

City of Ramsey
Agenda
Environmental Policy Board (EPB)
Monday, January 10, 2022
6:30 pm
Council Chambers, 7550 Sunwood Drive NW

Remote Attendance available at 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 December 13, 2021
5. **Policy Board Business**
 1. Consider Natural Resources Elements of a Site Plan for a New Retail Building at 7912 Sunwood Drive NW (Project No. 22-101); Case of Northstar Marketplace Station LLC
6. **Board/Staff Input**
7. **Adjournment**

Environmental Policy Board (EPB)

4. 1.

Meeting Date: 01/10/2022

By: Chris Anderson, Community
Development

Information

Title:

Approve Meeting Minutes Dated December 13, 2021

Action:

Attachments

Meeting Minutes Dated December 13, 2021

Form Review

Inbox

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 01/05/2022

Reviewed By

Brian McCann

Date

01/05/2022 03:45 PM

Started On: 01/05/2022 03:14 PM

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

On Monday, December 13, 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 Laura Moore
 Board Member Reid Bernard
 Board Member Melissa Fetterley
 Board Member Michael Hiatt
 Board Member Jared Little

Members Absent: Board Member Michael Valentine

Also Present: City Planner Chris Anderson
 Community Development Director/Deputy CA Brian Hagen
 City Council Liaison Chelsee Howell

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated August 16, 2021

Motion by Board Member Fetterley and seconded by Board Member Little to approve the regular meeting minutes dated August 16, 2021.

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

5. POLICY BOARD BUSINESS

5.01: Mississippi River Shoreline Erosion Control Plan

City Planner Anderson presented the staff report. He stated that in late 2015, the City engaged the services of the Anoka Conservation District (ACD) to conduct an inventory of the Mississippi River bank to assess the impacts of erosion. Subsequently, an item entitled “create a shoreline erosion control plan for the Mississippi River” was incorporated into the EPB’s Work Plan. The intent was to utilize the inventory data and attempt to work with the most impacted property owners to complete shoreline stabilization projects. These projects would not only prevent further loss of property but would also help improve water quality.

Mitch Haustein, Anoka Conservation District, provided an overview of the inventory that was completed in 2015 noting that the majority of the land falls under private ownership. He provided details on the methodology used to determine the bank condition and displayed the results of the inventory. He stated that the report includes a site profile for the ten properties that have areas marked with severe or very severe erosion issues. He noted that ACD has received interest from some of the properties identified within the report but acknowledged that funding continues to be an issue. He provided an example of a property owner that did reach out to ACD and when funding was available a project was completed in 2020 on that property. He noted the total project cost of \$175,000. He explained that ACD received a Clean Water Fund (CWF) grant to assist in the project, but the homeowner still contributed \$35,000. He provided details on the different funding sources that are available and the associated considerations. He stated that ACD primarily focuses on the CWF and provided additional details on the grant requirements. He reviewed the draft approach proposed for spring and summer 2022, related draft implementation information for 2023, and how ACD could be involved in that process.

City Planner Anderson stated that he is not looking for specific action on this tonight. He noted that the item has been on the workplan for some time and tonight was meant to provide background information, review the cost to complete this type of work, and highlight the limited funding sources that may be available. He stated that more specific discussion could occur at a future meeting as to what would make the most sense, should the group desire to continue in this direction.

Board Member Hiatt asked how much the erosion is changing and whether there is rationale as to whether that is happening.

Mr. Haustein replied that conditions are constantly changing because this is a river. He stated that this is the snapshot from 2015 and believed that there would be progression of the erosion in the severe and very severe cases. He noted that on average small amounts of shore are lost each year, but larger events can cause tree loss and loss of more shoreline.

Board Member Hiatt asked if there is consideration up and down stream to review this on a bigger picture.

Mr. Haustein commented that they do look at the system as a whole but because of the challenges they are left to address site specific issues to protect properties.

Board Member Bernard asked if the funding is only available for private property owners or whether there would be funding available for the City owned property as well.

Mr. Haustein commented that the grant would be available to public property as well. He did not believe Ramsey has property along the Mississippi River.

City Planner Anderson confirmed that Ramsey does not own property along the Mississippi River, but Anoka County does own property along the river.

Chairperson Moore asked what could be done in a situation where three landowners are on board for a project in a stretch of the river but perhaps there is one landowner that does not want to participate in the middle.

Mr. Haustein stated that there are ways to design a project to stabilize individual stretches of the river. He noted that it is most cost effect to stabilize the contractor once in order to complete a stretch of the project. He stated that most often the hurdle is funding as some homeowners do not have \$20,000 to contribute. He noted that one consideration could be if the City had funds available to reduce the burden on the homeowner share of the cost.

Board Member Hiatt asked if there would be a potential for more funding into these pots this year with the budget surplus of the State.

Mr. Haustein explained that the Clean Water Fund is funded through sales tax. He stated that riverbank stabilization has been prioritized for those funds.

City Planner Anderson confirmed the consensus of the Board to follow up on this discussion in January or February to further discussion options.

Board Member Hiatt stated that he would also find it helpful to have input from the identified property owners.

City Planner Anderson stated that six to 12 property owners have reached out to ACD since the inventory was completed in order to find out the options and available funding opportunities. He stated that each year the City receives about two to five inquiries and staff typically refers those callers to ACD because of their expertise and experience in submitted successful grant applications.

5.02: Consider Natural Resources Related Plan Elements for Trott Brook Crossing Preliminary Plat (Project No. 21-130); Case of TEG Land Holdings, LLC

City Planner Anderson presented the staff report. He stated that the City has received an application from TEG Land Holdings LLC for a Preliminary Plat of 270 single family residential homes on the properties generally located west of Nowthen Boulevard, east of Variolite Street, north of Trott Brook and south of 173rd.

Chairperson Moore referenced the southwest corner of the plan that did not receive approval for rezoning. She asked if the applicant would then not use that portion of the property, or if that is developed would it then be developed into two lots.

City Planner Anderson replied that without the necessary zoning and Comprehensive Plan amendments, that parcel could be put into an unbuildable outlot or could be designed with 2.5 acre lots that meet the bulk standards of the zoning district.

Board Member Hiatt stated that the staff report indicates that the application is lacking in density transitioning and asked if that has been upgraded to meet the requirements.

