

City of Ramsey
Agenda
Environmental Policy Board (EPB)
Monday, December 16, 2024

6:30 pm
Council Chambers, 7550 Sunwood Drive NW

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

1. **Call to Order**
2. **Citizen Input**
3. **Approve Agenda**
4. **Approve Minutes**
 1. Approve Meeting Minutes Dated October 21, 2024
5. **Policy Board Business**
 1. Consider Natural Resources Aspects of the Emerald Estates Preliminary Plat (Project No. 24-123); Case of Joni and Alan Greenwaldt
 2. Consider the Environmental Policy Board Meeting Calendar for 2025
6. **Board/Staff Input**
7. **Adjournment**

Environmental Policy Board (EPB)

Meeting Date: 12/16/2024

Primary Strategic Plan Initiative: Not Applicable

Information

Title:

Approve Meeting Minutes Dated October 21, 2024

Purpose/Background:

The purpose of this case is to approve the meeting minutes dated October 21, 2024.

Recommendation:

Staff recommends approving the meeting minutes dated October 21, 2024.

Outcome/Action:

Motion to approve the meeting minutes dated October 21, 2024.

Attachments

Meeting Minutes Dated October 21, 2024

Form Review

Inbox

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 12/12/2024

Reviewed By

Brian Hagen

Date

12/12/2024 11:04 AM

Started On: 12/06/2024 08:19 AM

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

On Monday, October 21, 2024, the Environmental Policy Board (EPB) met in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present: Chairperson Melissa Fetterley
 Board Member Reid Bernard (arrived at 6:40 p.m.)
 Board Member Nick Burgess
 Board Member Thomas Hagerty
 Board Member Paula Houts
 Board Member Hassan Salami

Members Absent: Board Member Laura Moore

Also Present: Senior Planner Chris Anderson
 City Council Liaison Matt Woestehoff

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated August 19, 2024

Motion by Board Member Hagerty and seconded by Board Member Salami to approve the regular meeting minutes dated August 19, 2024.

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

5. POLICY BOARD BUSINESS

5.01: Consider the Natural Resources Aspects of a Site Plan for Blanery LLC at 6591 141st Avenue NW (Project No. 24-124); Case of Blanery LLC

Senior Planner Anderson presented the staff report. He stated that the City has received a Land Use Application from Blanery LLC for a Conditional Use Permit (CUP) and Site Plan for a proposed automotive body shop at 6591 141st Avenue NW. The applicant has a purchase agreement with the City to acquire the subject property.

Board Member Bernard arrived.

Chairperson Fetterley commented that it looks like a straightforward plan with no additional recommendations.

Motion by Board Member Hagerty and seconded by Board Member Salami to recommend approval of the Landscape Plan and Tree Inventory & Preservation Plan.

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

5.02: Continue Discussion on Potential Performance Standards for Managed Natural Landscapes

Senior Planner Anderson presented the staff report. He stated that at the August meeting, the Board discussed the idea of developing performance standards for natural landscapes. There seemed to be consensus among the Board to consider standards within the right-of-way, but nothing really beyond that. Staff has prepared a rough draft of an ordinance amendment to assist with this discussion. There are three components to the ordinance amendment, simply adding several definitions to Chapter 30 (Nuisances) of the City Code; specifically addressing information that needs to be included in a management plan; and attempting to identify standards that are applicable when attempting to establish and maintain a natural landscape. He stated that staff is seeking input on the third component of the ordinance.

Chairperson Fetterley asked if staff used references from other communities when developing these requirements.

Senior Planner Anderson replied that last year the legislature enacted new legislation that required cities to allow naturalized landscapes. He stated that Ramsey has allowed that for over 15 years, with an approved management plan. He stated that within the last year a number of communities had to make changes to their regulations to allow for naturalized landscapes and therefore he was able to use those regulations to craft this proposal.

Board Member Burgess appreciated the information from other communities. He asked if the recommendation would be to have natural landscaping setback 18 inches, or about one pass of a lawnmower.

Senior Planner Anderson replied that was a seed to start discussion and noted that he is seeking feedback on that. He commented that his thought was that the entire right-of-way would not need to be turf grass and asked if the Board felt that it would be important to have some type of

separation from the roadway and/or adjacent properties. He noted that some communities have no setback requirement while others have a five foot, or fence requirement. He believed that there should be some time of setback from the roadway, and perhaps from a sidewalk or trail.

