

City of Ramsey
Agenda
Environmental Policy Board (EPB)
Monday, April 15, 2019
6:30 pm
Council Chambers, 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Citizen Input**
- 3. Approve Agenda**
- 4. Approve Minutes**
 1. Approve Meeting Minutes Dated March 18, 2019
- 5. Policy Board Business**
 1. Appoint Chairperson and Vice Chairperson
 2. Consider Request for a Variance to Buildnig Setbacks to the Ordinary High Watermark at 15637 Juniper Ridge Drive (Project No.19-114); Case of Adny Gilbertson
 3. Review Preliminary Plat for Property at 6080 Highway 10 NW (Project No. 18-163); Case of Village Bank
 4. Review Current EPB Work Plan
- 6. Board/Staff Input**
- 7. Adjournment**

Environmental Policy Board (EPB)

4. 1.

Meeting Date: 04/15/2019

By: Chris Anderson, Community
Development

Information

Title:

Approve Meeting Minutes Dated March 18, 2019

Action:

Attachments

EPB Meeting Minutes Dated March 18, 2019

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 04/12/2019

Reviewed By

JoAnn Shaw

Date

04/12/2019 12:52 PM

Started On: 04/11/2019 10:22 AM

**ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

On Monday, March 18, 2019, the Environmental Policy Board (EPB) met in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present: Chairperson Michael Valentine
 Board Member Jane Covart
 Board Member Michael Hiatt
 Board Member Laura Moore

Members Absent: Board Member Reid Bernard
 Board Member Melissa Fetterley
 Board Member Michael Madison

Also Present: City Planner Chris Anderson
 City Council Liaison Melody Shryock

1. CALL TO ORDER

Chairperson Valentine called the meeting to order at 6:30 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Board Member Hiatt and seconded by Board Member Covart to approve the agenda as submitted.

Motion carried. Voting Yes: Chairperson Valentine, Board Member Hiatt, Covart, and Moore. Voting No: None. Absent: Board Member Bernard, Fetterley, and Madison.

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated February 25, 2019

Motion by Board Member Covart and seconded by Board Member Moore to approve the regular meeting minutes dated February 25, 2019.

Motion carried. Voting Yes: Chairperson Valentine, Board Member Covart, Moore, Hiatt, and Moore. Voting No: None. Absent: Board Member Bernard, Fetterley, and Madison.

5. POLICY BOARD BUSINESS

5.01: Review Site Plan and Final Plat for The Sapphire (Project No. 18-138); Case of PSD

City Planner Anderson presented the staff report. He stated that the purpose of this case is to review a proposed Site Plan and Final Plat for a project known as The Sapphire, located at the southeast corner of Center Street and Ramsey Parkway. The proposal is for a four story, 118-unit apartment building that mirrors the existing Parkview East building just to the east. The property is located within The COR Sub-District 1 (Mixed Use COR) and is subject to The COR Design Framework. The City's Natural Resources Inventory (NRI) does not identify any significant natural areas within the subject property. The entirety of the subject property is classified as "urban with little vegetative cover" per the Minnesota Land Cover Classification System (MLCCS). The subject property is devoid of any significant trees and thus, there is no need for a Tree Inventory and Preservation Plan. There are no identified wetlands on the subject property per the National Wetlands Inventory (NWI) nor any floodplain areas present.

Motion by Board Member Hiatt and seconded by Board Member Covart to recommend approval of the Landscape Plan contingent upon compliance with the Staff Review Letter.

Further discussion: Councilmember Shryock asked if the landscape plans are reviewed for safety on larger projects. City Planner Anderson stated that the safety issues that are reviewed are in regard to landscaping near intersections to avoid site obstructions. He stated that the City has not implemented review of landscaping from other safety aspects. He noted that part of the safety concerns sometimes arise from placement of evergreens and advised that this request does not include many evergreens. He stated that if the Board is interested, there could be further discussion on that type of review/policy. Councilmember Shryock stated that as The COR starts to fill in with large developments, they should be mindful of the environment as they continue to design, she provided the example of Crime Prevention Through Environmental Design (CPTED). Chairperson Valentine confirmed the consensus of the Board to further discuss the topic.

Motion carried. Voting Yes: Chairperson Valentine, Board Member Hiatt, Covart, and Moore. Voting No: None. Absent: Board Member Bernard, Fetterley, and Madison.

Board Member Hiatt stated that he would love to see some additional trees incorporated in the large open areas.

City Planner Anderson confirmed the consensus of the Board to ask the applicant to explore additional options for landscaping within the parking area.

5.02: Ramsey's Closed Landfill Site Solar Potential Assessment

City Planner Anderson presented the staff report. He stated that the MN Brightfields Initiative is a program exploring the potential and feasibility of developing renewable energy on Closed Landfill Program (CLP) sites. This initiative includes a wide array of state and federal agencies, as well as various associations and organization, including the Council of Development Finance Agencies (CDFA). A primary focus of the MN Brightfields Initiative is to mitigate greenhouse gas emissions from CLP sites (estimated are that CLP sites account for about one fifth of all state agencies' greenhouse gas emissions). Ramsey's CLP site was identified by the MN Brightfields Initiative as a potential candidate for further analysis, at least in part due to the larger boundary of state (MPCA) owned land compared to the actual waste footprint (the landfill itself). Recently,

City of Ramsey staff were informed that the CDFR's Brownfields Technical Assistance Program selected Ramsey's CLP site for free technical assistance in assessing the site's solar potential. The City will be working with the MN Brightfields Initiative to identify stakeholders for inclusion in a future on site meeting to discuss the potential economic asset the CLP site could be.

Chairperson Valentine stated that this is very intriguing and a great way to use a poor-quality property.

Board Member Hiatt asked the acreage of the landfill.

City Planner Anderson estimated about 260 acres.

Board Member Hiatt asked the size of the solar array that was recently approved/constructed.

City Planner Anderson replied that solar array is 20 to 30 acres.

Board Member Hiatt stated that it is good to move in this direction. He stated that this could be an ideal location and could be moved up in scale to have a larger impact.

City Planner Anderson stated that the PCA is sending crews out to mow two or three times per year. He stated that if something were to happen, there would be a potential to convert the landscaping into a more native, pollinator friendly landscape.

Chairperson Valentine asked if the process includes an environmental review.

City Planner Anderson stated that is some of the information that they hope to gain from this exploration. He stated that there are a lot of unknowns and this process will provide some answers.

Board Member Covart stated that in the past Connexus had an ability for homeowners to buy into the solar field. She asked if that would be an option for this activity.

City Planner Anderson stated that Connexus is not involved in the discussion at this time.

5.03: Arbor Day Event Update

City Planner Anderson presented the staff report. He stated that the purpose of this case is provide an update to the EPB regarding a planned Arbor Day activity with Ramsey Elementary School. The planting event will occur on Arbor Day, which in Minnesota is always the last Friday in April (this year April 26th). The MN DNR will also be assisting in the tree planting activity by providing the seedlings to be planted in the Environmental Learning Area (ELA). Staff was unfortunately unable to attend the initial planning meeting for the event but did receive a follow up email from the school with some information. Planting by students will occur from 9:30 a.m. to 3:30 p.m. Staff has been asked to try and provide a couple volunteers to assist with the planting activities and to see if a water truck may be available for use that day as well. He stated that this would be a great opportunity to infuse some excitement and education about the benefits that trees provide in the community and encouraged EPB member to assist with the event if possible.

6. BOARD / STAFF INPUT

Board Member Moore reminded the Board of the upcoming environmental conference on April 13th.

- **Photo Contest Entries and Proposed Winners**

City Planner Anderson stated that the City offers a photo contest each year. He stated that in past years the EPB has provided a recommendation on winners. He explained that in order to streamline the process, the winners are being chosen by the Parks and Recreation Commission and then certified by the City Council. He stated that he included all the submittals and the proposed winners for informational purposes.

Chairperson Valentine thanked staff for sharing the photos.

Councilmember Shryock agreed that there were a lot of great photos this year. She asked if all the photos would be available on the City website once submitted.

City Planner Anderson stated that he understands that in order to submit the photo as part of the contest, the resident is acknowledging that the City has full use of the photos for the website or promotional use. He stated that some of the entries from last year are currently being circulated on the City's website.

7. ADJOURNMENT

Motion by Board Member Covart and seconded by Board Member Moore to adjourn the meeting.

The meeting adjourned at 7:14 p.m.

Respectfully submitted,

Chris Anderson
City Planner

ATTEST:

JoAnn Shaw
Community Development Secretary

Drafted by Amanda Staple, *TimeSaver Off Site Secretarial, Inc.*

Environmental Policy Board (EPB)

5. 1.

Meeting Date: 04/15/2019

By: Chris Anderson, Community
Development

Information

Title:

Appoint Chairperson and Vice Chairperson

Purpose/Background:

Each year, the Commissions and Boards appoint officers. Currently, Mr. Michael Valentine serves as Chairperson and Mr. Mike Hiatt serves as the Vice Chair.

Action:

Motion to appoint _____ as Chairperson of the Environmental Policy Board through March 2020.

-and-

Motion to appoint _____ as Vice Chairperson of the Environmental Policy Board through March 2020.

Attachments

No file(s) attached.

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 04/12/2019

Reviewed By

JoAnn Shaw

Date

04/12/2019 12:52 PM

Started On: 04/11/2019 09:10 AM

Meeting Date: 04/15/2019

By: Chris Anderson, Community
Development

Information

Title:

Consider Request for a Variance to Buildng Setbacks to the Ordinary High Watermark at 15637 Juniper Ridge Drive (Project No.19-114); Case of Adny Gilbertson

Purpose/Background:

The City has received an application from Andy Gilbertson (the "Applicant") for a variance to building setbacks to the ordinary high watermark (OHW) on the property located at 15637 Juniper Ridge Drive (the "Subject Property"). The Applicant is proposing to construct a twenty-four foot by twenty-eight foot (24' x 28') detached accessory building (the "Accessory Building") within the required setback from the OHW of the Rum River.

Observations/Alternatives:

The Subject Property is 1.35 acres in size and is located within the R-1 Residential (MUSA) zoning district. The surrounding properties are also zoned R-1 Residential (MUSA) and range in size from about 0.75 acres to about 3.5 acres. While within the Metropolitan Urban Service Area (MUSA), which typically indicates that properties are served by municipal sewer and water, this neighborhood is still on private services (individual wells and septic systems).

The Subject Property is located within the Scenic River Protection Overlay District (the "Overlay District"), which has more stringent standards than the R-1 Residential (MUSA) zoning district. The intent of the Overlay District is to protect and preserve the natural, recreational, and scenic values of the river, including the views from the river. Within the Overlay District, buildings are to be setback from the OHW at least 150 feet, and from the bluff line, defined in City Code as a line that generally follows the river bank where the slope changes greater than 12% to less than 12%, at least thirty (30) feet.

The home on the Subject Property does not appear to meet the required setback from the OHW. However, the Subject Property is located within the Plat of Reilly Estates, which was approved in 1976. The home on the Subject Property was constructed in 1978 and appeared to comply with all regulations in place at that time. The Overlay District was not adopted by the Ramsey City Council until 1981. Thus, the existing home is considered lawful, non-conforming.

The proposed Accessory Building would be located at the northern edge of the existing driveway. The northwest corner of the Accessory Building would be located approximately 100 feet from the OHW of the Rum River. The Applicant has noted that their septic system is on the east side of the home, eliminating that area from consideration. Additionally, per City Code, while the Accessory Building can be located nearer the front property line than the home (since this is a riparian lot), it still must comply with the required front yard setback (30 feet), which is not possible due to the septic system location.

Due to the angle of the Subject Property, which follows the river corridor, the slope of the bank (steeper in the northwest and more gradual to the northeast), and the existing tree cover, the proposed location appears to best meet the intent of the Overlay District in terms of maintaining scenic views from the river. It does not appear that the Accessory Building could be positioned elsewhere on the Subject Property such that it met the required setbacks without significant tree removal and/or increasing its visibility from the river. Furthermore, the proposed location would not require additional paving, which helps limit the amount of impervious surfacing on the Subject Property and thus limits the amount of 'new' runoff that would be generated.

Staff is generally supportive of the requested variance. However, a condition that could be considered would be stipulating the need to plant additional trees between the river and the Accessory Building. This would not only add additional screening but would also help capture more rainfall and thereby assists offsetting stormwater runoff to the river.

Funding Source:

The Applicant is responsible for all costs associated with this request.

Action:

Motion to recommend Planning Commission approve the requested variance contingent upon the Applicant planting additional native trees between the Accessory Building and the river.