City Planner Anderson confirmed that there have been updates to the plans that meet the density transitioning requirements. He stated that the corridor has been widened to 45 feet with the required plantings.

Chairperson Moore stated that she likes the idea of a large park utilizing the existing farm structures.

Motion by Board Member Hiatt and seconded by Board Member Bernard to recommend approval of the natural resources elements of the project contingent upon compliance with staff review comments in ProjectDox and with City Council consideration of density transitioning.

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

5.03: Consider Participation in a Future Rain Barrel and Compost Bin Sales Event

City Planner Anderson presented the staff report. He stated that staff was recently asked about any opportunities to partner and promote a rain barrel sales event. In response, staff contacted the Recycling Association of Minnesota (RAM), which annually coordinates a rain barrel and compost bin sales event. In 2016, the City of Ramsey partnered with RAM to serve as one of the distribution sites. At that time, the City's only obligation was to provide a location for the items to be picked up by customers. RAM handled the promotion of the event and the transactions. There were approximately 80 customers that picked up a rain barrel, compost bin, or both at the Ramsey location.

Board Member Fetterley commented that this would be a great opportunity for the residents and therefore she supports this action. She noted that perhaps some of the Board Members would volunteer their time to assist with pickup.

Chairperson Moore agreed and noted that she would also volunteer.

City Planner Anderson confirmed the consensus of the Board to pursue this opportunity.

5.04: Meeting Schedule

City Planner Anderson presented the staff report. He reviewed the 2022 meeting schedule and identified alternative meeting dates where necessary. It was the consensus of the Board to hold the January meeting on January 10th and the February meeting on February 28th.

6. BOARD / STAFF INPUT

City Planner Anderson introduced the new Community Development Director/Deputy City Administrator Brian Hagen.

Community Development Director/Deputy City Administrator Hagen introduced himself to the Board.

City Planner Anderson provided an update on the successful fall recycling event which was held at the new Public Works Facility.

7. ADJOURNMENT

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

The meeting adjourned at 7:35 p.m.

Respectfully submitted,

Chris Anderson
City Planner

ATTEST:

Nicole Laubach
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Meeting Date: 01/10/2022

By: Chris Anderson, Community
Development

Information

Title:

Consider Natural Resources Elements of a Site Plan for a New Retail Building at 7912 Sunwood Drive NW (Project No. 22-101); Case of Northstar Marketplace Station LLC

Purpose/Background:

The City has received an application from Northstar Marketplace Station LLC (the "Applicant") for a Site Plan for a new, 7,200 square foot, multi-tenant retail building located at 7912 Sunwood Drive NW (the "Subject Property"). The submittal also includes a request for a variance to deviate from the 'build-to' line required within The COR due to existing underground utilities that were not relocated when Sunwood Drive was realigned.

Notification:

The City attempted to notify all property owners, as reflected in the Anoka County Property Records, within 350 feet of the Subject Property of the request by U.S. Mail for the January 27, 2022 Planning Commission meeting (Public Hearing). The Public Hearing notice was also posted in the City's Official Newspaper, the Anoka County UnionHerald.

Observations/Alternatives:

General Project Summary

The Applicant is proposing a 7,200 square foot, multi-tenant retail building, with a drive-thru lane. The Subject Property is zoned COR-2 and both retail and restaurants/cafes are permitted used in this zoning district. Access to the Subject Property will be from the existing Northstar Marketplace parking lot and the existing entrances off Sunwood Drive (no new access points are proposed).

Natural Resources Inventory

Per the City's Natural Resources Inventory (NRI), there are no natural plant communities within the vicinity of the Subject Property. Furthermore, the Minnesota Land Cover Classification System (MLCCS) identifies the Subject Property as Urban with Little Vegetative Cover.

Wetlands and Floodplain

There do not appear to be any wetlands within the Subject Property; however, there is a stormwater pond at the north end of the Subject Property (along the south side of the access driveway). The project would not impact this pond. There are no designated floodplains on the Subject Property.

Tree Inventory

No formal tree inventory was submitted; however, there are very few existing trees on the Subject Property. The submittal does identify seven (7) existing trees on the Subject Property (3 evergreen and 4 deciduous trees). One deciduous tree is identified for relocation and if relocation is not possible, than the notes indicate it is to be replaced with the same species and diameter. The other six (6) trees will remain. Additionally, there are six (6) trees within the boulevard of Sunwood Drive as well that will remain.

Landscape Plan

The Landscape Plan proposes adding nine (9) trees (3 evergreens, 3 ornamental trees, and 3 shade trees) and fifty-one (51) shrubs (almost an even split between deciduous and evergreen). All species are acceptable and sizes are acceptable. Plantings are oriented in front of the building (south side), lining the drive-thru lane, and accenting

the trash enclosure.

The COR Design Framework focuses primarily on streetscape plantings. There are no minimum requirements for interior landscaping in terms of quantities and/or size. The proposed landscaping seems to soften the hardscape elements while limiting concern with obstructing views from the public road (assumption is that signage may be proposed on the north (rear) elevation, which faces Sunwood Drive.

Funding Source:

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

Action:

Motion to recommend approval of the Landscape Plan contingent upon compliance with Staff comments.

Attachments

[Site Location Map](#)

[Site Plan](#)

[Existing Conditions with Comments](#)

[Landscape Plan](#)

[Landscape Details](#)

[Grading and Erosion Control with Comments](#)

