

City of Ramsey
Agenda
Environmental Policy Board (EPB)
Monday, June 17, 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 May 20, 2019
- 5. Policy Board Business**
 1. Consider Landscape Plan for Suite Living; Case of Hampton Companies
 2. Consider Landscape Plan for Ramsey Storage Center (Project No. 19-119); Case of Ramsey Storage Center, LLC
 3. Consider Landscape Plan Associated with the Site Plan for Name Brand Storage (Project No. 19-120); Case of Josh Peterson
- 6. Board/Staff Input**
 - Paper Shredding Event Recap
- 7. Adjournment**

Environmental Policy Board (EPB)

4. 1.

Meeting Date: 06/17/2019

By: Chris Anderson, Community
Development

Information

Title:

Approve Meeting Minutes Dated May 20, 2019

Action:

Attachments

Meeting Minutes Dated May 20, 2019

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 06/13/2019

Reviewed By

JoAnn Shaw

Date

06/13/2019 03:34 PM

Started On: 06/13/2019 11:09 AM

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

On Monday, May 20, 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 Reid Bernard
 Board Member Jane Covart
 Board Member Melissa Fetterley
 Board Member Michael Hiatt
 Board Member Laura Moore

Members Absent: Board Member Michael Madison

Also Present: City Planner Chris Anderson
 City Councilmember Debra Musgrove

1. CALL TO ORDER

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

2. CITIZEN INPUT

Chairperson Valentine invited the new City Council Liaison to introduce herself.

Councilmember Musgrove introduced herself, noting that she was previously the alternate for the Board and is now the appointed liaison following the resignation of Councilmember Shryock.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated April 15, 2019

Motion by Board Member Fetterley and seconded by Board Member Moore to approve the regular meeting minutes dated April 15, 2019.

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

5. POLICY BOARD BUSINESS

5.01: Review Natural Resources Aspects Related to a Site Plan for M & G Trailers at 9349 Highway 10 NW (Project No. 19-116)

City Planner Anderson presented the staff report. He stated that the City has received an application for Site Plan review for a proposed commercial development at 9349 Highway 10. M & G Trailers, the applicant, which currently operates at 7575 Highway 10, has a purchase agreement in place to secure the subject property to accommodate their growing business. The proposal indicates the construction of a new, roughly 20,000 square foot building, as well as a large paved area for display of trailers for sale.

Board Member Moore asked if the golf course is the property on the other side of the railroad tracks.

City Planner Anderson confirmed that is the golf course.

Board Member Moore asked if the applicant would be planning enough planting to buffer from the golf course.

City Planner Anderson stated that technically there is not a requirement for screening because it is a golf course and not residential property, and the railroad tracks existing between. He stated that it may be a challenge to fit additional plantings because of the large corridor needed for the trains.

Board Member Covart asked if fencing was proposed along the railroad tracks.

City Planner Anderson noted that there would be security fencing around the majority of the property with some decorative fencing in certain areas.

Board Member Covart noted that the fencing and pavement would then limit the ability of plantings in certain areas.

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.

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

5.02: Review Natural Resources Aspects Related to a Proposed Subdivision and Site Plan for DeltaMod Tech (Project No. 19-108)

City Planner Anderson presented the staff report. He stated that the City has received applications for a proposed Plat and Site Plan from DeltaMod Tech to construct a new manufacturing facility at 8200 Bunker Lake Boulevard. The proposed subdivision would result in two buildable lots, one of which will be for the proposed manufacturing facility, and an outlot. The subject property is zoned E-3 Employment District and manufacturing is a permitted use in the district.

Board Member Hiatt asked the distance that would be required to create a proper bufferyard.

City Planner Anderson stated that approximately another 20 feet would be necessary.

Board Member Hiatt asked if there has been a thought to ask the applicant to revise their plan to provide that additional space.

City Planner Anderson confirmed that was an option outlined in the staff review letter, in addition to the option of requesting a variance from that standard.

Board Member Fetterley asked if the applicant would be at risk of running into the greenway corridor area, if the plans were shifted 20 feet.

City Planner Anderson confirmed that there would not be an impact to that area if the plans are shifted. He stated that while the applicant has a purchase agreement for the property, they are not the landowner as of yet and he was unsure if the landowner would be willing to sell additional property.

Board Member Hiatt commented that there are other homes to the west but the home directly adjacent does appear to sit alone.

City Planner Anderson explained that the bufferyard requirements only apply to directly adjacent resident properties and not those across the street.

Board Member Covart asked for additional details on the loop that appears on the top of the plans.

City Planner Anderson replied that is part of a stormwater ponding area.

Board Member Moore asked when additional details would be known for the greenway corridor area.

City Planner Anderson noted that additional discussions would occur when the future development of the other adjacent parcels come forward.

Motion by Board Member Fetterley and seconded by Board Member Hiatt to recommend approval of the Landscape Plan contingent upon compliance with the Staff Review Letter and enhancing the plantings within the bufferyard area.

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

5.03: Review Natural Resources Aspects Related to a Plat and Site Plan and Anderson Dahlen (Project No. 19-109)

City Planner Anderson presented the staff report. He stated that the City has received an application from Anderson Dahlen, an existing Ramsey business, for a proposed Plat and Site Plan for a new manufacturing facility at the southeast corner of Jaspar Street and 143rd Avenue. The subject property is owned by the City and the applicant is presently negotiating a purchase

agreement to obtain fee title. The subject property would be about nine acres in size. The remainder of the property would be retained by the City for a future Public Works Campus. Anderson Dahlen has recently expanded their existing facilities at 6850 Sunwood Drive. However, they are once again in need of additional building space, but their existing campus cannot accommodate another expansion. Thus, they are looking at this site as it is just down the road from their existing facility and is within the same zoning district, E-2 Employment, which allows for manufacturing.

Board Member Hiatt asked if the City will retain the southern portion of the site.

City Planner Anderson confirmed that the City is retaining the remainder of the site for the future public works campus.

Board Member Fetterley asked if there is any proposed fencing or whether the buffer between the site and cemetery would be plantings.

City Planner Anderson confirmed that there would be primarily plantings. He noted that there is existing fencing on the cemetery site and believed that would remain but did not believe any additional fencing would be used.

Chairperson Valentine stated that he would like to maintain the peacefulness of the cemetery, which has been there for a long time.

City Planner Anderson confirmed that staff shares that concern as well.

Board Member Moore referenced the staff review letter and asked if there is a condition requesting preservation as many of the oak trees along the northern boundary as possible.

City Planner Anderson stated that he has encouraged the applicant to protect those trees to the extent possible. He stated that there might be the ability to build in protections for the trees on the north side of the cemetery but noted that on the west side it would be tougher because of grading and paving that will occur.

Councilmember Musgrove referenced the right-of-way and the grove of trees. She asked how access would be gained through that right-of-way if the trees remain.

City Planner Anderson stated that there is a 33-foot easement for public access. He noted that there is a curb cut, but there is not a true parking area. He stated that people walk in through that area, noting that there is a gate under the canopy of trees. He confirmed that people are not able to drive through that area into the cemetery.

Board Member Hiatt asked if the City has ever had discussions to relocate the cemetery outside of the industrial area.

City Planner Anderson replied that discussion has not occurred. He stated that there was a concrete recycling operation previously occurring on this site and Molin Concrete is located to the east and there have not been conflicts. He noted that this proposed development would be primarily an inside operation and therefore there would not be a lot of routine disturbance occurring.

Board Member Hiatt noted that this is a local business and good tenant of the City that is relocating in order to facilitate an expansion, while still leaving enough land for the future public works campus.

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

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

6. BOARD / STAFF INPUT

- **Arbor Day Recap**
 - **April 26th Ramsey Elementary School, students planted about 250 seedlings**
 - **A ceremonial tree planting with the Mayor occurred**
 - **School, DNR, and City staff all assisted with the event**

City Planner Anderson provided an overview of the Arbor Day event at Ramsey Elementary. He noted that with this event the City was able to complete the standards needed to apply for recertification as a Tree City USA.

Board Member Fetterley confirmed that this was a great event and was fun to be a part of. She stated that it will be fun for the students to see the trees grow over the years.

- **Spring Recycling Day Recap**
 - **About 400 vehicles in four hours**
 - **About 25,000 pounds or 12.5 tons of material recycled (not including textiles, appliances, electronics, tires, batteries, or fluorescent bulbs as those numbers are not yet in)**

City Planner Anderson provided a recap of the spring recycling event, which took place on the first Saturday in May. He noted that the next recycling event will occur on July 27th.

- **Paper Shredding Event**
 - **Saturday, June 15th at 9:00 a.m. to 12:00 p.m. at 14100 Jasper Street NW**

City Planner Anderson stated that paper shredding is very popular and therefore will be held as an additional standalone event on June 15th.

- **Other**

City Planner Anderson reported that two of the City's wells were tested and found slightly above the recommended threshold for manganese. He noted that a mailing has been sent to residents providing additional information. He stated that the City Council is aware of the issue and will continue discussions on the topic. He noted that those two wells have been shutdown for the time

being. He stated that additional information can be found on the City's website and the water hotline and that additional questions can be directed to the Utility Supervisor. He noted that approximately 45 percent of the City has private wells, and encouraged those residents to have their water tested as well. He confirmed that there are water testing kits available in the building division of City Hall for those interested.

Chairperson Valentine asked if it is the expectation of staff that there would be a plan put in place to bring those wells into compliance.

City Planner Anderson replied that staff and the Council are working on short-term, mid-term, and long-term solutions to address the issue.

Board Member Hiatt asked the last time manganese was tested for.

City Planner Anderson stated that there is an annual water report but was unsure if manganese is tested for each year.

Board Member Covart noted that she first noticed this topic on Facebook. She stated that it seemed that method of communication was very successful.

City Planner Anderson confirmed that the City plans to continue use of social media for communication purposes.

7. ADJOURNMENT

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

The meeting adjourned at 7:43 p.m.

Respectfully submitted,

Chris Anderson
City Planner

ATTEST:

JoAnn Shaw
Community Development Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Meeting Date: 06/17/2019

By: Chris Anderson, Community
Development

Information

Title:

Consider Landscape Plan for Suite Living; Case of Hampton Companies

Purpose/Background:

The City has received an application from Hampton Companies (the "Applicant") for a Site Plan for Suite Living, a proposed thirty-two (32) unit, assisted living facility located at the northeast corner of the intersection of Jasper Street and 139th Lane (the "Subject Property"). The Environmental Policy Board (EPB) may recall reviewing a Sketch Plan earlier this year for Rivenwick 3rd Addition, which was to be a mixed of townhomes, commercial, and this assisted living facility. This project was shifted east, adjacent to the existing townhome development to the east, to take advantage of the fact that the public road is in place already.

Observations/Alternatives:

General Information

The Subject Property is about 2.14 acres in size and is located south of Highway 10, east of Ramsey Blvd, and north of 139th Lane. The Subject Property is zoned MU-PUD (Mixed Use - Planned Unit Development), which allows for a mixture of both residential and commercial uses. This specific project is being reviewed utilizing the standards of the R-3 Residential (High Density) District. Based on the R-3 District standards, the Canopy Cover Formula is the basis for determining the required landscaping. Also, because the Subject Property shares a property boundary with an existing R-2 Residential (Medium Density) District neighborhood, a bufferyard along the eastern boundary is also required.

Tree Preservation

Generally speaking, the Subject Property is devoid of any significant trees. Staff has visited the site as aerial images did show existing trees. After a brief walk through, it was apparent that the majority of the existing trees do not meet the definition of a significant tree and therefore, would not be required to be inventoried. There were a couple evergreens (one red cedar and one Scotch Pine) that appeared to be right about four (4) inches in diameter (which, for evergreens is the threshold to be considered a significant tree) and maybe a couple Siberian Elms (an invasive species) that were close to eight (8) inches in diameter (which, for deciduous trees, other than oaks, is the threshold to be classified as a significant tree). Regardless, the base landscape requirements would certainly satisfy the reforestation requirements and thus, Staff has determined that a Tree Inventory and Preservation Plan are not required.

Natural Area(s)

The City's Natural Resources Inventory (NRI) does not identify any quality natural areas within the Subject Property. The Subject Property was classified as semi-natural (a non-native grassland with sparse deciduous tree cover). Similarly, the Minnesota Land Cover Classification System (MLCCS) identifies this site as a dry grassland. There do not appear to be any significant plant communities that warrant additional protections.

Wetlands/Floodplains

There do not appear to be any wetlands or floodplains within the Subject Property that need to be considered.

Landscape Plan

As previously noted, the standards of the R-3 Residential (High Density) District are being used to review this

proposal. The base landscaping requirements are determined using the Canopy Cover Formula and results in a need for close to 22,000 square feet of canopy. The proposed landscaping, which includes a mixture of both deciduous and evergreen trees, as well as shrubs, is about 21,000 square feet. Thus, additional plantings are needed.

The Subject Property also shares a boundary with a less dense neighborhood (R-2) to the east. Thus, a thirty (30) foot wide bufferyard with an additional 10% plantings is required along that shared boundary. This equates to another 2,100 square feet of canopy cover. There is sufficient space to accommodate the additional plantings and Staff is recommending that these additional plantings be in the form of evergreen trees for added screening.

Noise

The Subject Property is along Highway 10. Since this is a residential type of development, the City is requiring a Noise Study to better understand whether noise pollution may be a concern. The City can, if found appropriate, require the developer to provide noise mitigation as a component of this project. Now would be the time to review this because if there are future Highway 10 improvements by MnDOT that trigger the need for noise mitigation, the City would be responsible for those costs. Past developments along Highway 10 (original phases of Rivenwick and more recently, Riverstone) have provided noise mitigation in the form of berming and landscaping. This, or other form(s) of noise mitigation, may be appropriate for this project as well.

Funding Source:

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

Action:

Motion to recommend approval of the proposed Landscape Plan, contingent upon compliance with the Staff Review Letter, and to support the requirement for a Noise Study and any applicable noise mitigation measures.

