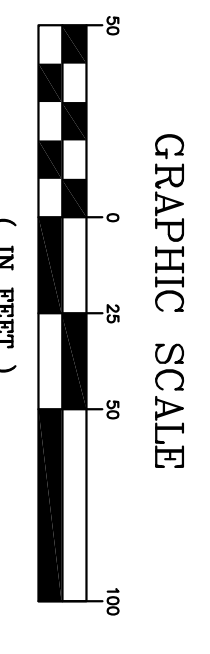
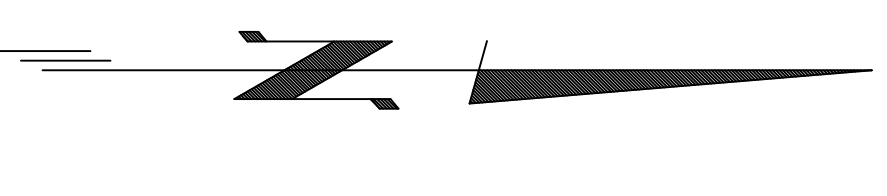
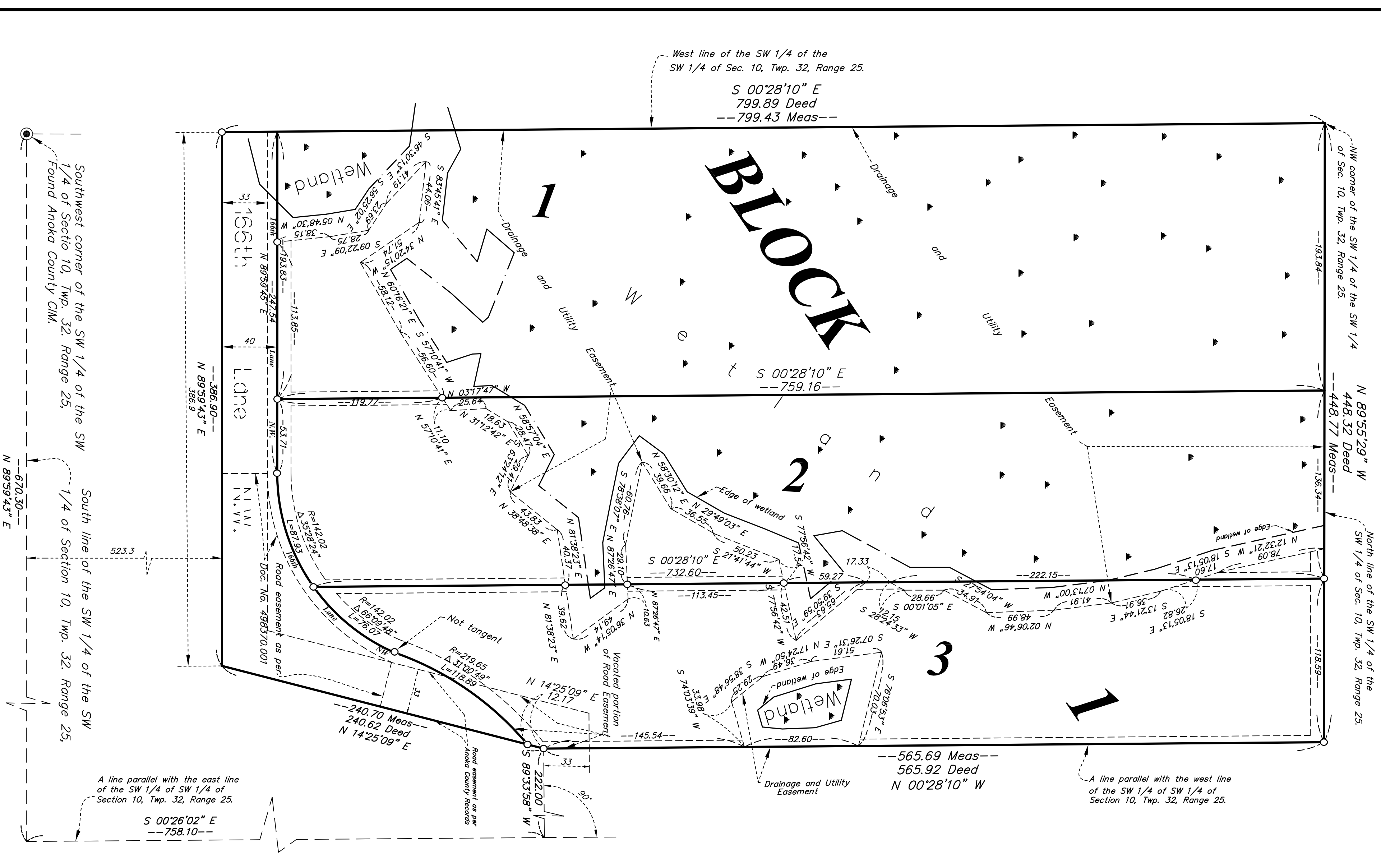
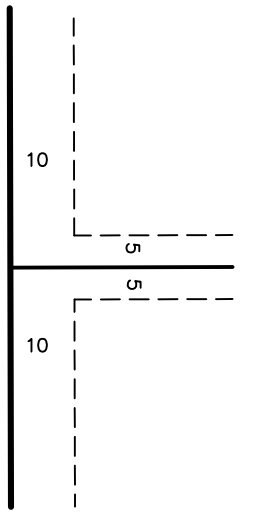


# HOMESTEAD ROAD SUBDIVISION

CITY OF RAMSEY  
COUNTY OF ANOKA  
SEC. 10, T. 32, R. 25



DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING STREET AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.

### LEGEND

- DENOTES IRON PIPE MONUMENT FOUND
- DENOTES SET 1/2 INCH IRON PIPE WITH CAP MARKED R.L.S. 42379.
- ⊙ DENOTES ANOKA COUNTY MONUMENT.

DENOTES WETLANDS SHOWN THAT WERE IDENTIFIED BY THE ANOKA COUNTY GEOLOGICAL RESOURCES, DECEMBER 2015.

### BEARING NOTE

FOR THE PURPOSE OF THIS PLAT, THE SOUTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 10, TWP. 32, RGE. 25, IS ASSUMED TO HAVE A BEARING OF NORTH 89 DEGREES 59 MINUTES 43 SECONDS EAST.

KNOW ALL PERSONS BY THESE PRESENTS: That CTW Group, Incorporated, a Minnesota corporation, owner of the following described property:

That part of the Southwest Quarter of the Southwest Quarter, Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows:  
Commencing at a point in the south line of said Southwest Quarter of the Southwest Quarter distant 670.30 feet east of the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence North, parallel with the east line of said Southwest Quarter of the Southwest Quarter a distance of 758.10 feet; thence at a right angle West a distance of 222.00 feet, to the actual point of beginning of the tract to be described; thence northerly, parallel with the west line of said Southwest Quarter of the Southwest Quarter a distance of 565.92 feet to the north line of said Southwest Quarter of the Southwest Quarter; thence westerly along the north line of said Southwest Quarter of the Southwest Quarter a distance of 448.32 feet to the northwest corner of said Southwest Quarter of the Southwest Quarter; thence southerly along the west line of said Southwest Quarter of the Southwest Quarter a distance of 799.89 feet to the intersection with the north line of the south 523.30 feet of said Southwest Quarter of the Southwest Quarter; thence East, along said north line of the south 523.30 feet, a distance of 386.90 feet to the northeast corner of the west 386.90 feet of the said south 523.30 feet of the Southwest Quarter of the Southwest Quarter; thence northeasterly 240.62 feet, to the actual point of beginning.

Have caused the same to be surveyed and platted as HOMESTEAD ROAD SUBDIVISION and do hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said CTW Group, Incorporated, a Minnesota corporation, has caused these presents to be signed by its proper officers this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed: CTW Group, Incorporated

Andrey Sokurec, President

Alexander Delentik, Vice President

STATE OF MINNESOTA

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by Andrey Sokurec, President, and Alexander Delentik, Vice President, of CTW Group Inc., a Minnesota Corporation, on behalf of the corporation.

Notary Public, \_\_\_\_\_ County, Minnesota

My Commission Expires \_\_\_\_\_

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

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

Thomas M. Bloom, Licensed Land Surveyor  
Minnesota License Number 42379

STATE OF MINNESOTA

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by Thomas M. Bloom.

Notary Public, \_\_\_\_\_ County, Minnesota

My Commission Expires \_\_\_\_\_

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of HOMESTEAD ROAD SUBDIVISION 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 \_\_\_\_\_ City 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\_\_.

Larry D. Hoiium, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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

Property Tax Administrator

By \_\_\_\_\_ Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

I hereby certify that this plat of HOMESTEAD ROAD SUBDIVISION was filed in the office of the County Recorder/Registrar of Titles for public record on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ AM, and was duly recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ as Document Number \_\_\_\_\_.

County Recorder/Registrar of Titles

By \_\_\_\_\_ Deputy

ADVANCE SURVEYING & ENGINEERING CO.

# Preliminary Plat of Homestead Road Subdivision

**LEGEND**

- = CATCH BASIN
- = FIRE HYDRANT
- = POWER POLE
- = MANHOLE
- = TELEPHONE PED.
- = ELEC. TRANSFORMER
- = WELL
- = GATE VALVE
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- = SANITARY SEWER LINE
- = WATER LINE
- = GAS LINE
- = STORM DRAIN LINE
- = OVERHEAD UTILITY LINE

**Advance**  
Surveying & Engineering, Co.

17917 Highway 7  
Minnetonka, Minnesota 55345  
Phone (952) 474-7964  
Web: www.advsur.com

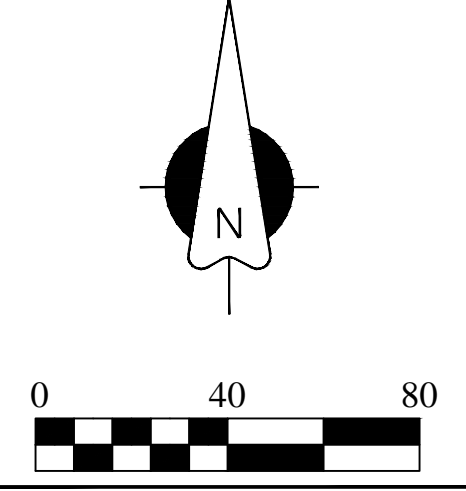
I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Thomas M. Bloom

# 42379  
LICENSE NO.

OCTOBER 18, 2016  
DATE:

DRAWING ORIENTATION & SCALE



JOB NAME / JOB ADDRESS

**HOMESTEAD ROAD**

7131 166TH AVE. NW  
RAMSEY

OWNER NAME / ADDRESS

**CTW GROUP INC.**

5402 PARKDALE DR.  
SUITE 101  
MINNEAPOLIS, MN  
55416

PRELIMINARY PLAT NOTES:

- SQUARE FOOTAGE CALCULATION:
  - ENTIRE SITE - 351,393 SQ. FT. (8.1 ACRES)
  - LOT 1 - 147,143 SQ. FT. (3.4 ACRES)
  - LOT 2 - 102,790 SQ. FT. (2.4 ACRES)
  - LOT 3 - 77,394 SQ. FT. (1.8 ACRES)
  - DEDICATED RIGHT OF WAY - 24,037 SQ. FT. (0.6 ACRES)
2. THE ZONING INFORMATION FOR THIS PROJECT IS R-1 MUSA.

