

City of Ramsey
Agenda
Environmental Policy Board (EPB)
Monday, January 13, 2025
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 December 16, 2024

5. **Policy Board Business**
 1. Consider the Natural Resources Aspects of a Preliminary Plat for Riverstone South 6th Addition (Project No. 24-127); Case of Development Consulting Services, LLC
 2. Consider the Natural Resources Aspects of a Proposed Site Plan for Northstar Truck & RV Parking LLC (Project No. 24-122)

6. **Board/Staff Input**

7. **Adjournment**

Environmental Policy Board (EPB)

Meeting Date: 01/13/2025

Primary Strategic Plan Initiative:

Information

Title:

Approve Meeting Minutes Dated December 16, 2024

Purpose/Background:

The purpose of this case is to approve the meeting minutes dated December 16, 2024.

Recommendation:

Staff recommends approving the meeting minutes for the December 16, 2024, Environmental Policy Board meeting.

Outcome/Action:

Motion to approve the meeting minutes dated December 16, 2024.

Attachments

Meeting Minutes Dated December 16, 2024

Form Review

Inbox

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 01/09/2025

Reviewed By

Kathy Schmitz

Date

01/09/2025 03:48 PM

Started On: 01/09/2025 09:24 AM

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

On Monday, December 16, 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 Melissa Fetterley
 Board Member Reid Bernard
 Board Member Nick Burgess
 Board Member Laura Moore
 Board Member Hassan Salami

Members Absent: Board Member Thomas Hagerty
 Board Member Paula Houts

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

1. CALL TO ORDER

Chairperson Fetterley 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 Salami to approve the agenda as submitted.

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated October 21, 2024

Motion by Board Member Burgess and seconded by Board Member Salami to approve the regular meeting minutes dated October 21, 2024.

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

5. POLICY BOARD BUSINESS

5.01: Consider Natural Resources Aspects of the Emerald Estates Preliminary Plat (Project No. 24-123); Case of Joni and Alan Greenwaldt

Senior Planner Anderson presented the staff report. He stated that the City has received a land use application from Landform for consideration of a Preliminary Plat for a single-family residential development located along 181st Avenue, west of Xenolith Street.

Board Member Moore asked if the property to the south is undeveloped.

Senior Planner Anderson confirmed that two equivalent-sized properties to the south are vacant.

Board Member Moore asked for details on construction debris and protection of the wetlands with the vacant site.

Senior Planner Anderson replied that there would be staff on-site periodically for inspections.

Board Member Salami asked if a neighborhood could have one well for the use of the development.

Senior Planner Anderson replied that while some neighborhoods have a community septic system, he has not seen a community well. He commented that based on the sizes of the lots, he would not imagine that a community well or septic system would be a good idea.

Chairperson Fetterley referenced a driveway that was requested to be adjusted and asked if there would be anything to prevent the eventual owner of the driveway from expanding the driveway. She asked if it would be explained to the homeowner that the driveway could not be moved or expanded because of the constraints.

Senior Planner Anderson replied that language could be added to the development agreement specific to lot seven, noting that there is still no guarantee that the homeowner would read all the documents. He clarified that the driveway will not encroach into the wetland setback nor the wetland itself.

Board Member Moore commented that she would be interested in adding a comment related to wetland preservation for lots 12 and 13 as well.

Motion by Board Member Salami and seconded by Board Member Moore to recommend approval of the plans, contingent upon compliance with staff's review comments and the suggestion to add language to the development agreement related to wetland protection for lots 7, 12, and 13.

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

5.02: Consider the Environmental Policy Board Meeting Calendar for 2025

Senior Planner Anderson presented the staff report. He asked the Board to consider the meeting calendar for 2025.

Board Member Burgess left the meeting at 7pm.

The 2025 meeting calendar was adopted with the January meeting on January 13th, the February meeting on February 10th, and the March meeting on March 10th.

6. BOARD / STAFF INPUT

Senior Planner Anderson reported that there are two dumpsters available for cardboard recycling and encouraged residents to utilize the space. He noted that the holiday lights collection is happening at City Hall.

Board Member Moore referenced a recent discussion of the City related to the number of City newsletters, which includes the *Ramsey Recycler*, and asked for more information.

Senior Planner Anderson replied that currently there are six *Ramsey Resident* newsletters and one or two *Ramsey Recycler* issues per year. He stated that the Charter Commission will be discussing potentially decreasing to four newsletters per year. He stated that the *Ramsey Recycler* is separate, and the Commission will discuss whether that publication could be counted towards the six.

7. ADJOURNMENT

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

The meeting adjourned at 7:06 p.m.

Respectfully submitted,

Chris Anderson
Senior Planner

ATTEST:

Abdi Sahal
Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Environmental Policy Board (EPB)**Meeting Date:** 01/13/2025**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

Consider the Natural Resources Aspects of a Preliminary Plat for Riverstone South 6th Addition (Project No. 24-127); Case of Development Consulting Services, LLC

Purpose/Background:

The City has received an application from Development Consulting Services, LLC (the "Applicant") for a Preliminary Plat for Riverstone South 6th Addition, a proposed single family residential development to be located on Outlot C, Riverstone South (the "Subject Property"). The Subject Property is located south of Riverdale Drive, between 148th Avenue and Pearson Street. Revised plans have been received, but have yet to be fully reviewed. The attached plan sheets with Staff's comments represent what was reviewed at the time of the writing of this case. It is possible that additional comments will be added before the review is complete.

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

The Applicant is proposing a residential development of fourteen (14) single family residential lots that will be accessed by the extension of 147th Avenue to the west and north. There will also be an outlot abutting Riverdale Drive that will be owned and maintained by the Riverstone South Home Owners Association. The extension of 147th Avenue terminates in a cul-de-sac rather than connecting to Riverdale Drive, due to spacing concerns (from 148th Avenue and Pearson Street), the fact that Riverdale Drive is an MSA road (designed to carry higher volumes of traffic than a standard local road and oftentimes have a higher speed limit than a standard local road), and that the intersection, if the roads connected, would be on a curve along Riverdale Drive. All lots will be served by municipal water and sanitary sewer.

Subject Property Information

The Subject Property is approximately 6.16 acres in size. It is zoned R1-B and is guided as Low Density Residential in the 2040 Comprehensive Plan. The R1-B district requires a minimum lot size of 6,500 square feet and a minimum lot width of sixty-five (65) feet. Additionally, each lot is required to have a minimum of forty-five (45) feet of frontage along a public road. Surrounding parcels to the west are zoned R1-B and P (Parks and Open Space), the land south of the Subject Property is zoned as P (Parks and Open Space), and the parcels to the east are zoned R1-C. The land north of Riverdale Drive is zoned B-2 (Community Business District). The Subject Property also falls within the Mississippi River Corridor Critical Area (MRCCA), and thus, it must comply with those standards as well.

Natural Resources Summary

The City's Natural Resources Inventory (NRI) does identify a low-quality native plant community in the southern part of the Subject Property. There is also an Altered/Non-Native plant community found in the central portion of the Subject Property. Per the Minnesota Land Cover Classification System (MLCCS), the Subject Property is categorized as upland forest (southern part of property), dry grassland (central portion of property), and planted or cultivated vegetation (northern part of property). Much of the upland forest area will be protected (discussed more under Tree Inventory and Preservation), with the bulk of the disturbance occurring outside the native plant community. There are no wetlands or floodplain on the Subject Property.

As previously noted, the Subject Property is within the MRRCA, which has additional standards. However, the Subject Property is in the 'Separated from River' district (it is not actually on the banks of the river), which, for the

most part, defers to the underlying zoning district standards. However, the project will have to comply with the vegetation management standards of the MRRCA, as the upland forest is also designated as a Significant Existing Vegetative Stand. This upland forest is part of a larger, connected woodland on a parcel that is owned by the City. So, while a small portion of the upland forest will be removed to accommodate the proposed development, the remaining stand will still provide wildlife habitat and serve as an important wildlife corridor. Staff has forwarded the plans to the Minnesota Department of Natural Resources (DNR) for review and comment. As of the writing of this case, Staff has not received a response.

Tree Inventory and Preservation Plan

The submittal does include a Tree Inventory and Preservation Plan. The site is dominated by bur oak, but also includes white oak, American elm, red cedar, and some Siberian Elm (invasive). Approximately forty-six percent (46%) of the existing diameter at breast height (DBH) inches will be preserved, which satisfies the tree preservation standards. However, some of the removal work involves oaks. Therefore, in an attempt to minimize the potential introduction of oak wilt into the area, any clearing work involving oaks needs to be done before April 15 or after July 15.

Landscape Plan

The Landscape Plan includes plantings within the boulevard, on the outlot along Riverdale Drive, and in the rear yards of a few of the lots. All proposed species and sizes are acceptable. The Applicant is proposing a six (6) foot tall vinyl privacy fence that parallels Riverdale, consistent with what was installed further east along Riverdale Drive (still within Riverstone South). The Landscape Plan calls for portions of the outlot to be sodded with other portions being seeded with a native seed mix. Staff is recommending that the ground cover between the privacy fence and the existing trail be turf grass rather than a native seed mix. This will be more consistent with the established landscape to the east (installed with earlier additions of Riverstone South). Additionally, a native seed mix is also being proposed in the rear yards of Lots 9 and 10. Again, Staff is recommending that these areas be finished with sod.

The Applicant is providing some trees along the western boundary of the plat (rear yards of Lots 9 & 10, as well as part of Outlot A) to offer some screening for the existing home to the west (although it is zoned the same, so no screening or density transitioning is required). Staff has suggested that some of the rear yard plantings be moved into the boulevard area to create a more consistent spacing of street trees. Otherwise, the Landscape Plan is generally acceptable.

