

City of Ramsey
Agenda
Environmental Policy Board (EPB)

Monday, May 19, 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 April 21, 2025

5. Policy Board Business

1. Consider the Natural Resources Aspects of a Site Plan for Taco Bell (Project No. 25-109); Case of Border Foods, LLC
2. Consider the Natural Resources Aspects of the Bunker Lake Crossing Subdivision (Project No. 25-105); Case of Capital Real Estate Inc.

6. Board/Staff Input

- Wood Boilers - Staff has reached out to the Minnesota Pollution Control Agency (MPCA) to seek out an individual that could attend an EPB meeting to go into greater detail about outdoor wood boilers. Coincidentally, the MPCA is currently seeking to fill this position and until it is filled, they won't have anyone available to attend one of our meetings. That is why this item was not back on the agenda tonight.
- Spring Recycling Event - around 450 vehicles were serviced at the event. Staff has not yet received the tonnage data from all the vendors, but it is safe to say that it was another successful recycling event.
- Arbor Month Planting Recap

7. Adjournment

Environmental Policy Board (EPB)

Meeting Date: 05/19/2025

Primary Strategic Plan Initiative:

Information

Title:

Approve Meeting Minutes Dated April 21, 2025

Purpose/Background:

The purpose of this case is to approve the Environmental Policy Board minutes from the April 21, 2025 meeting.

Recommendation:

Staff recommends approving the April 21, 2025 meeting minutes.

Outcome/Action:

Motion to approve the meeting minutes dated April 21, 2025.

Attachments

Meeting Minutes Dated April 21, 2025

Form Review

Inbox

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 05/08/2025

Reviewed By

Brian Hagen

Date

05/08/2025 02:49 PM

Started On: 05/08/2025 12:52 PM

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

On Monday, April 21, 2025, 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 Thomas Hagerty
 Board Member Paula Houts
 Board Member Hassan Salami (arrived at 6:35 p.m.)

Members Absent: Board Member Laura Moore

Also Present: Senior Planner Chris Anderson
 City Council Liaison Michael Olson

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 Hagerty to approve the agenda as submitted.

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated March 17, 2025

Motion by Board Member Burgess and seconded by Board Member Houts to approve the regular meeting minutes dated March 17, 2025.

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

5. POLICY BOARD BUSINESS

5.01: Consider Natural Resources Aspects of a Site Plan for Kwik Trip at the Southwest Corner of Armstrong Boulevard and Bunker Lake Boulevard (Project No. 25-104); Case of Kwik Trip, Inc.

Senior Planner Anderson presented the staff report. He stated that staff recommend approving the natural aspects of this Site Plan.

Board Member Salami arrived at 6:35 p.m.

Board Member Burgess asked if there is any type of protection for the car wash, similar to the fuel protection.

Senior Planner Anderson replied that this is located within the wellhead protection district, which does have regulations for the fuel tanks. He stated that all of the runoff from the carwash will run into the sanitary sewer system.

Motion by Board Member Bernard and seconded by Board Member Hagerty to recommend approval of the natural resources aspects of the Site Plan.

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

5.02: Outdoor Wood Boilers

Senior Planner Anderson presented the staff report. He stated that this case is intended to solicit feedback from the EPB on whether the City Council should consider any additional standards for outdoor wood boilers.

Randy Keyser, 16967 Bison Street NW, commented that he has had many interactions with City staff and the Police on this matter, as he has three neighbors within 200 to 300 feet from his home, who use wood boilers. He commented on his experience, noting that once the material is placed into the boiler, he can smell the smoke and has had health issues as a result. He provided input on the poor air quality in his neighborhood and the additional measures he had done to his home in an attempt to mitigate the effects. He stated that this is impacting his health and, therefore, should be able to trigger the City's nuisance ordinance. He stated that the boilers are going 24 hours per day, seven days per week. He questioned whether the residents obtained a permit to install the wood boilers and whether there should be three allowed within such a small distance. He noted that many cities have prohibited wood boilers because of the impacts on others, and the cities that do allow them have regulations in place, such as requiring a taller stack. He questioned the efficiency of the wood boilers as well as the quality of the material being burned. He asked the City to step in and consider prohibiting wood boilers, as he was unsure, he could make it through another year of these conditions.

Senior Planner Anderson stated that one of the outcomes from the worksession discussion was direction for the Community Development Director to utilize the *Ramsey Resident* to provide education on this topic. He stated that if what is being burned in a boiler is not clean, dry wood or pellets, depending on what is required by the system, that could cause a lot of nuisance issues such

as excess smoke and odor. He described the likely path forward, with the group having more discussion on this topic and then perhaps a joint worksession with the City Council.

Board Member Houts asked if the problem is more of what is being burned or that it is on all of the time.

Senior Planner Anderson replied that he is unsure. He stated that it could be a combination of both, or could be the material that is being burned.

Chairperson Fetterley stated that when these complaints are received, it would seem that the City Code is limited to the expectation for people who use this type of heating device. She asked if staff have verified if permits were obtained or inspected the devices to determine what is being burned.

Senior Planner Anderson stated that the Code Enforcement Officer has been involved in at least one of the complaints, and the Police provided input at the worksession as well. He was unsure if permits were pulled and did not have the specific information on the properties that use wood boilers. He stated that he could explore whether mechanical permits were pulled, and if not, he could work with the building division on follow-up.

Chairperson Fetterley commented that if the issue is the material that is being burned, that would seem to be a separate issue rather than needing to ban these systems throughout the community. She stated that she would prefer to verify if the situation mentioned is inappropriate before placing additional regulations across the city.

Senior Planner Anderson stated that in reviewing the minutes from the Council worksession, it seemed that the majority consensus was not to ban this equipment and rather ensure that the devices are only burning what is intended.

Board Member Hagerty appreciated the desire to educate the public on the proper use of the equipment and what should and should not be burned. He asked if the restriction of rural residential includes a minimum acreage for properties.

Senior Planner Anderson replied that the rural residential zoning district does have a minimum lot size of 2.5 acres, but many properties exist today in that zoning district below that threshold. He cautioned against trying to devise anything based on property size and would suggest sticking with a setback from the property line.

Board Member Hagerty suggested that perhaps they also consider the number of units within an area as well, to prevent the situation as described by the resident.

Chairperson Fetterley asked if other cities have regulations of that type.

Senior Planner Anderson commented that certain communities have prohibited the wood boilers, others allow them, and some have created regulations. He stated that he has not yet reviewed what the neighboring community regulations are, but confirmed that could be done if they do a deeper dive on this topic. He noted that one of the main objectives of the Comprehensive Plan is to maintain the balance of rural character and urban growth, and so it would seem counterintuitive to

ban something like this as they are not necessarily uncommon in rural America. He agreed that perhaps better regulation would make more sense.

Board Member Burgess asked the next steps.

Senior Planner Anderson acknowledged that Councilmember Peters may have more insight on this case as he has spoken with the residents and visited the site, but was unable to attend tonight. He believed that they would circle back to this next month, and potentially inviting an industry expert to review wood boilers with the Board. He invited the Board to complete their own research on wood boilers prior to the next meeting as well. He noted that if a wood boiler was installed in accordance with the rules and regulations at that time, any new rules would most likely not become retroactive.

Chairperson Fetterley agreed that the Board could attempt to educate themselves on this before the next meeting. She reiterated that she would like to determine if there is an issue with these specific properties and what could be done to alleviate the issue in this area.

