

City of Ramsey
Agenda
Environmental Policy Board (EPB)

Monday, March 18, 2024

6:30 pm

Council Chambers, 7550 Sunwood Drive NW

Remote Attendance available at www.cityoframsey.com/meetings.
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 12, 2024

5. Policy Board Business

1. Appoint Chairperson and Vice Chairperson
2. Consider the Natural Resources Aspects Associated with a Site Plan and Conditional Use Permit for Complete Auto Service (Project No. 24-102); Case of Classic Construction, Inc.
3. Consider Natural Resources Aspects of a Site Plan and Final Plat for The Catholic Church of Saint Katharine Drexel (Project No. 24-103); Case of Saint Katharine Drexel
4. Consider Natural Resources Aspects of Site Plan for Norhart Mixed Use Apartment Complex (Project No. 24-104); Case of Norhart Architecture LLC
5. Consider the Natural Resources Aspects of the Site Plan and Preliminary Plat for Haviland Fields (Project No. 24-101); Case of Presbyterian Homes Housing and Assisted Living, Inc.
6. Consider Opportunity to Re-Apply for Funding through the Metropolitan Council's Water Efficiency Grant Program

6. Board/Staff Input

7. Adjournment

Environmental Policy Board (EPB)

Meeting Date: 03/18/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title:

Approve Meeting Minutes Dated February 12, 2024

Purpose/Background:

The purpose of this case is to approve the meeting minutes from the February 12, 2024 meeting.

Recommendation:

Staff recommends approving the meeting minutes dated February 12, 2024.

Outcome/Action:

Motion to approve meeting minutes dated February 12, 2024.

Attachments

Meeting Minutes Dated February 12, 2024

Form Review

Inbox

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 03/14/2024

Reviewed By

Brian Hagen

Date

03/14/2024 10:27 AM

Started On: 03/14/2024 09:07 AM

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

On Monday, February 12, 2024, 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 Laura Moore
 Board Member Reid Bernard
 Board Member Melissa Fetterley
 Board Member Thomas Hagerty
 Board Member Mike Heifner
 Board Member Hassan Salami
 Board Member Jessica Vikander

Members Absent: None

Also Present: Senior Planner Chris Anderson
 City Council Liaison Matt Woestehoff

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

Motion carried. Voting Yes: Chairperson Moore, Board Member Bernard, Fetterley, Hagerty, Heifner, Salami, and Vikander. Voting No: None. Absent: None.

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated November 20, 2023

Motion by Board Member Bernard and seconded by Board Member Salami to approve the regular meeting minutes dated November 20, 2023.

Motion carried. Voting Yes: Chairperson Moore, Board Member Bernard, Salami, Fetterley, Hagerty, Heifner, and Vikander. Voting No: None. Absent: None.

5. POLICY BOARD BUSINESS

5.01: Consider Natural Resources Elements of the Harmony Farms Preliminary Plat (Project No. 23-111); Case of U.S. Home LLC dba Lennar

Senior Planner Anderson presented the staff report. He stated that the City has received an application from Lennar for Preliminary Plat review of a proposed single family residential development north of 167th Avenue and east of Nowthen Boulevard on Outlots B & C, Harmony Farms.

Chairperson Moore referenced the concern from the neighboring resident related to screening and recognized the plantings were suggested. She asked if noise canceling fencing had been considered.

Senior Planner Anderson replied that the Planning Manager did make the comment to consider fencing along the back property line to assist with buffering noise and also providing a more consistent look along CR 5. He stated that the Code does not require that element and therefore it is more of a recommendation than a requirement.

Chairperson Moore referenced the comments received from the property to the east and asked if the property to the south expressed concern with the road running through their driveway(s).

Senior Planner Anderson stated that staff and the developer have reached out to those two property owners. He stated that those property owners have been made aware of the road location. He stated that the original Harmony Farms plat identified the road that would ultimately be developed, and the driveways would be reoriented. He explained that the improvement and relocation of the driveways would be at the expense of the developer and not those property owners.

Board Member Salami asked if the school would have need to expand to the southeast in the future.

Senior Planner Anderson commented that while he cannot speak to the needs of the school in the future, there is space on the school site where expansion could occur if that were necessary. He stated that the developer has been in contact with the School District in order to determine the best place for easement placement.

Motion by Board Member Heifner and seconded by Board Member Salami to recommend approval of the Landscape Plan and the Tree Inventory and Preservation Plan, contingent upon compliance with staff's review comments.

Motion carried. Voting Yes: Chairperson Moore, Board Member Heifner, Salami, Bernard, Fetterley, Hagerty, and Vikander. Voting No: None. Absent: None.

5.02: Rain Barrel and Compost Bin Sale and Distribution Event

Senior Planner Anderson presented the staff report. He stated that the Recycling Association of Minnesota (RAM) reached out to City staff about the possibility of the city serving as a distribution site again in 2024 for RAM's Rain Barrel and Compost Bin sales. He provided background information on the event, which the City has participated in during 2022 and 2023. Staff would

like to hold the distribution event earlier than in past years and has selected Wednesday, May 1, 2024 as the date for distribution. The distribution would run from 3:00 to 6:00 p.m. at the Public Works Campus.

Commissioner Heifner volunteered to assist with the distribution event. He asked if there is educational material that is provided to residents about composting.

Senior Planner Anderson replied that there is some educational material provided to those purchasing compost bins. He stated that for Ramsey residents he does provide more information on the organics drop off program. He noted that most residents just want to pop in to pick up their items.

6. BOARD / STAFF INPUT

Senior Planner Anderson commented that he has been out marking Emerald Ash Borer (EAB) infested ash trees and noted that Public Works has removed 12 to 24 ash trees recently and more have been marked for removal. He stated that staff is attempting to remove as many of the infected trees as possible before May 1st when the adult borers become active, and the spread can become worse. He stated that he is receiving close to a dozen calls a week from residents concerned with EAB infestation in their trees. He noted that he does meet with those residents to look at their trees and make the determination if desired. He commented that EAB has been found city-wide and commented that if residents desire protection of their ash trees, they should begin treatments as soon as leaf-on conditions begin.

Commissioner Heifner asked if the warmer weather will quicken the pace for that May 1st date.

Senior Planner Anderson commented that staff follows the U of M guidance, but confirmed that if the weather holds up with the warmer temps that will almost certainly expedite that timeline.

Commissioner Fetterley commented that she did notice the stumps along Sunwood and asked if the stumps would also be removed and whether those trees would be replanted.

Senior Planner Anderson confirmed that staff would be grinding out those stumps along Sunwood and would replant where it makes sense. He commented that there are stretches where the boulevard is too narrow and trees should have never been planted to begin with. He commented that the City will utilize the community forestry fund for the trees that will be replanted. He noted that planting would likely not take place until the fall in order to better plan the replanting locations.

Senior Planner Anderson noted that at the next meeting will be elections for Chairperson and Vice Chairperson and reminded the Board of the limitation for a member to only serve two consecutive terms as Chairperson. He noted that Chairperson Moore will not be eligible for the role of Chairperson next term.

7. ADJOURNMENT

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

The meeting adjourned at 7:08 p.m.

Respectfully submitted,

Chris Anderson
Senior Planner

ATTEST:

Dana Verbeek
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Environmental Policy Board (EPB)

5. 1.

Meeting Date: 03/18/2024

By: Chris Anderson, Community Development

Information

Title:

Appoint Chairperson and Vice Chairperson

Purpose/Background:

Each year, Commissions and Boards appoint officers. Currently, Ms. Laura Moore serves as Chairperson and Ms. Melissa Fetterley serves as Vice Chair. The current chair and vice chair appointments are valid through the end of March. The new appointments will run through March 31, 2025.

On February 14, 2023, the City Council did adopt a new policy related to serving as Chair for any Board or Commission. The City Council expressed a desire to offer members an opportunity to grow their experience while serving on a Board or Commission and therefore, effective April 1, 2023, a member may only serve a maximum of two (2)*consecutive* terms as Chair. After that, a new member is to be appointed as Chair. The outgoing Chair could be appointed as Vice Chair and would be eligible to serve as Chair again in the future. Chair Moore is currently serving her second consecutive term as Chair and, therefore, she is not eligible for the role of Chairperson this year. She could, however, serve as Vice Chair should she be nominated.

Action:

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

-and-

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

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	03/05/2024 08:56 AM
Form Started By: Chris Anderson		Started On: 02/16/2024 08:25 AM
Final Approval Date: 03/05/2024		

Environmental Policy Board (EPB)**Meeting Date:** 03/18/2024**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

Consider the Natural Resources Aspects Associated with a Site Plan and Conditional Use Permit for Complete Auto Service (Project No. 24-102); Case of Classic Construction, Inc.

Purpose/Background:

The City has received an application from Classic Construction, Inc. (the "Applicant") for Site Plan review and a Conditional Use Permit for a proposed motor vehicle service shop at 5195 142nd Ave NW (the "Subject Property").

Time Frame/Observations/Alternatives:**General Project Overview**

The Applicant is proposing an approximately 10,000 square foot building on the Subject Property, which is roughly one (1) acre in size. The Subject Property is zoned B-2, which lists motor vehicle repair as a Conditional Use, which is why the application includes a request for a Conditional Use Permit. There are two proposed accesses to the Subject Property, both off of 142nd Avenue NW. The building will be situated in the northwest corner of the Subject Property and will include forty-seven (47) parking stalls. The Subject Property is located within a Drinking Water Supply Management Area (DWSMA), and more specifically, within a ten (10) year capture zone. Thus, stormwater infiltration will not be permissible. The Subject Property is currently owned by the City of Ramsey.

Natural Resources Inventory and Minnesota Land Cover Classification System

The City's Natural Resources Inventory (NRI) does not identify any native plant communities on the Subject Property. The Minnesota Land Cover Classification System (MLCCS) classifies the entirety of the Subject Property as 'Urban with Little Vegetative Cover'. There are no wetlands or floodplains on the Subject Property. There are a few scattered trees on the Subject Property, but these are proposed to be removed.

Landscape Plan

The submittal does include a Landscape Plan. The plan includes a mix of tree species, including deciduous, ornamental, and evergreen trees, as well as shrubs. All species are acceptable. A few additional trees will be necessary as the plan did not account for parking lot plantings (City Code requires 1 tree for each 10 parking stalls). Although not required by City Code, Staff is recommending that the proposed screening fence around the eastern portion of the parking lot be moved closer to the back of the curb of the parking lot and to place the landscaping outside the fence. This will result in a more aesthetically pleasing view from Xkimo Street and the residential properties across the street.

Tree Inventory and Preservation Plan

The submittal is missing a Tree Inventory and Preservation Plan. There are very few existing trees on the Subject Property. It is likely that the proposed plantings will satisfy any required reforestation. However, an inventory should still be provided to verify if additional plantings would be necessary to assure compliance with the tree preservation requirements. The applicant has been informed and is working on collecting the necessary information to put this plan sheet together.

Funding Source:

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

Recommendation:

Staff recommends approving the Landscape Plan contingent upon compliance with Staff's review comments, which includes the need to provide the tree inventory and preservation plan.

Outcome/Action:

Motion to recommend approval of the Landscape Plan, contingent upon compliance with Staff's review comments.

Attachments

- Site Location Map
- Landscape Plan with Comments
- Site Plan
- Building Elevations

Form Review

Inbox

Brian Hagen
 Form Started By: Chris Anderson
 Final Approval Date: 03/13/2024

Reviewed By

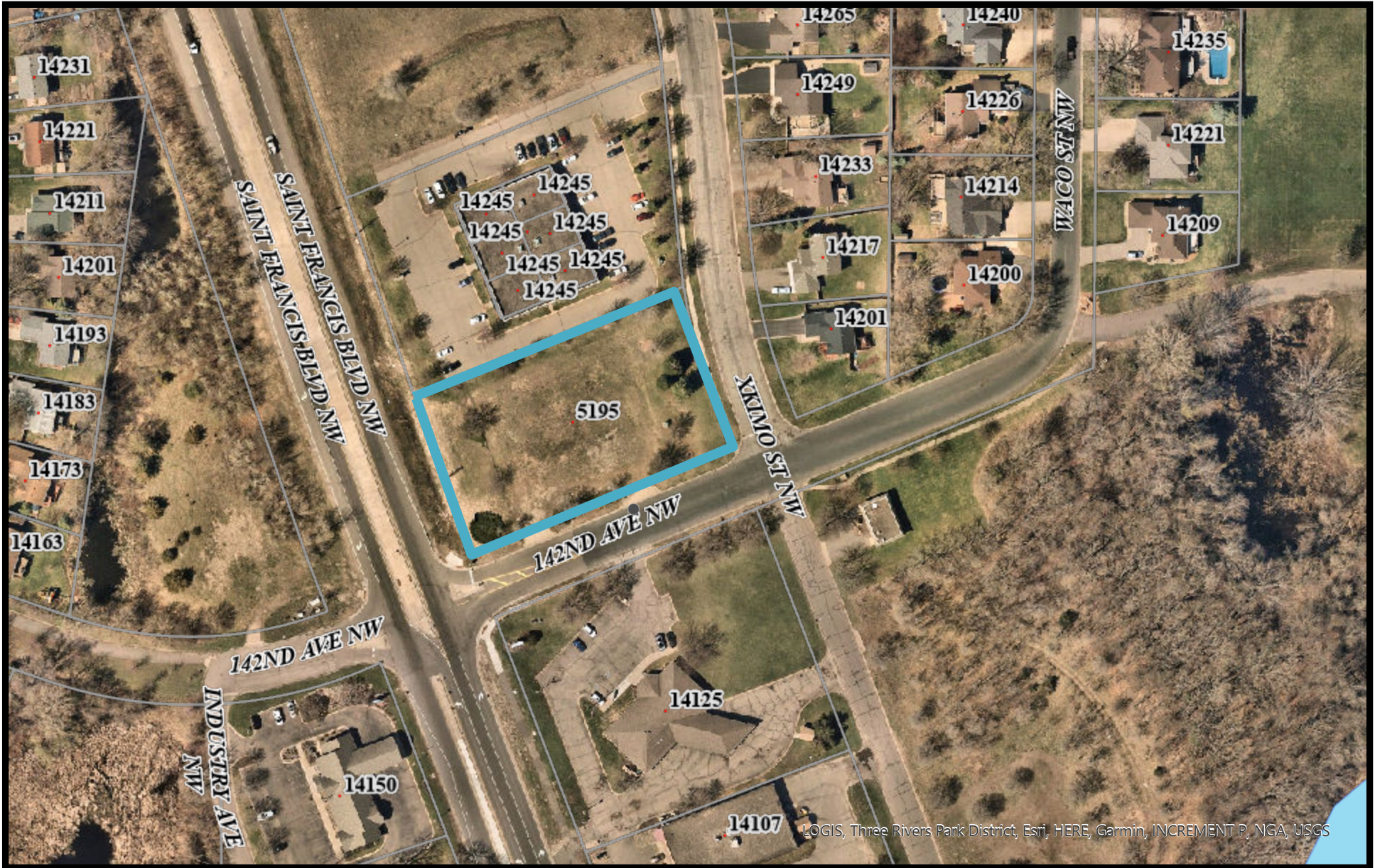
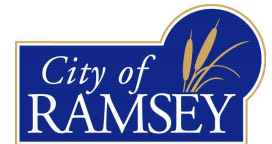
Brian Hagen

Date

03/13/2024 03:59 PM
 Started On: 02/16/2024 08:20 AM

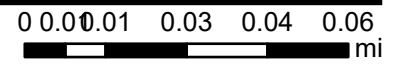
25-32-25-43-0043
25-32-25-43-0061
5195 142nd Ave NW

Complete Auto Service



LOGIS, Three Rivers Park District, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Print Date: February 14, 2024



PLANTING SCHEDULE						
QTY.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	MTHD	GENUS PERCENTAGE
3	BT	BIG TOOTH ASPEN	POPULUS GRANDIDENTATA	2.5" CAL.	BB	3/17 = 17.6% < 20% MAX.
2	SO	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL.	BB	2/17 = 11.7% < 20% MAX.
						5/17 = 29.7% > 25% MIN.
2	AG	ALLEGHENY SERVICEBERRY	AMELANCHIER LAEVIS	1.5" CAL.	BB	2/17 = 11.8% < 20% MAX.
2	NB	NANNYBERRY VIBURNUM	VIBURNUM LENTAGO	1.5" CAL.	BB	2/17 = 11.8% < 20% MAX.
						4/17 = 23.5% < 25% MAX.
3	BF	BALSAM FIR	ABIES BALSAMEA	6' TALL	BB	3/17 = 17.6% < 20% MAX.
2	BH	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6' TALL	BB	2/17 = 11.7% < 20% MAX.
3	WS	WHITE SPRUCE	PICEA GLAUCA	6' TALL	BB	3/17 = 17.6% < 20% MAX.
						8/17 = 47.1% > 25% MIN.
8	BC	BUSH CINQUEFOIL	POTENTILLA FRUITICOSA	24" TALL/WIDE	CONT.	-
7	FI	FALSE INDIGO	AMORPHA FRUITICOSA	24" TALL/WIDE	CONT.	-
12	GM	GOLDEN MOCK ORANGE	PHILADELPHUS CORONARIUS (AUREUS)	24" TALL/WIDE	CONT.	-
6	RS	ROUNDLEAF SERVICEBERRY	AMELANCHIER SANGUINEA	24" TALL/WIDE	CONT.	-

LANDSCAPE NOTES:

- SEED/SOD AREAS AS SHOWN ON THE PLAN. ALL DISTURBED PERVIOUS AREAS TO CONTAIN TOPSOIL WITH NO MORE THAN 35% SAND CONTENT
- SEE PLAN FOR PLANTINGS LOCATED IN ROCK MULCH BED. ROCK MULCH BEDS SEPARATED FROM SOD BY BLACK VINYL EDGER. OTHER PLANTINGS TO HAVE WOOD MULCH RING TO PREVENT WEED GROWTH AND CONSERVE WATER.
- UNDERGROUND IRRIGATION SYSTEM TO BE PROVIDED FOR ALL FOUNDATION PLANTINGS AND TURF AREAS. PROVIDE RAIN SENSOR. IRRIGATION DESIGN BY CONTRACTOR.
- PLANTING CALCULATION
REQUIRED PLANTINGS BASED ON SITE PERIMETER OR BUILDING SQUARE FOOTAGE (WHICHEVER YIELDS GREATER NUMBER OF PLANTINGS)

TREES - 867' SITE PERIMETER AT 1 TREE/50 FT = 17 TREES
SHRUBS - 9,759 S.F. BUILDING AT 1 SHRUB/300 S.F. = 33 SHRUBS

NUMBER OF TREES REQUIRED - 17 TREES
NUMBER OF TREES PROVIDED - 17 TREES
NUMBER OF SHRUBS REQUIRED - 33 SHRUBS
NUMBER OF SHRUBS PROVIDED - 33 SHRUBS

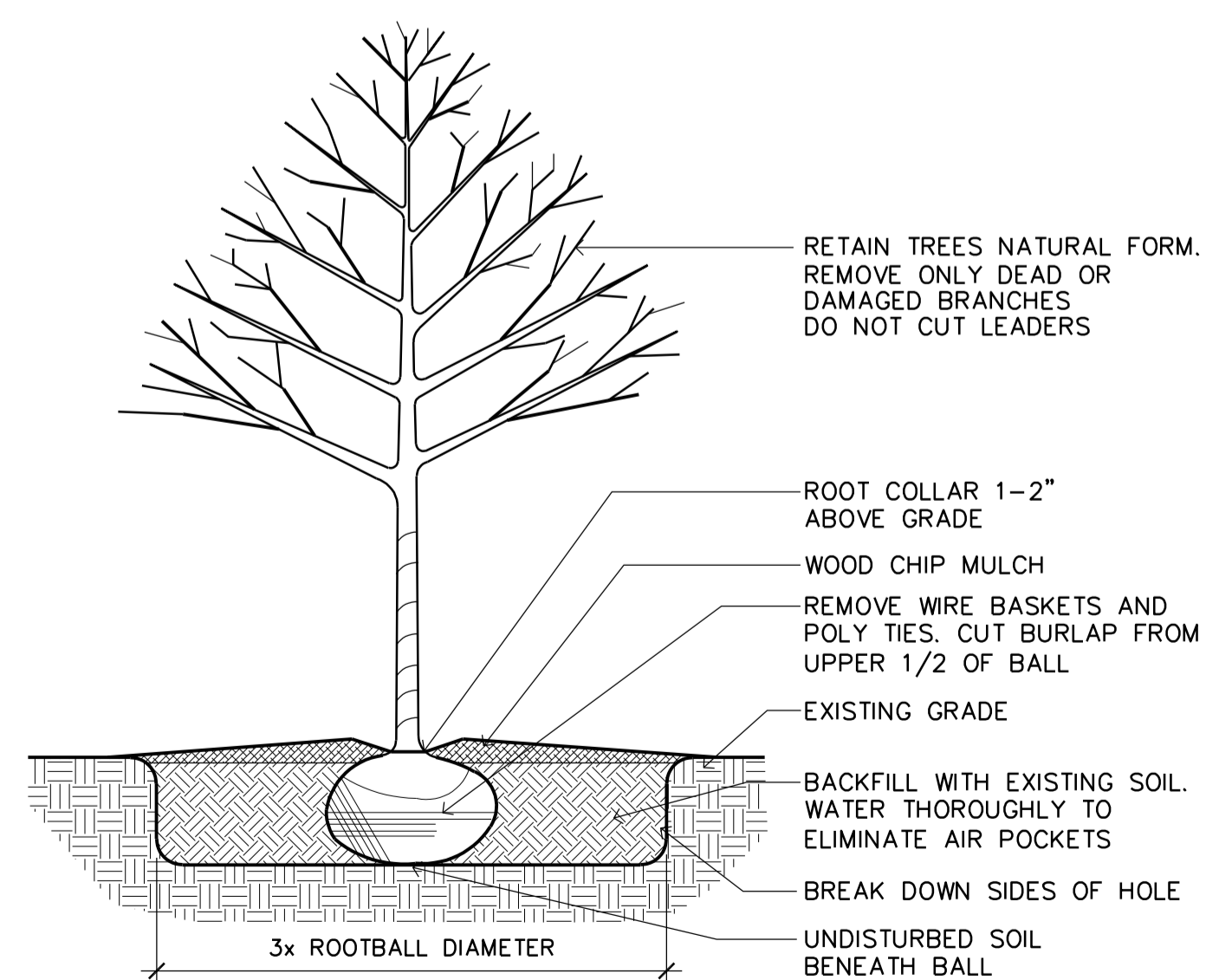
NO MORE THAN 20% OF REQUIRED TREES SHOULD BE OF THE SAME GENUS
DECIDUOUS TREES SHALL MAKE UP 25% MINIMUM OF THE REQUIRED TREE PLANTINGS.
CONIFEROUS TREES SHALL MAKE UP 25% MINIMUM OF THE REQUIRED TREE PLANTINGS.
ORNAMENTAL TREES SHALL MAKE UP NO MORE THAN 25% OF THE REQUIRED TREE PLANTINGS.

2

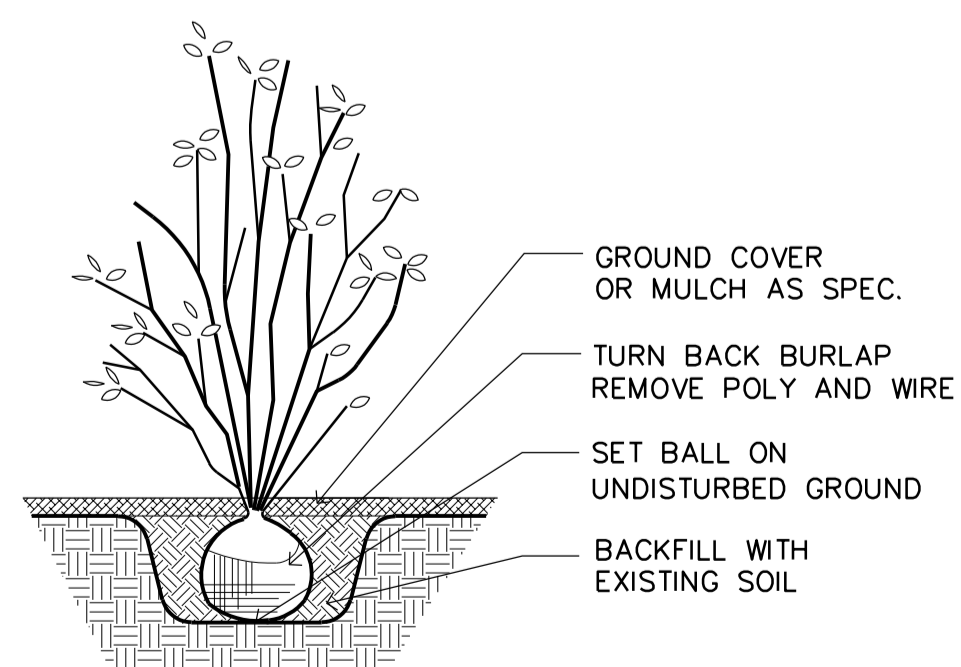
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4

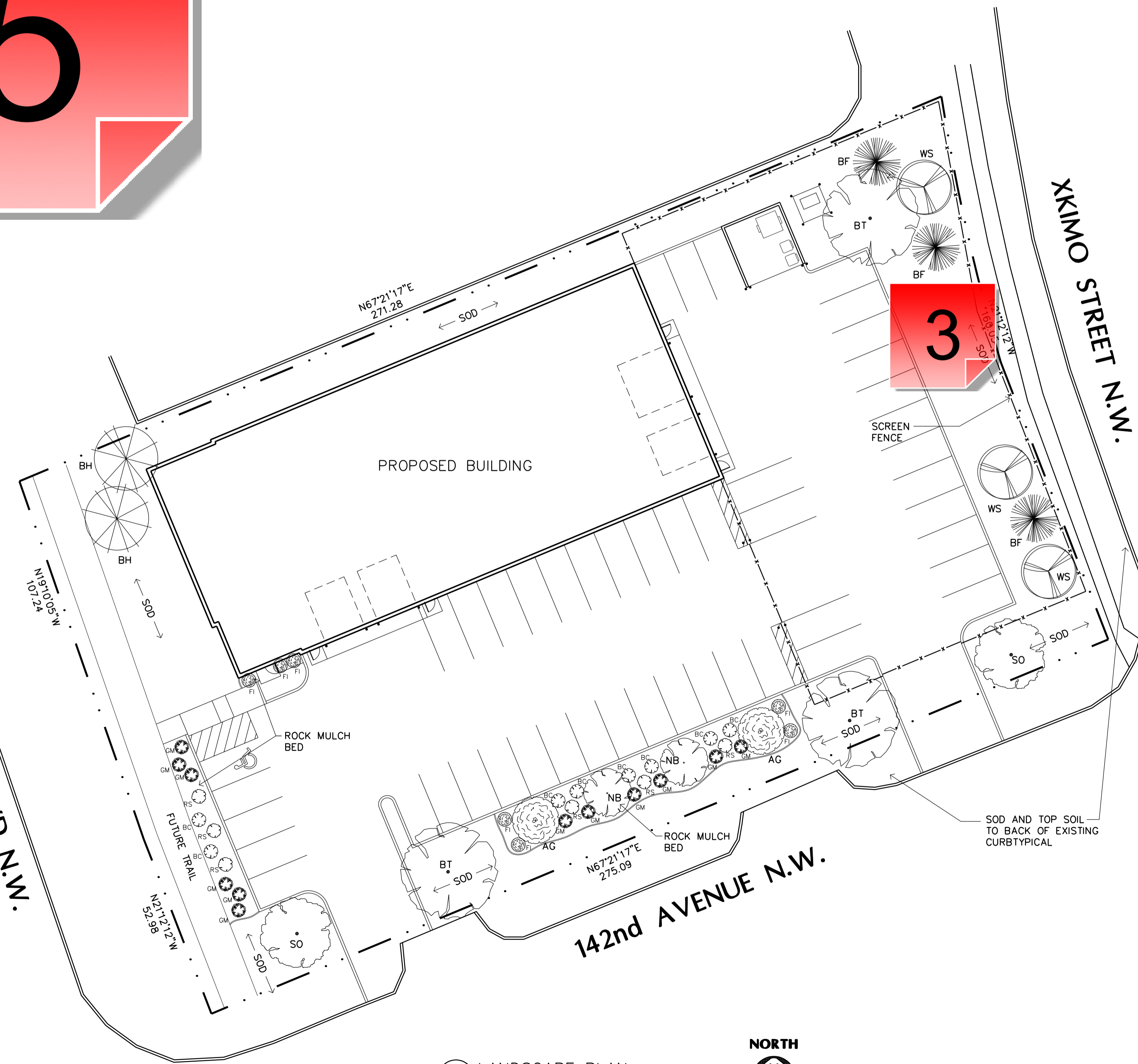
5



3 TREE PLANTING DETAIL
L1 SCALE: NO SCALE



2 SHRUB PLANTING DETAIL
L1 SCALE: NO SCALE



1 LANDSCAPE PLAN
L1 SCALE: 1" = 20'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION



COMPLETE AUTO SERVICE
Ramsey, Minnesota

Drawn By: JRB	
Checked By: LL	
Revisions	
12/1/23	PRELIMINARY
12/8/23	EDA SUBMITTAL
1/23/24	CITY SUBMITTAL
3/1/24	PRELIMINARY

LANDSCAPE PLAN

Sheet Number

L1

1 - Irrigation

Created by: Chris Anderson
On: 03/07/2024 10:47 AM

Thank you for adding the referene to a rain sensor. But, this note still needs to include reference to water efficient technology, such as a smart controller, soil moisture sensor, or something similar.

