

**City of Ramsey**  
**Agenda**  
**City Council Work Session**  
**Tuesday, June 26, 2018**  
**5:30 pm**  
**Lake Itasca Room, 7550 Sunwood Drive NW**

- 1. Call to Order**
- 2. Topics for Discussion**
  1. Review Objections to Revised Preliminary Plat for Riverstone; Case of Capstone Homes
  2. Review Future Land Use Options for 6021 and 6043 Highway 10 NW
  3. Provide Direction on Streetscape Plan/Manual
  4. Approve Tinklenberg Group Proposal for Professional Services Contract Extension
- 3. Topics for Future Discussion**
  1. Review Future Topics/Calendar
- 4. Mayor/Council/Staff Input**
- 5. Adjournment**

Meeting Date: 06/26/2018

By: Tim Gladhill, Community Development

**Information**

**Title:**

Review Objections to Revised Preliminary Plat for Riverstone; Case of Capstone Homes

**Purpose/Background:**

This case is also scheduled for the 6/26 Regular Meeting for formal action. This case is being included in work session for the opportunity for City Council to ask questions, as AKM Farms has threatened legal action if the City Council approves the revised Preliminary Plat for Riverstone. Staff, in consultation with the City Attorney, feels that the City acted appropriately with the original Preliminary Plat approval, and should feel confident in extending the Preliminary Plat with revisions (as requested by the City).

The formal case for action continues below.

The purpose of this case is to consider a revised Preliminary Plat for Riverstone, a 293 lot residential subdivision. Primarily, the intent of this revision is to satisfy contingencies of original Preliminary Plat approval. Of note, plans for pedestrian crossings at Alpine Drive are included. Secondly, the Developer (Capstone Homes) desires to slightly revise lot widths on two (2) blocks to slightly widen lots, resulting in the net reduction of approximately two (2) lots. Overall, the project is significantly the same as originally approved. Finally, the Developer proposes a slight modification to topsoil standards to address stormwater and drainage.

**Notification:**

Staff attempted to notify all Property Owners within 700 feet of the Subject Property. The Public Hearing was also published in the Anoka County UnionHerald.

**Observations/Alternatives:**

Specific details are included in the Staff Review Letter.

The City has received a letter from AKM Farms, LLC (Paxmar) objecting to the Preliminary Plat on two (2) grounds. Staff recommends that the Preliminary Plat proceed forward as originally approved and recommended.

- 1. AKM Farms believes density transitioning should be applied adjacent to Outlot C, Northfork.
- 2. AKM Farms requests that utilities be extended through Riverstone to serve Outlot C, Northfork

Density Transitioning

Density Transitioning requirements apply to new development adjacent to existing residential neighborhoods. In this case, Staff has interpreted Outlot C, Northfork as not being an existing residential neighborhood. There are no homes constructed on this outlot. There are no public utilities constructed on this outlot.

AKM Farms argues that since Outlot C is zoned as Planned Unit Development (PUD) as part of the Northfork subdivision, that it shall be defined as an existing residential neighborhood. Staff and the City Attorney do not agree with this interpretation.

Municipal Water Supply and Sanitary Sewer

Paxmar has requested that the Preliminary Plat be modified to extend municipal water supply and sanitary sewer to Outlot C, Northfork. Outlot C is NOT located in the future urban service area. This request was also made by

Paxmar in 2017 after Preliminary Plat approval, but as part of Final Plat approval for the first phase of Riverstone. Riverstone Land, LLC (Capstone) was asked if they would be willing to incorporate this utility extension as part of their project. Capstone Homes responded that they objected to this requirement. Since the City Council had already approved the Preliminary Plat, giving certain entitlements to the project, the City Council did not make this a requirement.

From a legal perspective, there is no requirement at this time for the City to require this extension. However, from a long term planning perspective, it does have certain merits by allowing maximum flexibility in future land use planning. There are financial implications to the Riverstone project in terms of extra pipe size, pipe depth, pipe length, and the likely loss of two planned lots. The Planning Commission did recommend this alternative.

**Funding Source:**

All costs associated with processing the request are the responsibility of the Applicant. There are no City funds associated with this current request (it is noted that the City previously participated in the cost of upgrading infrastructure for Puma Street to facilitate this and other adjacent projects).

**Recommendation:**

The Planning Commission recommends approval of the revised Preliminary Plat as proposed by Capstone Homes (Riverstone Land, LLC), contingent upon including a water supply and sanitary sewer connection to Outlot C, Northfork.

The objection by AKM Farms related to density transitioning has been reviewed by the City Attorney. The City Attorney believes that the City has acted within the provisions of the City Code and can move forward with the Preliminary Plat as presented.

**Action:**

No action is being requested.

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**Attachments**

[Plan Set](#)

[Staff Review Letter](#)

[DRAFT Planning Commission Minutes dated June 7, 2018](#)

[Resolution #18-130](#)

[AKM Farms Letter](#)

[Capstone Letter](#)

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**Form Review**

**Inbox**

Tim Gladhill (Originator)  
Form Started By: Tim Gladhill  
Final Approval Date: 06/21/2018

**Reviewed By**

Tim Gladhill

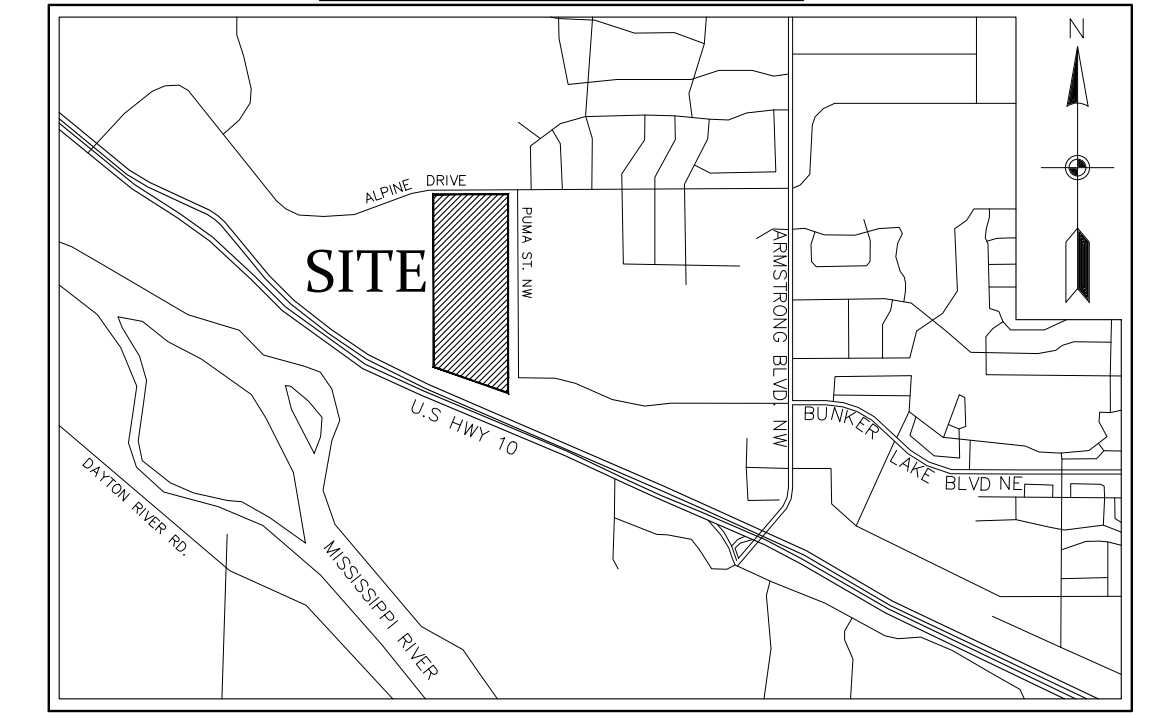
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Started On: 06/21/2018 12:30 PM

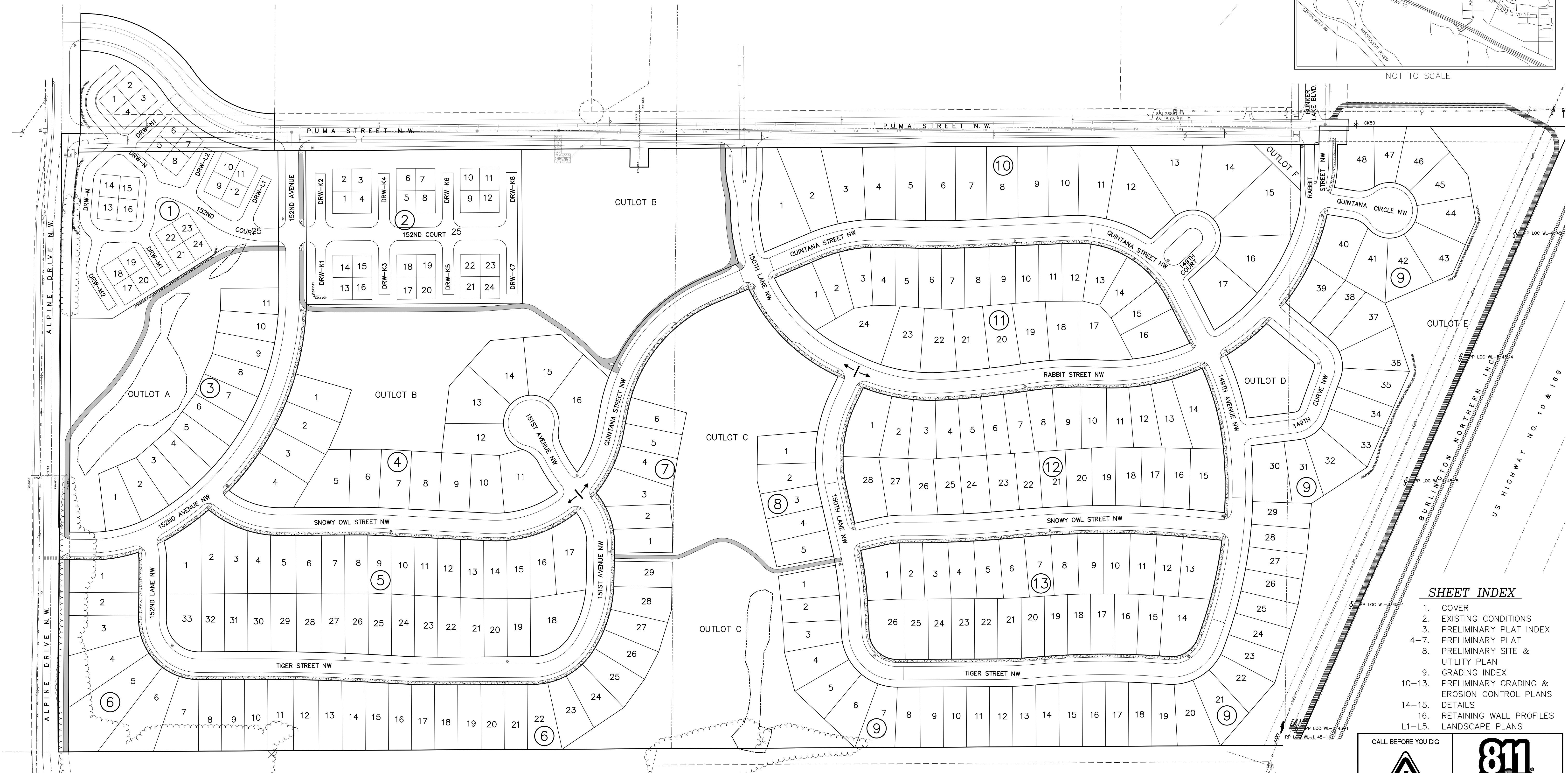
# RIVERSTONE

## RAMSEY, MINNESOTA

### VICINITY MAP



NOT TO SCALE



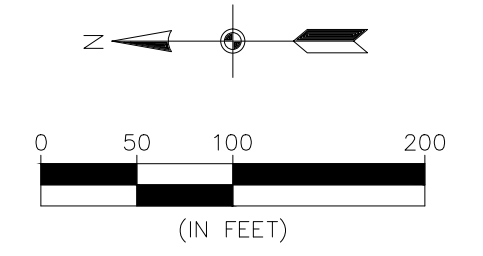
### SHEET INDEX

1. COVER
2. EXISTING CONDITIONS
3. PRELIMINARY PLAT INDEX
- 4-7. PRELIMINARY PLAT
8. PRELIMINARY SITE & UTILITY PLAN
9. GRADING INDEX
- 10-13. PRELIMINARY GRADING & EROSION CONTROL PLANS
- 14-15. DETAILS
16. RETAINING WALL PROFILES
- L1-L5. LANDSCAPE PLANS

CALL BEFORE YOU DIG

**811**  
Know what's below.  
Call before you dig.

BENCHMARK	
1.	Anoka County Benchmark No. 3076 Elev.= 890.186 (NAVD 88)
2.	Anoka County Benchmark No. 2078 Elev.= 899.499 (NAVD 88)



**Carlson McCain**  
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• engineering  
• surveying

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Phone: (763) 489-7900  
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www.carlsonmccain.com

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

Print Name: Brian J. Krystofak, P.E.  
Signature: *Brian J. Krystofak*  
Date: 3/08/17 License #: 25063

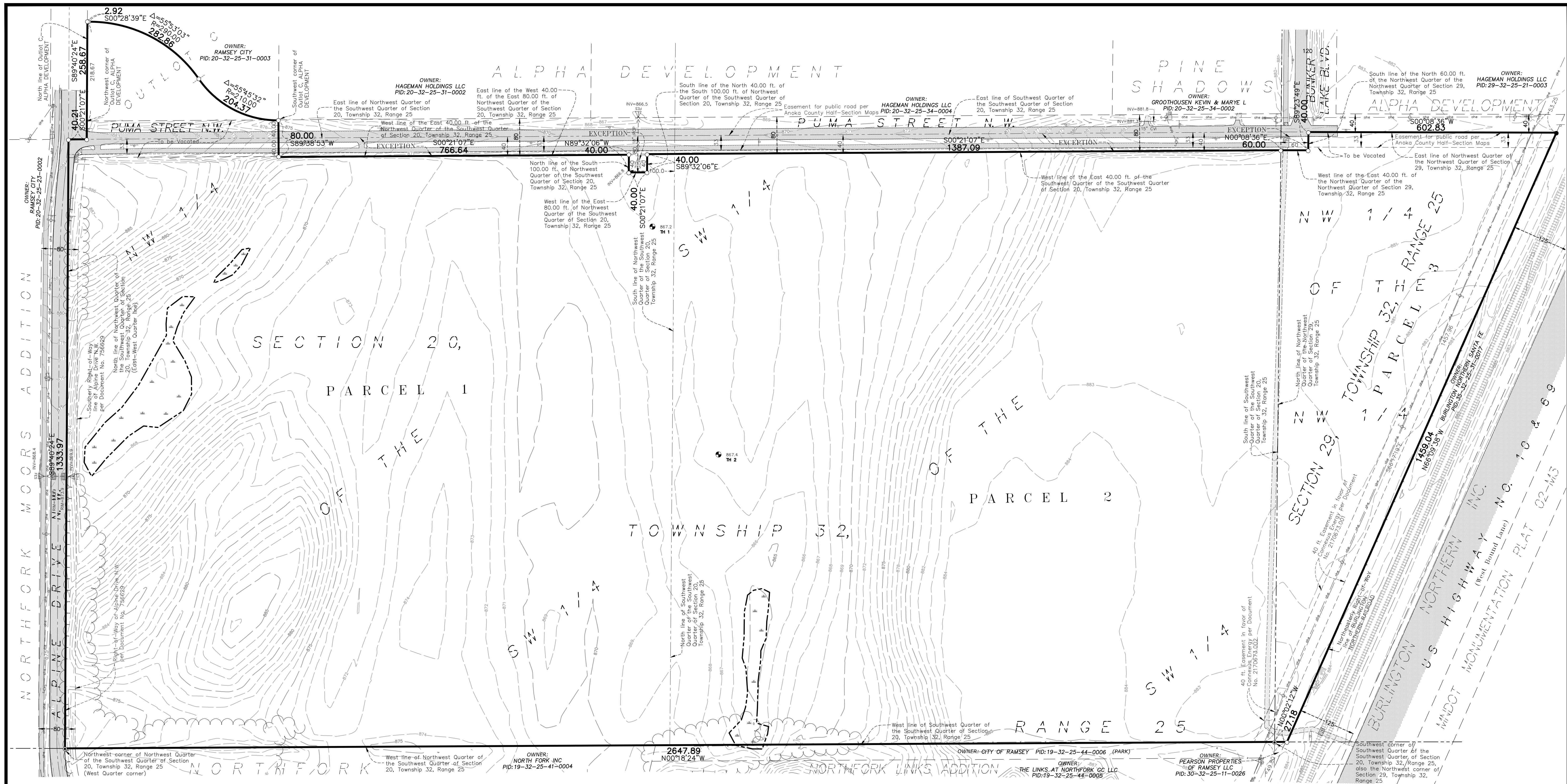
Drawn: ADB  
Designed: BJK  
Date: 3/08/17

Revisions:  
1. 5/24/17 Per City Comments  
2. 6/23/17 Per City Comments  
3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail

**RIVERSTONE DEVELOPMENT, LLC.**  
14015 Sunfish Lake B, Suite 400  
Ramsey, MN 55303

**RIVERSTONE**  
Ramsey, MN

COVER SHEET



**Parcel Description:**  
(Per Schedule A of Title Commitment No. 1273, with a commitment date of October 12th, 2016, at 7:30 A.M., prepared by Old Republic National Title Insurance Company)

**Parcel 1:**  
The Northwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the East 40.00 feet of said Northwest Quarter of Southwest Quarter lying southerly of the southerly right of way line of Alpine Drive as described in Document No. 756629.  
AND ALSO 40.00 feet of the North 100.00 feet of the West 40.00 feet of the East 80.00 feet of said Northwest Quarter of Southwest Quarter.

**Parcel 2:**  
The Southwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the East 40.00 feet thereof.

**Parcel 3:**  
The Northwest Quarter of Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying northeasterly of the northeasterly right of way line of Burlington Northern Railroad, EXCEPT the North 60.00 feet of the East 40.00 feet of said Northwest Quarter of Northwest Quarter.

**(Proposed Legal Description, subject to City approved parcel subdivision)**  
That part of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota lying westerly and northeasterly of the following described line:  
Commencing at the Northwest corner of said Outlot C; thence South 89 degrees 40 minutes 24 seconds East, assumed bearing, along the North line of said Outlot C, a distance of 218.67 feet to the point of beginning of the line to be described; thence South 00 degrees 26 minutes 39 seconds East, 2.92 feet; thence southwesterly 282.66 feet along a tangential curve concave to the northwest, having a radius of 280.00 feet and a central angle of 58 degrees 53 minutes 03 seconds to a point of reverse curvature; thence continuing southwesterly 204.37 feet along a reverse curve concave to the southeast, having a radius of 210.00 feet and a central angle of 53 degrees 45 minutes 32 seconds to the Southwest corner of said Outlot C and said line there terminating.

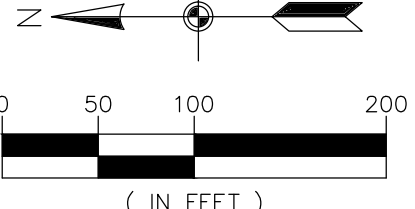
**(Proposed Legal Description, subject to City approved Right-of-Way Vacation)**  
That part of Puma Street Northwest, as created and dedicated in the plat of ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, lying southerly of the westerly extension of the north line of Outlot C, said plat, and lying northerly of the following described line:  
Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.

And  
That part of the East 40.00 feet of the Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, lying southerly of the southerly right of way line of Alpine Drive NW as described in Doc. No. 756629 and lying northerly of the following described line:  
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**LEGEND**

- - Denotes Anoka County Cast Iron Monument
- - Denotes Found Iron Monument
- - Denotes Set Iron Pipe, Marked with RLS 40361
- - Denotes Miscellaneous Sign
- ⊠ - Denotes Electric Box
- ⊡ - Denotes Catch Basin
- ⊞ - Denotes Electric Meter
- ⊞ - Denotes Telephone Box
- ⊞ - Denotes Utility Pole
- ⊞ - Denotes Flared End Section
- ⊞ - Denotes Hand Hole
- ⊞ - Denotes Overhead Electric
- - Denotes Storm Sewer
- - Denotes Existing Fence as noted
- - Denotes Wetland delineated by Kjolhaug Environmental Services Company in 2016
- ▨ - Denotes Gravel Surface
- ▨ - Denotes Bituminous Surface
- - Denotes Existing 1 Ft. Contour
- - Denotes Existing 5 Ft. Contour

- GENERAL NOTES:**
- The field work for this survey was completed on November 28th, 2016.
  - Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.
  - BENCHMARK: Anoka County Benchmark No. 3076 Elevation= 890.186 (NAVD 88)
  - Surveyed property contains ±3,934,125 sq.ft. (±90.32 acres).
  - Wetlands shown hereon were delineated by Kjolhaug Environmental Services Company in 2016.
  - Above ground utilities have been field located as shown. Underground utilities shown hereon are those which were field marked by utility companies responding to Gopher State One Call, Ticket No. 162941258 and 162941314, dated 10/20/2016 or were taken from utility plans provided by the City of Ramsey. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).



**Carlson McCain**  
 • environmental  
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 3890 Pheasant Ridge Drive NE, Suite 100  
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 Fax: (763) 489-7959  
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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 Land Surveyor under the laws of the State of Minnesota  
 Print Name: Thomas R. Balluff, L.S.  
 Signature: *Thomas R. Balluff*  
 Date: 3/8/2017 License #: 40361

DRAWN BY: JAB  
 ISSUE DATE: 3/8/2017  
 FILE NO: 1308

Revisions:  
 1. 5/24/2017-Per City Comments  
 2. 6/23/2017-Per City Comments

**RIVERSTONE DEVELOPMENT, LLC**  
 14015 Sunfish Lake B, Suite 400  
 Ramsey, MN, 55303

**RIVERSTONE**  
 Ramsey, Minnesota

**EXISTING CONDITIONS**

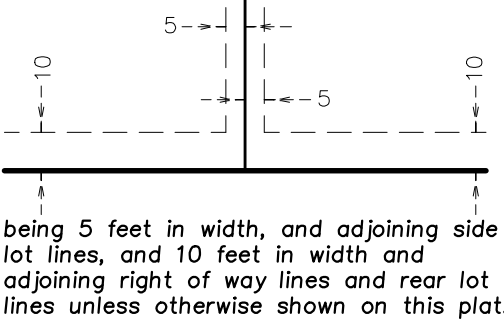
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**SITE DATA**

TOTAL SITE AREA	±90.32 AC.	TOTAL MULTI-FAMILY AREA	±7.38 AC.
TOTAL ROW AREA	±16.77 AC.	NUMBER OF LOTS	48
TOTAL OUTLOT AREA	±20.64 AC.	NUMBER OF COMMON AREA LOTS	2
OUTLOT A	±2.73 AC.	MULTI-FAMILY LOT SIZE	±2,016 S.F.
OUTLOT B	±6.20 AC.	TOTAL SINGLE FAMILY AREA	±45.53 AC.
OUTLOT C	±6.36 AC.	NUMBER OF LOTS	243
OUTLOT D	±0.66 AC.	SMALLEST LOT	±6,056 S.F.
OUTLOT E	±4.58 AC.	LARGEST LOT	±19,592 S.F.
OUTLOT F	±0.11 AC.	AVERAGE LOT	±8,161 S.F.
TOTAL LOT AREA	±52.88 AC.	EXISTING ZONING	R-1, R-2, R-3, B-2
TOTAL NUMBER OF LOTS	291	PROPOSED ZONING	PUD
(SINGLE FAMILY AND MULTI-FAMILY LOTS)		UTILITIES	AVAILABLE
		GROSS DENSITY	3.22 (LOTS/AC.)
		(SINGLE FAMILY + MULTI-FAMILY LOTS/ TOTAL SITE AREA)	

# RIVERSTONE

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

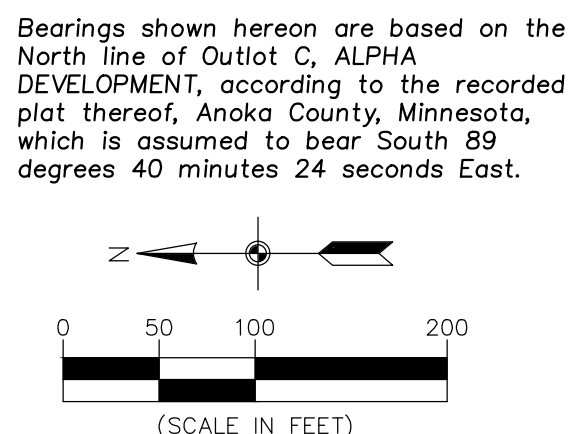


**BENCHMARK**

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Elev. = 890.186 (NAVD 88)
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**LEGAL DESCRIPTION**

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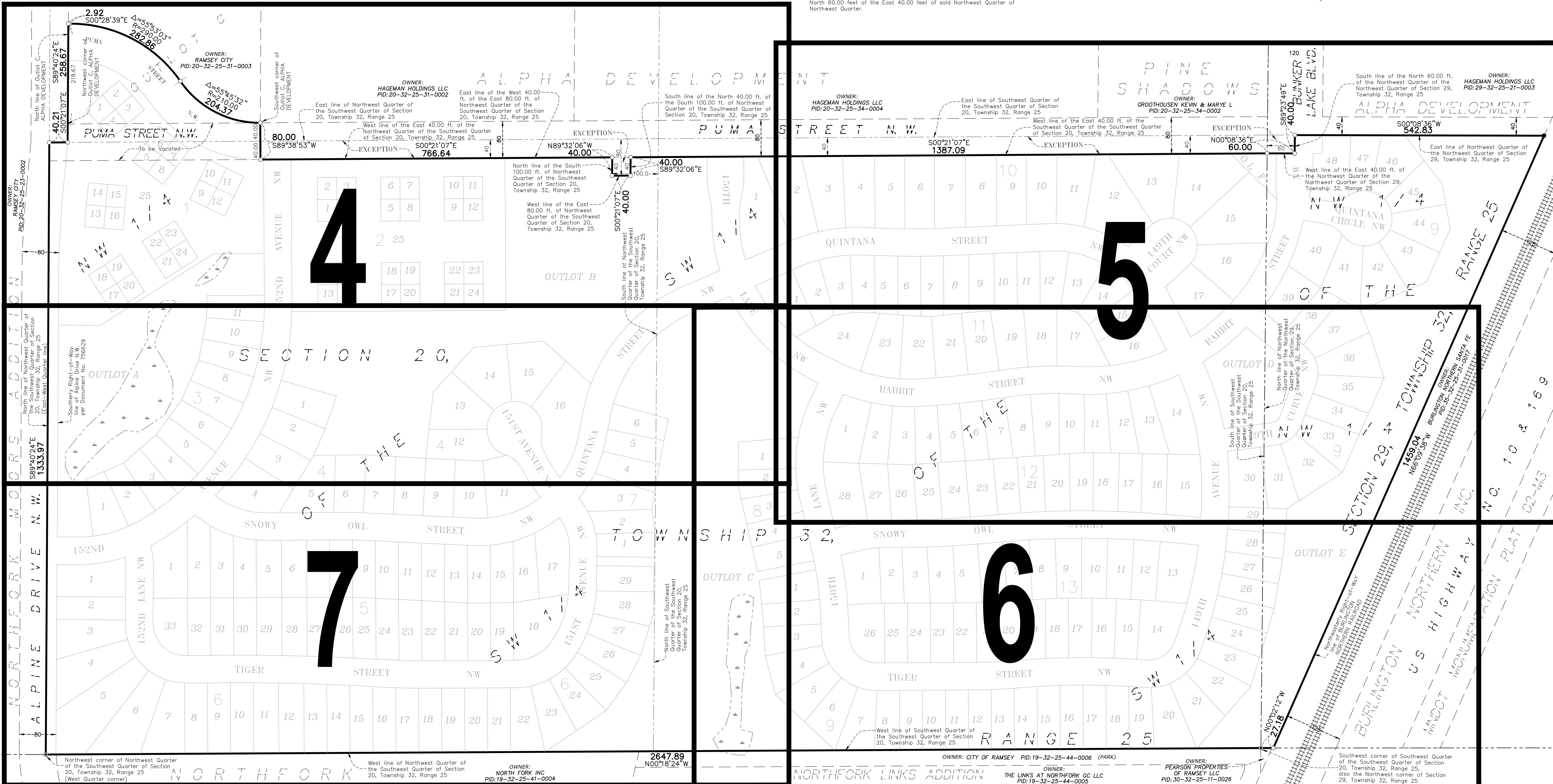
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Signature: *Thomas R. Balluff*  
Date: 03/08/2017 License #: 40361

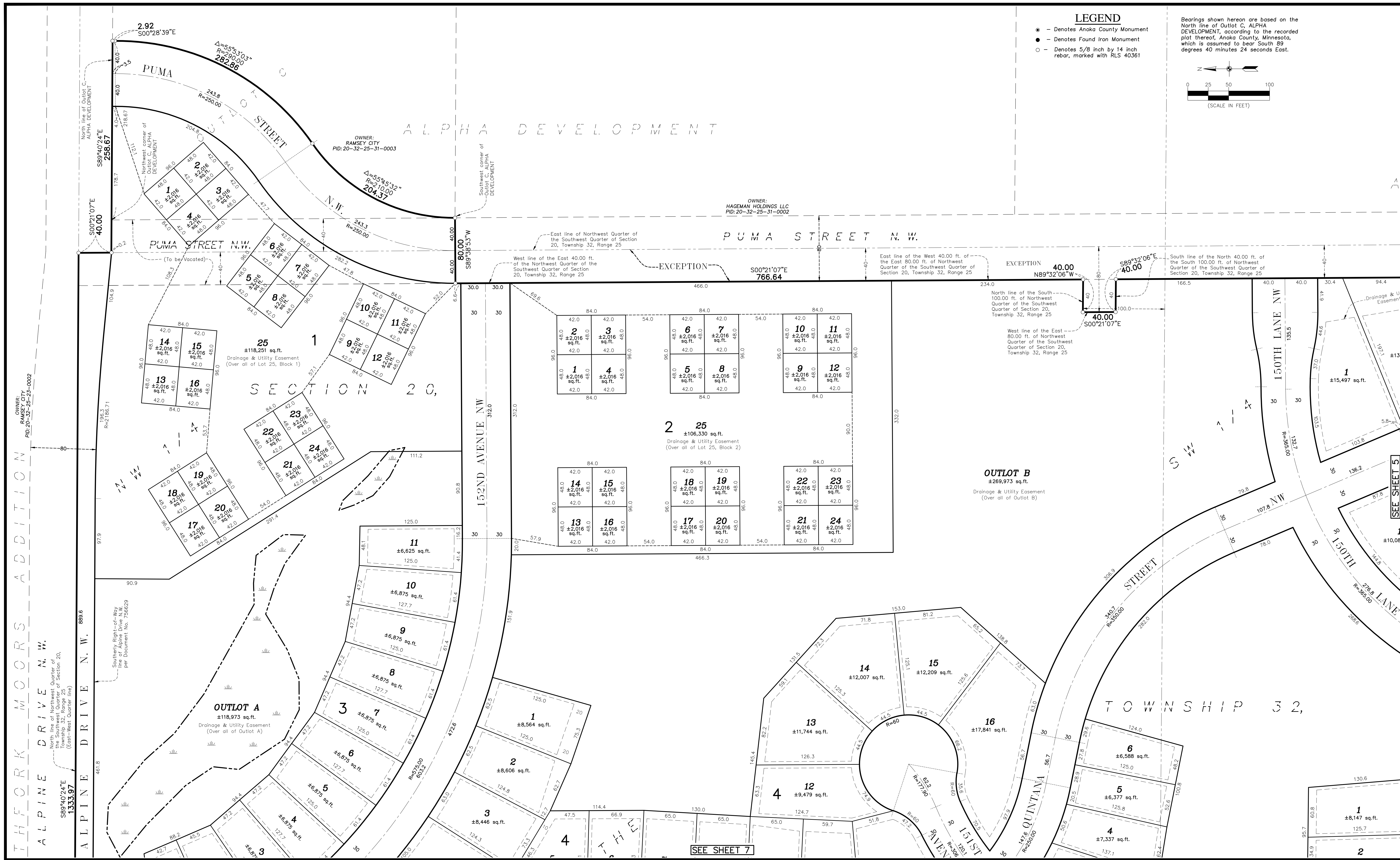
DRAWN BY: JAB  
ISSUE DATE: 03/08/2017  
FILE NO: 1308  
Revisions:  
1. 5/24/2017-Per City Comments  
2. 6/23/2017-Per City Comments  
3. 3/26/2018-Layout Change  
4. 4/13/2018-Revise Street Names

**RIVERSTONE DEVELOPMENT, LLC**  
14015 Sunfish Lake B, Suite 400  
Ramsey, MN, 55303  
OWNER: CITY OF RAMSEY PID:19-32-25-44-0006 (PARK)  
OWNER: THE LINKS AT NORTH FORK GC LLC PID:19-32-25-44-0005

**RIVERSTONE**  
Ramsey, MN  
OWNER: PEARSON PROPERTIES OF RAMSEY LLC PID:30-32-25-11-0026

**PRELIMINARY PLAT INDEX**

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**LEGEND**

- - Denotes Anoka County Monument
- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361

Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.