Attachments

Site Location Map

Aerial View with Contours and Garage

Aerial View from River

View of Proposed Site from River

View of Potential Alternative Site from River

Septic Drawing Diagram

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 04/12/2019

Reviewed By

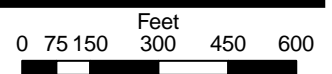
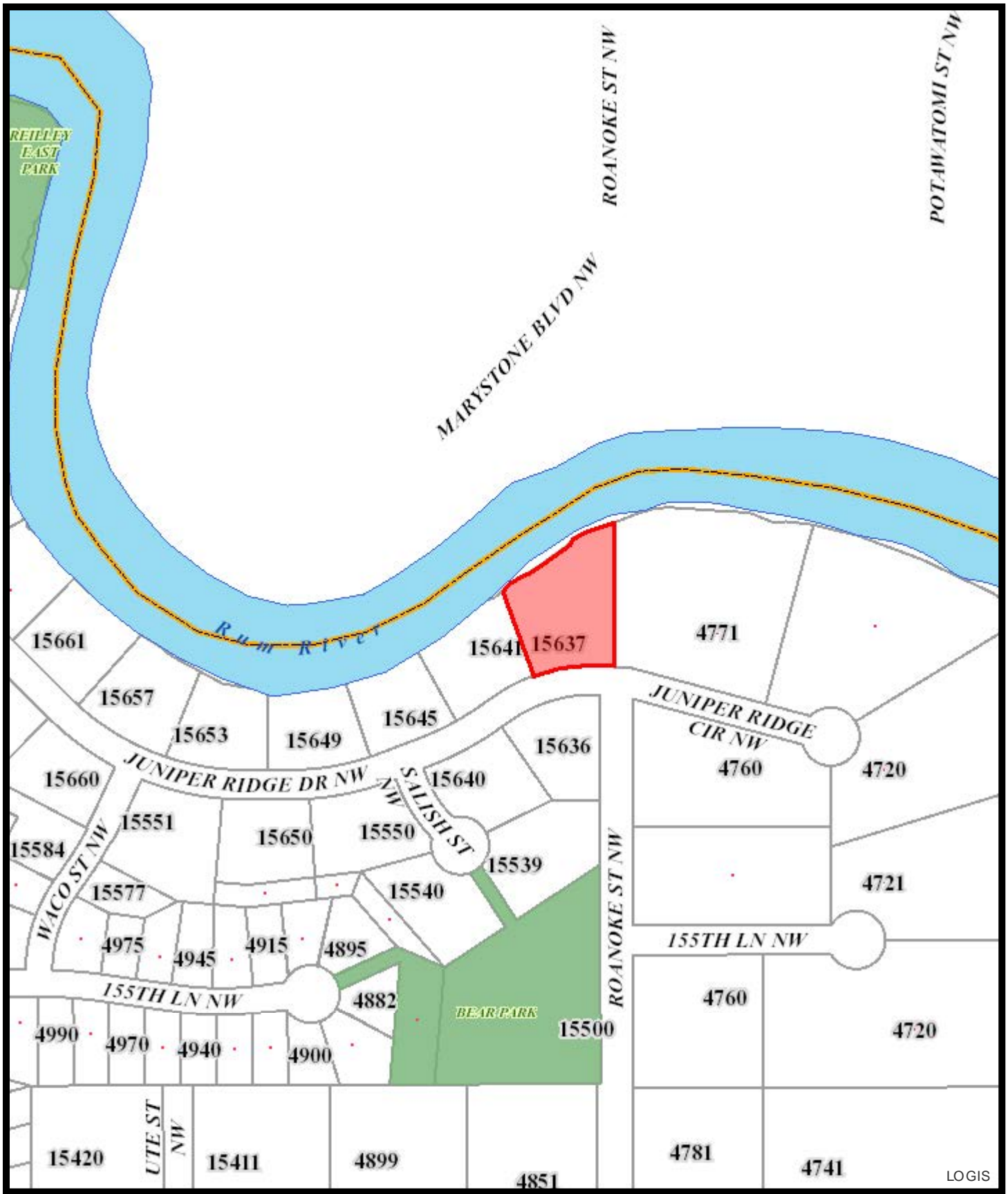
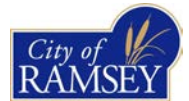
JoAnn Shaw

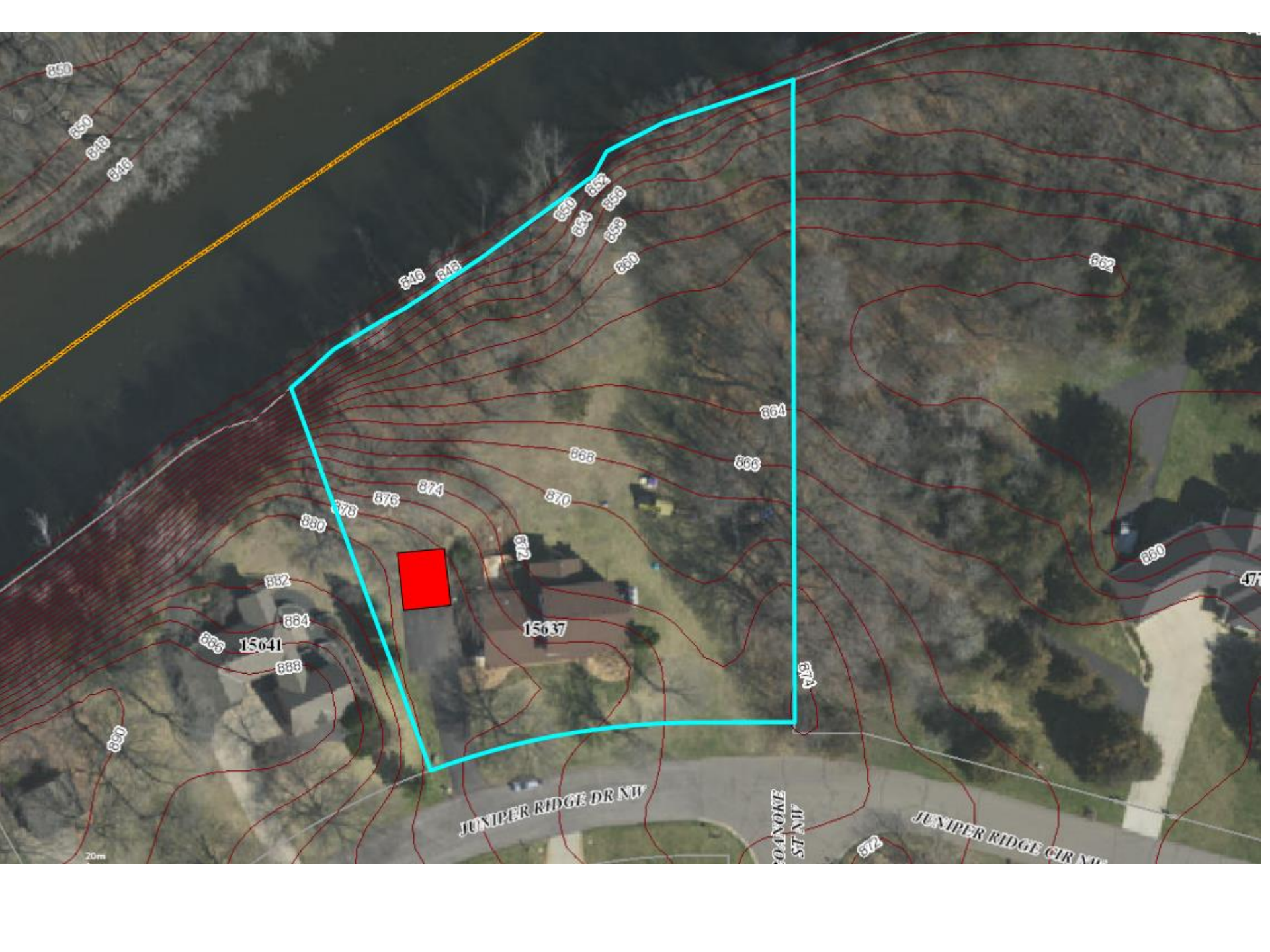
Date

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Site Location Map





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840
848
846

846 848
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858 860

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15641
888

15637

477

874

830

JUNIPER RIDGE DR NW

JOANNOKE
ST NW

872

JUNIPER RIDGE CIR NW

20m



View from middle of Rum River

Vegetation forms natural sight barrier when leafed

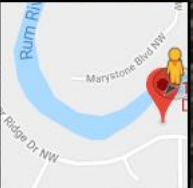




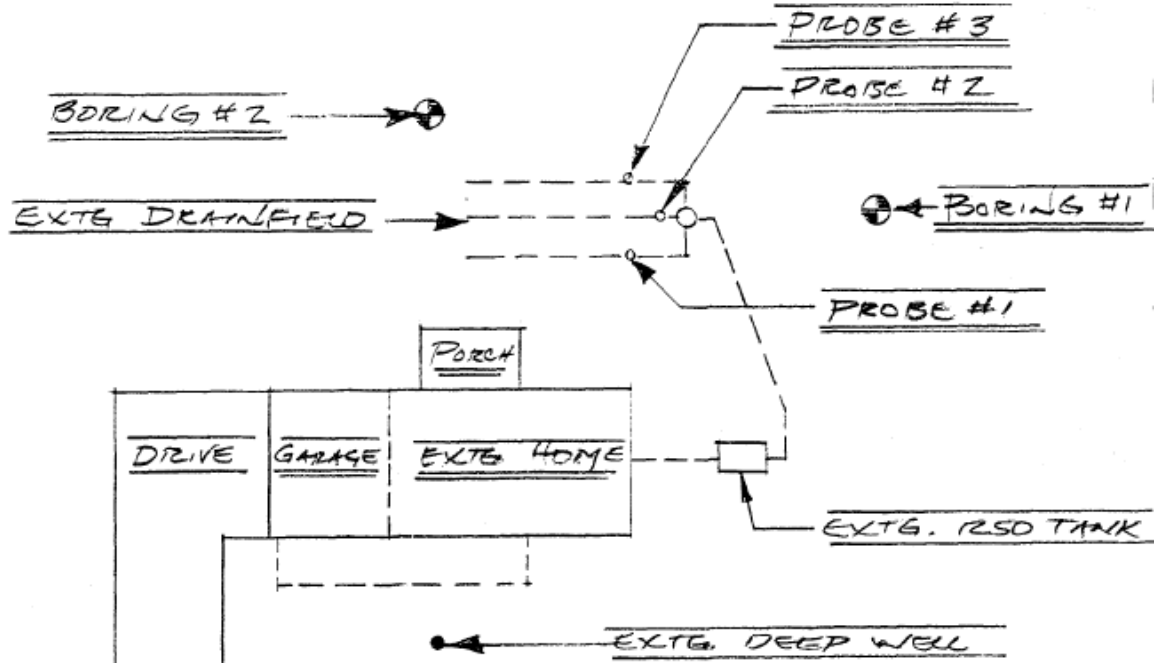
Andrew Dotseth
Street View - Apr 2017

Additional view from Rum where house is most visible.

More vegetation, garage will be hidden from view



Google



SITE PLAN
SCALE - NO SCALE

Meeting Date: 04/15/2019

By: Chris Anderson, Community
Development

Information

Title:

Review Preliminary Plat for Property at 6080 Highway 10 NW (Project No. 18-163); Case of Village Bank

Purpose/Background:

The purpose of this case is to review a Preliminary Plat for a subdivision of the property located at 6080 Highway 10 NW (the "Subject Property"). The Subject Property is currently zoned both R-1 Residential (MUSA) and E-1 Employment. The Preliminary Plat shows fourteen (14) detached villa lots plus three (3) outlots that will contain the storm water pond, infiltration basin, and trail (part of the Mississippi River Trail). A Comprehensive Plan Amendment and a Zoning Amendment will be required based on the proposed use, lot dimensions and density.

The Environmental Policy Board (EPB) did review the Sketch Plan for this project in February of this year. At that time, the EPB provided several recommendations, which included addressing density transitioning on the west side of the project, adding additional plantings along the northern boundary for buffering purposes, and exploring the potential of relocating the proposed stormwater pond outside of the floodplain.

It should be noted that in 2014-2015, the Subject Property did receive Final Plat approval for a seven (7) lot single family residential subdivision. At that time, work began in terms of tree removal and grading. However, additional soil borings were completed that did identify buried debris above fifteen (15) feet below the surface. Due to the costs associated with removing the buried debris, the project was never completed. Village Bank (the "Applicant") is now seeking grant funds to assist with the debris removal.

Observations/Alternatives:

Natural Areas

The City's Natural Resources Inventory (NRI) does identify an altered/non-native deciduous forest on the Subject Property. This would not constitute a high value natural area and some of the wooded area had previously been removed (per the now defunct previous subdivision). The remainder of the Subject Property is classified as 'urban with vegetative cover' or 'urban with little vegetative cover' per the Minnesota Land Cover Classification System (MLCCS).

Mississippi River Corridor Critical Area (MRCCA) Overlay District

Only the very southwestern corner of the Subject Property falls within the MRCCA Overlay District. None of the proposed residential lots fall within this part of the Subject Property. Outlot A, which does lie within the overlay district, does meet the minimum lot size of 20,000 square feet for a riparian parcel. There are no buildings proposed within the overlay district.

At the time of Sketch Plan, the submittal did not include a Tree Preservation or Landscape Plan (not required as part of Sketch Plan review). However, we are now in receipt of both and the developer is proposing to remove all trees that appear to be located within the MRCCA. While selective removal of trees may be permissible (as long as a continuous canopy cover can be maintained), City Code Sec. 117-148(f) states that no clear cutting shall occur within 200 feet of the Ordinary High Watermark (OHW). Thus, it appears that modifications to the plans will be necessary.

Shoreland Regulations

While not officially located within the City's Shoreland Overlay District (presumably due to the Mississippi River

being part of MRCCA, which is more restrictive), compliance with the State's shoreland rules is required for the portion of the land outside the MRCCA boundary. Staff is working through this with DNR staff to determine how this segment of the river is classified so that the appropriate bulk standards are utilized (e.g. lot width, setbacks from OHW and bluff-line, etc.). Staff is asking for additional information to be included on certain plan sheets to verify compliance with the applicable standards.

Floodplains

Portions of the Subject Property fall within the Floodway and Flood Fringe floodplain boundaries. The Floodway area is isolated directly adjacent to the Mississippi River and does not appear to be impacted at all by the proposed subdivision. All three (3) outlots, plus the proposed lots on Blocks 2 and 3, all lie within or at least contain portions of the Flood Fringe designation. Fill can be used to elevate structures in the Flood Fringe to ensure that the lowest floor elevation is at or above the Regulatory Flood Protection Elevation (RFPE). Per the Grading Plan, it appears that the lowest floor of all of these buildings will comply with the RFPE standard, but an Elevation Certificate, prepared by a licensed surveyor, will be needed for each of the lots in Blocks 2 and 3 to verify compliance.