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

2 - Topsoil

Created by: Chris Anderson
On: 03/07/2024 10:49 AM

Expand this note to specify a minimum of four (4) inches of topsoil are required.

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

3 - Move Fence

Created by: Chris Anderson
On: 03/07/2024 10:51 AM

Move fence closer to back of curb of parking lot and place the landcsaping outside the fenced area.

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

4 - Parking Lot Plantings

Created by: Chris Anderson
On: 03/07/2024 10:52 AM

City Code also requires 1 overstory tree for every 10 parking stalls (so an additional 5 trees). These trees should be installed either in parking lot islands or adjacent to parking stalls to provide shade and visual relief.

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

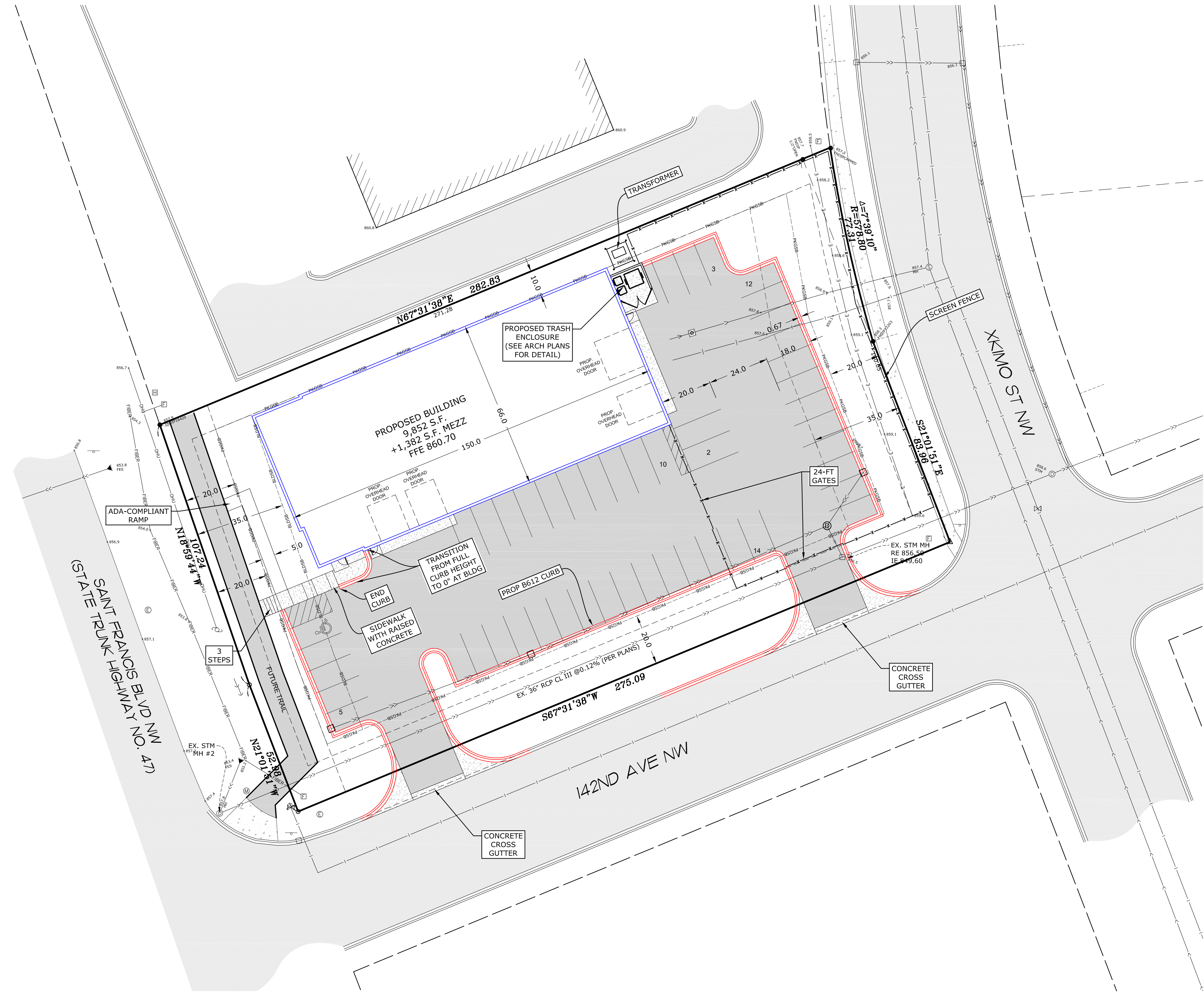
5 - Tree Inventory

Created by: Chris Anderson
On: 03/07/2024 12:37 PM

A Tree Inventory and Preservation Plan is required. It needs to include all significant trees, which are defined as all oaks and evergreens that are 4" or greater in DBH and all other decidous trees that have a DBH of 8" or more. The inventory should note the species, DBH, condition, status (save or remove), and if remove, a brief description of why (e.g. mass grading, building pad, stormwater pond, etc.). The inventory shall also include a tally of all signifciant tree DBH inches on site, how many inches are being removed, and a tally of inches of invasvie species (these are exempt from the removal calculation).

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

S:\Users\caj\24proj\02134 Complete Auto Bldg Additior (Ramsey)\02134_CDD\02134_BASE_7.dwg 2/27/2024



CURB & BITUMINOUS NOTES

REMOVAL AND DISPOSAL OF EXISTING STREET MATERIALS AS REQUIRED FOR CONSTRUCTION IS CONSIDERED INCIDENTAL.
 SAW-CUT EXISTING BITUMINOUS AND CONCRETE CURB TO PROVIDE BUTT-JOINT.
 RESTORE DISTURBED STREET TO EXISTING OR BETTER SECTION.
 BACKFILLING OF CURB IS INCIDENTAL TO CURB INSTALLATION.
 FOUR INCHES OF CLASS 5 UNDER CURB IS INCIDENTAL TO CURB INSTALLATION.

LEGEND

- OHW — EXISTING OVERHEAD ELECTRIC
- TEL — EXISTING UNDERGROUND TELEPHONE
- CBL — EXISTING UNDERGROUND CABLE
- EXISTING ELECTRICAL PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING CABLE PEDESTAL
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- S — EXISTING STORM SEWER
- W — EXISTING WATER MAIN
- SS — EXISTING SANITARY SEWER
- FM — EXISTING FORCEMAIN
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING CATCH BASIN
- ▲ EXISTING FLARED-END SECTION
- ⊗ EXISTING GATE VALVE
- ⊗ EXISTING HYDRANT
- ⊙ EXISTING WELL
- ⊙ EXISTING SANITARY SEWER MANHOLE
- EXISTING BITUMINOUS
- P — PROPOSED WATER PIPE
- S — PROPOSED SANITARY SEWER PIPE
- S — PROPOSED STORM SEWER PIPE
- EXISTING CONCRETE SURFACE
- PROPOSED CONCRETE SURFACE
- PROPOSED TIP-OUT CURB
- ⊙ PROPOSED LIGHT POLE

DRAWN BY: M.Q.A. DESIGN BY: Q.M.A.
 CHCKD BY: M.Q.A. PROJ. NO. 24-2134
 ORIGINAL DATE: JANUARY 25, 2024

DATE	REVISION DESCRIPTION

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
CASEM M. ABUGHAZLEN LIC. NO. 56299
 DATE: 02.09.2024

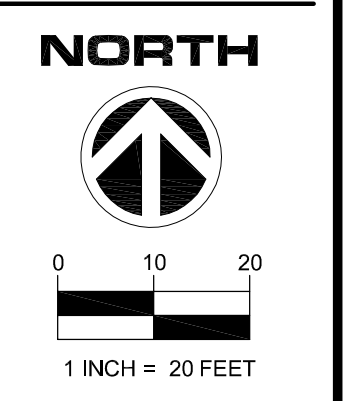
COMPLETE AUTO SERVICE
RAMSEY, MINNESOTA
 CIVIL SITE PLAN

PREPARED FOR:
CLASSIC CONSTRUCTION

PLOWE ENGINEERING, INC.
 SITE PLANNING & ENGINEERING
 6776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014
 PHONE: (651) 361-8210
 FAX: (651) 361-8701



Know what's below.
 Call before you dig.



CIVIL SITE PLAN
COMPLETE AUTO SERVICE

C1

Environmental Policy Board (EPB)**Meeting Date:** 03/18/2024**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

Consider Natural Resources Aspects of a Site Plan and Final Plat for The Catholic Church of Saint Katharine Drexel (Project No. 24-103); Case of Saint Katharine Drexel

Purpose/Background:

The City has received an application from the Catholic Church of Saint Katharine Drexel (the "Applicant") for Site Plan review and Final Plat for a new church to be constructed at the northwest corner of 161st Avenue and Variolite Street (the "Subject Property").

Time Frame/Observations/Alternatives:**General Project Overview**

The Subject Property is zoned Public/Institutional and religious institutions are a permitted use in this zoning district. The Subject Property, which is currently an outlot, was created when the plat for the PACT Charter School secondary campus was approved. The Final Plat will not change the parcel boundaries at all. Rather, it will simply convert an outlot into a buildable lot so that the Applicant can construct their new facility. Access to the church will be provided off of 161st Avenue. As the congregation grows in size, the Applicant will expand the parking area accordingly (plans currently show 'proof of parking' for full congregation), which will ultimately have shared access with the eastern ingress/egress to PACT Charter School. The roughly northern two thirds of the Subject Property will not be impacted by construction.

Natural Resources Inventory and Minnesota Land Cover Classification System

The City's Natural Resources Inventory (NRI) identifies an 'Altered/Non-Native Plant Community' on the southern portion of the Subject Property and a 'Moderate Quality' natural area on the northern portion of the Subject Property (again, this will not be impacted by construction). An altered/non-native plant community implies that the site has been altered over time such that it no longer meets the criteria to be considered a native plant community. The Minnesota Land Cover Classification System (MLCCS) classifies the Subject Property as 'Dry Grassland', even though portions of the Subject Property consist of significant tree cover (the northern portion of the Subject Property, which will remain as an outlot, also has 'Wetland Prairie' and 'Wetland Shrubland' classifications). There are no wetlands or floodplain on the southern portion of the Subject Property, where the improvements will occur. There is a wetland in the northern portion of the Subject Property, outside the limits of construction.

Tree Inventory and Preservation Plan

A Tree Inventory and Preservation Plan was included with the submittal. Slightly over seventy percent (70%) of the existing DBH inches of significant trees will be preserved, exceeding the tree preservation standards (in fact, the plan includes removing some Siberian Elm, an invasive species, so the percentage of significant tree DBH inches preserved on site is likely slightly greater since the removal calculations include the DBH inches of Siberian Elm). As the church expands parking areas in the future, there will be additional tree losses, but additional plantings would be installed, at a minimum rate of one (1) tree for every ten (10) new parking stalls. The majority of tree removal will be done to account for stormwater ponding (exempt from removal calculations) and the building pad.

Landscape Plan

A Landscape Plan was included with the submittal. Over 300 existing deciduous and evergreen trees are being

preserved, and the Applicant is utilizing these to partially meet the landscape requirements. They are proposing to install seventeen (17) new trees, including a combination of overstory, ornamental, and evergreen trees. The plan also includes ninety-two (92) shrubs, including both evergreen and deciduous species. Staff has recommended relocating some of the proposed shrubs between the trees being installed along 161st Avenue, just to provide a bit more screening for the home(s) on the south side of this road. Ground cover will be a mixture of sod against the building and entrance, and various seed mixes (low maintenance turf and a stormwater mix).

Funding Source:

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

Recommendation:

Staff recommends approving the Landscape Plan and the Tree Inventory and Preservation Plan, contingent upon compliance with Staff's review comments.

Outcome/Action:

Motion to recommend approving the Landcape Plan and the Tree Inventory and Preservation Plan, contingent upon compliance with Staff's review comments.

Attachments

Site Location Map

Site Plan

Tree Inventory with Changemarks

Landscape Plan with Comments

Form Review

Inbox

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 03/13/2024

Reviewed By

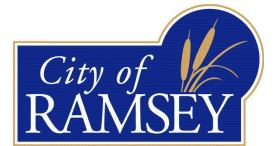
Brian Hagen

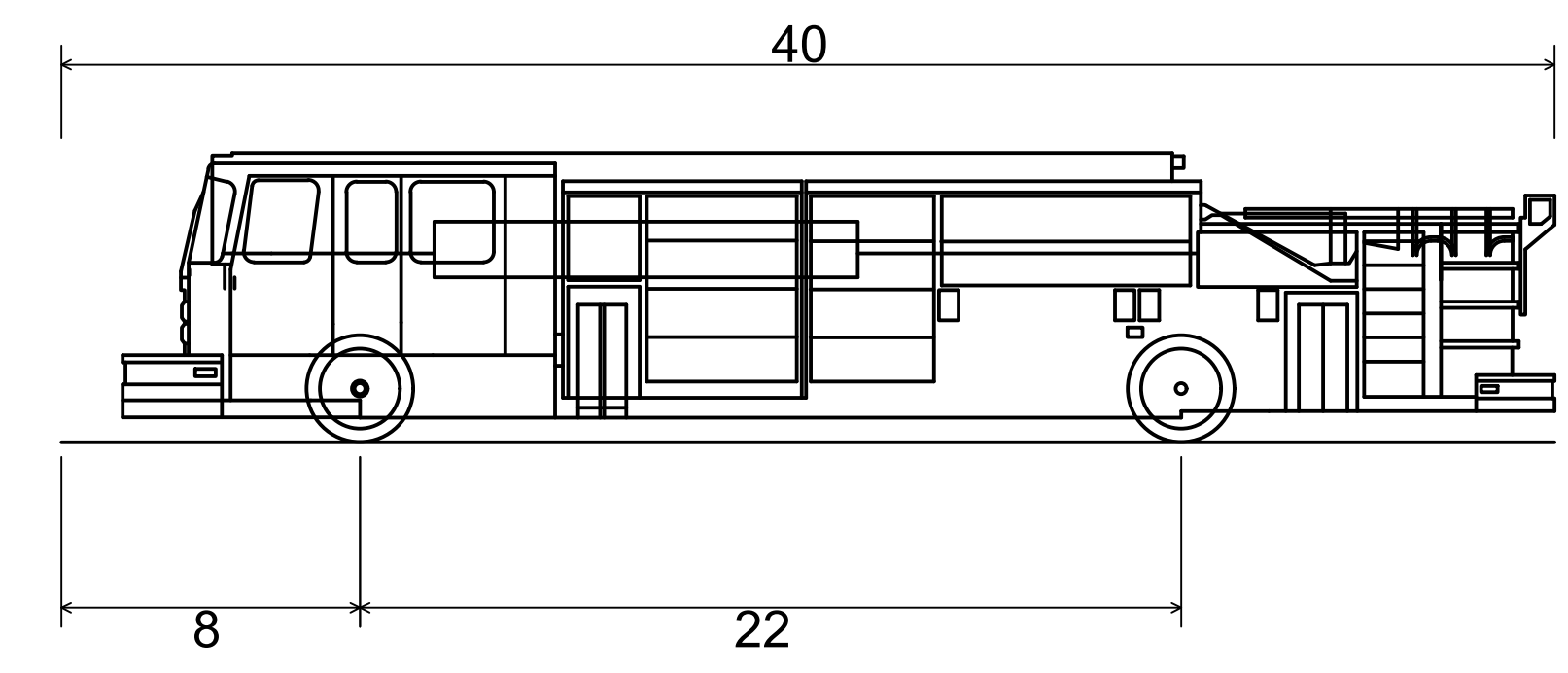
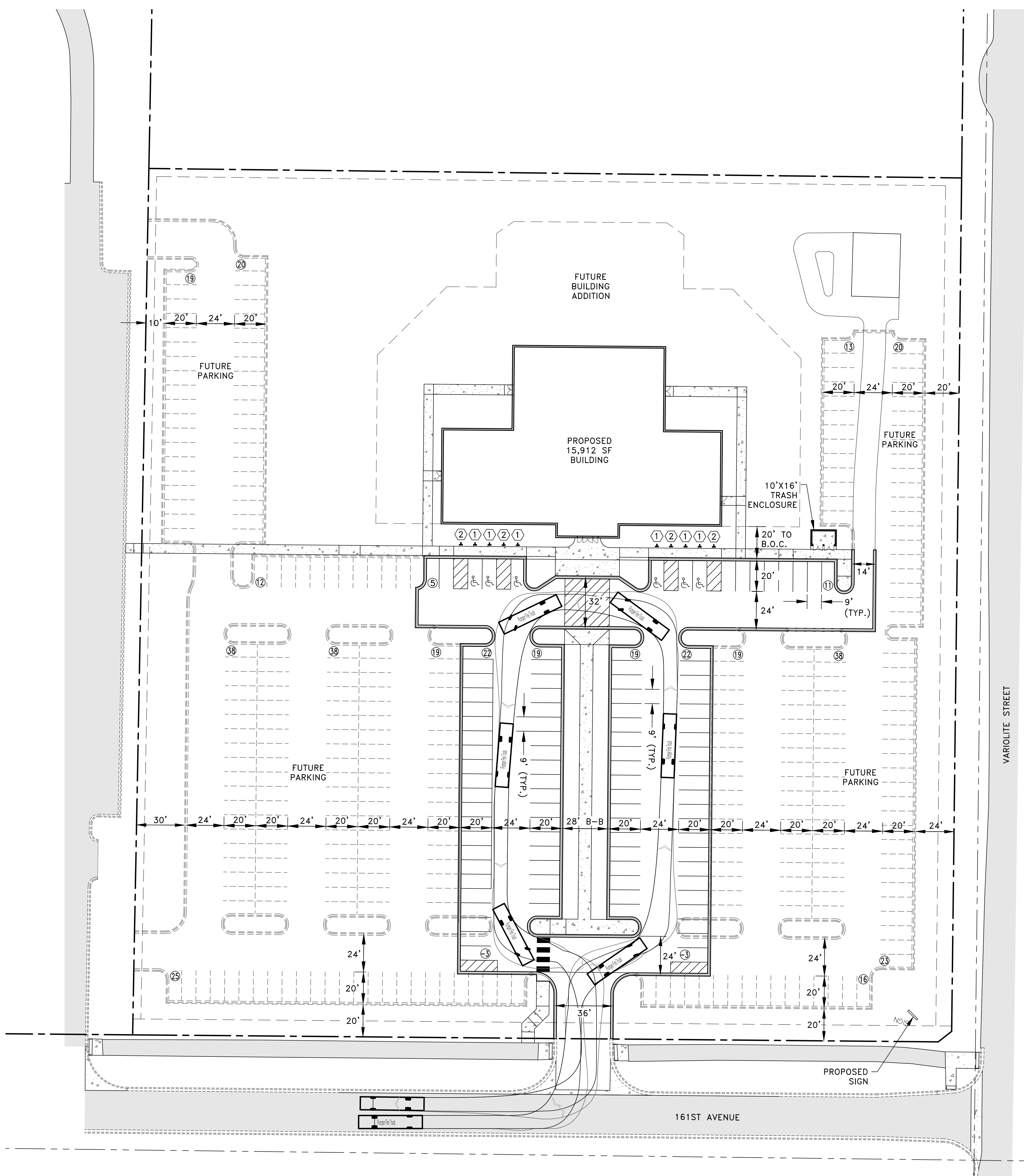
Date

03/13/2024 03:59 PM

Started On: 02/16/2024 08:19 AM

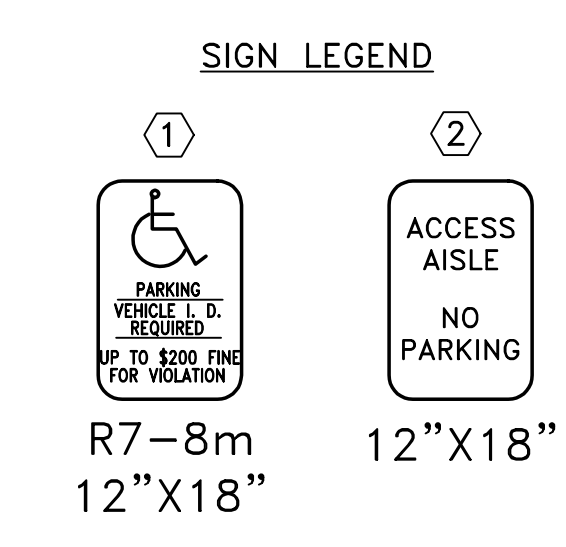
Saint Katharine Drexel





Pumper Fire Truck
 Overall Length 40.000ft
 Overall Width 8.167ft
 Overall Body Height 7.745ft
 Min Body Ground Clearance 0.656ft
 Track Width 8.167ft
 Lock-to-lock time 5.00s
 Max Wheel Angle 45.00°

LEGEND
 - - - - - PROPERTY LINE
 - - - - - EASEMENT LINE
 - - - - - SECTION LINE
 - - - - - EXISTING CONCRETE CURB
 - - - - - PROPOSED CONCRETE CURB
 ⊗ PARKING STALL COUNT



LEGAL DESCRIPTION
 LOT 1, BLOCK 1-ST. KATHARINE DREXEL CHURCH ADDITION
 ZONING: PI: PUBLIC/INSTITUTIONAL

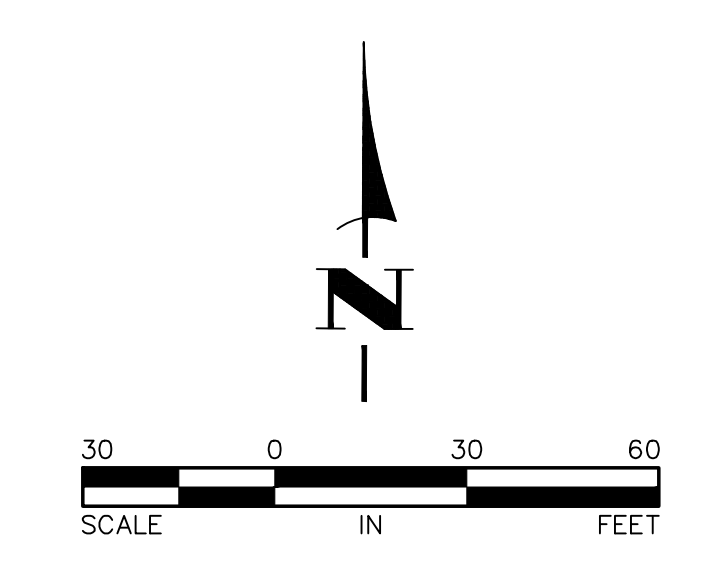
LOT SUMMARY

TOTAL LOT AREA=	277,969 SF
PHASE 1 DISTURBED AREA=	189,022 SF ①
PRE-CONSTRUCTION IMPERVIOUS AREA=	6,360 SF
POST CONSTRUCTION IMPERVIOUS AREA (PHASE 1)=	70,111 SF (25%)
POST CONSTRUCTION IMPERVIOUS AREA (PHASES 1 & 2)	195,091 SF (70%)
BUILDING COVERAGE AREA (PHASE 1)	15,912 SF (6%)
BUILDING COVERAGE AREA (PHASES 1 & 2)	42,791 SF (15%)
GREEN SPACE AREA (PHASE 1)	207,858 SF (75%)
GREEN SPACE AREA (PHASES 1 & 2)	82,878 SF (30%)

PARKING SUMMARY

PROPOSED PARKING STALLS (PHASE 1)	98
PROPOSED PARKING STALLS (PHASES 1 & 2)	392

REFERENCE NOTES:
 ① INCLUDES AREA OUTSIDE THE PROPERTY BOUNDARY.



P:\11_2024\11_15_24\11_15_24\ENGINEERING\PLAN\DWG\171902_SIT.Plg
 4/15/2024 10:19:40 AM
 4/15/2024 10:19:40 AM

DATE	REVISION	DATE	REVISION

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.