(SCALE IN FEET)

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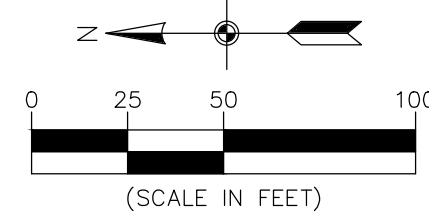
**PRELIMINARY PLAT**

ALPHA DEVELOPMENT

OWNER:  
HAGEMAN HOLDINGS LLC  
PID: 20-32-25-34-0004

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PINE SHADOWS

OWNER:  
GROOHOUSE KEVIN & MARYE L  
PID: 20-32-25-34-0002

BUNKER LAKE BLVD.

ALPHA DEVELOPMENT

OWNER:  
HAGEMAN HOLDINGS LLC  
PID: 29-32-25-21-0003



SEE SHEET 4

SEE SHEET 6

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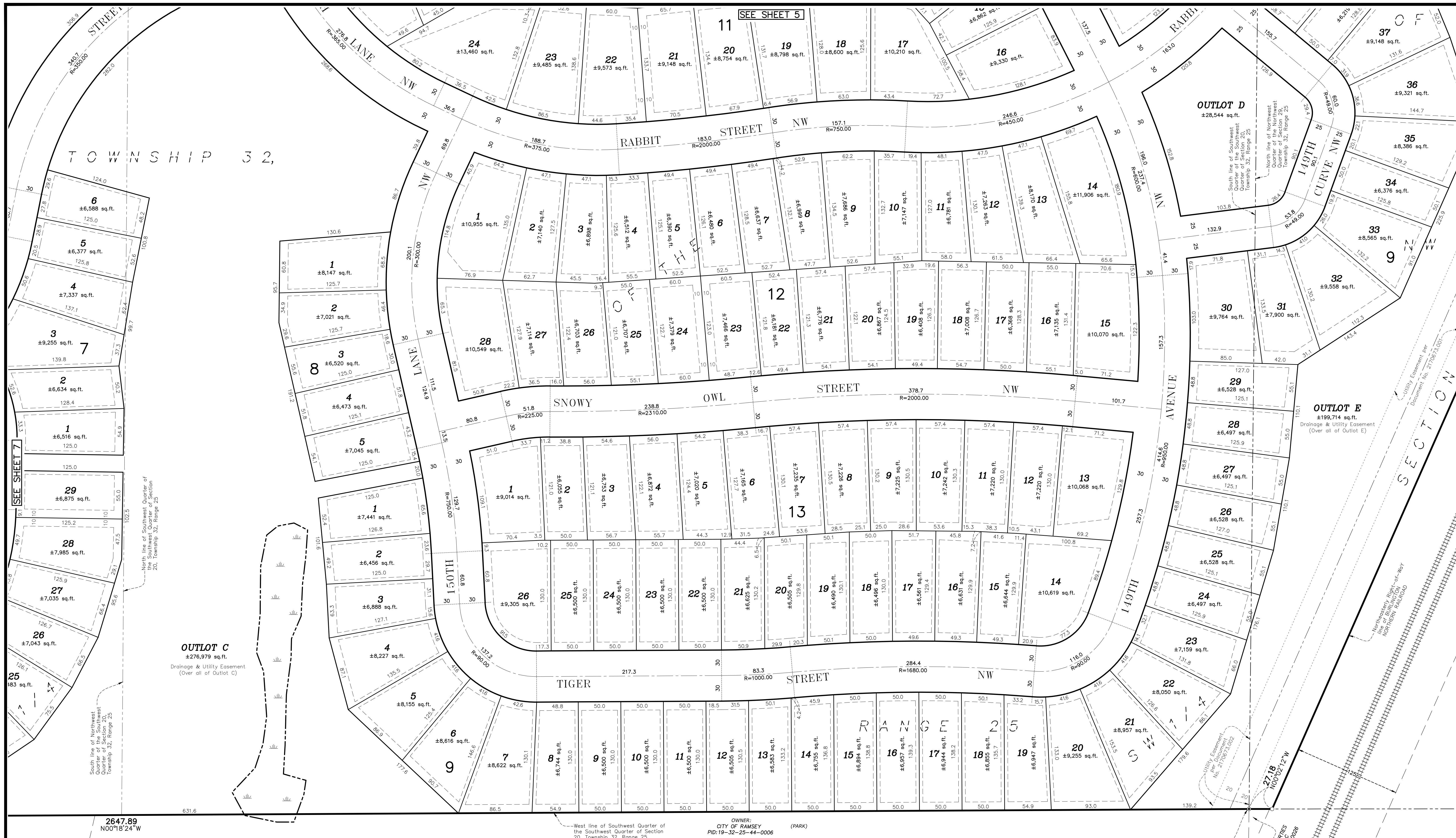
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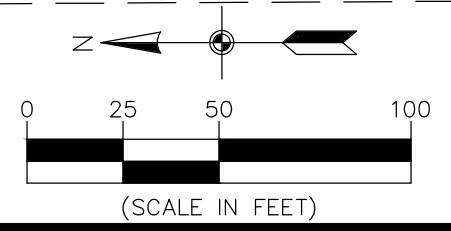
**PRELIMINARY PLAT**

[Save Date: 04/16/18] [Job# 6421 - 6440 6435 - ramsey-stn-cad-c3d-survey-6435.dwg]



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**NORTH FORK LINKS ADDITION**

OWNER: CITY OF RAMSEY (PARK)  
PID: 19-32-25-44-0006

OWNER: THE LINKS AT NORTH FORK GC LLC  
PID: 19-32-25-44-0005

Southwest corner of Southwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25, also the Northwest corner of Section 29, Township 32, Range 25

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 Ramsey, MN

**PRELIMINARY PLAT**

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NORTH FORK MOORS

ALPINE DRIVE N.W.

ALPINE DRIVE N.W.

152ND AVENUE NW

SNOWY OWL STREET NW

TIGER STREET NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

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151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

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151ST AVENUE NW

151ST AVENUE NW

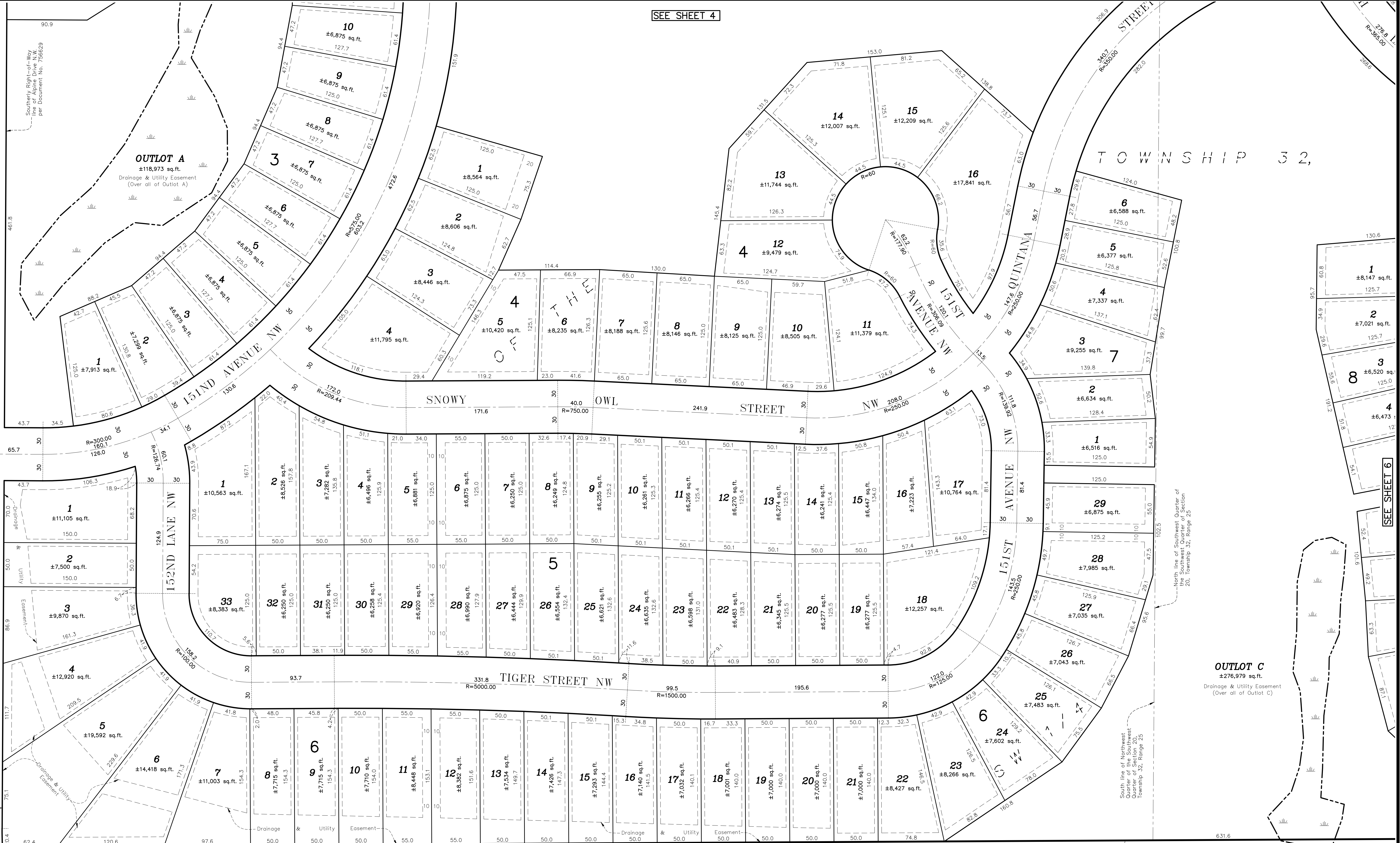
151ST AVENUE NW

151ST AVENUE NW

SEE SHEET 4

TOWNSHIP 32,

SEE SHEET 6



Northwest corner of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25 (West Quarter corner)

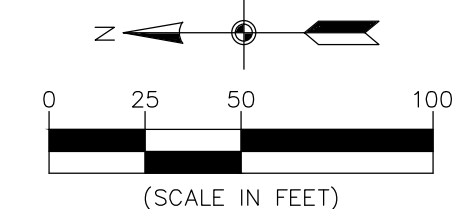
NORTH FORK

West line of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

OWNER: NORTH FORK, INC. PID:19-32-25-41-0004

LEGEND

- - Denotes Anoka County Monument
- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361



Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.

2647.89 N00°18'24"W

OUTLOT C ±276,979 sq.ft. Drainage & Utility Easement (Over all of Outlot C)



3890 Pheasant Ridge Drive NE, Suite 100, Blaine, MN 55449. Phone: (763) 489-7900, Fax: (763) 489-7959, www.carlsonmccain.com

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 Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S. Signature: [Signature] Date: 03/08/2017 License #: 40361

DRAWN BY: JAB ISSUE DATE: 03/08/2017 FILE NO: 1308

Revisions: 1. 5/24/2017-Per City Comments 2. 6/23/2017-Per City Comments 3. 3/26/2018-Layout Change 4. 4/13/2018-Revise Street Names

RIVERSTONE DEVELOPMENT, LLC 14015 Sunfish Lake B, Suite 400 Ramsey, MN, 55303

RIVERSTONE Ramsey, MN

PRELIMINARY PLAT

7 of 16

Save Date: 04/16/18 | 1:30pm 6421 - 6440 6435 - ramsey-stor-cad-c3d-survey-6435.dwg

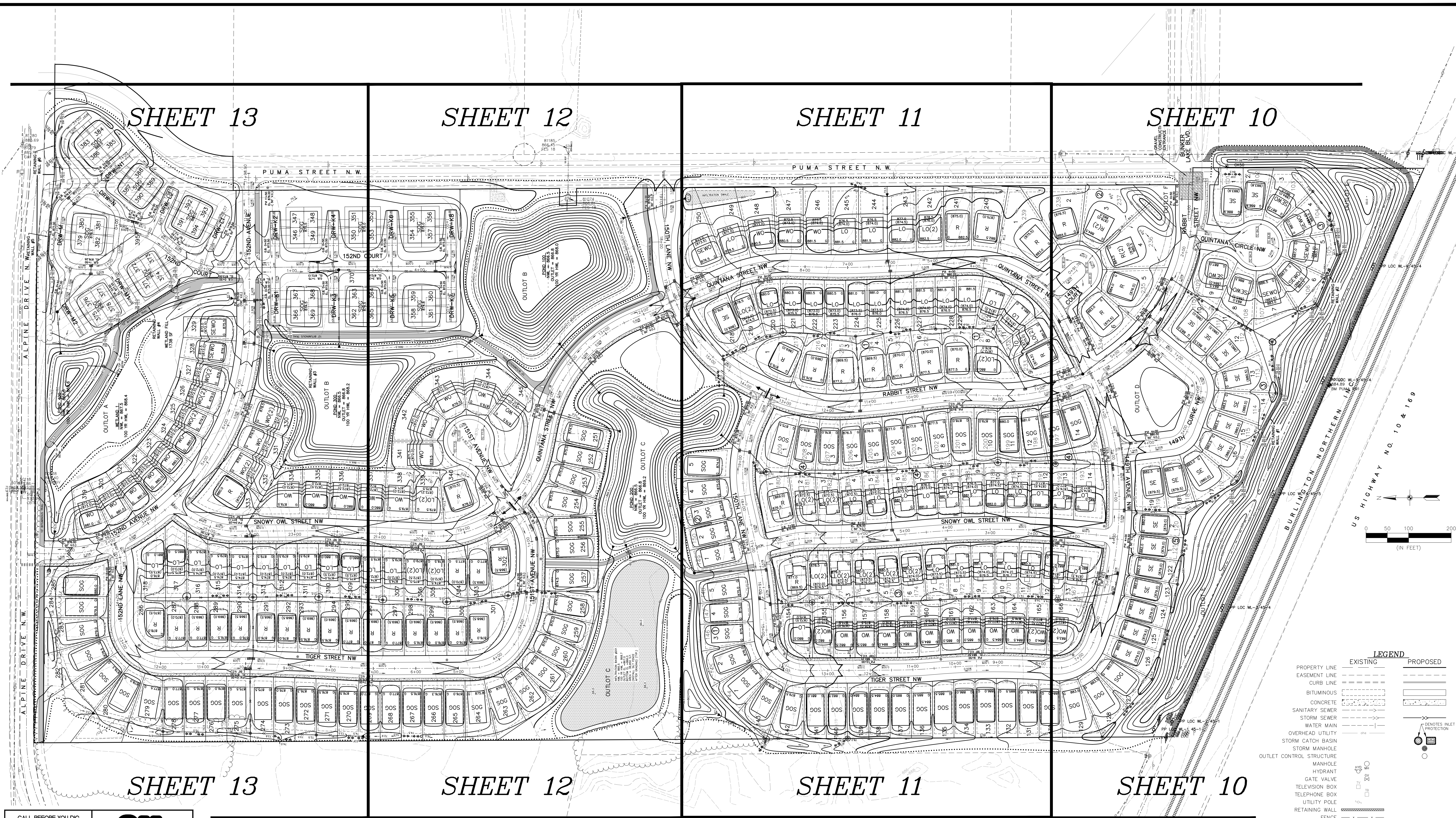


SHEET 13

SHEET 12

SHEET 11

SHEET 10

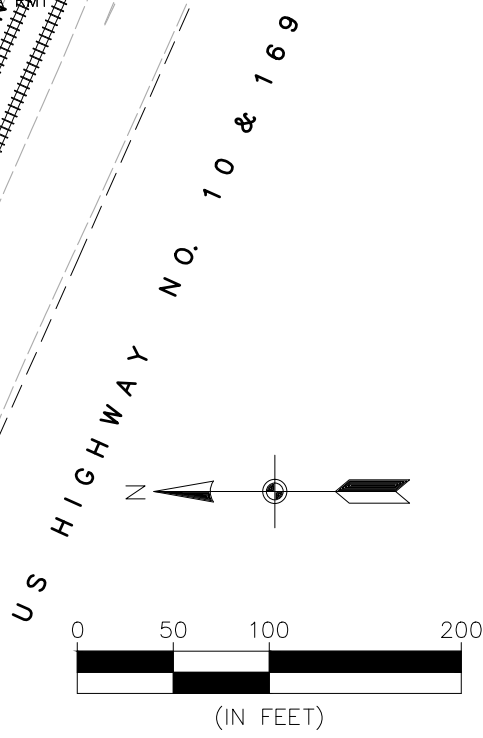


SHEET 13

SHEET 12

SHEET 11

SHEET 10



LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
CURB LINE	---
BITUMINOUS	---
CONCRETE	---
SANITARY SEWER	---
STORM SEWER	---
WATER MAIN	---
OVERHEAD UTILITY	---
STORM CATCH BASIN	---
STORM MANHOLE	---
OUTLET CONTROL STRUCTURE	---
MANHOLE	---
HYDRANT	---
GATE VALVE	---
TELEVISION BOX	---
TELEPHONE BOX	---
UTILITY POLE	---
RETAINING WALL	---
FENCE	---
10' CONTOUR	---
2' CONTOUR	---
FEMA FLOOD PLAIN	---
WETLAND LINE	---
SPOT ELEVATION	---
EMERGENCY OVERTOP	---
SILT FENCE	---
TREE FENCE	---
GRADING LIMITS	---
TREELINE	---
SOIL BORING	---

**WETLAND SUMMARY**  
 WETLAND FILL = 1738 SF  
 NOTE: WETLAND FILL TOTAL IS LESS THAN THE DEMINIMUM AMOUNT; NO WETLAND REPLACEMENT WILL BE REQUIRED

CALL BEFORE YOU DIG

Know what's below.  
Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

**Carlson McCain**

- environmental
- engineering
- surveying

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 Fax: (763) 489-7959  
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Print Name: Brian J. Krystofiak, P.E.  
 Signature: *Brian J. Krystofiak*  
 Date: 3/08/17 License #: 25063

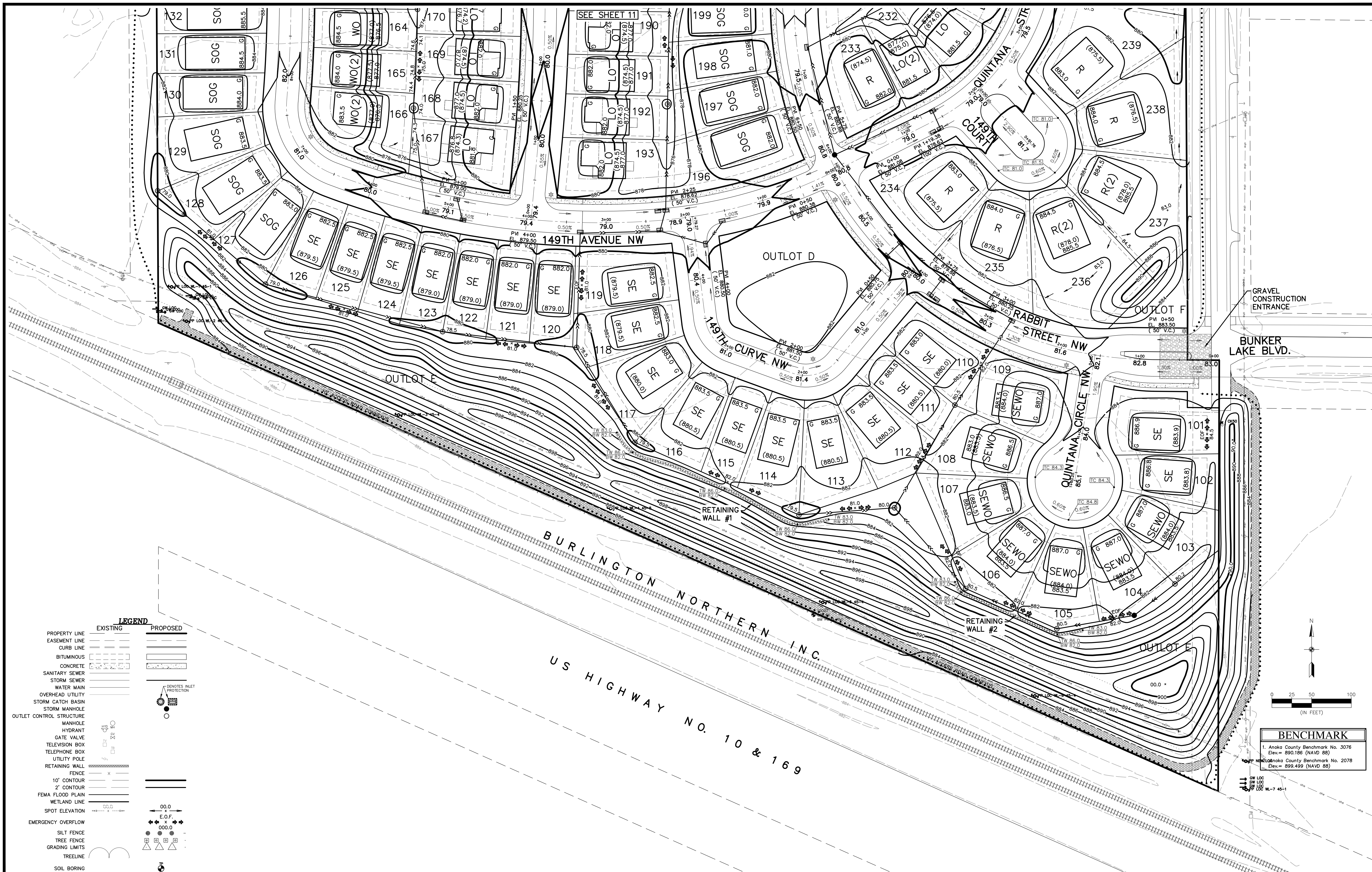
Drawn: LC  
 Designed: BJK  
 Date: 3/08/17

Revisions:  
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 3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail

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 14015 Sunfish Lake B, Suite 400  
 Ramsey, MN 55303

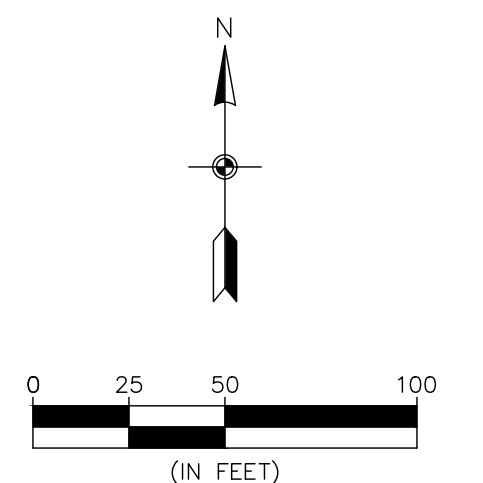
**RIVERSTONE**  
 Ramsey, MN

**GRADING INDEX**



GRAVEL CONSTRUCTION ENTRANCE

BUNKER LAKE BLVD.



**BENCHMARK**  
 1. Anoka County Benchmark No. 3076  
 Elev. = 890.186 (NAVD 88)  
 2. Nicollet County Benchmark No. 2078  
 Elev. = 899.499 (NAVD 88)

**LEGEND**

	EXISTING	PROPOSED
PROPERTY LINE	[Symbol]	[Symbol]
EASEMENT LINE	[Symbol]	[Symbol]
CURB LINE	[Symbol]	[Symbol]
BITUMINOUS	[Symbol]	[Symbol]
CONCRETE	[Symbol]	[Symbol]
SANITARY SEWER	[Symbol]	[Symbol]
STORM SEWER	[Symbol]	[Symbol]
WATER MAIN	[Symbol]	[Symbol]
OVERHEAD UTILITY	[Symbol]	[Symbol]
STORM CATCH BASIN	[Symbol]	[Symbol]
STORM MANHOLE	[Symbol]	[Symbol]
OUTLET CONTROL STRUCTURE	[Symbol]	[Symbol]
MANHOLE	[Symbol]	[Symbol]
HYDRANT	[Symbol]	[Symbol]
GATE VALVE	[Symbol]	[Symbol]
TELEVISION BOX	[Symbol]	[Symbol]
TELEPHONE BOX	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
RETAINING WALL	[Symbol]	[Symbol]
FENCE	[Symbol]	[Symbol]
10' CONTOUR	[Symbol]	[Symbol]
2' CONTOUR	[Symbol]	[Symbol]
FEMA FLOOD PLAIN	[Symbol]	[Symbol]
WETLAND LINE	[Symbol]	[Symbol]
SPOT ELEVATION	[Symbol]	[Symbol]
EMERGENCY OVERFLOW	[Symbol]	[Symbol]
SILT FENCE	[Symbol]	[Symbol]
TREE FENCE	[Symbol]	[Symbol]
GRADING LIMITS	[Symbol]	[Symbol]
TREELINE	[Symbol]	[Symbol]
SOIL BORING	[Symbol]	[Symbol]

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 Signature: [Signature]  
 Date: 3/08/17 License #: 25063

Drawn: LC  
 Designed: BJK  
 Date: 3/08/17

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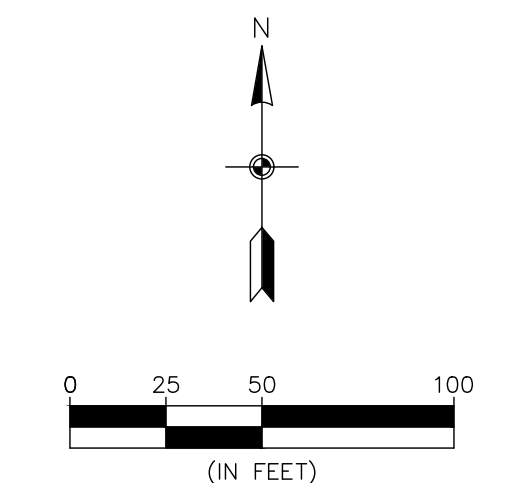
**RIVERSTONE**  
 Ramsey, MN

**PRELIMINARY GRADING & EROSION CONTROL PLAN**



**LEGEND**

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
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TREE FENCE	---	---
GRADING LIMITS	---	---
TREELINE	---	---
SOIL BORING	---	---



**BENCHMARK**

- Anoka County Benchmark No. 3076  
Elev = 890.186 (NAVD 88)
- Anoka County Benchmark No. 2078  
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Date: 3/08/17 License #: 25063

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Revisions:

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- 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail

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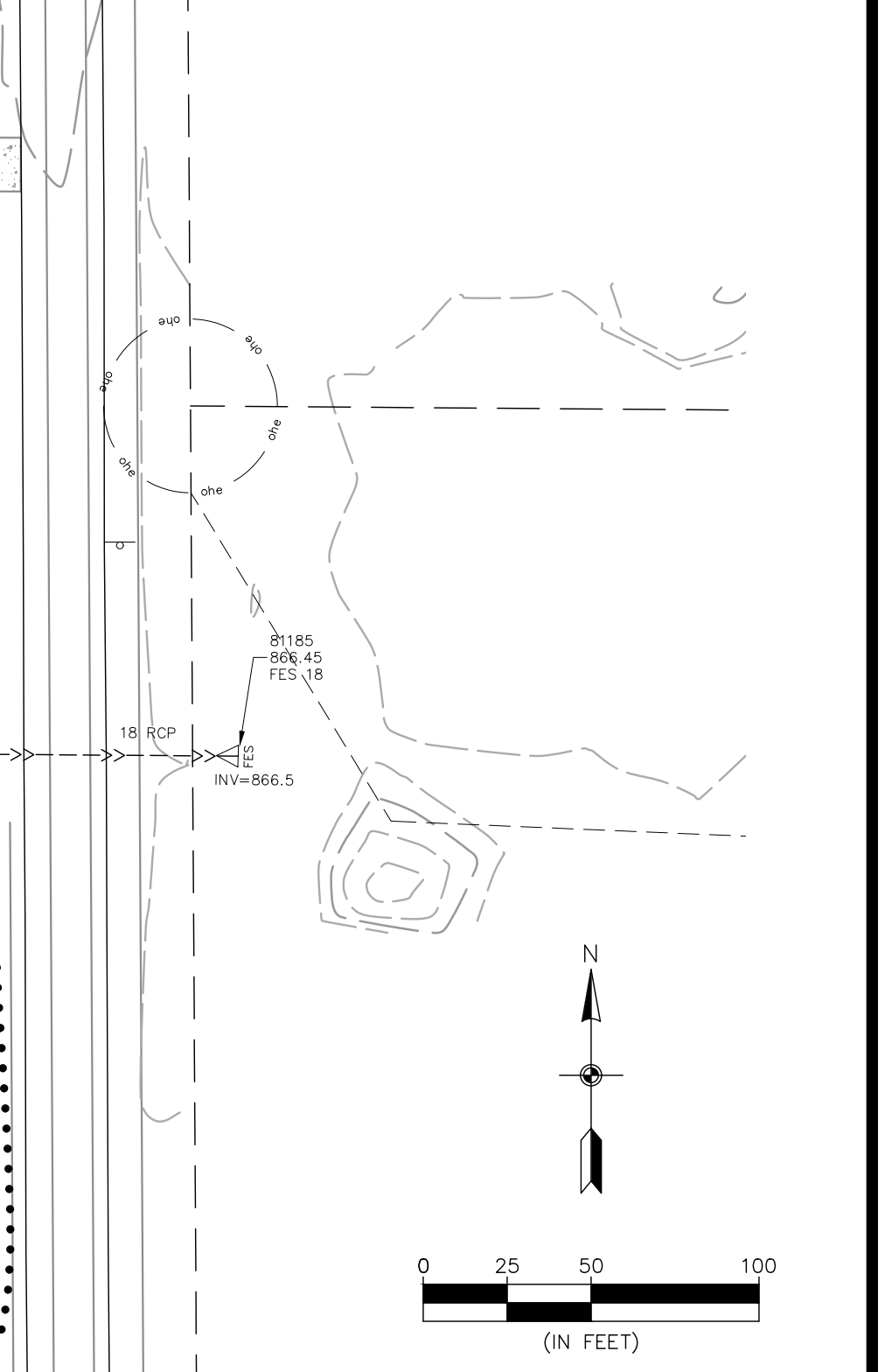
**RIVERSTONE**  
Ramsey, MN

