

**City of Ramsey**  
**Agenda**  
**Environmental Policy Board (EPB)**  
**Monday, August 16, 2021**  
**6:30 pm**  
**Council Chambers, 7550 Sunwood Drive NW**

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

1. **Call to Order**
2. **Citizen Input**
3. **Approve Agenda**
4. **Approve Minutes**
  1. Approve Meeting Minutes Dated July 19, 2021
5. **Policy Board Business**
  1. Appoint New Chairperson (and Possibly New Vice Chairperson)
  2. Consider Natural Resources Aspects of Site Plan and Plat for G-Will Liquors
  3. Consider Natural Resources Aspects of North Brook Meadows Preliminary Plat (Project No. 20-105)
  4. Consider Natural Resources Aspects of Lennar Preliminary Plat (Project No. 21-122)
6. **Board/Staff Input**
7. **Adjournment**

**Environmental Policy Board (EPB)**

**4. 1.**

**Meeting Date:** 08/16/2021

**By:** Chris Anderson, Community  
Development

---

**Information**

**Title:**

Approve Meeting Minutes Dated July 19, 2021

**Action:**

---

**Attachments**

Meeting Minutes Dated July 19, 2021

---

**Form Review**

**Inbox**

Bruce Westby

Form Started By: Chris Anderson

Final Approval Date: 08/12/2021

**Reviewed By**

Bruce Westby

**Date**

08/12/2021 03:04 PM

Started On: 08/06/2021 11:46 AM

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

On Monday, July 19, 2021, the Environmental Policy Board (EPB) met in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present:     Chairperson Jane Covart  
                          Board Member Melissa Fetterley  
                          Board Member Michael Hiatt  
                          Board Member Jared Little  
                          Board Member Laura Moore

Members Absent:     Board Member Reid Bernard  
                          Board Member Michael Valentine

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

**1.     CALL TO ORDER**

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

**2.     CITIZEN INPUT**

None.

**3.     APPROVE AGENDA**

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

Motion carried.   Voting Yes: Chairperson Covart, Board Member Little, Hiatt, Fetterley, and Moore.   Voting No: None.   Absent: Board Member Bernard and Valentine.

**4.     APPROVE MINUTES**

**4.01:   Approve Meeting Minutes Dated June 28, 2021**

Motion by Board Member Hiatt and seconded by Board Member Little to approve the regular meeting minutes dated June 28, 2021.

Motion carried.   Voting Yes: Chairperson Covart, Board Member Hiatt, Little, Fetterley, and Moore.   Voting No: None.   Absent: Board Member Bernard and Valentine.

**5.     POLICY BOARD BUSINESS**

## **5.01: Review Tree Preservation Plan Request for Trott Brook North**

City Planner Anderson presented the staff report. He stated that at the June 28<sup>th</sup> EPB meeting, the Board reviewed a request from a developer to utilize a Fixed Radius Plot (FRP) sampling technique to survey trees in a planted setting. The EPB raised questions about cost and time savings and accuracy of such a sampling technique. A memorandum was included from Kjolhaug Environmental Services Company in attempt to address those questions.

Board Member Hiatt asked if a variance would go through the Planning Commission.

City Planner Anderson confirmed that the Planning Commission is the body that acts on variances, therefore the request would go to that body.

Board Member Hiatt asked if there would be an expectation that the EPB should provide a recommendation as to whether the body supports the variance request.

City Planner Anderson confirmed that tonight would be a good opportunity for the Board to provide that feedback or a recommendation to forward to the Planning Commission should the developer choose to pursue that.

Board Member Fetterley commented that she finds the additional information helpful. She stated that this seems to be reasonable based on that additional information and believed the sampling would be well done. She stated that based on the unique situation of this plot and method for calculation, this seems to be reasonable, and she would support this technique for this situation.

Board Member Little agreed. He commented that this technique has a drawback for larger trees and asked for additional information on when that age frame would come into play in terms of years after planting.

Mr. Mark Kjolhaug of Kjolhaug Environmental Services Company commented that the trees were planted at the same time, are growing in similar conditions, and have comparable growth rates so that does not really apply in this instance.

Chairperson Covart stated that she also appreciated the additional information and agreed that this was thoroughly presented. She stated that she would also recommend approval of the variance.

Board Member Hiatt commented that he supports this because it is a planted area, which provides uniqueness. He stated that this method is reasonable because this is a planted area and believed that was important to document in order to avoid setting precedence. He believed there was distinction between a planted area and a naturally wooded area. He stated that in places where the Board can be supportive of a developer, and when appropriate, he is happy to do that. He noted that 150 hours is a sizeable savings in terms of time and cost. He asked if staff was aware of any other significant planted areas in Ramsey.

City Planner Anderson commented that he did not do a complete analysis. He noted that there is one large tree farm and there are a few other planted areas similar to this. He did not believe it is overwhelming throughout the community.

Board Member Fetterley asked if another applicant would have to request a variance if they wanted to use this same method of calculation.

City Planner Anderson confirmed that this situation is rare enough where a variance request on a case-by-case situation would be appropriate.

Motion by Board Member Hiatt and seconded by Board Member Little to support this sampling technique in the planted areas of the proposed plan and encourage the applicant to pursue a variance.

Motion carried. Voting Yes: Chairperson Covart, Board Member Hiatt, Little, Fetterley, and Moore. Voting No: None. Absent: Board Member Bernard and Valentine.

**5.02: Consider Request for Variance to Deviate from Wetland Setback Requirement on Three Lots in Williams Woods (Project No. 20-138); Case of Landform and Bill Boyum**

City Planner Anderson presented the staff report. He stated that the City has received an application from Landform for a variance to deviate from the wetland setback required on Lots 3 through 5, Block 1, Williams Woods. The Preliminary Plat has been reviewed by both the EPB and Planning Commission and both bodies recommended approval, contingent upon compliance with Staff's review comments, which included addressing the encroachment into the wetland setback. The City Council formally approved the Preliminary Plat on June 22<sup>nd</sup>, again contingent upon compliance with Staff's review comments.

Board Member Moore stated that it was mentioned that more fill could be added to the wetlands and remain in compliance with the de minimus exemption. She asked for information on what "more fill" would mean and how the Board could ensure that does not occur.

City Planner Anderson stated that the applicant was demonstrating that they could add fill to create upland and provide more setback than proposed, but staff agrees with the applicant that would seem contradictory to the intent of the Wetland Conservation Act (WCA). He stated that under the WCA, additional fill could be added to create that upland setback. He stated that a condition has been added to the draft resolution stating that the developer would install those three driveways to lock in those locations rather than allowing the builder or future homeowner to install the driveways. He noted that provision would protect against additional encroachment or fill to the wetland.

Board Member Fetterley asked if the City has experience with this type of variance in the past, where a driveway goes into a wetland area. She stated that her concern would be if this is allowed now, whether the driveways would sustain over time or whether repairs would be needed in the future and additional encroachment would be necessary.

City Planner Anderson commented that language could be added stating that the driveway can be no wider than 10 feet in the encroachment area. He stated that once past that area, the driveway could be widened. He stated that the City has had lots over the years where there is not a lot of usable space once the home is constructed, therefore certain features cannot be included in the lot size calculation in order to avoid situations where fill is added in the future.

Board Member Fetterley commented that the developer has done a nice job attempting to minimize impacts and encroachment to the wetlands. She stated that she would like it made clear as to the maximum area that can be impacted so that is not questioned down the road. She stated that they would be comfortable with the additional condition if the Board desires.

Kendra Lindal, Landform, stated that she was present to answer any questions. She thanked staff for doing a great job of presenting the request. She stated that they do not want to fill wetland to create additional setback, which is why they requested the variance.

Motion by Board Member Fetterley and seconded by Board Member Little to recommend approval of the requested variance to deviate from the wetland setback requirement on Lots 3 – 5, Block 1, Williams Woods with the additional condition that the maximum driveway width would be ten feet through the encroachment area.

Motion carried. Voting Yes: Chairperson Covart, Board Member Fetterley, Little, Hiatt, and Moore. Voting No: None. Absent: Board Member Bernard and Valentine.

### **5.03: Consider Landscape Plan for Knoll Properties 2<sup>nd</sup> Addition**

City Planner Anderson presented the staff report. He stated that the City has received an application for Site Plan and Plat review for Knoll Properties 2<sup>nd</sup> Addition. The proposed project is located at the northeast corner of Ramsey Boulevard and Sunwood Drive. Anderson Dahlen, the applicant, is an existing Ramsey business and is expanding. This site allows the business to continue operating in Ramsey. The applicant proposes construction of a roughly 64,000 square foot building with the potential for a future addition of another 52,000 square feet.

Board Member Moore referenced the landscape plan shown with comments noting that there is a pond shown and asked if that is located on the subject property.

City Planner Anderson confirmed that pond on the east side of the lot would be part of this property. He stated that the proposed subdivision would have a few outlots and provided additional input on those outlots.

Board Member Moore asked if the seeding shown in the pond area would be within the pond or around the pond.

City Planner Anderson confirmed that the basin and edges of the pond would be seeded.

Chairperson Covart asked if staff ran the proposal on the old standards for comparison.

City Planner Anderson commented that this would meet the old standards. He stated that if the new standard is not met, some species could be changed in order to comply if necessary.

Motion by Board Member Little and seconded by Board Member Fetterley to recommend approval of the Landscape Plan and Tree Inventory and Preservation Plan, contingent upon compliance with Staff comments in Projectdox.

Motion carried. Voting Yes: Chairperson Covart, Board Member Little, Fetterley, Hiatt, and Moore. Voting No: None. Absent: Board Member Bernard and Valentine.

#### **5.04: Environmental Policy Board Work Plan Update**

City Planner Anderson presented the staff report. He stated that the EPB continued this discussion from the previous meeting and provided an update to the Board on the request for more information on the Council Strategic Plan initiative related to open space.

Chairperson Covart commented that it would seem that it would happen anyways and therefore it would make sense for the EPB to be involved. She stated that the EPB could also assist with perhaps sharing information through newsletter articles if that is the desire. She stated that she would be comfortable moving forward and including the item.

Board Member Hiatt stated that he found it helpful to see the discussion from the Council worksession. He referenced the use of the word “referendum”, noting that Andover chose to use a referendum and asked for clarity.

Councilmember Howell stated that the Council had the high-level discussion but did not go deep into detail.

City Planner Anderson stated that the intention would perhaps be to develop a roadmap for how this could work. He stated that if it then went out for referendum, that would be the one time it would be voted on by residents. He noted that purchases would not go back to vote through referendum but would instead be reviewed by perhaps the EPB and then City Council.

Board Member Hiatt commented that he would also support adding this to the Work Plan.

Motion by Board Member Hiatt and seconded by Board Member Little to direct staff to update the draft EPB Work Plan to incorporate Action Item #19 from the City Council’s Strategic Plan.

Motion carried. Voting Yes: Chairperson Covart, Board Member Hiatt, Little, Fetterley, and Moore. Voting No: None. Absent: Board Member Bernard and Valentine.

#### **6. BOARD / STAFF INPUT**

Chairperson Covart commented that she is moving from Ramsey next month and therefore this will be her last meeting. She commented that she has learned a lot during her time on the Board and appreciated the ability to work with everyone.

Board Member Hiatt thanked Chairperson Covart for her contributions and time as Chair.

The Board expressed thanks and wished Chairperson Covart well.

#### **7. ADJOURNMENT**

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

The meeting adjourned at 7:28 p.m.

Respectfully submitted,

---

Chris Anderson  
City Planner

ATTEST:

---

JoAnn Shaw  
Community Development Secretary

Drafted by Amanda Staple  
*TimeSaver Off Site Secretarial, Inc.*

**Environmental Policy Board (EPB)**

**5. 1.**

**Meeting Date:** 08/16/2021

**By:** Chris Anderson, Community  
Development

---

**Information**

**Title:**

Appoint New Chairperson (and Possibly New Vice Chairperson)

**Purpose/Background:**

Ms. Jane Covart has resigned from the Environmental Policy Board (EPB), leaving the position of Chairperson vacant. The EPB needs to appoint another member to serve as Chairperson (and, depending on the nomination, may need to do the same with the Vice Chairperson position). The remainder of the term would be through April 18, 2022.

**Action:**

Motion to appoint \_\_\_\_\_ as Chairperson of the Environmental Policy Board.

-and, if needed-

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

---

**Attachments**

*No file(s) attached.*

---

**Form Review**

**Inbox**

Bruce Westby

Form Started By: Chris Anderson

Final Approval Date: 08/12/2021

**Reviewed By**

Bruce Westby

**Date**

08/12/2021 03:06 PM

Started On: 08/06/2021 01:57 PM

**Meeting Date:** 08/16/2021

**By:** Chris Anderson, Community  
Development

---

### **Information**

**Title:**

Consider Natural Resources Aspects of Site Plan and Plat for G-Will Liquors

**Purpose/Background:**

The City has received applications for Site Plan review and Final Plat from Rademacher Companies, Inc. (the "Applicant") for a proposed new G-Will Liquors retail store, located at 15415 Saint Francis Boulevard (the "Subject Property").

**Observations/Alternatives:**

**General Project Overview**

The Subject Property is approximately 21 acres in size and the subdivision would create two (2) parcels, one about 3 acres in size (site of the proposed retail store) and the other about 18 acres. The Subject Property has a split zoning of B-1 General Business and R-2 Residential (Medium Density). The proposed subdivision mirrors the boundaries of the split zoning. The proposed building, which will be on the 3 acre parcel, would be approximately 12,000 square feet in size, with access gained from Alpine Drive. There are no formal plans for the northern portion of the Subject Property at this time.

**Natural Resources Inventory**

The City's Natural Resources Inventory (NRI) identifies the southern portion of the Subject Property as an Altered/Non-Native plant community. The Minnesota Land Cover Classification System (MLCCS) identifies the southern portion of the Subject Property as Dry Grassland. Much of this area has been used as pasture for horses over the years.

The NRI classifies portions of the northern part of the Subject Property (again, no current plans for redevelopment at this time) as Altered/Non-Native (includes both wetland area and upland), but also includes a Moderate Quality Oak Woodland-Brushland plant community.

**Wetlands and Floodplain**

The southern portion of the Subject Property does not appear to contain any wetlands. There are two wetlands on the northern portion that are reflected on the Plat. Both of these wetlands will need to be encumbered with drainage and utility easements out at least sixteen and a half feet (16.5') from the delineated boundary to serve as a wetland setback. There does not appear to be any floodplain areas within the Subject Property.

**Tree Inventory and Preservation Plan**

The submittal did include an inventory of existing significant trees on the southern portion of the Subject Property. Since there is no proposal for the northern portion presently, there is no need for that data at this time (will be required if/when a redevelopment proposal comes forward). More details are required, including a table that specifies species, DBH, remove/save status, and, if a tree is being removed, a brief description of why (e.g. mass grading, stormwater pond, etc.). As proposed, all existing significant trees are to be removed, which will require reforestation. However, without the additional details, it is unknown whether the proposed landscaping satisfies the reforestation requirement or not.

**Landscape Plan**

The proposed species and sizes are all acceptable. The plan provides for a mix of shade trees, ornamental trees, and

evergreen trees. Parking lot plantings are included as are plantings along the public right-of-way boundary. More details regarding tree preservation (summarized above) are needed to determine whether additional plantings are required for reforestation.

The Applicant, who also owns the Bill's Superette on the south side of Alpine Drive, has asked if some of the required plantings to be installed on that site. The Applicant is concerned that the new plantings will impact visibility of the new store. They are not seeking a reduction in the required number of plantings, just approval to install some on the parcel directly to the south (and across Alpine Drive). Having control of the parcel south of Alpine Drive, which does have relatively few existing trees, creates a unique circumstance.

If supported by the EPB, the plans would need to be updated to reflect plantings on both sites. Furthermore, the plantings on the 'other' site would still be subject to the two (2) year maintenance surety. Staff is seeking EPB feedback on the request to install some of the required plantings on this other site.

### **Bufferyard**

As previously noted, the Subject Property has a split zoning, with the northern portion zoned R-2 Residential (Medium Density) and the southern portion zoned B-1 General Business. The zoning of surrounding parcels also include R-2 Residential and B-1 General Business. Bufferyards are required when a commercial development is proposed adjacent to a residentially zoned district. However, in this case, there is a commercial vehicle repair business operating on the northern portion of the Subject Property and, while the property to the east is also zoned B-1 General Business, the current use is a residential home.

Staff has recommended that the bufferyard requirement be applied only along the eastern boundary. The bufferyard should include a 40 foot wide corridor with an additional 30% of the required base landscaping. This equates to an additional nine (9) trees and thirteen (13) shrubs in along the eastern boundary. The Landscape Plan does include bufferyard plantings; however, some of the plantings should be rearranged to ensure that the correct numbers are along the eastern boundary. Furthermore, Staff has asked about the potential to preserve some of the existing trees along this boundary, which would not only be applicable to the bufferyard plantings, but could also reduce the base landscape requirements as well.

### **Funding Source:**

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

### **Action:**

Motion to recommend approval of the Landscape Plan and Tree Inventory and Preservation Plan contingent upon compliance with staff review comments in ProjectDox.

---

## **Attachments**

[Site Location Map](#)

[Plat](#)

[Tree Inventory with Comments](#)

[Landscape Plan with Comments](#)