At the time of Sketch Plan review by the EPB, Staff had not heard back from MN DNR staff regarding siting a stormwater pond within a floodplain. However, since then, Staff has received communication from DNR floodplain staff stating that there is nothing that prohibits this design. Again though, based on the MRCCA standards regarding vegetation management, it appears that modifications will be necessary and this may result in relocating the stormwater pond.

Density Transitioning

Due to the adjacent, existing residential neighborhood, Density Transitioning is required along the western boundary of the Subject Property. If landscaping is used to satisfy this requirement, the vegetative buffer will need to be a minimum of twenty-five (25) feet in width and be held in common ownership. Within this buffer area, for every 100 feet of property boundary, there shall be two (2) overstory trees, two (2) evergreen trees, and two (2) understory trees and plant sizes shall be a minimum of 2.5 inch caliper, six (6) feet in height, and 1.5 inch caliper, respectively.

The Developer had submitted a revised Landscape Plan in March that appeared to sufficiently address the density transitioning requirements with landscaping. However, with their official submittal, the Landscape Plan no longer includes those additional plantings. Staff has noted in the Staff Review Letter that additional plantings along the western side of the project must be included to satisfy this requirement.

Tree Preservation

This submittal did include a Tree Preservation Plan. As proposed, all trees within the southwestern corner of the site (within the MRCCA) would be removed to accommodate a stormwater pond. Per MRCCA standards in City Code, clear cutting within 200 feet of the OHW is not permitted. The plans will need to be modified to avoid clear cutting within the MRCCA overlay district. Aside from the aforementioned needed adjustments, the Tree Preservation Plan does appear to comply with current standards through reforestation efforts as outlined in the Landscape Plan.

Landscaping

A Landscape Plan has been received and is generally acceptable with the exception of the density transitioning. Additional plantings will be needed to buffer the proposed use from the existing neighborhood to the west. Staff has outlined this in the Staff Review Letter. Understanding that some tree removal can occur within the MRCCA, a recommendation by Staff would be to require additional new plantings nearer the river. Additionally, rather than a commercial turf seed mix, Staff would recommend utilizing a seed mix with deeper rooting species.

Funding Source:

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

Action:

Motion to recommend approval with the Staff Review Letter contingent upon compliance with the Staff Review Letter.

Attachments

Site Location Map

Aerial View with Contours and Floodplain

Existing Conditions

Preliminary Site Plan

Grading Plan

Tree Preservation Plan

Landscape Plan

Aerial with MRCCA Overlay District

Staff Review Letter

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 04/12/2019

Reviewed By

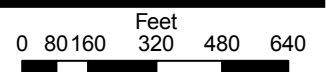
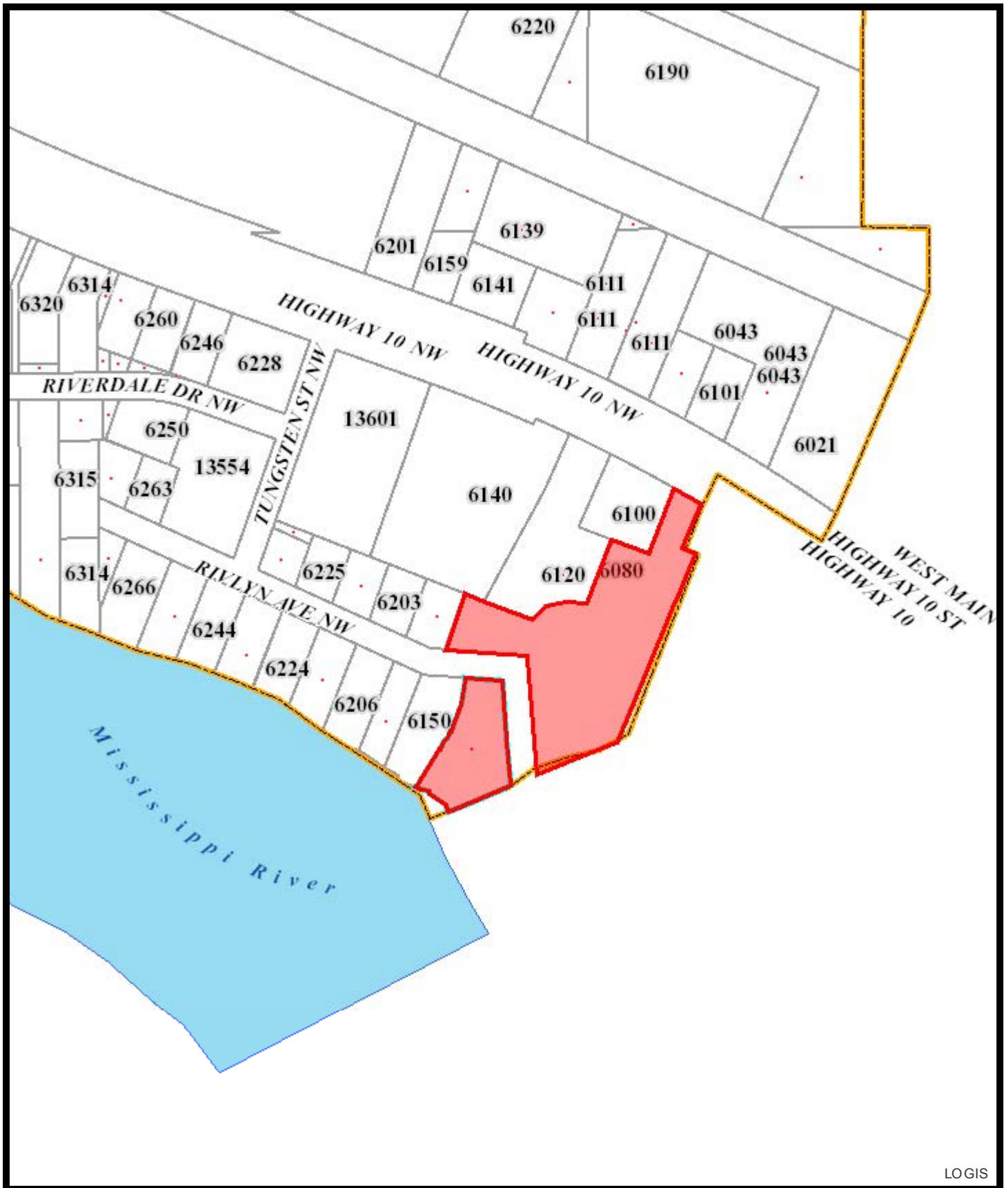
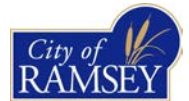
JoAnn Shaw

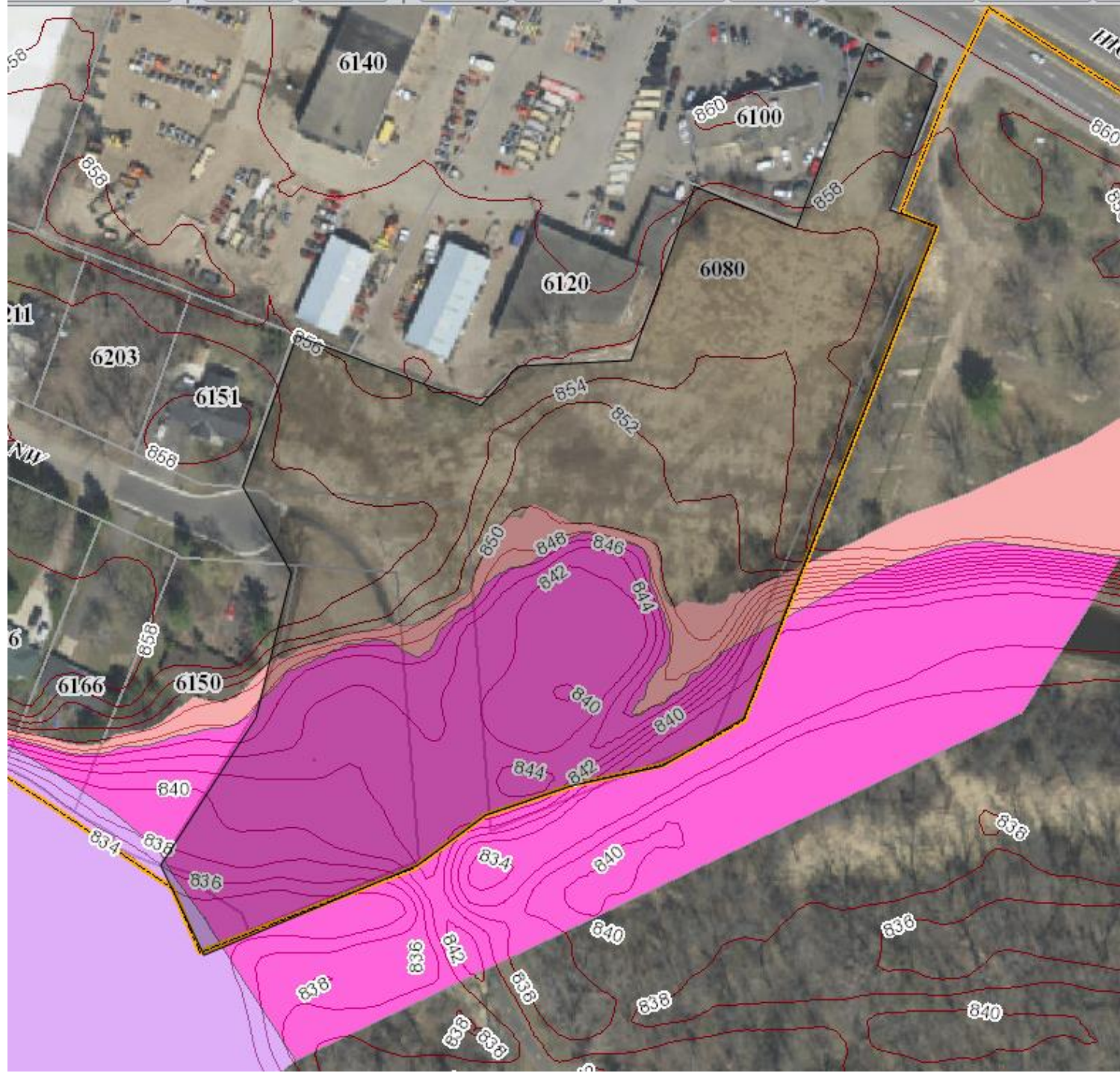
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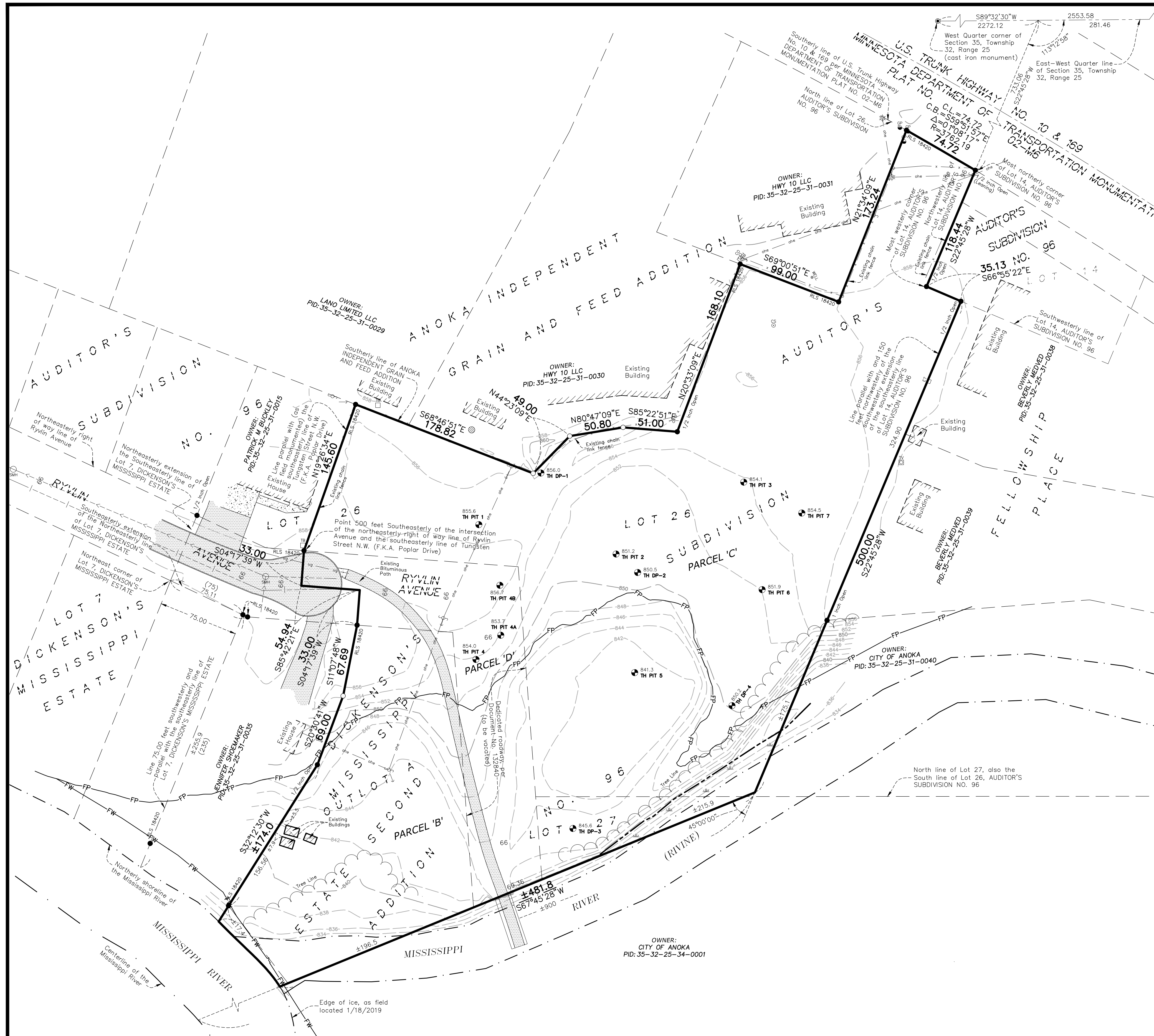
04/12/2019 12:52 PM

Started On: 04/12/2019 08:35 AM

Site Location Map







PARCEL DESCRIPTION: (Per Schedule A of Title Commitment File No. 104617, with a commitment date of January 4, 2019 at 8:00 A.M., prepared by All American Commercial Title, Inc., as issuing agent for Old Republic National Title Insurance Company)

Parcel B:

Outlot A, DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION, Anoka County, Minnesota.