Attachments

[Site Location Map](#)

[Final Plat](#)

[Site Plan](#)

[Landscape Plan Sheet L1](#)

[Landscape Plan Sheet L2](#)

[Staff Review Letter](#)

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 06/13/2019

Reviewed By

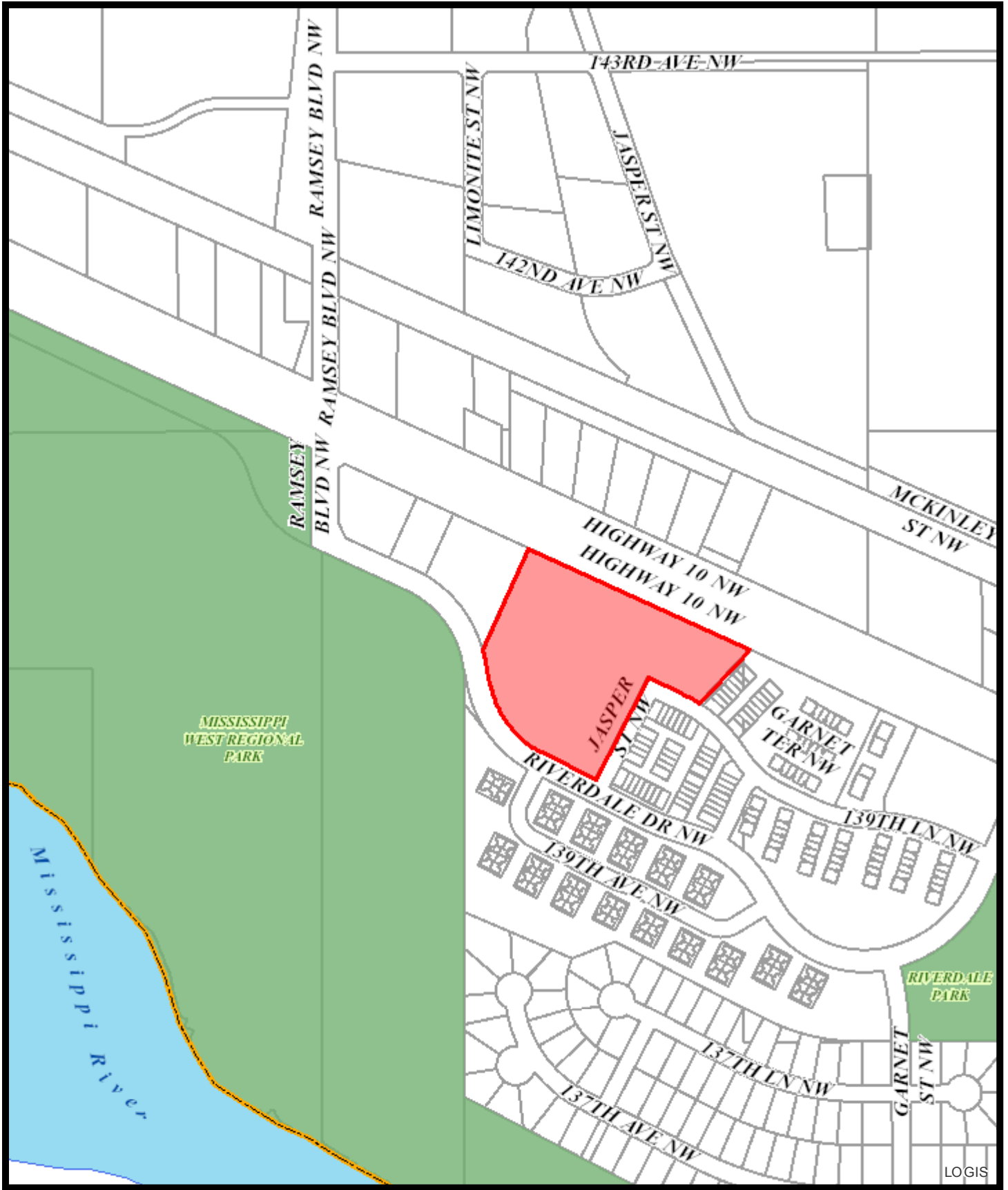
JoAnn Shaw

Date

06/13/2019 03:34 PM

Started On: 06/11/2019 01:26 PM

Site Location Map



LOGIS



RIVENWICK VILLAGE 3RD ADDITION

CITY OF RAMSEY
 COUNTY OF ANOKA
 SEC. 34, TWP. 32, RGE. 25

KNOW ALL PERSONS BY THESE PRESENTS: That RW3, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot A, RIVENWICK VILLAGE, according to the recorded plat thereof, Anoka County, Minnesota

Has caused the same to be surveyed and platted as RIVENWICK VILLAGE 3RD ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said RW3, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

RW3, LLC

Kent A. Roessler, Chief Manager

STATE OF _____
 COUNTY OF _____

This instrument was acknowledged before me on _____ by Kent A. Roessler, Chief Manager of RW3, LLC, a Minnesota limited liability company, on behalf of the company.

 (Signed)

 (Printed)
 Notary Public, _____
 My commission expires _____

I, Thomas R. Balluff do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Thomas R. Balluff, Licensed Land Surveyor
 Minnesota License No. 40361

STATE OF _____
 COUNTY OF _____

This instrument was acknowledged before me on _____ by Thomas R. Balluff.

 (Signed)

 (Printed)
 Notary Public, _____
 My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of RIVENWICK VILLAGE 3RD ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this ____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

By: _____, Mayor

By: _____, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20____.

By: _____
 Charles F. Gitzen
 Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20____.

Property Tax Administrator

By: _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

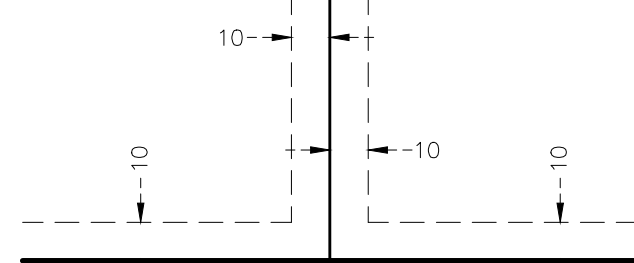
County of Anoka, State of Minnesota

I hereby certify that this plat of RIVENWICK VILLAGE 3RD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this day of _____, 20____, at ____ o'clock ____ M. and was duly recorded as Document Number _____.

County Recorder/Registrar of Titles

By: _____, Deputy

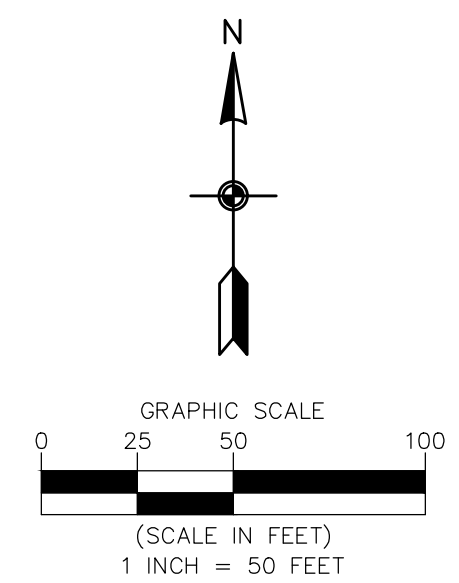
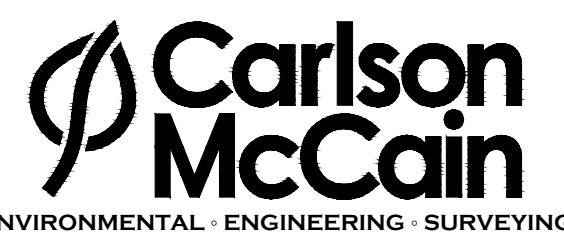
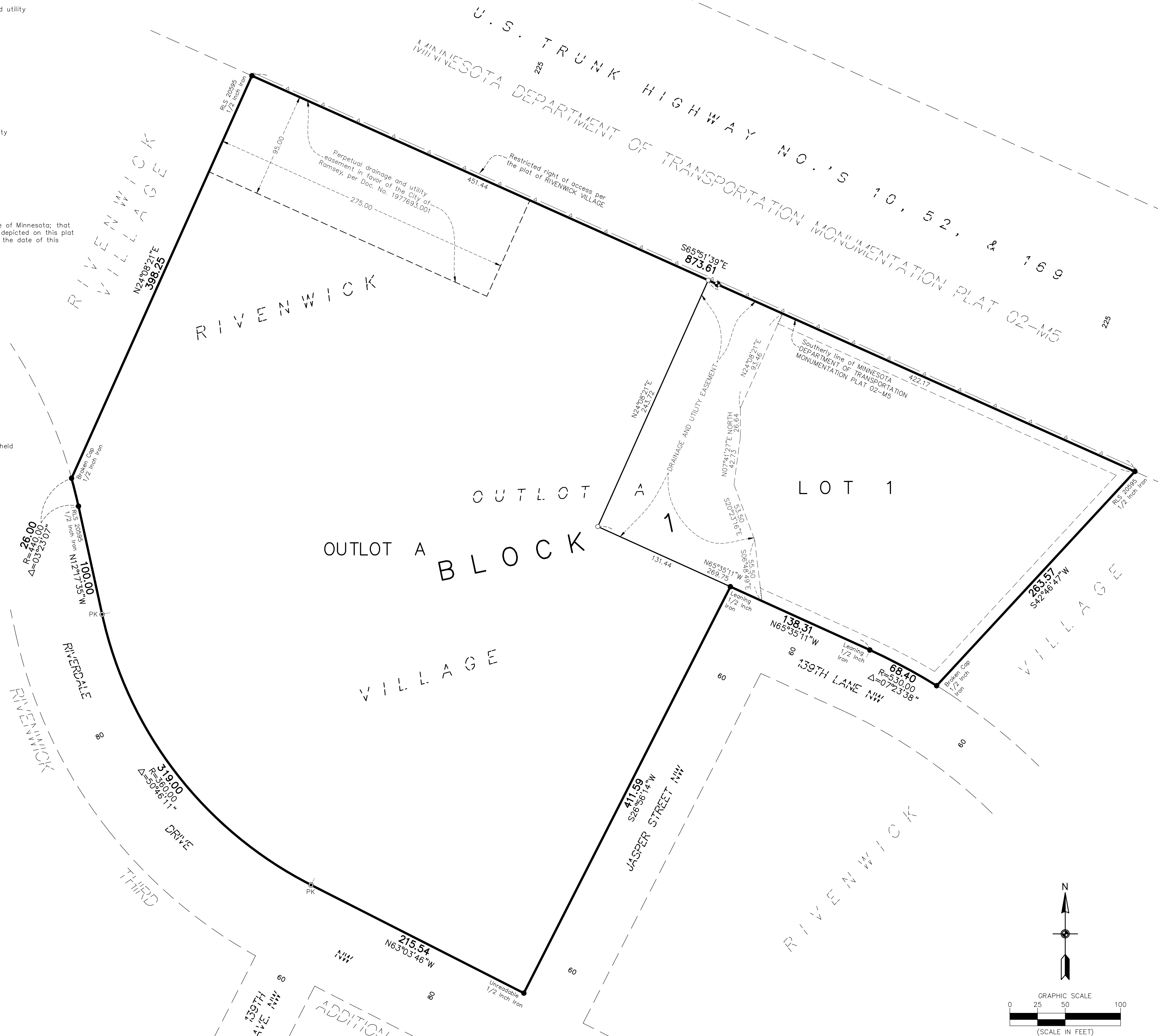
DRAINAGE AND UTILITY
 EASEMENTS ARE SHOWN THUS:

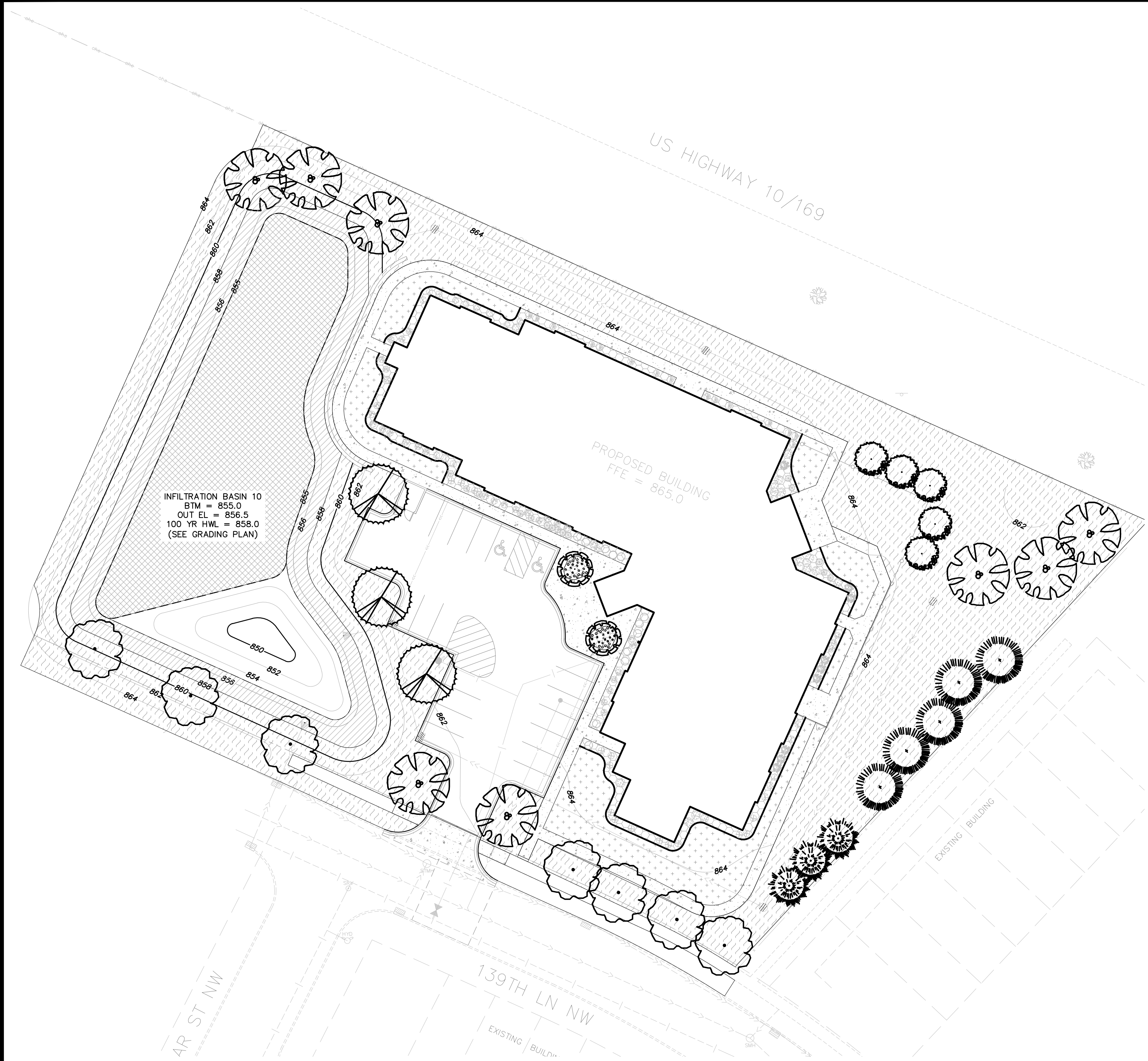


being 10 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

For the purposes of this plat, the northeasterly line of Outlot A, RIVENWICK VILLAGE is assumed to have a bearing of South 65 degrees 51 minutes 39 seconds East.

- ◆ Denotes Found Right of Way Monument
- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found Iron Monument unless otherwise noted
- PK Denotes Found PK Nail
- △ Denotes Restricted Right of Access, per the plat of RIVENWICK VILLAGE





INFILTRATION BASIN 10
BTM = 855.0
OUT EL = 856.5
100 YR HML = 858.0
(SEE GRADING PLAN)

PROPOSED BUILDING
FFE = 865.0

1 SITE LANDSCAPE PLAN
L1

CITY OF RAMSEY LANDSCAPE CODE

Minimum planting requirements. The minimum number of plantings required shall be determined based on crown or canopy cover. To fulfill the planting requirements, a combination of trees and shrubs shall meet or exceed the minimum required canopy cover square footage. The minimum canopy cover shall be calculated as follows:

- Determine ratio of impervious area to entire site area.
- Multiply the impervious area/site area ratio by the square footage of the pervious area to calculate the required canopy cover square footage for the project area.
- The following formula shall be utilized to determine the average canopy cover of a species:

$$[(\text{Minimum} + \text{Maximum Spread}) \div 4] \times 2 \times \pi \times (0.65 \text{ for preferred species or } 0.50 \text{ for acceptable species, as identified in the Ramsey Tree Book}).$$

CALCULATION
 $35\% \times 57,404\text{sf} = 20,092\text{SF}$ OF REQUIRED CANOPY

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 1 YEAR (2 YEARS TOTAL) FOR ALL TREES AT NO ADDITIONAL COST TO THE OWNER.
- BRANCH HEIGHT OF ALL BOULEVARD TREES SHALL BE NO LOWER THAN 6FT ARBOR GRADE.
- TREES SHALL NOT BE PLANTED WITHIN THE VISION TRIANGLE AS DEFINED IN CITY CODE 117-348
- 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.