DWELLING INFORMATION

LOT #	LOT 1	LOT 2	LOT 3
HOUSE TYPE	W/O SPLIT ENTRY	L/O (EXISTING)	SLAB ON GRADE
GARAGE ELEV.	877.0	(EXISTING)	876.0
MIN. FLOOR ELEV.	874.0	(EXISTING)	876.0

NET DENSITY INFORMATION

TOTAL NUMBER OF LOTS = 3  
GROSS AREA = 133,327 SF  
NET DENSITY = 133,327 / 3 = 44,442 SF OR 1.02 ACRES

DATE REVISION DESCRIPTION

10/18/16	UPDATE PER CITY COMMENTS
11/18/16	CHANGE POSS. FUTURE HOUSE ON LOT 3
03/02/17	UPDATE PER CITY COMMENTS

DATE SURVEYED: AUGUST 24, 2016

DATE DRAFTED: OCTOBER 18, 2016

SHEET TITLE

**PRELIMINARY PLAT**

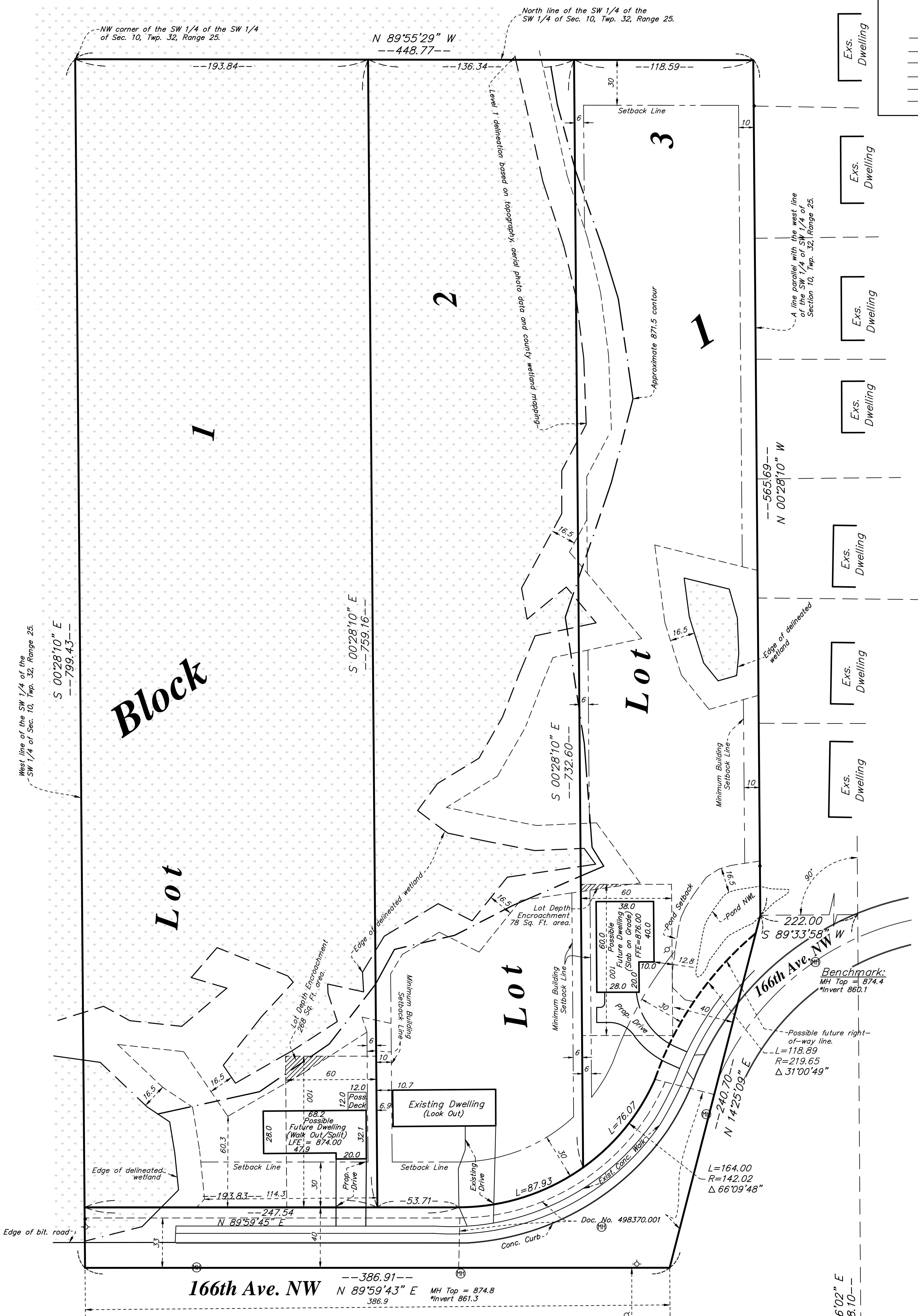
DRAWING NUMBER

160806 TB  
REV 01-03-17

SHEET NUMBER

**S1**

SHEET 1 OF 2



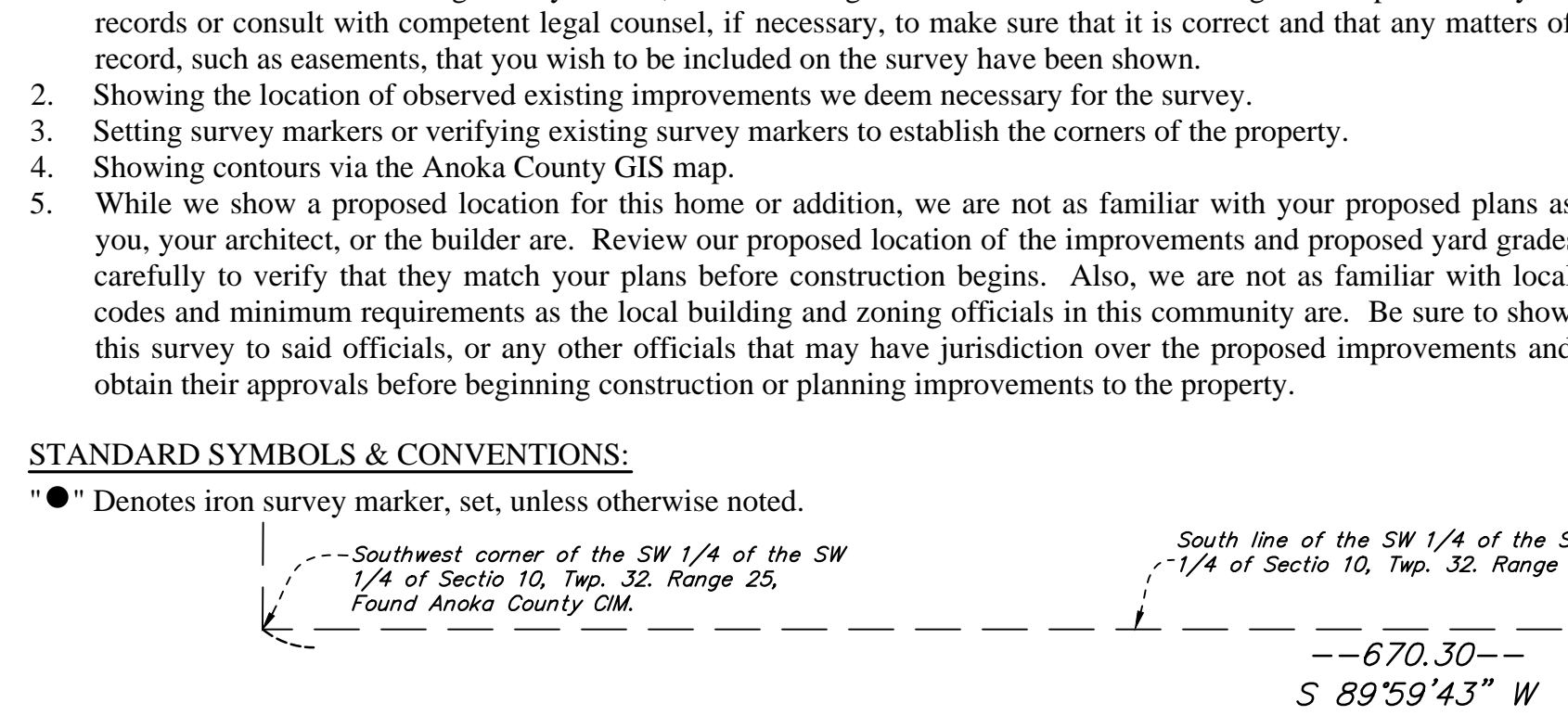
**LEGAL DESCRIPTION:**  
That part of the Southwest Quarter of the Southwest Quarter, Section 10, Township 32, Range 25, Anoka County, Minnesota described as follows:  
Commencing at a point in the south line of said Southwest Quarter of the Southwest Quarter distant 670.30 feet east of the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence North, parallel with the east line of said Southwest Quarter of the Southwest Quarter a distance of 758.10 feet; thence at a right angle West a distance of 222.00 feet, to the actual point of beginning of the tract of land to be described; thence northerly, parallel with the west line of said Southwest Quarter of the Southwest Quarter, a distance of 565.92 feet to the north line of said Southwest Quarter of the Southwest Quarter; thence westerly along the north line of said Southwest Quarter of the Southwest Quarter a distance of 448.32 feet to the northwest corner of said Southwest Quarter of the Southwest Quarter; thence southerly along the west line of said Southwest Quarter of the Southwest Quarter a distance of 799.89 feet to the intersection with the north line of the south 523.30 feet of said Southwest Quarter of the Southwest Quarter; thence East, along said south line of the south 523.30 feet, a distance of 386.90 feet to the northeast corner of the west 386.90 feet of the said south 523.30 feet of the Southwest Quarter of the Southwest Quarter; thence northeasterly 240.62 feet, to the actual point of beginning.

