

**City of Ramsey**  
**Agenda**  
**Environmental Policy Board (EPB)**

**Monday, May 20, 2020**

**6:30 pm**

**Remote Locations**

**Meeting by telephone or other electronic means in accordance with Minnesota Statute 13D.021**

Join us via computer at [www.cityoframsey.com/meetings](http://www.cityoframsey.com/meetings).

To join via phone, please use the following information:

+1 480 712 7555 (US Toll)

Meeting ID: 116 6274 4365

Comments are also welcomed and encouraged prior to the meeting and live during the meeting at  
[meetings@cityoframsey.com](mailto:meetings@cityoframsey.com) or 763-433-9819.

**1. Call to Order**

1. Receive Disclaimer and Meeting Instructions for Remote Meeting per Minnesota Statutes Chapter 13D.021

**2. Citizen Input**

**3. Approve Agenda**

**4. Approve Minutes**

1. Approve Meeting Minutes Dated March 16, 2020

**5. Policy Board Business**

1. Appoint Chairperson and Vice Chairperson
2. Review Natural Resources Aspects of Hampton Townhomes Preliminary Plat
3. Review Natural Resources Aspects of Garden View Villas Revised Sketch Plan
4. Review Natural Resources Aspects of Cobblestone Hotel Site Plan

**6. Board/Staff Input**

- Update on Recycling Contract

**7. Adjournment**

**Environmental Policy Board (EPB)**

**1. 1.**

**Meeting Date:** 05/20/2020

**By:** Chris Anderson, Community  
Development

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**Information**

**Title:**

Receive Disclaimer and Meeting Instructions for Remote Meeting per Minnesota Statutes Chapter 13D.021

**Purpose/Background:**

Due to the current COVID-19/Coronavirus Pandemic, several emergency declarations have been instituted. Of note, Governor Walz has extended the statewide Stay at Home Order until at least May 18. The City of Ramsey has extended its Emergency Declaration until lifted by Resolution of the City Council. City Hall remains closed to the Public, including Public Meetings.

Minnesota Statutes Chapter 13D.021 provides guidance on holding public meetings during times of public health pandemics. This meeting will be held through electronic means. Commissioners will be able to hear all discussion and see all other Commissioners. All motions must be voted on by Roll Call Vote.

Additionally, Minnesota Statutes Chapter 15.99 requires that municipalities act on written requests related to Zoning Code within 60 days of submittal, with the ability for one 60 day extension. The City has exhausted administrative extensions on many of these projects, and will need to move forward one way or another. Depending on feedback from the Planning Commission, Staff is hopeful that some of the projects will grant additional extensions in order to continue discussions and potential compromise.

The Public is able to join the live interactive meeting by visiting [www.cityoframsey.com/meetings](http://www.cityoframsey.com/meetings). If needed, additional Meeting ID information can be found on this agenda available at [www.cityoframsey.com/agendas](http://www.cityoframsey.com/agendas). Please mute your line when not speaking. The City reserves the right to mute lines that are creating interference with audio quality of the meeting. Participants may use the 'Raise Hand' functionality of the online meeting, email us at [meetings@cityoframsey.com](mailto:meetings@cityoframsey.com) or leave a voicemail at 763-433-9819 to be added to tonight's speaker list. Please leave us your name, address, phone number and Case Number and Case Name to be added to the speaker list.

For those without access to this technology, the meeting is being streamed online at [www.qctv.org/ramsey](http://www.qctv.org/ramsey) or by view QCTV Channel 16 within the City of Ramsey. Viewers may viewing in this fashion may also submit comments on tonight's cases by emailing us at [meetings@cityoframsey.com](mailto:meetings@cityoframsey.com) or by leaving a voicemail at 763-433-9819.

We apologize for this inconvenience. We would prefer not to have to host public meetings in this fashion. However, the City must balance the need for public comment on key policy decisions with the need to protect the public from this public health pandemic.

**Notification:**

**Observations/Alternatives:**

**Funding Source:**

**Recommendation:**

**Action:**

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## Attachments

*No file(s) attached.*

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### Form Review

**Inbox**

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 05/15/2020

**Reviewed By**

Tim Gladhill

**Date**

05/15/2020 07:02 AM

Started On: 05/13/2020 01:17 PM

**Environmental Policy Board (EPB)**

**4. 1.**

**Meeting Date:** 05/20/2020

**By:** Chris Anderson, Community  
Development

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**Information**

**Title:**

Approve Meeting Minutes Dated March 16, 2020

**Action:**

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**Attachments**

Meeting Minutes Dated March 16, 2020

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**Form Review**

**Inbox**

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 05/15/2020

**Reviewed By**

Tim Gladhill

**Date**

05/15/2020 07:03 AM

Started On: 05/13/2020 01:44 PM

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

On Monday, March 16, 2020, 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

Members Attending  
Remotely:             Board Member Melissa Fetterley  
                              Board Member Laura Moore

Members Absent:     Board Member Michael Hiatt

Also Present:         Deputy City Administrator Tim Gladhill

Also Present  
Remotely:             City Planner Chris Anderson

**1.     CALL TO ORDER**

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

Chairperson Valentine noted that this is the first attempt to allow some members to attend remotely.

Deputy City Administrator Gladhill noted that the City is currently holding public meetings as scheduled, using technology for remote attendance as needed. He stated that currently City Hall is open to the public and the City will continue to monitor the situation and make evaluations. He stated that larger events, such as the Business Expo, are being postponed. He noted that City Planner Anderson is attending the meeting remotely as well.

**2.     CITIZEN INPUT**

None.

**3.     APPROVE AGENDA**

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

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

#### **4. APPROVE MINUTES**

##### **4.01: Approve Meeting Minutes Dated February 10, 2020**

Motion by Board Member Covart and seconded by Board Member Bernard to approve the regular meeting minutes dated February 10, 2020.

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

#### **5. POLICY BOARD BUSINESS**

##### **5.01: Review Natural Resources Aspects of The Preserve at Northfork Preliminary Plat (Project No. 19-147); Case of BK Properties**

Deputy City Administrator Gladhill presented the staff report. He stated that the City has received an application for a Preliminary Plat for The Preserve at Northfork, a new residential subdivision proposed south of Alpine Drive, west of Puma Street and the Riverstone subdivision. The Preserve at Northfork proposes a combination of more traditional suburban lots (80 feet wide and 10,800 square feet in size) as well as villa style lots, similar to the products being offered in Riverstone, directly east of the subject property.

Chairperson Valentine stated that the decision was previously made favoring the quality of trees over quantity.

Board Member Covart stated that she believed that there was supposed to be a buffer between the existing homes and new construction and asked for additional information.

Deputy City Administrator Gladhill stated that the Riverstone neighborhood to the east is of similar density. He explained that these developments moved forward at the same time and are of similar density and therefore density transitioning was not required.

Board Member Fetterley agreed that quality is preferred over quantity, noting that there is not enough space to fit all the required landscaping and she would not want to see issues result from over planting. She believed that staff could continue to work with the applicant to find the best solution for the property.

Board Member Moore commented that she agrees with the idea of quality over quantity for this project. She commented that it is important for the Board and staff to continue to review these applications on a case by case basis as there are different circumstances for each parcel with lot size, topography, and type of development (residential or commercial).

Chairperson Valentine commented that there seems to be consensus for staff to continue to work with the applicant to find the best landscaping plan, focusing on quality rather than quantity.

## **5.02: Curbside Recycling Contract Status Update**

Deputy City Administrator Gladhill presented the staff report. He stated that the City is currently in the final year of a three-year contract with ACE Solid Waste for curbside collection of recyclable materials. The current contract will expire on December 31, 2020. Please note that this case and discussion focuses on the City's current organized curbside recycling contract. The current discussion does not contemplate extending the organized collection into solid waste disposal. The purpose of this case is to begin discussions on policy direction before the current contract expires. There are essentially three options that could be considered by the City:

1. Enter into negotiations with the current service provider to extend or renew the contract.
2. Prepare a Request for Proposals (RFP) for competitive bids for curbside collection for recyclables.
3. Migrate to an open hauling system that would not include management and oversight by the City, but would still involve licensing of haulers, reporting to Anoka County and education efforts.

Chairperson Valentine asked what happens with the materials that are picked up.

Deputy City Administrator Gladhill commented that the material is brought to the appropriate sorting facility and goes through the sorting process, then being exported to the appropriate site.

Chairperson Valentine commented that the recycling market is in a time of change and a lot of the material ends up being combined with solid waste and ending in landfills. He stated that he would like additional information from staff in the future.

Deputy City Administrator Gladhill confirmed that City Planner Anderson would have that additional information and could bring back those answers as recycling continues to be discussed in the future.

Board Member Covart commented that she has experienced sorted recycling and single-sort and found that she recycled much more under the single-sort system.

City Planner Anderson provided additional details on the current curbside hauling process for recycling noting that statute prohibits haulers from picking up recyclable materials and then landfilling them. He also noted that it is different if there is such significant contamination in a load of recyclables that it is rejected by a Materials Recovery Facility (MRF). That is essentially deemed as garbage.

Board Member Fetterley stated that she would not favor open hauling as that would increase the number of trucks on the street and could decrease participation. She stated that she would like to see the City negotiate the best rate, whether that be with ACE or another hauler. She commented that the current program is working well, and the City should attempt to keep that consistent.

Board Member Moore echoed the comments of Board Member Fetterley.

Deputy City Administrator Gladhill confirmed the consensus of the Board to continue to negotiate with ACE for organized curbside and/or also review rates from other vendors for similar service.

## **6. BOARD / STAFF INPUT**

City Planner Anderson stated that as of right now the spring recycling event is still scheduled and planned for May 2<sup>nd</sup>, but the City will continue to assess that with the COVID-19 situation. He stated that if the event is canceled, the City will ensure to provide that announcement to the community.

Chairperson Valentine noted that the group in charge of the environmental conference is monitoring the COVID-19 situation as well and determining how that may change the setup of that event. He stated that they are exploring the option of holding a virtual conference.

Board Member Moore confirmed that the group is reviewing different options: continue as planned, keeping attendees six feet apart; postponing the event; or canceling the event. She stated that another option would be to hold the conference virtually, which would have challenges, but commented that she believed that would be the best option. She welcomed any input the Board may have.

Board Member Covart commented that she believed the conference would have more participation if it was held virtually this year.

## **7. ADJOURNMENT**

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

The meeting adjourned at 7:02 p.m.

Respectfully submitted,

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Chris Anderson  
City Planner

ATTEST:

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JoAnn Shaw  
Community Development Secretary

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

**Environmental Policy Board (EPB)**

**5. 1.**

**Meeting Date:** 05/20/2020

**By:** Chris Anderson, Community  
Development

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**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 2021.

-and-

Motion to appoint \_\_\_\_\_ as Vice Chairperson of the Environmental Policy Board through March 2021.

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**Attachments**

*No file(s) attached.*

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**Form Review**

**Inbox**

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 05/15/2020

**Reviewed By**

Tim Gladhill

**Date**

05/15/2020 08:08 AM

Started On: 05/14/2020 10:28 AM

**Meeting Date:** 05/20/2020

**By:** Chris Anderson, Community  
Development

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**Information**

**Title:**

Review Natural Resources Aspects of Hampton Townhomes Preliminary Plat

**Purpose/Background:**

The City has received an application for Preliminary Plat review for Hampton Homes, a twenty-six (26) unit, attached townhome project located over three existing parcels, 14600, 14544, and 14520 Nowthen Blvd NW (together referred to as the "Subject Property"). The Subject Property is located in the R-2 Residential District and allows for a density between four (4) and seven (7) units per acre.

**Notification:**

Notification is not required for this step.

**Observations/Alternatives:**

**Existing Features**

The City's Natural Resources Inventory (NRI) does not identify any existing native plant communities on the Subject Property. The Minnesota Land Cover Classification System (MLCCS) classifies the Subject Property as 'urban with vegetative cover'. There is some tree cover, especially along the western boundary, adjacent to an existing single family neighborhood, and the southern 1/3 or so of the Subject Property. There do not appear to be any wetlands or floodplains on the Subject Property.

**Tree Preservation**

As noted, there are significant trees on the Subject Property and the submittal does include a Tree Inventory and Preservation Plan. The project appears to be attempting to protect and preserve much of the existing tree cover along the western boundary of the Subject Property. This not only helps address concerns previously raised by the adjacent, existing single family neighborhood, but also counts toward the density transitioning requirements (addressed later). Overall, it appears that the Tree Preservation Plan does comply with the requirement to retain forty percent (40%) of the significant tree inches on site (after factoring out removal of invasive species, removals for required ponding, etc.). Staff has requested some clarification regarding what each color represents and to have a summary table included to specify what each color is, how many Diameter at Breast Height (DBH) inches are included per color, and how many DBH inches will be save and removed per color as well. Furthermore, it appears that some invasive species (e.g. Siberian Elm) are not being removed; Staff is seeking clarification as to whether those inches were included or excluded from the tree preservation calculation.

**Landscape Plan**

Between the proposed plantings and the existing trees retained on site, the Landscape Plan appears to meet or exceed the minimum planting requirements. The species are generally acceptable; however, Staff has recommended that some more shade tolerant species be considered along the western boundary where they will be interspersed amongst existing tree cover. Staff has also recommended relocating several trees as they appear to be right over a proposed storm sewer pipe running between two buildings.

**Density Transitioning**

Due to existing single family neighborhoods to the west and north of the Subject Property, density transitioning is required along those two boundaries. For every 100 feet of common boundary, two (2) each of ornamental, evergreen, and overstory trees are required. Density transitioning plantings are intended to create a 'buffer' between

existing and new developments of differing densities. These plantings are above and beyond the base landscaping requirements for a project. Along the western boundary, existing tree cover, with some supplemental plantings, satisfy this requirement. It appears a few additional plantings are needed along the northern boundary.