---

## **Form Review**

### **Inbox**

Bruce Westby

Form Started By: Chris Anderson

Final Approval Date: 08/12/2021

### **Reviewed By**

Bruce Westby

### **Date**

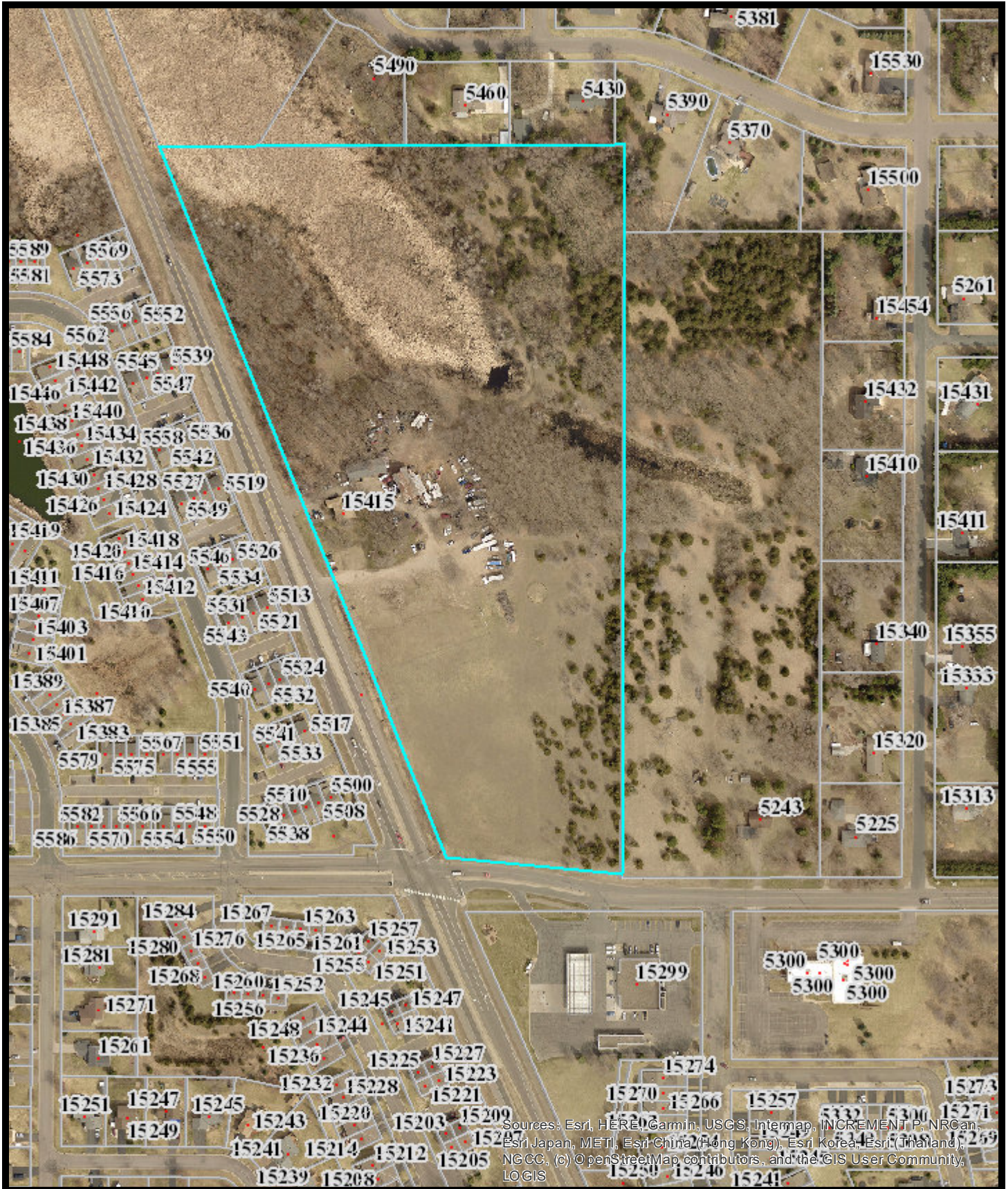
08/12/2021 03:05 PM

Started On: 08/06/2021 11:47 AM

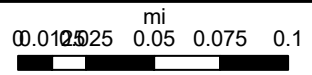
# Site Location Map



St. Francis And Alpine Drive

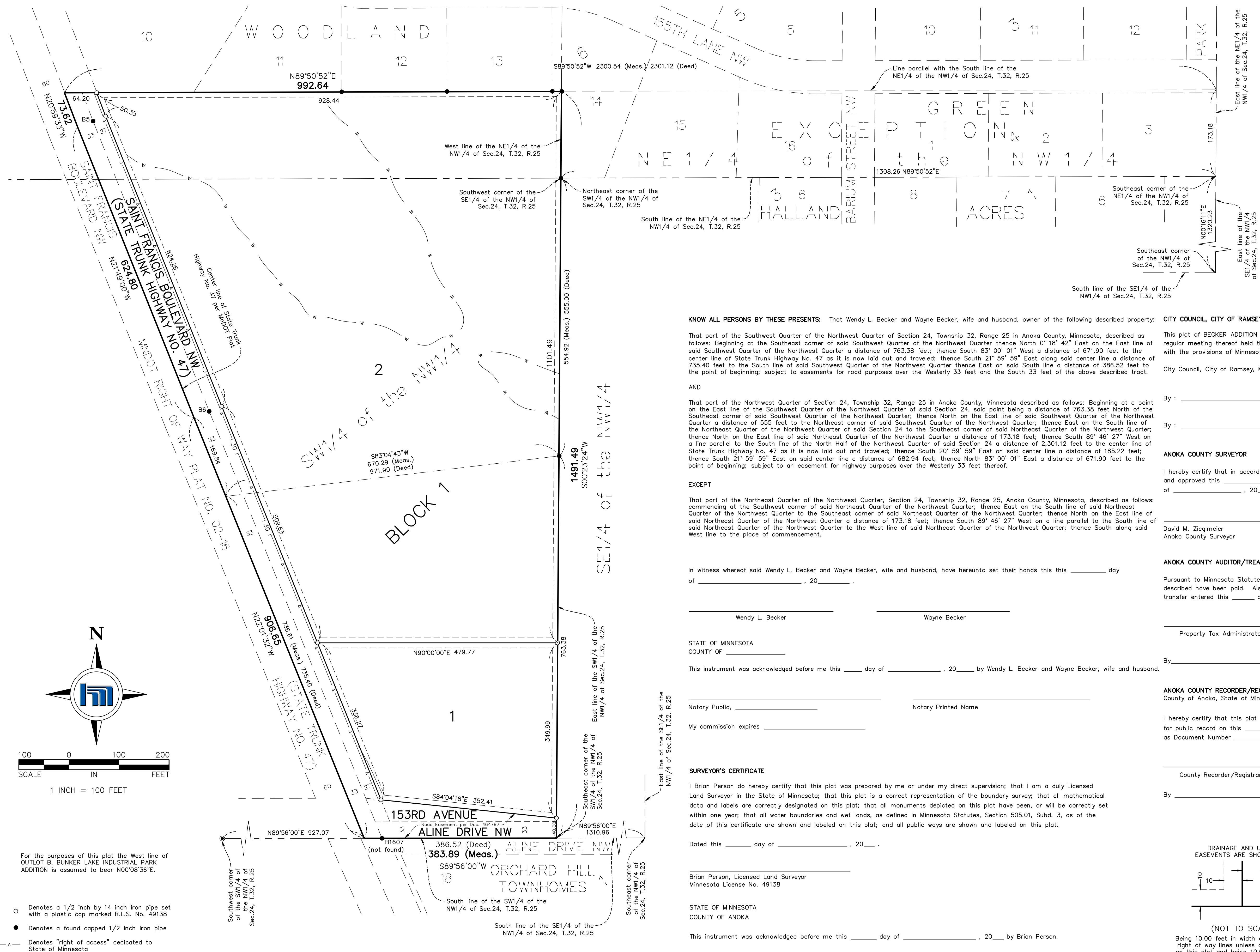


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, LOGIS



# BECKER ADDITION

CITY OF RAMSEY  
COUNTY OF ANOKA  
SEC. 24, T. 32, R. 25



**KNOW ALL PERSONS BY THESE PRESENTS:** That Wendy L. Becker and Wayne Becker, wife and husband, owner of the following described property:

That part of the Southwest Quarter of the Northwest Quarter of Section 24, Township 32, Range 25 in Anoka County, Minnesota, described as follows: Beginning at the Southeast corner of said Southwest Quarter of the Northwest Quarter thence North 0° 18' 42" East on the East line of said Southwest Quarter of the Northwest Quarter a distance of 763.38 feet; thence South 83° 00' 01" West a distance of 671.90 feet to the center line of State Trunk Highway No. 47 as it is now laid out and traveled; thence South 21° 59' 59" East along said center line a distance of 735.40 feet to the South line of said Southwest Quarter of the Northwest Quarter thence East on said South line a distance of 386.52 feet to the point of beginning; subject to easements for road purposes over the Westerly 33 feet and the South 33 feet of the above described tract.

AND

That part of the Northwest Quarter of Section 24, Township 32, Range 25 in Anoka County, Minnesota described as follows: Beginning at a point on the East line of the Southwest Quarter of the Northwest Quarter of said Section 24, said point being a distance of 763.38 feet North of the Southeast corner of said Southwest Quarter of the Northwest Quarter; thence North on the East line of said Southwest Quarter of the Northwest Quarter a distance of 555 feet to the Northeast corner of said Southwest Quarter of the Northwest Quarter; thence East on the South line of the Northeast Quarter of the Northwest Quarter of said Section 24 to the Southeast corner of said Northeast Quarter of the Northwest Quarter; thence North on the East line of said Northeast Quarter of the Northwest Quarter a distance of 173.18 feet; thence South 89° 46' 27" West on a line parallel to the South line of the North Half of the Northwest Quarter of said Section 24 a distance of 2,301.12 feet to the center line of State Trunk Highway No. 47 as it is now laid out and traveled; thence South 20° 59' 59" East on said center line a distance of 185.22 feet; thence South 21° 59' 59" East on said center line a distance of 682.94 feet; thence North 83° 00' 01" East a distance of 671.90 feet to the point of beginning; subject to an easement for highway purposes over the Westerly 33 feet thereof.

EXCEPT

That part of the Northeast Quarter of the Northwest Quarter, Section 24, Township 32, Range 25, Anoka County, Minnesota, described as follows: commencing at the Southwest corner of said Northeast Quarter of the Northwest Quarter; thence East on the South line of said Northeast Quarter of the Northwest Quarter to the Southeast corner of said Northeast Quarter of the Northwest Quarter; thence North on the East line of said Northeast Quarter of the Northwest Quarter a distance of 173.18 feet; thence South 89° 46' 27" West on a line parallel to the South line of said Northeast Quarter of the Northwest Quarter to the West line of said Northeast Quarter of the Northwest Quarter; thence South along said West line to the place of commencement.

In witness whereof said Wendy L. Becker and Wayne Becker, wife and husband, have hereunto set their hands this this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Wendy L. Becker  
\_\_\_\_\_  
Wayne Becker

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Wendy L. Becker and Wayne Becker, wife and husband.

Notary Public, \_\_\_\_\_ Notary Printed Name \_\_\_\_\_

My commission expires \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, Brian Person do hereby certify that this plot was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plot is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plot; that all monuments depicted on this plot 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 plot; and all public ways are shown and labeled on this plot.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Brian Person, Licensed Land Surveyor  
Minnesota License No. 49138

STATE OF MINNESOTA  
COUNTY OF ANOKA

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Brian Person.

Notary Public, Minnesota, \_\_\_\_\_ Notary Printed Name \_\_\_\_\_

My commission expires \_\_\_\_\_

**CITY COUNCIL, CITY OF RAMSEY, MINNESOTA**

This plat of BECKER ADDITION 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

By: \_\_\_\_\_, Mayor

By: \_\_\_\_\_, 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

**ANOKA 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

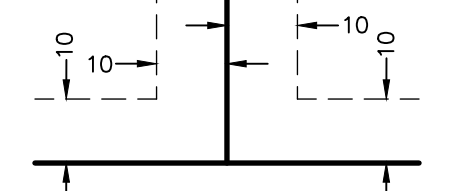
**ANOKA COUNTY RECORDER/REGISTRAR OF TITLES**  
County of Anoka, State of Minnesota

I hereby certify that this plat of BECKER ADDITION 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 \_\_\_\_\_.

\_\_\_\_\_  
County Recorder/Registrar of Titles

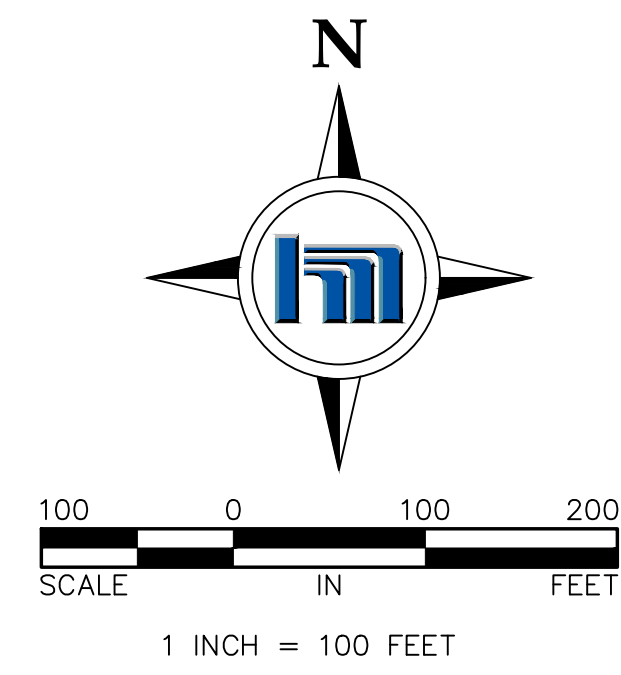
By: \_\_\_\_\_, Deputy

DRAINAGE AND UTILITY  
EASEMENTS ARE SHOWN THUS:



(NOT TO SCALE)

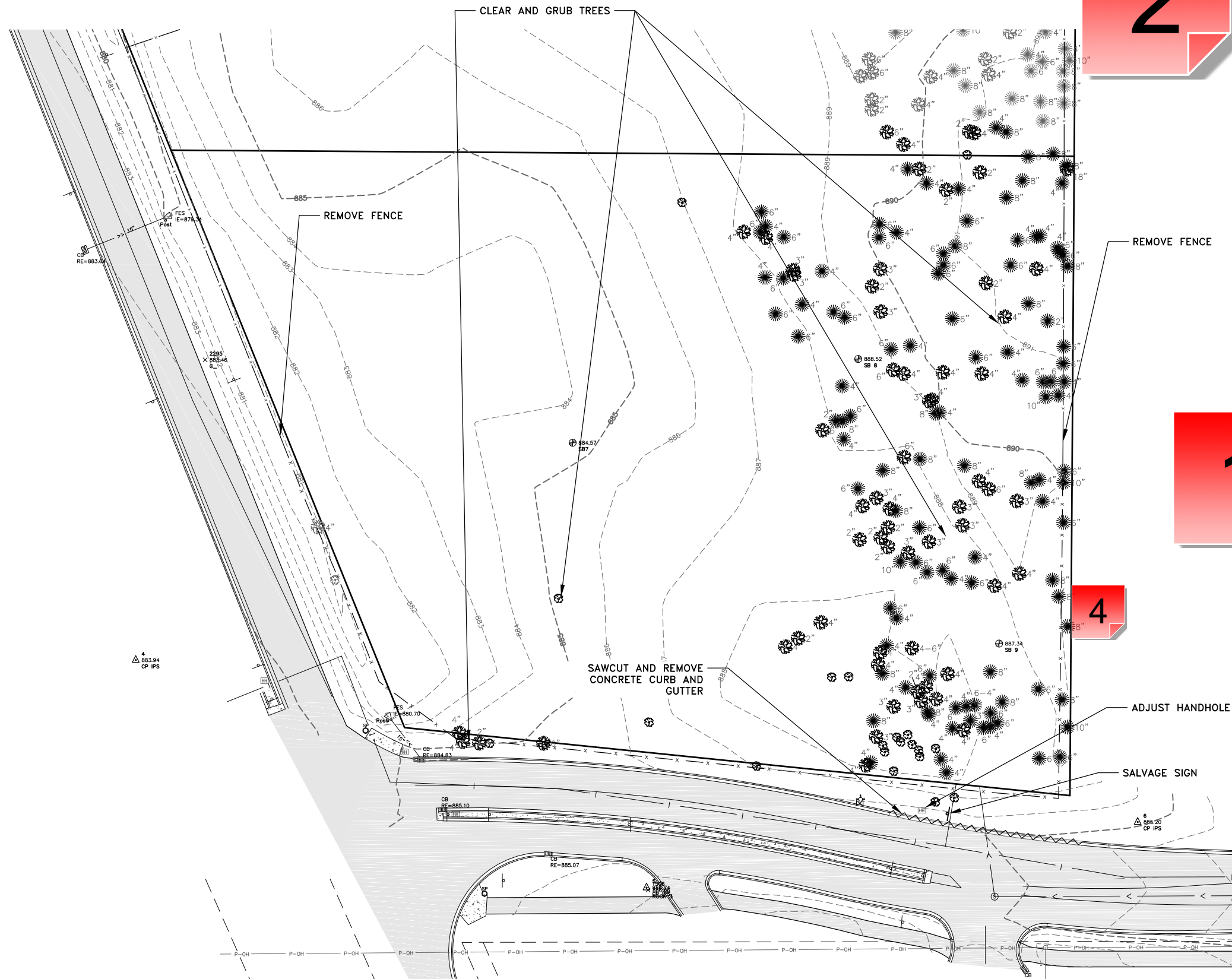
Being 10.00 feet in width and adjoining all right of way lines unless otherwise shown on this plat and being 10.00 feet in width and adjoining all side and rear lot lines unless otherwise shown on this plat.



For the purposes of this plat the West line of OUTLOT B, BUNKER LAKE INDUSTRIAL PARK ADDITION is assumed to bear N00°08'36"E.

- Denotes a 1/2 inch by 14 inch iron pipe set with a plastic cap marked R.L.S. No. 49138
- Denotes a found capped 1/2 inch iron pipe
- △— Denotes "right of access" dedicated to State of Minnesota

Jul 22, 2021 - 4:50pm  
 K:\PRIVATE\4443.06\Engineering\4443.06\_REMOVALS\_AND\_EXISTING\_CONDITIONS.dwg

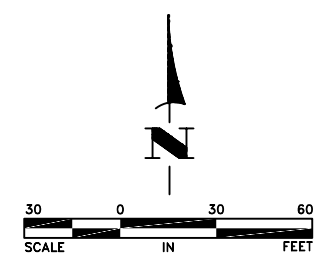


**GENERAL NOTES:**

1. SILT FENCE SHALL BE IN PLACE PRIOR TO THE START OF ANY REMOVAL ACTIVITIES. SEE THE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR SILT FENCE LOCATIONS.
2. CLEARING OF ANY OAK TREES SHALL NOT OCCUR PRIOR TO XXX XXTH. IF OAK TREE CLEARING IS NECESSARY PRIOR TO XXX XXTH, AN OAK WILT MANAGEMENT PLAN MUST BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW TO ENSURE ADEQUATE MEASURES ARE IMPLEMENTED TO PROTECT FROM THE INTRODUCTION OF OAK WILT.
3. CLEAR AND GRUB BRUSH, SHRUBS AND SMALL TREES WITHIN THE CONSTRUCTION LIMITS (NOT SHOWN).

**LEGEND**

- PROPERTY LINE
- - - SECTION LINE
- - - EASEMENT LINE
- - - XXX EXISTING CONTOUR
- G BURIED GAS MAIN
- T-BUR BURIED TELEPHONE LINE
- U-OH OVERHEAD UTILITY LINE
- P-BUR BURIED ELECTRIC LINE
- > EXISTING SANITARY SEWER
- W EXISTING WATERMAIN/WATER SERVICE
- >> EXISTING STORM SEWER
- SF SF SF EXISTING SILT FENCE
- X — X — X EXISTING CONCRETE CURB AND GUTTER
- - - X - - - X - - - X REMOVE FENCE
- X — X — X SAWCUT AND REMOVE CONCRETE CURB AND GUTTER
- ⊙ EXISTING SANITARY MANHOLE
- ⊕ EXISTING CATCH BASIN
- △ EXISTING APRON
- ⊕ HYDRANT
- ⊕ EXISTING WATERMAIN VALVE
- ⊕ SIGN
- ⊕ EXISTING DECIDUOUS TREET
- ⊕ EXISTING SHRUB
- ⊕ EXISTING CONIFEROUS TREE
- SB-X ⊕ SOIL BORING LOCATION
- ⊕ DETAIL NUMBER
- ⊕ SHEET NUMBER
- ⊕ REMOVE DECIDUOUS TREET
- ⊕ REMOVE SHRUB
- ⊕ REMOVE CONIFEROUS TREE



DATE	REVISION

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

*Shane Nelson*  
 SHANE M. NELSON, P.E., P.E.  
 Date 7/20/21 Lic. No. 43381

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



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

**G-WILLS LIQUORS STORE**  
 RAMSEY, MN

**EXISTING CONDITIONS, TREE INVENTORY,  
 AND REMOVALS PLAN**  
 RAMSEY, MINNESOTA

SHEET  
 C6  
 OF  
 C12  
 SHEETS

### 1 - Inventory Data

Created by: Chris Anderson  
On: 08/02/2021 04:04 PM

Need to include a table that identifies, at a minimum, species, DBH, status (preserve or remove), and if it is to be removed, a brief description of why (e.g. building pad, mass grading, stormwater pond, etc.).

Table should also include a total tabulation of all significant tree DBH inches, total DBH inches to be removed, and total DBH inches to be saved.

Note that any oak or evergreen tree with DBH of 4+ inches and all other trees with DBH of 8+ inches must be included on the Tree Inventory.

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

### 2 - Clearing Within Oaks

Created by: Chris Anderson  
On: 08/05/2021 03:23 PM

Any clearing activities involving oak trees shall not be conducted between April 15 and July 15 to avoid the typical high risk oak wilt season.

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

### 3 - Tree Preservation Requirements

Created by: Chris Anderson  
On: 08/05/2021 03:25 PM

If more than 70% of the significant tree DBH inches are removed, reforestation is required. For every 1 inch over the removal threshold, 1.25 inches shall be installed. This shall be shown in a separate Planting Schedule table on the Landscape Plan.

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

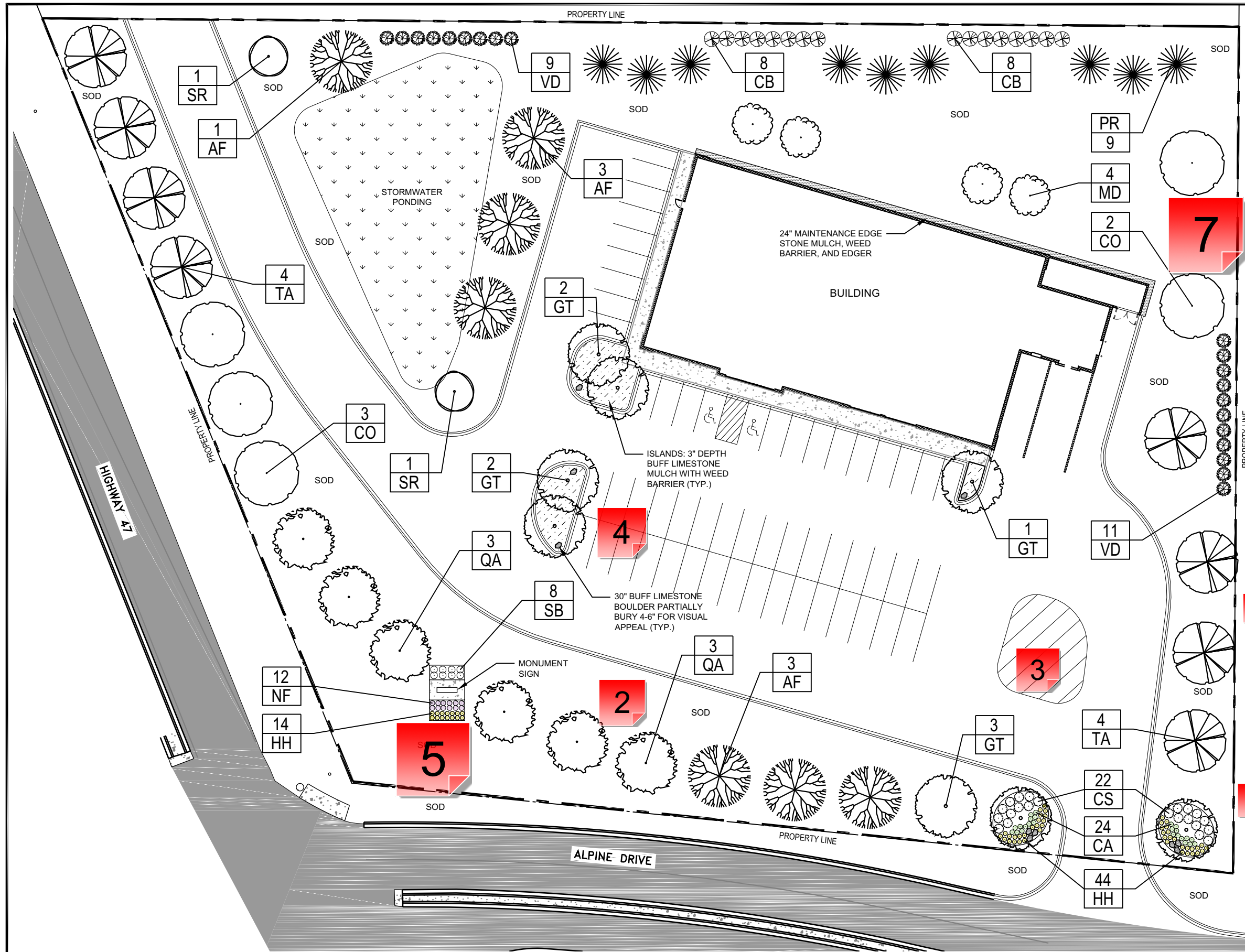
### 4 - Tree Preservation

Created by: Chris Anderson  
On: 08/09/2021 03:40 PM

Isn't there the ability to preserve some of the existing trees along the eastern boundary? They could count toward the bufferyard plantings and base landscape planting requirements.

