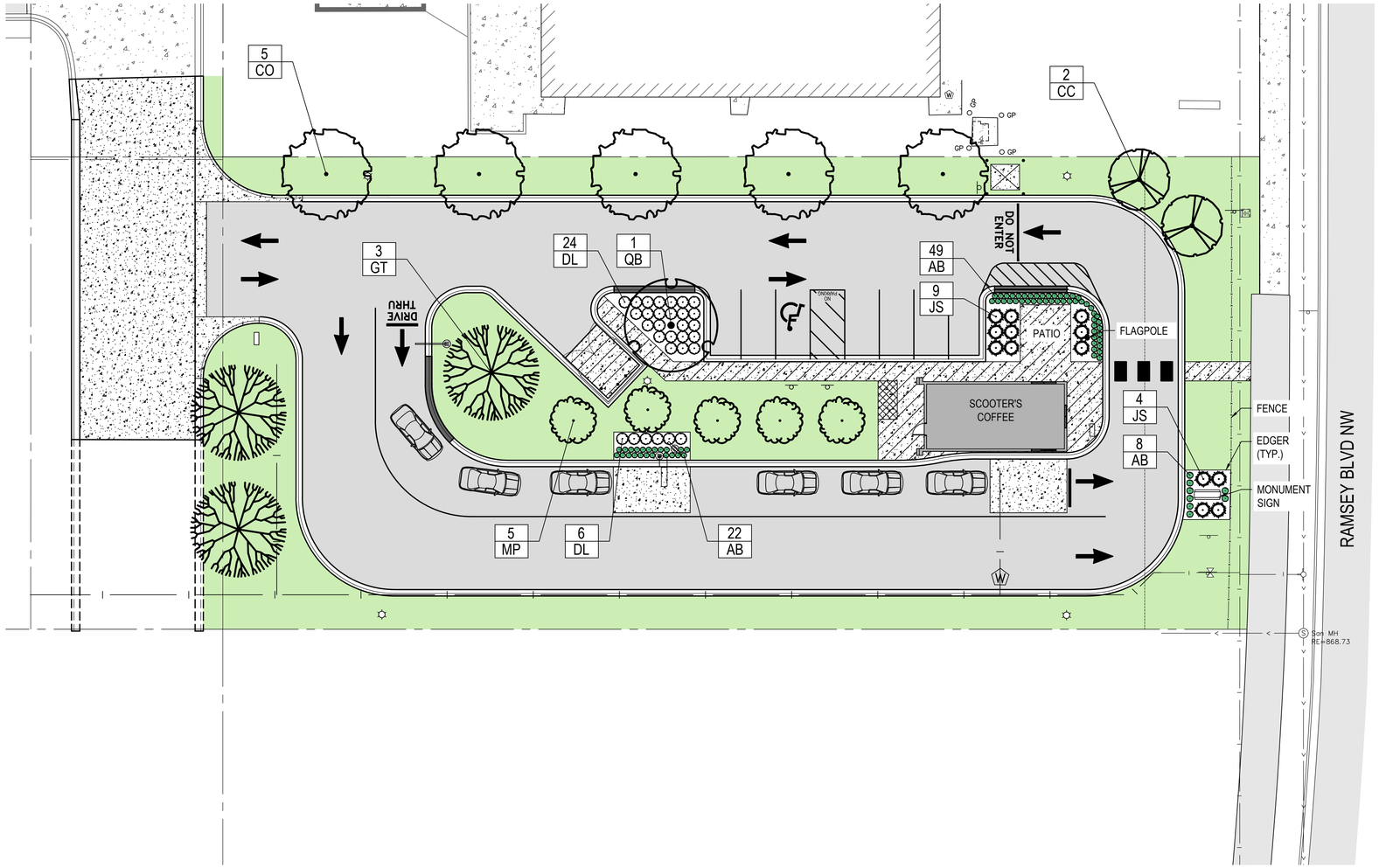
SITE PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 12 OF 12 SHEETS

5261.01

Aug 07, 2026 - 2:59pm
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PLANT SCHEDULE

CODE	QTY	SCIENTIFIC NAME/COMMON NAME	SIZE	ROOT	REMARKS
		SHADE TREES (ALL TREES TO HAVE STRAIGHT TRUNK & SINGLE LEADER)			
CO	5	CELTIS OCCIDENTALIS	2"	BB	SPACE 40' O.C.
		HACKBERRY			
GT	3	GLEDITSIA TRIACANTHOS 'HARVE'	2"	BB	SPACE 35' O.C.
		NORTHERN ACCLAIM HONEYLOCUST			
QB	1	QUERCUS BICOLOR	2"	BB	SEE PLAN FOR SPACING
		SWAMP WHITE OAK			
		ORNAMENTAL TREES (ALL TREES TO HAVE STRAIGHT TRUNK & SINGLE LEADER)			
CC	2	CRATAEGUS CRUS-GALLI VAR. INERMIS	1.75"	BB	SPACE 18' O.C.
		THORNLESS COCKSPUR HAWTHORN			
MP	5	MALUS 'PINK SPIRES'	1.75"	BB	SEE PLAN FOR SPACING
		PINK SPIRES CRABAPPLE			
		SHRUBS			
DL	30	DIERVILLA LONICERA	#5	CONT	SPACE 3' O.C. & SHRUBS SHALL BE A MIN. 24" WIDTH AT TIME OF INSTALLATION.
		DWARF BUSH HONEYSUCKLE			
JS	13	JUNIPERUS SABINA 'BROADMOOR'	#5	CONT	SPACE 4' O.C. & SHRUBS SHALL BE A MIN. 24" WIDTH AT TIME OF INSTALLATION.
		BROADMOOR JUNIPER			
		PERENNIALS			
AB	79	AMSONIA 'BLUE ICE'	#1	CONT	SPACE 18" O.C.
		BLUE ICE AMSONIA			

NOTES:
1. SEE SHEET L2 & L3 FOR PLANTING DETAILS AND LANDSCAPE SPECIFICATIONS.
2. ALL TREES, PLANTING BEDS, AND TURF AREAS TO BE IRRIGATED; SEE SHEET L3 FOR IRRIGATION NOTES.

LEGEND

SOD

N

20 0 20 40
SCALE IN FEET

DATE	
09.21.2023	REVISED PER CITY COMMENTS & SITE PLAN UPDATES

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

Signature: Carmen Simonet

License # 24236 Date 07.14.26

LANDSCAPE ARCHITECT:
Carmen Simonet Design LLC
354 Stonebridge Blvd., St. Paul, MN 55105
(651) 695-0273 carmen@simonetdesign.com
www.simonetdesign.com

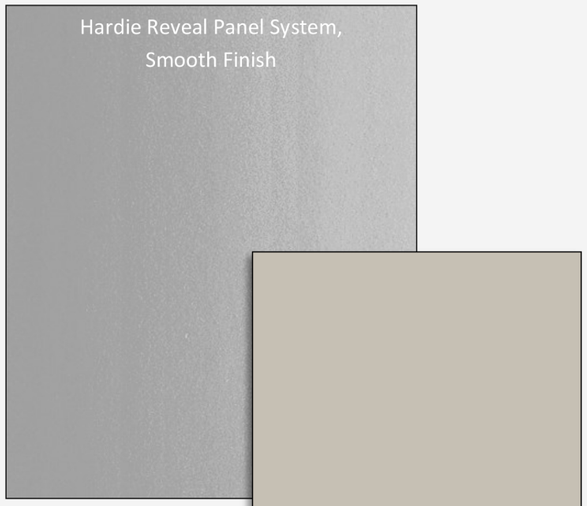
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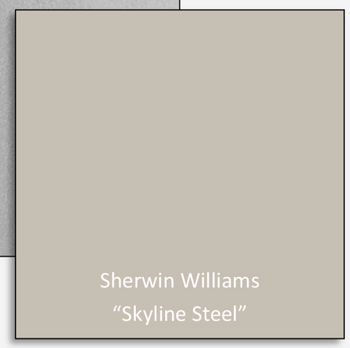
SCOOTER'S COFFEE

LANDSCAPE PLAN

CITY OF RAMSEY, MINNESOTA

SHEET L1 OF L3 SHEETS







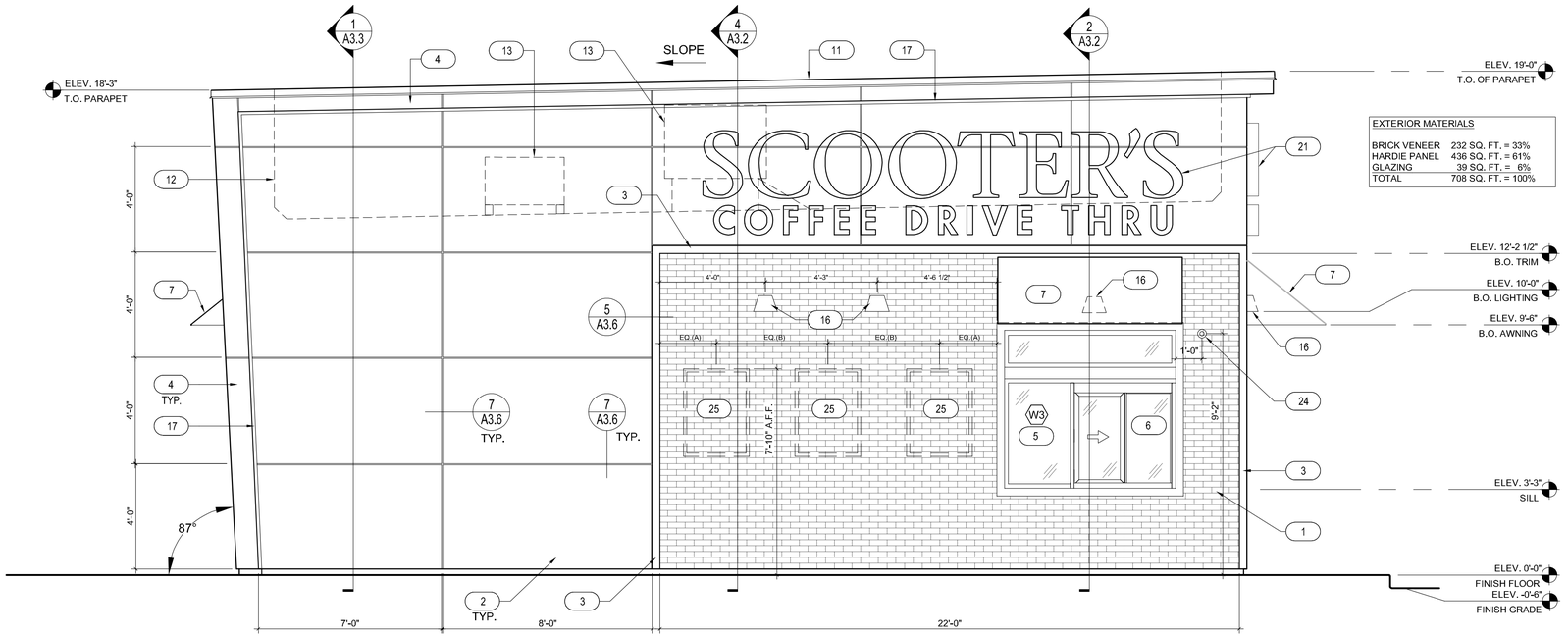
ENDICOTT THIN BRICK VENEER, STACKED BOND - COLOR: MANGANESE IRONSPOT, SMOOTH FINISH. CLASS 1 MATERIAL PER FIGURE 152.392.01





FINISH LEGEND		
Exterior Finish	Thin Brick Veneer	Endicott Thin Brick Veneer, stacked bond color: Manganese Ironspot smooth finish
Exterior Finish	Hardie Reveal Panel System WZ10, Smooth Finish	Painted to match Sherwin Williams “Skyline Steel” SW 1015
Exterior Finish	3.5” HardieTrim	Painted to match Sherwin Williams “Inkwell” SW 6992, Eggshell Finish
Window Frames	Dark Bronze Aluminum	
Door Frames	Insulated Hollow Metal Door and Frame	Painted to match Sherwin Williams “Inkwell” SW 6992, Eggshell Finish
Exterior Accents	Black 20 Gauge Metal	

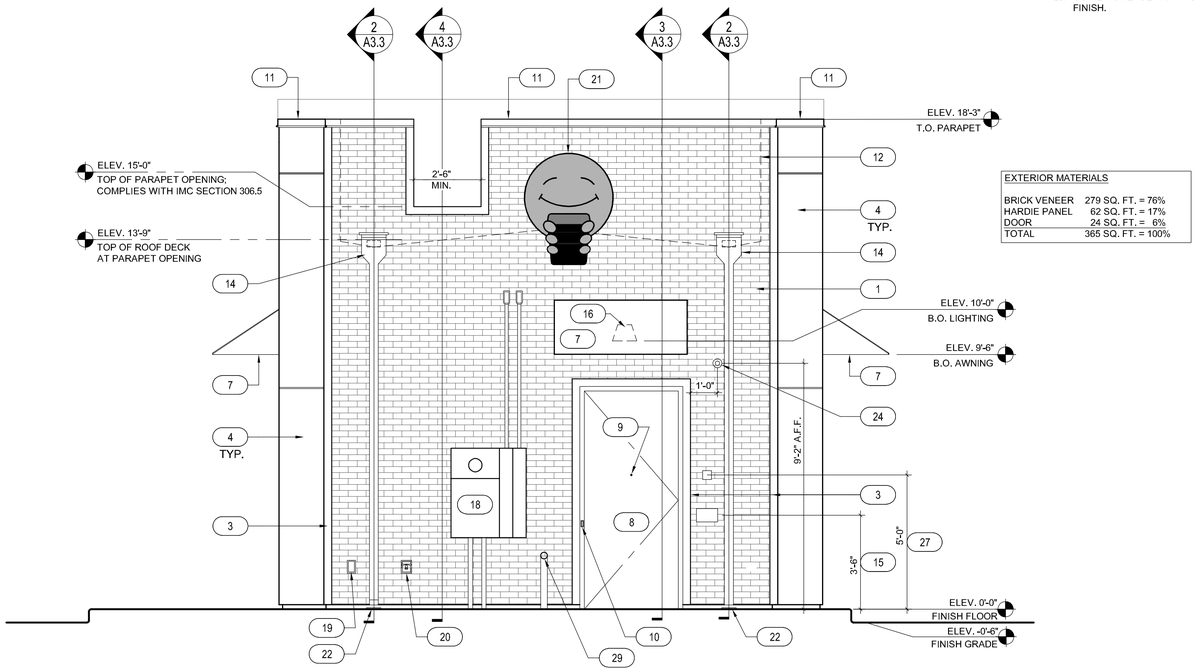
EST. 1998
SCOOTER'S COFFEE



EXTERIOR MATERIALS	
BRICK VENEER	232 SQ. FT. = 33%
HARDIE PANEL	436 SQ. FT. = 61%
GLAZING	39 SQ. FT. = 6%
TOTAL	708 SQ. FT. = 100%

2 SOUTH ELEVATION

SCALE: 3/8" = 1'-0"



EXTERIOR MATERIALS	
BRICK VENEER	279 SQ. FT. = 76%
HARDIE PANEL	62 SQ. FT. = 17%
DOOR	24 SQ. FT. = 6%
TOTAL	365 SQ. FT. = 100%

1 WEST ELEVATION

SCALE: 3/8" = 1'-0"

KEYNOTES

X

1. ENDICOTT THIN BRICK VENEER, STACKED BOND - COLOR: MANGANESE IRONSPOT, SMOOTH FINISH, CLASS 1 MATERIAL PER FIGURE 152.392.01
2. 4' x 8' HARDIE PANEL, SMOOTH FINISH, COLOR: SW 1015 SKYLINE STEEL. REFER TO SHEET A3.6 FOR HARDIE PANEL DETAILS
3. 3 1/2" HARDIE TRIM, SEE HARDIE DETAIL SHEET A3.6 COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH. PRODUCT: SUPERPAINT STAIN.
4. HARDIE PANEL FASCIA AND SOFFITS, COLOR: SW6992 INKWELL. REFER TO SHEET A3.6 FOR HARDIE PANEL DETAILS. ALLURA SIDING ACCEPTABLE ALTERNATE TO HARDIE BOARD.
5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS .
6. QUIKSERV WINDOW - COLOR: DARK BRONZE; REFER TO DOOR SCHEDULE SHEET A5.1
7. AWNING BY COOL PLANET - FABRIC: SUNBRELLA, COLOR: LOGO RED, PROVIDED AND INSTALLED BY G.C. (UNDER SEPARATE PERMIT, IF REQUIRED).
8. INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH. PRODUCT: PROINDUSTRIAL W/B ALKYD URETHANE - SIG.
9. PEEP HOLE, BY DOOR MANUFACTURER
10. DOOR BELL
11. 20 GAUGE METAL PARAPET CAP - COLOR: MATTE BLACK
12. LINE OF ROOF BEYOND
13. ROOF TOP UNIT BEYOND, REFER TO MECHANICAL DRAWINGS
14. ROOF SCUPPER AND DOWNSPOUT, REFER TO DETAIL 8/A3.4
15. CONTRACTOR SHALL PROVIDE A BLACK MAILBOX APPROXIMATELY 15 INCHES WIDE BY 6 INCHES TALL. MAILBOX SHALL BE EQUAL TO GIBRALTAR WALL MOUNTED METAL BOX
16. WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
17. LED LIGHT BAND, REFER TO ELECTRICAL DRAWINGS
18. ELECTRICAL SERVICE, REFER TO ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLET, SEE ELECTRICAL DRAWINGS
20. HOSE BIBB, SEE PLUMBING DRAWINGS
21. SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT
22. SEE DETAIL 7/A3.4 FOR DOWNSPOUT TERMINATION & SPLASHBLOCK
23. SPANDREL GLASS; REFER TO WINDOW SCHEDULE
24. SECURITY CAMERA BY OTHERS
25. OWNER PROVIDED SIGN PANELS.
26. APPROVED SET OF NUMERALS, MINIMUM 4" HIGH WITH A STROKE WIDTH NOT LESS THAN 1/2 INCH, SHALL BE PLACED ON THE BUILDING. VERIFY SIZE AND REQUIREMENTS WITH FIRE MARSHAL.
27. KNOX BOX AT 60" A.F.F. AS REQUIRED BY FIRE DEPARTMENT.
28. GAS METER; REFER TO PLUMBING PLANS.
29. SCHIER GREASE TRAP PUMP-OUT PORT PP3, PAINT TO MATCH EXTERIOR FINISH.