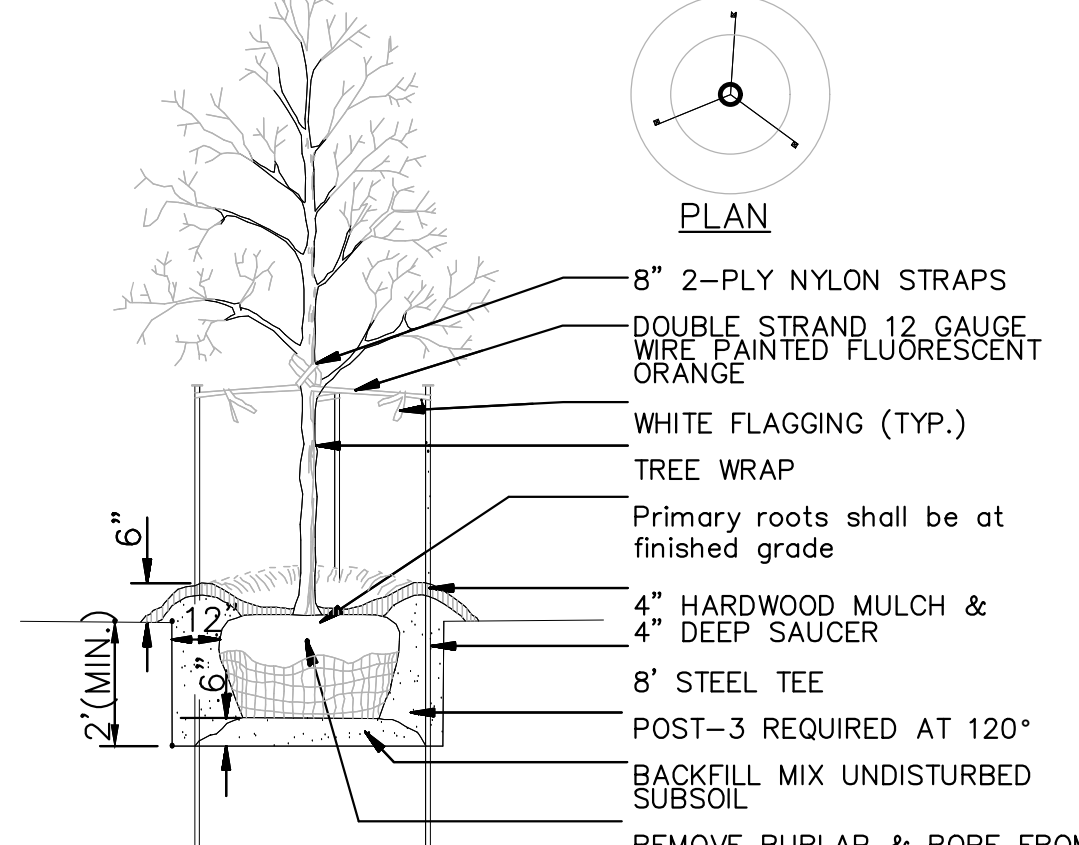
- NO TOPSOIL (OR OTHER FILL) SHALL BE PLACED WITHIN ANY WETLAND OR WETLAND SETBACK AREA.
- IRRIGATION SYSTEM SHALL BE DESIGN BUILT BY THE CONTRACTOR AND SHALL UTILIZE MATCH PRECIPITATION HEADS, HEAD TO HEAD COVERAGE AND WEATHER COMPENSATING SMART CONTROLLER.
- CITY OF RAMSEY REQUIRES A PRE-PLANNING MEETING TO REVIEW EXPECTATIONS FOR ALL STREET TREE INSTALLATIONS.
- ALL AREAS, INCLUDING BOULEVARDS AND OTHER PERVIOUS AREAS WITHIN THE ROW SHALL RECEIVE 4" OF TOPSOIL. COPIES OF THE LOAD TICKET SHALL BE PROVIDED TO THE CITY PRIOR TO INSTALLATION OF LANDSCAPE.
- ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN REQUIRES CITY APPROVAL PRIOR TO INSTALLATION

LANDSCAPE LEGEND									
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	INSTALL	MATURE	POINTS	
	DECIDUOUS TREES					HEIGHT	HEIGHT		
HB	Celtis occidentalis	HACKBERRY	2.5"	BB	8	15'	50'	922	
RM	Acer rubrum 'Northwoods'	NORTHWOODS MAPLE	2.5"	BB	3	14'	50'	552	
HL	Gleditsia triacanthos var. inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	2.5"	BB	7	10'	50'	481	
ORNAMENTAL TREES									
SB	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	1.5"	BB	2	8'	20'	160	
SS	Malus x 'Spring Snow'	SPRING SNOW CRABAPPLE	1.5"	BB	5	8'	25'	157	
TL	Syringa Reticulata	JAPANESE TREE LILAC	1.5"	BB	-	8'	20'	120	
EVERGREEN TREES									
BH	Picea glauca var. densata	BLACK HILLS SPRUCE	6'	BB	-	6'	40'	157	
BF	Abies Balsamea	BALSAM FIR	6'	BB	-	6'	40'	199	
SP	Pinus sylvestris	SCOTCH PINE	6'	BB	5	6'	50'	354	
NS	Picea resinosa	NORWAY SPRUCE	6'	BB	3	6'	60'	1535	19,879

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

SEED MIX LEGEND (FOR ALL SHEETS)

SYM.	TYPE	SEED MIX
[Symbol]	NATIVE WET PRAIRIE	MN SEED MIX 34-271 (OLD BWSR W2)
[Symbol]	WETLAND FRINGE	MN SEED MIX 35-221 (OLD BWSR U6)
[Symbol]	COMMERCIAL TURF - SOD	HIGHLAND 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



NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
 Planting depth: Trees shall be installed so primary roots are at finished grade. do not plant too deeply or trees shall be rejected and will require corrections.

DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

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 NURSERYMEN, 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, IN 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 5 "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 (WILT-PROOF 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 FRAGILE 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 10-0-10 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 DEFOLIATES (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, IN 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 SEED, 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 SEED, ARE TO RECEIVE ENGINEERED SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- ALL IN GROUND IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH RAIN SENSOR AND A WATER EFFICIENT/ WEATHER BASED CONTROLLER. PERMIT FOR AN IRRIGATION SYSTEM IS REQUIRED.

Carlson McCain
 ENVIRONMENTAL - ENGINEERING - SURVEYING
 3890 Pheasant Ridge Dr. NE #100, Blaine, MN
 Phone: 763-489-7900 Fax: 763-489-7959

LANDSCAPE PLAN
 SUITE LIVING SENIOR CARE
 OF RAMSEY
 Ramsey, Minnesota

HAMPTON COMPANIES
 3570 Lexington Avenue N, Suite 321
 Shoreview, MN 55126

REVISIONS

1.		

DRAWN BY: JAK
 DESIGNED BY: JAK
 ISSUE DATE: 06/06/19

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

Name: James A. Kalkes, RLA
 Signature: *James A. Kalkes*
 Date: 06/06/19 License #: 45071

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

DATE	JUNE 11, 2019	PROJECT ADDRESS	TBD
PROJECT. TITLE	SUITE LIVING		
ESCROW #	117010		
DEPARTMENT:	Planning Division (Landscape Plan & Environmental 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, dated June 6, 2019:

Sheet L1

- If Japanese Tree Lilac, Black Hills Spruce, and Balsam Fir are not going to be installed (Landscape Legend shows zero quantities for each of these), they should be removed from the Landscape Legend.
- Canopy Cover Calculation is slightly off. Based on data from Sheet C3, the calculation should be $0.38 \times 57,404 = 21,814$ square feet of required canopy cover. Update accordingly.
- Based on Canopy Cover Calculation, additional plantings are required and should be in the form of shade trees.
- Under City of Ramsey Requested Notes, #4 can be eliminated as it does not apply to this project; also, notes #5 and #9 should be modified as load tickets are no longer required.
- Site is adjacent to an existing R-2 Residential (Medium Density) neighborhood and therefore a thirty (30) foot wide bufferyard, with an additional 10% of plantings is required. This equates to an additional 2,181 sq. ft. of plantings, which must be within the thirty (30) foot bufferyard area, and shall consist of evergreen trees.
- Within the boulevard/right-of-way area, sod is required. Revise the plan accordingly.
- Use of seed anywhere else on the project site requires approval of the City Council. Staff does not object to this, but would encourage the use of sod up to the internal walkway along 139th Lane.
- Shift two of the Honeylocusts in the southeast corner of the property out into the boulevard to continue the pattern of boulevard trees along 139th Lane.

Sheet L2

- If Dwarf Bush Honeysuckle and Dwarf Blue Artic Willow are not going to be installed (Landscape Legend shows zero quantities for each of these), they should be removed from the Landscape Legend.
- The total square footage of proposed canopy cover for shrubs is 1,142, not 1,262. Update sheet accordingly.
- Installation height of shrubs shall be 24 inches. Update Landscape Legend accordingly.

Meeting Date: 06/17/2019

By: Chris Anderson, Community
Development

Information

Title:

Consider Landscape Plan for Ramsey Storage Center (Project No. 19-119); Case of Ramsey Storage Center, LLC

Purpose/Background:

The City has received an application from Bob Mikulak (the "Applicant") with Ramsey Storage Center, LLC, for Site Plan and Final Plat for a new, indoor, climate controlled self-storage facility at the northeast corner of Ramsey Blvd and Bunker Lake Blvd (the "Subject Property"). Over the past fifteen years or so, there have been numerous self-storage projects proposed on the Subject Property, most recently in 2016. That project was granted final approvals for Site Plan and Final Plat. The approvals would have expired; however, the previous developer had obtained extensions on both fronts. The current proposal has some slight changes from what was approved, thus, the Applicant is going through the review process for Site Plan (the Final Plat has not changed, other than the name and signatory blocks).

Observations/Alternatives:

General Information

As previously noted, approvals were previously granted for a very similar project (main difference really being that the previous project included multiple buildings while the current proposal has consolidated everything into a single building). The Subject Property will ultimately consist of two (2) lots. In total, the Subject Property is approximately 6.3 acres in size; Lot 1 is about 4.45 acres in size and Lot 2 is about 1.75 acres in size. Note that presently, only Lot 1 is being developed.

There is a split zoning across the Subject Property, with Lot 1 zoned E-1 Employment and Lot 2 zoned as B-1 General Business. The parcels to the north and east are zoned R-1 Residential (MUSA); the parcels across Ramsey Blvd are zoned R-2 Residential (Medium Density), and the property to the south (across Bunker Lake Blvd) is zoned E-2 Employment. Since the Subject Property shares a boundary along the north and east with existing residential parcels, a sixty (60) foot wide bufferyard is required.

Tree Preservation

The submittal does include a Tree Inventory and Preservation Plan, which appears to meet the requirements of the Tree Preservation standards. Moreover, since the project has consolidated all storage space into a single building, more trees are being preserved now than the previous iteration. Trees in the northwest portion of the Subject Property and trees south of the proposed building but north of the proposed stormwater pond are now also slated to be preserved.

Natural Area(s)

The City's Natural Resources Inventory (NRI) does not identify any quality natural areas within the Subject Property. The Subject Property, or at least the northern portion of it, was classified as semi-natural (a non-native grassland with sparse deciduous tree cover). The Minnesota Land Cover Classification System (MLCCS) identifies this site as a dry grassland and as urban with vegetative cover. There do not appear to be any significant plant communities that warrant additional protections.

Wetlands/Floodplains

There do not appear to be any wetlands or floodplains within the Subject Property that need to be considered.

Landscape Plan

As previously noted, the Subject Property does abut existing residential parcels on the north and east and thus, a sixty (60) foot wide bufferyard is required along both boundaries. The Landscape Plan does provide for this bufferyard and does include plantings. However, the Landscape Plan does need to be revised to include shrubs within the bufferyard (currently, none are included). Staff has also noted in the Staff Review Letter that several trees and some of the proposed shrubs be relocated into the bufferyard to assist with enhancing the screening between the different uses. Otherwise, the Landscape Plan is generally acceptable with all other necessary corrections outlined in the Staff Review Letter.

Funding Source:

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

Action:

Motion to recommend approval of the proposed Landscape Plan, contingent upon compliance with the Staff Review Letter.

Attachments

Site Location Map

Final Plat

Site Plan

Tree Inventory and Preservation Plan

Landscape Plan

Staff Review Letter

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 06/13/2019

Reviewed By

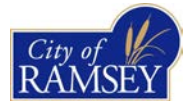
JoAnn Shaw

Date

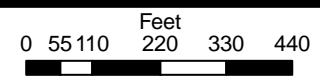
06/13/2019 03:34 PM

Started On: 06/12/2019 02:26 PM

Site Location Map



LOGIS



RAMSEY STORAGE CENTER

City of Ramsey
County of Anoka
Sec. 27, T. 32, R. 25

KNOW ALL PERSONS BY THESE PRESENTS: That Ramsey Storage Partners LLC., a Minnesota Limited Liability company, owner of the following described property:

That part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 32 Range 25, Anoka County, Minnesota, described as follows:

Commencing at a point on the west line of said Section which point is 209 feet north of the southwest corner of said Northwest Quarter of Northwest Quarter, as measured along said west line; thence proceeding east and parallel with the south line of said Section for a distance of 209 feet; thence proceeding north and parallel with the west line of said Section for a distance of 209 feet; thence proceeding west and parallel with the first course to the west line of said Section; thence proceeding south along the west line of said Section to point of commencement;

Except ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 16. And,

That part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 32, Range 25, Anoka County, Minnesota, described as follows:

Commencing at a point on the west line of said Section which point is 209 feet north of the southwest corner of said Northwest Quarter of Northwest Quarter as measured along said west line; thence proceeding east and parallel with the south line of said Section for a distance of 209 feet; thence proceeding south and parallel with the west line of said Section for a distance of 209 feet; thence proceeding west and parallel with the first course to the west line of said Section; thence proceeding north along the west line of said Section to point of commencement;

Except Parcel 6, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 16. And,

Outlot A, REGENCY POND, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as RAMSEY STORAGE CENTER and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said Ramsey Storage Partners LLC., a Minnesota Limited Liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

RAMSEY STORAGE PARTNERS, LLC.

Bob Mikulak, President

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Bob Mikulak, President of Ramsey Storage Partners LLC., a Minnesota Limited Liability company, on behalf of the company.

Notary Public, _____ County, Minnesota

My Commission Expires _____

I Lynn P. Caswell do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Lynn P. Caswell, Licensed Land Surveyor
Minnesota License No. 13057

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Lynn P. Caswell.