**SCOPE OF WORK & LIMITATIONS:**

- Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
- Showing the location of observed existing improvements we deem necessary for the survey.
- Setting survey markers or verifying existing survey markers to establish the corners of the property.
- Showing contours via the Anoka County GIS map.
- While we show a proposed location for this home or addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements and proposed yard grades carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.

**STANDARD SYMBOLS & CONVENTIONS:**

● Denotes iron survey marker, set, unless otherwise noted.



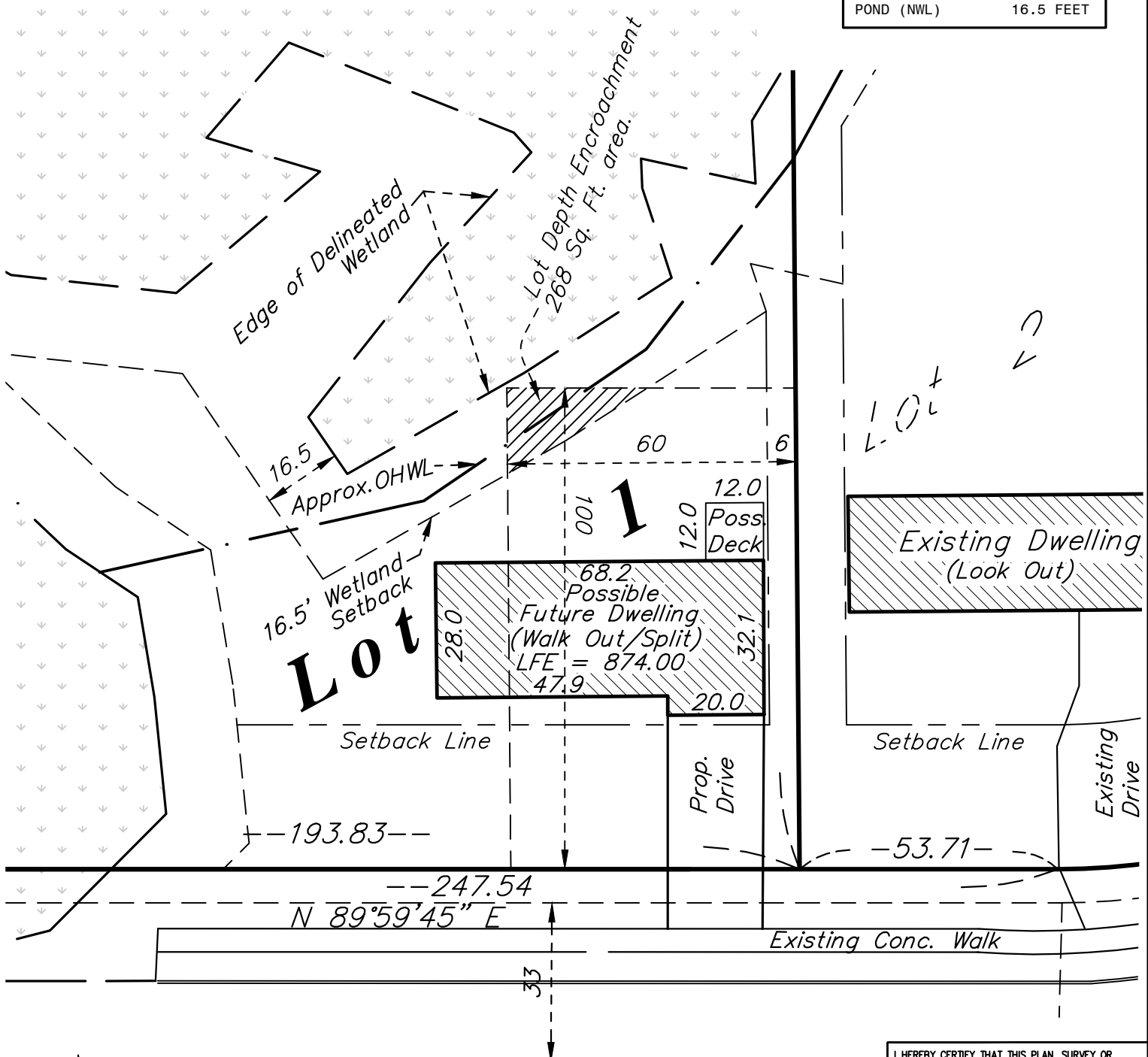
\* = Information as per record plans supplied to us.

# LOT DEPTH VARIANCE EXHIBIT

LOT 1, BLOCK 1

HOMESTEAD ROAD SUBDIVISION, RAMSEY, MN

MINIMUM SETBACKS	
FRONT	30 FEET
SIDE (HOUSE)	10 FEET
SIDE (GARAGE)	6 FEET
REAR	30 FEET
WETLAND	16.5 FEET
POND (NWL)	16.5 FEET



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

*Thomas M. Bloom*

Thomas M. Bloom  
# 42379  
LICENSE NO.  
JANUARY 13, 2017  
DATE

166th Ave. NW

---386.91---  
N 89°59'43"

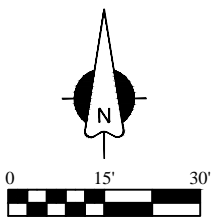
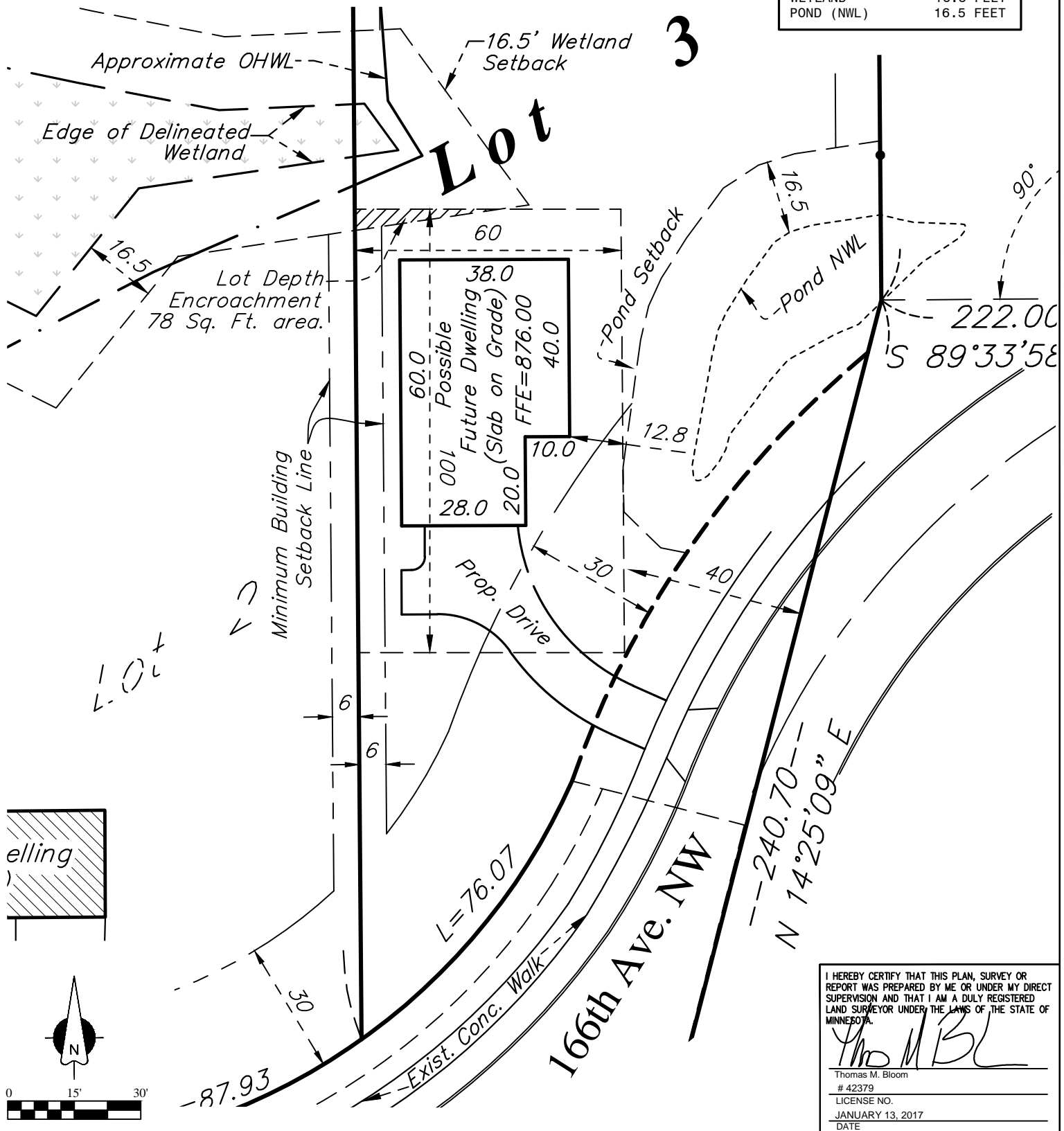
DATE	REVISION DESCRIPTION	CLIENT	JOB ADDRESS	<p>17917 Highway 7 Minnetonka, Minnesota 55345 Phone (952) 474-7964 Web: www.advsur.com</p>	<h1>EX1</h1>
		CTW GROUP INC.	7131 166TH AVE. NW		
		JOB NUMBER # 160806 JR	DATE DRAFTED JANUARY 13, 2017		
		DATE SURVEYED AUGUST 24, 2016	SURVEYED BY ADVANCED SURVEYING & ENGINEERING, CO.		