Timothy A. Ebersbach
 TIMOTHY A. EBERSBACH, P.E.
 Date 2/12/24 Lic. No. 43362

DESIGNED BY: TAE
 DRAWN BY: TAE
 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

ST. KATHARINE DREXEL

SITE PLAN
 CITY OF RAMSEY, MINNESOTA

SHEET C9 OF C13 SHEETS
 4719.02

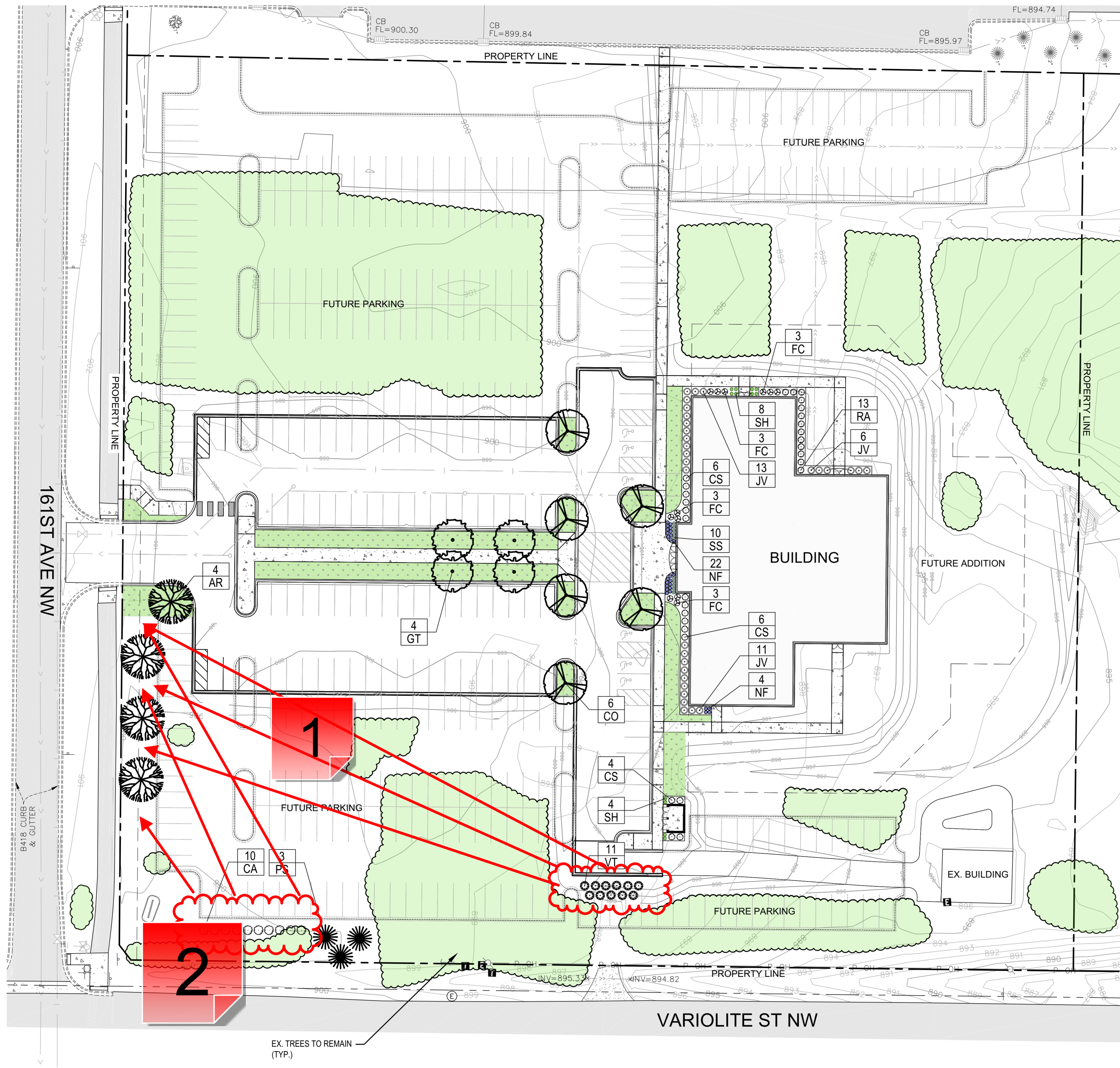
SIGNIFICANT TREE INVENTORY TABULATION				SIGNIFICANT TREE INVENTORY TABULATION				SIGNIFICANT TREE INVENTORY TABULATION				SIGNIFICANT TREE INVENTORY TABULATION				SIGNIFICANT TREE INVENTORY TABULATION				SIGNIFICANT TREE INVENTORY TABULATION							
Tree Number	Common Name	Diameter (inches)	Action	Tree Number	Common Name	Diameter (inches)	Action	Tree Number	Common Name	Diameter (inches)	Action	Tree Number	Common Name	Diameter (inches)	Action	Tree Number	Common Name	Diameter (inches)	Action	Tree Number	Common Name	Diameter (inches)	Action	Tree Number	Common Name	Diameter (inches)	Action
1	Jack Pine	12	Protect	128	Red Pine	9	Clear & Grub - Storm Sewer	257	Red Cedar	8	Protect	588	White Ash	14	Clear & Grub - Storm Sewer	3405	Jack Pine	10	Protect	4330	Red Pine	18	Clear & Grub - Pond				
2	Jack Pine	16	Protect	129	Red Pine	8	Clear & Grub - Storm Sewer	258	Red Pine	12	Protect	589	White Ash	8	Clear & Grub - Storm Sewer	3542	Green Ash	10	Protect	4331	Red Pine	20	Clear & Grub - Pond				
3	Jack Pine	8	Protect	130	Cottonwood	26	Clear & Grub - Storm Sewer	259	Red Cedar	4	Protect	590	Red Pine	13	Protect	3543	Siberian Elm	9	Protect	4332	Red Pine	20	Clear & Grub - Pond				
4	Jack Pine	10	Protect	132	Red Pine	8	Clear & Grub - Storm Sewer	260	Red Pine	16	Protect	591	Jack Pine	8	Clear & Grub - Building	3544	Boxelder	21	Protect	4333	Red Pine	18	Clear & Grub - Pond				
5	Jack Pine	8	Protect	133	Red Pine	14	Protect	262	Peachleaf Willow	52	Protect	608	Jack Pine	4	Protect	3545	Green Ash	9	Protect	4334	Red Pine	6	Clear & Grub - Pond				
6	Jack Pine	6	Protect	134	Red Pine	11	Protect	265	Boxelder	11	Clear & Grub - Pond	609	Red Pine	6	Protect	3546	Pin Oak	16	Protect	4335	Jack Pine	5	Clear & Grub - Pond				
7	Jack Pine	4	Protect	135	Red Pine	10	Protect	266	White Oak	7	Clear & Grub - Pond	610	Jack Pine	5	Protect	3547	Green Ash	13	Protect	4336	Scots Pine	12	Clear & Grub - Pond				
10	Jack Pine	14	Protect	136	Red Pine	13	Protect	267	White Oak	5	Clear & Grub - Pond	611	Jack Pine	4	Protect	3548	Boxelder	8	Protect	4948	Jack Pine	4	Protect				
11	Jack Pine	12	Protect	137	Red Pine	10	Protect	268	Red Cedar	13	Protect	613	Jack Pine	7	Protect	3549	Boxelder	30	Protect	4949	Jack Pine	4	Protect				
12	Jack Pine	10	Protect	138	White Ash	16	Protect	269	White Oak	9	Clear & Grub - Pond	614	Red Pine	10	Protect	3550	Hackberry	9	Protect	4950	Jack Pine	5	Protect				
14	Red Pine	18	Protect	139	Red Pine	8	Protect	287	Red Oak	6	Protect	616	Red Pine	4	Protect	3552	Boxelder	14	Protect	4952	Jack Pine	8	Protect				
15	Red Pine	17	Protect	140	Red Pine	16	Protect	289	Bur Oak	6	Protect	617	Jack Pine	6	Protect	3553	Green Ash	10	Protect	4953	Jack Pine	6	Protect				
16	Jack Pine	17	Protect	141	Red Pine	8	Protect	290	Bur Oak	16	Protect	618	Jack Pine	4	Protect	3554	Red Oak	14	Clear & Grub - Pond	4954	Jack Pine	6	Protect				
17	Red Pine	6	Protect	142	Red Pine	12	Protect	291	Bur Oak	21	Protect	620	Red Oak	12	Protect	3555	Black Walnut	8	Clear & Grub - Pond	4956	Black Walnut	8	Protect				
18	Red Pine	12	Protect	143	Red Pine	16	Protect	293	Red Oak	6	Protect	621	Jack Pine	7	Protect	3556	Hackberry	13	Clear & Grub - Pond	4957	Red Oak	6	Protect				
19	Red Pine	10	Protect	144	Red Pine	16	Protect	296	Bur Oak	19	Protect	622	Pin Oak	9	Protect	3557	Green Ash	9	Clear & Grub - Pond	4958	Bur Oak	4	Protect				
20	Jack Pine	14	Protect	145	Red Pine	18	Protect	302	Bur Oak	16	Protect	623	Jack Pine	5	Protect	3558	Hackberry	10	Clear & Grub - Pond	4959	Jack Pine	9	Protect				
21	Red Pine	18	Protect	148	Green Ash	28	Protect	303	Bur Oak	14	Protect	624	Jack Pine	9	Protect	3559	Peachleaf Willow	52	Clear & Grub - Pond	4960	Cottonwood	24	Protect				
22	Red Pine	18	Protect	149	Red Pine	6	Protect	304	Bur Oak	24	Protect	625	Jack Pine	6	Protect	3560	Boxelder	8	Clear & Grub - Pond	4961	Black Walnut	8	Protect				
23	Jack Pine	10	Protect	150	Red Pine	10	Protect	305	Red Cedar	9	Protect	626	Red Pine	4	Protect	3561	Red Oak	8	Clear & Grub - Pond	4962	Red Oak	12	Protect				
24	Red Pine	15	Protect	151	Red Pine	15	Protect	308	Bur Oak	24	Protect	627	Red Pine	6	Protect	3562	White Ash	10	Clear & Grub - Pond	4963	Jack Pine	5	Clear & Grub - Parking Lot				
25	Red Pine	17	Protect	152	Red Pine	8	Protect	309	Jack Pine	4	Protect	628	Red Pine	4	Protect	3563	Red Oak	20	Clear & Grub - Pond	4964	Jack Pine	6	Protect				
26	Jack Pine	24	Protect	153	Red Pine	12	Protect	310	Bur Oak	12	Protect	629	Jack Pine	8	Protect	3564	Hackberry	12	Clear & Grub - Pond	4965	Jack Pine	6	Protect				
27	Red Pine	19	Protect	154	Red Pine	10	Protect	312	Bur Oak	8	Protect	630	Red Pine	7	Protect	3565	Green Ash	13	Protect	4966	Jack Pine	7	Clear & Grub - Parking Lot				
28	Red Pine	8	Protect	155	Red Pine	9	Protect	313	Bur Oak	8	Protect	631	Jack Pine	8	Protect	3566	White Ash	9	Protect	4967	Cottonwood	16	Clear & Grub - Storm Sewer				
30	Red Pine	18	Protect	156	Red Pine	13	Protect	314	Bur Oak	10	Protect	633	Red Pine	9	Clear & Grub - Parking Lot	3567	Siberian Elm	12	Protect	4968	Red Oak	6	Clear & Grub - Parking Lot				
31	Red Pine	18	Protect	158	Green Ash	17	Protect	315	Red Oak	12	Protect	635	Red Oak	4	Clear & Grub - Parking Lot	3568	Red Cedar	11	Protect	4969	Red Oak	10	Clear & Grub - Storm Sewer				
32	Red Pine	18	Protect	159	Green Ash	16	Protect	316	Bur Oak	12	Protect	636	Red Cedar	5	Clear & Grub - Parking Lot	3569	Siberian Elm	16	Protect	4970	Red Oak	4	Clear & Grub - Storm Sewer				
33	Jack Pine	15	Protect	160	Red Pine	10	Protect	317	Jack Pine	4	Protect	637	Red Cedar	4	Clear & Grub - Building	3570	Green Ash	8	Protect	4971	Cottonwood	12	Clear & Grub - Storm Sewer				
34	Red Pine	12	Protect	161	Red Pine	14	Protect	318	Red Oak	15	Protect	638	Red Pine	4	Clear & Grub - Building	3571	Bur Oak	25	Clear & Grub - Building	4972	Cottonwood	12	Clear & Grub - Storm Sewer				
35	Red Pine	12	Protect	162	Red Pine	11	Protect	322	Red Cedar	20	Protect	639	Red Pine	5	Clear & Grub - Building	3572	White Pine	4	Clear & Grub - Building	4974	Red Cedar	6	Clear & Grub - Building				
36	Red Pine	18	Protect	163	Red Pine	8	Protect	323	Jack Pine	16	Protect	640	Red Pine	11	Clear & Grub - Sidewalk	3573	White Pine	12	Clear & Grub - Building	4975	Black Walnut	4	Clear & Grub - Storm Sewer				
37	Red Pine	14	Protect	164	Red Pine	12	Protect	324	Red Cedar	11	Protect	641	Red Oak	10	Clear & Grub - Sidewalk	3574	Siberian Elm	13	Clear & Grub - Building	4976	Cottonwood	25	Clear & Grub - Storm Sewer				
38	Red Pine	14	Protect	165	Red Pine	10	Protect	325	Red Oak	6	Protect	642	Red Oak	12	Clear & Grub - Storm Sewer	3576	Red Pine	15	Clear & Grub - Building	4977	Red Oak	4	Protect				
41	Red Pine	8	Protect	166	Red Pine	14	Protect	327	Jack Pine	12	Protect	643	Red Pine	5	Clear & Grub - Building	3577	Scots Pine	6	Clear & Grub - Building	4978	Red Oak	4	Protect				
42	Green Ash	24	Protect	167	Red Pine	16	Protect	328	Jack Pine	13	Protect	3001	Red Cedar	4	Clear & Grub - Building	3578	Scots Pine	6	Clear & Grub - Building	4979	Red Oak	8	Protect				
43	Cottonwood	24	Protect	168	Red Pine	12	Protect	330	Jack Pine	12	Protect	3002	Red Cedar	4	Clear & Grub - Building	3579	Siberian Elm	10	Clear & Grub - Building	4980	Red Oak	8	Protect				
45	Red Pine	8	Protect	169	Red Pine	14	Protect	331	Jack Pine	16	Protect	3003	Cottonwood	11	Clear & Grub - Storm Sewer	3581	White Oak	4	Clear & Grub - Building	4981	Red Oak	4	Protect				
46	Red Pine	10	Protect	170	Red Pine	16	Protect	332	Jack Pine	6	Protect	3004	Red Oak	4	Clear & Grub - Storm Sewer	3582	Red Pine	5	Clear & Grub - Building	4982	Red Oak	6	Protect				
47	Red Pine	12	Protect	171	Red Pine	7	Protect	333	Jack Pine	14	Protect	3005	Red Pine	5	Protect	3583	White Pine	5	Clear & Grub - Building	4983	Red Oak	6	Protect				
48	Red Pine	10	Protect	172	Red Pine	4	Protect	334	Jack Pine	13	Protect	3006	Red Cedar	11	Protect	3584	Siberian Elm	8	Clear & Grub - Building	4984	White Pine	6	Protect				
49	Red Pine	14	Protect	173	Red Pine	19	Protect	335	Jack Pine	8	Protect	3007	Red Cedar	10	Protect	3585	Red Pine	4	Clear & Grub - Building	4985	Red Pine	4	Protect				
50	Red Pine	8	Protect	174	Red Pine	13	Protect	336	Jack Pine	10	Protect	3008	Red Cedar	10	Protect	3586	Red Pine	7	Clear & Grub - Building	4986	Red Oak	4	Protect				
51	Red Pine	7	Protect	175	Red Pine	20	Protect	337	Jack Pine	25	Protect	3009	Red Cedar	5	Protect	3588	Scots Pine	5	Clear & Grub - Building	4987	Jack Pine	8	Protect				
52	Red Pine	10	Protect	176	Red Pine	16	Protect	338	Red Cedar	18	Protect	3010	Red Pine	21	Protect	3589	Red Pine	5	Clear & Grub - Building	4988	Red Pine	4	Protect				
55	Red Pine	8	Protect	177	Red Pine	16	Protect	340	Red Pine	17	Protect	3011	Red Pine	5	Protect	3590	Red Pine	6	Clear & Grub - Building	4989	Green Ash	4	Clear & Grub - Pond				
56	Red Pine	10	Protect	178	Red Pine	12	Protect	341	Red Pine	12	Clear & Grub - Parking Lot	3012	Red Pine	6	Protect	3591	Jack Pine	4	Clear & Grub - Building	4990	Red Pine	6	Clear & Grub - Pond				
57	Red Pine	8	Protect	179	Red Pine	8	Protect	342	Red Pine	15	Clear & Grub - Parking Lot	3013	Red Pine	4	Protect	3592	Red Pine	8	Clear & Grub - Building	4991	Red Oak	12	Clear & Grub - Pond				
58	Red Pine	6	Protect	180	Red Pine	14	Protect	343	Red Pine	16	Protect	3014	Red Pine	17	Clear & Grub - Pond	3593	Red Pine	5	Clear & Grub - Building	4992	Red Oak	4	Clear & Grub - Pond				
59	Red Pine	8	Protect	181	Red Pine	14	Protect	344	Red Pine	6	Protect	3015	Red Pine	4	Clear & Grub - Pond	3594	Scots Pine	7	Protect	4993	Red Pine	6	Clear & Grub - Pond				
60	Red Pine	10	Protect	182	Red Pine	12	Clear & Grub - Pond	345	Red Pine	10	Protect	3016	Red Pine	4	Clear & Grub - Pond	3595	Red Pine	7	Protect	4994	Red Pine	8	Clear & Grub - Pond				
61	Red Pine	16	Protect	183	Red Pine	14	Clear & Grub - Pond	346	Red Pine	12	Protect	3017	Red Pine	4	Clear & Grub - Pond	3596	White Pine	4	Protect	4995	Red Pine	4	Clear & Grub - Pond				
62	Red Pine	12	Protect	184	Red Pine	11	Clear & Grub - Pond	347	Jack Pine	5	Protect	3018	Red Pine	4	Clear & Grub - Pond	3597	Red Oak	4	Protect								
63	Red Pine	10	Protect	185	Red Pine	9	Clear & Grub - Pond	348	Red Pine	8	Protect	3084	Bur Oak	16	Protect	3598	Red Pine	16	Clear & Grub - Building								
64	Red Pine	7	Protect	186	Red Pine	10	Clear & Grub - Pond	349	Red Pine	14	Protect	3085	Quaking Aspen	9	Protect	3599	White Pine	27	Clear & Grub - Building								
65	Red Pine	10	Protect	187	Red Pine	10	Clear & Grub - Pond	350	Red Pine	10	Protect	3086	Red Oak	14	Protect	3600	Siberian Elm	13	Protect								
67	Red Pine	14	Protect	188	Red Pine	12	Clear & Grub - Pond	351	Red Pine	6	Clear & Grub - Building	3088	Quaking Aspen	8	Protect	3640	Jack Pine	7	Protect								
68	Red Pine	14	Protect	189	Red Pine	14	Clear & Grub - Pond	352	Red Pine	15	Clear & Grub - Building	3089	Boxelder	23	Protect	3643	Red Cedar	6	Protect								
69	Red Pine	10	Clear & Grub - Storm Sewer	190	Red Pine	12	Clear & Grub - Pond	353	Red Pine	9	Clear & Grub - Building	3099	Red Oak	4	Protect	3644	White Oak	5	Protect								
70	Red Pine	10	Clear & Grub - Storm Sewer	191	Red Pine	12	Clear & Grub - Pond	354	Red Pine	11	Clear & Grub - Building	3100	Red Oak	4	Protect	3645	Red Cedar	6	Protect								
71	Red Pine	10	Clear & Grub - Storm Sewer	192	Red Pine	12	Clear & Grub - Pond	355	Red Pine	15	Clear & Grub - Building	3101	Cottonwood	12	Protect	3646	White Pine	5	Protect								
72	Red Pine	10	Clear & Grub - Storm Sewer	193	Red Pine	12	Clear & Grub - Pond	357	Red Pine	14	Clear & Grub - Building	3104	Red Oak	7	Protect	3647	White Oak	4	Protect								
73	Red Pine	12	Clear & Grub - Storm Sewer	194	Red Pine	14	Clear & Grub - Pond	358	Red Pine	17	Clear & Grub - Building	3105	Red Oak	6	Protect	3648	Red Cedar	4	Protect								
74	Red Pine	10	Clear & Grub - Storm Sewer	196	Red Pine	23	Clear & Grub - Pond	360	Red Pine	12	Clear & Grub - Building	3106	Red Cedar	4	Protect	3649	Red Cedar	7	Protect								
75	Red Pine	12	Clear & Grub - Storm Sewer	197	Red Pine	10	Clear & Grub - Pond	361	Red Pine	17	Clear & Grub - Building	3107	Red Pine	4	Protect	3650	Red Cedar	4	Protect								
76	Red Pine	14	Clear & Grub - Storm Sewer	198	Red Pine	10	Clear & Grub - Pond	362	Red Cedar																		

1 - Update to Identify Invasive Species Inches Removed

Created by: Chris Anderson
On: 03/11/2024 09:41 AM

Siberian Elm is an invasive species and therefore, does not count against the removal calculation. Please update the tallies to include how many DBH inches of invasive species are being removed.

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



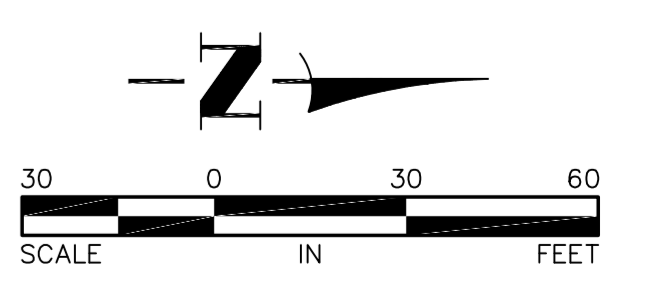
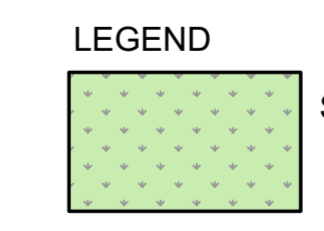
LANDSCAPE REQUIREMENTS

DETERMINING NUMBER OF PLANTS		
LOT PERIMETER: 2,106 LF		
BUILDING FOOTPRINT: 15,912 SF		
PI PUBLIC/INSTITUTIONAL DISTRICT		
TREES BASED ON LOT PERIMETER	REQUIRED	ON THIS PLAN
DECIDUOUS/CONIFEROUS TREES PER 50 LF = 42 TREES, ADDITIONAL 30% FOR BUFFERYARD = 13 TREES	55	
PROPOSED TREES		17
EXISTING DECIDUOUS TREES TO REMAIN		58
EXISTING CONIFEROUS TREES TO REMAIN		246
SHRUBS BASED ON LOT PERIMETER	REQUIRED	ON THIS PLAN
SHRUBS PER 30 LF = 70 SHRUBS, ADDITIONAL 30% FOR BUFFERYARD = 21 SHRUBS	91	92
TREE DISTRIBUTION	REQUIRED	ON THIS PLAN
DECIDUOUS OVERSTORY TREES ≥ 25%	≥ 11	72
CONIFEROUS TREES ≥ 25%	≥ 11	249
DECIDUOUS UNDERSTORY TREES ≤ 25%	≤ 11	0
PARKING LOT LANDSCAPING - 98 STALLS	REQUIRED	ON THIS PLAN
1 TREE PER 10 STALLS	9	11
BUFFERYARDS		
SCREEN RESIDENTIAL TO THE EAST, ACCOMPLISHED WITH PRESERVATION OF EX. TREES & ADDITIONAL CONIFERS AND SHRUBS WHERE EXISTING BUFFER IS THIN.		

PLANT SCHEDULE

SYMBOL	QTY	CODE	SCIENTIFIC NAME/COMMON NAME	SIZE	ROOT	REMARKS
OVERSTORY TREES (ALL TREES TO HAVE STRAIGHT TRUNK & SINGLE LEADER)						
	4	AR	ACER RUBRUM 'RED SUNSET'	2"	BB	SPACE 35' O.C.
			REDSUNSET MAPLE			
	6	CO	CELTIS OCCIDENTALIS	2"	BB	SEE PLAN FOR SPACING
			HACKBERRY			
	4	GT	GLEDITSIA TRIACANTHOS 'HARVE'	2"	BB	SPACE 35' O.C.
			NORTHERN ACCLAIM HONEYLOCUST			
CONIFEROUS TREES (ALL TREES TO HAVE STRAIGHT TRUNK & SINGLE LEADER)						
	3	PS	PINUS STROBUS	6"	BB	SPACE 15' O.C.
			WHITE PINE			
ORNAMENTAL TREES (ALL TREES TO HAVE STRAIGHT TRUNK & SINGLE LEADER)						
	0	MS	MALUS 'SHOTIZAM'	1.5"	BB	SEE PLAN FOR SPACING
			SHOW TIME CRABAPPLE			
SHRUBS (24" MIN. SHRUB SIZE AT TIME OF INSTALLATION)						
	16	CF	CORNUS SERICEA 'BILADELIN'	#5	CONT.	SPACE 4.5' O.C.
			FIRE DANCE REDTIG DOGWOOD			
	10	CA	CORYLUS AMERICANA	#5	CONT.	SPACE 6' O.C.
			AMERICAN HAZELNUT			
	30	JV	JUNIPERUS VIRGINIANA 'GREY OWL'	#5	CONT.	SPACE 4.5' O.C.
			GREY OWL JUNIPER			
	12	FC	FORSYTHIA 'COURTASOL'	#2	CONT.	SPACE 4' O.C.
			GOLD TIDE FORSYTHIA			
	13	RA	RHUS AROMATIC 'GRO-LOW'	#5	CONT.	SPACE 4.5' O.C.
			GRO-LOW SUMAC			
	11	VT	VIBURNUM TRILOBUM	#5	CONT.	SPACE 6' O.C.
			AMERICAN CRANBERRYBUSH			
PERENNIALS						
	26	NF	NEPETA FAASSENII 'NOVANEPJUN'	#1	CONT.	SPACE 2' O.C.
			JUNIOR WALKER CATMINT			
	10	SS	SCHIZACHYRIUM SCOPARIUM	#1	CONT.	SPACE 2' O.C.
			LITTLE BLUESTEM			
	12	SH	SPOROBOLUS HETEROLEPIS	#1	CONT.	SPACE 2' O.C.
			PRAIRIE DROPSEED			

- NOTES:
- SEE SHEET L2 FOR PLANTING DETAILS & LANDSCAPE SPECIFICATIONS.
 - ALL SOD, TREES, AND PLANTING BEDS TO BE IRRIGATED.
 - ALL DISTURBED AREAS NOT CALLED OUT FOR SOD OR PLANTING BEDS TO BE SEEDED WITH LOW MAINTENANCE TURF SEED (SEE CIVIL RESTORATION PLAN AND SPECIFICATIONS).



DATE	REVISION

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: 02.08.24

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
 www.hakanson-anderson.com

ST. KATHARINE DREXEL

LANDSCAPE PLAN
 CITY OF RAMSEY, MINNESOTA

SHEET
 L1
 OF
 L2
 SHEETS

1 - Parking Lot Plantings

Created by: Chris Anderson
On: 02/20/2024 10:02 AM

As future parking is installed, additional landscaping will be required (1 tree for every ten [10] stalls).