Form Review

Inbox

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 01/05/2022

Reviewed By

Brian Hagen

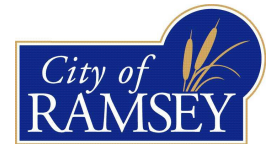
Date

01/05/2022 04:05 PM

Started On: 01/04/2022 03:43 PM

Site Location Map

7912 Sunwood Drive NW



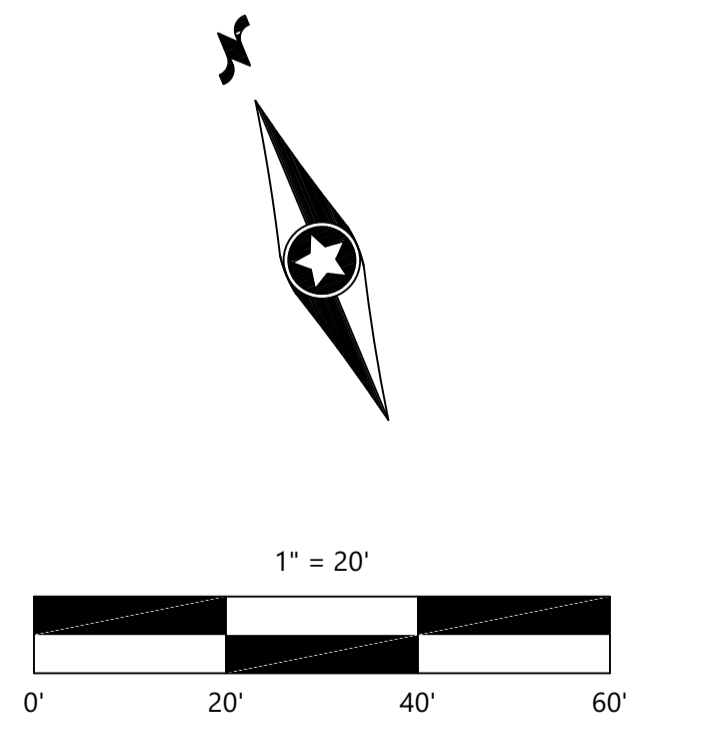
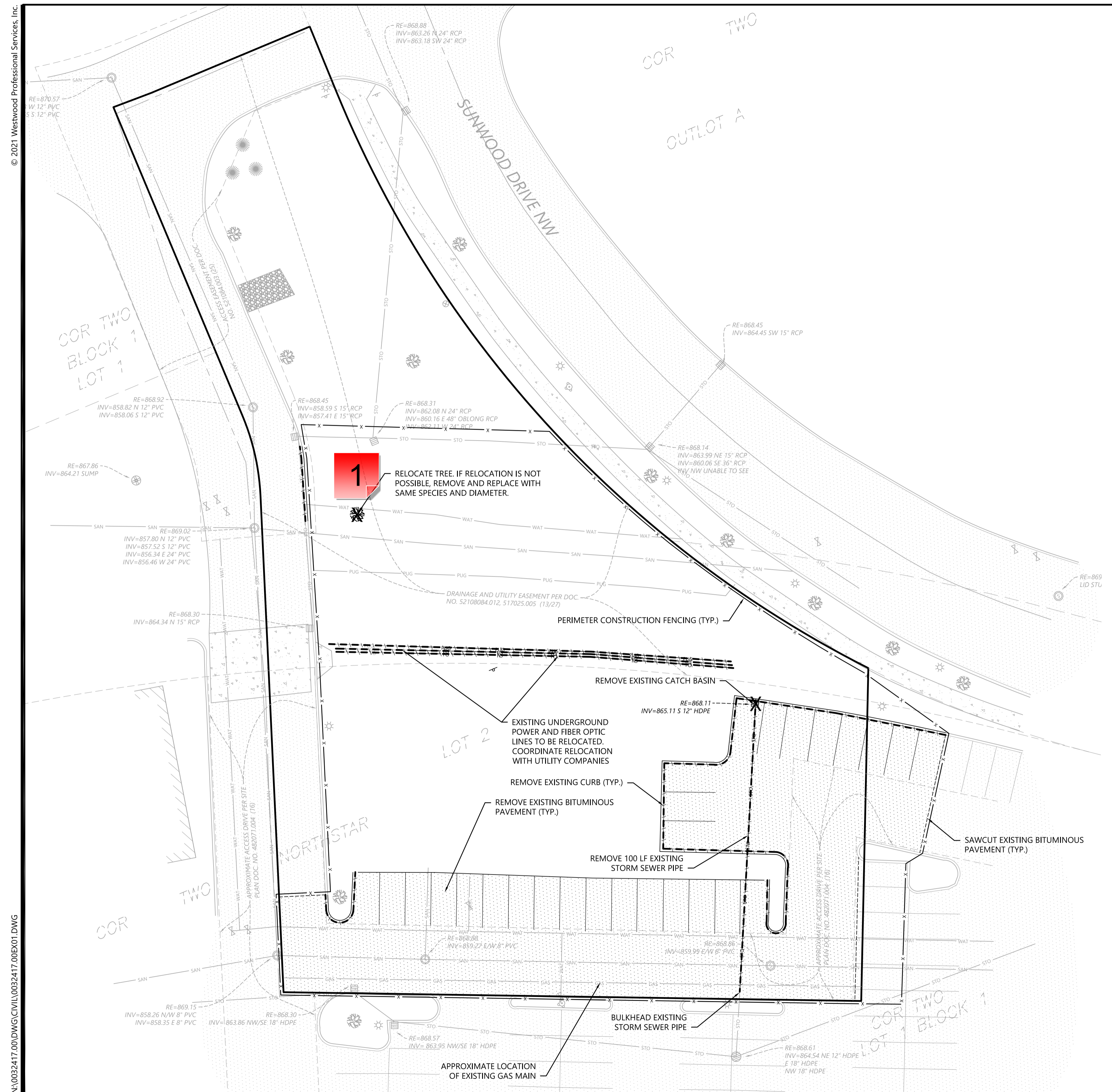
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, RCAN, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), Swisstopo, GEBCO, (c) OpenStreetMap contributors, and the GIS User Community, LOGIS

REMOVAL LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	SAW CUT PAVEMENT
---	---	CURB & GUTTER
---	---	SANITARY SEWER
---	---	WATER MAIN
---	---	HYDRANT
---	---	STORM SEWER
---	---	GAS
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND TELEPHONE
---	---	OVERHEAD TELEPHONE
---	---	TELEPHONE FIBER OPTIC
---	---	CABLE TELEVISION
---	---	PERIMETER CONSTRUCTION FENCE
---	---	CONCRETE
---	---	BITUMINOUS
---	---	TREE
---	---	LIGHT POLE
---	---	TRAFFIC SIGN
---	---	CONSTRUCTION BARRICADE
---	---	SOIL BORING LOCATION
---	---	TREE LINE

REMOVAL NOTES

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
- CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.