**Funding Source:**

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

**Action:**

Motion to recommend approval of the Landscape and Tree Inventory and Preservation Plans contingent upon compliance with Staff's review letter.

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**Attachments**

Site Location Map

Preliminary Plat

Grading Plan

Landscape Plan

Tree Inventory and Preservation Plan

Staff Review Letter

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**Form Review**

**Inbox**

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 05/15/2020

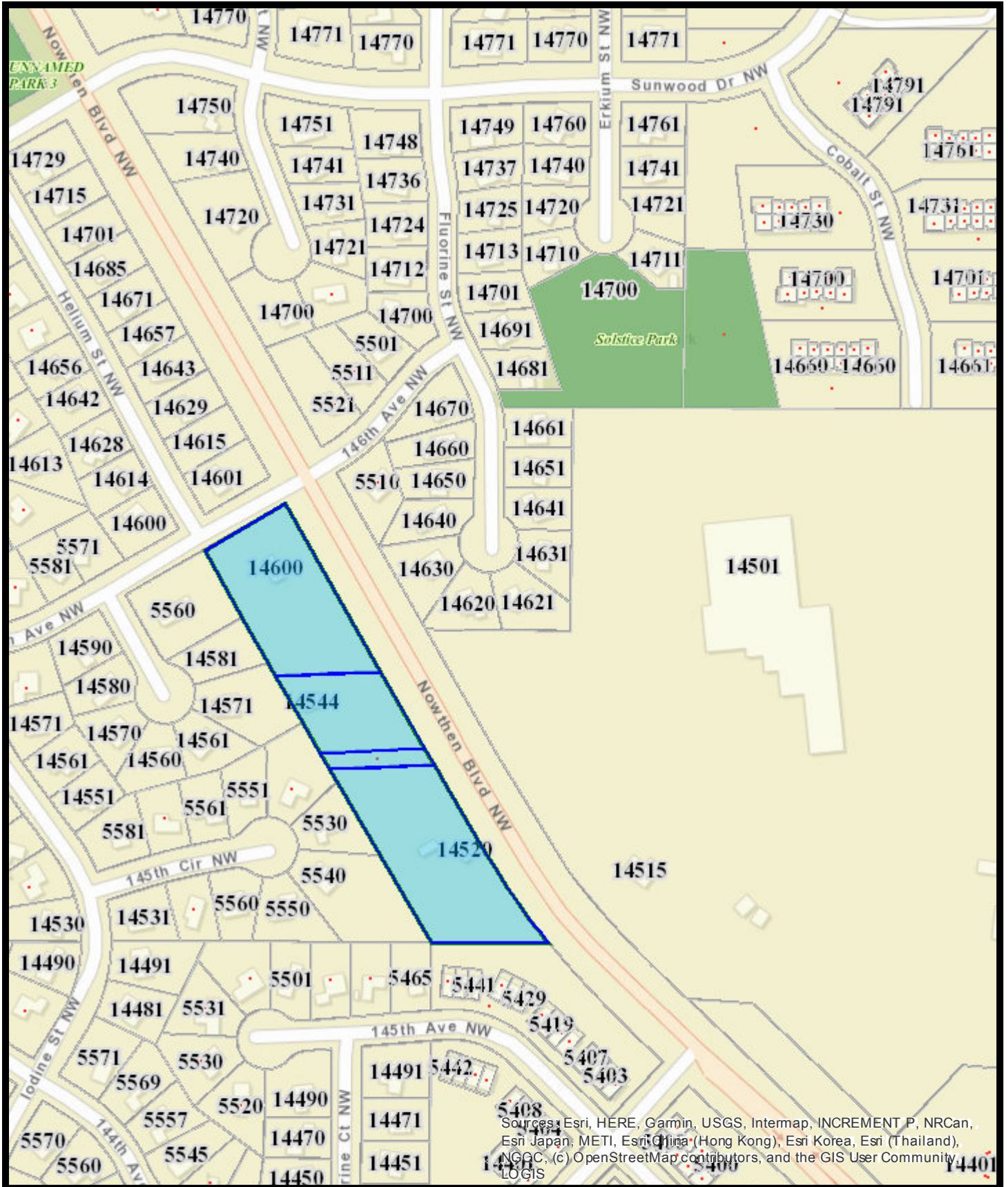
**Reviewed By**

Tim Gladhill

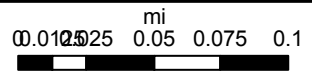
**Date**

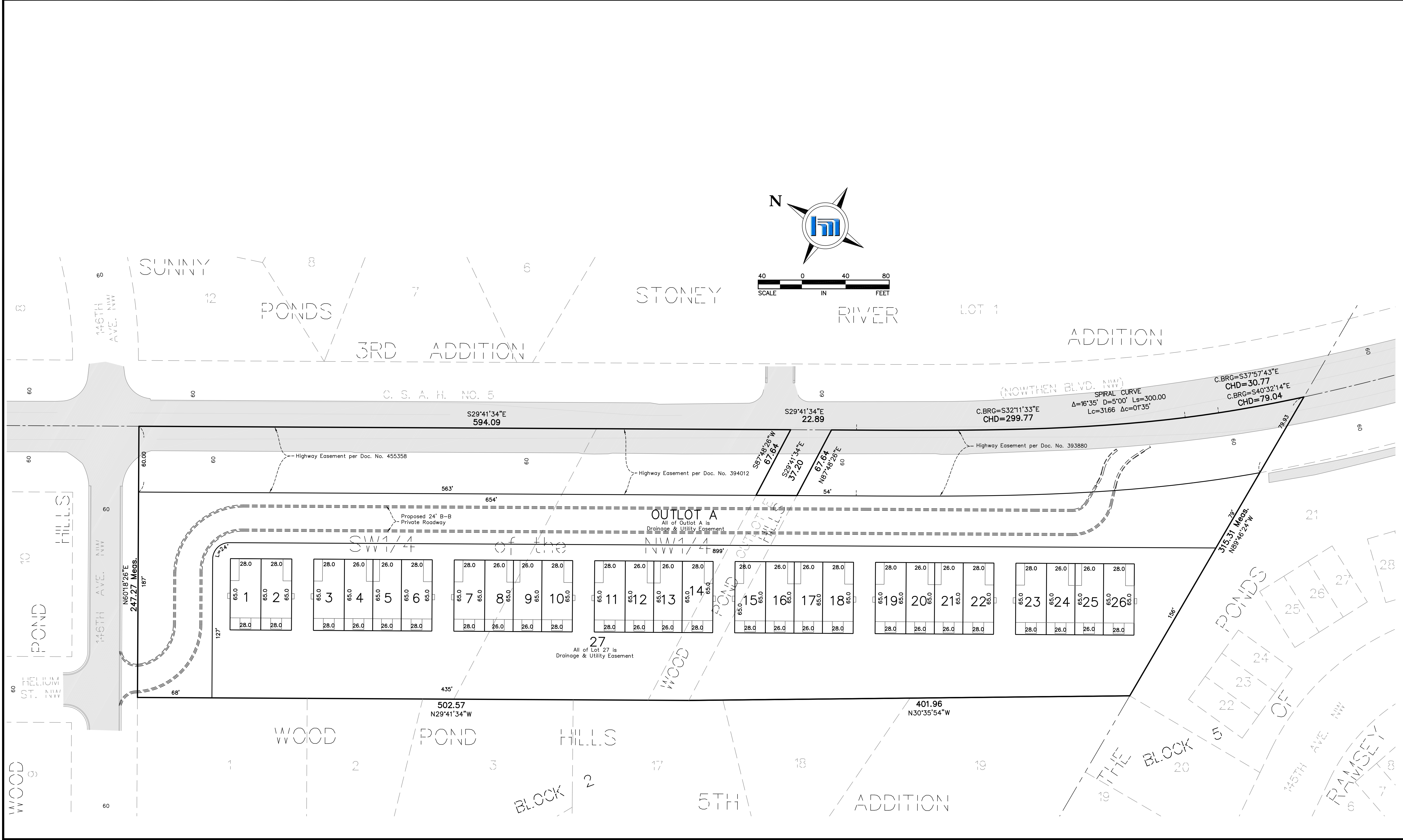
05/15/2020 08:07 AM

Started On: 05/11/2020 10:00 AM



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community





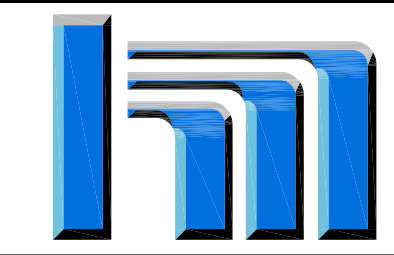
Apr 24, 2020 - 1:13pm K:\cad\_laura\Land Desktop 2008\4455.01 (3373.16)\dwg\3373.16 PRE-PLAT.dwg

DATE	REVISION
04/24/20	Revise Plat Name

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 Land Surveyor under the laws of the State of Minnesota.

*Brian Person*  
 BRIAN PERSON, LS  
 Date 03/05/20 Lic. No. 49138

DESIGNED BY: BP  
 DRAWN BY: SMM  
 CHECKED BY: BP



**Hakanson Anderson**  
 Civil Engineers and Land Surveyors  
 3601 Thurston Ave., Anoka, Minnesota 55303  
 763-427-5860 FAX 763-427-0520  
 www.haa-inc.com

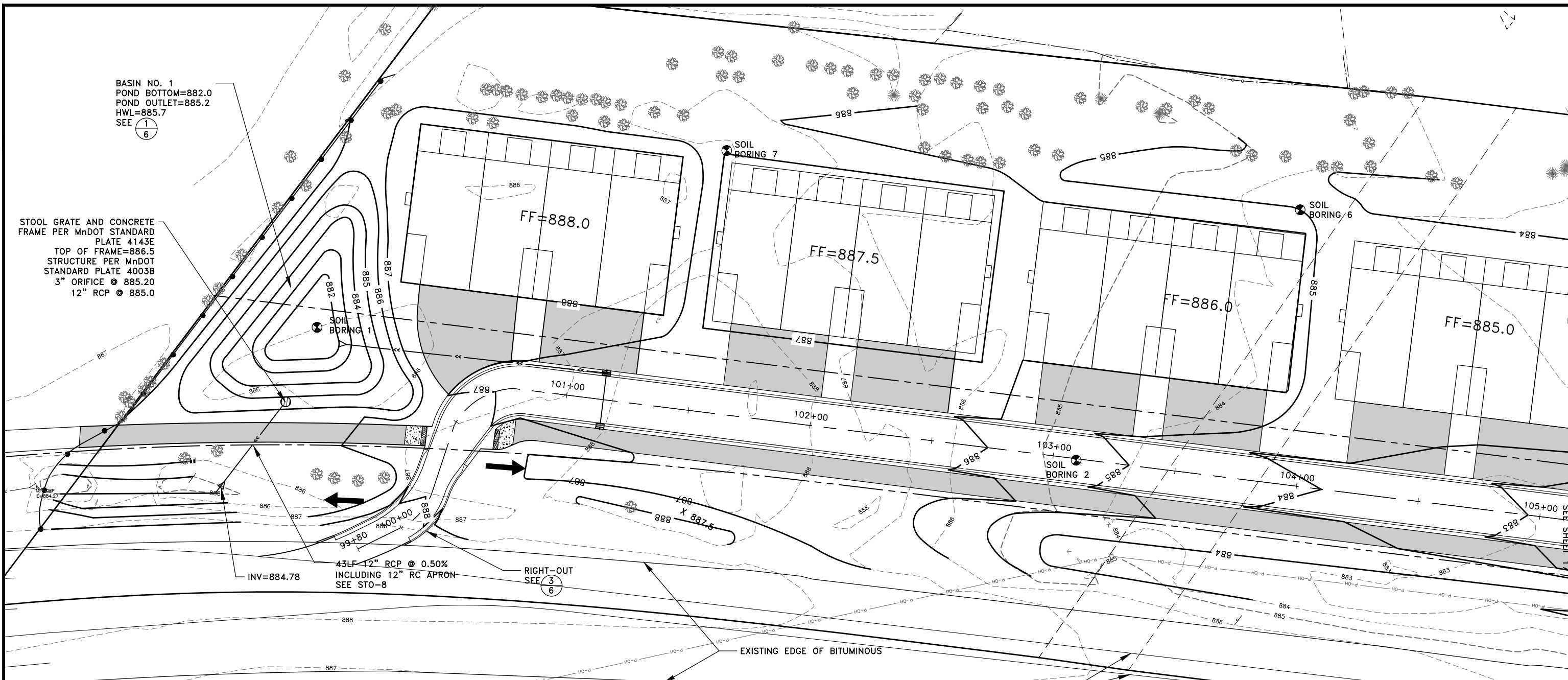
**HAMPTON TOWNHOMES**  
**PLATINUM LAND, LLC**

**PRELIMINARY PLAT**  
**CITY OF RAMSEY, MINNESOTA**

SHEET 1 OF 1 SHEETS

BASIN NO. 1  
 POND BOTTOM=882.0  
 POND OUTLET=885.2  
 HWL=885.7  
 SEE 1/6

STOOL GRATE AND CONCRETE  
 FRAME PER MnDOT STANDARD  
 PLATE 4143E  
 TOP OF FRAME=886.5  
 STRUCTURE PER MnDOT  
 STANDARD PLATE 4003B  
 3" ORIFICE @ 885.20  
 12" RCP @ 885.0