Funding Source:

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

Recommendation:

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

Outcome/Action:

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

Attachments

Site Location Map

Preliminary Plat

Landscape Plan with Staff's Comments

Tree Inventory and Preservation Plan

Form Review

Inbox

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 01/09/2025

Reviewed By

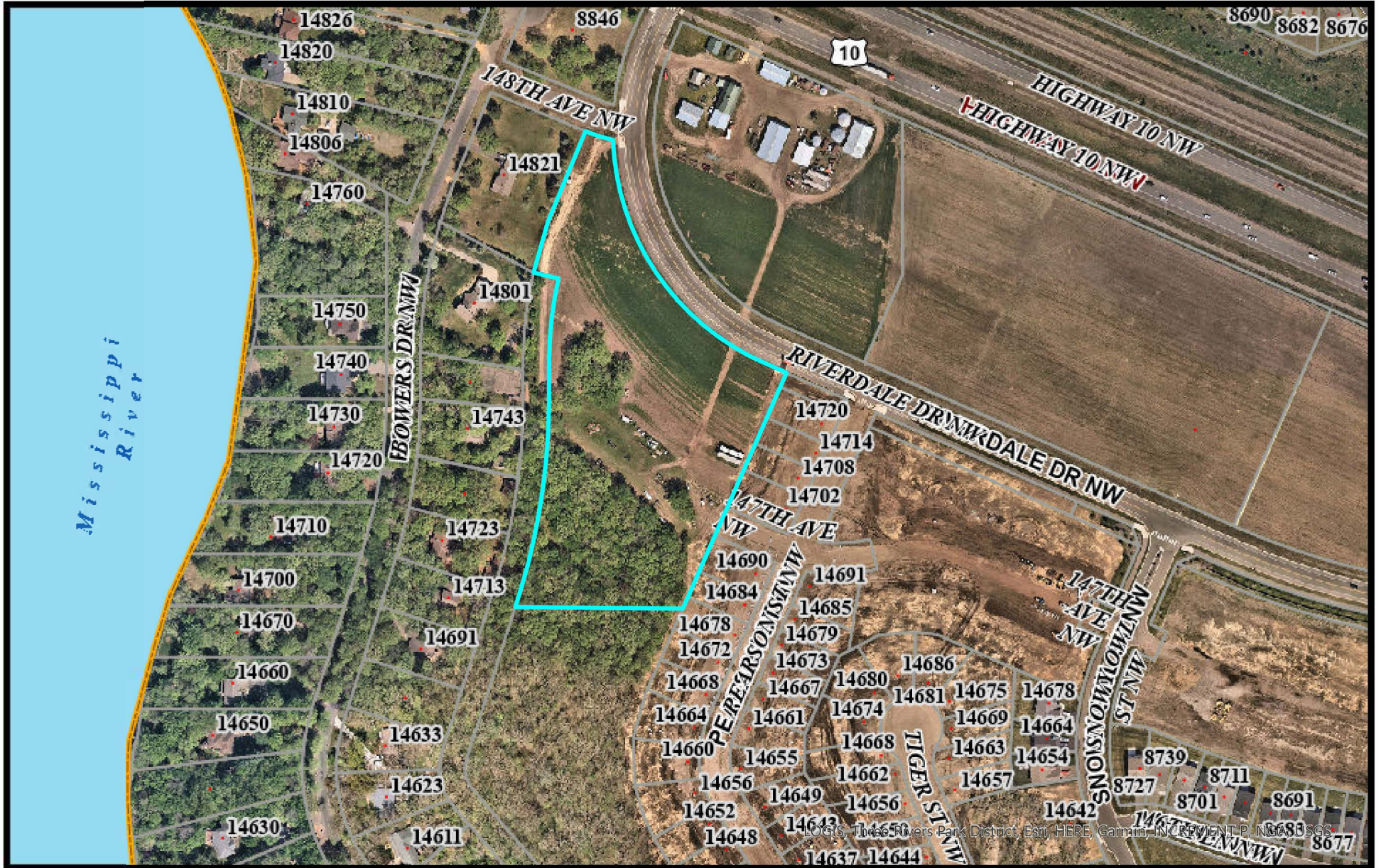
Kathy Schmitz

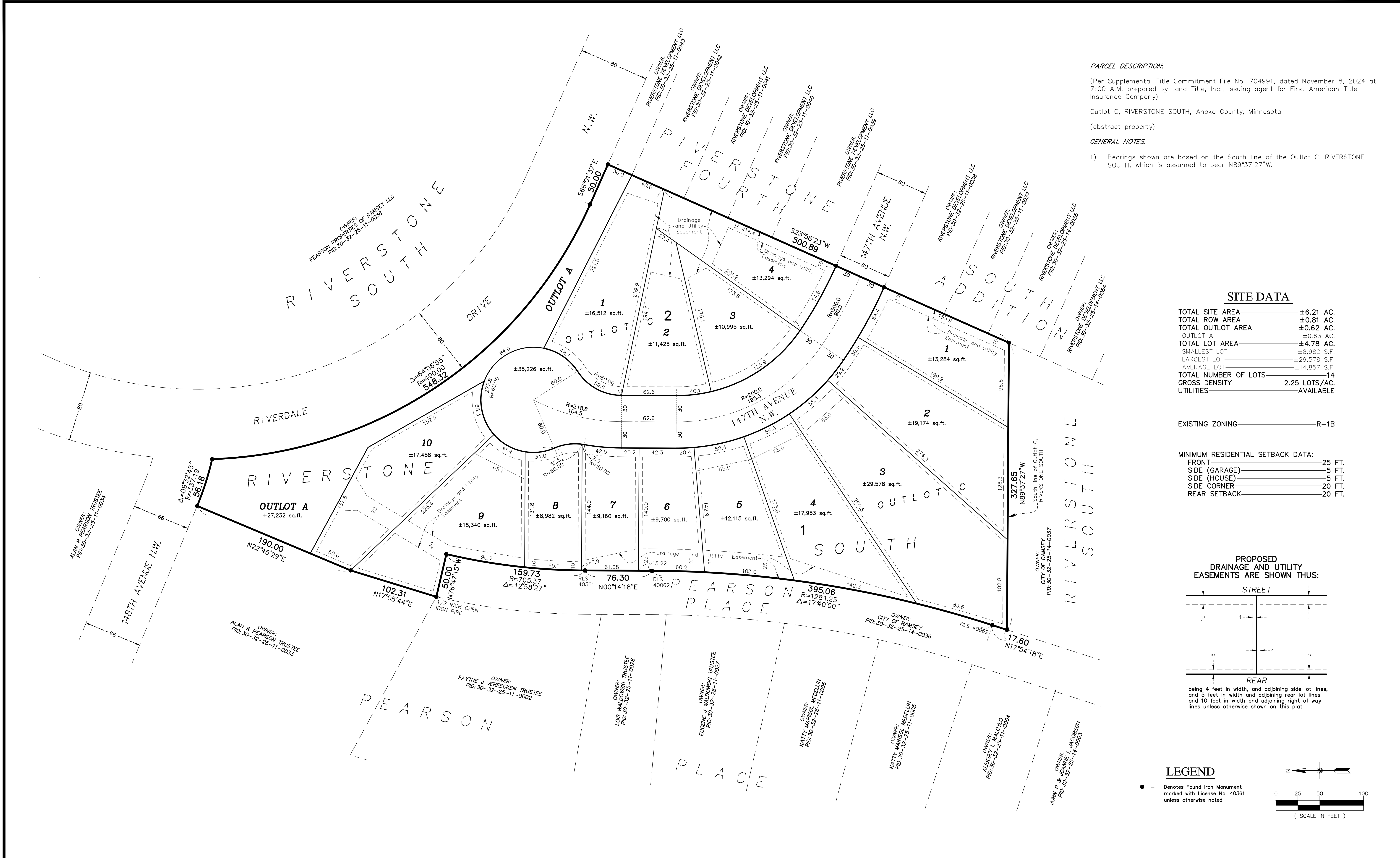
Date

01/09/2025 03:48 PM

Started On: 01/07/2025 03:19 PM

Riverstone South 6th Addition Preliminary Plat





PARCEL DESCRIPTION:

(Per Supplemental Title Commitment File No. 704991, dated November 8, 2024 at 7:00 A.M. prepared by Land Title, Inc., issuing agent for First American Title Insurance Company)

Outlot C, RIVERSTONE SOUTH, Anoka County, Minnesota

(abstract property)

GENERAL NOTES:

- Bearings shown are based on the South line of the Outlot C, RIVERSTONE SOUTH, which is assumed to bear N89°37'27"W.

SITE DATA

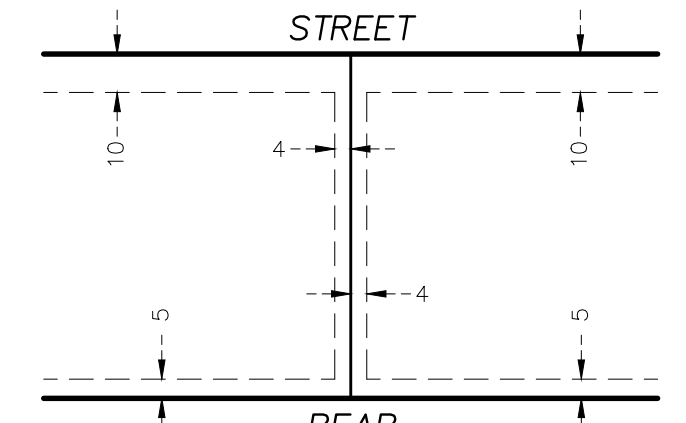
TOTAL SITE AREA	±6.21 AC.
TOTAL ROW AREA	±0.81 AC.
TOTAL OUTLOT AREA	±0.62 AC.
OUTLOT A	±0.63 AC.
TOTAL LOT AREA	±4.78 AC.
SMALLEST LOT	±8,982 S.F.
LARGEST LOT	±29,578 S.F.
AVERAGE LOT	±14,857 S.F.
TOTAL NUMBER OF LOTS	14
GROSS DENSITY	2.25 LOTS/AC.
UTILITIES	AVAILABLE

EXISTING ZONING R-1B

MINIMUM RESIDENTIAL SETBACK DATA:

FRONT	25 FT.
SIDE (GARAGE)	5 FT.
SIDE (HOUSE)	5 FT.
SIDE CORNER	20 FT.
REAR SETBACK	20 FT.

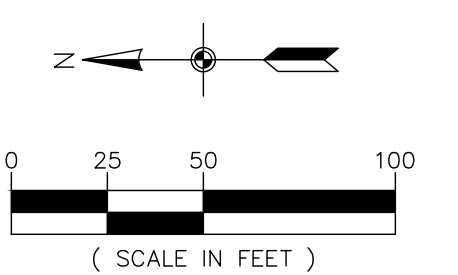
PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 4 feet in width, and adjoining side lot lines, and 5 feet in width and adjoining rear lot lines and 10 feet in width and adjoining right of way lines unless otherwise shown on this plat.