Councilmember Olson commented that he was not at the work session where this item was discussed. He stated that perhaps the educational article lists the items that are allowed to be burned and those that are not, with an emphasis that the disallowed materials list is not exhaustive.

Senior Planner Anderson reiterated the items he would research prior to the discussion at the next meeting.

5.03: Arbor Month Planting Event

Senior Planner Anderson presented the staff report. He encouraged all EPB members to attend and participate in this Arbor Month planting event.

Chairperson Fetterley hoped that all members of the Board, along with members of the public, attend the event to participate.

6. BOARD / STAFF INPUT

- **Update on Term Limits for Chairperson**

Senior Planner Anderson stated that the City Council revisited the term limits for Chairs of Boards and Commissions and decided to eliminate the previous limit of two years for a person to serve in that position. He explained that there is no longer a limit on how long someone can serve as Chair of a Board or Commission.

Senior Planner Anderson stated that the spring recycling event is scheduled for Saturday, May 3rd and postcards were mailed to residents last week with the details.

7. ADJOURNMENT

Motion by Board Member Burgess and seconded by Board Member Hagerty to adjourn the meeting.

The meeting adjourned at 7:28 p.m.

Respectfully submitted,

Chris Anderson
Senior Planner

ATTEST:

Katie Schmidt
City Clerk

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Environmental Policy Board (EPB)**Meeting Date:** 05/19/2025**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

Consider the Natural Resources Aspects of a Site Plan for Taco Bell (Project No. 25-109); Case of Border Foods, LLC

Purpose/Background:

The City has received an application from Border Foods, LLC (the "Applicant") for consideration of a Site Plan for Taco Bell, to be located at the southeast corner of Armstrong Boulevard and Bunker Lake Boulevard (the "Subject Property").

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

The Applicant is proposing to construct a 2,867 square-foot building for Taco Bell on the Subject Property. Access to the Subject Property will be from a shared driveway off of Sunwood Drive that will ultimately serve three (3) separate parcels, as well as a right turn only for northbound traffic on Armstrong Boulevard. The site is being designed with a drive-thru lane that has stacking space for up to eleven (11) vehicles and twenty-three (23) parking spaces.

Existing Natural Resources

The City's Natural Resources Inventory (NRI) does not identify any native plant communities within the Subject Property. The Minnesota Land Cover Classification System (MLCCS) categorizes the Subject Property as being 'Urban with Little Vegetative Cover' with a small section of 'Wetland Shrubland' in the northwest corner. There are no floodplains on the Subject Property. There are essentially no wetlands on the Subject Property except for a couple of points where the wetland 'jogs' slightly onto the Subject Property, but there are no proposed impacts on the wetland.

Tree Inventory and Preservation Plan

The site is devoid of any tree cover and thus, there is no need for a Tree Inventory and Preservation Plan.

Landscape Plan

The Landscape Plan includes a combination of evergreen and deciduous trees, along with some ornamental trees, shrubs, and perennials. All proposed species and sizes are acceptable. There is sufficient diversity among the proposed species. A combination of sod and seeding is proposed to establish permanent ground cover. Sod will be installed along Armstrong Boulevard and wrapping around the southern portion of the property. Sod will also be installed along the back of the curb adjacent to the parking stalls and along the drive-thru lane with seeding beyond that. An ornamental wrought-iron fence is proposed behind the curb of the drive-thru lane on the west side of the building. Staff will continue to work with the lots to the south to try and ensure a consistent style of fence across all three lots being created by the Bunker Lake Crossing plat. The Landscape Plan does comply with the minimum requirements.

Funding Source:

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

Recommendation:

Staff recommends approving the Landscape Plan.

Outcome/Action:

Motion to recommend approval of the natural resources elements of the Site Plan.

Attachments

Site Location Map

Site Plan

Landscape Plan

Landscape Plan Insets

Form Review

Inbox

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 05/15/2025

Reviewed By

Brian Hagen

Date

05/15/2025 01:00 PM

Started On: 05/08/2025 08:36 AM

28-32-25-22-0107

14751 Armstrong Blvd NW, Ramsey, MN 55303

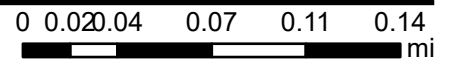
Taco Bell

CUP, Variance, and Site Plan Review



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

Print Date: May 2, 2025



Environmental Policy Board (EPB)**Meeting Date:** 05/19/2025**Primary Strategic Plan Initiative:**

Information**Title:**

Consider the Natural Resources Aspects of the Bunker Lake Crossing Subdivision (Project No. 25-105); Case of Capital Real Estate Inc.

Purpose/Background:

The City has received an application from Capital Real Estates Inc. (the "Applicant") for consideration of a Final Plat for Bunker Lake Crossing, a three (3) lot subdivision located south of Bunker Lake Boulevard, north of Sunwood Drive, and east of Armstrong Boulevard (the "Subject Property"). Typically, landscaping is reviewed as part of a Site Plan. However, the Applicant has essentially designed the layout and landscaping for two (2) of the three (3) lots in this subdivision (the third lot is for Taco Bell, which is also on this evening's agenda).

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

This Minor Plat will create three (3) lots intended for Quick Service Restaurants (QSR). The northernmost lot will be occupied by Taco Bell and the southernmost lot will be occupied by Chipotle. The Applicant is still working on securing a tenant for the middle lot. All three lots will have a shared access off of Sunwood Drive (north of the roundabout) and there will also be a right-in only for northbound traffic on Armstrong Boulevard (between the northern and middle lots). Each lot will have parking for their respective uses. All three parcels will be connected to the City's sanitary sewer and water systems.

Existing Natural Resources

The City's Natural Resources Inventory (NRI) does not identify any native plant communities within the Subject Property. The Minnesota Land Cover Classification System (MLCCS) categorizes the Subject Property as being 'Urban with Little Vegetative Cover' with a small section of 'Wetland Shrubland' in the northwest corner. There are no floodplains on the Subject Property. There are essentially no wetlands on the Subject Property except for a couple of points where the wetland 'jogs' slightly onto the Subject Property, but there are no proposed impacts on the wetland.

Tree Inventory and Preservation Plan

The site is devoid of any tree cover and thus, there is no need for a Tree Inventory and Preservation Plan.

Landscape Plan

The Landscape Plan covers the southernmost lot and the middle lot of the Minor Plat. The shared access will be lined with evergreen trees. The greenspace parallel to both Armstrong Boulevard and Sunwood Drive will be lined with deciduous trees. Internally, there will be a mixture of evergreen and deciduous shrubs primarily abutting the buildings, but also scattered in the parking lot islands and adjacent to the dumpster enclosures. The proposed species and sizes are acceptable. Ground cover will be established via a combination of sod and seeding. Staff has requested that a five (5) foot strip of sod be included behind the curb. Additionally, Staff has requested more information about the proposed fencing along the western side of the plat (along Armstrong Boulevard). Ideally, the fencing will be consistent with the proposed wrought iron fencing proposed for the Taco Bell site (northernmost lot).

Funding Source:

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

Recommendation:

Staff recommends approving the natural resources aspects of this project, contingent upon compliance with Staff's review comments.

Outcome/Action:

Motion to recommend approval of the natural resources aspects of this subdivision.