# LOT DEPTH VARIANCE EXHIBIT

## LOT 3, BLOCK 1

### HOMESTEAD ROAD SUBDIVISION, RAMSEY, MN

MINIMUM SETBACKS	
FRONT	30 FEET
SIDE (HOUSE)	10 FEET
SIDE (GARAGE)	6 FEET
REAR	30 FEET
WETLAND	16.5 FEET
POND (NWL)	16.5 FEET



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*Thomas M. Bloom*

Thomas M. Bloom  
# 42379  
LICENSE NO.  
JANUARY 13, 2017  
DATE

DATE	REVISION DESCRIPTION	CLIENT	JOB ADDRESS	 <b>Advance</b> Surveying & Engineering, Co. 17917 Highway 7 Minnetonka, Minnesota 55345 Phone (952) 474-7964 Web: www.advsur.com	<b>EX2</b>
		CTW GROUP INC.	7131 166TH AVE. NW		
		JOB NUMBER # 160806 JR	DATE DRAFTED JANUARY 13, 2017		
		DATE SURVEYED AUGUST 24, 2016	SURVEYED BY ADVANCED SURVEYING & ENGINEERING, CO.		

# Preliminary Plat of Homestead Road Subdivision

17917 Highway 7  
Minnetonka, Minnesota 55345  
Phone (952) 474-7964  
Web: www.advsur.com

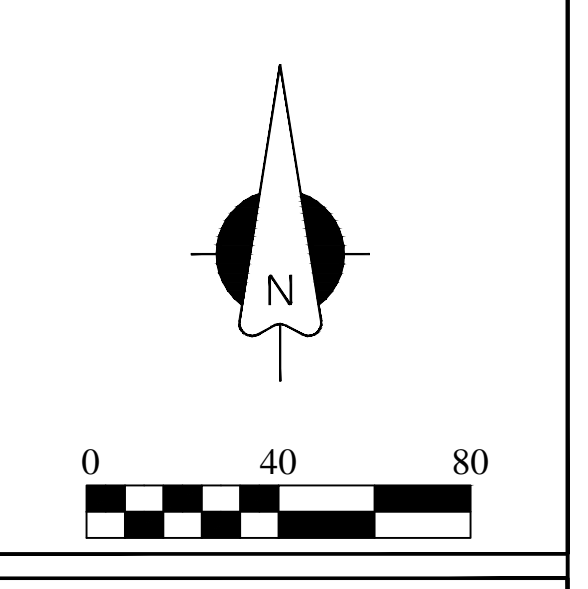
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*Thomas M. Bloom*  
Thomas M. Bloom

# 42379  
LICENSE NO.

OCTOBER 18, 2016  
DATE:

DRAWING ORIENTATION & SCALE



JOB NAME / JOB ADDRESS

**HOMESTEAD ROAD**  
7131 166TH AVE. NW  
RAMSEY

OWNER NAME / ADDRESS

**CTW GROUP INC.**  
5402 PARKDALE DR.  
SUITE 101  
MINNEAPOLIS, MN  
55416

LEGEND

- = CATCH BASIN
- = FIRE HYDRANT
- = POWER POLE
- = MANHOLE
- = TELEPHONE PED.
- = ELEC. TRANSFORMER
- = WELL
- = GATE VALVE
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- = SANITARY SEWER LINE
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- = GAS LINE
- = STORM DRAIN LINE
- = OVERHEAD UTILITY LINE
- = PROPOSED SILT FENCE
- = PROPOSED CONTOUR
- = DRAINAGE ARROW
- = EXISTING CONTOUR
- = EXISTING SPOT ELEVATION

STORMWATER RUNOFF INFO.

PRE CONDITIONS STORMWATER RUNOFF TOTALS:  
10-YEAR = 28.35 CFS  
100-YEAR = 51.09 CFS

POST CONDITIONS STORMWATER RUNOFF TOTAL:  
10-YEAR = 28.35 CFS  
100-YEAR = 51.09 CFS

\*BASED ON HYDROCAD (V-10) MODELING SOFTWARE UTILIZING THE ATLAS-14 STORM EVENTS\*

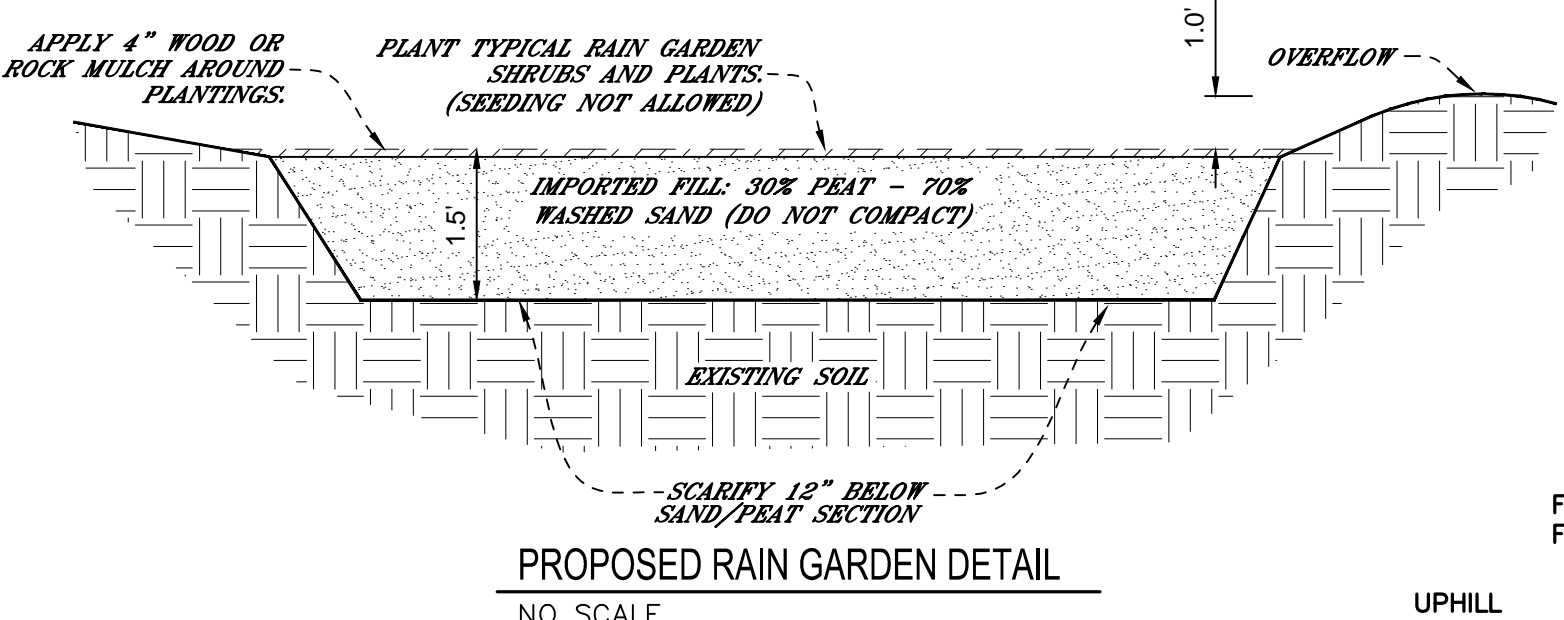
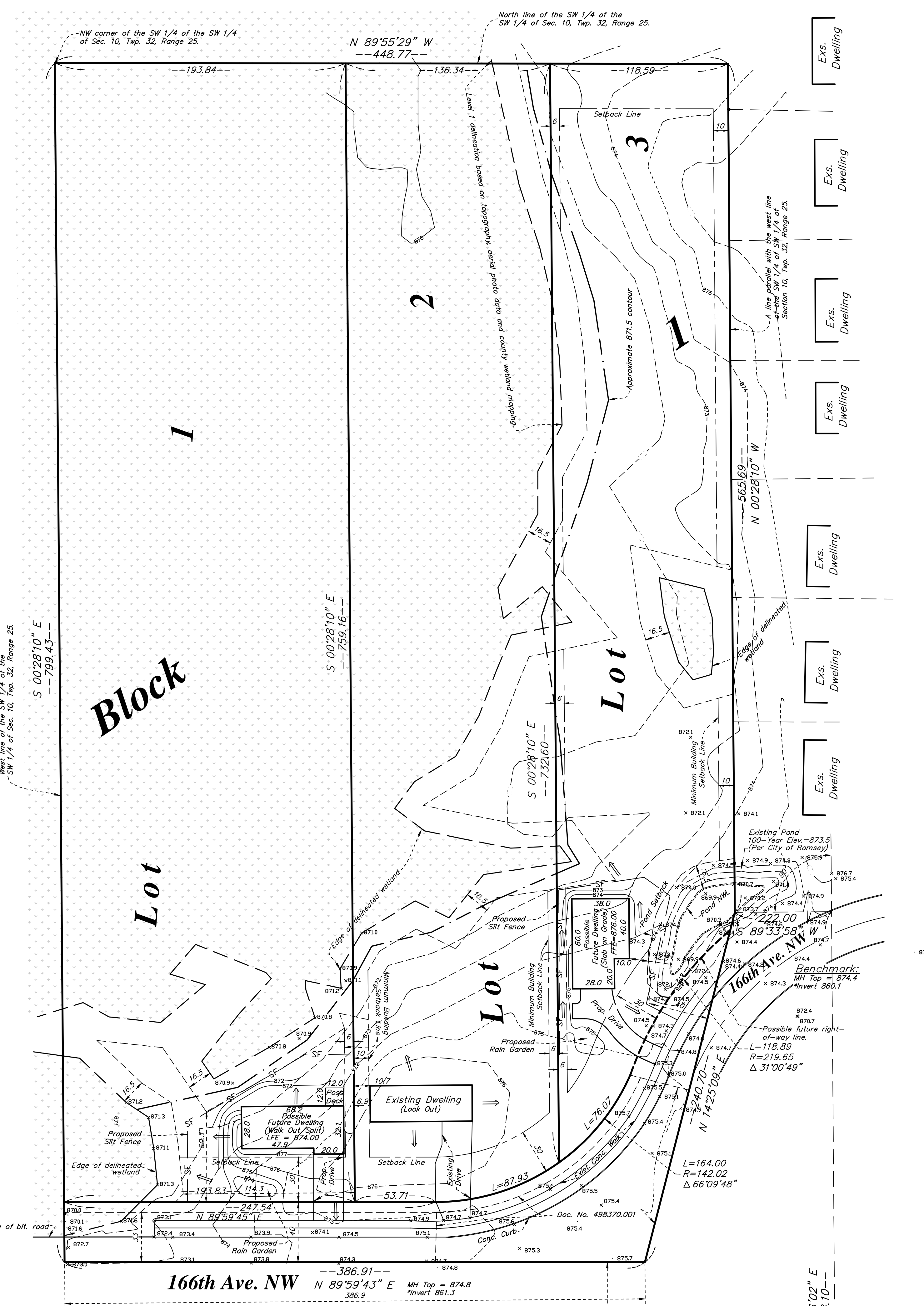
DATE	REVISION DESCRIPTION
10/18/16	UPDATE PER CITY COMMENTS
11/18/16	CHANGE POSS. FUTURE HOUSE ON LOT 3
03/02/17	UPDATE PER CITY COMMENTS

