

City of Ramsey
Agenda
Environmental Policy Board (EPB)
Monday, March 15, 2021
6:30 pm
Council Chambers, 7550 Sunwood Drive NW

This meeting is being held in accordance with Minnesota Statutes 13D.021. Due to the COVID-19 Pandemic, it is not practical and prudent for all members of this board to attend in person. Current Minnesota law requires certain social distancing standards that impacts the capacity of the Council Chambers. For these reasons, it is not practical and prudent to have this meeting exclusively in person. Members of the public are welcome to attend in person or remotely.

Remote Attendance available at www.cityoframsey.com/meetings. To maximize social distancing due to the COVID-19 Pandemic, those that can join remotely are encouraged to do so. Those joining remotely and requesting to speak are asked to use a webcam when speaking.

- 1. Call to Order**
- 2. Citizen Input**
- 3. Approve Agenda**
- 4. Approve Minutes**
 1. Approve Meeting Minutes Dated February 22, 2021
- 5. Policy Board Business**
 1. Consider Landscape Plan for Bunker Lake Industrial Park Building 4 (Project #21-109); Case of PSD, LLC
 2. Review Natural Resources Aspects of Sketch Plan for Williams Woods (Project #20-138); Case of Bill Boyum
- 6. Board/Staff Input**
- 7. Adjournment**

Environmental Policy Board (EPB)

4. 1.

Meeting Date: 03/15/2021

By: Chris Anderson, Community
Development

Information

Title:

Approve Meeting Minutes Dated February 22, 2021

Action:

Attachments

Meeting Minutes Dated February 22, 2021

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 03/11/2021

Reviewed By

JoAnn Shaw

Date

03/11/2021 04:04 PM

Started On: 03/09/2021 10:08 AM

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

On Monday, February 22, 2021, 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 Jared Little
 Board Member Laura Moore

Members Absent: None

Also Present: City Planner Chris Anderson
 City Council Liaison Chelsee Howell

1. CALL TO ORDER

Acting Chairperson Hiatt called the meeting to order at 6:35 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Board Member Little and seconded by Chair Valentine to approve the agenda as submitted.

A roll call vote was performed:

Board Member Moore	aye
Board Member Covart	aye
Board Member Little	aye
Board Member Fetterley	aye
Board Member Bernard	aye
Acting Chairperson Hiatt	aye
Chairperson Valentine	aye

Motion carried.

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated January 25, 2021

Motion by Board Member Bernard and seconded by Board Member Little to approve the regular meeting minutes dated January 25, 2021.

A roll call vote was performed:

Board Member Bernard	aye
Board Member Fetterley	aye
Board Member Little	aye
Board Member Moore	aye
Board Member Covart	aye
Acting Chairperson Hiatt	aye
Chairperson Valentine	absent

Motion carried.

5. POLICY BOARD BUSINESS

5.01: Consider Landscape Plan for Gigi’s Salon and Spa

City Planner Anderson presented the staff report. He stated that the City has received a Site Plan and Plat Application for the property located at the southeast corner of Zeolite Street and Sunwood Drive. The project is proposing an approximately 9,000 square foot building fronting Sunwood Drive with parking to the south, for the future home of Gigi’s Salon and Spa.

Board Member Covart asked if there are plans for the remainder of the lot.

City Planner Anderson replied that there are not specific plans for the remainder of the lot, noting that part of that is being reserved for proof of parking. He stated that there is a well on the site that creates some unique conditions. He stated that adjacent to this site there is a perspective user but that is still in negotiation as this is a City owned parcel. He noted that Gigi’s would only be purchasing a portion of the lot. He did not believe there were immediate plans for the seeded area to the east.

Acting Chairperson Hiatt commented that he believed a hotel was considered for the remainder of the site.

City Planner Anderson confirmed that is the perspective user for the lot to the east.

Motion by Chair Valentine and seconded by Board Member Bernard to recommend approval of the proposed Landscape Plan contingent upon compliance with the corrections required.

A roll call vote was performed:

Board Member Little	aye
Board Member Fetterley	aye
Board Member Bernard	aye

Board Member Covart aye
Board Member Moore aye
Acting Chairperson Hiatt aye
Chairperson Valentine aye

Motion carried.

5.02: Review Proposed Ordinance #21-06 Consolidating all Landscape Requirements into a Single Section and Amending Landscape Standards in the Employment Districts

City Planner Anderson presented the staff report. He stated that the purpose of this case is to review a draft Ordinance Amendment for landscaping standards in the Employment Districts. The notion of amending the landscaping standards arose as a result of the DeltaMod Tech project, which, per current requirements, would have had to over plant the site (with both trees and shrubs) to meet the minimum planting requirements. This was becoming more common in the Employment Districts, where buildings tend to be larger, with greater areas consumed by paving and stormwater ponds. Thus, leaving much less pervious area to accommodate plantings. The draft Ordinance would address more than just the Employment Districts. A new section entitled Landscaping is being proposed and all landscaping standards are being removed from individual zoning districts and moved to this location. There is a lot of repetition between many of the districts and this will help reduce the overall size of the Zoning Chapter.

Board Member Moore asked if there is one place where a native planting would take the place of a tree, noting Section 2, page seven, Item G.

City Planner Anderson confirmed that to be correct noting Subsection (c) (7) g.

Acting Chairperson Hiatt asked if the City has guidelines for native plantings.

City Planner Anderson confirmed that there are a number of resources related to native plantings and noxious weeds. He did not think it would be helpful to codify that because the State can amend the noxious weed list on an annual basis. He stated that if someone wanted to pursue this, staff would provide resources on species composition. He noted that typically if someone were to pursue this, they would use a native seed mixture based on soil type and location.

Board Member Moore commented that there is a planting page on the City website that provides details on seeding, which is brief but provides a good place to start.

Acting Chairperson Hiatt noted that the group has talked about this for some time and believes this information is better suited all together in this format.

Motion by Board Member Moore and seconded by Chair Valentine to recommend adoption of Ordinance #21-06.

A roll call vote was performed:

Board Member Covart aye
Board Member Moore aye

Board Member Fetterley	aye
Board Member Little	aye
Board Member Bernard	aye
Acting Chairperson Hiatt	aye
Chairperson Valentine	aye

Motion carried.

6. BOARD / STAFF INPUT

City Planner Anderson stated that they are planning to hold a spring recycling event. He stated that with the public works facility under construction staff is looking for a temporary location that could be used, noting the potential to hold the spring event at the ACE Solid Waste location in Ramsey. He stated that information can be found in the March/April edition of the newsletter.

Acting Chairperson Hiatt commented that he appreciated and made use of the cardboard recycling opportunity near the holidays. He asked if there would be potential to continue that option.

City Planner Anderson commented that the cardboard recycling opportunity gets a lot of use over the holiday season. He stated that with the expansion at ACE Solid Waste, there is a dumpster available for cardboard drop-off along with carts for curbside materials and organics. He noted that those options are available year-round at the ACE location at no cost. He stated that they ask that cardboard be flattened and customers are encouraged to use those drop-off opportunity after business hours to avoid conflicts with truck traffic.

Acting Chairperson Hiatt thanked the City for providing that service over the holiday season.

Board Member Covart stated that she has been in discussion with Councilmember Woestehoff related to EV outlets for charging electrical vehicles. She advised of a gas station in another location which has outlets available for charging. She stated that perhaps there could be options to integrate that amenity into locations within The COR and development that comes forward. She stated that perhaps the City could partner with Connexus and that could help to make The COR more of a destination.

Acting Chairperson Hiatt stated that he would support that option. He noted that there are a few charging stalls within the ramp adjacent to City Hall that seem to be well used. He stated that they will continue to see more electric vehicles and it would make sense to try to get out ahead of that.

City Planner Anderson stated that if this topic were of interest to the Board, he would need a motion to bring forward that topic to the City Council to see if the Council would be open to the Board discussing that. He stated that within the past few years Connexus had approached the City about a similar concept but nothing more came of it.

Acting Chairperson Hiatt asked if Councilmember Howell is aware of any thoughts of the Council on this topic.

Councilmember Howell stated that she has not heard that discussion since joining the Council. She asked what the cost would be to the City for these charging stations.

City Planner Anderson replied that he is unsure of the cost and noted that if the direction is given to go down this road, that would be part of the staff research.

Acting Chairperson Hiatt asked if the Board could place this on a future agenda for a more exploratory discussion or whether Council approval would first be needed.

City Planner Anderson stated that if there were interest in this topic, he would suggest gaining input from the Council before going forward.

Motion by Board Member Covart and seconded by Board Member Fetterley to approach the City Council to determine if there is support for the Board to further discuss the potential of EV charging stations.

A roll call vote was performed:

Board Member Little	aye
Board Member Bernard	aye
Board Member Moore	aye
Board Member Covart	aye
Board Member Fetterley	aye
Acting Chairperson Hiatt	aye
Chairperson Valentine	aye

Motion carried.

City Planner Anderson stated that staff will put together basic information based on this discussion to present to the Council. He stated that perhaps it would be helpful if the Board provided representation at that meeting once the date is known.

7. ADJOURNMENT

Motion by Board Member Valentine and seconded by Board Member Little to adjourn the meeting.

