

**City of Ramsey**  
**Agenda**  
**Environmental Policy Board (EPB)**  
**Monday, October 17, 2022**  
**6:30 pm**  
**Council Chambers, 7550 Sunwood Drive NW**

Remote Attendance available at [www.cityoframsey.com/meetings](http://www.cityoframsey.com/meetings).  
Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. **Call to Order**
  
2. **Citizen Input**
  
3. **Approve Agenda**
  
4. **Approve Minutes**
  1. Approve Meeting Minutes Dated September 19, 2022
  
5. **Policy Board Business**
  1. Consider Natural Resources Aspects Related to a Proposed Major Plat Known as Cedar Acres (Project No. 22-136): Case of Tom Dehn
  2. Discussion Item: Density Transition Standards
  
6. **Board/Staff Input**
  
7. **Adjournment**

**Environmental Policy Board (EPB)**

**4. 1.**

**Meeting Date:** 10/17/2022

**By:** Chris Anderson, Community Development

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**Information**

**Title:**

Approve Meeting Minutes Dated September 19, 2022

**Action:**

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**Attachments**

Meeting Minutes Dated September 19, 2022

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**Form Review**

**Inbox**

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 10/12/2022

**Reviewed By**

Brian Hagen

**Date**

10/12/2022 02:34 PM

Started On: 10/06/2022 08:05 AM

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

On Monday, September 19, 2022, 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 Todd Arts

Also Present:         Senior Planner Chris Anderson  
                            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 Hiatt and seconded by Board Member Little to approve the agenda as submitted.

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

**4.     APPROVE MINUTES**

**4.01:   Approve Meeting Minutes Dated July 18, 2022**

Motion by Board Member Little and seconded by Board Member Fetterley to approve the regular meeting minutes dated July 18, 2022.

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

**5.     POLICY BOARD BUSINESS**

**5.01:   Lawns to Legumes Program**

Senior Planner Anderson presented the staff report. He stated the purpose of the case is to highlight a program known as Lawns to Legumes and to seek support to promote this in an upcoming issue of the Ramsey Resident newsletter. This program is offered through a partnership between the Board of Water and Soil Resources (BWSR), Metro Blooms, and Blue Thumb – Planting for Clean Water and is focused on creating pollinator friendly plantings in residential lawns.

Board Member Hiatt asked if there would be potential for the City to be an applicant for the program. He commented that if residents saw a good demonstration plot, that could encourage residents.

Senior Planner Anderson provided details on a native planting that the City did, working with Prairie Restoration, near Alpine Park noting that the utility company was also a partner. He stated that the City did a similar project along the Lake Itasca Trail, establishing pollinator friendly plantings in a public corridor. He stated that perhaps there would be opportunity through the funding for a demonstration project and noted that he could follow up on that potential.

Board Member Hiatt stated that perhaps having a tangible project to promote to residents would help gain interest and participation. He stated that although the article mentions the guide for assistance, it might help some people to actually see what it would look like.

Senior Planner Anderson stated that the City previously partnered with Andover to host a tour of native landscaping on private properties to promote and encourage others to complete similar projects. He confirmed that native landscaping does still require work and ongoing maintenance.

Chairperson Moore commented that she believed that the Park and Recreation Commission had discussed a native planting area near the future splashpad with some placards. She commented that there is also renovation at one of the parks which will have some native plantings. She confirmed that there is support for this type of program.

Senior Planner Anderson noted that placards are a magnet for vandalism and therefore perhaps alternate forms of educational signage could be explored.

## **5.02: Emerald Ash Borer Update**

Senior Planner Anderson presented the staff report. He stated that the purpose of the case is to provide the EPB an update regarding Emerald Ash Borer (EAB). The first confirmed EAB infested trees in Ramsey were found in December of 2019. Over the next two years (2020-2021), staff did respond to multiple inquiries/concerns about ash trees but only identified a couple of suspected EAW infested trees. In 2022, there is now widespread evidence of EAB infested trees throughout the community.

Board Member Hiatt asked how expensive it would be to treat a tree.

Senior Planner Anderson replied that would be based on the size of the tree and estimated \$10 to \$15 per inch diameter. He stated that cost would be every other year for the life of the tree, which does add up. He stated that he is unsure that he would encourage treatment of a tree unless it is very visible or providing desired shade. He stated that treatment can occur if symptoms are noticed

early but noted that most of the photos he displayed today were well beyond the point where treatment would be effective.

Chairperson Moore asked if the City is replacing all of the public trees that will be removed.

Senior Planner Anderson replied that certain locations would not be replanted as they are not viable locations for trees. He stated that if a tree is removed from a viable location, the goal would be to replant although that may not occur immediately.

Chairperson Moore asked the types of trees that would be planted in replacement.

Senior Planner Anderson replied that it would be a wide variety.

Chairperson Moore commented that it is helpful to continue to keep the public informed. She noted the Business Expo typically has an expert that provides information on EAB, which is helpful.

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

- **Fall Recycling Day Event – September 24, 2022**

Senior Planner Anderson noting the upcoming fall recycling day event, which will be held Saturday at the public works campus from 8 a.m. to noon accepting a wide variety of materials.

## **7. ADJOURNMENT**

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

The meeting adjourned at 7:08 p.m.

Respectfully submitted,

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Chris Anderson  
Senior Planner

ATTEST:

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Dana Verbeek  
Planning Administrative Assistant

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

**Meeting Date:** 10/17/2022

**By:** Chris Anderson, Community Development

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**Information**

**Title:**

Consider Natural Resources Aspects Related to a Proposed Major Plat Known as Cedar Acres (Project No. 22-136): Case of Tom Dehn

**Purpose/Background:**

The City has received an application from Tom Dehn (the "Applicant") for a proposed three (3) lot subdivision known as Cedar Acres. The proposal is to split the property located at 15060 Armstrong Boulevard (the "Subject Property") into three (3) parcels. The existing home would retain its access from Armstrong Boulevard, while the two new lots would gain access from the extension of the existing 151st Lane cul-de-sac. Due to the extension of a public road, this application is being processed as a Major Plat (it otherwise would have been processed as a Minor Plat, which would have only been reviewed by City Staff and City Council).

**Observations/Alternatives:**

**General Project Summary**

The Subject Property is approximately 4.49 acres in size. It is zoned R-1 Residential (Rural Developing) and is guided as Rural Developing in the 2040 Comprehensive Plan. The parcels to the north, west and east are zoned R-1 Residential (Rural Developing) and are guided as Rural Developing as well. The parcels to the south and southwest are zoned Public/Quasi-Public (Fire Station) and R-1 Residential (MUSA) - 80 (currently vacant but part of the recently approved Lynwood Subdivision) and are guided as Public and Medium Density Residential, respectfully. The surrounding residential parcels range in size from approximately 2.47 acres (directly north) to 0.81 acres (northwest of the Subject Property).

There is an existing home on the Subject Property, which has access off of Armstrong Boulevard. The proposed subdivision will result in a total of three (3) lots, one having the existing home and two (2) new, buildable lots. Based on the current zoning, a variance to lot size will be required, as all three lots will be less than 2.5 acres (approximately 1.65 acres, 1.40 acres, and 1.11 acres). However, the two new lots accessed from 151st Lane will be generally similar in size to the existing residential neighborhood to the west.

**Natural Resources Inventory, Classification, and Wetlands/Floodplain**

The Subject Property is not identified in the City's Natural Resources Inventory (NRI) as a native plant community. The Minnesota Land Cover Classification System (MLCCS) identifies the Subject Property as 'Planted or Cultivated Vegetation'. The National Wetland Inventory does not indicate the potential presence of any wetlands and there are no floodplain areas on the Subject Property either.

**Tree Preservation**

The application submittal does include a Tree Inventory and Preservation Plan. The Subject Property is dominated by Red Cedar, with some box elder, elm, and pine as well. Per the Tree Inventory, the project is well below the threshold for tree preservation and thus, there will be no need for reforestation or restitution. Furthermore, a Landscape Plan will not be needed as there will be plenty of existing trees retained between the new homes and the road, which satisfies the planting requirements.

Staff had a minor comment on the Tree Inventory (clarifying whether PIN indicates a type of pine tree or pin oak; this has no bearing on the number or type of trees being preserved, more so about oak wilt and whether the developer needs to be cognizant of the oak wilt high risk timeframe). There were no other comments related to the natural resources aspects of this proposed subdivision.

**Funding Source:**

All costs associated with this application are the responsibility of the Applicant.

**Action:**

Motion to recommend approval of the Tree Inventory and Preservation Plan.

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**Attachments**

Site Location Map

Preliminary Plat

Tree Inventory and Preservation Plan

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**Form Review**

**Inbox**

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 10/12/2022

**Reviewed By**

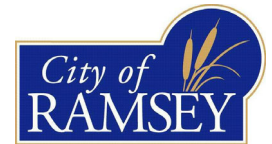
Brian Hagen

**Date**

10/12/2022 02:36 PM

Started On: 10/06/2022 02:25 PM

# Site Location Map for 15060 Armstrong Boulevard NW (Cedar Acres)



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  
The South 325 feet of the East Half (E 1/2) of the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) (as measured along the East and West lines of said East Half of the Northeast Quarter of the Southeast Quarter), Section 20, Township 32, Range 25, Anoka County, Minnesota.

