

City of Ramsey
Agenda
Environmental Policy Board (EPB)
Monday, September 21, 2026
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 August 17, 2026
5. **Policy Board Business**
 1. Consider the Natural Resources Aspects of a Site Plan for Elevate Hope House Located at the Southeast Corner of Sunwood Drive and Yolite Street (Project No. 26-111); Case of Elevate Hope House
6. **Board/Staff Input**
7. **Adjournment**

Environmental Policy Board (EPB)

Meeting Date: 09/21/2026

Primary Strategic Plan Initiative:

Information

Title:

Approve Meeting Minutes Dated August 17, 2026

Purpose/Background:

The purpose of this case is to approve the meeting minutes dated August 17, 2026.

Recommendation:

Staff recommends approving the meeting minutes dated August 17, 2026.

Outcome/Action:

Motion to approve the meeting minutes dated August 17, 2026.

Attachments

Meeting Minutes Dated August 17, 2026

Form Review

Inbox

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 09/17/2026

Reviewed By

Brian Hagen

Date

09/17/2026 09:51 AM

Started On: 09/15/2026 10:28 AM

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

On Monday, August 17, 2026, 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 Nick Burgess
 Board Member Thomas Hagerty
 Board Member Paula Houts
 Board Member Daniel Payne
 Board Member Hassan Salami

Members Absent: Board Member Reid Bernard

Also Present: Senior Planner Chris Anderson
 City Council Liaison Eric Peters

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 Hagerty and seconded by Board Member Houts to approve the agenda as submitted.

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated July 20, 2026

Motion by Board Member Burgess and seconded by Board Member Salami to approve the regular meeting minutes dated July 20, 2026.

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

5. POLICY BOARD BUSINESS

5.01: Consider the Natural Resources Aspects of a Proposed Residential Subdivision Located South of the Intersection of Erkium Street and 177th Avenue (Project No. 26-106); Case of Sundance Woods, LLC

Senior Planner Anderson presented the staff report. He stated that the City received a Land Use Application from Sundance Woods, LLC for a proposed Major Plan Subdivision of the properties known as 17400 and 17650 Erkium Street. The proposed subdivision would create 15 residential lots, although the existing home at 17400 Erkium Street will remain, meaning the subdivision will result in 14 new homes. The subject property is located in the Rural Residential zoning district and is guided as Rural Developing in the 2040 Comprehensive Plan. Additionally, the parcel currently addressed at 17400 Erkium Street is within the Scenic River Protection Overlay District, which includes additional standards.

Board Member Hagerty stated that he appreciates that the developer is attempting to preserve trees to the extent possible, especially with the impacts of EAB and other tree removal that is occurring in the community because of that.

Chairperson Fetterley also appreciated the developer's efforts to preserve as many trees as possible. She commented that she was disappointed that the first several lots will be clear-cut and hoped that the developer could put effort into preserving mature trees on those properties.

Board Member Payne noted that it would appear that many of the trees proposed to be saved would be within building pads for the homes and asked for more information.

Senior Planner Anderson explained the preliminary and final plat processes and noted that within the Development Agreement, they would require a specific inventory of trees that will be removed from each site to support building. He noted that the plan would be updated on a lot-by-lot basis as they move forward with the custom grading, and staff would ensure that the applicant would remain within the 60 percent threshold.

Board Member Payne asked if the developer has answered any of the questions posed by staff.

Senior Planner Anderson confirmed that the developer has been very responsive to questions and comments. He recognized that there still are comments that need to be addressed as this moves forward.

Motion by Board Member Hagerty and seconded by Board Member Salami to recommend approval of the natural resources aspects of the project, contingent upon compliance with staff's review comments.

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

5.02: Consider Natural Resources Aspects of a Site Plan for Scooter's Coffee (Project No. 26-110); Case of Harlow Beckett Enterprises

Senior Planner Anderson presented the staff report. He stated that the City has received a Land Use Application from Harlow Beckett Enterprises for a Minor Plat and Site Plan for a proposed

Scooter's Coffee to be located along the west side of Ramsey Boulevard, south of Sunwood Drive and the existing Casey's store.

Motion by Board Member Burgess and seconded by Board Member Payne to recommend approval of the natural resources aspects of the Scooter's Coffee Site Plan.

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

5.03: Protect Community Forests for Community Resiliency Grant Opportunity

Senior Planner Anderson presented the staff report. He stated that the Minnesota Department of Natural Resources (MN DNR) has issued a Request for Applications (RFA) for a new grant opportunity aimed at reducing the impacts of Emerald Ash Borer (EAB) through tree management and maintenance, education, and engagement efforts that will enhance community forest health and resiliency. There is a total of \$1,700,000 available to fund projects that manage and/or reduce the impacts of EAB through forestry activities on public, non-State lands, and residential land for low-income residents. There is no minimum amount that must be requested, and matching funds are not required.

Chairperson Fetterley stated that this is a wonderful opportunity. She asked if the City would be able to decide how funds are allocated between City property and residents and whether guidelines would be set up for applicants.

Senior Planner Anderson stated that the City would need to outline those details in the grant application. He commented that there will need to be coordination with Public Works, but ideally, a large portion of the funds would be set aside for private property. He commented on the frequency with which he receives requests from residents asking for help with diseased tree removal.

Chairperson Fetterley asked if residents who have already removed trees could request assistance for replanting.

Senior Planner Anderson replied that, per the grant, the City would need to replace each removed tree with a new tree planted on site. He did not think they would want to open it up to requests for additional tree planting on private property where no tree removal occurred.

Chairperson Fetterley agreed that this would be a great program that could provide assistance to residents in the community.

Board Member Burgess stated that this is an exciting opportunity, as this is a large issue in the community.

Board Member Hagerty commented that his son removed two diseased trees from his own property and is waiting to grind the stumps because of the cost. He appreciates the opportunity for the grant to assist residents in removing dead trees. He commented that he is impressed with the number of grants the City receives and how they advertise those opportunities to residents.

Motion by Board Member Hagerty and seconded by Board Member Burgess to recommend City Council authorize staff to apply for the Protect Community Forest for Community Resiliency.

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

6. BOARD / STAFF INPUT

- **Recap of EPB's Participation in the Farmers Market**

Senior Planner Anderson thanked the Board Members who assisted in filling shifts at the farmers market and provided a recap. He welcomed input from the Board.

Chairperson Fetterley stated that it was great to see the market busy and the plantings for the kids were a highlight that drew in visitors to the booth. She stated that they did get to talk to some community members, which was great.

Board Member Salami hoped that as they move forward, there will be more vendors and visitors.

Senior Planner Anderson reminded the Board that this is a new event for the City that will likely have increased participation from vendors and attendees as they move forward.

Board Member Hagerty commented that he enjoyed participating and commented that the coloring books and native seed giveaways were popular with residents. He proposed that they continue participation in the event in the future.

Chairperson Fetterley agreed and stated that perhaps the Board could participate in two nights next year.

- **Other**

Senior Planner Anderson noted that the curbside recycling event wrapped up last Friday and he received input from the vendor that there was a lot of participation. He noted that he can share the final information once he receives it from the vendor. He noted the upcoming fall recycling event on September 26th and stated that the event will be advertised in the newsletter and on the City website.

7. ADJOURNMENT

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

The meeting adjourned at 7:18 p.m.