A roll call vote was performed:

Board Member Fetterley	aye
Board Member Covart	aye
Board Member Moore	aye
Board Member Little	aye
Board Member Bernard	aye
Acting Chairperson Hiatt	aye
Chairperson Valentine	aye

The motion carried and the meeting adjourned at 7:08 p.m.

Respectfully submitted,

Chris Anderson
City Planner

ATTEST:

JoAnn Shaw
Community Development Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Meeting Date: 03/15/2021

By: Chris Anderson, Community
Development

Information

Title:

Consider Landscape Plan for Bunker Lake Industrial Park Building 4 (Project #21-109); Case of PSD, LLC

Purpose/Background:

The City has received a Site Plan and Plat Application for the property located at the northwest corner of Jackal Street and 147th Lane (the "Subject Property"). The project is proposing an approximately 72,000 square foot building fronting Bunker Lake Boulevard, with the loading docks/bays on the south side facing 147th Lane (similar to existing buildings).

Observations/Alternatives:

There are no wetlands or floodplains on the Subject Property. Also, the Subject Property is devoid of any significant trees, eliminating the need for a tree inventory. However, it is worth noting that as part of the initial public street improvements for Bunker Lake Industrial Parks, twenty-nine (29) boulevard trees were installed along Jackal Street and 147th Lane; twenty-four (24) of those will be preserved as part of this project (5 trees are being removed to accommodate multiple access points into the Subject Property and a new catch basin). Thus, this review is focused on the Landscape Plan only.

The Subject Property is located within the E-3 Employment District, which, as the Board knows, currently bases the landscaping requirements on square footage of the building footprint and/or site perimeter (1 tree per 1,000 square square or 1 tree per 50 lineal feet of site perimeter and 1 shrub per 300 square feet 1 shrub per 30 lineal feet of site perimeter, whichever results in the greatest number of trees and shrubs). The combination of newly planted trees and shrubs, along with the existing boulevard trees being preserved does satisfy the tree planting requirement.

When Bunker Lake Industrial Park was initially approved, there was significant tree removal that occurred (essentially all significant trees were removed from the Subject Property). It was noted as part of the original approval that a Reforestation Agreement would be necessary to ensure the reforestation requirements were satisfied over the course of development of the entire project area. At this time, there are still a significant number of tree inches that need to be replanted over the remaining roughly twenty-six (26) acres (including this Building 4 project). Staff is working on developing language for inclusion in the Development Agreement so that both the property owner and City can continue to track reforestation inches until Bunker Lake Industrial Park is entirely built out.

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 corrections required.