Attachments

Site Location Map

Final Plat

Site Layout

Landscape Plan with Staff Review Comments

Form Review**Inbox**

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 05/15/2025

Reviewed By

Brian Hagen

Date

05/15/2025 12:59 PM

Started On: 05/12/2025 04:19 PM

BUNKER LAKE CROSSING

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Ramsey, a Minnesota municipal corporation, owner of the following described property:

OUTLOT A, WATERFRONT VILLAGE, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as BUNKER LAKE CROSSING and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said City of Ramsey, a Minnesota municipal corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

City of Ramsey

By: _____ its Mayor
Mark E. Kuzma

By: _____ it City Administrator
Brian Hagen

STATE OF MINNESOTA

COUNTY OF ANOKA

This instrument was acknowledged before me this _____ day of _____, 20____ by Brian Hagen, the City Administrator of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation.

(Signature) _____ Notary Public, _____ County, Minnesota

(Printed Name) _____ My Commission Expires _____

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

Richard M. Thompson, Licensed Land Surveyor
Minnesota License No. 62953

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Richard Thompson

(Signature) _____ Notary Public, _____ County, Minnesota

(Printed Name) _____ My Commission Expires _____

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

Mayor _____ Clerk _____

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

David M. Ziegemeier
Anoka County Surveyor

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

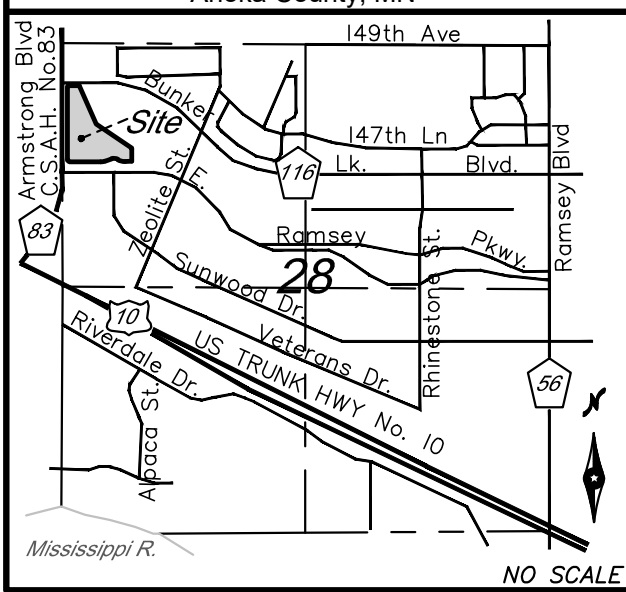
Property Tax Administrator _____ By _____ Deputy

COUNTY RECORDER/REGISTRAR OF TITLES, COUNTY OF ANOKA, STATE OF MINNESOTA
I hereby certify that this plat of BUNKER LAKE CROSSING was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock _____ M. and was duly recorded as Document Number _____.

By: _____ By: _____
County Recorder/Registrar of Titles Deputy

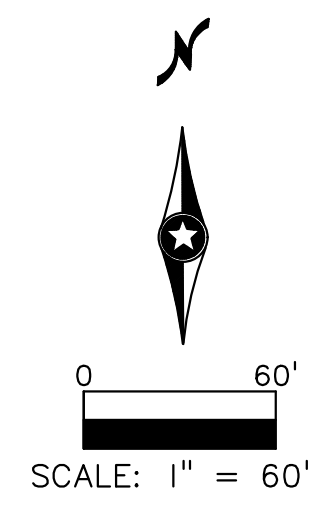
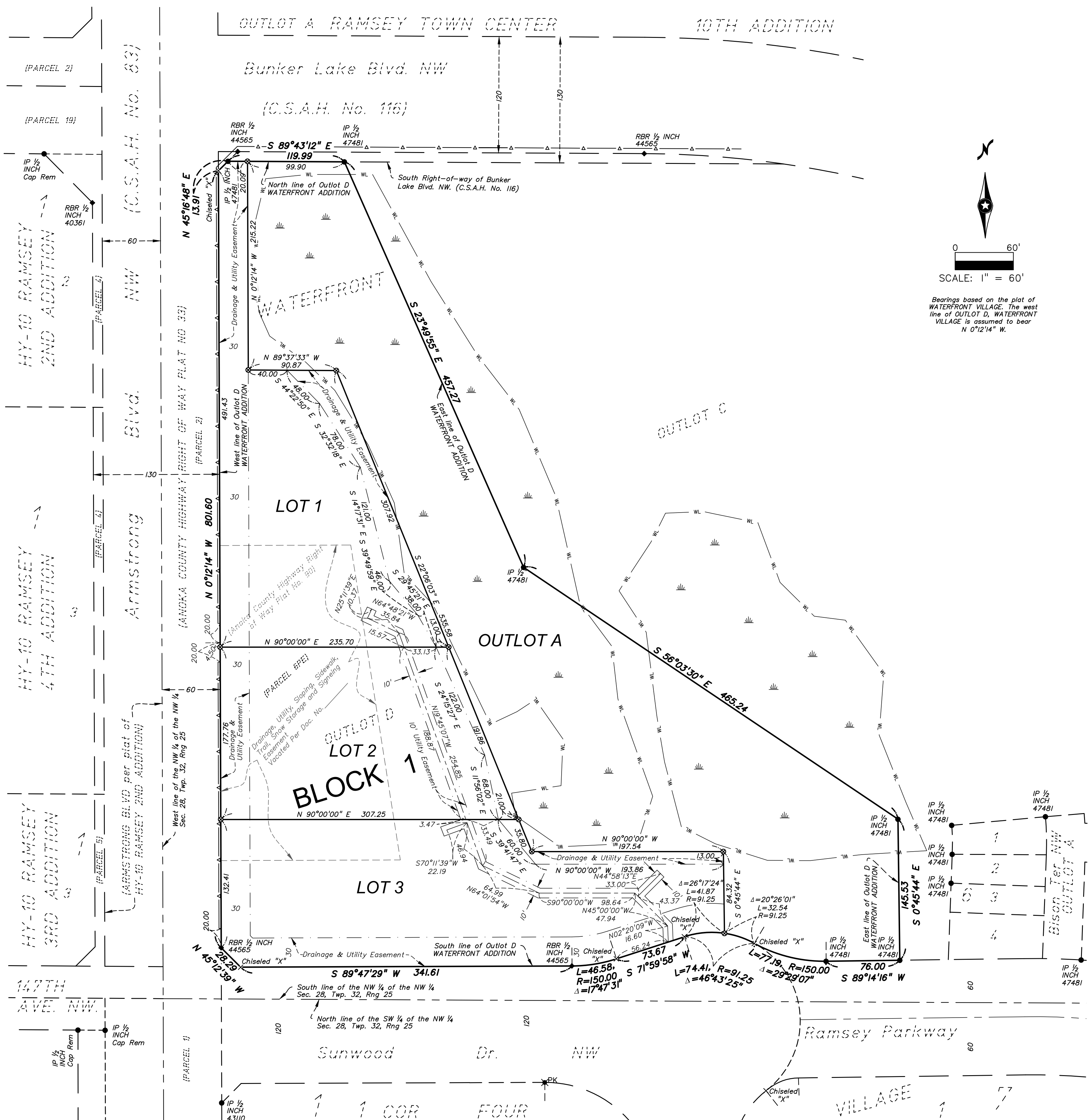
VICINITY MAP