**PRELIMINARY GRADING & EROSION CONTROL PLAN**



**LEGEND**

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
CURB LINE	CURB LINE
BITUMINOUS	BITUMINOUS
CONCRETE	CONCRETE
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
WATER MAIN	WATER MAIN
OVERHEAD UTILITY	OVERHEAD UTILITY
STORM CATCH BASIN	STORM CATCH BASIN
STORM MANHOLE	STORM MANHOLE
OUTLET CONTROL STRUCTURE	OUTLET CONTROL STRUCTURE
MANHOLE	MANHOLE
HYDRANT	HYDRANT
GATE VALVE	GATE VALVE
TELEVISION BOX	TELEVISION BOX
TELEPHONE BOX	TELEPHONE BOX
UTILITY POLE	UTILITY POLE
RETAINING WALL	RETAINING WALL
FENCE	FENCE
10' CONTOUR	10' CONTOUR
2' CONTOUR	2' CONTOUR
FEMA FLOOD PLAN	FEMA FLOOD PLAN
WETLAND LINE	WETLAND LINE
SPOT ELEVATION	SPOT ELEVATION
EMERGENCY OVERFLOW	EMERGENCY OVERFLOW
SILT FENCE	SILT FENCE
TREE FENCE	TREE FENCE
GRADING LIMITS	GRADING LIMITS
TREELINE	TREELINE
SOIL BORING	SOIL BORING



**BENCHMARK**

1. Anoka County Benchmark No. 3076 Elev. = 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078 Elev. = 899.499 (NAVD 88)

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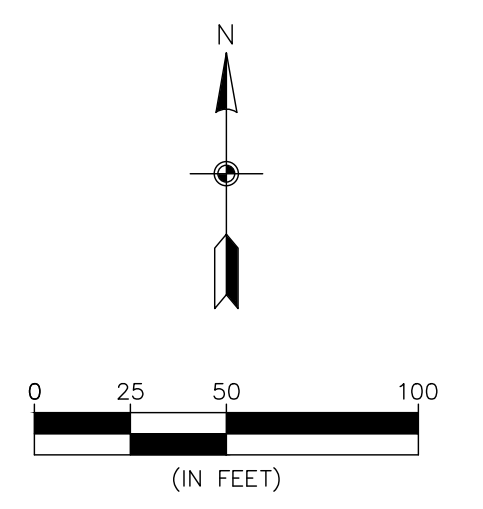
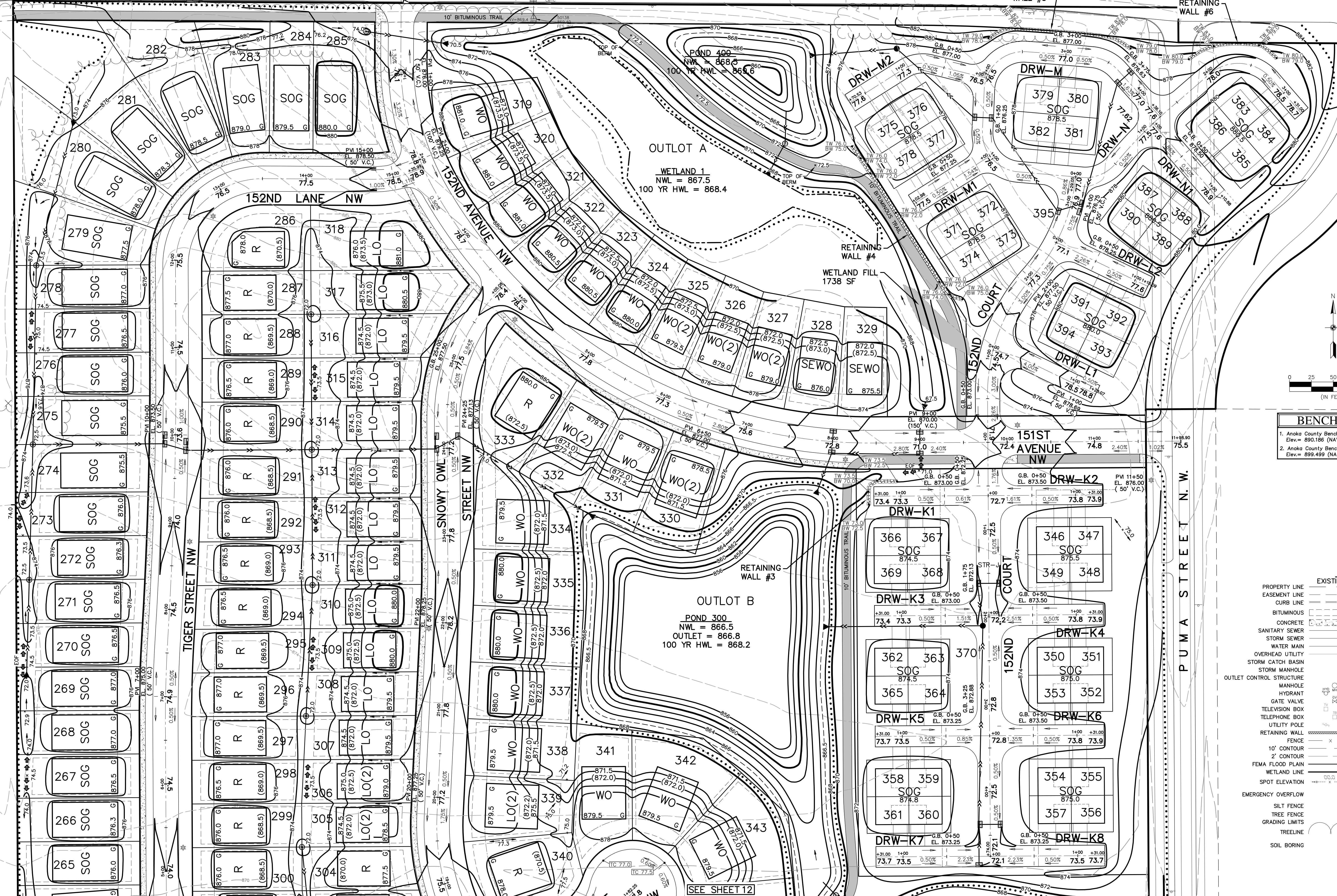
**RIVERSTONE**  
 Ramsey, MN

**PRELIMINARY GRADING & EROSION CONTROL PLAN**

ALPINE DRIVE N.W.

ALPINE DRIVE N.W. RETAINING WALL #5

RETAINING WALL #6



BENCHMARK	
1.	Anoka County Benchmark No. 3076 Elev. = 890.186 (NAVD 88)
2.	Anoka County Benchmark No. 2078 Elev. = 899.499 (NAVD 88)

	LEGEND	
	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
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TRELINE	---	---
SOIL BORING	---	---

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 Date: 3/08/17 License #: 25063

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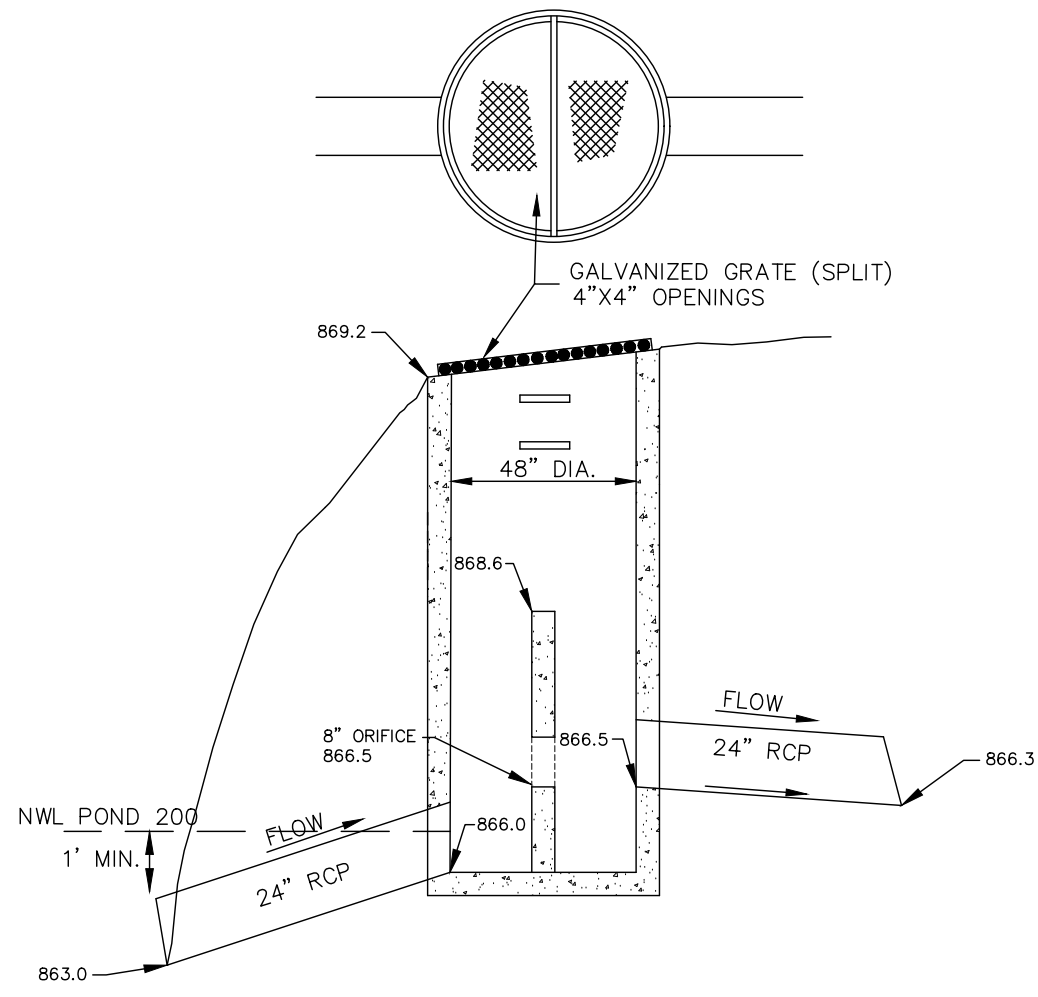
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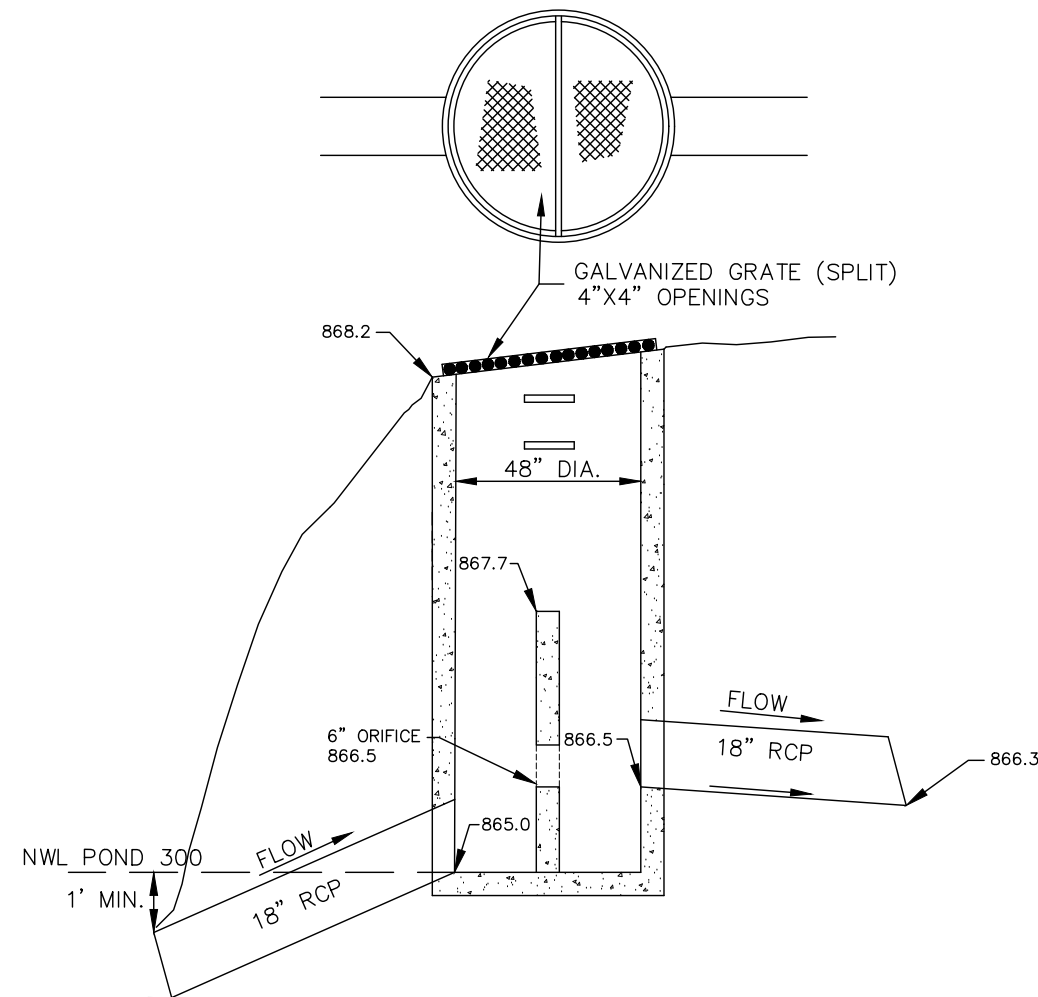
RIVERSTONE  
 Ramsey, MN

PRELIMINARY GRADING  
 & EROSION CONTROL PLAN

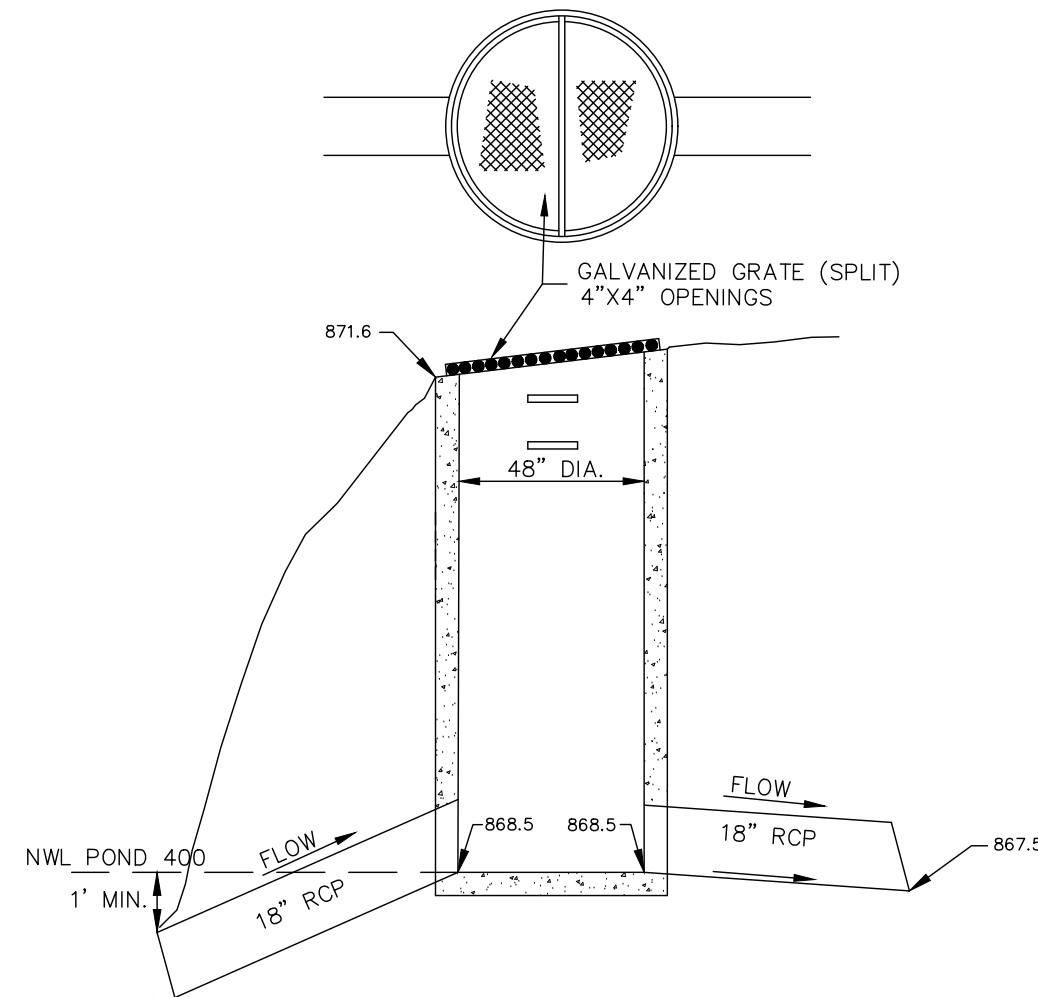
**OUTLET CONTROL STRUCTURE POND 200**



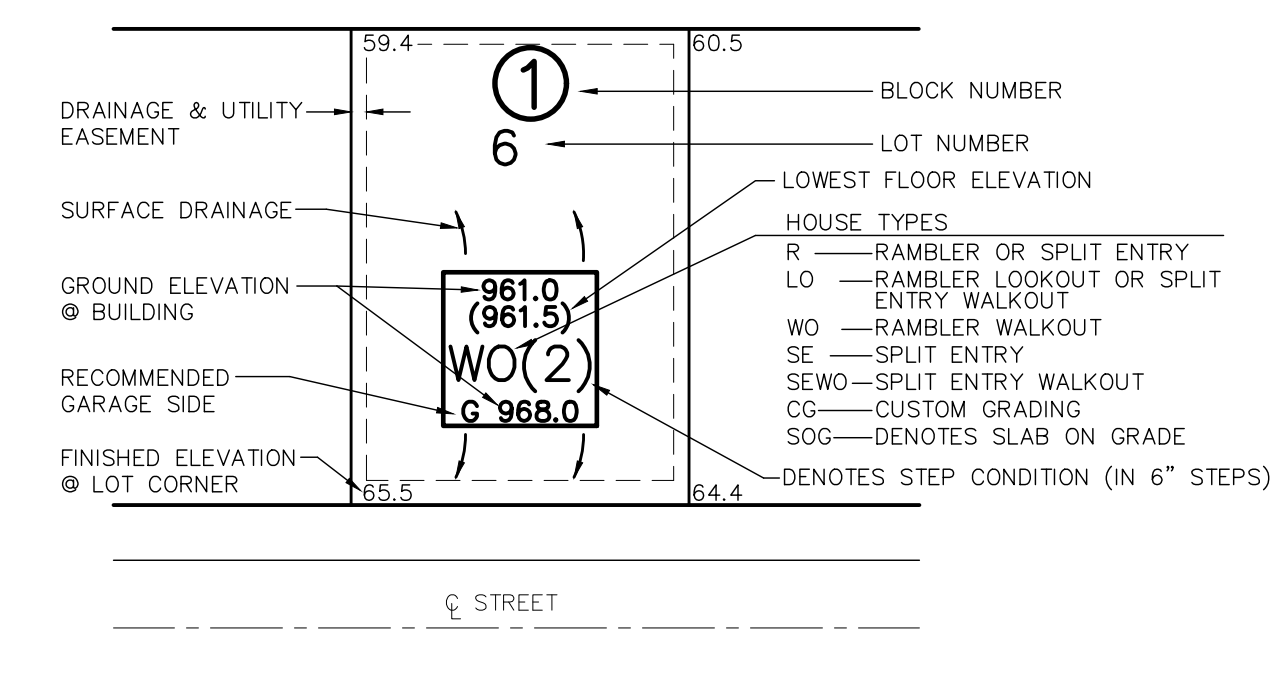
**OUTLET CONTROL STRUCTURE POND 300**



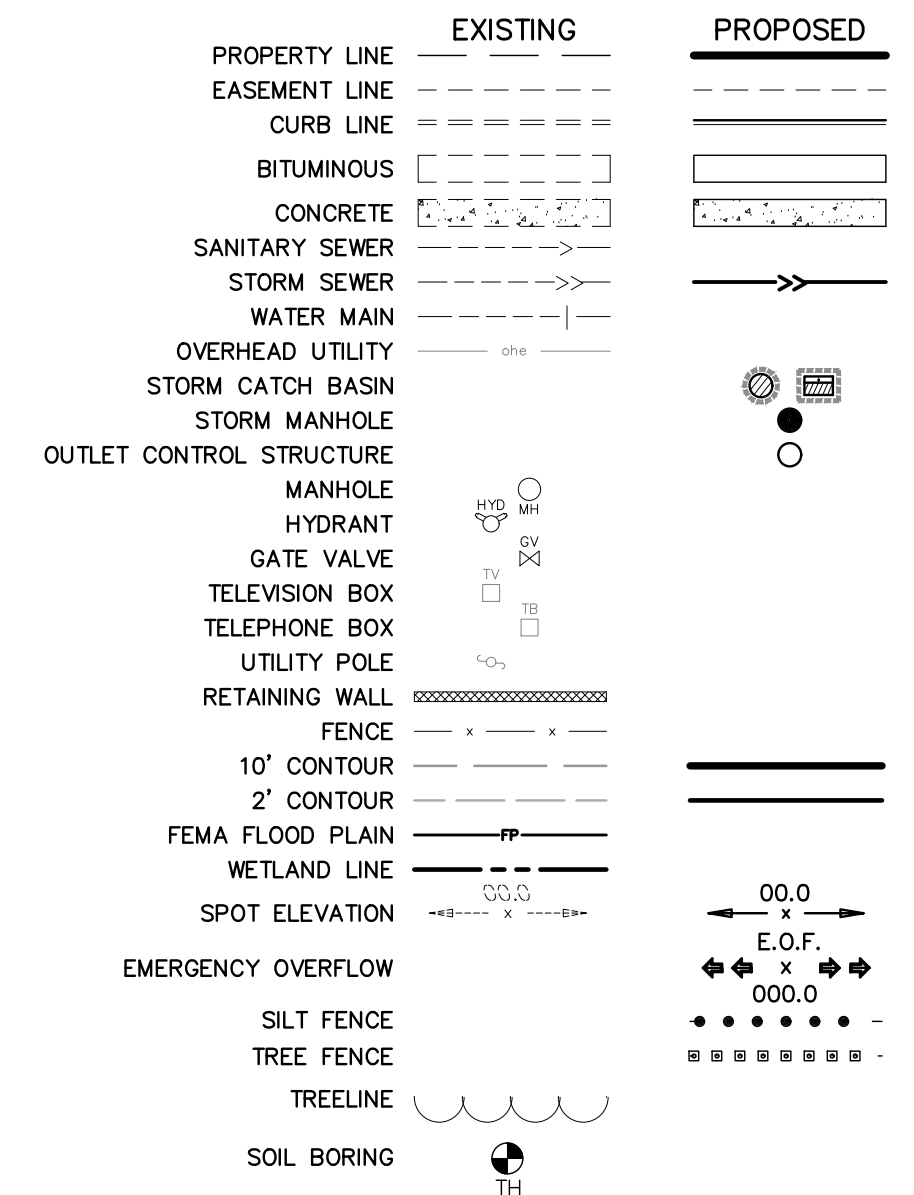
**OUTLET CONTROL STRUCTURE POND 400**



**GRADING PLAN LOT KEY**

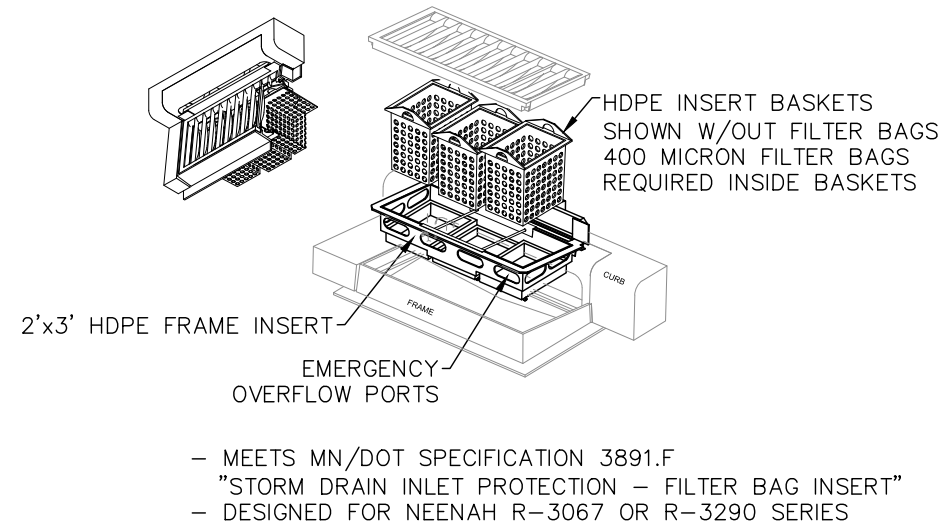


**LEGEND**



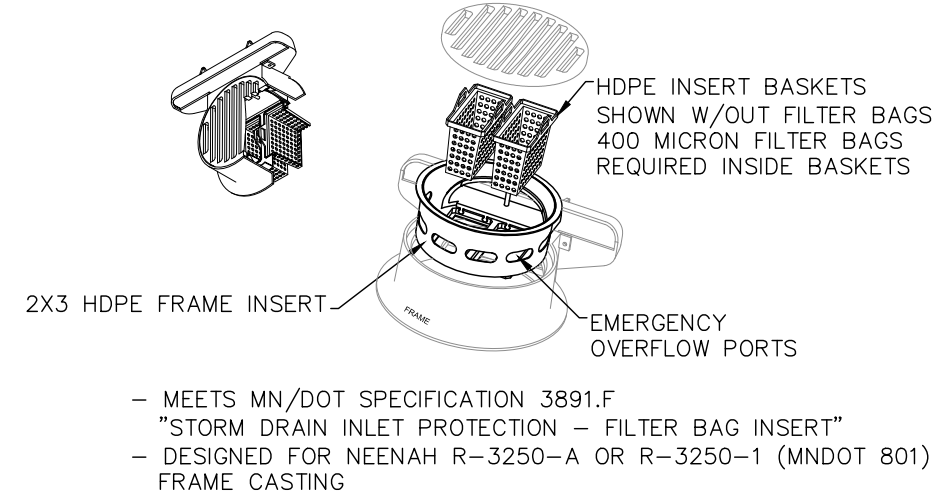
**INFRA SAFE - 2'x3' DEBRIS COLLECTION DEVICE**

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



**INFRA SAFE - 27" DEBRIS COLLECTION DEVICE**

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



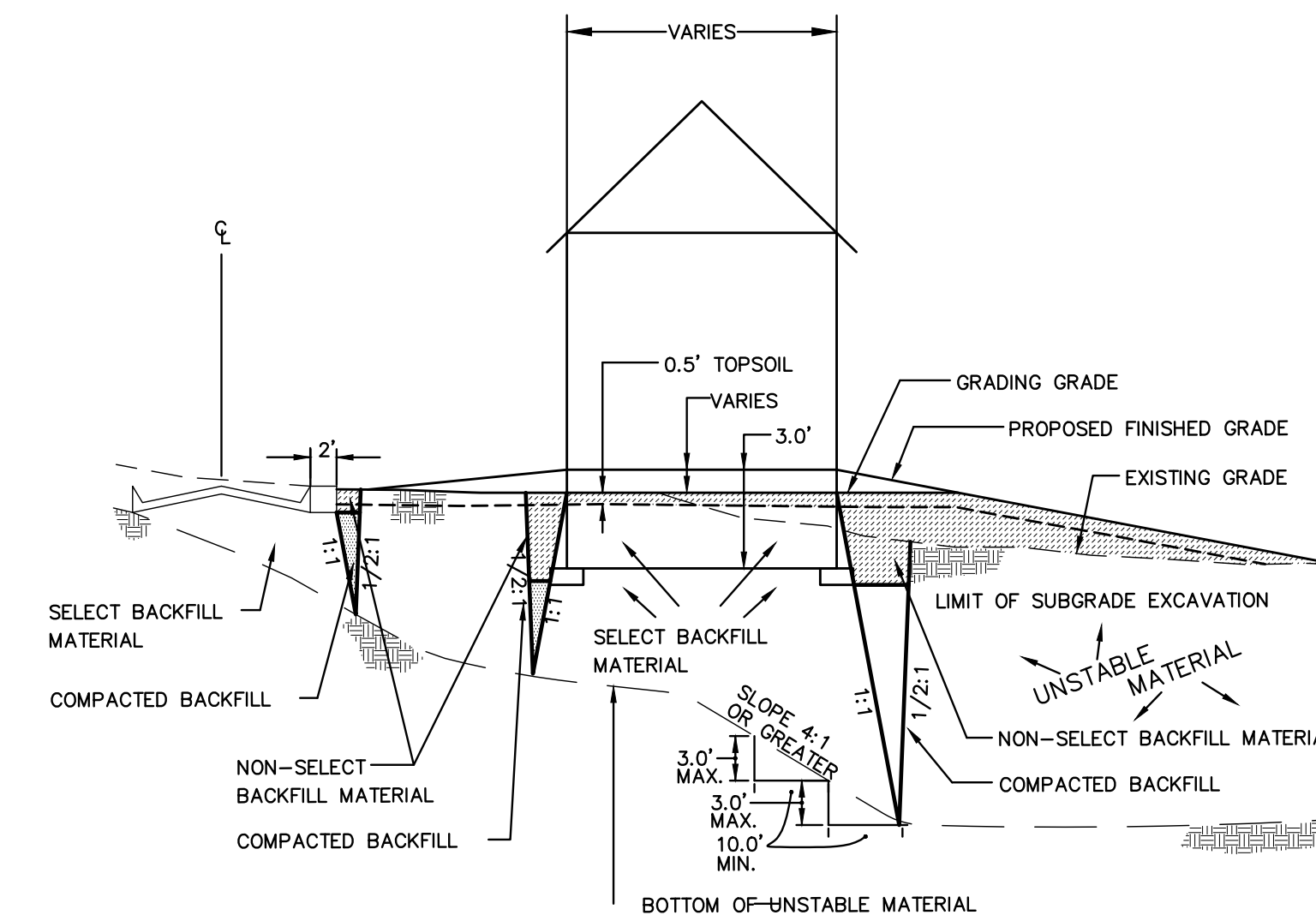
**TABLE A  
MODIFIED CLASS 5  
SPECIFICATIONS**

% 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

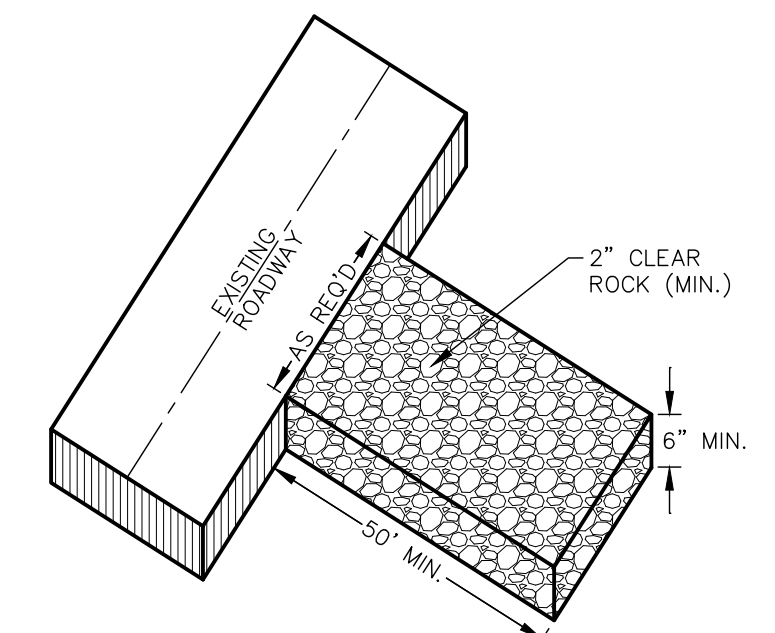
NOTES:  
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.  
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE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