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

- 2) **Site Address:** 15060 Armstrong Boulevard Northwest, Ramsey, MN 55303
- 3) **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. 27003C016E, effective date of December 16th, 2015.
- 4) **Parcel Area Information:** Gross Area: 195,620 s.f. ~ 4.49 acres
- 5) **Benchmark:** Elevations are based on Anoka County Benchmark No. 3076 which has an elevation of 890.186 feet (NAVD88). Contours derived from field observations.
- 6) **Zoning Information:** The current Zoning for the subject property is R-1 (Rural Developing) 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):** 40 feet (Armstrong Blvd NW)  
Side: 10 feet  
Rear: 40 feet  
Height: 35 feet  
Hardcover: 35 percent of lot area

**Accessory Structure Setbacks - Front:** 25 feet  
Side: 5 feet  
Rear: 5 feet

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.

- 11) **Utilities:** We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. A Gopher State One Call was submitted for this survey. Please reference Ticket No. 221515347 for a list of utility operators in this area.

PREPARED BY	PREPARED FOR
<b>ENGINEER</b> <b>SATHRE-BERGQUIST, INC.</b> 14000 25th Ave N, Suite 120 Plymouth, MN 55447  PHONE: (952) 476-6000 FAX: (952) 476-0104  CONTACT: CHARLES WIEMERSLAGE, P.E. EMAIL: C.WIEMERSLAGE@SATHRE.COM	<b>DEVELOPER</b> <b>DEHN DEVELOPMENT</b> 17401 139TH AVE N, DAYTON, MN 55327  CONTACT: TOM DEHN PHONE: (612) 328-2215 EMAIL: TOM.DEHN@POWERLODGE.COM

**DEVELOPMENT DATA**  
**ZONING - R1 RURAL DEVELOPMENT**  
**LARGE SINGLE FAMILY LOTS**  
**2.5 AC MIN**

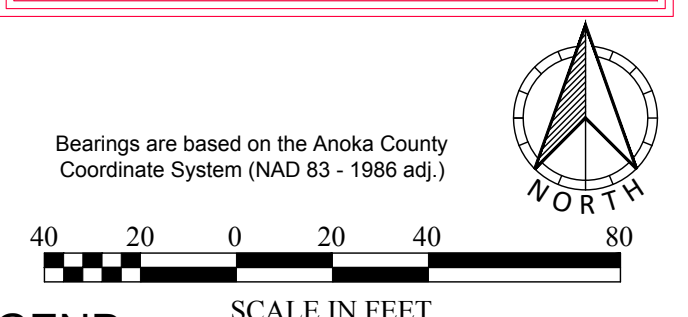
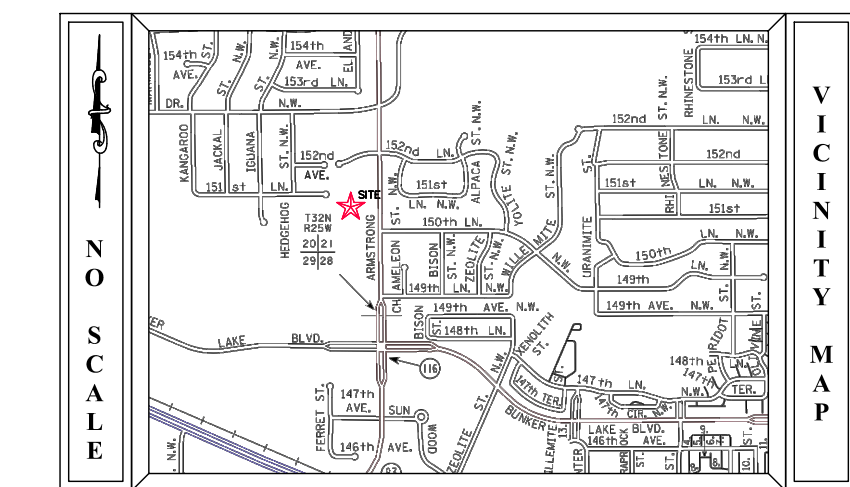
MUSA - 65FT LOTS  
 MIN LOT WIDTH - 65FT  
 MIN DENSITY - 2.5 UNITS/AC  
 MAX DENSIT - 3 UNITS/AC - 4 WITH PUD

Street: 66'  
 ROW - 32' B-B  
 CDS - 50' R  
 CDS ROW 65' R

**SETBACKS**

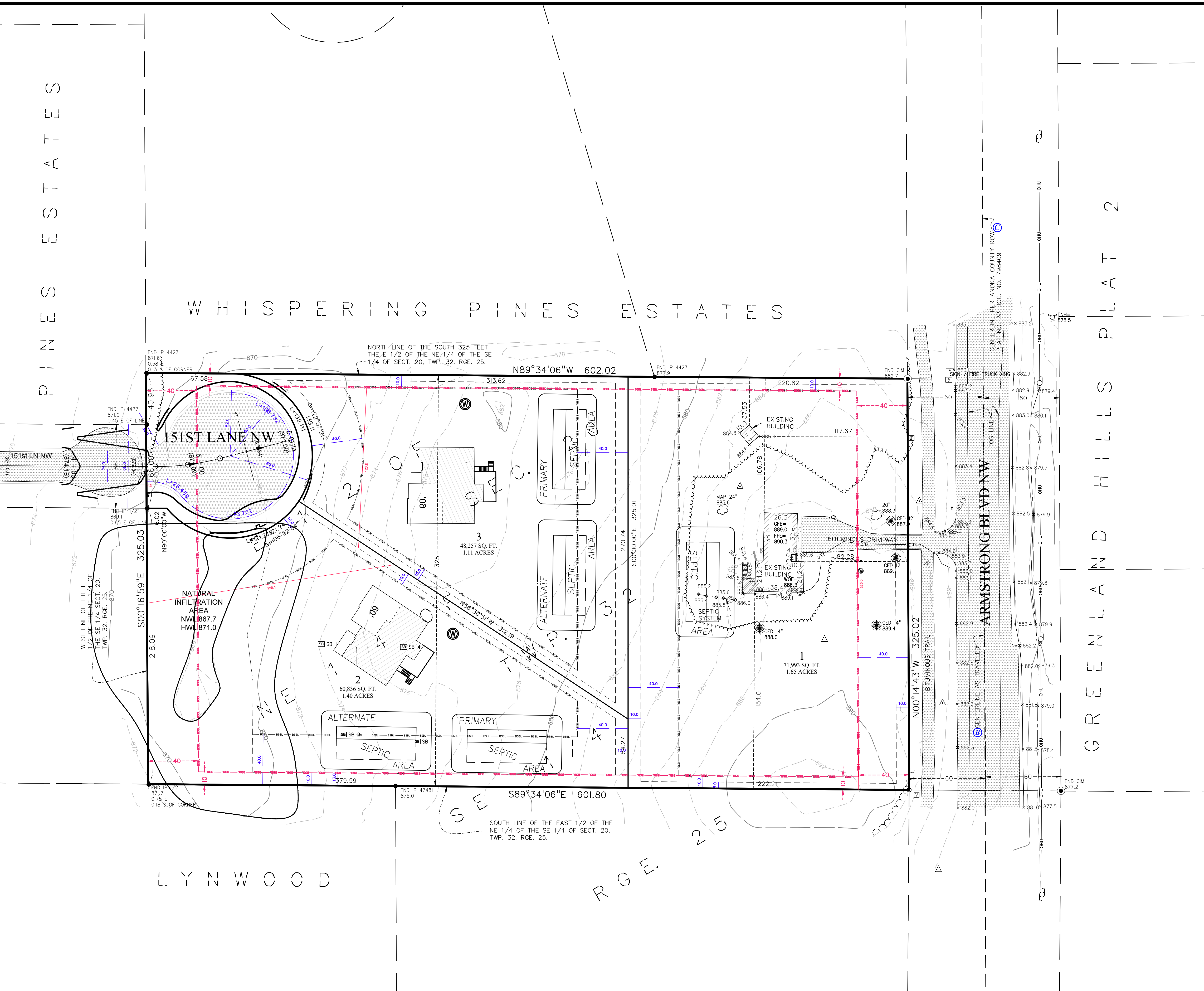
Frontyard Setback: 40'  
 Corner Setback: 40'  
 Sideyard Setback: 10/10'  
 Rearyard Setback: 40'  
 Setback at Major/Minor arterial: 60'