Examine proposed grading to see if it could be adjusted somewhat to protect some of these existing trees.

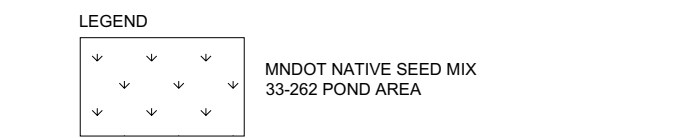
----- 0 Replies -----



### PLANT SCHEDULE

QTY	CODE	SCIENTIFIC NAME/COMMON NAME	SIZE	ROOT	REMARKS
<b>OVERSTORY TREES</b>					
7	AF	<i>Acer x freemanii</i> 'Jeffersred' Autumn Blaze maple	2.5" cal.	BB	space 30'-35' o.c. straight trunk, single leader
5	CO	<i>Celtis occidentalis</i> Hackberry	2.5" cal.	BB	space 30'-35' o.c. straight trunk, single leader
8	GT	<i>Gleditsia triacanthos inermis</i> 'Impcole' Imperial honeylocust	2.5" cal.	BB	see plan for spacing straight trunk, single leader
8	TA	<i>Tilia americana</i> 'McKSentry' American Sentry linden	2.5" cal.	BB	space 30'-35' o.c. straight trunk, single leader
6	QA	<i>Quercus alba</i> White oak	2.5" cal.	BB	space 30' o.c. straight trunk, single leader
<b>ORNAMENTAL TREES</b>					
4	MD	<i>Malus 'Donald Wyman'</i> Donald Wyman crabapple	2" cal.	BB	space 20' o.c. straight trunk, single leader
2	SR	<i>Syringa reticulata</i> Japanese tree lilac	2" cal.	BB	space 20' o.c. straight trunk, single leader
<b>EVERGREEN TREES</b>					
9	PR	<i>Pinus resinosa</i> Red pine	6' ht.	BB	space 18' o.c. straight trunk, single leader
<b>SHRUBS (24" MIN. SHRUB SIZE AT TIME OF INSTALLATION)</b>					
22	CS	<i>Cornus sericea</i> 'Balladine' Firedance redbud	#5	cont.	space 4' o.c.
16	CB	<i>Cornus sericea</i> 'Bailey' Redtwig dogwood	#5	cont.	space 6' o.c.
8	SB	<i>Spiraea betulifolia</i> 'Tor' Tor spirea	#5	cont.	space 3.5' o.c.
20	VD	<i>Viburnum dentatum</i> 'Christom' Blue Muffin viburnum	#5	cont.	space 6' o.c.
<b>PERENNIALS</b>					
24	CA	<i>Calamagrostis acutiflora</i> 'Karl Foerster' Karl Foerster feather reed grass	#1	cont.	space 2' o.c.
12	NF	<i>Nepeta fassenii</i> 'Walker's Low' Walker's Low catmint	#1	cont.	space 2.5' o.c.
58	HH	<i>Heemerocallis</i> 'Happy Returns' Happy Returns daylily	#1	cont.	space 2' o.c.

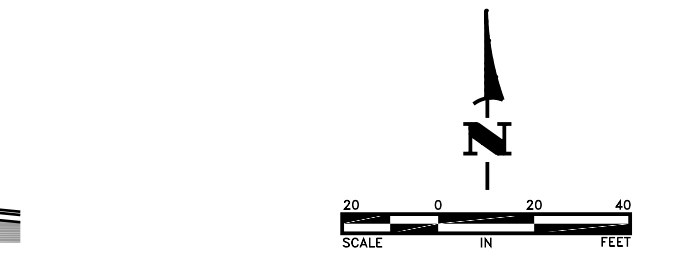
NOTES:  
 1. SEE SHEET L2 & L3 FOR PLANTING DETAILS & LANDSCAPE NOTES.  
 2. ALL LANDSCAPE AREAS TO RECEIVE 4" OF TOPSOIL.  
 3. RESTORE ALL DISTURBED AREAS WITH SOD UNLESS OTHERWISE NOTED. EXTEND SOD TO BACK OF CURB ON ALPINE DRIVE AND TO PROPERTY LINE ON ALL OTHER SIDES.



### LANDSCAPE REQUIREMENTS

**6 DETERMINING NUMBER OF PLANTS**  
 LOT PERIMETER: 1491 LF/50 LF = 30 TREES  
 BUILDING FOOTPRINT: 13,125 SF/1,000 SF = 13 TREES  
 B-1 BUSINESS DISTRICT

PLANTS BASED ON 1491 LF LOT PERIMETER	REQUIRED	ON THIS PLAN
DECIDUOUS/CONIFEROUS TREES PER 50 LF	30	49
SHRUBS PER 30 LF	50	66
<b>TREE DISTRIBUTION</b>		
OVERSTORY TREES ≥ 25%	≥ 8	35
CONIFER TREES ≥ 25%	≥ 8	9
ORNAMENTAL TREES ≤ 25%	≤ 8	6
<b>OVERSTORY TREES ADJACENT TO PUBLIC R.O.W.</b>		
PUBLIC R.O.W. 645LF/ 35 LF	19	19
<b>PARKING LOT LANDSCAPING - 55 STALLS</b>		
1 TREE PER 10 STALLS	6	5
<b>1 BUFFERYARDS FOR ADJACENT R-2 RESIDENTIAL</b>		
ADDITIONAL PLANTS FOR 2 SIDES (20% OF REQUIRED SITE LANDSCAPING PER SIDE = 16 EACH)	32	32



DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota. Name: Carmen Simonet  
 Signature: *Carmen Simonet*  
 License # 24236 Date 07.22.2021

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

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

**G-WILLS LIQUORS STORES**  
 RAMSEY, MN

**LANDSCAPE PLAN**

CITY OF RAMSEY, MINNESOTA

SHEET **L1** OF **L2** SHEETS

## 1 - Bufferyard

Created by: Chris Anderson  
On: 08/02/2021 04:18 PM

Only will be applied to the eastern boundary, which adjacent current use is R-1. So 25% additional plantings would be required. This equals 13 shrubs and 9 trees that should be focused along the eastern boundary. Overall, this means the total number of plantings could be reduced to 45 trees and 63 shrubs. This calculation does not account for any potential required reforestation plantings.

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

## 2 - Road Frontage Plantings

Created by: Chris Anderson  
On: 08/02/2021 04:21 PM

If desired, these plantings can be grouped and/or staggered to allow more creativity. Also, when the driveway width is eliminated from the frontage calculation, the number of required frontage trees drops to 18.

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

## 3 - Line Type?

Created by: Chris Anderson  
On: 08/02/2021 04:28 PM

What is this representing? Is this an actual island or just to be striped?

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

## 4 - Parking Lot Island Mulch

Created by: Chris Anderson  
On: 08/05/2021 03:15 PM

Landscape rock shall not be used as mulch in parking lot islands. Update plans to something such as wood chip mulch, which helps moderate soil temps and retain moisture better than rock.

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

## 5 - Monument Sign

Created by: Chris Anderson  
On: 08/05/2021 03:20 PM

Not reviewed as part of Landscape Plan. Separate Sign Permit required. Height cannot exceed 25 feet, sign area cannot exceed 100 square feet.

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

**6 - Lot Perimeter**

Created by: Chris Anderson  
On: 08/05/2021 04:12 PM

Per Plat, perimeter appears to be approximately 1,520 feet. This would require 30 trees and 51 shrubs.

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

**7 - Bufferyard Plantings**

Created by: Chris Anderson  
On: 08/09/2021 03:37 PM

Need to rearrange some of the plantings to ensure that at least 13 shrubs and 9 trees are positioned along the eastern boundary for bufferyard purposes.

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

**Meeting Date:** 08/16/2021

**By:** Chris Anderson, Community  
Development

---

### **Information**

**Title:**

Consider Natural Resources Aspects of North Brook Meadows Preliminary Plat (Project No. 20-105)

**Purpose/Background:**

The City has received an application from Platinum Land (the "Applicant") for Preliminary Plat review of North Brook Meadow, located at the southwestern corner of Nowthen Boulevard and 175th Avenue (the "Subject Property").

**Observations/Alternatives:**

**General Project Overview**

The Applicant is proposing a seventy-seven (77) lot, single family home residential subdivision. The Subject Property is zoned R-1 Residential (MUSA) - 80 and is approximately thirty-five and a half (35.5) acres in size. The proposed net density is approximately 2.2 units per acre (maximum allowed is 3 units per acre). The units would be connected to city services (sanitary sewer, water, and storm sewer).

**Natural Resources Inventory**

The City's Natural Resources Inventory (NRI) identifies a Moderate Quality mixed emergent marsh (wetland) in the northwest corner of the Subject Property. The remainder of the Subject Property is categorized as planted or cultivated vegetation in the Minnesota Land Cover Classification System (MLCCS). It does not appear that any impacts are proposed to the wetland area.

**Wetlands and Floodplain**

There is wetland located in the northwest corner of the Subject Property. It does appear that the required sixteen and a half foot(16.5') setback has been included on the plan set. It does not appear that any impacts are proposed to the wetland.

A portion of the northwest corner of the Subject Property also has floodplain. Per the FEMA floodplain maps, this is categorized as General Floodplain District, meaning that there has been no detailed study to determine the Base Flood Elevation (BFE) or floodway and flood fringe. However, the City's Surface Water Management Plan does include data on estimated 100 year peak elevations based on modeling. It appears that the best available data currently shows the estimated BFE as 885 feet. Floodplain boundaries need to be added to the plan sheets to determine if there are any potential impacts.

**Tree Inventory and Preservation Plan**

A tree inventory was completed. Staff is requesting additional information such as total number of significant tree Diameter at Breast Height (DBH) inches, number of inches preserved, number of inches removed, and for any removals, a brief description of why (e.g. mass grading, stormwater pond, etc.). This information is necessary to verify whether the project is meeting the tree preservation requirements outlined in City Code (preserving at least 40% of the significant tree DBH inches on site, or reforestation of 1.25 inches for every 1 inch over the threshold).

Trees in the southwest and southeast corners are proposed to be preserved. The trees in the southwest corner would provide decent screening of the new lots for the adjacent, existing residential homes. The trees in the southeast corner will help buffer noise from vehicular traffic on Nowthen Boulevard.

**Landscape Plan**

The plans indicate at least two (2) trees per lot being planted, with additional plantings for the lots backing up to Nowthen Boulevard and screening plantings for many of the lots that back up to adjacent, existing single family lots. All species are acceptable and all sizes meet/exceed what City Code requires.

Staff has requested that the plan be updated to show each lot receiving two front yard trees, with the preference for at least one per lot to be installed in the boulevard area. Additionally, there is a gas line easement that bisects the Subject Property and Staff has noted that it would be appropriate to verify with the easement holder (appears to be Northern Natural Gas Company) whether there is any concern with trees being installed within this easement.

**Funding Source:**

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

**Action:**

Motion to recommend approval of the Landscape and Tree Preservation Plans, contingent upon compliance with staff review comments in ProjectDox.

---

**Attachments**

Site Location Map

Site Plan

Tree Preservation Plan

Landscape Plan

---

**Form Review**

**Inbox**

Bruce Westby

Form Started By: Chris Anderson

Final Approval Date: 08/12/2021

**Reviewed By**

Bruce Westby

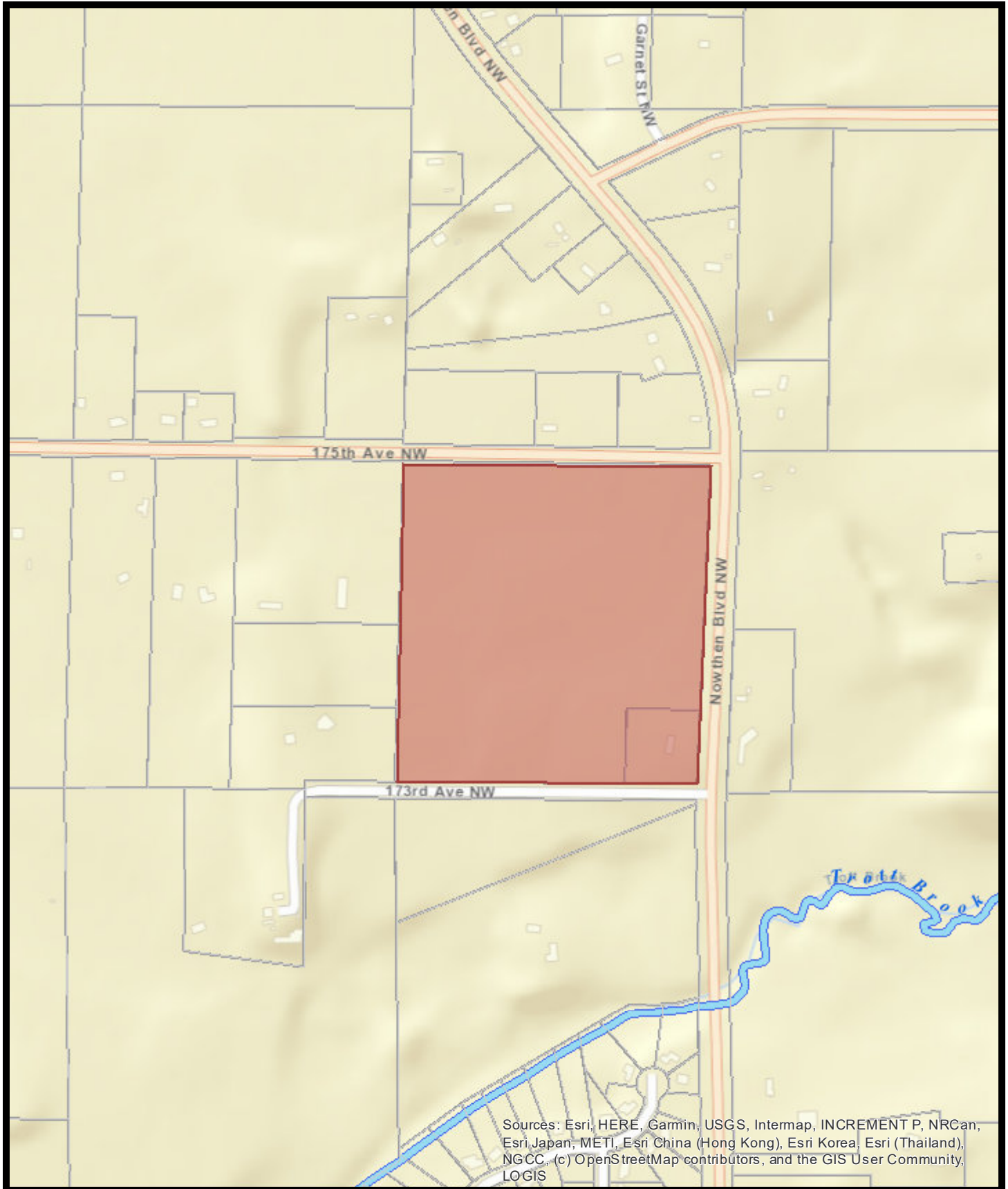
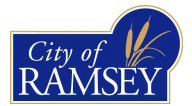
**Date**

08/12/2021 03:05 PM

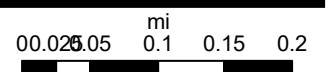
Started On: 08/06/2021 11:52 AM

PID  
03-32-25-34-0001 &  
03-32-25-34-0002

# Variance Location Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, LOGIS



LAVERN  
ESTATES  
BLOCK 1

HUNT ADDITION  
BLOCK 1



**GENERAL NOTES**

- FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM AT 612.252.9070.
- OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN, OR USE OF, PUBLIC RIGHT-OF-WAY.
- THE DIGITAL FILE, WHICH CAN BE OBTAINED FROM THE ENGINEER, SHALL BE USED FOR STAKING. DISCREPANCIES BETWEEN THE DRAWINGS AND THE DIGITAL FILE SHALL BE REPORTED TO THE ENGINEER. THE BUILDING FOOTPRINT, AS SHOWN ON THESE DRAWINGS, AND THE DIGITAL FILE, SHALL BE COMPARED TO THE STRUCTURAL DRAWINGS PRIOR TO STAKING.
- DIMENSIONS SHOWN ARE TO BACK OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.

**SITE PLAN NOTES**

**ZONING AND SETBACK SUMMARY**

THE PROPERTY IS ZONED R-1 MUSA  
 BUILDING SETBACK INFORMATION IS AS FOLLOWS:  
 FRONT YARD = 30 FT.  
 FRONT YARD FROM NOWTHEN BOULEVARD = 60 FT. FROM R.O.W. PLUS NORMAL SETBACK  
 REAR = 30 FT.  
 SIDE INTERIOR = 10 FT. LIVING SIDE. 6 FT. GARAGE SIDE.  
 SIDE STREET = 30 FT.  
 DRIVEWAY SETBACK = 5 FT. FROM LOT LINE  
 WETLAND SETBACK = 16.5 FT.  
 LOT COVERAGE INFORMATION IS AS FOLLOWS:  
 LOT AREA MINIMUM = 10,890 S.F. = 0.25 ACRE  
 LOT WIDTH MINIMUM = 80 FT. (90 FT. CORNER)  
 LOT DEPTH MINIMUM = 100 FT.

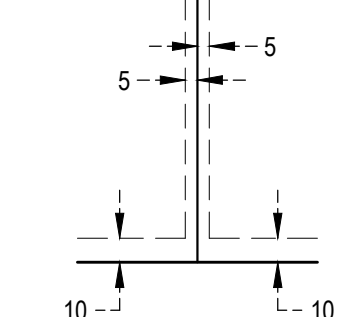
**AREA SUMMARY**

TOTAL SITE AREA: 1,787,850.0 SQ. FT. = 41.04 AC.  
 EXISTING RIGHT OF WAY AREA: 241,164.39 SQ. FT. = 5.54 AC.  
 WETLAND AREA: 42,235 SQ. FT. = 0.97 AC.  
 NET AREA: 1,504,450.61 SQ. FT. = 34.54 AC.  
 TOTAL SINGLE FAMILY LOTS = 77

**IMPERVIOUS AREA SUMMARY**

EXISTING:				
PERVIOUS	1,541,092	S.F.	35.38	AC. 99.7%
IMPERVIOUS	5,293	S.F.	0.12	AC. 0.3%
TOTAL	1,546,385	S.F.	35.5	AC. 100.0%
PROPOSED:				
PERVIOUS	1,079,534	S.F.	24.78	AC. 69.8%
IMPERVIOUS	466,851	S.F.	10.72	AC. 30.2%
TOTAL	1,546,385	S.F.	35.5	AC. 100.0%

DRAINAGE AND UTILITY EASEMENTS  
ARE SHOWN THUS:  
(NOT TO SCALE)

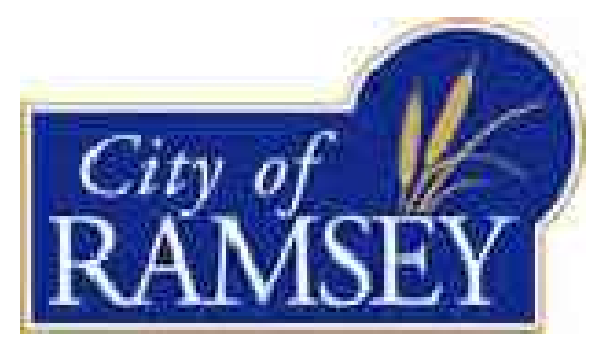


BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES,  
UNLESS OTHERWISE SHOWN AND 10 FEET IN WIDTH AND  
ADJOINING REAR LOT LINES UNLESS OTHERWISE SHOWN  
AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES  
UNLESS OTHERWISE SHOWN

**DEVELOPER**

PLATINUM LAND MN, LLC  
 5191 159TH AVE NW  
 ANDOVER, MN 55304  
 TEL 763-301-4550

**MUNICIPALITY**



**PROJECT**

**NORTH BROOK  
MEADOWS**  
 RAMSEY, MINNESOTA

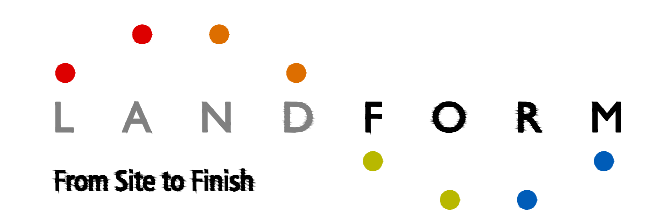
**ISSUE / REVISION HISTORY**

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

**CERTIFICATION**

I hereby certify that this plan was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer or Professional Land Surveyor in the State of MINNESOTA.  
 Randal Woodford  
 License No: 195  
 Signature shown is a digital representation of the original signed copy of this plan on file at Landform Professional Services, Inc. A hard copy of this plan is available upon request.