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

2 - Move Shrubs

Created by: Chris Anderson
On: 02/20/2024 10:06 AM

Please consider moving these shrubs to along 161st Ave interspersed between the red maples to provide a bit more screening for the residential parcel to the south.

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

PLANTING DETAILS

LANDSCAPE SPECIFICATIONS

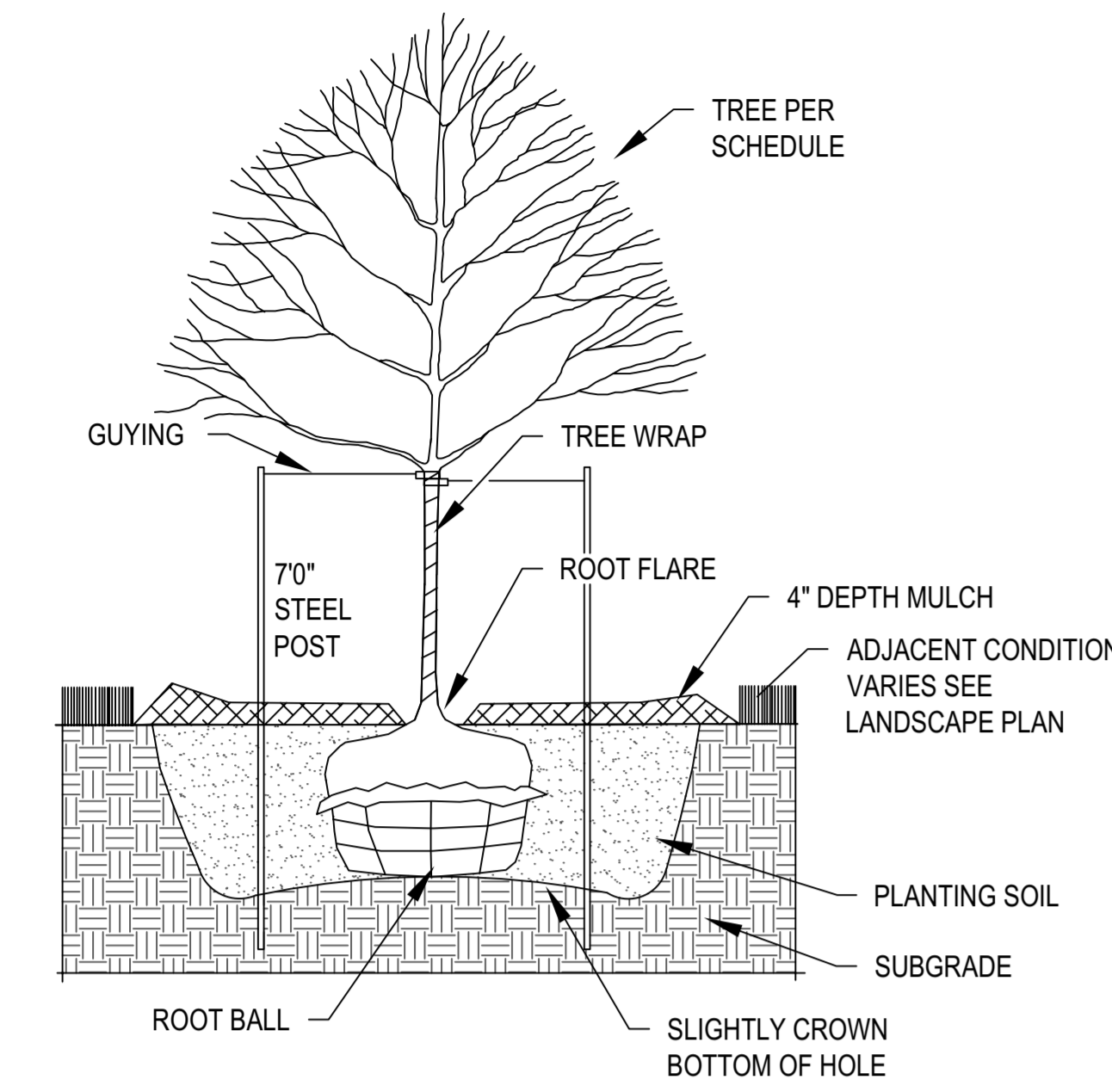
3

TREES, SHRUBS, AND PERENNIALS

- REFERENCES
 - MnDOT - Minnesota Department of Transportation, Standard Specifications for Construction, 2020 Edition.
 - American Standard for Nursery Stock, ANSI Z60.1-2014.
 - ASTM, American Society for Testing and Materials.
- QUALITY ASSURANCE
 - Work shall be performed by a landscape contractor with extensive horticulture knowledge, and a min. of 3 years of experience.
 - Handle plants in such a way as to protect from damage either physical or by exposure to sun and wind. Mishandled plants are subject to rejection by Landscape Architect.
 - Plants used on this project shall meet the grading standards recommended by the ANSI Z60.1-2014.
- PRODUCTS
 - Plants: Provide as specified on Plant Schedule.
 - Edging: Steel edging: 3/16" x 4" w/ 15" stakes, black color, Sure-loc or equal.
 - Mulch: Shredded hardwood mulch.
 - Water: Contractor to provide.
 - Planting Soil: rich friable, loam topsoil, free of debris and seeds, conforming to MnDOT 3877.2, Loam Topsoil Borrow.
 - Compost: Conforming to MnDOT 3890.2, Grade 2.
 - Tree Wrap: Two-ply weather resistant paper product.
- PLANTING DATES: Spring Planting: Apr. 1 - June 15. These dates may be extended if daytime temps. remain below 80 degrees. Fall: Sept. 30 - Oct. 30th. Daytime temps. need to drop below 80 degrees before planting begins, and may continue until freeze up. Coniferous trees Aug. 15 - Oct. 1st. Plant under favorable weather conditions, do not plant during days of extreme heat.
- EXECUTION
 - Prior to digging, Contractor to have utilities located.
 - Contractor to notify Owner and Landscape Architect 3 days in advance of when planting work will occur.
 - Plant into prepared planting beds.
 - Install trees, shrubs, and perennials per planting details, adjust location if in conflict with utilities. Verify new location with Landscape Architect prior to planting.
 - Separate all shrub and perennial beds from sod areas with edger.
 - Clean-up entire site following planting operations.
- ACCEPTANCE OF PLANTING WORK
 - Contractor to notify Owner when planting work is complete for review and punch list.
 - Contractor to water and maintain the trees, shrubs, and perennials until Owner Acceptance.
 - Owner will give Acceptance of Work following satisfactory correction of punch list items.
 - Watering and regular landscape maintenance of trees, shrubs, and perennials will be Owners responsibility following acceptance of work.
- GUARANTEE PERIOD
 - Contractor to warranty trees, shrubs and perennials for one year following acceptance of Work by Owner.
 - Contractor to maintain the trees in a plumb position throughout the guarantee period.
 - Contractor to remove all staking/wiring/ straps and plant tags from trees at the end of the guarantee period.
 - Replacements: At the end of the guarantee period, all plants which are unhealthy, dead, not having a normal density, size, shape or color shall be replaced. Replacements shall match caliper and/or height of the other plants at time of replacement. Selection of replacement material and installation practices shall follow the requirements of the Drawings and Specifications.

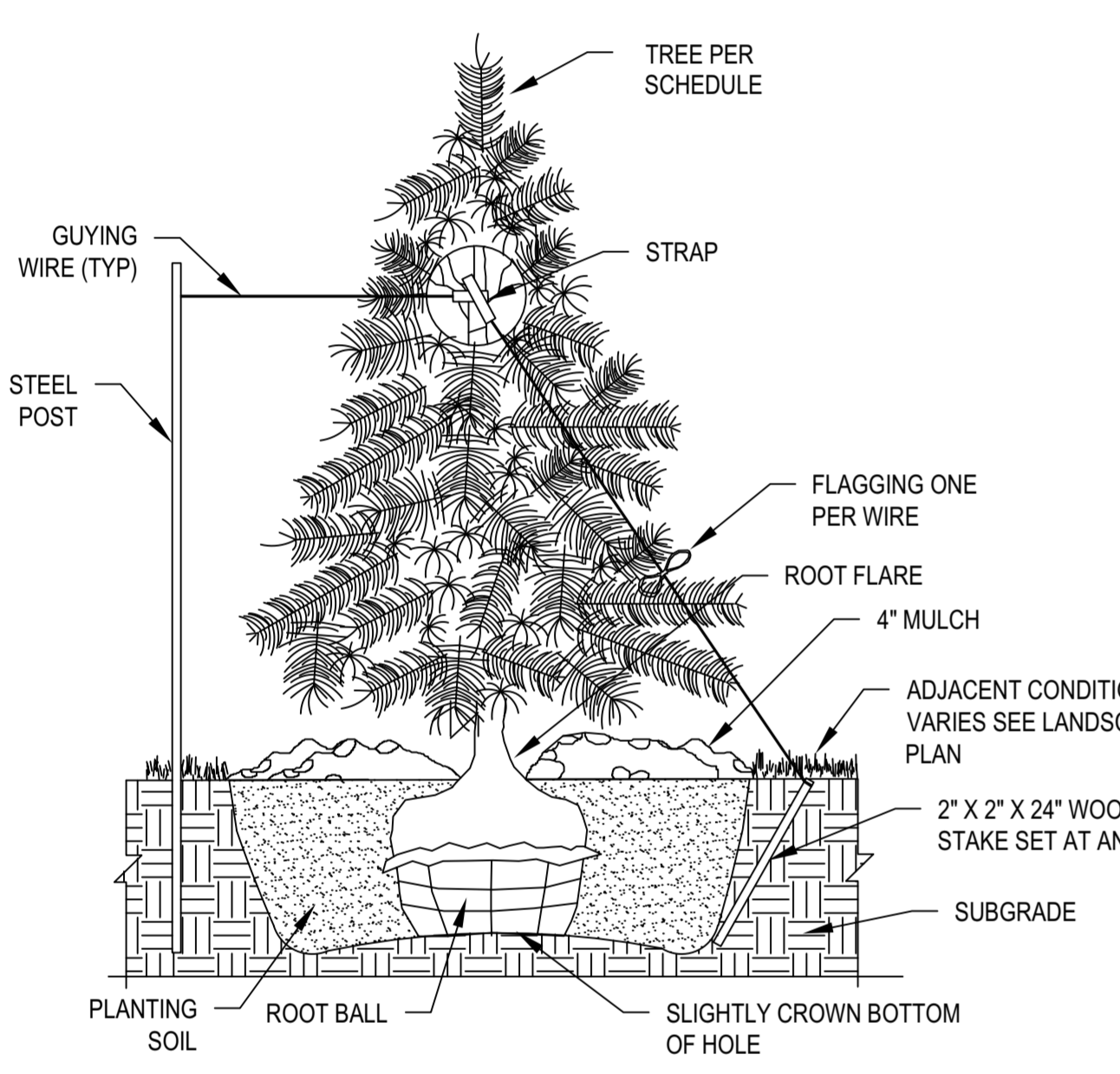
- EXECUTION
 - Install sod during favorable weather, do not sod if ground is frozen or sod is dormant.
 - Lay sod with tightly fitting joints, no overlapping joints, and stagger rows to offset joints. Anchor sod on slopes to prevent slippage.
 - Thoroughly water sod immediately after installing. Continue watering at frequency necessary to initiate rooting, and until the work is accepted by Owner.
 - Clean up and remove all debris resulting from sodding activity and dispose of property. Restore all areas disturbed by sodding operation to their original condition.
- ACCEPTANCE OF SOD WORK
 - Contractor to notify Owner when sod work is complete for review and punch list.
 - Owner to accept work following satisfactory correction of punch list items.
 - Contractor will maintain all turf areas in a healthy, growing condition by watering, mowing, and any other maintenance necessary to establish the lawn, for a minimum of 30 days from time of acceptance.
 - Any sod that does not show definite growth and establishment during the 30 days from time of acceptance, shall be replaced and established at the proper season by the Contractor at Contractor's expense.

- EXECUTION
 - Prior to digging, contractor to have utilities located.
 - Water Coverage: Provide uniform water coverage over sod areas, planting beds, and trees outside of sod areas.
 - Sod: Sod areas to be irrigated with spray heads. Locate heads to avoid overspray onto sidewalks, parking areas, signs and buildings.
 - Planting Beds: All continuous shrubs, trees, perennial beds to be irrigated with a drip system and spray heads where drip lines are impractical.
 - Trees: Trees outside of sod and planting beds to be irrigated.
 - Winterization: System to accommodate winterization by blowing system dry with compressed air.
 - Install the irrigation system per contractor's plan and specifications.
 - Instructions: Contractor to instruct the Owner in proper operation and maintenance of the system.
 - Cleanup: Replace landscaping disturbed by operations. Cleanup all debris and restore site to original condition.
- REVIEW AND ACCEPTANCE
 - Contractor to test system to a hydrostatic pressure of not less than 100 psi. Remove and replace any components that do not pass test.
 - Contractor to contact Owner and perform operational test after system is fully in place and demonstrate to the Owner that the irrigation system meets coverage requirements and that automatic controls function properly. Any corrective work identified shall be completed within two weeks of receipt of comments.
 - Owner to accept work following: satisfactory completion of any corrective work, receiving hands-on instructions for operation, and receiving as-built plan and operation and maintenance manual submittals.
- MAINTENANCE
 - Contractor to drain and winterize irrigation system in the fall, following first year of operation, and shall put the system back in service the following spring as part of the work of this contract at no additional cost to the Owner.
- GUARANTEE
 - Warranty irrigation system materials and labor for one year following acceptance of work by Owner. Contractor to promptly furnish and install, at no cost to Owner, any parts that prove defective in material or workmanship.



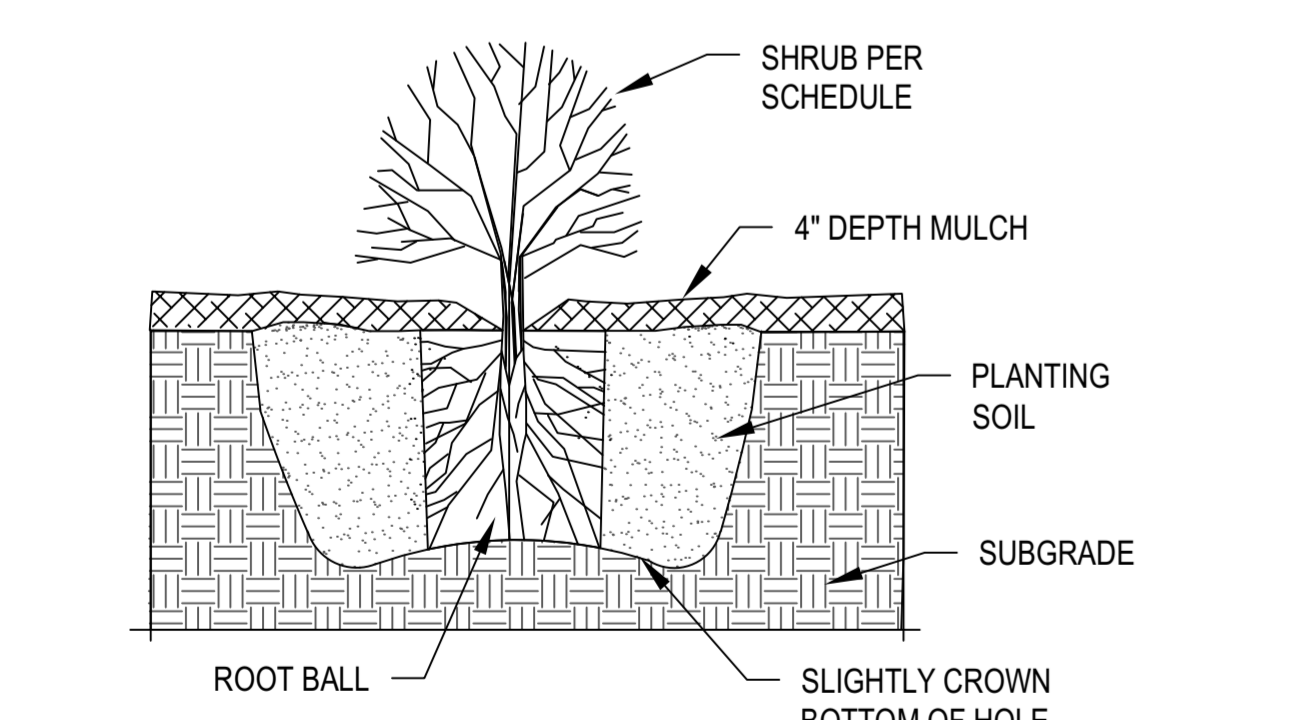
- NOTES:
- REMOVE DEAD OR DAMAGED BRANCHES. RETAIN THE NATURAL FORM OF THE TREE. DO NOT CUT THE LEADER.
 - WIDTH OF PLANTING HOLES: 18" MIN. LARGER THAN ROOT BALL, ON ALL SIDES.
 - DEPTH OF HOLE: ROOT FLARE TO SIT AT, OR UP TO 2" ABOVE THE TOP OF THE FINISHED SOIL ELEVATION. LEAVE SOIL UNDISTURBED BENEATH THE ROOT BALL.
 - SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
 - SET PLANT ON UNDISTURBED SOIL OR THOROUGHLY COMPACTED PLANTING SOIL.
 - 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.
 - REMOVE OR CORRECT STEM GIRDLING ROOTS.
 - SLIT REMAINING BURLAP AT 6" INTERVALS.
 - PLUMB & BACKFILL WITH PLANTING SOIL AMENDED WITH COMPOST. THOROUGHLY WATER IN TREE WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
 - BACKFILL VOIDS AND WATER A SECOND TIME.
 - PLACE 4" SHREDDED HARDWOOD MULCH WITHIN 48 HOURS OF THE SECOND WATERING. NO MULCH TO BE IN CONTACT W/ TRUNK.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD. IF NEEDED, STAKE TREES USING 16" LONG, 1.5" WIDE STRAPS, AND ATTACH TO POST WITH WIRE. INSTALL POST 3' INTO GROUND. REMOVE WITHIN ONE YEAR.
 - WRAP TRUNK IN FALL REMOVE IN SPRING.
 - REFER TO SPECS. FOR ADDITIONAL INFORMATION.

1
L2
TREE PLANTING DETAIL



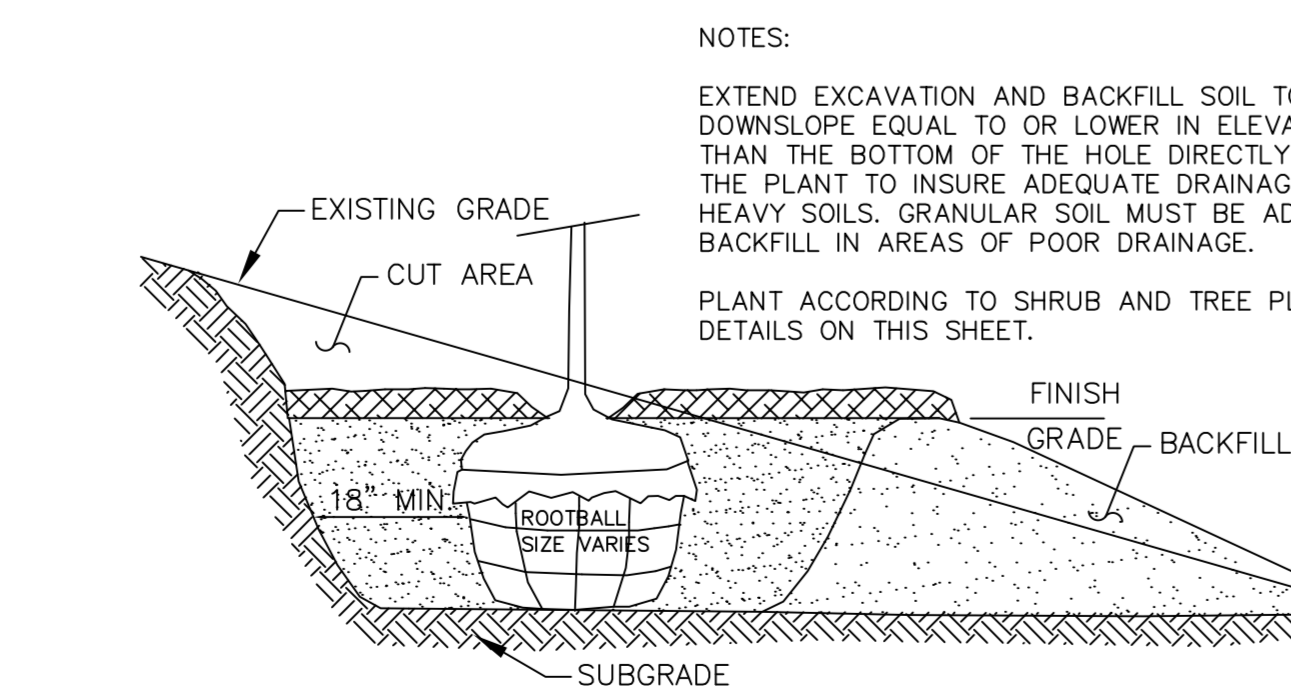
- NOTES:
- WIDTH OF PLANTING HOLE: 18" MIN. LARGER THAN ROOT BALL, ON ALL SIDES.
 - DEPTH OF HOLE: ROOT FLARE TO SIT AT OR UP TO 2" ABOVE THE TOP OF THE FINISHED SOIL ELEVATION. LEAVE SOIL UNDISTURBED BENEATH THE ROOT BALL.
 - SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
 - SET PLANT ON UNDISTURBED SOIL OR THOROUGHLY COMPACTED PLANTING SOIL.
 - 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.
 - REMOVE OR CORRECT STEM GIRDLING ROOTS OR REJECT PLANT.
 - SLIT REMAINING BURLAP AT 6" INTERVALS.
 - PLUMB & BACKFILL WITH PLANTING SOIL AMENDED WITH COMPOST. THOROUGHLY WATER IN TREE WITHIN 2 HOURS TO SETTLE PLANT AND FILL VOIDS.
 - BACKFILL VOIDS AND WATER A SECOND TIME.
 - PLACE SHREDDED HARDWOOD MULCH WITHIN 48 HOURS OF THE SECOND WATERING. NO MULCH TO BE IN CONTACT W/ TRUNK OR BRANCHES.
 - TWO ALTERNATE METHODS OF STAKING TREES ARE ILLUSTRATED IN DETAIL.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD. IF NEEDED, STAKE TREES USING 16" X 1.5" POLYPROPYLENE OR POLYETHYLENE STRAPS, ATTACH TO POST, OR STAKE WITH 10 GAUGE WIRE. REMOVE WITHIN ONE YEAR.
 - REFER TO PLAN AND SPECS. FOR ADDITIONAL INFORMATION.

2
L2
EVERGREEN TREE PLANTING DETAIL



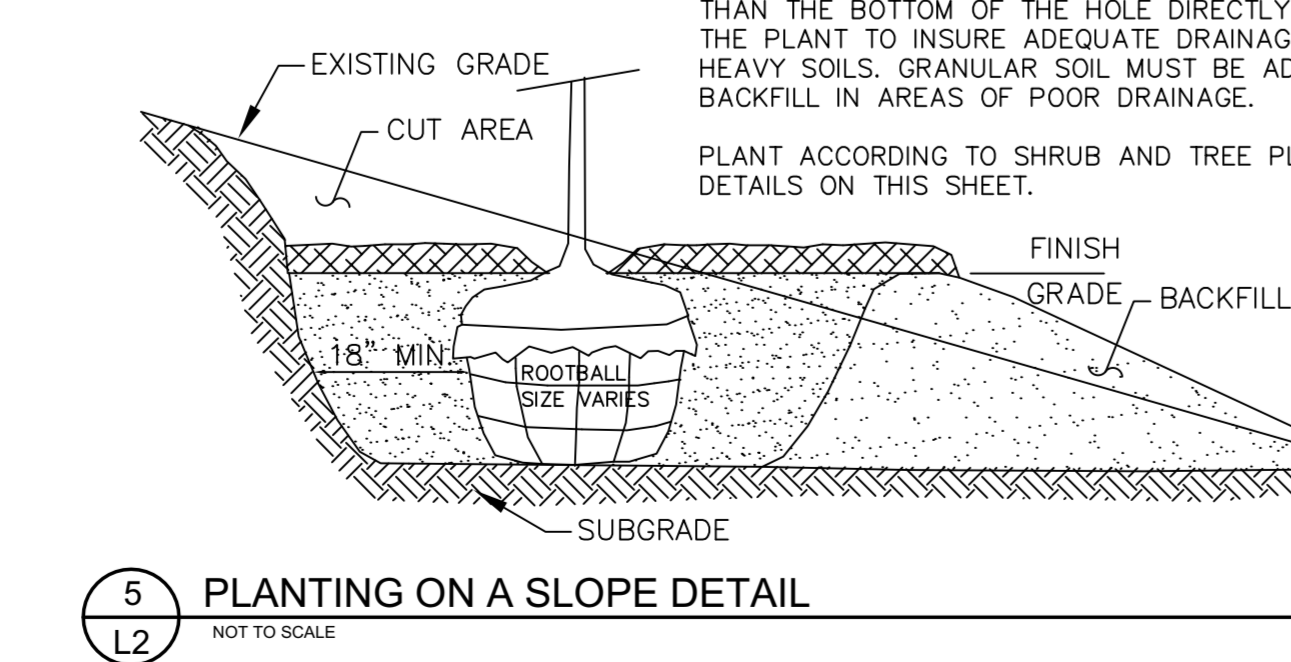
- NOTES:
- DIG SHRUB HOLE 12" MIN. LARGER THAN CONTAINER SIZE, ALL SIDES.
 - SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
 - REMOVE DEAD OR DAMAGED BRANCHES. RETAIN THE NATURAL FORM OF THE SHRUB.
 - HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL. SCORE OUTSIDE OF SOIL MASS TO REDIRECT CIRCLING FIBROUS ROOTS.
 - SET SHRUB ON UNDISTURBED SOIL OR ON THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE TOP OF ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
 - PLUMB AND BACKFILL WITH PLANTING SOIL AMENDED WITH COMPOST. THOROUGHLY WATER IN SHRUB PRIOR TO PLACING MULCH.
 - ALL SHRUB PLANTINGS RECEIVE 4" DEPTH MULCH.
 - REFER TO SPECS. FOR ADDITIONAL INFORMATION.

3
L2
SHRUB PLANTING DETAIL



- NOTES:
- PLANT INTO PREPARED PLANTING BED. REMOVE WEEDS, LOOSEN COMPACTED SOILS TO A DEPTH OF 6", AND AMEND PLANTING SOIL WITH COMPOST.
 - PLANT AT SAME DEPTH AS IN CONTAINER.
 - PLACE SHREDDED HARDWOOD MULCH OVER PERENNIAL BED. DO NOT PLACE ANY MULCH ON VEGETATION.
 - THOROUGHLY WATER IN PLANTS.
 - REFER TO PLAN AND SPECS. FOR ADDITIONAL INFORMATION.