DATE SURVEYED: AUGUST 24, 2016  
DATE DRAFTED: OCTOBER 18, 2016

SHEET TITLE  
**PRELIMINARY PLAT GRADING PLAN**

DRAWING NUMBER  
160806 TB

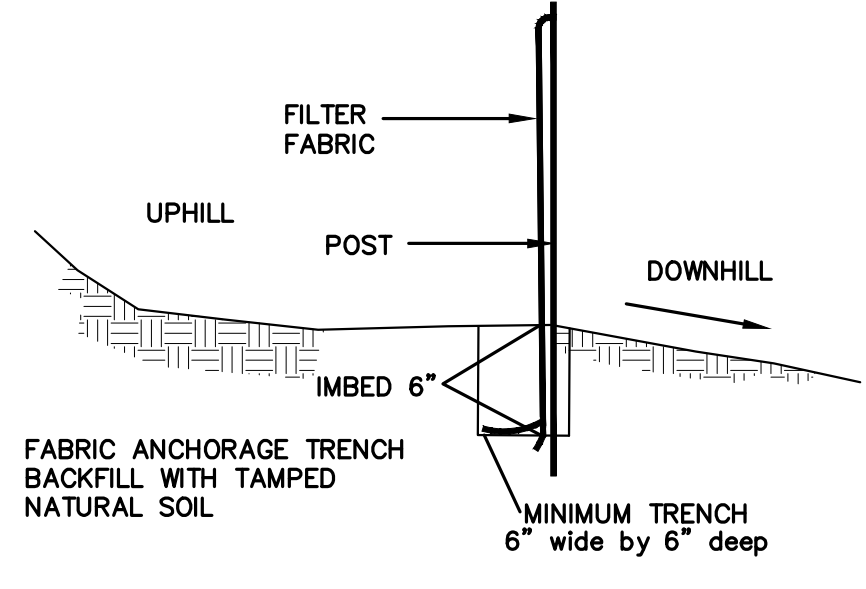
SHEET NUMBER  
**S2**



INFILTRATION REQUIREMENT (WATERSHED):  
INFILTRATE 1" OF RAINFALL OVER IMPERVIOUS SURFACE.

	LOT 1	LOT 3
TOTAL IMPERVIOUS AREA (SQUARE FEET)	2,626 SF	2,962 SF
REQUIRED INFILTRATION VOLUME (CUBIC FEET)	219 CF	247 CF
INFILTRATION VOLUME PROVIDED (RAIN GARDEN)(CUBIC FEET)	255 CF	280 CF

NOTE: NO GRADING PROPOSED ON LOT 2, THEREFORE INFILTRATION IS NOT REQUIRED.



INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS  
SILT FENCE/TREE PRESERVATION DETAIL (PER CITY PLATE ERO-1)  
NO SCALE

Southwest corner of the SW 1/4 of the SW 1/4 of Sectio 10, Twp. 32, Range 25, Found Anoka County CIM.  
South line of the SW 1/4 of the SW 1/4 of Sectio 10, Twp. 32, Range 25,  
---670.30---  
S 89°59'43" W

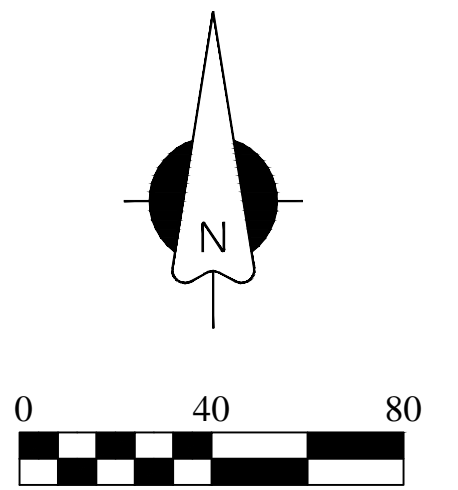
# Preliminary Plat of Homestead Road Subdivision

17917 Highway 7  
Minnetonka, Minnesota 55345  
Phone (952) 474-7964  
Web: www.advsur.com

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*Thomas M. Bloom*  
Thomas M. Bloom  
# 42379  
LICENSE NO.  
OCTOBER 18, 2016  
DATE:

DRAWING ORIENTATION & SCALE



JOB NAME / JOB ADDRESS

**HOMESTEAD ROAD**

7131 166TH AVE. NW  
RAMSEY

OWNER NAME / ADDRESS

**CTW GROUP INC.**

5402 PARKDALE DR.  
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**LEGEND**

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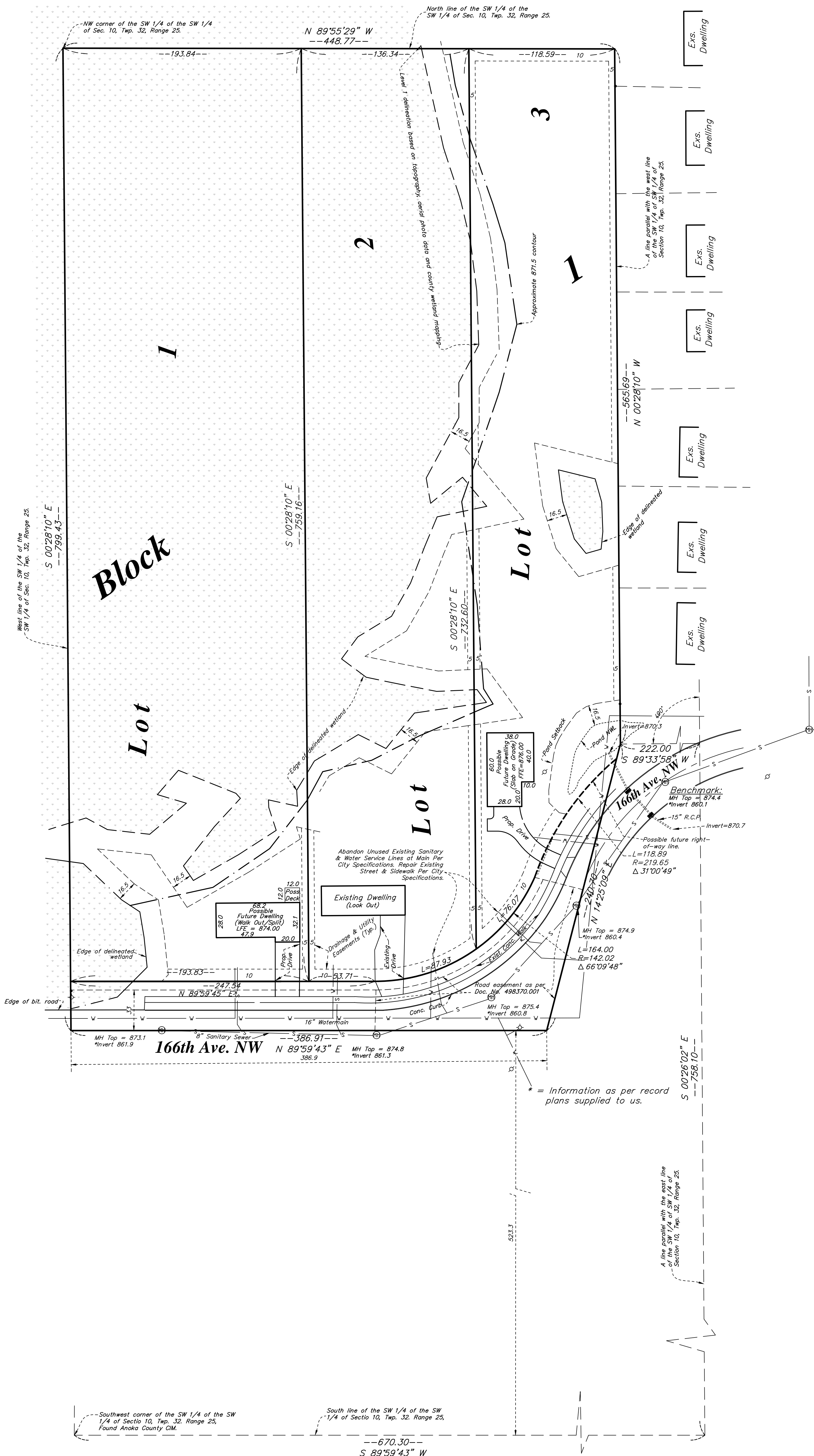
SHEET TITLE  
**PRELIMINARY PLAT  
UTILITY PLAN**

DRAWING NUMBER

160806 TB

SHEET NUMBER

**S2**





2809 78<sup>th</sup> Ave. N., Brooklyn Park, MN 55444  
[pbrandt@soilinvestigations.us](mailto:pbrandt@soilinvestigations.us) | 651-260-3783

February 13, 2017

Mr. Alex Delendik  
Homestead Road  
5402 Parkdale Drive, Suite 101  
St. Louis Park, MN 55416

Re: Tree Survey 7131n – 166<sup>th</sup> Lane, Ramsey, Mn

Thank you for this opportunity to conduct a tree survey on the named property. We conducted the tree survey in conformance the City of Ramsey tree ordinance.

