

SPECIAL MEETING NOTICE

August 1, 2023 – 7:30 a.m.

Workshop Conference Room (2nd floor) - Anoka City Hall

PRELIMINARY SPECIAL AGENDA*Agenda to be Finalized at Meeting*

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVE AGENDA
- D. RESIDENT'S FORUM
- E. NEW BUSINESS
 - 1. Permit #2023-09 ~ Home2 Suites ~ Ramsey
- F. OTHER BUSINESS
- G. ADJOURNMENT

NOTE: Some or all members of the Lower Rum River WMO may participate in the August 1, 2023 Lower Rum River WMO meeting by Zoom rather than by being personally present at the Lower Rum River WMO regular meeting place at the Anoka City Hall, 2015 First Avenue North, Anoka, MN 55303. Members of the public can physically attend, although there is very limited seating in the workshop conference room (2nd floor) as appropriate social distancing will be done by the Commission and visitors.

Members of the public may also monitor and participate in meetings remotely by attending via video conference (Zoom Webinar). Please contact Becky Wozney at 763.434.2030 x140 or becky.wozney@anokaswcd.org for Zoom link information.

*Pending: Permit #2016-16 ~ 2274 164th Avenue Driveway Access ~ Wetland Replacement Plan
Permit #2022-07 ~ 54 Tiger Street ~ Ramsey*

Next Meeting: Regular meeting is August 17, 2023 – at 8:00 a.m.

*** PLEASE POST **
PUBLIC WELCOME TO ATTEND**

GRADING, STORMWATER MANAGEMENT AND EROSION/ SEDIMENT CONTROL PERMIT APPLICATION

A \$150.00 application fee and additional \$700.00 escrow deposit must accompany this permit application.

Permits are to be processed at the same time as the site plan, preliminary plat or other city land use or building application submitted to the city in which the work or project is located.

The permit application and supporting documentation must be submitted to the LRRWMO by the THIRD THURSDAY OF THE MONTH TO BE ON THE FOLLOWING REGULARLY SCHEDULED MONTHLY LRRWMO MEETING AGENDA. A PERMIT NUMBER WILL NOT BE ASSIGNED UNTIL CITY AUTHORIZATION IS RECEIVED.

Project Name: Home2 Suites by Hilton

Address/Location: Sunwood Drive NW & Zeolite St NW, Ramsey, MN 55303

Project Description/Purpose: Proposed hotel with associated parking

Name of Applicant (Site Owner or Property Owner)	<u>Emily Allegra Ramsey Properties, LLC</u>
Address	<u>8445 Bunker Lake Blvd</u>
City, State, Zip	<u>Ramsey, MN 55303</u>
Phone	<u>7635161078</u>
Fax	
Email	<u>Emily@schieboutfa.com</u>

Applicant's Contact	Organization Name
<u>Anders Melby</u>	<u>Civil Site Group</u>
Address	
<u>5000 Glenwood Avenue</u>	
City, State, Zip	
<u>Golden Valley, MN 55422</u>	
Phone	Fax
<u>651-233-6536</u>	
Email	
<u>amelby@civilsitegroup.com</u>	

Submittal Requirements

Completed Grading, Stormwater Management and Erosion/ Sediment Control permit applications are to be submitted as per LRRWMO attachments G1 (Permit Requirements) and G2 (Office Procedure) included with this application. Note that projects involving potential wetland impacts and/or involving a Wetland Replacement Plan require a separate permit application and are subject to additional requirements.

PROJECT SUBMITTALS (check all that apply):

- | |
|--|
| <input checked="" type="checkbox"/> GRADING PLAN: Including existing and proposed contours and boundaries of all wetlands and surface waters. |
| <input checked="" type="checkbox"/> STORM SEWER/ DRAINAGE PLAN: Including all permanent drainage features and all permanent water quality features. |
| <input checked="" type="checkbox"/> STORM DRAINAGE CALCULATIONS: Design computations as required by the LRRWMO. |
| <input checked="" type="checkbox"/> EROSION CONTROL PLAN: Including all temporary and permanent measures proposed to retain all sediment on site. |
| <input type="checkbox"/> OTHER |



START OF
PROJECT: 09/23

EST. COMPLETION
DATE: 03/25

APPROVAL
DATE: _____

By signing this Permit Application, the undersigned consents and agrees on behalf of the Applicant that:

1. The permit application fee is non-refundable. Escrow deposits will be held by the LRRWMO until the project has been completed and all conditions of issuance of the permit are satisfied. The Applicant is responsible for all expenses incurred by the LRRWMO in the processing, administration and enforcement of the permit application and permit. The escrow deposit will be used to reimburse the LRRWMO for all expenses incurred by the LRRWMO in processing, administering and enforcing the permit application and permit, including engineering, legal and other consultant costs. If such expenses exceed the escrow deposit, the LRRWMO will bill the Applicant or Permittee for such excess amount and payment will be due within twenty (20) days of mailing the invoice. Timely payment of such invoices is a condition of all permits and work may be stopped on the project for failure to make payments when due.
2. The undersigned, its agents, principal, assigns and/or representatives (hereinafter "Permittee") shall abide by all the standard conditions and special terms and conditions of the LRRWMO.
3. Any work that violates the terms of the permit may result in the LRRWMO or the City in which the work is being done immediately causing the work on the project relating to the permit to cease and desist. All work on the project shall cease until the permit conditions are met and approved by the LRRWMO and/or the City in which the work is being done.
4. The Permittee agrees to be bound by the terms of the LRRWMO permit requirements, final permit, standard conditions, and special conditions required by the LRRWMO for approval of the permit. The undersigned has the authority to bind the permit holder, the owner of the property and/or any entity performing work on the property pursuant to the terms of LRRWMO permit, and shall be responsible for complying with terms of the LRRWMO permit.

"I certify that I have thoroughly read and understand the above information."

Emily Allegra
Signature of property owner or designated
Agent (no agent without a letter of authority)

05/26/2023
Date

Anders Melby
Signature of applicant if different from
property owner

05/26/2023
Date

Emily Allegra
Print Signer's name

Anders Melby
Print Signer's name

Application Acknowledged by City:

LEONARD LINTOW
Name of City Official

RAMSEY
City

6/1/23
Date

SIGNATURE OF LRRWMO CHAIRMAN: **

****NOTE: Subject to conditions recommended by Barr Engineering (see attached)**

PERMIT IS NOT VALID IF PROJECT HAS NOT STARTED WITHIN ONE YEAR FROM DATE OF APPROVAL

Memorandum

To: Lower Rum River Water Management Organization
From: Stephanie Johnson, Barr Engineering Co.
Date: July 14, 2023
Subject: Permit #2023-09: Home2 Suites: Ramsey



We received plans and a permit application for the Home2 Suites development to be located on a parcel within the City of Ramsey bounded by 146th Avenue Northwest, Sunwood Drive Northwest, and Zeolite Street Northwest. The site is located within the Ramsey Town Center development. The project proposes the development of a currently vacant +/- 3.4-acre area into a hotel with associated parking. The project will involve 1.9 acres of new impervious area (approximately 57% of the site area).

The City has stated within a letter dated July 13, 2023, that the site is located within a Drinking Water Supply Management Area (DWSMA) and within the 10-year capture zone for the City's municipal wells, where infiltration of stormwater is prohibited. The LRRWMO Management Plan describes/defines sites, such as those located within a DWSMA, as infeasible or inappropriate for infiltration and identifies other scenarios for the permittee to investigate.

The City has indicated that rate control, complying with LRRWMO criteria, will be provided by the regional ponding downstream of the site. Volume retention and water quality management requirements will be provided by the City within the regional basin constructed and located outside the well head protection area, LRRWMO Permit #2018-06. A copy of the City's July 13, 2023 correspondence is attached for reference.

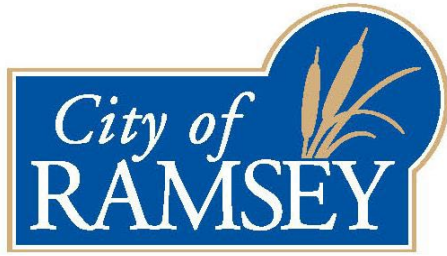
The volume retention required from 1-inch of runoff from the 84,300 square feet of proposed site impervious area is 7,025 cubic feet. This is also the water quality volume required to comply with the 60% annual removal efficiency for phosphorous and 90% annual removal efficiency of total suspended solids.