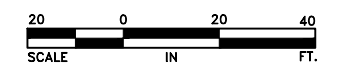


- LEGEND**
- P-OH- = DENOTES OVERHEAD ELECTRIC LINE
  - T-BUR- = DENOTES UNDERGROUND TELEPHONE LINE
  - G = DENOTES GAS LINE
  - = UTILITY POLE
  - ⋈ = DENOTES GUY WIRE
  - ⊞ = TELEPHONE PEDESTAL
  - ☀ = CONIFEROUS TREE
  - 🌳 = DECIDUOUS TREE
  - 800- = EXISTING CONTOUR
  - 800— = PROPOSED CONTOUR
  - >>- = EXISTING STORM SEWER
  - >>- = EXISTING STORM CULVERT
  - >>- = PROPOSED STORM SEWER
  - ▭ = PROPOSED STORM CATCH BASIN
  - ⊙ = PROPOSED STORM CATCH BASIN MANHOLE
  - △ = PROPOSED STORM CULVERT

- ≡ = DENOTES PROPOSED CURB AND GUTTER
- ≡ = DENOTES EXISTING CURB AND GUTTER
- = PROPOSED BITUMINOUS SURFACE
- ▨ = PROPOSED CONCRETE SURFACE
- = DENOTES PROPERTY LINE
- - - = DENOTES RIGHT OF WAY
- ⊙ = DENOTES SOIL BORING
- ⊙ = DENOTES EXISTING SIGN
- x- = DENOTES EXISTING FENCE

**GENERAL NOTES:**  
 1. PROVIDE INLET PROTECTION ON ALL CATCH BASINS PER ERO-2.

⌒ BIO ROLL - SEE ERO-4  
 ● SILT FENCE - SEE ERO-1



Apr 30, 2020 - 2:35pm K:\PRIVATE\4455.01\Engineering\4455.01\_GRADING PLAN.dwg

DATE	REVISION
4/13/20	UPDATED ROAD ALIGNMENT
4/24/20	REVISE PLAT NAME

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

**CRAIG J. JOCHUM, P.E.**  
 Lic. No. 23461

DESIGNED BY: TAE  
 DRAWN BY: SGJ  
 CHECKED BY: CJJ

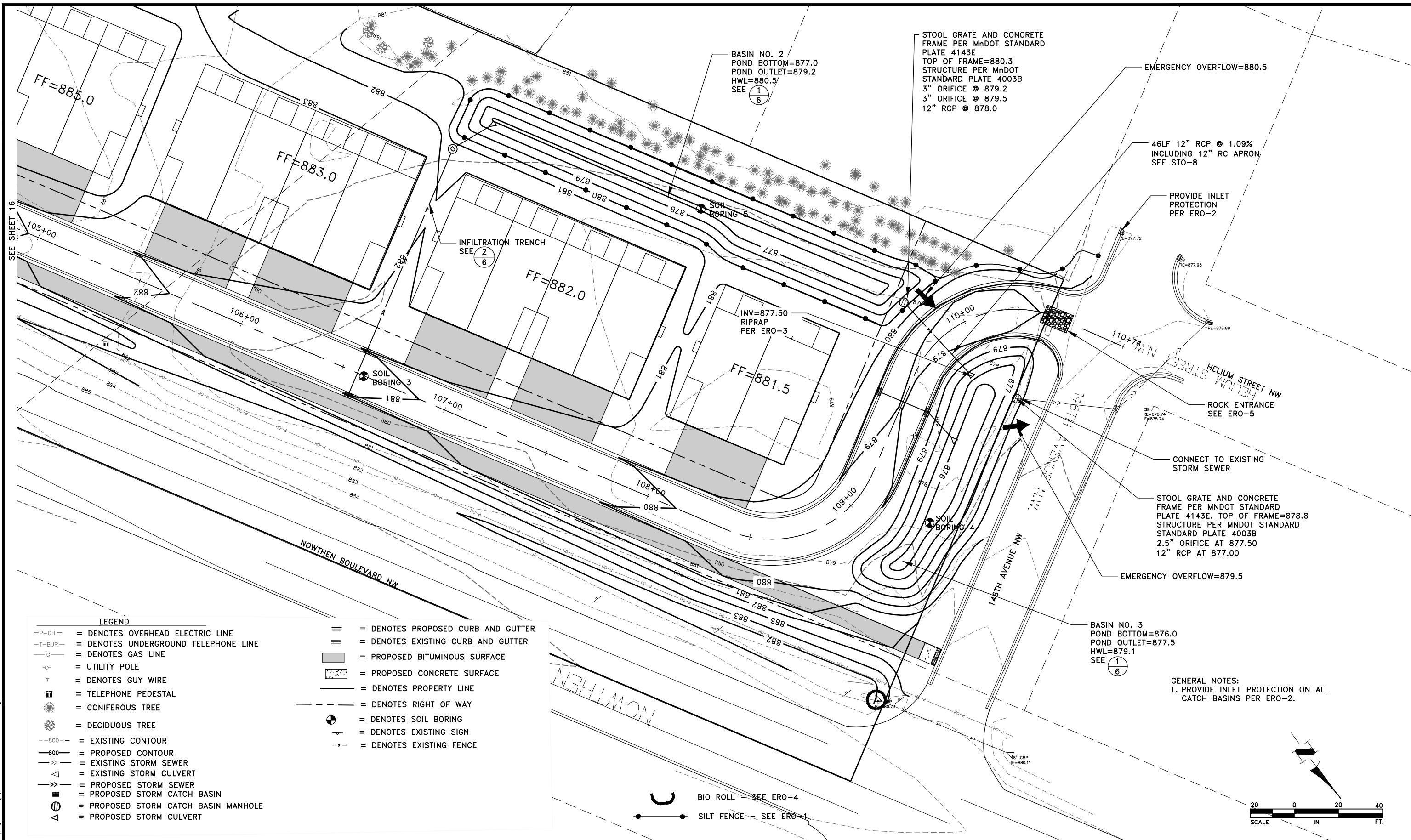


**Hakanson Anderson**  
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 763-427-5860 FAX 763-427-0520  
 www.hakanson-anderson.com

**HAMPTON TOWNHOMES**

**GRADING, DRAINAGE AND EROSION CONTROL PLAN**  
 CITY OF RAMSEY, MINNESOTA

SHEET 16 OF 22 SHEETS  
 4455.01



STOOL GRATE AND CONCRETE FRAME PER MNDOT STANDARD PLATE 4143E  
 TOP OF FRAME=880.3  
 STRUCTURE PER MNDOT STANDARD PLATE 4003B  
 3" ORIFICE @ 879.2  
 3" ORIFICE @ 879.5  
 12" RCP @ 878.0

BASIN NO. 2  
 POND BOTTOM=877.0  
 POND OUTLET=879.2  
 HWL=880.5  
 SEE 1/6

EMERGENCY OVERFLOW=880.5

46LF 12" RCP @ 1.09% INCLUDING 12" RC APRON, SEE STO-8

PROVIDE INLET PROTECTION PER ERO-2

ROCK ENTRANCE SEE ERO-5

CONNECT TO EXISTING STORM SEWER

STOOL GRATE AND CONCRETE FRAME PER MNDOT STANDARD PLATE 4143E. TOP OF FRAME=878.8  
 STRUCTURE PER MNDOT STANDARD PLATE 4003B  
 2.5" ORIFICE AT 877.50  
 12" RCP AT 877.00

EMERGENCY OVERFLOW=879.5

BASIN NO. 3  
 POND BOTTOM=876.0  
 POND OUTLET=877.5  
 HWL=879.1  
 SEE 1/6

GENERAL NOTES:  
 1. PROVIDE INLET PROTECTION ON ALL CATCH BASINS PER ERO-2.

SEE SHEET 16

**LEGEND**

- P-OH- = DENOTES OVERHEAD ELECTRIC LINE
- T-BUR- = DENOTES UNDERGROUND TELEPHONE LINE
- G- = DENOTES GAS LINE
- = UTILITY POLE
- ↑ = DENOTES GUY WIRE
- ⊞ = TELEPHONE PEDESTAL
- ☀ = CONIFEROUS TREE
- ☁ = DECIDUOUS TREE
- 800- = EXISTING CONTOUR
- 800 = PROPOSED CONTOUR
- >—> = EXISTING STORM SEWER
- >—> = EXISTING STORM CULVERT
- >—> = PROPOSED STORM SEWER
- ▭ = PROPOSED STORM CATCH BASIN
- ⊙ = PROPOSED STORM CATCH BASIN MANHOLE
- △ = PROPOSED STORM CULVERT
- = DENOTES PROPOSED CURB AND GUTTER
- = DENOTES EXISTING CURB AND GUTTER
- ▭ = PROPOSED BITUMINOUS SURFACE
- ▭ = PROPOSED CONCRETE SURFACE
- = DENOTES PROPERTY LINE
- - - = DENOTES RIGHT OF WAY
- ⊙ = DENOTES SOIL BORING
- ⊙ = DENOTES EXISTING SIGN
- - - = DENOTES EXISTING FENCE

- ⌒ = BIO ROLL - SEE ERO-4
- = SILT FENCE - SEE ERO-1



Apr. 30, 2020 - 2:35pm K:\PRIVATE\4455.01\Engineering\4455.01\_GRADING PLAN.dwg

DATE	REVISION
4/13/20	UPDATED ROAD ALIGNMENT
4/24/20	REVISE PLAT NAME

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.

*Graig J. Jochem*  
 GRAIG J. JOCHUM, P.E.  
 Date 3/5/20 Lic. No. 23461

DESIGNED BY: TAE  
 DRAWN BY: SGJ  
 CHECKED BY: CJJ

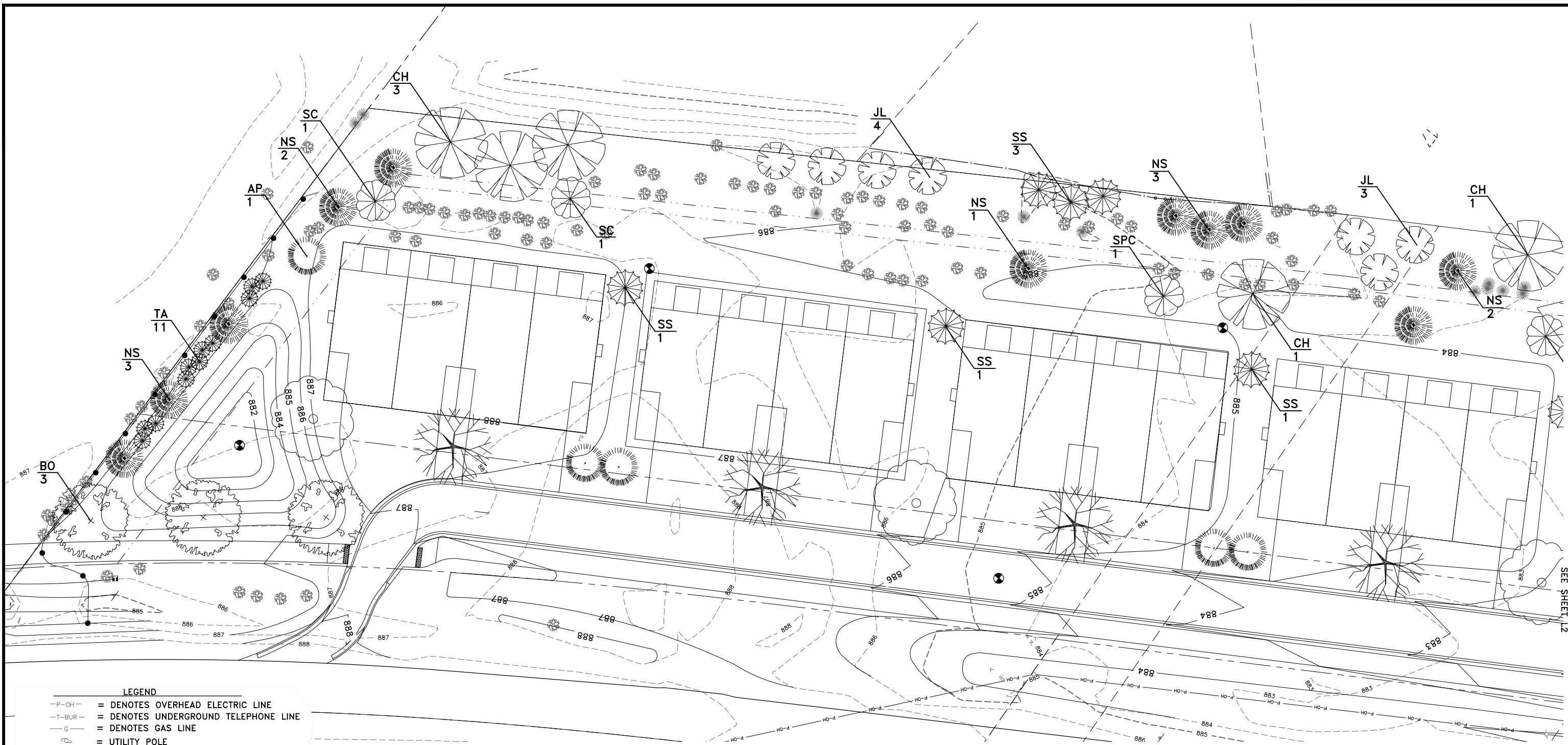


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**HAMPTON TOWNHOMES**

**GRADING, DRAINAGE AND EROSION CONTROL PLAN**  
 CITY OF RAMSEY, MINNESOTA

SHEET 17 OF 22 SHEETS  
 4455.01



SEE SHEET L2

**LEGEND**

- P-OH- = DENOTES OVERHEAD ELECTRIC LINE
- T-BUR- = DENOTES UNDERGROUND TELEPHONE LINE
- G- = DENOTES GAS LINE
- = UTILITY POLE
- ⊠ = TELEPHONE PEDESTAL
- ☀ = CONIFEROUS TREE (SPREAD)
- ☀ = DECIDUOUS TREE (DIAMETER)
- 800- = EXISTING CONTOUR
- 800 = PROPOSED CONTOUR
- ≡ = DENOTES EXISTING CURB AND GUTTER
- = DENOTES PROPERTY LINE
- - - = DENOTES RIGHT OF WAY
- = DENOTES SILT FENCE
- ⊙ = DENOTES SOIL BORING

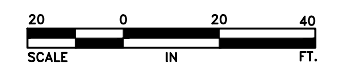
**GENERAL NOTES:**

1. SEE SHEET L3 FOR FOUNDATION PLANTING PLAN.
2. SEE SHEET L4 FOR DETAILS AND TABULATIONS.

I hereby certify that this plan 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.