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of RAMSEY STORAGE CENTER was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

By: _____, Mayor

By: _____, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

By _____

Larry D. Hoium
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

Property Tax Administrator

By _____, Deputy

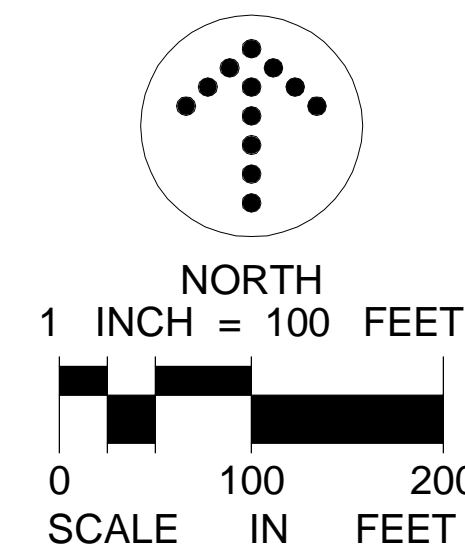
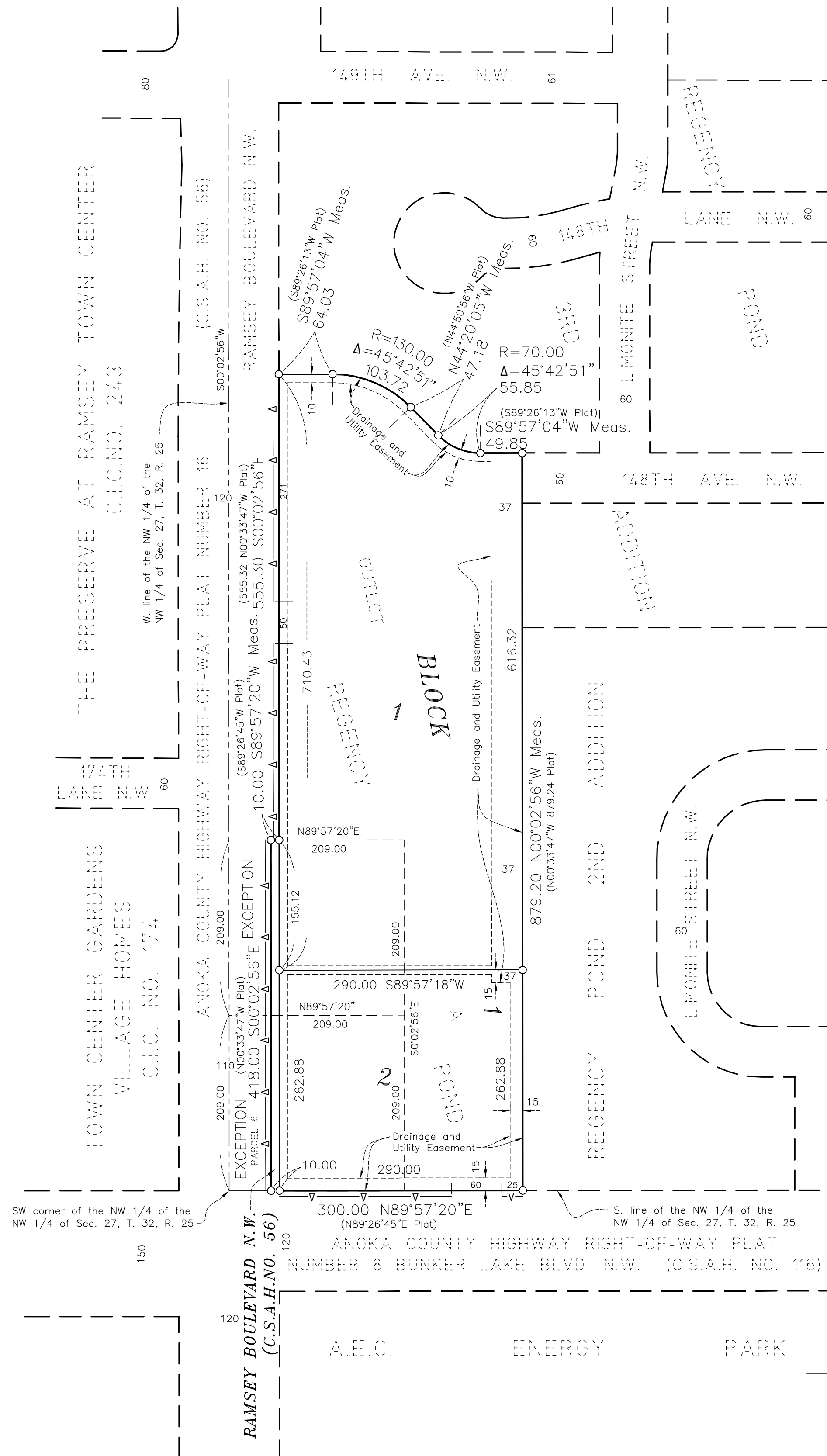
**COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA**

I hereby certify that this plat of RAMSEY STORAGE CENTER was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock _____M. and was duly recorded in Book _____ Page _____, as Document Number _____.

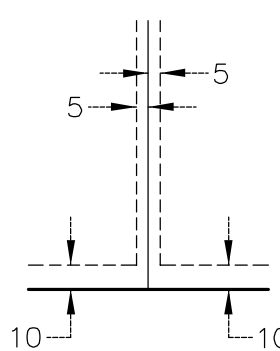
County Recorder/Registrar of Titles

By _____, Deputy

LANDFORM
From Site to Finish



DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:
(NOT TO SCALE)



Being 5 feet in width and adjoining lot lines, unless otherwise shown, and 10 feet in width and adjoining street lines unless otherwise shown on the plat.

▲ Denotes Right of Access dedicated to Anoka County.

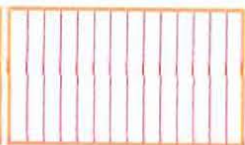
● Denotes 1/2 inch iron pipe monument found.

○ Denotes 1/2 inch by 14 inch iron pipe monument set and marked by License no. 48176.

Bearings shown are based on the West line of the Northwest 1/4 of the Northwest 1/4 of Sec. 27, T. 32, R. 25, which has an assumed bearing of S00°02'56"E.

SAVE EXISTING TREE LINE
 PRESERVE THE TREES THAT MAKE YOUR COMMUNITY SPECIAL

FOR ANY PROJECT, THE TREE LINE SHOULD BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE. THE TREE LINE SHOULD BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE.

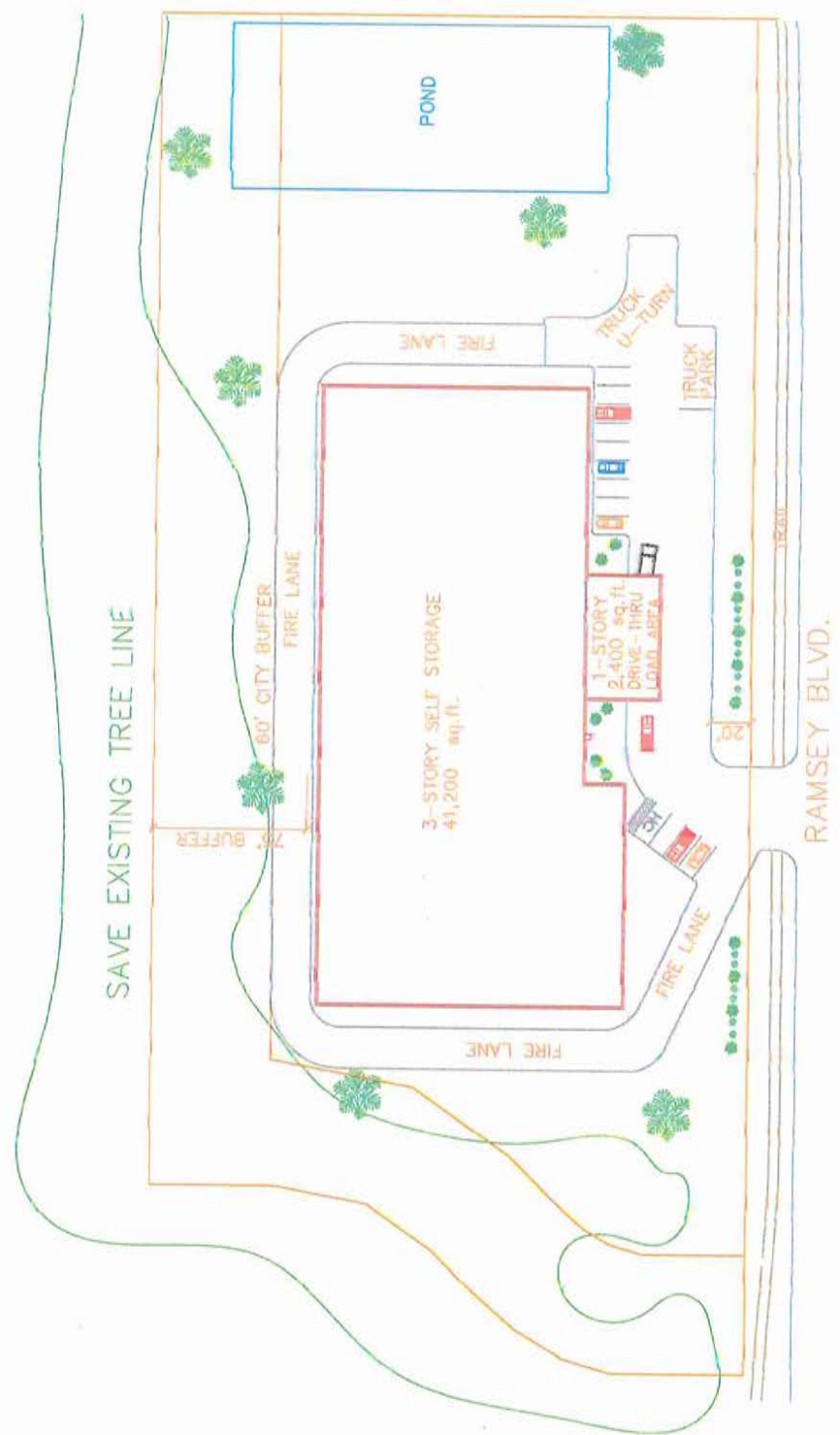


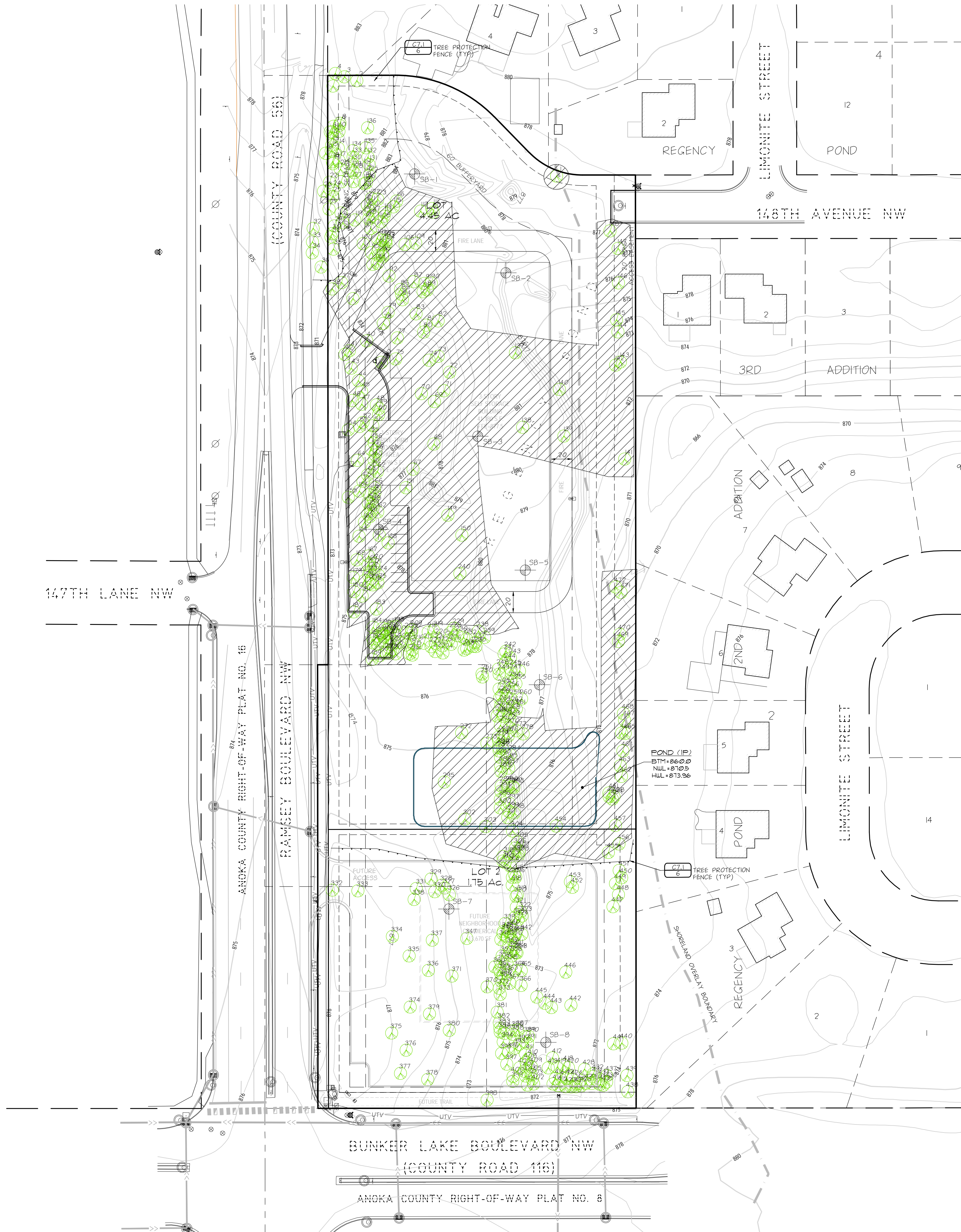
RAMSEY STORAGE 2019
 RAMSEY, MINNESOTA

DATE: 07/14/19
 SITE PLAN

BY: B. MURPHY
 07/14/19

SHEET
15





MITIGATION NUMBERS	
Total Sig. Tree Inches:	4272.5
Total Sig. Tree Inches (Exempt):	406
Net Sig. Tree Inches:	3866.5
70% allowable sig. tree removals (threshold):	2706.55
Removal inches (Non-exempt):	2260.0
Removal Inches above threshold:	0
Removal Percentage:	58.5%
Replacement inches:	0.00

EXISTING CONDITIONS

BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY LANDFORM, MINNEAPOLIS, MN, ON DECEMBER 07, 2015, EXPRESSLY FOR THIS PROJECT, CITY OF RAMSEY, MN RECORD DRAWINGS; AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ENGINEER.

SEE SHEET L1.2 FOR TREE REMOVAL TABLE

LEGEND

:CLEARING AND GRUBBING LIMITS (2.6 ACRES)

DEVELOPER

D/B DEVELOPEMENT
13472 SPRANDEL RD
FINLAYSON, MN 55735

MUNICIPALITY

City of RAMSEY

PROJECT

RAMSEY STORAGE CENTER
RAMSEY, MN

SHEET INDEX

SHEET	TITLE
CD1	CIVIL TITLE SHEET
CD1.1	EXISTING CONDITIONS
CD2	SITE PLAN
CD3	GRADING, DRAINAGE, EROSION CONTROL, & PAVING PLAN & NOTES
CD3.1	SWPPP NOTES
CD4	UTILITIES
CD4.1	CIVIL CONSTRUCTION DETAILS
CD4.2	CIVIL CONSTRUCTION DETAILS
CD4.3	CIVIL CONSTRUCTION DETAILS
CD4.4	CIVIL CONSTRUCTION DETAILS
CD4.5	CIVIL CONSTRUCTION DETAILS
CD4.6	CIVIL CONSTRUCTION DETAILS
CD4.7	CIVIL CONSTRUCTION DETAILS
CD4.8	CIVIL CONSTRUCTION DETAILS
CD4.9	CIVIL CONSTRUCTION DETAILS
CD4.10	CIVIL CONSTRUCTION DETAILS
CD4.11	CIVIL CONSTRUCTION DETAILS
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CD4.78	CIVIL CONSTRUCTION DETAILS
CD4.79	CIVIL CONSTRUCTION DETAILS
CD4.80	CIVIL CONSTRUCTION DETAILS
CD4.81	CIVIL CONSTRUCTION DETAILS
CD4.82	CIVIL CONSTRUCTION DETAILS
CD4.83	CIVIL CONSTRUCTION DETAILS
CD4.84	CIVIL CONSTRUCTION DETAILS
CD4.85	CIVIL CONSTRUCTION DETAILS
CD4.86	CIVIL CONSTRUCTION DETAILS
CD4.87	CIVIL CONSTRUCTION DETAILS
CD4.88	CIVIL CONSTRUCTION DETAILS
CD4.89	CIVIL CONSTRUCTION DETAILS
CD4.90	CIVIL CONSTRUCTION DETAILS
CD4.91	CIVIL CONSTRUCTION DETAILS
CD4.92	CIVIL CONSTRUCTION DETAILS
CD4.93	CIVIL CONSTRUCTION DETAILS
CD4.94	CIVIL CONSTRUCTION DETAILS
CD4.95	CIVIL CONSTRUCTION DETAILS
CD4.96	CIVIL CONSTRUCTION DETAILS
CD4.97	CIVIL CONSTRUCTION DETAILS
CD4.98	CIVIL CONSTRUCTION DETAILS
CD4.99	CIVIL CONSTRUCTION DETAILS
CD4.100	CIVIL CONSTRUCTION DETAILS

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
06 JUN 2019	SITE PLAN SUBMITTAL	CNC

PROJECT MANAGER REVIEW

BY: [Signature] DATE: 06/06/2019

CERTIFICATION

I hereby certify that this plan 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.