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DESIGNED:	JAS
CHECKED:	JAS
DRAWN:	JAS
HORIZONTAL SCALE:	20'
VERTICAL SCALE:	

INITIAL ISSUE:	12/22/2021
REVISIONS:	
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PREPARED FOR:
PHILLIPS EDISON & COMPANY
 11501 NORTHLAKE DR
 CINCINNATI, OH 45249

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
JOSEPH SCHRAMM
 DATE: 12/22/2021 LICENSE NO. 56078

NORTHSTAR MARKETPLACE
 7912 SUNWOOD DR, RAMSEY, MN

Westwood
 Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
 Fax (952) 937-5822 Minnetonka, MN 55343
 Toll Free (888) 937-5150 westwoodps.com
 Westwood Professional Services, Inc.

EXISTING CONDITIONS & REMOVALS PLAN

SHEET NUMBER:
2 OF **9**
 DATE: 12/22/2021

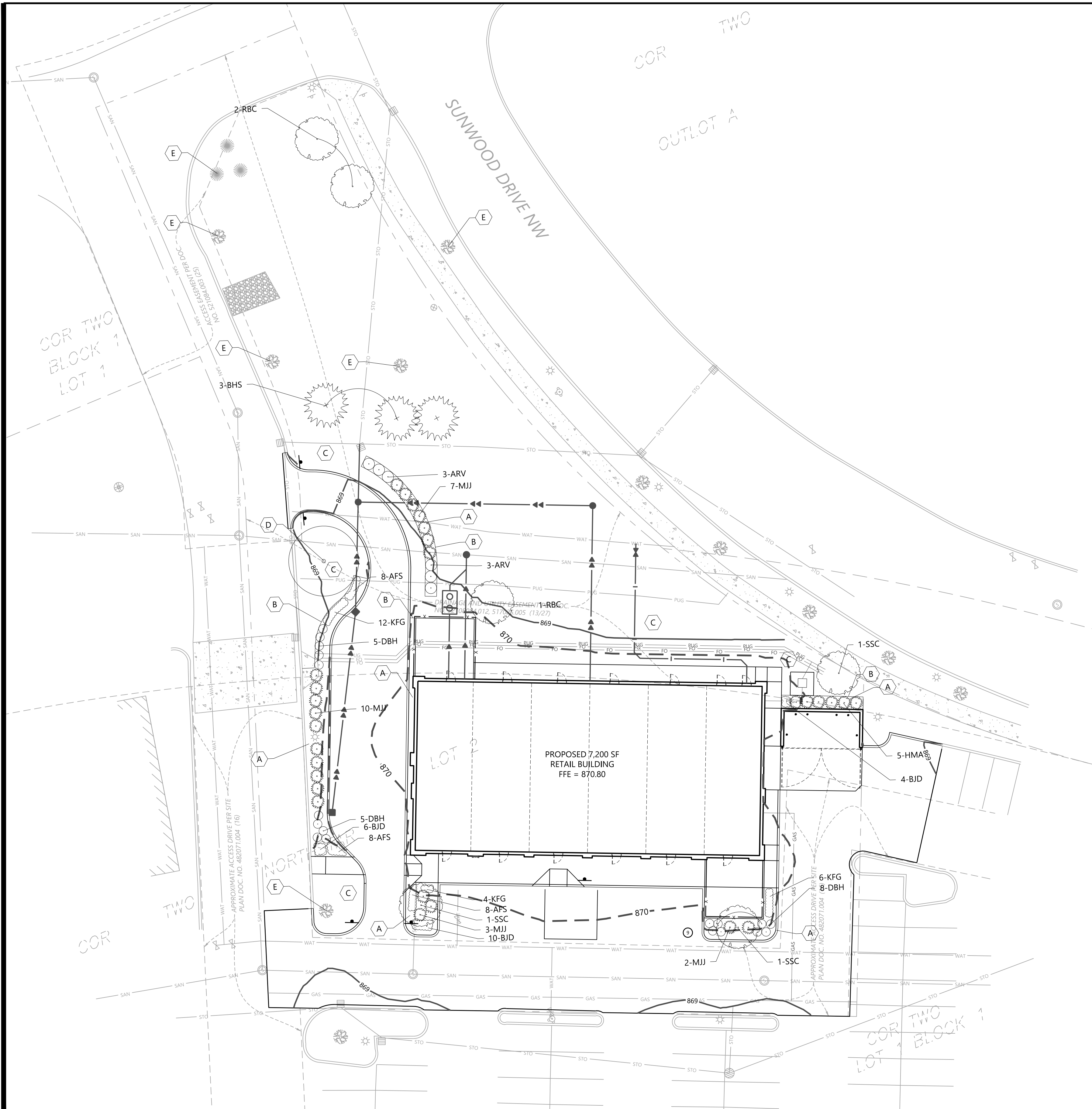
PROJECT NUMBER: 0032417.00

1 - More Info

Created by: Chris Anderson
On: 01/05/2022 11:56 AM

Show where this tree will be relocated on Landscape Plan. If not relocated, show where the replacement tree will be planted on Landscape Plan.