**PRELIMINARY PLAT**  
07/16/2021



105 South Fifth Avenue Tel: 612-252-9070  
 Suite 513 Fax: 612-252-9077  
 Minneapolis, MN 55401 Web: landform.net

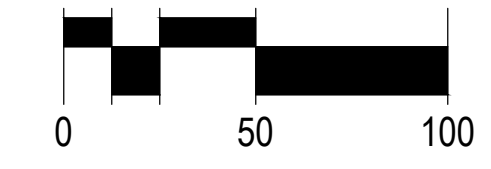
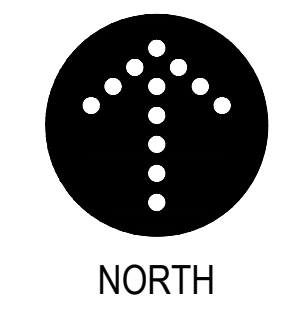
FILE NAME C201PLM001.dwg  
 PROJECT NO. PLM20001

**SITE PLAN**

**C2.1**



Know what's Below.  
Call before you dig.



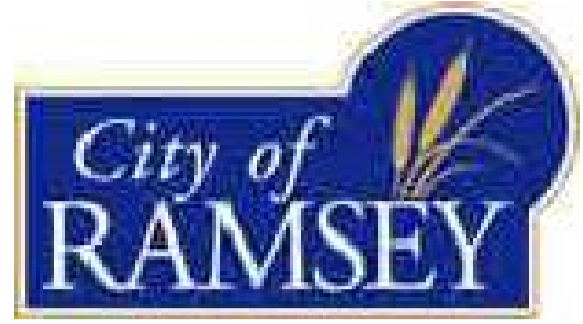


## 1 - Floodplain

Created by: Chris Anderson  
On: 08/05/2021 12:48 PM

Floodplain boundary should be shown on this and subsequent plan sheets.

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



**NORTH BROOK MEADOWS**  
RAMSEY, MINNESOTA

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

Tree #	Species	DBH	Condition	Stems	Inches Removed
1	Ash, green	10.0	Good	1	10.0
2	Ash, green	16.0	Good	1	16.0
3	Spruce, blue	10.0	Fair	1	10.0
4	Spruce, blue	11.0	Fair	1	11.0
5	Spruce, white	6.5	Fair	1	6.5
6	Spruce, blue	10.0	Fair	1	10.0
7	Spruce, blue	11.0	Good	1	11.0
8	Spruce, blue	14.0	Good	1	14.0
9	Spruce, blue	11.0	Fair	1	11.0
10	Spruce, white	5.5	Fair	1	5.5
11	Ash, green	13.5	Good	1	13.5
12	Ash, green	8.5	Good	1	8.5
13	Spruce, blue	13.0	Fair	1	13.0
14	Spruce, blue	15.0	Poor	1	15.0
15	Maple, silver	19.5	Good	1	19.5
16	Spruce, Norway	12.0	Good	1	12.0
17	Linden	15.5	Good	1	15.5
18	Spruce, blue	11.0	Fair	1	11.0
19	Spruce, Norway	15.0	Good	1	15.0
20	Spruce, Norway	14.0	Good	1	14.0
21	Spruce, blue	13.0	Fair	1	13.0
22	Spruce, Norway	14.0	Good	1	14.0
23	Spruce, Norway	10.5	Good	1	10.5
24	Spruce, blue	14.0	Fair	1	14.0
25	Spruce, white	8.0	Very Poor	1	8.0
26	Spruce, white	12.0	Poor	1	12.0
27	Ash, green	12.0	Good	1	12.0
28	Ash, green	11.5	Good	1	11.5
29	Spruce, blue	17.0	Fair	1	17.0
30	Ash, green	10.5	Good	1	10.5
31	Spruce, blue	19.0	Fair	1	19.0
32	Spruce, blue	19.0	Fair	1	19.0
33	Spruce, white	10.0	Fair	1	10.0
34	Spruce, blue	14.0	Fair	1	14.0
35	Spruce, blue	16.0	Fair	1	16.0
36	Spruce, blue	18.0	Fair	1	18.0
37	Spruce, white	10.0	Fair	1	10.0
38	Spruce, blue	14.0	Fair	1	14.0
39	Pine, red	14.0	Fair	1	14.0
40	Pine, red	10.0	Fair	1	10.0
41	Pine, red	13.5	Good	1	13.5
42	Pine, red	12.5	Fair	1	12.5
43	Pine, red	13.0	Fair	1	13.0
44	Spruce, white	14.0	Fair	1	14.0
45	Spruce, blue	12.0	Fair	1	12.0
46	Pine, red	11.0	Fair	1	11.0
47	Pine, red	11.0	Good	1	11.0
48	Spruce, blue	12.0	Fair	1	12.0
49	Pine, red	13.0	Good	1	13.0
50	Spruce, blue	10.0	Fair	1	10.0

51	Spruce, blue	5.5	Fair	1	5.5
52	Spruce, white	12.5	Fair	1	12.5
53	Pine, red	13.5	Good	1	13.5
54	Pine, red	13.0	Fair	1	13.0
55	Pine, red	7.5	Good	1	7.5
56	Pine, red	11.0	Good	1	11.0
57	Ash, green	18.0	Good	1	18.0
58	Fir, balsam	12.0	Good	1	12.0
59	Pine, red	14.0	Good	1	14.0
60	PISC	12.0	Good	1	12.0
61	Spruce, white	4.5	Good	1	4.5
62	Spruce, white	18.0	Good	1	18.0
63	Pine, white	14.0	Good	1	14.0
64	Pine, red	10.5	Good	1	10.5
65	Pine, red	15.0	Good	1	15.0
66	Pine, red	11.0	Good	1	11.0
67	Pine, red	13.0	Good	1	13.0
68	Pine, red	13.0	Good	1	13.0
69	Spruce, white	9.5	Good	1	9.5
70	Ash, green	9.0	Good	1	9.0
71	Pine, red	13.0	Good	1	13.0
72	Pine, red	11.5	Good	1	11.5
73	Pine, red	12.5	Good	1	12.5
74	Pine, red	10.0	Good	1	10.0
75	Pine, red	14.0	Good	1	14.0
76	Pine, red	13.0	Good	1	13.0
77	Pine, red	10.0	Good	1	10.0
78	Pine, red	8.0	Good	1	8.0
79	Pine, red	12.0	Good	1	12.0
80	Pine, red	9.0	Good	1	9.0
81	Pine, red	10.0	Fair	1	10.0
82	Pine, red	20.0	Fair	3	20.0
83	Pine, red	9.0	Good	1	9.0
84	Pine, red	11.0	Fair	1	11.0
85	Ash, green	8.5	Good	1	8.5
86	Pine, red	7.5	Good	1	7.5
87	Pine, red	10.0	Good	1	10.0
88	Pine, red	12.0	Good	1	12.0
89	Pine, red	9.0	Good	1	9.0
90	Maple, silver	41.0	Good	1	41.0
91	Fir, balsam	9.0	Good	1	9.0
92	Spruce, Norway	6.0	Good	1	6.0
93	Ash, green	13.5	Good	1	13.5
94	Spruce, blue	14.5	Fair	1	14.5
95	Fir, balsam	11.5	Fair	1	11.5
96	Boxelder	16.0	Good	2	16.0
97	Pine, red	12.0	Good	1	12.0
98	Pine, red	12.0	Good	1	12.0
99	Pine, red	12.5	Good	1	12.5
100	Pine, red	21.5	Fair	2	21.5



101	Pine, red	14.0	Good	1	14.0
102	Pine, red	14.0	Good	1	14.0
103	Pine, red	13.5	Good	1	13.5
104	Pine, red	14.5	Good	1	14.5
105	Pine, red	13.0	Good	1	13.0
106	Boxelder	8.5	Fair	1	8.5
107	Pine, red	13.0	Good	1	13.0
108	Oak, northern pin	25.0	Fair	1	
109	Oak, bur	12.0	Good	1	
110	Oak, bur	10.0	Good	1	
111	Oak, bur	7.5	Good	1	
112	Boxelder	8.0	Fair	1	
113	Boxelder	10.0	Fair	1	
114	Oak, bur	37.0	Good	1	
115	Boxelder	9.0	Good	1	9.0
116	Oak, bur	41.0	Good	1	
117	Oak, northern pin	7.0	Fair	1	
118	Oak, bur	9.5	Fair	1	
119	Boxelder	12.0	Fair	1	12.0
120	Boxelder	11.5	Fair	1	
121	Boxelder	10.0	Fair	1	
122	Boxelder	11.0	Good	1	
123	Boxelder	9.0	Fair	1	9.0
124	Boxelder	10.0	Fair	1	10.0
125	Elm, American	13.0	Good	1	13.0
126	Boxelder	32.0	Fair	3	32.0
127	Elm, American	12.5	Good	1	12.5
128	Boxelder	11.0	Good	1	11.0
129	Oak, bur	8.0	Fair	1	8.0
130	Boxelder	11.0	Good	1	11.0
131	Boxelder	9.0	Good	1	
132	Oak, northern pin	9.0	Very Poor	1	
133	Oak, northern pin	29.0	Poor	1	
134	Oak, northern pin	13.5	Fair	1	
135	Boxelder	13.0	Fair	1	13.0
136	Boxelder	16.0	Fair	1	16.0
137	Oak, bur	9.5	Fair	1	9.5
138	Oak, northern pin	30.0	Very Poor	1	30.0
139	Oak, bur	12.5	Fair	1	12.5
140	Oak, northern pin	10.5	Fair	1	
141	Oak, northern pin	17.0	Fair	1	
142	Oak, northern pin	16.5	Fair	1	16.5
143	Oak, bur	27.0	Fair	1	27.0
144	Oak, northern pin	35.0	Fair	2	
145	Oak, northern pin	37.0	Fair	1	
146	Oak, northern pin	39.0	Fair	1	
147	Oak, northern pin	14.0	Fair	1	
148	Oak, northern pin	15.0	Good	1	
149	Oak, northern pin	40.0	Poor	1	40.0
150	Hackberry	8.0	Good	1	8.0
151	Hackberry	13.5	Good	1	
152	Elm, American	10.0	Good	1	10.0
153	Elm, American	11.0	Dead	1	11.0
154	Boxelder	56.0	Very Poor	3	
155	Hackberry	14.5	Good	1	
156	Boxelder	9.5	Poor	1	
157	Aspen	12.0	Good	1	12.0
158	Aspen	8.5	Good	1	8.5

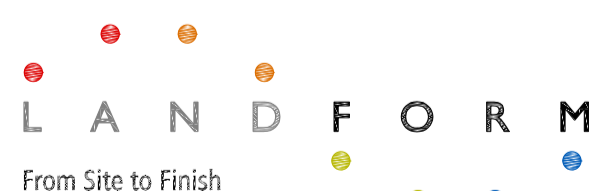


I hereby certify that this plan was prepared by me or under my direct supervision, and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Signature: Joshua M. Popoff  
License No: 448  
Signature shown is a digital representation of the original signed copy of this plan on file at Landform Professional Services, Inc. A hard copy of this plan is available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

**PRELIMINARY PLAT**  
07/16/2021



105 South Fifth Avenue Suite 513 Minneapolis, MN 55401  
Tel: 612-252-9070 Fax: 612-252-9077 Web: landform.net

FILE NAME: L101PLM001.dwg  
PROJECT NO.: PLM20001



**1 - Summary Tally**

Created by: Chris Anderson  
On: 08/05/2021 12:55 PM

Please provide a summary tally of total significant DBH inches on site, # of inches proposed to be removed, # of inches proposed to be saved, and # of inches exempt from calculation (e.g. invasive species, removed for stormwater ponds, etc.).

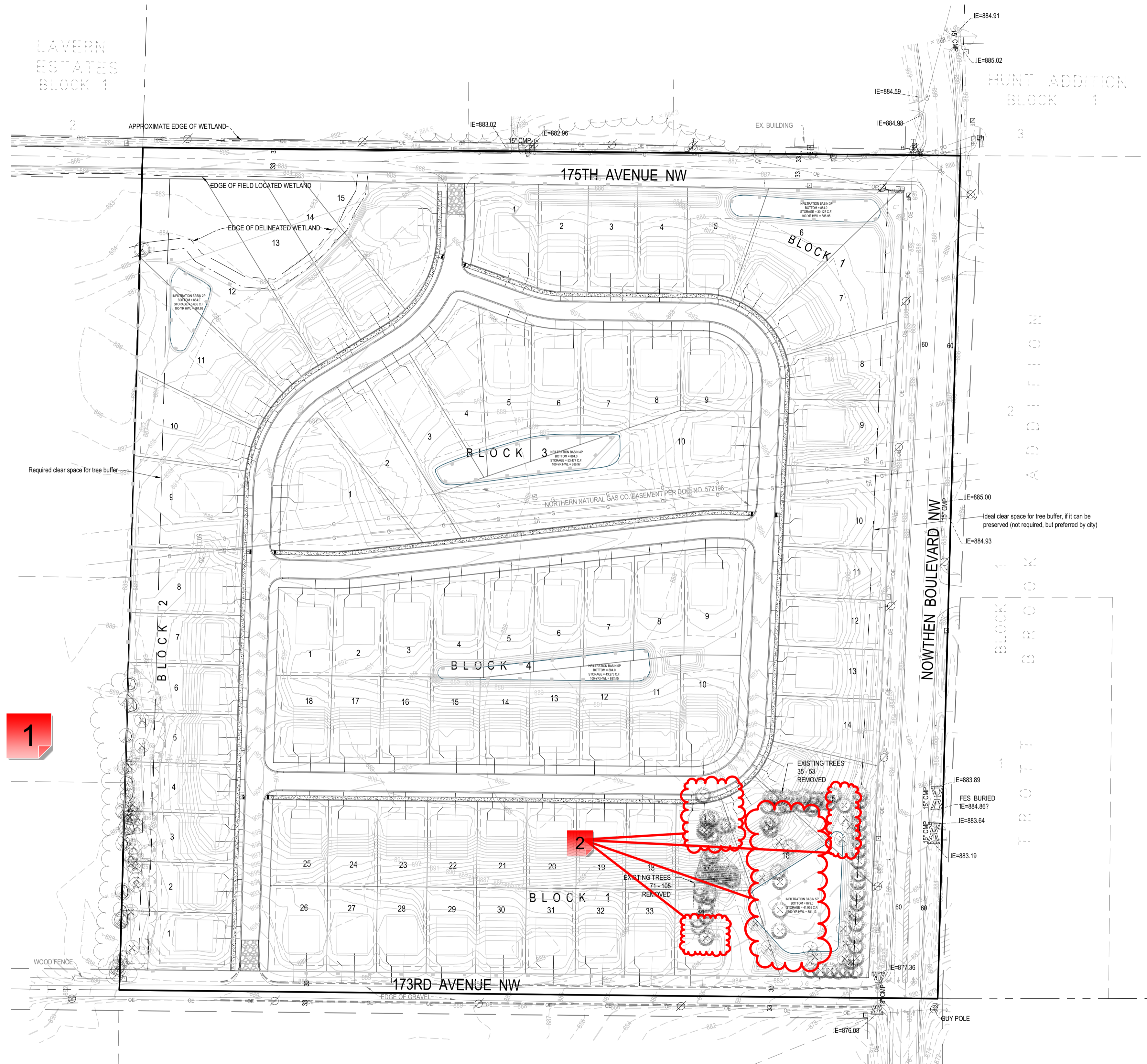
----- 0 Replies -----

**2 - Column Headers**

Created by: Chris Anderson  
On: 08/11/2021 10:04 AM

Please include column headers.

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



**TREE PRESERVATION NOTES**

1. Total Significant Trees Inventoried: 158  
 Total Significant Trees Removed: 130  
 Total Significant Trees Preserved: 28  
 Total Caliper Inches Removed: 1,679  
 Caliper inches exempt for ponding: 202  
 See Sheet L201 for Tree Replacement Requirements and Calculations

**LEGEND**

✕ Tree Removal  
 — Silt Fence

**TREE PRESERVATION LIST**

See sheet L1.2 for tree preservation table.

**DEVELOPER**  
**PLATINUM LAND MN, LLC**  
 5191 159TH AVE NW  
 ANDOVER, MN 55304  
 TEL 763-301-4550

**MUNICIPALITY**

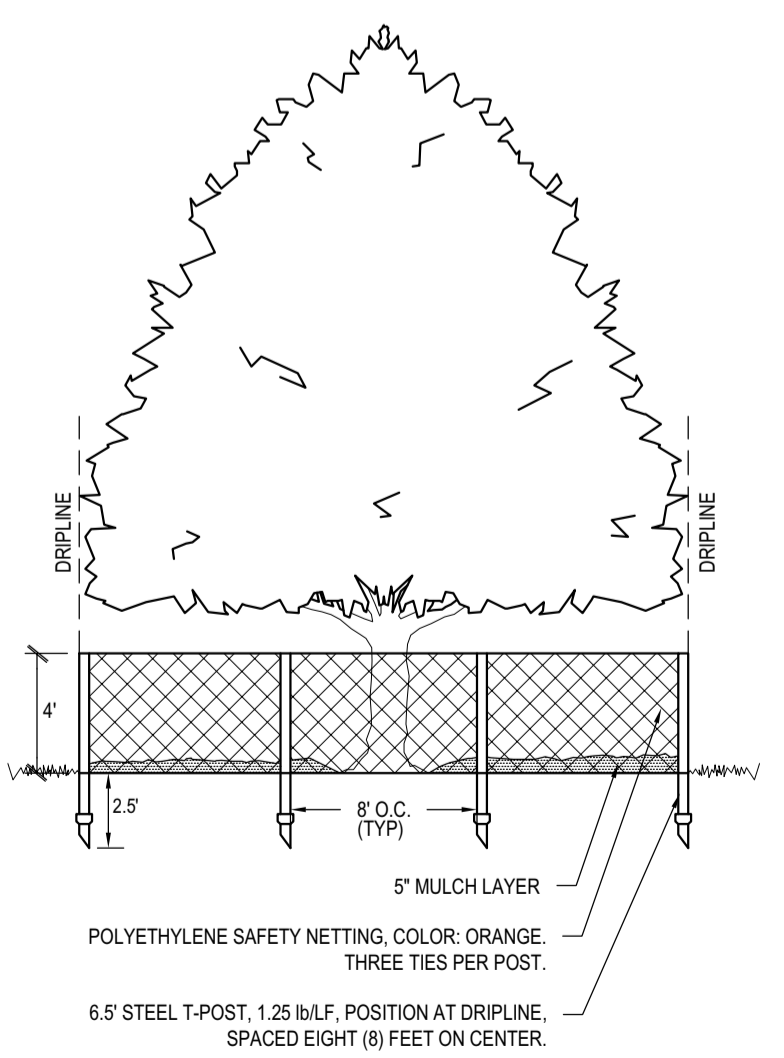
**PROJECT**  
**NORTH BROOK MEADOWS**  
 RAMSEY, MINNESOTA

**ISSUE / REVISION HISTORY**

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

1

2



INSTALL TREE PROTECTION DEVICES PRIOR TO START OF LAND DISTURBANCE. MAINTAIN UNTIL FINAL LANDSCAPE IS INSTALLED.

**TREE PROTECTION**

NO SCALE

**CERTIFICATION**

I hereby certify that this plan 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.