LEGEND

- Denotes Found Iron Monument marked with License No. 40361 unless otherwise noted



CARLSON ENGINEERING
 ENGINEERING SURVEYING PLANNING
 3890 PHEASANT RIDGE DR NE
 SUITE 100
 BLAINE, MN 55449
 TEL 763.489.7900
 FAX 763.489.7959
 CARLSON-ENGINEERING.COM

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

Print Name: Thomas R. Balluff, L.S.
 Signature: *Thomas R. Balluff*
 Date: 12/02/24 License #: 40361
 DRAWN BY: NPC
 ISSUE DATE: 12/02/24
 FILE NO: 2086

Revisions:
 1. 1/2/25 per City Comments

DEVELOPMENT CONSULTING SERVICES
 604 Bielenberg Drive
 Woodbury, MN 55125

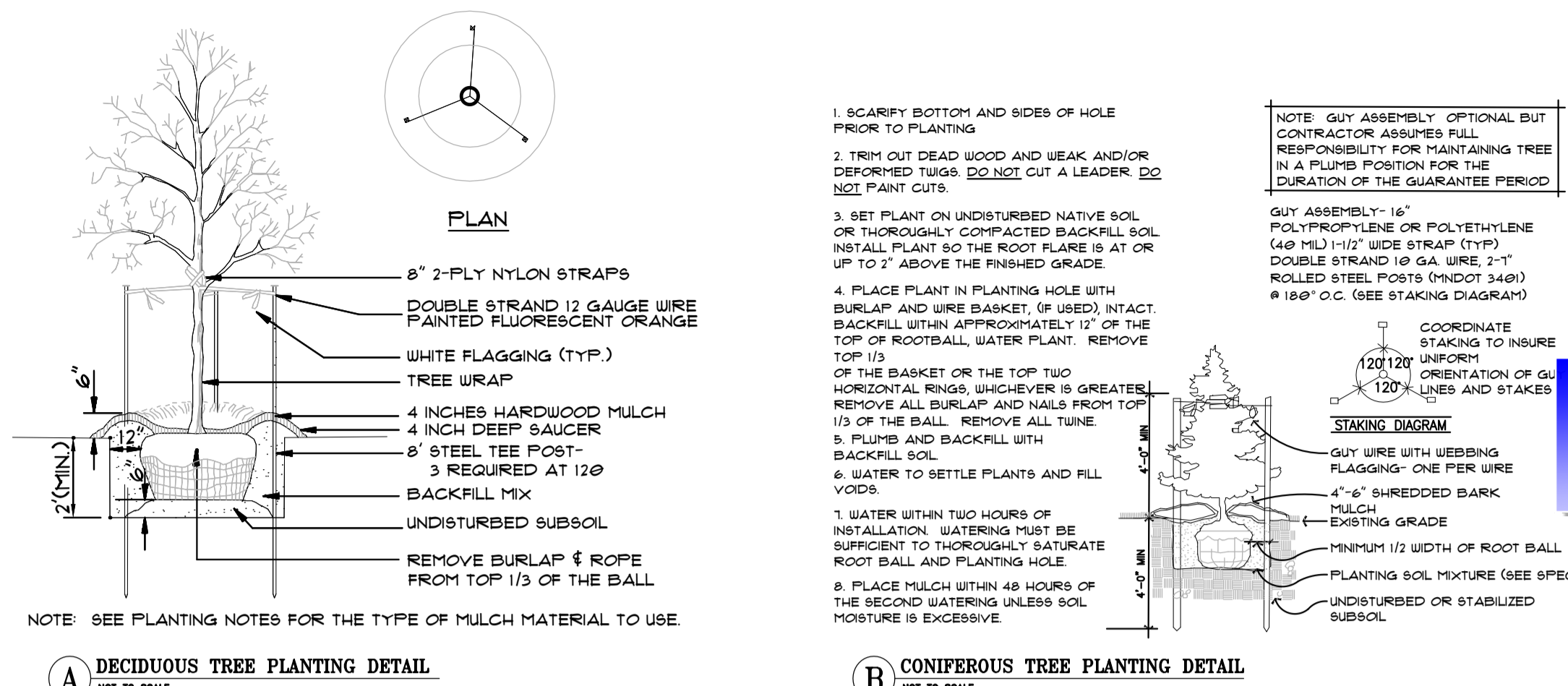
RIVERSTONE SOUTH SIXTH ADDITION
 Ramsey, MN

PRELIMINARY PLAT

Save Date: 01/06/25 | F:\jobs\8301 - 8320\8301 - pearson property - ramsey\cad c3d\survey\pre-plat\8301_pre.dwg

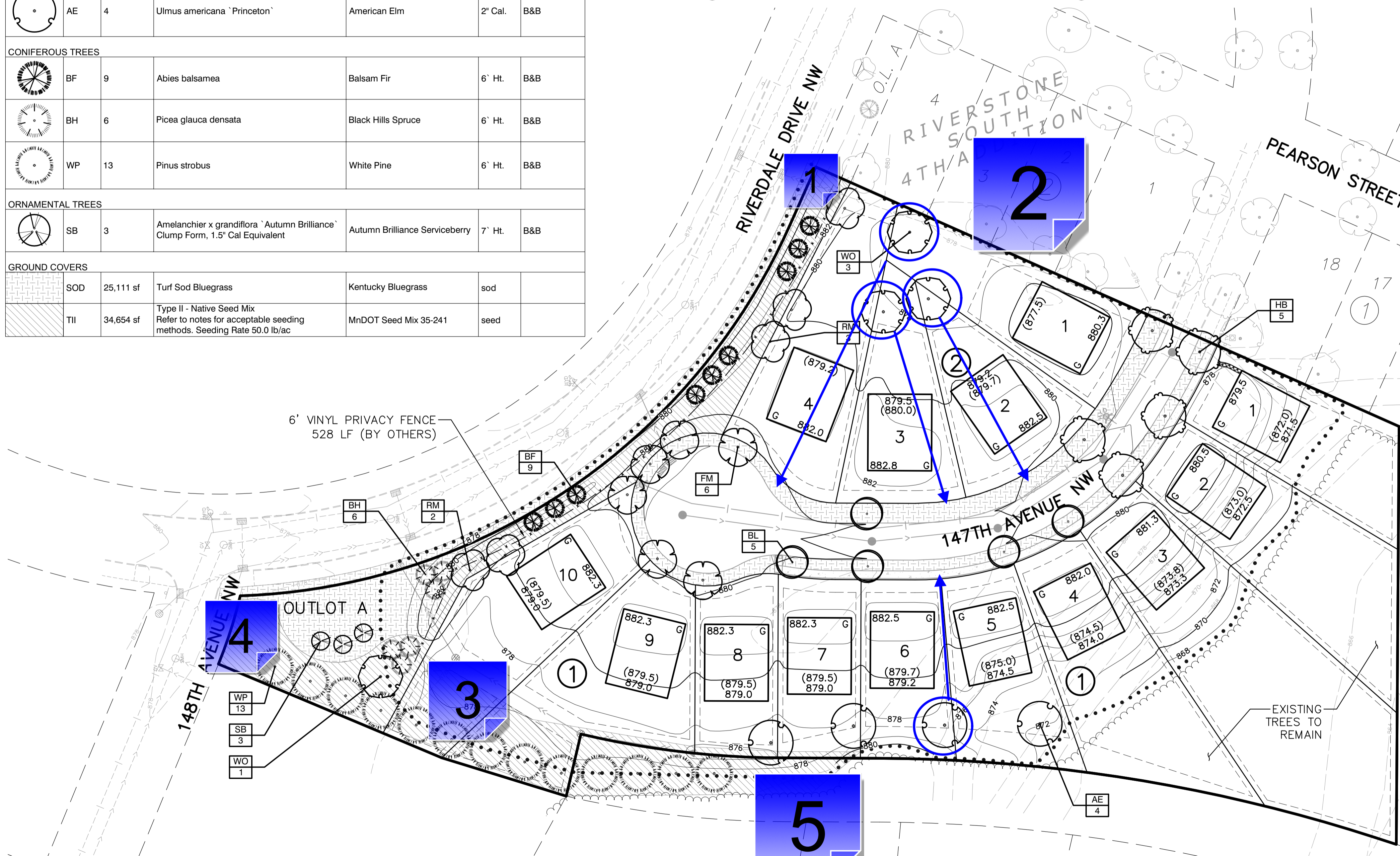
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	5	Acer rubrum 'Northwood'	Northwoods Red Maple	2" Cal.	B&B
	FM	6	Acer x freemanii 'Sienna'	Sienna Glen Maple	2" Cal.	B&B
	HB	5	Celtis occidentalis	Common Hackberry	2" Cal.	B&B
	WO	4	Quercus bicolor	Swamp White Oak	2" Cal.	B&B
	BL	5	Tilia americana 'Boulevard'	Boulevard Linden	2" Cal.	B&B
	AE	4	Ulmus americana 'Princeton'	American Elm	2" Cal.	B&B
CONIFEROUS TREES						
	BF	9	Abies balsamea	Balsam Fir	6' Ht.	B&B
	BH	6	Picea glauca densata	Black Hills Spruce	6' Ht.	B&B
	WP	13	Pinus strobus	White Pine	6' Ht.	B&B
ORNAMENTAL TREES						
	SB	3	Amelanchier x grandiflora 'Autumn Brilliance' Clump Form, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7' Ht.	B&B
GROUND COVERS						
	SOD	25,111 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	TII	34,654 sf	Type II - Native Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 50.0 lb/ac	MnDOT Seed Mix 35-241	seed	



LANDSCAPE SPECIFICATIONS

- UTILITY LOCATES.** CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW.
- PLAN QUANTITIES.** CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
- TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERRECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT. SILT FENCE PER PLANS MAY COUNT AS TREE PROTECTION FENCING ON THIS PROJECT.
- CLEARING AND GRUBBING.** CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
- SOIL PREPARATION.** EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED OR SEEDED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
- TOPSOIL MATERIAL.** TOPSOIL MEETING THE CITY'S SPECIFICATION SHALL BE REQUIRED PER EACH LOT. COPIES OF THE LOAD TICKET SHALL BE PROVIDED AND CITY INSPECTION IS REQUIRED PRIOR TO INSTALLATION OF SEED OR SOD. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED.
- SEEDING AND TURF ESTABLISHMENT.** CONTRACTOR SHALL APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWED AT THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER, FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY HYDROMULCH COVER OR DISC ANCHORED STRAW PER MNDOT SPECIFICATIONS. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
- PLANT MATERIAL.** ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. TREES SHALL NOT BE PLANTED WITHIN THE VISION TRIANGLE AS DEFINED IN CITY CODE 117-348
- PLANT MATERIAL SUBSTITUTIONS.** ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY PRIOR TO INSTALLATION.
- MULCH MATERIAL.** DOUBLE SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3".
- IRRIGATION (BY OTHERS).** DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL. IRRIGATION SYSTEM SHALL BE DESIGN BUILT BY THE CONTRACTOR AND SHALL UTILIZE MATCH PRECIPITATION HEADS, HEAD TO HEAD COVERAGE AND WEATHER COMPENSATING SMART CONTROLLER.
- MAINTENANCE.** MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE.
- WATERING.** UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
- NATIVE PLANT ESTABLISHMENT.** THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES MAY BE REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAN 3 YEARS AFTER INITIAL SEEDING - ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.
- FINAL ACCEPTANCE.** UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
- GUARANTY.** CONTRACTOR SHALL GUARANTEE ALL NEW PLANT MATERIAL FOR TWO (2) FULL GROWING SEASONS AFTER THE DATE OF WRITTEN FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES DURING THE GUARANTEE PERIOD SHALL BE IMMEDIATELY REPLACED AT NO ADDITIONAL COST TO THE OWNER AND SHALL BE COVERED BY THE SAME GUARANTEE. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.