Attachments

Site Location Map

Landscape, Grading and Existing Conditions Plan Sheets

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 03/11/2021

Reviewed By

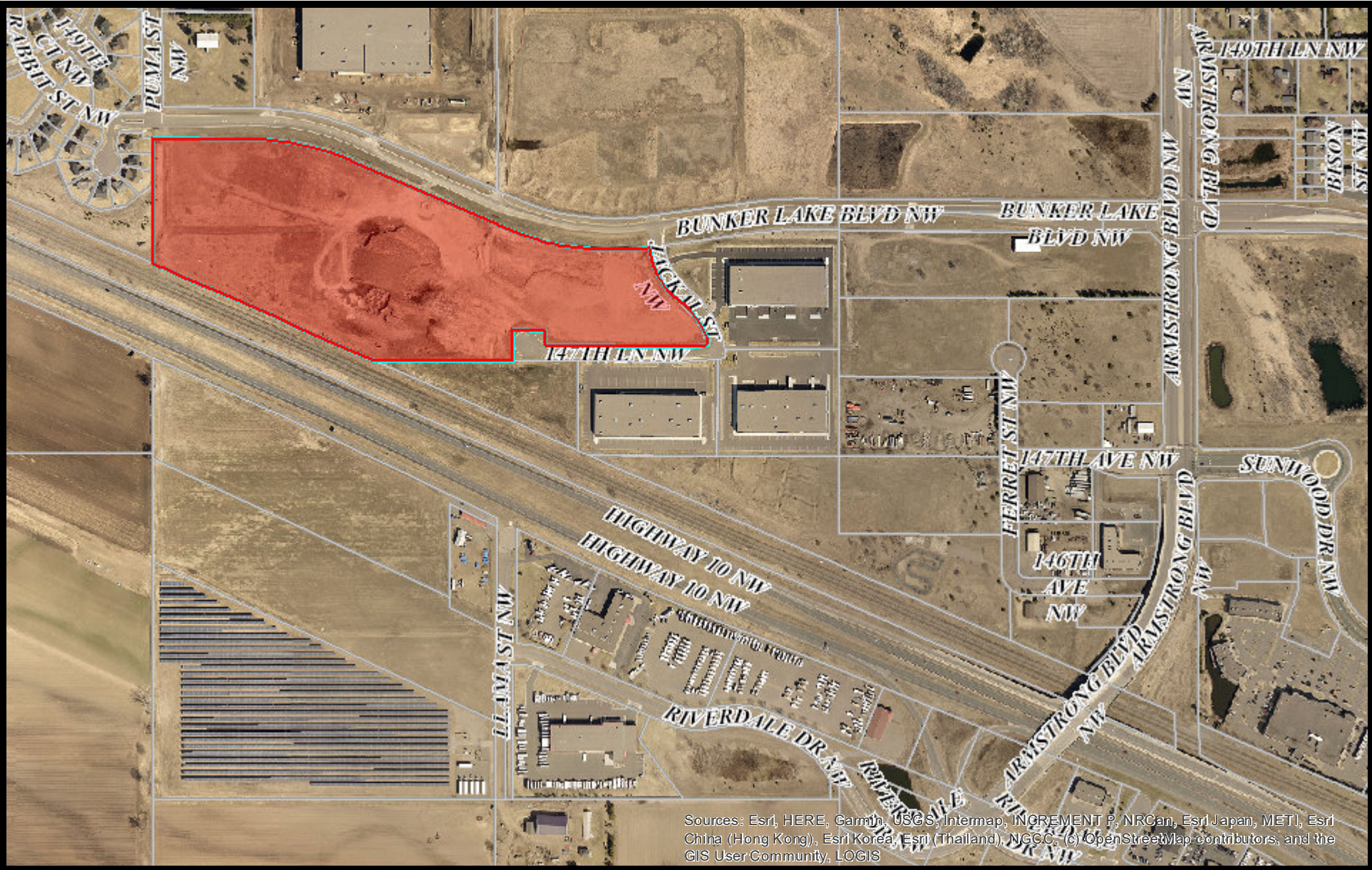
JoAnn Shaw

Date

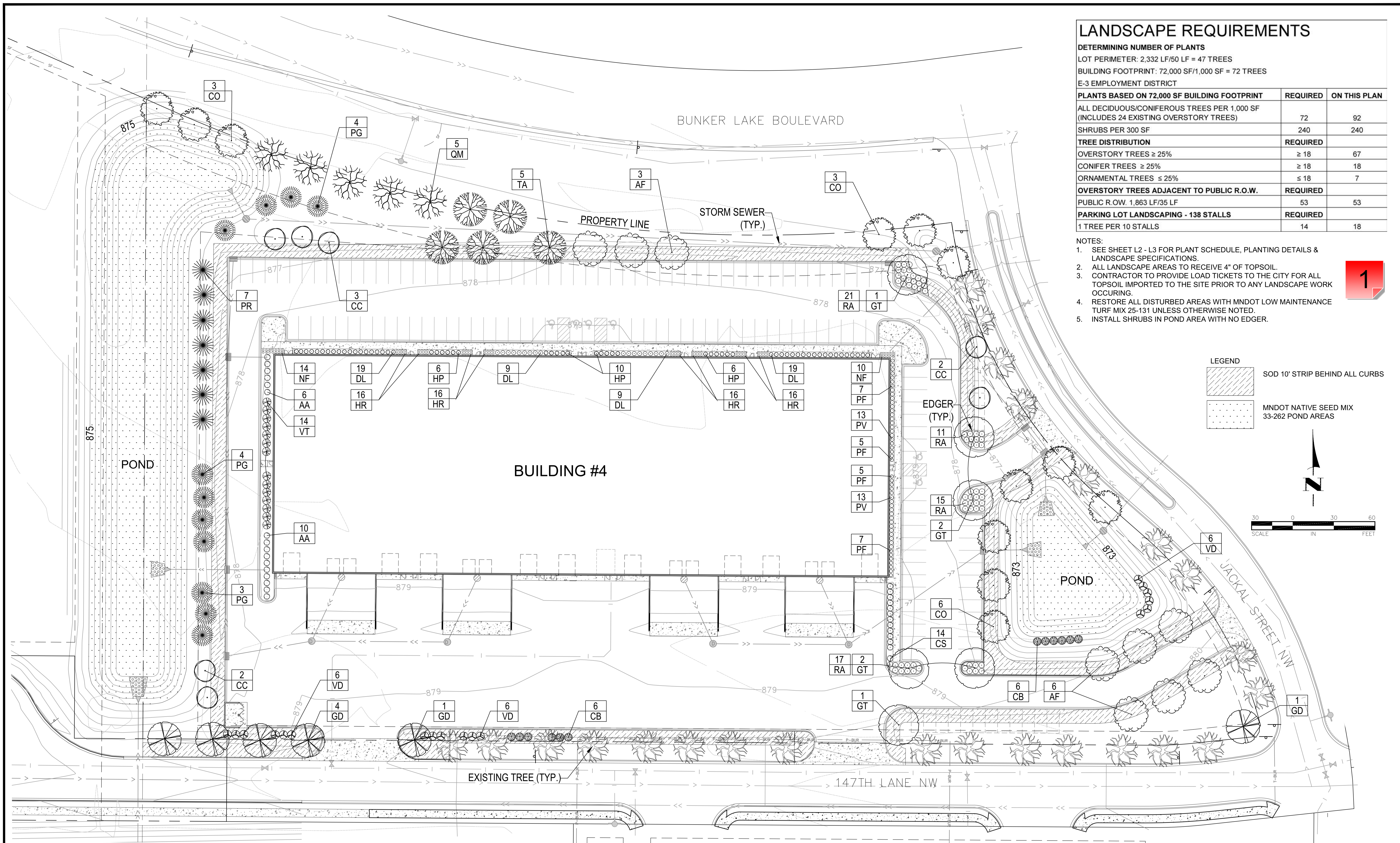
03/11/2021 04:03 PM

Started On: 03/08/2021 02:44 PM

Site Location Map - BLIP 4



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



LANDSCAPE REQUIREMENTS

DETERMINING NUMBER OF PLANTS

LOT PERIMETER: 2,332 LF/50 LF = 47 TREES
 BUILDING FOOTPRINT: 72,000 SF/1,000 SF = 72 TREES
 E-3 EMPLOYMENT DISTRICT

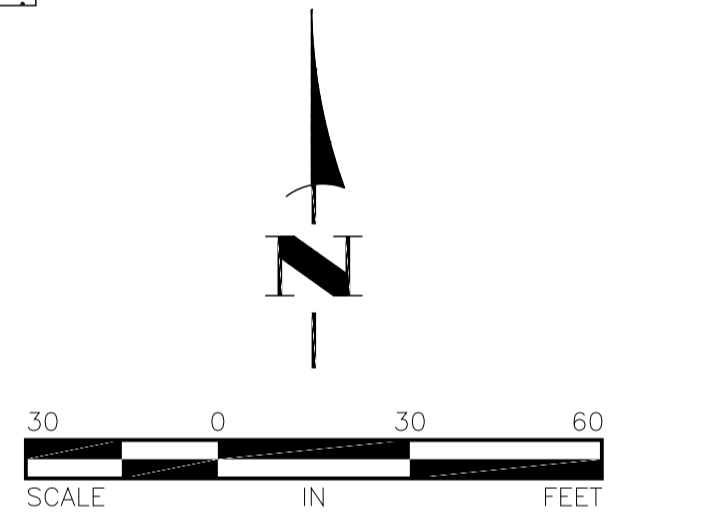
PLANTS BASED ON 72,000 SF BUILDING FOOTPRINT	REQUIRED	ON THIS PLAN
ALL DECIDUOUS/CONIFEROUS TREES PER 1,000 SF (INCLUDES 24 EXISTING OVERSTORY TREES)	72	92
SHRUBS PER 300 SF	240	240
TREE DISTRIBUTION	REQUIRED	
OVERSTORY TREES ≥ 25%	≥ 18	67
CONIFER TREES ≥ 25%	≥ 18	18
ORNAMENTAL TREES ≤ 25%	≤ 18	7
OVERSTORY TREES ADJACENT TO PUBLIC R.O.W.	REQUIRED	
PUBLIC R.O.W. 1,863 LF/35 LF	53	53
PARKING LOT LANDSCAPING - 138 STALLS	REQUIRED	
1 TREE PER 10 STALLS	14	18

NOTES:

- SEE SHEET L2 - L3 FOR PLANT SCHEDULE, PLANTING DETAILS & LANDSCAPE SPECIFICATIONS.
- ALL LANDSCAPE AREAS TO RECEIVE 4" OF TOPSOIL.
- CONTRACTOR TO PROVIDE LOAD TICKETS TO THE CITY FOR ALL TOPSOIL IMPORTED TO THE SITE PRIOR TO ANY LANDSCAPE WORK OCCURRING.
- RESTORE ALL DISTURBED AREAS WITH MNDOT LOW MAINTENANCE TURF MIX 25-131 UNLESS OTHERWISE NOTED.
- INSTALL SHRUBS IN POND AREA WITH NO EDGER.

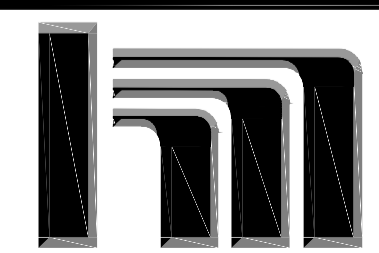


LEGEND	
	SOD 10' STRIP BEHIND ALL CURBS
	MNDOT NATIVE SEED MIX 33-262 POND AREAS



DATE _____
 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: Carmen Simonet
 Signature: *Carmen Simonet*
 License # 24236 Date: 02.03.2021

LANDSCAPE ARCHITECT:
 Carmen Simonet Design LLC
 354 Stonebridge Blvd., St. Paul, MN 55105
 (651) 695-0273 carmen@simonetdesign.com
 www.simonetdesign.com



Hakanson Anderson
 Civil Engineers and Land Surveyors
 3601 Thurston Ave., Anoka, Minnesota 55303
 763-427-5860 FAX 763-427-0520
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**BUNKER LAKE INDUSTRIAL PARK
 BUILDING #4 SITE IMPROVEMENTS**

LANDSCAPE PLAN
 CITY OF RAMSEY, MINNESOTA

SHEET
 L1
 OF
 L3
 SHEETS

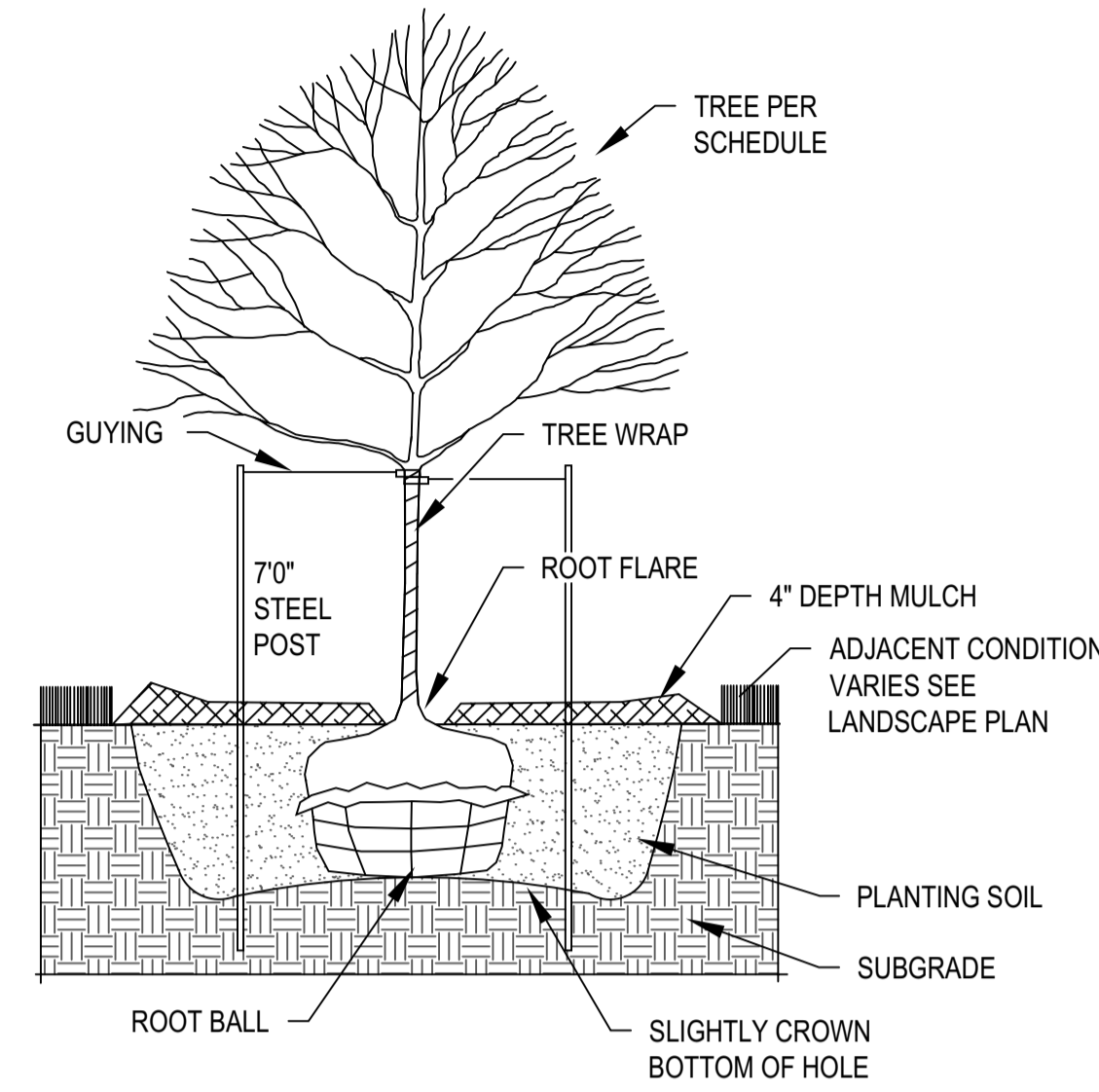
1 - Topsoil

Created by: Chris Anderson
On: 03/02/2021 01:18 PM

Topsoil shall contain no more than 35% sand content. Amend Note 2 to specify this.