**PRELIMINARY NOT FOR CONSTRUCTION**

Signature shown is a digital representation of the original signed copy of this plan on file at Landform Professional Services, Inc. A hard copy of this plan is available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

**PRELIMINARY PLAT**  
 07/16/2021

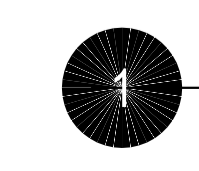
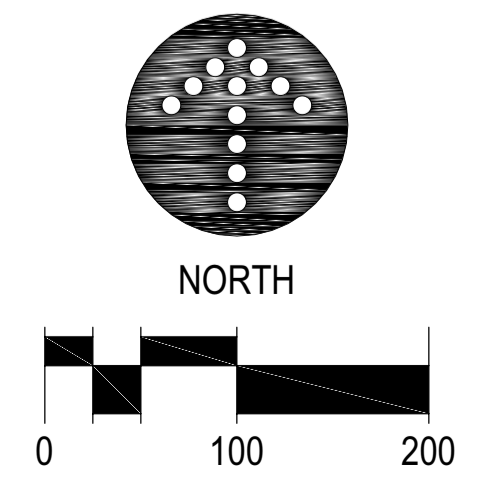
**LANDFORM**  
 From Site to Finish

105 South Fifth Avenue Tel: 612-252-9070  
 Suite 513 Fax: 612-252-9077  
 Minneapolis, MN 55401 Web: landform.net

FILE NAME L101PLM001.dwg  
 PROJECT NO. PLM20001

**TREE PRESERVATION PLAN**  
**L1.1**

**811**  
 Know what's Below.  
 Call before you dig.



L1.1.pdf V1 - Changemark Notes ( 2 Notes )

---

**1 - Tree ID #s**

Created by: Chris Anderson  
On: 08/05/2021 01:00 PM

Change color of Tree ID #s to black to differentiate from the contour elevations.

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

**2 - Tree Removals**

Created by: Chris Anderson  
On: 08/11/2021 10:06 AM

It appears that all of these trees are going to be removed, based on grading, stormwater pond location, and house pad locations. Update sheet accordingly.

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



**LANDSCAPING NOTES**

- Landscape Contractor shall visit the site prior to submitting a bid to become familiar with the site conditions.
- Contact Utility Service providers for field location of services 72 hours prior to beginning.
- Coordinate installation with Contractors performing related work.
- Plant material shall conform to the American Association of Nurserymen Standards and be of hardy stock, free from disease, infestation, damage, and disfigurement. For discrepancy between the number of plants on the Schedule and the number shown on the Drawing, the Drawing shall govern.
- All existing deciduous and coniferous trees are to be trimmed of dead wood and pruned to a natural uniform shape.
- Planting soil shall consist of 4 parts topsoil to 1 part peat humus, with 3 pounds of commercial fertilizer added per cubic yard.
- Spread a minimum of 4 inches of topsoil and sod all turf areas disturbed by Construction.
- See Details for depth of planting soil.
- Follow current MNDOT Seeding Manual for planting instructions for establishment of native seed and provide coordination for required erosion prevention and sediment control.
- Native seeds shall be of Minnesota origin and certified by the Minnesota Crop Improvement Association (MCIA). Provide verifying documentation to the Owner 30 days minimum prior to installation.
- Per City Ordinance all dead or injured plant materials must be replaced at the end of the second growing season.
- Quantities are totals for design. If there is a discrepancy between the plan and the plant schedule, the plan shall govern.

**LANDSCAPE REQUIREMENTS**

**Lot Requirements**  
2 overstory trees per dwelling unit

The compliment of trees fulfilling the landscaping requirements shall not be less than 25 percent deciduous and not less than 25 percent coniferous.

Per city code, minimum tree sizes shall be: 1 caliper inch for deciduous and 5 ft height for coniferous.

**Bufferyard Requirements**  
Minimum 45' width with the following number of trees per 100' of property boundary adjacent to the impacted use:  
8 Overstory trees  
8 Evergreen trees  
8 Understory trees

**Tree Replacement Requirements**  
For every 1.0" caliper lost beyond 40% of total caliper inches of significant trees on site, replace at a rate of 1.25" caliper.  
Required caliper inches: 746  
Proposed caliper inches: 750

**PLANTING SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
DT	82	Deciduous Tree			30' H x 20' W		
ACFA	7	Acer x freemanii 'Armstrong'	Armstrong Freeman Maple	60' H x 15' W	2" Cal.	B&B	
ACXJ	3	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	60' H x 40' W	2" Cal.	B&B	
BENI2	1	Betula nigra 'BNMTF' TM	Dura Heat River Birch	60' H x 50' W	2" Cal.	B&B	
GBPS	5	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	40' H x 30' W	2" Cal.	B&B	
GTID	6	Gleditsia triacanthos inermis 'Draves' TM	Street Keeper Honey Locust	45' H x 20' W	2" Cal.	B&B	
GTSK	3	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	40' H x 30' W	2" Cal.	B&B	
QUBI	2	Quercus bicolor	Swamp White Oak	55' H x 55' W	2" Cal.	B&B	
QUEL	2	Quercus ellipsoidalis	Northern Pin Oak	60' H x 50' W	2" Cal.	B&B	
QUCS	19	Quercus 'Crimson Spire'	Crimson Spire Oak	50' H x 15' W	2" Cal.	B&B	
ULNH	8	Ulmus x 'New Horizon'	New Horizon Elm	35' H x 25' W	2" Cal.	B&B	
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
ABCO	16	Abies concolor	White Fir	30' H x 20' W	6" Ht.	B&B	
ABFR	23	Abies fraseri	Fraser Fir	30' H x 20' W	6" Ht.	B&B	
JUVI	27	Juniperus virginiana	Eastern Red Cedar	15' H x 10' W	6" Ht.	B&B	
PIGL	32	Picea glauca	White Spruce	50' H x 20' W	6" Ht.	B&B	
PIDE	99	Picea glauca 'Densata'	Black Hills Spruce	45' H x 20' W	6" Ht.	B&B	
PIPG	5	Picea pungens 'Glauca'	Blue Colorado Spruce	80' H x 30' W	6" Ht.	B&B	
PIRE	22	Pinus resinosa	Red Pine	40' H x 25' W	6" Ht.	B&B	
THOC	12	Thuja occidentalis	American Arborvitae	40' H x 15' W	6" Ht.	B&B	
UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
AMGR	5	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	25' H x 25' W	2" Cal.	B&B	
COAL	7	Cornus alternifolia	Pagoda Dogwood	20' H x 25' W	1.5" Cal.	B&B	
MAPS	33	Malus x 'Pink Spires'	Pink Spires Crabapple	20' H x 12' W	1.5" Cal.	B&B	
MAXR	5	Malus x 'Royal Raindrops'	Prairiefire Crabapple	20' H x 15' W	1.5" Cal.	B&B	
PRMA	4	Prunus maackii	Amur Chokecherry	25' H x 20' W	1.5" Cal.	B&B	
SYRE	3	Syringa reticulata	Japanese Tree Lilac	20' H x 15' W	2" Cal.	B&B	

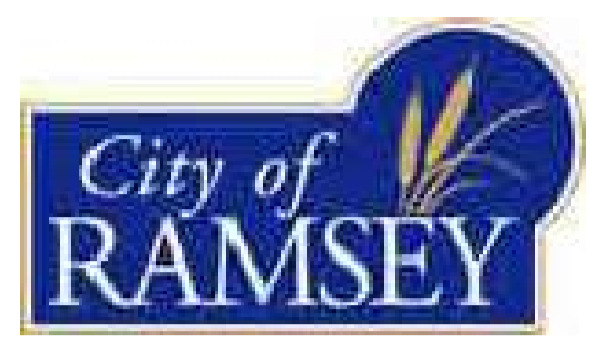
**LEGEND**



**DEVELOPER**

**PLATINUM LAND MN, LLC**  
5191 159TH AVE NW  
ANDOVER, MN 55304  
TEL 763-301-4550

**MUNICIPALITY**



**PROJECT**

**NORTH BROOK MEADOWS**  
RAMSEY, MINNESOTA

**ISSUE / REVISION HISTORY**

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

**CERTIFICATION**

I hereby certify that this plan 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.

**PRELIMINARY NOT FOR CONSTRUCTION**

Signature shown is a digital representation of the signature of the Engineer. A signed copy of this plan on file at Landform Professional Services, Inc. is the only valid document. Please contact the Engineer to request additional documents.

**PRELIMINARY PLAT**  
07/16/2021



105 South Fifth Avenue  
Suite 513  
Minneapolis, MN 55401

Tel: 612-252-9070  
Fax: 612-252-9077  
Web: landform.net

FILE NAME: L201PLM001.dwg  
PROJECT NO.: PLM20001

**LANDSCAPE PLAN**  
**L2.1**

Landform "From Site to Finish" are registered service marks of Landform Professional Services, LLC.

**811**  
Know what's Below.  
Call before you dig.

NORTH  
0 100 200

L2.1.pdf V1 - Changemark Notes ( 2 Notes )

---

**1 - Planting Requirements**

Created by: Chris Anderson  
On: 08/11/2021 10:31 AM

The R-1 Residential (MUSA) - 80 district requires 2 trees in planted in the boulevard and/or front yard. Update the plan to show both trees in the front yard, with, preferably, at least one tree in the boulevard per lot.

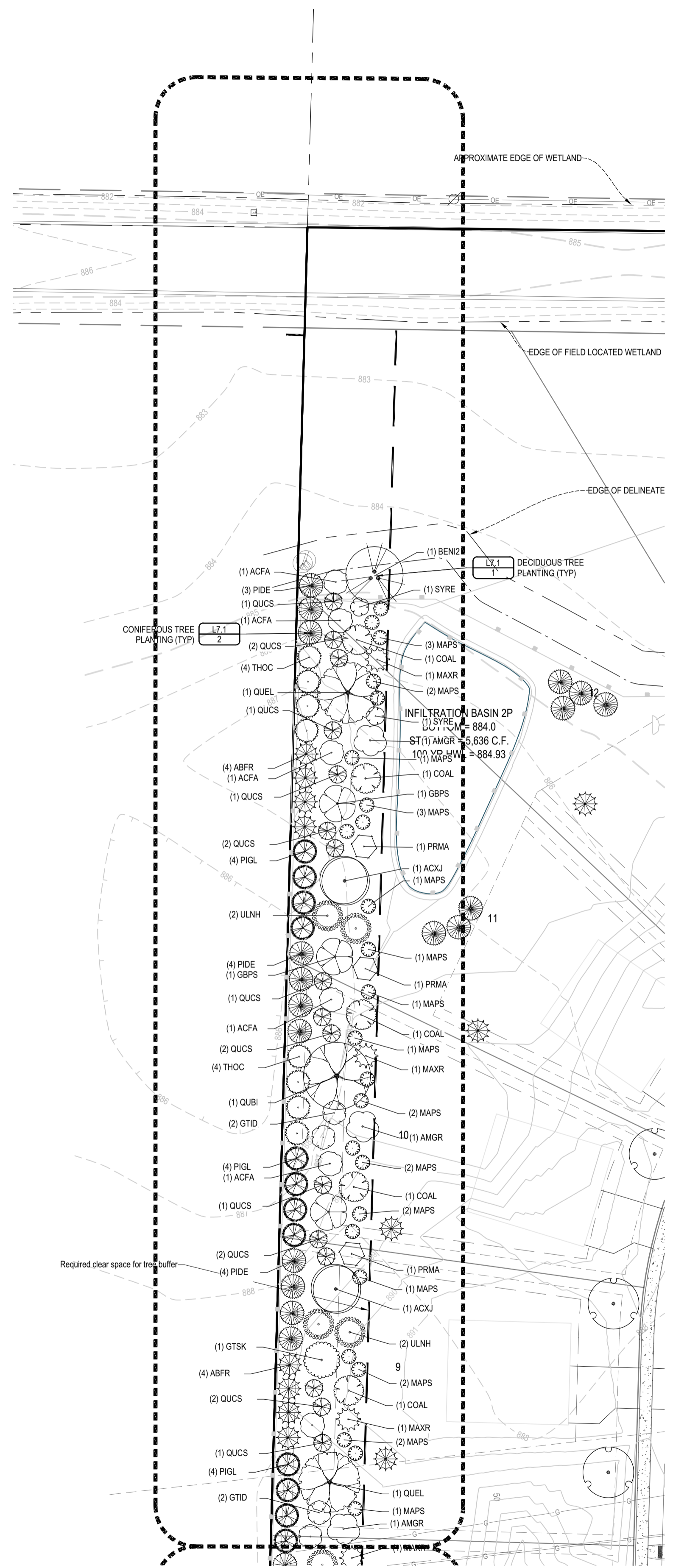
----- 0 Replies -----

**2 - Gas Line Easement**

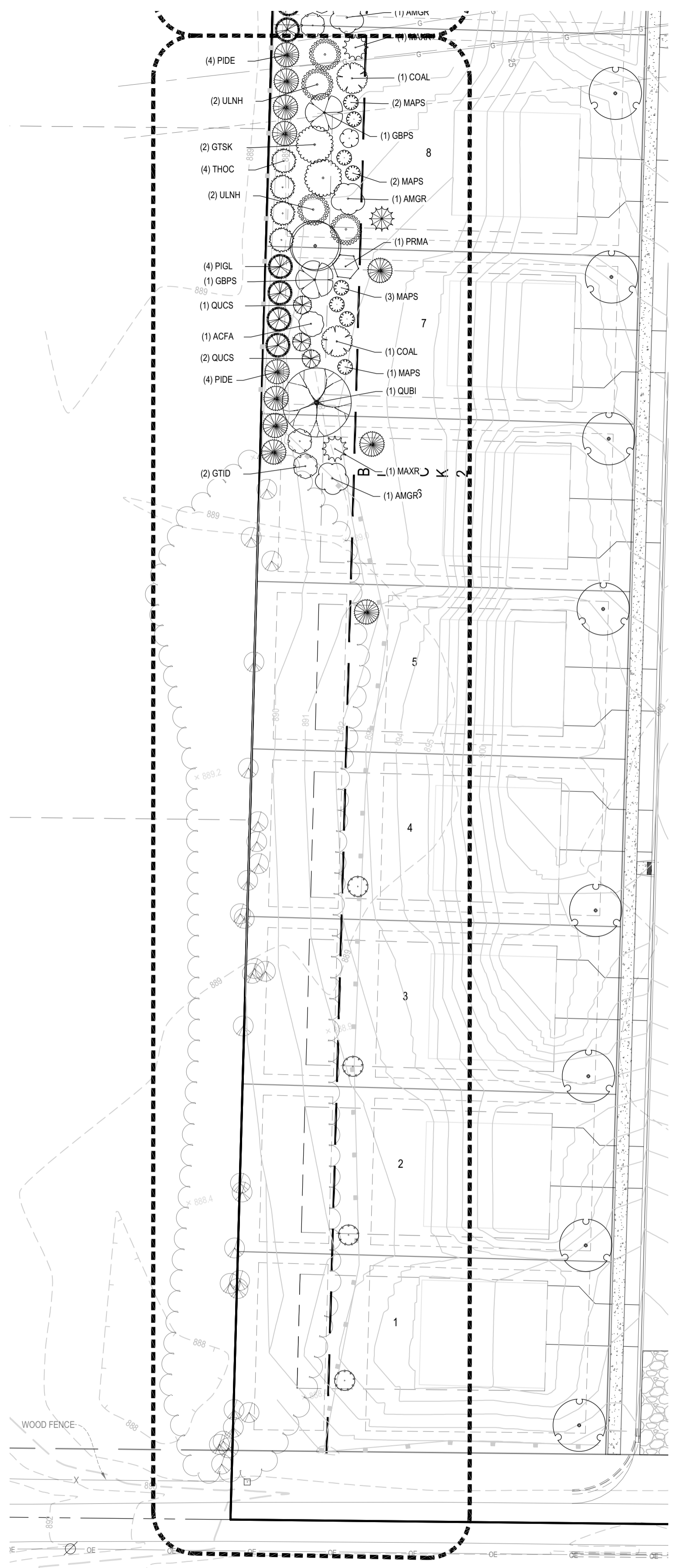
Created by: Chris Anderson  
On: 08/11/2021 10:33 AM

Need verification from Easement holder (appears to be Northern Natural Gas Company), whether any tree plantings would be permitted within easement area.

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



**BUFFERYARD PLAN**



**BUFFERYARD PLAN**

**LANDSCAPING NOTES**

- Landscape Contractor shall visit the site prior to submitting a bid to become familiar with the site conditions.
- Contact Utility Service providers for field location of services 72 hours prior to beginning.
- Coordinate installation with Contractors performing related work.
- Plant material shall conform to the American Association of Nurserymen Standards and be of hardy stock, free from disease, infestation, damage, and disfigurement. For discrepancy between the number of plants on the Schedule and the number shown on the Drawing, the Drawing shall govern.
- All existing deciduous and coniferous trees are to be trimmed of dead wood and pruned to a natural uniform shape.
- Planting soil shall consist of 4 parts topsoil to 1 part peat humus, with 3 pounds of commercial fertilizer added per cubic yard.
- Spread a minimum of 4 inches of topsoil and sod all turf areas disturbed by Construction.
- See Details for depth of planting soil.
- Follow current MNDOT Seeding Manual for planting instructions for establishment of native seed and provide coordination for required erosion prevention and sediment control.
- Native seeds shall be of Minnesota origin and certified by the Minnesota Crop Improvement Association (MCIA). Provide verifying documentation to the Owner 30 days minimum prior to installation.
- Per City Ordinance all dead or injured plant materials must be replaced at the end of the second growing season.
- Quantities are for this plan sheet only. See sheet L2.1 for overall quantities for design. If there is a discrepancy between the plan and the plant schedule, the plan shall govern.

**PLANTING SCHEDULE**

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
	ACFA	7	Acer x freemanii 'Armstrong'	Armstrong Freeman Maple	60' H x 15' W	2" Cal.	B&B
	ACXJ	3	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	60' H x 40' W	2" Cal.	B&B
	BENI2	1	Betula nigra 'BNMTF'™	Dura Heat River Birch	60' H x 50' W	2" Cal.	B&B
	GBPS	5	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	40' H x 30' W	2" Cal.	B&B
	GTID	6	Gleditsia triacanthos inermis 'Draves'™	Street Keeper Honey Locust	45' H x 20' W	2" Cal.	B&B
	GTSK	3	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	40' H x 30' W	2" Cal.	B&B
	QUBI	2	Quercus bicolor	Swamp White Oak	55' H x 55' W	2" Cal.	B&B
	QUEL	2	Quercus ellipsoidalis	Northern Pin Oak	60' H x 50' W	2" Cal.	B&B
	QUCS	19	Quercus 'Crimson Spire'	Crimson Spire Oak	50' H x 15' W	2" Cal.	B&B
	ULNH	8	Ulmus x 'New Horizon'	New Horizon Elm	35' H x 25' W	2" Cal.	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
	ABFR	8	Abies fraseri	Fraser Fir	30' H x 20' W	6" HL	B&B
	PIGL	16	Picea glauca	White Spruce	50' H x 20' W	6" HL	B&B
	PIDE	19	Picea glauca 'Densata'	Black Hills Spruce	45' H x 20' W	6" HL	B&B
	THOC	12	Thuja occidentalis	American Arborvitae	40' H x 15' W	6" HL	B&B
UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
	AMGR	5	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	25' H x 25' W	2" Cal.	B&B
	COAL	7	Cornus alternifolia	Pagoda Dogwood	20' H x 25' W	1.5" Cal	B&B
	MAPS	33	Malus x 'Pink Spires'	Pink Spires Crabapple	20' H x 12' W	1.5" Cal	B&B
	MAXR	5	Malus x 'Royal Raindrops'	Prairiefire Crabapple	20' H x 15' W	1.5" Cal	B&B
	PRMA	4	Prunus maackii	Amur Chokecherry	25' H x 20' W	1.5" Cal	B&B
	SYRE	3	Syringa reticulata	Japanese Tree Lilac	20' H x 15' W	2" Cal.	B&B

**DEVELOPER**

**PLATINUM LAND MN, LLC**  
 5191 159TH AVE NW  
 ANDOVER, MN 55304  
 TEL 763-301-4550

**MUNICIPALITY**



**PROJECT**

**NORTH BROOK MEADOWS**  
 RAMSEY, MINNESOTA

**ISSUE / REVISION HISTORY**

DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC

**CERTIFICATION**

I hereby certify that this plan 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.  
 Joshua M. [Signature]  
 License No: 4440

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

**PRELIMINARY PLAT**  
 07/16/2021



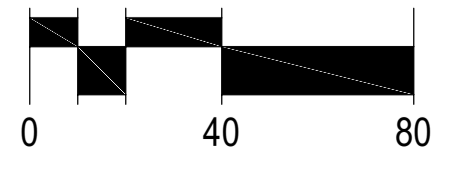
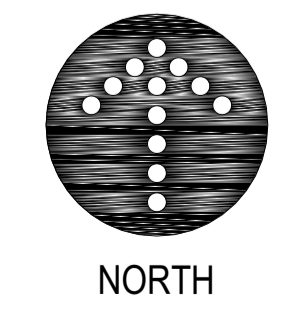
105 South Fifth Avenue Tel: 612-252-9070  
 Suite 513 Fax: 612-252-9077  
 Minneapolis, MN 55401 Web: landform.net