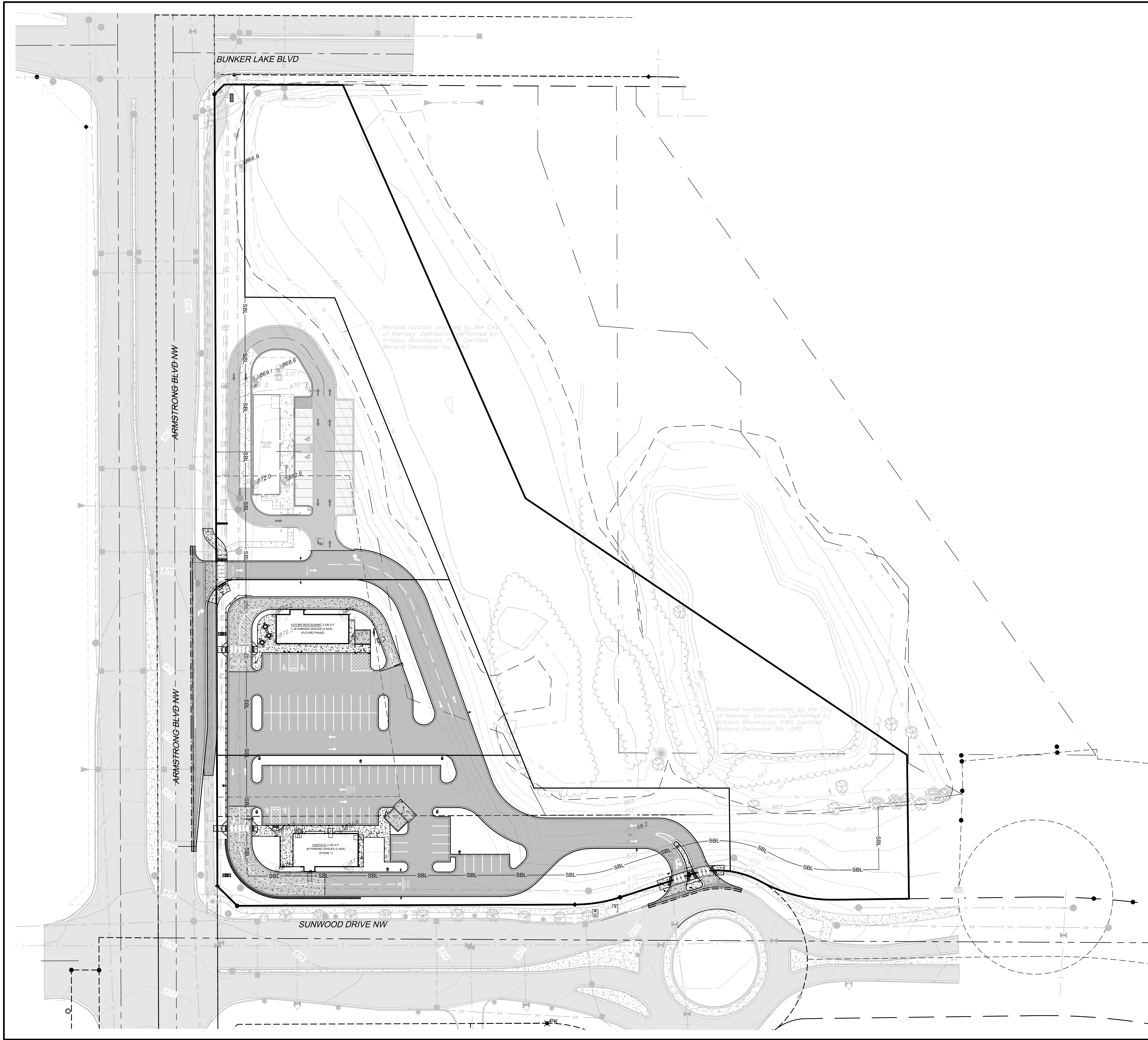
Sec. 28, Twp. 32, Rng. 25
Anoka County, MN





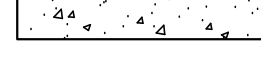
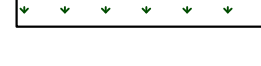



LEGEND:

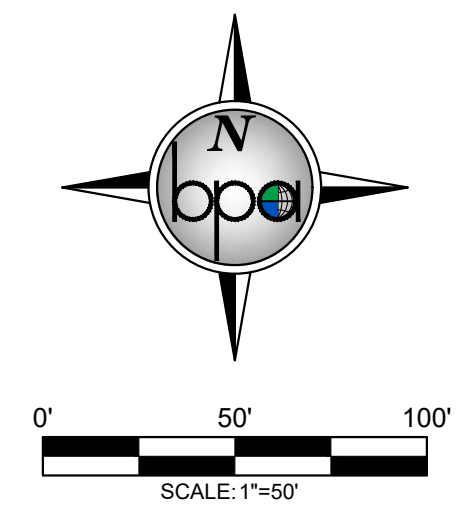
- Denotes found iron pipe monument
- Denotes found rebar
- ✕ Denotes chiseled "x"
- ⊗ Denotes found PK nail
- ⊙ Denotes ½ inch by 14 inch iron pipe monument with a plastic plug stamped R.L.S. 62953 to be set within one year of plotting date
- ⊖ Denotes delineated wetland
- Denotes delineated wetland
- Denotes existing adjoiners
- Denotes right of way
- Denotes area subject to right of access per plat of WATERFRONT VILLAGE
- Denotes drainage and utility easements
- LS 40361 Denotes Thomas R. Balluff, LS
- LS 44565 Denotes Rory L. Synsteliem, LS
- LS 43110 Denotes Daniel L. Stueber, LS
- LS 47481 Denotes Marcus F. Hampton, LS
- Denotes delineated wetlands
- Denotes existing adjoiners
- Denotes right of way
- Denotes area subject to right of access per plat of WATERFRONT VILLAGE
- Denotes drainage and utility easements





LEGEND:

-  PROPOSED ASPHALT PAVEMENT
-  PROPOSED CONCRETE PAVEMENT
-  PROPOSED CONCRETE SIDEWALK
-  PROPOSED TURF ESTABLISHMENT
-  CONCRETE CURB AND GUTTER - B612
-  PROPOSED SIGN
-  PROPOSED MILL & OVERLAY AREA