**CUL-DE-SAC**  
 Min Frontage - 100ft  
 MAX 600FT LENGTH  
 PROPOSED 574FT



**SURVEY LEGEND**

<ul style="list-style-type: none"> <li>● CAST IRON MONUMENT</li> <li>○ IRON PIPE MONUMENT SET</li> <li>● DRILL HOLE FOUND</li> <li>✕ CHISELED "X" MONUMENT SET</li> <li>✕ CHISELED "X" MONUMENT FOUND</li> <li>▲ REBAR MONUMENT FOUND</li> <li>▲ PK NAIL MONUMENT SET</li> <li>▲ PK NAIL MONUMENT FOUND</li> <li>▲ CATCH BASIN</li> <li>▲ SURVEY CONTROL POINT</li> <li>▲ A/C UNIT</li> <li>▲ CABLE TV PEDESTAL</li> <li>▲ ELECTRIC TRANSFORMER</li> <li>▲ ELECTRIC MANHOLE</li> <li>▲ ELECTRIC METER</li> <li>▲ TELEPHONE OUTLET</li> <li>▲ YARD LIGHT</li> <li>▲ LIGHT POLE</li> <li>▲ FIBER OPTIC MANHOLE</li> <li>▲ FIRE DEPT. HOOK UP</li> <li>▲ FLAG POLE</li> <li>▲ FUEL PUMP</li> <li>▲ FUEL TANK</li> <li>▲ PROPANE TANK</li> <li>▲ GAS METER</li> <li>▲ GAS VALVE</li> <li>▲ GAS MANHOLE</li> <li>▲ GENERATOR</li> <li>▲ GUARD POST</li> <li>▲ HAND HOLE</li> <li>▲ MAIL BOX</li> </ul>	<ul style="list-style-type: none"> <li>○ PIEZOMETER</li> <li>○ POWER POLE</li> <li>○ GUY WIRE</li> <li>○ ROOF DRAIN</li> <li>○ LIFT STATION</li> <li>○ SANITARY MANHOLE</li> <li>○ SANITARY CLEANOUT</li> <li>○ STORM MANHOLE</li> <li>○ STORM DRAIN</li> <li>○ CATCH BASIN</li> <li>○ FLARED END SECTION</li> <li>○ TREE CONIFEROUS</li> <li>○ TREE DECIDUOUS</li> <li>○ TREE CONIFEROUS REMOVED</li> <li>○ TREE DECIDUOUS REMOVED</li> <li>○ TELEPHONE MANHOLE</li> <li>○ TELEPHONE PEDESTAL</li> <li>○ UTILITY MANHOLE</li> <li>○ UTILITY PEDESTAL</li> <li>○ UTILITY VAULT</li> <li>○ WATER MAIN MANHOLE</li> <li>○ WATER METER</li> <li>○ WATER SPIGOT</li> <li>○ WELL</li> <li>○ MONITORING WELL</li> <li>○ CURB STOP</li> <li>○ GATE VALVE</li> <li>○ HYDRANT</li> <li>○ IRRIGATION VALVE</li> <li>○ POST INDICATOR VALVE</li> <li>○ SIGN</li> <li>○ SOIL BORING</li> </ul>	<ul style="list-style-type: none"> <li>○ WOE WALKOUT ELEVATION</li> <li>○ FFE FIRST FLOOR ELEVATION</li> <li>○ GFE GARAGE FLOOR ELEVATION</li> <li>○ TOF TOP OF FOUNDATION ELEV.</li> <li>○ LOE LOWEST OPENING ELEV.</li> <li>○ CONCRETE</li> <li>○ BITUMINOUS</li> <li>○ BUILDING SETBACK LINE</li> <li>○ CTV CABLE TV</li> <li>○ CONCRETE CURB</li> <li>○ CONTOUR EXISTING</li> <li>○ CONTOUR PROPOSED</li> <li>○ GUARD RAIL</li> <li>○ DT DRAIN TILE</li> <li>○ ELC ELECTRIC UNDERGROUND</li> <li>○ FENCE</li> <li>○ FO FIBER OPTIC UNDERGROUND</li> <li>○ GAS UNDERGROUND</li> <li>○ OHU OVERHEAD UTILITY</li> <li>○ TREE LINE</li> <li>○ SANITARY SEWER</li> <li>○ STORM SEWER</li> <li>○ TEL TELEPHONE UNDERGROUND</li> <li>○ RETAINING WALL</li> <li>○ UTILITY UNDERGROUND</li> <li>○ I WATERMAIN</li> <li>○ TRAFFIC SIGNAL</li> <li>○ RAILROAD TRACKS</li> <li>○ RAILROAD SIGNAL</li> <li>○ RAILROAD SWITCH</li> <li>○ SATELLITE DISH</li> <li>○ WETLAND BUFFER SIGN</li> </ul>
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FIELD CREW	NO.	BY	DATE	REVISION
DRAWN				
EJ / CMT				
CHECKED				
DLS				
DATE				
9/20/2022				

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.

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

Dated this 20th day of September, 2022.

*Daniel L. Schmidt*

Daniel L. Schmidt, PLS  
 schmidt@sathre.com  
 Minnesota License No. 26147

**ENGINEERS SURVEYORS DESIGNERS PLANNERS**

**SATHRE-BERGQUIST, INC.**  
 14000 25TH AVENUE NORTH, SUITE 120, PLYMOUTH MN. 55447  
 (952) 476-6000, WWW.SATHRE.COM

TWP:32-RGE:25-SEC:20  
 Anoka County

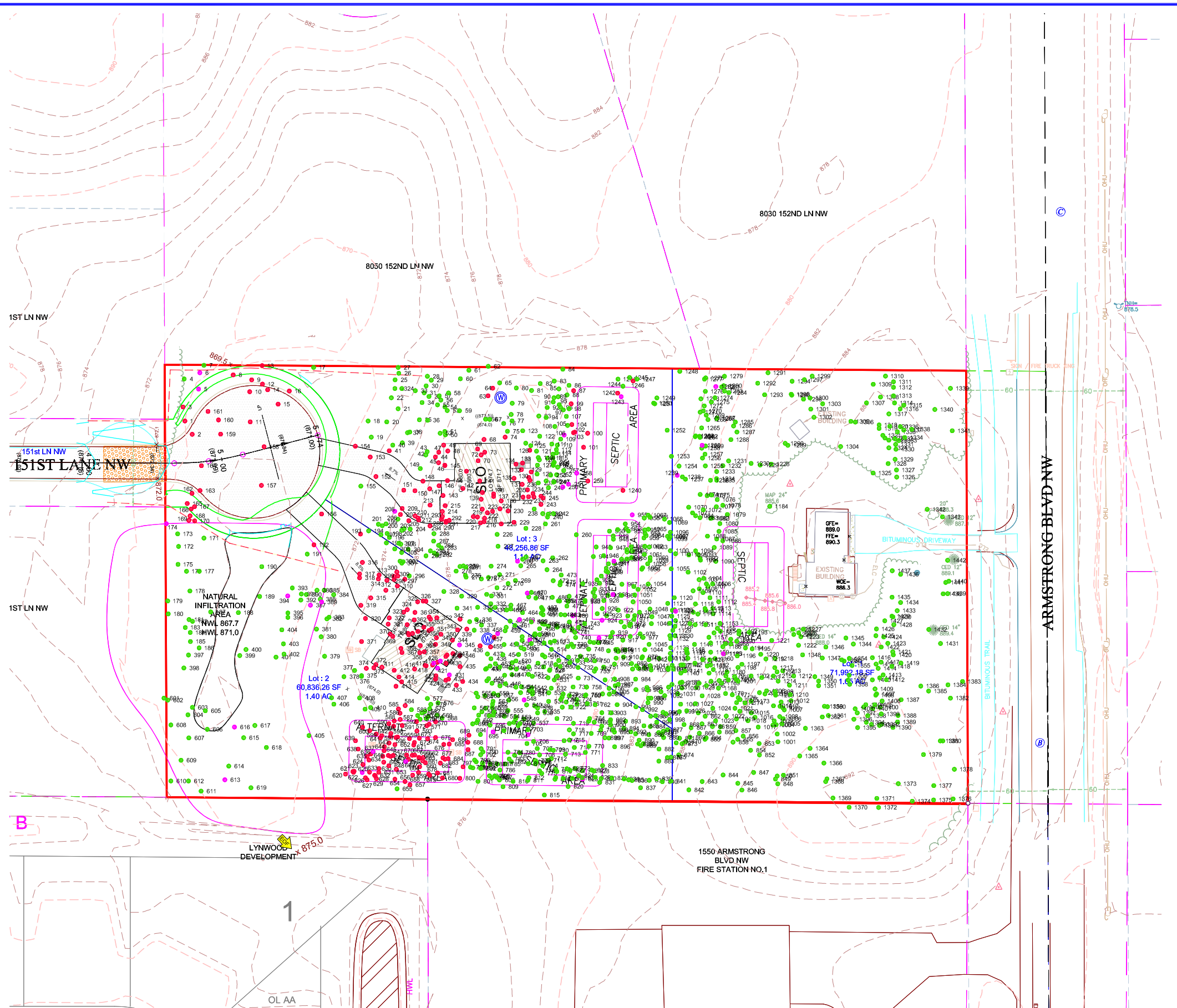
**RAMSEY, MINNESOTA**

**PRELIMINARY PLAT**  
**CEDAR ACRES**  
 PREPARED FOR:  
**5 STAR PROPERTY VENTURES, LLC**

FILE NO.  
 19214-004

**1**

**1**



- ⊕ TREE - SAVED
- ⊕ TREE - REMOVED
- ⊕ TREE - EXEMPT

**Notes:**

TREE REMOVAL FOR HOUSE, DRIVEWAY & SEPTIC SYSTEMS ARE GENERAL AND MAY CHANGE WITH CUSTOM HOUSE PLACEMENT / CONSTRUCTION. GENERAL REMOVAL IS SHOWN TO INDICATE REMOVALS ARE WELL BELOW 60% THRESHOLD