REGISTRATION SEAL

NOT FOR CONSTRUCTION

ARCVISION
ARCHITECTURE • ENGINEERING
1950 CRAIG ROAD, SUITE 300
ST.LOUIS, MO 63146
(314) 415-2400
WWW.ARCV.COM

SCOOTER'S COFFEE EST. 1998

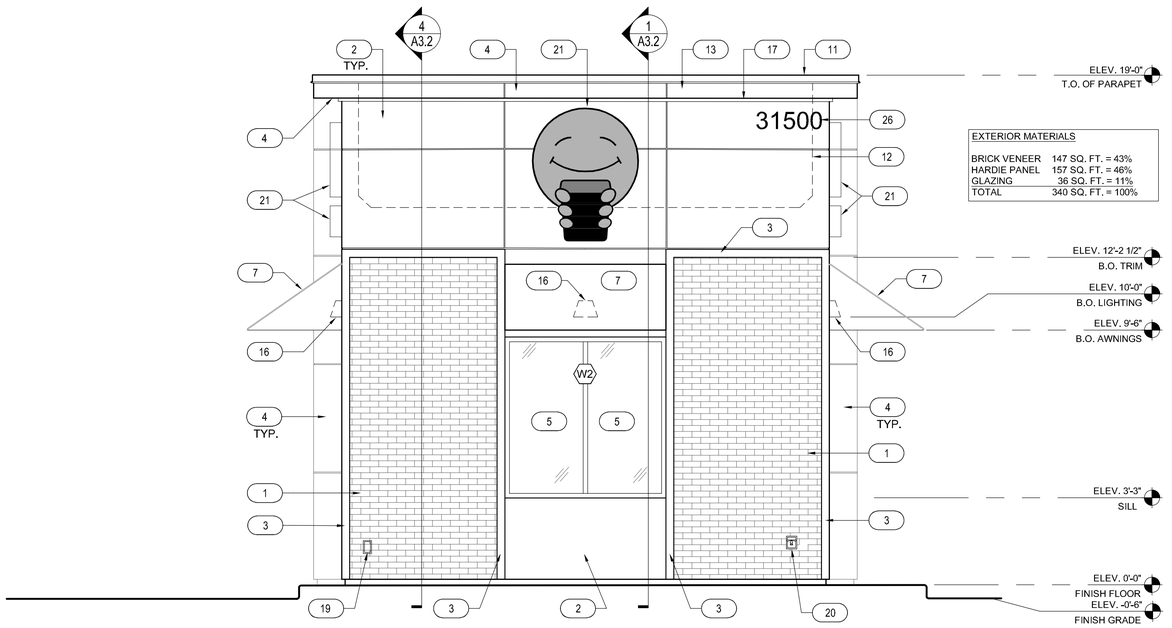
REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			

TITLE:
EXTERIOR ELEVATIONS

PROJECT ADDRESS:
SWC SUNWOOD DR. NW & RAMSEY BLVD. NW,
RAMSEY, MN 55303
FRANCHISEE & STORE NUMBER:
SCOOTER'S COFFEE #2965
DANIEL & NATALIE DEWEY

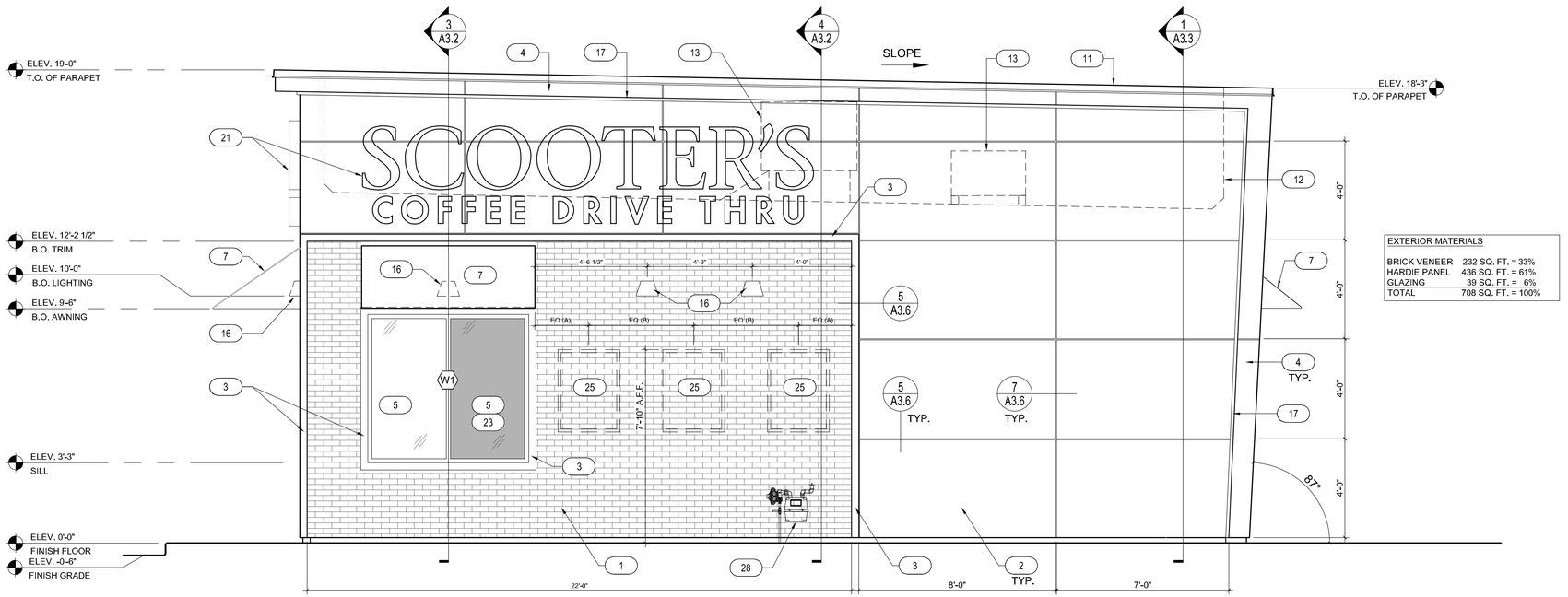
KIOSK PROTOTYPE:
4.3 STANDARD PROTOTYPE
FEBRUARY 2026
ISSUE DATE:
07/XX/2026
PROJECT NO.
260351
DRAWN BY:
AGG
CHECKED BY:
MD

SHEET NO.
A2.1



2 EAST ELEVATION

SCALE: 3/8" = 1'-0"



1 NORTH ELEVATION

SCALE: 3/8" = 1'-0"

KEYNOTES

X

1. ENDICOTT THIN BRICK VENEER, STACKED BOND - COLOR: MANGANESE IRONSPOT, SMOOTH FINISH. CLASS 1 MATERIAL PER FIGURE 152.392.01
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7. AWNING BY COOL PLANET - FABRIC: SUNBRELLA, COLOR: LOGO RED. PROVIDED AND INSTALLED BY G.C. (UNDER SEPARATE PERMIT, IF REQUIRED).
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9. PEEP HOLE, BY DOOR MANUFACTURER
10. DOOR BELL
11. 20 GAUGE METAL PARAPET CAP - COLOR: MATTE BLACK
12. LINE OF ROOF BEYOND
13. ROOF TOP UNIT BEYOND, REFER TO MECHANICAL DRAWINGS
14. ROOF SCUPPER AND DOWNSPOUT, REFER TO DETAIL 8/A3.4
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16. WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
17. LED LIGHT BAND, REFER TO ELECTRICAL DRAWINGS
18. ELECTRICAL SERVICE, REFER TO ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLET, SEE ELECTRICAL DRAWINGS
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REGISTRATION SEAL

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SCOOTER'S COFFEE EST. 1998

REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			

TITLE:
EXTERIOR ELEVATIONS

PROJECT ADDRESS:
SWC SUNWOOD DR. NW & RAMSEY BLVD. NW,
RAMSEY, MN 55303
FRANCHISEE & STORE NUMBER:
SCOOTER'S COFFEE #2965
DANIEL & NATALIE DEWEY

KIOSK PROTOTYPE:
4.3 STANDARD PROTOTYPE
FEBRUARY 2026
ISSUE DATE:
07/XX/2026
PROJECT NO.
260351
DRAWN BY:
AGG
CHECKED BY:
MD

SHEET NO.
A2.2

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

RESOLUTION #26-186

RESOLUTION APPROVING A RESTAURANT WITH A DRIVE-THRU AT 14340 RAMSEY BOULEVARD NORTHWEST

RECITALS

1. Daniel and Natalie DeWey of Harlow Beckett Enterprises and hereafter referred to as the "Applicant", has properly applied for a Conditional Use Permit per City Code Section 106-230 to construct and operate a restaurant with a drive-thru on the property located at 14340 Ramsey Boulevard NW, and legally described as:

   Lot 1, Block 1, COR Seven, Anoka County, Minnesota

   (the "Subject Property"); and

2. That the Subject Property is zoned COR-3, Workplace Subdistrict, and the total area of the Subject Property is approximately 0.89 acres; and

3. That all parcels to the north, west, and south of Subject Property are also zoned COR-3; and

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

5. That restaurants are listed as Permitted Uses per City Code Section 106-621 (Principal Uses) within the COR-3 Zoning District; and

6. That the proposed restaurant will have a drive-thru which are listed as Conditional Uses per City Code Section 106-622 (Accessory Uses) within the COR-3 Zoning District; and

7. That the Applicant has submitted building elevations, designed by Arcvision and dated July, 2026; and

8. That the Applicant has submitted a site and civil plans prepared by Hakanson Anderson dated August 6, 2026; and

9. That all submitted plans are in conformance with all applicable City Code regulations; and

10. That the Planning Commission held a public hearing and reviewed the request at their meeting on August 25, 2026, and recommended _____; and

11. That the City Council reviewed the request at their meeting on September 8, 2026.

FINDINGS OF FACT

1. That the drive-thru use will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare; and

2. That the drive-thru use will be designed in such a way that it will not change the essential character of the area.

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

That the Ramsey City Council hereby grants approval of a Conditional Use Permit for the operation of a drive-thru use in conjunction with a restaurant on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That the Applicant must obtain all of the necessary building permits and make those improvements in accordance with the approved plans, subject to any outstanding review comments.

2. That signs must meet City Code requirements and obtain the proper permits.

3. That the Applicant signs a development agreement in order to guarantee that site improvements will be installed according to plan.

4. That a cross-access and maintenance agreement must be signed and recorded to ensure proper access to the site.

5. Queueing for the drive-thru must remain on the Subject Property. Should queueing spill onto the shared access roadway, the business operator or property owner must work with City Staff on a solution.

6. That this Permit shall automatically expire if the use is not initiated within one year of approval, and issuance of a Building Permit shall constitute initiation, or the use is discontinued for 265 consecutive days.

7. That the Applicant shall be responsible for all City costs incurred in administering and enforcing this Permit.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 8th day of September, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

Regular Planning Commission

Meeting Date: 08/27/2026

Primary Strategic Plan Initiative:

Information

Title:

PUBLIC HEARING: "Rum River Retreat" — Preliminary Plat and Variance Request for 17400 and 17650 Erkium Street NW (Project No. 26-106); Case of Sundance Woods, LLC

Purpose/Background:

The City has received a Land Use Application from Sundance Woods, LLC (the "Applicant") for a fifteen (15) lot, single family rural residential subdivision of the properties known as 17400 & 17650 Erkium Street NW (together, the "Subject Property"). The application also includes a request for two (2) variances, one for cul-de-sac length and the other for lot depth (for two of the proposed lots). The proposed subdivision is a Major Plat, which includes three (3) phases: Sketch Plan, Preliminary Plat, and Final Plat. The Planning Commission previously reviewed the Sketch Plan at their April 23, 2026, meeting. This case is to consider the Preliminary Plat, which, if approved, grants the Applicant entitlement to the project, with the third and final step (the Final Plat) essentially consisting of the construction plans.

Notification:

Public notification was mailed to property owners within 700 feet of the site. A legal notice was placed in the Anoka Union Herald Newspaper. Additionally, a "Proposed Development" sign was also placed on the Subject Property.

Time Frame/Observations/Alternatives:

Project Overview

The Subject Property is approximately 61 acres in size, which includes the area encumbered by a permanent road easement and the dedicated right-of-way (the very southern end of the Erkium Street corridor). The Applicant is proposing to subdivide it into fifteen (15) single-family residential lots (the existing home at 17400 Erkium Street will remain, so this subdivision will technically result in fourteen [14] new homes). The Subject Property is zoned Rural Residential (RR) and is guided as Rural Developing in the Comprehensive Plan. A portion of the Subject Property (all of 17400 Erkium Street NW) is also within the Scenic River Protection Overlay District. The proposed lots within this overlay district are subject to not only the standards of the Rural Residential Zoning District, but also the standards of the overlay district.

Bulk Standards

The Rural Residential (RR) Zoning District requires a minimum lot size of 2.5 acres and a minimum lot width of 200 feet (100 feet if on the bulb of a cul-de-sac). The minimum required setbacks in the RR District are:

Rural Residential District Setbacks	
Front	40 feet
Side (Interior)	10 feet
Side (to right-of-way)	40 feet
Rear	40 feet

However, since a portion of the Subject Property falls within the Scenic River Protection Overlay District (all of 17400 Erkium Street NW), those lots are subject to the more restrictive standards between the RR district and the overlay district. All lots within the overlay district shall have a minimum width of 300 feet at the building line (rather than the standard 200 feet per the zoning district) and at the Ordinary High Watermark (OHW) of the Rum River and Trott Brook. Riparian lots shall be at least four (4) acres in size (non-riparian lots shall be at least 2.5 acres in size). The four (4) lots in the Sketch Plan that abut either the Rum River or Trott Brook, which is a tributary of the Rum River, all exceed four (4) acres in size. Due to the fact that a portion of the Subject Property is within the Scenic River Protection Overlay District, Staff did forward the Preliminary Plat plan set to the Minnesota Department of Natural Resources (DNR) for review and comment. The DNR had no specific comments or objections to the plat.

All lots appear to comply with the minimum lot width standards in the Rural Residential Zoning District and the Scenic River Protection Overlay District. Proposed lot sizes range from 2.7 acres to 9 acres, which all comply with the bulk standards of both the zoning district and overlay district. Due to the location of the permanent road easement for the Erkium Street corridor, the depth of the two proposed lots on the east side of this easement is limited to 185 feet. However, in the Rural Residential Zoning District, the minimum required lot depth is 200 feet. Due to this deficiency, a variance to lot depth is necessary. Staff is supportive of this variance because shifting the road corridor slightly to the east to meet the 200-foot lot depth requirement would result in more tree loss.

Streets

The subdivision will be accessed via a southerly extension of Erkium Street. Presently, this corridor is encumbered with a Road Easement extending south from 177th Avenue to the northern border of 17400 Erkium Street, where it connects to the dedicated right-of-way established with the Riverbrook Plat. There is a private driveway within this Road Easement serving 17400 Erkium Street (and 17500 Erkium Street, which is not part of this subdivision). This will need to be upgraded to meet the City's public road standards. Additionally, an east / west road will be constructed to the western boundary of the Subject Property. Should the land to the west develop in the future, this east / west road could be extended and connected to 177th Avenue, and the cul-de-sac would be eliminated (essentially a 'temporary' cul-de-sac). This new cul-de-sac will exceed the 600-foot maximum length set forth in the Subdivision Code (Chapter 117) and thus, requires a variance. Staff is supportive of this variance as well, because the additional length will provide a future through street, if and/or when the land to the west develops, which will also result in a second point of access into this subdivision.

Both roads will be built to rural section road standards. However, due to the length of cul-de-sacs, MN State Fire Code requires a minimum width of at least twenty-six (26), with parking restricted to one side of the street. Both streets are proposed to have a paved width of twenty-six (26) feet and the plans do show no parking signs on one side of each of the two streets. The bulb of each cul-de-sac will have a paved diameter of 100 feet, in accordance with the City's subdivision design standards.

Utilities

The Subject Property is outside the 2040 MUSA boundary. Therefore, all proposed lots will need to be served by private wells and septic systems. The Preliminary Plat identifies locations for both the primary and alternative sites for septic systems on each lot. Soils data is required to ensure that there are suitable soils on site to accommodate septic systems.

Wetlands/Floodplain

There are multiple wetlands across the Subject Property. The Applicant has completed the wetland delineations, which must be reviewed and approved by the Lower Rum River Watershed Management Organization (LRRWMO). The Preliminary Plat does include drainage and utility easements extending at least 16.5 feet beyond the delineated wetland boundaries. There are also floodplains present over the southern portion of the Subject Property. None of the proposed home locations appear to be within a floodplain. However, at the time of home construction, an Elevation Certificate or an As-Built Survey will be required for Lots 2–4, Block 3, to verify that the homes on these lots are properly elevated above the Base Flood Elevation (BFEs). This will also benefit

future homeowners regarding whether flood insurance is required or not.

Existing Conditions

The Subject Property is heavily wooded and, as previously noted, also contains wetlands and floodplains. The City's Natural Resources Inventory (NRI) identifies a high-quality mesic oak forest over a large portion of the Subject Property. Due to the natural features of the site, the Applicant is proposing to custom grade many of the lots, to try and minimize impacts. The submittal did include a Tree Inventory and Preservation Plan. In residential developments, City Code restricts tree removal to no more than sixty percent (60%) of the Significant Tree DBH inches (a Significant Tree is defined in City Code as all oaks and evergreens with a diameter of four [4] inches or greater and all other deciduous trees with a diameter of eight [8] inches or greater). Per the Tree Inventory and Preservation Plan, approximately 35% of the Significant Tree DBH inches will be removed. This percentage would actually be lower, but the Applicant did not inventory trees within the floodplains (meaning a greater number of trees are actually being preserved).

Funding Source:

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

Recommendation:

Staff recommends approval of both variances and the Preliminary Plat, contingent upon compliance with Staff's review comments.

Outcome/Action:

Motion to recommend City Council adopt Resolution #26-187 granting a variance to lot depth for Lots 1-2, Block 2 and for cul-de-sac length;

-and-

Motion to recommend City Council adopt Resolution #26-188 approving the Preliminary Plat for Rum River Retreat.