Commissioner Burgess commented that he believes it would be helpful to have some kind of setback, within the range of 18 inches to three feet, from the street and sidewalks and trails.

Board Member Hagerty stated that he also agrees with a setback, a minimum of 18 inches or two to three feet on all sides of the lawn unless there is a fence. He stated that he likes the idea of having a sign to notify people of what is going on. He also liked the once-a-year maintenance requirement.

Commissioner Houts stated that she does not like requiring a setback outside of the MUSA lines as that area is rural, but does support a setback for properties within the MUSA.

Commissioner Burgess asked if there would be guidance on what the sign should say, or whether the City would create the signs for purchase.

Senior Planner Anderson replied that the City would not provide the signage. He noted that there are standardized signs that people could obtain. He explained that the language is not as important because the intention is just to let the public know that what they are seeing is a naturalized landscape and not a situation where someone just stopped mowing. He noted that some cities only require signage during the transition period when it does not look great. He stated that he could send out examples of signs that the City uses on its own property.

Chairperson Fetterley agreed that the hardest period is that transition period. She asked if they should consider a notice, where a letter would go out to the neighborhood after someone is approved.

Senior Planner Anderson replied that he has not seen any examples that require notification to neighbors and would be hesitant to do that.

Councilmember Woestehoff asked if there was a reason this was drafted as part of the nuisance section rather than the residential landscaping standards.

Senior Planner Anderson replied that the draft was added to that section as that is where the nuisance language currently exists for yard vegetation over 8 inches. He noted that the language could be relocated, and a reference could be made to the nuisance section linking those areas.

Councilmember Woestehoff commented that makes sense, but if there are going to be different standards for different areas, perhaps it should be relocated.

Board Member Bernard commented that he would prefer to split the language into different sections, rural versus MUSA. He commented that he abuts City property and does not believe a buffer would be needed, whereas a lot in a more developed area would perhaps appreciate the buffer.

Senior Planner Anderson stated that some regulations did exempt the buffer if the property abuts a park or a neighbor with native landscaping. He stated that he could draft some exemptions for the Board to consider and bring those back. He noted that there is not a strict timeline for this, as his goal would be to have the regulations in place prior to the next growing season.

Chairperson Fetterley agreed that it would make sense to split up where buffers would be required and not required.

Board Member Hagerty asked for clarification on the process moving forward.

Senior Planner Anderson explained that the Board will develop the standards and he will finalize the draft ordinance language, which would receive a formal recommendation from the Board. He stated that if the language stays in the nuisance chapter, it would then move to the City Council for two readings. He stated that if the information is placed in the zoning code, it would move to the Planning Commission for a public hearing before going to the City Council for two readings.

The Board provided consensus direction to consider different buffer standards for rural residential lots and MUSA lots. It was noted that there would still be a setback requirement from the road regardless of the zoning district.

Board Member Salami commented that it will be important to differentiate the standards so that people on urban lots do not compare themselves to people on larger, five or ten acre lots.

Board Member Bernard stated that while he would support a front setback from the road for rural lots, he would not want to see side or back setbacks unless someone complains.

Senior Planner Anderson replied that he would be hesitant to include a complaint claim as some residents just do not get along with their neighbors and that could put them in an unfair position. He stated that he will use the comments received to update the draft and bring it back for additional review by the Board.

6. BOARD / STAFF INPUT

Senior Planner Anderson provided an update on the recent Fix It Clinic held on October 5th, which was not as well attended as they had hoped.

Chairperson Fetterley asked if the Board should discuss the 2025 meeting calendar or whether that should occur at the next meeting.

Senior Planner Anderson commented that he planned to create a draft calendar for 2025 to present at the November meeting, recognizing that the January and February meetings always have to shift because of holidays.

7. ADJOURNMENT

Motion by Board Member Salami and seconded by Board Member Burgess to adjourn the meeting.

The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Chris Anderson
Senior Planner

ATTEST:

Abdi Sahal
Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Environmental Policy Board (EPB)**Meeting Date:** 12/16/2024**Primary Strategic Plan Initiative:**

Information**Title:**

Consider Natural Resources Aspects of the Emerald Estates Preliminary Plat (Project No. 24-123); Case of Joni and Alan Greenwaldt

Purpose/Background:

The City has received a Land Use Application from Landform (the "Applicant") for consideration of a Preliminary Plat for a single family residential development located along 181st Avenue, west of Xenolith Street (the "Subject Property").