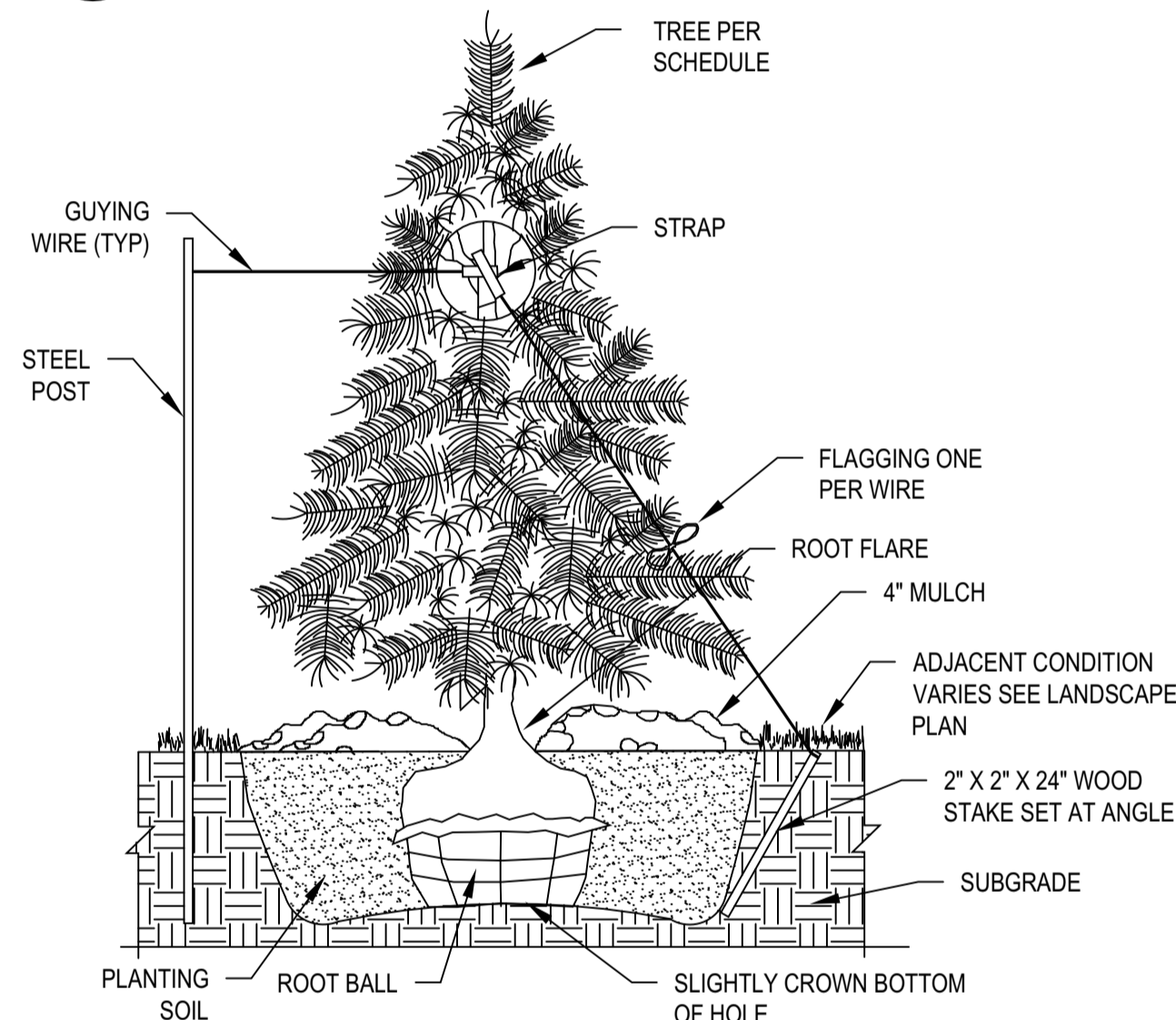
----- 0 Replies -----

PLANTING DETAILS



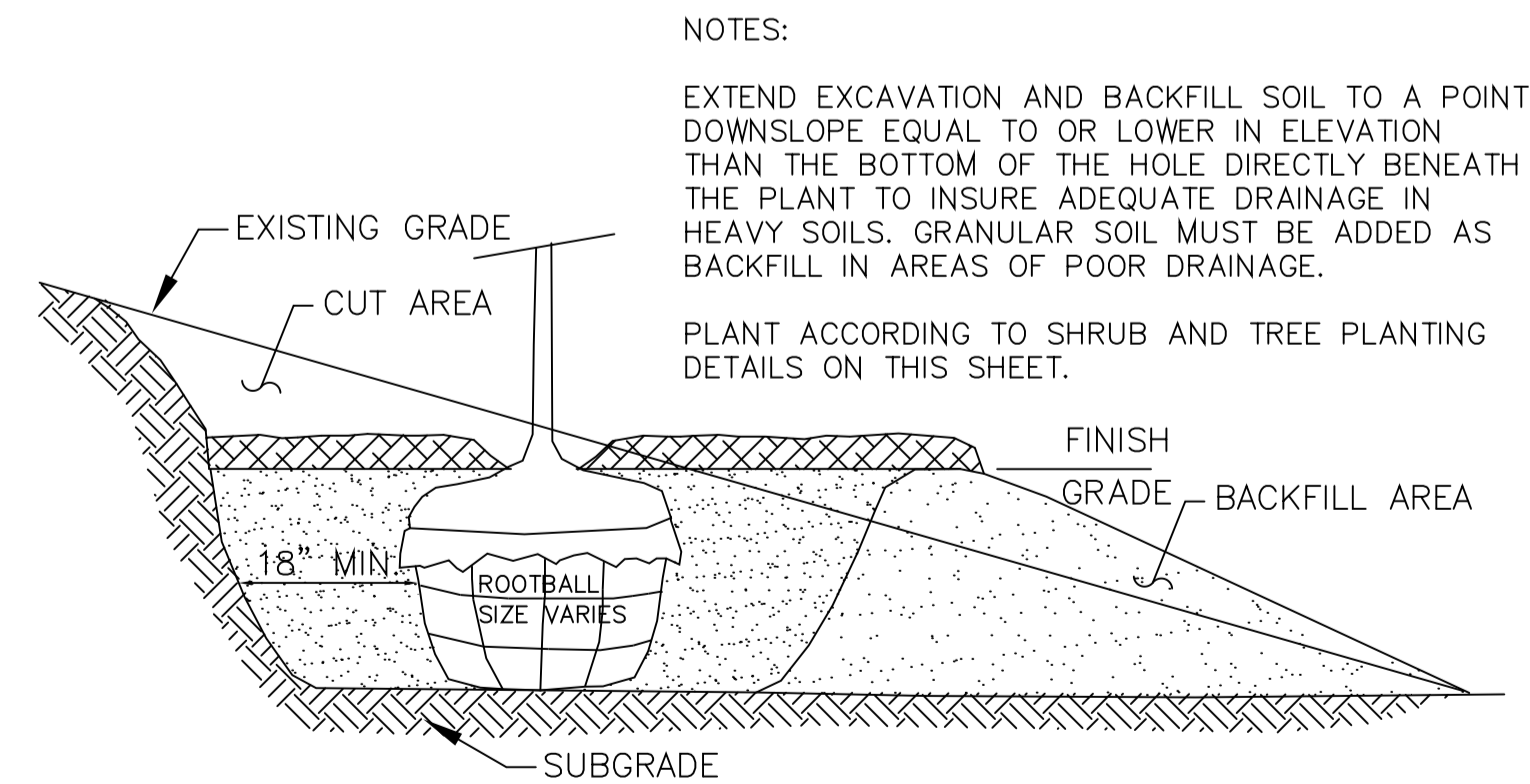
- NOTES:
1. Remove dead or damaged branches. Retain the natural form of the tree. Do not cut the leader.
 2. Width of planting hole: 18" min. larger than root ball, on all sides.
 3. Depth of hole: root flare to sit at or up to 2" above the top of the finished soil elevation. Leave soil undisturbed beneath the root ball.
 4. Scarify bottom and sides of hole prior to planting.
 5. Set plant on undisturbed soil or thoroughly compacted planting soil.
 6. Remove top 1/3 of the basket or the top two horizontal rings whichever is greater. Remove all burlap from top 1/3 of root ball. Remove all twine.
 7. Remove or correct stem girdling roots or reject plant.
 8. Slit remaining burlap at 6" intervals.
 9. Plumb & backfill with planting soil. Thoroughly water in tree within 2 hours to settle plants and fill voids.
 10. Backfill voids and water a second time.
 11. Place double shredded hardwood mulch within 48 hours of the second watering. No mulch to be in contact w/ trunk.
 12. Contractor is responsible for maintaining trees in a plumb position throughout the guarantee period. Stake trees if site conditions, such as soil and wind, prevent the trees from staying plumb. Use 16" x 1.5" polypropylene or polyethylene straps, attach to post with 10 gauge wire. Remove within one year.
 13. Wrap trunk in fall, remove wrap in spring.
 14. Refer to plan and specs. for additional information.