Respectfully submitted,

Chris Anderson

Senior Planner

ATTEST:

Kalia Lor
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Environmental Policy Board (EPB)**Meeting Date:** 09/21/2026**Primary Strategic Plan Initiative:**

Information**Title:**

Consider the Natural Resources Aspects of a Site Plan for Elevate Hope House Located at the Southeast Corner of Sunwood Drive and Yolite Street (Project No. 26-111); Case of Elevate Hope House

Purpose/Background:

The City has received an application from Melinda McDermott (the "Applicant"), with Elevate Hope House, for a proposed mixed-use project to be located at the southeast corner of Sunwood Drive and Yolite Street (the "Subject Property"). The Applicant is proposing a new, mixed-use building that includes a tea/coffee house on the first floor, along with flexible community gathering, meeting, and event spaces for local artisans and small businesses. The second floor of the building will consist of three (3), two-bedroom apartments, intended to provide affordable transitional housing for graduates of Elevate Hope House, as they move toward independent living.

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

The Applicant is proposing a two (2) story building that will be approximately 8,700 square feet in area (including both floors). There will be gathering spaces and a coffee/tea house on the main floor with three (3), two-bedroom apartments on the second floor. The Subject Property itself is approximately 0.52 acres (22,690 square feet) in size and is just over eighty (80) feet wide. The building is proposed to be situated on the northern half of the Subject Property, with the parking lot and trash enclosure on the southern half. The proposal includes landscaping in both the public realm (streetscape) and on private property.

Existing Conditions

The City's Natural Resources Inventory (NRI) does not indicate any native plant communities within the Subject Property. Likewise, there are no wetlands or floodplain present either. The Minnesota Land Cover Classification System (MLCCS) categorizes the entirety of the Subject Property as 'Urban with Little Vegetative Cover'. There are no trees on the Subject Property. But, there are existing plantings, including trees, shrubs, and perennials, in the adjacent planter bed along Sunwood Drive, which will remain.

Tree Inventory and Preservation Plan

As previously noted, there are no existing trees on the Subject Property. Therefore, there was no need to develop a Tree Inventory and Preservation Plan.

Landscape Plan

The submittal did include a Landscape Plan. The plan generally consists of trees, perennials, and decorative grasses along Yolite Street (along the boulevard) and perennials and decorative grasses along the front lot line adjacent to Sunwood Drive. Furthermore, additional perennials and decorative grasses are proposed adjacent to a secondary outdoor seating area on the west side of the building. Turfgrass is proposed across all other areas not otherwise proposed to be finished with impervious surfacing.

As the Board knows, the COR Design Framework puts a heavy emphasis on the public streetscape. Other than Sunwood Drive, which is classified as a Destination Street and requires planter beds and a ten (10) foot wide sidewalk, Local Streets, such as Yolite Street, are to be developed with a six (6) foot wide boulevard and a six (6)

foot wide sidewalk (there is already an existing, six (6) foot wide sidewalk along Veterans Drive, along with a narrower (less than four [4] feet wide) boulevard, which is not wide enough to provide sufficient space for street trees. Boulevards are to consist of street trees, spaced approximately thirty-five (35) feet on center, and sod. The current Landscape Plan shows the entire boulevard along Yolite Street consisting of seven (7) street trees and a mixture of deciduous shrubs and decorative grasses, within a woodchip bed. Staff has requested that the plan be revised to only include the seven (7) street trees and sod in the boulevard area. The perennials and decorative grasses currently shown in the boulevard area could be shifted to the interior of the Subject Property, where they could potentially serve to screen the parking lot from Yolite Street and Veterans Drive, and/or eliminated from the plan.

The COR Design Framework also requires screening whenever a parking lot faces a street frontage. The parking lot faces both Yolite Street and Veterans Drive and thus, screening needs to be provided along these two edges of the parking lot. Screening may consist of a decorative wall, an ornamental fence, a hedge, or some combination thereof. Screening must be a minimum of three (3) feet and not more than four and a half (4.5) feet above the surface of the parking lot. If a decorative wall or an ornamental fence (with plantings to provide screening) were installed along the western edge of the parking lot, south of the entrance, and along the southern boundary of the Subject Property, that would satisfy the screening requirements.

The existing sidewalk along Sunwood Drive, up to the eastern boundary of the Subject Property, is ten (10) feet wide, excluding the planter beds. This same width sidewalk shall continue west to the intersection with Yolite Street. This will essentially eliminate the proposed plantings along the front property line. Staff has recommended consideration be given to utilize several large planters that could be used as accents to the outdoor seating area.

Recommendation:

While there are a number of comments regarding the Landscape Plan, none of them are significant enough to significantly alter the project. Furthermore, the revisions should be relatively easy to address before the next submittal. Thus, 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 the Site Plan, contingent upon compliance with Staff's review comments.

Attachments

Site Location Map
Architectural Site Plan
Civil Site Plan with Comments
Color Renderings
Landscape Plan with Staff Review Comments

Form Review

Inbox

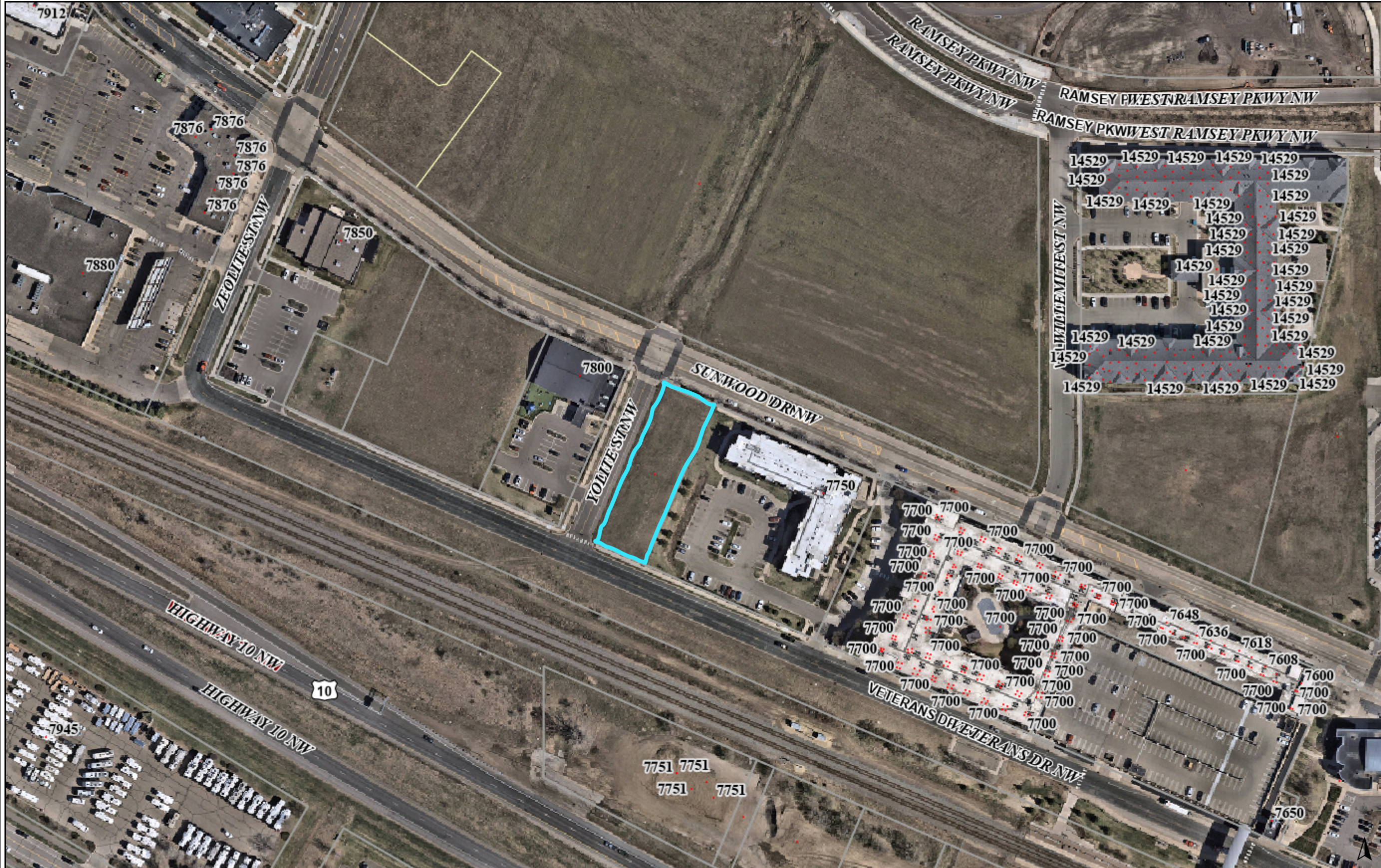
Chris Anderson (Originator)
Brian Hagen
Form Started By: Chris Anderson
Final Approval Date: 09/17/2026