Parcel C:

That part of Lots 26 and 27 AUDITOR'S SUBDIVISION NO. 96, Anoka County, Minnesota, lying Easterly and Southeasterly of the following described line: Beginning at intersection of Northernly shoreline of the Mississippi River and a line 75.00 feet Southeasterly of and parallel with the Southeasterly line of Lot 7, DICKENSON'S MISSISSIPPI ESTATE, said Anoka County, as measured along Southeasterly extension of the Northeasterly line of said Lot 7; thence Northeasterly along said parallel line 235 feet, more or less, to its intersection with the Southeasterly extension of Northeasterly line of said Lot 7; thence Northwesterly along said Southeasterly extension 75 feet to the Northeast corner of said Lot 7; thence Northeasterly along Northeasterly extension of said Southeasterly line 66 feet to Northeasterly right-of-way line of Rivlin Avenue; thence Southeasterly along said right-of-way line to a point 500 feet Southeasterly (as measured along said right-of-way line) of the intersection of said right-of-way line with Southeasterly right-of-way line of Poplar Drive (now known as Tungsten Street N.W.) as shown on the plat of DICKENSON'S MISSISSIPPI ESTATE; thence Northeasterly parallel with said Southeasterly right-of-way line to its intersection with the Southerly line of the plat of ANOKA INDEPENDENT GRAIN AND FEED; thence Southeasterly and Northeasterly along the Southerly and Easterly line of said plat of ANOKA INDEPENDENT GRAIN AND FEED to the North line of said Lot 26 and there terminating.

And lying Westerly of the following described line: Beginning at the most Northernly corner of Lot 14, said AUDITOR'S SUBDIVISION NO. 96; thence Southerly along Northwesterly line of said Lot 14 to the most Westerly corner thereof; thence Southerly along Southwesterly line of said Lot 14 to its intersection with a line parallel with and 150 feet Northwesterly (as measured at right angle) of the Southwesterly extension of Southeasterly line of said Lot 14; thence Southwesterly along said parallel line a distance of 500 feet; thence Southwesterly deflecting to right 45 degrees 00 minutes 00 seconds a distance of 900 feet, more or less, to the centerline of the Mississippi River and there terminating.

EXCEPT that property dedicated by deed of dedication dated December 9, 1949 to the Township of Ramsey for public road purposes, recorded as Document No. 132840.

ALSO EXCEPT that part platted as DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION.

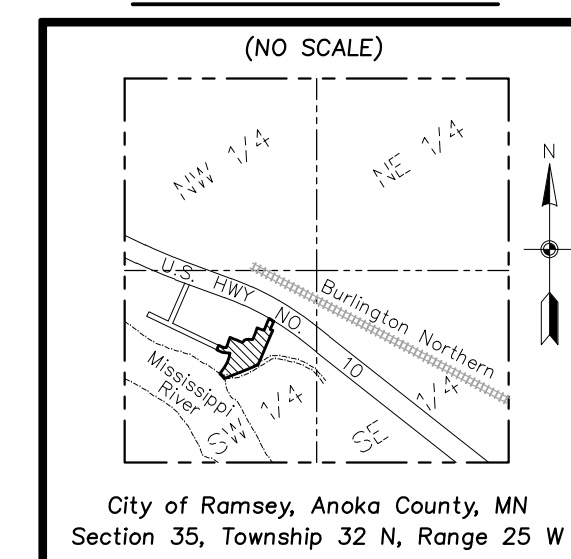
PARCEL D (proposed public roadway to be vacated):

That part of vacated Rivlin Avenue accruing thereto by reason of street vacation.

GENERAL NOTES:

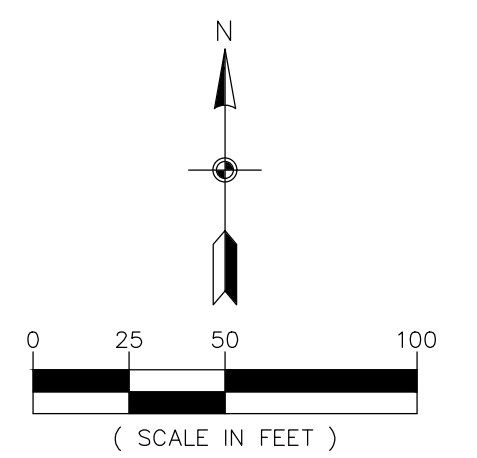
- 1) The field work for this survey was completed on January 18, 2019.
- 2) Bearings shown are based on the East-West Quarter line of Section 35, Township 32, Range 25, Anoka County, Minnesota, which is assumed to bear N89°32'30"E.
- 3) Surveyed property address:
Parcel B - unassigned situs, Ramsey, MN.
Parcel C - 6080 Highway 10 NW, Ramsey, MN
- 4) Above ground utilities have been field located as shown. 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).
- 5) Due to snow and other winter conditions, additional improvements may not have been visible at the time of the survey.

VICINITY MAP



LEGEND

- - Denotes Anoka County Section Monument, as noted
- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- ⊙ - Denotes Light Pole
- ⊕ - Denotes Miscellaneous Sign
- ⊖ - Denotes Sanitary Manhole
- ⊗ - Denotes Catch Basin
- ⊘ - Denotes Cleanout
- ⊙ - Denotes Existing Well
- - Denotes Guy Wire
- - Denotes Utility Pole
- - Denotes Telephone Box
- - Denotes Electric Transformer
- ⊙ - Denotes Curb Stop
- ⊙ - Denotes Television Box
- ⊙ - Denotes Soil Boring/Test Hole
- ⊙ - Denotes Guard Post
- - Denotes Underground Gas
- - Denotes Overhead Electric
- - Denotes Watermain
- - Denotes Sanitary Sewer
- - Denotes Existing Fence as noted
- - Denotes Concrete Surface
- - Denotes Bituminous Surface
- - Denotes Wet Land
- - Denotes Existing Contour



BENCHMARK	
1. MNDOT GSID Station #833, Named "Lumber MNDT RM 1"	Elev. = 859.11
2. MNDOT GSID Station #775, Named "E 257"	Elev. = 863.67

Carlson McCain
 • environmental
 • engineering
 • surveying
 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: *Thomas R. Balluff*
 Date: 01/25/19 License #: 40361

DRAWN BY: KCM
 ISSUE DATE: 1/25/19
 FILE NO.: 1825

Revisions:
 1. Per City Comments - 4/04/19

VILLAGE BANK
 9298 Central Avenue NE
 Blaine, MN, 55434

RIVER WALK VILLAGE
 Ramsey, Minnesota

EXISTING CONDITIONS

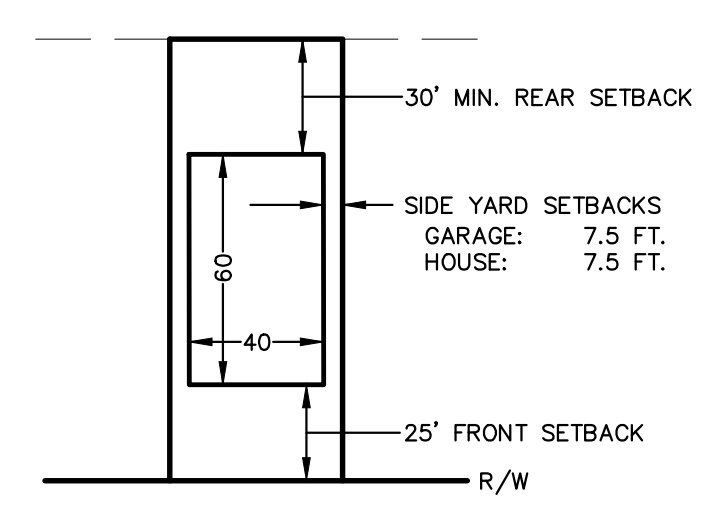
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SITE PLAN LEGEND

	EXISTING	PROPOSED
LIGHT POLE		
SANITARY MANHOLE		
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION		
EXISTING TREE		
TELEVISION BOX		
FIRE HYDRANT		
FLUSHING HYDRANT		
GATE VALVE		
CLEANOUT		
ELECTRIC BOX		
GAS METER		
CATCH BASIN		
RAIN GUARDIAN		
ELECTRIC METER		
TELEPHONE BOX		
UTILITY POLE		
FLARED END SECTION (W/ RIP RAP)		
STORM MANHOLE		
BREAKAWAY BOLLARD SERVICE		
SOIL BORING/TEST HOLE		
RETAINING WALL		
WATERMAIN		
SANITARY SEWER		
FORCEMAIN		
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
WATER LINE		
WETLAND		
DITCH		
TREE LINE		
UNDERGROUND TELEPHONE		
UNDERGROUND ELECTRIC		
UNDERGROUND GAS		
UNDERGROUND FIBEROPTIC		
FENCE		
OVERHEAD ELECTRIC		
CONCRETE SURFACE		
BITUMINOUS SURFACE		
MAINTENANCE ACCESS		
INFILTRATION BASIN		
FEMA FLOODWAY		
FEMA FLOODPLAIN		

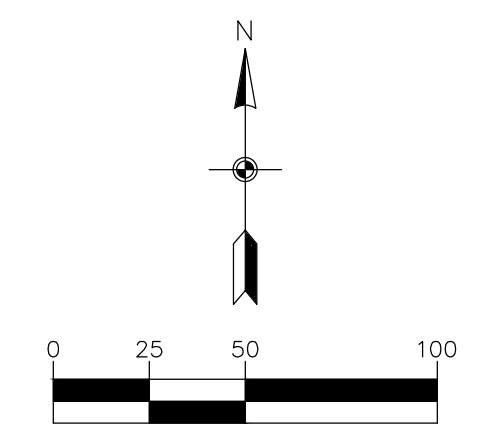
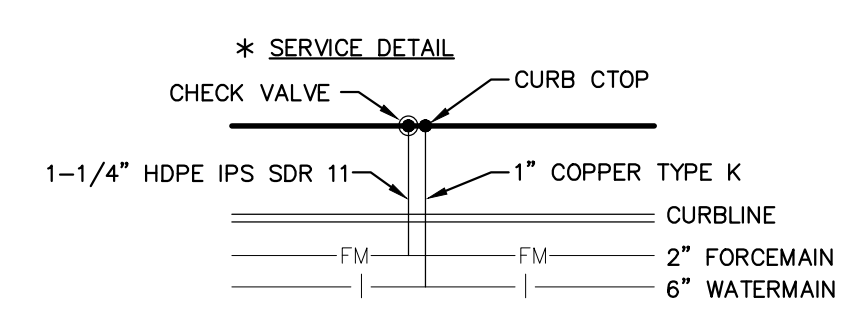
	EXISTING	PROPOSED
RETAINING WALL		
WATERMAIN		
SANITARY SEWER		
FORCEMAIN		
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
WATER LINE		
WETLAND		
DITCH		
TREE LINE		
UNDERGROUND TELEPHONE		
UNDERGROUND ELECTRIC		
UNDERGROUND GAS		
UNDERGROUND FIBEROPTIC		
FENCE		
OVERHEAD ELECTRIC		
CONCRETE SURFACE		
BITUMINOUS SURFACE		
MAINTENANCE ACCESS		
INFILTRATION BASIN		
FEMA FLOODWAY		
FEMA FLOODPLAIN		