1 TREE PLANTING DETAIL
NOT TO SCALE



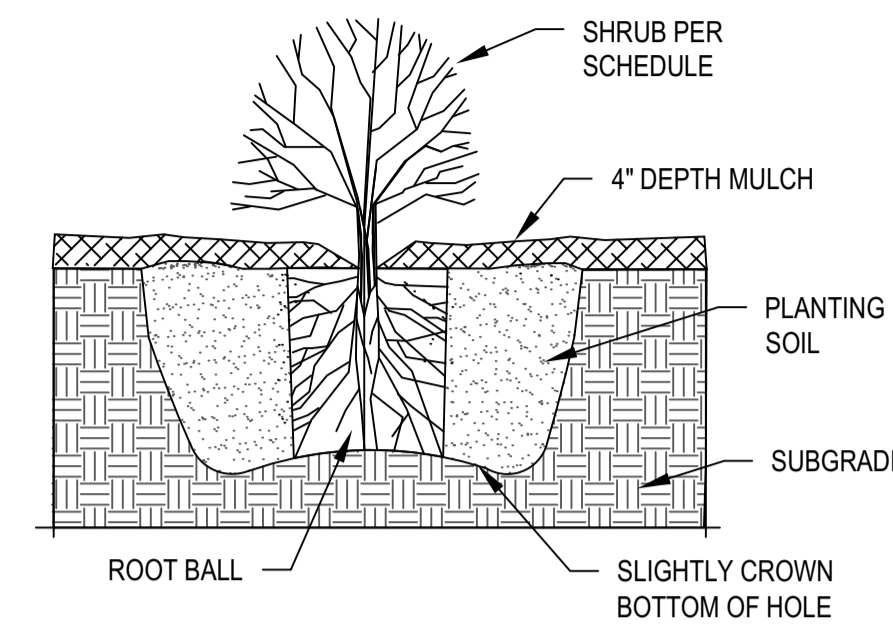
- NOTES:
1. Width of planting hole: 18" min. larger than root ball, on all sides.
 2. Depth of hole: root flare to sit at or up to 2" above the top of the finished soil elevation. Leave soil undisturbed beneath the root ball.
 3. Scarify bottom and sides of hole prior to planting.
 4. Set plant on undisturbed soil or thoroughly compacted planting soil.
 5. Remove top 1/3 of the basket or the top two horizontal rings whichever is greater. Remove all burlap from top 1/3 of root ball. Remove all twine.
 6. Remove or correct stem girdling roots or reject plant.
 7. Slit remaining burlap at 6" intervals.
 8. Plumb & backfill with planting soil. Thoroughly water in tree within 2 hours to settle plant and fill voids.
 9. Backfill voids and water a second time.
 10. Place double shredded hardwood mulch within 48 hours of the second watering. No mulch to be in contact w/ trunk or branches.
 11. Two alternate methods of staking trees are illustrated in detail.
 12. Contractor is responsible for maintaining trees in a plumb position throughout the guarantee period. Stake trees if site conditions, such as soil and wind, prevent the trees from staying plumb. Use 16" x 1.5" polypropylene or polyethylene straps, attach to post or stake with 10 gauge wire. Remove within one year.
 13. Refer to plan and specs. for additional information.

2 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



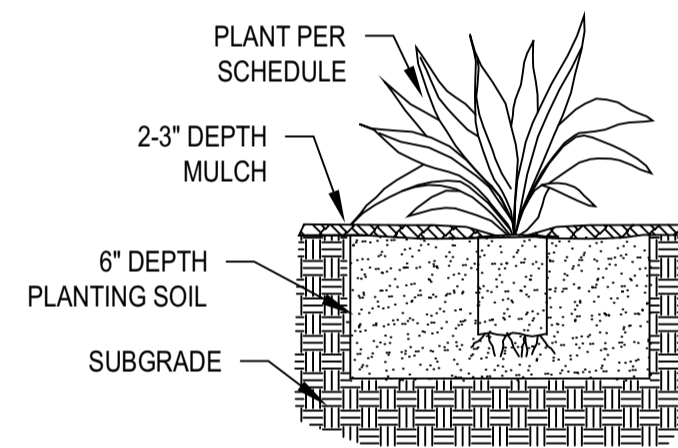
- NOTES:
1. EXTEND EXCAVATION AND BACKFILL SOIL TO A POINT DOWNSLOPE EQUAL TO OR LOWER IN ELEVATION THAN THE BOTTOM OF THE HOLE DIRECTLY BENEATH THE PLANT TO INSURE ADEQUATE DRAINAGE IN HEAVY SOILS. GRANULAR SOIL MUST BE ADDED AS BACKFILL IN AREAS OF POOR DRAINAGE.
 2. PLANT ACCORDING TO SHRUB AND TREE PLANTING DETAILS ON THIS SHEET.

3 PLANTING ON A SLOPE DETAIL
NOT TO SCALE



- NOTES:
1. Dig shrub hole 12" min. larger than container size, all sides.
 2. Scarify bottom and sides of hole prior to planting.
 3. Remove dead or damaged branches. Retain the natural form of the shrub.
 4. Hand loosen roots of containerized material. Score outside of soil mass to redirect circling fibrous roots.
 5. Set shrub on undisturbed soil or on thoroughly compacted planting soil. Install plant so the top of the root flare is at or up to 2" above the finished grade.
 6. Plumb and backfill with planting soil. Thoroughly water in shrub prior to placing mulch.
 7. Place double shredded hardwood mulch. Do not place any mulch on vegetation or in contact with trunk/stems.
 8. Refer to plan and specs. for additional information.

4 SHRUB PLANTING DETAIL
NOT TO SCALE



- NOTES:
1. Plant into prepared planting bed.
 2. Plant at same depth as in container.
 3. Place double shredded hardwood mulch over perennial bed. Do not place any mulch on vegetation.
 4. Thoroughly water in plants.
 5. Refer to plan and specs. for additional information.

5 PERENNIAL PLANTING DETAIL
NOT TO SCALE

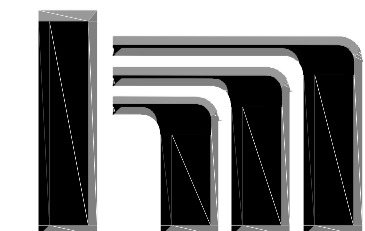
PLANT SCHEDULE

QTY	CODE	SCIENTIFIC NAME/Common Name	SIZE	ROOT	REMARKS
OVERSTORY TREES					
9	AF	Acer x freemanii 'Jeffersred' Autumn Blaze maple	2.5" cal.	BB	straight trunk, single leader space 30' o.c.
12	CO	Celtis occidentalis Hackberry	2.5" cal.	BB	straight trunk, single leader space 30 - 35' o.c.
6	GD	Gymnocladus dioicus 'Espresso-JFS' Espresso Kentucky coffeetree	2.5" cal.	BB	straight trunk, single leader space 35' o.c.
6	GT	Gleditsia triacanthos inermis 'Skycole' Skyline honeylocust	2.5" cal.	BB	straight trunk, single leader see plan
5	TA	Tilia americana 'McKSentry' American Sentry linden	2.5" cal.	BB	straight trunk, single leader space 30' o.c.
5	QM	Quercus macrocarpa Bur oak	2.5" cal.	BB	straight trunk, single leader space 30' o.c.
ORNAMENTAL TREES					
7	CC	Crataegus crusgallis inermis Thornless hawthorne	2" cal.	BB	straight trunk, single leader see plan for spacing
EVERGREEN TREES					
11	PG	Picea glauca densata Black Hills Spruce	6' ht.	BB	straight trunk, single leader space 16-20' o.c.
7	PR	Pinus resinosa Norway pine	6' ht.	BB	straight trunk, single leader space 16-20' o.c.
SHRUBS (24" MIN. SHRUB SIZE AT TIME OF INSTALLATION)					
16	AA	Amelanchier alnifolia 'Regent' Regent serviceberry	#5	cont.	space 5' o.c.
14	CS	Cornus sericea 'Alleman's Compact' Alleman's compact redbud dogwood	#5	cont.	space 5' o.c.
12	CB	Cornus sericea 'Bailey' Redbud dogwood	#5	cont.	space 6' o.c.
56	DL	Diervilla lonicera Dwarf bush honeysuckle	#5	cont.	space 4' o.c.
22	HP	Hydrangea paniculata 'Little Quick Fire' Little Quick Fire hydrangea	#5	cont.	space 4' o.c.
24	PF	Potentilla fruticosa 'McKay's White' McKay's White potentilla	#5	cont.	space 3' o.c.
64	RA	Rhus aromatica 'Gro-Low' Gro-Low fragrant sumac	#5	cont.	space 4' o.c.
18	VD	Viburnum dentatum 'Christom' Blue Muffin viburnum	#5	cont.	space 6' o.c.
14	VT	Viburnum trilobum 'Wentworth' Wentworth American cranberry bush	#5	cont.	space 6' o.c.
PERENNIALS					
64	HR	Hosta 'Royal Standard' Royal Standard hosta	#1	cont.	space 2' o.c.
24	NF	Nepeta fassenii 'Walker's Low' Walker's Low catmint	#1	cont.	space 2-2.5' o.c.
26	PV	Panicum Virgatum 'Northwind' Northwind switchgrass	#1	cont.	space 3' o.c.