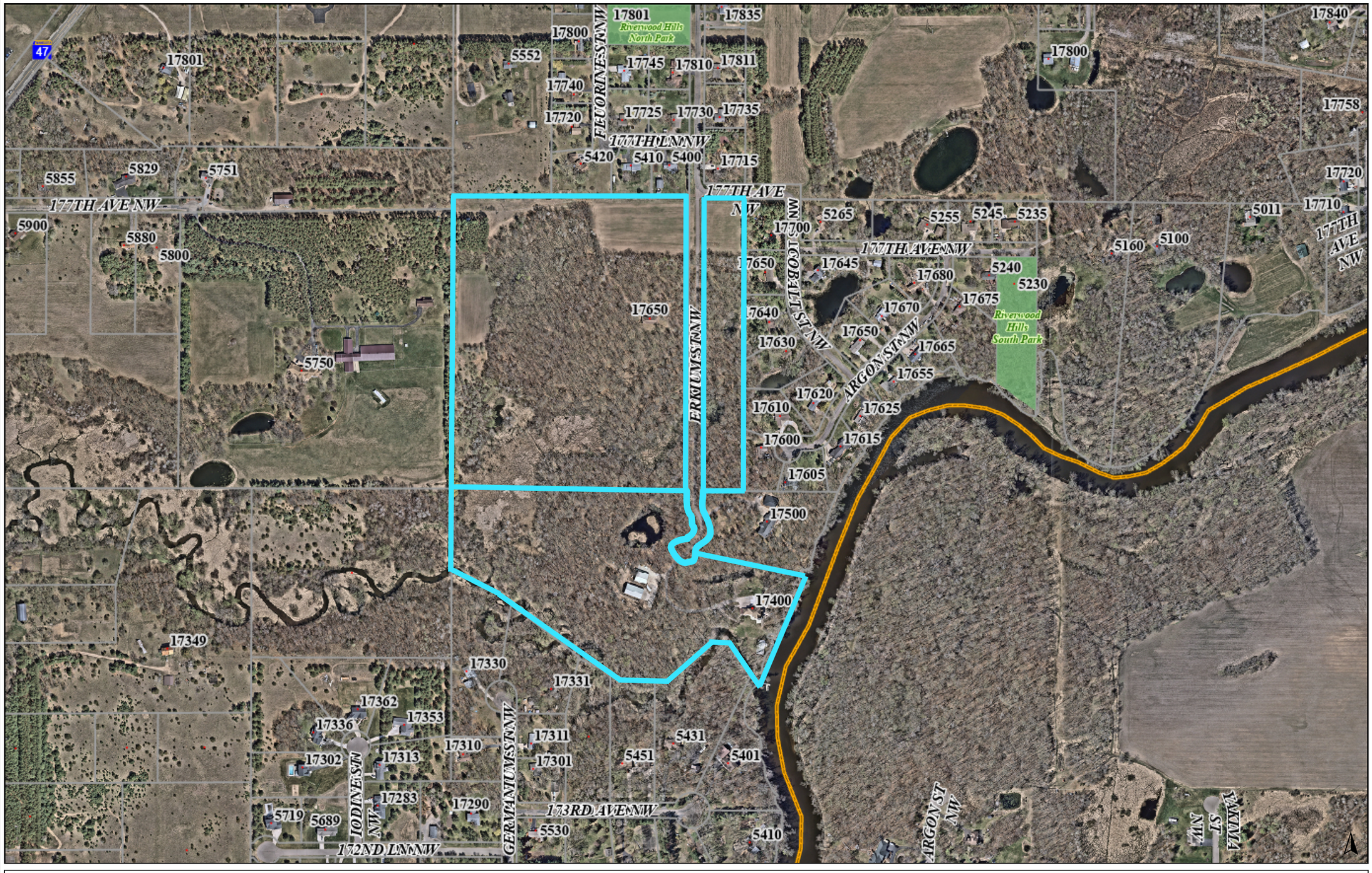
Attachments

Site Location Map
Project Narrative
Preliminary Plat
Title Sheet with Changemarks
Streets Plan Sheets with Changemarks
Storm Sewer Plan Sheet with Changemarks
Grading Plan Sheets with Changemarks
Tree Preservation Plan Sheets with Changemarks
Slope Exhibit with Changemarks
Resolution #26-187: Variances to Lot Depth and Cul-de-Sac Length
Resolution #26-188: Preliminary Plat

Form Review

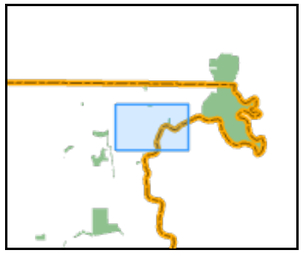
Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/20/2026 01:11 PM
Form Started By: Chris Anderson		Started On: 08/12/2026 02:44 PM
Final Approval Date: 08/20/2026		

Rum River Retreat



0 1500 3000 ft

Created on: 08/06/2026



Addresses:
17400 Erkium St NW
&
17650 Erkium St NW

PIDs:
01-32-25-33-0011
&
01-32-25-32-0003

Rum River Retreat - Preliminary Plat Narrative

To: City of Ramsey

From: Sundance Woods, LLC, Tom Dehn – Developer

Date: 07/10/2026

A - Submittal Documents:

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

B - Development Property:



- Applicant / Developer
  - Sundance Woods, LLC – Tom Dehn

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

C – Development Team

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

D - Introduction:

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



D - Property Facts

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

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

E - Background

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

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

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

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

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

F – Preliminary Plat Data

1. Basic Facts
    a. Acres
        i. Gross Acres (SBI Boundary) 61.00
        ii. ROW (Interior) 3.64
        iii. ROW (Existing Shared) 0.63
        iv. Lotted Area 57.36
        v. Wetland Area 15.73
    b. 15 Lots
    c. Gross Density - 15/61.0 = 0.25 units/acre
    d. Net Density – (61.00-3.64-15.73)/15 = 2.78 acres/unit

G - Comprehensive Plan

The property is guided for Rural Developing (RD).

H – Zoning

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

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

The lot standards are below:

- **Rural Residential (RR)**

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

Setbacks:

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

I – Variance Request

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

J – Tree Preservation & Landscaping

Waiting for tree data – 07/10/26.

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

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

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

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

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

4. **Roadway**

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

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

   a. **Setbacks to treatment areas follow county and state setbacks and rules.**
      i. 10’ to property lines
      ii. 10’ to occupied buildings
      iii. 50’ to wetland or unclassified body

b. Construction Schedule

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

L- Conclusion

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

Tom Dehn

Developer – Sundance Woods, LLC

PP2

PP3

PP4

PP5

PREPARED BY	PREPARED FOR
ENGINEERING & SURVEYING SATHRE-BERGQUIST, INC. 14000 25th Ave N, Suite 120 Plymouth, MN 55447 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT : Robert S. Molstad, P.E. EMAIL: molstad@sathre.com	DEVELOPER SUNDANCE WOODS, LLC 6781 Highway 10 NW Ramsey, MN 55303 CONTACT: TOM DEHN (612) 328-2215 EMAIL: TOM.DEHN@POWERLODGE.COM

NORTH

100 50 0 50 100 200

SCALE IN FEET

FIELD CREW	NO.	BY	DATE	REVISION
XXX	1	MJV	07/31/26	City Comments - 07/27/26
DRAWN				
RSM				
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XX-XX-XX				

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

Dated this 13th day of July, 2026.

Colyn M. Tvete, PLS Minnesota License No. 62269
ctvete@sathre.com

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

TWP:25-RGE.32-SEC.01
Anoka County

RAMSEY,
MINNESOTA

PRELIMINARY PLAT
RUM RIVER RETREAT

PREPARED FOR:
SUNDANCE WOODS, LLC

FILE NO.
19214-020

PP1
PP6

17700
CRAIG RAPP
PID:01-32-25-31-0001
AREA: 0.98 AC

17650
CRAIG RAPP
PID:01-32-25-31-0002
AREA: 0.85 AC

17640
BRIAN KAY
PID:01-32-25-31-0003
AREA: 1.11 AC

WETLAND

17610
TIMOTHY BARRE
PID:01-32-25-31-0
AREA: 1.16 AC

17600
GARY & JACQUELINE DRIBNAK
PID:01-32-25-31-0007
AREA: 0.92 AC

17500 ERKIUM ST NW
STEPHANIE FLETCHER
PID:01-32-25-34-0002

17650 ERKIUM ST NW
DAVID S GLOSIMODT TST
PID:01-32-25-32-0003
AREA: 37.53 AC

177 TH AVE NW

ERKIUM ST NW

FND IP 1/2"
904.1

FND IP 1/2" / LEAN NE
898.0

FND IP 1/2"
874.2

FND IP 1/2" OPEN
879.8

FND IP 1/2"
869.7

FND IP 1/2" OPEN
875.1

FND IP 1/2"
894.6
0.67' N
0.31' W OF CORNER

FND IP 1/2"
884.2
0.55' E
0.29' S OF CORNER

FND IP 1/2"
904.2

FND IP 1/2"
905.2

229.59
291.09
129.78
180.07
280.54
250.9185
185
251
1311
1314
26049
26655
656
450
490
305
L=83
451
452
150
609
610
222
210
238
252
260
L1/B2
L2/B2
L3/B1
L4/B1
L5/B3
L6/B3
L7/B3
L4/B3
Septic (P)
Septic (A)
Wetland #4
HWL= 868.1
Wetland #5
HWL= 868.5
Wetland #7
Wetland #8
HWL= 862.5
Wetland #2
HWL= 878.2
16.5' Swale
10.0
40.0
24.0
66
75'
100'
DRAINAGE & UTILITY EASEMENT
SURVEY LINE
Flood Fringe
FIRM Panel
Floodway
Floodplain Impact
+/- 47,250 cf
ForeBay 1
Btm-858.0
x 863.0 x
Basin 1E
Top of
Sand-863.0
HWL-865.5
R I R B O K
NOT TO SCALE
Being 7 feet in width and adjoining side lot lines and being 10 feet in width and adjoining public ways, unless otherwise indicated on this plat.
NORTH
50 25 0 25 50 100
SCALE IN FEET

FIELD CREW	NO.	BY	DATE	REVISION
XXX	1	MJV	07/31/26	City Comments - 07/27/26
DRAWN				
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DLS				
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TWP:25-RGE.32-SEC.01
Anoka County

RAMSEY,
MINNESOTA

PRELIMINARY PLAT
RUM RIVER RETREAT

PREPARED FOR:
SUNDANCE WOODS, LLC

FILE NO.
19214-020
PP2
PP6

PP6

PP3

FILE NO.
1921-4-020

PRELIMINARY PLAT
RUM RIVER RETREAT

PREPARED FOR:
SUNDANCE WOODS, LLC

RAMSEY,
MINNESOTA

Anoka County

TWP.25-RGE.32-SEC.01

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PLYMOUTH, MN 55447 (952) 476-6000
WWW.SATHRE.COM

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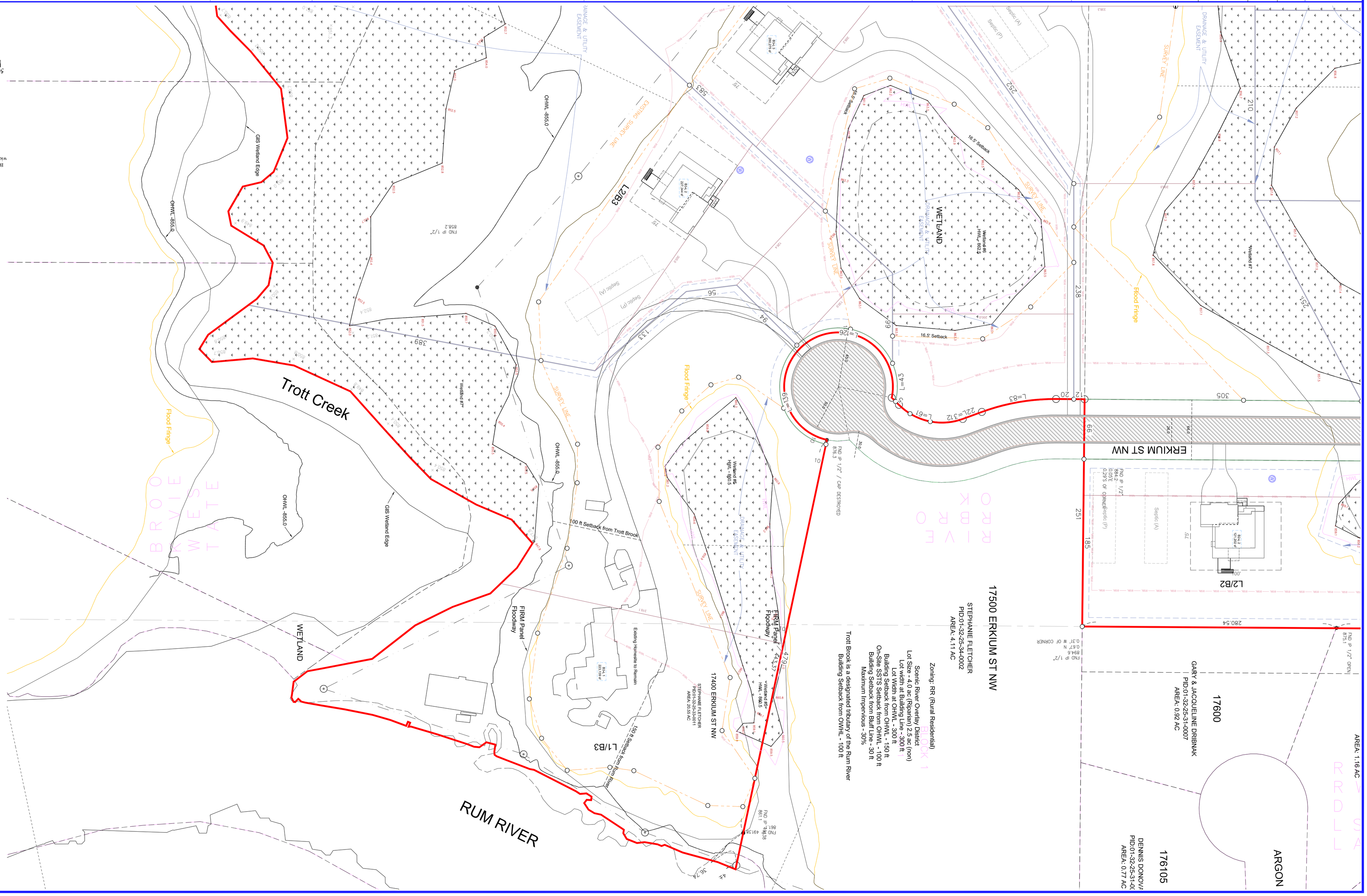
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REVISION	DATE	BY	NO.
City Comments - 07/27/26	07/31/26	MJV	1

FIELD CREW	NO.	BY	DATE
XXX	1	MJV	07/31/26
DRAWN			
RSM			
CHECKED			
DLS			
DATE			
XX-XX-XX			


SCALE IN FEET
50 25 0 25 50 100
NORTH
NOT TO SCALE
Retain 7 feet in width and adjoining side lot lines and Retain 10 feet in width and adjoining public ways, unless otherwise indicated on this plat.
7
10
Trott Creek
RUM RIVER
WETLAND
GIS Wetland Edge
OHWL-856.0
100 ft Setback from Trott Brook
Flood Fringe
SURVEY LINE
DRAINAGE & UTILITY EASEMENT
EXISTING SURVEY LINE
Wetland #7*
Wetland #6*
HWL=861.5
Wetland #5*
HWL=860.5
Wetland #4*
HWL=862.5
FIRM Panel
Floodway
Existing Homesite to Remain
150 ft Setback from Trott Brook
L1/B3
L2/B3
L2/B2
17500 ERKIUM ST NW
STEPHANIE FLETCHER
PID:01-32-25-34-0002
AREA: 4.11 AC
Zoning: RR (Rural Residential)
Scenic River Overlay District
Lot Size - 4.0 ac (Riparian) 2.5 ac (non)
Lot width at Building Line - 300 ft
Lot Width at OHWL - 300 ft
Building Setback from OHWL - 150 ft
On-Site SSTS Setback from OHWL - 100 ft
Building Setback from Bluff Line - 30 ft
Maximum Impervious - 30%
Trott Brook is a designated tributary of the Rum River
Building Setback from OWHL - 100 ft
17400 ERKIUM ST NW
STEPHANIE FLETCHER
PID:01-32-25-34-0001
AREA: 20.56 AC
17600
GARY & JACQUELINE DRIBNAK
PID:01-32-25-31-0007
AREA: 0.92 AC
176105
DENNIS DONOVA
PID:01-32-25-31-0
AREA: 0.77 AC
ARGON
AREA: 1.16 AC
ERKIUM ST NW
16.5' Setback
Septic (A)
Septic (P)
Sandy Subsoil
BLOCK 1
FND IP 1/2" 876.3
FND IP 1/2" 875.1
FND IP 1/2" 873.2
FND IP 1/2" 873.4
FND IP 1/2" 873.5
FND IP 1/2" 873.6
FND IP 1/2" 873.7
FND IP 1/2" 873.8
FND IP 1/2" 874.0
FND IP 1/2" 874.1
FND IP 1/2" 874.2
FND IP 1/2" 874.3
FND IP 1/2" 874.4
FND IP 1/2" 874.5
FND IP 1/2" 874.6
FND IP 1/2" 874.7
FND IP 1/2" 874.8
FND IP 1/2" 874.9
FND IP 1/2" 875.0
FND IP 1/2" 875.2
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FND IP 1/2" 876.0
FND IP 1/2" 876.1
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FND IP 1/2" 876.8
FND IP 1/2" 876.9
FND IP 1/2" 877.0
FND IP 1/2" 877.1
FND IP 1/2" 877.2
FND IP 1/2" 877.3
FND IP 1/2"

PRELIMINARY PLAT
RUM RIVER RETREAT

PREPARED FOR:
SUNDANCE WOODS, LLC

PP4 / PP6

FILE NO. 19214-020

RAMSEY, MINNESOTA

Anoka County

TWP-25-RGE-32-SEC-0.1

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ENGINEERS · PLANNERS · SURVEYORS · DESIGNERS
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

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Dated this 13th day of July, 2026.