1 OVERALL LANDSCAPE PLAN

CARLSON MCCAIN ENGINEERING SURVEYING ENVIRONMENTAL
 3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449
 TEL 763.489.7900 FAX 763.489.7959 CARLSONMCCAIN.COM

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

Print Name: Ryan J. Ruttger, RLA
 Signature: [Signature]
 Date: 12/02/24 License #: 56346

Drawn: RJR
 Designed: RJR
 Date: 12/02/24

Revisions:
 1. 01/02/25 - per City Comments

DEVELOPMENT CONSULTING SERVICES
 604 Bielenberg Drive
 Woodbury, MN 55125

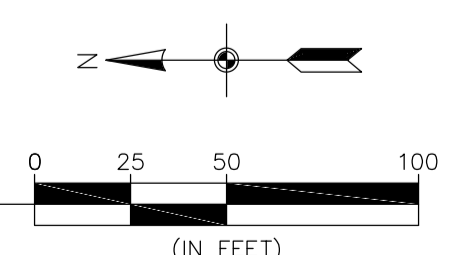
RIVERSTONE SOUTH SIXTH ADDITION
 Ramsey, MN

PRELIMINARY LANDSCAPE PLAN

L1 of 1

CALL BEFORE YOU DIG

 Know what's below. Call before you dig.



1 - Native Seed Mix

Created by: Chris Anderson
On: 01/08/2025 12:00 PM

On the streetside of the privacy fence, Staff recommends staying consistent with the established landscape east of here (still part of Riverstone South), meaning it should be established with turf grass rather than a native seed mix.

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

2 - Move to Boulevard

Created by: Chris Anderson
On: 01/08/2025 12:49 PM

Could a couple of these backyard trees be moved into the blvd so that spacing of trees along lots 1-4 is more consistent?

Similarly, could one of the backyard trees behind Lots 5 or 6 be moved into the blvd by the common lot line between Lots 5 & 6 to maintain more consistent spacing?

It may make more sense to also modify the species to match the species on either side.

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

3 - Turf?

Created by: Chris Anderson
On: 01/08/2025 12:56 PM

I don't think it makes sense to use a native seed mix in the rear yards of Lots 9 and 10. These areas should be sodded like the remainder of the yard will be.

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

4 - Sod

Created by: Chris Anderson
On: 01/09/2025 08:59 AM

With the compact nature of this development, use of any alternative type of seed mix is not recommended. We strongly recommend just sodding all of outlot A.

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

5 - Sufficient Sunlight for this Seed Mix

Created by: Chris Anderson
On: 01/09/2025 09:01 AM

On the city's 50-foot wide corridor, will there be enough sunlight for this seed mix to establish?

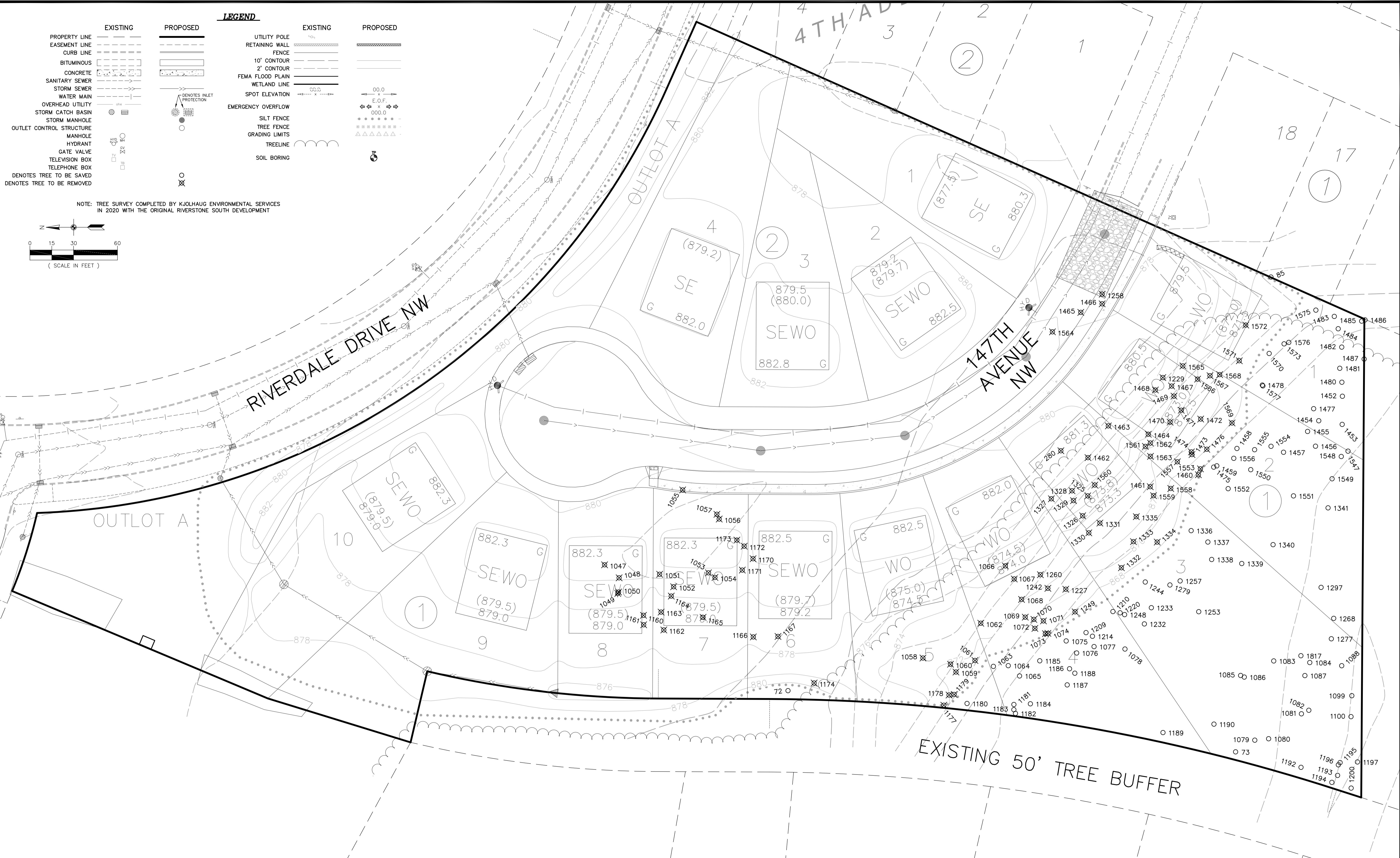
----- 0 Replies -----

6 - Oak Wilt

Created by: Chris Anderson
On: 01/09/2025 09:16 AM

Due to oaks being present on site and on the adjacent properties, any clearing involving oaks must be completed prior to April 15 or after July 15 to minimize the chances of introducing oak wilt to the area.

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



CARLSON ENGINEERING
 ENGINEERING SURVEYING PLANNING
 3890 PHEASANT RIDGE DR NE
 SUITE 100
 BLAINE, MN 55449
 TEL 763.489.7900
 FAX 763.489.7959
 CARLSON-ENGINEERING.COM

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

Print Name: Aaron D. Briski, P.E.
 Signature: *Aaron Briski*
 Date: 12/2/24 License #: 57811
 Drawn: ADB
 Designed: ADB
 Date: 12/2/24