4
L2
PERENNIAL PLANTING DETAIL

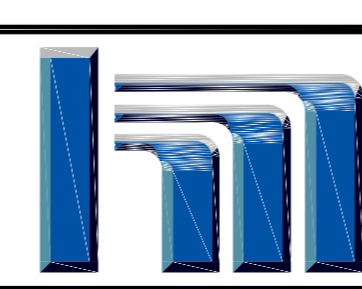


5
L2
PLANTING ON A SLOPE DETAIL

DATE	REVISION

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: 02.08.24

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



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

ST. KATHARINE DREXEL

PLANTING DETAILS & LANDSCAPE SPECS.
CITY OF RAMSEY, MINNESOTA

SHEET
L2
OF
L2
SHEETS
4719.02

1 - Warranty Period

Created by: Chris Anderson
On: 02/16/2024 11:42 AM

The City's Development Agreement requires a Landscape Maintenance Surety for a 2-year period.

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

2 - Substitutions

Created by: Chris Anderson
On: 02/16/2024 11:46 AM

Please add a note stating that any species substitutions require prior approval by the City of Ramsey.

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

3 - Topsoil

Created by: Chris Anderson
On: 02/16/2024 11:47 AM

Add note/specification stating that all disturbed areas not otherwise improved with impervious surfacing, requires 4" of topsoil with not more than 35% sand content.

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

Environmental Policy Board (EPB)**Meeting Date:** 03/18/2024**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

Consider Natural Resources Aspects of Site Plan for Norhart Mixed Use Apartment Complex (Project No. 24-104); Case of Norhart Architecture LLC

Purpose/Background:

The City has received an application from Norhart Architecture LLC (the "Applicant") for Site Plan review and a variance for a five (5) story, mixed use apartment building located north and east of Sunwood Drive and west of Zeolite Street (the "Subject Property").

Time Frame/Observations/Alternatives:**General Project Overview**

The Applicant is proposing a five (5) story, mixed use market-rate apartment building with 223 units. The building will also include about 5,000 square feet of vertically integrated retail space. There will be both surface and subsurface parking and other amenities will include an outdoor pool, grills, and fire pits. The Subject Property is currently zoned COR-4b, which allows a density of up to fifteen (15) units per acre. However, the application also includes a request for a zoning amendment to rezone the Subject Property from COR-4b to COR-4c, which requires a minimum density of fifteen (15) units per acre with no maximum. There will be two points of access to the Subject Property, one off of Zeolite Street and the other will be a shared driveway with the Home2Suites parcel to south, which will come off of Sunwood Drive.

Natural Resources Inventory and Minnesota Land Cover Classification System

The City's Natural Resources Inventory (NRI) does not identify any native plant communities on the Subject Property. The Minnesota Land Cover Classification System (MLCCS) classifies the Subject Property as 'Urban with Little Vegetative Cover'. There are no wetlands or floodplains on the Subject Property.

Tree Inventory and Preservation Plan

There are no significant trees on the Subject Property and therefore, there was no need for an inventory or preservation plan. The Environmental Policy Board may recall that much of the remaining vacant land in The COR was cleared and grubbed last fall. The proposed landscaping for this project includes forty-five (45) new trees. The combination of plantings for the hotel project, this project, and the Waterfront Village detached townhome project (north of the Subject Property), along with the City's improvements to The Waterfront, which also includes plantings, will ultimately exceed the reforestation requirements from the clearing and grubbing activities last fall.

Landscape Plan

The landscape plan includes a combination of deciduous trees and both evergreen and deciduous shrubs. The perimeter of the site (all views from public roads and entrances) is well landscaped. Staff had recommended enlarging the parking lot islands to accommodate trees, which would not only provide some shade but also break up the parking lot with some visual relief. However, this would result in the loss of parking spaces, which would drop below the minimum number of stalls required. In lieu of installing trees, Staff has recommended increasing the number of shrubs in these islands. Staff provided a few other minor comments regarding the Landscape Plan, most specifically limiting plantings in the boulevard along Zeolite Street to include only trees (no shrubs) and to utilize a species from the Connector Street pool of species outlined in The COR Design Framework.

Funding Source:

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

Recommendation:

Staff recommends approving the Landscape Plan contingent upon compliance with Staff's review comments.

Outcome/Action:

Motion to recommend approval of the Landscape Plan, contingent upon compliance with Staff's review comments.

Attachments

Site Location Map

Site Plan

Master Site Plan

3D Renderings of Building

Landscape Plan with Comments

Form Review

Inbox

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 03/13/2024

Reviewed By

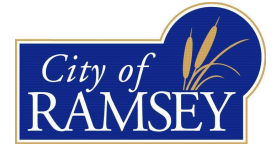
Brian Hagen

Date

03/13/2024 04:10 PM

Started On: 02/16/2024 08:22 AM

Norhart



LOGIS, Three Rivers Park District, Esri, HERE, Garmin, INCREMENTAL, NAVTEQ, USA, USGS, UN

1 - Boulevard Plantings

Created by: Chris Anderson
On: 03/07/2024 03:28 PM

Please limit plantings in the boulevard along Zeolite Street to just the deciduous trees (Sienna Glen Maple and Autumn Gold Gingko Biloba). Trees should be installed about 30-35 feet on center and should not fall within the vision clearance triangle (as outlined in Section 117-348 (g)). https://library.municode.com/mn/ramsey/codes/code_of_ordinances?nodeId=PTIICOOR_CH117Z_OSU_ARTIIZO_DIV6PEST_SDIINGE_S117-348NEERBULOGREL

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

2 - Parking Lot Islands

Created by: Chris Anderson
On: 03/07/2024 03:34 PM

If the islands cannot be enlarged to accommodate shade trees, add additional shrubs. With only two shrubs in each island, it is going to look pretty bare.

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

3 - Boulevard Tree Species

Created by: Chris Anderson
On: 03/08/2024 11:06 AM

Based on the Street Hierarchy for The COR, street trees along Zeolite St, which is designated as a Connector Street, shall consist of one of the following:
Bicolor Oak, Northern Red Oak, Princeton Elm, Accolade Elm, Autumn Blaze Maple, Skyline Honeylocust, Kentucky Coffeytree, or single stem River Birch.

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

Environmental Policy Board (EPB)**Meeting Date:** 03/18/2024**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

Consider the Natural Resources Aspects of the Site Plan and Preliminary Plat for Haviland Fields (Project No. 24-101); Case of Presbyterian Homes Housing and Assisted Living, Inc.

Purpose/Background:

The City has received an application from Presbyterian Homes Housing and Assisted Living, Inc. (the "Applicant") for Site Plan, Preliminary Plat, Zoning Amendment, and a Comprehensive Plan Amendment for a project that includes a senior housing building, an all-ages building, and twin homes on the property currently occupied by Lord of Life Lutheran Church and generally known as 14501 Nowthen Boulevard (the "Subject Property").

Time Frame/Observations/Alternatives:**General Project Overview**

The project includes a four (4) story senior housing building, with 160 apartments. There will also be a four (4) story, all-ages building with 280 apartments. Finally, the project also includes ten (10) twin homes along the north and west sides of the Subject Property. The Lord of Life church will remain, with the proposed development occurring around the existing church. The Zoning Amendment is seeking to rezone the Subject Property from R-1A (detached single family homes on 80-foot wide lots), R-2 (medium density residential), and R-3 (high density residential) to Planned Unit Development (PUD). The Comprehensive Plan Amendment is seeking to re-guide the land from Public/Institutional and High Density Residential (HDR) to Mixed Use (High), which allows density to range from fifteen (15) units per acre up to seventy-five (75) units per acre. There will be multiple points of access to the Subject Property, two accesses off of Nowthen Boulevard (one of the existing accesses will be converted into a right-in, right-out) and a third point of access will be from Cobalt Street to the north.

Natural Resources Inventory and Minnesota Land Cover Classification System

The City's Natural Resources Inventory (NRI) identifies several different natural communities across the Subject Property. There is a high quality 'Wet Meadow', which will not be disturbed during construction. There are also two different moderate quality natural communities on the Subject Property, including an 'Aspen Forest' and an 'Oak Woodland-Brushland'. Much of these two natural plant communities will be left intact after development. A large portion of the Subject Property is also identified as an 'Altered/Non-Native Plant Community'.

The Minnesota Land Cover Classification System (MLCCS) identifies multiple cover types across the Subject Property. These include 'Urban with Vegetative Cover', 'Urban with Little Vegetative Cover', 'Dry Grassland', 'Upland Forest', and 'Wetland Shrubland'. Again, the wetland area will be undisturbed throughout the development process and much of the upland forest area will also be protected.

Tree Inventory and Preservation Plan

The application submittal does include a Tree Inventory and Preservation Plan. The Subject Property is dominated by Scotch Pine, Eastern Red Cedar, Quaking Aspen, and Red Oak. Over sixty percent (60%) of the existing significant tree DBH inches will be preserved, which actually exceeds the minimum threshold. Furthermore, a number of the trees slated to be removed include Siberian Elm, which is an invasive species. Thus, since invasive species do not count towards the removal calculation, the actual percentage of significant tree DBH inches being removed is even lower.

Landscape Plan

The proposed landscaping exceeds the minimum canopy cover requirements outlined in City Code. Plantings consist of a combination of deciduous overstory and ornamental trees, as well as evergreen trees. All species and sizes are acceptable. There will be some bufferyard plantings along the western and northern boundaries of the Subject Property, where it abuts existing, detached single family residential properties. Ground cover will consist of a mixture of standard turfgrass and a native pollinator seed mix. Both are acceptable. However, Staff has requested a management plan for the native pollinator mix so that the property management company will have an understanding of what maintenance is needed and when.

Funding Source:

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

Recommendation:

Staff recommends approval of the Landscape Plan and Tree Inventory and Preservation Plan, contingent upon compliance with Staff's review comments.

Outcome/Action:

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

Attachments

Site Location Map
Site Plan
Senior Living Building Elevations
All Ages Building Elevations
Twin Homes Building Elevations
Landscape Plan with Comments
Tree Inventory with Changemarks

Form Review

Inbox

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 03/13/2024

Reviewed By

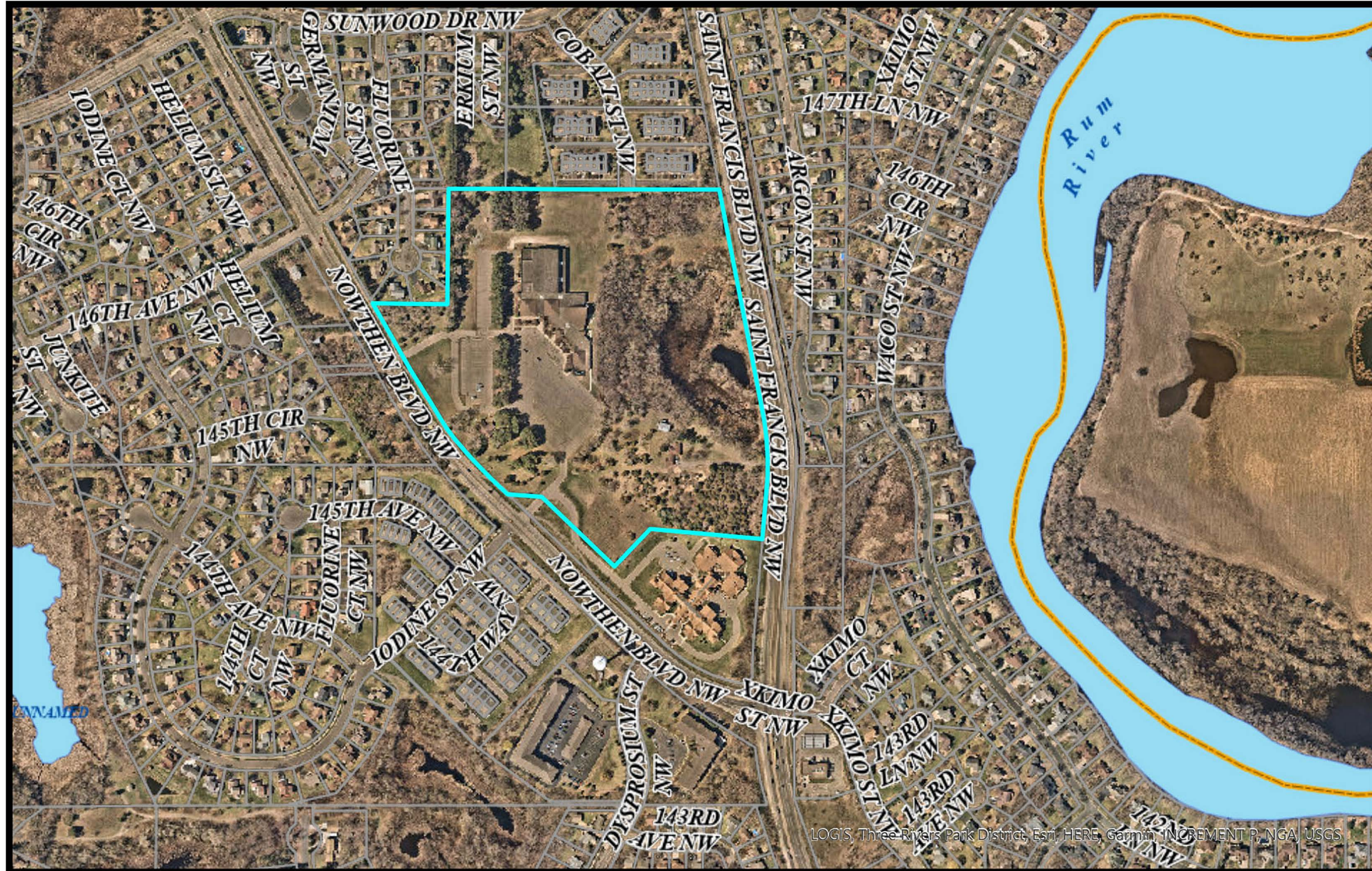
Brian Hagen

Date

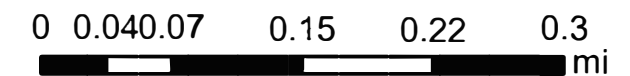
03/13/2024 04:11 PM

Started On: 02/16/2024 08:24 AM

Site Location Map: Haviland Fields



Print Date: August 9, 2023



CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW

CERTIFICATION

**NOT FOR
CONSTRUCTION**

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2236.10

SHEET TITLE

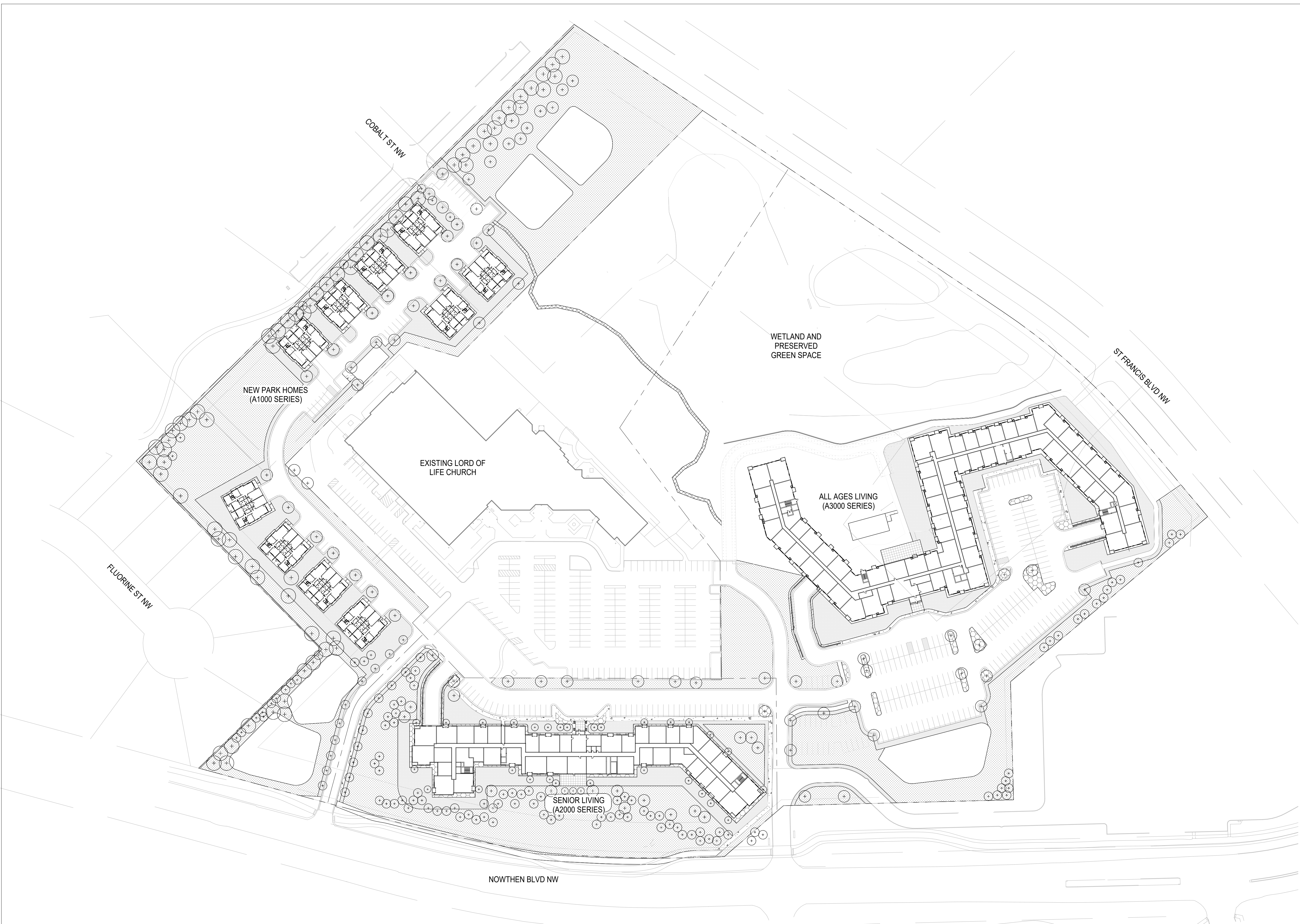
SITE PLAN

SHEET NUMBER

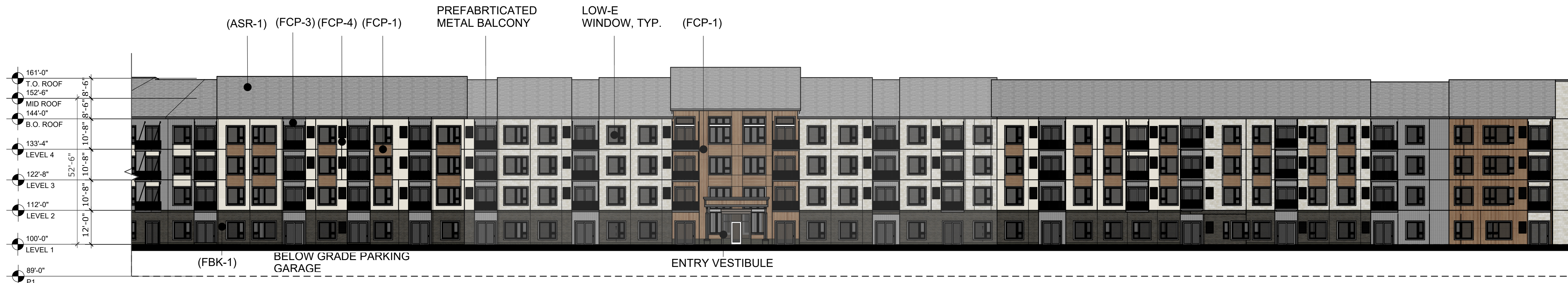
A010

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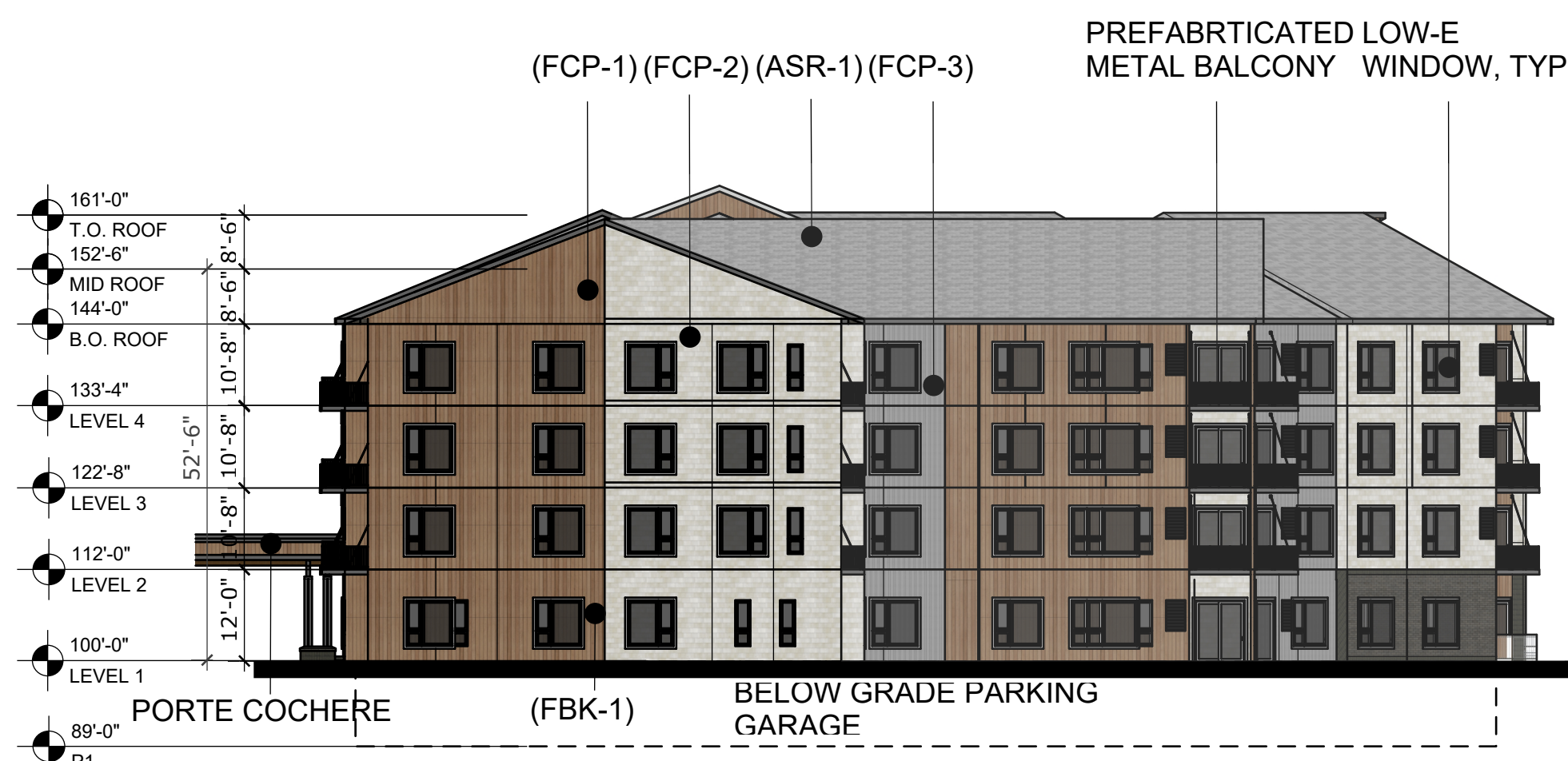
1 SITE
A010 1" = 80'-0"



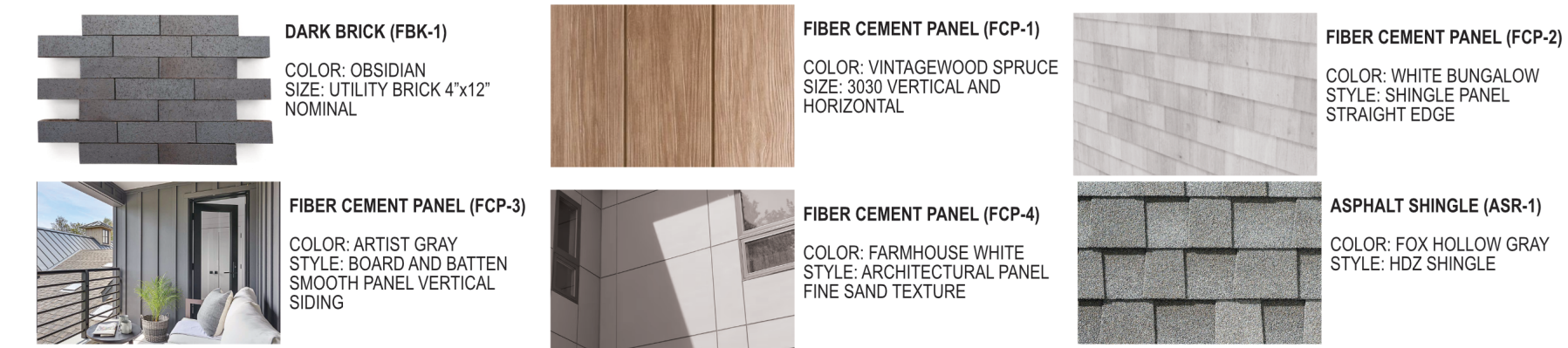
ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW



1 BUILDING ELEVATION - SOUTH
Scale: 1" = 20'-0"



2 BUILDING ELEVATION - EAST COURTYARD - WEST
Scale: 1" = 20'-0"



3 BUILDING ELEVATION - SOUTH
Scale: 1" = 20'-0"

NOT FOR CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	XXXX-XXX

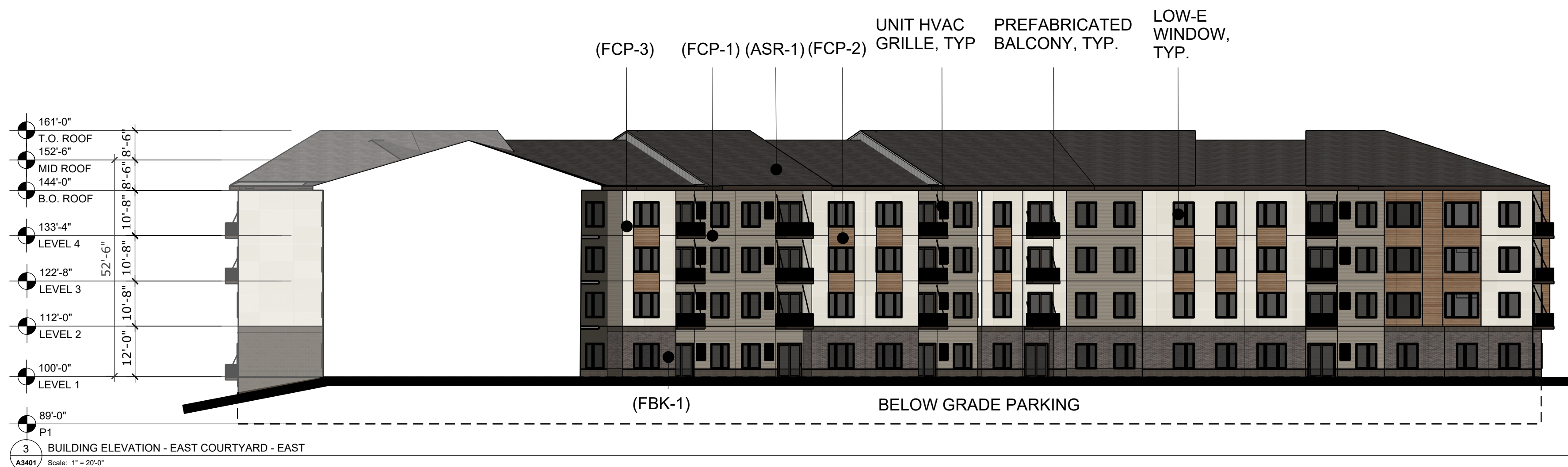
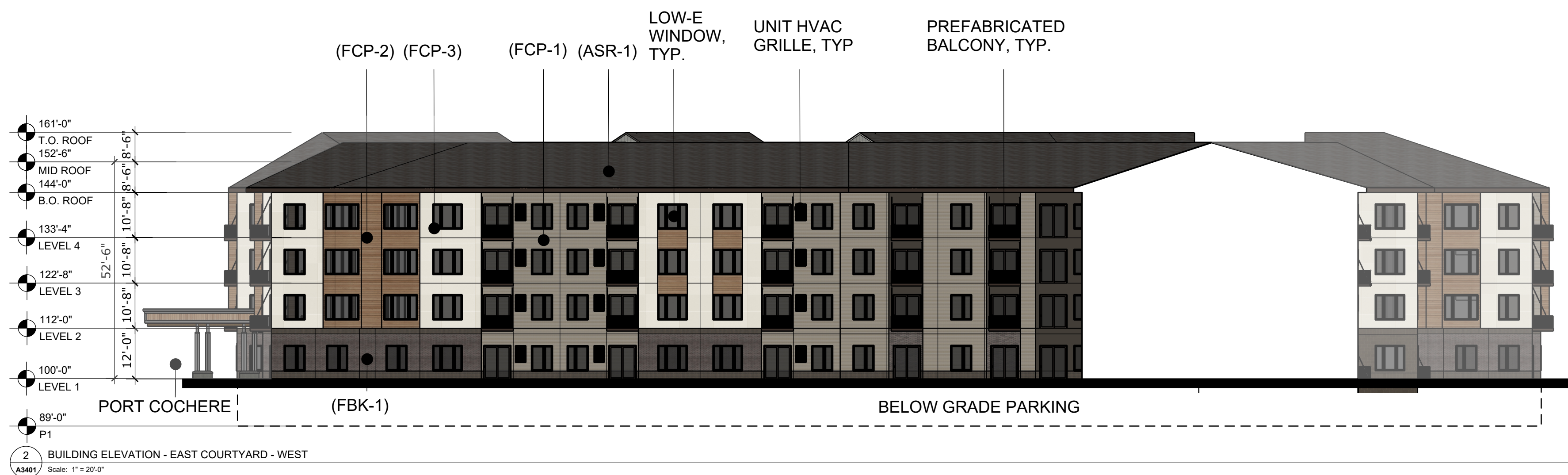
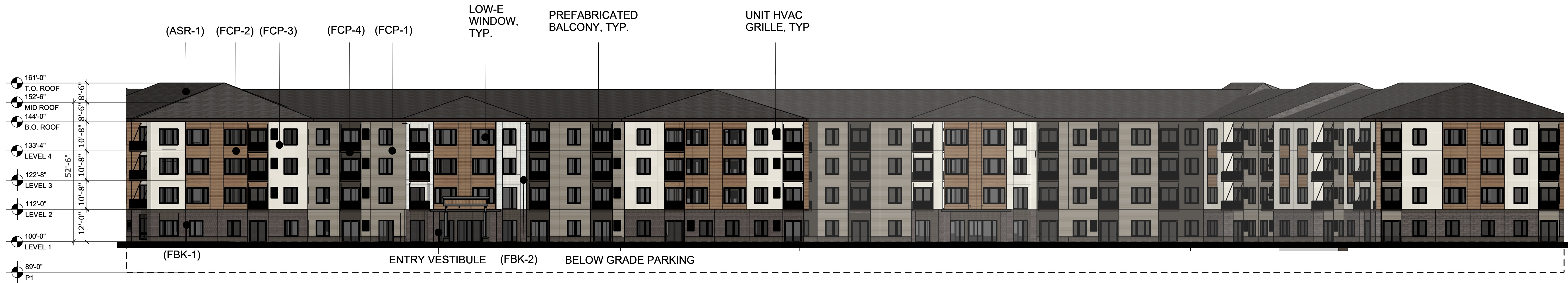
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EXTERIOR ELEVATIONS
- SENIOR LIVING

SHEET NUMBER

A2401

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW



<p>BRONZE BRICK (FBK-1) COLOR: WALNUT SIZE: UTILITY BRICK 4"x12" NOMINAL</p>	<p>WHITE / BUFF BRICK (FBK-2) COLOR: BUFF WHITE SIZE: UTILITY BRICK 4"x12" NOMINAL</p>	<p>BRONZE BURNISHED BLOCK (DCMU-1) COLOR: CARAMEL SIZE: UTILITY BRICK 8"x16" NOMINAL</p>
<p>FIBER CEMENT HORIZONTAL LAP SIDING (FCP-1) COLOR: SAGE BUSH STYLE: 6" HORIZONTAL LAP SIDING</p>	<p>FIBER CEMENT PANEL (FCP-2) COLOR: VINTAGEWOOD SPRUCE SIZE: 3030 VERTICAL AND HORIZONTAL - SEE ELEVATIONS</p>	<p>FIBER CEMENT PANEL (FCP-3) COLOR: FARMHOUSE WHITE STYLE: ARCHITECTURAL PANEL FINE SAND TEXTURE</p>
<p>FIBER CEMENT PANEL (FCP-4) COLOR: SKYSCRAPER GRAY STYLE: ARCHITECTURAL PANEL FINE SAND TEXTURE</p>	<p>ASPHALT SHINGLE (ASR-1) COLOR: PEWTER GRAY STYLE: HDZ SHINGLE</p>	

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	XXXX-XXX

SHEET TITLE

EXTERIOR ELEVATIONS
- ALL AGES

SHEET NUMBER

A3401

CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW

CERTIFICATION

NOT FOR CONSTRUCTION

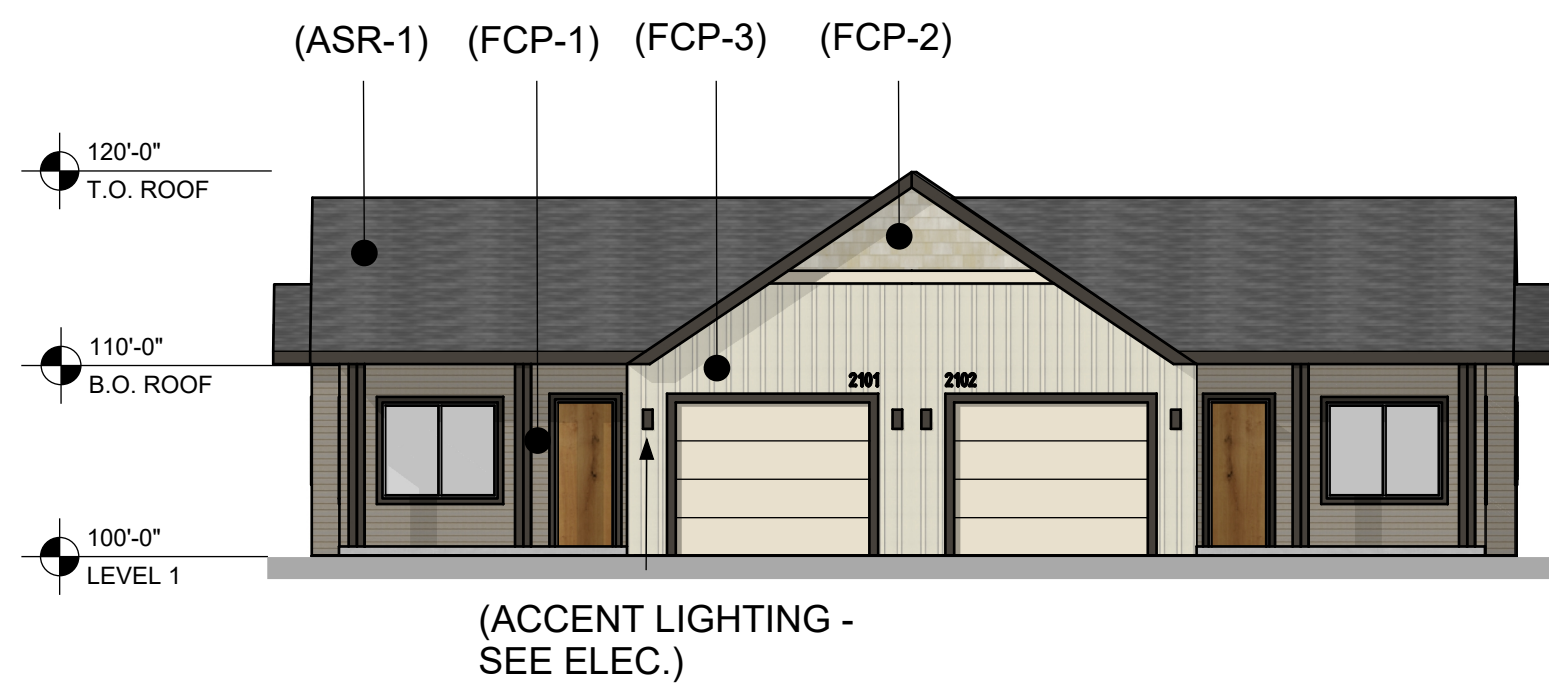
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COMMISSION NUMBER	XXXX-XXX

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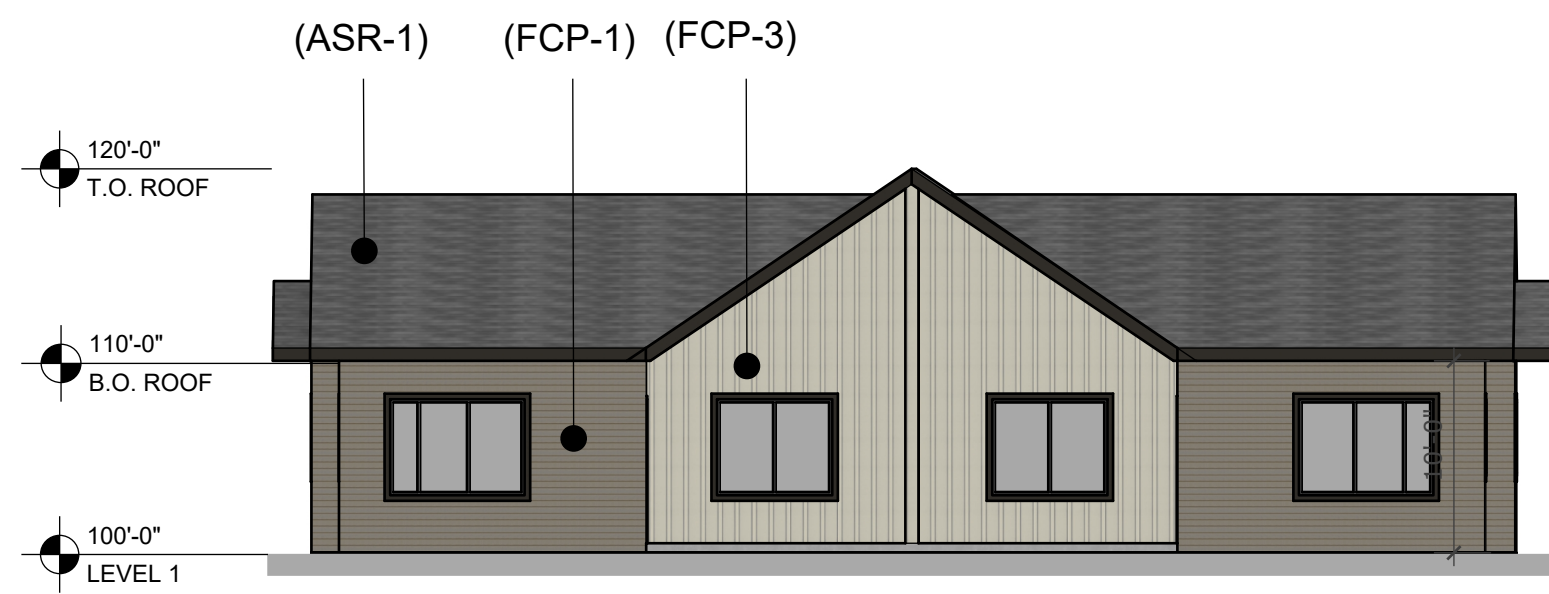
EXTERIOR ELEVATIONS
- PARK HOMES

SHEET NUMBER

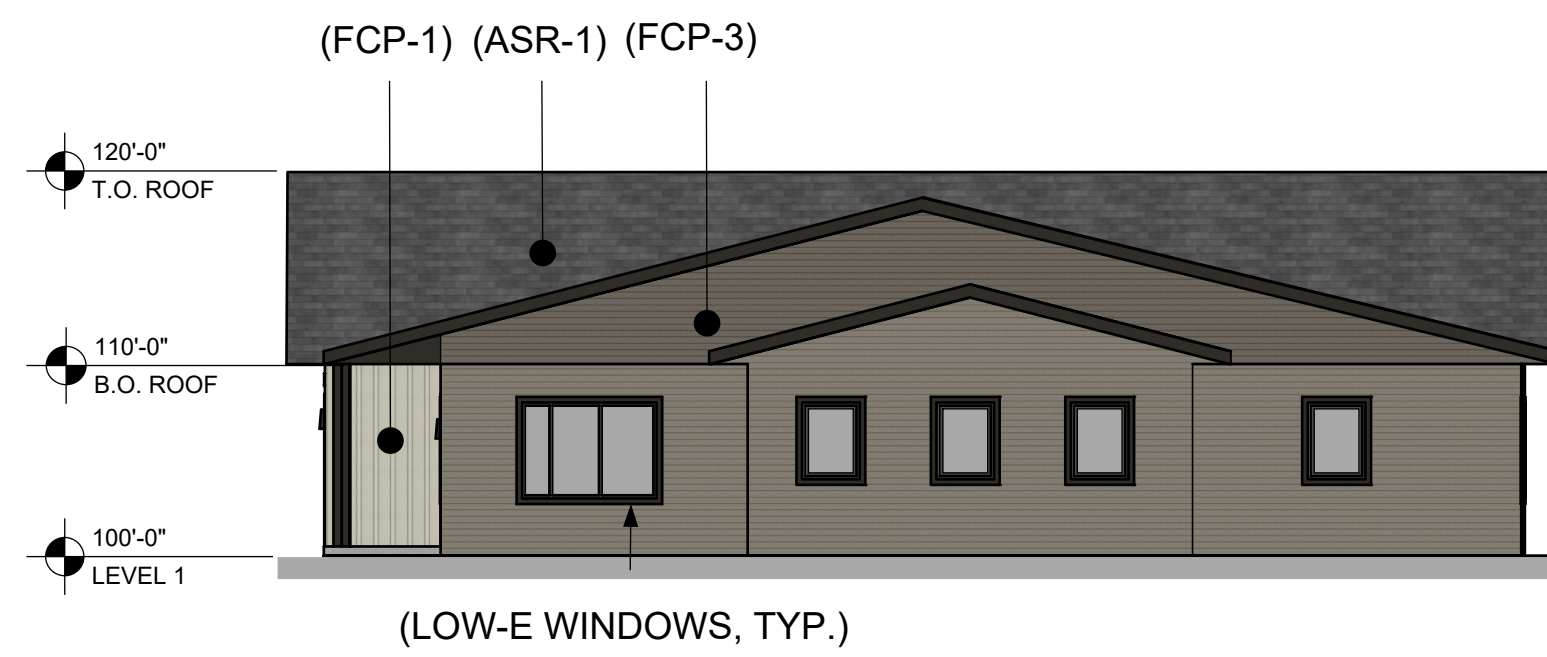
A1401



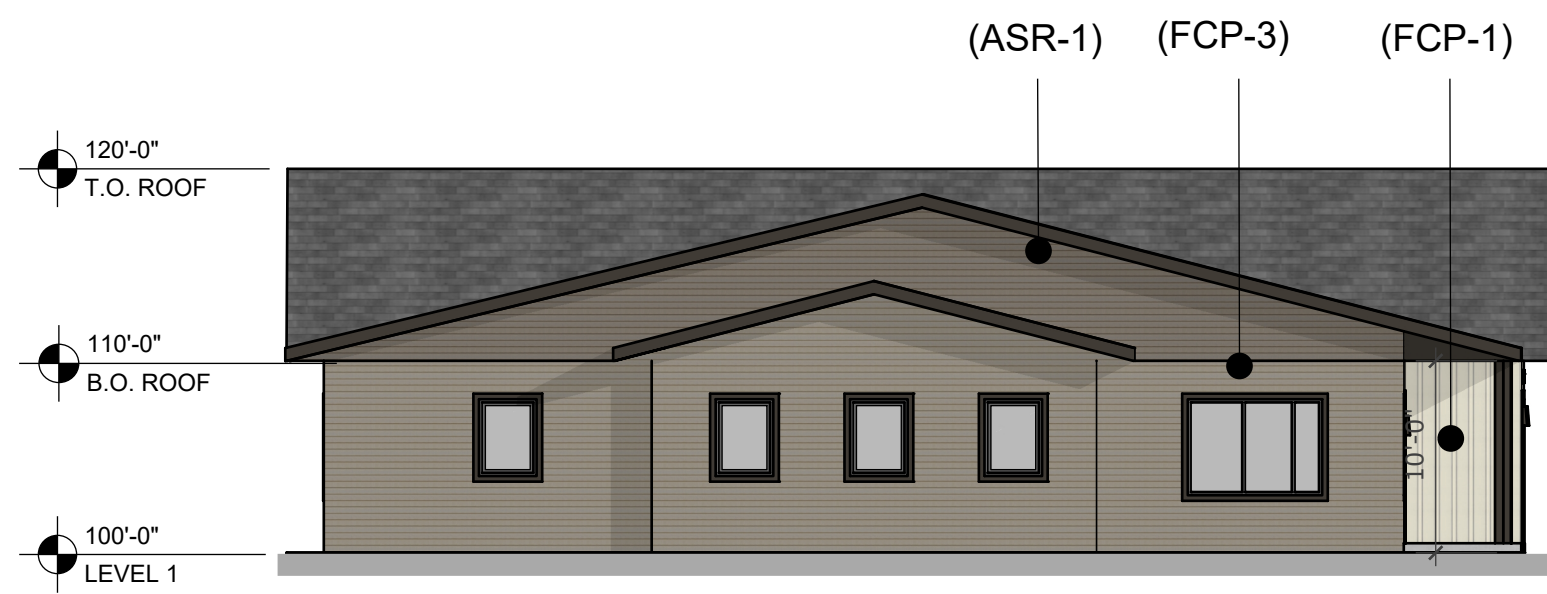
1 BUILDING ELEVATION - SOUTH
A1401 Scale: 1" = 10'-0"



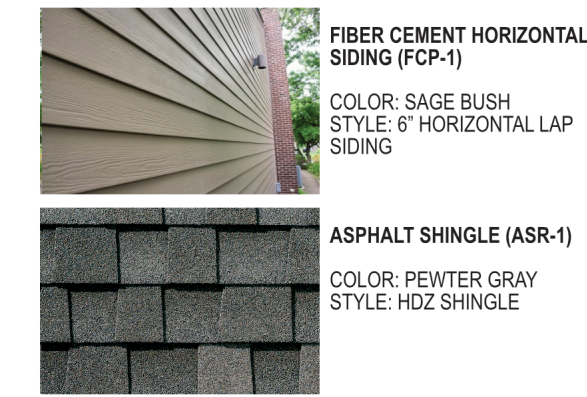
3 BUILDING ELEVATION - SOUTH
A1401 Scale: 1" = 10'-0"



2 BUILDING ELEVATION - SOUTH
A1401 Scale: 1" = 10'-0"



4 BUILDING ELEVATION - SOUTH
A1401 Scale: 1" = 10'-0"



CONSULTANTS

PROJECT TITLE HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW

CERTIFICATION

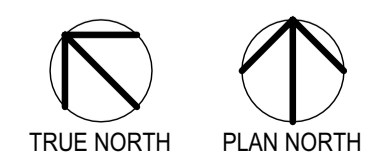
DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE

LANDSCAPE NOTES / GRAPHIC LEGEND

SHEET NUMBER

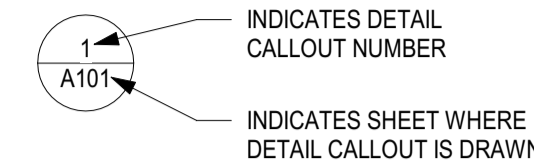
L002



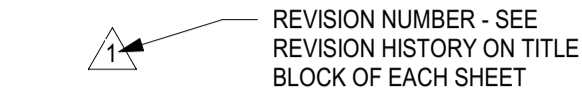
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GENERAL

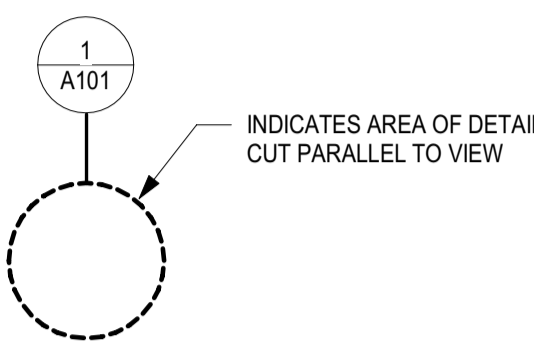
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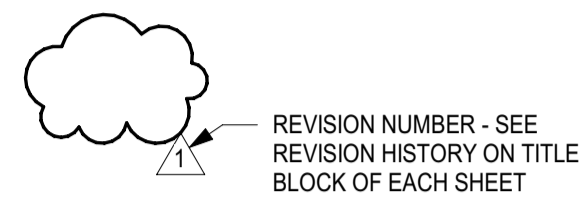
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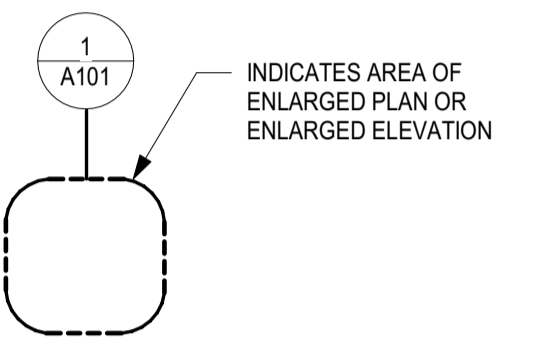
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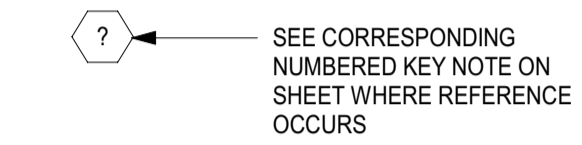
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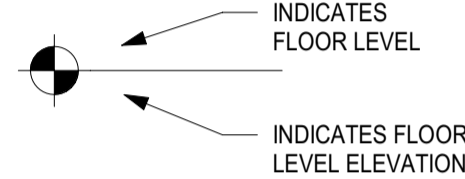
DETAIL PLAN OR ELEVATION:



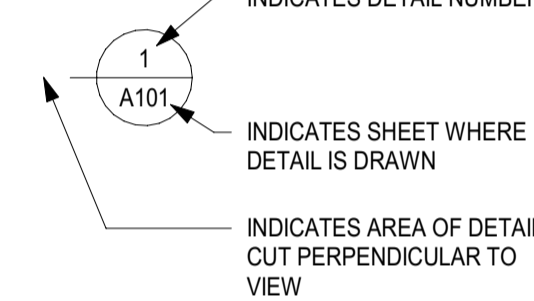
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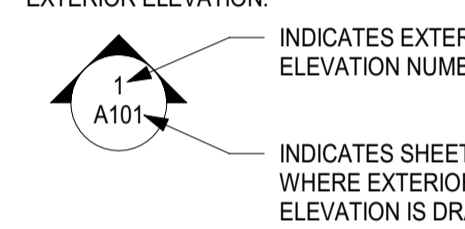
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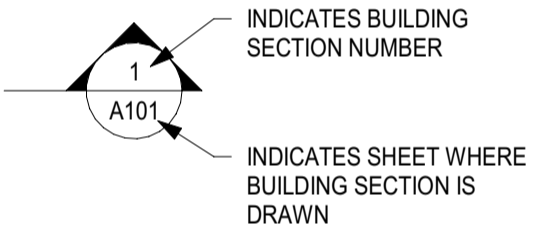
DETAIL CALLOUT:



EXTERIOR ELEVATION:

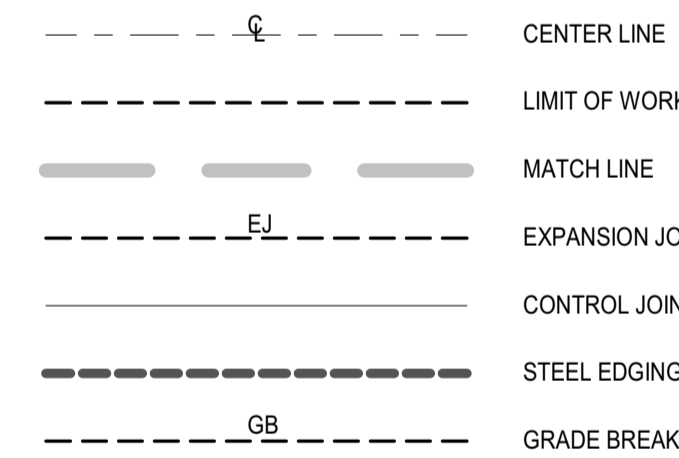


BUILDING SECTION:



* INDICATES ACCESSIBLE EXTERIOR DOOR LOCATION

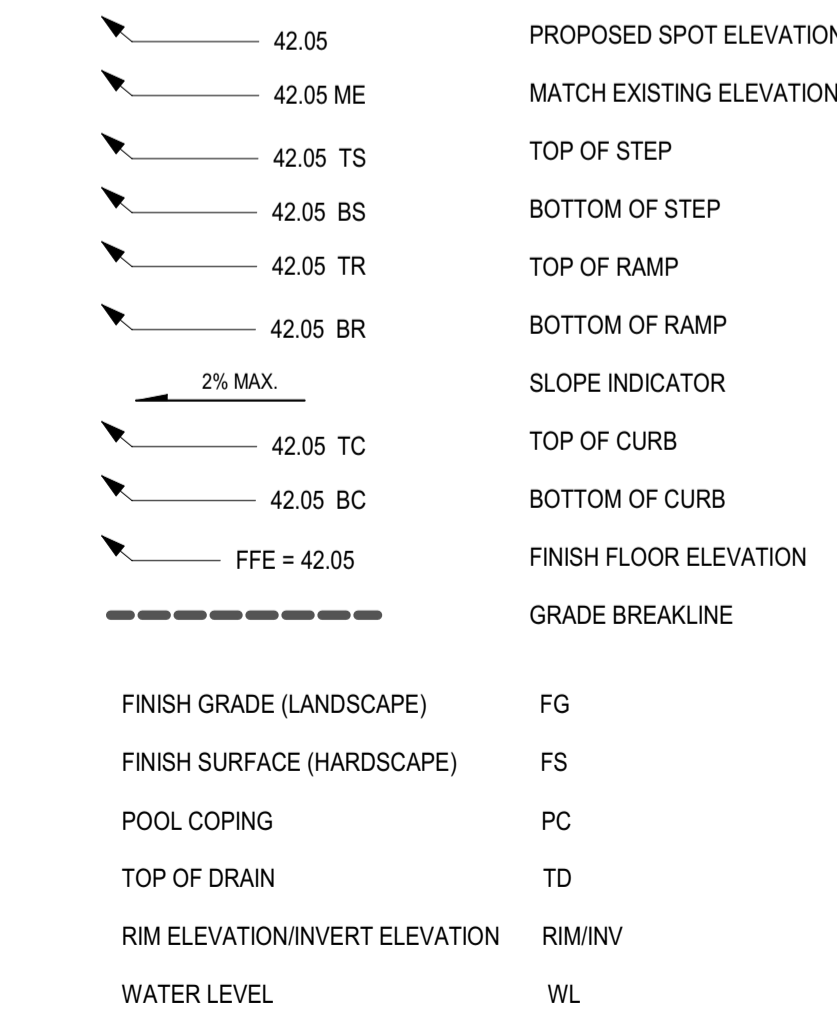
GENERAL



ABBREVIATIONS

AD = AREA DRAIN (HARDSCAPE)
BS = BOTTOM STEP
CL = CENTER LINE
EJ = EXPANSION JOINT
GB = GRADE BREAK
HP = HIGH POINT
LP = LOW POINT
PD = AREA DRAIN (PLANTING)
POB = POINT OF BEGINNING
TC = TOP OF CURB
TR = TOP OF RAMP
TS = TOP STEP
TW = TOP OF WALL

GRADING LEGEND



GENERAL NOTES:

- LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.
- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
- LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10'-0" CLEARANCE).
- UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
- EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
- ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.
- NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- SOD AREAS DISTURBED DUE TO GRADING SHALL BE REPLACED, UNLESS NOTED OTHERWISE.
- WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
- SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
- PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.
- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL WARRANT NEW PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
- PLANTING AREAS (NOT OVER STRUCTURE) RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 18" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.
- ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.
- SHRUB BED MASSINGS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.
- STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.
- REFER TO CIVIL FOR SITE DEMOLITION INFORMATION.
- REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION
- IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.
- CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

IRRIGATION NOTES:

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DESIGN-BUILD IRRIGATION PLAN AND SPECIFICATIONS SUBMITTAL/SHOP DRAWINGS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
- SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY, ROTORS OR ROTATOR HEADS AS REQUIRED.
- LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY A STATE LICENSED IRRIGATOR (OR EQUIVALENT LICENSED PROFESSIONAL).
- LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS FOR INSTALLED SYSTEM.
- LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
- LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
- COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
- RAIN & FREEZE SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
- IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB EXCEPT WHERE PROHIBITED BY LOCAL CODE OR ORDINANCE.
- LANDSCAPE IRRIGATION SYSTEM SHALL COMPLY WITH ALL LOCAL, STATE & FEDERAL CODES & ORDINANCES.
- HAND TRENCHING REQUIRED WITHIN ROOT ZONE OF ANY EXISTING TREE.
- CONTRACTOR SHALL CONFIRM MIN. STATIC WATER PRESSURE OF 60psi.