*Debra Brackley*  
Debra Brackley

REG. NO. 23849 DATE 4-13-20



Apr. 30, 2020 - 2:36pm K:\PRIVATE\4455.01\Engineering\4455.01\_LANDSCAPE.dwg

DATE	REVISION
4/24/20	REVISE PLAT NAME

DESIGNED BY:	DB
DRAWN BY:	DB
CHECKED BY:	CJJ



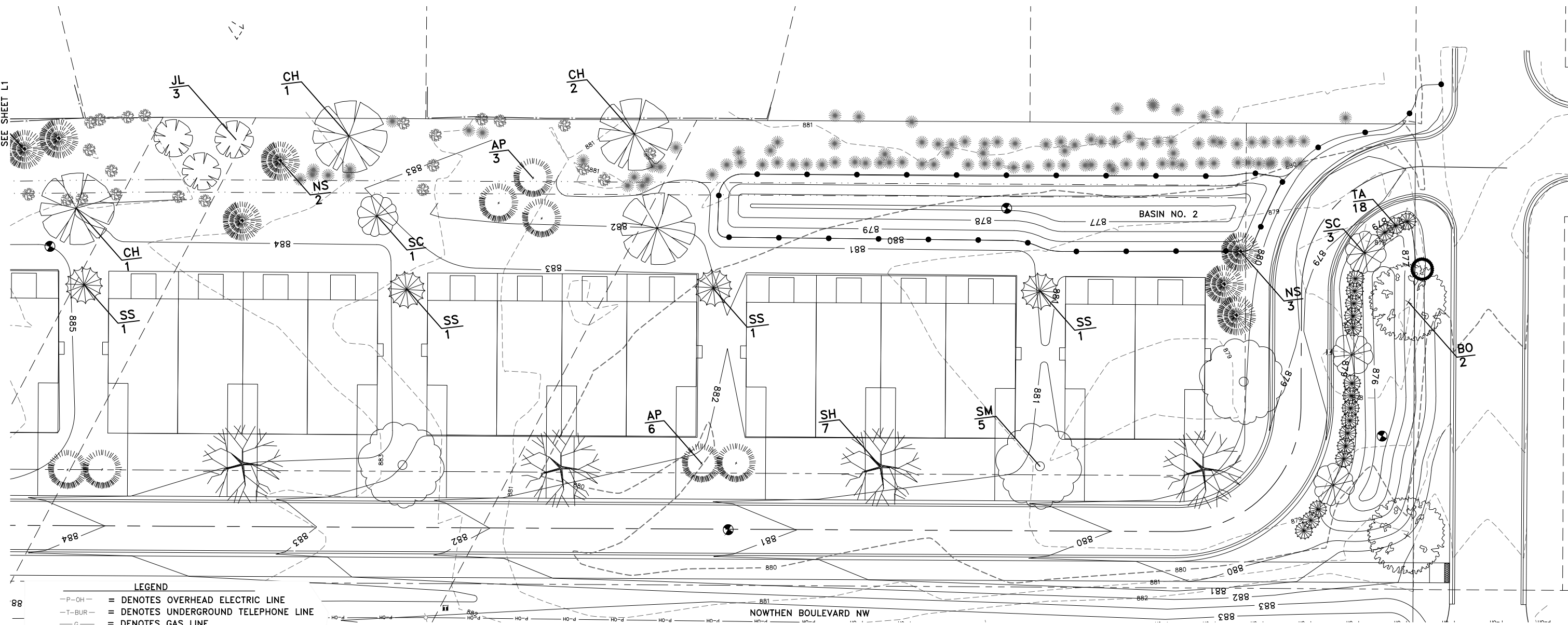
**Hakanson Anderson**  
Civil Engineers and Land Surveyors  
3601 Thurston Ave., Anoka, Minnesota 55303  
763-427-5860 FAX 763-427-0520  
www.hakanson-anderson.com

**HAMPTON TOWNHOMES**

**LANDSCAPE PLAN**  
CITY OF RAMSEY, MINNESOTA

SHEET L1  
OF L4  
SHEETS  
4455.01

SEE SHEET L1



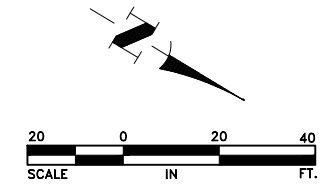
**LEGEND**

- P-OH = DENOTES OVERHEAD ELECTRIC LINE
- T-BUR = DENOTES UNDERGROUND TELEPHONE LINE
- G = DENOTES GAS LINE
- = UTILITY POLE
- ⊞ = TELEPHONE PEDESTAL
- ☀ = CONIFEROUS TREE (SPREAD)
- ☀ = DECIDUOUS TREE (DIAMETER)
- - 800 - - = EXISTING CONTOUR
- 800 — = PROPOSED CONTOUR
- ≡ = DENOTES EXISTING CURB AND GUTTER
- = DENOTES PROPERTY LINE
- - - - = DENOTES RIGHT OF WAY
- — ● = DENOTES SILT FENCE
- ⊕ = DENOTES SOIL BORING

I hereby certify that this plan 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.

*Debra Brackley*  
Debra Brackley

REG. NO. 23849 DATE 4-13-20



Apr 30, 2020 - 2:36pm K:\PRIVATE\4455.01\Engineering\4455.01\_LANDSCAPE.dwg

DATE	REVISION
4/24/20	REVISE PLAT NAME

DESIGNED BY:  
DB

DRAWN BY:  
DB

CHECKED BY:  
CJJ

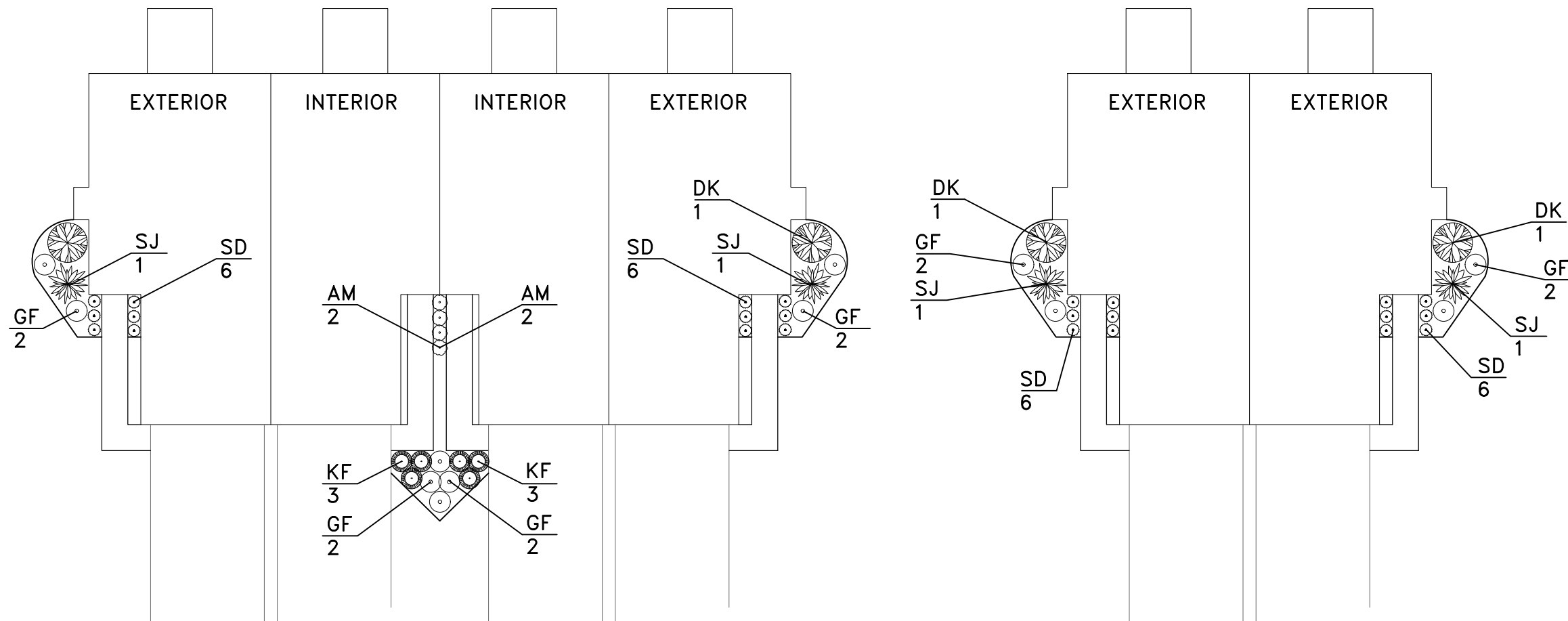


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Civil Engineers and Land Surveyors  
3601 Thurston Ave., Anoka, Minnesota 55303  
763-427-5860 FAX 763-427-0520  
www.hakanson-anderson.com

HAMPTON TOWNHOMES

LANDSCAPE PLAN  
CITY OF RAMSEY, MINNESOTA

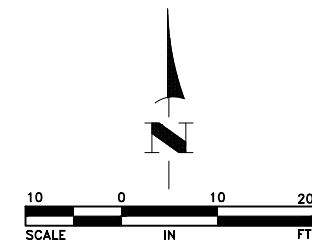
SHEET L2  
OF L4  
SHEETS



I hereby certify that this plan 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.

*Debra Braden*  
Debra Braden

REG. NO. 23849 DATE 4-13-20



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DATE	REVISION
4/24/20	REVISE PLAT NAME

DESIGNED BY:  
DB  
DRAWN BY:  
DB  
CHECKED BY:  
CJJ



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HAMPTON TOWNHOMES

FOUNDATION PLANTING  
PLANS  
CITY OF RAMSEY, MINNESOTA

SHEET  
L3  
OF  
L4  
SHEETS

4455.01

**BRODSHO CONSULTING**  
Landscape Architecture Site Planning

698 NORTHBRIDGE COURT  
EAGAN, MN 55123  
PHONE: 651-688-8023  
FAX: 651-456-5748

**REQUIRED PLANT MATERIALS**

BUFFER A = 1,190 L.F.	PROVIDED
2 OVERSTORY TREES: 100 L.F. = 23.8 = 24 TREES	24 TREES
2 EVERGREEN TREES: 100 L.F. = 23.8 = 24 TREES	24 TREES
2 UNDERSTORY TREES: 100 L.F. = 23.8 = 24 TREES	23.8 = 24 TREES

TOTAL TREE COVERAGE REQUIRED = 60,426 S.F.  
TREE COVER PROVIDED = 50,911 S.F.  
SHRUB COVER PROVIDED = 2,092 S.F. FROM FOUNDATION PLANTS  
TOTAL TREE COVERAGE PROVIDED = 53,003 S.F.

EXISTING REMAINING TREES FAR EXCEED 9,337 S.F. TO SATISFY REQUIREMENTS

**PLANT LIST: Site Plantings**

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE/ROOT
<b>TREES</b>				
5	SM	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2-1/2" B&B
7	CH	Celtis occidentalis	Common Hackberry	2-1/2" B&B
7	SH	Gleditsia triacanthos inermis 'Skycolor'	Skyline Honeylocust	2-1/2" B&B
5	BO	Quercus macrocarpa	Bur Oak	2-1/2" B&B
14	NS	Picea abies	Norway Spruce	6'-0" B&B
10	AP	Pinus nigra	Austrian Pine	6'-0" B&B
10	SS	Amelanchier canadensis 'Shadblow'	Shadblow Serviceberry	1-1/2" B&B
7	SC	Malus 'Spring Snow'	Spring Snow Crabapple	1-1/2" B&B
7	JTL	Syringa reticulata 'Japanese Tree'	Japanese Tree Lilac, single stem	1-1/2" B&B

**PLANT LIST: Foundation Plantings**

END UNITS (X 14)				
2	(28)	GF	Spiraea x bumalda 'Goldflame'	Goldflame Spirea 2 Gal. Pot
1	(14)	DK	Syringa meyeri 'Palibin'	Dwarf Korean Lilac 5 Gal. Pot
1	(14)	SJ	Juniperus sabina 'Scandia'	Scandia Juniper 5 Gal. Pot
6	(84)	SD	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily 1 Gal. Pot

INTERIOR UNITS (X 12)				
3	(36)	KF	Calamagrostis acutiflora 'Karl Forester'	Karl Forester Feather Reed Grass 1 Gal. Pot
2	(24)	AM	Hosta 'Albo-marginata'	Albo-marginata Hosta 1 Gal. Pot
2	(24)	GF	Spiraea x bumalda 'Goldflame'	Goldflame Spirea 2 Gal. Pot

**SCREEN PLANTS**

29	(29)	TA	Thuja occidentals 'Techny'	Techny Arborvitae, upright 4' Hgt, Pot
----	------	----	----------------------------	--

**SOD & SEED**

Sod, placed 6' behind all curbed areas and in areas noted on the plan.  
Sod shall be seed grown and drought tolerant. Prior to installation, the Contractor shall verify to the Owner for approval of the sod location and who the vendor will be.

Seed areas noted on the plan. The suggested seed mixture shall be approved by the Owner and the City prior to installation. The Contractor shall also supply all tags from the installed seed bags, with a written letter stating the rate of application, any soil preparations, any soil amendments, and any annual cover seed to be used to help prevent erosion.

Commercial Turf Lawn Mix MnDOT 25-131  
Short Dry Native Prairie Mix MnDOT 35-221  
Wet Native Stormwater Mix MnDOT 33-261  
Erosion Control Stabilization Mix MnDOT 22-112

**PLANTING NOTES:**

Contractor shall call and verify locations with all utilities prior to any digging or installation of plants.