DATE	
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: Carmen Simonet	
Signature:	<i>Carmen Simonet</i>
License #	24236
Date	02.03.2021

LANDSCAPE ARCHITECT:
Carmen Simonet Design LLC
354 Stonebridge Blvd., St. Paul, MN 55105
(651) 695-0273 carmen@simonetedesign.com
www.simonetedesign.com



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**BUNKER LAKE INDUSTRIAL PARK
BUILDING #4 SITE IMPROVEMENTS**

**PLANTING DETAILS &
PLANT SCHEDULE**
CITY OF RAMSEY, MINNESOTA

SHEET
L2
OF
L3
SHEETS

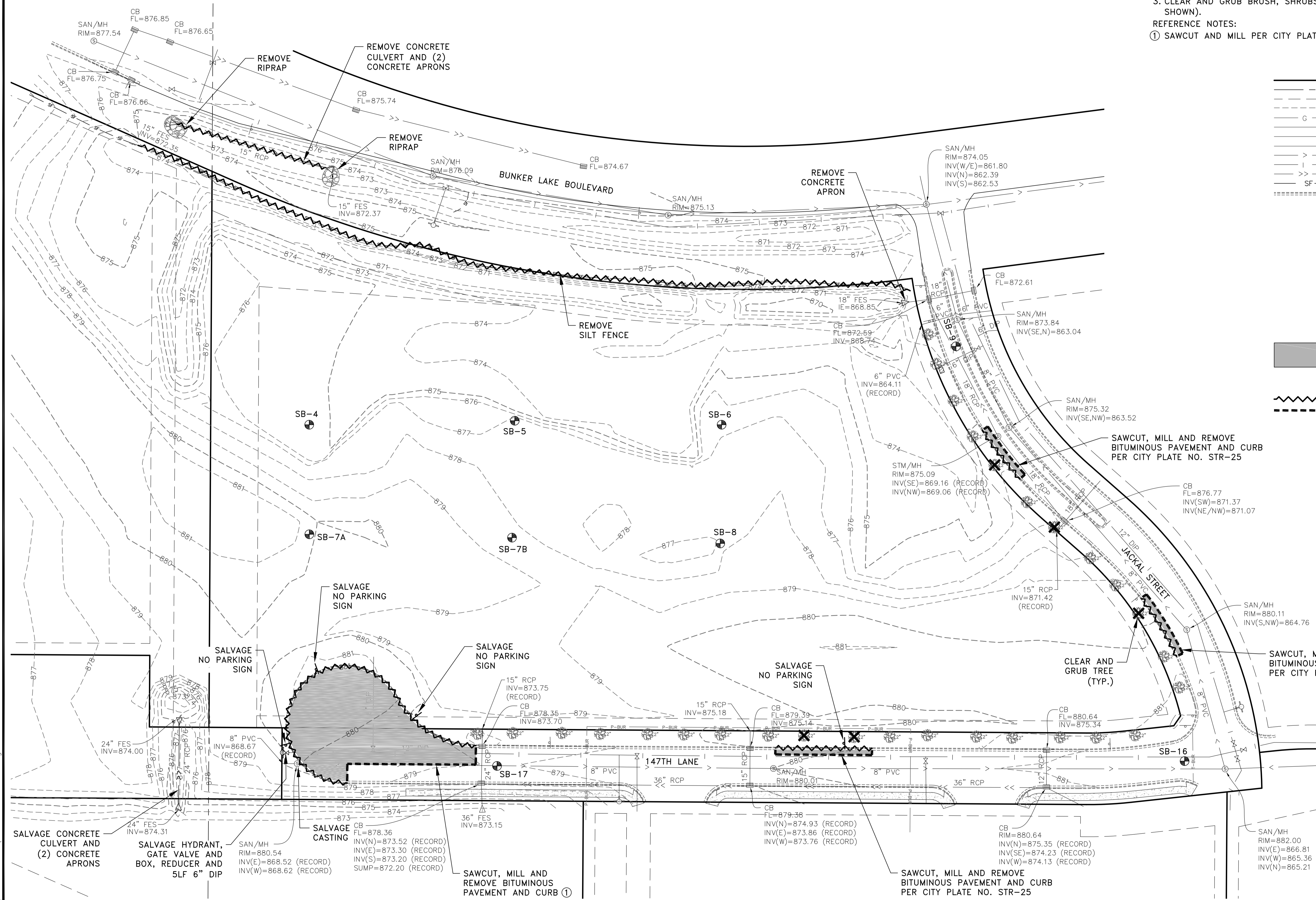
1 - Tree Sizes

Created by: Chris Anderson
On: 03/02/2021 04:27 PM

Due to the reforestation requirements yet to be fulfilled for all of Bunker Lake Industrial Park (BLIP), consideration should be given to increasing the size of trees to account for more total caliper inches being installed.

----- 0 Replies -----

- GENERAL NOTES:
- SILT 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.
 - CLEARING OF ANY OAK TREES SHALL NOT OCCUR PRIOR TO JULY 15TH. IF OAK TREE CLEARING IS NECESSARY PRIOR TO JULY 15TH, AN OAK WILT MANAGEMENT PLAN MUST BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW TO ENSURE ADEQUATE MEASURES ARE IMPLEMENTED TO PROTECT FROM THE INTRODUCTION OF OAK WILT.
 - CLEAR AND GRUB BRUSH, SHRUBS AND SMALL TREES WITHIN THE CONSTRUCTION LIMITS (NOT SHOWN).
- REFERENCE NOTES:
- ① SAWCUT AND MILL PER CITY PLATE NO. STR-31.



LEGEND

	PROPERTY LINE
	SECTION LINE
	EASEMENT LINE
	EXISTING CONTOUR
	BURIED GAS MAIN
	BURIED TELEPHONE LINE
	OVERHEAD UTILITY LINE
	BURIED ELECTRIC LINE
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN/WATER SERVICE
	EXISTING STORM SEWER
	EXISTING SILT FENCE
	EXISTING CONCRETE CURB AND GUTTER
	EXISTING SANITARY MANHOLE
	EXISTING CATCH BASIN
	EXISTING APRON
	HYDRANT
	EXISTING WATERMAIN VALVE
	SIGN
	DECIDUOUS TREE
	SOIL BORING LOCATION
	DETAIL NUMBER
	SHEET NUMBER
	REMOVE BITUMINOUS PAVEMENT
	CLEAR AND GRUB TREE
	REMOVE CURB, CULVERT OR SILT FENCE
	SAWCUT AND MILL BITUMINOUS PAVEMENT

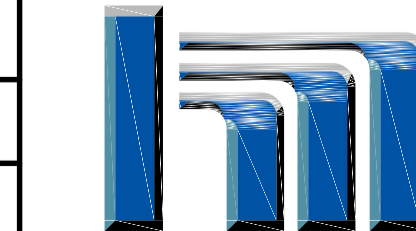
Feb 10, 2021 10:00am K:\PRIVATE\2325.11\ENGINEERING\232511_EXISTING.dwg

DATE	

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.

Shane M. Nelson
 SHANE M. NELSON, P.E.
 Date 2/3/21 Lic. No. 43381

DESIGNED BY:	TAE
DRAWN BY:	TAE
CHECKED BY:	SMN

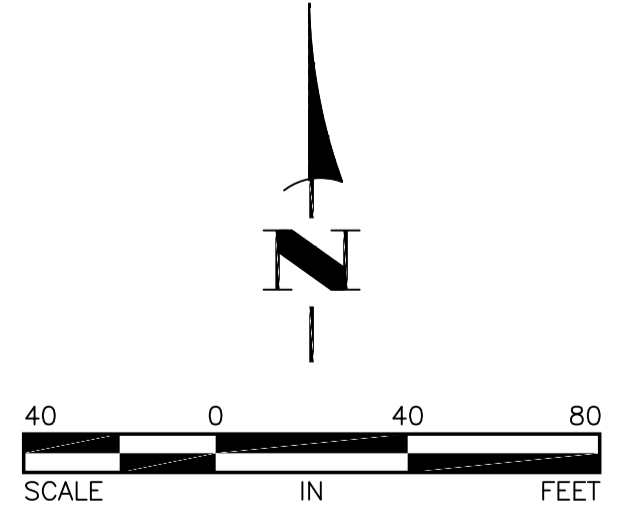


Hakanson Anderson
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**BUNKER LAKE INDUSTRIAL PARK
 BUILDING #4 SITE IMPROVEMENTS**