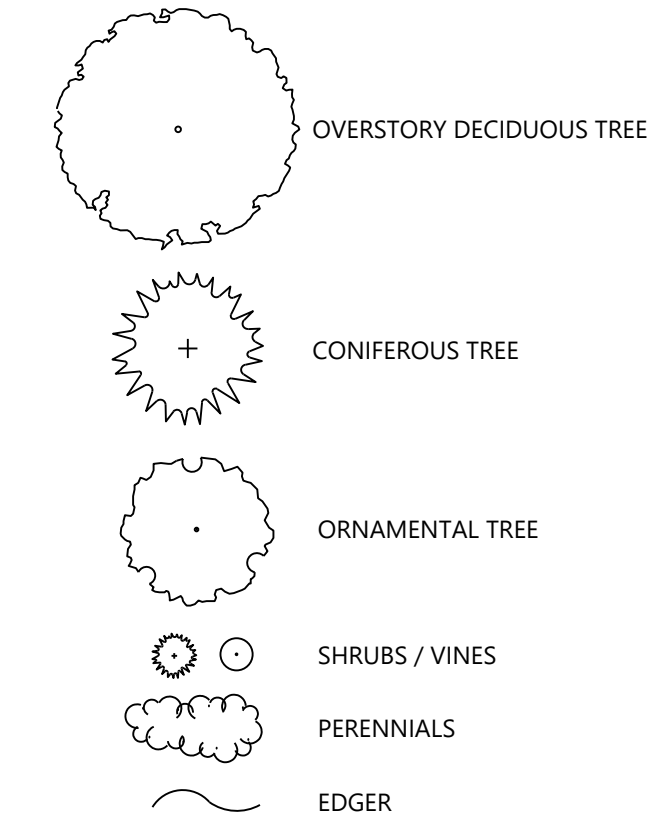
----- 0 Replies -----



LANDSCAPE KEYNOTES

- A SHREDED HARDWOOD MULCH (TYP.)
- B EDGER (TYP.)
- C SOD (TYP.)
- D RELOCATED TREE
- E EXISTING TREE

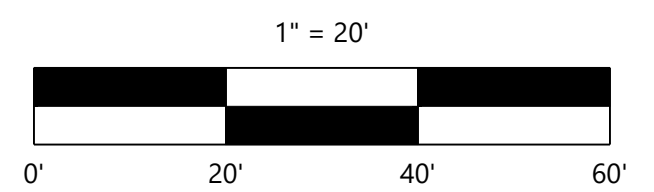
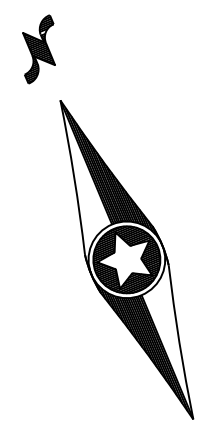
LANDSCAPE LEGEND



PLANT SCHEDULE

CODE	QTY	COMMON	BOTANICAL NAME	SIZE	ROOT	SPACING	REMARKS	HEIGHT X WIDTH (AT MATURITY)
OVERSTORY TREE 3								
RBC	3	RIVER BIRCH CLUMP	BETULA NIGRA	1.5" CAL.	B&B	AS SHOWN	SINGLE	60' X 45'
ORNAMENTAL TREE 3								
SSC	3	SPRING SNOW CRAB	MALUS 'SPRING SNOW'	1.5" CAL.	B&B	AS SHOWN	SINGLE	25' X 15'
CONIFEROUS TREE 3								
BHS	3	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6' HT.	B&B	AS SHOWN	FULL	40' X 15'
CONIFEROUS SHRUB 27								
HMA	5	HOLMSTRUP ARBORVITAE	THUJA OCCIDENTALIS 'HOLMSTRUP'	#5	CONT.	3'-0" O.C.	--	10' X 4'
MJJ	22	MINT JULEP JUNIPER	JUNIPERUS CHINENSIS 'MONLEP'	#5	CONT.	4'-0" O.C.	--	5' X 7'
DECIDUOUS SHRUB 24								
DBH	18	DWARF BUSH HONEYSUCKLE	DIERVILLA LONICERA	#5	CONT.	3'-0" O.C.	--	4' X 3'
ARV	6	ARROWOOD VIBURNUM	VIBURNUM DENTATUM	#5	CONT.	5'-0" O.C.	--	7' X 8'
PERENNIALS 66								
BJD	20	BAJA DAYLILY	HEMEROCALLIS 'BAJA'	#1	CONT.	18" O.C.	--	18" X 18"
AFS	24	AUTUMN FIRE SEDUM	SEDUM X 'AUTUMN FIRE'	#1	CONT.	18" O.C.	--	24" X 18"
KFG	22	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1	CONT.	24" O.C.	--	48" X 30"

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. = MINIMUM O.C. = ON CENTER SP. = SPREAD QTY. = QUANTITY
CONT. = CONTAINER
NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.



NOT FOR CONSTRUCTION

DESIGNED:	JAS
CHECKED:	JAS
DRAWN:	JAS
HORIZONTAL SCALE:	1/8" = 1'-0"
VERTICAL SCALE:	1/4" = 1'-0"

INITIAL ISSUE:	12/22/2021
REVISIONS:	
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PREPARED FOR:
PHILLIPS EDISON & COMPANY
11501 NORTHLAKE DR
CINCINNATI, OH 45249

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
JEFFERY R. WESTENDORF
DATE: 12/22/2021 LICENSE NO. 44018