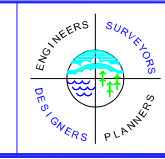
EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISION
DEHN	1			
DRAWN	2			
CAW				
CHECKED				
CAW				
DATE				
09/20/22				

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I 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. Wiemerslage*  
 CHARLES A. WIEMERSLAGE, P.E.  
 Date: 09/20/2022 Lic. No. 99180



**SATHRE-BERGQUIST, INC.**  
 14000 25TH AVENUE NORTH, SUITE 120  
 PLYMOUTH, MN 55447 (952) 476-6000

CITY PROJECT NO.  
 --  
**RAMSEY, MINNESOTA**

**TREE SURVEY**  
**CEDAR ACRES**  
**DEHN DEVELOPMENT**

FILE NO.  
 19214-004  
**TS1**  
**TS5**

Tree #	Species	Saved	Removed	Dead
1	Box		13.5	
2	Box		13	
3	Box		8.5	
4	Box	15.5		
5	Ced			11
6	Ced	16		12
7	Ced			
8	Pin		13	
9	Asp		9.5	
10	Asp		9	
11	Elm		15	
12	Asp		10	
13	Asp		9.5	
14	Asp		16	
15	Asp		9	
16	Asp		10.5	
17	Wil	31		
18	Ced	6		
19	pin	12		
20	pin	9		
21	pin	8.5		
22	pin	12		
23	Ced	9.5		
24	Ced	13		
25	pin	4.5		
26	pin	5		
27	pin	5		
28	Ced	12		
29	Ced	7		
30	Ced	6.5		
31	Ced	6		
32	Ced	6.5		
33	Ced	12		
34	Ced	10.5		
35	Ced	10		
36	Ced	7.5		
37	Ced	8.5		
38	Ced	8.5		
39	Ced	11		
40	Ced	14		
41	Ced		9	
42	Ced	7.5		
43	Ced	8.5		
44	Ced		8.5	
45	Ced		7	
46	Ced		5.5	
47	Ced		9	
48	Ced		10.5	
49	Ced		10.5	
50	Ced	9.5		
51	Ced	10		
52	Ced	13		
53	Ced	9		
54	Ced	6.5		
55	Ced	10		
56	Ced	6		
57	Ced	10.5		
58	Ced	11.5		
59	Ced	11		
60	Ced	11.5		
61	pin	10		
62	pin	9		
63	Ced		6	
64	Ced		7	
65	Ced	18		
66	Ced	8		
67	Ced	22.5		
68	Ced		7	
69	Ced		5	
70	Ced		4.5	
71	Ced		8.5	
72	Ced		9	
73	Ced		5.5	
74	Ced		7.5	
75	Ced	17		
76	Ced	9		
77	Ced	8		
78	Ced	14		
79	Ced	16		
80	Ced	6.5		

Tree #	Species	Saved	Removed	Exempt / Dead
81	Ced	30		
82	Ced	9		
83	Ced	10		
84	pin	8.5		
85	Ced	7.5		
86	Ced	8.5		
87	Ced		9.5	
88	Ced	6.5		
89	Ced	7.5		
90	Ced	7.5		
91	Ced	5		
92	Ced	8.5		
93	Ced	5.5		
94	Ced	7		
95	Ced	6		
96	Ced	6.5		
97	Ced	6		
98	Ced	6		
99	Ced		4	
100	Ced		12	
101	Ced		11.5	
102	Ced		10	
103	Ced		5.5	
104	Ced		8.5	
105	Ced	6.5		
106	Ced			4.5
107	Ced	7.5		
108	Ced	12		
109	Ced	8		
110	Ced	8.5		
111	Ced	6		
112	Ced	5		
113	Ced	4		
114	Ced	6.5		
115	Ced	6.5		
116	Ced	5		
117	Ced	5.5		
118	Ced	7.5		
119	Ced	4		
120	Ced	9		
121	Ced	7		
122	Ced	13		
123	Ced	5		
124	Ced	11.5		
125	Ced	5		
126	Ced		7	
127	Ced	6		
128	Ced	6		
129	Ced		6	
130	Ced		7.5	
131	Ced		8.5	
132	Ced		6	
133	Ced		6.5	
134	Ced		7.5	
135	Ced		6.5	
136	Ced		8.5	
137	Ced		5	
138	Ced		7.5	
139	Ced		10	
140	Ced		8	
141	Ced		5	
142	Ced		8	
143	Ced		10.5	
144	Ced		10	
145	Ced		8	
146	Ced		10	
147	Ced		11	
148	Ced		8.5	
149	Ced	9		
150	Ced		9	
151	Ced		16	
152	Ced		13	
153	Pin		12.5	
154	Ced		5.5	
155	pin	8.5		
156	Ced		10.5	
157	Wal10			
158	Box		12	
159	Box		13	
160	Box		13.5	

Tree #	Species	Saved	Removed	Exempt / Dead
161	Box		12	
162	Box		14	
163	Box		9.5	
164	Elm		20	
165	Box		8.5	
166	Box		11	
167	Box		18	
168	Box		9.5	
169	Box		11	
170	Box		13	
171	Box	24.5		
172	Box	10		
173	Box	10.5		
174	Box			8
175	Box	11		
176	Box	12		
177	Box	8		
178	Elm	11		
179	Box	14.5		
180	Hack	16.5		
181	Asp	14		
182	Box	8		
183	Box	9.5		
184	Asp	12.5		
185	Box	15		
186	Box	9.5		
187	Box	12.5		
188	Elm	11.5		
189	Box	16		
190	Wal	10.5		
191	Ced	10		
192	Ced		10	
193	Ced		9	
194	Ced	8.5		
195	Ced	12.5		
196	Ced	7.5		
197	Ced	13.5		
198	Ced	6		
199	Ced	7		
200	Ced	8		
201	Ced	9.5		
202	Ced	4.5		
203	Ced	5.5		
204	Ced	9		
205	Ced		10.5	
206	Ced	4.5		
207	Ced		5	
208	Ced			7
209	Ced		9	
210	Ced		8.5	
211	Ced		4.5	
212	Ced		9	
213	Ced		8.5	
214	Ced		6.5	
215	Ced		10	
216	Ced		5.5	
217	Ced		6.5	
218	Ced		6.5	
219	Ced		5.5	
220	Ced		5	
221	Ced		7.5	
222	Ced		4	
223	Ced		9	
224	Ced		7.5	
225	Ced		8.5	
226	Ced	9		
227	Ced	9.5		
228	Ced	10		
229	Ced		10	
230	Ced		12	
231	Ced		9	
232	Ced		8	
233	Ced		6.5	
234	Ced		6.5	
235	Ced		9	
236	Ced		5	
237	Ced	5		
238	Ced	9.5		
239	Ced	8.5		
240	Ced	9		

Tree #	Species	Saved	Removed	Exempt / Dead
241	Ced	10.5		
242	Ced	9		
243	Ced		8	
244	Ced		7	
245	Ced		4	
246	Ced	6		
247	Ced	9		
248	Ced	6.5		
249	Ced	5.5		
250	Ced			6
251	Elm			10
252	Ced	4		
253	Ced	6.5		
254	Ced	7		
255	Ced	8.5		
256	Ced	5		
257	Ced	8		
258	Ced			5
259	Ced		18	
260	Box	9		
261	Ced	9		
262	Ced	10.5		
263	Ced	24		
264	Ced	10		
265	Ced	11		
266	Ced			4.5
267	Ced	8		
268	Ced	6.5		
269	Ced	11		
270	Ced	7		
271	Ced	10.5		
272	Ced	8		
273	Ced	9		
274	Ced	9		
275	Ced	9.5		
276	Ced	7		
277	Ced	5		
278	Ced	7		
279	Ced	7		
280	Ced	9.5		
281	Ced	7		
282	Ced	7		
283	Ced	8		
284	Ced	6		
285	Ced	8		
286	Ced	5.5		
287	Ced	6.5		
288	Ced	7.5		
289	Ced		8	
290	Ced		4.5	
291	Ced		6	
292	Ced		6.5	
293	Ced		9	
294	Ced		6.5	
295	Ced	4.5		
296	Ced	8.5		
297	Ced		6	
298	Ced		5.5	
299	Ced		6.5	
300	Ced		11.5	
301	Ced	7		
302	Ced	6.5		
303	Ced	5.5		
304	Ced	8.5		
305	Ced	4.5		
306	Ced	5.5		
307	Ced	7		
308	Ced	5.5		
309	Ced		8	
310	Ced		6	
311	Ced		10	
312	Ced		8	
313	Ced		9	
314	Ced		7.5	
315	Ced		9	
316	Ced		6.5	
317	Ced		7	
318	Ced		10.5	
319	Pin		10.5	
320	Ced		8.5	

Tree #	Species	Saved	Removed	Exempt / Dead
321	Ced			9
322	Ced			11
323	Ced			8
324	Ced			10.5
325	Ced			8
326	Ced			5.5
327	Ced			7.5
328	Ced			
329	Ced		10	
330	Ced		17	
331	Ced		7	
332	Ced		5.5	
333	Ced		5	
334	Ced		7.5	
335	Ced		8	
336	Ced		7.5	
337	Ced		9	
338	Ced		8.5	
339	Ced			6.5
340	Ced		9	
341	Ced		9	
342	Ced			6.5
343	Ced			6.5
344	Ced			9
345	Ced			5.5
346	Ced			5
347	Ced			7.5
348	Ced			12
349	Ced			6
350	Ced			7.5
351	Ced			5