APPROVED: 2 - 2003  
City of RAMSEY  
CITY PLATE No. STR-26  
STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS

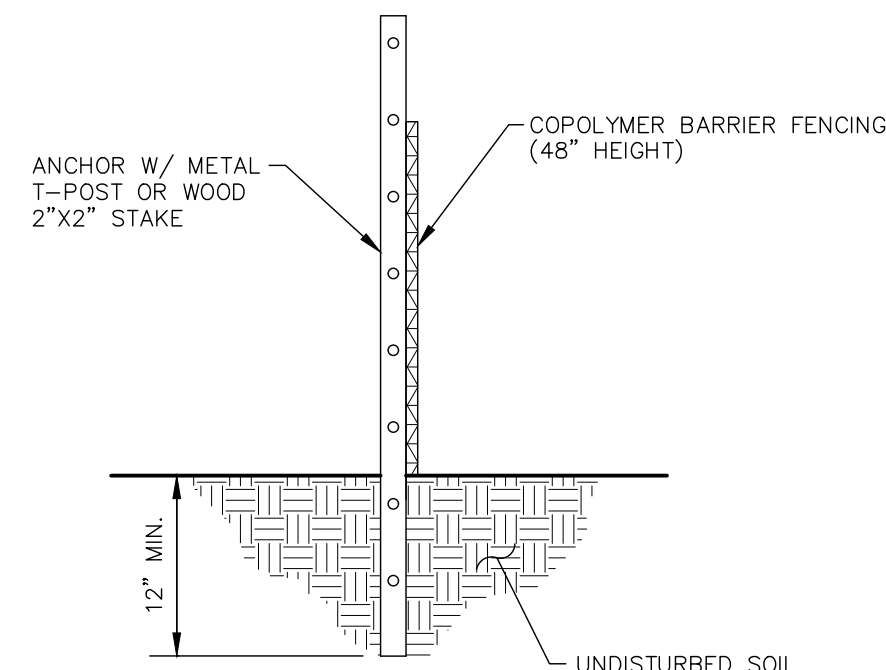
**SUBGRADE CORRECTION**



**ROCK CONSTRUCTION ENTRANCE**

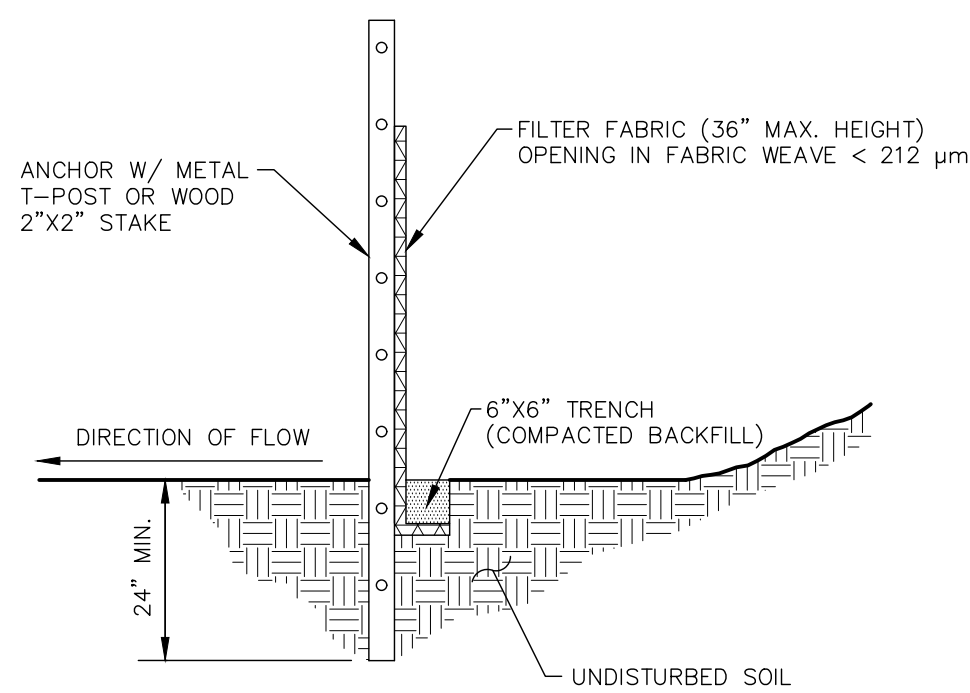


**TREE FENCE**



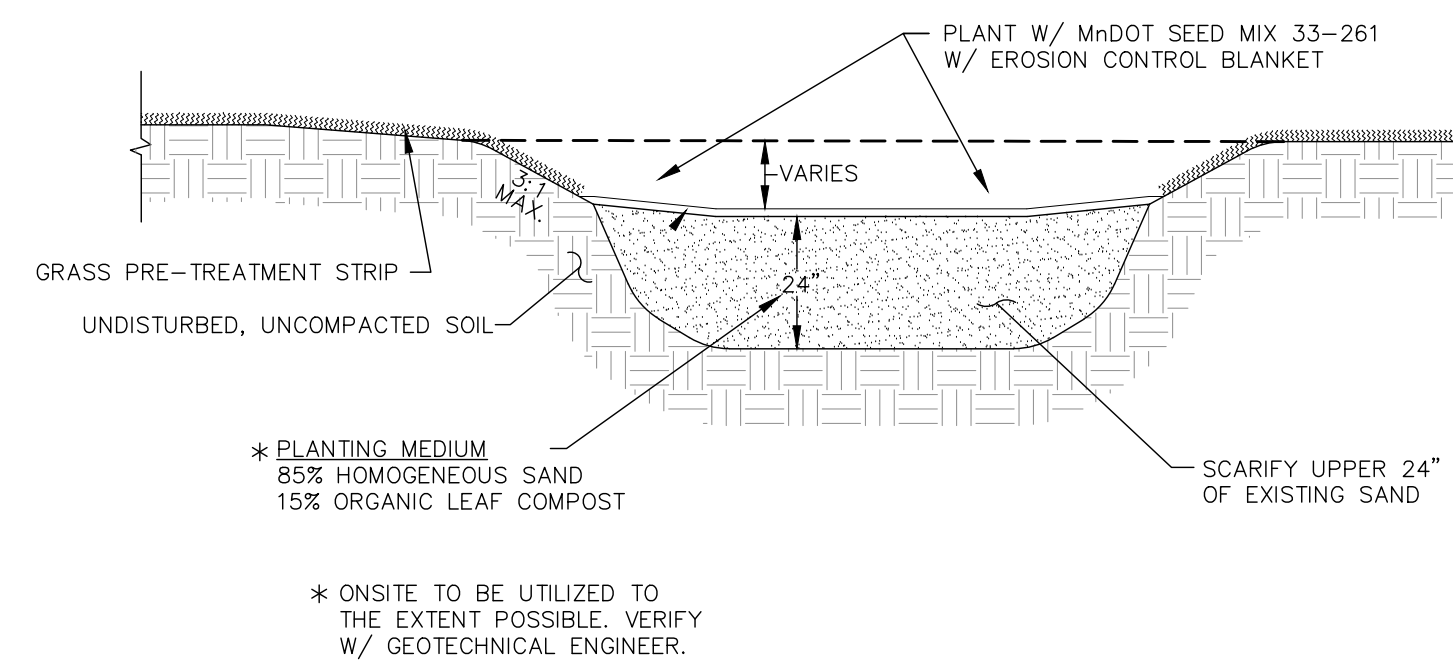
- NOTES:  
1. TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.  
2. ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.  
3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.  
4. SEE MNDOT SPECIFICATION 2572.

**SILT FENCE**

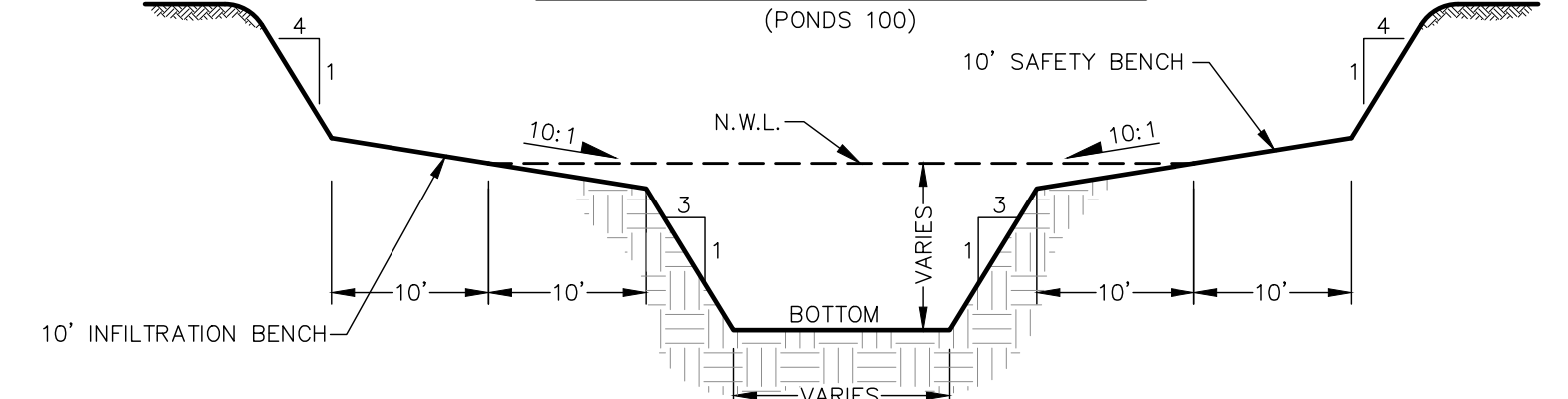


- NOTES:  
1. DIG A 6"x6" TRENCH ALONG THE INTENDED SILT FENCE LINE.  
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.  
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.  
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"x6" TRENCH.  
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.  
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

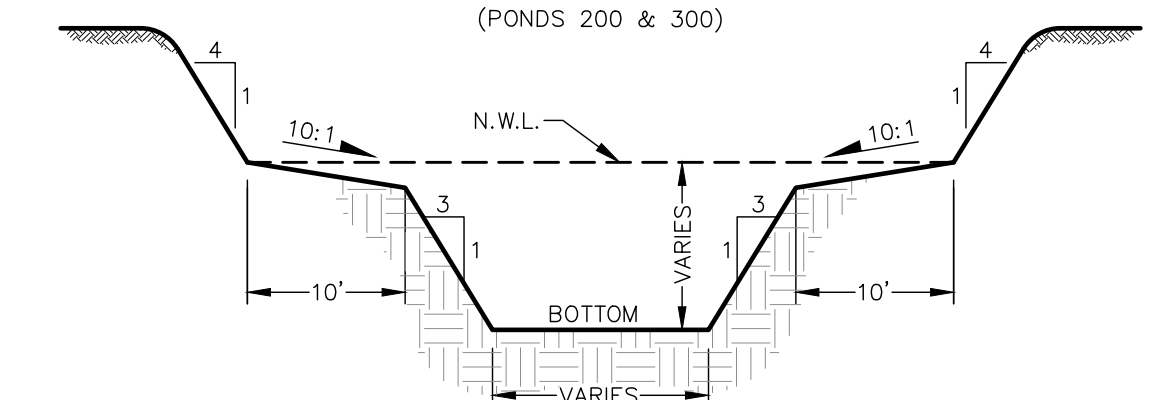
**INFILTRATION BASIN**



**TYPICAL POND SECTION (PONDS 100)**



**TYPICAL POND SECTION (PONDS 200 & 300)**



**TURF ESTABLISHMENT**

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

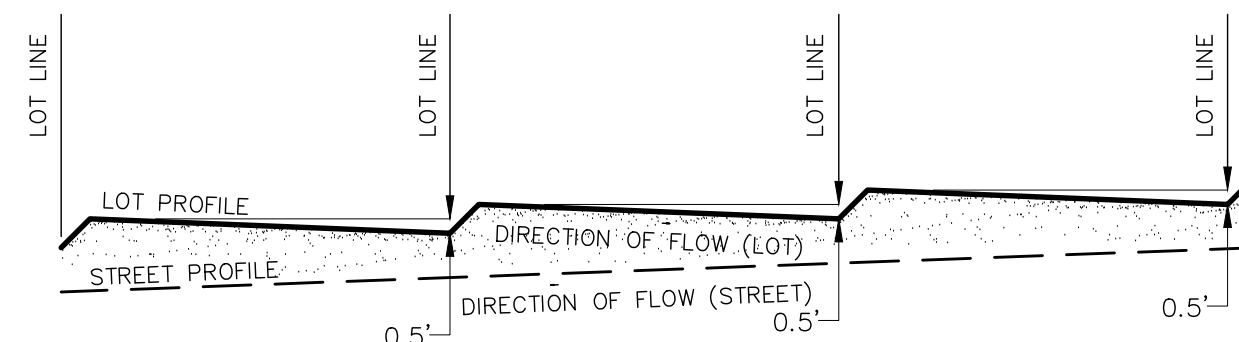
SEED: MNDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

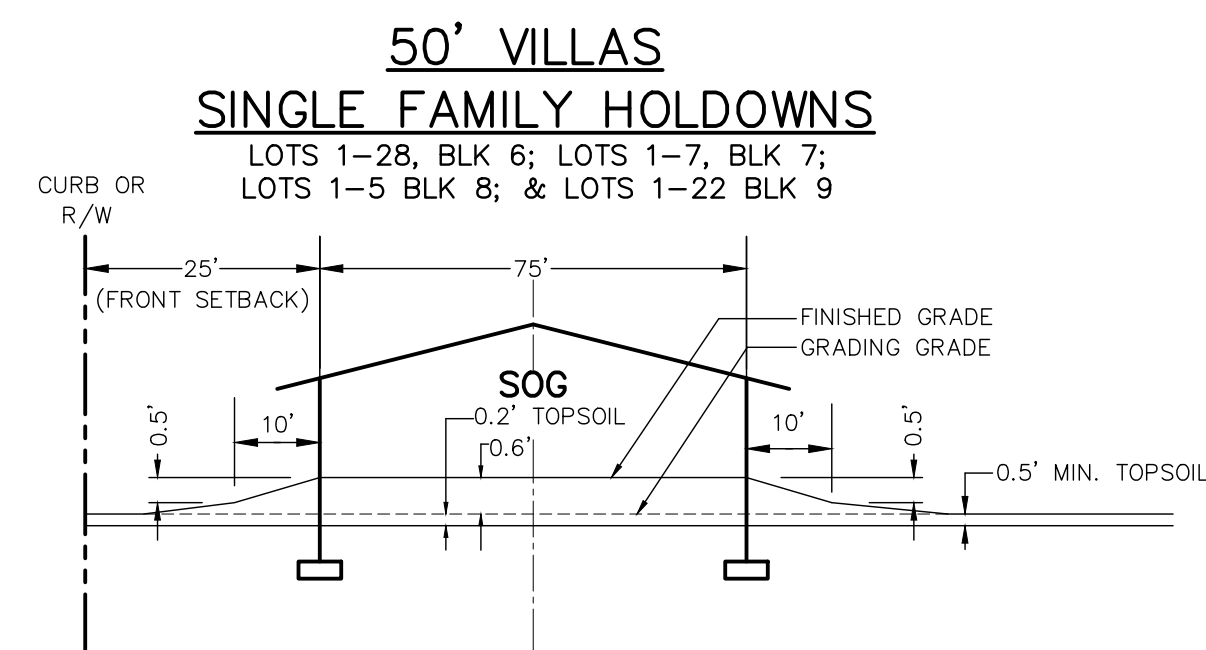
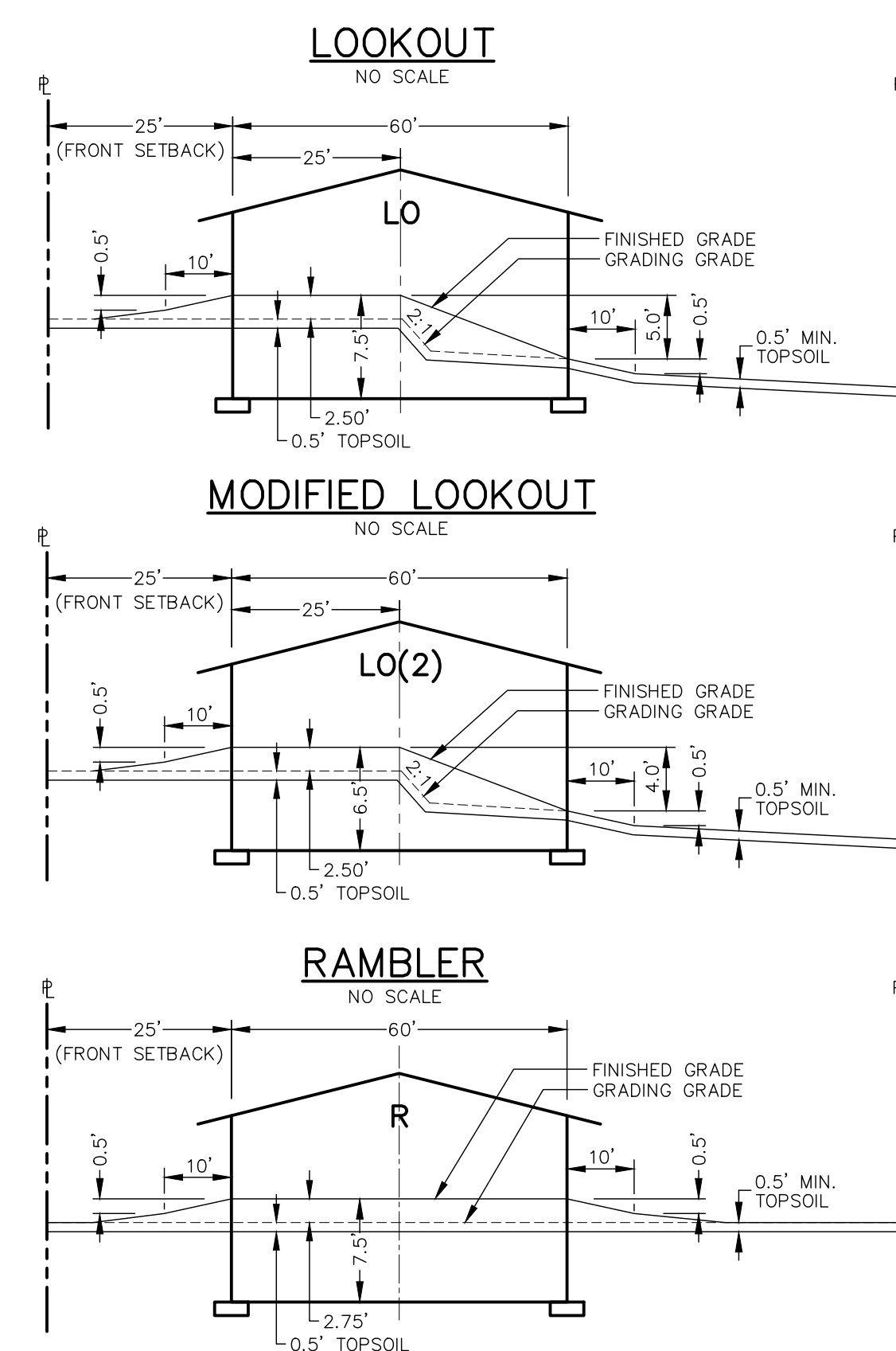
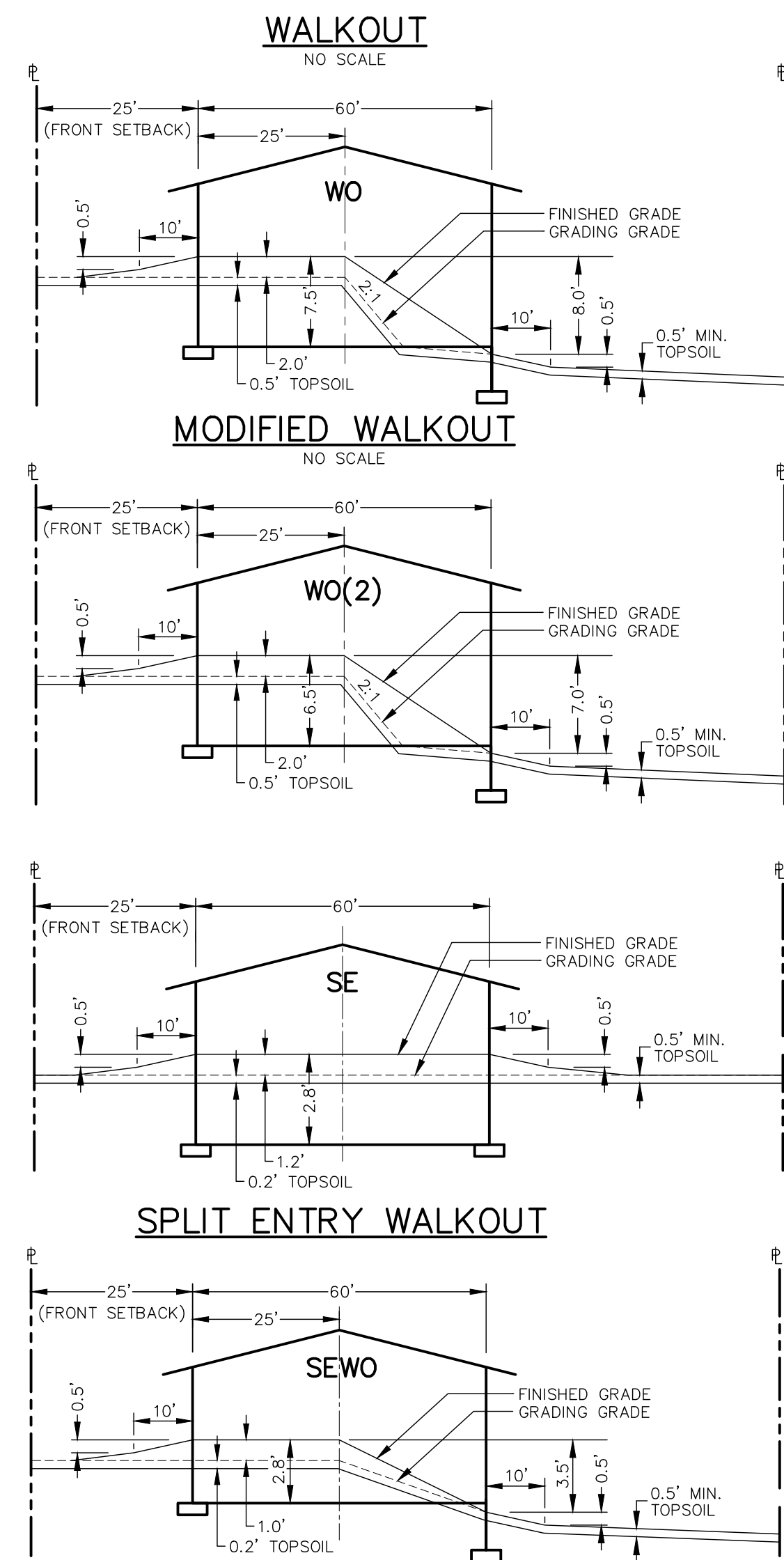
MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

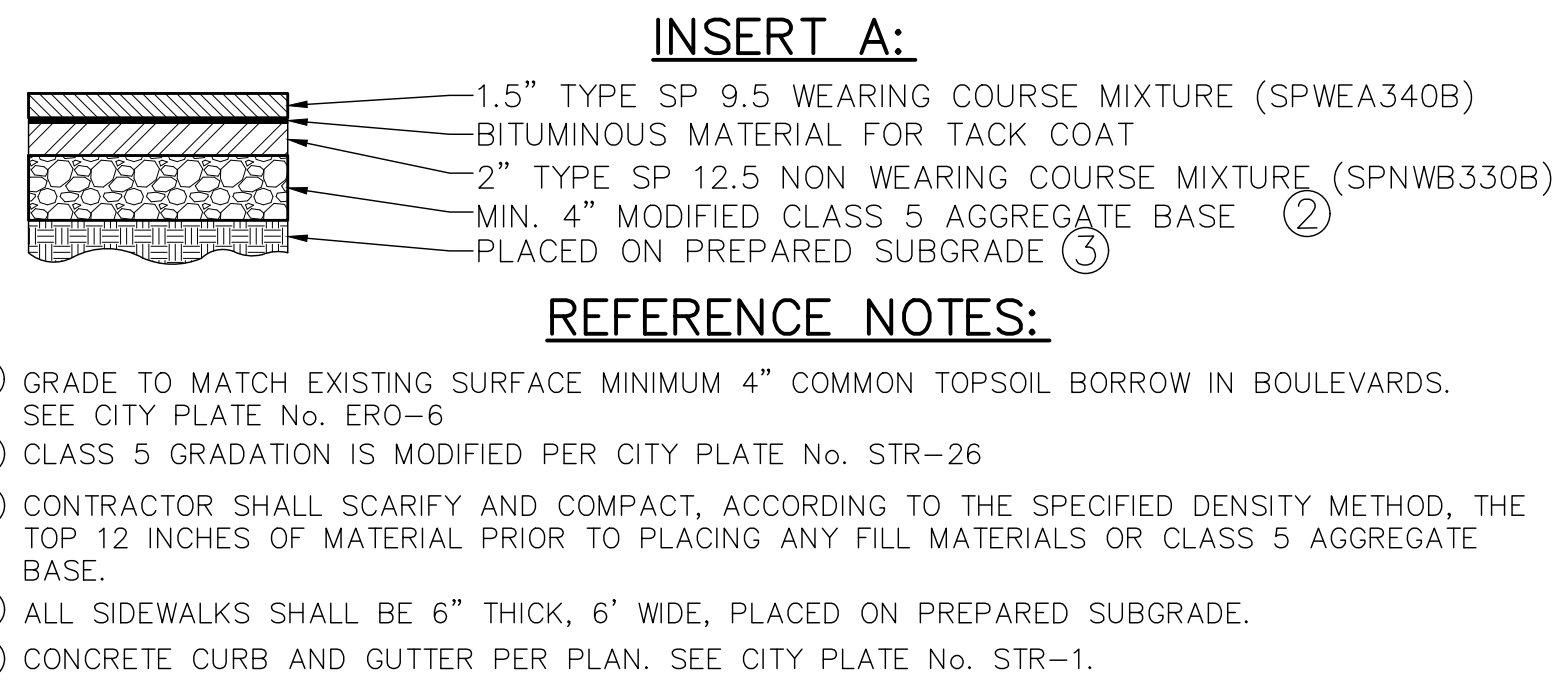
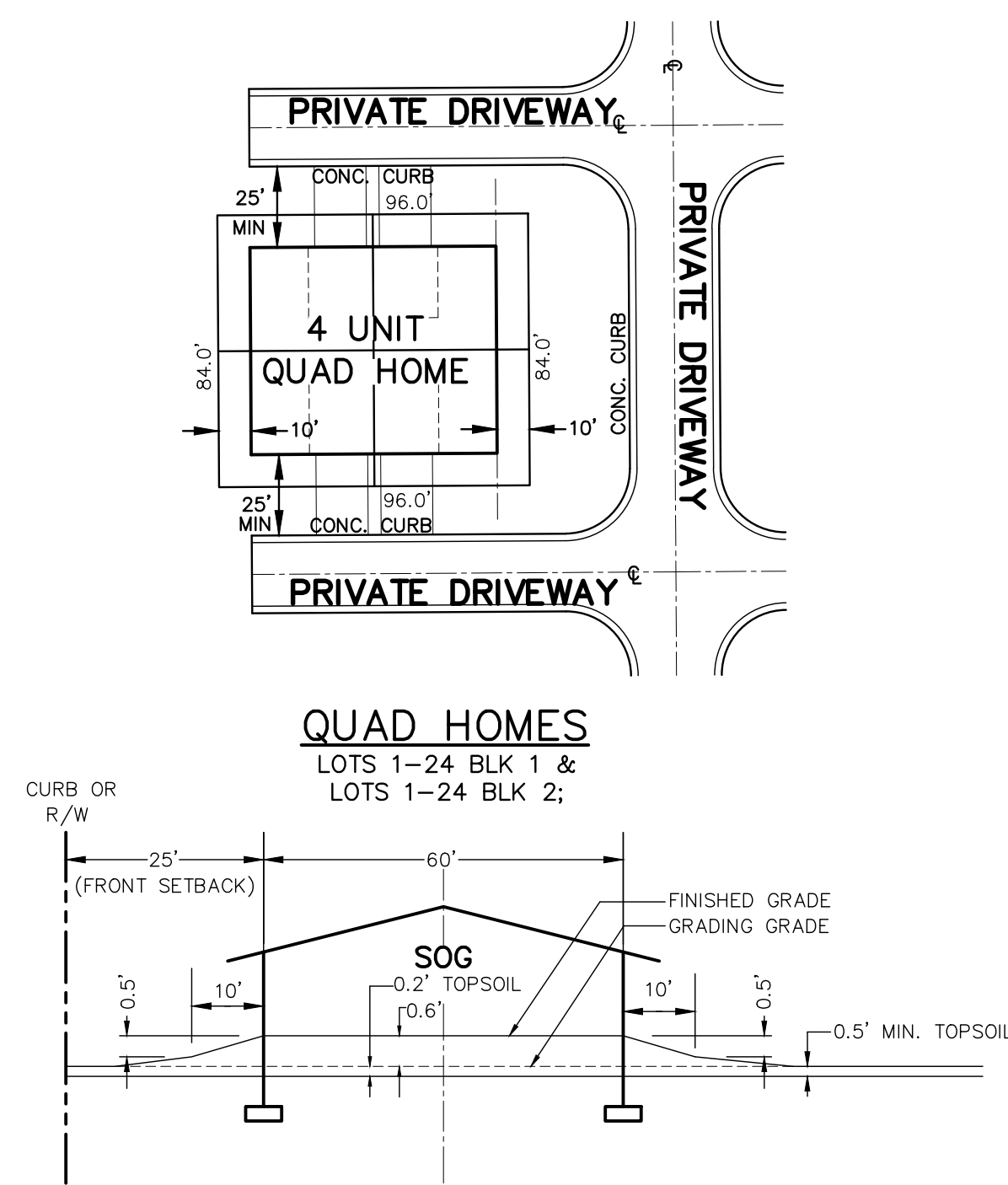
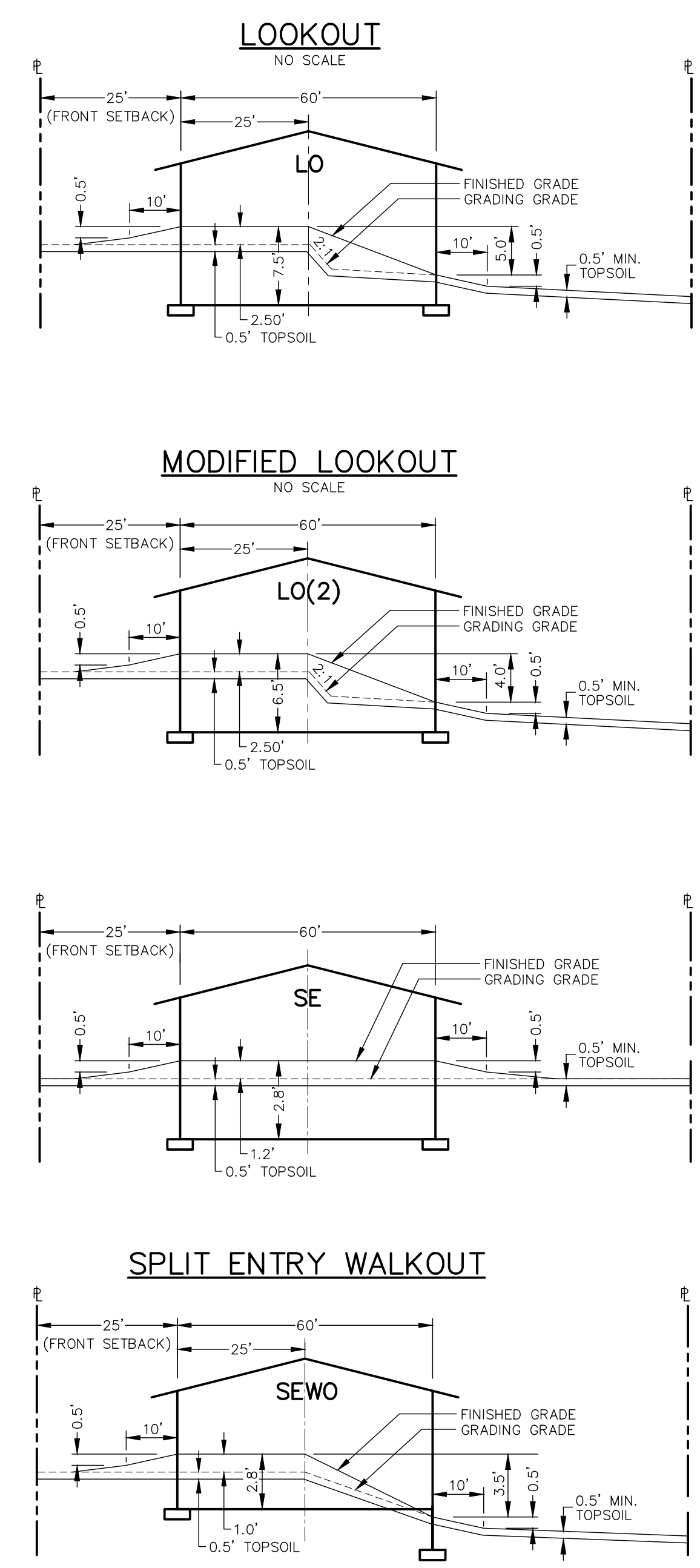
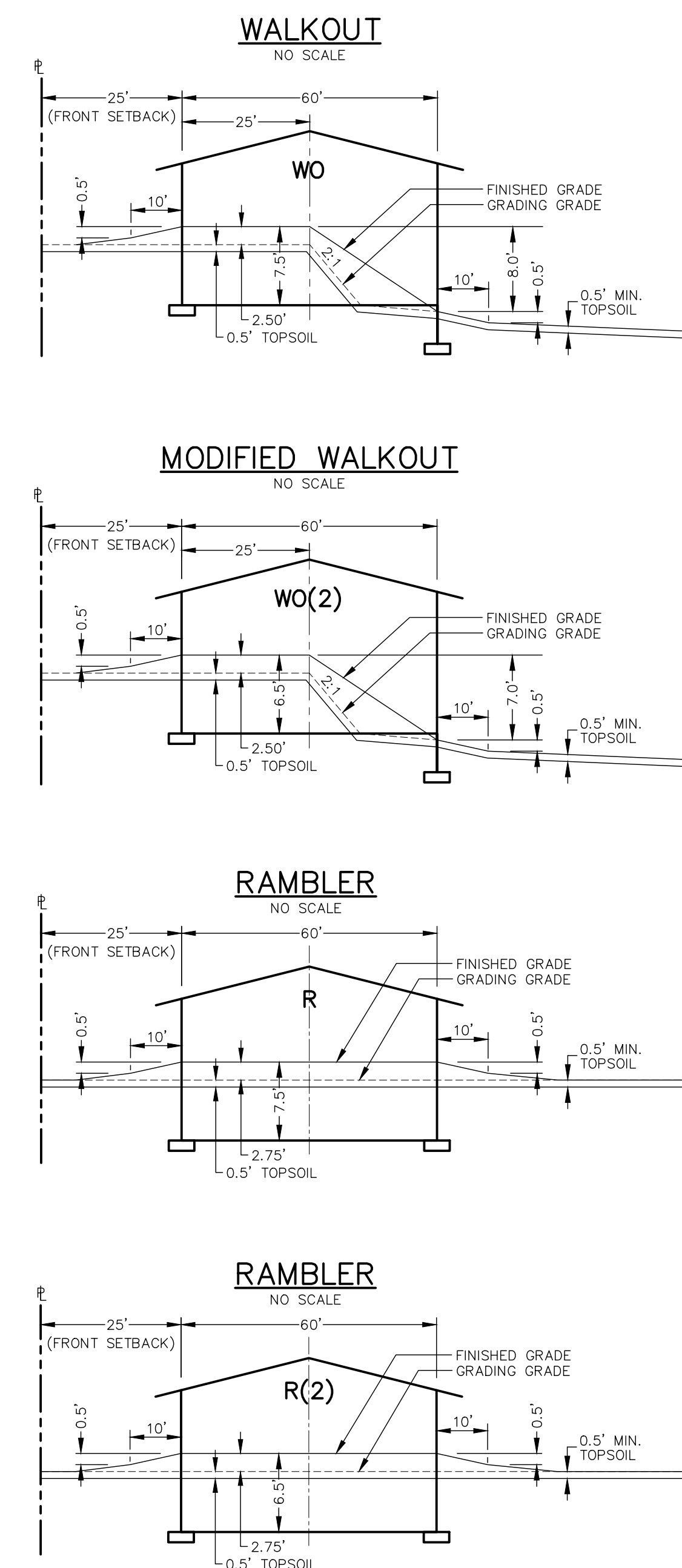
**LOT BENCHING DETAIL**