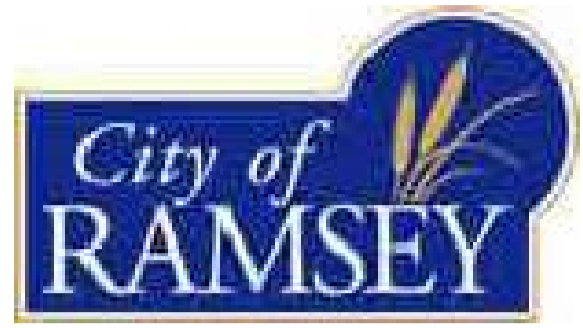
FILE NAME L202PLM001.dwg  
 PROJECT NO. PLM20001

**LANDSCAPE BUFFERYARD**  
**L2.2**

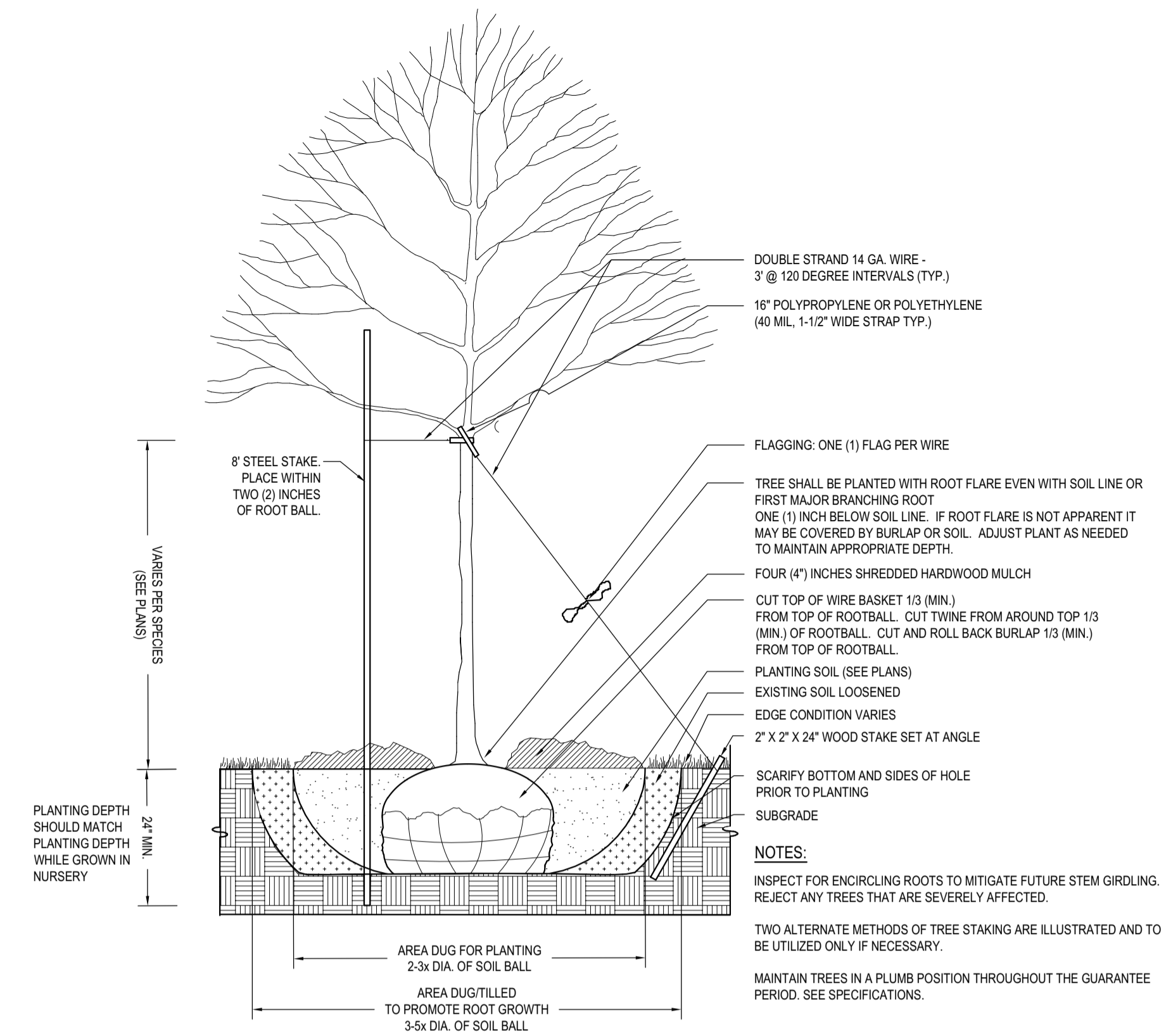


Know what's Below.  
 Call before you dig.



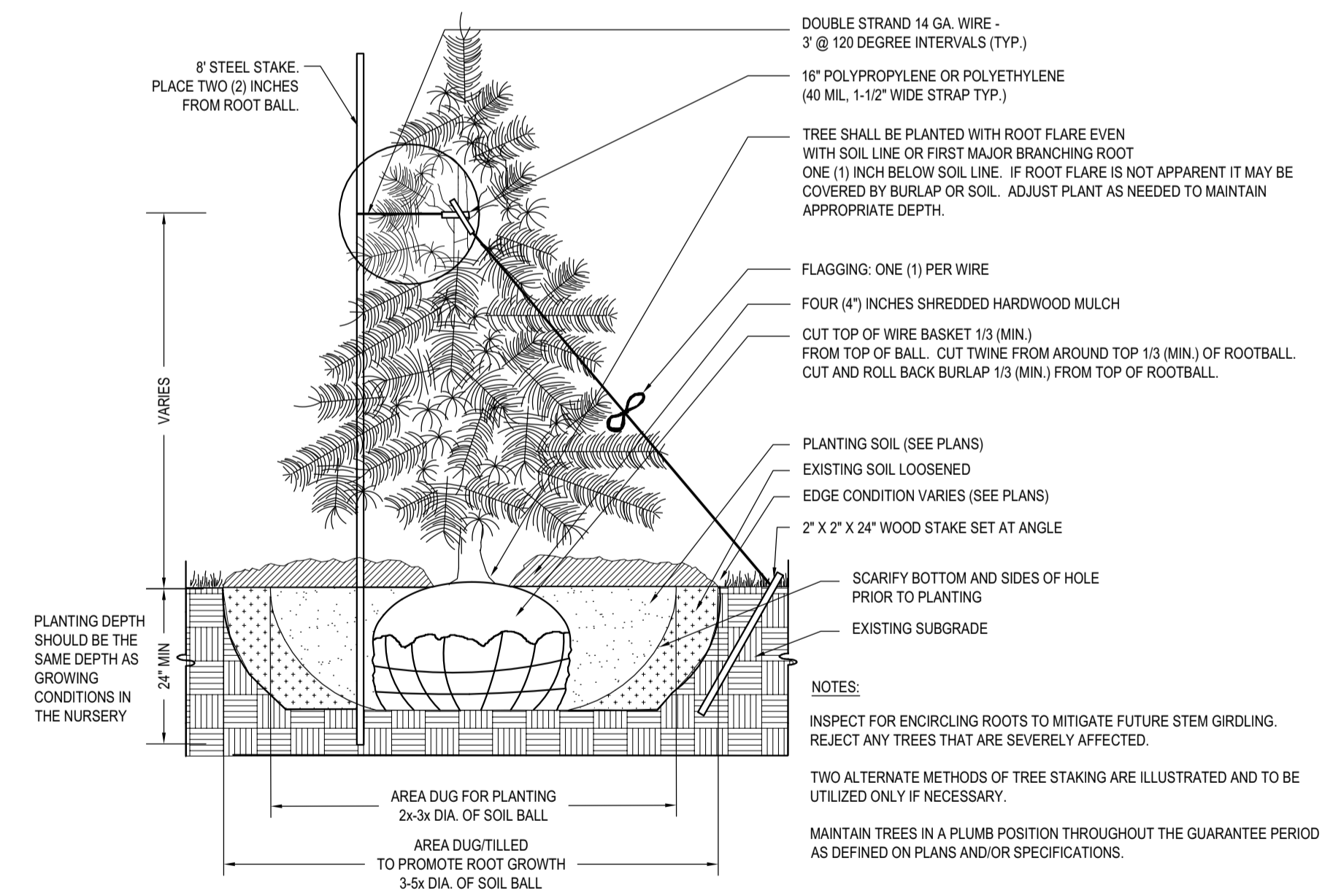


DATE	ISSUE / REVISION	REVIEW
16 JUL 2021	PRELIMINARY PLAT SUBMITTAL	CNC



DECIDUOUS TREE PLANTING

NO SCALE



CONIFEROUS TREE PLANTING

NO SCALE

I hereby certify that this plan 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.

PRELIMINARY NOT FOR CONSTRUCTION

Signature shown is a digital representation of the original signed copy of this plan on file at Landform Professional Services, Inc. A hard copy of this plan is available upon request.

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

07/16/2021



105 South Fifth Avenue Tel: 612-252-9070  
Suite 513 Fax: 612-252-9077  
Minneapolis, MN 55401 Web: landform.net

FILE NAME L701PLM001.dwg

PROJECT NO. PLM20001



**Meeting Date:** 08/16/2021

**By:** Chris Anderson, Community  
Development

---

**Information**

**Title:**

Consider Natural Resources Aspects of Lennar Preliminary Plat (Project No. 21-122)

**Purpose/Background:**

The City has received an application for a Comprehensive Plan Amendment, Zoning Amendment, and Preliminary Plat from Lennar (the "Applicant") for a proposed residential development on the property generally located west of Armstrong Boulevard, south of 151st Lane, and north of Bunker Lake Boulevard (the "Subject Property").

**Observations/Alternatives:**

**General Project Overview**

The Subject Property is approximately thirty-four (34) acres in size and has a split zoning of R-1 Residential (MUSA) - 80 (about 6 acres) and R-3 Residential (High Density). The Applicant is proposing fifteen (15) single family residential lots with a width of sixty-five (65) feet (would require a rezoning to R-1 Residential (MUSA) - 65) and 129 attached townhomes (based on density, requires a rezoning to R-2 Residential (Medium Density)). The Subject Property is guided for High Density (8-15 units per acre) in the 2040 Comprehensive Plan. In addition to the Preliminary Plat, the Applicant is also seeking a Comprehensive Plan Amendment to re-guide the Subject Property to Medium Density Residential (4-8 units per acre) and a Zoning Amendment to rezone from R-1 Residential (MUSA) - 80 to R-1 Residential (MUSA) - 65 and from R-3 Residential (High Density) to R-2 Residential (Medium Density).

As part of the Sketch Plan review, the Planning Commission directed the Applicant to incorporate a second access into the project. This project abuts County State Aid Highway (CSAH) 83, also known as Armstrong Boulevard, so the plans have been routed to Anoka County Highway Department, along with the request to allow a second access. Furthermore, since there is a Comprehensive Plan Amendment as part of this application, City Council has also preliminarily provided feedback on the project, including their desire to keep the single family lots at eighty (80) feet in width rather than the proposed sixty-five (65) foot wide lots. Thus, the Applicant is working on some plan revisions.

**Natural Resources Inventory**

The City's Natural Resources Inventory (NRI) identifies two semi-natural plant communities, one categorized as Native Species Present in an Altered/Non-Native Plant Community and one as Altered/Non-Native Plant Community. These designations are affiliated with a linear wetland that is part of the Lake Itasca Greenway. The Minnesota Land Cover Classification System (MLCCS) identifies the wetland area as Wetland Shrubland and the remainder of the site as Planted or Cultivated Vegetation (currently used as agricultural land). All proposed development is situated north and east of the linear wetland.

**Wetlands and Floodplain**

As noted above, there is wetland that spans much of the southwestern 1/3 of the Subject Property. As laid out, there do not appear to be any proposed impacts to the wetland. Furthermore, it appears that the plans do include the required sixteen and a half foot (16.5') setback from the wetland boundary. More information is required to verify that the proposed stormwater ponds also include a sixteen and a half foot (16.5') setback that would be encumbered by drainage and utility easement.

There are no floodplains identified on the Subject Property.

### **Tree Inventory and Preservation Plan**

A Tree Inventory and Preservation Plan has been prepared and submitted. Most of the site is devoid of trees as it is farmland. The trees that are present are situated along the northern boundary of the Subject Property and then also around the perimeter of the wetland. Based on the information provided, the project would comply with the tree preservation requirement of retaining at least forty percent (40%) of the significant tree DBH inches on site.

### **Landscape Plan**

A Landscape Plan has also been submitted. There are two components of the Landscape Plan, one is for the base landscaping requirements (a combination of 2 trees per lot for the single family residential lots and the canopy cover formula for the multi-family portion of the project) and the second is to address Density Transitioning.

### **Base Landscaping**

The single family home portion of the development is required to have two (2) front yard trees per lot. Preferably, at least one of the trees would be installed in the boulevard area. Currently, the plans only show one (1) tree per lot and will need to be revised accordingly.

The multi-family portion of the project is subject to the canopy cover formula, which results in the need for at least 290,295 square feet of canopy cover. The plans include 294,413 square feet of canopy cover, achieved through a combination of overstory trees, evergreen trees, and ornamental trees. However, a portion of these proposed trees are intended to address density transitioning (addressed below). But, even when factoring out trees for density transitioning, based on the amount of trees being preserved on site, it does appear that the base landscaping is being satisfied.

### **Density Transitioning**

The Subject Property abuts existing, single family residential parcels that are zoned R-1 Residential (Rural Developing) to the west and north. Thus, density transitioning will apply. The Applicant is proposing landscaping as the tool to accomplish this. Per City Code, the Applicant could accomplish this with either a forty-five (45) foot wide corridor, held in common ownership, with eight (8) overstory trees, eight (8) evergreen trees, and eight (8) ornamental trees per every 100 feet of property boundary with the impacted uses, or a thirty-five (35) foot wide corridor, held in common ownership, with a berm and four (4) overstory trees, four (4) evergreen trees, and four (4) ornamental trees per every 100 feet of property boundary with the impacted uses.

Revisions are needed to meet the density transition requirement. This would include additional plantings as well as incorporation of a berm, which must extend vertically above the existing grade at the plat boundary to achieve the intended additional screening for the existing neighborhoods to the west and north.

### **Funding Source:**

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

### **Action:**

Motion to recommend approval of the Landscape and Tree Preservation Plans with the following contingencies:

- Revise all applicable plan sheets to provide either the 45 foot wide corridor and required number of plantings or a 35 foot wide corridor with a berm and required plantings to ensure compliance with the density transitioning standards.
- Provide a separate planting schedule for the density transitioning plantings and the base landscape plantings.

---

## **Attachments**

Site Location Map

Preliminary Plat

Landscape Plan

Tree Inventory and Preservation Plan

---

### **Form Review**

**Inbox**

Bruce Westby

Form Started By: Chris Anderson

Final Approval Date: 08/12/2021

**Reviewed By**

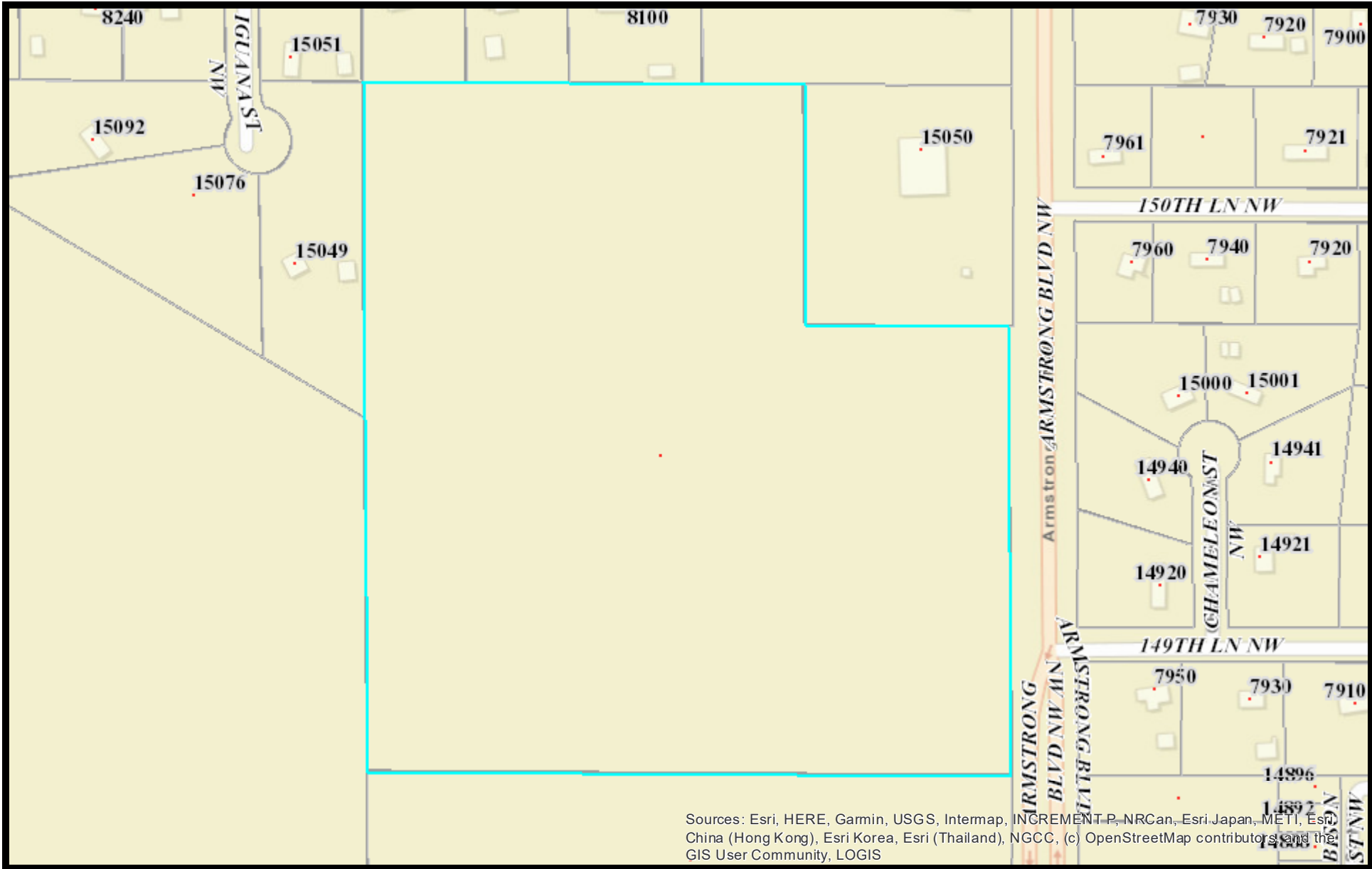
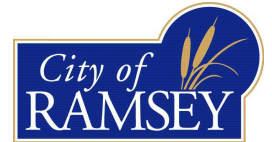
Bruce Westby

**Date**

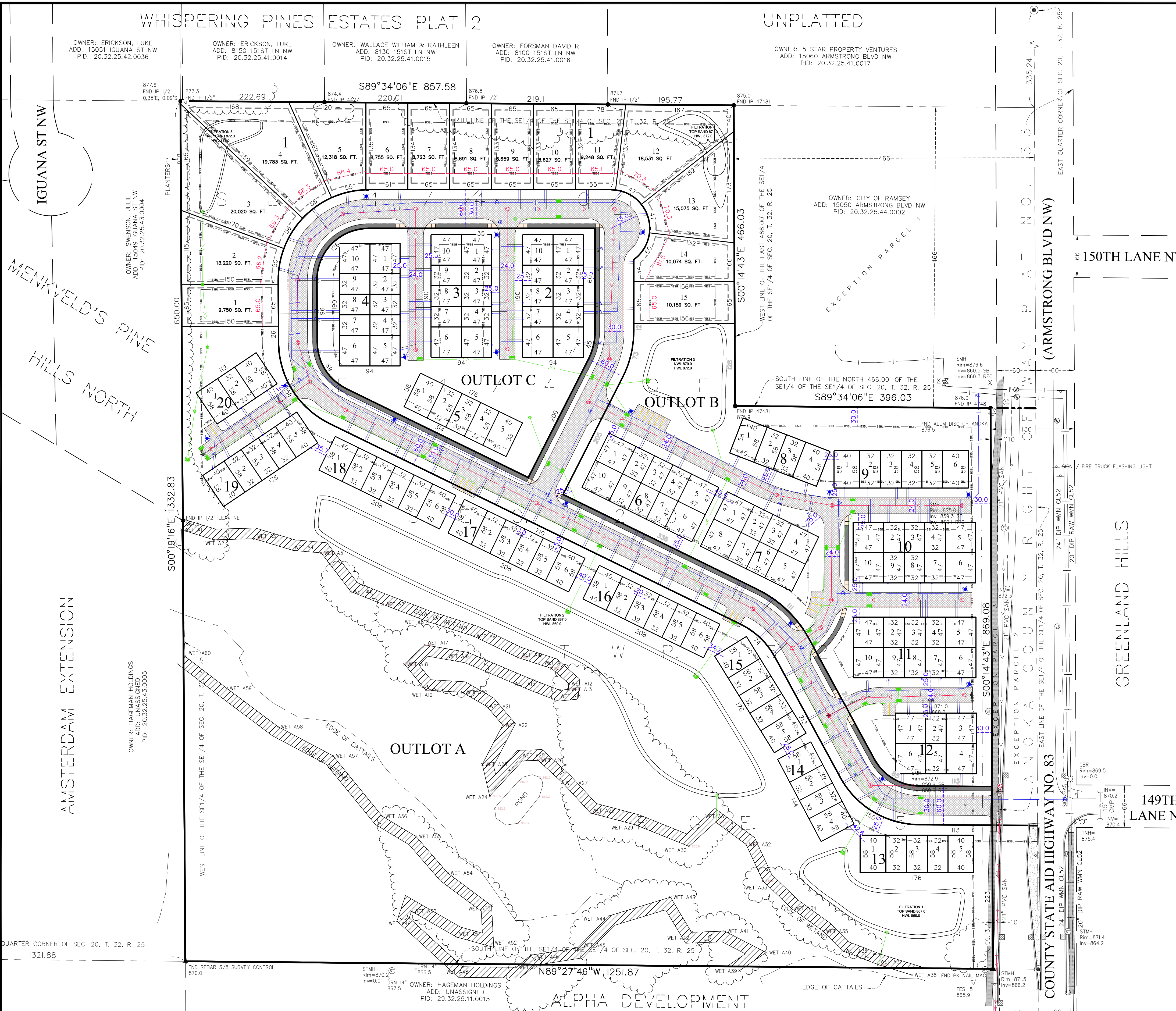
08/12/2021 03:06 PM

Started On: 08/06/2021 11:58 AM

# Site Location Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, LOGIS



**DESCRIPTION OF PROPERTY SURVEYED**  
(Per Schedule A of the herein referenced Title Commitment)

The Southeast Quarter of the Southeast Quarter of Section 20, Township 32, Range 25, except the following 3 Exception Parcels, to wit:

EXCEPTION PARCEL 1: The East 466 feet of the North 466 feet thereof;

EXCEPTION PARCEL 2: That part thereof lying within Anoka County Highway Right of Way Plat Number 33, according to the map or plat thereof of record in the office of the Anoka County Recorder;

EXCEPTION PARCEL 3: That part thereof lying within Parcel 1 of Anoka County Highway Right-of-Way Plat No. 74, according to the map or plat thereof of record in the office of the Anoka County Recorder.