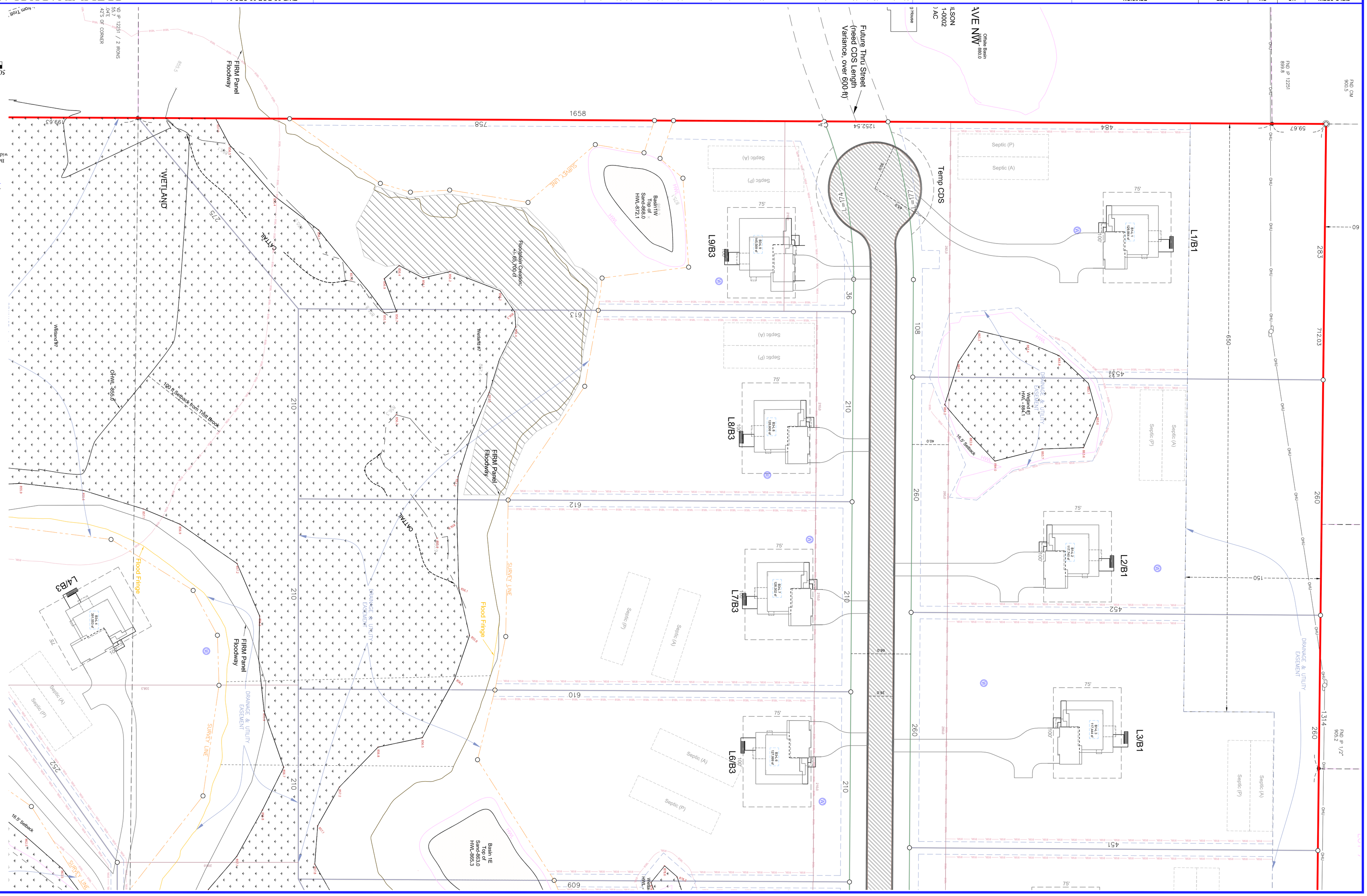
Corbyn M. Tvrdy, P.L.S. Minnesota License No. 62269

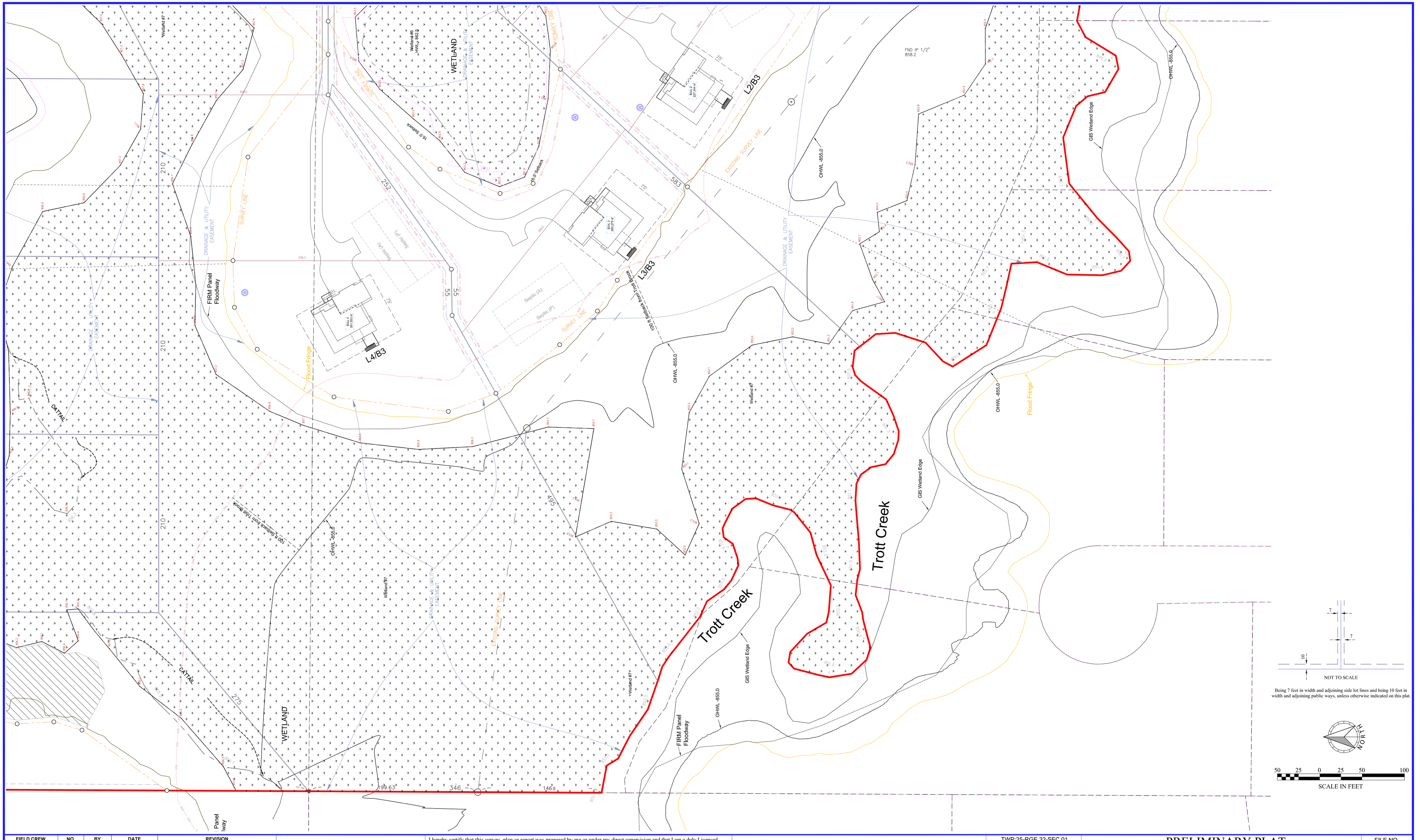
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REVISION	DATE	BY	NO.
City Comments - 07/27/26	07/31/26	MJV	1
XXX			

FIELD CREW
DRAWN
RSM
CHECKED
DLS
DATE
XX-XX-XX





FIELD CREW	NO.	BY	DATE	REVISION
XXX	1	MJV	07/31/26	City Comments - 07/27/26
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XX-XX-XX				

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

Dated this 13th day of July, 2026.

Colyn M. Tvete, PLS Minnesota License No. 62269
ctvete@sathre.com

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

TWP:25-RGE.32-SEC.01
Anoka County

RAMSEY,
MINNESOTA

PRELIMINARY PLAT
RUM RIVER RETREAT

PREPARED FOR:

SUNDANCE WOODS, LLC

FILE NO.
19214-020

PP5

PP6

Rum River Retreat

Ramsey, Minnesota

Project #	19214-020	**Date**	July 31, 2026
Prepared for:	Sundance Woods, LLC 6701 Highway 10 NW, Ramsey, MN 55303 Contact: Tom Dehn tel: 612-328-2215	**Prepared by:**	Sathre-Bergquist, Inc. 14000 25th Ave. N. #120 Plymouth, MN 55447 Contact: Bob Molstad tel: 952-476-6000

BLOCK 1	GROSS AREA			WETLAND AREA			NET AREA			WIDTH @ SETBACK		
Lot 1	129,864	s.f.	2.98 acres	4,696	s.f.		125,168	s.f.	2.87 acres	282.0	+/-	l.f.
Lot 2	117,740	s.f.	2.70 acres	11,940	s.f.		105,800	s.f.	2.43 acres	260.0	+/-	l.f.
Lot 3	117,444	s.f.	2.70 acres	0	s.f.		117,444	s.f.	2.70 acres	260.0	+/-	l.f.
Lot 4	117,149	s.f.	2.69 acres	0	s.f.		117,149	s.f.	2.69 acres	260.0	+/-	l.f.
Total	482,197	s.f.	11.07 acres	16,636	s.f.		465,561	s.f.	10.69 acres			

BLOCK 2	GROSS AREA			WETLAND AREA			NET AREA			WIDTH @ SETBACK		
Lot 1	121,061	s.f.	2.78 acres	13,448	s.f.		107,613	s.f.	2.47 acres	655.5	+/-	l.f.
Lot 2	121,202	s.f.	2.78 acres	15,311	s.f.		105,891	s.f.	2.43 acres	983.7	+/-	l.f.
Total	242,263	s.f.	5.56 acres	28,759	s.f.		213,504	s.f.	4.90 acres			

BLOCK 3	GROSS AREA			WETLAND AREA			NET AREA			WIDTH @ SETBACK		
Lot 1	223,139	s.f.	5.12 acres	58,172	s.f.		164,967	s.f.	3.79 acres	319.1	+/-	l.f.
Lot 2	227,344	s.f.	5.22 acres	81,936	s.f.		145,408	s.f.	3.34 acres	305.0	+/-	l.f.
Lot 3	280,275	s.f.	6.43 acres	117,277	s.f.		162,998	s.f.	3.74 acres	305.0	+/-	l.f.
Lot 4	391,553	s.f.	8.99 acres	243,646	s.f.		147,907	s.f.	3.40 acres	310.0	+/-	l.f.
Lot 5	121,583	s.f.	2.79 acres	13,622	s.f.		107,961	s.f.	2.48 acres	221.7	+/-	l.f.
Lot 6	127,999	s.f.	2.94 acres	15,108	s.f.		112,891	s.f.	2.59 acres	210.0	+/-	l.f.
Lot 7	128,302	s.f.	2.95 acres	37,490	s.f.		90,812	s.f.	2.08 acres	210.0	+/-	l.f.
Lot 8	128,606	s.f.	2.95 acres	43,083	s.f.		85,523	s.f.	1.96 acres	210.0	+/-	l.f.
Lot 9	145,569	s.f.	3.34 acres	22,825	s.f.		122,744	s.f.	2.82 acres	210.0	+/-	l.f.
Total	1,774,370	s.f.	40.73 acres	633,159	s.f.		1,141,211	s.f.	26.20 acres			

R/W	GROSS AREA			WETLAND AREA			NET AREA		
	158,350	s.f.	3.64 acres	2,907	s.f.		155,443	s.f.	3.57 acres

TOTAL	GROSS AREA			WETLAND AREA			NET AREA		
	2,657,180	s.f.	61.00 acres	681,461	s.f.		1,975,719	s.f.	45.36 acres

Block 1	Hse Type	Street CL Elev.	GF	TF	BF	LO	100 YR	EOF	LAO	Free Board Provided	Notes
Lot 1	Side LO	887.3	894.0	894.3	885.6	888.8	Wetland #1-884.1		886.1 (HWL+2')	2.7	Lot Free Drains to the east at 882.0
Lot 2	Side WO	895.8	904.0	904.3	888.6	n/a	Wetland #1-884.1	885	886.0 (EOF+1')	2.6	
Lot 3	WO	903.9	914.0	914.3	905.6	n/a	n/a	Street - 891.5	892.5 (EOF+1')	13.1	
Lot 4	WO	897.8	910.0	910.3	901.6	n/a	n/a	Street - 891.5	892.5 (EOF+1')	9.1	

Block 2	Hse Type	Street CL Elev.	GF	TF	BF	LO	100 YR	EOF	LAO	Free Board Provided	Notes
Lot 1	Side WO	897.3	900.0	900.3	891.6	n/a	Wetland #3-868.3	Steet - 868.0	869.0 (EOF+1')	22.6	
Lot 2	Side WO	877.6	881.0	881.3	872.6	n/a	Wetland #4-860.5	Steet - 868.0	869.0 (EOF+1')	3.6	

Block 3	Hse Type	Street CL Elev.	GF	TF	BF	LO	100 YR	EOF	LAO	Free Board Provided	Notes
Lot 1	Existing	881.2	-	-	-	-	-	-	-	-	-
Lot 2	WO	881.2	878.0	878.3	869.6	n/a	Floodplain - 863.0		866.0 (Floodplain +3')	3.6	Drains to Trott Creek
Lot 3	WO	887.5	877.0	877.3	868.6	n/a	Floodplain - 863.0		866.0 (Floodplain +3')	2.6	Drains to Trott Creek
Lot 4	WO	886.0	888.0	888.3	879.6	n/a	Floodplain - 863.0		866.0 (Floodplain +3')	13.6	Drains to Trott Creek
Lot 5	WO	897.8	899.0	899.3	890.6	n/a	Basin 1E - 865.3	866.5	867.5 (EOF+1')	23.1	Drains to Wetland/Trott Creek
Lot 6	WO	903.9	905.0	905.3	896.6	n/a	Basin 1E - 865.3	866.5	867.5 (EOF+1')	29.1	Drains to Wetland/Trott Creek
Lot 7	LO	897.8	902.0	902.3	893.6	896.8	Floodplain - 863.0		866.0 (Floodplain +3')	27.3	Drains to Wetland/Trott Creek
Lot 8	WO	890.5	891.0	891.3	882.6	n/a	Floodplain - 863.0		866.0 (Floodplain +3')	16.6	Drains to Wetland/Trott Creek
Lot 9	WO	888.2	889.0	889.3	880.6	n/a	Basin 1W - 872.1	872.5	873.5 (EOF+1')	7.1	Drains SE to Basin 1SW then to Trott Creek

LAO = Lowest Allowable Opening

FIELD CREW	NO.	BY	DATE	REVISION
XXX	1	MJV	07/31/26	City Comments - 07/27/26
DRAWN				
RSM				
CHECKED				
DLS				
DATE				
XX-XX-XX				

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Dated this 13th day of July, 2026.

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ctvete@sathre.com

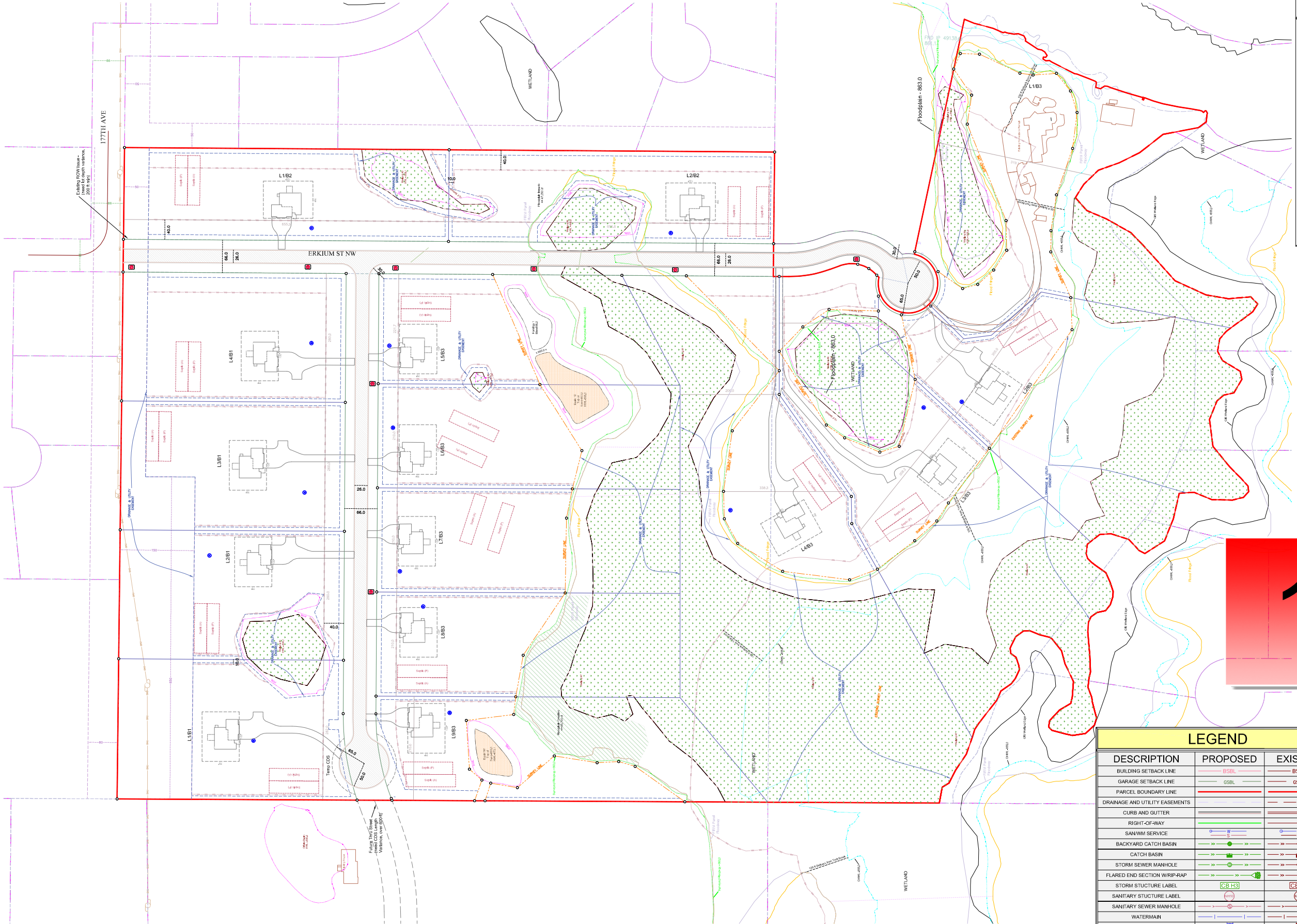
SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
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TWP:25-RGE.32-SEC.01
Anoka County

RAMSEY, MINNESOTA

PRELIMINARY PLAT
RUM RIVER RETREAT
PREPARED FOR:
SUNDANCE WOODS, LLC

FILE NO.
19214-020
PP6
PP6


177TH AVE
ERKIUM ST NW
WETLAND
Floodplain - 863.0
L1/B2
L2/B2
L1/B3
L2/B3
L3/B3
L4/B3
L5/B3
L6/B3
L7/B3
L8/B3
L9/B3
L1/B1
L2/B1
L3/B1
L4/B1
L5/B1
L6/B1
L7/B1
L8/B1
L9/B1
Existing 100-Year Flood Elevation
Proposed 100-Year Flood Elevation
Proposed Storm Sewer
Existing Storm Sewer
Proposed Sanitary Sewer
Existing Sanitary Sewer
Proposed Watermain
Existing Watermain
Proposed Drainage & Utility Easement
Existing Drainage & Utility Easement
Proposed Contour
Existing Contour
Proposed Curb and Gutter
Existing Curb and Gutter
Proposed Edge of Bituminous
Existing Edge of Bituminous
Proposed Concrete
Existing Concrete
Proposed Retaining Wall
Existing Retaining Wall
Proposed Fence
Existing Fence
Proposed Tree Line
Existing Tree Line
Proposed Building
Existing Building
Proposed Gravel
Existing Gravel
Proposed Bituminous
Existing Bituminous
Proposed Concrete Curb
Existing Concrete Curb
Proposed Rock
Existing Rock
Proposed Wetland
Existing Wetland
Proposed Woods
Existing Woods
Proposed Water
Existing Water
Proposed Flood Plain
Existing Flood Plain
Proposed Overhead Utility
Existing Overhead Utility
Proposed Underground Utility
Existing Underground Utility
Proposed Gas Line
Existing Gas Line
Proposed Electric Line
Existing Electric Line
Proposed Telephone Line
Existing Telephone Line
Proposed Cable TV Line
Existing Cable TV Line
Proposed Fiber Optic Line
Existing Fiber Optic Line
Proposed Culvert
Existing Culvert
Proposed Storm Manhole
Existing Storm Manhole
Proposed Catch Basin
Existing Catch Basin
Proposed Hydrant
Existing Hydrant
Proposed Watermain Valve
Existing Watermain Valve
Proposed Sanitary Manhole
Existing Sanitary Manhole
Proposed Light
Existing Light
Proposed Sign
Existing Sign
Proposed Mailbox
Existing Mailbox
Proposed Flared End Section
Existing Flared End Section
Proposed Rip-Rap
Existing Rip-Rap
Proposed Silt Fence
Existing Silt Fence
Proposed Erosion Control Blanket
Existing Erosion Control Blanket
Proposed Rock Construction Entrance
Existing Rock Construction Entrance
Proposed Inlet Protection
Existing Inlet Protection
Proposed Concrete Washout
Existing Concrete Washout
Proposed Temporary Sediment Basin
Existing Temporary Sediment Basin
Proposed Temporary Rock Ditch Check
Existing Temporary Rock Ditch Check
Proposed Temporary Diversion
Existing Temporary Diversion
Proposed Temporary Pipe Slope Drain
Existing Temporary Pipe Slope Drain
Proposed Temporary Storm Drain Inlet Protection
Existing Temporary Storm Drain Inlet Protection
Proposed Temporary Rock Construction Entrance
Existing Temporary Rock Construction Entrance
Proposed Temporary Concrete Washout
Existing Temporary Concrete Washout
Proposed Temporary Erosion Control Blanket
Existing Temporary Erosion Control Blanket
Proposed Temporary Silt Fence
Existing Temporary Silt Fence