Revisions:
 1. 1/2/25 per City Comments

DEVELOPMENT CONSULTING SERVICES
 604 Bielenberg Drive
 Woodbury, MN 55125

**RIVERSTONE SOUTH
 SIXTH ADDITION**
 Ramsey, MN

TREE PRESERVATION PLAN

T1 of T2

TREE INVENTORY							
Tree No.	Tree Species	DBH (IN)	Condition	Save	Remove	Exempt	Comments
72				X			
73				X			
85				X			
280	HACKBERRY	14	Good		X		Mass Grading
1047	BUR OAK	2	Good		X	X	Exempt - Under 4 DBH
1048	BUR OAK	16	Good		X		Mass Grading
1049	BUR OAK	9	Good		X		Mass Grading
1050	BUR OAK	13	Good		X		Mass Grading
1051	BUR OAK	13	Good		X		Mass Grading
1052	BUR OAK	12	Good		X		Mass Grading
1053	BUR OAK	24	Good		X		Mass Grading
1054	BUR OAK	28	Good		X		Mass Grading
1055	BUR OAK	32	Good		X	X	Exempt - Sidewalk
1056	BUR OAK	22	Good		X		Mass Grading
1057	BUR OAK	17	Good		X		Mass Grading
1058	BUR OAK	20	Good		X		Mass Grading
1059	BUR OAK	9	Poor		X		Mass Grading
1060	BUR OAK	16	Good		X		Mass Grading
1061	BUR OAK	18	Good		X		Mass Grading
1062	BUR OAK	27	Good		X		Mass Grading
1063	EASTERN RED CEDAR	9	Good	X			
1064	BUR OAK	16	Good	X			
1065	BUR OAK	8	Good	X			
1066	BUR OAK	28	Good		X		Mass Grading
1067	BUR OAK	8	Good		X		Mass Grading
1068	BUR OAK	36	Good		X		Mass Grading
1069	BUR OAK	8	Poor		X		Mass Grading
1070	EASTERN RED CEDAR	6	Good		X		Mass Grading
1071	BUR OAK	20	Good		X		Mass Grading
1072	EASTERN RED CEDAR	4	Poor		X		Mass Grading
1073	EASTERN RED CEDAR	8	Fair		X		Mass Grading
1074	EASTERN RED CEDAR	6	Poor		X		Mass Grading
1075	BUR OAK	9	Fair	X			
1076	BUR OAK	9	Good	X			
1077	BUR OAK	17	Good	X			
1078	BUR OAK	30	Good	X			
1079	GREEN ASH	9	Good	X			
1080	AMERICAN ELM	8	Fair	X			
1081	SUGAR MAPLE	8	Fair	X			
1082	BUR OAK	22	Good	X			
1083	BUR OAK	24	Good	X			
1084	AMERICAN ELM	8	Fair	X			
1085	AMERICAN ELM	8	Good	X			
1086	AMERICAN BASSWOOD	12	Good	X			
1087	BUR OAK	18	Good	X			
1088	BUR OAK	21	Good	X			
1099	HACKBERRY	15	Good	X			
1100	WHITE OAK	11	Good	X			
1160	ARBOVITAE	17	Good		X		Mass Grading
1161	BUR OAK	16	Good		X		Mass Grading
1162	BUR OAK	10	Good		X		Mass Grading
1163	BUR OAK	32	Good		X		Mass Grading
1164	BUR OAK	9	Good		X		Mass Grading
1165	BUR OAK	20	Good		X		Mass Grading
1166	BUR OAK	17	Good		X		Mass Grading
1167	BUR OAK	24	Good		X		Mass Grading
1170	BUR OAK	21	Good		X		Mass Grading
1171	BUR OAK	23	Good		X		Mass Grading
1172	BUR OAK	20	Good		X		Mass Grading
1173	BUR OAK	16	Good		X		Mass Grading
1174	SIBERIAN ELM	13	Good		X	X	Exempt - Invasive
1177	BUR OAK	10	Good		X		Mass Grading
1178	BUR OAK	10	Good		X		Mass Grading

TREE INVENTORY							
Tree No.	Tree Species	DBH (IN)	Condition	Save	Remove	Exempt	Comments
1179	BUR OAK	9	Good		X		Mass Grading
1180	BUR OAK	19	Good		X		
1181	BUR OAK	9	Good		X		
1182	BUR OAK	12	Poor		X		
1183	BUR OAK	11	Good		X		
1184	BUR OAK	11	Good		X		
1185	BUR OAK	6	Good		X		
1186	BUR OAK	12	Good		X		
1187	BUR OAK	14	Good		X		
1188	AMERICAN ELM	8	Good		X		
1189	RED OAK	9	Good		X		
1190	RED OAK	10	Good		X		
1192	BUR OAK	9	Good		X		
1193	AMERICAN BASSWOOD	18	Good		X		
1194	AMERICAN BASSWOOD	10	Good		X		
1195	WHITE OAK	14	Good		X		
1196	WHITE OAK	6	Good		X		
1197	WHITE OAK	6	Good		X		
1200	BUR OAK	14	Good		X		
1209	BUR OAK	13	Good		X		
1210	HACKBERRY	8	Good		X		
1214	BUR OAK	13	Good		X		
1220	BUR OAK	8	Good		X		
1227	BUR OAK	8	Good		X		Mass Grading
1229	SIBERIAN ELM	12	Good		X	X	Exempt - Invasive
1232	AMERICAN ELM	9	Good		X		
1233	BUR OAK	10	Good		X		
1242	BUR OAK	28	Good		X		Mass Grading
1244	BUR OAK	16	Good		X		
1248	BUR OAK	8	Good		X		
1249	BUR OAK	15	Good		X		Mass Grading
1253	AMERICAN ELM	8	Good		X		
1257	BUR OAK	22	Good		X		
1258	BUR OAK	5	Good		X		Mass Grading
1260	BUR OAK	28	Good		X		Mass Grading
1268	HACKBERRY	8	Good		X		
1277	BUR OAK	13	Good		X		
1279	BUR OAK	30	Good		X		
1297	AMERICAN ELM	12	Good		X		
1325	BUR OAK	42	Good		X		Mass Grading
1326	BUR OAK	20	Good		X		Mass Grading
1327	SIBERIAN ELM	12	Good		X	X	Exempt - Invasive
1328	BUR OAK	28	Fair		X		Mass Grading
1329	BUR OAK	9	Good		X		Mass Grading
1330	BUR OAK	19	Good		X		Mass Grading
1331	BUR OAK	12	Good		X		Mass Grading
1332	AMERICAN ELM	8	Good		X		Mass Grading
1333	BUR OAK	32	Good		X		Mass Grading
1334	BUR OAK	15	Good		X		Mass Grading
1335	HACKBERRY	8	Good		X		Mass Grading
1336	BUR OAK	13	Good		X		
1337	BUR OAK	12	Good		X		
1338	BUR OAK	19	Good		X		
1339	AMERICAN ELM	8	Good		X		
1340	SUGAR MAPLE	16	Good		X		
1341	BUR OAK	19	Good		X		
1452	WHITE OAK	8	Good		X		
1453	BUR OAK	14	Good		X		
1454	BUR OAK	26	Good		X		
1455	AMERICAN ELM	9	Good		X		
1456	AMERICAN ELM	8	Good		X		
1457	BUR OAK	17	Good		X		
1458	AMERICAN ELM	9	Good		X		

TREE INVENTORY							
Tree No.	Tree Species	DBH (IN)	Condition	Save	Remove	Exempt	Comments
1459	HACKBERRY	11	Good	X			
1460	BUR OAK	19	Good		X		Mass Grading
1461	BUR OAK	19	Good		X		Mass Grading
1462	SIBERIAN ELM	11	Good		X	X	Exempt - Invasive
1463	SIBERIAN ELM	9	Good		X	X	Exempt - Invasive
1464	BUR OAK	19	Good		X		Mass Grading
1465	SIBERIAN ELM	11	Good		X	X	Exempt - Invasive
1466	BUR OAK	20	Good		X	X	Exempt - Sidewalk
1467	AMERICAN ELM	9	Good		X		Mass Grading
1468	SIBERIAN ELM	8	Good		X	X	Exempt - Invasive
1469	BUR OAK	14	Good		X		Mass Grading
1470	BUR OAK	9	Good		X		Mass Grading
1471	BUR OAK	8	Good		X		Mass Grading
1472	HACKBERRY	8	Good		X		Mass Grading
1473	HACKBERRY	9	Good		X		Mass Grading
1474	HACKBERRY	8	Good		X		Mass Grading
1475	HACKBERRY	8	Good	X			
1476	AMERICAN ELM	9	Good		X		Mass Grading
1477	SIBERIAN ELM	11	Good	X		X	Exempt - Invasive
1478	SIBERIAN ELM	10	Good	X		X	Exempt - Invasive
1480	BUR OAK	9	Good	X			
1481	AMERICAN ELM	8	Good	X			
1482	BUR OAK	14	Good	X			
1483	WHITE CEDAR	7	Good	X			
1484	BUR OAK	22	Good	X			
1485	AMERICAN ELM	9	Good	X			
1486	BUR OAK	18	Good	X			
1487	BUR OAK	16	Good	X			
1547	EASTERN RED CEDAR	9	Good	X			
1548	BUR OAK	11	Good	X			
1549	BUR OAK	16	Good	X			
1550	BUR OAK	24	Fair	X			
1551	WHITE CEDAR	32	Good	X			
1552	BUR OAK	12	Good	X			
1553	BUR OAK	9	Good		X		Mass Grading
1554	BUR OAK	18	Good	X			
1555	BUR OAK	5	Good	X			
1556	BUR OAK	9	Good	X			
1557	BUR OAK	14	Good		X		Mass Grading
1558	AMERICAN ELM	8	Good		X		Mass Grading
1559	BUR OAK	9	Good		X		Mass Grading
1560	BUR OAK	18	Good		X		Mass Grading
1561	BUR OAK	32	Good		X		Mass Grading
1562	BUR OAK	11	Good		X		Mass Grading
1563	BUR OAK	11	Good		X		Mass Grading
1564	HACKBERRY	26	Good		X		Mass Grading
1565	BUR OAK	26	Good		X		Mass Grading
1566	BUR OAK	14	Good		X		Mass Grading
1567	WHITE CEDAR	6	Good		X		Mass Grading
1568	BUR OAK	20	Good		X		Mass Grading
1569	HACKBERRY	8	Good		X		Mass Grading
1570	BUR OAK	14	Good	X			
1571	BUR OAK	26	Good		X		Mass Grading
1572	BUR OAK	30	Good		X		Mass Grading
1573	AMERICAN ELM	8	Good	X			
1575	AMERICAN ELM	8	Good	X			
1576	AMERICAN ELM	8	Good	X			
1577	BUR OAK	14	Good	X			
1817	AMERICAN ELM	8	Good	X			
TOTAL				DBH (IN)	DBH (%)	NO. OF TREES	
	TOTAL SURVEYED			2,597		185	
	(-) TOTAL EXEMPT			151	5.8%	12	
	TOTAL SIGNIFICANT			2,446		173	
SAVE / REMOVAL SUMMARY				DBH (IN)	DBH (%)	NO. OF TREES	
	SIGNIFICANT TREES SAVED			1,134	46.4%	92	
	EXEMPT TREES SAVED			21		2	
	TOTAL TREES SAVED			1,155		94	
	SIGNIFICANT TREES REMOVED			1,312	53.6%	81	
	EXEMPT TREES REMOVED			130		10	
	TOTAL TREES REMOVED			1,442		91	
REPLACEMENT SUMMARY				DBH (IN)	DBH (%)	NO. OF TREES (2" CAL)	
	ALLOWABLE REMOVAL (60%)			1,468			
	REPLACEMENT REQUIRED (1.25 IN DBH PER 1 IN REMOVED OVER 60%)			N/A		N/A	

NOTE: TREE SURVEY COMPLETED BY KJOLHAUG ENVIRONMENTAL SERVICES IN 2020 WITH THE ORIGINAL RIVERSTONE SOUTH DEVELOPMENT

CARLSON ENGINEERING
 ENGINEERING SURVEYING PLANNING
 3890 PHEASANT RIDGE DR NE
 SUITE 100
 BLAINE, MN 55449
 TEL 763.489.7900
 FAX 763.489.7959
 CARLSON-ENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota
 Print Name: Aaron D. Briski, P.E.
 Signature: *Aaron Briski*
 Date: 12/2/24 License #: 57811

Drawn: ADB
 Designed: ADB
 Date: 12/2/24

Revisions:
 1. 1/2/25 per City Comments

DEVELOPMENT CONSULTING SERVICES
 604 Bielenberg Drive
 Woodbury, MN 55125

RIVERSTONE SOUTH SIXTH ADDITION
 Ramsey, MN

TREE PRESERVATION PLAN

T2 of T2

Environmental Policy Board (EPB)**Meeting Date:** 01/13/2025**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

Consider the Natural Resources Aspects of a Proposed Site Plan for Northstar Truck & RV Parking LLC (Project No. 24-122)

Purpose/Background:

The City has received a Land Use Application from Nikolay Babkin (the "Applicant") for a Site Plan and Zoning Amendment to accommodate a proposed truck and RV parking operation on the property known as 15861 Jarvis Street NW (the "Subject Property").