50' LOT DETAIL



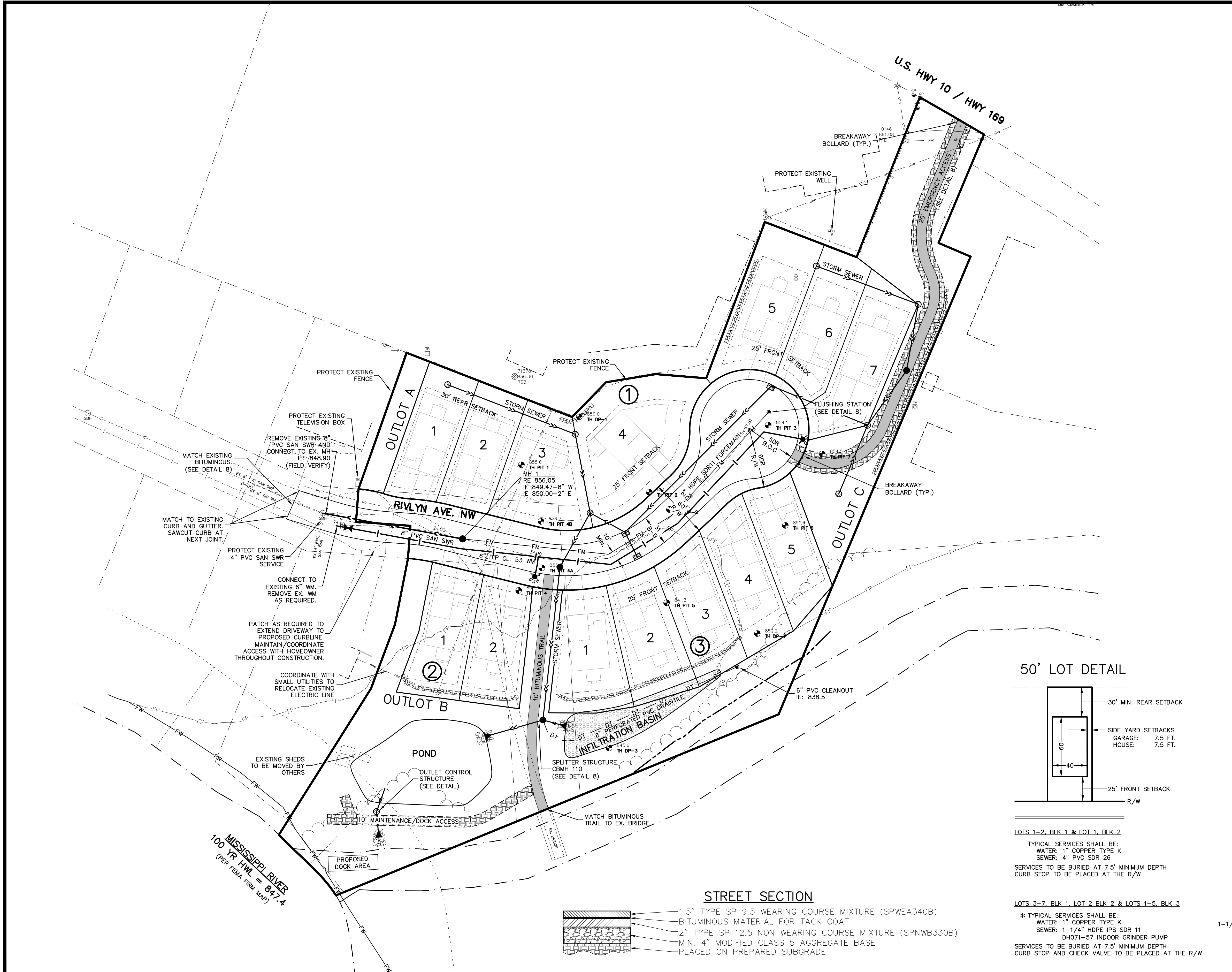
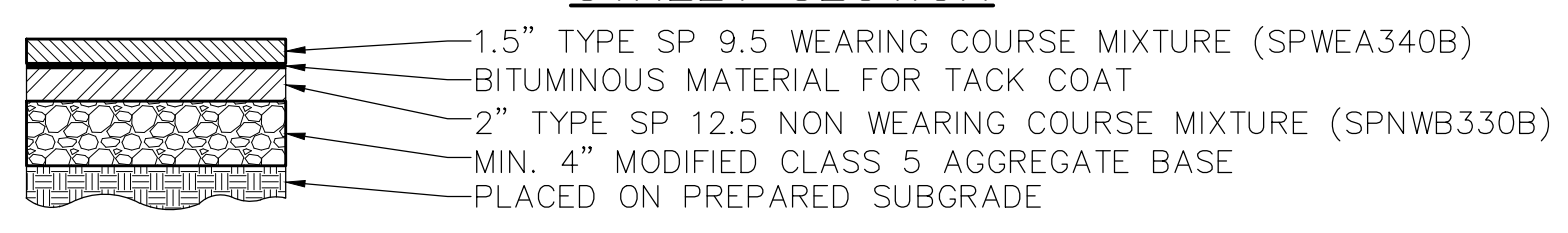
LOTS 1-2, BLK 1 & LOT 1, BLK 2
 TYPICAL SERVICES SHALL BE:
 WATER: 1" COPPER TYPE K
 SEWER: 4" PVC SDR 26
 SERVICES TO BE BURIED AT 7.5' MINIMUM DEPTH
 CURB STOP TO BE PLACED AT THE R/W

LOTS 3-7, BLK 1, LOT 2 BLK 2 & LOTS 1-5, BLK 3
 TYPICAL SERVICES SHALL BE:
 WATER: 1" COPPER TYPE K
 SEWER: 1-1/4" HDPE IPS SDR 11
 DHO71-57 INDOOR GRINDER PUMP
 SERVICES TO BE BURIED AT 7.5' MINIMUM DEPTH
 CURB STOP AND CHECK VALVE TO BE PLACED AT THE R/W



BENCHMARK	
1.	MNDOT GSD Station #833, Named "Lumber MNDT RM 1" Elev.= 859.11
2.	MNDOT GSD Station #775, Named "E 257" Elev.= 863.67

STREET SECTION



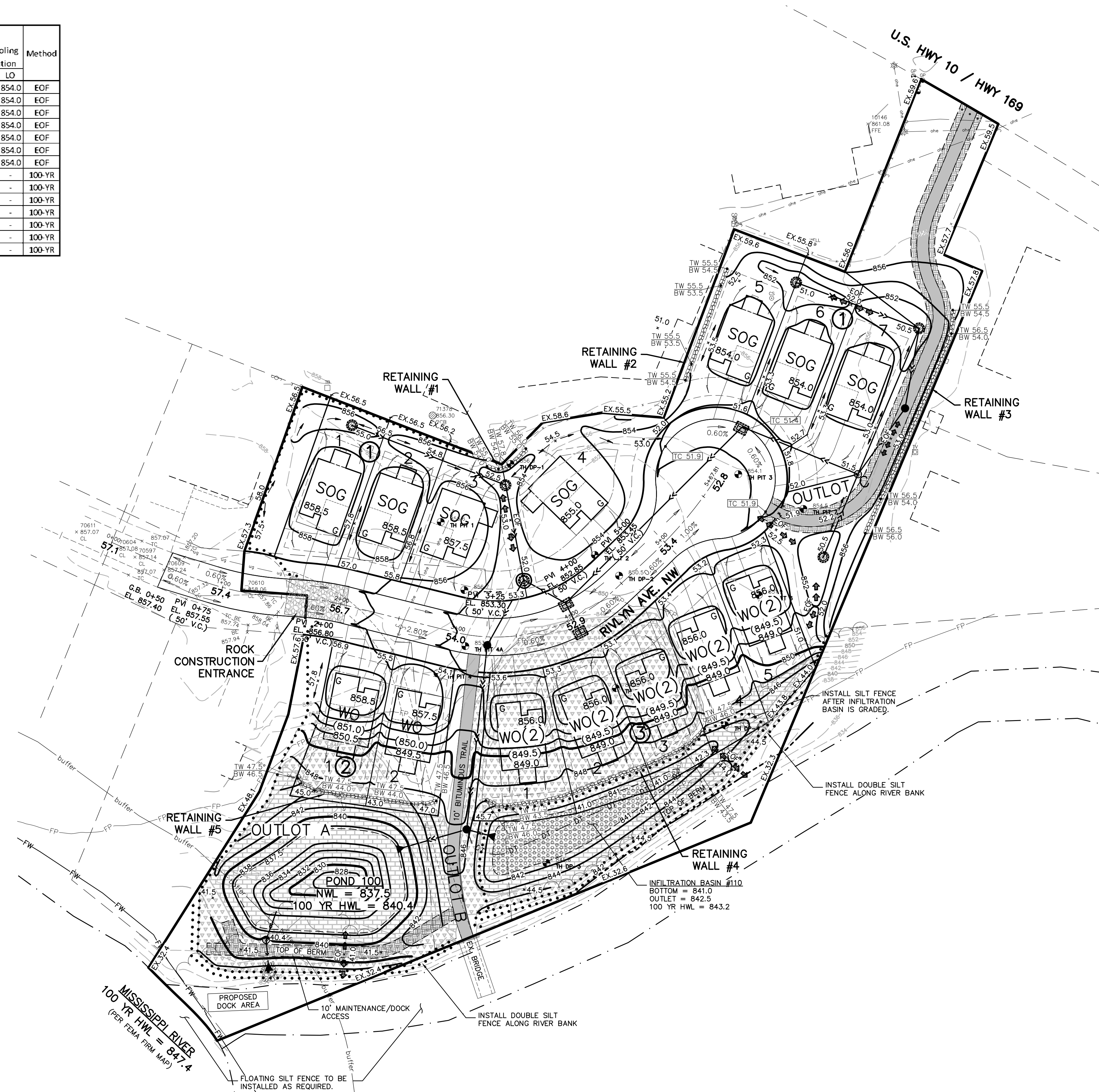
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LOT TABULATION

Block	Lot	House Type	Garage Floor Elevation	Proposed Lowest Floor Elevation	Lowest opening Elevation	EOF	100 Year	Water Table	Controlling Elevation		Method
									UF	LO	
1	1	SOG	858.5	858.5	858.5	853.0	-	833.0	-	854.0	EOF
1	2	SOG	858.5	858.5	858.5	853.0	-	833.0	-	854.0	EOF
1	3	SOG	857.5	857.5	857.5	853.0	-	833.0	-	854.0	EOF
1	4	SOG	855.0	855.0	855.0	853.0	-	833.0	-	854.0	EOF
1	5	SOG	854.0	854.0	854.0	853.0	-	833.0	-	854.0	EOF
1	6	SOG	854.0	854.0	854.0	853.0	-	833.0	-	854.0	EOF
1	7	SOG	854.0	854.0	854.0	853.0	-	833.0	-	854.0	EOF
2	1	WO	858.5	851.0	851.0	-	847.4	833.0	849.4	-	100-YR
2	2	WO	857.5	850.0	850.0	-	847.4	833.0	849.4	-	100-YR
3	1	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	2	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	3	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	4	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	5	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR

NOTES

- SEE SWPPP FOR STORMWATER POLLUTION PREVENTION PRACTICES.
- STREET SWEEPER MUST BE ONSITE OR AVAILABLE WITHIN 3 HOURS IF NOTIFIED BY THE CITY THAT STREET SWEEPING IS REQUIRED.
- ALL DUMPSITE DEBRIS SHALL BE REMOVED FROM THE RIGHT-OF-WAY AND BUILDING PADS. (TO BE COMPLETED WITH THE SITE CLEANUP PROJECT)



LEGEND

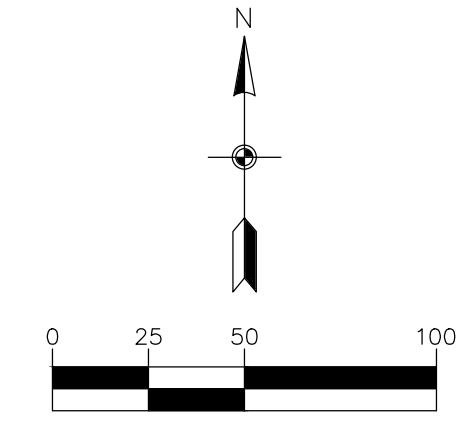
	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
MAINTENANCE ACCESS	---	---
INFILTRATION BASIN	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
STORM CATCH BASIN	---	---
STORM MANHOLE	---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

WETLAND FIL SUMMARY

THERE ARE NO PROPOSED WETLAND IMPACTS

FLOODPLAIN SUMMARY

- FLOODPLAIN MITIGATION = 4,675 C.Y.
- FLOODPLAIN FILL = 4,160 C.Y.



BENCHMARK

- MNDOT GSID Station #833, Named "Lumber MNDT RM 1" Elev. = 859.11
- MNDOT GSID Station #775, Named "E 257" Elev. = 863.67



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 Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofak, P.E.
Signature: *Brian J. Krystofak*
Date: 1/25/19 License #: 25063

Drawn: ADB
Designed: BJK
Date: 1/25/19

Revisions:
1. 4/4/19 per City Comments

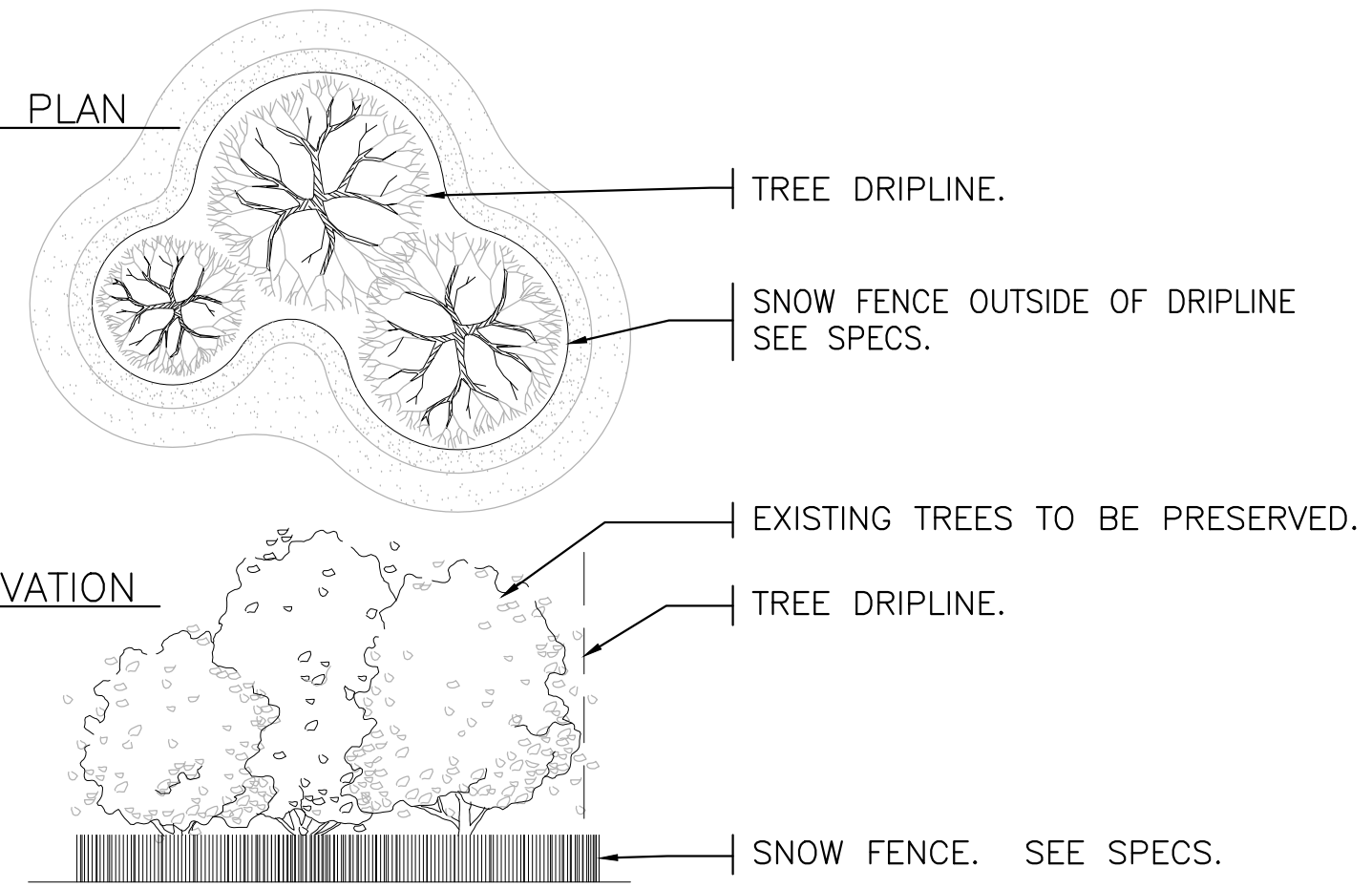
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Ramsey, Minnesota