Contractor shall provide a two year guarantee of all plant materials. The guarantee begins on the date of the Owner's written acceptance of the initial planting. Replacement plant materials shall have a one year guarantee commencing upon planting. Owner is responsible for maintenance after all is accepted by the Owner.

All plants to be northern-grown and hardy.

Plants to be installed as per standard AAN planting practices.

Use minimum 12" loam planting soil on trees and 6" on shrubs.

All landscaping and sod areas shall be irrigated with an in ground system.

Staking of trees optional; reposition if not plumb after one year.

Wrap all smooth-barked trees—fasten top and bottom. Remove by April 1.

Remove burlap, twine, rope, and wire from top of BB materials; remove pot on potted plants; split and break apart peat pots.

Prune only dead and damages branches on plants as necessary. All pruning shall be made just outside of branch collar area.

Plants shall be immediately planted upon arrival at site. Properly heel-in materials if necessary.

All disturbed areas to be sodded unless otherwise noted. Sod shall be drought tolerant.

Planting beds for shrubs shall have (4 oz. min.) weed barrier fabric, 4" - 5" of washed River Rock mulch and 4" vertical (commercial grade) black poly edging (5 in. vertical min.) It is to be placed and staked in straight lines as shown on the plan, no edging running adjacent to the sidewalks. Stone mulch and weed barrier shall be placed between sidewalk and garage wall.

Topsoil shall be a minimum of 6 inches deep. Existing soils may be used if amended to meet City requirements of 6 inch deep MnDOT premium topsoil or better.

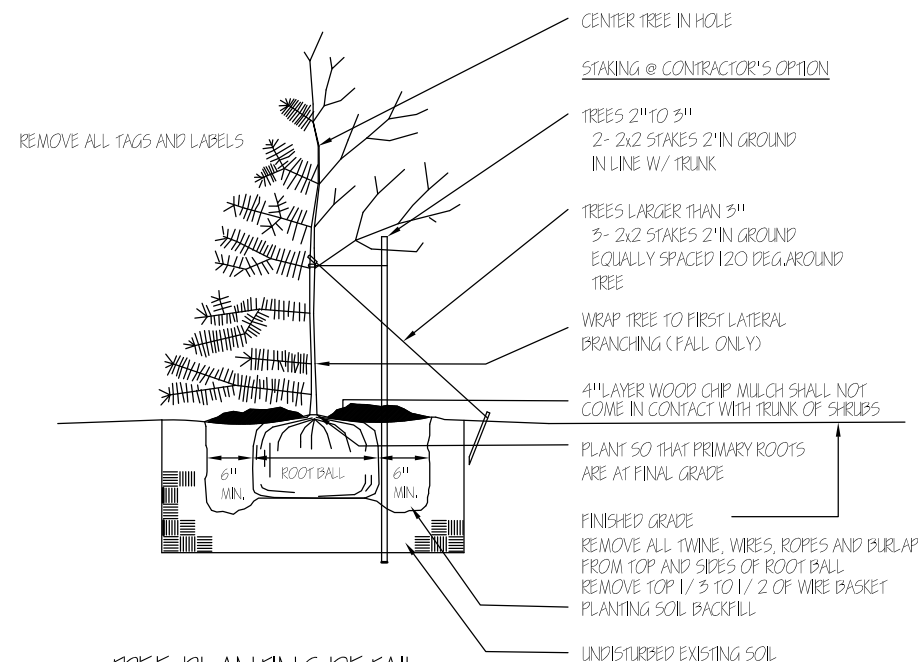
Double shredded dark brown hardwood mulch 4" deep shall be provided around all installed trees.

Retaining walls are not the responsibility of the Landscape Architect. Contact the Project Engineer for details, locations, materials, and specifications for all retaining walls.

Shrub sizes shall be a minimum of 24 inches in height or width at time of planting.

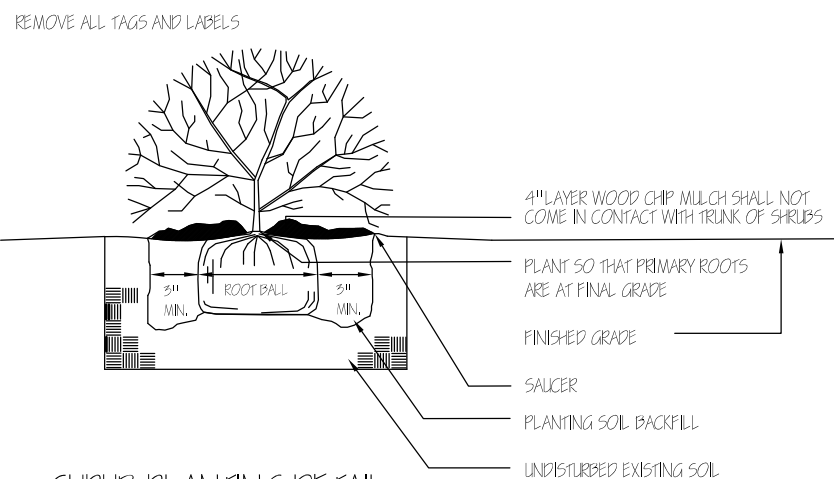
THE PLANTING BED ADJACENT TO THE BUILDING SHALL BE ADJUSTED IF NECESSARY TO FIT WITH THE BUILDING'S ARCHITECTURE SUCH AS WINDOW PATTERNS AND EXTERIOR WALL MATERIALS. IF THERE ARE ANY QUESTIONS OR CONCERNS, CONTACT THE OWNER PRIOR TO ANY PLANT INSTALLATION.

INSTALLATION OF ALL TREES SHALL BE PLACED SO AS TO CONFLICT OR DAMAGE THE EXISTING TREES TO REMAIN ON SITE. TREES SHALL BE LOCATED AS TO FILL ANY VISUAL GAPS FROM ADJACENT PROPERTIES.



**TREE PLANTING DETAIL**

No Scale



**SHRUB PLANTING DETAIL**

No Scale

I hereby certify that this plan 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.

*Debra Brasler*  
Debra Brasler

REG. NO. 23849 DATE 4-13-20

Apr 30, 2020 - 2:39pm K:\PRIVATE\4455.01\Engineering\4455.01\_LANDSCAPE.dwg

DATE	REVISION
4/24/20	REVISE PLAT NAME

DESIGNED BY: DB
DRAWN BY: DB
CHECKED BY: CJJ



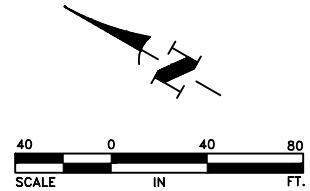
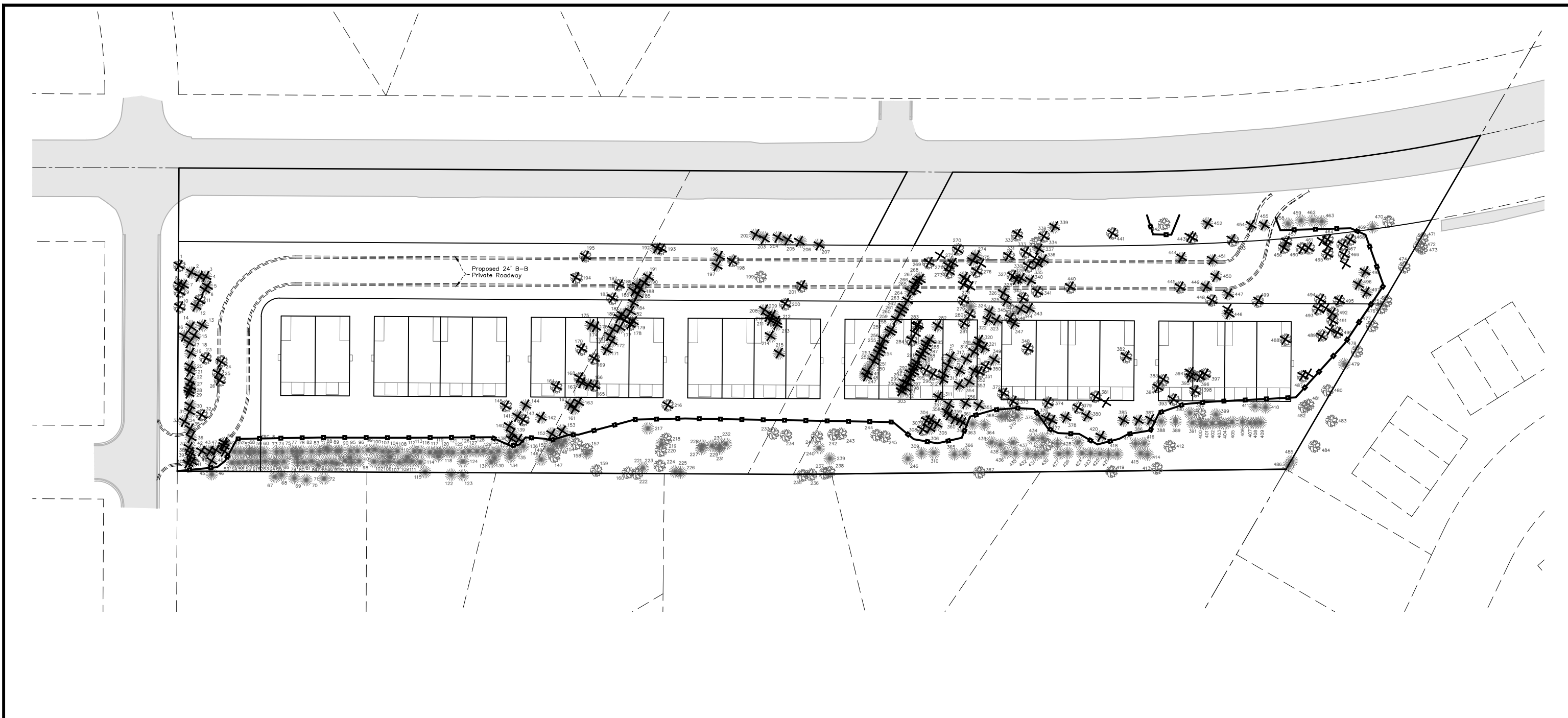
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HAMPTON TOWNHOMES

LANDSCAPE DETAILS AND  
TABULATIONS  
CITY OF RAMSEY, MINNESOTA

SHEET  
L4  
OF  
L4  
SHEETS

Apr 30, 2020 - 2:36pm K:\PRIVATE\4455.01\Engineering\4455.01\_TREE\_INVENTORY.dwg



LEGEND	
	= CONIFEROUS TREE
	= DECIDUOUS TREE
	= CLEAR AND GRUB TREE
	= TREE PROTECTION FENCE ①

**GENERAL NOTES:**

- SILT FENCE/TREE PROTECTION FENCE SHALL BE IN PLACE PRIOR TO THE START OF ANY REMOVAL ACTIVITIES. SEE THE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR SILT FENCE LOCATIONS.
- CLEAR AND GRUB BRUSH, SHRUBS AND SMALL TREES WITHIN THE CONSTRUCTION LIMITS (NOT SHOWN).

**REFERENCE NOTES:**

① FENCE MATERIAL SHALL MEET THE REQUIREMENTS OF MN/DOT SPEC. 2572.2.B. FENCE SHALL BE INSTALLED PER MN/DOT SPEC. 2572.3.A.1.

DATE	REVISION
4/24/20	REVISE PLAT NAME

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.

*Graig J. Jochem*  
**GRAIG J. JOCHUM, P.E.**  
 Date 3/5/20 Lic. No. 23461

DESIGNED BY:  
TAE

DRAWN BY:  
SGJ

CHECKED BY:  
CJJ



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 Civil Engineers and Land Surveyors  
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 763-427-5860 FAX 763-427-0520  
 www.hakanson-anderson.com

**HAMPTON TOWNHOMES**

**TREE INVENTORY**

CITY OF RAMSEY, MINNESOTA

SHEET T1 OF T2 SHEETS

Table with 5 columns: Tree Number, Common Name (Scientific Name), Diameter (Inches), Condition, Action. Contains 99 rows of tree inventory data.

Table with 5 columns: Tree Number, Common Name (Scientific Name), Diameter (Inches), Condition, Action. Contains 99 rows of tree inventory data.

Table with 5 columns: Tree Number, Common Name (Scientific Name), Diameter (Inches), Condition, Action. Contains 99 rows of tree inventory data.

Table with 5 columns: Tree Number, Common Name (Scientific Name), Diameter (Inches), Condition, Action. Contains 99 rows of tree inventory data.

Table with 5 columns: Tree Number, Common Name (Scientific Name), Diameter (Inches), Condition, Action. Contains 99 rows of tree inventory data.

Significant Tree Summary table with 2 columns: Description, Count. Rows include Total Significant Tree DBH on Site (5931), Excludes for pond, Invasives, etc. (2230), Required to be saved (40% X 3601) (1440), Proposed to be saved (1830).

Table with 2 columns: DATE, REVISION. Row 1: 4/24/20, REVISE PLAT NAME.