Reviewed By

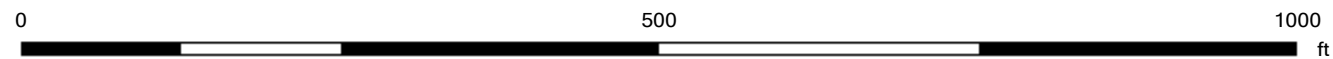
Chris Anderson
Brian Hagen

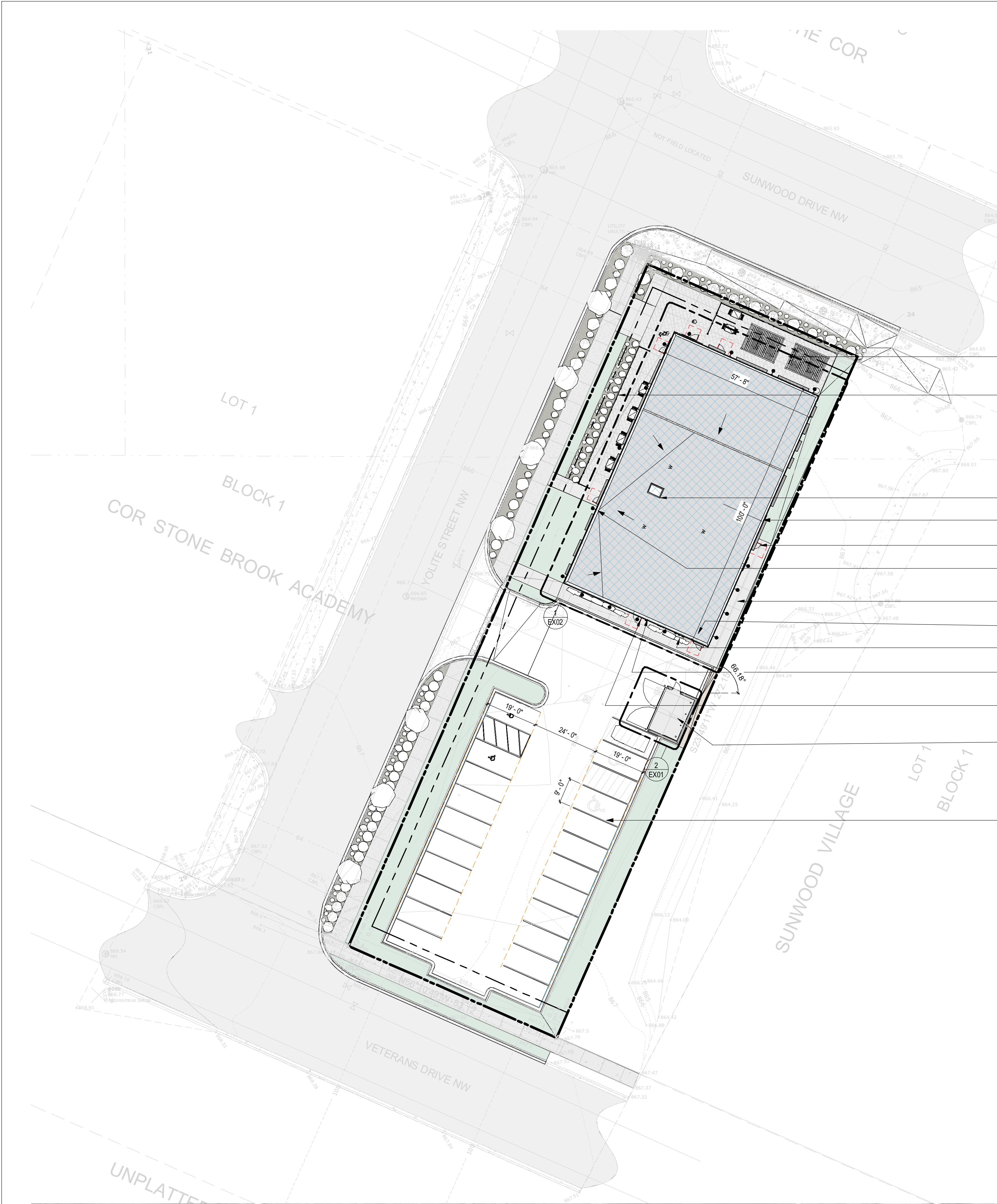
Date

09/16/2026 10:42 AM
09/17/2026 09:54 AM
Started On: 09/15/2026 10:33 AM



PIDs: 28-32-25-31-0023





1 CONCEPTUAL SITE PLAN
1" = 20'-0"

SITE KEY



EXTERIOR PERGOLA(S) WITH SEATING
& PATIO FENCING

EXTERIOR SEATING WITH PATIO
FENCING

ROOF ACCESS HATCH

OVERFLOW SCUPPER

NORTH STAIR TOWER
EXIT DOOR

LAMB'S TONGUE THRU WALL
ROOF DRAIN

SIDEWALK EXTENSION TO
EXIT STAIRS

SOUTH STAIR TOWER
EXIT

METER BANKS

RISER STANDPIPE
/ FDC CONNECTION

DELIVERIES DOOR

TRASH ENCLOSURE

20 PARKING STALLS
• 18 STANDARD
• 2 ADA

PARKING ANALYSIS & NARRATIVE

- THREE (3) 2 BEDROOM, 1 BATH APARTMENTS
1. 1 STALL PER UNIT
A. THREE (3) PARKING STALLS PROVIDED
- COFFEE SHOP WORK
1. TWO (2) PARKING STALLS FOR STAFF
A. NOTE, AS PART OF SKILLS TRAINING PROGRAM THOSE WHO RESIDE IN APARTMENT WILL ALSO WORK AT COFFEE SHOP
- COFFEE SEATING AND WAITING (16 SEATS)
1. SIX (6) STALLS PROVIDED
OFFICE/BREAK (445 SF)
1. THREE (3) PARKING STALLS
- RETAIL (ARTISTS' SALES (391 SF)
A. TWO (2) PARKING STALLS PROVIDED
- EXTERIOR PATIO AREAS - SEASONAL (12 SEATS)
A. FOUR (4) PARKING STALLS PROVIDED