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

The Applicant is proposing thirteen (13) residential lots, each with direct access on to 181st Avenue. Each lot will be served with a private well and septic system. All thirteen (13) lots meet or exceed the minimum area (2.5 acres) and width (200 feet) requirements for lots in this zoning district. There are no roads or utilities proposed with this development. As is somewhat common with rural developments, the Applicant's intention is for each lot to be custom designed and built. So, while the plans do show the proposed house pad locations and grading information, these could change depending on a buyer's wants or needs. As long as the building permit application submittal includes updated information regarding grading/drainage, tree removals, etc., and as long as those changes still meet the minimum standards in City Code, those modifications would be acceptable.

Subject Property Information

The Subject Property is approximately thirty-nine (39) acres in size, is zoned Rural Residential, and is guided as Rural Developing in the 2040 Comprehensive Plan. The surrounding parcels to the east, west, and south are all also zoned Rural Residential and guided as Rural Developing. The parcels on the north side of 181st Avenue are in the City of Nowthen. Surrounding parcels range in size from approximately 4.8 acres up to 40 acres.

Natural Resources Summary

The Minnesota Land Cover Classification System (MLCCS) identifies four (4) different land cover types on the Subject Property, including upland forest, wetland forest, wetland scrubland, and graminoid (grasses, sedges, and rushes) vegetation. However, the City's Natural Resources Inventory (NRI) does not identify any true native plant communities on the Subject Property. There are two areas, one in the north central portion and the other along the western boundary of the Subject Property, that are both identified as saturated, altered/non-native dominated graminoid (grass-like) vegetation. Since there are no roads proposed, and with each lot having its own 'micro' stormwater basin, the majority of the Subject Property will not be disturbed as part of development.

Significant portions of the Subject Property are covered by wetland. The grading plan does include the required sixteen and a half foot (16.5') setback around all wetlands, which is also shown as being encumbered with drainage and utility easement per City Code and the Lower Rum River Watershed Management Organization (LRRWMO) regulations. Portions of the Subject Property are also in a Zone A floodplain. Zone A represents a general floodplain district in which FEMA never completed a detailed study to determine the 100-year flood elevation. If any of the proposed improvements, including grading work, were proposed within the areas designated as floodplain, the Applicant would be required to complete additional assessments/studies to determine the boundaries of the Floodway and the Flood Fringe districts, because they have different standards in terms of regulations. However, the vast majority of areas designated as floodplain are within delineated wetland areas, and

there are no improvements proposed within these areas.

Tree Inventory and Preservation Plan

The submittal does include a Tree Inventory, which is attached to this case. The Subject Property is heavily wooded with species such as red pine, aspen, ash, birch, basswood, and various oak species. While a Tree Inventory was submitted, it doesn't actually indicate which trees would be removed and which would be preserved, primarily due to the intention of each lot being custom designed and built. Staff's primary correction noted on the Tree Inventory is that the Applicant needs to calculate any trees within the areas of the house pads, driveways, and primary septic sites (the grading plan shows silt fence surrounding these areas) as removals. That way, Staff can presumably confirm that the proposed work meets the preservation standard of retaining at least forty percent (40%) of the significant tree Diameter at Breast Height (DBH) inches on site (the Subject Property is heavily wooded, and therefore, Staff does not believe this project is in jeopardy of falling short of compliance with the tree preservation requirements). Additionally, should the location of any improvements change, updated information on tree preservation for that lot will need to be submitted and reviewed with the building permit application to ensure the lot will remain compliant with the tree preservation standards.

Landscape Plan

A Landscape Plan was not provided with the original Preliminary Plat submittal. After Staff completed our initial review of the plans, the Applicant submitted a Landscape Plan, which is attached to this case (while there are no corrections noted on this plan, that is because it was received after Staff's initial round of review). There are corrections needed. For example, the Plant Schedule includes Black Ash. However, due to Emerald Ash Borer (EAB), the City does not give 'credit' for planting any of the native species of ash species (Green, White, or Black Ash). Additionally, the Plant Schedule only includes deciduous trees. But, per City Code, the plantings shall consist of not less than twenty-five percent (25%) deciduous or coniferous species. Formal review comments on the Landscape Plan will be provided to the Applicant as part of the review of revised plans, once received. Staff also will note that it is likely that many of the lots may have the planting requirement satisfied by existing vegetation (existing trees can satisfy the planting requirement as long as they are being preserved, are located in the front yard, and are not on the City's Prohibited List).