As summarized in our November 12, 2020 memorandum to the LRRWMO for Permit #2018-06, The COR Infiltration Basin, an excess retention volume of 422,971 cubic feet (current volume available 410,140 cubic feet including Permit #2023-09) is available in the constructed and functional basin for projects that cannot comply with the LRRWMO on-site volume retention because of site specific constraints.

The erosion and sediment control plan shows perimeter control around the entire site, inlet protection, rip-rap at flared end sections, and erosion control blanket. Two rock construction entrances are to be provided at the entryway onto the site from Zeolite Street Northwest and Sunwood Drive Northwest.

It is our recommendation that the LRRWMO approve of the permit for this project subject to the following conditions:

1. The vertical datum must be noted on the Plans.
2. Erosion control measures must be installed at the initial stage of site grading operations.
3. Upon completion of construction and restoration of disturbed areas, the permit applicant is responsible for the removal of all erosion control measures installed throughout the construction site.
4. To minimize the potential of material from leaving the site and being tracked onto the roadway, the rock filter construction entrance being a minimum of two feet in height and having side slopes of 4:1 must be constructed at the entryway onto the site. The rock construction entrance will provide an erosion control facility and enable construction traffic to enter the site.
5. Street sweeping must be undertaken and completed on an as needed basis.
6. Compliance with the storm water management requirements of the Lower Rum River Watershed Management Organization is to be administered for this project by the City of Ramsey.
7. The storm water management plan for future development has assumed an imperviousness of 57%. Site development that exceeds an impervious area of 57% must provide an updated storm water management plan showing the LRRWMO criteria is met.
8. An amount of 7,025 cubic feet is to be debited from the available volume retention provided within the COR Infiltration Basin.
9. In all cases where the doing by the permittee of anything authorized by this permit shall involve the taking, using, or damaging of any property, rights or interests of any other person or persons, or of any publicly owned lands or improvements or interests, the permittee; before proceeding; shall obtain the written consent of all persons, agencies, or authorities concerned, and shall acquire all necessary property rights and interest.



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

July 13, 2023 *Revised from June 6, 2023 Letter*

Ms. Stephanie Johnson
Barr Engineering Company
4300 MarketPointe Drive, Suite 200
Minneapolis, MN 55435

RE: LRRWMO Permit 2023-09 Home2 Suites - Ramsey

Dear Stephanie:

Ramsey Properties, LLC is proposing to develop the parcel which is bounded by Sunwood Drive on the south and west, Zeolite Street on the east, and vacant land on the north. The disturbed area for this project is approximately 3.42 acres, the project will consist of a 4-level hotel building with parking.

We compared the proposed site cover and runoff with the assumptions made in the Ramsey Town Center (RTC) model which was used to size the regional ponding for the Ramsey Town Center Project. The results are summarized below:

	RTC Model	Home2Suites
Area (ac)	4.6	3.4*
Composite CN	88	83
100 Year Peak Runoff (cfs)	35.3	22.0

* The RTC model envisioned a larger lot. This lot has been split off from the larger parcel.

The proposed curve number is lower than planned for in the RTC model. The proposed runoff is less than planned for in the RTC model. The regional ponding has capacity to retain the runoff for the 2, 10 and 100 year events from this site.

This site is in the 10 year capture zone for municipal wells where infiltration is not permitted. The development will be required to contribute to the infiltration mitigation fund in lieu of constructing an infiltration basin on site. The total impervious area for the site is 84,300 square feet which will require 7,025 cubic feet of infiltration volume. The City has planned for this volume in their regional infiltration basin. The developer will purchase credits from the City to cover their obligation for infiltration on this site.

July 13, 2023

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The City has approved projects using 148,383 cubic feet of volume reduction to date out of the total 585,054 cubic feet provided in the regional infiltration basin. The City updates the tracking spreadsheet after the LRRWMO permit is approved and the project is constructed. This spring a project was withdrawn by the applicant before the LRRWMO permit was approved, this would unnecessarily deduct from the available volume if the deduction was made when the permit was applied for.

The City approves the proposed stormwater treatment plan for this project.

Sincerely,

CITY OF RAMSEY

A handwritten signature in blue ink that reads "Leonard Linton". The signature is written in a cursive, flowing style.

Leonard Linton, P.E.
Civil Engineer IV

Cc: File