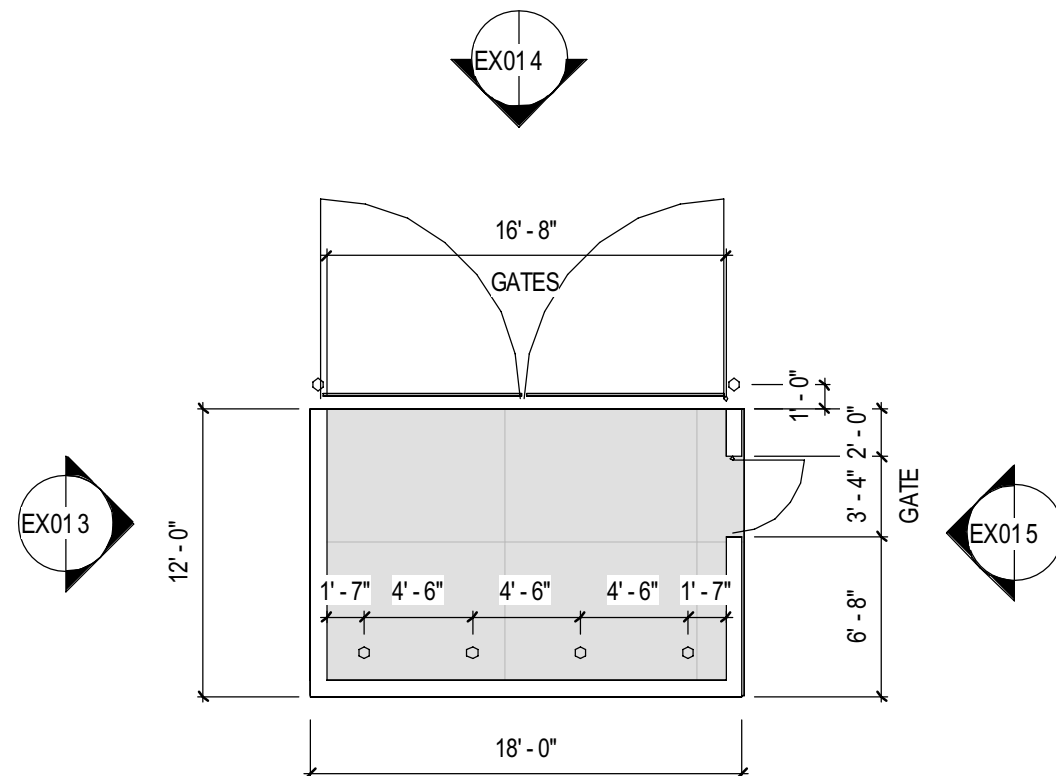
TOTAL PARKING REQUIRED: 20 STALLS
TOTAL PARKING PROVIDED: 20 STALLS

AS A MIXED-USE BUILDING, IT WILL BE PRIMARILY OCCUPIED FOR RESIDENTS OF THE THREE (3) APARTMENTS, STAFF, AND PATRONS WHO ARE VISITING THE COFFEE SHOP AND/OR ARTIST SALES AREA DURING NORMAL BUSINESS HOURS OF ASSUMED 7AM-5PM. THERE ARE ACCESSORY ASSEMBLY AREAS OF CO-OP WORKING AND CONNECTIONS SPACES THAT WILL PRIMARILY BE USED INTERNALLY AS SUPPLEMENTAL SPACES FOR INTERNAL MEETINGS WITH EXCEPTION TO A SPECIAL EVENT NIGHT THAT MAY OCCUR ON A FRIDAY EVENING TO THOSE OUTSIDE OF THE IMMEDIATE PROGRAM

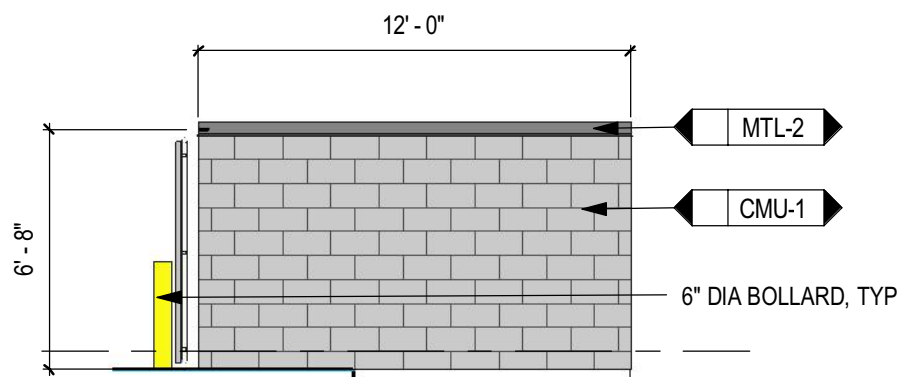
GENERAL SITE PLAN NOTES

ANOKA COUNTY PID: 28-32-25-31-0023
LAND AREA: 0.53 ACRES

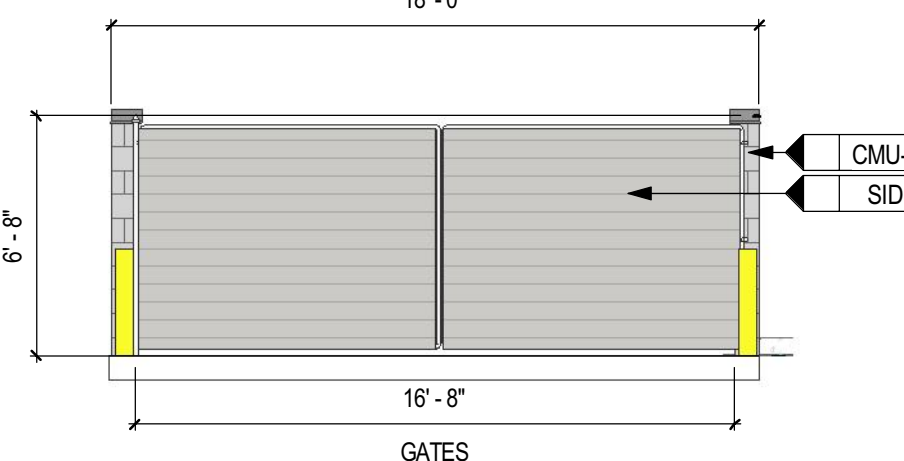
- SEC. 106.611. - COR. ZONING: COR-1 (MIXED USE CORE SUBDISTRICT).**
- A. COR-1 MIXED-USE CORE SUBDISTRICT. THE MIXED-USE CORE IS INTENDED TO PROVIDE A MIX OF RESIDENTIAL, RETAIL, SERVICE, PROFESSIONAL, COMMUNITY SERVICE, RECREATIONAL AND SIMILAR USES ON EVERY BLOCK NEAR, AND WITHIN EASY WALKING DISTANCE OF THE TRANSIT STATION. THE BROADEST VARIETY AND HIGHEST INTENSITY OF USES, INCLUDING HIGH DENSITY HOUSING AND LODGING FACILITIES, ARE ENCOURAGED NEAR THE STATION. VERTICALLY-INTEGRATED MIXED-USE PROJECTS WITH RETAIL, RESTAURANT AND SERVICE USES, ESPECIALLY AT CORNER LOCATIONS, ARE STRONGLY ENCOURAGED. THIS DISTRICT INCORPORATES THE HIGHEST ARCHITECTURAL AND DESIGN STANDARDS TO ENCOURAGE PEDESTRIAN MOBILITY AND STREET ACTIVITY. IN ORDER TO CONTRIBUTE TO AN ACTIVE PEDESTRIAN ENVIRONMENT, EACH BLOCK WITHIN THE COR-1 SUBDISTRICT SHALL INCLUDE AT LEAST TWO OF THE FOLLOWING USES: COMMERCIAL OFFICE, CIVIC AND/OR RESIDENTIAL USE
- a. **APPROVED USES:** DWELLING (MULTIPLE FAMILY); RESTAURANTS AND BREWPUBS
- SEC. 106.630. - BULK STANDARDS - HEIGHT:** ALL STRUCTURES WITHIN THE COR-1 SUBDISTRICT MUST BE AT LEAST 22 FEET IN HEIGHT WITH A TWO-STORY APPEARANCE.
- C. **SEC. 106.611. - COR. ARCHITECTURAL STANDARDS** GENERAL DEVELOPMENT STANDARDS. ALL DEVELOPMENT WITHIN THE COR DISTRICT SHALL MEET THE COR DEVELOPMENT FRAMEWORK THAT IS INCORPORATED INTO THIS CHAPTER BY REFERENCE, AS AMENDED BY THE CITY COUNCIL ON NOVEMBER 27, 2012. THESE STANDARDS WILL BE USED BY THE CITY AS THE MINIMUM REQUIREMENTS FOR EVALUATING DEVELOPMENT PROPOSALS AND SITE PLANS. HOWEVER, THE STANDARDS ARE NOT INTENDED TO RESTRICT CREATIVITY IN DESIGN. AN APPLICANT MAY REQUEST MODIFICATION OR WAIVER OF ANY STANDARD IN FAVOR OF AN ALTERNATE APPROACH THAT WILL ACHIEVE THE SAME DESIGN OBJECTIVE. DEVELOPMENT STANDARDS SET FORTH IN THIS ARTICLE (106.600—106.699) SHALL SUPERSEDE THOSE SET FORTH IN THE DEVELOPMENT FRAMEWORK.
- D. **PARKING CALCULATIONS**
- a. 1 SPACE PER 200' OF FLOOR AREA NOT TO EXCEED AN AVERAGE OF 5 SPACES PER PRACTITIONER
- b. STALL SIZE: 9' x 18'
- c. PARKING SETBACKS: 15' FROM ANY STREET RIGHT OF WAY AND 10' FROM ANY PROPERTY LINE
- d. **SHARED PARKING FACILITIES:** PARKING FACILITIES MAY BE SHARED BY TWO OR MORE COMMERCIAL USES IF THEIR ENTRANCES ARE LOCATED WITHIN 300 FEET OF EACH OTHER AND IF THEIR HOURS OF OPERATION DO NOT COINCIDE, PROVIDED THEY
- RECEIVE SPECIAL USE AND DESIGN PERMIT SO THAT DESIGN CRITERIA ARE MET AND CONDITIONS OF USE MAY BE ESTABLISHED ALONG WITH PERIODIC REVIEW
 - SUBMIT A WRITTEN DOCUMENT GUARANTEEING MAINTENANCE, HOURS OF OPERATION AND SPECIFYING LENGTH OF AGREEMENT
 - DEMONSTRATE HOW THE SHARED PARKING ARRANGEMENT WILL FULFILL THE INTENT OF THIS SUBSECTION