Funding Source:

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

Recommendation:

Staff recommends approving the plans contingent upon compliance with Staff's review comments.

Outcome/Action:

Motion to recommend approval of the plans, contingent upon compliance with Staff's review comments.

Attachments

Site Location Map
Preliminary Plat
Grading Plan
Tree Inventory
Landscape Plan
Plan Sheets with Staff's Redlined Corrections

Form Review

Inbox

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 12/12/2024

Reviewed By

Brian Hagen

Date

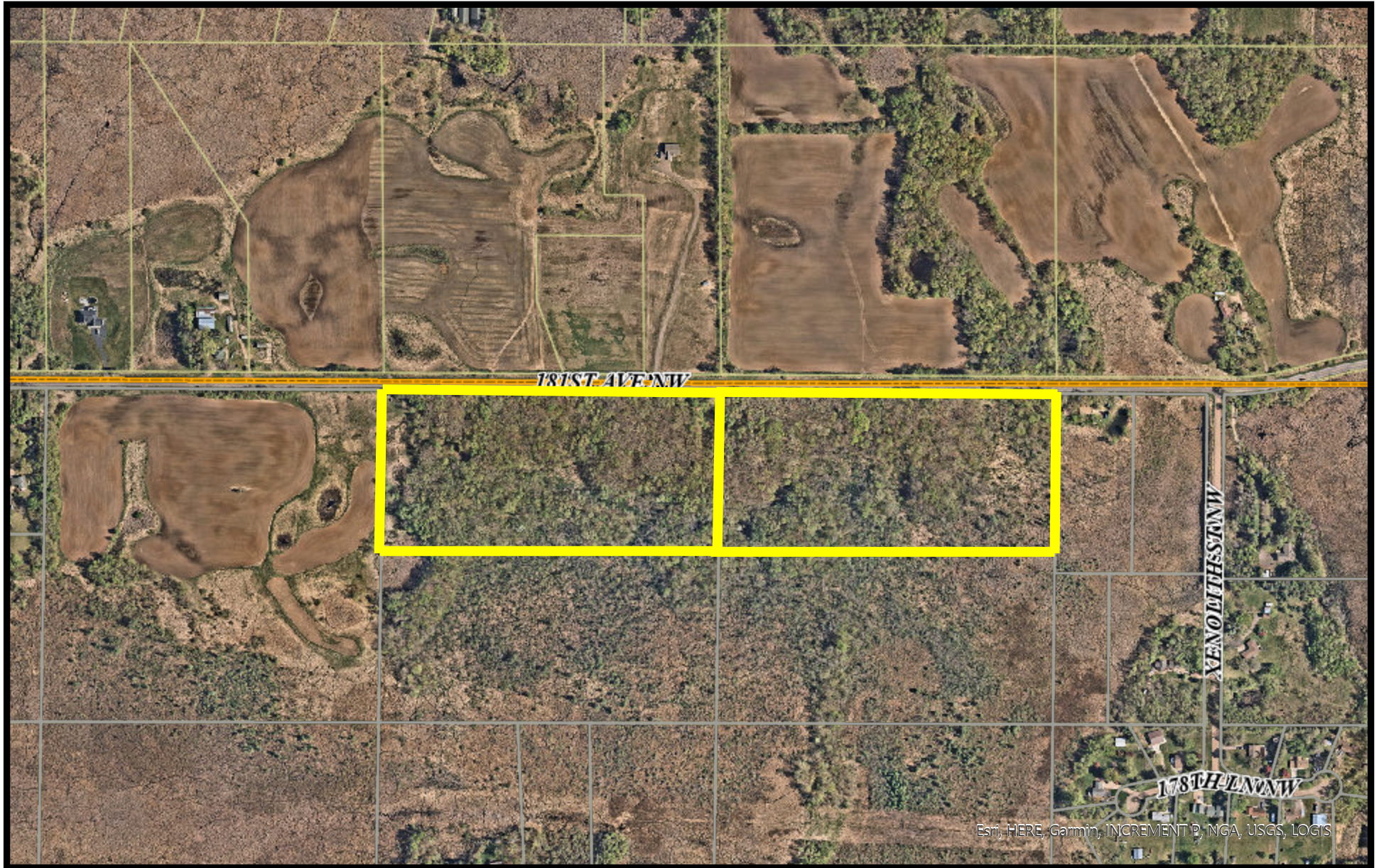
12/12/2024 11:04 AM

Started On: 12/06/2024 08:25 AM

Emerald Estates

05-32-25-11-0001, 04-32-25-22-0001

Preliminary Plat

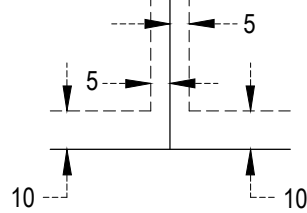


Print Date: September 16, 2024

0 0.040.07 0.15 0.22 0.3
mi

LEGEND	
	Property Line
	Interior Lot Line
	Underlying Parcel Line
	Existing Easement
	Proposed Easement
	Proposed Setback

DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:
(Not to Scale)



Being 5 feet in width and adjoining lot lines, unless otherwise shown
and 10 feet in width and adjoining right of way lines as shown on
the plat.

AREA SUMMARY					
Existing:					
Pervious	1,565,018	s.f.	35.93	ac.	96.8%
Impervious	50,266	s.f.	1.15	ac.	3.2%
Total	1,565,018	s.f.	35.93	ac.	100.0%
Proposed:					
Pervious	1,440,183	s.f.	33.06	ac.	92.0%
Impervious	124,835	s.f.	2.87	ac.	8.0%
Total	1,565,018	s.f.	35.93	ac.	100.0%

LEGAL DESCRIPTION

The North Half of the Northeast Quarter of the Northeast Quarter of Section 5, and the North Half of the Northwest Quarter of the Northwest Quarter of Section 4, all in Township 32, Range 25, Anoka County, Minnesota.

BENCHMARK

Anoka County Benchmark No. 2085
Elevation = 918.258 (NAVD88)
Location: Approximately 50 feet East of the centerline of CSAH No. 5 and 65 feet South of the centerline of 185th Ave NW.