NORTHSTAR MARKETPLACE
7912 SUNWOOD DR, RAMSEY, MN

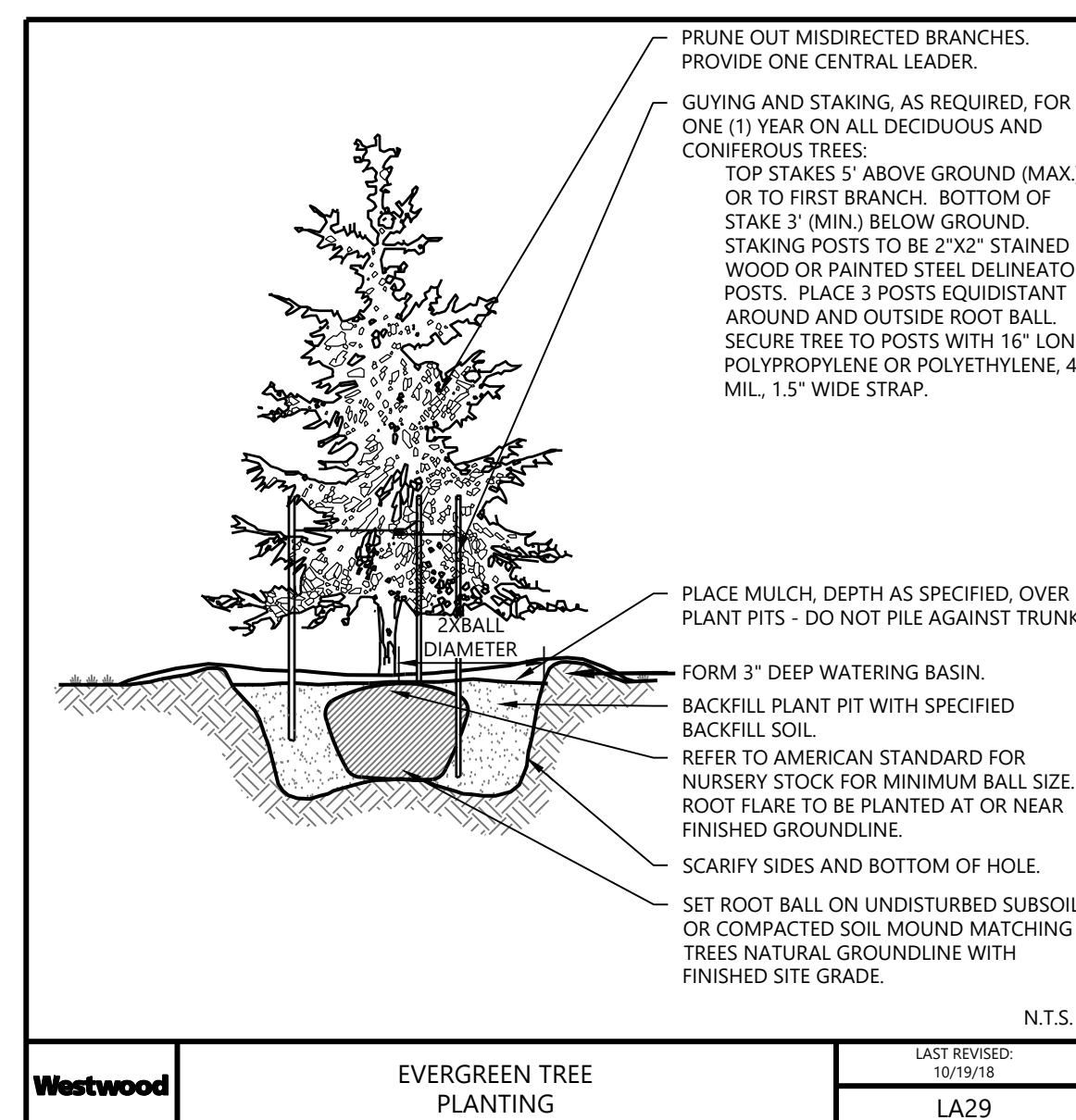
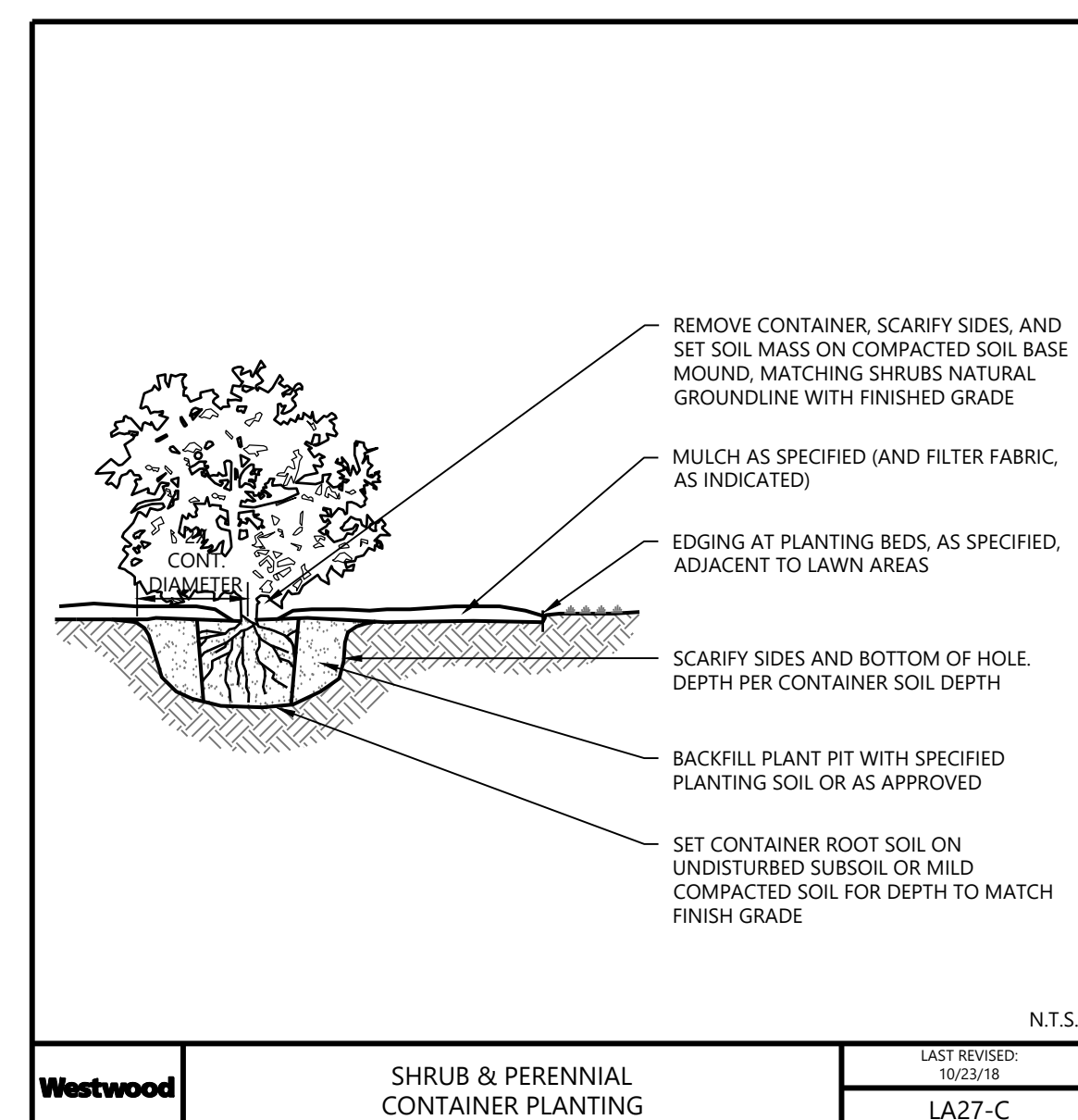