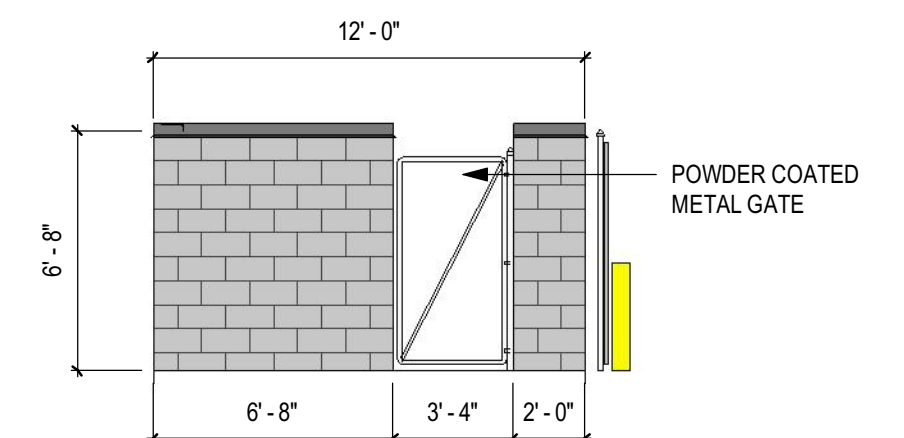
2 TRASH ENCLOSURE PLAN
1/8" = 1'-0"



3 TRASH ENCLOSURE ELEVATION 1
3/16" = 1'-0"



4 TRASH ENCLOSURE ELEVATION 2
3/16" = 1'-0"



5 TRASH ENCLOSURE ELEVATION 3
3/16" = 1'-0"

CITY STAMP AREA

THIELEN & GREEN

7455 VILLAGE DRIVE, SUITE #110
LINO LAKES, MN 55014
763-553-7927
WWW.TANDGARCH.COM

ELEVATE HOPE HOUSE

RAMSEY, MN

ISSUE	DATE
CONCEPTUAL DESIGN 3	08/21/2026
CONCEPTUAL DESIGN 4	08/23/2026
P&Z PRELIM DECK REVIEW	09/07/2026
P&Z SUBMITTAL	09/11/2026

PRELIMINARY NOT FOR CONSTRUCTION

COPYRIGHT © 2026 THIELEN & GREEN, P.A. ALL RIGHTS RESERVED.
NO PART OF THIS PLAN MAY BE REPRODUCED, DISTRIBUTED, OR
TRANSMITTED IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION
FROM THIELEN & GREEN, P.A.

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

CONCEPTUAL ARCH SITE PLAN

Project Number	969_2026
Date	09/11/2026
Drawn By	?
Checked By	?

EX01

Scale **As indicated**

GENERAL NOTES

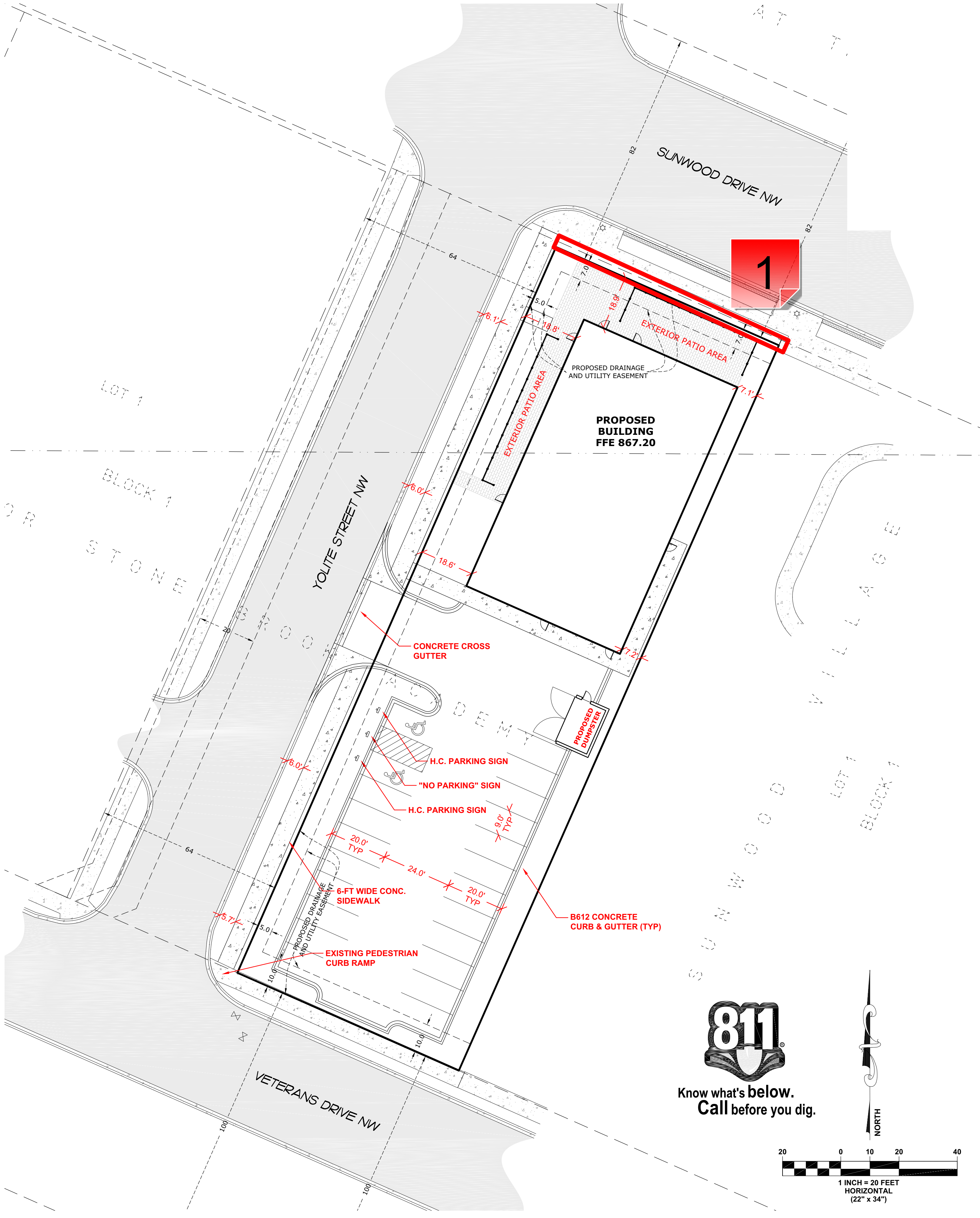
1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
2. CALL GOPHER STATE ONE CALL AT LEAST 48 HOURS PRIOR TO ANY EXCAVATIONS FOR EXISTING UTILITIES LOCATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. ALL WORK SHALL BE PERFORMED DURING CITY APPROVED WORKING HOURS.
5. PARKING, EQUIPMENT STORAGE OR MATERIAL STORAGE SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
6. NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS, AS NECESSARY TO CONTROL THE MOVEMENT OF TRAFFIC.