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.  
Date 3/5/20  
DRAIG J. JOCHUM, P.E.  
Lic. No. 23461

DESIGNED BY: TAE  
DRAWN BY: SGJ  
CHECKED BY: CJJ



Hakanson Anderson  
Civil Engineers and Land Surveyors  
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HAMPTON TOWNHOMES

TREE INVENTORY  
CITY OF RAMSEY, MINNESOTA  
SHEET T2 OF T2 SHEETS  
4455.01

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

<b>DATE</b>	MAY 12, 2020	<b>PROJECT ADDRESS</b>	TBD
<b>PROJECT. TITLE</b>	HAMPTON HOMES		
<b>ESCROW #</b>	117171		
<b>DEPARTMENT:</b>	Planning Division (Landscape Plan & Environmental Resources)		
<b>TECHNICAL REVIEWER:</b>	Name: Chris Anderson Phone: 763-433-9817 Email: <a href="mailto:canderson@cityoframsey.com">canderson@cityoframsey.com</a>		

We offer the following comments regarding the civil engineering plans, prepared by Hakanson Anderson and dated April 24, 2020:

**Sheet C16**

- Tree Save Fencing must be shown on all grading sheets. Tree Save Fencing shall be installed no closer to a tree or group of trees than the dripline. There shall be no soil disturbance beyond the Tree Save Fence

**Sheet L1**

- Update sheet to specify where sod will be installed and any areas where seed is proposed.
- Sod is required within all boulevard areas (at least the first ten [10] feet back from street).
- Proposed trees along the western border (density transitioning plantings) need to have some shade tolerance as they will be interspersed with existing tree cover. Consider substituting in other, more shade tolerant species, along this border.
- Labels appear to be missing for the trees planted along the private road. Add labels.

**Sheet L2**

- Density Transitioning is required along the northern boundary of the site, which is approximately 187 feet in length (requires at least four (4) each of ornamental, evergreen, and overstory trees). Additional plantings must be added to this area.
- There is a small, bold circle next to one of the bur oaks along eastern boundary, what does that represent?
- The Spring Snow Crabapple and two Austrian Pines between the two northern most four-unit buildings should be relocated elsewhere on site. There is a storm sewer line that will run between these two buildings so it would be best to avoid any potential future conflicts with this infrastructure.

**Sheet L4**

- Four (4) inches of topsoil, with not more than thirty-five percent (35%) sand content, is required over all disturbed areas not otherwise improved with impervious surfacing (e.g. buildings, driveways, walkways, etc.), excluding stormwater ponds.
- Irrigation system must include a rain sensor and some form of water efficient technology such as a smart controller. Add this language to Planting Notes.
- Change Plant List to specify minimum shrub size at installation is 24 inches in height or width, depending on species growth characteristics.

*Review File:*

*Hampton Homes: Landscaping and Tree Preservation*

*Page 2 of 2*

**Sheet T2**

- Add a legend to clarify what each color within the table represents.
- Add a summary table related to each of the colors that highlights what each category is, how many DBH inches per color, and how many inches will be saved or removed per color.
- It is unclear if invasive species that are not being removed are being excluded from the removal calculation. Only invasive trees that are being removed can be excluded; any proposed to remain on site must be factored in to the tree preservation calculation.

**Meeting Date:** 05/20/2020

**By:** Chris Anderson, Community  
Development

---

**Information**

**Title:**

Review Natural Resources Aspects of Garden View Villas Revised Sketch Plan

**Purpose/Background:**

The City has received an application for a Revised Sketch Plan for Garden View Villas, located generally north of 147th Avenue, east of Center Street and west of Rhinestone Street (the "Subject Property"). The project has been revised to include a total of seventeen (17) detached villas, all gaining access from 147th Ave NW. The Subject Property is located in the R-2 Residential (Detached Villa) District and allows for a density between four (4) and seven (7) units per acre. Normally, a Sketch Plan submittal doesn't include detailed information such as Landscape Plan, Tree Inventory and Preservation Plan, Grading Plan, etc. However, it was included with this application, which allows the Environmental Policy Board to proceed with review earlier in the process than normal.

**Observations/Alternatives:**

**Existing Features**

The Minnesota Land Cover Classification System identifies two land cover types on the Subject Property, dry grassland and wetland. However, the City's Natural Resources Inventory (NRI) further classifies both as altered/non-native plant communities. There is some built in protection for the wetland in the form of the required sixteen and a half foot (16.5') setback encumbered with drainage and utility easement, which is shown on the plans.

**Tree Preservation**

A Tree Inventory and Preservation Plan has been prepared for this project. The project proposing removing approximately seventy-two percent (72%) of the significant tree inches, which does exceed the allowable removal threshold of sixty percent (60%). However, based on the proposed landscaping (addressed below), they are providing the requisite reforestation of 167 inches (1.25 inches for every inch beyond the removal threshold). The proposed plantings would be two (2) inches and two and a half (2.5) inches in caliper, rather than the minimum required size of one (1) inch.

**Landscape Plan**

The Landscape Plan is generally acceptable with minor revisions needed. The project is proposing a drought resistant seed mix in the boulevard areas along 147th Ave. City Code requires sod be used in all boulevard areas to assist with erosion control. Staff has also noted that the Canopy Cover Calculation may need to be updated as it is unclear whether it includes the outlot and open space 'set aside', presumably for potential future development. Those areas should be excluded from the calculation.

The plan notes that builders will be responsible for landscape installation. There is great variation in tree counts per lot, with some having only a couple while other lots have close to ten (10) proposed trees. Historically, when landscaping varies from lot to lot (e.g. anything other than the standard two trees per lot) and there are multiple builders working in a project, having builders be responsible for lot landscaping has been problematic. They aren't necessarily aware that certain lots have greater landscaping requirements than others, which adds cost to them and creates friction with Staff. Thus, Staff believes the developer should be responsible for the installation of all trees with the exception of those proposed in the front yard and boulevard areas, which builders would typically install.

**Funding Source:**

The Applicant is responsible for all costs incurred while reviewing this project.

**Action:**

Motion to recommend approval of the Landscaping and Tree Preservation plans contingent upon compliance with the Staff Review Letter.

---

**Attachments**

Site Location Map

Revised Sketch Plan

Landscape and Tree Preservation Plan

Staff Review Letter

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**Form Review**

**Inbox**

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 05/15/2020

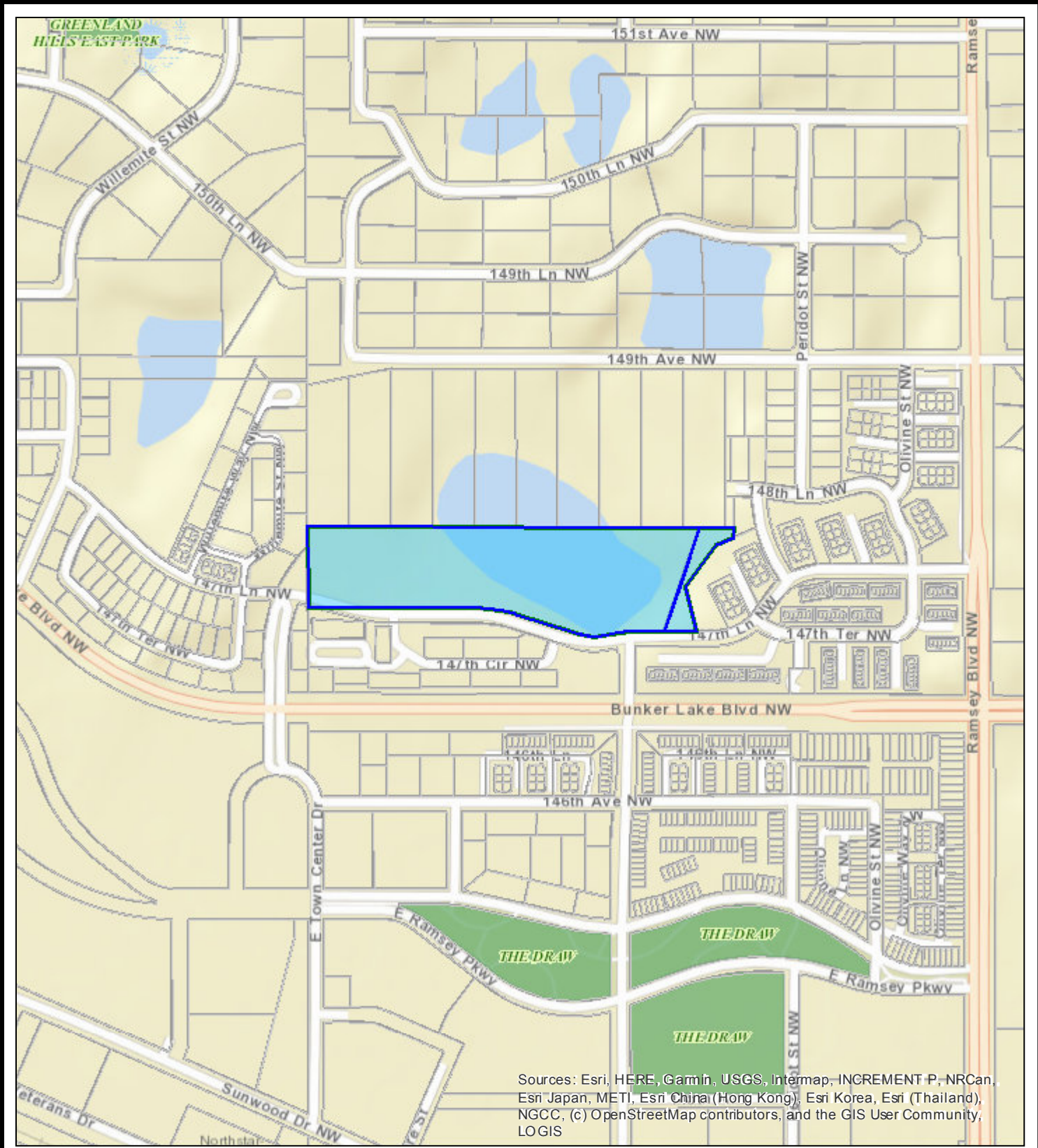
**Reviewed By**

Tim Gladhill

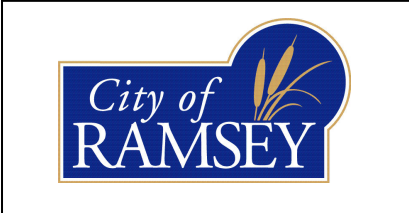
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05/15/2020 08:03 AM



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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, LOGIS

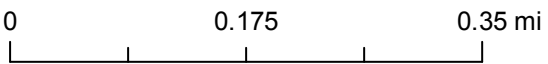


Site Location Map

- Legend**
-  Site
  -  Parcels



Print Date: September 13, 2019



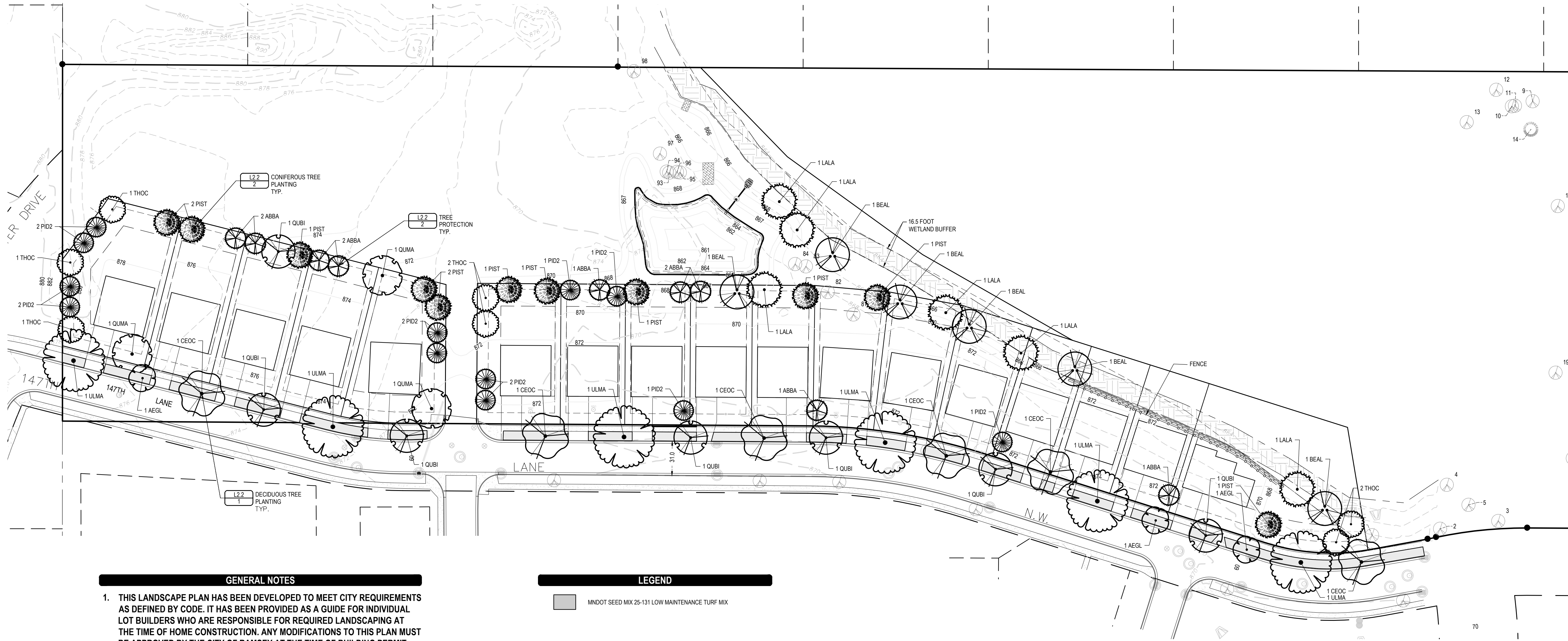




PROJECT  
**GARDEN VIEW VILLAS**  
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
04 MAY 2020	Preliminary Plat	RCH



GENERAL NOTES

1. THIS LANDSCAPE PLAN HAS BEEN DEVELOPED TO MEET CITY REQUIREMENTS AS DEFINED BY CODE. IT HAS BEEN PROVIDED AS A GUIDE FOR INDIVIDUAL LOT BUILDERS WHO ARE RESPONSIBLE FOR REQUIRED LANDSCAPING AT THE TIME OF HOME CONSTRUCTION. ANY MODIFICATIONS TO THIS PLAN MUST BE APPROVED BY THE CITY OF RAMSEY AT THE TIME OF BUILDING PERMIT.
2. FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM AT 612.252.9070.