Danyelle P. Fischer, P.E.
License No. 48933
06/06/2019

Signature shown on this plan is not a valid signature of the Engineer of Record. Wet signed copy of this plan on file in the Professional Services, LLC office and is available upon request.

PRELIMINARY PLAT
06-06-2019

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME: L101NSS001.DWG
PROJECT NO.: KRZ15001

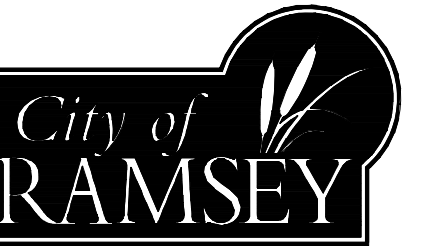
TREE PRESERVATION PLAN
L1.1

SHEET NO. 13/15

811
Know what's Below.
Call before you dig.

NORTH

0 50 100



PROJECT
RAMSEY STORAGE CENTER
RAMSEY, MN

SHEET INDEX

SHEET	TITLE
C01	CIVIL TITLE SHEET
C11	EXISTING CONDITIONS
C21	SITE PLAN
C31	GRADING, DRAINAGE, EROSION CONTROL, & PAVING PLAN & NOTES
C32	SWPPP NOTES
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L11	TREE PRESERVATION PLAN
L12	TREE PRESERVATION TABLE
L21	LANDSCAPE PLAN
L7.1	LANDSCAPE DETAILS

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
06 JUN 2019	SITE PLAN SUBMITTAL	CNC

PROJECT MANAGER REVIEW

BY/CHK	DATE
	06-06-2019

CERTIFICATION

I hereby certify that this plan was prepared, designed, drawn, checked, and supervised, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

PRELIMINARY CONSTRUCTION

Danyelle P. Fischer
License No. 44000
06-06-2019

Signature shown above is not valid unless accompanied by a notary seal and a legible copy of this plan on file with the Minnesota Department of Transportation, LLC office and is available upon request.

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PRELIMINARY PLAT
06-06-2019



From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
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FILE NAME: L102NSS001.DWG
PROJECT NO.: KRZ15001

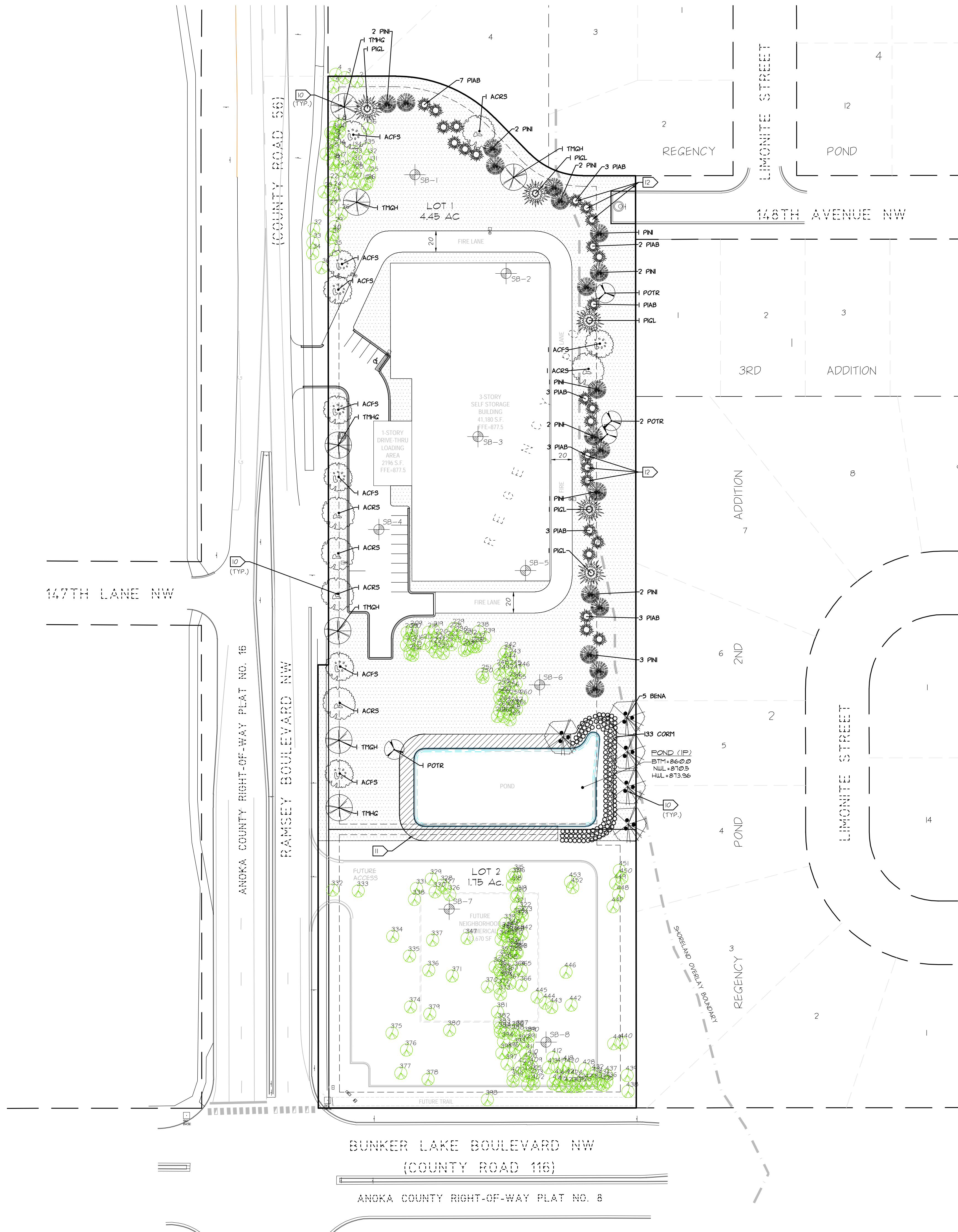
TREE PRESERVATION TABLE

L1.2

Tree #	Species	Cal. In.	Condition	Removed
1	Elm, Siberian	10.0	Fair	X
2	Elm, Siberian	9.5	Good	
3	Pine, Scots	18.0	Good	
4	Elm, Siberian	10.0	Fair	
5	Elm, Siberian	8.0	Fair	
6	Boxelder	10.0	Fair	
7	Elm, Siberian	8.0	Good	
8	Pine, Scots	13.5	Fair	
9	Pine, Scots	11.5	Fair	
10	Pine, Scots	13.0	Good	
11	Pine, Scots	14.5	Good	
12	Pine, Scots	11.5	Good	
13	Pine, Scots	10.0	Good	
14	Pine, Scots	21.0	Fair	
15	Pine, Scots	10.5	Good	
16	Elm, Siberian	10.0	Fair	
17	Pine, Scots	10.0	Fair	
18	Pine, Scots	5.0	Fair	
19	Pine, Scots	16.0	Good	
20	Pine, Scots	14.0	Good	
21	Pine, Scots	12.0	Fair	
22	Pine, Scots	15.0	Fair	
23	Elm, Siberian	14.0	Fair	
24	Pine, Scots	11.5	Good	
25	Pine, Scots	16.5	Good	
26	Pine, Scots	10.0	Good	X
27	Elm, Siberian	9.5	Good	
28	Pine, Scots	17.0	Good	X
29	Pine, Scots	14.5	Good	
30	Pine, Scots	14.5	Good	
31	Pine, Scots	14.0	Good	
32	Elm, Siberian	9.0	Fair	
33	Elm, Siberian	10.5	Good	
34	Elm, Siberian	10.5	Good	
35	Pine, Scots	13.5	Good	
36	Elm, Siberian	13.5	Fair	
37	Pine, Scots	19.0	Fair	
38	Elm, Siberian	17.0	Fair	X
39	Elm, Siberian	37.0	Fair	X
40	Elm, Siberian	9.5	Fair	X
41	Elm, Siberian	13.5	Fair	X
42	Elm, Siberian	19.0	Fair	X
43	Elm, Siberian	18.0	Fair	X
44	Elm, Siberian	11.0	Fair	X
45	Pine, red	5.0	Good	X
46	Elm, Siberian	11.5	Good	X
47	Pine, red	5.5	Good	X
48	Pine, red	6.0	Good	X
49	Pine, red	5.0	Good	X
50	Pine, red	4.5	Good	X
51	Pine, red	6.0	Fair	X
52	Elm, Siberian	13.0	Fair	X
53	Elm, Siberian	12.0	Fair	X
54	Elm, Siberian	12.0	Fair	X
55	Pine, red	5.0	Good	X
56	Pine, red	5.0	Good	X
57	Pine, red	4.5	Good	X
58	Pine, red	5.0	Good	X
59	Pine, red	4.5	Good	X
60	Pine, red	5.5	Good	X
61	Pine, red	6.0	Good	X
62	Pine, red	5.0	Good	X
63	Pine, Scots	4.5	Fair	X
64	Elm, Siberian	9.0	Fair	X
65	Elm, Siberian	13.0	Good	X
66	Pine, red	5.5	Good	X
67	Pine, Scots	6.5	Good	X
68	Elm, Siberian	9.0	Good	X
69	Elm, Siberian	13.0	Fair	X
70	Elm, Siberian	12.0	Fair	X
71	Elm, Siberian	17.0	Fair	X
72	Elm, Siberian	16.0	Fair	X
73	Pine, Scots	13.5	Good	X
74	Elm, Siberian	14.0	Fair	X
75	Ash, green	10.5	Fair	X
76	Elm, Siberian	12.0	Fair	X
77	Pine, red	5.0	Good	X
78	Pine, red	7.5	Good	X
79	Elm, Siberian	15.0	Fair	X
80	Pine, Scots	9.0	Good	X
81	Pine, Scots	11.0	Fair	X
82	Pine, Scots	10.0	Fair	X
83	Pine, Scots	7.5	Fair	X
84	Pine, red	5.5	Good	X
85	Pine, red	4.5	Good	X
86	Pine, red	4.5	Good	X
87	Elm, Siberian	8.0	Fair	X
88	Elm, Siberian	12.0	Fair	X
89	Pine, Scots	8.5	Good	X
90	Pine, Scots	12.0	Good	X
91	Pine, Scots	15.0	Fair	X
92	Elm, Siberian	16.0	Fair	X
93	Pine, red	5.0	Good	X
94	Pine, red	4.5	Good	X
95	Pine, red	4.5	Good	X

Tree #	Species	Cal. In.	Condition	Removed
95	Pine, red	4.5	Good	X
96	Pine, red	5.5	Good	X
97	Pine, red	4.5	Good	X
98	Pine, red	4.0	Good	X
99	Pine, Scots	5.0	Good	X
100	Pine, Scots	6.5	Good	X
101	Pine, Scots	5.5	Good	X
102	Pine, Scots	8.0	Good	X
103	Pine, Scots	6.5	Fair	X
104	Pine, Scots	11.0	Good	X
105	Pine, Scots	10.5	Good	X
106	Pine, Scots	4.0	Good	X
107	Pine, Scots	6.0	Good	X
108	Pine, Scots	6.0	Good	X
109	Elm, Siberian	16.0	Fair	X
110	Elm, Siberian	9.5	Fair	X
111	Elm, Siberian	28.0	Fair	X
112	Elm, Siberian	11.0	Fair	X
113	Pine, Scots	9.0	Good	X
114	Elm, Siberian	11.0	Good	X
115	Pine, Scots	4.0	Good	X
116	Pine, Scots	4.5	Fair	X
117	Pine, Scots	8.0	Good	X
118	Pine, Scots	4.5	Good	X
119	Elm, American	10.0	Fair	X
120	Pine, Scots	11.5	Good	X
121	Pine, Scots	8.0	Good	X
122	Pine, Scots	5.0	Fair	X
123	Elm, Siberian	8.5	Fair	X
124	Pine, Scots	8.0	Good	X
125	Elm, Siberian	9.5	Good	X
126	Pine, Scots	4.0	Fair	X
127	Pine, Scots	5.5	Fair	X
128	Pine, Scots	6.5	Fair	X
129	Pine, Scots	7.0	Fair	X
130	Pine, Scots	4.5	Fair	X
131	Pine, Scots	8.0	Fair	X
132	Elm, Siberian	12.0	Fair	X
133	Pine, Scots	8.5	Good	X
134	Pine, Scots	9.0	Good	X
135	Elm, Siberian	13.0	Good	X
136	Elm, Siberian	20.0	Fair	X
137	Elm, Siberian	8.0	Fair	X
138	Cottonwood	11.0	Good	X
139	Elm, Siberian	10.0	Fair	X
140	Elm, Siberian	8.5	Good	X
141	Elm, Siberian	8.0	Good	X
142	Elm, Siberian	8.5	Good	X
143	Cottonwood	8.5	Good	X
144	Elm, Siberian	12.0	Fair	X
145	Elm, Siberian	8.5	Good	X
146	Elm, Siberian	9.0	Good	X
147	Elm, Siberian	16.0	Fair	X
148	Elm, Siberian	9.0	Fair	X
149	Elm, Siberian	15.5	Fair	X
150	Elm, Siberian	26.0	Fair	X
151	Elm, Siberian	9.0	Fair	X
152	Pine, red	5.5	Good	X
153	Pine, red	4.5	Good	X
154	Pine, red	4.5	Good	X
155	Elm, Siberian	17.0	Fair	X
156	Pine, red	4.5	Good	X
157	Pine, red	5.5	Good	X
158	Pine, red	5.5	Good	X
159	Pine, red	4.5	Good	X
160	Pine, red	4.0	Good	X
161	Pine, red	5.0	Good	X
162	Pine, red	6.5	Good	X
163	Elm, Siberian	13.0	Fair	X
164	Pine, red	6.5	Fair	X
165	Elm, Siberian	9.0	Fair	X
166	Pine, Scots	6.5	Good	X
167	Pine, red	9.0	Fair	X
168	Pine, red	5.5	Good	X
169	Pine, red	4.5	Good	X
170	Pine, red	4.5	Good	X
171	Pine, red	4.5	Good	X
172	Pine, red	6.0	Good	X
173	Pine, red	5.0	Good	X
174	Elm, Siberian	11.0	Fair	X
175	Pine, red	5.0	Fair	X
176	Pine, red	4.5	Good	X
177	Pine, red	5.5	Good	X
178	Pine, red	4.0	Good	X
179	Elm, Siberian	10.0	Fair	X
180	Elm, Siberian	10.5	Fair	X
181	Pine, red	5.0	Good	X
182	Elm, Siberian	16.0	Fair	X
183	Pine, red	5.0	Good	X
184	Pine, red	6.0	Good	X
185	Pine, Scots	8.0	Good	X
186	Pine, red	4.0	Fair	X
187	Pine, red	4.0	Good	X
188	Pine, red	4.5	Good	X
189	Cottonwood	11.0	Good	X