AN MPCA NPDES CONSTRUCTION PERMIT IS REQUIRED PRIOR TO THE START OF CONSTRUCTION

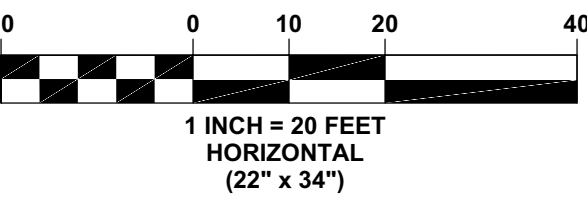
ALL PERMITS, INCLUDING BUT NOT LIMITED TO PERMITS FROM CITY OF RAMSEY, MNDOT, AND THE MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY, SHALL BE OBTAINED PRIOR TO ORDERING OF MATERIAL AND STARTING OF CONSTRUCTION. NO INSTALLATION OF UTILITIES SHALL BE PERMITTED UNTIL ALL APPLICABLE PERMITS ARE RECEIVED BY CONTRACTOR. INSTALLATION OF UTILITIES SHALL BE CONSTRUCTED TO MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY STANDARDS AND CITY STANDARDS AS IDENTIFIED IN THE PUBLIC WORKS/ENGINEERING STANDARDS.

LEGEND

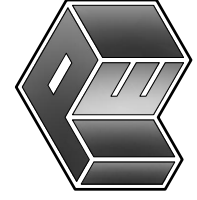
	EXISTING UNDERGROUND ELECTRIC		PROPOSED WATER PIPE
	EXISTING UNDERGROUND GAS		PROPOSED SANITARY SEWER PIPE
	EXISTING UNDERGROUND CABLE		PROPOSED STORM SEWER PIPE
	EXISTING FIBEROPTIC BOX		PROPOSED DRAINTILE AND CLEAN-OUT
	EXISTING LIGHT POLE		PROPOSED STORM MANHOLE
	EXISTING STORM SEWER		PROPOSED CATCH BASIN
	EXISTING WATER MAIN		PROPOSED GATE VALVE
	EXISTING SANITARY SEWER		PROPOSED CONTOUR
	EXISTING MISC. MANHOLE		PROPOSED SPOT ELEVATION
	EXISTING CATCH BASIN MANHOLE		PROPOSED DIRECTION OF DRAINAGE
	EXISTING CATCH BASIN		PROPOSED SILT FENCE
	EXISTING FLARED-END SECTION		PROPOSED INLET PROTECTION
	EXISTING GATE VALVE		
	EXISTING HYDRANT		
	EXISTING SANITARY SEWER MANHOLE		
	EXISTING CONTOUR		
	EXISTING SPOT ELEVATION		
	EXISTING BITUMINOUS		



Know what's below.
Call before you dig.



PLOWE
ENGINEERING, INC.
8776 LAKE DRIVE
MINNETONKA, MN 55014
PHONE: (651) 361-4210
FAX: (651) 361-4701



DRAWN BY: AG
JOB NO: 28-2268
CHECK BY: MCA
DATE: 09/11/26

NO.	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3		
2		
1		

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.

PRELIMINARY

ADAM GINKEL License No. 43963
Date: 09/11/2026

GATHER
RAMSEY, MN
CIVIL SITE PLAN
PREPARED FOR: ELEVATE HOPE

SHEET
C1.1

1 - Sidewalk

Created by: Chris Anderson
On: 09/14/2026 01:45 PM

Match the existing sidewalk width from the eastern boundary of the site to Yolite Street.

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



CITY STAMP AREA

THIELEN & GREEN

7455 VILLAGE DRIVE, SUITE #110
LINO LAKES, MN 55014
763-553-7927
WWW.TANDGARCH.COM

ELEVATE HOPE
HOUSE

RAMSEY, MN

ISSUE	DATE
CONCEPTUAL DESIGN 3	08/21/2026
CONCEPTUAL DESIGN 4	08/23/2026
P&Z PRELM DECK REVIEW	09/07/2026
P&Z SUBMITTAL	09/11/2026

PRELIMINARY
NOT FOR CONSTRUCTION

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FROM THIELEN & GREEN, P.A.