Parcel	Area (SF)	Area (Acres)
R.O.W. Dedication 181st Ave NW	159,810	3.67
Block1, Lot1	124,453	2.86
Block1, Lot2	120,073	2.76
Block1, Lot3	120,002	2.75
Block1, Lot4	119,931	2.75
Block1, Lot5	119,861	2.75
Block1, Lot6	119,790	2.75
Block1, Lot7	119,788	2.75
Block1, Lot8	119,613	2.75
Block1, Lot9	119,507	2.74
Block1, Lot10	119,401	2.74
Block1, Lot11	119,295	2.74
Block1, Lot12	125,145	2.87
Block1, Lot13	118,161	2.71

GENERAL NOTES

- For construction staking and surveying services contact Landform at 612.252.9070.
- Obtain all necessary permits for construction within, or use of, public right-of-way.
- The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file, shall be compared to the structural drawings prior to staking.

SITE PLAN NOTES

The Property is currently Zoned Rural Developing Zone (RD)
Current Land Use: Rural Undeveloped

Building Setback Information is as follows:
Front Yard = 40 ft.
Rear = 40 ft.
Side (Interior) = 10 ft.
Side (Street) = 40 ft.

Adjacent Properties Zoning:
North: Bordered by 181st Avenue NW
South: Public / Quasi-Public District
East: Rural Developing
West: Rural Developing

Lot Coverage Information is as follows:
Lot Area Minimum = 108,900 s.f. = 2.5 ac.
Lot Width Minimum = 200 ft.

Total Site Area = 1,565,018 s.f. = 35.93 ac.
Wetland and Wetland Buffer Area = 662,634 s.f. = 15.21 ac.
Net Developable Area = 902,384 s.f. = 20.72 ac.

OWNER

ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT

EMERALD
ESTATES

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY		
CONTACT ENGINEER FOR ANY PRIOR HISTORY		
DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

PRELIMINARY PLAT
NOVEMBER 14, 2024



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

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

FILE NAME C2002ZZ725.DWG
PROJECT NO. ZZZ24725

PRE PLAT INDEX

C2.0

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.