REV. NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW

DATE:	05/07/2025
DESIGN BY:	MJM
DRAWN BY:	MJM
CHECKED BY:	MJM, CJD
DWG FILE:	SITE BASE
FILE NO.:	25-0038.00

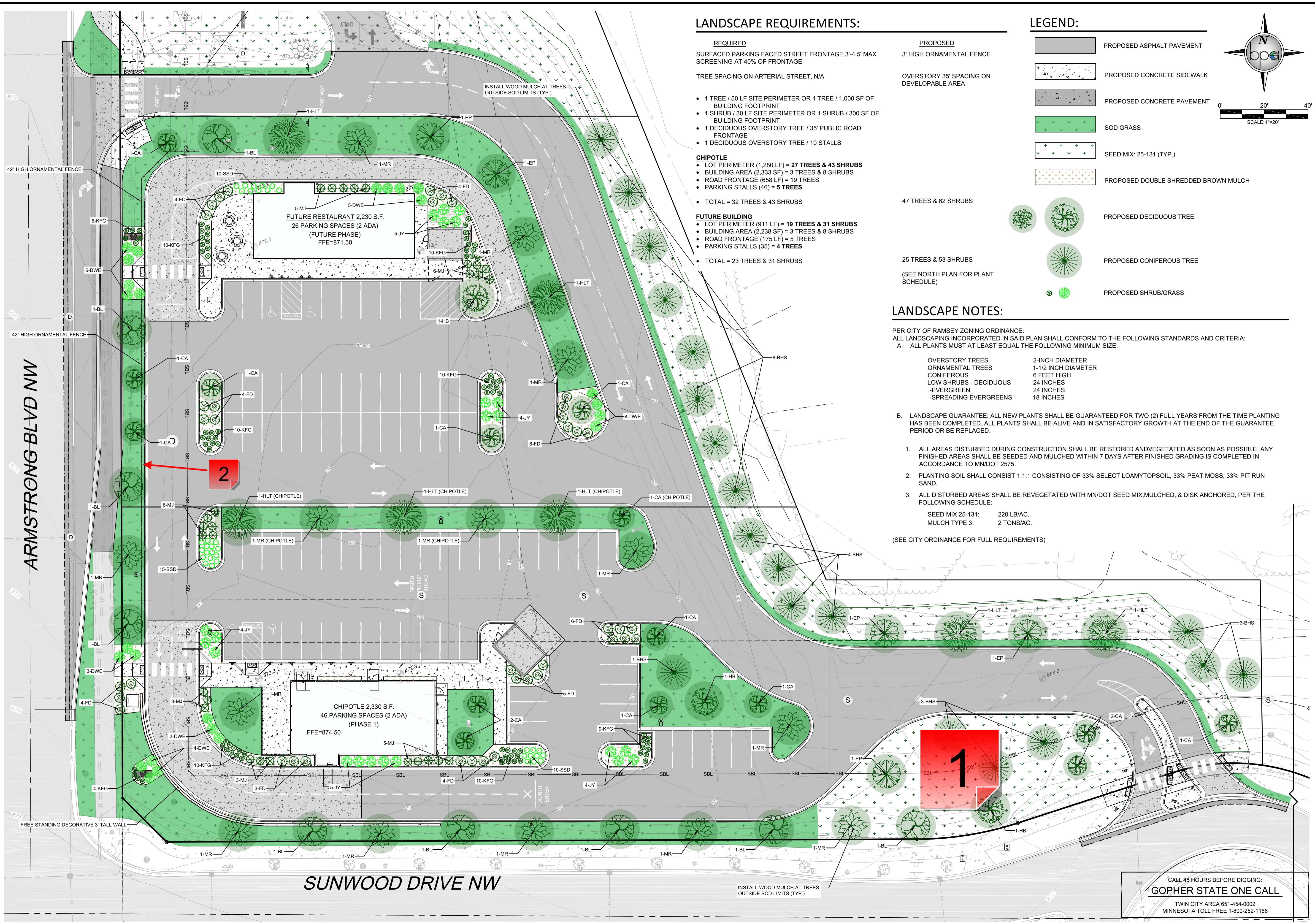
NOT FOR CONSTRUCTION

BOGART, PEDERSON & ASSOCIATES, INC.
 LAND SURVEYING
 ENVIRONMENTAL SERVICES
 13076 FIRST STREET, BECKER, MN 55309-9322
 TEL: 763-262-8822 FAX: 763-262-8844

**CHIPOTLE
 FUTURE RESTAURANT
 CAPITAL REAL ESTATE**
 City of Ramsey, Anoka County, MN
TOTAL SITE PLAN

SHEET NO.
C3

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
 TWIN CITY AREA 651-454-0002
 MINNESOTA TOLL FREE 1-800-252-1166

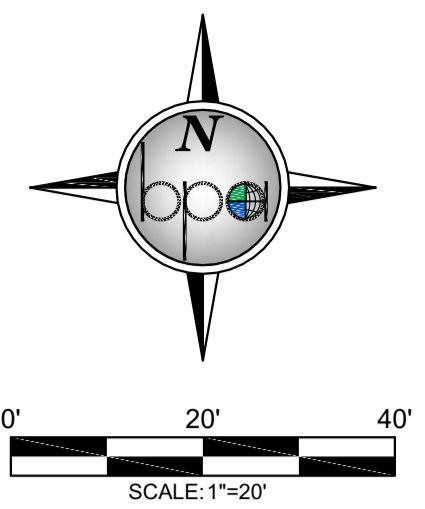


LANDSCAPE REQUIREMENTS:

- | | |
|--|---|
| <p>REQUIRED</p> <ul style="list-style-type: none"> SURFACED PARKING FACED STREET FRONTAGE 3'-4.5' MAX. SCREENING AT 40% OF FRONTAGE TREE SPACING ON ARTERIAL STREET, N/A 1 TREE / 50 LF SITE PERIMETER OR 1 TREE / 1,000 SF OF BUILDING FOOTPRINT 1 SHRUB / 30 LF SITE PERIMETER OR 1 SHRUB / 300 SF OF BUILDING FOOTPRINT 1 DECIDUOUS OVERSTORY TREE / 35' PUBLIC ROAD FRONTAGE 1 DECIDUOUS OVERSTORY TREE / 10 STALLS <p>CHIPOTLE</p> <ul style="list-style-type: none"> LOT PERIMETER (1,280 LF) = 27 TREES & 43 SHRUBS BUILDING AREA (2,333 SF) = 3 TREES & 8 SHRUBS ROAD FRONTAGE (658 LF) = 19 TREES PARKING STALLS (46) = 5 TREES <p>FUTURE BUILDING</p> <ul style="list-style-type: none"> LOT PERIMETER (911 LF) = 19 TREES & 31 SHRUBS BUILDING AREA (2,238 SF) = 3 TREES & 8 SHRUBS ROAD FRONTAGE (175 LF) = 5 TREES PARKING STALLS (35) = 4 TREES | <p>PROPOSED</p> <ul style="list-style-type: none"> 3' HIGH ORNAMENTAL FENCE OVERSTORY 35' SPACING ON DEVELOPABLE AREA 47 TREES & 62 SHRUBS 25 TREES & 53 SHRUBS <p>(SEE NORTH PLAN FOR PLANT SCHEDULE)</p> |
|--|---|

LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- SOD GRASS
- SEED MIX: 25-131 (TYP.)
- PROPOSED DOUBLE SHREDDED BROWN MULCH
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUB/GRASS



LANDSCAPE NOTES:

- PER CITY OF RAMSEY ZONING ORDINANCE:
ALL LANDSCAPING INCORPORATED IN SAID PLAN SHALL CONFORM TO THE FOLLOWING STANDARDS AND CRITERIA:
- A. ALL PLANTS MUST AT LEAST EQUAL THE FOLLOWING MINIMUM SIZE:
- | | |
|------------------------|---------------------|
| OVERSTORY TREES | 2-INCH DIAMETER |
| ORNAMENTAL TREES | 1-1/2 INCH DIAMETER |
| CONIFEROUS | 6 FEET HIGH |
| LOW SHRUBS - DECIDUOUS | 24 INCHES |
| -EVERGREEN | 24 INCHES |
| -SPREADING EVERGREENS | 18 INCHES |
- B. LANDSCAPE GUARANTEE: ALL NEW PLANTS SHALL BE GUARANTEED FOR TWO (2) FULL YEARS FROM THE TIME PLANTING HAS BEEN COMPLETED. ALL PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD OR BE REPLACED.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE. ANY FINISHED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINISHED GRADING IS COMPLETED IN ACCORDANCE TO MN/DOT 2575.
 - PLANTING SOIL SHALL CONSIST 1:1:1 CONSISTING OF 33% SELECT LOAMY TOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND.
 - ALL DISTURBED AREAS SHALL BE REVEGETATED WITH MN/DOT SEED MIX, MULCHED, & DISK ANCHORED, PER THE FOLLOWING SCHEDULE:

SEED MIX 25-131:	220 LB./AC.
MULCH TYPE 3:	2 TONS/AC.
- (SEE CITY ORDINANCE FOR FULL REQUIREMENTS)

REV. NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW

NOT FOR CONSTRUCTION

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55508-9322
TEL: 763-262-8622 FAX: 763-262-8844

CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN
LANDSCAPE PLAN (SOUTH)

SHEET NO.
C21

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MINNESOTA TOLL FREE 1-800-252-1166

5/7/2025 2:28 PM N:\Projects\Comm\25-0638.00 CRE CI Ramsey\Engineering\CAD Files\CRE Landscape.dwg

1 - Sod

Created by: Chris Anderson
On: 05/12/2025 03:47 PM

Please add a 5' wide swath of sod along the back of curb, similar to what is shown on the north side of the access road, and along the edge of sidewalk on the south side. The remainder of the area can be seeded.