SURVEY NOTES:

- ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER-FURNISHED SURVEY. BKV GROUP OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.
- THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.
- ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.

SITE PLAN NOTES:

- NO BUILDING SIGNAGE PROPOSED AT THIS TIME.
- TRASH/RECYCLING WILL BE COLLECTED WITHIN THE BUILDING AT GROUND LEVEL. COLLECTION WILL OCCUR ON-SITE WITHIN ENCLOSED LOADING AREAS BY PRIVATE VENDORS.
- SNOW WILL BE REMOVED FROM SIDEWALKS. A LIMITED AMOUNT OF SNOW STORAGE IS AVAILABLE ALONG THE STREET BOULEVARDS.

PROJECT SUMMARY:

- PUD SITE AREA: XXXX SF / XXX ACRES
- LOT 1 SIZE (EXISTING): XXXX SF / XXX ACRES
- LOT 2 SIZE (NEW): XXXX SF / XXX ACRES
- DWELLING UNITS: XXX
- BUILDING FOOTPRINT (INCLUDES PKG AREA): XXXX SF
- (TOTAL LOT AREA) - (TOTAL BLDG. FOOTPRINT) = XXXXX SF
- % LANDSCAPE REQ.: XXXXX SF
- PERVIOUS AREA ON-SITE (AT-GRADE): XXXXX SF
- PERVIOUS AREA ON-SITE (GREEN ROOF): XXXXX SF
- TOTAL PERVIOUS: XXXXX SF
- BIKE PARKING SPACES (ON SITE): X (X spaces per unit)
- BIKE PARKING SPACES (IN GARAGE): XXX

1 - Warranty Period

Created by: Chris Anderson
On: 02/22/2024 01:52 PM

The City's Development Agreement requires a 2-year maintenance guaranty from the date of approval of landscape installation by the city.

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

2 - Irrigation System Requirements

Created by: Chris Anderson
On: 02/22/2024 01:54 PM

The irrigation shall include not only a rain sensor but also some form of water efficient technology, such as a smart controller, soil moisture sensor(s), etc.

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

3 - Incomplete Info

Created by: Chris Anderson
On: 02/22/2024 01:56 PM

Will these numbers be filled in?

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

4 - Topsoil

Created by: Chris Anderson
On: 02/22/2024 01:56 PM

All disturbed areas not otherwise improved with impervious surfacing shall receive four (4) inches of topsoil with not more than 35% sand content.

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

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW



CEDAR SCREEN FENCE DESIGN INTENT

Presbyterian Homes Lord of Life
Ramsey, MN

Landscape Summary

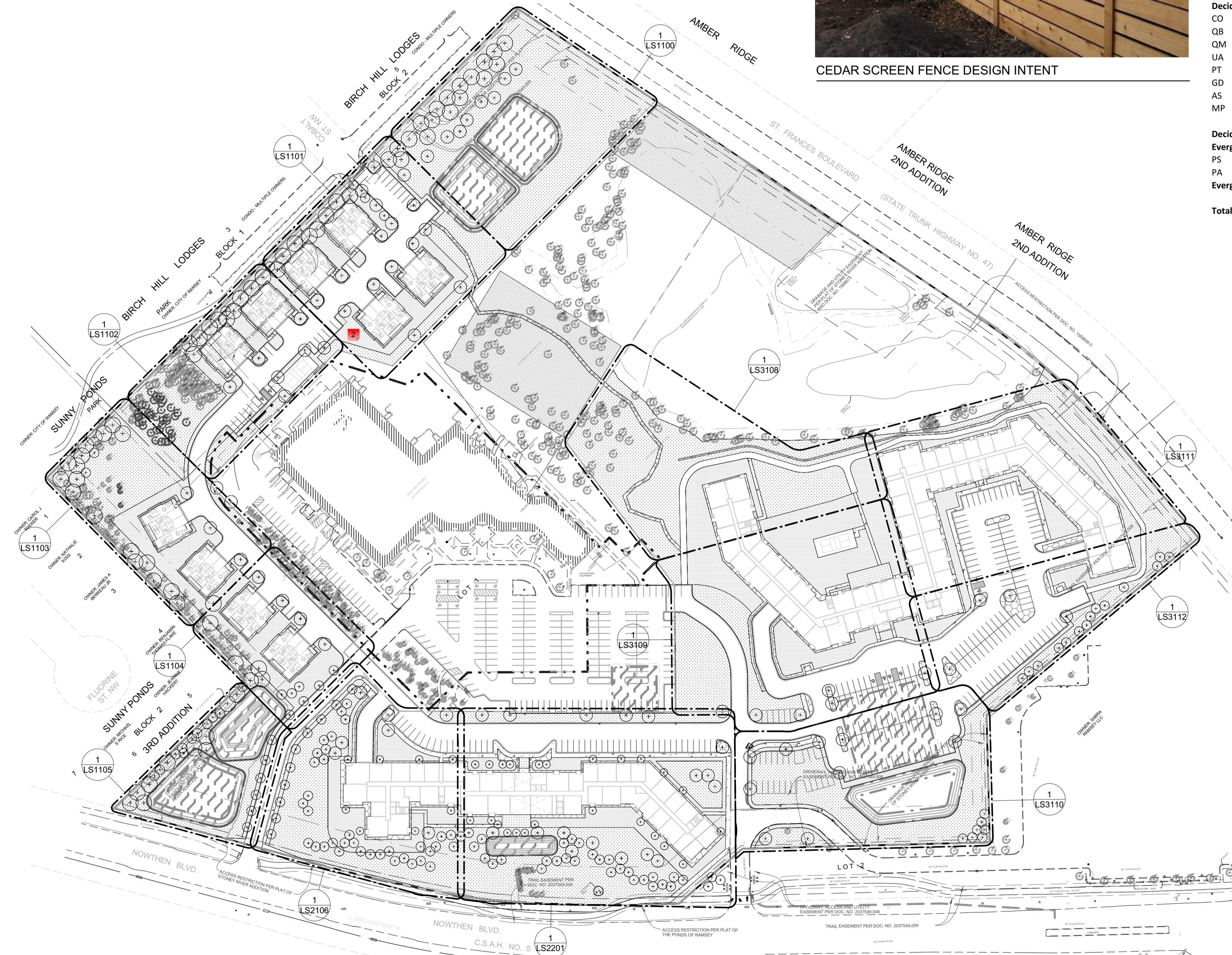
Required Landscape Canopy

Site Area (sf)	Area (sf)	Area	Impervious to Total Ratio
1547687	577170	970517	37.29%

Required canopy coverage for site equals Impervious to Total Ratio x Pervious Area (.374 x 971388) : 361929 SF

Buffer Yard Trees

Key	Planting Size	Quantity	Canopy Size	Total Canopy Size	Common Name	Scientific Name
CO-B	2" B&B	35	922	32270	Common Hackberry	Celtis occidentalis
QB-B	2" B&B	35	718	25130	Swamp White Oak	Quercus bicolor
Buffer Yard Total Canopy 57400						
Deciduous Trees						
CO	1" CONT.	15	922	13830	Common Hackberry	Celtis occidentalis
QB	1" CONT.	15	718	10770	Swamp White Oak	Quercus bicolor
QM	1" CONT.	25	3910	97750	Burr Oak	Quercus macrocarpa
UA	1" CONT.	15	3910	58650	New Harmony American Elm	Ulmus americana 'New Harmony'
PT	1" CONT.	15	245	3675	Prairie Gold Aspen	Populus tremuloides 'NEArb'
GD	1" CONT.	15	629	9435	Kentucky Espresso Coffeetree	Gymnocladus dioicus 'Espresso-JFS'
AS	1" CONT.	20	982	19640	Green Mountain Sugar Maple	Acer saccharum 'Green Mountain'
MP	1" CONT.	15	157	2355	Prairiefire Crab	Malus 'Prairiefire'
	1" CONT.	15	297	4455	Eastern Redbud	Cercis canadensis
Deciduous Trees Total Canopy 220560						
Evergreen Trees						
PS	5" H	60	1995	119700	Eastern White Pine	Pinus strobus
PA	5" H	34	626	21284	Norway Spruce	Picea abies
Evergreen Trees Total Canopy 140984						
Total Tree Canopy Inches 418944						



PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	CERCIS CANADENSIS	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5" B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5" B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS TO BE PLANTED IN ALL LANDSCAPE BEDS SHOWN ON PLAN. ALL SPECIES TO BE SELECTED FROM APPROVED RAMSEY TREE BOOK. FINAL SELECTIONS AND NUMBERS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.	TURFGRASS, HYDROSEED, IRRIGATED, TYP.
ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.	CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.
SHREDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.	DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.
NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)	

CERTIFICATION

NOT FOR CONSTRUCTION

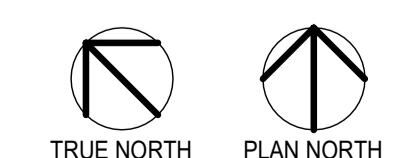
DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE

OVERALL SITE REFERENCE PLAN

SHEET NUMBER

L003



1 - Symbol

Created by: Chris Anderson
On: 03/11/2024 01:58 PM

This symbol doesn't appear in the plan set.

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

2 - Symbol?

Created by: Chris Anderson
On: 03/11/2024 01:59 PM

What does this symbol represent? Add it to the legend please.

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

CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

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1	2024-02-09	SITE PLAN REVIEW

CERTIFICATION

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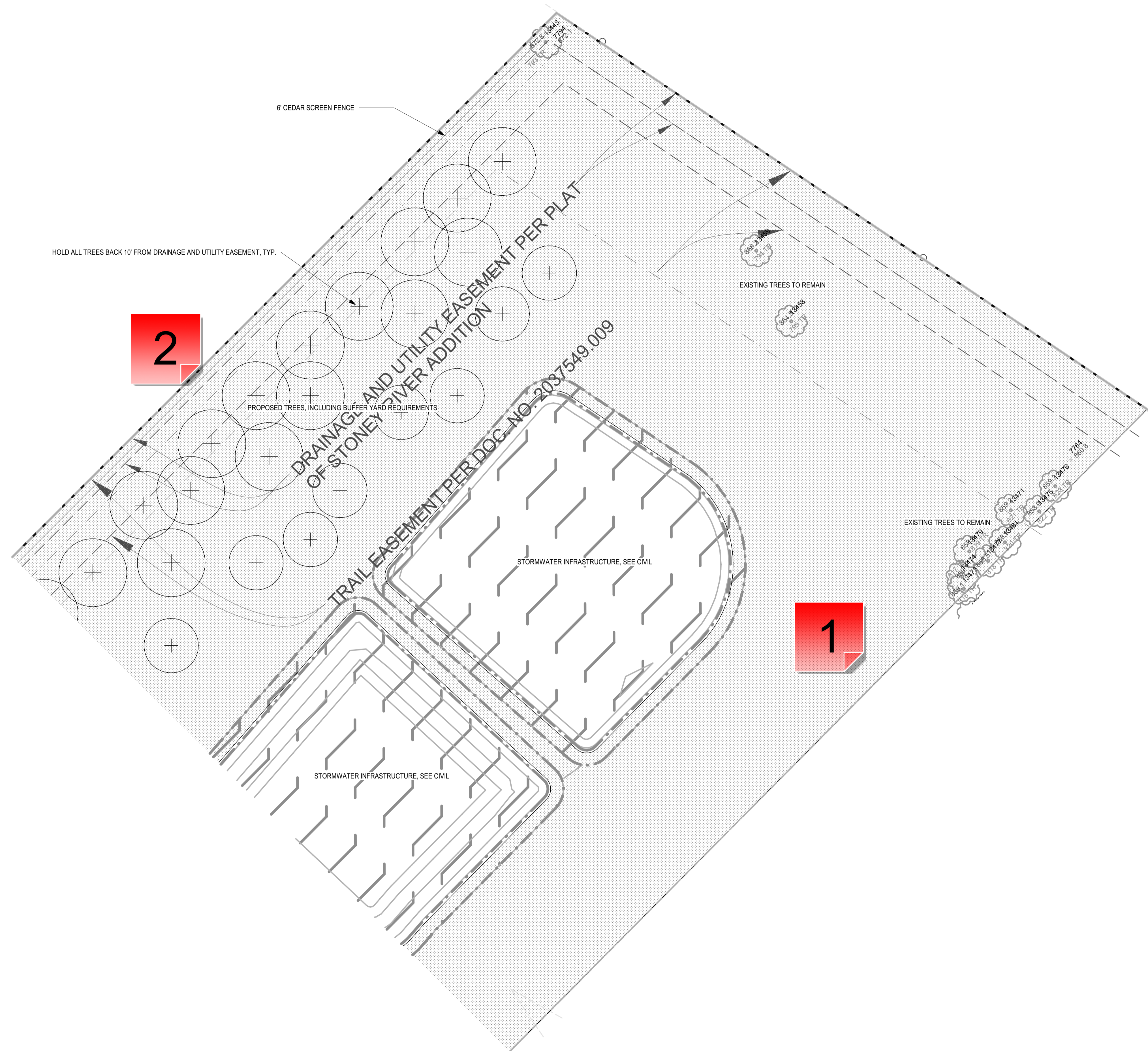
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COMMISSION NUMBER	2236-10

SHEET TITLE


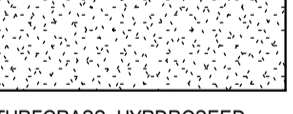

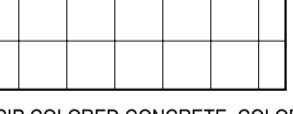

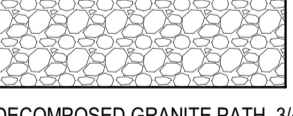
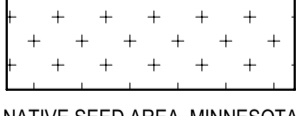
TOWNHOMES ZONE A - LANDSCAPE PLAN

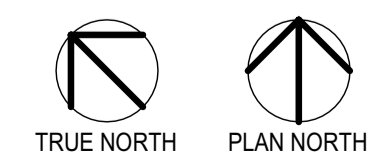
SHEET NUMBER

LS1100



GRAPHIC LEGEND:

-  CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.
-  TURFGRASS, HYDROSEED, IRRIGATED, TYP.
-  ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.
-  CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.
-  SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.
-  DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.
-  NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES *POLLINATOR MIX - DRY TO MESIC*, PER SPEC(S)



1 - Sod?

Created by: Chris Anderson
On: 02/23/2024 08:45 AM

Is this sod or the dry mesic prairie mix? Add this to the legend so it is clear what it represents. If it is the prairie mix, please provide a management plan so that the property management will have a full understanding of what maintenance will be needed and when.

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

2 - species?

Created by: Chris Anderson
On: 02/23/2024 08:46 AM

What species are all these trees? Please add symbols that correlate with the Proposed Plant Schedule.

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

CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

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1	2024-02-09	SITE PLAN REVIEW

CERTIFICATION

**NOT FOR
CONSTRUCTION**

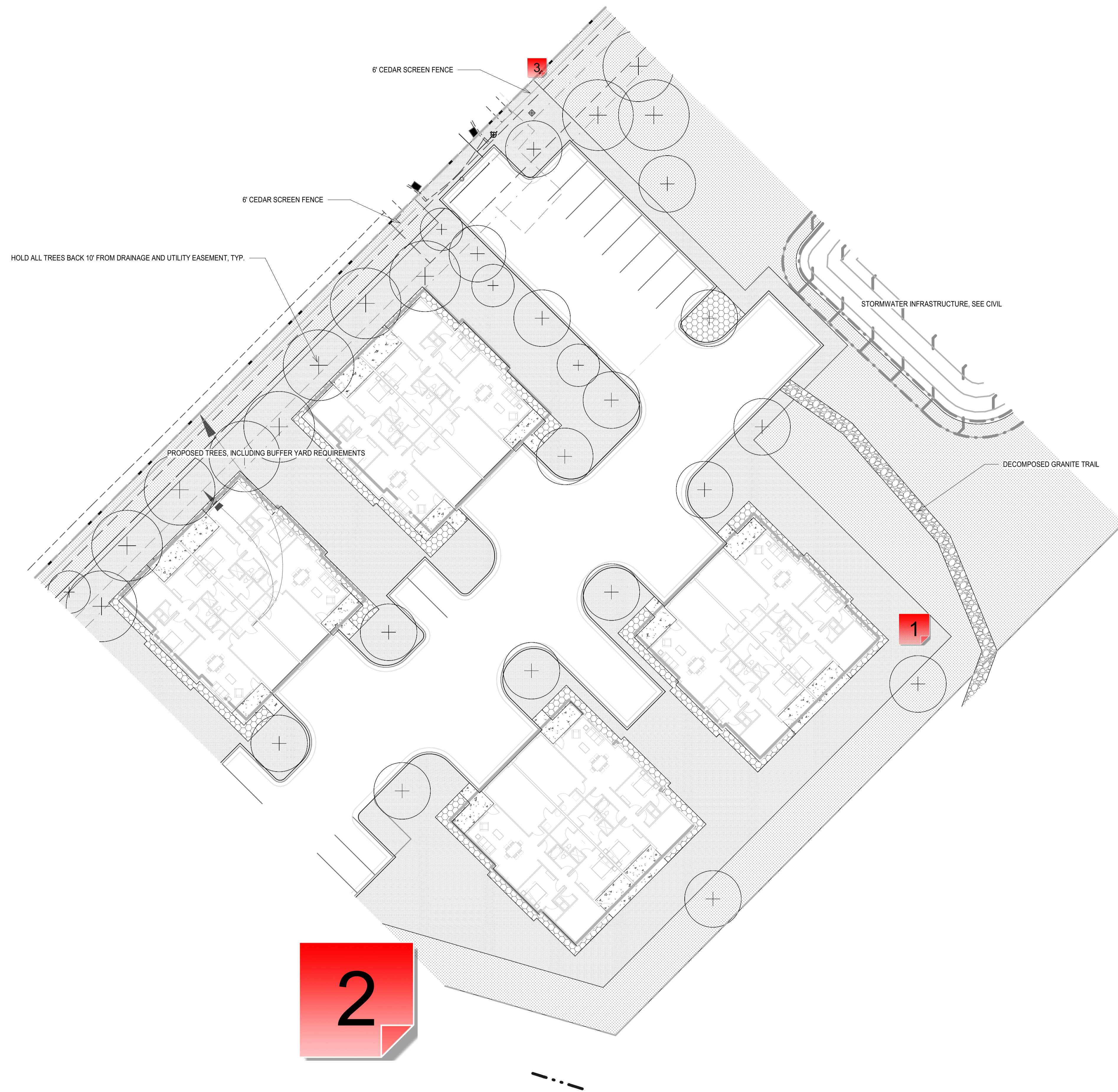
DRAWN BY	SB
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COMMISSION NUMBER	2236-10

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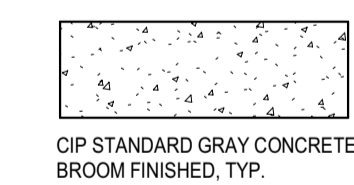
TOWNHOMES ZONE B -
LANDSCAPE PLAN

SHEET NUMBER

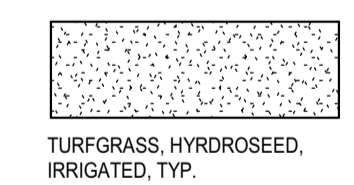
LS1101



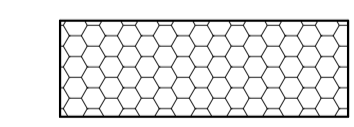
GRAPHIC LEGEND:



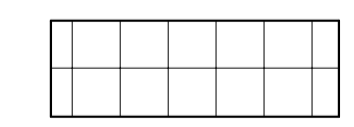
CIP STANDARD GRAY CONCRETE,
BROOM FINISHED, TYP.



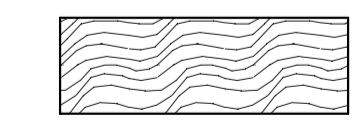
TURFGRASS, HYDROSEED,
IRRIGATED, TYP.



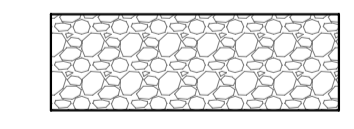
ROCK MULCH, BUFF COLORED
LIMESTONE, 3/4\"/>



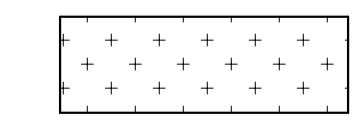
CIP COLORED CONCRETE, COLOR
TBD, BROOM FINISHED, TYP.



SHREDDED HARDWOOD
MULCH, 4\"/>



DECOMPOSED GRANITE PATH, 3/4\"/>



NATIVE SEED AREA, MINNESOTA
NATIVE LANDSCAPES
*POLLINATOR MIX - DRY TO
MESIC*, PER SPEC(S)



1 - Material?

Created by: Chris Anderson
On: 02/23/2024 10:21 AM

This doesn't appear to be included in the legend, what is this material? Please add symbol to legend.

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

2 - Tree Species

Created by: Chris Anderson
On: 02/23/2024 10:22 AM

Please add lables to trees that correlate with the Proposed Plant Schedule here and on all subsequent pages.

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

3 - Turf

Created by: Chris Anderson
On: 02/23/2024 10:24 AM

Staff would strongly recommend standard turf grass outside the fence to create a more 'maintained' appearance against the existing residential areas.