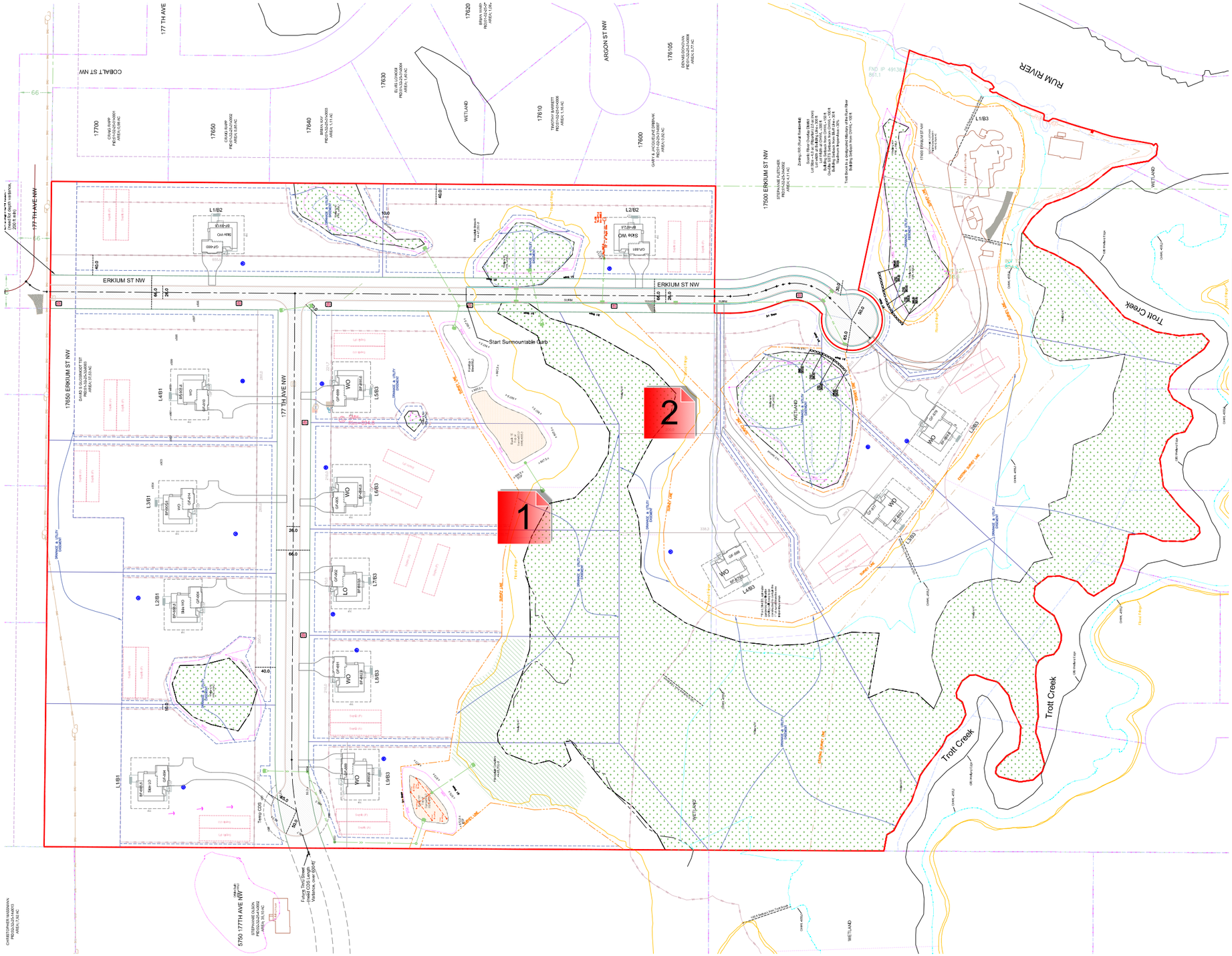
1.1 - TI - RRR.pdf V2 - Changemark Notes (1 Note)

1 - Soils Info

Created by: Chris Anderson
On: 08/13/2026 08:52 AM

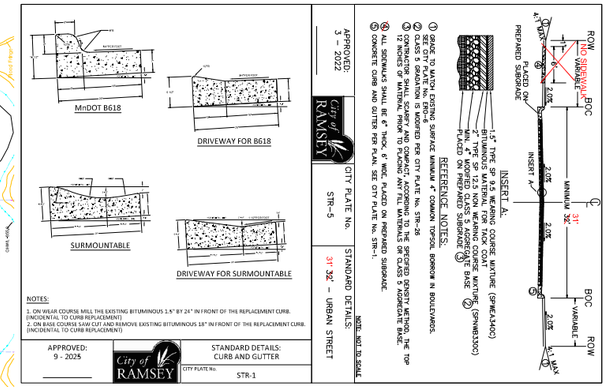
Have any soil borings been conducted to determine water table elevation and soil types? Since the subdivision will be served by individual septic systems, soils data is required to ensure there is sufficient soils for the septic systems.

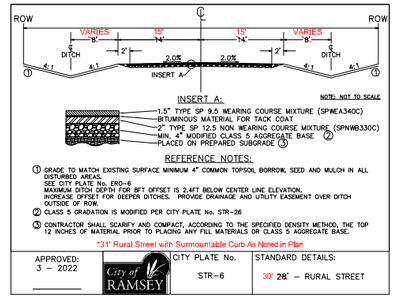
--------- 0 Replies ---------



LEGEND

DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STUCTURE LABEL	CB H3	CB H3
SANITARY STUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		







SURM — DENOTES PROPOSED SURMOUNTABLE CURB

B618 — DENOTES PROPOSED B618 CURB

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DRAWING NAME	NO.	BY	DATE	REVISIONS
Layout-Erkium	1	RSM	2-13-26	Added House Pads
DRAWN BY	2	RSM	3-30-26	City Comments - 03/27/26
RSM	3	MJV	7-31-26	City Comments - 07/27/26
CHECKED BY				
RSM				
DATE				
02-01-26				

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Robert S. Molstad

ROBERT S. MOLSTAD, P.E.
Date: 07/13/26 Lic. No. 26428

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO. --

RAMSEY, MINNESOTA

PRELIMINARY STREET PLAN

RUM RIVER RETREAT

SUNDANCE WOODS, LLC

FILE NO. 19214-020

2 / 30

1.2 - STRT - RRR.pdf V2 - Changemark Notes (2 Notes)

1 - Floodway

Created by: Chris Anderson
On: 08/05/2026 09:08 AM

Per the FEMA floodplain map panel 27003C0167E, effective date of December 16, 2015, the floodplain primarily consists of floodway. There is flood fringe along the southern portion of this floodplain. The northern portion of the floodplain goes from Floodway into the 0.2% (500-year) floodplain. Please add the floodway boundary. This will be important information when individual surveys are prepared for building permits.

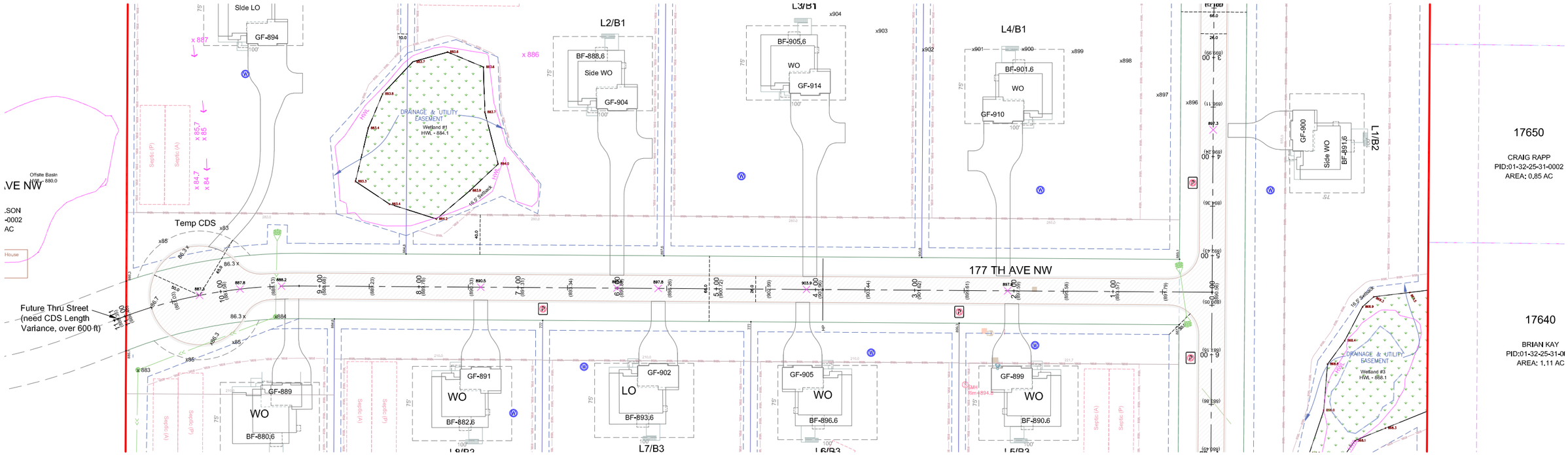
--------- 0 Replies ---------

2 - Easement Line

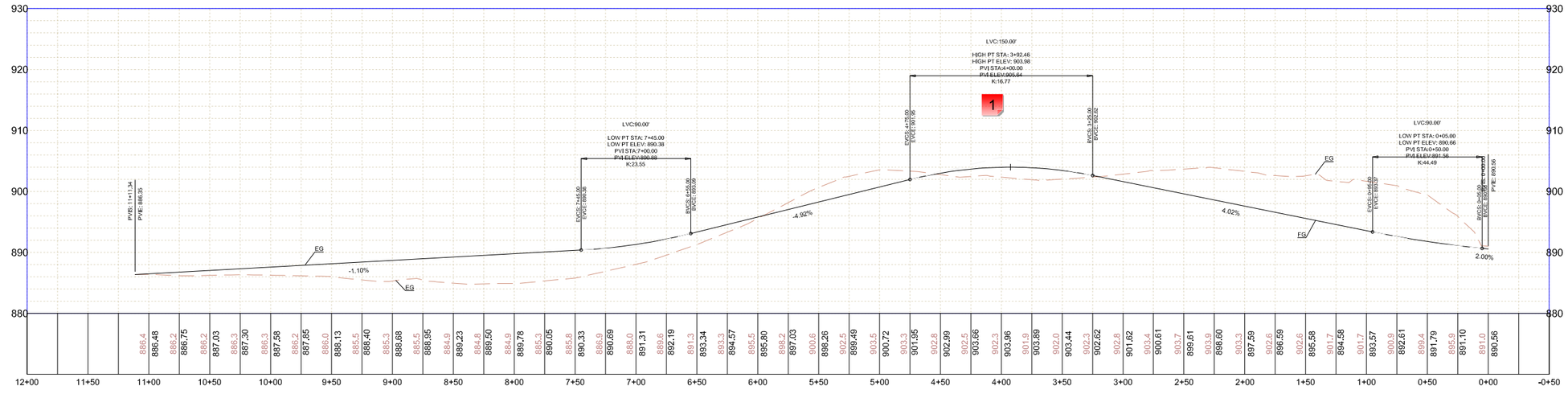
Created by: Chris Anderson
On: 08/05/2026 09:28 AM

The arrows for the drainage and utility easement boundaries appear to point to different lines. One is pointing to the orange dashed 'survey line' and one is pointing to the yellow 'flood fringe' line. Assuming they should be pointing to the same line. If so, please correct.

--------- 0 Replies ---------



177TH AVE NW



LEGEND

DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE	W S	W S
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STUCTURE LABEL	CB H3	CB H3
SANITARY STUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

NORTH

50 25 0 25 50 100
SCALE IN FEET

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Layout-Erkium	1	RSM	2-13-26	Added House Pads
DRAWN BY	2	RSM	3-30-26	City Comments - 03/27/26
RSM	3	MJV	7-31-26	City Comments - 07/27/26
CHECKED BY				
RSM				
DATE				
02-01-26				

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ROBERT S. MOLSTAD, P.E.
Date: 07/13/26 Lic. No. 26428

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--

RAMSEY, MINNESOTA

PRELIMINARY STREET PLAN
RUM RIVER RETREAT
SUNDANCE WOODS, LLC

FILE NO.
19214-020

3
30

1.3 - STRT - RRR.pdf V2 - Changemark Notes (1 Note)

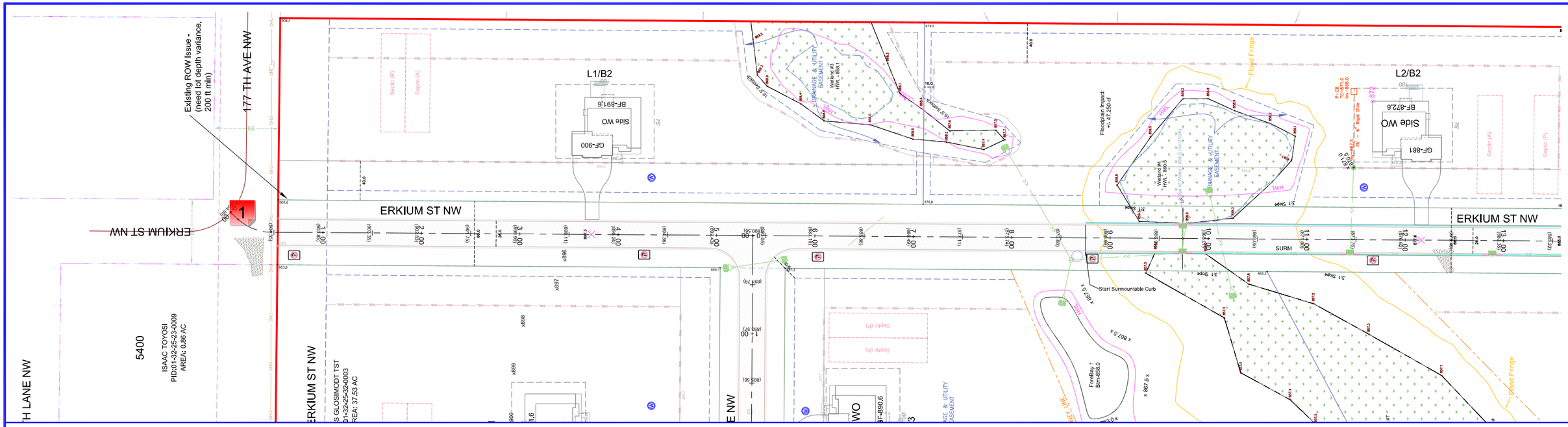
1 - Profile Vertical Curve Length

Status as of 08/09/2026 10:20 PM
Type: Action
State: For Discussion

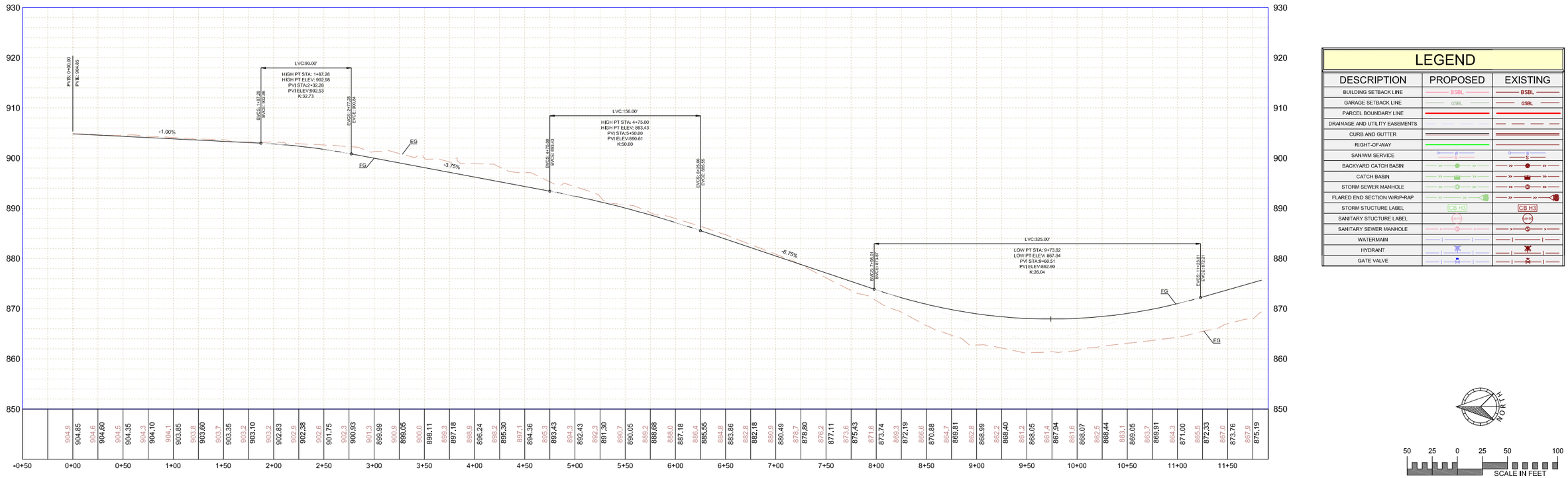
Created by: Joe Feriancek
On: 08/09/2026 10:20 PM
Type: Action
State: For Discussion

Minimum length is 100 feet or 20 x the algebraic difference. For this VC the minimum length is 179 feet.