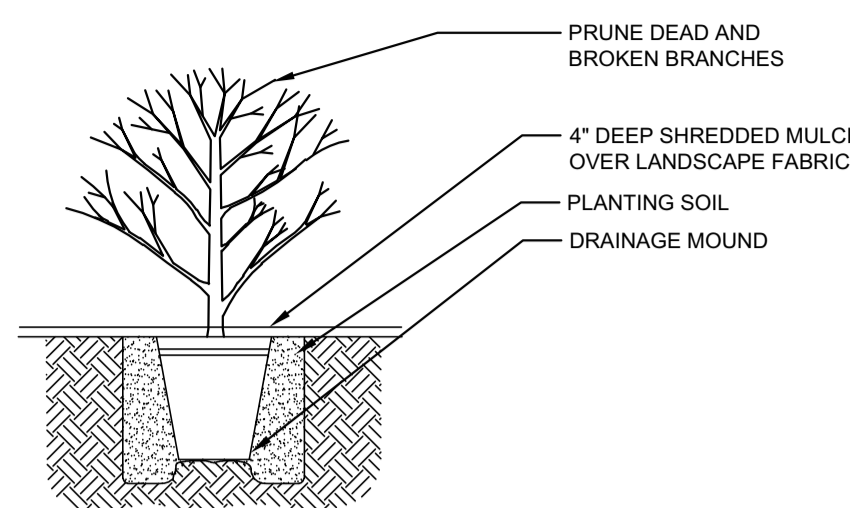
----- 0 Replies -----

2 - Fence Details?

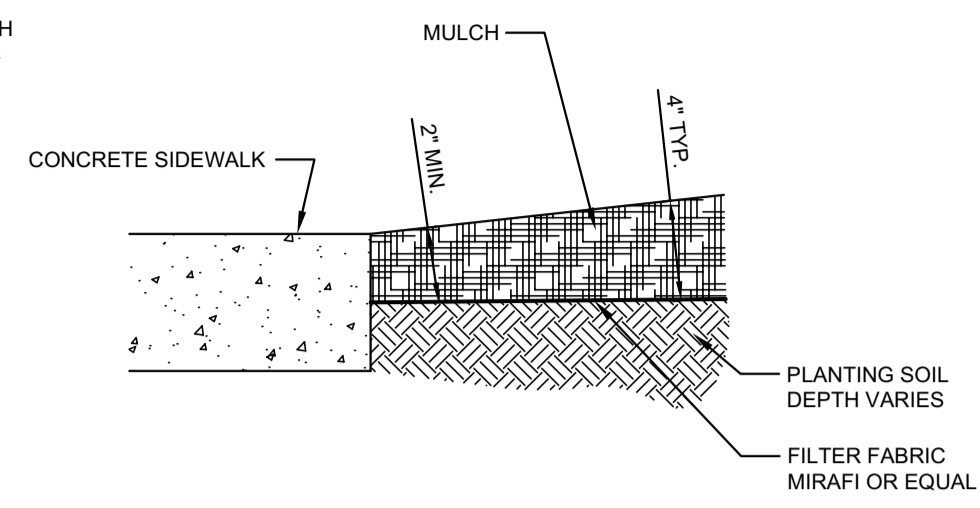
Created by: Chris Anderson
On: 05/12/2025 03:50 PM

Please provide details on the proposed fencing. It should match what Taco Bell is installing on their lot, which is a 42" wrought-iron fence, so that all three lots have a consistent appearance from Armstrong Blvd.

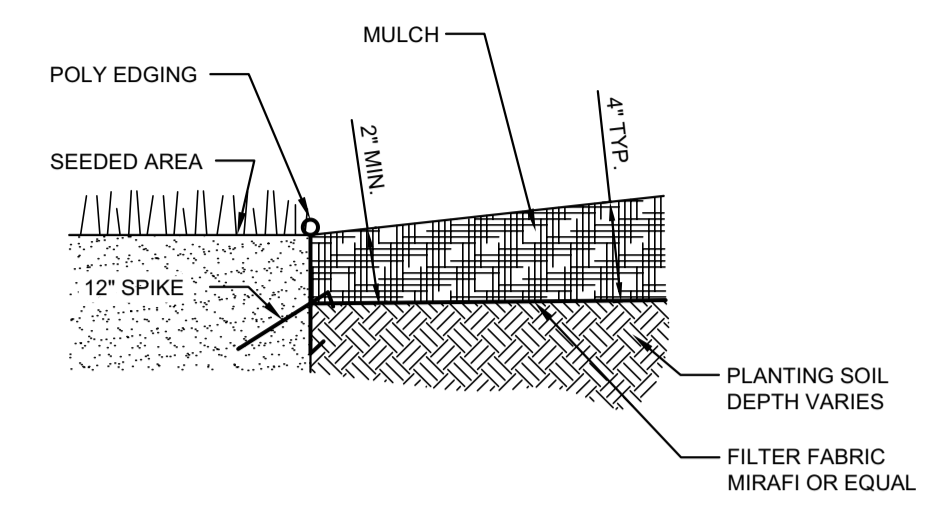
----- 0 Replies -----



SHRUB PLANTING DETAIL
N.T.S.



MULCH AT SIDEWALK DETAIL
N.T.S.