Time Frame/Observations/Alternatives:**Project Summary**

The Applicant is proposing to establish a business on the Subject Property to provide an option for drivers of semi-trucks and RVs to lawfully park their vehicle (this could assist in reducing the number of code enforcement calls received by the City, as parking of semi-trucks in residential neighborhoods tends to generate complaints). The Subject Property actually straddles not only a municipal boundary (Ramsey and Elk River), but also a county boundary (Anoka and Sherburne). The Applicant attempted to have the portion of the Subject Property in Ramsey annexed into Elk River, but the Ramsey City Council did not support that approach. So, the Applicant is now working with both Ramsey and Elk River to get approval of a Site Plan for this business operation. Since the two cities have different zoning designations and requirements, the Applicant has included a request for a Zoning Amendment to rezone the entire parcel (in both cities) to a Planned Unit Development (PUD), so that at least as far as the proposed use is concerned, similar standards could be applied between the two communities (typical site improvements, such as landscaping, stormwater management, etc. will still depend on the corresponding communities zoning codes).

This review focuses only on the portion of land within Ramsey city limits. Overall, the Subject Property is about eleven (11) acres in size, with about 7.3 acres being in Ramsey. The project will result in most of the Subject Property being paved with asphalt and concrete curb and gutter. A stormwater basin is proposed in the southern part of the Subject Property. The project does include a sixty (60) foot wide bufferyard along the northern boundary, to provide some screening between the existing residential home to the north and this proposed truck parking business. There are also plantings (combination of shrubs and trees) around the perimeter of the Subject Property.

Zoning & Land Use Designation

The Subject Property is currently zoned I-1 Light Industrial and is guided as Business Park in the 2040 Comprehensive Plan. The Subject Property abuts an existing residential property to the north (most similar to the Rural Residential zoning district but is technically zoned as a Planned Unit Development), the Links at Northfork Golf Course to the east (zoned as Parks and Open Space), and the BNSF railroad tracks to the south. West of the Subject Property (in Elk River), parcels are zoned general industrial. The requested Zoning Amendment, which would rezone the portion of the Subject Property in Ramsey from I-1 Light Industrial to PUD (Planned Unit Development), would allow for the proposed use.

Natural Resources Summary

The City's Natural Resources Inventory (NRI) does not identify any native plant communities on site. In fact, the Subject Property is essentially devoid of any tree cover, which is why there was no Tree Inventory and

Preservation Plan. There are no wetlands or floodplains on the Subject Property either. The Minnesota Land Cover Classification System (MLCCS) categorizes the entirety of the Subject Property in Ramsey as 'Urban with Vegetative Cover'.

Landscape Plan

The submittal does include a Landscape Plan for the project. While there is a request to rezone the Subject Property to a PUD, which has no specific standards, the proposed use is most similar to that of an industrial use, and therefore, the minimum required plantings are to be determined using the canopy cover formula. As submitted, the Landscape Plan needs to be revised to include at least another 27,370 square feet of canopy cover. If, for example, the Applicant were to add a species such as American Elm, Bur Oak, and/or White Oak, this could be accomplished with as few as seven (7) additional trees. All the plantings along the eastern boundary are shown to be on the adjacent golf course property (on top of the existing berm). Staff has informed the Applicant that they need to provide the city with a copy of the written authorization from the adjacent property owner for the plantings to be on the golf course property.

The Landscape Plan does include a sixty (60) foot wide bufferyard along the northern property boundary, which abuts an existing residential property. Within the bufferyard, the Applicant is proposing a combination of deciduous overstory trees (Red Maple), evergreen trees (Green Giant Arborvitae), and a six (6) foot tall wooden privacy fence. Typically, a bufferyard would need to be landscaped with an additional thirty percent (30%) of the required plantings. However, the inclusion of the privacy fence reduces the amount of required plantings in the bufferyard by fifty percent (50%). Thus, an additional 6,320 square feet of canopy cover is needed and again, depending on the species chosen, could be accomplished with as few as two (2) additional trees.

City Code does provide standards for parking lot landscaping (one tree for every ten parking stalls). However, neither Ramsey nor Elk River Staff consider this to be a typical parking lot. This, in essence, simply serves as a storage area for larger vehicles. The landscape requirements for parking lots are intended to ensure there is some shade available for customers and/or employees (they are parking for shorter periods of time) and to create some visual relief. The users of this site will be parking their vehicle and essentially storing it on the Subject Property for longer periods of time. Additionally, it is worth noting that the plantings along the eastern boundary are directly adjacent to the easternmost row of stalls and thus, will provide some shade for those areas.

Funding Source:

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

Recommendation:

Staff recommends approval of 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

Existing Conditions

Site Plan

Landscape Plan with Staff Review Comments

Form Review

Inbox

Brian Hagen

Form Started By: Chris Anderson

Reviewed By

Kathy Schmitz

Date

01/09/2025 03:48 PM

Started On: 01/07/2025 03:25 PM

Final Approval Date: 01/09/2025

Northstar Truck &RV Parking LLC

Zoning Amendment

18-32-25-33-0002

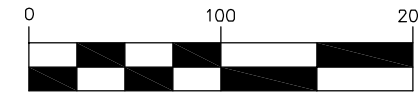
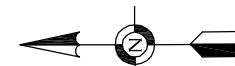
15861 Jarvis St Ramsey, MN 55303



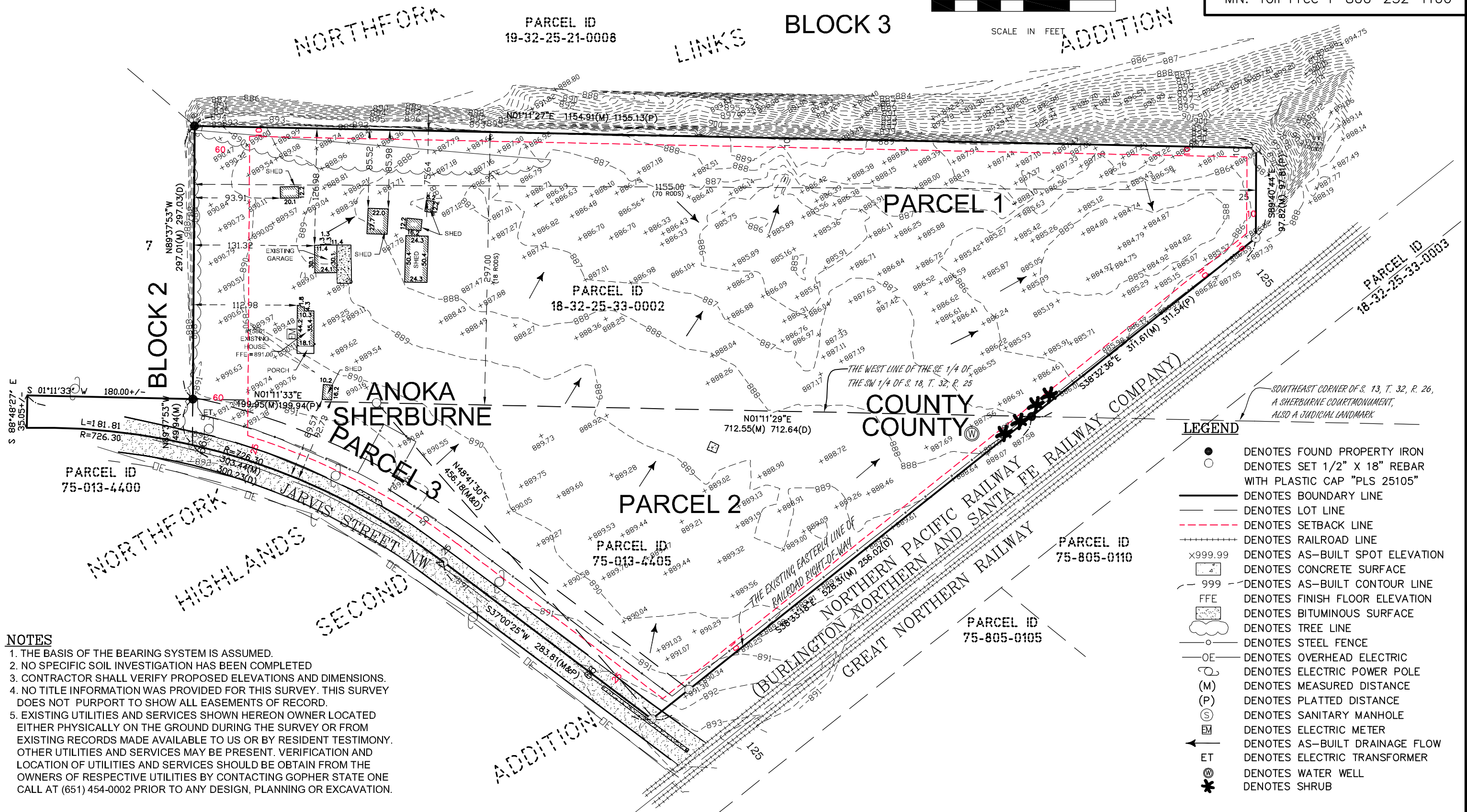
Print Date: September 16, 2024

0 0.02 0.04 0.07 0.11 0.14
mi

EXISTING TOPOGRAPHY - for - NICK BABKIN



Call 48 Hours before digging
GOPHER STATE ONE CALL
 Twin Cities Area 651-454-0002
 MN. Toll Free 1-800-252-1166