LEGEND

MNDOT SEED MIX 25-131 LOW MAINTENANCE TURF MIX

LANDSCAPE NOTES

3. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
4. COORDINATE INSTALLATION WITH CONTRACTORS PERFORMING RELATED WORK.
5. SEED MIXTURE (DEER RESISTANT SHORT PRAIRIE FOR DRY SOIL) AS DEFINED BY PRAIRIE NURSERY NATIVE SEEDS AND PLANTS (1-800-476-9453) OR APPROVED EQUAL. PROVIDE VERIFYING DOCUMENTATION TO THE OWNER 30 DAYS MINIMUM PRIOR TO INSTALLATION.
6. 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.
7. ALL EXISTING DECIDUOUS/CONIFEROUS TREES ARE TO BE TRIMMED OF DEAD WOOD AND PRUNED TO A NATURAL UNIFORM SHAPE.
8. PLANTING SOIL SHALL CONSIST OF 4 PARTS TOPSOIL TO 1 PART PEAT HUMUS, WITH 3 POUNDS OF COMMERCIAL FERTILIZER ADDED PER CUBIC YARD.
9. INSTALL SEED MIX PER MNDOT SEEDING MANUAL (2014 EDITION).
10. FOLLOW CURRENT MNDOT SEEDING MANUAL FOR PLANTING INSTRUCTIONS FOR ESTABLISHMENT OF NATIVE SEED AND PROVIDE COORDINATION FOR REQUIRED EROSION PREVENTION AND SEDIMENT CONTROL.
11. QUANTITIES LISTED IN THE PLANT SCHEDULE FOR DECIDUOUS AND EVERGREEN TREES ARE TOTAL QUANTITIES FOR DESIGN.
12. PLACE PLANTS ACCORDING TO LAYOUT WITH PROPER NOMINAL SPACING. IF THERE IS A DISCREPANCY OF THE NUMBER OF PLANTS SHOWN IN THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
13. INSTALL A 4-FOOT DIAMETER SHREDDED HARDWOOD MULCH DISH AROUND TREES NOT PLACED WITHIN A SHRUB OR PERENNIAL PLANTING BED. VINYL EDGING IS NOT REQUIRED, UNLESS NOTED OTHERWISE.

OVERALL PLANT SCHEDULE

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
	AEGL	3	AESCULUS GLABRA / OHIO BUCKEYEE	60' H X 30' W	2.5" CAL.	B & B
	BEAL	6	BETULA ALLEGHANIENSIS / YELLOW BIRCH	60' H X 40' W	2.5" CAL.	B&B
	CEOC	6	CELTIS OCCIDENTALIS / COMMON HACKBERRY	50' H X 50' W	2.5" CAL.	B & B
	QUBI	7	QUERCUS BICOLOR / SWAMP WHITE OAK	55' H X 55' W	2.5" CAL.	B & B
	QUMA	3	QUERCUS MACROCARPA / BURR OAK	70' H X 70' W	2.5" CAL.	B & B
	ULMA	6	ULMUS AMERICANA / AMERICAN ELM	70' H X 70' W	2.5" CAL.	B & B
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
	ABBA	9	ABIES BALSAMEA / BALSAM FIR	60' H X 25' W	8' HT	B & B
	LALA	6	LARIX LARICINA / TAMARACK	60' H X 40' W	8' HT	B&B
	PID2	12	PICEA GLAUCA 'DENSATA' / BLACK HILLS SPRUCE	45' H X 20' W	8' HT	B & B
	PIST	11	PINUS STROBUS / WHITE PINE	65' H X 30' W	8' HT	B & B
	THOC	7	THUJA OCCIDENTALIS / NORTHERN WHITE CEDAR	50' H X 30' W	8' HT	B & B

LANDSCAPE REQUIREMENTS

CITY OF RAMSEY MN. CODE:  
CANOPY COVERAGE REQUIREMENTS

TOTAL SITE AREA 556,748 S.F.  
RATIO OF IMPERVIOUS TO SITE AREA 9.8%  
PERVIOUS AREA 507,468 S.F.

REQUIRED CANOPY COVERAGE (0.177 x 507,498) 89,827 S.F.  
PROVIDED CANOPY COVERAGE 89,938 S.F.

TREE PRESERVATION NOTES

1. SEE SHEET C1.1 FOR LOCATIONS OF EXISTING TREES.
2. TOTAL CALIPER INCHES OF SIGNIFICANT TREES ON SITE = 1,129 (60% ALLOWABLE REMOVAL = 677 CAL. IN.)
3. PROPOSED REMOVALS = 810 CAL. IN.
4. REPLACEMENT REQUIRED: 810 - 677 = 133 CAL. IN.  
133 x 1.25 REPLACEMENT RATE = 166.25 CAL. IN.  
REPLACEMENT CALCULATION: 31 TREES @ 2.5 CAL. IN. AND 45 TREES @ 2 CAL. IN. (ASSUMES 8' CONIFEROUS TREES COUNT FOR 2 CAL. IN.)  
REPLACEMENT PROVIDED: = 167.5 CAL. IN.
5. 'N.A.' DESIGNATION IN 'LOST' COLUMN DENOTES SPECIES NOT COUNTED TOWARDS CALCULATIONS.

TREE PRESERVATION LIST

Tree #	Species	DBH	Condition	Stems	Lost	Tree #	Species	DBH	Condition	Stems	Lost	Tree #	Species	DBH	Condition	Stems	Lost	Lost to
1	Cottonwood	20.0	Fair	1		34	Redcedar	9.5	Good	1	X	68	Elm, Siberian	8.5	Good	1	N.A.	
2	Maple, amur	18.0	Good	6	N.A.	35	Redcedar	6.5	Good	1	X	69	Boxelder	9.0	Good	1	X	
3	Maple, amur	23.0	Good	5	N.A.	36	Redcedar	10.0	Good	1	X	70	Elm, Siberian	12.0	Good	1	N.A.	
4	Boxelder	13.0	Fair	2		37	Redcedar	9.0	Good	1	X	71	Boxelder	29.0	Fair	5	X	
5	Olive, Russian	18.0	Good	1	N.A.	38	Hackberry	8.0	Good	1	X	72	Boxelder	15.0	Fair	2	X	
6	Cottonwood	8.0	Good	1		39	Redcedar	7.5	Good	1	X	73	Boxelder	8.0	Good	1	X	
7	Willow	25.0	Good	1		40	Hackberry	9.0	Good	1	X	74	Redcedar	7.5	Good	1	X	
8	Cottonwood	9.0	Good	1		41	Redcedar	8.5	Good	1	X	75	Boxelder	21.5	Poor	3	X	
9	Ash, green	8.0	Fair	2		42	Redcedar	5.5	Fair	1	X	76	Redcedar	9.5	Good	1	X	
10	Cottonwood	9.0	Good	1		43	Boxelder	19.5	Fair	3	X	77	Boxelder	12.0	Good	1	X	
11	Cottonwood	14.0	Good	1		45	Redcedar	5.0	Fair	1	X	78	Elm, Siberian	8.5	Good	1	N.A.	
12	Cottonwood	14.0	Good	1		46	Redcedar	5.0	Good	1	X	79	Boxelder	8.0	Good	1	X	
13	Elm, American	20.0	Good	1		47	Redcedar	7.5	Good	1	X	80	Boxelder	21.0	Fair	4	X	
14	Redcedar	4.5	Good	1		48	Redcedar	7.5	Good	1	X	81	Elm, Siberian	14.0	Good	1	N.A.	
15	Boxelder	28.0	Fair	3		49	Redcedar	4.5	Good	1	X	82	Elm, Siberian	12.0	Good	1	N.A.	
16	Boxelder	32.0	Fair	4		50	Redcedar	7.0	Good	1	X	83	Boxelder	16.0	Fair	1	N.A.	
17	Cottonwood	9.0	Good	1		51	Redcedar	8.0	Good	1	X	84	Aspen	8.0	Good	1	N.A.	
18	Boxelder	11.5	Good	1		52	Redcedar	8.5	Good	1	X	85	Boxelder	15.0	Fair	1	N.A.	X
19	Boxelder	10.0	Good	1		53	Cottonwood	69.0	Good	1	X	86	Boxelder	10.0	Good	1	N.A.	X
20	Redcedar	8.0	Good	1	X	54	Redcedar	4.0	Good	1	X	87	Willow	10.0	Very Poor	1	N.A.	X
21	Redcedar	9.0	Good	1	X	55	Redcedar	6.5	Fair	1	X	88	Boxelder	11.5	Good	1	N.A.	X
22	Redcedar	6.0	Fair	1	X	56	Redcedar	5.5	Good	1	X	89	Boxelder	10.0	Good	1	N.A.	X
23	Redcedar	6.5	Fair	1	X	57	Ash, green	9.0	Good	1	X	90	Boxelder	20.0	Good	3	N.A.	X
24	Cottonwood	78.0	Very Poor	2	X	58	Boxelder	11.0	Fair	2	X	91	Boxelder	9.0	Good	1	N.A.	X
25	Boxelder	22.0	Fair	2	X	59	Redcedar	8.0	Good	1	X	92	Elm, Siberian	14.0	Good	1	N.A.	X
26	Boxelder	11.0	Fair	1	X	60	Redcedar	5.0	Good	1	X	93	Boxelder	25.0	Good	2		
27	Cottonwood	62.0	Fair	1	X	61	Redcedar	6.0	Good	1	X	94	Boxelder	8.0	Good	1		
28	Redcedar	5.0	Very Poor	1	X	62	Elm, Siberian	9.0	Poor	1	N.A.	95	Boxelder	10.0	Good	1		
29	Redcedar	5.0	Good	1	X	63	Boxelder	16.0	Good	2	X	96	Boxelder	9.0	Good	1		
30	Redcedar	6.0	Fair	1	X	64	Boxelder	11.0	Good	1	X	97	Boxelder	38.0	Good	4		
31	Redcedar	8.0	Fair	1	X	65	Elm, Siberian	19.0	Fair	2	N.A.	98	Boxelder	18.0	Good	1		
32	Redcedar	5.0	Good	1	X	66	Elm, Siberian	9.0	Good	1	N.A.	99	Elm, Siberian	12.0	Good	1	N.A.	
33	Redcedar	7.5	Good	1	X	67	Elm, Siberian	14.0	Good	1	N.A.							

CERTIFICATION

I hereby certify that this plan 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.

Joseph K. Piggott  
Landscape Architect  
05/04/2020  
This plan is a preliminary production of a final, with signed copy of this plan on file at the Minnesota 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 READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT  
05.04.2020

LANDFORM  
From Site to Finish

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

FILE NAME L201LDP007.dwg

PROJECT NO. LDP19007

LANDSCAPE PLAN

L2.1

SHEET NO. 10/11



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

<b>DATE</b>	MAY 12, 2020	<b>PROJECT ADDRESS</b>	TBD
<b>PROJECT. TITLE</b>	GARDEN VIEW VILLAS		
<b>ESCROW #</b>	117177		
<b>DEPARTMENT:</b>	Planning Division (Landscape Plan & Environmental Resources)		
<b>TECHNICAL REVIEWER:</b>	Name: Chris Anderson Phone: 763-433-9817 Email: <a href="mailto:canderson@cityoframsey.com">canderson@cityoframsey.com</a>		

We offer the following comments regarding the Landscape and Tree Preservation Plans, prepared by Landform and dated May 4, 2020:

**Sheet L1**

- Sod is required within all boulevard areas.
- Use of seed elsewhere in project area requires City Council approval.
- There is a Yellow Birch that needs to be shifted outside the wetland setback area. There is to be no disturbance within the wetland setback.
- The Canopy Cover Calculation may need to be updated. It should not include the outlot area nor the portion of the site 'set aside' for possible future development. If those areas are included in the calculation, please omit and recalculate.
- Add column to Plant Schedule for total square footage per species.
- The General Note stating that builders are responsible for the landscaping must be amended. Trees within the front yard and boulevard area can be planted by individual builders, but perimeter plantings (including rear yards and side yards for certain lots) shall be the responsibility of the developer. The plantings per lot vary too greatly, which will create confusion for individual buildings (unless there will be a single, exclusive builder for the entire project).
- Developer shall also be responsible for any plantings within the outlot.
- A DED resistant cultivar of American Elm should be used.

**Meeting Date:** 05/20/2020

**By:** Chris Anderson, Community  
Development

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**Information**

**Title:**

Review Natural Resources Aspects of Cobblestone Hotel Site Plan

**Purpose/Background:**

The City has received an application for Site Plan review for a proposed hotel development to be located between Sunwood Drive and Veterans Drive, directly west of and adjacent to New Horizon Academy (the "Subject Property"). Included with the submittal is a Landscape Plan. The site is devoid of any significant trees and therefore, a Tree Inventory and Preservation Plan is not required. Furthermore, there are no wetlands or floodplains on the Subject Property either, so this review will focus only on the Landscape Plan.

**Observations/Alternatives:**

The Subject Property is located in The COR, and more specifically with the COR-2 subdistrict. The proposal is for a new, four (4) story hotel and also includes a restaurant. Within The COR, landscaping requirements really focus on public spaces, such as boulevards and parks. However, each individual project should also incorporate landscaping internal to the site as well.

There is already established planter beds with trees and perennials/shrubs along Sunwood Drive. Based on previously established patterns to the east, the boulevard area along Veterans Drive is realistically too narrow to accommodate boulevard plantings. But, there is more than sufficient space for trees on the north side of the sidewalk and south of the parking lot. This too would mirror the existing development pattern established to the east.