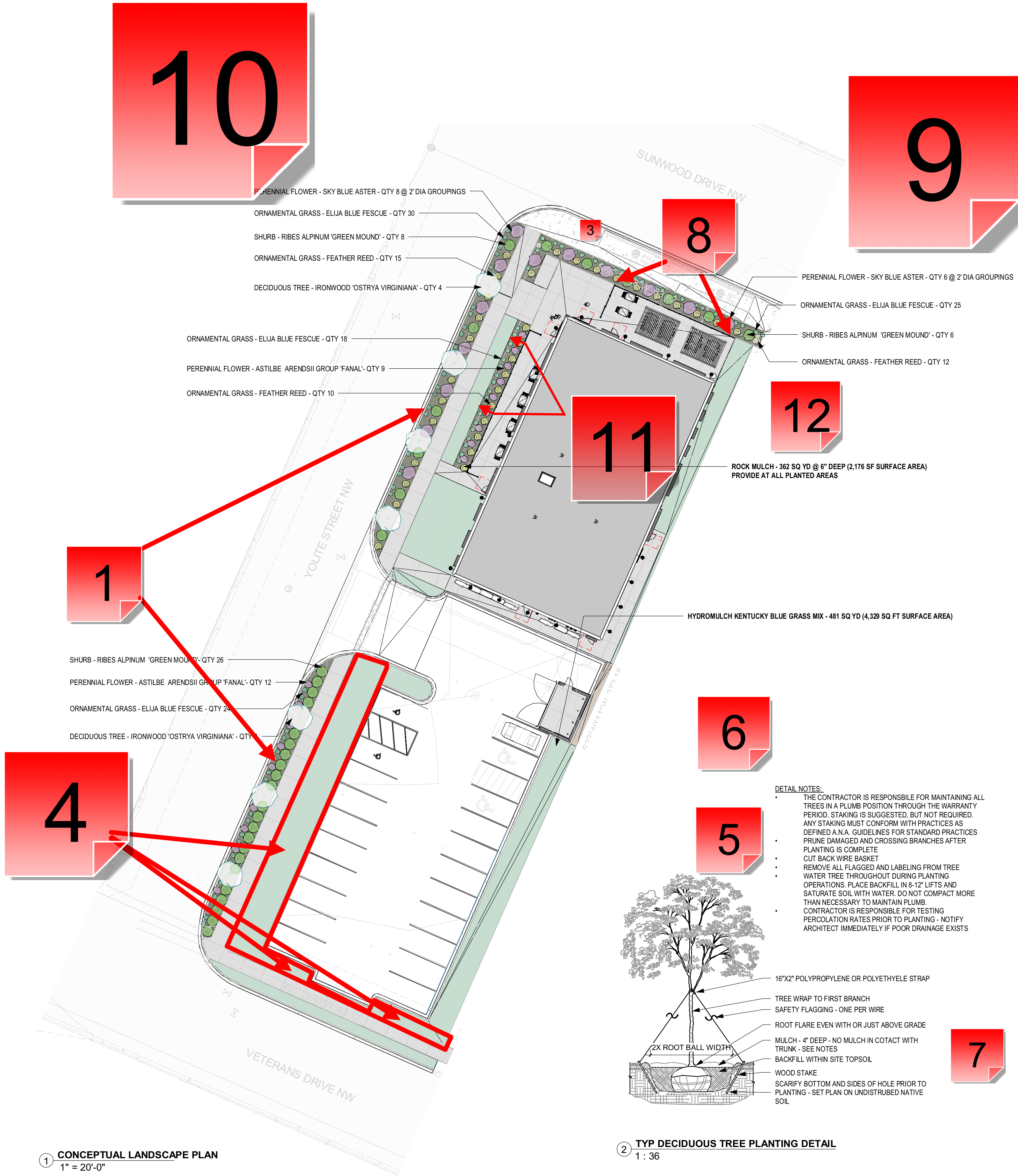
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

CONCEPTUAL
RENDERINGS

Project Number	969_2026
Date	09/11/2026
Drawn By	?
Checked By	?

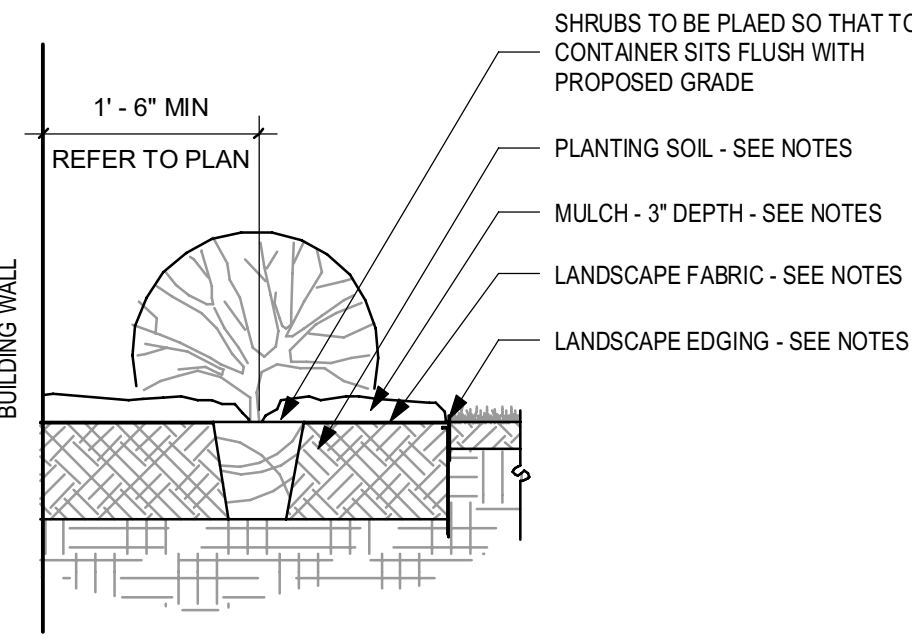
EX04

Scale

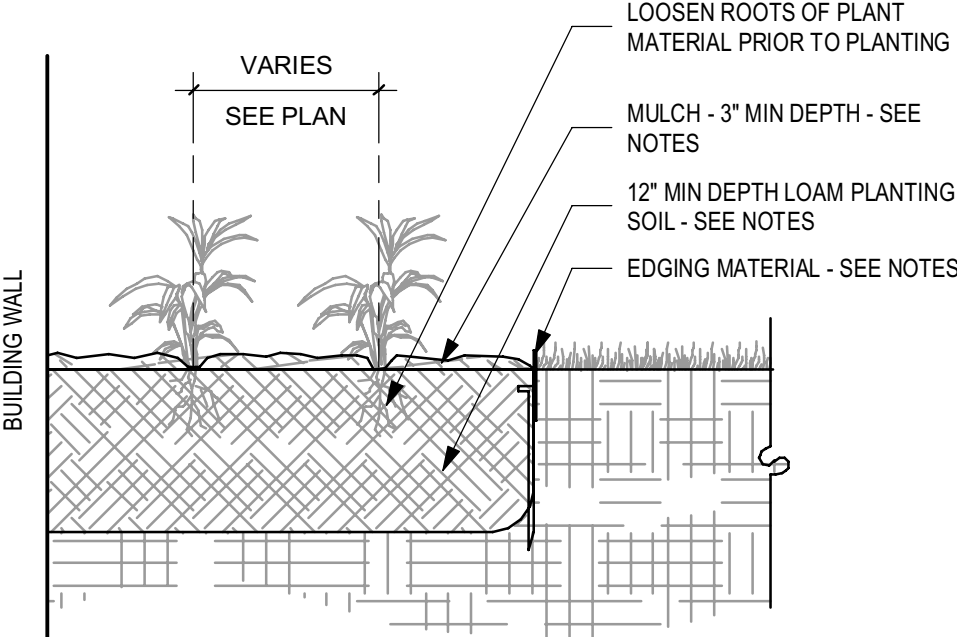


PLANT SCHEDULE

MARK	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPACING
DECIDUOUS	7	IRONWOOD	OSTRYA VIRGINIANA	B&B	2.5" CAL	30'
SHRUBS	40	ALPINE CURRANT	RIBES ALPINUM 'GREEN MOUND'	5 GAL	24" HGT	4' AT PARKING LOT, 16' OTHER AREAS
GRASSES						
	37	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FORESTER'	1 GAL	-	36" - 48" O.C.
	97	ELIJAH BLUE FESCUE	FESTUCA GLAUCA 'ELIJAH BLUE'		-	24" O.C.
PERENNIALS						
	21	ASTILBE	ASTILBE ARENDsii GROUP 'FANAL'	1 GAL	-	8' AT PARKING LOT, 6' AT PATIO
	28	SKY BLUE ASTER	SYMPHYOTRICHUM OOIENTANGIENSE	1 GAL		16' PLANT 2 WITHIN 2 FEET FOR GROUPING