The tree survey was conducted from the northerly property boundary to the southern. The City of Ramsey tree ordinance requires that:

1. A Delineation of all areas located within a 100-year floodplain;
2. Dead trees shall not be part of the survey, however diseased trees shall be included in the survey;
3. All species of oak that have a DBH of four inches or greater;
4. All evergreen species that have a DBH of four inches or greater; and
5. All other trees that have a DBH of eight inches or greater;

Further it requires:

6. A *tree* survey overlay on the grading plan, which locates all significant trees within the developable areas of the site, identifying both diameter and species.
7. Existing soil conditions throughout the parcel; and
8. Existing contour data for the entire property with vertical contour data consistent with city standards for all areas to be disturbed by proposed *tree* removal operations, extending for a distance of at least 50 feet beyond the limits of such areas.

Items 6, 7, and 8 will be completed by the project engineer.

The trees were identified, species determined, the diameter at breast height was measured, the GPS location was determined using a Mesa 2 GPS system by Juniper systems, and all of the information was recorded in the attached table.



2809 78<sup>th</sup> Ave. N., Brooklyn Park, MN 55444  
[pbrandt@soilinvestigations.us](mailto:pbrandt@soilinvestigations.us) | 651-260-3783

A total of 1081 inches of tree diameter measured at breast height was recorded. The City of Ramsey requires that a minimum of 40 percent of this number be maintained on the site. This means that of the 1081 inches of tree diameter a minimum of 432 inches must be maintained. If all of the trees in the proposed construction areas were removed a total of 154 inches of tree diameter would be removed. This volume is significantly lower than the 40 percent threshold. Therefore according to the City of Ramsey tree ordinance a landscape plan does not need to be submitted.

Attached below is the tree preservation plan required by the City of Ramsey. Please incorporate this into permit application materials.

Please note that we have not been supplied the grading plan and therefore cannot go into more detail. Please find attached the tree survey table along with the figure detailing tree locations.

Thank you for your time, please feel free to contact me with any questions.

Best Regards

A handwritten signature in cursive script that reads "Paul Brandt PSS".

Paul Brandt PSS,  
Principal Scientist, Principal Forester  
Soil Investigation & Design, Inc.



2809 78<sup>th</sup> Ave. N., Brooklyn Park, MN 55444  
[pbrandt@soilinvestigations.us](mailto:pbrandt@soilinvestigations.us) | 651-260-3783

GPS

ID	Species	Tag Number	DBH	Longitude	Latitude	PDOP	StdDevLon	StdDevLat
1	Aspen	4588	8	-93.449159	45.27366	1.2	1.79	1.79
2	Aspen	4587	9	-93.448973	45.27351	1.2	1.827	1.827
3	Aspen	4586	8	-93.449044	45.27341	1.4	1.896	1.896
4	Aspen	4585	8	-93.449143	45.27343	1.4	2.303	2.303
5	Aspen	4584	8	-93.449107	45.27329	1.4	2.145	2.145
6	Aspen	4583	9	-93.449193	45.2733	1.4	2.289	2.289
7	Aspen	4582	10	-93.449164	45.27324	1.4	2.032	2.032
8	Aspen	4581	10	-93.449119	45.27322	1.4	2.195	2.195
9	Aspen	4580	8	-93.449017	45.27326	1.4	2.844	2.844
10	Aspen	4579	10	-93.448906	45.27324	1.4	2.846	2.846
11	Aspen	4578	9	-93.448899	45.27321	1.1	2.049	2.049
12	Aspen	4577	9	-93.448655	45.27304	1.3	2.334	2.334
13	Aspen	4576	11	-93.448513	45.27308	1.4	3.964	3.964
14	Aspen	4575	8	-93.448536	45.27306	1.4	4.884	4.884
15	Aspen	4574	8	-93.448529	45.27306	1.4	2.983	2.983
16	Aspen	4573	10	-93.44852	45.27306	1.4	2.769	2.769
17	Aspen	4571	9	-93.448538	45.27307	1.4	2.623	2.623
18	Aspen	4572	8	-93.448542	45.27305	1.4	2.666	2.666
19	Aspen	4570	8	-93.448622	45.27306	1.5	3.337	3.337
20	Aspen	4569	8	-93.448534	45.27303	1.5	2.806	2.806
21	Aspen	4568	9	-93.448828	45.27303	1.4	2.204	2.204
22	Aspen	4567	8	-93.448881	45.27305	1.4	2.486	2.486
23	Aspen	4566	8	-93.448867	45.27303	1.3	1.909	1.909
24	Aspen	4565	8	-93.448854	45.27301	1.3	1.851	1.851
25	Aspen	4564	9	-93.449078	45.273	1.3	2.397	2.397
26	Aspen	4563	8	-93.449112	45.27301	1.3	2.849	2.849
27	Aspen	4562	8	-93.449143	45.27299	1.3	2.253	2.253
28	Aspen	4561	8	-93.449033	45.27294	1.3	2.026	2.026
29	Aspen	4560	9	-93.448949	45.27293	1.3	2.072	2.072
30	Aspen	4556	8	-93.448852	45.27291	1.3	2.116	2.116
31	Aspen	4555	12	-93.44873	45.27294	1.3	2.102	2.102
32	Aspen	4554	10	-93.44871	45.27292	1.2	2.11	2.11
33	Aspen	4559	9	-93.448746	45.27288	1.2	2.085	2.085
34	Aspen	4558	9	-93.448766	45.27288	1.2	2.065	2.065
35	Aspen	4557	10	-93.448788	45.27284	1.2	2.116	2.116
36	Aspen	4552	10	-93.44875	45.27283	1.3	3.163	3.163
37	Aspen	4551	8	-93.448658	45.27295	1.3	2.707	2.707



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38	Aspen	4550	8	-93.448645	45.27296	1.2	2.65	2.65
39	Aspen	4549	8	-93.448617	45.27294	1.3	2.367	2.367
40	Aspen	4548	8	-93.448644	45.27278	1.2	3.467	3.467
41	Aspen	4544	8	-93.448695	45.27278	1.2	2.529	2.529
42	Aspen	4545	8	-93.448693	45.27275	1.2	2.731	2.731
43	Aspen	4546	8	-93.448683	45.27276	1.2	2.459	2.459
44	Aspen	4547	8	-93.448673	45.27276	1.2	2.867	2.867
45	Aspen	4543	9	-93.44888	45.27278	1.2	2.804	2.804
46	Aspen	4542	10	-93.44888	45.2728	1.3	3.023	3.023
47	Aspen	4541	10	-93.448772	45.27277	1.3	2.815	2.815
48	Aspen	4540	9	-93.448769	45.27272	1.3	2.204	2.204
49	Aspen	4539	9	-93.448753	45.27267	1.4	2.246	2.246
50	Aspen	4537	10	-93.448655	45.27267	1.2	2.539	2.539
51	Aspen	4538	8	-93.448689	45.27262	1.2	4.736	4.736
52	Aspen	4536	8	-93.448711	45.2726	1.2	5.273	5.273
53	Aspen	4535	12	-93.448817	45.27262	1.2	8.018	8.018
54	American Elm	4534	10	-93.448835	45.27267	1.2	5.658	5.658
55	Aspen	4533	8	-93.44889	45.27268	1.3	5.21	5.21
56	Aspen	4532	8	-93.44886	45.27263	1.3	7.672	7.672
57	Aspen	4531	8	-93.448875	45.27261	1.3	6.435	6.435
58	Aspen	4530	10	-93.44887	45.27257	1.3	15.719	15.719
59	Aspen	4589	8	-93.448766	45.2726	1.2	4.515	4.515
60	Aspen	4529	10	-93.448764	45.27255	1.3	4.748	4.748
61	Aspen	4527	10	-93.44873	45.27252	1.3	5.012	5.012
62	Aspen	4528	10	-93.448825	45.27248	1.3	6.428	6.428
63	Aspen	4526	8	-93.44884	45.27245	1.3	5.257	5.257
64	Aspen	4525	8	-93.448853	45.27247	1.3	4.334	4.334
65	Aspen	4520	8	-93.448824	45.2724	1.2	8.885	8.885
66	Aspen	4521	8	-93.448845	45.27241	1.2	7.435	7.435
67	Aspen	4801	8	-93.448824	45.2724	1.2	6.902	6.902
68	Aspen	4518	12	-93.448858	45.27236	1.2	8.4	8.4
69	Aspen	4519	9	-93.448813	45.27236	1.2	9.78	9.78
70	Aspen	4517	10	-93.44892	45.27238	1.2	7.701	7.701
71	Aspen	4515	10	-93.448956	45.27239	1.2	11.083	11.083
72	Aspen	4516	9	-93.448894	45.27234	1.2	8.79	8.79
73	Aspen	4514	9	-93.449049	45.27248	1.2	6.589	6.589
74	Aspen	4807	10	-93.449007	45.27241	1.2	10.641	10.641
75	Aspen	4513	10	-93.449069	45.27245	1.2	8.264	8.264
76	Aspen	4512	9	-93.449113	45.27243	1.2	7.523	7.523