--------- 0 Replies ---------



ERKIUM ST NW



LEGEND

DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE	W S	W S
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STUCTURE LABEL	CB H3	CB H3
SANITARY STUCTURE LABEL	MH S	MH S
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE	PS	

NORTH

50 25 0 25 50 100
SCALE IN FEET

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CITY PROJECT NO.
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RAMSEY, MINNESOTA

PRELIMINARY STREET PLAN
RUM RIVER RETREAT
SUNDANCE WOODS, LLC

FILE NO.
19214-020

4
30

1.4 - STRT - RRR.pdf V2 - Changemark Notes (1 Note)

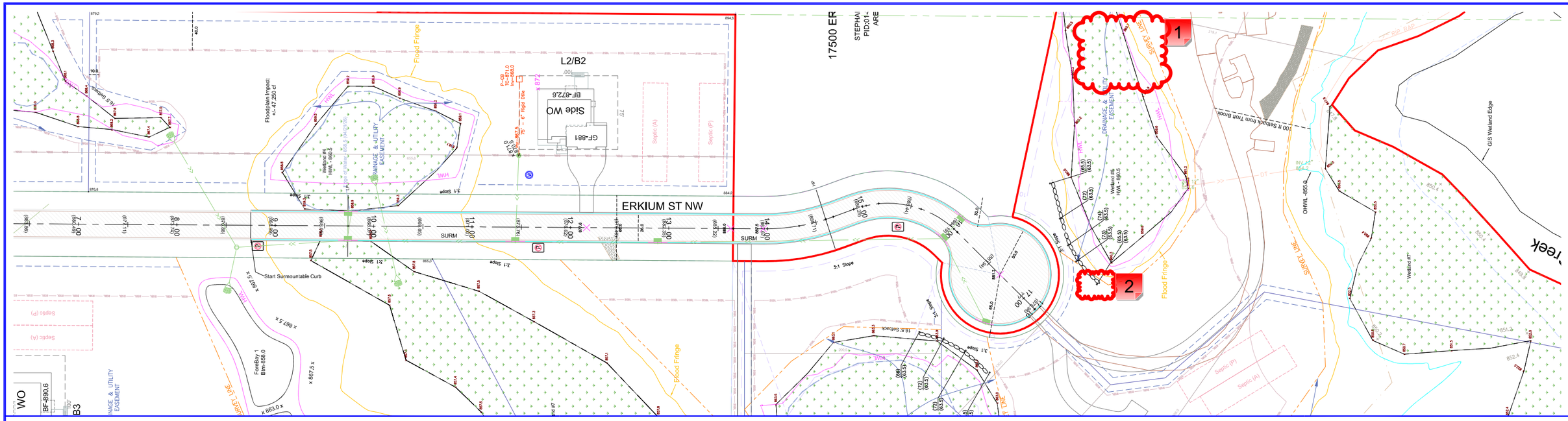
1 - Existing street line work

Status as of 08/09/2026 10:21 PM
Type: Action
State: For Discussion

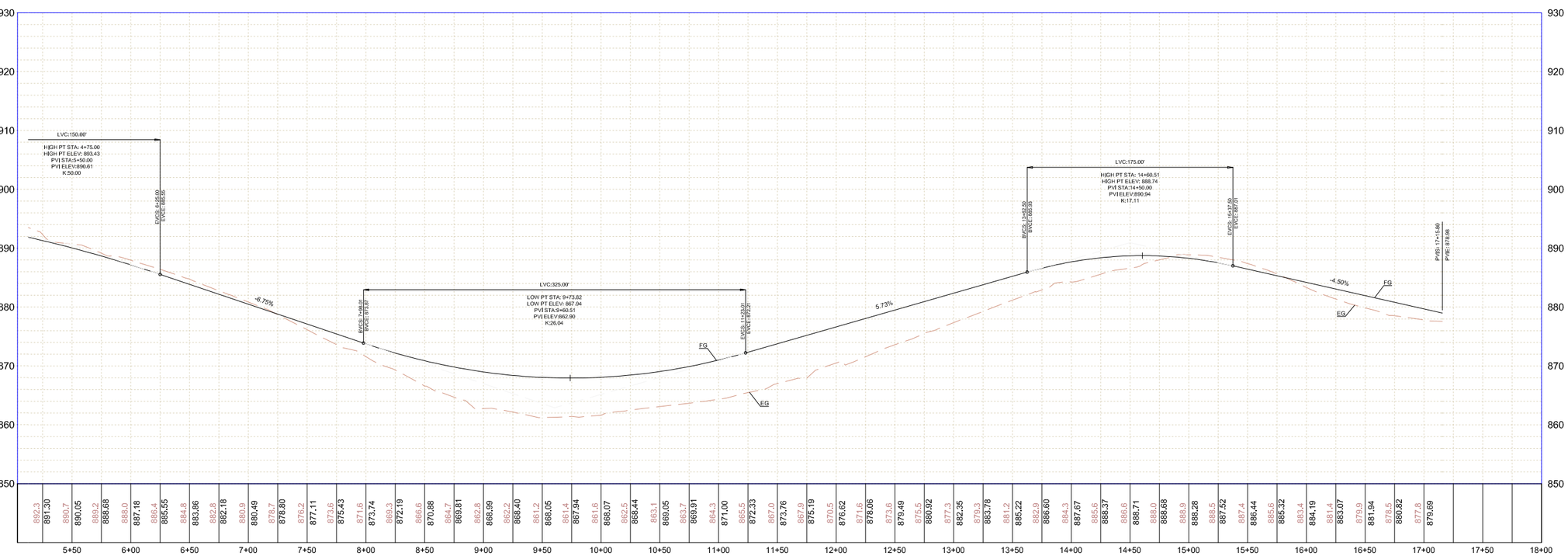
Created by: Joe Feriancek
On: 08/09/2026 10:21 PM
Type: Action
State: For Discussion

show the linework and clearly show how this will connect into the existing streets.

--------- 0 Replies ---------



ERKIUM ST NW



LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/WM SERVICE	W S	W S
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STUCTURE LABEL	CB H3	CB H3
SANITARY STUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		



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DRAWING NAME	NO.	BY	DATE	REVISIONS
Layout-Erkium	1	RSM	2-13-26	Added House Pads
DRAWN BY	2	RSM	3-30-26	City Comments - 03/27/26
RSM	3	MJV	7-31-26	City Comments - 07/27/26
CHECKED BY				
RSM				
DATE				
02-01-26				

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Robert S. Molstad

ROBERT S. MOLSTAD, P.E.
Date: 07/13/26 Lic. No. 26428

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--

RAMSEY, MINNESOTA

PRELIMINARY STREET PLAN
RUM RIVER RETREAT
SUNDANCE WOODS, LLC

FILE NO.
19214-020

5
30

1.5 - STRT - RRR.pdf V2 - Changemark Notes (2 Notes)

1 - Survey Line or D&U Easement Line

Status as of 08/09/2026 10:26 PM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 08/09/2026 10:26 PM
Type: Action
State: For Discussion

Please confirm if this is the D&U Line.

--------- 0 Replies ---------

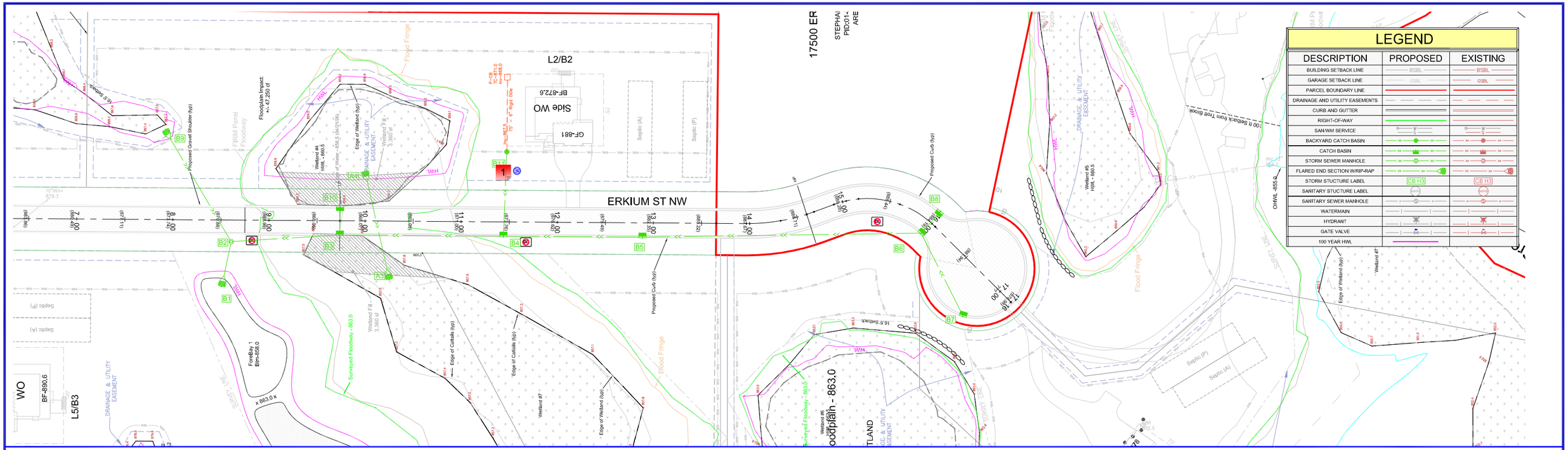
2 - Retaining Wall

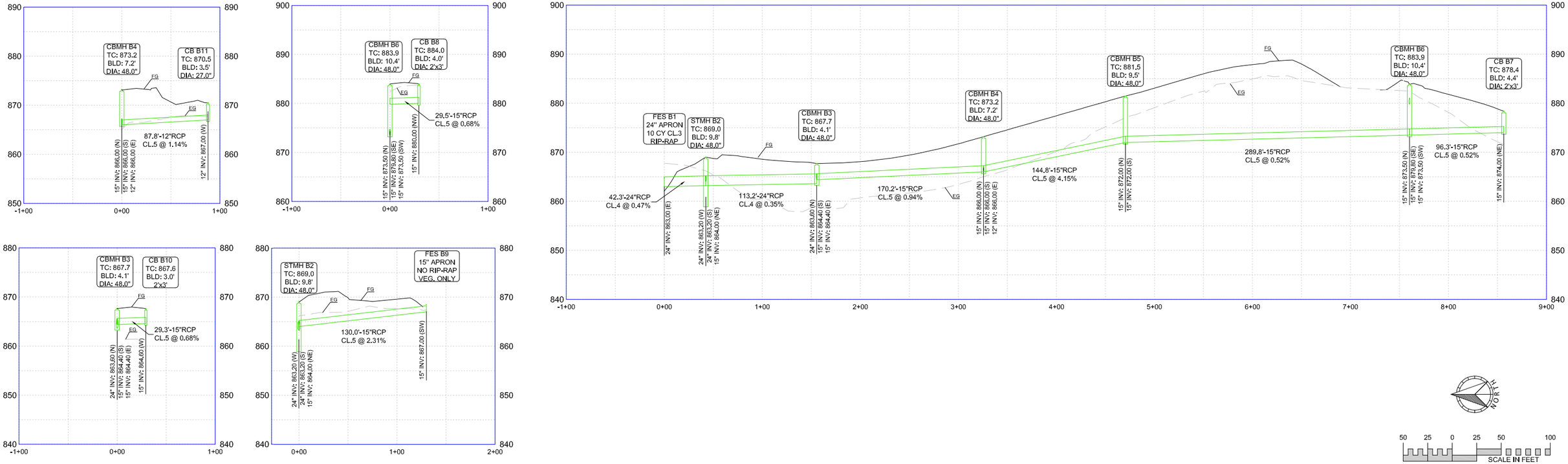
Status as of 08/09/2026 10:27 PM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 08/09/2026 10:27 PM
Type: Action
State: For Discussion

is the intent for the city to be responsible for maintenance of the retaining wall or the property owner?

--------- 0 Replies ---------





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CHECKED BY				
RSM				
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CITY PROJECT NO.
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RAMSEY, MINNESOTA

PRELIMINARY STORM PLAN
RUM RIVER RETREAT
SUNDANCE WOODS, LLC

FILE NO.
19214-020

1.10 - SS - RRR.pdf V2 - Changemark Notes (1 Note)

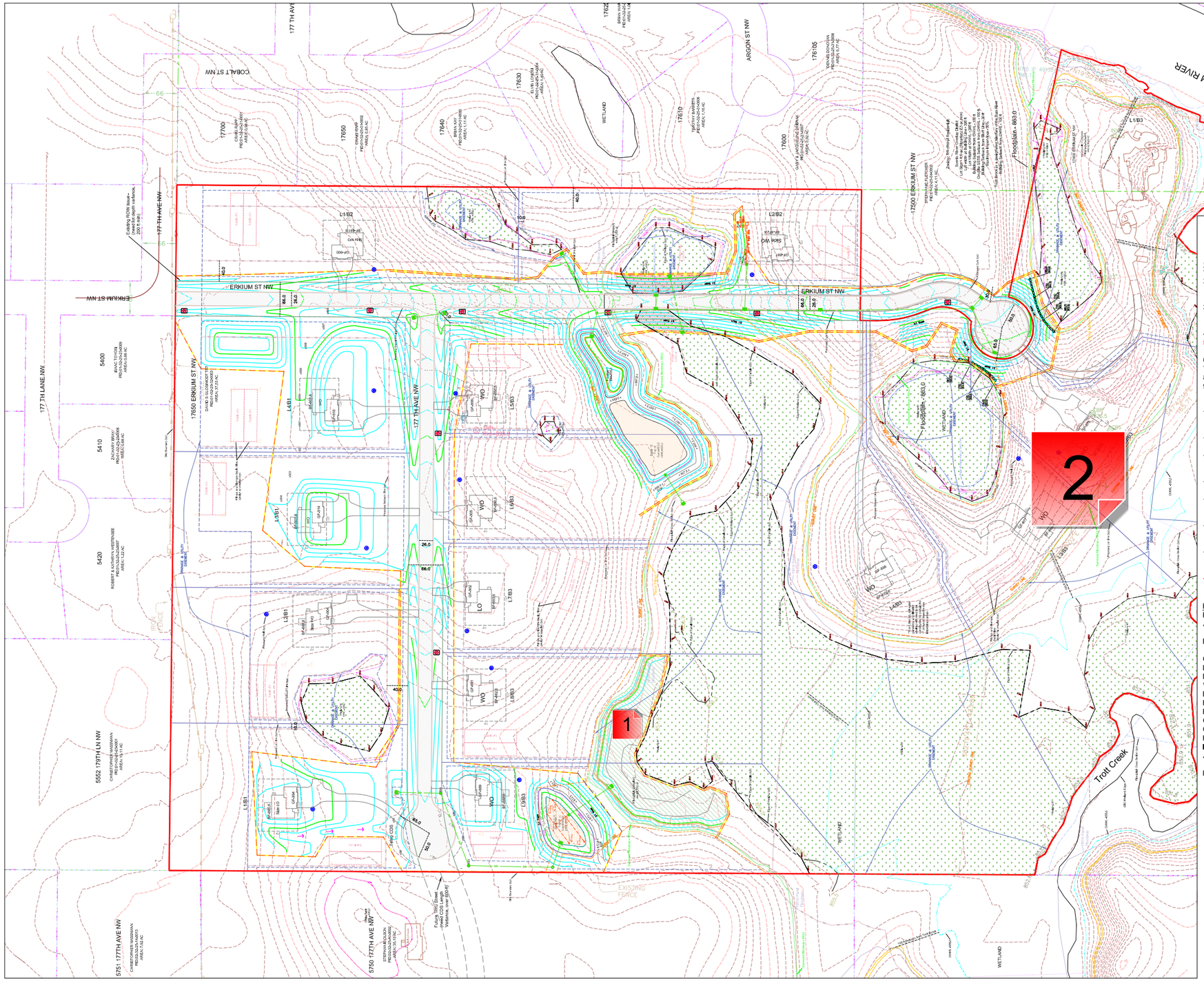
1 - Storm Line and Well

Status as of 08/09/2026 10:09 PM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 08/09/2026 10:09 PM
Type: Action
State: For Discussion

Confirm minimum 10 feet of separation between storm line and well.

--------- 0 Replies ---------



SYMBOL LEGEND

DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR	972	958
MAJOR CONTOUR	970	960
LOT LINE		
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIPRAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE -PRE CONSTRUCTION)		
SILT FENCE -POST CONSTRUCTION)		
SPOT ELEVATION	x 960.0	x 960.0
TBC SPOT ELEVATION	x 960.00	
100 YEAR HWL		

GENERAL NOTES:

1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF RAMSEY OR DIRECTED BY THE ENGINEER.
2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT.
3. BEGIN GRADING, INSTALL PERFORATED RISER PIPE IN POND WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.
4. INSPECT POND, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
5. ALL PONDS SHALL BE LINED PER CITY REQUIREMENT & SEED SLOPES BETWEEN NWL AND 100 YR HWL WITH A WATER TOLERANT MIX. (OR AS NOTED)
6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.
7. POND - 10:1 BENCH (1 FOOT) THEN 4:1 MAX
8. LO & WO PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
9. THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.
10. THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES IN ACCORDANCE WITH THE CITY OF RAMSEY DETAILS FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED.
11. ALL RETAINING WALLS WILL REQUIRE A STRUCTURAL DESIGN, A BUILDING PERMIT & A FINAL INSPECTION REPORT. RETAINING WALLS WITH 4'+ OF DROP WILL REQUIRE FALL PROTECTION (EX. FENCE).
12. A 1"-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES.
13. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
14. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.
15. EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
16. BUILDING PADS ARE 100' WIDE & 75' DEEP , UNLESS OTHERWISE NOTED. THE FRONT AND REAR BUILDING PAD LINES ARE SHOWN ON THE PLAN. THE ENGINEER SHOULD BE CONTACTED IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING BUILDING PADS.
17. LOTS 2-4, BLOCK 3 SHALL REQUIRE ELEVATION (GRADING AS-BUILT) CERTIFICATE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY TO ENSURE COMPLIANCE WITH FLOODPLAIN ELEVATION STANDARDS ONCE HOMES HAVE BEEN BUILT.

RESTORATION NOTES

RESTORATION - 9.62 ACRES

A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MATERIAL (NOT MORE THAN 35% SAND).
B. SEED POND SLOPES AND DETENTION AREAS WITH MN/DOT WET DITCH (WD) SEED MIX AT A RATE OF 20 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
C. SEED BASIN AREAS WITH MN/DOT WET DITCH (WD) SEED MIX AT A RATE OF 20 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
D. SEED ALL OTHER DISTURBED AREAS WITH MNDOT MESIC INSLOPE (MI) SEED MIX AT A RATE OF 65 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED)
E. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
F. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
G. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED. REFER TO CITY DETAILS FOR APPROVED DEVICES.
H. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
I. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
J. SILT FENCE, BEFORE GRADING - 11,480 LF
AFTER GRADING - 140 LF
K. WOODFIBER BLANKET - 4,848 SY

ON-SITE BMPS

1. NURP POND - NURP POND WILL BE UTILIZED TO MEET OR EXCEED QUALITY AND RATE CONTROL REQUIREMENTS.
2. SKIMMERS - THE POND OUTLET STRUCTURE INCLUDES A SUBMERGED INLET PIPE TO ALLOW SKIMMING.
3. RIP RAP - RIP RAP WILL BE UTILIZED AT ALL APRONS FOR ENERGY DISSIPATION AND PROVIDE SEDIMENT CONTROL.
4. INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES. REFER TO THE CITY DETAILS TO DETERMINE WHICH INLET PROTECTION DEVICE IS APPLICABLE.
5. SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOODFIBER BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION.
6. BIOROLLS - BIOROLLS WILL BE INSTALLED ALONG REAR YARD SWALES TO PREVENT SEDIMENT FROM REACHING THE NURP POND AND ULTIMATELY DOWNSTREAM WETLANDS.
7. INFILTRATION/RETENTION AREAS - INFILTRATION/RETENTION AREAS WILL BE UTILIZED TO REDUCE/RETAIN THE RUNOFF FROM THE INCREASED HARD SURFACE.
8. STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR MORE FREQUENTLY TO MINIMIZE DUST CONTROL AND VEHICLE TRACKING. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES WITHIN 3 HOURS AFTER NOTIFICATION BY THE CITY THAT SWEEPING IS REQUIRED.
10. PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER WILL ALSO BE USED ON SITE.
11. DITCH CHECKS SHALL BE INSTALLED EVERY 100' IN THE TEMPORARY DRAINAGE DITCHES AND AS SHOW IN THE EROSION CONTROL PLANS.