Tree #	Species	Saved	Removed	Exempt / Dead
401	Box	9.5		
402	Box	8.5		
403	Box	11		
404	Ced	10.5		
405	Ced	9		
406	Ced	5.5		
407	pin	8.5		
408	Ced	6		
409	Ced	11.5		
410	Ced	12		
411	Ced		8	
412	Ced		7.5	
413	Ced		8.5	
414	Ced		7.5	
415	Ced		7	
416	Ced		7.5	
417	Ced		6	
418	Ced		4.5	
419	Ced		7	
420	Ced		6	
421	Ced			4
422	Ced		9	
423	Ced		7	
424	Ced		4	
425	Ced		10	
426	Ced			4.5
427	Ced			6.5
428	Ced		7	
429	Ced		8.5	
430	Ced		9	
431	Ced			4.5
432	Ced		5.5	
433	Ced		7	
434	Ced		6.5	
435	Ced		8.5	
436	Ced		8.5	
437	Ced	6.5		
438	Ced	5.5		
439	Ced	7		
440	Ced	6		
441	Ced	5		
442	Ced	5		
443	Ced	5		
444	Ced	6		
445	Ced	5.5		
446	Ced	6		
447	Ced	6.5		
448	Ced	5.5		
449	Ced	5		
450	Ced	6		
451	Ced	6		
452	Ced	5.5		
453	Ced	5		
454	Ced	7		
455	Ced		6	
456	Ced	8.5		
457	Ced		6.5	
458	Ced			4
459	Ced	8		
460	Ced	7.5		
461	Ced	7.5		
462	Ced	4		
463	Ced			4
464	Ced	7.5		
465	Ced	5.5		
466	Ced	4		
467	Ced	7		
468	Ced	11		
469	Ced			6.5
470	Ced	5		
471	Ced	7		
472	Ced	7		
473	Ced	8		
474	Ced	6		
475	Ced	9		
476	Ced	4		
477	Ced	5		
478	Ced	4.5		
479	Ced	7.5		
480	Ced			4.5

Tree #	Species	Saved	Removed	Exempt / Dead
481	Ced	5		
482	Ced	5		
483	Ced	5		
484	Ced	7		
485	Ced	6		
486	Ced	8		
487	Ced	5.5		
488	Ced	5		
489	Ced	5		
490	Ced	5		
491	Ced	5		
492	Ced	6		
493	Ced	6		
494	Ced	6		
495	Ced	4.5		
496	Ced	4.5		
497	Ced	5		
498	Ced	5		
499	Ced			4.5
500	Ced	4.5		
501	Ced	5.5		
502	Ced	4		
503	Ced	4.5		
504	Ced	4		
505	Ced	5		
506	Ced	7		
507	Ced			5
508	Ced	5.5		
509	Ced	5		
510	Ced	4		
511	Ced	9		
512	Ced	4.5		
513	Ced	4.5		
514	Ced	5.5		
515	Ced	6.5		
516	Ced	5		
517	Ced	5		
518	Ced	4		
519	Ced	4		
520	Ced	5		
521	Ced	4		
522	Ced	5		
523	Ced	13.5		
524	Ced	6.5		
525	Ced	6		
526	Ced	9		
527	Ced	5.5		
528	Ced	4.5		
529	Ced	5		
530	Ced	6.5		
531	Ced	4		
532	Ced	4.5		
533	Ced	5.5		
534	Ced	6		
535	Ced	4.5		
536	Ced	5.5		
537	Ced	4.5		
538	Ced	6		
539	Ced	5		
540	Ced	6.5		
541	Ced	7.5		
542	Ced	5.5		
543	Ced	5		
544	Ced	7.5		
545	Ced	5		
546	Ced	5		
547	Ced	6		
548	Ced			7
549	Ced	5		
550	Ced	4		
551	Ced	5		
552	Ced	5		
553	Ced	6		
554	Ced	9		
555	Ced	5		
556	Ced	5.5		
557	Ced	4		
558	Ced	4.5		
559	Ced	7		
560	Ced	4.5		

Tree #	Species	Saved	Removed	Exempt / Dead
561	Ced	7		
562	Ced	6.5		
563	Ced	5.5		
564	Ced	8		
565	Ced	5		
566	Ced	5.5		
567	Ced	5		
568	Ced	4.5		
569	Ced	5.5		
570	Ced			8
571	Ced		6.5	
572	Ced		4.5	
573	Ced	4		
574	Ced	6.5		
575	Ced	6.5		
576	Ced	9		
577	Ced	15		
578	Ced	9.5		
579	Ced	4		
580	Ced	4.5		
581	Ced	5		
582	Ced	4.5		
583	Ced	10.5		
584	Ced		14	
585	Ced		7.5	
586	Ced		10.5	
587	Ced		5.5	
588	Ced		6.5	
589	Ced		7	
590	Ced		4	
591	Ced		6.5	
592	Ced		4	
593	Ced		6.5	
594	Ced		6.5	
595	Ced		5.5	
596	Ced		6.5	
597	Ced		5	
598	Ced		6	
599	Ced		4	
600	Ced		8.5	
601	Box	13		
602	Box	9		
603	Box	13		
604	Box	9.5		
605	Box	9		
606	Box	14.5		
607	Box	8		
608	Box	14		
609	elm	9.5		
610	Box	11.5		
611	elm	10		
612	Box	42		
613	Asp			13
614	Box	8.5		
615	Asp	9.5		
616	Elm			11.5
617	Asp	10.5		
618	Box	12		
619	Box	15		
620	Ced		14	
621	Ced		6.5	
622	Ced		8.5	
623	Ced		8	
624	Ced		5.5	
625	Ced			4
626	Ced		7	
627	Ced		9	
628	Ced		6	
629	Ced		5	
630	Ced		8	
631	Ced		6	
632	Ced		6.5	
633	Ced		8	
634	Ced		6	
635	Ced		5	
636	Ced		8	
637	Ced			4
638	Ced		9	
639	Ced		20	
640	Ced		6	

Tree #	Species	Saved	Removed	Exempt / Dead
641	Ced		7	
642	Ced		9	
643	Ced		6	
644	Ced		5.5	
645	Ced		5	
646	Ced		7.5	
647	Ced		4	
648	Ced		6.5	
649	Ced		4	
650	Ced		4	
651	Ced		11	
652	Ced		6	
653	Ced		8.5	
654	Ced		5.5	
655	Ced	9.5		
656	Ced		8.5	
657	Ced		7	
658	Ced		8	
659	Ced		8	
660	Ced		4	
661	Ced		6	
662	Ced		4	
663	Ced		4.5	
664	Ced		5	
665	Ced		4.5	
666	Ced		4	
667	Ced		4.5	
668	Ced		5.5	
669	Ced			4
670	Ced		5.5	
671	Ced		4	
672	Ced		5	
673	Ced		5	
674	Ced		4.5	
675	Ced		5.5	
676	Ced		4	
677	Ced		5	
678	Ced		4.5	
679	Ced		5	
680	Ced		9	
681	Ced		13	
682	Ced		8	
683	Ced		5	
684	Ced		9.5	
685	Ced		7	
686	Ced		7	
687	Ced		5.5	
688	Ced		7	
689	Ced		7	
690	Ced	6.5		
691	Ced	6		
692	Ced	6.5		
693	Ced	7.5		
694	Ced	4		
695	Ced			4
696	Ced	7		
697	Ced	4		
698	Ced	4		
699	Ced	5.5		
700	pin	13		
701	Ced	5.5		
702	Ced	5		
703	pin	14		
704	Ced			4
705	Ced	4		
706	Ced	7		
707	Ced	6		
708	Ced	6.5		
709	Ced	5		
710	Ced	5		
711	Ced	5		
712	Ced	7.5		
713	Ced	6		
714	Ced	4.5		
715	Ced	5		
716	Ced	6		
717	Ced	5.5		
718	Ced	4.5		
719	Ced	7.5		
720	Ced	4		

Tree #	Species	Saved	Removed	Exempt / Dead
721	Ced		5	
722	Ced		7	
723	Ced		4	
724	Ced		6.5	
725	Ced		4	
726	Ced		4	
727	Ced		4.5	
728	Ced		4.5	
729	Ced		5.5	
730	Ced		4.5	
731	Ced		4	
732	Ced		6.5	
733	Ced		8	
734	Ced		4	
735	Ced		5.5	
736	Ced		4	
737	Ced		4.5	
738	Ced		6.5	
739	Ced		5	
740	Ced		5.5	
741	Ced		4	
742	Ced		4.5	
743	Ced		8	
744	Ced			4
745	Ced		7	
746	Ced		5.5	
747	Ced		5.5	
748	Ced		5.5	
749	Ced		4.5	
750	Ced		4.5	
751	Ced		4</	