LEGEND	
●	DENOTES FOUND PROPERTY IRON
○	DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
—	DENOTES BOUNDARY LINE
---	DENOTES LOT LINE
- - - -	DENOTES SETBACK LINE
+++++	DENOTES RAILROAD LINE
x999.99	DENOTES AS-BUILT SPOT ELEVATION
□	DENOTES CONCRETE SURFACE
- 999 -	DENOTES AS-BUILT CONTOUR LINE
FFE	DENOTES FINISH FLOOR ELEVATION
▒	DENOTES BITUMINOUS SURFACE
☁	DENOTES TREE LINE
○	DENOTES STEEL FENCE
—OE—	DENOTES OVERHEAD ELECTRIC
⊕	DENOTES ELECTRIC POWER POLE
(M)	DENOTES MEASURED DISTANCE
(P)	DENOTES PLATTED DISTANCE
⊙	DENOTES SANITARY MANHOLE
⊞	DENOTES ELECTRIC METER
←	DENOTES AS-BUILT DRAINAGE FLOW
ET	DENOTES ELECTRIC TRANSFORMER
⊕	DENOTES WATER WELL
*	DENOTES SHRUB

NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
3. CONTRACTOR SHALL VERIFY PROPOSED ELEVATIONS AND DIMENSIONS.
4. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
5. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

EDS ENGINEERING DESIGN & SURVEYING
 6480 Wayzata Blvd. Minneapolis, MN 55426
 OFFICE: (763) 545-2800 FAX: (763) 545-2801
 EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

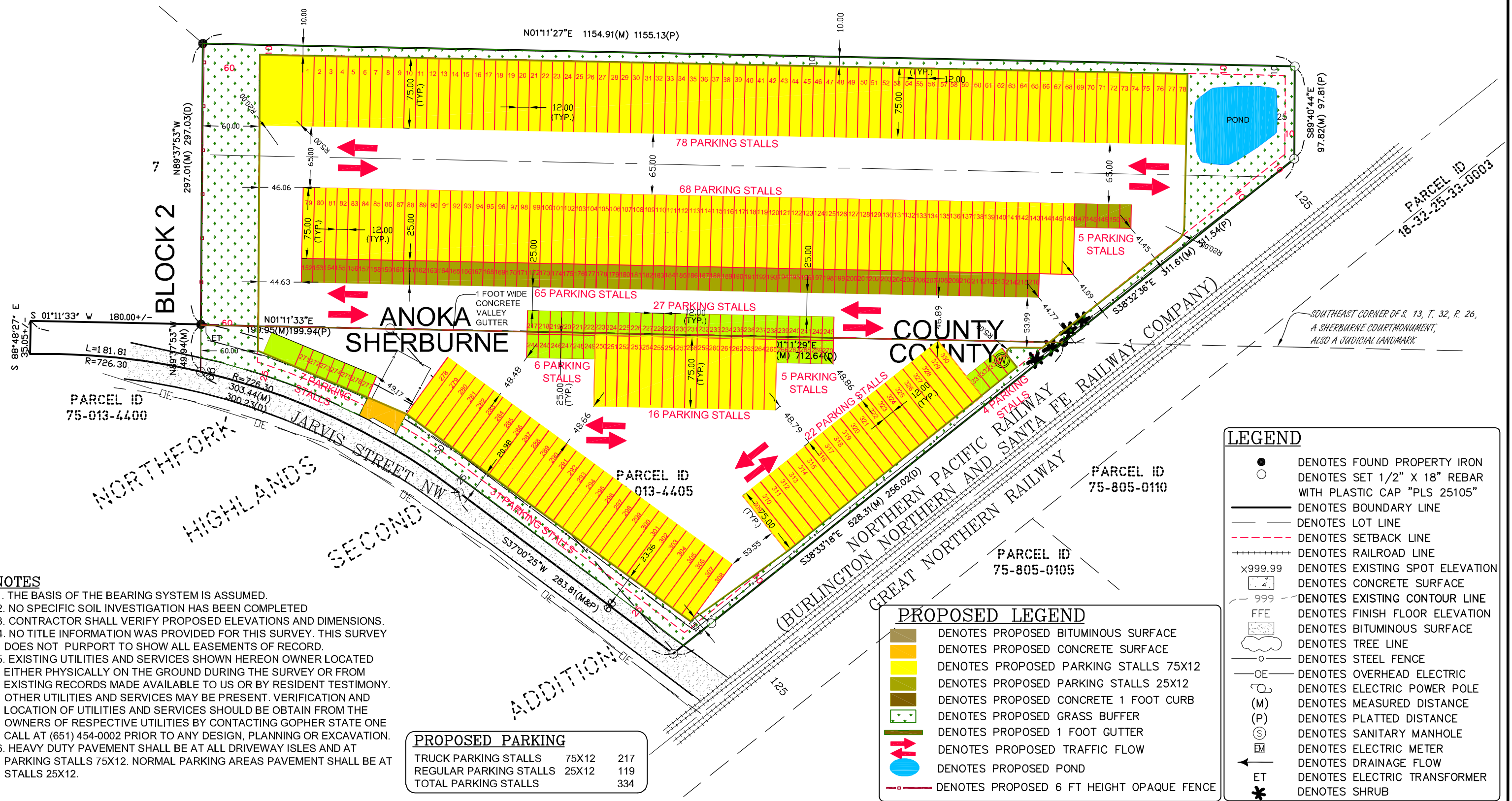
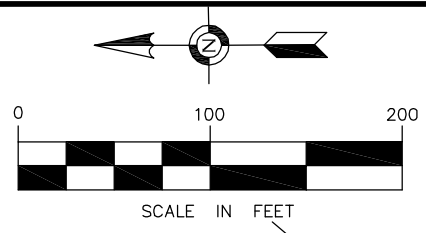
Vlad Sivriver
 VLADIMIR SIVRIVER L.S. NO. 25105 DATED: 12/13/2024

JOB NAME: NICK BABKIN	FIELD WORK DATE: 09/26/2023	DRAWN BY: IS	PROJECT NO.: 23-146
LOCATION: 15861 JARVIS STREET NORTHWEST RAMSEY, MN 55330	FIELD BOOK NO.: EDS-15	CHECKED BY: VS	SHEET NO. C2

SITE AND DIMENSION PLAN

TRUCK PARKING LAYOUT

Call 48 Hours before digging
GOPHER STATE ONE CALL
 Twin Cities Area 651-454-0002
 MN. Toll Free 1-800-252-1166



- NOTES**
1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
 2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
 3. CONTRACTOR SHALL VERIFY PROPOSED ELEVATIONS AND DIMENSIONS.
 4. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
 5. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.
 6. HEAVY DUTY PAVEMENT SHALL BE AT ALL DRIVEWAY ISLES AND AT PARKING STALLS 75X12. NORMAL PARKING AREAS PAVEMENT SHALL BE AT STALLS 25X12.

PROPOSED PARKING

TRUCK PARKING STALLS 75X12	217
REGULAR PARKING STALLS 25X12	119
TOTAL PARKING STALLS	334

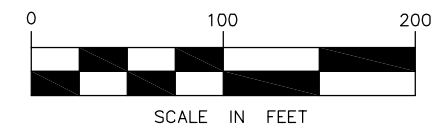
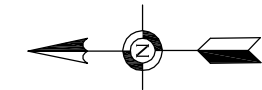
PROPOSED LEGEND

- DENOTES PROPOSED BITUMINOUS SURFACE
- DENOTES PROPOSED CONCRETE SURFACE
- DENOTES PROPOSED PARKING STALLS 75X12
- DENOTES PROPOSED PARKING STALLS 25X12
- DENOTES PROPOSED CONCRETE 1 FOOT CURB
- DENOTES PROPOSED GRASS BUFFER
- DENOTES PROPOSED 1 FOOT GUTTER
- DENOTES PROPOSED TRAFFIC FLOW
- DENOTES PROPOSED POND
- DENOTES PROPOSED 6 FT HEIGHT OPAQUE FENCE

LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES BOUNDARY LINE
- DENOTES LOT LINE
- DENOTES SETBACK LINE
- DENOTES RAILROAD LINE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES CONCRETE SURFACE
- DENOTES EXISTING CONTOUR LINE
- DENOTES FINISH FLOOR ELEVATION
- DENOTES BITUMINOUS SURFACE
- DENOTES TREE LINE
- DENOTES STEEL FENCE
- DENOTES OVERHEAD ELECTRIC
- DENOTES ELECTRIC POWER POLE
- DENOTES MEASURED DISTANCE
- DENOTES PLATTED DISTANCE
- DENOTES SANITARY MANHOLE
- DENOTES ELECTRIC METER
- DENOTES DRAINAGE FLOW
- DENOTES ELECTRIC TRANSFORMER
- DENOTES SHRUB

LANDSCAPE PLAN



PROPOSED LEGEND	
	DENOTES PROPOSED BITUMINOUS SURFACE
	DENOTES PROPOSED CONCRETE SURFACE
	DENOTES PROPOSED PARKING STALLS 75X12
	DENOTES PROPOSED PARKING STALLS 25X12
	DENOTES PROPOSED CONCRETE 1 FOOT CURB
	DENOTES PROPOSED GRASS (SHALL BE SEED)
	DENOTES PROPOSED 1 FOOT GUTTER
	DENOTES PROPOSED POND

PROPOSED LEGEND TREES, BUSHES, SHRUBS	
	DENOTES GREEN GIANT ARBORVITAE TREE - 19
	DENOTES MEDORA JUNIPER THUJA - 46
	DENOTES BRANDON ARBORVITAE SHRUBS - 8
	DENOTES SMOOTH HYDRANGEA BUSHES - 6
	DENOTES RIVER BIRCH - 10
	DENOTES RED MAPLE - 16
	% DECIDUOUS 30%

BUFFERYARDS (CITY OF RAMSEY)

BUFFERYARDS HELP TO ACHIEVE SCREENING BETWEEN DIFFERING USES WITH VARIED INTENSITIES AND IMPACTS THAT ARE NOT ALWAYS COMPLEMENTARY WHEN ADJACENT TO ONE ANOTHER. WHEN A BUFFERYARD IS REQUIRED, THE YARD SPACE AND PLANTING REQUIREMENTS ARE NOT TO BE REDUCED FOR OTHER PURPOSES SUCH AS FUTURE PARKING AND DRIVEWAYS, BUILDING EXPANSIONS, OR OTHER ACTIVITIES THAT ARE NOT IN KEEPING WITH THE PURPOSES OF BUFFERING AND SCREENING.