Tree #	Species	Cal. In.	Condition	Removed
190	Pine, red	4.0	Good	X
191	Pine, red	4.5	Good	X
192	Pine, red	4.0	Good	X
193	Pine, red	4.5	Good	X
194	Pine, red	4.5	Good	X
195	Pine, red	6.0	Good	X
196	Pine, red	4.5	Good	X
197	Pine, red	5.5	Good	X
198	Pine, red	6.0	Good	X
199	Pine, red	5.5	Good	X
200	Pine, red	6.5	Good	X
201	Pine, red	4.5	Good	X
202	Pine, red	4.5	Good	X
203	Pine, red	5.5	Good	X
204	Pine, red	4.5	Good	X
205	Pine, red	4.5	Good	X
206	Pine, red	6.0	Good	X
207	Pine, red	5.5	Good	X
208	Pine, red	4.5	Good	X
209	Pine, red	6.0	Good	X
210	Pine, red	5.5	Good	X
211	Pine, red	6.5	Good	X
212	Pine, red	4.5	Good	X
213	Pine, red	6.0	Good	X
214	Pine, red	7.0	Fair	X
215	Pine, red	5.0	Good	X
216	Pine, red	4.5	Good	X
217	Pine, red	4.5	Good	X
218	Pine, red	4.5	Good	X
219	Pine, red	7.5	Good	X
220	Pine, red	6.5	Good	X
221	Pine, red	4.0	Good	X
222	Pine, red	4.5	Good	X
223	Pine, red	6.5	Good	X
224	Pine, red	4.0	Good	X
225	Elm, Siberian	8.0	Good	X
226	Pine, red	4.0	Good	X
227	Pine, red	5.5	Good	X
228	Pine, red	5.5	Good	X
229	Pine, red	5.5	Good	X
230	Pine, red	4.5	Good	X
231	Pine, red	5.5	Good	X
232	Pine, red	4.5	Good	X
233	Cottonwood	21.5	Good	X
234	Cottonwood	14.5	Good	X
235	Pine, red	5.5	Good	X
236	Pine, red	5.0	Good	X
237	Pine, red	6.0	Good	X
238	Pine, red	6.5	Good	X
239	Pine, red	12.0	Fair	X
240	Elm, Siberian	22.0	Fair	X
241	Pine, red	7.0	Good	X
242	Pine, red	11.5	Fair	X
243	Pine, red	4.5	Good	X
244	Pine, red	9.0	Good	X
245	Pine, red	7.0	Good	X
246	Pine, red	4.5	Fair	X
247	Pine, red	7.0	Good	X
248	Pine, red	7.5	Good	X
249	Pine, red	7.5	Good	X
250	Elm, American	14.0	Good	X
251	Boxelder	22.0	Fair	X
252	Pine, red	6.0	Fair	X
253	Pine, red	7.0	Good	X
254	Elm, Siberian	16.0	Good	X
255	Pine, red	4.5	Good	X
256	Pine, red	11.5	Fair	X
257	Pine, red	7.5	Good	X
258	Pine, red			



LANDSCAPE REQUIREMENTS

CITY OF RAMSEY, MN CITY CODE:
 1 TREE PER 50 LINEAL FEET OF SITE PERIMETER (GREATER THAN BUILDING FOOTPRINT AREA REQUIREMENTS) = 45 TREES
 BUFFERYARDS REQUIRE A 30% (OF TOTAL REQUIREMENTS) ADDITIONAL INCREASE OF LANDSCAPE PLANTINGS = 13.5 TREES
 TOTAL TREES REQUIRED = 59
 PROPOSED PLAN = 78 TREES
 1 SHRUB PER 300 SQUARE FEET OF BUILDING FOOTPRINT AREA (GREATER THAN THE SITE PERIMETER REQUIREMENTS) = 102 SHRUBS
 BUFFERYARD ADDITIONAL REQUIREMENTS = 31 SHRUBS
 TOTAL SHRUBS REQUIRED = 133
 PROPOSED PLAN = 133 SHRUBS

LANDSCAPE SCHEDULE

KEY	COUNT	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
ACFS	8	ACER X FREEMANI 'SIENNA'	SIENNA GLEN MAPLE	50'H X 30'W	2.5" CAL	B&B
ACRS	6	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	50'H X 40'W	2.5" CAL	B&B
TMHG	7	TILIA MONGOLICA 'HARVEST GOLD'	HARVEST GOLD MONGOLIAN LINDEN	40'H X 30'W	2.5" CAL	B&B
BENA	5	BETULA NIGRA	RIVER BIRCH	60'H X 45'W	2.5" CAL	B&B
POTR	4	POPULUS TREMULOIDES	QUAKING ASPEN	50'H X 20'W	2.5" CAL	B&B
PIAB	25	PICEA ABIES	NORWAY SPRUCE	50'H X 25'W	6"	B&B
PIGL	5	PICEA GLAUCA	WHITE SPRUCE	50'H X 20'W	6"	B&B
PIN	18	PINUS NIGRA	AUSTRIAN PINE	50'H X 30'W	6"	B&B
CORN	133	CORNUS RACEMOSA 'MUSZANT'	MUSKOGEE GRAY DOGWOOD	3'H X 5'W	#5	CONT.

LEGEND

- : DENOTES AREA TO BE SODDED
- : DENOTES AREA TO BE BWSR SEED MIX NO. W7 (WETLAND FRINGE / SHORELAND BUFFER)

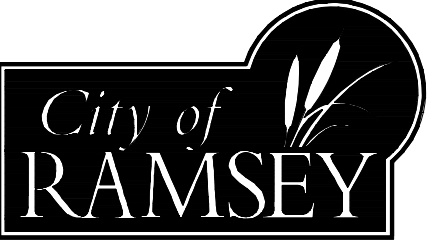
LANDSCAPE NOTES

1. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
2. COORDINATE INSTALLATION WITH CONTRACTORS PERFORMING RELATED WORK.
3. SEED MIXTURES SHALL BE AS DEFINED IN CURRENT MNDOT SEEDING MANUAL. NATIVE SEEDS SHALL BE OF MINNESOTA (OR AS SPECIFIED) ORIGIN AND CERTIFIED BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCA). PROVIDE VERIFYING DOCUMENTATION TO THE OWNER 30 DAYS MINIMUM PRIOR TO INSTALLATION.
4. PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE OF HARDY STOCK, FREE FROM DISEASE, INFESTATION, DAMAGE, AND DISFIGURATION. FOR DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE SCHEDULE AND THE NUMBER SHOWN ON THE DRAWING, THE DRAWING SHALL GOVERN.
5. PLANTING SOIL SHALL CONSIST OF 4 PARTS TOPSOIL TO 1 PART PEAT HUMUS, WITH 3 POUNDS OF COMMERCIAL FERTILIZER ADDED PER CUBIC YARD.
6. ALL DISTURBED AREAS REQUIRE 4" OF TOPSOIL MEETING REQUIREMENTS OF ERO-6, C7.1/4
7. PLACE PLANTS ACCORDING TO LAYOUT WITH PROPER NOMINAL SPACING.
8. SEE DETAILS FOR DEPTH OF PLANTING SOIL.
9. INSTALL 3-4 INCH SHREDDED HARDWOOD MULCH AROUND SHRUBS.
10. INSTALL A 4-FOOT DIAMETER SHREDDED HARDWOOD MULCH DISH AROUND TREES VINYL EDGING IS NOT REQUIRED, UNLESS NOTED OTHERWISE.
11. AREA TO BE EDGED WITH 6-INCH BLACK VINYL EDGING (BLACK DIAMOND OR APPROVED EQUAL).
12. 14'-18" NORWAY SPRUCE OR WHITE SPRUCE TREES TO BE SPADED IN PER DEVELOPER.

DEVELOPER

D/B DEVELOPEMENT
 13472 SPRANDEL RD
 FINLAYSON, MN 55735

MUNICIPALITY



PROJECT

RAMSEY STORAGE CENTER
RAMSEY, MN

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
C2.1	SITE PLAN
C3.1	SOILING, DRAINAGE, EROSION CONTROL & PAVING PLAN & NOTES
C3.2	SWIMPS NOTES
C4.1	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
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C7.5	CIVIL CONSTRUCTION DETAILS
L1.1	TREE PRESERVATION PLAN
L1.2	TREE PRESERVATION TABLE
L2.1	LANDSCAPE PLAN
L7.1	LANDSCAPE DETAILS

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
06 JUN 2019	SITE PLAN SUBMITTAL	CNZ

PROJECT MANAGER REVIEW

BY/CH	DATE
	06-06-2019

CERTIFICATION

I hereby certify that this plan was prepared under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.
PRELIMINARY NOT FOR CONSTRUCTION
 License No: _____
 Signature shown on this plan on file with the Minnesota Board of Professional Services, LLC office and is available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED REPRODUCIBILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT
 06-06-2019

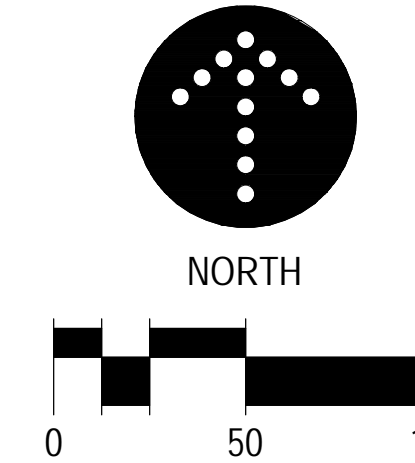


105 South Fifth Avenue Tel: 612-252-9070
 Suite 513 Fax: 612-252-9077
 Minneapolis, MN 55401 Web: landform.net
 FILE NAME L201NSS001.DWG

PROJECT NO. KRZ15001

LANDSCAPE PLAN
L2.1

SHEET NO. 15/15



CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JUNE 12, 2019	PROJECT ADDRESS	TBD
PROJECT. TITLE	RAMSEY STORAGE CENTER		
ESCROW #	116999		
DEPARTMENT:	Planning Division (Landscape Plan & Environmental 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 Landform and Mohagen Hansen, dated June 6, 2019:

Sheet C7.1

- Topsoil specification has been amended and now simply requires topsoil with not more than thirty-five percent (35%) sand content.

Sheet L1.1

- The note referring to Tree Protection Fence in the northwest corner of the site is not pointing to anything. Adjust accordingly. Also, add the Tree Protection Fence symbol to the legend on this plan sheet.
- It appears that a number of existing trees just south of the building and fire lane are now slated to be preserved. If so, Tree Protection Fence must be installed no closer than the dripline of these trees and it must be added to this plan sheet.

Sheet L2.1

- Landscape Note #12 states that 14'-18' Norway Spruce or White Spruce will be spaded onto the site in various locations. Staff does not object to this but that was originally proposed by the previous developer. Since the project was sold, this needs to be confirmed with the new developer. If this is still accurate, no additional revisions are necessary. If not, this note should be eliminated and the plan sheet(s) shall be updated accordingly.
- Based on building footprint (41,180 square feet) and site perimeter (1937.38 feet), the minimum required number of trees for the base landscaping requirement is 41.
- Based on building footprint (41,180 square feet) and site perimeter (1937.38 feet), the shrub calculation must be updated to 137 shrubs (41,180/300=137). Also, the bufferyard calculation must also be updated accordingly (137x0.30=41 bufferyard shrubs).
- The City's topsoil requirement has been revised and no longer requires the 'Premium Topsoil' but rather simply needs to consist of topsoil with not more than 35% sand content (this is an advisory comment only).
- If an irrigation system is to be installed, notes must be added to the plan stating that the irrigation system requires a permit from the City and it must be equipped with both a rain sensor and some form of water efficient technology, such as a smart controller.
- More than a single species of shrub should be incorporated into the Landscape Schedule to help reduce losses due to pests and/or pathogens.

Review File:

Ramsey Storage Center: Landscaping

Page 2 of 2

- Shrubs must be added to the bufferyard to enhance screening between existing residential uses and the proposed industrial use. This should include a mixture of larger deciduous and coniferous shrubs.
- Relocate some of the proposed shrubs around the stormwater pond to the bufferyard to assist and enhance screening between the two differing uses.
- Relocate the Harvest Gold Linden and Sienna Glen Maple from the northwest corner of the site into the bufferyard to additional screening (currently, they are interspersed amongst some existing trees being saved).

Meeting Date: 06/17/2019

By: Chris Anderson, Community
Development

Information

Title:

Consider Landscape Plan Associated with the Site Plan for Name Brand Storage (Project No. 19-120); Case of Josh Peterson

Purpose/Background:

The City has received an application from Josh Peterson (the "Applicant") for a Minor Plat and Site Plan for a proposed self storage facility located at the western boundary of the city, north of 156th Ave south/southwest of the BNSF railroad tracks (the "Subject Property").

Observations/Alternatives:

General Information

The Subject Property is approximately 9.35 acres in size and is zoned E-1 Employment. Self storage facilities are a permitted use in the E-1 Employment District. The properties to the south are also zoned E-1 Employment; to the north is the BNSF railroad tracks and north of that is the Northfork Golf Course; there is one residentially zoned parcel to the north also, with the home slightly over 1,000 feet from the Subject Property; parcels to the west are in the city of Elk River, but appear to be industrial in nature.

Tree Preservation

The submittal does include some information related to existing tree cover (includes genus and/or species and diameter). There are few existing significant trees on the Subject Property. While it appears that the project will comply with the tree preservation standards (replantation addressed with the base landscaping), additional information is needed to confirm (table that includes species, Diameter at Breast Height [DBH], condition, status (save/remove), etc. Also, tallies of the total significant tree DBH inches on site, total significant tree DBH removed, and total significant tree DBH saved need to be provided.

It does appear that two (2) trees along the western boundary of the Subject Property are proposed to be saved. However, based on the grading plan and a proposed chain link fence, both of these trees likely will be severely impacted. Staff has noted in the review letter that these two trees should be removed and replaced with new plantings.

Natural Area(s)

The City's Natural Resources Inventory (NRI) does not identify any quality natural areas within the Subject Property. The Subject Property was classified as semi-natural (a non-native grassland with sparse deciduous tree cover). Similarly, the Minnesota Land Cover Classification System (MLCCS) identifies this site as a dry grassland. There do not appear to be any significant plant communities that warrant additional protections.

Wetlands/Floodplains

There do not appear to be any wetlands or floodplains within the Subject Property that need to be considered.

Landscape Plan

The proposed plantings (85 trees and 288 shrubs) appear to comply with the minimum requirements of the E-1 Employment District. Since the BNSF railroad tracks separate the Subject Property from the one residential parcel to the north, no bufferyard is required. However, the Landscape Plan does include a greater emphasis on plantings along the boundary with the railroad right-of-way. This will not only provide some screening for patrons on the golf

course, but also some of the residential homes northeast of the course. Staff has outlined necessary corrections in the Staff Review Letter.

Funding Source:

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

Action:

Motion to recommend approval of the proposed Landscape Plan, contingent upon compliance with the Staff Review Letter.