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77	Aspen	4511	8	-93.449101	45.27245	1.3	10.193	10.193
78	Aspen	4510	8	-93.449151	45.27243	1.4	11.999	11.999
79	Aspen	4508	9	-93.449121	45.27236	1.4	13.637	13.637
80	Aspen	4507	11	-93.449026	45.27237	1.3	13.1	13.1
81	Aspen	4506	8	-93.449047	45.27234	1.3	6.839	6.839
82	Aspen	4808	8	-93.448909	45.27233	1.3	8.496	8.496
83	Aspen	4806	8	-93.448897	45.2723	1.3	9.158	9.158
84	Aspen	4504	8	-93.448952	45.27231	1.2	10.231	10.231
85	Aspen	4503	9	-93.448964	45.27228	1.1	17.495	17.495
86	Aspen	4502	9	-93.448982	45.27226	1.1	14.726	14.726
87	Aspen	4805	8	-93.44894	45.27228	1.1	15.847	15.847
88	Aspen	4501	8	-93.448926	45.27228	1.1	16.696	16.696
89	Aspen	4803	10	-93.448941	45.27227	1.1	8.182	8.182
90	Aspen	4505	12	-93.449042	45.2723	1.1	13.942	13.942
91		error						
92		error						
93	Aspen	4509	11	-93.449213	45.27235	1.2	4.58	4.58
94	Aspen	4810	8	-93.448716	45.27228	1.2	8.01	8.01
95	Aspen	4809	9	-93.4487	45.27222	1.2	6.558	6.558
96	Aspen	4819	11	-93.4487	45.2722	1.2	6.204	6.204
97	Aspen	4821	10	-93.448679	45.27218	1.3	5.08	5.08
98	Aspen	4820	11	-93.448711	45.27214	1.2	4.913	4.913
99	Aspen	4823	8	-93.448675	45.27213	1.2	5.689	5.689
100	Aspen	4822	8	-93.448735	45.27215	1.2	6.575	6.575
101	Aspen	4812	8	-93.448803	45.27214	1.2	5.524	5.524
102	American Elm	4817	12	-93.449095	45.27212	1.2	5.572	5.572
103	American Elm	4818	8	-93.449099	45.27214	1.2	4.436	4.436
104	BurOak	4824	36	-93.44916	45.27199	1.9	29.724	29.724
105	BurOak	4825	28	-93.44921	45.27184	1.9	21.183	21.183
106	BurOak	4811	10	-93.449178	45.27174	1.6	10.896	10.896
107	BurOak	4813	13	-93.449165	45.27179	1.5	9.468	9.468
108	BurOak	4814	14	-93.449218	45.27175	1.7	8.53	8.53
109	BurOak	4815	19	-93.449263	45.2718	1.6	13.54	13.54
110	BurOak	4816	12	-93.44928	45.27184	1.6	9.237	9.237
111	BurOak	4826	13	-93.4493	45.27173	1.6	8.114	8.114
112	BurOak	4827	11	-93.449313	45.27175	1.4	8.652	8.652
113	BurOak	4828	16	-93.449362	45.27176	1.5	10.273	10.273
114	BurOak	4829	16	-93.449424	45.27172	1.4	7.653	7.653
115	BurOak	4830	19	-93.449365	45.27181	1.4	8.461	8.461



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116	BurOak	4831	19	-93.449343	45.27182	1.4	9.343	9.343
117	BurOak	4832	12	-93.449419	45.27185	1.4	14.459	14.459
118	White Pine	4833	14	-93.448801	45.27174	1.3	7.704	7.704
119	White Pine	4834	14	-93.448805	45.27172	1.4	7.916	7.916
120	Eastern Red Cedar	4835	15	-93.44869	45.27171	1.3	7.702	7.702
121	Eastern Red Cedar	4837	8	-93.448695	45.2717	1.3	5.602	5.602
122	Eastern Red Cedar	4838	10	-93.448576	45.27186	1.2	5.398	5.398
123	Red Pine	4839	17	-93.448445	45.27192	1.2	11.863	11.863
124	Eastern Red Cedar	4840	10	-93.448435	45.27211	1.2	5.667	5.667
125	American Elm	4841	11	-93.449771	45.27185	1.4	12.021	12.021
126	BurOak	4834	20	-93.449805	45.2719	1.4	9.783	9.783
127	Aspen	4851	8	-93.449812	45.27202	1.4	7.038	7.038
128	Aspen	4847	8	-93.449827	45.27202	1.4	9.376	9.376
129	Aspen	4845	10	-93.44973	45.27203	1.4	11.635	11.635
130	Aspen	4846	12	-93.449704	45.27204	1.4	10.614	10.614
131	Aspen	4857	9	-93.449736	45.27196	1.4	9.946	9.946
132	American Elm	4852	10	-93.449725	45.27194	1.5	6.514	6.514
133	Aspen	4848	8	-93.449672	45.27207	1.4	10.428	10.428
134	Aspen	4853	9	-93.449643	45.27208	1.4	13.599	13.599
135	Aspen	4849	12	-93.449633	45.27216	1.5	11.602	11.602
136	Aspen	4855	11	-93.449755	45.27219	1.4	8.687	8.687
137	Aspen	4854	8	-93.449645	45.27223	1.5	7.312	7.312
138	Aspen	4850	11	-93.449717	45.27226	1.4	9.478	9.478
139	Aspen	4856	11	-93.449798	45.27255	1.5	6.234	6.234
140	Aspen	4842	8	-93.449678	45.27266	1.6	7.551	7.551
141	Aspen	4699	9	-93.449303	45.27194	1.3	11.112	11.112
142	Aspen	4698	8	-93.449276	45.27194	1.2	12.089	12.089
143	Aspen	4697	12	-93.449319	45.27195	1.1	5.155	5.155
144	Aspen	4696	12	-93.44943	45.2724	1.2	5.648	5.648
145	Aspen	4695	8	-93.449424	45.27237	1.2	4.479	4.479
146	Aspen	4694	9	-93.449464	45.27237	1.2	3.771	3.771
147	Aspen	4693	8	-93.44945	45.27232	1.2	5.043	5.043
148	Aspen	4692	10	-93.449388	45.27233	1.1	6.68	6.68
149	Aspen	4691	9	-93.44941	45.27228	1.1	5.282	5.282
150	Aspen	4690	8	-93.4494	45.27225	1.1	6.082	6.082
151	Aspen	4689	8	-93.449489	45.27221	1.2	11.926	11.926
152	Aspen	4688	8	-93.449495	45.27223	1.2	9.147	9.147
153	Aspen	4687	8	-93.449541	45.27217	1.2	8.232	8.232
154	Aspen	4686	12	-93.449526	45.27215	1.2	8.464	8.464



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155	Aspen	4685	8	-93.449428	45.2722	1.2	7.993	7.993
156	Aspen	4684	9	-93.449378	45.27214	1.2	8.94	8.94
157	Aspen	4683	10	-93.449453	45.27212	1.2	7.483	7.483
158	Aspen	4682	9	-93.449474	45.27207	1.2	8.153	8.153
159	Aspen	4681	11	-93.449524	45.27206	1.2	5.088	5.088
160	Aspen	4680	11	-93.449561	45.27205	1.2	6.339	6.339
161	Aspen	4679	8	-93.449571	45.27204	1.1	10.152	10.152
162	Aspen	4678	10	-93.449589	45.27203	1.1	6.023	6.023
163	Aspen	4677	10	-93.449467	45.27205	1.1	6.131	6.131
164	Aspen	4676	9	-93.449435	45.27205	1.1	4.542	4.542
165	Aspen	4675	8	-93.449425	45.27203	1.1	6.631	6.631
166	Aspen	4674	10	-93.449408	45.27204	1.1	4.741	4.741
167	Aspen	4673	11	-93.449358	45.27207	1.1	3.703	3.703
168	Aspen	4672	8	-93.449364	45.27204	1.1	4.747	4.747
169	Aspen	4671	8	-93.449403	45.27196	1.2	5.603	5.603
170	Aspen	4670	9	-93.449444	45.27195	1.2	5.453	5.453
171	Aspen	4669	8	-93.449436	45.27196	1.2	7.219	7.219
172	Aspen	4668	8	-93.449522	45.27187	1.2	6.141	6.141
173	Aspen	4666	10	-93.449608	45.27195	1.2	4.831	4.831
174	Aspen	4667	10	-93.449588	45.27188	1.3	4.885	4.885
175	Aspen	4665	10	-93.449576	45.27186	1.3	6.213	6.213
176	Aspen	4664	8	-93.449504	45.27187	1.3	7.107	7.107

Total DBH Inches	1081
Total DBH Inches in Construction Area	154
40% Threshold	432



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## **Tree preservation plan.**

### **Purpose**

To control epidemic *tree* diseases and insect infestations which threaten the health of trees in the community. Comply with regulations that ensure the placement of trees along the street right-of-way for the purpose of protecting against excessive noise, heat, and glare, and to enhance the attractiveness and value of property.

To ensure that landscaping is an integral part of development, not an afterthought. To support community forestry programs and encourage good *tree* management. To maintain and preserve the many benefits that trees provide including, but not limited to character, aesthetics air/water quality, erosion/flood control, and provide habitat for wildlife.

Trees enhance property values; and

Trees aid in the stabilization of soil by the prevention of erosion and sedimentation; and

Trees reduce stormwater runoff and the costs associated therewith and aid in the replenishment of groundwater supplies.

### **Definitions:**

**A landmark *tree*:** shall be any *tree*, public or private, that has been designated as such by the city council, after public hearing and due notice to the owner of the *tree*. The criteria of such designation shall include, but not necessarily be limited to, notable historical interest and value to the city because of its location or historical association with the community.

**Removal of public trees:** No trees, brush, vines, shrubs and/or ground cover are to be removed by anyone, including adjacent landowners or agents of any landowner, from any city-owned land, greenways or access corridors from greenways without the permission of the city.

**Storage upon public land:** No person shall deposit, place, store, or maintain upon any public place of the municipality any stone, brick, sand, concrete, vehicles, equipment, toxins, animals, *tree* carving, or other materials which may impede the free passage of water, air, or fertilizer to the roots of any *tree* growing therein, except by written permit of the city.

**Signage:** It shall be unlawful for any person, firm, or public utility to attach any sign, advertisement, political endorsement or notice to any public *tree*.

### **Operation of equipment.**

- (1) All maintenance equipment, implements, machines and tools shall be used or operated in such a manner as not to damage or destroy any *tree*, shrub or plant in any public right-of-way or park.



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- (2) During the erection, repair, alteration or removal of any building, house or structure, in the city, any person, firm, or corporation in charge of such work shall protect any *tree* in any public place within the city in the vicinity of such building or structure with sufficient guards or protectors to prevent injury to such *tree*.
- (3) Notifying adjacent property owners of maintenance work. An attempt may be made to inform adjacent property owners of maintenance work on trees and landscaping along boulevards, city property, and easements. This notification will be left with direct and adjacent property owners. Suitable precautions shall be taken to protect and warn the public that spraying is being done to public trees. Spraying will be done only if following an integrated pest management plan as exemplified under such topic within the state department of agriculture.
- (4) Adjacent landowners' limited responsibility. Trees planted along city property lines will be watered by those property owners adjacent to said trees. No one other than city employees or their designee may trim, prune, or remove public trees.
- (5) There shall be no movement, clearing, or storage of equipment within a designated *tree* protection zone. The owner, developer, or agent shall not permit the placement of construction materials, debris, soil deposits, or fill; nor cause or permit disposal of waste materials such as paints, oils, solvents, asphalt, concrete, mortar or any other harmful material within the dripline of any protected *tree* area.