NORTH

100 50 0 50 100 200
SCALE IN FEET

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DRAWN BY	2	RSM	3-30-26	Clty Comments - 03/27/26
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CHECKED BY				
RSM				
DATE				
02-01-26				

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CITY PROJECT NO.
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RAMSEY, MINNESOTA

GRADING PLAN
RUM RIVER RETREAT
SUNDANCE WOODS, LLC

FILE NO.
19214-020

11
30

1.11 - GP - RRR.pdf V2 - Changemark Notes (2 Notes)

1 - Floodplain Creation

Created by: Chris Anderson
On: 08/07/2026 01:43 PM

It appears that this area of 65,700 cf floodplain creation is already within the mapped floodway. Is this just being dug deeper? How is this creating floodplain if already in the mapped floodway?

--------- 0 Replies ---------

2 - 3:1 Slope Reinforcement

Status as of 08/09/2026 10:36 PM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 08/09/2026 10:36 PM
Type: Action
State: For Discussion

We may ask for some type of reinforcement for the 3:1 slopes coming off the back of curb down to wetland or retaining walls. Some type of erosion control mat may be required. We can discuss in more detail during final design.

--------- 0 Replies ---------

SYMBOL LEGEND

DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR	902	902
MAJOR CONTOUR	900	900
LOT LINE		
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE -PRE CONSTRUCTION)		
SILT FENCE -POST CONSTRUCTION)		
SPOT ELEVATION	x 960.0	x 960.0
TBC SPOT ELEVATION	x 960.00	
100 YEAR HWL		

177 TH LANE NW

5552 179TH LN NW
CHRISTOPHER MASSMANN
PID:01-32-25-23-0001
AREA: 13.11 AC

5420
ROBERT & KATHRYN WESTENSEE
PID:01-32-25-23-0007
AREA: 1.22 AC

5410
ZACHARY BRAY
PID:01-32-25-23-0008
AREA: 0.88 AC

5400
ISAAC TOYOSI
PID:01-32-25-23-0009
AREA: 0.86 AC

ERKIUM ST NW

177 TH AVE NW

5751 177TH AVE NW
CHRISTOPHER MASSMANN
PID:02-32-25-14-0013
AREA: 7.92 AC

17650 ERKIUM ST NW
DAVID S GLOSIMODT TST
PID:01-32-25-32-0003
AREA: 37.53 AC

5750 177TH AVE NW
STEPHANIE OLSON
PID:02-32-25-41-0002
AREA: 35.10 AC

Site Boundary (typ)
DRAINAGE & UTILITY EASEMENT
Proposed Well (typ)
Proposed Lot Line (typ)
Proposed Setback Line (typ)
Primary and Alternate Septic Sites (design at pre-plat) (typ)
Proposed Gravel Shoulder (typ)
Future Thru Street (need CDS Length Variance, over 600 ft)
Temp CDS
Offsite Basin
Existing House
TREE LINE
IRON FENCE
DRAINAGE & UTILITY EASEMENT
Wetland #1
HWL - 884.1
Wetland #3
HWL - 888.1
16.5 Setback
L1/B1
L2/B1
L3/B1
L4/B1
L1/B2
BF-885.6
Side LO
GF-894
BF-888.6
Side WO
GF-904
BF-905.6
WO
GF-914
BF-901.6
WO
GF-910
GF-900
Side WO
BF-891.6
GF-889
WO
BF-880.6
GF-891
WO
BF-882.6
GF-902
LO
BF-893.6
GF-905
WO
BF-896.6
GF-899
WO
BF-890.6
Septic (A)
Septic (P)
Swale (A)
Swale (P)
C3
C4
C5
C6
A1
A2
P1
P2
1
2
SCALE IN FEET

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GRADING PLAN
RUM RIVER RETREAT
SUNDANCE WOODS, LLC

FILE NO.
19214-020

12
30

1.12 - GP - RRR.pdf V2 - Changemark Notes (2 Notes)

1 - Leader without text

Status as of 08/09/2026 10:39 PM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 08/09/2026 10:39 PM
Type: Action
State: For Discussion

is there a note associated with this leader?

--------- 0 Replies ---------

2 - Lowest Floor Elevations

Status as of 08/09/2026 10:41 PM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 08/09/2026 10:41 PM
Type: Action
State: For Discussion

Lowest Floor Elevation must be the highest of: 3 feet above groundwater, 2 feet above 100 HWL of pond, 1 foot above EOF. Seeing some basements below the pond HWL.

--------- 0 Replies ---------

5750 177TH AVE NW

STEPHANIE OLSON
PID:02-32-25-41-0002
AREA: 35.10 AC

Existing House

Offsite Basin
HWL - 880.0

Temp CDS

Future Thru Street
(need CDS Length
Variance, over 600 ft)

177 TH AVE NW

Proposed Setback Line (typ)

Proposed Gravel Shoulder (typ)

Site Boundary (typ)

GF-889
WO
BF-880.6

GF-891
WO
BF-882.6

GF-902
LO
BF-893.6

GF-905
WO
BF-896.6

GF-899
WO
BF-890.6

L9/B3

L8/B3

L7/B3

L6/B3

L5/B3

Primary and Alternate Septic Sites
(design at pre-plat) (typ)

DRAINAGE & UTILITY EASEMENT

Wetland #2
HWL - 875.2

Basin 1W
Top of
Sand-868.0
HWL-872.1

Basin 1E
Top of
Sand-863.0
HWL-865.3

ForeBay 1
Elev-858.0

Proposed Lot Line (typ)

Proposed Gravel Shoulder (typ)

Surveyed Floodway - 863.0

Floodplain Creation:
+/- 65,700 cf

FIRM Panel
Floodway

Wetland #7

SURVEY LINE

Flood Fringe

Floodplain Cross Section (typ)

Edge of Cattails (typ)

Edge of Wetland (typ)

DRAINAGE & UTILITY EASEMENT

100 ft Setback from TNH Brook

WETLAND

Proposed Curb (typ)

Wetland #4
HWL - 860.5

Normal Water - 858.5 (04/21/26)

Wetland Fill -
3,360 sf

Wetland Fill -
1,360 sf

Floodplain Impact:
+/- 47,250 cf

8" Rigid Ditle

Side WO
BF-872.6
GF-881

L2/B2

ERKUM ST NW

GARY & JAC
PID:01-
ARE

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SYMBOL LEGEND

DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR	872	958
MAJOR CONTOUR	870	960
LOT LINE		
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE -PRE CONSTRUCTION)		
SILT FENCE -POST CONSTRUCTION)		
SPOT ELEVATION	x 960.0	x 960.0
TBC SPOT ELEVATION	x 960.00	
100 YEAR HWL		

NORTH

50 25 0 25 50 100
SCALE IN FEET

DRAWING NAME	NO.	BY	DATE	REVISIONS
Layout-Erkium	1	RSM	2-13-26	Added House Pads
DRAWN BY	2	RSM	3-30-26	City Comments - 03/27/26
RSM	3	MJV	7-31-26	City Comments - 07/27/26
CHECKED BY				
RSM				
DATE				
02-01-26				

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Robert S. Molstad

ROBERT S. MOLSTAD, P.E.
Date: 07/13/26 Lic. No. 26428

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.

RAMSEY,
MINNESOTA

GRADING PLAN
RUM RIVER RETREAT
SUNDANCE WOODS, LLC

FILE NO.
19214-020

13
30

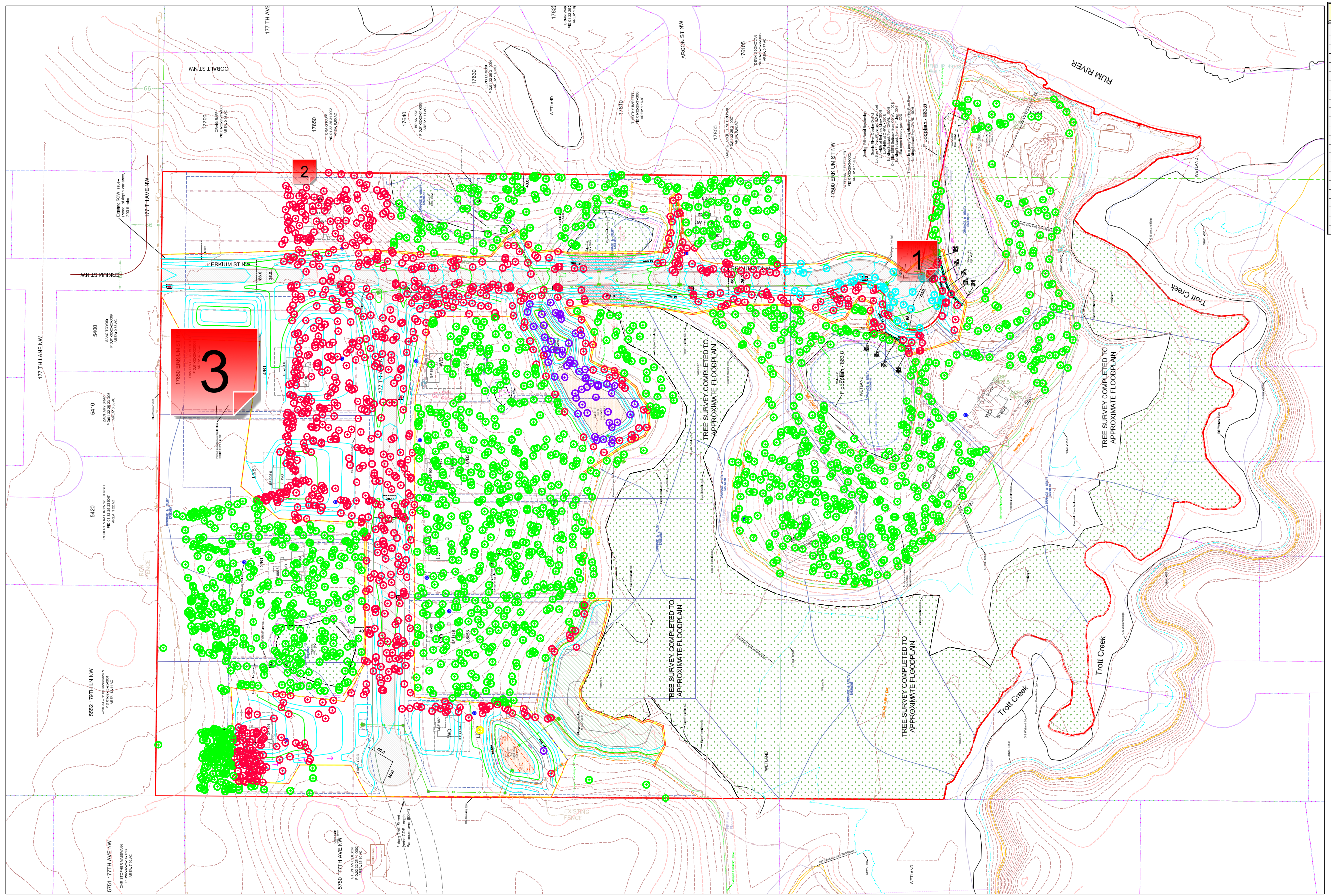
1.13 - GP - RRR.pdf V2 - Changemark Notes (1 Note)

1 - Drainage and Utility Easements

Created by: Chris Anderson
On: 08/06/2026 10:02 AM

D/U easements shall be 10 feet wide abutting public rights-of-way and 5 feet wide on each side of a common lot line.

--------- 0 Replies ---------



SYMBOL LEGEND

DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR	970	958
MAJOR CONTOUR	970	960
LOT LINE		
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIPRAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE -PRE CONSTRUCTION)		
SILT FENCE -POST CONSTRUCTION)		
SPOT ELEVATION	x 960.0	x 960.0
TBC SPOT ELEVATION	x 960.00	

= TREE EXEMPT

= TREE INVASIVE

= TREE SAVED

= TREE REMOVED

= TREE OFFSITE

*NOTE: NO TREE DATA COLLECTED WITHIN FLOODPLAINS

NORTH

100 50 0 50 100 200
SCALE IN FEET

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Date: 07/13/26 Lic. No. 26428

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--

RAMSEY, MINNESOTA

TREE PRESERVATION PLAN

RUM RIVER RETREAT

SUNDANCE WOODS, LLC

FILE NO.
19214-020

17
30

1.17 - TP - RRR.pdf V3 - Changemark Notes (3 Notes)

1 - 'Off-Site' Trees

Created by: Chris Anderson
On: 08/06/2026 10:19 AM

Unless these trees are actually on 17500 Erkium Street, which would be considered off-site, they are all on site and should be presumably included with the removals. Please update this page and the corresponding page(s) of the tree inventory to reflect them as being removed rather than off-site and also update the removal calculation to ensure that the property is not removing more than 60% of the significant tree DBH inches.

--------- 0 Replies ---------

2 - On site?

Created by: Chris Anderson
On: 08/06/2026 10:22 AM

Please verify that these couple trees along the property line are actually on the development property. At the Sketch Plan meeting with Planning Commission, there was at least one resident that raised concerns about people possibly walking on their property looking at the trees. Just want to ensure that no tree that is truly 'off-site' gets errantly removed.

--------- 0 Replies ---------

3 - Landscape Plan

Created by: Chris Anderson
On: 08/06/2026 10:45 AM

For any lot that will not have trees saved between the house and the street, a minimum of two (2) front yard trees will be required to be installed. Conifers shall be a minimum height of five (5) feet and deciduous trees shall have a minimum caliper of one (1) inch. All lots shall have four (4) inches of topsoil, with no more than 35% sand content, applied over all disturbed areas not otherwise improved with impervious surfacing (house, driveway, walkways, etc.). If in-ground irrigation will be installed, it must include both a rain sensor and some form of water efficient technology, such as a weather compensating smart controller.

A landscape plan should be submitted that includes 2 trees per lot, with a note that if existing trees are preserved between the home and street (essentialy saving trees in the front yard) then no additional plants would be required. The landscape plan shall also include a Tree Planting Detail and the aforementioned notes about topsoil and irrigation.

--------- 0 Replies ---------

SYMBOL LEGEND

DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR	902	958
MAJOR CONTOUR	900	960
LOT LINE		
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE -PRE CONSTRUCTION)		
SILT FENCE -POST CONSTRUCTION)		
SPOT ELEVATION	x 960.0	x 960.0
TBC SPOT ELEVATION	x 960.00	

5751 177TH AVE NW
CHRISTOPHER MASSMANN
PID:02-32-25-14-0013
AREA: 7.92 AC

5552 179TH LN NW
CHRISTOPHER MASSMANN
PID:01-32-25-23-0001
AREA: 13.11 AC

5420
ROBERT & KATHRYN WESTENSEE
PID:01-32-25-23-0007
AREA: 1.22 AC

5410
ZACHARY BRAY
PID:01-32-25-23-0008
AREA: 0.88 AC

5400
ISAAC TOYOSI
PID:01-32-25-23-0009
AREA: 0.86 AC

177 TH LANE NW

ERKIUM ST NW

177 TH AVE NW

17650 ERKIUM ST NW
DAVID S GLOSIMODT TST
PID:01-32-25-32-0003
AREA: 37.53 AC

5750 177TH AVE NW
STEPHANIE OLSON
PID:02-32-25-41-0002
AREA: 35.10 AC

177 TH AVE NW

Site Boundary (typ)
DRAINAGE & UTILITY EASEMENT
IRON FENCE
TREE LINE
Primary and Alternate Septic Sites (design at pre-plat) (typ)
Proposed Lot Line (typ)
Proposed Setback Line (typ)
Proposed Back of Curb (typ)
Proposed Well (typ)
Existing House
Future Thru Street (need CDS Length Variance, over 600 ft)
Temp CDS
Wetland #1 HWL = 884.1
Wetland #3 HWL = 888.1
Offsite 880.0
10.0' Setback
Proposed Lot Line (typ)
SCALE IN FEET

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DRAWN BY	2	RSM	3-30-26	City Comments - 03/27/26
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CHECKED BY				
RSM				
DATE				
02-01-26				

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Date: 07/13/26 Lic. No. 26428

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--

RAMSEY, MINNESOTA

TREE PRESERVATION PLAN
RUM RIVER RETREAT
SUNDANCE WOODS, LLC

FILE NO. 19214-020

18
30

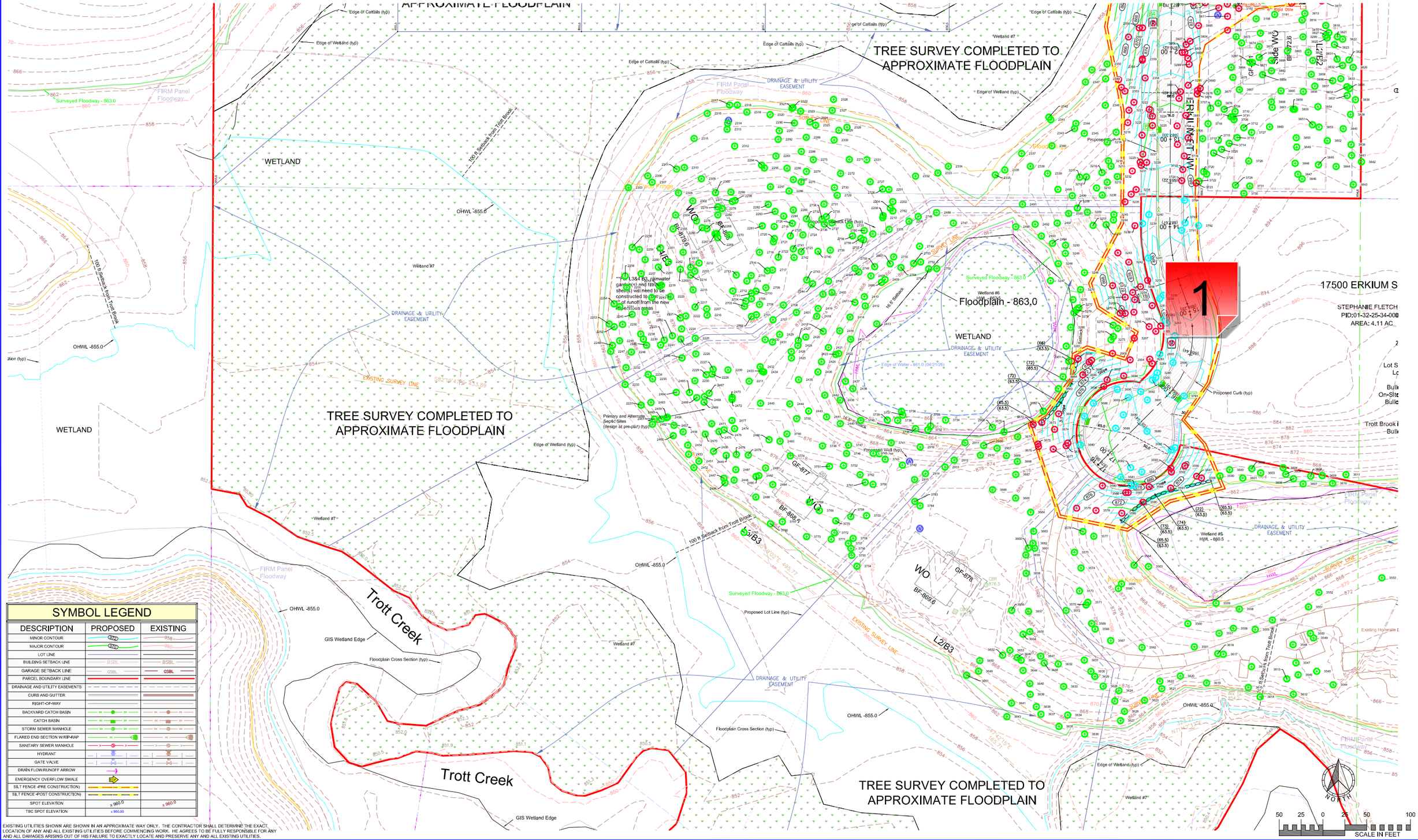
1.18 - TP - RRR.pdf V3 - Changemark Notes (1 Note)

1 - Why shown as removed?