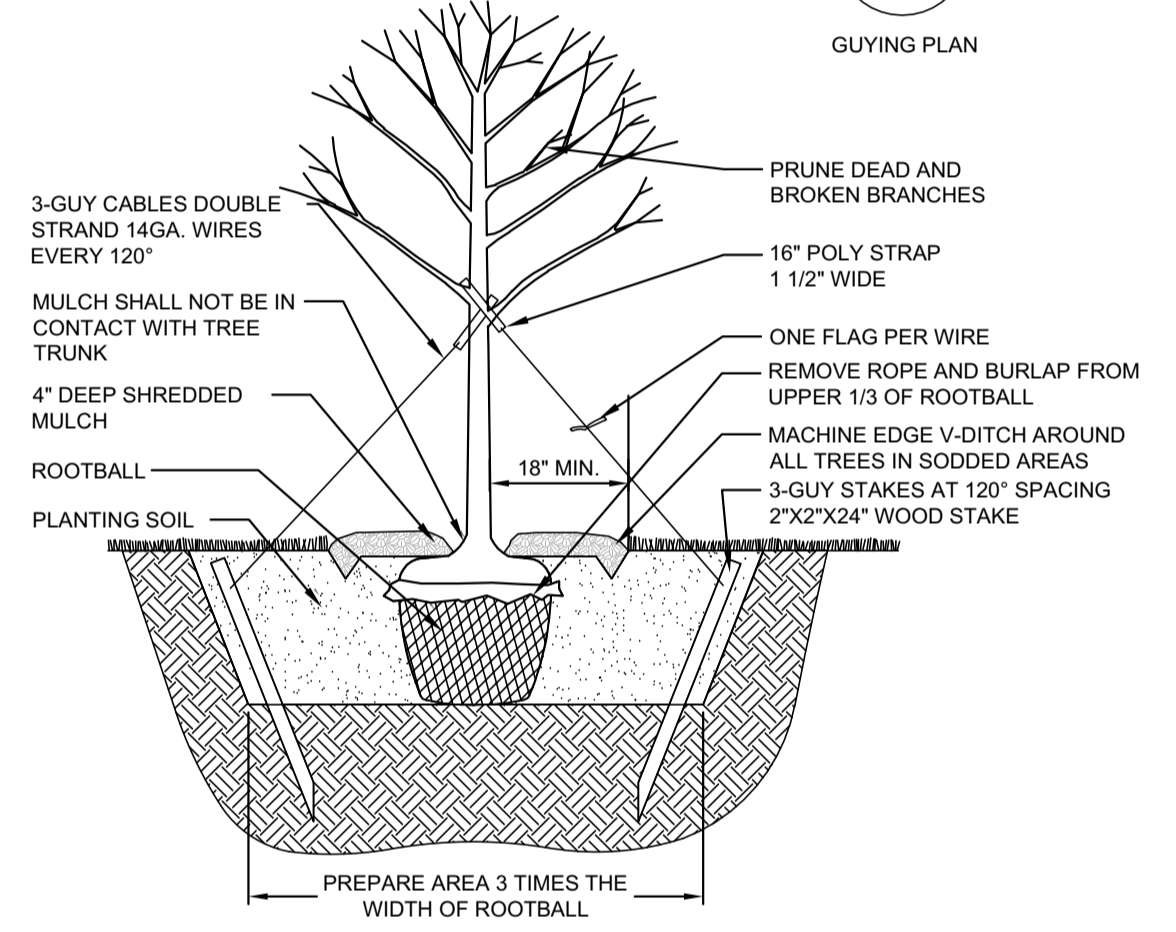
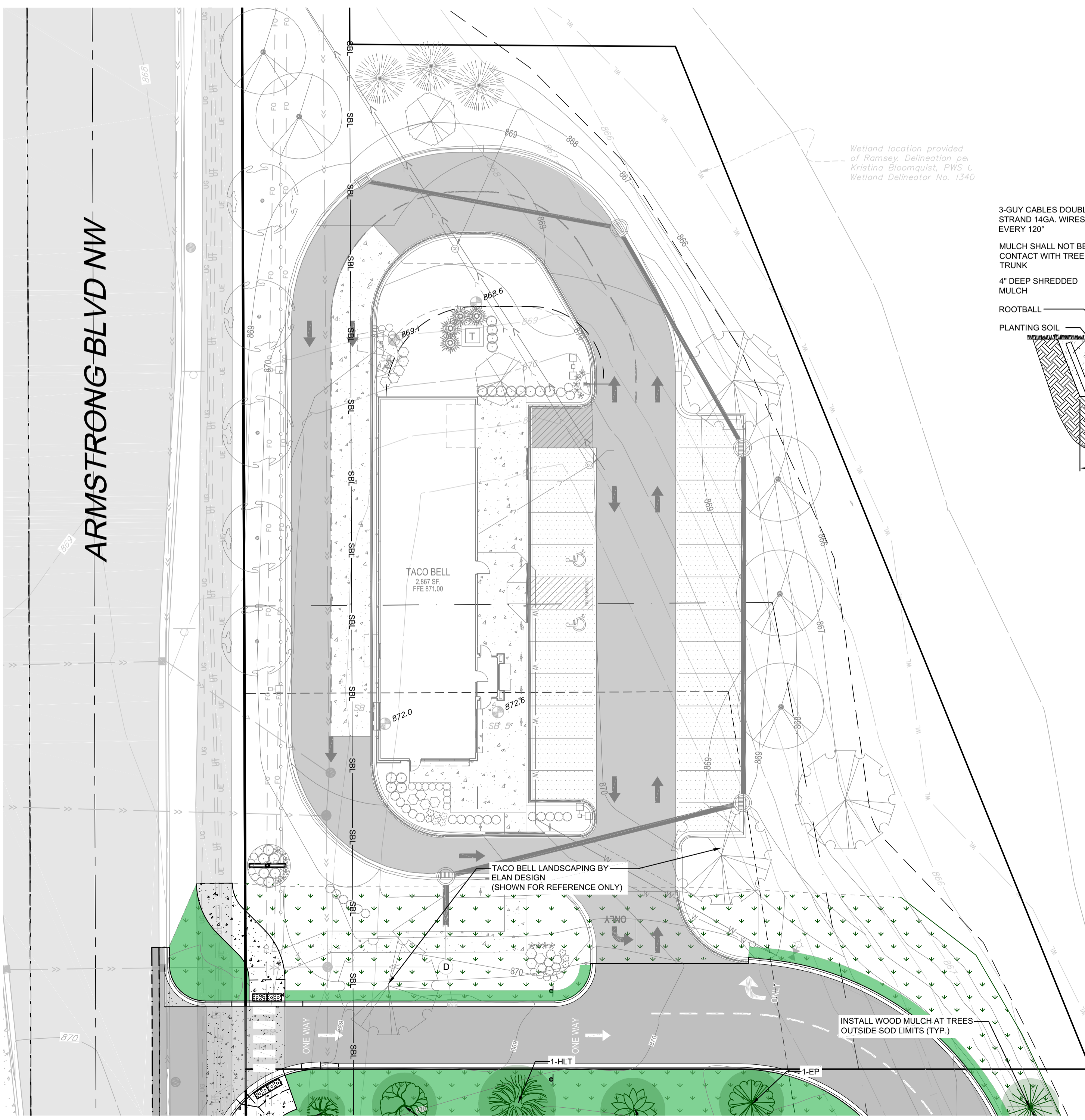
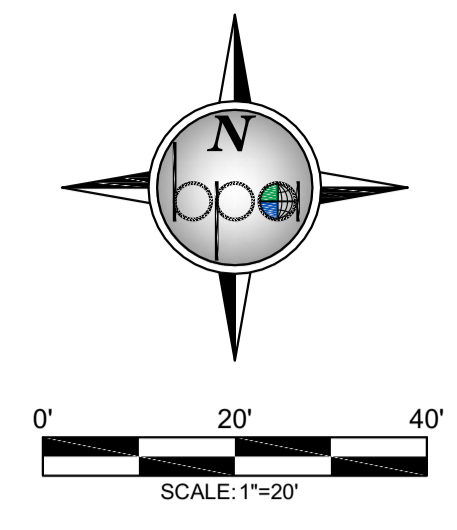
MULCH AT SEEDED AREA DETAIL
N.T.S.