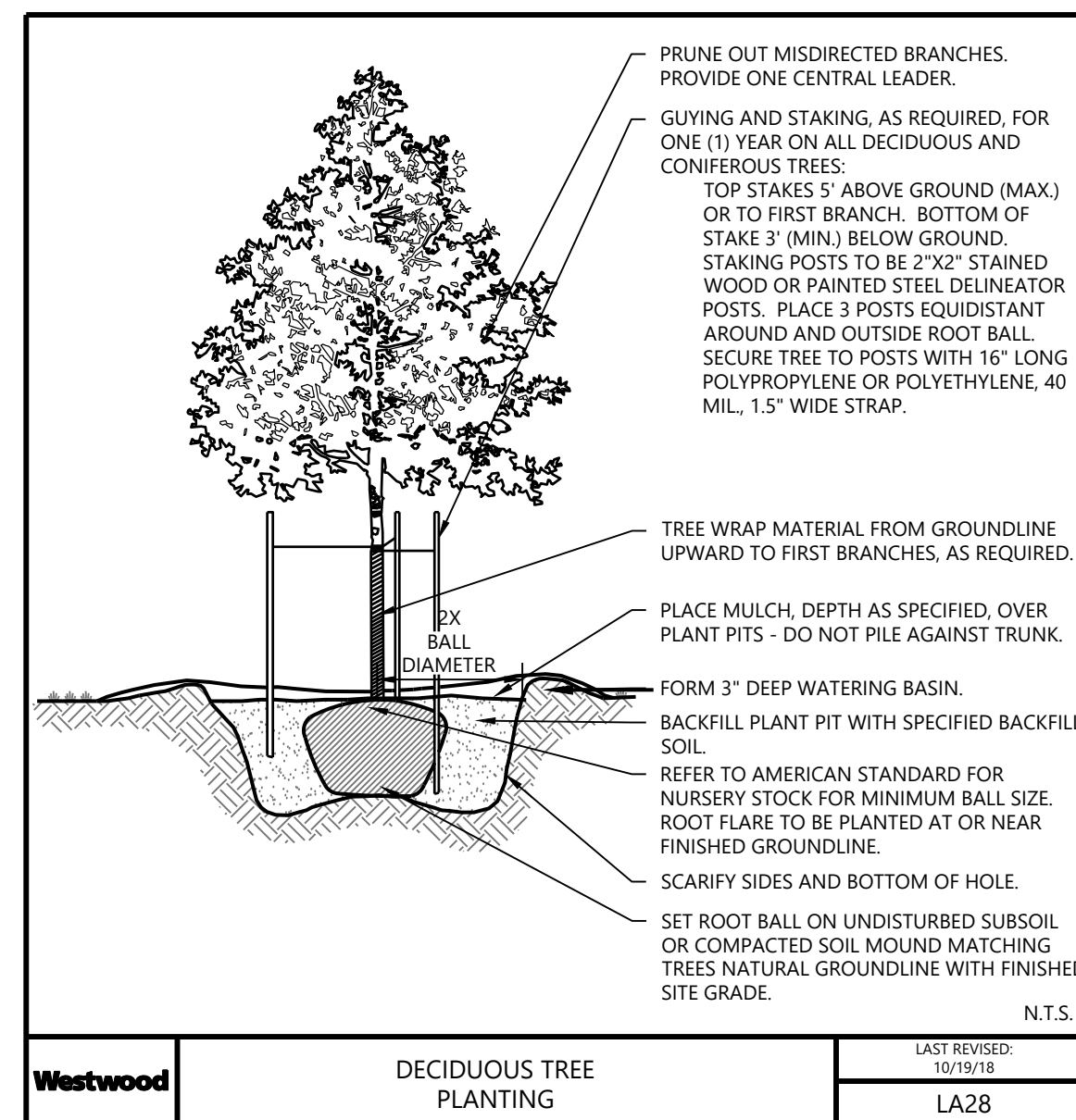
Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