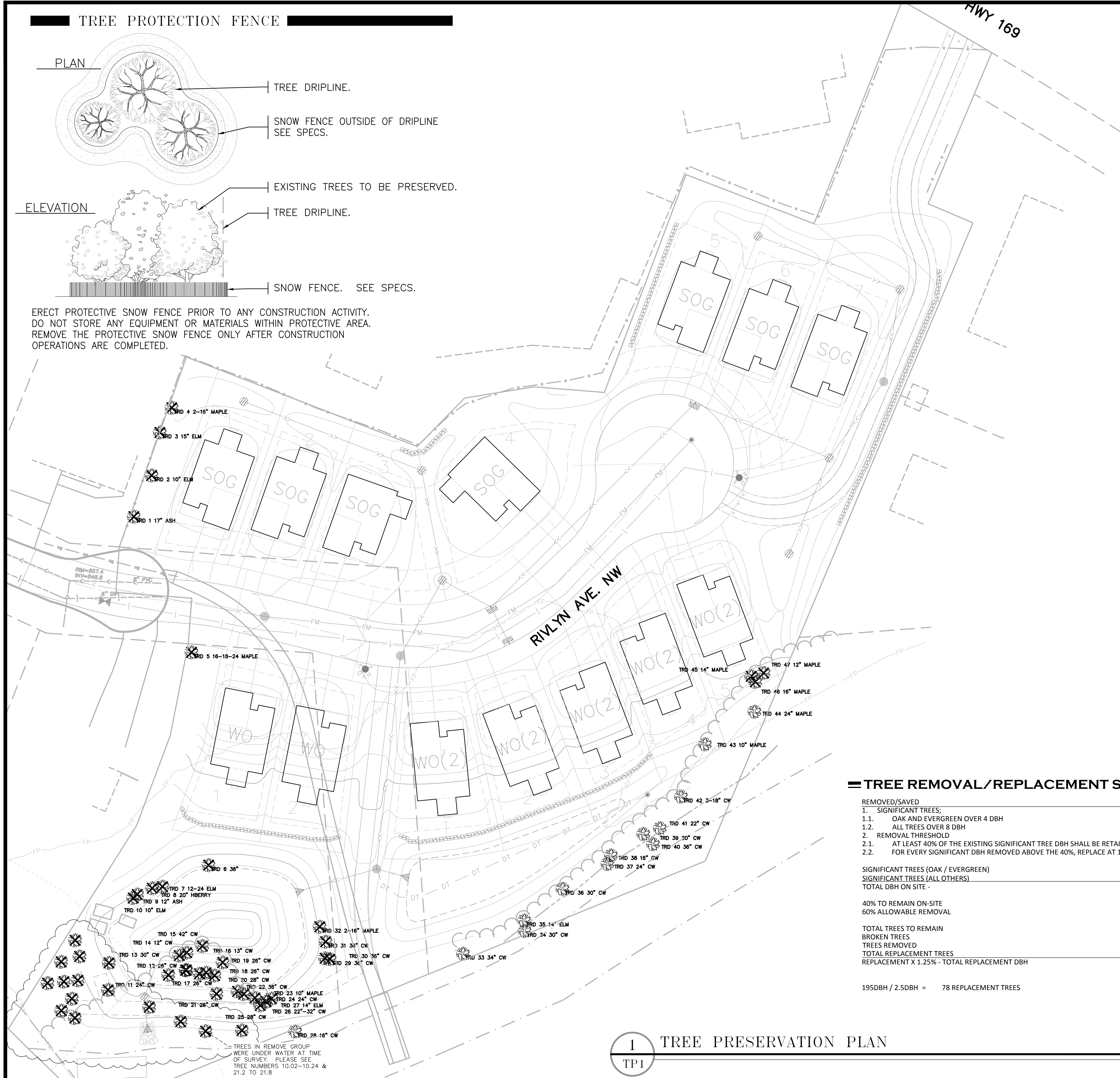
PRELIMINARY GRADING & EROSION CONTROL PLAN

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TREE PROTECTION FENCE



ERECT PROTECTIVE SNOW FENCE PRIOR TO ANY CONSTRUCTION ACTIVITY.
DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN PROTECTIVE AREA.
REMOVE THE PROTECTIVE SNOW FENCE ONLY AFTER CONSTRUCTION OPERATIONS ARE COMPLETED.

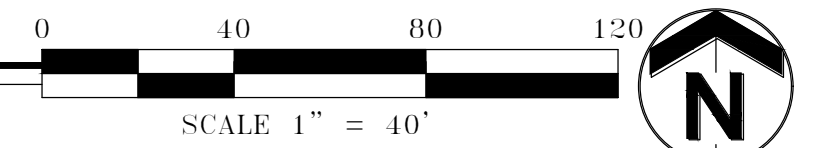


TREE REMOVAL/REPLACEMENT SUMMARY

REMOVED/SAVED	REPLACEMENT/CREDIT
1. SIGNIFICANT TREES;	
1.1. OAK AND EVERGREEN OVER 4 DBH	
1.2. ALL TREES OVER 8 DBH	
2. REMOVAL THRESHOLD	
2.1. AT LEAST 40% OF THE EXISTING SIGNIFICANT TREE DBH SHALL BE RETAINED ON-SITE	
2.2. FOR EVERY SIGNIFICANT DBH REMOVED ABOVE THE 40%, REPLACE AT 1.25%	
SIGNIFICANT TREES (OAK / EVERGREEN)	0 dbh
SIGNIFICANT TREES (ALL OTHERS)	1,829 dbh
TOTAL DBH ON SITE -	1,829 dbh
40% TO REMAIN ON-SITE	733 dbh
60% ALLOWABLE REMOVAL	1,096 dbh
TOTAL TREES TO REMAIN	430 dbh
BROKEN TREES	147 dbh
TREES REMOVED	-1252 dbh
TOTAL REPLACEMENT TREES	156 dbh
REPLACEMENT X 1.25% - TOTAL REPLACEMENT DBH	195 dbh
195DBH / 2.5DBH =	78 REPLACEMENT TREES

Tree Tag	DBH	Tree Type	Significant	Dead/Broken	Remove
1	17	Ash	Y	N	Y
2	10	Boxelder	Y	Broken	Y
3	15	Elm	Y	N	Y
4.1	16	Boxelder	Y	N	Y
4.2	16	Boxelder	Y	N	Y
5.1	16	Silver Maple	Y	N	Y
5.2	18	Silver Maple	Y	N	Y
5.3	24	Silver Maple	Y	N	Y
6	36	Silver Maple	Y	N	Y
7.1	11	Elm	Y	N	Y
7.2	24	Elm	Y	N	Y
8	20	Hackberry	Y	N	Y
9	12	Ash	Y	N	Y
10.1	11	Elm	Y	Broken	Y
10.2	12	Cottonwood	Y	N	Y
10.3	10	Cottonwood	Y	N	Y
10.4	12	Cottonwood	Y	N	Y
10.5	12	Cottonwood	Y	N	Y
10.6	10	Cottonwood	Y	N	Y
10.7	12	Cottonwood	Y	N	Y
10.8	12	Cottonwood	Y	N	Y
10.9	12	Cottonwood	Y	N	Y
10.10	10	Cottonwood	Y	N	Y
10.11	12	Cottonwood	Y	N	Y
10.12	12	Cottonwood	Y	N	Y
10.13	12	Cottonwood	Y	N	Y
10.14	18	Cottonwood	Y	N	Y
10.15	20	Cottonwood	Y	N	Y
10.16	18	Cottonwood	Y	N	Y
10.17	18	Cottonwood	Y	Broken	Y
10.18	20	Cottonwood	Y	N	Y
10.19	18	Cottonwood	Y	N	Y
10.20	20	Cottonwood	Y	N	Y
10.21	20	Cottonwood	Y	N	Y
10.22	18	Cottonwood	Y	Broken	Y
10.23	20	Cottonwood	Y	Broken	Y
10.24	20	Cottonwood	Y	Broken	Y
11	24	Cottonwood	Y	N	Y
12	26	Cottonwood	Y	N	Y
13	30	Cottonwood	Y	N	Y
14	12	Cottonwood	Y	N	Y
15	42	Cottonwood	Y	N	Y
16	13	Cottonwood	Y	N	Y
17	26	Cottonwood	Y	N	Y
18.1	30	Cottonwood	Y	N	Y
18.2	26	Cottonwood	Y	Broken	Y
18.3	18	Cottonwood	Y	N	Y
18.4	12	Cottonwood	Y	N	Y
10.5	10	Cottonwood	Y	N	Y
18.6	22	Cottonwood	Y	N	Y
18.7	24	Cottonwood	Y	Broken	Y
18.8	30	Cottonwood	Y	N	Y
19	26	Cottonwood	Y	N	Y
20	28	Cottonwood	Y	N	Y
21.1	26	Cottonwood	Y	N	Y
21.2	20	Cottonwood	Y	N	Y
21.3	18	Cottonwood	Y	N	N
21.4	12	Cottonwood	Y	N	N
21.5	10	Cottonwood	Y	N	N
21.6	22	Cottonwood	Y	N	N
21.7	24	Cottonwood	Y	N	N
21.8	30	Cottonwood	Y	N	N
22	36	Cottonwood	Y	N	Y
23	10	Silver Maple	Y	N	Y
24	22	Cottonwood	Y	N	Y
25	28	Cottonwood	Y	N	Y
26.1	32	Cottonwood	Y	N	Y
26.2	22	Cottonwood	Y	N	Y
27	14	Elm	Y	N	Y
28	16	Cottonwood	Y	N	Y
29	36	Cottonwood	Y	N	Y
30.1	36	Cottonwood	Y	N	Y
30.2	8	Elm	Y	N	Y
30.3	8	Elm	Y	N	Y
31	36	Cottonwood	Y	N	Y
32	16	Boxelder	Y	N	Y
33	34	Cottonwood	Y	N	N
34	30	Cottonwood	Y	N	N
35	14	Elm	Y	N	N
36	30	Cottonwood	Y	N	N
37	24	Cottonwood	Y	N	N
38	16	Cottonwood	Y	N	N
39	20	Cottonwood	Y	N	N
40	36	Cottonwood	Y	N	N
41	22	Cottonwood	Y	N	N
42.1	18	Cottonwood	Y	N	N
42.2	18	Cottonwood	Y	N	N
42.3	18	Cottonwood	Y	N	N
43	10	Boxelder	Y	N	N
44	24	Silver Maple	Y	N	N
45	14	Silver Maple	Y	N	Y
46	14	Silver Maple	Y	N	Y
47	12	Silver Maple	Y	N	Y

1 TREE PRESERVATION PLAN
TP1



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

Print Name: James A. Kalkes RLA
Signature: *James A. Kalkes*
Date: 4/4/19 License #: 45071