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

CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW

CERTIFICATION

**NOT FOR
CONSTRUCTION**

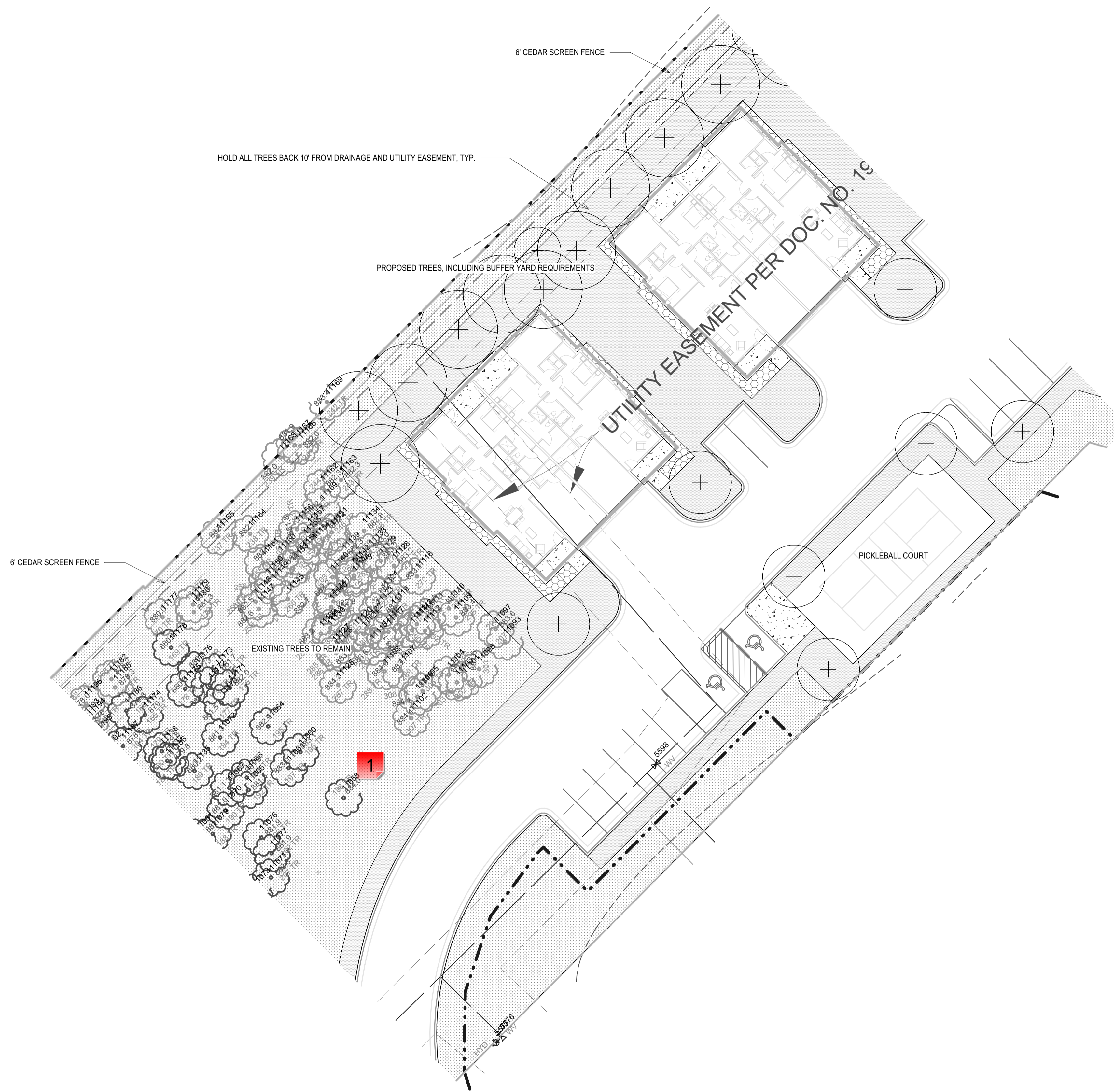
DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE

TOWNHOMES ZONE C -
LANDSCAPE PLAN

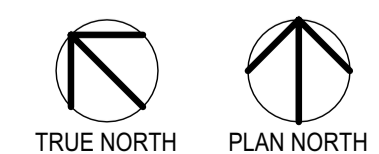
SHEET NUMBER

LS1102



GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.	TURFGRASS, HYDROSEED, IRRIGATED, TYP.
ROCK MULCH, BUFF COLORED LIMESTONE, 3/4" 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.	CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.
SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.	DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.
NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES *POLLINATOR MIX - DRY TO MESC*, PER SPEC(S)	



1
LS1102 TOWNHOMES ZONE C - LANDSCAPE PLAN
1" = 20'-0"

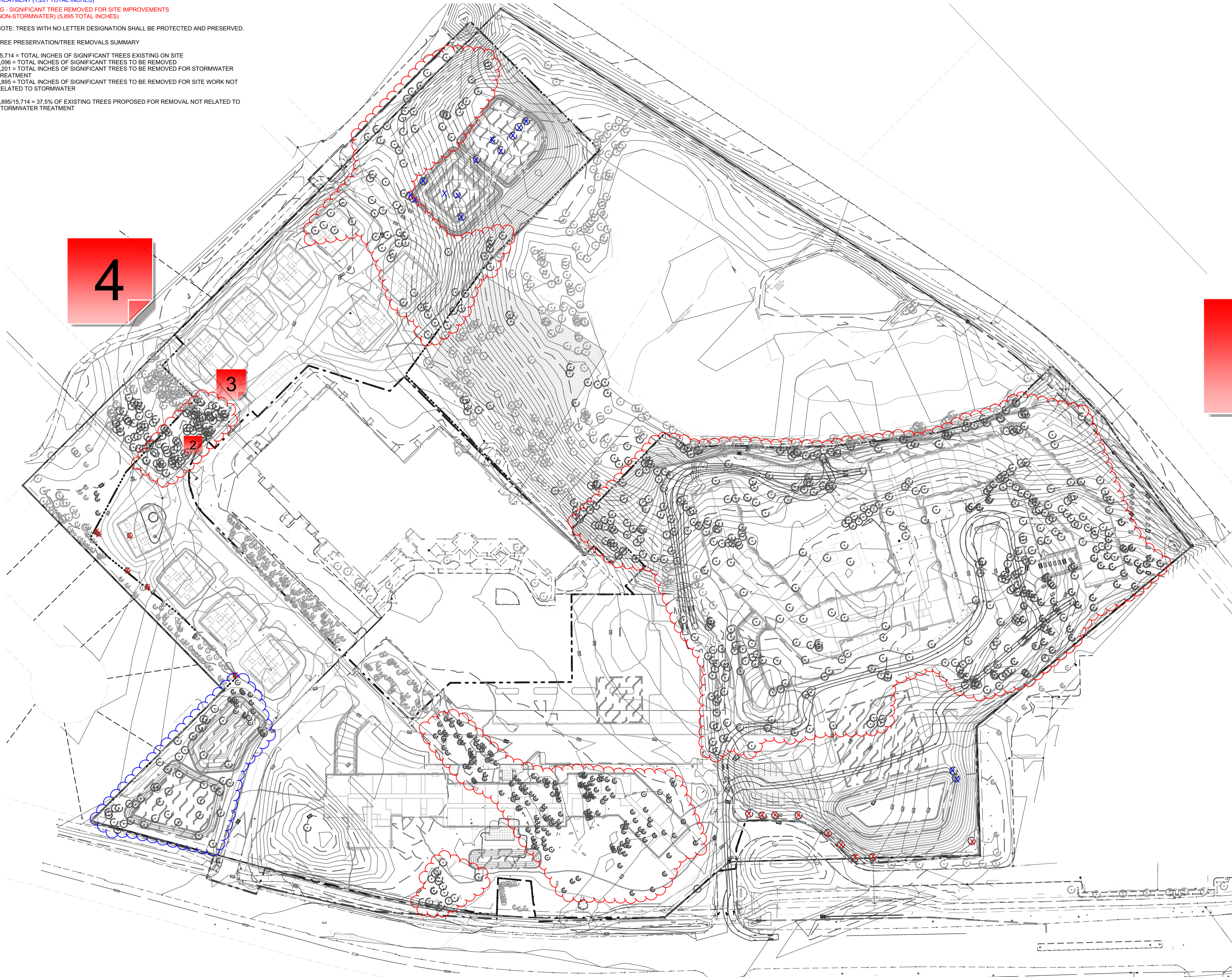
1 - 5 Digit Numbers

Created by: Chris Anderson
On: 02/23/2024 10:28 AM

What do the 5-digit numbers represent? For example, tree 198, it appears to be at an elevation of 884.0, but what does the 11058 represent? In many instances, it's making things illegible.

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

XP - SIGNIFICANT TREE REMOVED FOR STORMWATER TREATMENT (1,201 TOTAL INCHES)
 XG - SIGNIFICANT TREE REMOVED FOR SITE IMPROVEMENTS (NON-STORMWATER) (5,895 TOTAL INCHES)
 NOTE: TREES WITH NO LETTER DESIGNATION SHALL BE PROTECTED AND PRESERVED.
 TREE PRESERVATION/TREE REMOVALS SUMMARY
 15,714 = TOTAL INCHES OF SIGNIFICANT TREES EXISTING ON SITE
 7,096 = TOTAL INCHES OF SIGNIFICANT TREES TO BE REMOVED FOR STORMWATER TREATMENT
 1,201 = TOTAL INCHES OF SIGNIFICANT TREES TO BE REMOVED FOR STORMWATER TREATMENT
 5,895 = TOTAL INCHES OF SIGNIFICANT TREES TO BE REMOVED FOR SITE WORK NOT RELATED TO STORMWATER
 5,895/15,714 = 37.5% OF EXISTING TREES PROPOSED FOR REMOVAL NOT RELATED TO STORMWATER TREATMENT



CONSULTANTS

PROJECT TITLE
 HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
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CERTIFICATION

NOT FOR CONSTRUCTION

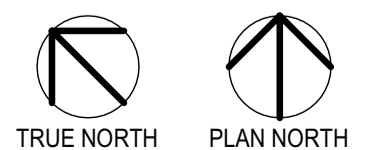
DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE

TREE PRESERVATION PLAN

SHEET NUMBER

LD001



1 - Tree Work Involving Oaks

Created by: Chris Anderson
On: 02/22/2024 02:26 PM

Any tree clearing that involves oak trees shall be completed prior to April 15 or after July 15 to help limit the introduction of oak wilt into the area.

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

2 - Being Removed?

Created by: Chris Anderson
On: 02/22/2024 02:30 PM

It appears that a number of these trees are not labled for removal in the tree inventory table (examples include tree #s 217 and 199, but there are many more not indicated as being removed in the inventory table). The inventory table needs to be revised to include ALL trees being removed and the calculations need to be updated accordingly.

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

3 - Symbol?

Created by: Chris Anderson
On: 02/23/2024 08:33 AM

What does the red bubble line represent? It appears to indicate areas of complete tree removal. If so, this doesn't mesh with the information on the Tree Preservation/Removals Inventory sheet.

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

4 - Tree Symbols

Created by: Chris Anderson
On: 02/26/2024 12:26 PM

What is the difference between the darker outlined tree symbol and the lighter outlined tree symbol? Please add them to a legend for clarity.

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

Tag Number	Scientific Name	Common Name	DBH	Condition	Notes
XP 1	<i>Pinus strobus</i>	White Pine	41 Good		
XP 2	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 3	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 4	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 5	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 6	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 7	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 8	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 9	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 10	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 11	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 12	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 13	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 14	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 15	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 16	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 17	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 18	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 19	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 20	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 21	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 22	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 23	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 24	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 25	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 26	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 27	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 28	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 29	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 30	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 31	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 32	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 33	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 34	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 35	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 36	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 37	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 38	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 39	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 40	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 41	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 42	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 43	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 44	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 45	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 46	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 47	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 48	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 49	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 50	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 51	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 52	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 53	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 54	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 55	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 56	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 57	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 58	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 59	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 60	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 61	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 62	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 63	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 64	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 65	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 66	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 67	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 68	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 69	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 70	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 71	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 72	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 73	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 74	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 75	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 76	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 77	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 78	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 79	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 80	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 81	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 82	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 83	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 84	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 85	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 86	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 87	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 88	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 89	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 90	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 91	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 92	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 93	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 94	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 95	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 96	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 97	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 98	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 99	<i>Thuja occidentalis</i>	Green Tree	12 Good		
XP 100	<i>Thuja occidentalis</i>	Green Tree	12 Good		

BKVV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

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PROJECT TITLE HAVILAND FIELDS

ISSUE # DATE DESCRIPTION

ISSUE #	DATE	DESCRIPTION
1	08/22/2023	Initial Issue
2	09/15/2023	Revised Issue
3	10/01/2023	Final Issue

CERTIFICATION

NOTE: TREES WITH NO LETTER DESIGNATION SHALL BE PROTECTED AND PRESERVED.
TREE PRESERVATION/REMOVAL SUMMARY
1.71 + TOTAL INCHES OF SIGNIFICANT TREES EXISTING ON SITE
1.06 - TOTAL INCHES OF SIGNIFICANT TREES TO BE REMOVED FOR STORMWATER TREATMENT
5.895/1714 = 3.4% OF EXISTING TREES PROPOSED FOR REMOVAL NOT RELATED TO STORMWATER TREATMENT

NOT FOR CONSTRUCTION

TREE INVENTORY

Drawn by: SB
Checked by: BH
Commission Number: 2236-10
Sheet Title: LD002

SUNDE LAND SURVEYING
www.sunde.com
6 of 6

Mo. Office: 900 East Bloomington Freeway (304) + Suite 118
St. Louis, MO 63114 (636) 540-3400
Fax: 636-888-9526

Dated this 2nd day of September, 2023
Certified by: *Arlene J. Carlson*
Arlene J. Carlson, P.L.S. Minn. Lic. No. 44900

1 - Invasive Species

Created by: Chris Anderson
On: 02/22/2024 02:23 PM

Please include a tally of the DBH inches of invasive species, such as Siberian Elm, as these inches are excluded from the removal calculation (similar to trees being removed for stormwater basins). This will actually increase the percentage of trees being saved on site.

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

Meeting Date: 03/18/2024

By: Chris Anderson, Community Development

Information

Title:

Consider Opportunity to Re-Apply for Funding through the Metropolitan Council's Water Efficiency Grant Program

Purpose/Background:

In 2022, the City of Ramsey reapplied for a Water Efficiency Grant through the Metropolitan Council and was awarded \$19,800. The grant funds have been used to provide rebates to residential and commercial property owners that replaced water using devices (specifically including toilets, smart irrigation controllers, washing machines, and dishwashers) with WaterSense or ENERGY STAR® rated devices. Presently, there is only about \$2,600 in grant funds remaining.

The Metropolitan Council has announced that it is once again offering a Water Efficiency Grant. Applications are due by March 29, 2024, and grant recipients will be announced by May 24, 2024. The grant program will run from July 1, 2024, through June 30, 2026.

Observations/Alternatives:

The current grant program runs through June 30, 2024. If the City were to apply for the next round of funding and was successful, there would be no gap in program funding. The Metropolitan Council will continue to contribute eighty percent (80%) of program costs, which means the City's required matching component is only twenty percent (20%). The minimum grant amount is \$5,000 and the maximum amount is \$50,000.

Grant criteria remain the same: rebate applicants must be a municipal water customer; rebates are only applicable to replacement devices (it does not cover new construction); and at least a portion of the cost must be paid by the property owner (this is accomplished by having property owners be responsible for the sales tax). Eligible devices continue to include WaterSense certified irrigation controllers and toilets, irrigation system audits, and Energy Star® certified dishwashers and washing machines. The only new product that would also be eligible for a rebate would be a WaterSense certified showerhead.

Through the current grant program and participation by residents, it is estimated that there's been water savings of nearly 1,000,000 gallons. This is based on the estimated average annual water savings from replacing older, inefficient devices with grant eligible products, the total number of participants (to date, 91), and the devices that have been replaced.

The City only has approximately \$2,600 in grant funds remaining (available until gone or June 30, 2024, whichever occurs first). Staff sees this program as a great opportunity for all municipal water customers in the community. Staff have utilized the website, newsletter, social media, the Weekly Update, and the dynamic display sign on Highway 10 to promote the rebate program.

This rebate opportunity has been well received and utilized by Ramsey residents and Staff would recommend submitting a grant application for the next grant cycle.

Funding Source:

Funding for the Water Efficiency Grant Program would consist of three sources: Grant award from the Metropolitan Council (assuming Ramsey was a grant recipient), the City's required 20% match would come from the City's Water Fund, and any rebate participant would cover the sales tax on the purchase of the device (thus satisfying the requirement for the rebate participant to have a financial contribution in the program) plus any amount that exceeds the per device cap.

Action:

Motion to recommend that the City submit a grant application to the Metropolitan Council for Water Efficiency Grant Program funds.

Attachments

Grant Guidelines

Grant Application

Form Review

Inbox

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 03/14/2024

Reviewed By

Brian Hagen

Date

03/14/2024 10:27 AM

Started On: 03/11/2024 02:43 PM



2024 – 2026 METROPOLITAN COUNCIL WATER EFFICIENCY GRANT PROGRAM GUIDELINES

updated 02/08/2024

Overview

The Metropolitan Council (Council) will implement a water efficiency grant program effective July 1, 2024 to June 30, 2026. Grants will be awarded on a competitive basis to municipalities that are served by a municipal water system.

The Council will provide 80% of the program cost; the municipality must provide the remaining 20%. Municipalities will use the combined Council and municipality funds to run their own grant or rebate programs.

Grants will be made available in amounts with a minimum of \$5,000 and a maximum of \$50,000. Grantees will be required to provide estimated water savings achieved through this program for Clean Water, Land & Legacy Amendment reporting purposes.

Legislative Directive - Minnesota 2021 Session Law

\$750,000 the first year and \$750,000 the second year are for the water demand reduction grants to assist municipalities in the metropolitan area with implementing water demand reduction measures to ensure the reliability and protection of drinking water supplies. Fiscal year 2024 appropriations are available until June 30, 2025, and fiscal year 2025 appropriations are available until June 30, 2026.

Grant Program Goal

The goal of the water efficiency grant program is to support technical and behavioral changes that improve municipal water use efficiency in the seven-county metropolitan area.

Critical Points to Remember

- The applying municipality must be served by a municipal public water supply system
- New construction and new developments are not eligible
- A portion of each eligible activity's cost must be paid by the property owner
- Funds are for rebates or grants only; consulting and city staff time are ineligible
- Grant recipients must display the Clean Water, Land and Legacy Amendment logo and the Metropolitan Council logo on program-related web pages and paper communications

Grant Program Structure: Administration and Funding

The Water Efficiency Grant Program will be administered by Metropolitan Council Environmental Services (Environmental Services) and will be funded with \$1,100,000 appropriated by the 2023 Minnesota Legislature. Grant applications will be reviewed and ranked by Metropolitan Council Water Resources staff. The remaining \$400,000 of this funding has been allocated to a different, equity-focused municipal water efficiency grant project.

Grants are only for water efficiency programs offering rebates or grants to property owners who are customers of the municipal water supply system and who replace specified water using devices with approved devices that use substantially less water. In municipalities where only some neighborhoods or areas are served by a municipal public water supply system, only those served by the municipal public water supply system are eligible.

Grants will be awarded to municipalities in amounts ranging from \$5,000 to \$50,000 for providing rebates or grants to property owners. Municipalities will be responsible for the design and operation of their rebate or grant program and its details. Grant payments to the municipality will be for 80% of approved program amounts. The municipality must provide the remaining 20% of the granted/rebated amount to the property owner. Municipality rebates or grants are eligible for reimbursement on device replacements conducted July 1, 2024 through June 30, 2026.

Here is an example of the grant funding design:

Metropolitan Council Grant Amount	\$16,000 (80% of total)
Municipality Match	\$4,000 (20% of total)
Municipality Grant/Rebate Program Total	\$20,000 (100% of total)

Eligibility

This grant program is limited to municipalities in the seven-county metropolitan area.

Municipalities eligible per above must apply to participate and, if approved, sign a standard Council Grant Agreement, before any eligible rebates or grants can be submitted for reimbursement.

Agreements shall require that municipalities:

- Entirely pass through grants received (as is being done by Environmental Services)
- Verify purchase of devices to receive grants
- Retain records and cooperate with any audits
- Conduct all communications with property owners and ensure all written communications to property owners include both the Clean Water, Land and Legacy Amendment and the Metropolitan Council's logo
- Provide quantitative information for state reporting purposes

Eligible water efficiency devices consist of the following:

- Toilet replacement with a US EPA WaterSense labeled toilet
- Irrigation controller replacement with a US EPA WaterSense labeled controller, either weather-based or soil moisture-based
- Irrigation spray sprinkler body replacement with a US EPA WaterSense labeled spray sprinkler body
- Irrigation system audit by an Irrigation Professional certified by a US EPA WaterSense program
- Showerhead replacement with a US EPA WaterSense labeled showerhead

- Clothes washing machine replacement with a US DOE Energy Star labeled clothes washing machine
- Residential dishwasher replacement with a US DOE Energy Star labeled residential dishwasher

Expenses eligible for reimbursement are the out-of-pocket cost of the device and its installation only, not to include any owner labor costs. In addition, new construction and new developments are ineligible, as this program is intended as a current infrastructure replacement program.

Application Process

- Applicants must be served by a municipal public water supply system
- Municipalities will submit Environmental Services supplied application form by March 29, 2024. Required information includes:
 - the municipality's rebate or grant program design and work plan
 - proposed examples of communications to property owners
 - requested total grant amount
 - estimated annual amount of water saved by the applying municipality
- Application form is available at: <https://metro council.org/Wastewater-Water/Planning/Water-Supply-Planning/Grants/Water-Efficiency-Grant-Program/Water-Efficiency-Grant-Application.aspx>
- Submit completed application to: henry.mccarthy@metc.state.mn.us
- Metropolitan Council will notify municipalities of grant awards by May 24, 2024.

Proposal Selection Criteria

In the event that funds requested exceed funds available, the following criteria will be used to determine the amount granted to a given municipality:

- Municipalities with identified water supply issues in Master Water Supply Plan Community Profiles or Local Water Supply Plans
- Municipalities' ratio of peak monthly water use to winter monthly water use
- Municipalities' average residential per capita water use
- The order in which applications are received and until grant funds are completely committed

Funding Process and Reporting Requirements

- Utilizing forms provided by Environmental Services, the following information must be reported on a quarterly basis:
 - Number, type and amount of rebates or grants provided to property owners, along with each property address
 - Estimated annual gallons of water saved per device installation
 - Municipality matching funds disbursed
 - Number of unmet funding requests from property owners, if any
- Upon review and confirmation of the above information, Environmental Services will process a grant payment in the amount of 80% of approved total rebates or grants for the reporting period.
- Environmental Services will provide confirmation of grant balances available upon request and reserves the right to amend grant agreements, in collaboration with grantee municipality, if quarterly reporting indicates rebate or grant programs will not fully utilize grant awards within the grant period.

Qualified Activities

- Toilet replacement with a US EPA WaterSense labeled toilet:
<https://lookforwatersense.epa.gov/products/Product-Search-Results-Toilets.html>
- Irrigation controller replacement with a US EPA WaterSense labeled controller, either weather-based or soil moisture-based:
<https://lookforwatersense.epa.gov/products/Product-Search-Results-IrrigationController.html>
<https://lookforwatersense.epa.gov/products/Product-Search-Results-SoilMoistureBasedIrrigationController.html>
- Irrigation spray sprinkler body replacement with a US EPA WaterSense labeled spray sprinkler body:
<https://lookforwatersense.epa.gov/products/Product-Search-Results-Sprinkler.html>
- Irrigation system audit by an Irrigation Professionals certified by a US EPA WaterSense program:
<https://lookforwatersense.epa.gov/pros/>
- Showerhead replacement with a US EPA WaterSense labeled showerhead:
<https://www.epa.gov/watersense/showerheads>
- Clothes washing machine replacement with a US DOE Energy Star labeled clothes washing machine:
<https://www.energystar.gov/productfinder/product/certified-clothes-washers/results>
- Residential dishwasher replacement with a US DOE Energy Star labeled residential dishwasher:
<https://www.energystar.gov/products/dishwashers>

Determining Estimated Water Savings

Many manufacturers include annual water savings estimates in their device descriptions or specifications, and irrigation professionals report estimated savings after performing an irrigation system audit. In cases where estimated annual water savings are not provided or can't be found, the WaterSense and Energy Star websites have information on estimated water savings.

- Toilet:
<https://www.epa.gov/watersense/residential-toilets>
- Irrigation controller:
<https://www.epa.gov/watersense/watersense-labeled-controllers>
- Spray sprinkler body:
<https://www.epa.gov/watersense/spray-sprinkler-bodies#:~:text=WaterSense%20Savings,-Experts%20estimate%20that&text=Installing%20WaterSense%20labeled%20spray%20sprinkler,water%20and%20sewer%20costs%20annually.>
- Irrigation audit:
<https://www.epa.gov/watersense/irrigation-pro>

- Showerhead:
<https://www.epa.gov/watersense/showerheads>
- Clothes washing machine:
https://www.energystar.gov/products/clothes_washers#:~:text=ENERGY%20STAR%20can%20help%20families,less%20water%20than%20regular%20washers.
- Residential dishwasher:
<https://www.energystar.gov/products/dishwashers>

Reporting Example

Property Street Address and Zip Code	(Select) Property Type:	(Select) Water Device Replaced:	Cost per Device (\$):	# of Devices:	Rebate or Grant per Device (\$)	Est. Annual Water (Gallons) Saved Per Device:	Calculated Totals:			
							Total Rebate or Grant	Municipality Contribution:	Eligible Grant Amount	Estimated Annual Water Saved (Gallons):
2094 Proviso Avenue	Residential	Clothes Washer	\$800.00	1	\$200.00	5,000	\$200.00	\$40.00	\$160.00	5,000
3452 Enola Drive	Residential	Irrigation Controller	\$250.00	1	\$150.00	20,000	\$150.00	\$30.00	\$120.00	20,000
994 Argentine Place	Residential	Irrigation Controller	\$200.00	1	\$150.00	20,000	\$150.00	\$30.00	\$120.00	20,000
5377 Shoreham Way	Residential	Toilet	\$350.00	1	\$125.00	7,000	\$125.00	\$25.00	\$100.00	7,000



2024 – 2026

METROPOLITAN COUNCIL WATER EFFICIENCY GRANT PROGRAM

APPLICATION FORM

updated 02/08/2024

Applicant Information:

MUNICIPALITY:	
MUNICIPAL UTILITY:	
MAILING ADDRESS:	

Grants are only for water efficiency programs offering rebates or grants to property owners who are customers of the municipal water supply system and who replace specified water using devices with approved devices that use substantially less water. In municipalities where only some neighborhoods or areas are served by a municipal public water supply system, only those served by the municipal public water supply system are eligible.

If applicable, please specify what parts of your municipality would be eligible to receive rebates or grants:

Primary Contact Information:

Municipality primary authorized representative (all correspondence regarding the Water Efficiency Grant Program should be addressed to individual named below):

NAME:	
TITLE:	
STREET:	
CITY, ZIP:	
PHONE:	
EMAIL:	

Secondary Contact Information:

Municipality secondary authorized representative:

NAME:	
TITLE:	
STREET:	
CITY, ZIP:	
PHONE:	
EMAIL:	

Water Use and Savings Information:

Municipal Total Per Capita Water Use, in gallons per person-day (2022):	
Municipal Residential Per Capita Water Use, in gallons per person-day (2022):	
Municipal Ratio of Peak Month to Winter Month Water Use (2022):	
Municipality's estimated annual water savings from proposed program, in gallons:	

Program Design:

Requested Grant Amount (must equal 80% of total program budget):	
Required Municipality Matching Amount (must equal 20% of total program budget):	
Total Program Budget (Requested Grant Amount + Match):	

Example Calculation:

Requested Grant Amount	\$16,000 (80% of total)
Required Municipality Matching Amount	\$4,000 (20% of total)
Total Program Budget	\$20,000 (100% of total)

Will your program be a grant program or rebate program? _____

Estimated Number of Items:

Item	Estimated Number
Toilets	
Irrigation Controllers	
Irrigation Spray Sprinkler Bodies	
Irrigation System Audits	
Showerheads	
Clothes Washing Machines	
Dishwashers	

Project Work Plan and Schedule:*

Task Description	Responsible Person	Start Date	Completion Date

** Municipality may create own project plan and schedule form*

Communications to Property Owners:

How will your program be advertised (check all that apply):

Newsletter	
Print media	
Email	
X (formerly Twitter)	
Website	
Radio	
Television	
Facebook	
Nextdoor	
Other social media	

Please attach examples of proposed newsletter, print media, or email communications.

Critical Points to Remember:

- The applying municipality must be served by a municipal public water supply system
- New construction and new developments are not eligible
- A portion of each eligible activity’s cost must be paid by the property owner
- Funds are for rebates or grants only; consulting and city staff time are ineligible
- Grant recipients must display the Clean Water, Land and Legacy Amendment logo and the Metropolitan Council logo on program-related web pages and paper communications