Tree #	Species	Saved	Removed	Exempt / Dead
801	Ced	10		
802	Ced	5.5		
803	Ced	7		
804	Ced	5		
805	Ced	5		
806	Ced	4.5		
807	Ced	7		
808	Ced	8.5		
809	Ced	6.5		
810	Ced	5		
811	Ced	6.5		
812	Ced	5.5		
813	Ced	5		
814	Ced	4		
815	pin	12		
816	Ced	4.5		
817	Ced	4		
818	Ced	5		
819	Ced	6.5		
820	Ced	6.5		
821	Ced	8		
822	Ced	6.5		
823	Ced	4.5		
824	Ced	6		
825	Ced			6
826	Ced	5		
827	Ced	7.5		
828	Ced	11		
829	Ced	4		
830	Ced	4		
831	Ced	5.5		
832	Ced	8.5		
833	Ced	8.5		
834	Ced	4		
835	Ced	7		
836	Ced	7.5		
837	Ced	7.5		
838	Ced	9.5		
839	Ced	6		
840	Ced	9		
841	Ced	10		
842	Ced	8		
843	Ced	12		
844	Ced	10.5		
845	Ced	8.5		
846	Ced	12		
847	Ced	13		
848	Ced	11		
849	Ced	6.5		
850	Ced	8.5		
851	Ced	11		
852	Ced	7.5		
853	Ced	8.5		
854	Ced	10		
855	Ced	9.5		
856	Ced	4		
857	Ced	4		
858	Ced	8.5		
859	pin	10.5		
860	Ced	5.5		
861	pin	14		
862	Ced	4		
863	Ced	4.5		
864	Ced	4		
865	Ced	4		
866	Ced	4		
867	pin	10.5		
868	Ced	4.5		
869	Ced	4		
870	Ced	5		
871	Ced	4		
872	Ced	4.5		
873	Ced	13.5		
874	Ced	14		
875	Ced	6.5		
876	Ced	8.5		
877	Ced	4.5		
878	Ced	5.5		
879	Ced	6		
880	Ced	4		

Tree #	Species	Saved	Removed	Exempt / Dead
881	Ced	6		
882	Ced	9		
883	Ced	5.5		
884	Ced	6		
885	Ced	4		
886	Ced	4.5		
887	Ced	10.5		
888	Ced	8		
889	Ced	5		
890	Ced	8		
891	Ced	4		
892	Ced	6.5		
893	Ced	5.5		
894	Ced	6.5		
895	Ced	4.5		
896	Ced	5.5		
897	Ced	6.5		
898	Ced	4.5		
899	Ced	5.5		
900	Ced	4.5		
901	Ced	5		
902	Ced	4		
903	Ced	6		
904	Ced	4.5		
905	Ced	5.5		
906	Ced	4		
907	Ced	4.5		
908	Ced	5.5		
909	Ced	8.5		
910	Ced	5.5		
911	Ced	6.5		
912	Ced	4		
913	Ced	6		
914	Ced	5		
915	Ced	5		
916	Ced	5		
917	Ced	7		
918	Ced	5		
919	Ced	4		
920	Ced	7.5		
921	Ced	4.5		
922	Ced	8		
923	Ced	5		
924	Ced			4
925	Ced	7		
926	Ced	6.5		
927	Ced	7		
928	Ced	4.5		
929	Ced	5.5		
930	Ced	9		
931	Ced	4		
932	Ced	7		
933	Ced	5.5		
934	Ced	8.5		
935	Ced	9		
936	Ced	5		
937	Ced	4.5		
938	Ced	6.5		
939	Ced	6		
940	Ced	5		
941	Ced	8		
942	Ced	11		
943	Ced			5.5
944	Ced	11		
945	Ced	11		
946	Ced	10		
947	Ced	8.5		
948	Ced	8.5		
949	Ced	8		
950	Ced	12		
951	Ced	5		
952	Ced	7		
953	Ced	9		
954	Ced	9		
955	Ced			5.5
956	Ced	8		
957	Ced	6.5		
958	Ced	4		
959	Ced	5.5		
960	Ced	5.5		

Tree #	Species	Saved	Removed	Exempt / Dead
961	Ced	5.5		
962	Ced	5		
963	Ced	6		
964	Ced	5		
965	Ced	6		
966	Ced	4.5		
967	Ced	6		
968	Ced			4.5
969	Ced	6		
970	Ced	5		
971	Ced	5		
972	Ced	6		
973	Ced	6.5		
974	Ced	5		
975	Ced	6.5		
976	Ced	5.5		
977	Ced	4		
978	Ced	11		
979	Ced	4		
980	Ced	4.5		
981	Ced	5		
982	Ced	4.5		
983	Ced	4.5		
984	Ced	5		
985	Ced	4.5		
986	Ced	4		
987	Ced	5.5		
988	Ced	6		
989	Ced	4.5		
990	Ced	5		
991	Ced	4		
992	Ced	6		
993	Ced	6		
994	Ced	4.5		
995	Ced	4.5		
996	Ced	5.5		
997	Ced	5		
998	Ced	5		
999	Ced	4.5		
1000	Ced	7.5		
1001	Ced	8.5		
1002	Ced	13.5		
1003	Ced	6		
1004	Ced	4.5		
1005	Ced	7.5		
1006	Ced	8.5		
1007	Ced	6		
1008	Ced	7.5		
1009	Ced	6		
1010	Ced	5		
1011	Ced	7		
1012	Ced	8		
1013	Ced	6		
1014	Ced	8		
1015	pin	10		
1016	Ced	5		
1017	Ced	8.5		
1018	Ced	4.5		
1019	Ced	5.5		
1020	Ced	6		
1021	Ced	5		
1022	Ced	5		
1023	Ced	4.5		
1024	Ced	5		
1025	Ced	5		
1026	Ced	6		
1027	pin	11.5		
1028	Ced	5		
1029	Ced	5		
1030	Ced	5.5		
1031	Ced	4		
1032	Ced	5		
1033	Ced	5.5		
1034	Ced	4		
1035	Ced	4		
1036	Ced	6		
1037	Ced	6		
1038	Ced	5.5		
1039	Ced	6.5		
1040	Ced	6.5		

Tree #	Species	Saved	Removed	Exempt / Dead
1041	Ced	4		
1042	Ced	5		
1043	Ced	4		
1044	Ced	4.5		
1045	Ced	10.5		
1046	Ced	6.5		
1047	Ced	9		
1048	Ced	6		
1049	Ced	7		
1050	Ced	6		
1051	Ced	7		
1052	Ced	8.5		
1053	Ced	8.5		
1054	Ced	14.5		
1055	Ced	8		
1056	Ced	12		
1057	Ced	4.5		
1058	Ced	6		
1059	Ced	7		
1060	Ced	5		
1061	Ced	4		
1062	Ced	7.5		
1063	Ced	11.5		
1064	Ced	5.5		
1065	Ced	7		
1066	Ced	7.5		
1067	Ced	6.5		
1068	Ced	6.5		
1069	Ced	8		
1070	Ced	10.5		
1071	Ced	8.5		
1072	Ced	6.5		
1073	Ced	6.5		
1074	Ced	10.5		
1075	Ced	6		
1076	Ced	5		
1077	Ced	7		
1078	Ced	13.5		
1079	Ced	10.5		
1080	Ced	7.5		
1081	Ced	7.5		
1082	Ced	7.5		
1083	Ced	8		
1084	Ced	7		
1085	Ced	9		
1086	Ced	11.5		
1087	Ced	7.5		
1088	Ced	7		
1089	Ced	10.5		
1090	Ced	8.5		
1091	Ced	5.5		
1092	Ced	10		
1093	Ced	13		
1094	Ced	7		
1095	Ced	8		
1096	Ced	11.5		
1097	Ced	7.5		
1098	Ced	6		
1099	Ced	7		
1100	Ced	7.5		
1101	Ced	6		
1102	Ced	8		
1103	Ced	10		
1104	Ced	7		
1105	Ced	7.5		
1106	Ced	9.5		
1107	Ced	4.5		
1108	Ced	5.5		
1109	Ced	12.5		
1110	Ced	7		
1111	Ced	7.5		
1112	Ced	10.5		
1113	Ced	6.5		
1114	Ced	6		
1115	Ced	6		
1116	Ced	4.5		
1117	Ced	8		
1118	Ced	9.5		
1119	Ced	7.5		
1120	Ced	8		

Tree #	Species	Saved	Removed	Exempt / Dead
1121	Ced		7	
1122	Ced		6.5	
1123	Ced		5.5	
1124	Ced			4
1125	Ced		8.5	
1126	Ced		5.5	
1127	Ced		5	
1128	Ced		6	
1129	Ced		6	
1130	Ced		7	
1131	Ced		6	
1132	Ced		15	
1133	Ced		7	
1134	Ced		5	
1135	Ced		4.5	
1136	Ced		5.5	
1137	Ced		5	
1138	Ced		4	
1139	Ced		5.5	
1140	Ced		6.5	
1141	Ced		4.5	
1142	Ced		6	
1143	Ced		5	
1144	Ced		4.5	
1145	Ced		6	
1				