65' LOTS

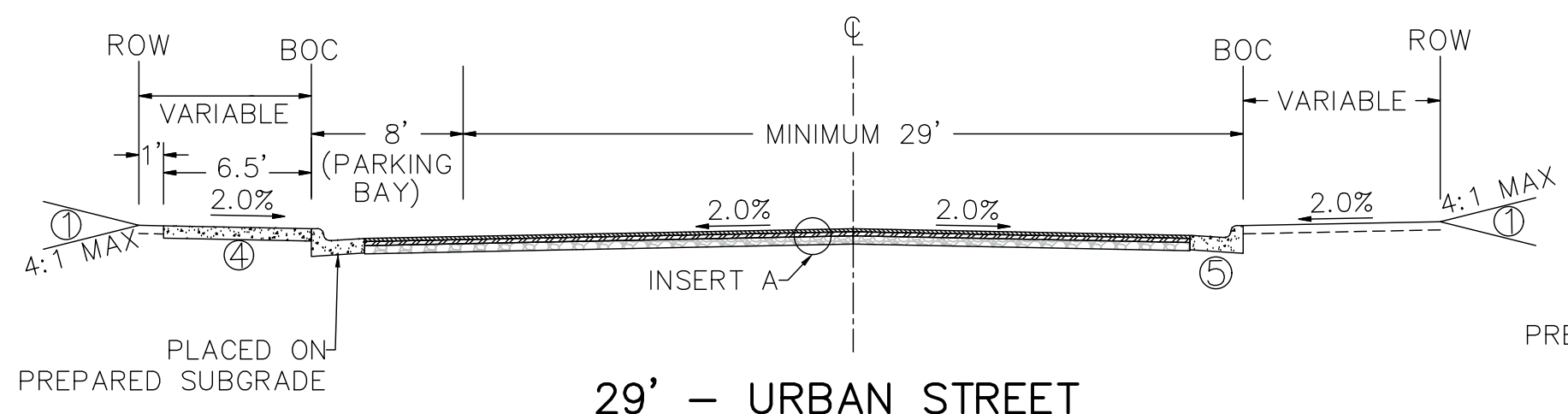


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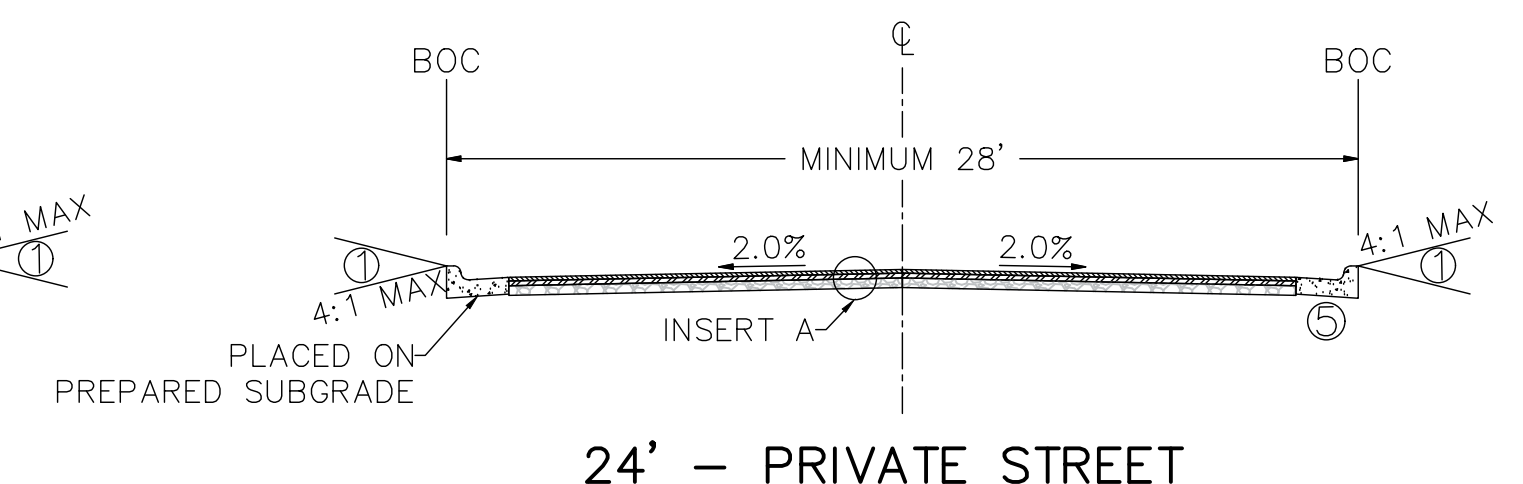


- REFERENCE NOTES:
- GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
  - CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
  - CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.
  - ALL SIDEWALKS SHALL BE 6" THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.
  - CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

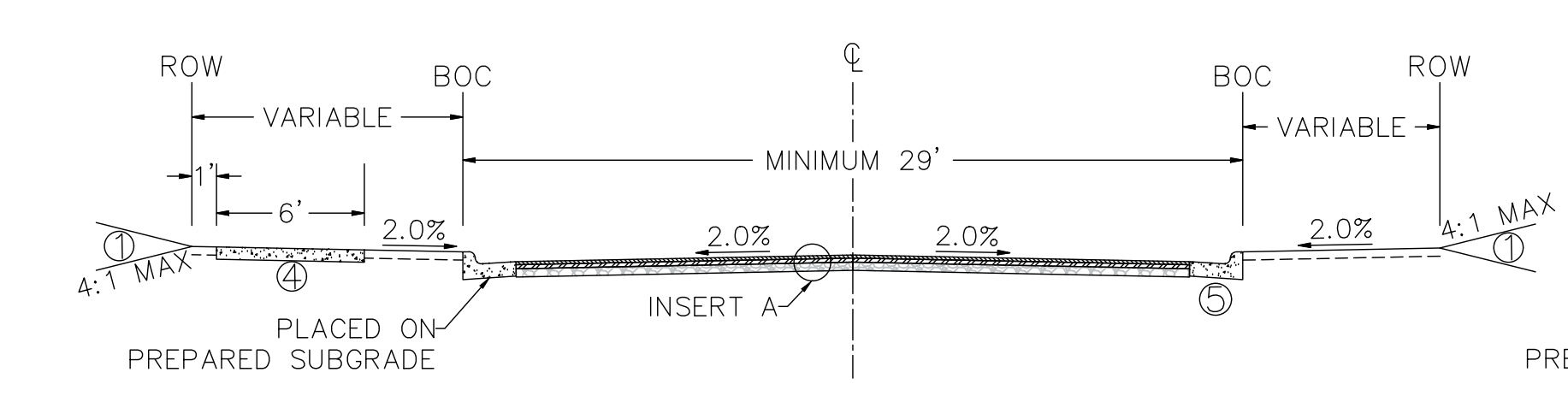
29' - URBAN STREET  
W/ PARKING BAY



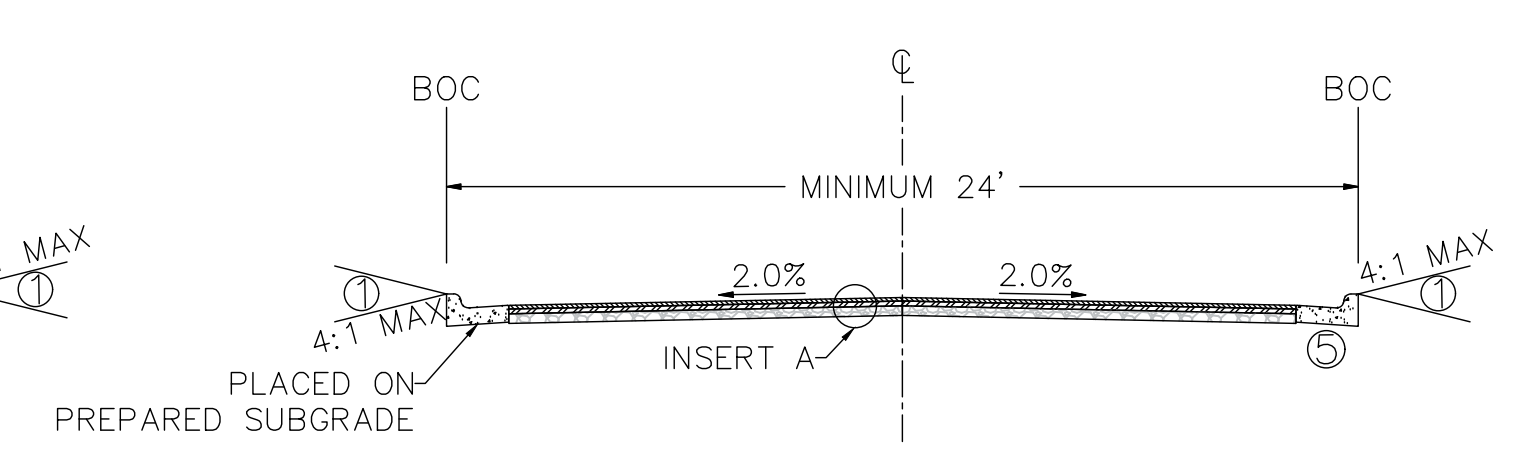
28' - PRIVATE STREET



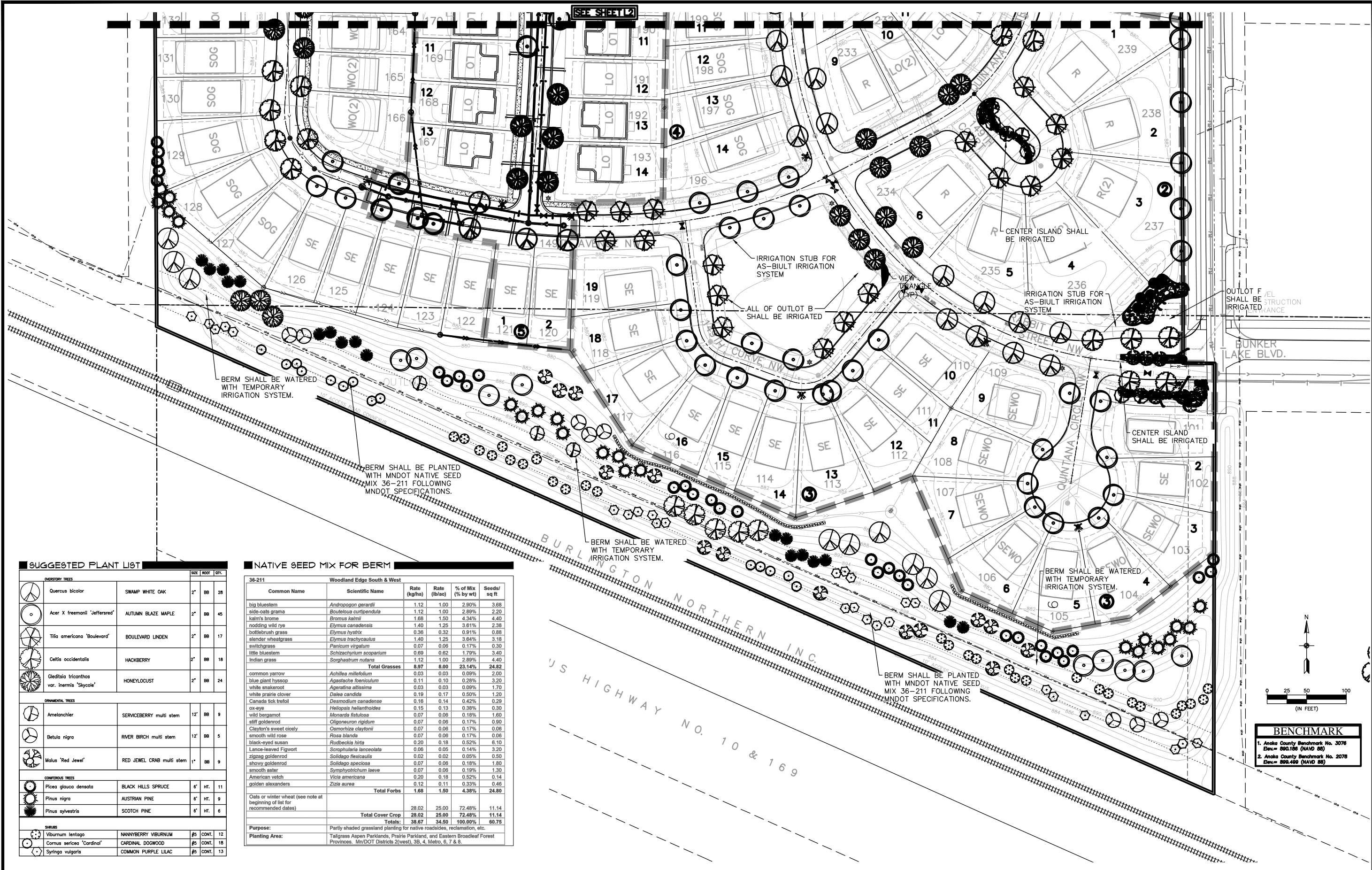
29' - URBAN STREET



24' - PRIVATE STREET







**SUGGESTED PLANT LIST**

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT	QTY.
	<b>DECIDUOUS TREES</b>				
	Quercus bicolor	SWAMP WHITE OAK	2"	BB	28
	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	45
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	17
	Celtis occidentalis	HACKBERRY	2"	BB	18
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	24
	<b>ORNAMENTAL TREES</b>				
	Amelanchier	SERVICEBERRY multi stem	12"	BB	9
	Betula nigra	RIVER BIRCH multi stem	12"	BB	5
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	1"	BB	9
	<b>CONIFEROUS TREES</b>				
	Picea glauca densata	BLACK HILLS SPRUCE	6"	HT.	11
	Pinus nigra	AUSTRIAN PINE	6"	HT.	9
	Pinus sylvestris	SCOTCH PINE	6"	HT.	6
	<b>SHRUBS</b>				
	Viburnum lentago	NANNYBERRY VIBURNUM	#5	CONT.	12
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	#5	CONT.	18
	Syringa vulgaris	COMMON PURPLE LILAC	#5	CONT.	13

**NATIVE SEED MIX FOR BERM**

Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/ac)	% of Mix (% by wt)	Seeds/sq ft
<b>36-211 Woodland Edge South &amp; West</b>					
big bluestem	Andropogon gerardii	1.12	1.00	2.80%	3.68
side-oats grama	Bouteloua curtipendula	1.12	1.00	2.89%	2.20
kalm's brome	Bromus kalmii	1.68	1.50	4.34%	4.40
nodding wild rye	Elymus canadensis	1.40	1.25	3.61%	2.38
bottlebrush grass	Elymus hystrix	0.36	0.32	0.91%	0.68
slender wheatgrass	Elymus trachycaulis	1.40	1.25	3.64%	3.18
switchgrass	Panicum virgatum	0.07	0.06	0.17%	0.30
little bluestem	Schizachyrium scoparium	0.69	0.62	1.79%	3.40
Indian grass	Sorghastrum nutans	1.12	1.00	2.89%	4.40
<b>Total Grasses</b>		<b>8.97</b>	<b>8.00</b>	<b>23.14%</b>	<b>24.82</b>
common yarrow	Achillea millefolium	0.03	0.03	0.09%	2.00
blue giant hyssop	Agastache foeniculum	0.11	0.10	0.28%	3.20
white snakeroot	Aquilegia alba	0.03	0.03	0.09%	1.70
white prairie clover	Dalea candida	0.19	0.17	0.50%	1.20
Canada tick trefoil	Desmodium canadense	0.16	0.14	0.42%	0.28
ox-eye	Helopsis helianthoides	0.15	0.13	0.38%	0.30
wild bergamot	Monarda fistulosa	0.07	0.06	0.18%	1.60
stiff goldenrod	Oligoneuron rigidum	0.07	0.06	0.17%	0.90
Clayton's sweet cicely	Osmorhiza claytonii	0.07	0.06	0.17%	0.06
smooth wild rose	Rosa blanda	0.07	0.06	0.17%	0.06
black-eyed susan	Rudbeckia hirta	0.18	0.16	0.52%	6.10
lance-leaved Figwort	Scrophularia lanceolata	0.06	0.05	0.14%	3.20
zigzag goldenrod	Solidago flexicaulis	0.02	0.02	0.05%	0.50
showy goldenrod	Solidago speciosa	0.07	0.06	0.18%	1.80
smooth aster	Symphoricarum laeve	0.07	0.06	0.19%	1.30
American vetch	Vicia americana	0.20	0.18	0.52%	0.14
golden alexanders	Zizia aurea	0.12	0.11	0.33%	0.46
<b>Total Forbs</b>		<b>1.68</b>	<b>1.50</b>	<b>4.38%</b>	<b>24.80</b>
Oats or winter wheat (see note at beginning of list for recommended dates)					
<b>Total Cover Crop</b>		<b>28.02</b>	<b>25.00</b>	<b>72.48%</b>	<b>11.14</b>
<b>Total</b>		<b>38.67</b>	<b>34.50</b>	<b>100.00%</b>	<b>66.75</b>
<b>Purpose:</b>	Partly shaded grassland planting for native roadsides, reclamation, etc.				
<b>Planting Area:</b>	Tallgrass Aspen Parklands, Prairie Parkland, and Eastern Broadleaf Forest Provinces, MniDOT Districts 2(west), 3B, 4, Metro, 6, 7 & 8.				

**BENCHMARK**

- Anoka County Benchmark No. 3076 Elev. = 890.188 (NAVD 88)
- Anoka County Benchmark No. 2078 Elev. = 890.499 (NAVD 88)

**Carlson McCain**  
 3890 Pheasant Ridge Drive NE, Suite 100, Blaine, MN 55449  
 Phone: (763) 489-7900, Fax: (763) 489-7959, www.carlsonmccain.com

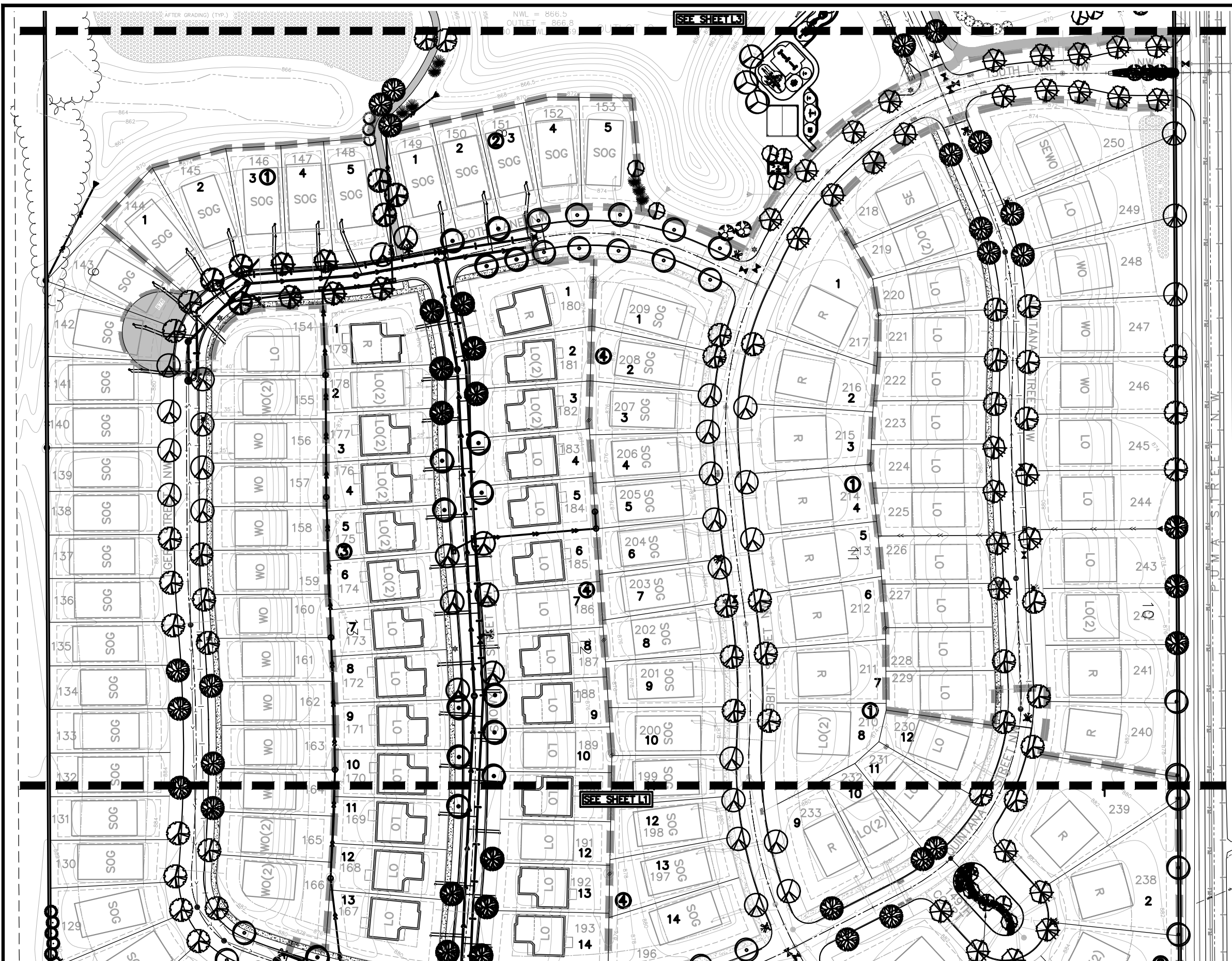
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota  
 Signature: James A. Kalkes  
 Date: 04/13/18 License #: 45071

Print Name: James A. Kalkes  
 Drawn: SDB  
 Designed: SDB  
 Date: 04/13/18  
 Revisions:  
 1. 5/24/17 Per City Comments  
 2. 6/23/17 Per City Comments  
 3. 4/13/18 Revise Street names, 812L15-28 & 813L1-13 & add NE Trail

**RIVERSTONE DEVELOPMENT, LLC.**  
 14015 Sunfish Lake B, Suite 400  
 Ramsey, MN 55303

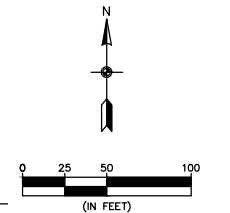
**RIVERSTONE**  
 Ramsey, MN

**LANDSCAPE PLAN**  
 L1 of 5



**LANDSCAPE SCHEDULE**

OVERSTORY TREES		SIZE	ROOT	QTY.	
	Quercus bicolor	SWAMP WHITE OAK	2'	BB	31
	Acer X freemanii 'Jefferson'	AUTUMN BLAZE MAPLE	2'	BB	24
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2'	BB	29
	Celtis occidentalis	HACKBERRY	2'	BB	39
	Gleditsia tricanthos var. inermis 'Sycote'	HONEYLOCUST	2'	BB	24
ORNAMENTAL TREES					
	Amelanchier	SERVICEBERRY multi stem	12'	BB	5
	Betula nigra	RIVER BIRCH multi stem	12'	BB	-
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	1*	BB	2
CONIFEROUS TREES					
	Picea glauca densata	BLACK HILLS SPRUCE	6'	Hf.	3
	Pinus nigra	AUSTRIAN PINE	6'	Hf.	-
	Pinus sylvestris	SCOTCH PINE	6'	Hf.	5
SHRUBS					
	Viburnum lentago	NANNYBERRY VIBURNUM	#5	CONT.	-
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	#5	CONT.	-
	Syringa vulgaris	COMMON PURPLE LILAC	#5	CONT.	-



**BENCHMARK**  
 1. Anoka County Benchmark No. 3078  
 Elev. = 890.186 (NAVD 88)  
 2. Anoka County Benchmark No. 2078  
 Elev. = 899.499 (NAVD 88)

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**RIVERSTONE DEVELOPMENT, LLC.**  
 14015 Sunfish Lake B, Suite 400  
 Ramsey, MN 55303

**RIVERSTONE**  
 Ramsey, MN

**LANDSCAPE PLAN**

L2 of 5



**LANDSCAPE SCHEDULE**

OVERSTORY TREES	SIZE	ROOT	QTY.
Quercus bicolor SWAMP WHITE OAK	2"	BB	12
Acer X freemonii 'Jeffersred' AUTUMN BLAZE MAPLE	2"	BB	25
Tilia americana 'Boulevard' BOULEVARD LINDEN	2"	BB	31
Celtis occidentalis HACKBERRY	2"	BB	22
Gleditsia tricanthos var. 'Inermis' 'Skycole' HONEYLOCUST	2"	BB	30
ORNAMENTAL TREES			
Amelanchier SERVICEBERRY multi stem	12"	BB	12
Betula nigra RIVER BIRCH multi stem	12"	BB	3
Malus 'Red Jewel' RED JEWEL CRAB multi stem	1"	BB	3
CONIFEROUS TREES			
Picea glauca densata BLACK HILLS SPRUCE	6"	HT.	6
Pinus nigra AUSTRIAN PINE	6"	HT.	8
Pinus sylvestris SCOTCH PINE	6"	HT.	11
SHRUBS			
Viburnum lentago NANNYBERRY VIBURNUM	#5	CONT.	7
Cornus sericea 'Cardinal' CARDINAL DOGWOOD	#5	CONT.	7
Syringa vulgaris COMMON PURPLE LILAC	#5	CONT.	14

**BENCHMARK**  
 1. Anoka County Benchmark No. 3078  
 Elev. = 892.188 (NAVD 83)  
 2. Anoka County Benchmark No. 2078  
 Elev. = 898.489 (NAVD 83)

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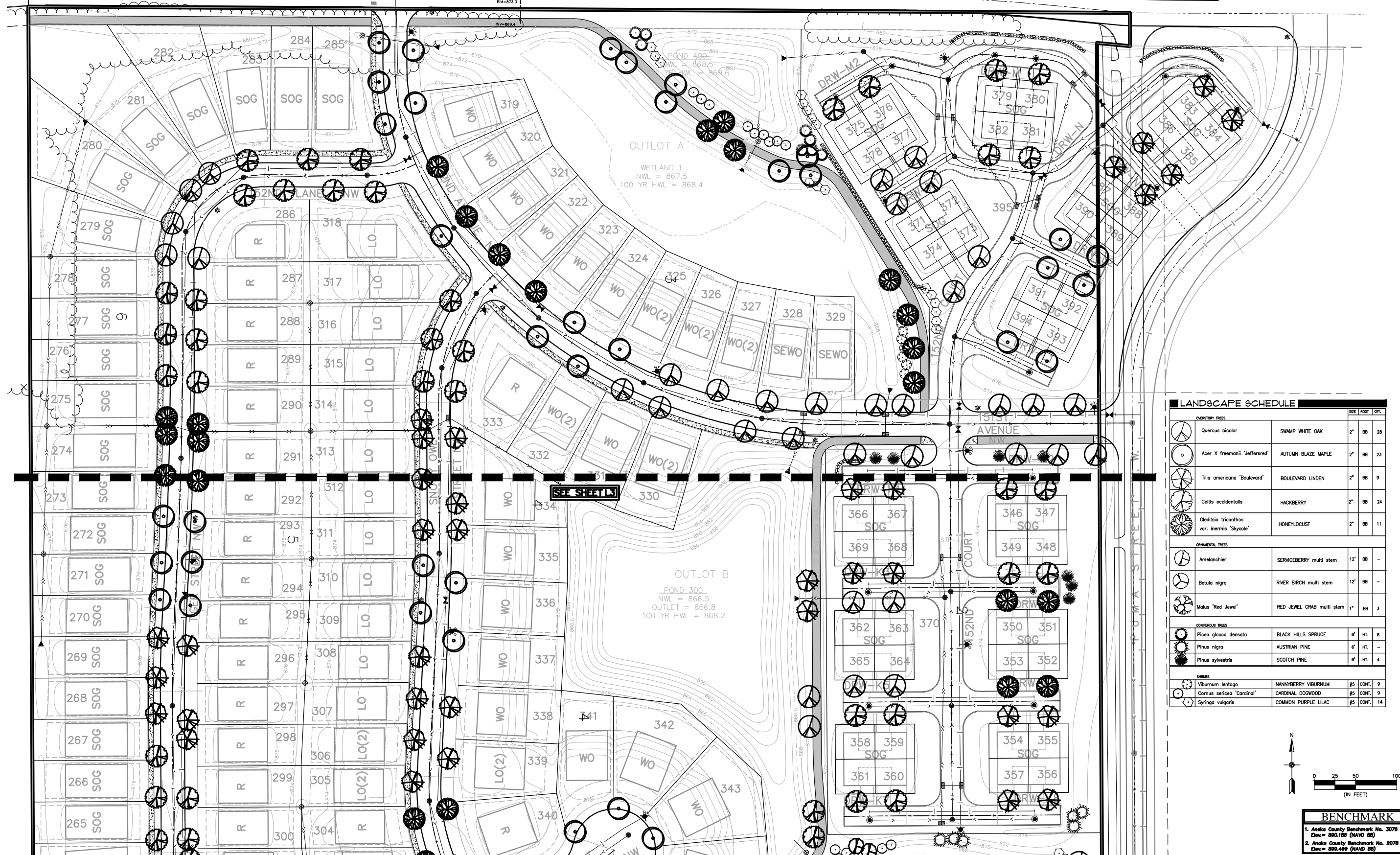
**RIVERSTONE**  
 Ramsey, MN

**PRELIMINARY LANDSCAPE PLAN**

L3 of 5

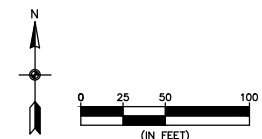
ALPINE DRIVE N.W.