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The tree preservation plan includes:

A Delineation of all areas located within a 100-year floodplain;

A *tree* survey overlay on the grading plan, which locates all significant trees within the developable areas of the site, identifying both diameter and species. Dead trees shall not be part of the survey, however diseased trees shall be included in the survey:

All species of oak that have a DBH of four inches or greater;

All evergreen species that have a DBH of four inches or greater; and

All other trees that have a DBH of eight inches or greater;

Existing soil conditions throughout the parcel; and

Existing contour data for the entire property with vertical contour data consistent with city standards for all areas to be disturbed by proposed *tree* removal operations, extending for a distance of at least 50 feet beyond the limits of such areas.

#### **Tree preservation barriers:**

- All *tree* protection areas signed with "Tree Save Area" signs posted in addition to the required protective fencing.
- Signs requesting sub-contractor cooperation and compliance with *tree* protection standards are recommended for site entrances.
- Before any construction or grading takes place, snow fencing or erosion control fencing shall be placed around the borders of woodlots at the dripline of large trees to be preserved. Signs shall be placed along this fence line prohibiting grading beyond the fence line.
- These fences will be orange polyethylene laminar safety fencing or of woven polyethylene fabric (silt fencing).
- No construction shall begin until this work has been completed, inspected, and accepted by the city.
- Silt barriers or similarly effective erosion control barriers shall be required in any area where erosion or siltation may cause damage to protected trees.
- All protective *tree* fencing, staking or continuous ribbon and all erosion control barriers must be installed prior to and maintained throughout the land disturbance and construction process, and should not be removed until acceptable vegetation is established.
- Critical root zone. The root system within the dripline is generally considered to be the critical root zone. To protect these critical root zones, a *tree* protection area shall be established around each *tree* or group of trees to be retained.



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- The *tree* protection area shall include no less than the total area beneath the *tree* canopy as defined by the dripline of the *tree* or group of trees collectively.
- Wherein authorized excavations it becomes necessary to expose or cut roots more than one inch in diameter, it shall be the duty of the contractor to protect such root under advice from the city.
- All open trenching is prohibited. Utility installation within the dripline of protected trees, during construction or thereafter, can only occur using trenchless methods.
- The mowing, clearing, and grubbing of brush located within or under the dripline of protected trees may be allowed, provided such mowing, clearing, or grubbing is accomplished by hand or by mowers. The use of heavy equipment for this purpose shall not be allowed.

### **Removal threshold.**

Within residential developments, at least 40 percent of the inches of existing significant *tree* DBH shall be retained on site.

Reforestation/restitution requirement. If a development exceeds the removal threshold specified in “Operation of Equipment section 3” above, the developer shall either reforest areas within the site, pay restitution, or some combination thereof.

For every one significant *tree* inch that is removed in excess of the removal threshold, the developer shall replant 1.25 inches (diameter) of new trees or provide the city with \$125.00 in restitution.

Significant trees removed for water quality treatment ponds, public trails and sidewalks, and arterial and collector streets, or that are considered invasive species, are exempt from the removal threshold calculation.

### **Tree Protection:**

**Protection from disease and pestilence:** All clearing in oak stands shall be performed prior to April 15 or after July 15 of each season. Any development involving oak trees on or adjacent to the development area must submit a plan in conjunction with the preliminary plat that identifies what precautionary steps will be taken to protect the trees from oak wilt.

**Encroachment:** If encroachment into a *tree preservation* area occurs that causes irreparable damage to a *tree(s)*, the *tree preservation* plan shall be revised to compensate for the loss. Under no circumstance shall the developer be relieved of responsibility for compliance with the provisions of this division, nor shall planned revision activities prevent the city from instituting action for violation of this division.

**Planting requirements:** All trees chosen shall be from the acceptable/preferred list (or have approval of the city) and native and/or adaptable to this region and climate as described in the Ramsey Tree Book. The quantity of the required plantings shall be in accordance with the performance standards established for the respective zoning district.



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- A. Size of trees at planting. For all required plantings, deciduous trees shall be a minimum of one-inch caliper at time of planting and all evergreen trees shall be a minimum of five feet in height at time of planting. Specifications shall be determined by the American Nurseryman's Standards.
- B. Type of *tree* stock. For all required plantings, trees shall be free of insects, diseases, or mechanical injuries and have straight trunk and a form characteristic of the species.
- C. Spacing at time of planting. The spacing of new trees must be compatible with spatial site limitations and with the responsible consideration toward species size when mature as outlined in the Ramsey Tree Book.
- D. Planting standards. As outlined in the Ramsey Tree Book.
- E. Planting standard: Soil amendment. As outlined in the Ramsey Tree Book.
- F. Planting standards: Mulch. As outlined in the Ramsey Tree Book.
- G. Planting distance along rural section streets. Shall be at the right-of-way unless approved by the city.
- H. Planting distance from hydrants. Trees shall be planted a minimum of ten feet from hydrants.
- I. Vision clearance (sight triangle). Tree plantings should not be within the vision clearance triangle as defined in the City of Ramsey.
- J. Planting distance from utilities. Trees shall be planted a minimum of two feet from any joint utility trench whenever practicable.
- K. Reforestation/restitution plan.
- a. If the total number of *tree* inches exceeds the removal threshold, the developer shall provide a reforestation plan (can be included as part of landscaping plan, but must clearly identify those trees that are intended to satisfy the reforestation requirement), or a calculation of restitution, or a combination thereof.
  - b. Size at the time of planting shall comply with the planting standards outlined in the respective zoning district.
  - c. No more than 25 percent of the trees to be planted shall be from any one species.
  - d. Reforestation trees included in the reforestation plan may count toward the trees required for landscaping purposes within the applicable zoning district.

**Hazardous and/or nuisance trees.**

- The contractor shall remove of any dead or diseased trees on private property, when such trees constitute a hazard to life or property, or harbor insects or disease which constitute a potential threat to other trees
- Disease- or pest-infested trees. Any *tree* located within the city, which is determined by a certified professional to be afflicted with any dangerous or infectious insect infestation or plant disease, may be declared



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a public nuisance. This shall include trees and shrubs harboring injurious insects or pathogens that may cause significant potential danger to the community forest.

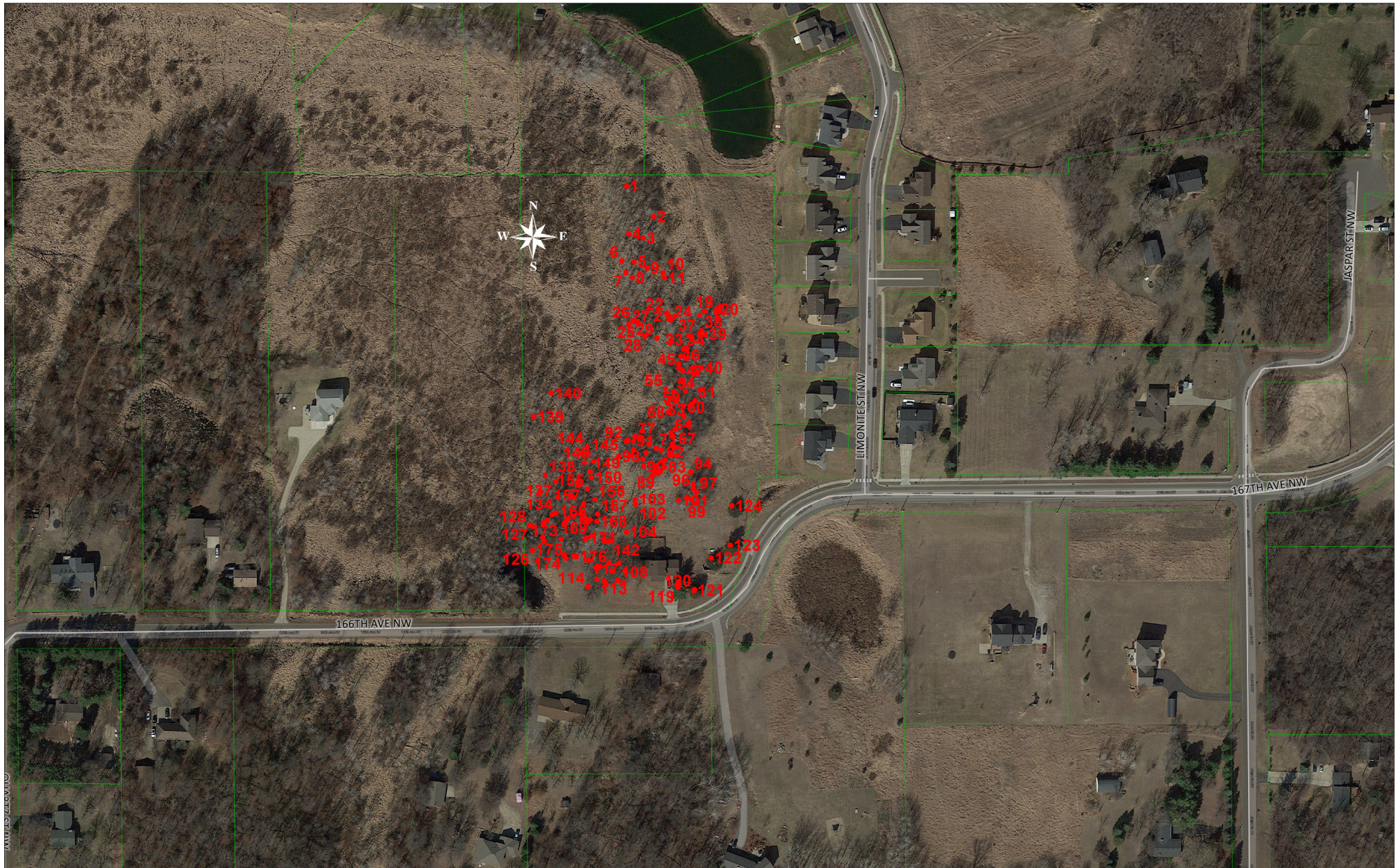


Figure 1: Site Detail Map

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 7313 - 166th Lane Ramsey, MN