(Abstract Property)

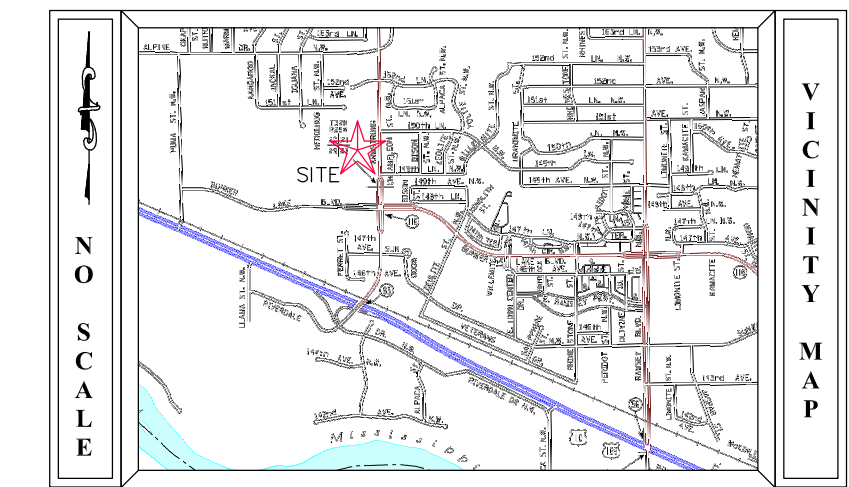
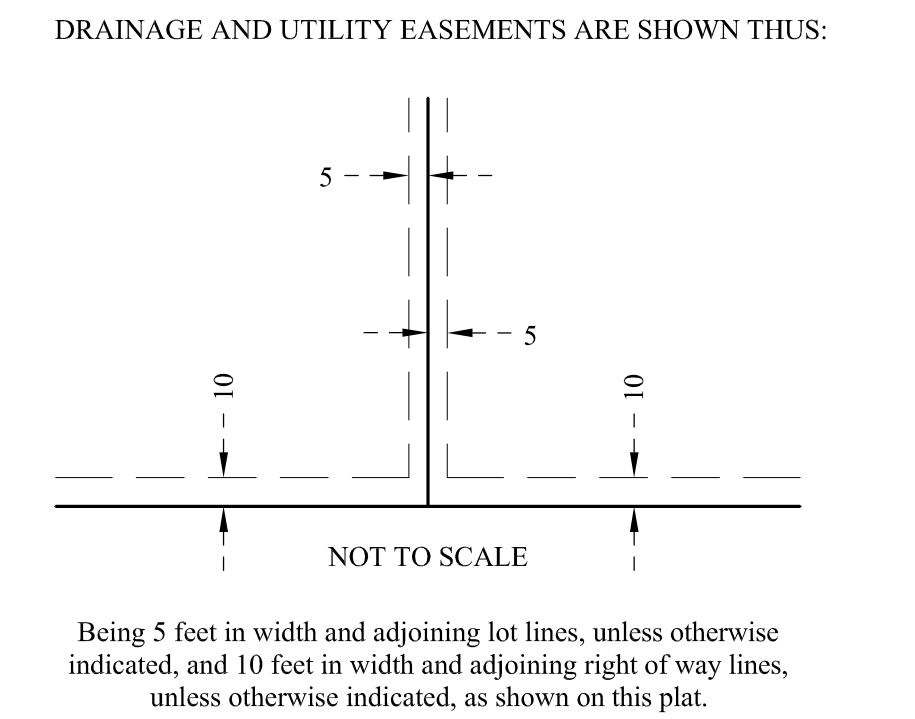
**ALTA/NSPS OPTIONAL TABLE A NOTES**  
(The following items reference Table A optional survey responsibilities and specifications)

- Site Address:** Unassigned Armstrong Boulevard, Ramsey, Minnesota 55303
- Flood Zone Information:** This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27003C0280E effective date of December 16, 2015.
- Parcel Area Information:** Gross Area: 1,486,411 s.f. ~ 34.123 acres  
\*We do not affirmatively insure the quantity of acreage set forth in the description
- Benchmark:** Elevations are based on Anoka County Benchmark No. 3076 which has an elevation of: 890.186 feet (NAVD83).
- Zoning Information:** The current Zoning for the subject property is R-3 (High Density Residential) per the City of Ramsey's zoning map dated January, 2020. The setback, height, and floor space area restrictions for said zoning designation are as follows:  
Principal Structure Setbacks - Street(s): 25 feet (Armstrong Boulevard)  
Side: 30 feet  
Rear: 30 feet  
Height: 35 feet  
Maximum Lot Coverage: 35 percent of lot area

Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process.

We have not received the current zoning classification and building setback requirements from the insurer.

- Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.
- Wetland Delineation:** The wetland delineation was not performed at the time of this certification.



**SURVEY LEGEND**

● CAST IRON MONUMENT	⊕ PIEZOMETER	W/E WALKOUT ELEVATION
○ IRON PIPE MONUMENT SET	⊖ POWER POLE	FFE FIRST FLOOR ELEVATION
● IRON PIPE MONUMENT FOUND	⊘ GUY WIRE	GFE GARAGE FLOOR ELEVATION
✕ DRILL HOLE FOUND	⊙ ROOF DRAIN	TOP TOP OF FOUNDATION ELEV.
✕ CHISELED "X" MONUMENT SET	⊙ LIFT STATION	LOE LOWEST OPENING ELEV.
✕ CHISELED "X" MONUMENT FOUND	⊙ SANITARY MANHOLE	CONCRETE
✕ REBAR MONUMENT FOUND	⊙ SANITARY CLEANOUT	BITUMINOUS
⊙ PK NAIL MONUMENT SET	⊙ STORM MANHOLE	BUILDING SETBACK LINE
⊙ PK NAIL MONUMENT FOUND	⊙ STORM DRAIN	CABLE TV
⊙ PK NAIL W/ ALUMINUM DISC	⊙ CATCH BASIN	CONCRETE CURB
⊙ SURVEY CONTROL POINT	⊙ FLARED END SECTION	CONTOUR EXISTING
⊙ A/C UNIT	⊙ TREE CONIFEROUS	CONTOUR PROPOSED
⊙ CABLE TV PEDESTAL	⊙ TREE DECIDUOUS	GUARD RAIL
⊙ ELECTRIC TRANSFORMER	⊙ TREE CONIFEROUS REMOVED	DRAIN TILE
⊙ ELECTRIC MANHOLE	⊙ TREE DECIDUOUS REMOVED	ELECTRIC UNDERGROUND
⊙ ELECTRIC METER	⊙ TELEPHONE MANHOLE	ELC
⊙ ELECTRIC OUTLET	⊙ TELEPHONE PEDESTAL	FO FIBER OPTIC UNDERGROUND
⊙ YARD LIGHT	⊙ UTILITY MANHOLE	GAS UNDERGROUND
⊙ LIGHT POLE	⊙ UTILITY PEDESTAL	OVERHEAD UTILITY
⊙ FIBER OPTIC MANHOLE	⊙ UTILITY VAULT	TREE LINE
⊙ FIRE DEPT. HOOK UP	⊙ WATERMAIN MANHOLE	SANITARY SEWER
⊙ FLAG POLE	⊙ WATER METER	STORM SEWER
⊙ FUEL PUMP	⊙ WATER SPIGOT	TELEPHONE UNDERGROUND
⊙ FUEL TANK	⊙ WELL	RETAINING WALL
⊙ PROPANE TANK	⊙ MONITORING WELL	UTILITY UNDERGROUND
⊙ GAS METER	⊙ CURB STOP	WATERMAIN
⊙ GAS VALVE	⊙ GATE VALVE	TRAFFIC SIGNAL
⊙ GAS MANHOLE	⊙ HYDRANT	RAILROAD TRACKS
⊙ GENERATOR	⊙ IRRIGATION VALVE	RAILROAD SIGNAL
⊙ GUARD POST	⊙ POST INDICATOR VALVE	RAILROAD SWITCH
⊙ HAND HOLE	⊙ SIGN	SATELLITE DISH
⊙ MAIL BOX	⊙ SOIL BORING	WETLAND BUFFER SIGN

FIELD CREW	NO.	BY	DATE	REVISION
DM AK AK				
DRAWN				
EMV				
CHECKED				
DLS				
DATE				
6-1-21				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

To: U.S. Homes Corporation, a Delaware corporation, InFaith Community Foundation, a Minnesota nonprofit corporation, and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 5, 8, 11, 13 and 18 of Table A thereof. The field work was completed on June 8th, 2021.

Date of Plat or Map: June 16th, 2021

*Daniel L. Schmidt*  
Daniel L. Schmidt, PLS  
Minnesota License No. 26147

**ENGINEERS SURVEYORS DESIGNERS PLANNERS**

**SATHRE-BERGQUIST, INC.**  
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000  
WWW.SATHRE.COM

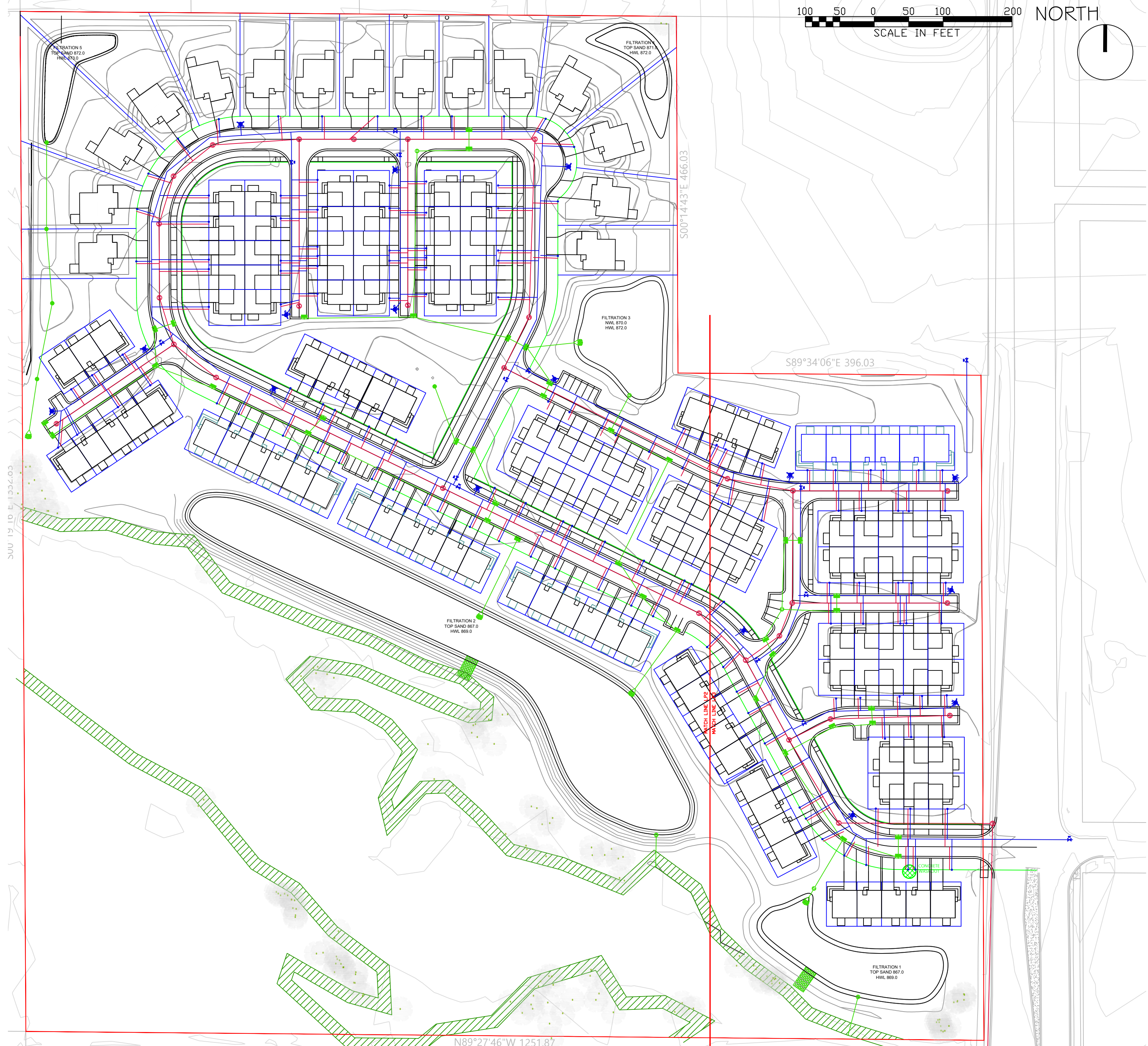
TWP:032-RGE-25-SEC-20  
Anoka County

**RAMSEY, MINNESOTA**

**PRELIMINARY PLAT ARMSTRONG TOWNHOMES**  
PREPARED FOR:  
**U.S. HOMES CORPORATION**

FILE NO.  
5401-686

1  
2



**LANDSCAPE REQUIREMENT:**

SITE TOTAL: 1,486,413 SF

ADJUSTMENT: 1,486,413- 195,234 (single family SF)

ADJUSTED SITE TOTAL: 1,291,179 SF

EXEMPT SQUARE FOOTAGE:

TOWNHOMES: 129x1,100 SF (est)= 141,900 SF  
 DRIVEWAYS: 129x750 SF (est)=96,750 SF  
 PAVING: = 131,041 SF  
 INFILL BASIN: = 112,853 SF  
 WETLAND: = 266,415 SF  
 TOTAL: 617,648 SF

PLANTING CALCULATION:  
 617,648 / 1,291,179 = .47

617,648 x .47 = 290,295 SF TOTAL

**Townhome Planting Schedule**

OVERSTORY TREES	Common/ Botanical	Cont	Soft	Quantity	Total Soft
BM	Black Maple / <i>Acer nigrum</i>	2.5" BB	1,535	3	4605
SM	Sugar Maple / <i>Acer saccharum</i>	2.5" BB	982	4	3928
RB	River Birch / <i>Betula nigra</i>	2.5" BB	415	12	4980
PB	Paper Birch / <i>Betula papyrifera</i>	2.5" BB	552	16	8832
WB	Whitespire Birch Clump / <i>Betula platyphylla japonica</i>	2.5" BB	415	5	2075
NC	Northern Catalpa / <i>Catalpa speciosa</i>	2.5" BB	552	1	552
GA	Green Ash / <i>Fraxinus pennsylvanica</i>	2.5" BB	710	11	7810
CH	Common Honeylocust / <i>Gleditsia triacanthos</i>	2.5" BB	1,535	2	3070
EC	Eastern Cottonwood / <i>Populus deltoides</i>	2.5" BB	3,008	13	39104
QA	Quaking Aspen / <i>Populus tremuloides</i>	2.5" BB	246	25	6150
WO	White Oak / <i>Quercus alba</i>	2.5" BB	3,910	3	11730
PO	Northern Pin Oak / <i>Quercus ellipsoidalis</i>	2.5" BB	1,535	3	4605
AE	American Elm / <i>Ulmus americana</i>	2.5" BB	3,910	3	11730
RE	Red Elm / <i>Ulmus rubra</i>	2.5" BB	1,414	3	4242

EVERGREEN TREES	Common/ Botanical	Cont	Soft	Quantity	Total Soft
LR	American Larch / <i>Larix laricina</i>	6" BB	718	15	10770
NS	Norway Spruce / <i>Picea abies</i>	6" BB	629	18	11322
WS	White Spruce / <i>Picea glauca</i>	6" BB	450	17	7650
BH	Black Hills Spruce / <i>Picea glauca densata</i>	6" BB	386	27	10422
RP	Red Pine / <i>Pinus resinosa</i>	6" BB	1,535	20	30700
WP	White Pine / <i>Pinus strobus</i>	6" BB	1,995	39	77805
DF	Douglas Fir / <i>Pseudotsuga menziesii</i>	6" BB	354	13	4602
HE	Eastern Hemlock / <i>Tsuga canadensis</i>	6" BB	354	16	5664

UNDERSTORY TREES	Common/ Botanical	Cont	Soft	Quantity	Total Soft
LT	Japanese Lilac / <i>Cercis canadensis</i>	1.5" BB	157	22	3454
RD	Redbud / <i>Cercis canadensis</i>	1.5" BB	297	12	3564
DH	Dotted Hawthorn / <i>Crataegus punctata</i>	1.5" BB	386	14	5404
CA	Crabapple / <i>Malus "Prairie Rose"</i>	1.5" BB	157	27	4239
SA	Showy Mountain Ash / <i>Sorbus decora</i>	1.5" BB	386	14	5404
					<b>Total 294413</b>

**Single Family Plant Schedule**

OVERSTORY TREES	Common/ Botanical	Cont	Quantity
RM	Red Maple / <i>Acer rubrum</i>	2.5" BB	4
HA	Common Hackberry / <i>Celtis occidentalis</i>	2.5" BB	5
KC	Kentucky Coffeetree / <i>Gymnocladus dioica</i>	2.5" BB	3
AL	American Linden / <i>Tilia americana</i>	2.5" BB	3