Tree #	Species	Saved	Removed	Exempt / Dead
1201	Ced	5		
1202	Ced	7.5		
1203	Ced	9.5		
1204	Ced	7		
1205	Ced	7		
1206	Ced	5		
1207	Ced	5.5		
1208	Ced	4		
1209	Ced	5.5		
1210	Ced	4.5		
1211	Ced	9.5		
1212	Ced	10.5		
1213	Ced	8		
1214	Ced	4.5		
1215	Ced	5.5		
1216	Ced	7		
1217	Ced	6		
1218	Ced	9		
1219	Ced	7.5		
1220	Ced	7		
1221	Ced	11		
1222	Ced	8.5		
1223	Ced	7.5		
1224	Ced	8		
1225	Ced	9.5		
1226	Ced	5		
1227	Ced	11.5		
1228	Ced	10.5		
1229	Ced	11.5		
1230	Ced	11.5		
1231	Ced	20.5		
1232	Ced	6.5		
1233	Ced	8		
1234	Ced	7		
1235	Ced	11		
1236	Ced	5.5		
1237	Ced	10		
1238	Ced	10		
1239	Ced			8.5
1240	Elm		10	
1241	Ced	11.5		
1242	Ced		9	
1243	Ced			9
1244	Ced	9		
1245	Ced	11		
1246	Ced		10	
1247	Ced	11.5		
1248	pin	10		
1249	Box	9.5		
1250	Ced	21.5		
1251	Ced	14		
1252	Ced	12		
1253	Ced	14		
1254	Ced	10		
1255	Ced	10.5		
1256	Ced	9.5		
1257	Ced	6.5		
1258	Ced	6		
1259	Ced	10		
1260	Ced			4
1261	Ced	7		
1262	Ced	6		
1263	Ced	6		
1264	Ced	5.5		
1265	Ced	13		
1266	Ced	4.5		
1267	Ced	9.5		
1268	Ced	4		
1269	Ced	8		
1270	Ced	5.5		
1271	Ced	10.5		
1272	Ced	8		
1273	Ced	7		
1274	Ced	11		
1275	Ced	7		
1276	Ced	7		
1277	Ced	4.5		
1278	Ced	12		
1279	Ced	8		
1280	Ced	7		

Tree #	Species	Saved	Removed	Exempt / Dead
1281	Ced	5		
1282	Ced			4.5
1283	Ced	10		
1284	Ced	6.5		
1285	Mulberry	8		
1286	Ced	9		
1287	Ced	6		
1288	Ced	15		
1289	Ced	11.5		
1290	Ced	12.5		
1291	pin	14.5		
1292	Ced	4.5		
1293	Ced	5		
1294	Ced	12		
1295	Ced	10		
1296	Ced	12		
1297	Ced	8.5		
1298	Ced	16.5		
1299	Ced	13		
1300	Ced	4.5		
1301	Ced	8		
1302	Ced	12		
1303	Ced	9		
1304	Ced	12.5		
1305	elm	14.5		
1306	Ced	9		
1307	Ced	9.5		
1308	elm	12		
1309	Ced	14.5		
1310	Ced	10		
1311	elm	9		
1312	Ced	7.5		
1313	Ced	9		
1314	Ced	10		
1315	Ced	9.5		
1316	Ced	9		
1317	Ced	6.5		
1318	Ced	9		
1319	Ced	11.5		
1320	Ced	10		
1321	Ced	5		
1322	Ced	6.5		
1323	Ced	5		
1324	Ced	5		
1325	Ced	12.5		
1326	Ced	13		
1327	Ced	11		
1328	Ced	8.5		
1329	Ced	7.5		
1330	Ced	5.5		
1331	Ced	6		
1332	Ced	6.5		
1333	Ced	4		
1334	Ced	12.5		
1335	Ced	5		
1336	Ced	7		
1337	Ced	5.5		
1338	Ced	10		
1339	Ced	15.5		
1340	Ced	16		
1341	Ced	11		
1342	elm	25.5		
1343	Ced	11.5		
1344	Ced	15		
1345	Ced	10		
1346	Ced	10.5		
1347	Ced	8.5		
1348	Ced	8.5		
1349	Ced	9.5		
1350	Ced	7		
1351	Ced	7		
1352	Ced	6.5		
1353	Ced	7		
1354	Ced	6.5		
1355	Ced	6.5		
1356	Ced	6.5		
1357	Ced	6.5		
1358	Ced	8		
1359	Ced	8		
1360	Ced	8		

Tree #	Species	Saved	Removed	Exempt / Dead
1361	Ced	9		
1362	Ced	9		
1363	Ced	10.5		
1364	Ced	10		
1365	Ced	11		
1366	Ced	10.5		
1367	Ced	11		
1368	Ced	7		
1369	elm	18.5		
1370	Ced	46		
1371	elm	12.5		
1372	Ced	16		
1373	Ced	10		
1374	elm	37		
1375	elm	10.5		
1376	elm	13		
1377	Ced	10.5		
1378	Ced	13		
1379	Ced	10.5		
1380	Ced	10.5		
1381	Ced	10.5		
1382	Ced	12.5		
1383	elm	9		
1384	Ced	9.5		
1385	Ced	11		
1386	Ced	10.5		
1387	Ced	11.5		
1388	Ced	8		
1389	Ced	14		
1390	Ced	11.5		
1391	Ced	8		
1392	Ced	6.5		
1393	Ced	8		
1394	Ced	8.5		
1395	Ced	8.5		
1396	Ced	7		
1397	Ced	6		
1398	Ced	6		
1399	Ced	7.5		
1400	Ced	7		
1401	Ced	6.5		
1402	Ced	8		
1403	Ced	7.5		
1404	Ced	7.5		
1405	Ced	6.5		
1406	Ced	8		
1407	Ced	6.5		
1408	Ced	7		
1409	Ced	6.5		
1410	Ced	8		
1411	Ced	7		
1412	Ced	9		
1413	Ced	6		
1414	Ced	7.5		
1415	Ced	8.5		
1416	Ced	7.5		
1417	Ced	5.5		
1418	Ced	10		
1419	Ced	10.5		
1420	Ced	8		
1421	Ced	8		
1422	Ced	9		
1423	Ced	8.5		
1424	Ced	7		
1425	Ced	8		
1426	Ced	9		
1427	Ced	8		
1428	Ced	9		
1429	Ced	7.5		
1430	Ced	9.5		
1431	Ced	13		
1432	Ced	14.5		
1433	Ced	8		
1434	Ced	9.5		
1435	Ced	12.5		
1436	Ced	12		
1437	Ced	11.5		
1438	Ced	12.5		
1439	Ced	6.5		
1440	Ced	10		

Total DBH (in) 8519 2256.5 260.5

Total Caliber Inches	11036
Exempt/Dead/Offsite Inches	260.5
Net Caliper Inches	10775.5
60% Removal Limit	6465.3
Proposed Removal	2256.5
Required Reforestation	N/A

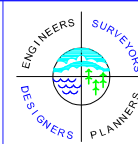
EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISION
DEHN	1			
DRAWN	2			
CAW				
CHECKED				
CAW				
DATE				
09/20/22				

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*Charles A. Wiemerslage*  
 CHARLES A. WIEMERSLAGE, P.E.  
 Date: 09/20/2022 Lic. No. 9980



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CITY PROJECT NO.  
 --  
**RAMSEY, MINNESOTA**

**TREE SURVEY**  
**CEDAR ACRES**  
**DEHN DEVELOPMENT**

FILE NO.  
 19214-004  
**TS5**  
**TS5**

**Meeting Date:** 10/17/2022

**By:** Chris Anderson, Community Development

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**Information**

**Title:**

Discussion Item: Density Transition Standards

**Purpose/Background:**

Over the coming months, Planning Staff will be bringing forth various discussion topics to the Planning Commission to consider potential updates to the Zoning Code (needed to ensure that the Zoning Code successfully achieves the intended outcomes of the Comprehensive Plan). One such topic is Density Transitioning, which is required when a higher density development is proposed adjacent to an existing, lower density neighborhood. While there are multiple options to satisfy Density Transitioning, landscaping (or preservation of existing trees) is almost always the tool utilized. However, there are challenges with the current Density Transitioning standards and ideally, the standards could be modified to alleviate some of the more common issues.

**Notification:**

Notification is not required.

**Observations/Alternatives:**

This discussion will be broken down into segments, to help provide Staff detailed feedback on various aspects of the current regulations.

**Quantity of Plantings**

Depending on the zoning of the proposed and existing developments, the quantity of trees, which must be a mix of overstory, ornamental, and evergreen trees, varies. It can range from a minimum of six (6) trees per 100 feet of common boundary with an existing development up to forty-eight (48) trees per 100 feet of common boundary with an existing development, dependent on the zoning of the proposed development and that of the existing neighborhood. The width of this corridor also varies (again, dependent on the proposed and existing zoning), which helps somewhat finding more space to plant these trees. However, often, trees end up being planted too close together in an attempt to meet the minimum numbers. As the trees mature, there will not be sufficient space to grow, there will be significant competition for water, nutrients, and sunlight.

*Question: Should the City consider reducing the required number of plantings to satisfy the Density Transitioning standards?*

**Common Ownership**

The intention is for the Density Transitioning area(s) to be held in common ownership, which does make sense if the proposed development is a multifamily project, as they generally have a Home Owners Association (HOA). However, when a proposed 'urban' single family development is proposed adjacent to an existing rural neighborhood, the common ownership standard is more difficult. Many single family developments do not have (or need) an HOA, thus, the common ownership standard cannot be achieved. While the City could require an HOA for maintenance of the 'common area', it is very likely that the HOA would dissolve, leaving no clear party responsible for maintenance. In a recent development, the Density Transitioning area ended up being divided into multiple outlots that were deeded to the City (with the intention of the City deeding the outlots to the adjacent, existing property owners). This puts more burden on the City to maintain these areas for the long term and requires the allocation of resources, which are already stretched thin.