Drawn: JAK
Designed: JAK
Date: 4/4/19

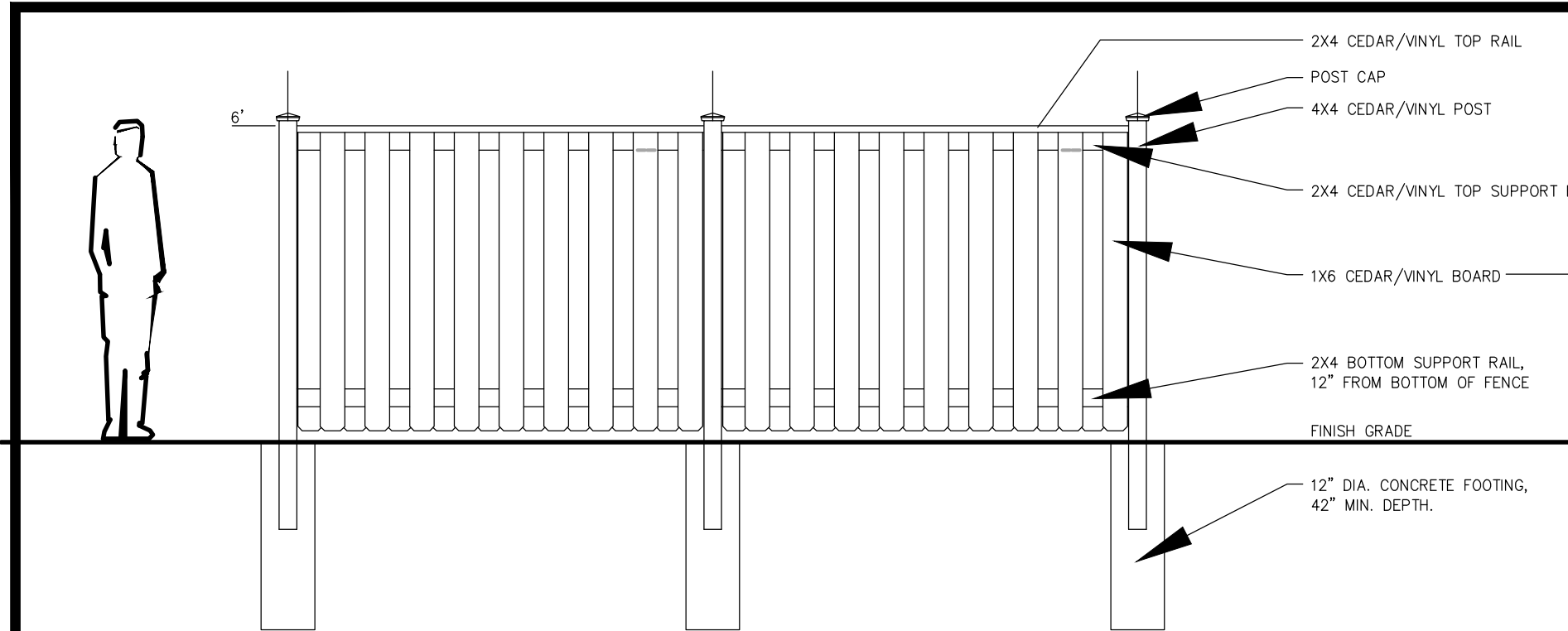
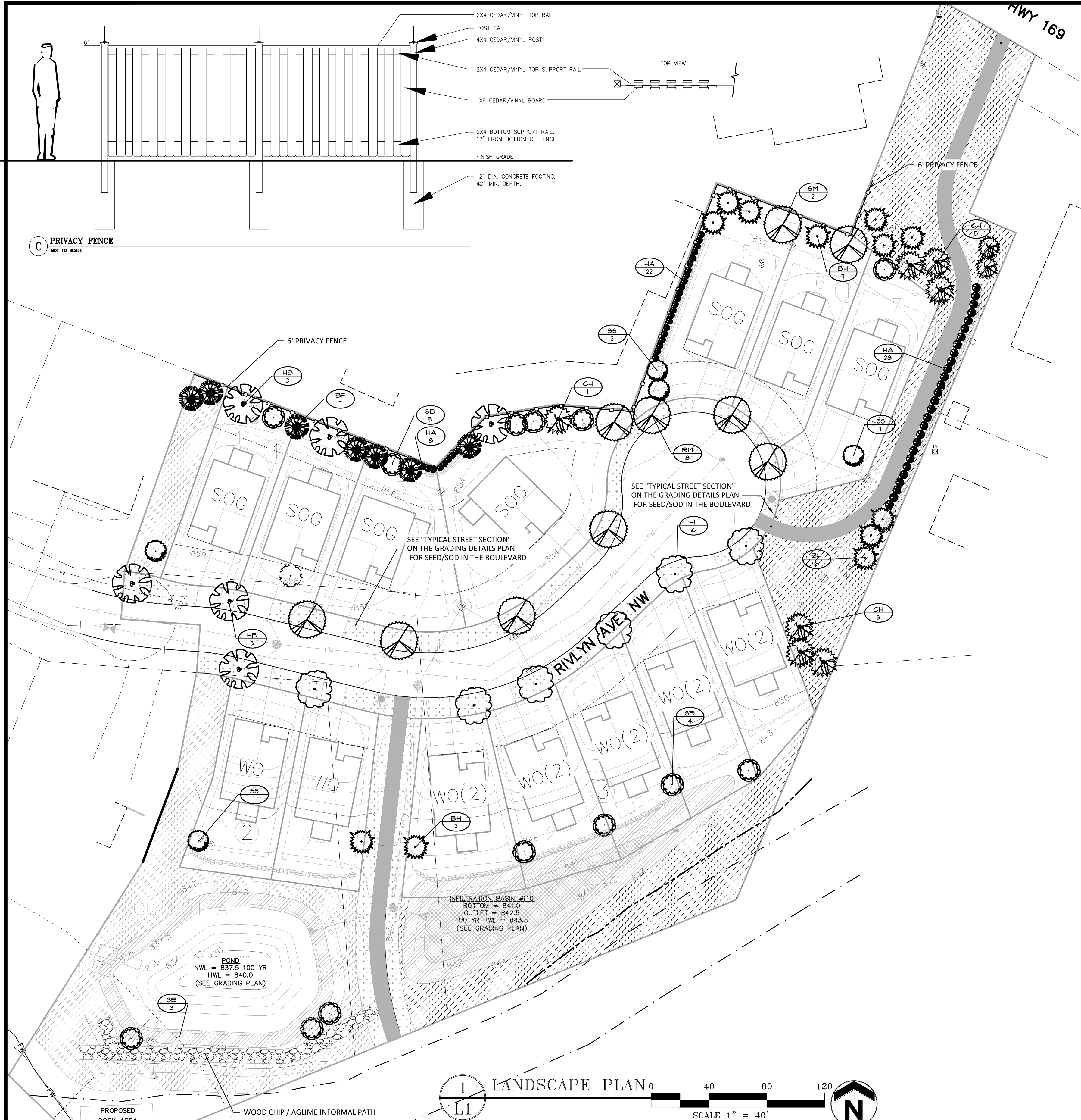
Revisions:
1. 4/4/19 per City Comments

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9298 Central Avenue NE
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RIVER WALK VILLAGE
Ramsey, Minnesota

TREE PRESERVATION PLAN

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C PRIVACY FENCE
NOT TO SCALE

CITY of RAMSEY LANDSCAPE CODE

- OVERSTORY / EVERGREEN TREES
 - MINIMUM OF TWO TREES PER LOT (14 Lots x 2) = 28 TREES
 - TREE PRESERVATION REPLACEMENT TREES = 78 TREES
 - TOTAL REQUIRED = 106 TREES
 - TOTAL TREES PROPOSED ON SITE = 127 TREES
- * TWO TREES PER LOT SHALL BE INSTALLED BY THE BUILDER/HOMEOWNER.

PLANTING NOTES

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
- ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL. ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 4" FOR SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
- PLACE LANDSCAPE FILTER FABRIC UNDER ALL MULCHED AREAS. FILTER FABRIC SHALL BE 100% INTERWOVEN 5.1oz NEEDLE PUNCHED POLYPROPYLENE FABRIC MANUFACTURED BY DEWITT. USE "PRO WEED BARRIER" OR APPROVED EQUAL.
- PLACE EDGING BETWEEN ALL PLANTING/ROCK BEDS AND TURF. EDGING SHALL BE POLY.
- THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE LANDSCAPE LEGEND.
- LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
- THE CONTRACTOR SHALL KEEP PAVEMENTS, PLANTERS AND BUILDINGS CLEAN AND UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAVED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND Gopher STATE ONE CALL AT 454-0002 (TWIN CITIES METRO AREA) OR 800-252-1166 (GREATER MINNESOTA) 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- USE ANTI-DESICCANT (WILTRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
- PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MN/DOT SPECIFICATION 3877 TYPE B. SELECT TOPSOIL MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED BY ROTOTILLING IT INTO THE TOP 12" OF SOIL.
- ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
- SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.
DECIDUOUS POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1
DECIDUOUS B&B: 4/1 - 6/1; 9/21 - 11/1
EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21-11/1
EVERGREEN B&B: 4/1 - 5/1; 9/21 - 11/1
TURF/LAWN SEEDING: 4/1 - 6/1; 7/20 - 9/20
NATIVE MIX SEEDING: 4/1 - 7/20; 9/20-10/20
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFLOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
- WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.
- CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.
- ALL DISTURBED AREAS TO BE TURF SEEDDED, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- ALL DISTURBED AREAS TO RECEIVE NATIVE WETLAND SEEDED, ARE TO RECEIVE ENGINEERED SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

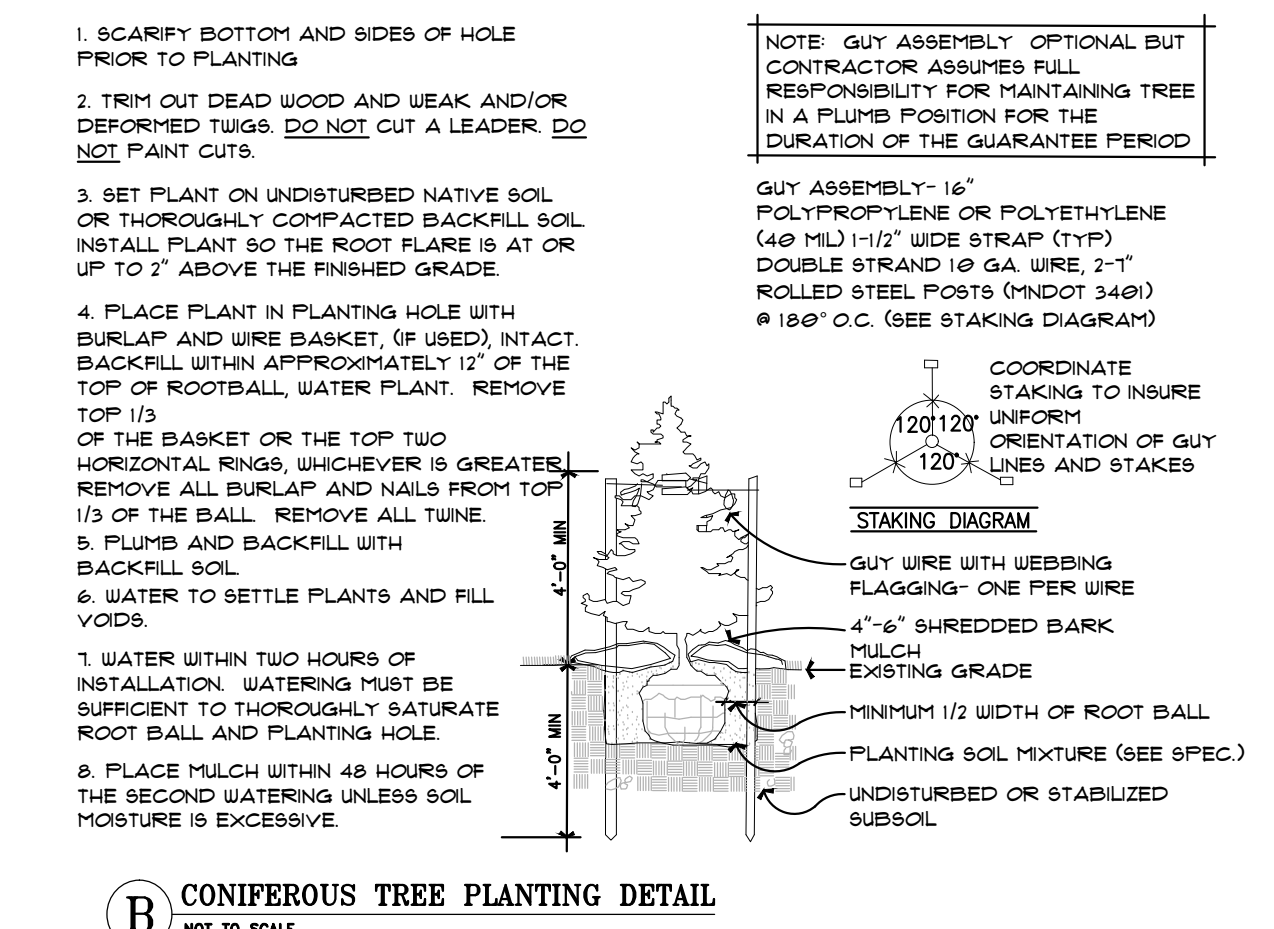
SEED MIX LEGEND (FOR ALL SHEETS)

SYM.	TYPE	SEED MIX
[Symbol]	NATIVE WET PRAIRIE	MN SEED MIX 34-371 (OLD BWSR W3)
[Symbol]	WETLAND FRINGE	MN SEED MIX 33-261 (OLD BWSR U6)
[Symbol]	COMMERCIAL TURF - SOD	SOD
[Symbol]	MNDOT 260 ALL AREAS DISTURBED BY CONSTRUCTION NOT INTENDED SODDED, OR RETENTION BASINS	MN SEED MIX 25-131 (OLD MNDOT 260) & (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1)
[Symbol]	MESIC GENERAL ROADSIDE FOR GENERAL STABILIZATION OF PAD AREAS	MN SEED MIX 25-131 (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1)
[Symbol]	HARDWOOD MULCH SHREDDED HARDWOOD MULCH	(NATURAL COLOR)
[Symbol]	1/2" CRUSHED GRANITE	CRUSHED QUARRY GRANITE

LANDSCAPE LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	INSTALL HEIGHT	MATURE HEIGHT	STRAIT LEADER NO "Y" CROTCH
DECIDUOUS TREES								
HL	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster'	SHADEMASTER HONEYLOCUST	2.5"	BB	6	10'	50'	STRAIT LEADER NO "Y" CROTCH
HB	<i>Celtis occidentalis</i>	HACKBERRY	2.5"	BB	6	15'	50'	
RM	<i>Acer rubrum</i> 'Nothwoods'	NORTHWOODS MAPLE	2.5"	BB	10	14'	50'	
ORNAMENTAL TREES								
SB	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	1.5"	BB	13	8'	20'	STRAIT LEADER NO "Y" CROTCH
SS	<i>Malus x 'Spring Snow'</i>	SPRING SNOW CRABAPPLE	1.5"	BB	5	8'	25'	
EVERGREEN TREES								
BH	<i>Picea glauca</i> var. <i>Densata</i>	BLACK HILLS SPRUCE	6'	BB	12	6'	40'	FULL FORM TO GRADE
CH	<i>Tsuga canadensis</i>	CANADIAN HEMLOCK	6'	BB	9	6'	40'	
RC	<i>Thuja occidentalis</i> 'Holmstrup'	HOLMSTRUP ARBORVITAE	5'	BB	58	4'	10'	
BF	<i>Abies Balsamea</i>	BALSAM FIR	6'	BB	7	6'	40'	

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.