**EXISTING TOPOGRAPHY
 AND REMOVALS PLAN**
 CITY OF RAMSEY, MINNESOTA

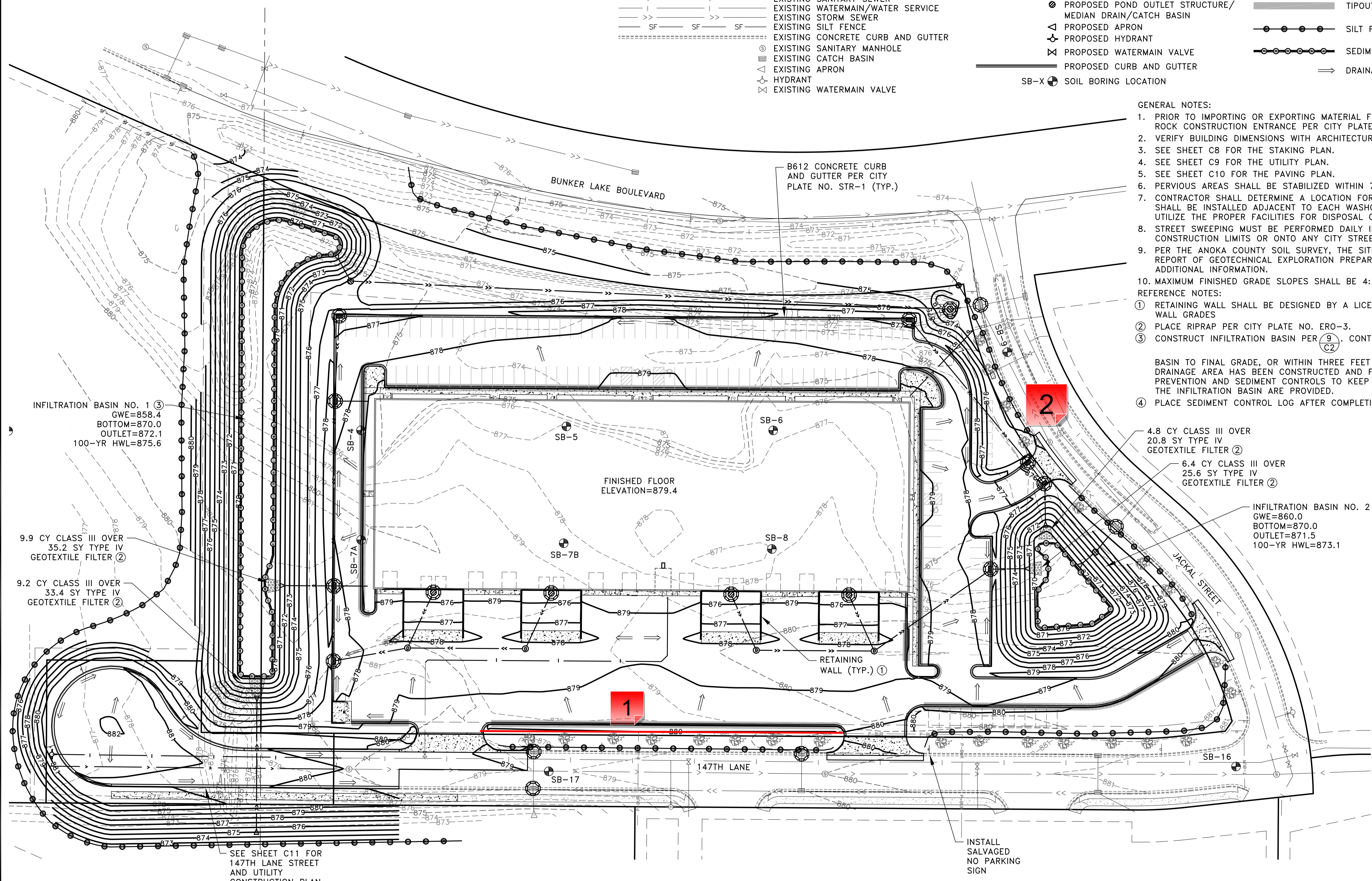
SHEET
 C6
 OF
 C12
 SHEETS



---	PROPERTY LINE
---	SECTION LINE
---	EASEMENT LINE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	BURIED GAS MAIN
G	T-BUR
G	P-OH
G	P-BUR
---	BURIED TELEPHONE LINE
---	OVERHEAD UTILITY LINE
---	BURIED ELECTRIC LINE
---	EXISTING SANITARY SEWER
---	EXISTING WATERMAIN/WATER SERVICE
---	EXISTING STORM SEWER
---	EXISTING SILT FENCE
---	EXISTING CONCRETE CURB AND GUTTER
---	EXISTING SANITARY MANHOLE
---	EXISTING CATCH BASIN
---	EXISTING APRON
---	HYDRANT
---	EXISTING WATERMAIN VALVE

---	SIGN
---	DECIDUOUS TREE
---	PROPOSED SANITARY SEWER
---	PROPOSED WATERMAIN
---	PROPOSED STORM SEWER
---	PROPOSED SANITARY SEWER MANHOLE
---	PROPOSED STORM MANHOLE
---	PROPOSED STORM MANHOLE
---	PROPOSED POND OUTLET STRUCTURE/ MEDIAN DRAIN/CATCH BASIN
---	PROPOSED APRON
---	PROPOSED HYDRANT
---	PROPOSED WATERMAIN VALVE
---	PROPOSED CURB AND GUTTER
---	SOIL BORING LOCATION

---	DETAIL NUMBER
---	SHEET NUMBER
---	PROPOSED RIPRAP
---	STORM DRAIN INLET PROTECTION DEVICE PER (6) (7) AND (8) (C2)
---	TIPOUT CURB PER (4) (C2)
---	SILT FENCE PER CITY PLATE NO. ERO-1
---	SEDIMENT CONTROL LOG PER CITY PLATE NO. ERO-4 (4)
---	DRAINAGE ARROW



- GENERAL NOTES:**
- PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER CITY PLATE NO. ERO-5.
 - VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
 - SEE SHEET C8 FOR THE STAKING PLAN.
 - SEE SHEET C9 FOR THE UTILITY PLAN.
 - SEE SHEET C10 FOR THE PAVING PLAN.
 - PERVIOUS AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING.
 - CONTRACTOR SHALL DETERMINE A LOCATION FOR CONCRETE AND OTHER WASHOUT WASTE. A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.
 - STREET SWEEPING MUST BE PERFORMED DAILY IF SEDIMENT IS TRACKED OUTSIDE THE CONSTRUCTION LIMITS OR ONTO ANY CITY STREETS.
 - PER THE ANOKA COUNTY SOIL SURVEY, THE SITE CONSISTS OF HUBBARD LOAMY SANDS. SEE THE REPORT OF GEOTECHNICAL EXPLORATION PREPARED BY NORTHERN TECHNOLOGIES, INC. FOR ADDITIONAL INFORMATION.
 - MAXIMUM FINISHED GRADE SLOPES SHALL BE 4:1.
- REFERENCE NOTES:**
- RETAINING WALL SHALL BE DESIGNED BY A LICENSED ENGINEER. SEE SHEET C8 FOR RETAINING WALL GRADES
 - PLACE RIPRAP PER CITY PLATE NO. ERO-3.
 - CONSTRUCT INFILTRATION BASIN PER (9) (C2). CONTRACTOR SHALL NOT EXCAVATE THE INFILTRATION BASIN TO FINAL GRADE, OR WITHIN THREE FEET OF FINAL GRADE, UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION BASIN ARE PROVIDED.
 - PLACE SEDIMENT CONTROL LOG AFTER COMPLETION OF GRADING.

INFILTRATION BASIN NO. 1 (3)
 GWE=858.4
 BOTTOM=870.0
 OUTLET=872.1
 100-YR HWL=875.6

9.9 CY CLASS III OVER
 35.2 SY TYPE IV
 GEOTEXTILE FILTER (2)

9.2 CY CLASS III OVER
 33.4 SY TYPE IV
 GEOTEXTILE FILTER (2)

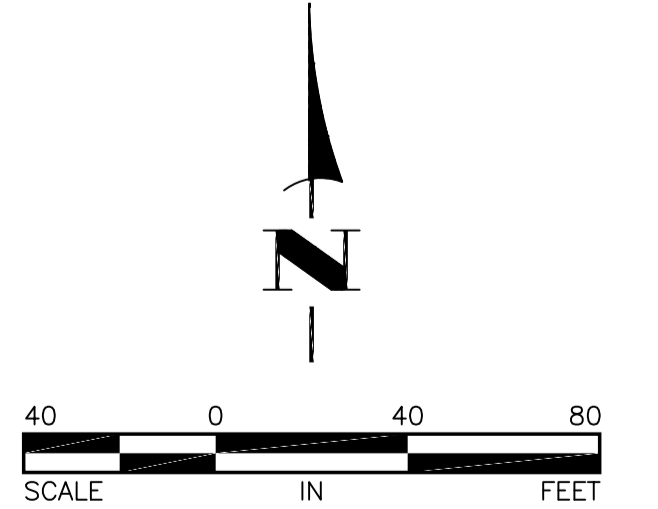
4.8 CY CLASS III OVER
 20.8 SY TYPE IV
 GEOTEXTILE FILTER (2)

6.4 CY CLASS III OVER
 25.6 SY TYPE IV
 GEOTEXTILE FILTER (2)

INFILTRATION BASIN NO. 2 (3)
 GWE=860.0
 BOTTOM=870.0
 OUTLET=871.5
 100-YR HWL=873.1

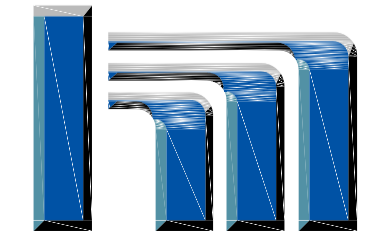
SEE SHEET C11 FOR
 147TH LANE STREET
 AND UTILITY
 CONSTRUCTION PLAN

INSTALL
 SALVAGED
 NO PARKING
 SIGN



Feb 10, 2021 10:01am K:\PRIVATE\232511\ENGINEERING\232511_GRADING.dwg

DATE	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. Shane M. Nelson, P.E. Date 2/3/21 Lic. No. 43381	DESIGNED BY:	TAE
		DRAWN BY:	TAE
		CHECKED BY:	SMN



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**BUNKER LAKE INDUSTRIAL PARK
 BUILDING #4 SITE IMPROVEMENTS**

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

SHEET
 C7
 OF
 C12
 SHEETS
 2325.11

1 - Tree Save Fence

Created by: Chris Anderson
On: 03/09/2021 09:51 AM

Need to add tree save fencing on the north side of boulevard trees as well to protect during construction of curb, gutter and asphalt work.