1. BUFFERYARDS ARE INTENDED TO PROVIDE ADDITIONAL SCREENING OF BUSINESSES THAT ARE ADJACENT TO RESIDENTIAL AREAS. THE FOLLOWING TABLE DETAILS THE WIDTH OF THE BUFFERYARD ALONG THE COMMON ADJACENT PROPERTY LINE. AN ADDITIONAL INCREASE OF LANDSCAPE PLANTINGS IS REQUIRED IN THE BUFFERYARD. THE TABLE BELOW OUTLINES THE MINIMUM REQUIRED ADDITIONAL PLANTINGS, EXPRESSED AS A PERCENTAGE OF THE TOTAL REQUIRED SITE LANDSCAPING (THE PERCENTAGE IS APPLIED TO THE TOTAL NUMBER OF TREES AND SHRUBS FOR THE PROPOSED DEVELOPMENT).

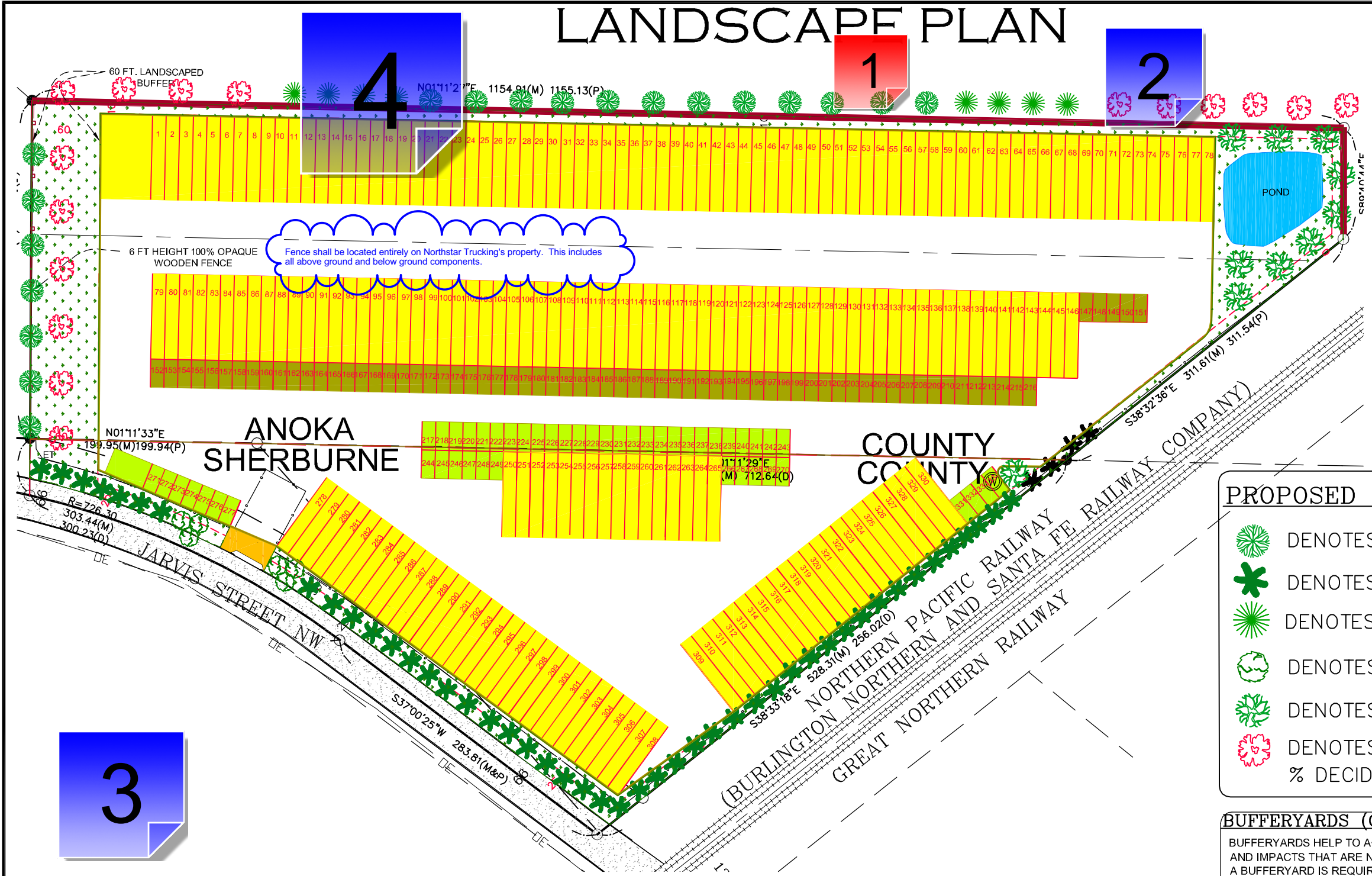
2. AS AN ALTERNATIVE METHOD FOR SCREENING WITHIN THE BUFFERYARD, FENCES THAT ARE 100 PERCENT OPAQUE MAY BE USED TO MITIGATE THE IMPACTS OF BUSINESSES THAT ARE ADJACENT TO RESIDENTIAL AREAS. WHEN A FENCE IS USED FOR SCREENING PURPOSES, THE BUFFERYARD PLANTING REQUIREMENTS MAY BE REDUCED BY 50 PERCENT FROM THE STATED MINIMUM REQUIREMENT.

PARKING LOT LANDSCAPING REQUIREMENTS (CITY OF RAMSEY)

ALL PARKING LOTS ARE REQUIRED TO PROVIDE INTERNAL AND/OR ADJACENT OVERSTORY TREE PLANTINGS IN AN EFFORT TO SHADE PARKING SURFACES AND PROVIDE VISUAL RELIEF. THE PLANTING SCHEDULE IS ESTABLISHED TO PROVIDE AN ACCEPTABLE NUMBER OF PLANTINGS THAT MAY BE PLANTED IN REGULAR SYMMETRICAL PATTERNS OR IRREGULAR CLUSTERS OR GROUPINGS. PLANTINGS ARE REQUIRED AT THE FOLLOWING MINIMUM SCHEDULE AND ARE CREDITED TOWARD THE MINIMUM PLANTING REQUIREMENTS FOR THE DISTRICT:

- ONE TREE PER EVERY TEN PARKING SPACES.
- EVERY OVERSTORY TREE PLANTING SHALL BE PROVIDED WITH A PLANTING AREA OF AT LEAST 162 SQUARE FEET (EQUIVALENT OF A NINE FOOT BY 18 FOOT PARKING STALL).
- ACCEPTABLE GROUND COVER MATERIALS INCLUDE SOD, MULCH, AND OTHER NATURAL GROUND COVER. LANDSCAPING ROCK AND PLASTIC UNDERLAYMENT IS PROHIBITED IN PLANTING ISLANDS.

PLANTING REQUIREMENTS (CITY OF RAMSEY)			
PLANTING TYPE	REQUIREMENTS	LF/NO. STALLS	QUANTITY
TREES (NORTH)	ONE TREE PER 50 LINEAL FEET OF SITE PERIMETER	297	6
TREES (EAST)	ONE TREE PER 50 LINEAL FEET OF SITE PERIMETER	1155	23
SHRUB (NORTH)	ONE SHRUB PER 30 LINEAL FEET OF SITE PERIMETER	297	10
SHRUB (EAST)	ONE SHRUB PER 30 LINEAL FEET OF SITE PERIMETER	1155	38
TREES	ONE TREE PER EVERY 10 PARKING SPACES	243	25
TREES TOTAL			54
SHRUB TOTAL			48
SHRUB /TREE TOTAL			102



1 - Changemark note #01 TL

Status as of 01/02/2025 11:58 AM

Type: Action

State: For Discussion

Created by: Todd Larson
On: 01/02/2025 11:58 AM
Type: Action
State: For Discussion

The trees need to be on your property.

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

2 - Tree Location

Created by: Chris Anderson
On: 01/06/2025 09:37 AM

If the trees are to be planted on the top of the berm, which would be on the adjacent golf course property, we need to receive a copy of the golf courses written permission to install trees on their property (not just the letter that was sent to the golf course).

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

3 - Planting Requirements - Ramsey

Created by: Chris Anderson
On: 01/07/2025 12:01 PM

Planting requirements are to be based on the canopy cover formula, since the proposed use is more of an industrial use rather than a business use.

Site Area = ~320,387 sq. ft.
Impervious Area = ~273,042 sq. ft.
Pervious Area = ~47,345 sq. ft.

Canopy Cover Formula = (Impervious Area / Site Area) x Pervious Area = 40,243 sq. ft. of canopy required.

Red Maple = 552 sq. ft. x 16 trees = 8,832 sq. ft.
River Birch = 415 sq. ft. x 10 trees = 4,150 sq. ft.
Green Giant & Brandon Arborvitae = 66 sq. ft. x 27 shrubs = 1,782 sq. ft.
Total plantings in Ramsey = 14,764 sq. ft.

If you add 7 more trees (either American Elm, Bur Oak, or White Oak, or some combination of these species, that would be an additional 27,370 sq. ft. of canopy cover, bringing the total on the Ramsey side to 42,134 sq. ft. And, if just a couple more shrubs were added (either the brandon arborvitae or green giant arborvitae), the site would meet the minimum canopy cover requirement.

Bufferyard: an additional 15% of canopy cover (equal to or greater than 6,320 sq. ft.) shall be provided in the bufferyard (this would normally be 30%, but the inclusion of the privacy fence reduces the additional plantings in half). Again, this could be accomplished by adding just 2 additional trees, if they are either American Elm, Bur Oak, or White (each of these species is assigned a canopy cover number of 3,910 sq. ft.).

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

4 - Spacing

Created by: Chris Anderson
On: 01/07/2025 12:56 PM

If space is limiting in terms of fitting additional plantings on the site, the spacing between arborvitaes could be reduced to fit in additiional deciduous trees.

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

5 - Planting Size

Created by: Chris Anderson
On: 01/07/2025 12:57 PM

The following are the minimum planting sizes at time of installation:

- Deciduous Overstory Trees: 2" caliper
- Evergreen Trees: 6 feet in height
- Ornamental Trees: 1.5" caliper
- Shrubs: 24 inches in height or width (depending on growth characteristics)

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