Attachments

[Site Location Map](#)

[Sketch Plan](#)

[Site Plan](#)

[Landscape Plan](#)

[Staff Review Letter](#)

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 06/13/2019

Reviewed By

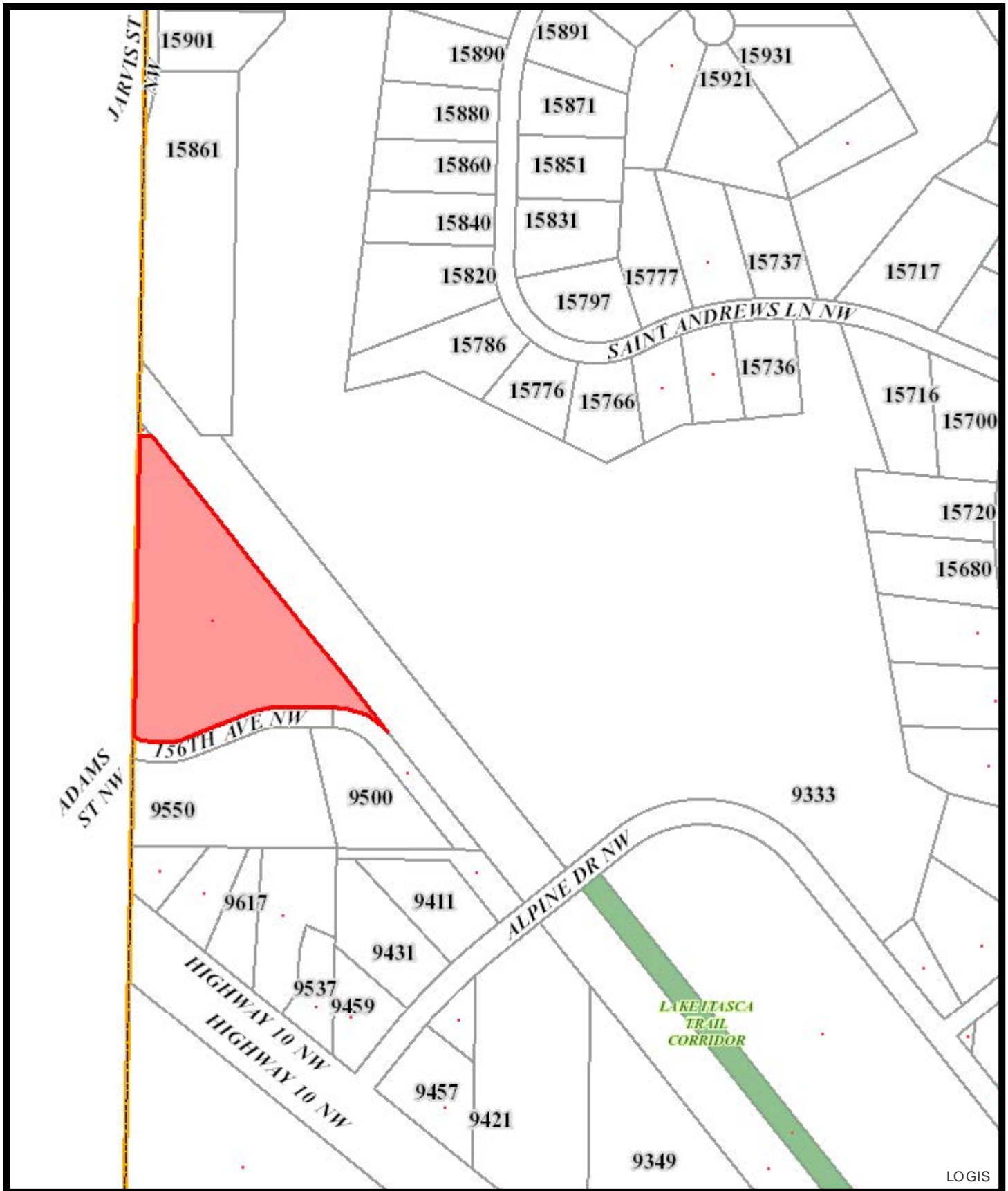
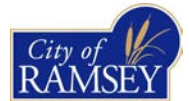
JoAnn Shaw

Date

06/13/2019 03:36 PM

Started On: 06/12/2019 09:28 AM

Site Location Map



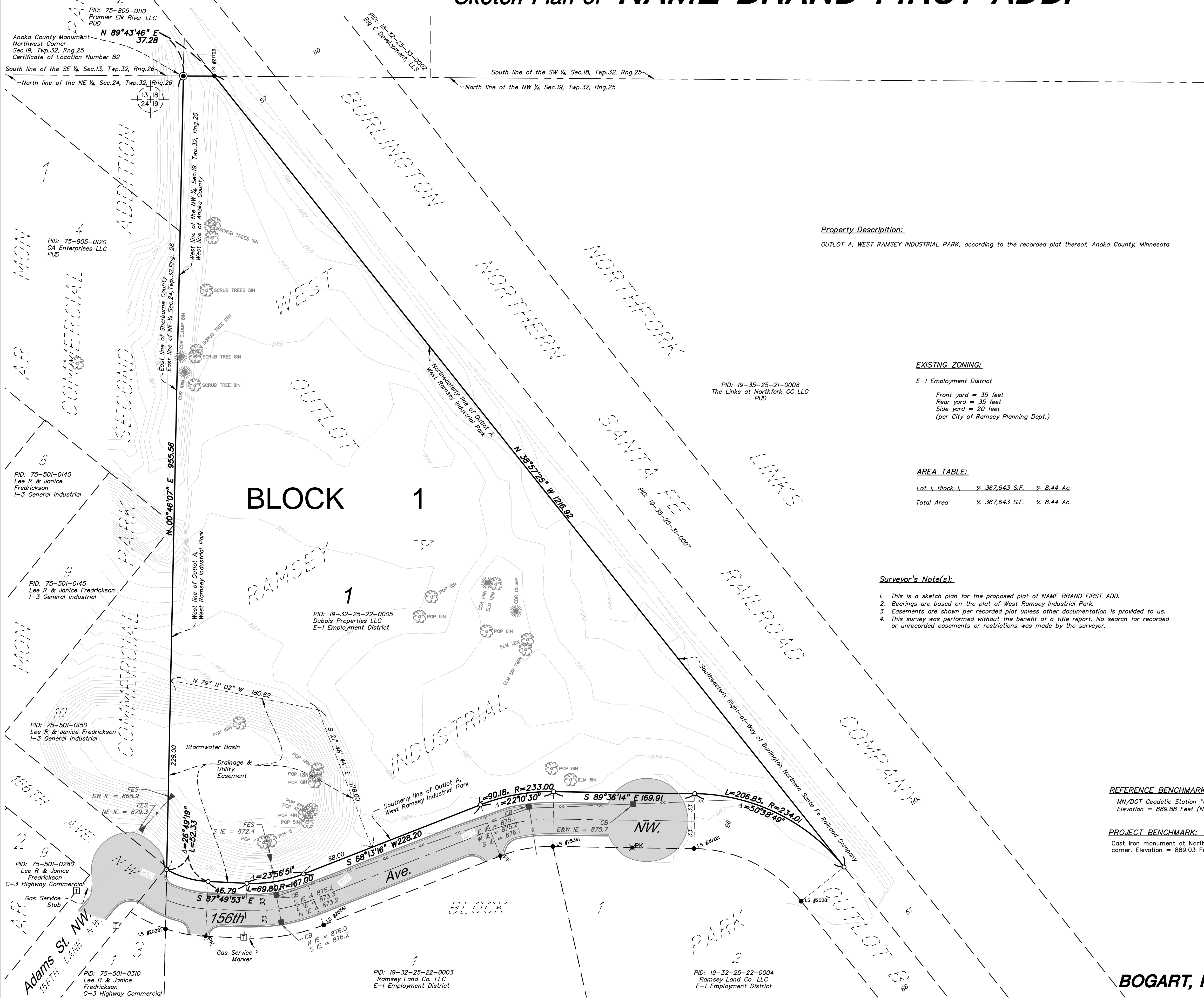
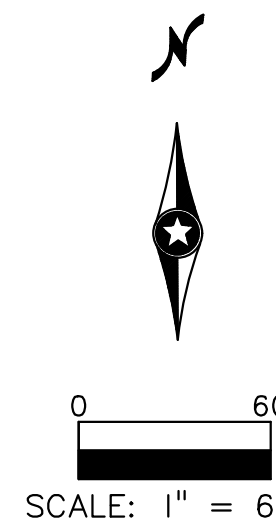
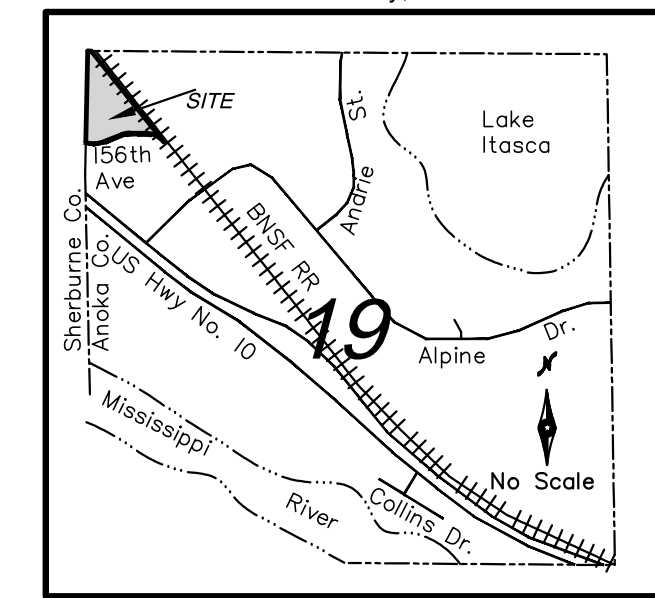
LOGIS



Sketch Plan of NAME BRAND FIRST ADD.

CITY OF RAMSEY
ANOKA COUNTY, MN

VICINITY MAP
Sec. 19, Twp. 32, Rng. 25
Anoka County, MN



Property Description:
OUTLOT A, WEST RAMSEY INDUSTRIAL PARK, according to the recorded plat thereof, Anoka County, Minnesota.

EXISTING ZONING:
E-1 Employment District
Front yard = 35 feet
Rear yard = 35 feet
Side yard = 20 feet
(per City of Ramsey Planning Dept.)

AREA TABLE:

Lot 1, Block 1	367,643 S.F.	8.44 Ac.
Total Area	367,643 S.F.	8.44 Ac.

Surveyor's Note(s):

- This is a sketch plan for the proposed plat of NAME BRAND FIRST ADD.
- Bearings are based on the plat of West Ramsey Industrial Park.
- Easements are shown per recorded plat unless other documentation is provided to us.
- This survey was performed without the benefit of a title report. No search for recorded or unrecorded easements or restrictions was made by the surveyor.

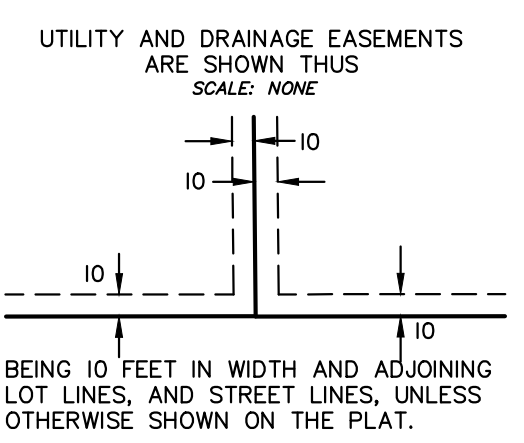
REFERENCE BENCHMARK:
MN/DOT Geodetic Station "0202 C"
Elevation = 889.88 Feet (NAVD 88)

PROJECT BENCHMARK:
Cast iron monument at Northwest property corner. Elevation = 889.03 Feet

OWNER:
Dubois Properties LLC
6651 141st Ave NW
Ramsey, MN 55303

DEVELOPER:
Name Brand Self-Storage
Josh Peterson, Managing Partner
901 West Main Street, Ste. 102
Anoka, MN 55305
(612) 290-6266

SURVEYORS & ENGINEERS:
Bogart, Pederson & Associates, Inc.
13076 First Street
Becker, MN 55308-9322
763-262-8822



- LEGEND:**
- Denotes found iron monument
 - Denotes set iron monument, LS #47466
 - ⊙ Denotes found cast iron monument
 - ⊗ Denotes found PK nail
 - ⊠ Denotes catch basin
 - ⊡ Denotes sanitary manhole
 - ⊢ Denotes tree, deciduous
 - ⊣ Denotes tree, coniferous
 - ⊤ Denotes telephone pedestal
 - ⊥ Denotes bituminous surface
 - CED Denotes Cedar tree
 - POP Denotes Poplar tree
 - ELM Denotes Elm tree
 - IN Denotes inches
 - Denotes major contour
 - Denotes minor contour
 - LS 21729 Denotes Rick M. Blom, LS
 - LS 20281 Denotes Jack Bolke, LS
 - LS 25341 Denotes Daniel W. Obermiller, LS
 - LS 47466 Denotes Craig Wensmann, LS

REV. NO.	DATE	DESCRIPTION
1	06/06/2019	CITY SUBMITTAL FOR REVIEW

DATE:	06/06/2019
DESIGN BY:	TJO, MJM
DRAWN BY:	TJO, MJM
CHECKED BY:	BMK
DWG FILE:	SKETCH PLAN
FILE NO.:	19-0173.01

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

Signed: *Craig Wensmann*
Date: 6/26/19 Lic. No. 47466

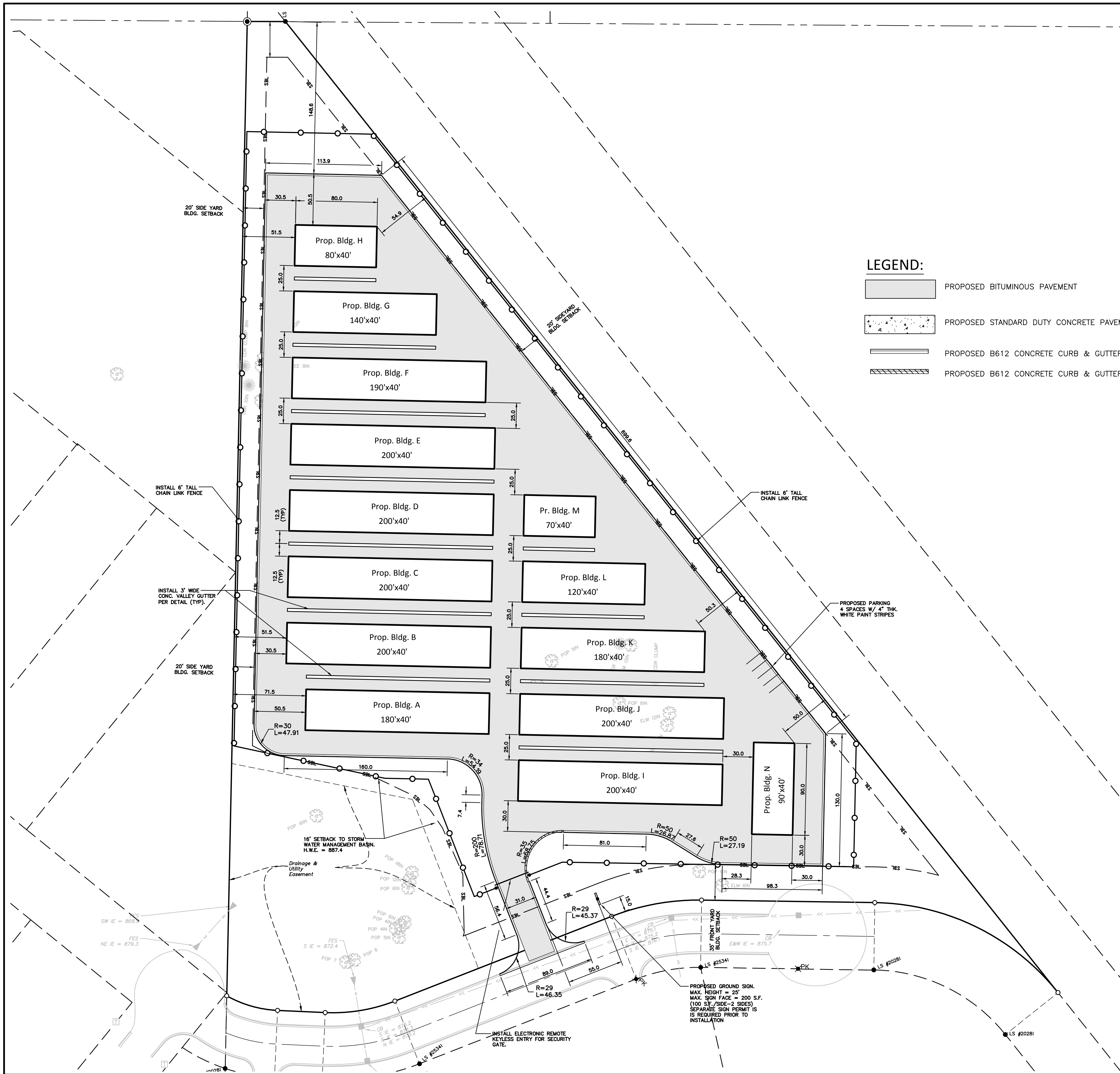
BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING & ENGINEERING
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

Proposed Name Brand Self-Storage Facility
City of Ramsey, Anoka County, MN

SHEET NO. **C2**

SKETCH PLAN

BOGART, PEDERSON & ASSOCIATES, INC.