ALPINE DRIVE N.W.



LANDSCAPE SCHEDULE

SYMBOL	TREE NAME	COMMON NAME	SIZE	ROOT	QTY.
<b>INVENTORY TREES</b>					
	Quercus bicolor	SWAMP WHITE OAK	2"	BB	28
	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	23
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	9
	Celtis occidentalis	HACKBERRY	2"	BB	24
	Gleditsia triacanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	11
<b>ORNAMENTAL TREES</b>					
	Amelanchier	SERVICEBERRY multi stem	12'	BB	-
	Betula nigra	RIVER BIRCH multi stem	12'	BB	-
	Molus 'Red Jewel'	RED JEWEL CRAB multi stem	1"	BB	3
<b>CONIFEROUS TREES</b>					
	Picea glauca densata	BLACK HILLS SPRUCE	6'	HT.	8
	Pinus nigra	AUSTRIAN PINE	6'	HT.	-
	Pinus sylvestris	SCOTCH PINE	6'	HT.	4
<b>SHRUBS</b>					
	Viburnum lentago	NANNYBERRY VIBURNUM	#5	CONT.	9
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	#5	CONT.	9
	Syringa vulgaris	COMMON PURPLE LILAC	#5	CONT.	14



**BENCHMARK**  
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 Date: 04/13/18

**RIVERSTONE DEVELOPMENT, LLC.**  
 14015 Sunfish Lake B, Suite 400  
 Ramsey, MN 55303

**RIVERSTONE**  
 Ramsey, MN

**PRELIMINARY LANDSCAPE PLAN**  
 L4 of 5

CITY OF RAMSEY REQUESTED NOTES:

- CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM THE DATE OF LANDSCAPE ARCHITECT ACCEPTANCE WITH ALL REPLACEMENTS TO BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER. THE CITY IS REQUIRING AN ADDITIONAL TWO YEARS (3 TOTAL) FOR ALL TREES AT NO ADDITIONAL COST TO THE OWNER.
- TREES SHALL NOT BE PLANTED WITHIN THE VISION TRIANGLE AS DEFINED IN CITY CODE 111-348
- ALL TREES IN ISLANDS/CENTER MEDIAN SHALL BE PRIVATELY MAINTAINED PER THE PER THE HOME OWNERS ASSOCIATION DOCTRINE
- TOPSOIL MEETING THE CITY'S SPECIFICATION SHALL BE REQUIRED PER EACH LOT. COPIES OF THE LOAD TICKET SHALL BE PROVIDED AND CITY INSPECTION IS REQUIRED PRIOR TO INSTALLATION OF SOD.
- NO TOPSOIL (OR OTHER FILL) SHALL BE PLACED WITHIN ANY WETLAND OR WETLAND SETBACK AREA.
- IRRIGATION SYSTEM SHALL BE DESIGN BUILT BY THE CONTRACTOR AND SHALL UTILIZE MATCH PRECIPITATION HEADS, HEAD TO HEAD COVERAGE AND WEATHER COMPENSATING SMART CONTROLLER.

GENERAL NOTES:

- LANDSCAPE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS ON THE PROPERTY WITH THE GENERAL CONTRACTOR AND BY GOPHER STATE ONE CALL PRIOR TO STAKING PLANT LOCATIONS.
- COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON THE SITE.
- WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUB MASSINGS ARE FOUND ON THE SITE WHETHER SHOWN ON THE DRAWINGS OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE WITHIN THE GRADING LIMITS. ANY QUESTION REGARDING WHETHER PLANT MATERIAL SHOULD OR SHOULD NOT REMAIN SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
- ALL EXISTING TREES TO REMAIN SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
- BB TREES AND SHRUBS ARE BALLED AND BURLAPPED.
- NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO SUBMISSION OF BID AND/OR QUOTATION.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST ADDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSEYMEN.
- THE CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION.
- WARRANTY FOR THE LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
- CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM THE DATE OF LANDSCAPE ARCHITECT ACCEPTANCE WITH ALL REPLACEMENTS TO BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER. THE CITY IS REQUIRING AN ADDITIONAL TWO YEARS (3 TOTAL) FOR ALL TREES AT NO ADDITIONAL COST TO THE OWNER.

LANDSCAPE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.
	Quercus bicolor	SWAMP WHITE OAK	2"	BB	98
	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	119
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	88
	Celtis occidentalis	HACKBERRY	2"	BB	103
	Gleditsia triacanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	94
	Amelanchier	SERVICEBERRY multi stem	12"	BB	26
	Betula nigra	RIVER BIRCH multi stem	12"	BB	8
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	8"	BB	14
CONIFEROUS TREES					
	Picea glauca densata	BLACK HILLS SPRUCE	6"	HT.	26
	Pinus nigra	AUSTRIAN PINE	6"	HT.	17
	Pinus sylvestris	SCOTCH PINE	6"	HT.	21

LANDSCAPE REQUIREMENTS

2 TREES PER LOT                      2 X 295 = 590 TREES  
 TOTAL TREES TO BE PLANTED                      = 612 TREES

PLANTING SPECIFICATIONS:

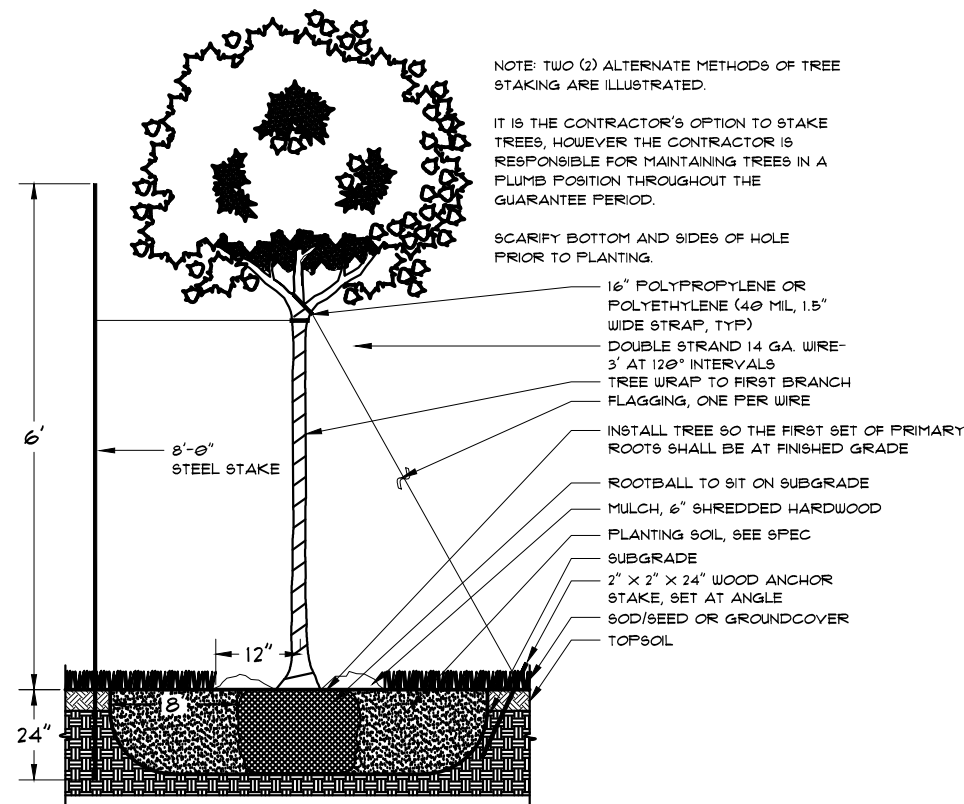
- PLANTING BED PREPARATION: ALL MASS PLANTING BEDS SHALL BE TILLED TO A MINIMUM DEPTH OF 10". AMENDMENTS SHALL BE APPLIED AFTER CULTIVATION.
- BACKFILL SOIL: USE SOIL EXCAVATED FROM PLANTING HOLES & PROVIDE AMENDMENTS. REMOVE ALL DEBRIS AND ROCKS LARGER THAN 3" IN DIA.
- FERTILIZATION: IT IS RECOMMENDED THAT NEWLY PLANTED TREES AND SHRUBS SHOULD NOT BE FERTILIZED THE FIRST YEAR. IF NECESSARY, BEGIN FERTILIZING TREES AND SHRUBS THE SECOND YEAR AFTER ESTABLISHMENT AT A RATIO AND RATE BASED ON A SOIL TEST.
- MULCH MATERIAL: AS SPECIFIED ON LANDSCAPE PLANS. MASS MULCH ALL PLANTING BEDS TO 3" DEPTH OVER FIBER MAT WEED BARRIER. ALL PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO FIBER WEED MAT BARRIER. ALL DECIDUOUS AND EVERGREEN TREES TO RECEIVE 6" DEEP SHREDDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
- TREE STAKING: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO STAKE AND/OR GUY THE TREES ACCORDING TO THE DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY STEP NECESSARY TO MAINTAIN THE TREES AND SHRUBS ON AN UPRIGHT AND PLUMB CONDITION AT ALL TIMES UNTIL THE END OF THE PLANT GUARANTEE PERIOD, ESPECIALLY WHERE VANDALISM, SOIL OR WIND CONDITIONS ARE A PROBLEM.
- TREE WRAPPING: WRAPPING MATERIAL SHALL BE QUALITY, HEAVY WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING BY 5-1.
- RODENT PROTECTION: PROVIDE ON ALL TREES, EXCEPT SPRUCE UNLESS OTHERWISE NOTED.
- PLANTING PLAN: ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS. THE PLAN TAKES PRECEDENCE OVER THE NOTES. RESPECT STATED DIMENSIONS. DO NOT SCALE DRAWINGS.
- EDGING: EDGING SHALL BE 4" P.V.C COMMERCIAL GRADE EDGING WITH THREE (3) METAL ANCHOR STAKES PER 20 FOOT SECTION, UNLESS OTHERWISE NOTED ON THE PLAN. ALL MASS PLANTING BEDS SHALL HAVE EDGING PLACED BETWEEN MULCH AND ANY ADJACENT TURF AREAS.

PLANTING NOTES:

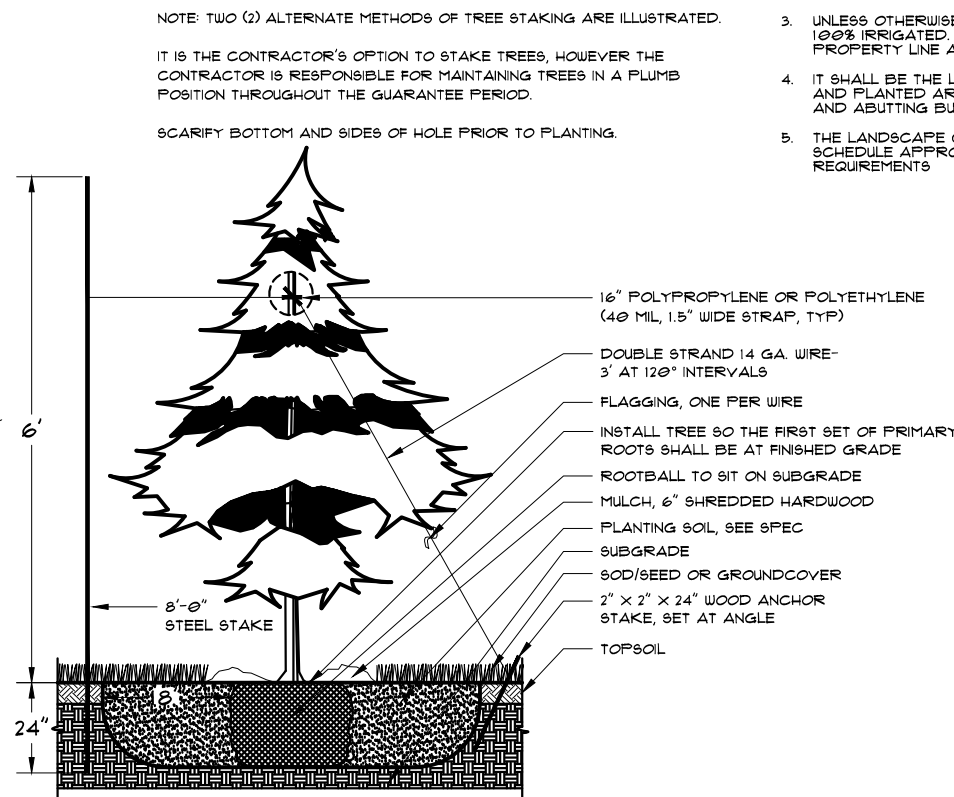
- NO PLANTING TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL LOCATIONS MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY AND ALL DIGGING.
- IF THE LANDSCAPE CONTRACTOR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL OR GUARANTEE, THEY SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ADJUSTMENTS IN THE LOCATION OF PROPOSED PLANT MATERIAL MAY BE NEEDED IN THE FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.
- ALL PLANTS TO BE INSTALLED PER PLANTING DETAILS.
- ONE SHRUB PER TYPE AND SIZE IN EACH PLANTING BED AND EVERY TREE SHOULD BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO OWNER ACCEPTANCE.
- WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SEED/SOD SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.
- SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE TO RECEIVE SOD.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATORS AT NO COST TO THE OWNER.

IRRIGATION NOTES:

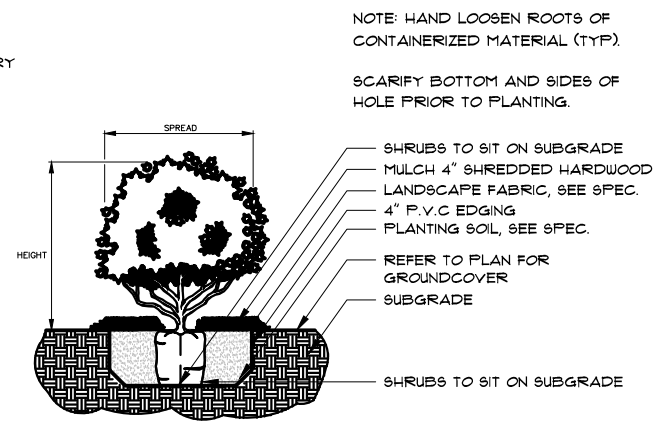
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SHOP DRAWINGS ILLUSTRATING IRRIGATION PLANS AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER.
- VERIFY EXISTING/PROPOSED SYSTEM LOCATION.
- UNLESS OTHERWISE NOTED, ALL SOD/SEED AND PLANTING AREAS INDICATED ON THE PLAN SHALL BE 100% IRRIGATED. THE IRRIGATION SHALL INCLUDE THE PUBLIC RIGHT OF WAY BETWEEN THE PROPERTY LINE AND BACK OF CURB WHERE NEW LANDSCAPE IMPROVEMENTS ARE PROPOSED.
- IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.



1 L2 DECIDUOUS TREE LEVEL SITE



2 L2 CONIFEROUS TREE LEVEL SITE



3 L2 SHRUB LEVEL SITE

**CITY OF RAMSEY LAND USE APPLICATION  
TECHNICAL REVIEW FILE**

<b>DATE</b>	6/1/18	<b>PROJECT ADDRESS</b>	SW QUADRANT BUNKER LAKE BOULEVARD/PUMA STREET
<b>PROJECT TITLE</b>	RIVERSTONE ADDITION ( <b>REVISED</b> PRELIMINARY PLAT)		
<b>PROJECT #</b>	17-106		
<b>DEPARTMENT:</b>	Community Development – Planning Division		
<b>TECHNICAL REVIEWER:</b>	Name: Tim Gladhill, Community Development Director Phone: 763-433-9826 Email: <a href="mailto:tgladhill@cityoframsey.com">tgladhill@cityoframsey.com</a>		

This letter is the City’s Staff Review Letter pertaining to a proposal to revise the Preliminary Plat (Master Plan) for Riverstone Addition. Key highlights of the updated Preliminary Plat are as follows.

1. Pedestrian Crossing at Alpine Drive. The City had required that the Developer design an appropriate pedestrian crossing at Alpine Drive as a contingency of the previous Preliminary Plat approval.
2. Alpine Drive Trail. The previous Preliminary Plat was deficient of a trail along Alpine Drive.
3. Revised Layout. The Developer is requesting a modification to a few of the lots on Block 12 and 13. This would widen these lots, resulting in a net reduction of approximately two (2) lots.

### Comprehensive Plan

The project is consistent with the Comprehensive Plan guiding a majority of the area as Medium Density Residential, with a small pocket of High Density Residential in the north east quadrant of the project.

### Permitted Uses

The project is consistent with the approved Planned Unit Development which includes the following lot types.

1. 65-foot-wide traditional single-family lot
2. 50-foot-wide traditional single-family lot
3. 50-foot-wide ‘villa’ lot (association maintained lawn care and snow removal)
4. 4-unit townhome building

*Continued on next page.*

## Layout

The following design standards are required for the various housing types proposed within the development. Please note that due to the variety of housing types, it is difficult to apply a single-set of layout standards to the project. Any perceived deviation to City Code appears to be reasonable with the utilization of a Planned Unit Development. A significant portion of the project area is being preserved for open space, a key component of a PUD Approval, and a requirement of the R-2 Residential District.

### Traditional Single-Family/Small Lot Single-Family and Villa Lots

Miscellaneous Standards	Attached and Detached Townhomes
<b>Lot size</b>	None
<b>Minimum density (net)</b>	3.0
<b>Maximum density (net)</b>	7.0
<b>Lot width</b>	None
<b>Building setback from public street right-of-way</b>	25 feet
<b>Building setback from private street measured from back of curb</b>	25 feet
<b>Building setback from exterior development boundary line</b>	30 feet 25 feet (detached)
<b>Minimum separation between buildings, including any appurtenances thereto (i.e., patios, decks)</b>	20 feet 15 feet (detached)
<b>Parking node setback from exterior development boundary line</b>	30 feet
<b>Parking node setback from structure</b>	15 feet
<b>Maximum lot coverage</b>	35%
<b>Maximum building height (measured from mean ground level to mean gable)</b>	35 feet
<b>Accessory structure setback (measured from the development boundary line)</b>	30 feet
<b>Maximum number of units per structure</b>	81 (detached)
<b>Open space required</b>	40% general open space 10% of which must be identifiable community space

The only deficiency in the above table would be the minimum separation between buildings. The approved Planned Unit Development allows the layout as presented.

Townhome/Quad Units

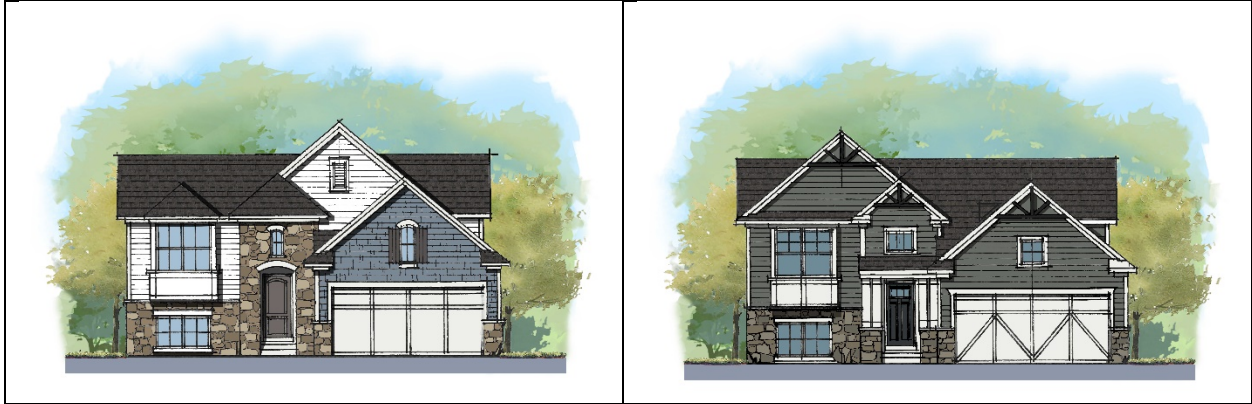
Miscellaneous Standards	Twinhome or Quad
<b>Lot size</b>	7,000 square feet per dwelling unit
<b>Minimum density (net)</b>	3.0
<b>Maximum density (net)</b>	7.0
<b>Lot width</b>	50 feet
<b>Front yard setback</b>	30 feet
<b>Side yard setback</b>	10 feet
<b>Side yard setback corner lot</b>	30 feet
<b>Side yard interior wall setback</b>	0
<b>Rear yard setback</b>	30 feet
<b>Maximum lot coverage for all principal and accessory buildings (excludes impervious or prepared surface)</b>	35%
<b>Maximum building height (measured from mean ground level to mean ground gable)</b>	35 feet
<b>Accessory structure setbacks:</b>	
<b>Front</b>	30 feet or same as principal structure, which ever is greater
<b>Rear</b>	5 feet
<b>Side</b>	6 feet
<b>Side corner</b>	30 feet
<b>Maximum number of units per structure</b>	4

*Continued on next page.*

## Architectural Standards

Attached to this letter is the list of approved models for construction. Permit submittals must be in substantial compliance with these models as determined by the City's Community Development Department.





## Street Widths and Design [section modified from Sketch Plan Review]

The proposed street widths are shown at twenty-nine (29) feet. Traditional City Streets in Ramsey are measured at thirty-two (32) foot widths. These street widths were already approved with the previous Preliminary Plat.

A Street Light Plan must be created and submitted to the City for review. The City will work with Connexus Energy to determine the final, appropriate Street Light Plan.

Please note that there appears to be objection to the current proposal to vacate road easement for former Puma Street south of Bunker Lake Boulevard. This is an item that will need to be resolved before Final Plat approval, otherwise the Preliminary Plat will need to be modified. The City requests a Letter from Connexus Energy outlining acceptable alternatives to the transmission line in question.

## Development Fees

Standard Development Fees are due on the plat. The Developer has entered into a Master Park Dedication and Trail Development Fee Agreement guiding satisfaction of these fees.

Standard Development Fees are due on the plat at time of recording of the Final Plat. The fees will be collected at the rate in effect at time of recording of the plat for buildable lots.

- Water Trunk/Connection
- Sanitary Sewer Trunk/Connection
- Stormwater Management

## Environmental Review

An Environmental Assessment Worksheet (EAW) is mandatory by the State of Minnesota for this project as was previously accepted as adequate with the original Preliminary Plat approval.

## Civil Engineering Comments

Comments from the City Engineer have been forwarded to the Developer through the City's online plan review system.

Cedar – Rambler



Foster – 2-story



Linwood – Multi-level



Cheyenne – Multi-level



Hemlock – Villa



Maple - Villa



Norway - Villa



Rockport - Multi-level



## Architectural Standards

Attached are proposed architectural renderings of the different models. Please note that with approval of the Preliminary Plat, the City is approving the following models as 'master plans'. So long as the models are in substantial compliance with the approved models. The Community Development Department will make a final determination on 'substantial compliance'. Models that are not in substantial compliance shall require the approval of the Planning Commission.



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

The Ramsey Planning Commission conducted a regular meeting on Thursday, June 7, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:                   Chairperson Randy Bauer  
  Commissioner Bruce Anderson  
  Commissioner Cheri Gengler  
  Commissioner Patrick Surma (left at 8:43 and returned at 8:53)  
  Commissioner Gary VanScoy  
  Commissioner Matt Woestehoff

Members Absent:                   Commissioner Daniel Onyambu

Also Present:                       Community Development Director Timothy Gladhill  
  City Planner Chloe McGuire Brigl  
  Planning Intern PeggySue Imihy

**1.     CALL TO ORDER**

Chairperson Bauer called the regular meeting to order at 7:00 p.m.

**2.     CITIZEN INPUT**

None.

**3.     APPROVAL OF AGENDA**

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to approve the agenda as presented.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Surma, Anderson, Gengler, and Woestehoff. Voting No: None. Absent: Commissioner Onyambu.

**4.     APPROVE PLANNING COMMISSION MINUTES**

**4.01: Approve the Following Planning Commission Minutes:**

**4.01.1: Planning Commission Meeting Minutes Dated May 3, 2018**

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to approve the following minutes as presented: Planning Commission Meeting Minutes dated May 3, 2018.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, VanScoy, Gengler, and Surma. Voting No: None. Absent: Commissioner Onyambu. Abstain: Commissioner Woestehoff.

## **5. PUBLIC HEARINGS/COMMISSION BUSINESS**

### **5.01: Public Hearing: Consider Home Occupation Permit for Commercial Kennel (Project #18-119); Case of Rebecca Bader**

#### **Public Hearing**

Chairperson Bauer called the public hearing to order at 7:02 p.m.

#### **Presentation**

Planning Intern Imihy presented the staff report stating the City of Ramsey has received an application from Rebecca Bader (the "Applicant") for a Home Occupation Permit for a Commercial Dog Kennel at 17860 Nowthen Blvd (the "Subject Property"). The Applicant is requesting a Conditional Use Permit to maintain up to 25 dogs on the Subject Property at any given time. Staff reviewed the request in further detail and recommended approval of the CUP.

#### **Citizen Input**

Commissioner VanScoy asked if the parking pad was allowable on a residential lot.

Planning Intern Imihy explained the applicant was allowed to have a parking pad that was 20 feet in length. She noted the applicant was requesting a parking pad larger than was allowed and would be dealt with administratively. She reported the Commission was being asked to consider the CUP at this time.

Commissioner Anderson questioned if the fenced in area was flat and useable.

Planning Intern Imihy reported this was the case.

Commissioner VanScoy inquired if the applicant would have limited hours on when the dogs could be outside.

Planning Intern Imihy commented the dogs would have to remain indoors from 9:00 p.m. to 7:00 a.m.

Becky Bader, the applicant, thanked the Commission for their consideration. She stated she was excited about this request and noted she has wanted to operate a dog boarding business for a long

time. She indicated her business would be a service that would benefit the community. She reported this property has 37 acres and explained the small business would run out of the pole building. Her goal was to run a family friendly dog business. She explained her building would hold 25 dogs. She commented further on the hours of operation noting the dogs would be supervised at all times when outside. It was noted all dogs would be required to be vaccinated.

Commissioner Woestehoff asked how many employees the business would have. Ms. Bader reported it would be herself and Brandon McManigal, who would also be residing on the property.

Commissioner VanScoy questioned if the pole barn would have plumbing.

Brandon McManigal, stated at this time the building would not be plumbed, but would have HVAC.

Commissioner VanScoy commented he wanted to assured that the pole barn would not be turned into a residence at some point in the future.

Cindy Schmidt, 7160 181<sup>st</sup> Avenue NW, reported she was a 30-year Ramsey resident. She noted she lived two doors away from the proposed dog kennel. She expressed concern with how she would be impacted by barking dogs. She noted she was also concerned with how the pole building will be cleaned on a daily basis if the building had no water source. She recommended the building be plumbed to provide fresh water for the dogs being boarded, along with a collection/sewer system to collect the waste. She feared that the site would have more traffic than anticipated. She requested the quiet hours at the kennel be from 7:00 p.m. to 7:00 a.m. She reported she did not want to have dogs barking after 7:00 p.m. on holidays and weekends. She expressed concern that her property value would be negatively impacted because it was located so closely to a dog kennel. She questioned if the City would allow the kennel to expand in the future and recommended that an environmental impact study be completed on this property. She recommended the fencing not be within the wetland area.

Leo Polack, neighbor to the north, commented he would like to see the changes to the hours the dogs are allowed outside. He recommended the dogs not be allowed outside from 7:00 p.m. to 7:00 a.m. He stated this would allow the neighbors to be outside after 7:00 p.m. without having to listen to barking dogs. He requested a barrier or berm be constructed in the applicant's rear yard to keep waste water from entering his pond. He noted he has owned businesses in the past and asked if the City has requested a P&L. He expressed concern that this business would not have enough cash to sustain them through the first year or two. He stated he did not want this business and or its failing to impact the value of his property.

Chairperson Bauer requested further comment from staff regarding the requirements within the CUP and if the applicants would be allowed to expand their site in the future.

Community Development Director Gladhill discussed the City's CUP and wetland requirements. He noted staff has no concerns with the proposed business impacting the adjacent wetlands and noted the applicant would be complying with all wetland conservation efforts. He noted all

stormwater runoff would have to be contained onsite or within a City regional stormwater pond. He explained the applicant as meeting all stormwater runoff requirements. He explained the CUP could only be expanded after another public hearing was held. He indicated the City had another commercial kennel within the City, Armstrong Kennels, which was a much larger operation and was located on a residentially zoned property.

Commissioner Woestehoff asked if Armstrong Kennels had a CUP.

Community Development Director Gladhill reported this was the case.

Commissioner VanScoy questioned what noise restrictions the City had in place for properties with a CUP.

Community Development Director Gladhill explained the City deferred to State Statute for noise restrictions. He commented further on the State's indoor and outdoor noise requirements.

Further discussion ensued regarding the hours of operation and noise requirements.

Commissioner VanScoy asked if the City could adjust the hours of operation.

Planning Intern Imihy explained the City could set the hours of operation within the CUP.

Commissioner Surma thanked the neighbors for coming forward and voicing their concerns. He stated he shared many of their same concerns. He was of the opinion that the kennel building should have plumbing.

Commissioner VanScoy asked how the applicant would be managing the pet waste onsite.