The proposed Landscape Plan is rather sparse, with the landscaping centered only around the building. The plan only includes two (2) ornamental trees with no shade trees (or evergreens). The plan does include a hefty number of shrubs mostly around the foundation of the building. While The COR Design Framework does not specify minimum landscape requirements within a site, Staff believes that additional plantings must be incorporated. As previously noted, there is plenty of space to add trees along the southern lot line. Furthermore, there are four islands within the parking lot that could/should also be enhanced with trees, shrubs, and/or perennials.

Aside from the number of plantings, the Landscape Plan is generally acceptable with necessary revisions outlined in the Staff Review Letter.

**Funding Source:**

The Applicant is responsible for all costs incurred in process this request.

**Action:**

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

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**Attachments**

Site Location Map

Site Plan

Landscape Plan

Staff Review Letter

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**Form Review**

**Inbox**

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 05/15/2020

**Reviewed By**

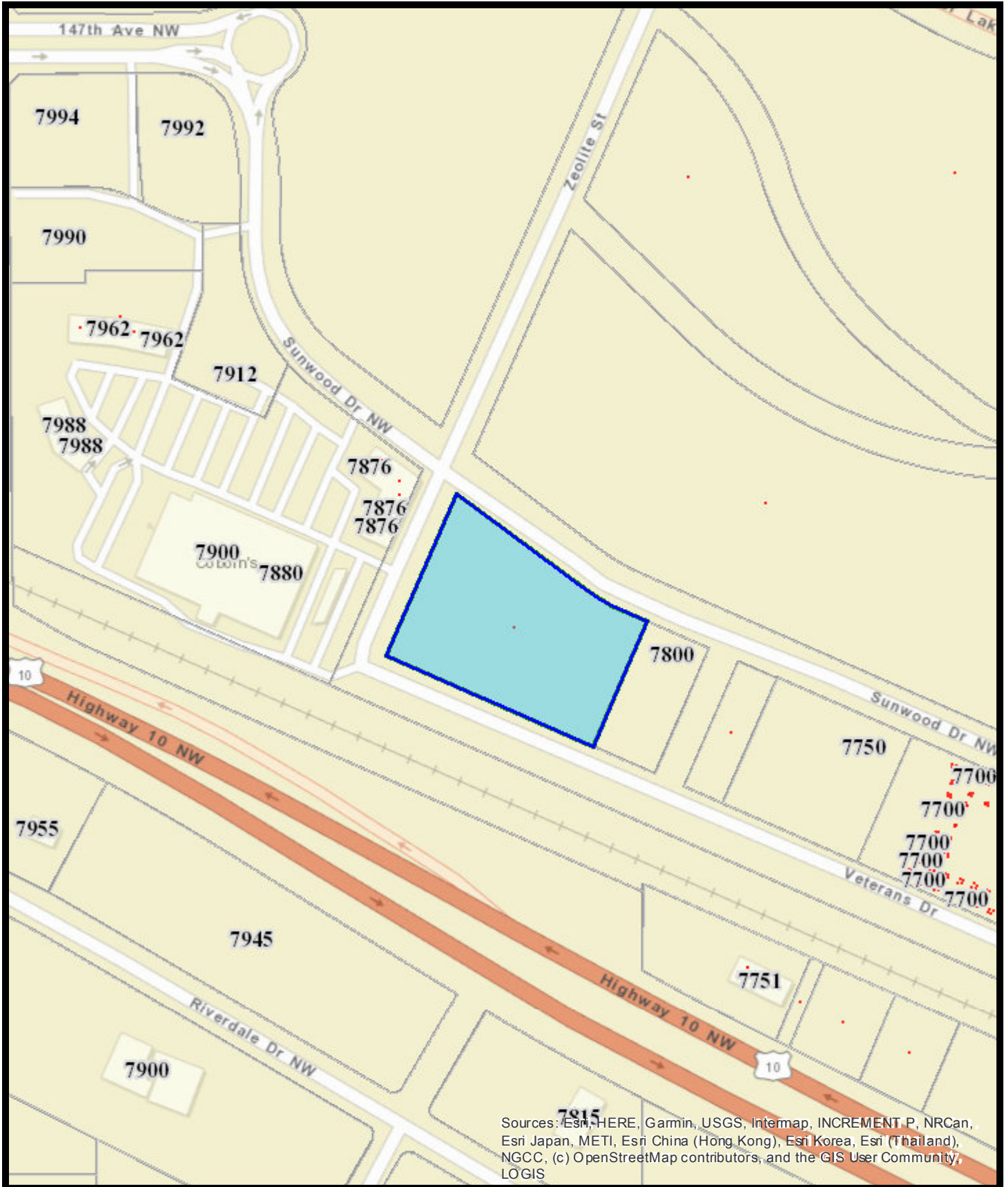
Tim Gladhill

**Date**

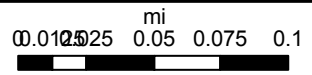
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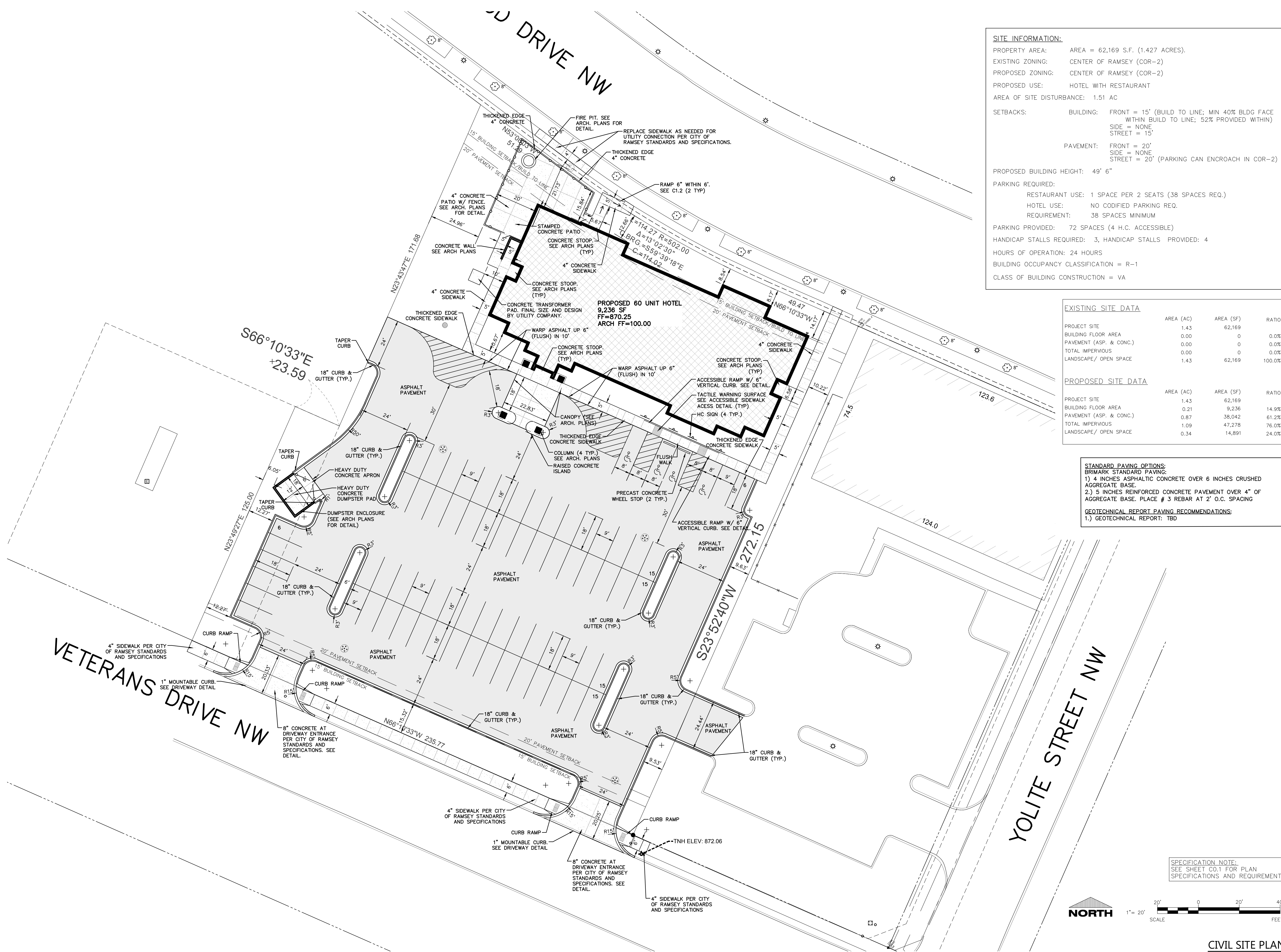
Started On: 05/11/2020 10:01 AM

Site Location Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, LOGIS





**SITE INFORMATION:**

PROPERTY AREA: AREA = 62,169 S.F. (1.427 ACRES).  
 EXISTING ZONING: CENTER OF RAMSEY (COR-2)  
 PROPOSED ZONING: CENTER OF RAMSEY (COR-2)  
 PROPOSED USE: HOTEL WITH RESTAURANT  
 AREA OF SITE DISTURBANCE: 1.51 AC

SETBACKS: BUILDING: FRONT = 15' (BUILD TO LINE; MIN 40% BLDG FACE WITHIN BUILD TO LINE; 52% PROVIDED WITHIN)  
 SIDE = NONE  
 STREET = 15'  
 PAVEMENT: FRONT = 20'  
 SIDE = NONE  
 STREET = 20' (PARKING CAN ENCROACH IN COR-2)

PROPOSED BUILDING HEIGHT: 49' 6"

PARKING REQUIRED:  
 RESTAURANT USE: 1 SPACE PER 2 SEATS (38 SPACES REQ.)  
 HOTEL USE: NO CODIFIED PARKING REQ.  
 REQUIREMENT: 38 SPACES MINIMUM

PARKING PROVIDED: 72 SPACES (4 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 3, HANDICAP STALLS PROVIDED: 4

HOURS OF OPERATION: 24 HOURS  
 BUILDING OCCUPANCY CLASSIFICATION = R-1  
 CLASS OF BUILDING CONSTRUCTION = VA

**EXISTING SITE DATA**

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.43	62,169	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.00	0	0.0%
TOTAL IMPERVIOUS	0.00	0	0.0%
LANDSCAPE/ OPEN SPACE	1.43	62,169	100.0%

**PROPOSED SITE DATA**

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.43	62,169	
BUILDING FLOOR AREA	0.21	9,236	14.9%
PAVEMENT (ASP. & CONC.)	0.87	38,042	61.2%
TOTAL IMPERVIOUS	1.09	47,278	76.0%
LANDSCAPE/ OPEN SPACE	0.34	14,891	24.0%

**STANDARD PAVING OPTIONS:**  
 BRIMARK STANDARD PAVING:  
 1.) 4 INCHES ASPHALTIC CONCRETE OVER 6 INCHES CRUSHED AGGREGATE BASE.  
 2.) 5 INCHES REINFORCED CONCRETE PAVEMENT OVER 4" OF AGGREGATE BASE. PLACE # 3 REBAR AT 2' O.C. SPACING

**GEOTECHNICAL REPORT PAVING RECOMMENDATIONS:**  
 1.) GEOTECHNICAL REPORT: TBD

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 Phone: (920) 926-9800  
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COLLABORATION

PROJECT INFORMATION

NEW HOTEL FOR:

# COBBLESTONE HOTEL AND SUITES

SUNWOOD DRIVE NW • RAMSEY, MINNESOTA

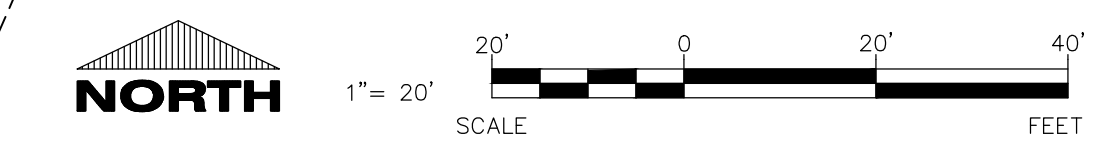
PROFESSIONAL SEAL

PRELIMINARY DATES  
 MAY 7, 2020

NOT FOR CONSTRUCTION

JOB NUMBER  
 1946540

SHEET NUMBER  
**C1.1**



CIVIL SITE PLAN



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

<b>DATE</b>	MAY 13, 2020	<b>PROJECT ADDRESS</b>	TBD
<b>PROJECT. TITLE</b>	COBBLESTONE HOTEL		
<b>ESCROW #</b>	117510		
<b>DEPARTMENT:</b>	Planning Division (Landscape Plan & Environmental Resources)		
<b>TECHNICAL REVIEWER:</b>	Name: Chris Anderson Phone: 763-433-9817 Email: <a href="mailto:canderson@cityoframsey.com">canderson@cityoframsey.com</a>		

We offer the following comments regarding the civil engineering plans, prepared by Excel and dated May 7, 2020:

**Sheet C1.1**

- Adequate protection and care must be taken to protect existing boulevard trees and planter beds along Sunwood Drive throughout the construction process.

**Sheet C1.2**

- Add legend to this sheet.

**Sheet C1.4**

- Add trees to the green space area along the southern lot line to continue the planting pattern established to the east.
- Enhance the parking lot islands with plantings, including trees, shrubs and/or perennials.
- Replace Barberry Golden with a different shrub species. This shrub is on the City's prohibited species list.
- Update Landscaping Notes to specify shrub size shall be at least twenty-four inches (24") at time of installation.
- Additional trees must be incorporated into the site to enhance the overall appearance of the green spaces.
- Lawn areas shall be established with sod. Add this note to plan sheet.
- Planting detail needs to be updated to specify: (1) root flare and/or first set of primary roots shall be at finished grade and (2) remove top 1/3 to 1/2 of wire basket.
- Add note stating that four (4) inches of topsoil, with no more than 35% sand content, is required over all disturbed areas not otherwise improved with impervious surfacing (e.g. pavement, building, walkways, etc.).