3 TYP SHRUB PLANTING DETAIL
3/4" = 1'-0"



4 TYP PERENNIAL PLANTING DETAIL
3/4" = 1'-0"



CITY STAMP AREA

THIELEN & GREEN

7455 VILLAGE DRIVE, SUITE #110
LINO LAKES, MN 55014
763-553-7927
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REVISION SCHEDULE		
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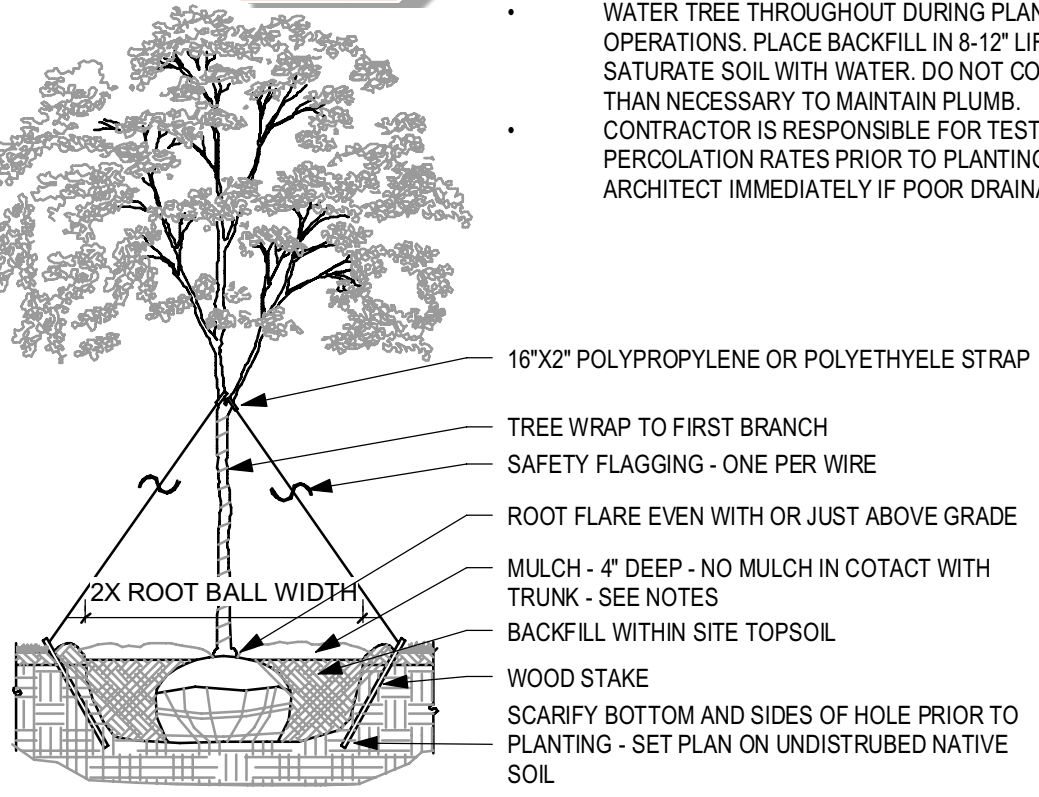
LANDSCAPE PLAN

Project Number	969_2026
Date	09/11/2026
Drawn By	?
Checked By	?

EX05

Scale **As indicated**

- DETAIL NOTES:
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGH THE WARRANTY PERIOD. STAKING IS SUGGESTED, BUT NOT REQUIRED. ANY STAKING MUST CONFORM WITH PRACTICES AS DEFINED A.N.A. GUIDELINES FOR STANDARD PRACTICES PRUNE DAMAGED AND CROSSING BRANCHES AFTER PLANTING IS COMPLETE
 - OUT BACK WIRE BASKET
 - REMOVE ALL FLAGGED AND LABELING FROM TREE
 - WATER TREE THROUGHOUT DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.
 - CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING - NOTIFY ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS



2 TYP DECIDUOUS TREE PLANTING DETAIL
1 : 36

1 - Boulevard Plantings

Created by: Chris Anderson
On: 09/14/2026 01:23 PM

Boulevard installation shall be limited to sod, trees, and irrigation. Perennials and decorative grasses should be shifted to private property, where they could potentially apply toward the required screening of the parking lot from Yolite Street and Veterans Drive.

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

2 - Street Tree Species

Created by: Chris Anderson
On: 09/14/2026 01:34 PM

Ideally, the street trees would be accoldade elms to match what was installed on the west side of Yolite Street. However, Yolite Street does represet a break between subdistricts (COR-2a and COR-1) and per the COR Design Framework, a mix of species would be permitted on the same street when a street crosses into different subdistricts.

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

3 - Bike Rack?

Created by: Chris Anderson
On: 09/14/2026 01:41 PM

Per the COR Design Framework, street furniture should be considered with each proposed development. This seems like it would be an appropriate location for a bike rack.

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

4 - Screening

Created by: Chris Anderson
On: 09/15/2026 09:38 AM

Per the COR Design Framework, when a surface parking area faces a street frontage, it shall be screened with a decorative wall, ornamental fence, hedge, or some combination thereof, to a minimum height of three (3) feet and a maximum height of 4.5 feet above the parking lot surface.

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

5 - Wire Basket and Burlap

Created by: Chris Anderson
On: 09/15/2026 09:51 AM

This should be more clear for the contractor. How much of the wire basket should be cut back? They also need to cut, or at least fold back, the excess burlap. That should be added to this detail.

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

6 - Warranty Period

Created by: Chris Anderson
On: 09/15/2026 09:54 AM

The trees and shrubs will be subject to a 2-year Landscape Maintenance Guaranty. Please add a Landscape Note stating that the landscape contractor shall warranty the plantings for two years.

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

7 - "See Notes"

Created by: Chris Anderson
On: 09/15/2026 09:55 AM

For both the Tree Planting Detail and the Shrub Planting Detail, there is language saying "See Notes". Where are these notes? Please make this clearer, maybe specify the plan sheet where the notes can be found?

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

8 - Large Scale Planters?

Created by: Chris Anderson
On: 09/15/2026 10:02 AM

The proposed perennials and decorative grasses along the north side of the outdoor seating will need to be either relocated or eliminated so that the existing sidewalk east of the site can be extended, at the same width, over to Yolite Street.

Large scale planters should be considered for accent plantings adjacent to the seating area in lieu of the proposed plantings in this strip.

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

9 - Irrigation?

Created by: Chris Anderson
On: 09/15/2026 10:13 AM

Will irrigation be provided for the plantings and sod? Any proposed irrigation system must include a rain sensor and some form of additional water efficient technology, such as a weather compensating smart controller.

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

10 - Topsoil

Created by: Chris Anderson
On: 09/15/2026 12:18 PM

Please add a note specifying that four (4) inches of topsoil, consisting of not more than 35% sand content, shall be applied to all areas not otherwise being improved with impervious surfacing. A

topsoil inspection by the City's Engineering Department is required prior to plantings/seeding being installed.

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

11 - Build-to Requirement

Created by: Chris Anderson
On: 09/15/2026 01:18 PM

The COR Design Framework requires that at least 60% of the street frontage be occupied by building facades. This applies to Suwnood Drive, Yolite Street, and Veterans Drive. Outdoor seating with a decorative wall can be used to achieve this. However, the southern portion of the site, south of the driveway along Yolite, and along Veterans Drive, also need some sort of decorative wall, ornamental fence, hedge, or a combination of these elements, to cover a minimum of 60% of these frontages.

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

12 - Ornamental Fence

Created by: Chris Anderson
On: 09/15/2026 01:22 PM

Please provide an image or a Detail for the proposed ornamental fence.

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