Ms. Bader stated she would be using a low moisture mop (Swiffer Wet Jet) within the pole building for cleaning the pet areas. She indicated the outdoor waste would be bagged and properly disposed of.

Mr. McMonigal reported the dogs would be let out numerous times a day and he did not anticipate the pole building would have a large amount of pet waste indoors. He noted that any barking dogs would be brought back inside.

Commissioner VanScoy stated his main concerns at this time were how the site would be cleaned, how it would be kept clean and how to avoid contaminating the surrounding areas.

Mr. McMonigal reported mops would be used indoors and all waste outdoors would be collected and disposed of. He explained he could investigate plumbing the pole barn if this was required by the City.

Chairperson Bauer asked if the applicants would be agreeable to reconsidering their hours of operation based on the comments voiced by the neighbors.

Ms. Bader stated they would be willing to change the hours. She indicated she was very willing to work with the neighbors to address their concerns.

Commissioner Anderson asked if the pole building had a concrete floor.

Mr. McMonigal reported the pole building had a sealed concrete floor.

Commissioner Surma stated again, for the record, that he was concerned the pole building did not have plumbing. She explained he could not understand how the applicants would keep 25 dogs watered and fed without running water in the pole barn. He indicated he supported the applicants request but recommended the pole barn have plumbing.

Community Development Director Gladhill commented the Commission could require the pole barn to be plumbed and make this a condition for approval within the CUP.

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Anderson, Gengler, Surma, and Woestehoff. Voting No: None. Absent: Commissioner Onyambu.

Chairperson Bauer closed the public hearing closed at 7:44 p.m.

### **Commission Business**

Commissioner VanScoy asked if the business would have a sign on Nowthen Boulevard.

Community Development Director Gladhill reported the City would not allow the sign as proposed and noted staff would be working with the applicants on the sign.

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to recommend that City Council adopt Resolution #18-119 approving a Commercial Dog Kennel on the Subject Property.

### **Further discussion**

Commissioner Anderson offered a friendly amendment and recommended the hours the dogs must remain indoors be amended to 7:00 p.m. to 7:00 a.m. The Commission supported this friendly amendment.

Commissioner Surma requested another friendly amendment to the motion requiring the applicants to add plumbing (waste and water) to the building in a timely manner. This amendment failed to proceed as the consensus of the Commission was not to support the request.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Anderson, Gengler, and Woestehoff. Voting No: Surma. Absent: Commissioner Onyambu.

**5.02: Public Hearing: Review Preliminary Plat Application for Cottages at the COR (Project 17-162); Case of Centra Homes, LLC**

**Public Hearing**

Chairperson Bauer called the public hearing to order at 7:49 p.m.

**Presentation**

City Planner McGuire Brigl presented the staff report stating Centra Homes, LLC has a Purchase Agreement in place with the City to acquire the land located at the southwest corner of Ramsey Blvd and Bunker Lake Blvd (the "Subject Property") for a residential subdivision. The proposed subdivision is in the COR4 Neighborhood District and would include forty (40), 2-story townhomes with association-maintained private roads. The Subject Property is approximately 4.29 acres.

**Citizen Input**

Commissioner VanScoy asked if the road to the west does not go through.

City Planner McGuire Brigl explained if this road did not connect there would be a dead end within the subdivision.

Community Development Director Gladhill reported staff would continue to work on this issue with the applicant.

Commissioner VanScoy requested further information on where sidewalks would be located within the development.

City Planner McGuire Brigl reviewed the location of the sidewalks within the development with the Commission. She noted all City standards were being met regarding the sidewalks.

David Patberg, Centra Homes, thanked staff for their assistance with this Planning Case. He indicated he was excited to be bringing a new housing product to the City of Ramsey.

Commissioner VanScoy requested further information regarding the proposed floor plans and architectural standards.

Mr. Patberg stated he would have five different floor plans noting each floor plan would have three elevation different options.

Community Development Director Gladhill commented on the stringent architectural guidelines that were in place within The COR.

Commissioner Anderson stated he was not a fan of whites and blacks, but rather supported earth or neutral tones.

Commissioner Gengler questioned how parking would be managed on the site.

Mr. Patberg explained all of the two car garages would be located to the back of the home. He indicated the driveway would offer two additional parking stalls and noted parallel on-street parking would be available within the development.

Motion by Commissioner Anderson, seconded by Commissioner Gengler, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Gengler, Surma, VanScoy, and Woestehoff. Voting No: None. Absent: Commissioner Onyambu.

Chairperson Bauer closed the public hearing closed at 8:02 p.m.

### **Commission Business**

Motion by Commissioner Woestehoff, seconded by Commissioner VanScoy, to recommend that City Council approval of the Preliminary Plat.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Woestehoff, VanScoy, Anderson, Gengler, and Surma. Voting No: None. Absent: Commissioner Onyambu.

### **5.03: Public Hearing: Consider Revised Preliminary Plat for Riverstone; Case of Capstone Homes**

#### **Public Hearing**

Chairperson Bauer called the public hearing to order at 8:03 p.m.

#### **Presentation**

Chairperson Bauer commented for full disclosure purposes, he was in the process of purchasing a home within the Riverstone development.

Community Development Director Gladhill presented the staff report stating the purpose of this case is to consider a revised Preliminary Plat for Riverstone, a 293-lot residential subdivision. Primarily, the intent of this revision is to satisfy contingencies of original Preliminary Plat approval. Of note, plans for pedestrian crossings at Alpine Drive are included. Secondly, the Developer (Capstone Homes) desires to slightly revise lot widths on two (2) blocks to slightly

widen lots, resulting in the net reduction of approximately two (2) lots. Overall, the project is significantly the same as originally approved. Finally, the Developer proposes a slight modification to topsoil standards to address stormwater and drainage.

### **Citizen Input**

Commissioner VanScoy asked if there were any plans to develop the land on either side of this property.

Community Development Director Gladhill stated to the east a project called Northfork Meadows was being considered but noted this project was denied by the City Council. He explained this property has since been sold and purchased by another developer. He anticipated that the site would be developed with detached townhomes at some point in time. He explained the property to the west would probably be developed in the same manner.

Heather Lorch, Capstone Homes, stated Capstone has enjoyed working with the City on this project. She discussed the homes that have been built in the City to date and noted she looked forward to continuing to build homes for Ramsey residents.

Kent Raceler, 4870 Viking Boulevard, stated he opposed the approval of this Preliminary Plat Amendment. He requested the item be denied. He explained he owned the adjacent properties and did not have any development plans in place. He described how the proposed development would impact the future development of his property. He indicated he had an approved PUD in place for his property which would allow for the construction homes on 2.5 acre lots. He discussed the importance of running sewer lines through the Riverstone property. He recommended a buffer zone be put in place and requested he be allowed more time to review this matter with staff prior to the Planning Commission moving forward with this Preliminary Plat Amendment.

Commissioner VanScoy questioned when Mr. Raceler's plat was approved.

Mr. Raceler indicated his plat began in 1984 and was for the entire Northfork area, which included approximately 1,000 acres of land.

Commissioner VanScoy asked if the lots were platted.

Mr. Raceler commented the lots were not formally platted.

Commissioner VanScoy inquired if Mr. Raceler intended to build on 2.5 acre lots.

Mr. Raceler commented he was not stating that as he did not have any formal plans in place. However, he noted a Preliminary Plat was in place for this land and the intent was to have 2.5 acre lots. He explained he was very concerned with the property being stubbed to the west and wanted assurances from the City.

Further discussion ensued regarding the Preliminary Plat that Mr. Raceler had in place on his property in Ramsey.

Mr. Raceler explained that because significant improvements have been made to the property with respect to the infrastructure, he had the understanding that the Preliminary Plat had not expired.

Commissioner VanScoy requested staff address the issue of the utility stubbing.

Community Development Director Gladhill reported under the current Comprehensive Plan the property to the west was not part of the MUSA. He stated from an engineering and planning point of view, this could be further evaluated and made a condition of the Riverstone Preliminary Plat. He indicated he did see great value in providing a stub to the property to the west and noted further discussions could be held with Mr. Raceler.

Mr. Raceler commented his property was outside the MUSA but only because of a recent action taken by the City. He noted cities often stub to property lines and requested the City stub to the property line. He reported the legality of the Preliminary Plat expiring after two years then the Northfork development should not have been able to develop over a 10- to 15-year period of time with requesting a new Preliminary Plat each year. He believes this meant a precedent had been set within the City of Ramsey.

Motion by Commissioner Surma, seconded by Commissioner Anderson, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Surma, Anderson, Gengler, VanScoy, and Woestehoff. Voting No: None. Absent: Commissioner Onyambu.

Chairperson Bauer closed the public hearing closed at 8:29 p.m.

### **Commission Business**

Commissioner Surma asked if a buffer area could be created by the developer.

Ms. Lorch reported there was not an area available to create a significant buffer zone between her property and the properties to the east and the west. She explained it would not be the developer's preference to have to create two buffer zones.

Commissioner Surma stated another option for the buffer zone would be to encourage Mr. Raceler to create a buffer zone on his land.

Commissioner VanScoy requested further information regarding the history of the MUSA line.

Community Development Director Gladhill discussed the history of the MUSA line and noted the City was simply reacting to the requests of the property owner. He noted based on the feedback of the property owner, the City could hold further discussions with the adjacent property owner.

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to recommend that City Council to approve the revised Preliminary Plat requiring utilities to be stubbed to the west.

### **Further discussion**

Commissioner Anderson asked if this item were tabled what effect that would have on the applicant.

Ms. Lorch stated this would Commission consideration more than 30 days which would in turn delay the project. She explained it was her desire to begin working on the project yet this summer and feared a delay would push the project off to 2019.

Commissioner Anderson expressed concern with this item moving forward without the utility line issue being addressed.

Motion by Commissioner Anderson to table action on the revised Preliminary Plat to the July Planning Commission meeting. The motion failed for lack of a second.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Surma, Gengler, and Woestehoff. Voting No: Commissioner Anderson. Absent: Commissioner Onyambu.

## **6. COMMISSION BUSINESS**

### **6.01: Discuss Item: Review of City Code Section 117-351 – Home Occupation Ordinance**

#### **Presentation**

Planning Intern Imihy presented the Staff Report stating under staff direction from the City Council, a review and comparison of neighboring towns and their ordinances for home occupations, also known as home-based businesses has been completed. This review specifically examines the number of employees, allowable outdoor storage and number of allowable vehicles on the property. The purpose of this agenda item is to discuss if Staff should further review and make changes to Section 117-351 of the City Code. Staff requested the Commission provide feedback on this item.

#### **Commission Business**

Commissioner Gengler requested further information on the City's current standards for outdoor storage.

Planning Intern \_ Imihy \_\_ reviewed the City's standards regarding outdoor storage.

Chairperson Bauer stated he was not so concerned with how other cities managed their outdoor storage so long as things were working for the City of Ramsey.

Community Development Director Gladhill explained staff was reviewing this Ordinance after receiving a directive from the City Council, noting this group feels there is an issue with the Ordinance. He provided further comment on the concerns that were raised after a recent home occupation was requested that had outdoor storage.

Chairperson Bauer asked if the Commission was addressing this portion of City Code based on an isolated issue.

Community Development Director Gladhill commented there were five or six home occupations that were driving this issue to be further reviewed by the City.

Commissioner VanScoy questioned what the challenges were the City was facing at this time by changing the code.

Community Development Director Gladhill explained the City was being challenged on the outdoor storage issue and number of employees.

Commissioner Anderson stated he did not support outdoor storage for a home occupation in a residential area.

The Commission was in agreement.

Commissioner Gengler did not believe it was necessary for a home occupation to have five employees. She was of the opinion a home business was an up and coming business that had very few employees and once there were five employees onsite it would be good for this business to find a proper site.

Commissioner Anderson stated he did not support home occupations allowing employees to drop off their vehicle in order to pick up a service vehicle. He believed this activity should occur at a place of business. He indicated he wanted to protect the neighbors living adjacent to those with a home occupation.

Commissioner Woestehoff agreed adding that the more concise the City was with their home occupation code the better off the City would be.

Commissioner Surma encouraged the City not to step on the rights of Ramsey residents to own and operate their own business from their property.

Planning Intern Imihy asked if the Commission supported home occupations operating out of an accessory structure.

Commissioner Woestehoff and Chairperson Bauer supported this type of business.

## **6.02: Discussion Item: Feedback on the Creation of a Neighborhood Business District**

## **Presentation**

Planning Intern Imihy presented the Staff Report stating in 2016, following the Public Hearing regarding the property located at 6139 157<sup>th</sup> Lane NW, staff was instructed to create a new zoning district within the City of Ramsey for the purposes of commercial property located near or adjacent to residential properties. This zoning district did not move forward in 2016 and staff has been directed to bring the case back to the Planning Commission as a discussion item. This proposed zoning district is slightly more restrictive than the current B-1 district and would not occur along Highways 47 or 10. The intent of this ordinance is truly small-scale, neighborhood-scale commercial uses. The intent is not to allow higher intensity uses most commonly found along highway corridors. This district can be a valuable tool moving forward as the City attempts to accomplish comprehensive plan goals to provide a mix of uses focused on neighborhoods. For example, another potential area for this zoning district could be used would be near the new elementary school (not proposed at this time). Staff has modified the proposed zoning district from 2016 to include four permitted uses, three conditional uses and five prohibited uses. Staff would like the Planning Commission's feedback. The purpose of the discussion tonight is to review the draft zoning district, collect feedback from the Planning Commission regarding the new zoning district, and bring an ordinance back to a later meeting.

## **Commission Business**

Commissioner Anderson commented he was not in favor staff pursuing this further.

Commissioner Gengler indicated she supported the creation of small neighborhood business districts. She explained this type of zoning district could assist in creating walkable neighborhoods and would create sense of community.

Commissioner Surma agreed and noted this would make the community walkable.

Commissioner Woestehoff stated he could support the sale of beer or wine for a small restaurant in the neighborhood business district.

Commissioner Anderson stated he feared dropping businesses into a residential neighborhood could change the character of the neighborhood.

Commissioner VanScoy indicated he appreciated the flexibility of the proposed zoning district and believed this would be a good tool for the City.

## **7. COMPREHENSIVE PLAN UPDATE ITEMS**

Community Development Director Gladhill provided the Commission with an update on the Comprehensive Plan.

## **8. COMMISSION / STAFF INPUT**

**8.01: Receive Staff Update**

The Staff Update was noted.

**8.02: Zoning Bulletins**

Zoning Bulletins were noted.

**8.03: July Planning Commission Meeting Date**

Community Development Director Gladhill explained the July Planning Commission meeting has been rescheduled to Thursday, July 12, 2018.

**9. ADJOURNMENT**

Motion by Commissioner Anderson, seconded by Commissioner Surma, to adjourn the meeting.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Surma, Gengler, VanScoy, and Woestehoff. Voting No: None. Absent: Commissioner Onyambu.

The regular meeting of the Planning Commission adjourned at 9:24 p.m.

Respectfully submitted,

---

Tim Gladhill  
Community Development Director

ATTEST:

---

JoAnn Shaw  
Community Development Assistant

Drafted by Heidi Guenther  
*TimeSaver Off Site Secretarial, Inc.*

Councilmember introduced the following resolution and moved for its adoption:

**RESOLUTION #18-**

**RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL OF RIVERSTONE ADDITION**

**WHEREAS**, Riverstone Development LLC, hereafter referred to as “Developer”, properly applied for revised/extended Preliminary Plat approval of the following described property located in the City of Ramsey:

(the ‘Subject Property’);

**WHEREAS**, the City has received an Application for Preliminary Plat Approval for Riverstone Addition, which includes up to 246 detached single-family homes and 98 attached townhome units (293 total units); and

**WHEREAS**, Minnesota Rules 4410.4300, Subp. 19.C, requires that an EAW be prepared for a residential development of this size; and

**WHEREAS**, the Planning Commission reviewed the sketch plan on April 6, 2017; and

**WHEREAS**, by April 24, 2017, copies of the EAW were distributed to all persons and agencies on the official Environmental Quality Board (EQB) distribution list and other interested parties; and

**WHEREAS**, on April 24, 2017, the EAW was publicly noticed in the EQB Monitor, commencing the 30-day public comment period; and

**WHEREAS**, a press release and public notice for the EAW was submitted to the Anoka County Union Herald and published on April 21, 2017, announcing the completion of the EAW, its availability to interested parties, and the process for submitting comments on the EAW; and

**WHEREAS**, the Planning Commission held a Public Comment Meeting on the EAW and Public Hearing and reviewed the Preliminary Plat on May 4 and recommended approval of said plat; and

**WHEREAS**, the 30-day comment period for the EAW ended May 24, 2017 at 4:30 p.m., and the City of Ramsey accepted and responded to all written comments received; and

**WHEREAS**, none of the comments received recommended preparation of an EIS, and none suggested that the project had the potential to cause significant environmental effects; and

**WHEREAS**, the City Council approved the original Preliminary Plat with several contingencies on June 13, 2017; and

**WHEREAS**, the Developer has provided a revised Preliminary Plat that addresses the June 13, 2017 contingencies and widens multiple lots for a net reduction of total lots by two (2).

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

1. That the Ramsey City Council hereby grants preliminary plat approval of Riverstone Addition in accordance with relevant City Codes, subject to the following conditions:
  - a. Modifying the Preliminary Plat by December 31, 2018 to extend municipal water supply and sanitary sewer to Outlot C, Northfork.

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 26<sup>th</sup> day of June, 2018.

---

Mayor

**ATTEST:**

---

City Clerk

# LEONARD, O'BRIEN SPENCER, GALE & SAYRE

Brian F. Leonard  
Eldon J. Spencer, Jr.+  
Michael R. O'Brien  
Edward W. Gale+†  
Grover C. Sayre, III+  
Thomas R. Haugrud\*  
Peter M. Rosencf  
Joseph J. Deuhs, Jr.  
Thomas C. Atmore+  
Ernest F. Peake+  
Matthew R. Burton+  
James M. Jorissen+  
Peter J. Sajevic, III+  
Pamela H. Nissen  
Scott S. Payzant+  
Stacey L. Drentlaw§+  
Jordan W. Sayre  
Patrick J. Lindmark

Attorneys at Law  
A Professional Association

100 South Fifth Street  
Suite 2500  
Minneapolis, Minnesota 55402-1234  
Telephone (612) 332-1030  
Fax (612) 332-2740

Internet: [www.losgs.com](http://www.losgs.com)

June 6, 2018

Andra M. Hausert  
Michael T. Joliat  
Paul M. Shapiro  
Erika M. Peterson  
Jenny (Chi) Zhang

Thomas W. Newcome  
(1923 - 2011)

Thomas W. Newcome III  
(Retired)

- Also admitted in Arizona
- ∞ Also admitted in California
- Also admitted in Illinois
- ◇ Also admitted in Iowa
- § Also admitted in Montana
- ± Also admitted in North Dakota
- + Also admitted in Wisconsin
- ◆ Board Certified Civil Trial Specialist  
(Minnesota State Bar Association)
- † Board Certified Civil Trial Specialist  
(National Board of Trial Advocacy)
- \* Certified Real Property Law Specialist  
(Minnesota State Bar Association)
- f. Fellow, American College of Employee  
Benefits Counsel

City of Ramsey Planning Commission  
7550 Sunwood Drive NW  
Ramsey, MN 55303

(VIA U.S. MAIL AND  
FACSIMILE 763-467-5543)

Re: Objection to Revised Preliminary Plat (Master Plan) of Riverside Addition

Dear Planning Commissioners:

This office represents AKM Farm, LLC, the owners of PIN 19-32-25-41-0004 (Outlot C, Northfork) and PIN 20-32-25-31-0002 (Outlot A, Alpha Development). The purpose of this letter is to formally object to the Revised Preliminary Plat and Master Plan for the Riverside Addition.

As an initial matter the proposed revised preliminary plat does not properly take into account all buffer zone requirements prescribed by the City of Ramsey Zoning Ordinance. AKM's Outlot C, Northfork property lies immediately to the west and AKM's Outlot A, Alpha Development lies to directly to the northeast of the proposed Riverside Addition. As currently proposed, the Riverside Addition development contains no buffer despite the fact that it is adjacent to the two AKM Farm parcels, which are a different density designation. According to Ramsey City Zoning Ordinance the proposed Riverside Addition must contain some level of buffer and transition to these two adjacent parcels since they are not the same level of density. More specifically, City Ordinance Section 117-110 states that the purpose of residential development transitioning is to:

[R]equire a residential development transition plan in order to promote orderly transition between residential developments. The historical platting of lands for urban and rural residential development has created character elements that are difficult to intermingle when the land use densities vary. This section provides techniques to mitigate lot size and density impacts between residential developments.

The ordinance goes on to provide a number of different options to create appropriate buffer zones between residential developments, especially when the developments will have differing densities. Currently, the Riverside Addition density is significantly higher than the Outlot C, Northfork Parcel and therefore the City should establish an appropriate buffer zone between

City of Ramsey Planning Commission  
June 6, 2018  
Page 2

the two developments to ensure that there is proper transitioning. Without a proper buffer, screening, and transition the significantly higher density allowance for the Riverside Addition will significantly decrease the value of the AKM Farm parcels. AKM Farm would therefore request that the Planning Commission require the appropriate buffer and screening required by the City's Zoning Ordinance in order to preserve the value of the abutting properties and provide for a better transition between developments.

In addition to the lack of any buffer zone or transitioning between developments, the proposed preliminary plat for Riverside Addition does not provide for city sewer and water to be stubbed to the edge of the development. Extending the sewer and water through the west side of the proposed development to allow for future development is sound municipal planning. Given that this area of the City is likely to be served by MUSA at some point in the future it defies logic to not provide for the extension of those services at a later date to adjacent developments. Accordingly, AKM Farm requests that the Planning Commission require as a condition to preliminary plat approval that Riverside Addition provide for the extension of sewer and water utilities through the west side of the development as outlined on the enclosed plat map.

Please feel free to contact the undersigned with any questions or concerns.

Very truly yours,

LEONARD, O'BRIEN  
SPENCER, GALE & SAYRE, LTD.

By

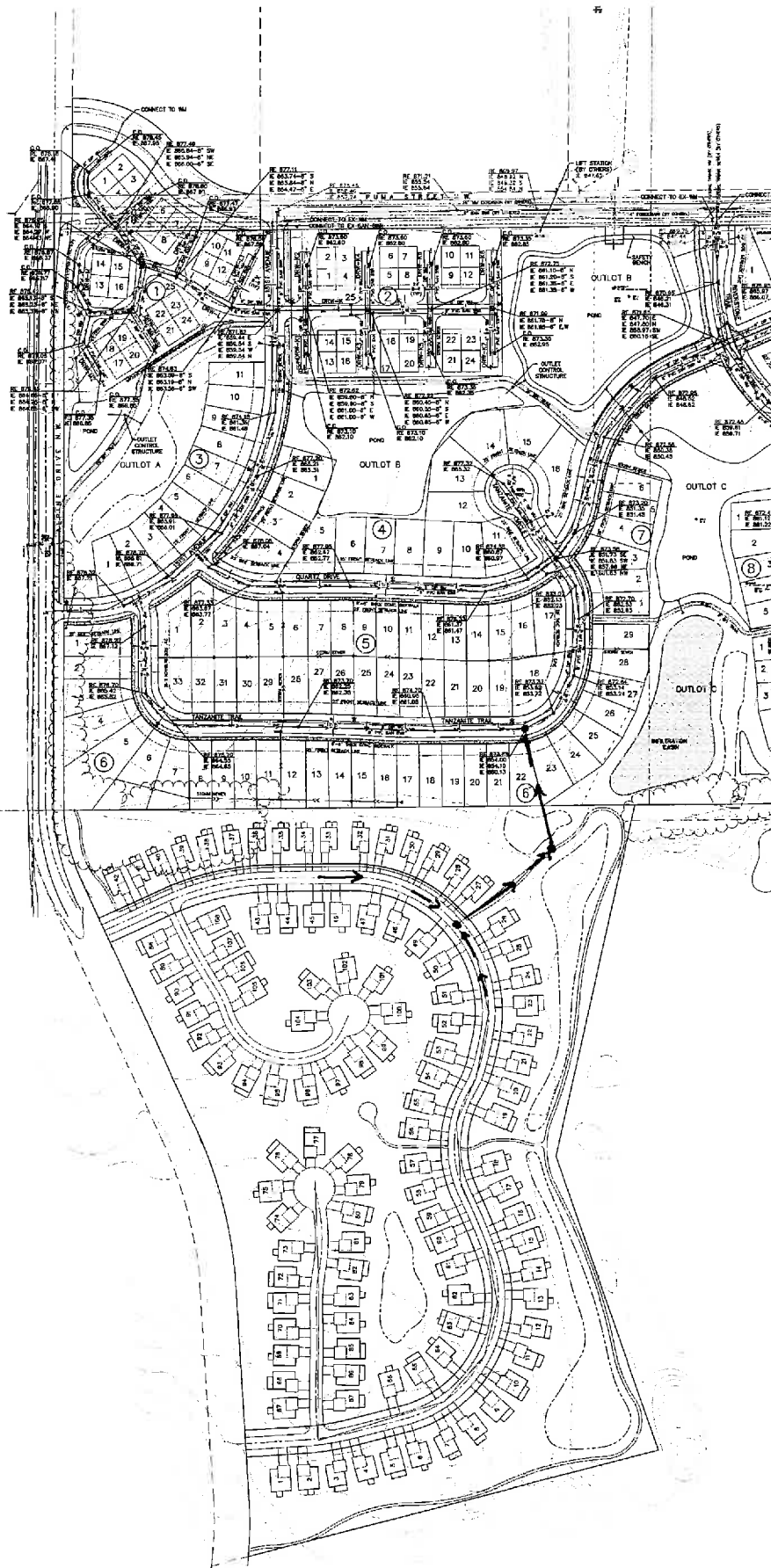


Patrick J. Lindmark

Email: [plindmark@losgs.com](mailto:plindmark@losgs.com)

Enclosure

cc: AKM Farm, LLC  
Tim Gladhill – Community Development Director City of Ramsey





June 12, 2018

Tim Gladhill  
Community Development Director  
City of Ramsey  
7550 Sunwood Drive NW  
Ramsey, MN 55303

RE: Water and Sewer Extension

Dear Tim –

As you know, a last-minute issue was brought to our attention the afternoon of June 7th just prior to the 7pm Planning Commission meeting. At issue is a request by a developer to require the revised Preliminary Plat for Riverstone to make provision for water and sewer extension to the adjacent parcel to the west of Riverstone. After careful consideration, Riverstone Development is unable to consider this change to the Revised Preliminary Plat for the following reasons:

- A Preliminary Plat a has already been approved, and our current revision to the plat is simply a formality to address the two minor issues: add the pedestrian crossing on Alpine (per the requirements of the original pre-plat approval) and to widen some lots in Phase 2.
- This would be a substantial change to the Preliminary Plat that would delay the start of construction in Phase 2, which is currently anticipated to begin sometime in mid-July. Capstone initially submitted plans early in order to ensure this process would stay on schedule, with a goal of delivering lots in August.
- There would be a significant cost for the redesign which Riverstone Development would have expected Paxmar, who will benefit from extension of services, to pay for the increase cost; including, but not limited to:
  - Engineering cost for plan revisions
  - Cost of increased infrastructure
  - Loss of revenue of one lot and home sale to provide an easement to the adjacent development.
  - Cost of the delay in schedule

These costs have not been quantified and Paxmar has not agreed to take on the financial responsibility for these changes to the existing approved Preliminary Plat. This would be a significant hurdle.

- There has been no proposal from Paxmar to Capstone Homes (or Riverstone Development) acknowledging Paxmar's request for water and sewer to be extended or accepting the responsibility to incur the added expense to Riverstone Development for extending the services.
- Previous concept plans submitted for the adjacent property by Paxmar were not approved by the Planning Commission, and there is no way of knowing what will be submitted or approved by the City in the future. In addition, this land parcel in question is outside the 2030 MUSA boundary which is why the original preliminary plat for Riverstone did not show extended services to the boundary.

We appreciate the City taking into consideration comments above and recognizing that the request to add the extension of water and sewer to the previously approved Preliminary Plat is not practical. We are grateful for your consideration.

Regards,

Stephen A. Bona  
Vice President of Land Management

**Capstone Homes, Inc.**  
14015 Sunfish Lake Blvd NW, Suite 400  
Ramsey, MN 55303  
Office: (763) 427-3090 Fax: (763) 712 -9060

Meeting Date: 06/26/2018

**Information**

**Title:**

Review Future Land Use Options for 6021 and 6043 Highway 10 NW

**Purpose/Background:**

The Owner of these two parcels has requested an opportunity to discuss his future plans for this property with the City Council. Before the Owner invests in rehabbing the building and the site, he desires to better understand the City Council's Strategic Goal to "Improve the Image of Highway 10 [and other key corridors and nodes]".

Note: nothing in this case should be interpreted as the City is considering any financial assistance or code enforcement measures on this property. The intent of this case is to simply open up a dialogue with the Owner. Staff is not recommending any of the alternatives at this point without further direction from the City Council.

Staff has been working with the Owner for the past 12-18 months on multiple nuisance code violations (paving surface, inoperable vehicles, general blight, permitted uses, etc.). Before the City authorizes any investment in the Property, Staff desires to better understand if the City Council wants to consider a broader redevelopment approach. Staff is concerned that by simply improving existing buildings and site conditions, a broader underlying issue is not being addressed. Many of the buildings are increasing in age and not fully designed for current users. This has led to a series of users that have presented multiple conflicts with the City's Zoning Code. Staff believes that part of this concern can be addressed, but is somewhat confident that ongoing nuisance and blight concerns will remain to a certain degree.

The City Council could consider the following broad options. If the City Council desired to explore these options in more detail, Staff would bring back a more detailed analysis, including potential costs and sources of funding.

	No Involvement Status Quo	Joint Venture Partial Acquisition	Joint Venture City Financial Assistance	Full City Acquisition
Benefits	Limited Visual Improvement	Improved Visual	Improved Visual	Highest Visual Improvement
Costs	Lowest Cost Option	Moderate Costs	Moderate Costs	Highest City Cost
Risk	Lowest City Risk	Moderate/High City Risk	Moderate City Risk	Highest City Risk

The purpose of the case this evening is to provide high level direction on these options. This is the opportunity to take any of the options off the table so that Staff can continue to work with the Owner to clean up the property.

Again, nothing in this case should be interpreted as the City is considering any financial expense related to this discussion.

**Timeframe:**

30 Minutes

**Funding Source:**

No funding is required at this time. This case is being handled as part of normal Staff duties.

**Responsible Party(ies):**

Community Development Director

**Outcome:**

Provide direction on desired approach to improve the image of 6021 and 6043 Highway 10.