Carlson McCain
environmental engineering surveying
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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
Print Name: James A. Kalkes RLA
Signature: *James A. Kalkes*
Date: 4/4/19 License #: 45071
Drawn: JAK
Designed: JAK
Date: 4/4/19

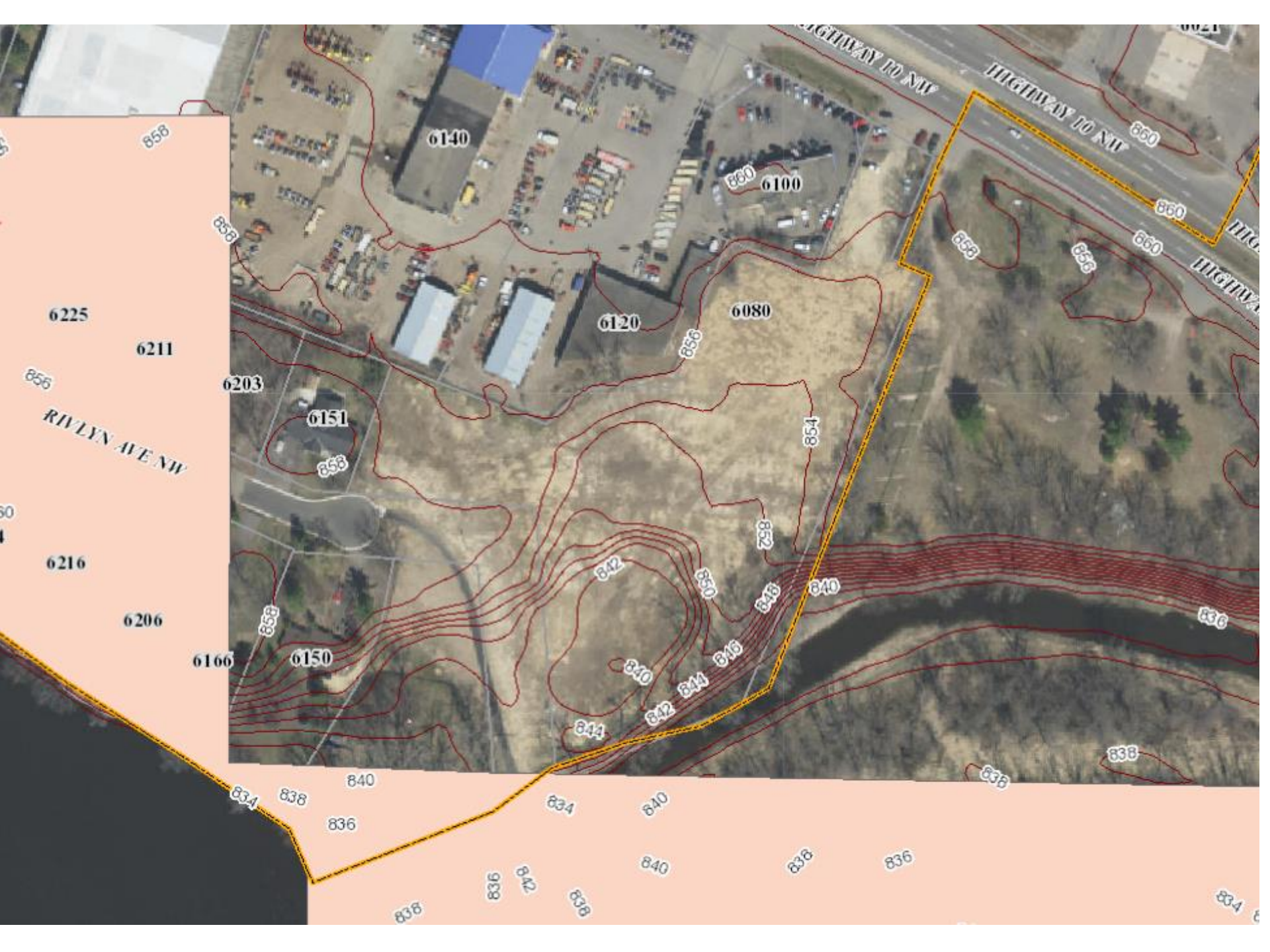
Revisions:
1. 4/4/19 per City Comments

VILLAGE BANK
9298 Central Avenue NE
Blaine, MN 55434

RIVER WALK VILLAGE
Ramsey, Minnesota

LANDSCAPE PLAN
L1 of 1

Save Date: 04/04/19 | F:\johs\7801 - 7820\7802 - Highway 10 ramsey\cad\3d\landscape\7802_landscape - preliminary.dwg



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

DATE	FEBRUARY 25, 2019 REVISED: APRIL 12, 2019	PROJECT ADDRESS	6080 HIGHWAY 10
PROJECT. TITLE	6080 HIGHWAY 10		
ESCROW #	116795		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Natural Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the civil engineering plans prepared by Carlson McCain and dated January 25, 2019, revised April 4, 2019:

Sheet 2 (Existing Conditions)

- Add the Mississippi River Corridor Critical Area (MRCCA) Overlay District boundary layer to this and all other applicable plan sheets.

Sheet 5 (Preliminary Site & Utility Plan)

- Need to add MRCCA layer to this sheet. Adjustments to proposed improvements may be necessary based on standards in this overlay district.
- Add contours to this sheet. Shoreland rules will apply and there is a 30 foot setback required from bluff-lines (defined as where the slope becomes steeper than 12%).
- Show specific setback from bluff-line for Lots 4-5, Block 3.

Sheet 6 (Preliminary Grading & Erosion Control Plan)

- Tree Save Fencing must be included on this sheet (symbol is in legend but doesn't show up on the plan sheet anywhere).
- Silt Fence shall be installed no closer than 16.5 feet from the normal water level of the stormwater pond and infiltration basin. Existing vegetation within this required setback area shall be left undisturbed throughout grading, construction, and landscaping aspects of the project.
- Finished fill elevation shall not be lower than one (1) foot below the RFPE and must extend out at least fifteen (15) feet from each structure.
- Elevation Certificates (as-built elevations) will be required for all new homes on Blocks 2 & 3 to confirm compliance with RFPE. This will be addressed in the Development Agreement.

Sheet L1 (Landscaping)

- Either add detail for deciduous tree planting or modify the coniferous tree planting detail to address both.
- Any in-ground irrigation shall be equipped with rain sensors and some form of water efficient technology, such as a weather based smart controller. An Irrigation Permit is required prior to installation of any irrigation system.

Review File:

6080 Highway 10: Landscaping and Natural Resources

Page 2 of 2

- The plan is deficient of the Density Transitioning requirements along the western boundary of the site. A revised Landscape Plan had been submitted (dated January 25, 2019) that included additional plantings that appeared to satisfy this requirement but those are not shown on this plan. Additional plantings must be included on Outlot A and the portion of Outlot B that is between Lot 1, Block 2 and the existing home to the west.
- The southwest portion of the site (southern part of Outlot B) is within the MRCCA, which prohibits clear cutting within 200 feet of the OHW of the Mississippi River. Adjustments will likely be necessary to avoid the proposed clear cutting to accommodate the stormwater pond.
- If some trees are removed within the MRCCA boundary, additional trees shall be replanted in this general vicinity to reestablish canopy cover.
- The Landscape Legend includes RC in the key for Holmstrup Arborvitae; however, RC is not shown on the plan anywhere. The plan does show a symbol of HA, but that is not included in the legend. Correct this discrepancy.
- A seed mix with deeper rooting species shall be utilized adjacent to the river.

Sheet T1 (Tree Preservation)

- The southwest portion of the site (southern part of Outlot B) is within the MRCCA, which prohibits clear cutting within 200 feet of the OHW of the Mississippi River. Add the MRCCA layer to this sheet. Per City Code Section 117-148(f), no clear cutting may occur within this overlay district, which will likely require modifications to the ponding/grading/drainage plans.
- Tree save fencing must be included on this sheet as well as the grading plan around all trees proposed to be saved.

Environmental Policy Board (EPB)

5. 4.

Meeting Date: 04/15/2019**By:** Chris Anderson, Community
Development

Information**Title:**

Review Current EPB Work Plan

Purpose/Background:

The EPB has a City Council approved Work Plan for 2017-2019. As the City Council is beginning to wrap up their strategic planning for 2019, Staff thought it would a good time to briefly review the current plan and begin brainstorming topics for future consideration. The intention is not to develop a new work plan this evening, but rather to initiate some discussion on possible topics of interest or importance to the EPB.

Observations/Alternatives:**Pollinator Initiatives**

The City did complete a 'Monarch Trail' in 2018, which converted about seven (7) acres of land along a segment of the Lake Itasca Trail to native prairie vegetation. There was a greater emphasis placed on vegetation favored by monarchs, such as milkweed. The City also joined the Mayors for Monarchs program, with the former Mayor signing the official proclamation. Additionally, the City also partnered with the city of Andover in 2018 in a self-guided native landscape/garden tour. There were three (3) properties in Ramsey that participated and those property owners were able to showcase their landscapes and talk to those that took the tour.

Mississippi River Shoreline Stabilization

Late in 2015, the Anoka Conservation District (ACD) completed a shoreline inventory of the Mississippi River through Ramsey to identify areas of concern related to bank erosion. This information will be useful if and when grant opportunities arise for stabilization projects. While there has not been much progress on this item, the City does have the data and, as time permits, Staff will begin to develop a strategy on how best to proceed.

Reduce Demand on Groundwater

In 2017, the EPB recommended the City amend its regulations to eliminate the requirement for in-ground irrigation systems, as it seemed counter intuitive to reducing the demand on groundwater. However, the recommendation was to also require any new irrigation system be equipped with some sort of water efficient technology, such as a weather based smart controller, soil moisture sensor(s), etc. The City Council supported that recommendation and amended City Code. More recently, the EPB supported a modification to the topsoil standard with the caveat that the City research and implement an incentive program to retrofit existing irrigation systems with better technologies that are now available. In fact, this topic came up during the City Council's strategic planning sessions, and appears that it is now on their radar as well. This is a topic that will continue to be explored with the potential of implementation in 2020.

Organics

The City has implemented a drop-off organics recycling program. It was rolled out in the summer of 2017 and participation has steadily grown over the first year and a half (approximately 150 participants). Through the drop-off program to date, participants have recycled 15,146 pounds of organic waste (7.57 tons). Staff has been utilizing the website, Ramsey Resident, and Ramsey Recycler primarily as a means to promote the program. Furthermore, Anoka County also does some promotion of organics recycling as well.

Action:

Based on discussion.

Attachments

EPB Work Plan

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 04/12/2019

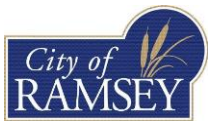
Reviewed By

JoAnn Shaw

Date

04/12/2019 12:52 PM

Started On: 04/12/2019 11:57 AM



Environmental Policy Board Work Plan 2017 – 2019

STATEMENT OF PURPOSE

The Environmental Policy Board (EPB) will promote environmental awareness and conservation practice by citizens by advising the City Council on policy issues, review of new development proposals, communication and education. Through careful review, the EPB will present multiple perspectives, ideas, and new technologies that promote both discovery and accountability.

Initiative	Department	Tactics	Initiation Date	Completion Date	Additional Resources Required	Additional Tools Required	Responsible Party	Key Outcome Indicators/Metrics
Enhance Protection of Natural Resources	Community Development/ Parks	EPB 1.1 – Ensure sustainability of food supply and food web by promoting pollinator friendly practices and initiatives.	2017	2018	0.25 FTE	TBD	Anderson/ Riverblood	<ul style="list-style-type: none"> • Create polices to maintain and expand pollinator friendly landscapes on public lands through collaboration with the Parks & Recreation Commission • Improve communications and resources regarding pollinators to residents and businesses
	Community Development	EPB 1.2 – Protect water quality of Mississippi River from additional sediment loading due to shoreline erosion	2017	2019	0.25 FTE	TBD	Anderson	<ul style="list-style-type: none"> • Identify impacted properties owners interested in participating in bank stabilization projects • Identify applicable grant programs as source of funding for projects
	Community Development/ Public Works	EPB 1.3 – Extend the longevity of drinking water supply by reducing demand on groundwater	2017	2018	0.25 FTE	TBD	Anderson	<ul style="list-style-type: none"> • Develop incentives and or programs to promote water conservation throughout community • Develop resources and establish means to distribute the information to the general public
	Community Development	EPB 1.4 – Reduce amount of material entering waste stream and explore more reuse options	2017	2017	0.25 FTE	None	Anderson	<ul style="list-style-type: none"> • Implement an organics recycling pilot program to divert largest component of trash (organics) to reusable product (compost) • Improve communications and resources regarding composting to residents and businesses