----- 0 Replies -----

2 - Tree Save Fence

Created by: Chris Anderson
On: 03/09/2021 09:54 AM

Either add additional tree save fencing on the west side of existing boulevard trees or adjust silt fence so it is west of trees to protect against grading activity.

----- 0 Replies -----

Meeting Date: 03/15/2021

By: Chris Anderson, Community
Development

Information

Title:

Review Natural Resources Aspects of Sketch Plan for Williams Woods (Project #20-138); Case of Bill Boyum

Purpose/Background:

The City has received a Sketch Plan application for a proposed nine (9) lot subdivision on approximately nine-four (94) acres located. The project involves six (6) individual parcels, all affiliated with 7363 175th Ave NW (the "Subject Property"). While this project is only at the Sketch Plan step, which does not include detailed plans such as a tree inventory or wetland delineation, Staff wanted to route this through to the Environmental Policy Board (EPB) now for any initial comments or feedback.

Observations/Alternatives:

The Subject Property is located in the R-1 Residential (Rural Developing) District and is guided as Rural Developing in the 2040 Comprehensive Plan. Minimum lot size in this district is 2.5 acres and the maximum density permitted is one unit per 2.5 acres. The Subject Property is approximately 94 acres in size and the project is only proposing nine (9) total lots well within the allowable thresholds.

Natural Resources Inventory

The City's Natural Resources Inventory (NRI) identifies multiple moderate quality natural areas within the Subject Property, including both Oak Forest and Dry Prairie. Due to the limited number of proposed lots, the project has the potential to minimize impacts to these natural areas. While there will be some disturbance, it appears that grading will be limited mostly to the public road and house pad locations. Due to the oaks present on the Subject Property, any clearing activities will need to occur outside of April 15 to July 15 due to concerns with potential introduction of oak wilt to the area.

Due to the size of the Subject Property and the limited areas of site disturbance, the Applicant has proposed limiting the tree inventory to just those designated areas of potential impact. This approach does seem reasonable. This has been discussed with the project design team and it was understood that the project must still comply with the tree preservation standards in City Code (retaining at least thirty percent [30%] of the significant tree diameter at breast height [DBH] inches on site). Again, with limited areas of disturbance, Staff does not think this will be an issue.

Wetlands and Floodplain

There are both wetlands and floodplain on the Subject Property. Per the Sketch Plan information, approximately thirty (30) acres of the Subject Property contain either wetland and/or floodplain. The floodplain is designated as General Floodplain, meaning that there has not been detailed modeling done to determine Floodway and Flood Fringe boundaries. If there are any proposed impacts to floodplain areas, modeling will need to be completed to determine if any portion is considered Floodway. Permitted uses within Floodway are very limited whereas in the Flood Fringe, structures are permitted, but must be elevated by fill to at least one (1) foot above the Base Flood Elevation (BFE).

A wetland delineation has been completed. The Sketch Plan does include the required sixteen and a half foot (16.5') wetland setback. There appear to be minimal impacts to wetland on Lots 3-5, simply due to needing the driveways to access buildable locations on each of the lots. Depending on the actual impacts, this may qualify under the de

minus exemption in the Wetland Conservation Act; however, that is determined by the Local Governmental Unit (LGU), which is the Lower Rum River Watershed Management Organization (LRRWMO).

While no specific action is necessary, the EPB has the opportunity to provide initial feedback on the project prior to more detailed plans being developed.

Funding Source:

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

Action:

No action is required. This is simply an opportunity to provide initial feedback on the natural resources aspects of this project, if the EPB so desires.

Attachments

Site Location Map

Sketch Plan

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 03/11/2021

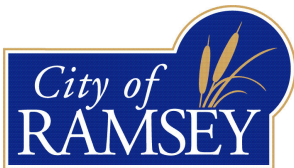
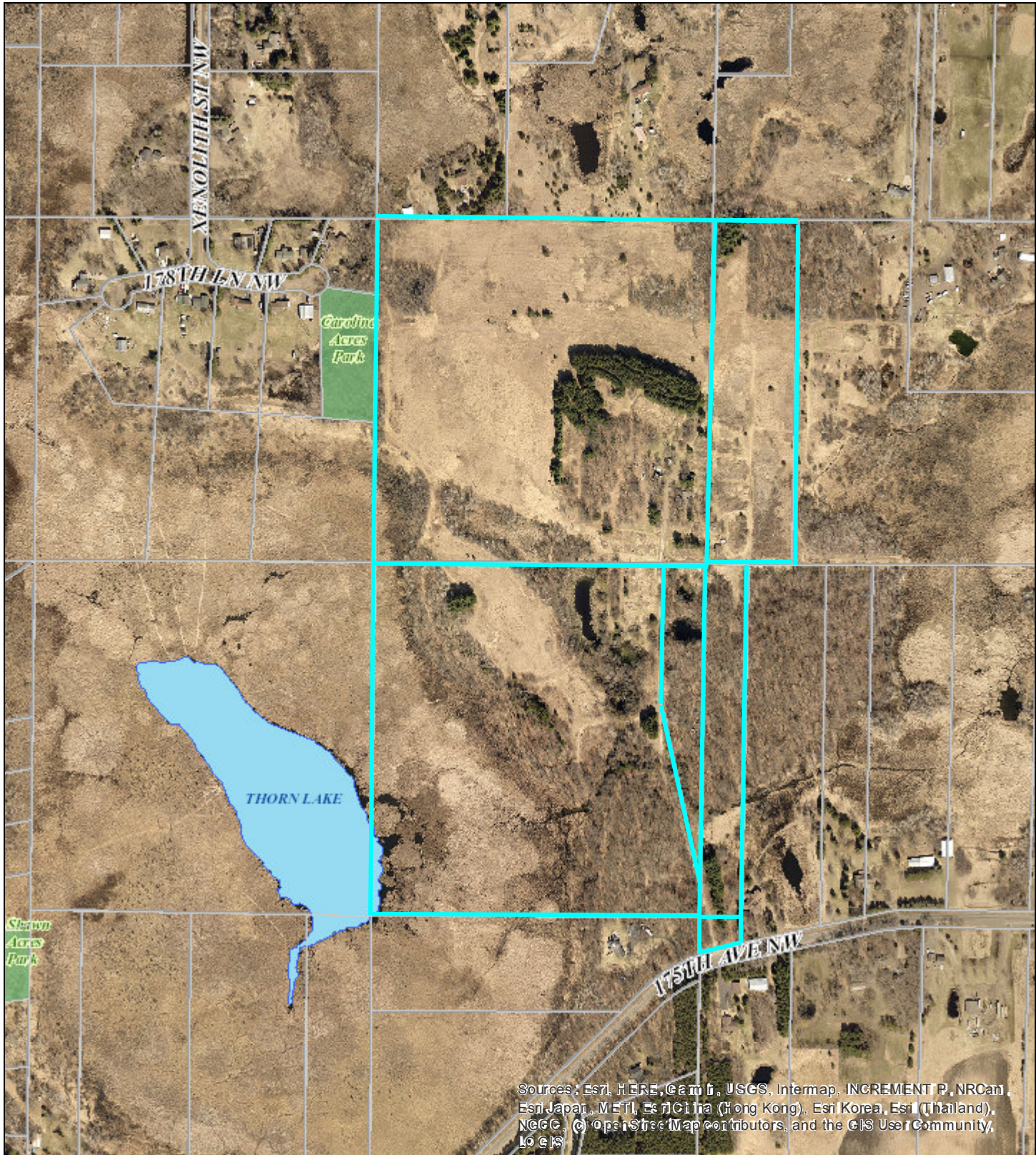
Reviewed By

JoAnn Shaw

Date

03/11/2021 04:06 PM

Started On: 03/11/2021 08:54 AM



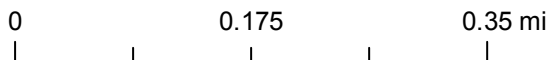
Bacon Subdivision

Legend

-  Site
-  Parcels



November 20th, 2020





Williams Woods Development Data

PROJECT AREA	4,113,235 S.F. (94.4 ACRES)
WETLANDS/FLOODPLAIN AREA	30.1 ACRES
ROW AREA	2.8 ACRES
NET DEVELOPABLE AREA	61.4 ACRES
NUMBER OF LOTS	9
DENSITY	1 UNIT / 7 ACRES

Design Metrics

Minimum Lot Size	2.5 Acres
Front Setbacks	40'
Rear Setbacks	40'
Side Setback Interior Street	10' / 40'
Minimum Lot Width	200' or 100' on cul-de-sac
Minimum Lot Depth	100'
ROW Width	66'
Roadway Width	32'

LEGEND

	Wetland (Delineated by Kjolhaug Environmental)
	Wetland Buffer
	Floodplain