*Question: Should the common ownership requirement be reconsidered?*

### **Existing Trees Off-Site**

Under current standards, only trees on a project site can be credited towards the Density Transitioning standards. However, oftentimes, there is significant tree cover abutting a project site that already provides relatively good buffering or transitioning. Additionally, that existing tree cover further restricts growing space and represents even more competition for water, nutrients, and sunlight.

*Question: Should existing conditions off site be considered or included as part of the Density Transitioning standards?*

### **Definition of and Standards for Berming**

City Code currently defines a berm as an "earthen mound designed to provide visual interest, screen undesirable views, and/or decrease noise". Per current Density Transitioning standards, if a berm is included, the required number of plantings can be reduced. However, City Code Section 117-110(2)b.4. states that berms cannot exceed six (6) feet in height. There is no minimum height specified for berms. Berms can also be challenging if there are existing trees off site, but near the property line. The equipment used to construct the berm can compact soil, resulting in the potential decline in the health of existing trees. Furthermore, by adding more soil, there will be less oxygen in the pore spaces, which is something that roots need (similar effect as planting a new tree too deeply).

*Questions:*

- *Should the definition of a berm be updated to specify that it must extend above the existing grade?*
- *Should a minimum height be specified for a berm?*
- *Is a maximum berm height necessary (or as long as it complies with allowable slope standards, does it matter?)?*

### **Alternatives to Landscaping**

Presently, there is no specific consideration given to other forms of screening, such as privacy fencing. Staff is assuming that the required number of plantings may have been originally set due to the size of trees at time of installation. Evergreens are required to be six (6) feet in height; overstory trees are required to have a caliper of at least 2.5 inches; ornamental/understory trees are required to have a caliper of at least 1.5 inches. Even when planted really close together (for example, 10-15 feet on center), they still don't provide a significant amount of screening/buffering for an existing neighborhood. It can take years for the trees to 'fill in' and accomplish their intended purpose.

*Question: Should privacy fencing be considered as an option (along with some landscaping and possibly berming)?*

### **Funding Source:**

This is being handled as part of Staff's regular duties.

### **Action:**

Provide Staff feedback on the various questions and aspects of the current Density Transitioning standards.

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## **Attachments**

City Code Section 117-110 (Density Transitioning)

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## **Form Review**

### **Inbox**

Brian Hagen

Form Started By: Chris Anderson

### **Reviewed By**

Brian Hagen

### **Date**

10/12/2022 02:40 PM

Started On: 10/10/2022 09:50 AM

Final Approval Date: 10/12/2022

**Sec. 117-110. Residential development transitioning.**

- (a) *Purpose.* The purpose of this section is to require a residential development transition plan in order to promote orderly transition between residential developments. The historical platting of lands for urban and rural residential development has created character elements that are difficult to intermingle when the land use densities vary. This section provides techniques to mitigate lot size and density impacts between residential developments.
- (b) *Transitioning.* The term "transitioning" for the purposes of this section is defined as the lot density change between one residential development and another.
- (c) *Transitioning options.* Transitioning options are available to facilitate the best possible land use and development pattern between new residential developments with adjacent residential neighborhoods. The following is a list of transitioning techniques that may be used to create reasonable transitioning between existing residential neighborhoods and new developments. The city shall determine which options are acceptable means to provide for the transitioning. Developers that are required under this section to provide transitioning may seek guidance from the city prior to preliminary platting via a formal sketch plan review process or by informal city approved means. Transitioning options are as follows:
  - (1) *Natural features.* Natural features described in this subsection (c)(1) are available to be used as transitioning between existing single-family residential neighborhoods and proposed residential development with higher densities.
    - a. Existing topographical features such as hills and swales.
    - b. Wetlands, lakes, rivers, and streams.
    - c. County and state highways, or Metropolitan State Aid (MSA) collector streets.
    - d. A minimum 300-foot-wide, undeveloped, natural distance separation that will not be eligible for future development.
  - (2) *Landscape buffering.* Landscape buffering is a technique available for transitioning between existing single-family residential neighborhoods and proposed residential developments with higher densities that uses either existing or newly planted vegetation.
    - a. *Determination of buffering attainment level.*
      - 1. *Proposed urban development adjacent to existing urban development.* This subsection applies to proposed urban residential developments that are adjacent to an existing single-family urban residential neighborhood. Matching the proposed residential development to the adjacent existing neighborhood in the following chart determines the level of buffering or "attainment" required. The numeric attainment level is matched to the level found in the chart in subsection (c)(2)b of this section.

Transition Attainment Level			
		Existing Adjacent Urban Use	
		Vacant	R-1 Zone
Proposed Use	R-1 Zone	NA	NA
	R-2 Zone	NA	Level 1
	R-3 Zone	NA	Level 2
	PUD Zone	NA	As determined necessary by the city

2. *Proposed urban development adjacent to existing single-family rural neighborhoods.* This section applies to proposed residential developments that are adjacent to existing rural residential neighborhoods. Matching the proposed use to the adjacent use in the following chart determines the level of buffering or "attainment" required. The numeric attainment level is matched to the level found in the chart in subsection (c)(2)b of this section.

Transition Attainment Level			
		Impacted Rural Use	
		R-1 Zone and Central Rural Preserve Area, and Rural Preserve	R-1 Zone and Rural Developing
Proposed Use	R-1 Zone	Level 4	Level 3
	R-2 Zone	Level 4	Level 4
	R-3 Zone	Level 4	Level 4
	PUD Zone - Transition attainment level shall be determined by correlating the overall density to the R-1, 2, or 3 Districts and then applying the corresponding attainment level. The city shall have the authority to make a determination on the proper attainment level if determined necessary.		

- b. *Methods to achieve buffering attainment level.* The following chart is used to determine appropriate landscape buffers when the level of attainment is determined from the charts in subsection (c)(2)a.1 and 2 of this section.

Options to achieve attainment		
Level 1	Vegetative Buffer "A"	
Level 2	Vegetative Buffer "B"	Vegetative Buffer "A" with Berm
Level 3	Vegetative Buffer "C"	Vegetative Buffer "B" with Berm
Level 4	Vegetative Buffer "D"	Vegetative Buffer "C" with Berm

1. *Vegetative buffer yard definitions:*

- (i) Vegetative Buffer "A" - A minimum 25 feet width in common ownership with the following planting schedule per 100 feet of property boundary adjacent to an impacted use:
  - A. 2 overstory trees.
  - B. 2 evergreen trees.
  - C. 2 understory trees.
- (ii) Vegetative Buffer "B" - A minimum 35 feet width in common ownership with the following planting schedule per 100 feet of property boundary adjacent to an impacted use:
  - A. 4 overstory trees.
  - B. 4 evergreen trees.
  - C. 4 understory trees.
- (iii) Vegetative Buffer "C" - A minimum 45 feet width in common ownership with the following planting schedule per 100 feet of property boundary adjacent to an impacted use:
  - A. 8 overstory trees.

- 
- B. 8 evergreen trees.
  - C. 8 understory trees.
- (iv) Vegetative Buffer "D" - A minimum 55 feet width in common ownership with the following planting schedule per 100 feet of property boundary adjacent to an impacted use:
- A. 16 overstory trees.
  - B. 16 evergreen trees.
  - C. 16 understory trees.
2. *Minimum plant sizes:*
- (i) Overstory deciduous trees: 2.5 inch caliper.
  - (ii) Coniferous trees: six feet in height.
  - (iii) Understory trees: 1.5 inch caliper.
3. *Plant species.* All trees required by this section shall be indigenous to the appropriate hardiness zones and physical characteristics of the site.
4. *Berms.* Berms shall be a maximum of six feet in height. Good quality fill suitable for berm construction and growing plant materials shall be used. Berms should be designed with aesthetic appeal by incorporating breaks and irregular groupings.
5. *Buffers.* Any of the following buffers may qualify as an acceptable method of attainment for transitioning (in whole or in part) if deemed acceptable by the city:
- (i) Existing topographical features on vacant lands such as hills and swales;
  - (ii) Wetlands, lakes, rivers, and streams;
  - (iii) County and state highways, or Metropolitan State Aid (MSA) collector streets.
- (3) *Matching of densities.* When lower density areas and higher density areas are adjacent to each other and are required to provide transitioning, the matching of densities along the perimeter of the new development properties may be used. The city, as part of the sketch plan review process, shall indicate whether the proposed subdivision must use the matching of density technique. The city shall take into account the configuration of the development lot, the configuration of adjacent lots, the density of adjacent lots, and the general land use patterns in the area. The development may be allowed to make up the density in the interior of the property whenever the matching of densities is used. However, the developer is not guaranteed to receive the full compliment of remaining units allowed under the city's zoning code. All developments using the matching of density method shall be processed as a planned unit development.
- (4) *Other alternatives.* Other alternatives to transitioning can be used where agreed upon by the developer and the city.

(Code 1978, § 9.20.05; Ord. No. 86-2, 8-25-1986; Ord. No. 02-28, 9-30-2002; Ord. No. 03-21, 8-25-2003)