Created by: Chris Anderson
On: 08/06/2026 10:26 AM

There is no proposed contours shown in this area, so why are all these trees shown as being removed? What impacts will be occurring here prior to construction of a home?

--------- 0 Replies ---------



SYMBOL LEGEND

DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR	872	858
MAJOR CONTOUR	870	860
LOT LINE		
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE -PRE CONSTRUCTION)		
SILT FENCE -POST CONSTRUCTION)		
SPOT ELEVATION	x 960.0	x 960.0
TBC SPOT ELEVATION	x 960.00	

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RSM	3	MJV	7-31-26	Clty Comments - 07/27/26
CHECKED BY				
RSM				
DATE				
02-01-26				

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Date: 07/13/26 Lic. No. 26428

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--
RAMSEY, MINNESOTA

TREE PRESERVATION PLAN
RUM RIVER RETREAT
SUNDANCE WOODS, LLC

FILE NO.
19214-020

1.20 - TP - RRR.pdf V3 - Changemark Notes (1 Note)

1 - Off-Site Trees

Created by: Chris Anderson
On: 08/06/2026 10:32 AM

All of these trees shown as being 'off-site' are actually on the land being developed. Please update the symbol to reflect these trees being removed (presumably) and update the tree inventory table and removal calculations accordingly.

--------- 0 Replies ---------

| | | |

1.27 - TP - RRR.pdf V2 - Changemark Notes (2 Notes)

1 - Update Inventory Table

Created by: Chris Anderson
On: 08/06/2026 10:36 AM

As an example, tree #3691, a 9" Basswood, is located in the center of the proposed cul-de-sac, which is part of the development area. It is not off-site. Please revise the tree inventory table accordingly for not just this tree, but for all of the trees errantly shown as off-site (essentially in or near the cul-de-sac of Erkium St). Also need to amend their symbols to be shown 'Tree Removed' and update the removal calculations at the end of the tree inventory table.

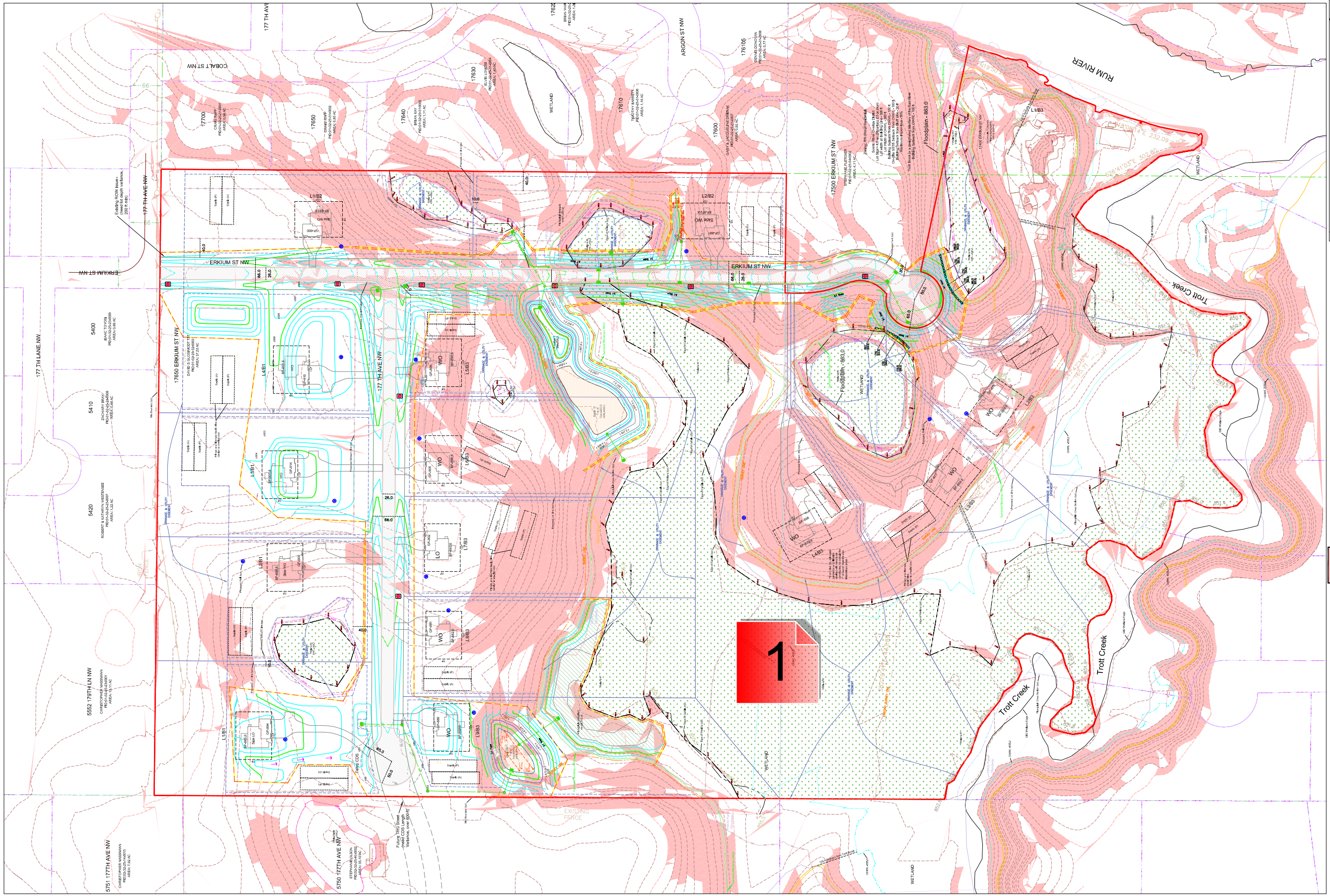
--------- 0 Replies ---------

2 - Update Calculations

Created by: Chris Anderson
On: 08/06/2026 10:43 AM

A number of trees in or around the proposed Erkium St cul-de-sac are currently shown as 'Off-Site' when they are actually part of the development land. So, the overall removal calcuation will need to be updated.

--------- 0 Replies ---------



SYMBOL LEGEND

DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR	972	958
MAJOR CONTOUR	970	960
LOT LINE		
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE -PRE CONSTRUCTION)		
SILT FENCE -POST CONSTRUCTION)		
SPOT ELEVATION	x 960.0	x 960.0
TBC SPOT ELEVATION	x 960.00	
100 YEAR HWL		

GENERAL NOTES:

1. **AREAS WITH 12% + SLOPES TO BE AVOIDED WHEN PLACING STRUCTURES AND SEPTIC SYSTEMS IF POSSIBLE, OTHERWISE, MUST MEET SCREENING & EROSION CONTROL MEASURES LISTED IN ACCORDANCE WITH CITY CODE SECTION 106-956.**

DENOTES - SLOPES 12%+

NORTH

100 50 0 50 100 200

SCALE IN FEET

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Robert S. Molstad

ROBERT S. MOLSTAD, P.E.
Date: 07/13/26 Lic. No. 26428

ENGINEERS SURVEYORS DESIGNERS PLANNERS
SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--
RAMSEY, MINNESOTA

SLOPE (12% +) EXHIBIT
RUM RIVER RETREAT
SUNDANCE WOODS, LLC

FILE NO.
19214-020
30
30

1.30 - SE - RRR.pdf V1 - Changemark Notes (1 Note)

1 - Steep Slopes

Created by: Chris Anderson
On: 08/10/2026 10:55 AM

Due to the topography and slopes being greater than 12%, at the time of building permit application submittal, please include information on how screening will be accomplished, how sanitary provisions will be accomplished, how erosion will be addressed, and what measures will be imiplemented to avoid destabalizing the slope(s).

--------- 0 Replies ---------

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

RESOLUTION #26-187

A RESOLUTION APPROVING VARIANCES TO LOT DEPTH AND CUL-DE-SAC LENGTH IN RUM RIVER RETREAT

RECITALS

1. The City of Ramsey received a Land Use Application from Mr. Tom Dehn with Sundance Woods, LLC (the "Applicant") seeking approval of a Preliminary Plat, known as Rum River Retreat, and two (2) variances addressing lot depth for two (2) proposed lots, and cul-de-sac length, associated with the properties generally known as 17400 and 17650 Erkium Street NW and legally described as:

   The Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 1, Township 25, Range 32, Anoka County, Minnesota

   -And-

   Lot 2, Block 1, Riverbrook, Anoka County, Minnesota

   -Or upon recording-

   Lots 1-4 (inclusive), Block 1, Rum River Retreat, Anoka County, Minnesota; and

   Lots 1-2 (inclusive), Block 2, Rum River Retreat, Anoka County, Minnesota; and

   Lots 1-9 (inclusive), Block 3, Rum River Retreat, Anoka County, Minnesota

   (the 'Subject Property'); and

2. That the Variance to the minimum lot depth standard applies to Lots 1-2, Block 2, Rum River Retreat, Anoka County, Minnesota and the Variance to the maximum allowed cul-de-sac length applies to the proposed street known as 177th Avenue.

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

3. That the Subject Property is zoned RR, Rural Residential District, as are all surrounding properties.

4. That City Code Section 106-460 specifies that minimum lot depth for rural residential lots is 200 feet.

5. That City Code Section 117-614 (c) (7) specifies 600 feet as the maximum length for a cul-de-sac.

6. That there is existing permanent road easement and dedicated right-of-way, which was established as part of the Riverbrook Plat, resulting in a road corridor that already exceeds 600 feet (this was for the future extension of Erkium Street).

7. That Lots 1-2, Block 2, Rum River Retreat, Anoka County, Minnesota, lie east of, and abut, the existing permanent road easement, have a depth of 185 feet, due to this existing condition.

8. That shifting the corridor for construction of the public street known as Erkium Street to meet the 200 foot lot depth requirement would result in greater tree loss.

9. That the existing, abutting lots to the east of Lots 1-2, Block 2, Rum River Retreat, also have a lot depth of approximately 185 feet.

10. That the Rum River Retreat Preliminary Plat includes a new segment of 177th Avenue that needed to be extended to the western boundary of the Plat, so that if and/or when the land to the west develops, this street could be extended and connected to an existing segment of 177th Avenue, creating a second point of access for Rum River Retreat.

11. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (Variances) of the Ramsey City Code on August 27, 2026, and that said public hearing was properly advertised, and that the minutes of said public hearing are available.

12. That the City Council reviewed the Planning Commission's recommendations at their regular meeting on September 8, 2026.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows: That the depth of Lots 1-2, Block 2, RUM RIVER RETREAT, Anoka County, Minnesota, may be reduced to 185 feet and that the cul-de-sac length of 177th Avenue shall not exceed 1,100 feet. Both variances are based on a "practical difficulty" as neither will alter the essential character of the surrounding neighborhoods.

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 8th day of September, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

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

RESOLUTION #26-188

RESOLUTION APPROVING THE PRELIMINARY PLAT OF "RUM RIVER RETREAT"

WHEREAS, Mr. Tom Dehn with Sundance Woods, LLC, hereafter referred to as "Applicant," properly applied for Preliminary Plat approval of the following described property located in the City of Ramsey:

The Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 1, Township 25, Range 32, Anoka County, Minnesota

-And-

Lot 2, Block 1, Riverbrook, Anoka County, Minnesota

-Or upon recording-

Lots 1-4 (inclusive), Block 1, Rum River Retreat, Anoka County, Minnesota; and

Lots 1-2 (inclusive), Block 2, Rum River Retreat, Anoka County, Minnesota; and

Lots 1-9 (inclusive), Block 3, Rum River Retreat, Anoka County, Minnesota

(the 'Subject Property'); and

WHEREAS, the Subject Property is guided Rural Developing in the adopted 2040 Comprehensive Plan; and

WHEREAS, the Subject Property is zoned RR—Rural Residential with the sourthern portion of it within the Scenic River Protection Overlay; and

WHEREAS, an existing home with private utility systems is currently on the Subject Property and will remain after platting; and

WHEREAS, proposed Lots 1-2, Block 2 do not meet the lot depth requirement of the Rural Residential zoning district, though a variance deviating from that standard is addressed in Resolution #26-187; and

WHEREAS, the proposed cul-de-sacs exceed the maximum length of 600 feet permitted in City Code, though a variance deviating from this standard is addressed in Resolution #26-187; and

WHEREAS, the Environmental Policy Board reviewed the Preliminary Plat at their August 17, 2026 meeting.

WHEREAS, the Planning Commission held a Public Hearing on August 27, 2026, to review the Preliminary Plat; and

WHEREAS, the Planning Commission recommended the City Council approve/deny the two variances and Preliminary Plat; and

WHEREAS, the City Council considered the Preliminary Plat on September 10, 2026.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows: That the Ramsey City Council hereby grants approval of the Preliminary Plat for Rum River Retreat in accordance with relevant City Codes, subject to the following conditions:

a) Approval from the Lower Rum River Watershed Management Organization.
b) The Applicant enters into a Development Agreement with the City.
c) Removal of existing detached accessory buildings associated with the current parcel of 17400 Erkium Street.
d) Compliance with City Staff's review comments.

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 8th day of September, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

Regular Planning Commission

Meeting Date: 08/27/2026

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

Sketch Plan Review for "Deemer Acres," a 14-lot Single-Family Subdivision Southeast of Sunfish Lake Boulevard and Sunwood Drive NW.

Purpose/Background:

Mr. Brandon Bomberg submitted a Land Use Application for a Major Plat subdividing 6.21 acres into 14 single-family lots. The property, 14501 Sunfish Lake Drive, is zoned R-1A Single Family Residential District and contains one home that would be removed with development. The first step in the Major Subdivision process is a Sketch Plan review. The intent of this is to provide direction prior to the more expensive plan preparation phase called Preliminary Plat. Things such as street connections, access points, or parkland dedication are common items to note. A new cul-de-sac street constructed from Sunwood Drive will provide access to all the lots.

The property is guided Low Density Residential (2.25-4.00 units/acre) in the Comprehensive Plan. The proposed density is 2.25 units per acre—right at the minimum number of lots required.

The R-1A lot standards are:

- 10,000 square foot lot area
- 80 feet lot width
- 100 feet lot depth

Additionally, the site is within the Sunfish Lake Shoreland Management Overlay district, which increases the minimum lot area to 15,000 square feet. Staff consulted with the Department of Natural Resources on the proposed subdivision, noting that the *average* lot area in this subdivision is over 16,000 square feet, though some of the lots are below the 15,000 square foot minimum. The DNR did not raise any concern about this subdivision and noted they would not object to a variance application with the preliminary plat. Additional depth is required for density transitioning on the three lots adjacent to Hunters Hill Park.

The following are the R-1A development standards (the table on the attached sketch is incorrect):

- Front Setback - 25 feet
- Side Setback - 5 feet
- Rear Setback - 20 feet (30 feet from Sunfish Lake Blvd)
- Max Impervious Coverage - 25% (due to Shoreland Overlay)

The sketch shows a parcel north of Sunwood Drive. This is a remnant parcel that was created with the construction of Sunwood Drive. It is nearly all wetland and is not buildable. Because it is wetland, it will not factor into the density of this subdivision. It will not qualify for park dedication credit, though the City will accept it as a donation, should the applicant want to donate it.

Notification:

Properties within 700 feet of this site were mailed a public notice of the sketch plan review.

Recommendation:
Not Applicable

Outcome/Action:
Please provide feedback to the developer for the Preliminary Plat submittal.

Attachments

Sketch Plan

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	08/06/2026 09:19 AM
Form Started By: Todd Larson		Started On: 07/24/2026 02:21 PM
Final Approval Date: 08/06/2026		



LEGEND

—— Denotes Existing 2 Ft. Contour

—— Denotes Existing 10 Ft. Contour

SITE DATA

TOTAL SITE AREA	±6.89 AC.
TOTAL NUMBER 80' OF LOTS	14
MINIMUM RESIDENTIAL SETBACK DATA:	
FRONT	30 FT.
SIDE	5 FT.
SIDE CORNER	30 FT.
REAR SETBACK	30 FT.
REAR SETBACK (TO PARK)	20 FT.
REAR SETBACK (TO CTY RD)	20 FT.
EXISTING ZONING	R-1
ROAD LINEAR LENGTH (TO REAR OF CUL-DE-SAC)	545 L.F.

NOTES

1) No field work has been completed at this time.
2) Topography shown is LIDAR which was provided by the Minnesota Department of Natural Resources.
3) No Title Work has been furnished for this survey, property is subject to all easements of record, if any.

N

0 25 50 100

(SCALE IN FEET)

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

CONCEPT PLAN A

DEEMER ACRES
Ramsey, Minnesota

BRANDON BOMBERG
1781 Long Lake Road
New Brighton, MN 55112

REVISIONS

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3.	
4.	
5.	
6.	
DRAWN BY:	C#
ISSUE DATE:	07/06/2026
FILE NO:	XXX

REVIEW COPY

1 of 1

Save Date: 07/06/26 \\Jobs\7981 - 8500\8500 - preliminary projects\cad c3d\survey\053 - brandon bomberg\001 - ramsey sunwood dr\layouts\8500-053-01_layout 1.dwg