LANDSCAPE PLAN
PROJECT NUMBER: 0032417.00

SHEET NUMBER:
8 OF 9
DATE: 12/22/2021

PLANTING NOTES

- CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE. FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR. IRRIGATION SYSTEM TO INCLUDE A RAIN SENSOR AND SOIL MOISTURE SENSOR.
- CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.



NOT FOR CONSTRUCTION

DESIGNED: JAS
CHECKED: JAS
DRAWN: JAS
HORIZONTAL SCALE: #####
VERTICAL SCALE: ## OR ##

INITIAL ISSUE: 12/22/2021
REVISIONS:
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PREPARED FOR:

PHILLIPS EDISON & COMPANY

11501 NORTHLAKE DR
CINCINNATI, OH 45249

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

JEFFERY R. WESTENDORF
DATE: 12/22/2021 LICENSE NO. 44018

NORTHSTAR MARKETPLACE

7912 SUNWOOD DR, RAMSEY, MN

Westwood

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LANDSCAPE DETAILS

PROJECT NUMBER: 0032417.00

SHEET NUMBER:

9 OF 9

DATE: 12/22/2021

GRADING & EROSION CONTROL LEGEND

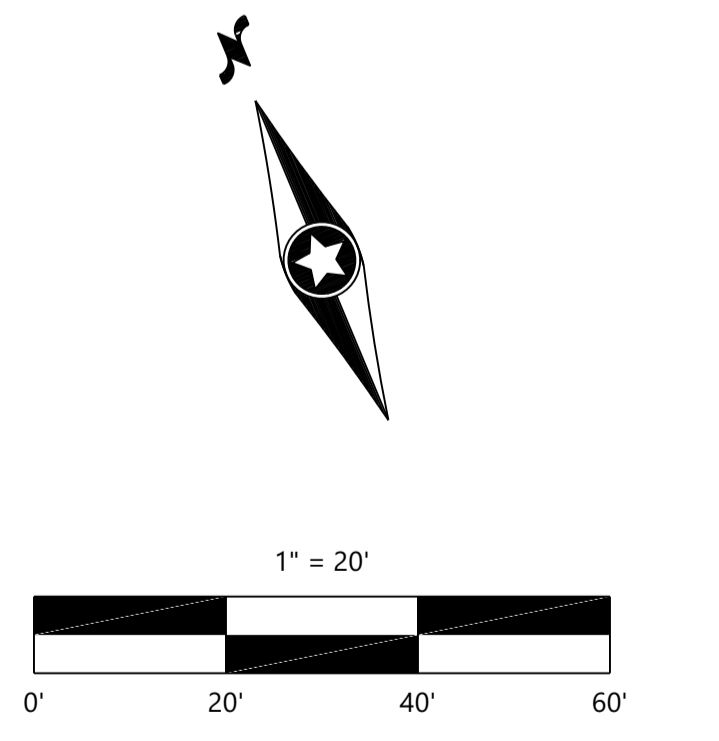
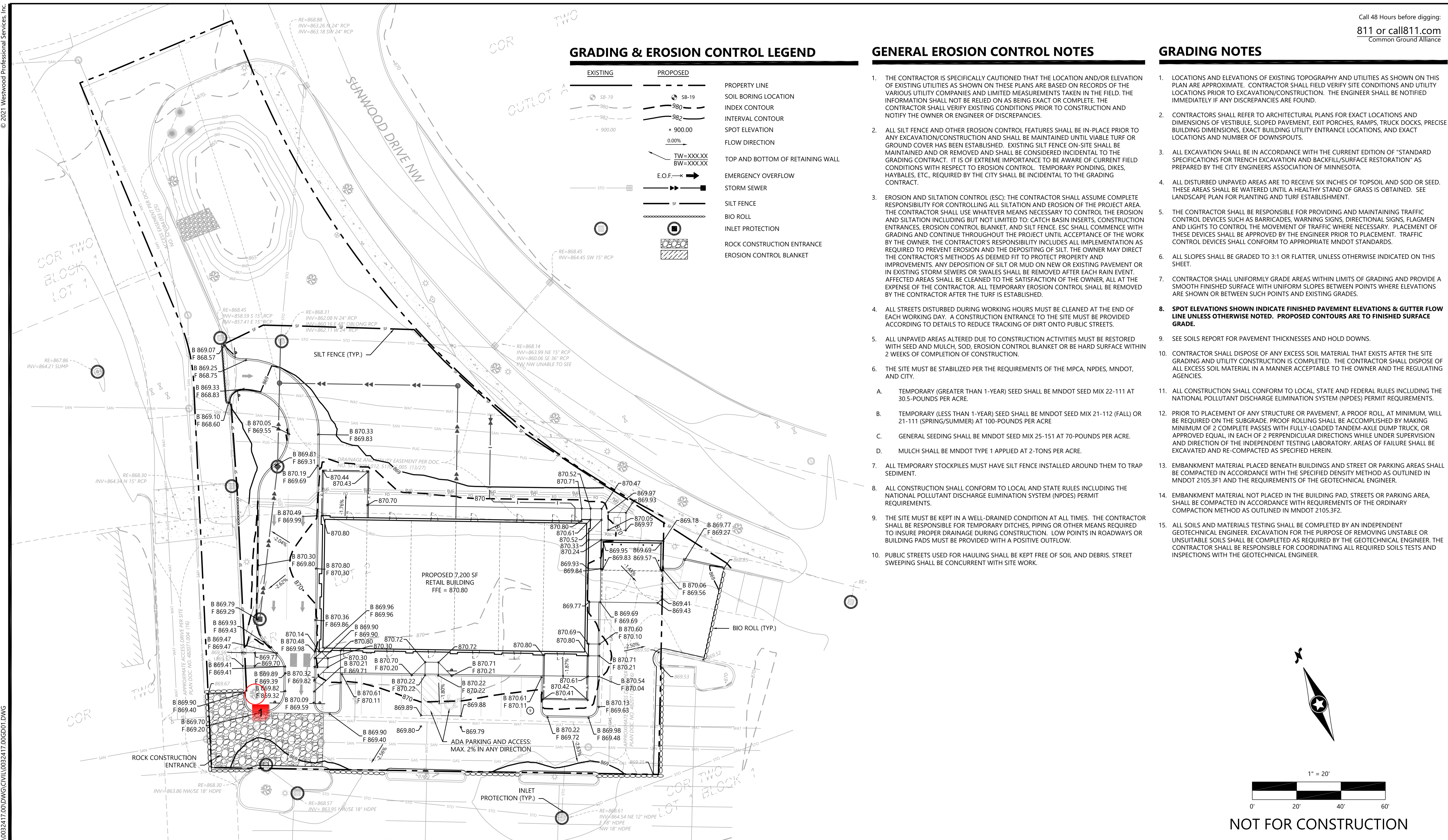
EXISTING	PROPOSED	DESCRIPTION
SB-19	SB-19	PROPERTY LINE
980	980	SOIL BORING LOCATION
982	982	INDEX CONTOUR
900.00	900.00	INTERVAL CONTOUR
	900.00	SPOT ELEVATION
	0.00%	FLOW DIRECTION
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F. →	EMERGENCY OVERTFLOW
STO	STO	STORM SEWER
	SF	SILT FENCE
		BIO ROLL
		INLET PROTECTION
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET

GENERAL EROSION CONTROL NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAYBALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- EROSION AND SILTATION CONTROL (ESC): THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO: CATCH BASIN INSERTS, CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. ESC SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN EVENT. AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER, ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
- ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH, SOD, EROSION CONTROL BLANKET OR BE HARD SURFACE WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
 - TEMPORARY (GREATER THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 22-111 AT 30.5-POUNDS PER ACRE.
 - TEMPORARY (LESS THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 21-112 (FALL) OR 21-111 (SPRING/SUMMER) AT 100-POUNDS PER ACRE
 - GENERAL SEEDING SHALL BE MNDOT SEED MIX 25-151 AT 70-POUNDS PER ACRE.
 - MULCH SHALL BE MNDOT TYPE 1 APPLIED AT 2-TONS PER ACRE.
- ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.
- PUBLIC STREETS USED FOR HAULING SHALL BE KEPT FREE OF SOIL AND DEBRIS. STREET SWEEPING SHALL BE CONCURRENT WITH SITE WORK.

GRADING NOTES

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
- CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.**
- SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
- CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
- EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
- EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
- ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.



DESIGNED: JAS CHECKED: JAS DRAWN: JAS HORIZONTAL SCALE: 20' VERTICAL SCALE:	INITIAL ISSUE: 12/22/2021 REVISIONS: <ul style="list-style-type: none"> △ △ △ △ △ 	PREPARED FOR: PHILLIPS EDISON & COMPANY 11501 NORTHLAKE DR CINCINNATI, OH 45249	I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. JOSEPH SCHRAMM DATE: 12/22/2021 LICENSE NO. 56078	NORTHSTAR MARKETPLACE 7912 SUNWOOD DR, RAMSEY, MN	Westwood Phone (952) 937-5150 12701 Whitewater Drive, Suite #300 Fax (952) 937-5822 Minnetonka, MN 55343 Toll Free (888) 937-5150 westwoodps.com Westwood Professional Services, Inc.	SHEET NUMBER: 4 OF 9 DATE: 12/22/2021 PROJECT NUMBER: 0032417.00
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1 - Tree Save Fence

Created by: Chris Anderson
On: 01/05/2022 11:54 AM

Add tree save fencing around this tree.

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