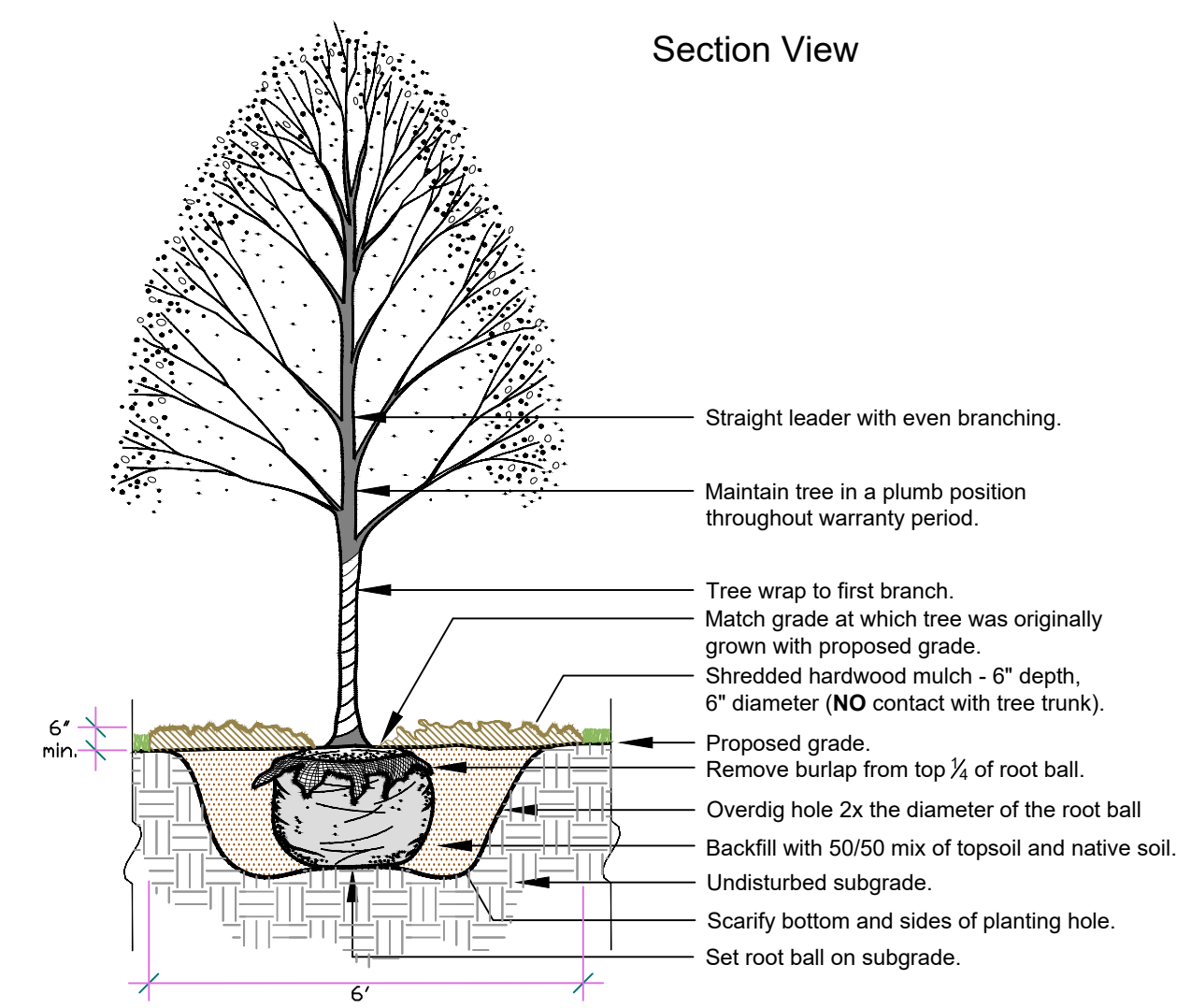
**GENERAL LANDSCAPE NOTES:**

- THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
- THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- THE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND Gopher State One Call 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
- THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTORS CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.
- THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING
- LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED. CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

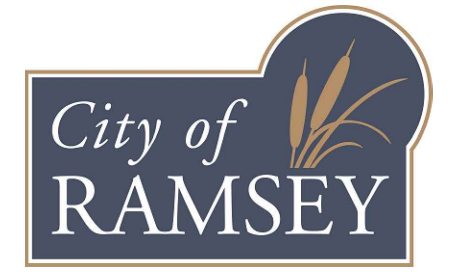
**PLANTING NOTES:**

- TREES AND SHRUBS SHALL BE FRESHLY DUG AT TIME OF DELIVERY UNLESS CONTAINER GROWN. IF CONTAINER GROWN, PLANTS SHALL BE WATERED EVERYDAY AND KEPT IN A PARTIALLY SHADED AREA UNTIL PLANTED.
- TREES TO BE PLANTED EXCEPT MULTI-STEM TREES SHALL HAVE A SINGLE STRAIGHT LEADER AND TAPERED TRUNK. ALL TREES SHALL BE FREE OF GIRDING ROOTS THAT HAVE ENCIROLED THE TREE. TREES MUST BE IN GOOD HEALTH AND FREE OF DISEASE.
- ALL TREES SHALL HAVE A MINIMUM DEPTH OF 6" HARDWOOD BARK MULCH 6" DIAMETER RING AROUND THE BASE OF THE TREE. KEEP MULCH OFF TREE TRUNK.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED TO BE UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- PLANTING HOLES SHALL BE FREE OF WEEDS, ROCKS, SOIL, CLAY CLUMPS, GLASS V AND OTHER CONSTRUCTION MATERIALS.
- TOPSOIL FOR BACKFILLING PLANTING HOLES SHALL BE A MIXTURE OF NATIVE AND TOPSOIL AT A RATIO OF 1:1.
- CONTRACTOR SHALL EXCAVATE 6" OF SOIL IN ALL LANDSCAPE BEDS, REPLACE WITH 6" OF UNSCREENED TOPSOIL. ENOUGH ESTABLISH A POSITIVE GRADE FROM STRUCTURES, FOUNDATIONS, PATIOS, ETC.
- PLANTING BEDS PROPOSED WITH ROCK MULCH SHALL BE LAID OVER MIN. 6 MIL. BLACK POLY.
- PLANTING BEDS PROPOSED WITH BARK MULCH, A PRE EMERGENT HERBICIDE SHALL BE SPREAD AT PRODUCT RECOMMENDED RATIOS BEFORE BARK MULCH IS SPREAD. POLY AND FABRIC UNDERLAYMENTS ARE NOT TO BE USED UNDER BARK MULCH.
- ALL VINYL EDGING TO BE STAKED 7" ON CENTER, HORIZONTALLY.
- NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

**1 Site Context**  
**1 SCALE: 1" = 100'**



**1 Tree Planting Detail**  
**2 NOT TO SCALE**



**CERTIFICATION:**  
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

KEVIN NORBY REGISTRATION # 20144  
 DATE 7/15/21

**COPYRIGHT:**  
 THIS PLAN SET AND THE CONCEPTS REPRESENTED HEREIN ARE THE PROPERTY OF NORBY AND ASSOCIATES LANDSCAPE ARCHITECTS. CHANGES TO OR USE OF THIS PLAN SHALL REQUIRE PRIOR WRITTEN APPROVAL BY NORBY ASSOCIATES LANDSCAPE ARCHITECT, LLC.

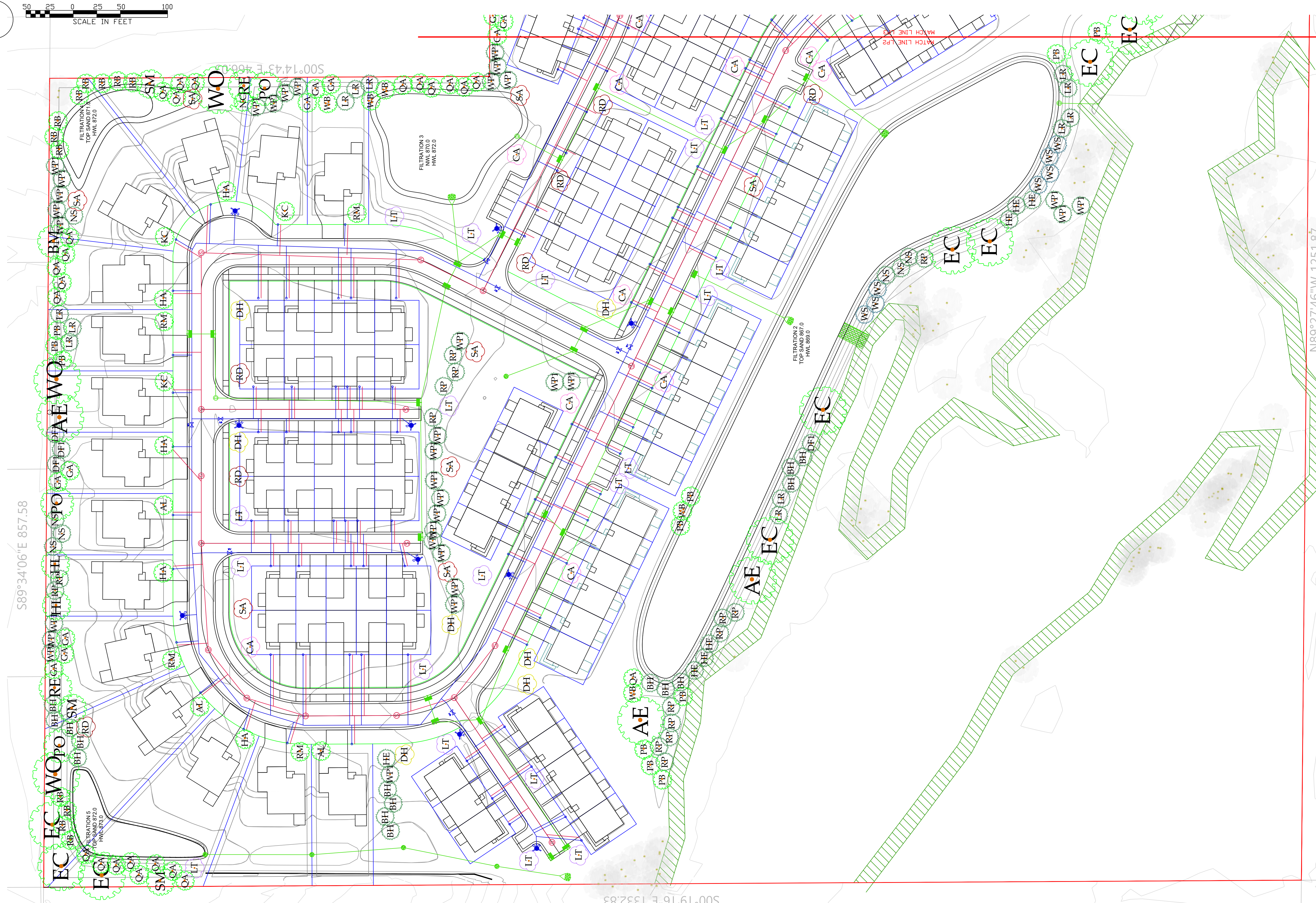
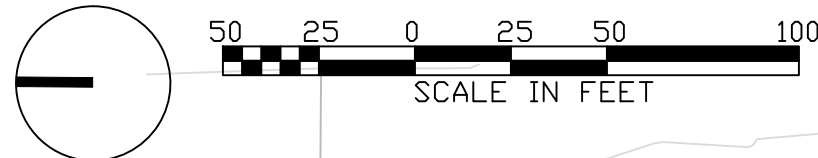
**LANDSCAPE PLAN**  
**RAMSEY TOWNHOMES**

**DRAWN:** MK  
**ISSUED:** 7/14/21  
**CHECKED:** KN  
**RE-ISSUED:** ---

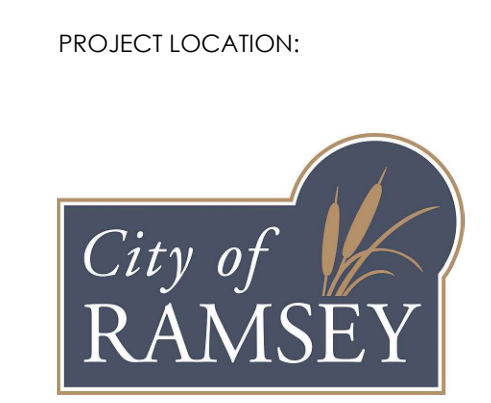
**REVISIONS:**  
 BY: MK DATE: 2/10/25 REMARKS: REVISE PER CLIENT

**PROJECT #:** --- **CITY #:** ---

NORTH



**2** Planting Plan  
**1** SCALE: 1" = 50'



CERTIFICATION:  
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

KEVIN NORBY REGISTRATION # 20144  
 DATE 7/15/21

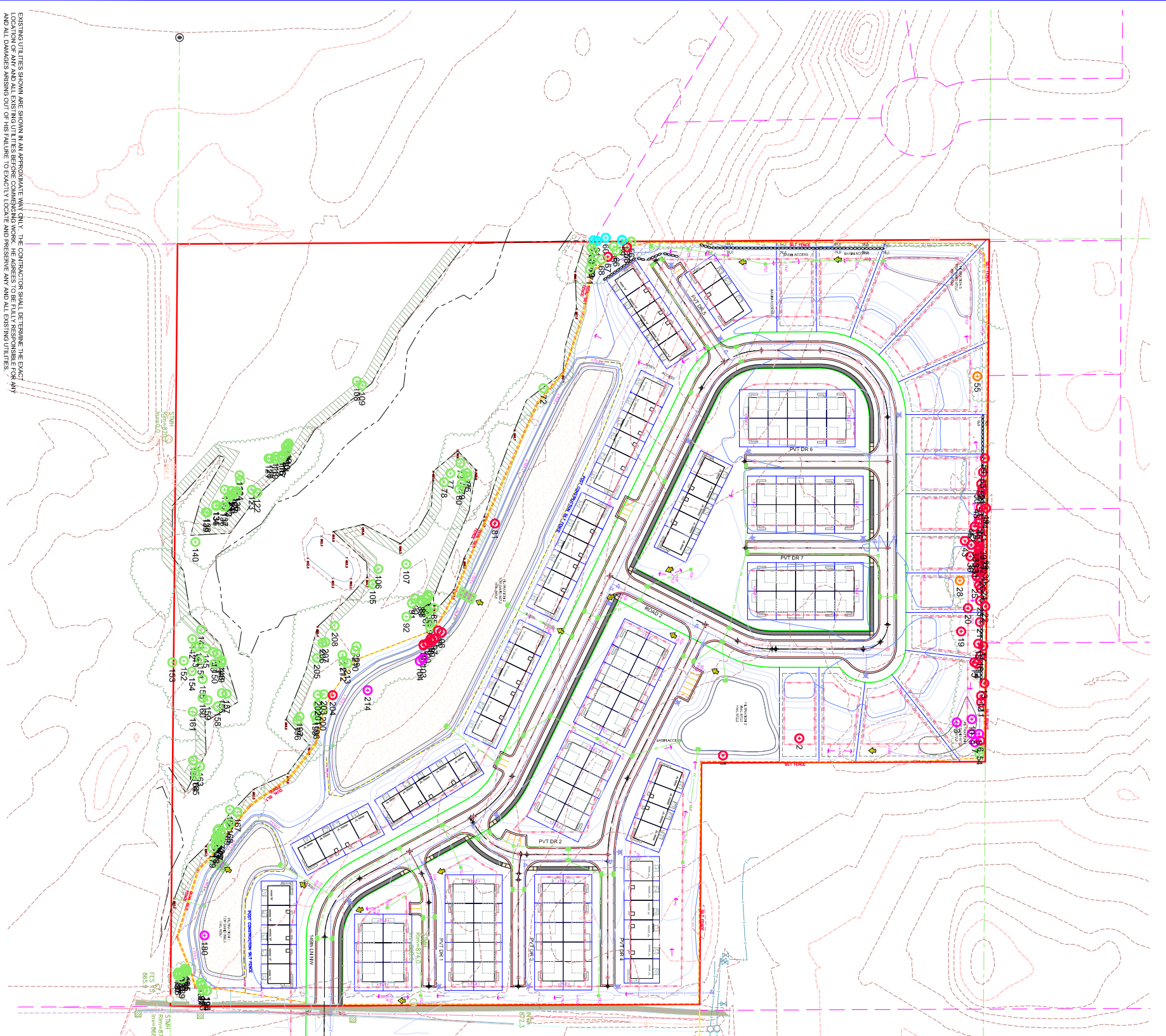
COPYRIGHT:  
 THIS PLAN SET AND THE CONCEPTS REPRESENTED HEREIN ARE THE PROPERTY OF NORBY AND ASSOCIATES LANDSCAPE ARCHITECTS. CHANGES TO OR USE OF THIS PLAN SHALL REQUIRE PRIOR WRITTEN APPROVAL BY NORBY ASSOCIATES LANDSCAPE ARCHITECT, LLC.

**LANDSCAPE PLAN**  
**RAMSEY TOWNHOMES**

DRAWN:	CHECKED:
MK	KN
ISSUED:	RE-ISSUED:
7/14/21	----
REVISIONS:	
BY: DATE: REMARKS:	
MK 210715 REVISE PER CLIENT	
---	---
---	---
---	---

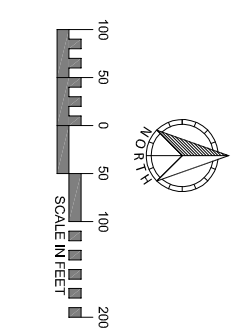
PROJECT #: CITY #:





Tree #	Species	Spread	Removal	Diameter	Offset	Height
1	Spicebush	9				
2	Spicebush	7				
3	Chimaphila		9			
4	Hebe	15				
5	Hebe	15				
6	Hebe		22			
7	Hebe		95			
8	Hebe	35				
9	Hebe	12				
10	Hebe	12				
11	Hebe	20				
12	Hebe	21				
13	Hebe	20				
14	Hebe	13				
15	Hebe	85				
16	Hebe	17				
17	Hebe	10				
18	Hebe	6				
19	Hebe	11				
20	Hebe	18				
21	Hebe	21				
22	Hebe	21				
23	Hebe	15				
24	Hebe	18				
25	Hebe	13				
26	Hebe	26				
27	Hebe	26				
28	Hebe	95				
29	Hebe	11				
30	Hebe	29				
31	Hebe	11				
32	Hebe	105				
33	Hebe	85				
34	Hebe	135				
35	Hebe	5				
36	Hebe	115				
37	Hebe	115				
38	Hebe	205				
39	Hebe	11				
40	Hebe	125				
41	Hebe	105				
42	Hebe	115				
43	Hebe	85				
44	Hebe	15				
45	Hebe	20				
46	Hebe	22				
47	Hebe	75				
48	Hebe	8				
49	Hebe	17				
50	Hebe	24				
51	Hebe	155				
52	Hebe	8				
53	Hebe	22				
54	Hebe	11				
55	Hebe	11				
56	Hebe	105				
57	Hebe	95				
58	Hebe	9				
59	Hebe	10				
60	Hebe	10				
61	Hebe	8				
62	Hebe	8				
63	Hebe	8				
64	Hebe	8				
65	Hebe	8				
66	Hebe	8				
67	Hebe	9				
68	Hebe	8				
69	Hebe	8				
70	Hebe	3				
71	Hebe	5				
72	Hebe	8				
73	Hebe	115				
74	Hebe	3				
75	Hebe	5				
76	Hebe	205				
77	Hebe	13				
78	Hebe	10				
79	Hebe	12				
80	Hebe	205				
81	Hebe	15				
82	Hebe	9				
83	Hebe	95				
84	Hebe	10				
85	Hebe	15				
86	Hebe	9				
87	Hebe	8				

Tree #	Species	Spread	Removal	Diameter	Offset	Height
88	Hebe	80				
89	Hebe	90				
90	Hebe	90				
91	Hebe	4				
92	Hebe	175				
93	Hebe	10				
94	Hebe	85				
95	Hebe	22				
96	Hebe	8				
97	Hebe	9				
98	Hebe	9				
99	Hebe	9				
100	Hebe	105				
101	Hebe	215				
102	Hebe	8				
103	Hebe	8				
104	Hebe	12				
105	Hebe	12				
106	Hebe	21				
107	Hebe	21				
108	Hebe	20				
109	Hebe	9				
110	Hebe	9				
111	Hebe	8				
112	Hebe	85				
113	Hebe	205				
114	Hebe	105				
115	Hebe	9				
116	Hebe	20				
117	Hebe	8				
118	Hebe	10				
119	Hebe	9				
120	Hebe	9				
121	Hebe	95				
122	Hebe	85				
123	Hebe	11				
124	Hebe	9				
125	Hebe	8				
126	Hebe	85				
127	Hebe	11				
128	Hebe	85				
129	Hebe	11				
130	Hebe	38				
131	Hebe	115				
132	Hebe	85				
133	Hebe	9				
134	Hebe	205				
135	Hebe	205				
136	Hebe	95				
137	Hebe	85				
138	Hebe	11				
139	Hebe	9				
140	Hebe	9				
141	Hebe	15				
142	Hebe	11				
143	Hebe	85				
144	Hebe	8				
145	Hebe	8				
146	Hebe	8				
147	Hebe	8				
148	Hebe	8				
149	Hebe	8				
150	Hebe	8				
151	Hebe	115				
152	Hebe	8				
153	Hebe	8				
154	Hebe	10				
155	Hebe	85				
156	Hebe	205				
157	Hebe	12				
158	Hebe	9				
159	Hebe	8				
160	Hebe	8				
161	Hebe	11				
162	Hebe	8				
163	Hebe	8				
164	Hebe	18				
165	Hebe	15				
166	Hebe	8				
167	Hebe	8				
168	Hebe	8				
169	Hebe	10				
170	Hebe	85				
171	Hebe	10				
172	Hebe	85				
173	Hebe	105				
174	Hebe	9				



DRAWING NAME	NO.	BY	DATE	REVISIONS
TS				
DRAWN BY	CAW			
CHECKED BY	RSM			
DATE	07/18/21			

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SAID AUTHORIZATION. CONSTRUCTION OF THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Charles A. Wimmerslage*  
 Charles A. Wimmerslage, P.E.  
 Date: 07/16/21 Lic. No. 49180

ENGINEERS  
 SATHRE-BERGQUIST, INC.  
 150 SOUTH BROADWAY WAYZATA, MN 55391 (952) 478-0000

CITY PROJECT NO. ---

RAMSEY, MINNESOTA

TREE SURVEY  
 ARMSTRONG TOWNHOMES  
 LENNAR

FILE NO. 5401-096  
 TS  
 TS