LEGEND:

- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT
- PROPOSED B612 CONCRETE CURB & GUTTER (INFLOW)
- PROPOSED B612 CONCRETE CURB & GUTTER (OUTFLOW)

GENERAL NOTES:

1. Min. Lot Size = 1 Acre
Actual Lot Size = 9.35 Acres +/-
2. PID#: 19-32-25-22-0005
3. Zoning Designation: E-1 Employment District
4. Proposed Land Use: Name Brand Self-Storage Facility
5. Description: Outlot A of West Ramsey Industrial Park
6. There is no Address Assigned to the Subject Property at this Time.
7. SETBACKS:
Front = 35'
Side = 20'
Rear = 35'
8. Max. Lot Coverage (Building Area): 45%
Actual Lot Coverage: 22%
(86,400 Bldg. s.f./404,286 Lot s.f. = ~ 22%)
9. Proposed Building Sizes:

Bldg. ID	Prop. Area
A	7,200 s.f.
B	8,000 s.f.
C	8,000 s.f.
D	8,000 s.f.
E	8,000 s.f.
F	7,600 s.f.
G	5,600 s.f.
H	3,200 s.f.
I	8,000 s.f.
J	8,000 s.f.
K	7,200 s.f.
L	4,800 s.f.
M	2,800 s.f.
Total	86,400 s.f.
10. Min. Width = 200'
Actual Width = (Irregular Shape-Refer to Plans)
11. Developer: Name Brand Storage
Josh Peterson
901 West Main Street, Ste. 102
Anoka, MN 55305
(612) 290-6266
12. Proposed # of Employees On-Site: 0.

SITE NOTES

1. DIMENSIONS ARE TO BACK OF CURB OR OUTER EDGE OF IMPROVEMENT DEPICTED, UNLESS OTHERWISE NOTED ON DRAWINGS.
2. RADII ARE 5' RADIUS UNLESS OTHERWISE NOTED ON PLANS.
3. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY AND STATE REGULATIONS.
6. SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS APPROVED BY THE CITY OF RAMSEY COMMISSION.
7. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION.
8. NO FREE-STANDING LIGHTING IS PROPOSED. WALL PACKS SHALL BE INSTALLED FOR SECURITY PURPOSES. REFER TO LIGHTING PLAN FOR DETAILS.
9. BUILDING ENVELOPE IS SHOWN FOR REFERENCE ONLY AND IS APPROXIMATE. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR COORDINATION OF SITE CONSTRUCTION WORK.

REV. NO.	DATE	DESCRIPTION
1	06/06/2019	CITY SUBMITTAL FOR REVIEW

DATE: 06/06/2019	DESIGN BY: TJO, MJM	DRAWN BY: TJO, MJM	CHECKED BY: NAA	DWG FILE: X-Plan	FILE NO.: 19-0173.01
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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 Professional Engineer under the laws of the State of Minnesota.

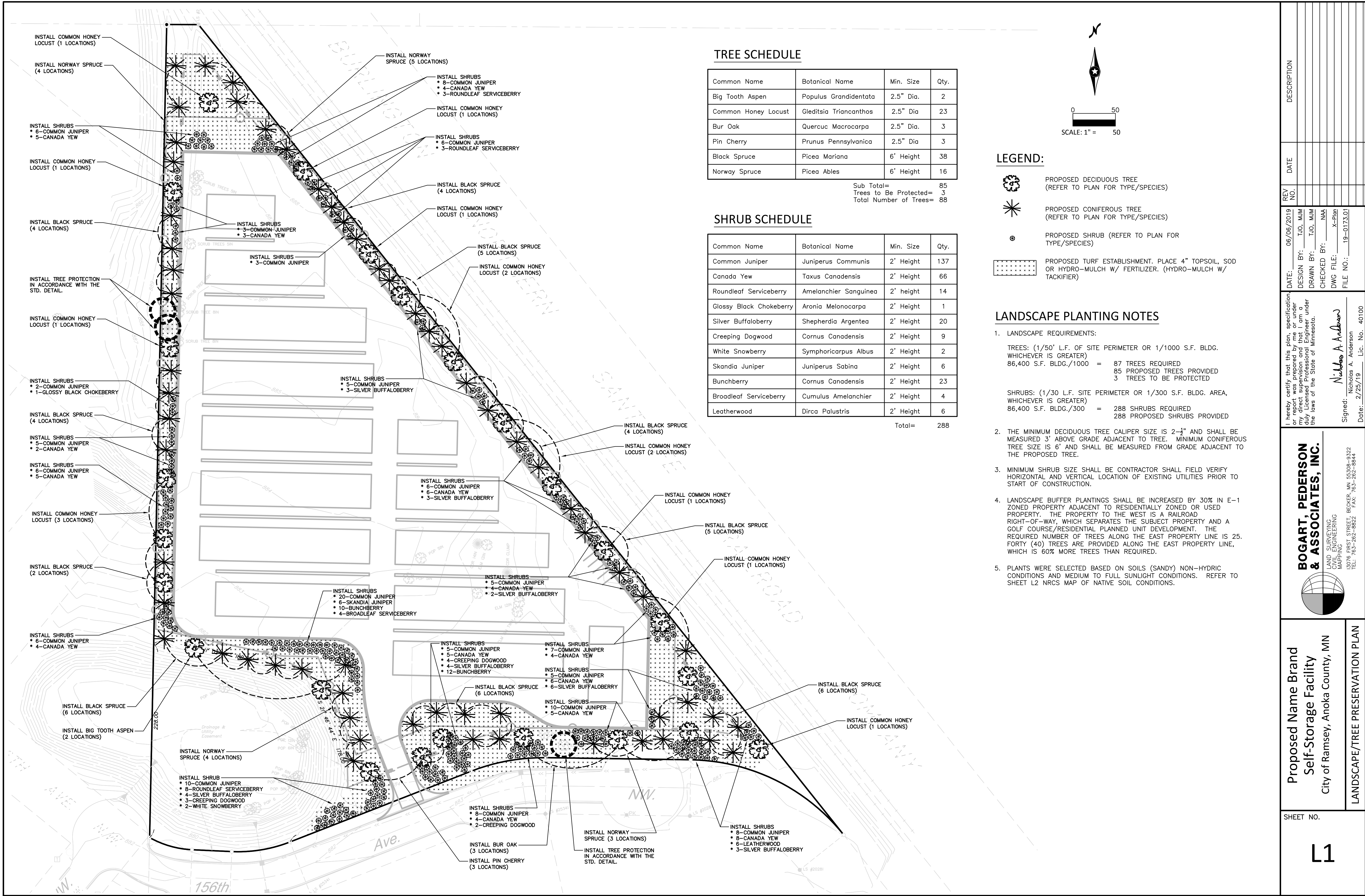
Signed: *Nicholas A. Anderson*
Nicholas A. Anderson
Lic. No. 40100
Date: 06/06/19

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING & ENGINEERING
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

Proposed Name Brand Self-Storage Facility
City of Ramsey, Anoka County, MN

SITE DIMENSION PLAN

SHEET NO.
C4



TREE SCHEDULE

Common Name	Botanical Name	Min. Size	Qty.
Big Tooth Aspen	Populus Grandidentata	2.5" Dia.	2
Common Honey Locust	Gleditsia Triacanthos	2.5" Dia	23
Bur Oak	Quercuc Macrocarpa	2.5" Dia.	3
Pin Cherry	Prunus Pennsylvanica	2.5" Dia	3
Black Spruce	Picea Mariana	6' Height	38
Norway Spruce	Picea Ables	6' Height	16

Sub Total= 85
Trees to Be Protected= 3
Total Number of Trees= 88

SHRUB SCHEDULE

Common Name	Botanical Name	Min. Size	Qty.
Common Juniper	Juniperus Communis	2' Height	137
Canada Yew	Taxus Canadensis	2' Height	66
Roundleaf Serviceberry	Amelanchier Sanguinea	2' height	14
Glossy Black Chokeberry	Aronia Melonocarpa	2' Height	1
Silver Buffaloerry	Shepherdia Argentea	2' Height	20
Creeping Dogwood	Cornus Canadensis	2' Height	9
White Snowberry	Symphoricarpus Albus	2' Height	2
Skandia Juniper	Juniperus Sabina	2' Height	6
Bunchberry	Cornus Canadensis	2' Height	23
Broadleaf Serviceberry	Cumulus Amelanchier	2' Height	4
Leatherwood	Dirca Palustris	2' Height	6

Total= 288

LEGEND:

- PROPOSED DECIDUOUS TREE (REFER TO PLAN FOR TYPE/SPECIES)
- PROPOSED CONIFEROUS TREE (REFER TO PLAN FOR TYPE/SPECIES)
- PROPOSED SHRUB (REFER TO PLAN FOR TYPE/SPECIES)
- PROPOSED TURF ESTABLISHMENT. PLACE 4" TOPSOIL, SOD OR HYDRO-MULCH W/ FERTILIZER. (HYDRO-MULCH W/ TACKIFIER)

LANDSCAPE PLANTING NOTES

- LANDSCAPE REQUIREMENTS:
TREES: (1/50' L.F. OF SITE PERIMETER OR 1/1000 S.F. BLDG. WHICHEVER IS GREATER)
86,400 S.F. BLDG./1000 = 87 TREES REQUIRED
85 PROPOSED TREES PROVIDED
3 TREES TO BE PROTECTED

SHRUBS: (1/30 L.F. SITE PERIMETER OR 1/300 S.F. BLDG. AREA, WHICHEVER IS GREATER)
86,400 S.F. BLDG./300 = 288 SHRUBS REQUIRED
288 PROPOSED SHRUBS PROVIDED
- THE MINIMUM DECIDUOUS TREE CALIPER SIZE IS 2-1/2" AND SHALL BE MEASURED 3' ABOVE GRADE ADJACENT TO TREE. MINIMUM CONIFEROUS TREE SIZE IS 6' AND SHALL BE MEASURED FROM GRADE ADJACENT TO THE PROPOSED TREE.
- MINIMUM SHRUB SIZE SHALL BE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
- LANDSCAPE BUFFER PLANTINGS SHALL BE INCREASED BY 30% IN E-1 ZONED PROPERTY ADJACENT TO RESIDENTIALLY ZONED OR USED PROPERTY. THE PROPERTY TO THE WEST IS A RAILROAD RIGHT-OF-WAY, WHICH SEPARATES THE SUBJECT PROPERTY AND A GOLF COURSE/RESIDENTIAL PLANNED UNIT DEVELOPMENT. THE REQUIRED NUMBER OF TREES ALONG THE EAST PROPERTY LINE IS 25. FORTY (40) TREES ARE PROVIDED ALONG THE EAST PROPERTY LINE, WHICH IS 60% MORE TREES THAN REQUIRED.
- PLANTS WERE SELECTED BASED ON SOILS (SANDY) NON-HYDRIC CONDITIONS AND MEDIUM TO FULL SUNLIGHT CONDITIONS. REFER TO SHEET L2 NRCS MAP OF NATIVE SOIL CONDITIONS.

REV. NO.	DATE	DESCRIPTION
06/06/2019		
DESIGN BY: TJO, MJM	DRAWN BY: TJO, MJM	CHECKED BY: NAA
DWG FILE: X-Plan	FILE NO.: 19-0173.01	
<p>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.</p> <p style="text-align: right;">Signed: <i>Nicholas A. Anderson</i> Nicholas A. Anderson Lic. No. 40100 Date: 2/25/19</p>		
<p>BOGART, PEDERSON & ASSOCIATES, INC. LAND SURVEYING & ENGINEERING 13076 FIRST STREET, BECKER, MN 55308-9322 TEL: 763-262-8822 FAX: 763-262-8844</p>		
<p>Proposed Name Brand Self-Storage Facility City of Ramsey, Anoka County, MN</p>		
<p>LANDSCAPE/TREE PRESERVATION PLAN</p>		
SHEET NO.		
L1		

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

DATE	JUNE 12, 2019	PROJECT ADDRESS	TBD
PROJECT. TITLE	NAME BRAND STORAGE		
ESCROW #	117008		
DEPARTMENT:	Planning Division (Landscape Plan & Environmental 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 Bogart, Pederson & Associates, Inc., dated June 6, 2019:

Sheet L1

- Add Tree Inventory data to this sheet or a separate plan sheet. Must include, at a minimum, species, DBH, condition, status (save/remove), and if remove, add a comment as to why (e.g. general grading, stormwater pond, etc.). Must also provide tallies of total significant tree DBH on site, significant tree DBH removed, and significant tree DBH saved.
- Landscape Planting Notes condition #3 appears to be a combination of two separate notes. Separate these two notes and specify that minimum shrub size at time of installation shall be 24 inches in height or width, depending on species growth characteristics.
- Sod is required within all boulevard areas (at least the first ten [10] feet back from street). Use of seed/hydro seed in all other areas requires approval of City Council.
- Four (4) inches of topsoil, with no more than 35% sand content, is required across all disturbed areas not otherwise improved with impervious surfacing.
- If an irrigation system is installed, a permit is required and the system must be equipped with both a rain sensor and some form of water efficient technology, such as a smart controller.
- In the northern corner, the sod/hydro seed appear to stop short of the boundary. What is planned for this area in terms of vegetation? It must be reflected on the plan.
- Two trees on the western boundary are shown to be saved. However, the placement of the chain link fence will likely require removal of one tree and the proposed grading will require the removal of the other tree. Both of these trees should be removed and replaced with new plantings.

Sheet C9

- Update Tree Planting Detail to state that top 1/3 of wire basket shall be removed.
- Add note to Tree Planting Detail that the first set of primary roots shall be at finished grade. The burlap may need to be opened to remove soil to expose primary roots.