---

**Attachments**

[Site Location Map](#)

[Aerial Photo](#)

[2018 Aerial Photo](#)

[Street View](#)

---

**Form Review****Inbox**

Kurt Ulrich

Form Started By: Tim Gladhill

Final Approval Date: 06/21/2018

**Reviewed By**

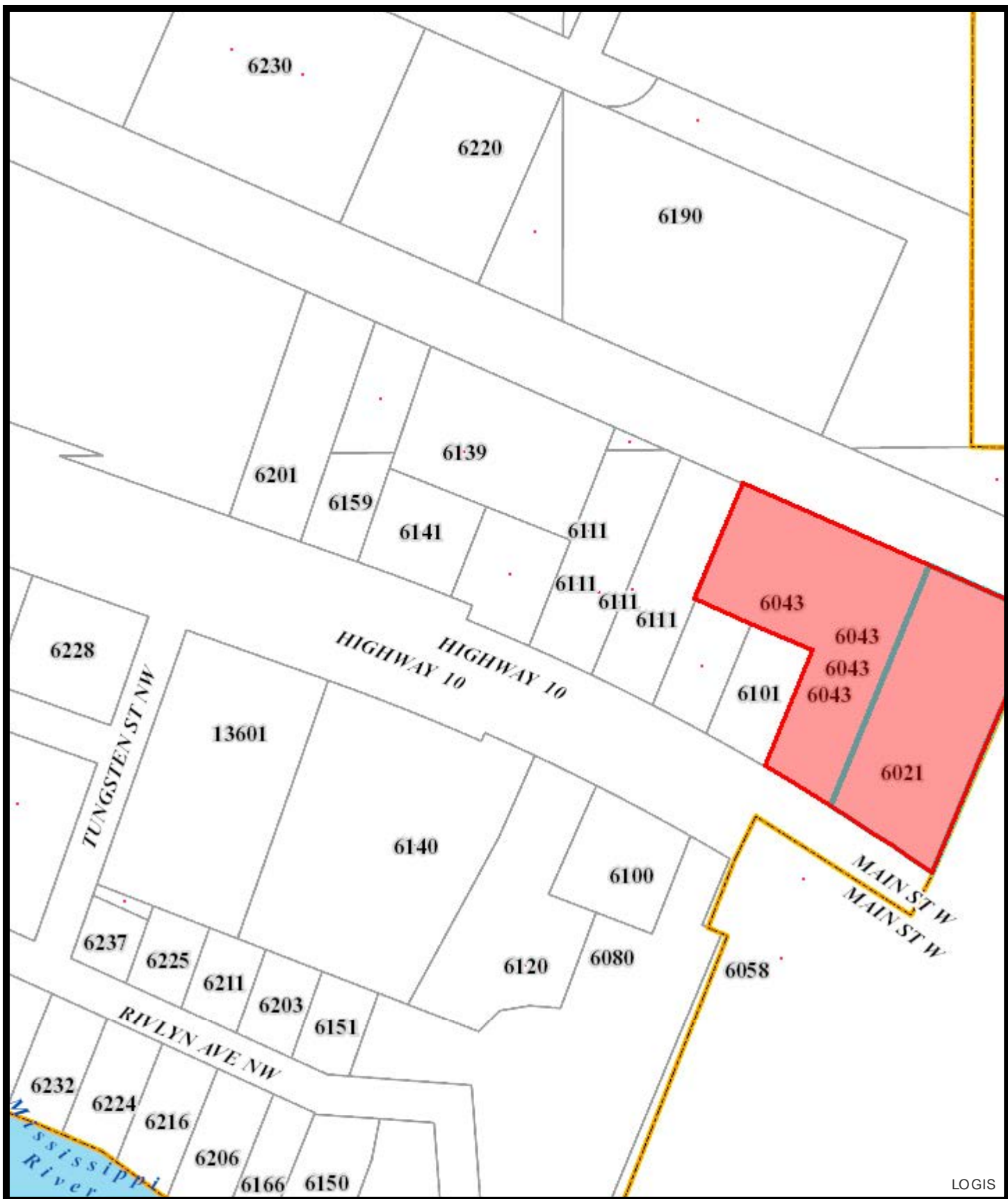
Tim Gladhill

**Date**

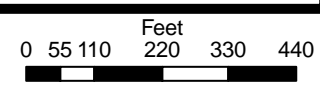
06/21/2018 04:27 PM

Started On: 06/12/2018 01:43 PM

# 6021 and 6043 Highway 10

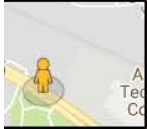


LOGIS









Google



Meeting Date: 06/26/2018

**Information**

**Title:**

Provide Direction on Streetscape Plan/Manual

**Purpose/Background:**

WSB is working on creating a streetscape plan for the City of Ramsey. Staff has been directed to keep this low-cost, high-impact. With that in mind, staff is looking for feedback regarding the attached streetscape and signage plan. Specifically, this plan would be used at our gateways along Highway 10, Highway 47, and in the COR area to increase community visibility.

**Timeframe:**

30 Minutes

**Funding Source:**

The majority of this project was accomplished as part of normal Staff duties. Staff requested up to \$7,500 in professional services to aide with landscape architecture to provide high quality images to help supplement the plan. This came from an individual department professional services line item (already budgeted for in 2018).

**Responsible Party(ies):**

City Planner, WSB

**Outcome:**

Provide Staff direction on how to proceed with replacement of the destroyed sign at Bunker Lake Boulevard and Saint Francis Boulevard and consensus on which plan option best fits the City of Ramsey.

**Attachments**

Ramsey Streetscape Manual

**Form Review**

**Inbox**

Tim Gladhill

Kurt Ulrich

Form Started By: Chloe McGuire Brigl

Final Approval Date: 06/21/2018

**Reviewed By**

Tim Gladhill

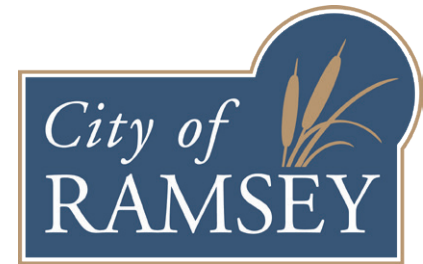
Kathy Schmitz

**Date**

06/21/2018 08:25 AM

06/21/2018 01:32 PM

Started On: 06/12/2018 01:45 PM



# CITY OF RAMSEY KEY NODES AND STREETScape GUIDE

DRAFT



Project Number: 011565-000  
April 19, 2018

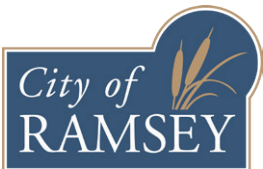


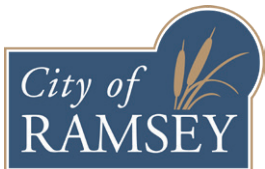
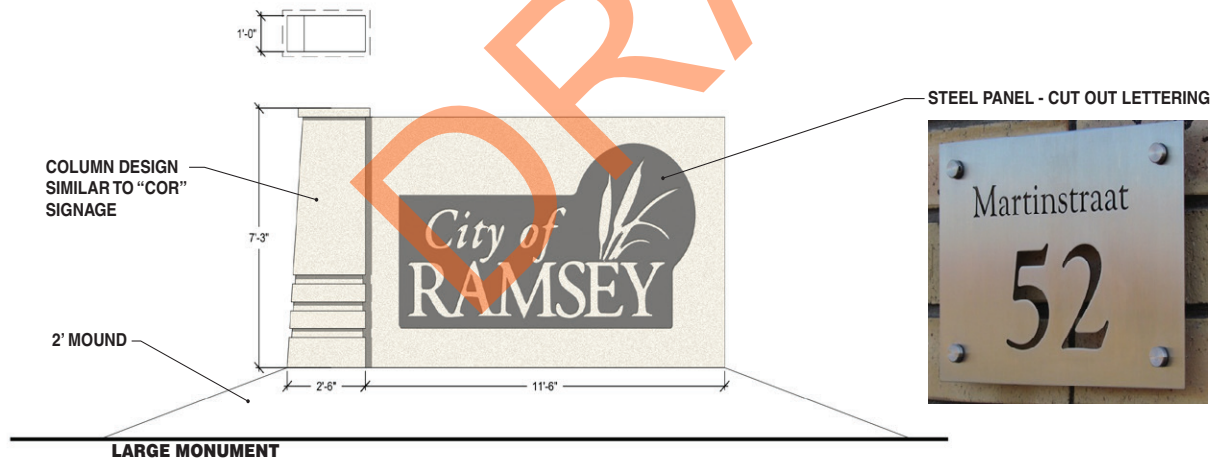
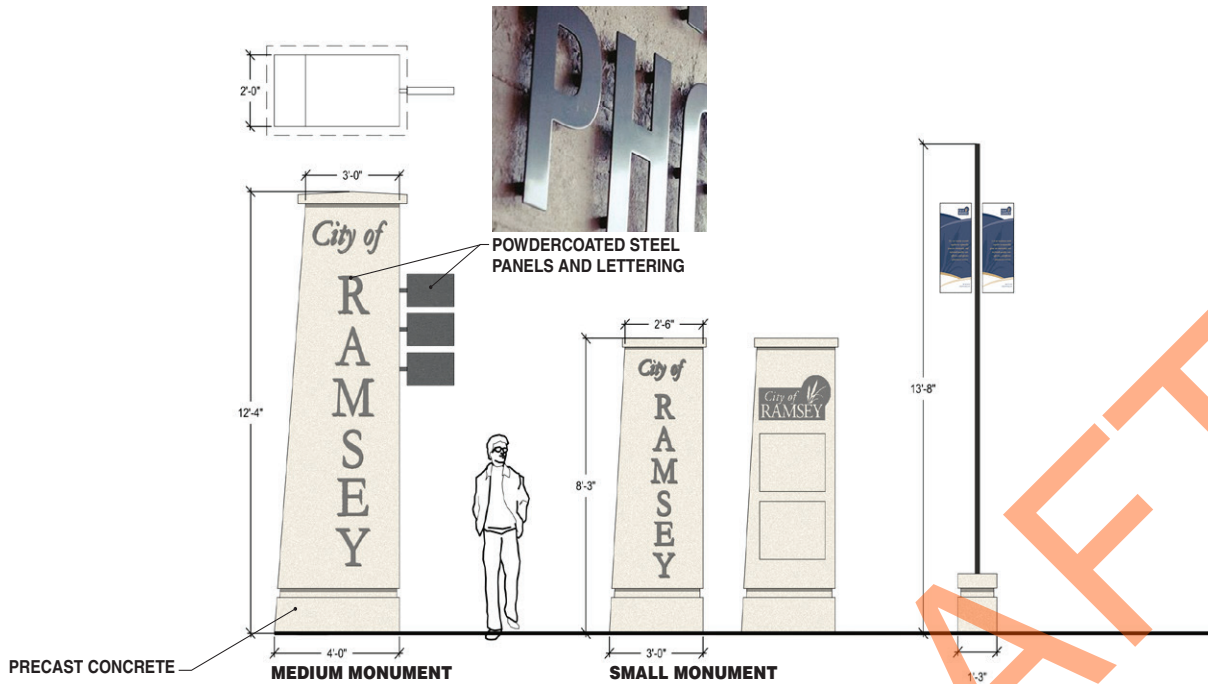
EXISTING X-LARGE SIGNAGE LOCATED ON HWY 10  
NEAR CITY HALL

DRAFT



- RETROFITTED EXISTING X-LARGE SIGNAGE
- REPAINT WITH BLUE TO MATCH RAMSEY LOGO
  - ADD "CITY OF RAMSEY" PANEL TO TOP OF SIGN
  - REPLACE TENANT SIGNAGE WITH "THE COR" LOGO

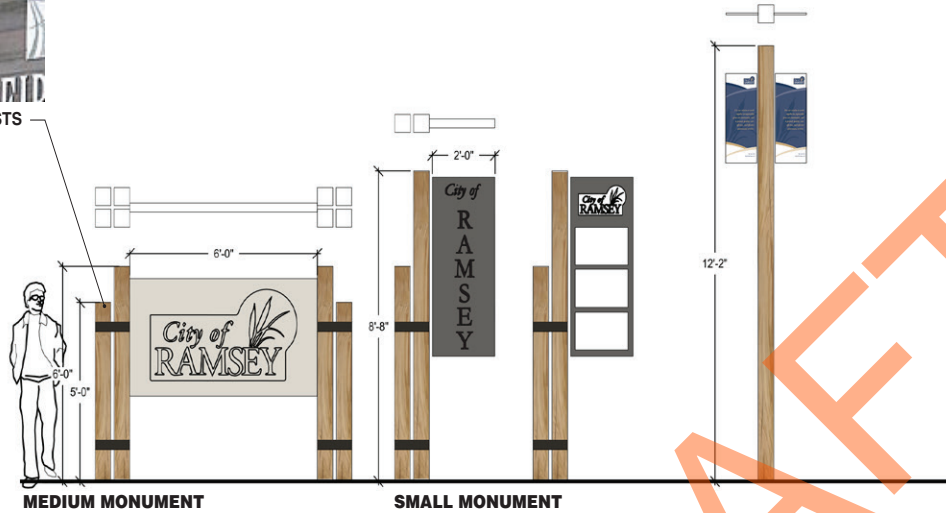




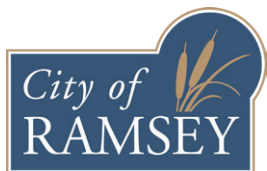
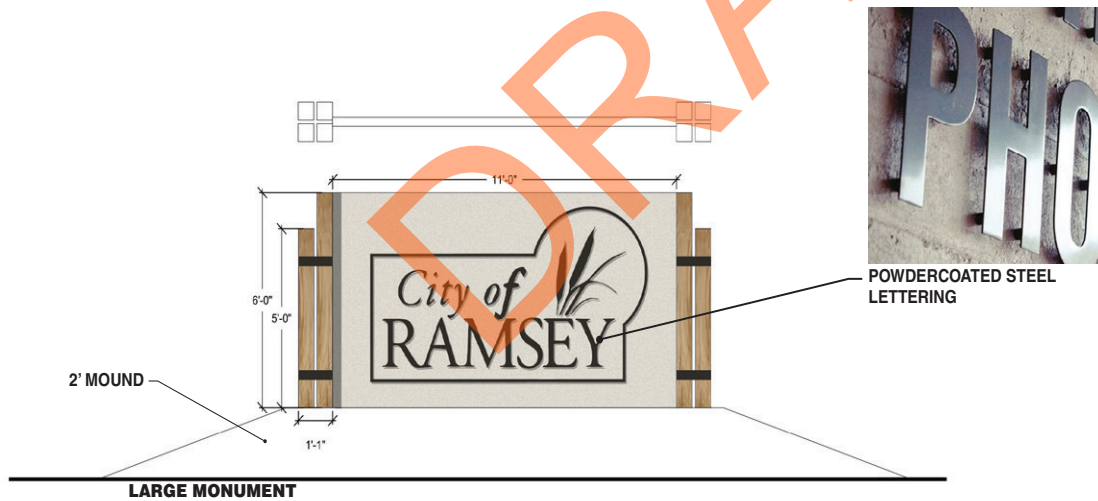
**CITY OF RAMSEY KEY NODES AND STREETScape GUIDE**  
**Signage Concept 1**

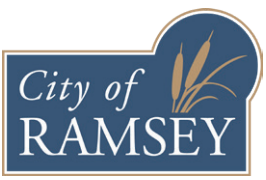
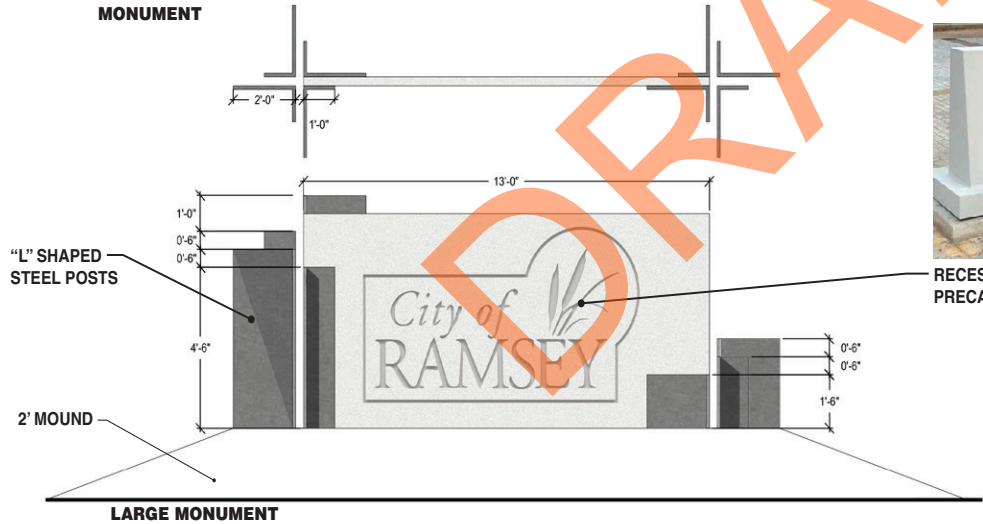
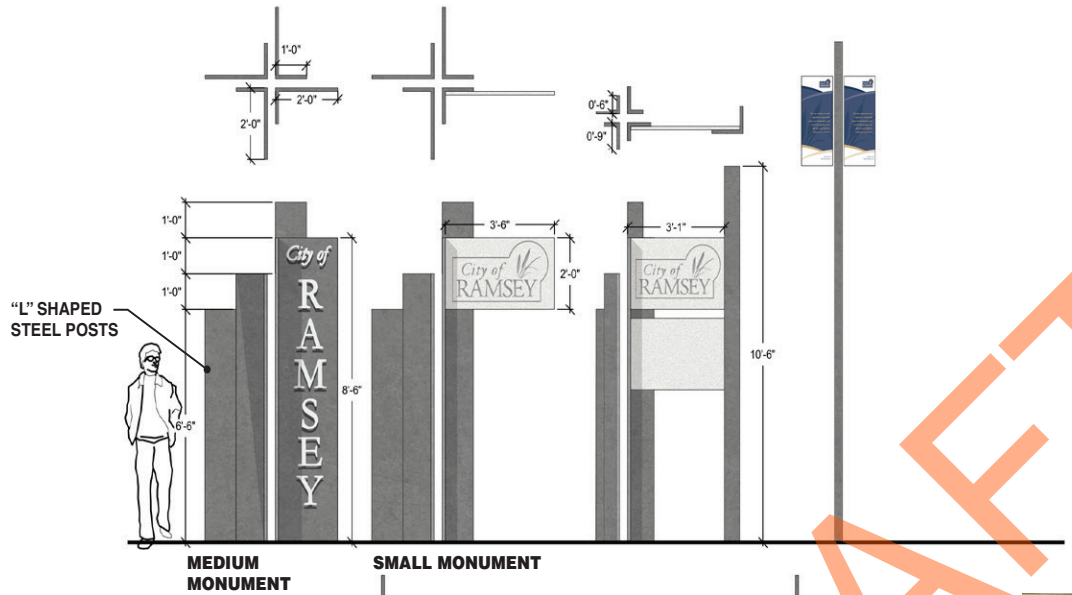


TIMBER POSTS



EXAMPLE SIGNAGE WITH TIMBER POSTS





**CITY OF RAMSEY KEY NODES AND STREETScape GUIDE**  
**Signage Concept 3**

**TREE SELECTIONS FROM COR DESIGN FRAMEWORK MANUAL**

**UNDER POWER LINE TREES  
(NORTH BOULEVARD)**

- SPRING SNOW CRABAPPLE
- KELSEY CRABAPPLE
- JAPANESE TREE LILAC

**SHADE TREES  
(SOUTH BOULEVARD)**

- VALLEY FORGE ELM
- BOULEVARD LINDEN
- SKYLINE HONEYLOCUST

**PLANTINGS AROUND  
MONUMENT SIGNS**

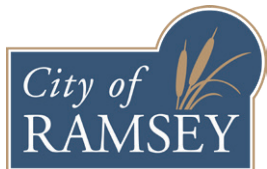
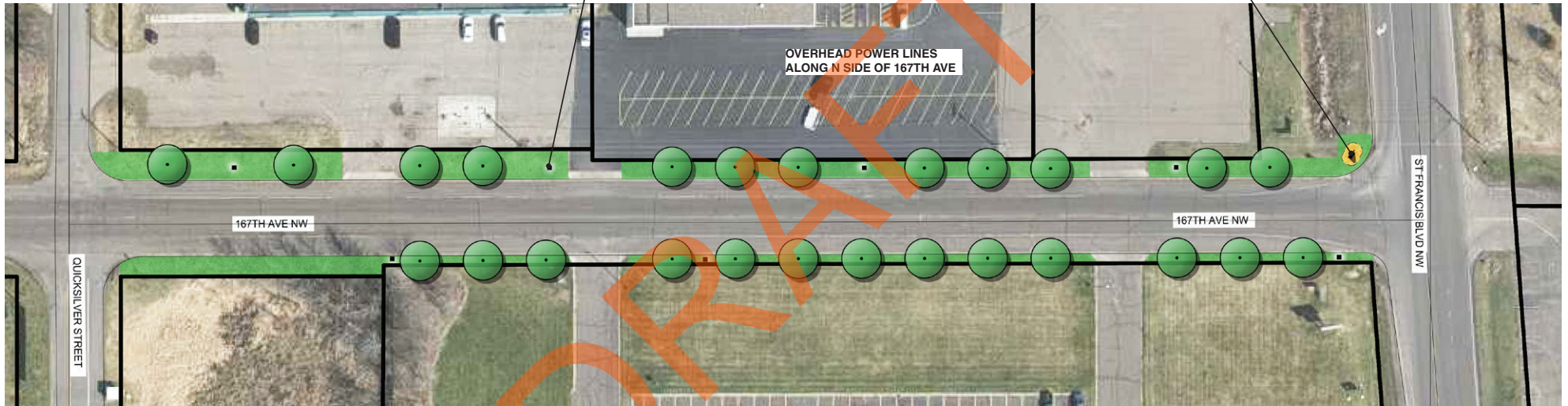
- CHICAGO APACHE DAYLILY
- WALKER'S LOW CATMINT
- PRAIRE DROPSEED



BANNERS ATTACHED TO LIGHTPOLES

CITY STANDARD LIGHTPOLE SPACED 100' APART - ALTERNATING SIDES OF ROAD

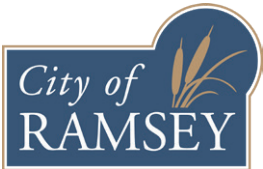
MEDIUM MONUMENT SIGN WITH PLANTINGS





BANNER POLE LOCATIONS (●) COULD BE PLACED:

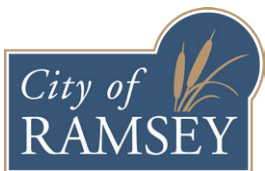
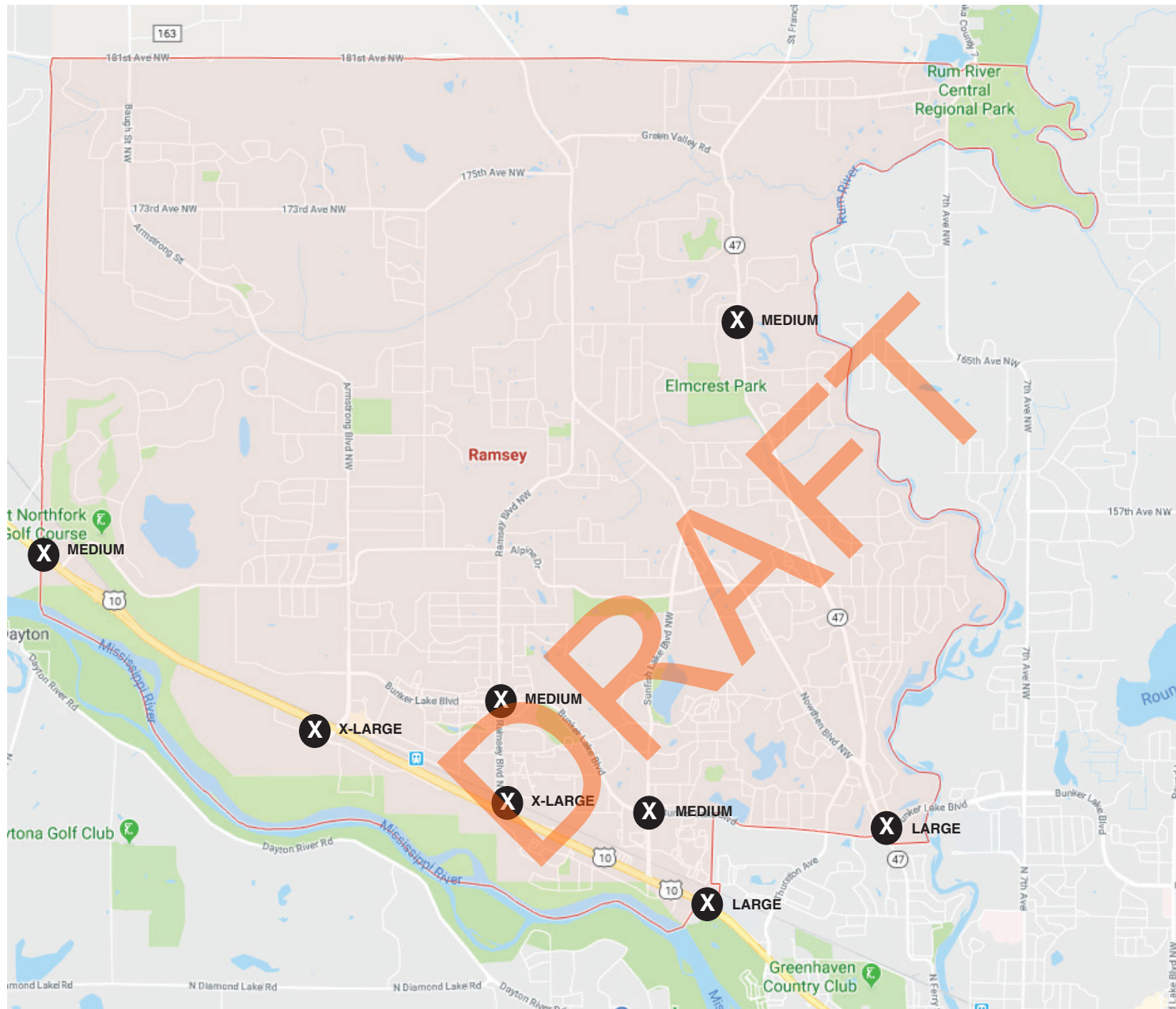
- 1. BUNKER LAKE BLVD MEDIAN
- 2. ST. FRANCIS BLVD MEDIAN
- 3. BEHIND MONUMENT SIGN



# CITY OF RAMSEY KEY NODES AND STREETScape GUIDE

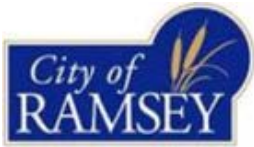
## St Francis and Bunker Lake Blvd

**X** PROPOSED MONUMENT SIGN  
LOCATION AND MONUMENT SIZE



## CITY OF RAMSEY KEY NODES AND STREETScape GUIDE

### Potential Signage Areas



Our Mission: To work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.

**CC Work Session**

**2. 4.**

**Meeting Date:** 06/26/2018

**Submitted For:** Kurt Ulrich, Administrative Services

**By:** Jo Thieling, Administrative Services

---

**Information**

**Title:**

Approve Tinklenberg Group Proposal for Professional Services Contract Extension

**Purpose/Background:**

**Purpose:**

Consider a proposal from The Tinklenberg Group for an extension to an existing professional services contract. The purpose of this contract is to advance and promote the construction of improvements within the Trunk Highway 10/169 corridor within the City and, more specifically, to seek funding for the City's current priority projects.

**Background:**

The City has worked with the Tinklenberg Group for most of the past decade, with the most recent contract with the Tinklenberg Group was from June 2017 through June 2018, The contract was a 12-month contract, compared to the last few years of 6-month contract extensions. The 12-month contract term resulted in less administrative time and allowed the City and the contractor to use a uniform blended amount for the 12-month period. The contract was for \$3,300 per month, with the annual cost being \$39,600.

Recent contract work involved working with the state legislature and successfully securing over \$1 million in funding for the engineering and design of the Ramsey Boulevard underpass of the BNSF rail line.

Also, generally, Mr. Tinklenberg continues to work with federal, state, county, and regional officials to advance Ramsey's interests in developing the Highway 10 corridor. The City's past efforts in working with Mr. Tinklenberg have yielded a successful conclusion to the \$35M Armstrong Project, which was awarded several grants, including a \$10M federal (TIGER) grant, a \$10M state (CIMS) grant, a \$8M bonding allocation from the state, and a \$10.2M award from the Counties Transit Investment Board (CTIB), which fully funded the project.

During this past contract period, the City of Ramsey received about \$2 million from the state bonding bill for the Ramsey Boulevard rail separation project.

Staff believes this appointment is especially important given the recent award of contract to Bolton and Menk for planning and design services. In order to maintain a consistent message to the Legislature and Congressional Delegation, coordination with this project is important.

**Notification:**

NA

**Observations/Alternatives:**

**Funding Source:**

Funds would come from the City's Public Improvement Revolving Fund.

**Recommendation:**

Staff recommends consideration of the proposed contract extension with the Tinklenberg Group for 12-months through June 30, 2019.

The alternative direction the Council may take include shortening the term of the contract, NOT to approve the proposed contract, or seek other consultant proposals. Either of these alternative will result in a loss of momentum toward the accomplishment of the stated goals. Consequently, continuation of the contract is recommended at this time.

**Action:**

Consensus to bring formal approval of the cextending the contract with The Tinklenberg Group for another twelve months to the July 10 regular City Council meeting. The approval could be a part of the Consent Agenda.

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**Attachments**

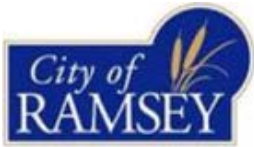
*No file(s) attached.*

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**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Kurt Ulrich	Kathy Schmitz	06/21/2018 01:36 PM
Tim Gladhill	Tim Gladhill	06/21/2018 03:17 PM
Form Started By: Jo Thieling		Started On: 06/20/2018 07:19 PM
Final Approval Date: 06/21/2018		



Our Mission: To work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.

**CC Work Session**

**3. 1.**

**Meeting Date:** 06/26/2018

**Submitted For:** Kurt Ulrich, Administrative Services

**By:** Jo Thieling, Administrative Services

---

**Information**

**Title:**

Review Future Topics/Calendar

**Purpose/Background:**

Attached is the current list of future topics for work session discussion. Items are drawn from Council requests at meetings, or are related to topics that have been identified in the City's strategic plan. Tentative dates have been assigned.

**Recommendation:**

N/A

**Action:**

For Council review - no formal action necessary.

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**Attachments**

[Future Topics 1](#)

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**Form Review**

**Inbox**

Kurt Ulrich

Tim Gladhill

Form Started By: Jo Thieling

Final Approval Date: 06/21/2018

**Reviewed By**

Kathy Schmitz

Tim Gladhill

**Date**

06/21/2018 01:35 PM

06/21/2018 02:53 PM

Started On: 06/19/2018 07:05 PM

**City Council Future Topics – Work Session**  
*(Draft)*

<b>Date</b>	<b>Topics for Discussion – Council Action</b>
<b>Date</b>	<b>Topics for Discussion – Regulatory</b>
<b>Date</b>	<b>Topics for Discussion – Policy</b>
July	Newsletter Policy to Address Advertising and Content Control ( <i>Ulrich</i> )
July	Comp Plan ( <i>Gladhill</i> )
July	Intersection Control Evaluation for Spot Improvements on Armstrong ( <i>Westby</i> )
August	Surface Water Supply Planning ( <i>Westby</i> )
September	Met Council Update on Surface Water Supply Planning Funding Assistance ( <i>Westby</i> )
September	Review Naming Policy ( <i>Riverblood – Thieling</i> )
October	Review and Consider Adoption of Ramsey’s Portion of Previous Highway 47 Study ( <i>Westby</i> )
<b>Date</b>	<b>Topics for Discussion – Planning and Budget</b>
July	Preliminary Budget Review ( <i>Lund</i> )
July	Review Non-Profit Funding Policy ( <i>Ulrich</i> )
July	Approve Paving Contract for Former Sunfish Lake Gas Station Site
August	Train Maintenance Policy ( <i>Westby</i> )
August	Stormwater Pond Maintenance Policy ( <i>Westby</i> )
September/October	Summary of Employee Compensation and development plan ( <i>Lasher</i> )
October	Cost Share for Corridor Study of Nowthen Blvd/CR5 ( <i>Westby</i> )
<b>Date</b>	<b>Topics for Discussion – Information</b>
July	2017 Business Retention and Expansion Program Report ( <i>Ulrich</i> )
November	Ferry Street Traffic Control ( <i>Westby</i> )