LANDSCAPE REQUIREMENTS:

- | | |
|---|--|
| REQUIRED | PROPOSED |
| SURFACED PARKING FACED STREET FRONTAGE 3'-4.5' MAX. SCREENING AT 40% OF FRONTAGE | 3' HIGH ORNAMENTAL FENCE |
| TREE SPACING ON ARTERIAL STREET, N/A | OVERSTORY 35' SPACING ON DEVELOPABLE AREA |
| <ul style="list-style-type: none"> 1 TREE / 50 LF SITE PERIMETER OR 1 TREE / 1,000 SF OF BUILDING FOOTPRINT 1 SHRUB / 30 LF SITE PERIMETER OR 1 SHRUB / 300 SF OF BUILDING FOOTPRINT 1 DECIDUOUS OVERSTORY TREE / 35' PUBLIC ROAD FRONTAGE 1 DECIDUOUS OVERSTORY TREE / 10 STALLS | <ul style="list-style-type: none"> 47 TREES & 62 SHRUBS |
| CHIPOTLE | |
| <ul style="list-style-type: none"> LOT PERIMETER (1,280 LF) = 27 TREES & 43 SHRUBS BUILDING AREA (2,333 SF) = 3 TREES & 8 SHRUBS ROAD FRONTAGE (658 LF) = 19 TREES PARKING STALLS (46) = 5 TREES | <ul style="list-style-type: none"> 25 TREES & 53 SHRUBS |
| FUTURE BUILDING | |
| <ul style="list-style-type: none"> LOT PERIMETER (911 LF) = 19 TREES & 31 SHRUBS BUILDING AREA (2,238 SF) = 3 TREES & 8 SHRUBS ROAD FRONTAGE (175 LF) = 5 TREES PARKING STALLS (35) = 4 TREES | <ul style="list-style-type: none"> 23 TREES & 31 SHRUBS |

LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- SOD GRASS
- SEED MIX: 25-131 (TYP.)
- PROPOSED DOUBLE SHREDDED BROWN MULCH
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUB/GRASS



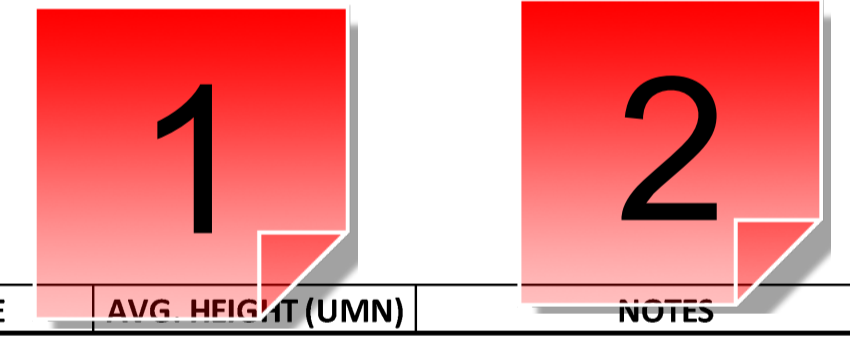
TREE PLANTING DETAIL
N.T.S.

LANDSCAPE NOTES:

- PER CITY OF RAMSEY ZONING ORDINANCE:
ALL LANDSCAPING INCORPORATED IN SAID PLAN SHALL CONFORM TO THE FOLLOWING STANDARDS AND CRITERIA:
- ALL PLANTS MUST AT LEAST EQUAL THE FOLLOWING MINIMUM SIZE:

OVERSTORY TREES	2-INCH DIAMETER
ORNAMENTAL TREES	1-1/2" INCH DIAMETER
CONIFEROUS	6 FEET HIGH
LOW SHRUBS - DECIDUOUS	24 INCHES
-EVERGREEN	24 INCHES
-SPREADING EVERGREENS	18 INCHES
 - LANDSCAPE GUARANTEE: ALL NEW PLANTS SHALL BE GUARANTEED FOR TWO (2) FULL YEARS FROM THE TIME PLANTING HAS BEEN COMPLETED. ALL PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD OR BE REPLACED.
 - ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE. ANY FINISHED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINISHED GRADING IS COMPLETED IN ACCORDANCE TO MN/DOT 2575.
 - PLANTING SOIL SHALL CONSIST 1:1:1 CONSISTING OF 33% SELECT LOAMY TOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND.
 - ALL DISTURBED AREAS SHALL BE REVEGETATED WITH MN/DOT SEED MIX, MULCHED, & DISK ANCHORED, PER THE FOLLOWING SCHEDULE:

SEED MIX 25-131:	220 LB./AC.
MULCH TYPE 3:	2 TONS/AC.
- (SEE CITY ORDINANCE FOR FULL REQUIREMENTS)



QUANTITY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	AVG. HGT. AT (UMN)	NOTES
DECIDUOUS TREES						
9	BL	BOULEVARD LINDEN	TILIA AMERICANA 'BOULEVARD'	2" DIAMETER	50'+	STRAIGHT TRUNK, NO V-CROTCH
15	CA	CRABAPPLE	MALUS	1.5" DIAMETER	10'+	STRAIGHT TRUNK, NO V-CROTCH
5	EP	ELM, PATRIOT	ULMUS WILSONIANA HYBRID	2" DIAMETER	40'+	STRAIGHT TRUNK, NO V-CROTCH
3	HB	HACKBERRY	CELTIS OCCIDENTALIS	2" DIAMETER	40'+	STRAIGHT TRUNK, NO V-CROTCH
7	HLT	HONEYLOCUST, THORNLESS	GLEDITSIA TRIACANTHOS VAR. INERMIS	2" DIAMETER	40'+	STRAIGHT TRUNK, NO V-CROTCH
14	MR	MAPLE, RED	ACER RUBRUM	2" DIAMETER	40'+	STRAIGHT TRUNK, NO V-CROTCH
53	TOTAL					
CONIFEROUS TREES						
19	BHS	BLACK HILLS SPRUCE	PICEA GLAUCA VAR. DENSATA	6' HIGH	40'+	
19	TOTAL					
SHRUBS						
25	DWE	DWARF-WINGED EUONYMUS	EUONYMUS ALATUS "COMPACTUS"	24"	8'	
40	FD	FIRE DANCE DOGWOOD	CORNUS SERICEA 'BAILADELINE'	24"	3'	
22	JY	JAPANESE YEW	TAXUS CUSPIDATA	24"	6'	
28	MJ	MINT JULEP JUNIPER	JUNIPERUS CHINENSIS	24"	6'	
115	TOTAL					
PERENNIALS & ORNAMENTAL GRASSES						
81	KFG	KARL FOERSTER FEATHER REED GRASS	CORNUS SERICEA 'BAILADELINE'	1 GAL. CONT.	5'	
35	SSD	STELLA SUPREME DAYLILY	HEMEROCALLIS 'STELLA SUPREME'	1 GAL. CONT.	12"	
116	TOTAL					

DATE: 05/07/2025	DESIGN BY: MJM	REVISION PER CITY REVIEW
REV NO. 1	DRAWN BY: MJM	
	CHECKED BY: MJM, CJD	
	DWG FILE: LANDSCAPE	
	FILE NO.: 25-00030.00	

NOT FOR CONSTRUCTION

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

CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN
LANDSCAPE PLAN (NORTH)

SHEET NO. **C22**

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5/7/2025 2:28 PM N:\Projects\Comm\25-0038.00 CRE CI Ramsey\Engineering\CAD\Final\CRE Landscape.dwg

1 - Topsoil

Created by: Chris Anderson
On: 05/14/2025 10:15 AM

All disturbed areas that are not finished with impervious surfacing requires 4" of topsoil with not more than 35% sand content. A topsoil inspection is required prior to installation of sod/seed and plantings.

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

2 - Irrigation

Created by: Chris Anderson
On: 05/14/2025 10:16 AM

If in-ground irrigation is used, it must be equipped with both a rain sensor as well as some other form of water efficient technology, such as a weather compensating smart controller.

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