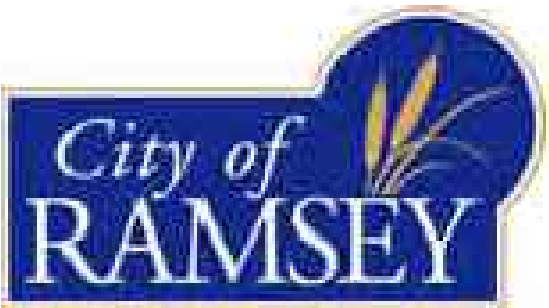
BUCHHOLZ, LUKE
PID: 33-33-25-44-0004

OWNER

ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT

EMERALD
ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

PRELIMINARY PLAT
NOVEMBER 14, 2024



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

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

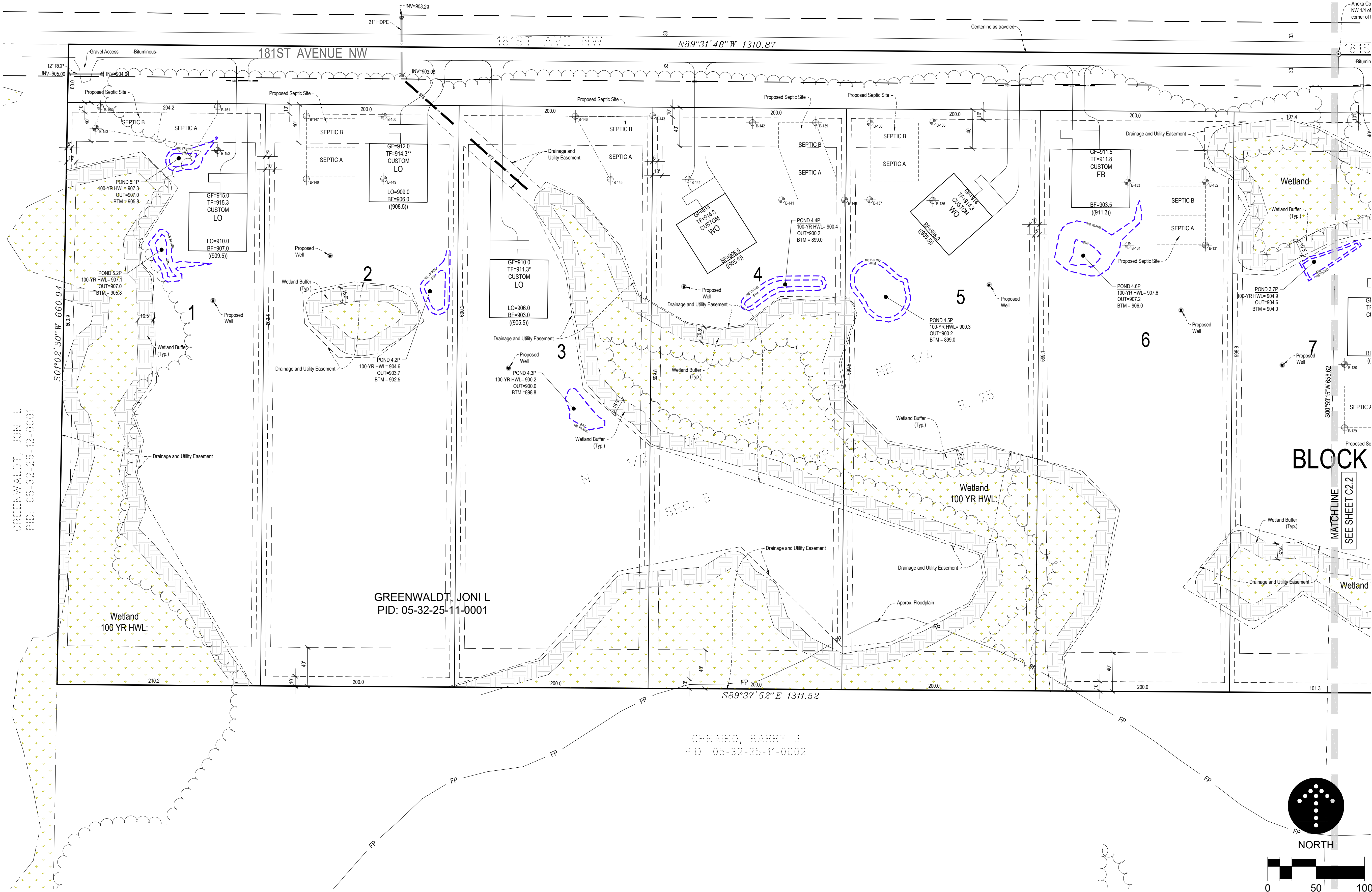
FILE NAME C2002ZZZ725.DWG

PROJECT NO. ZZZZ24725

PRE PLAT INSET 1

C2.1

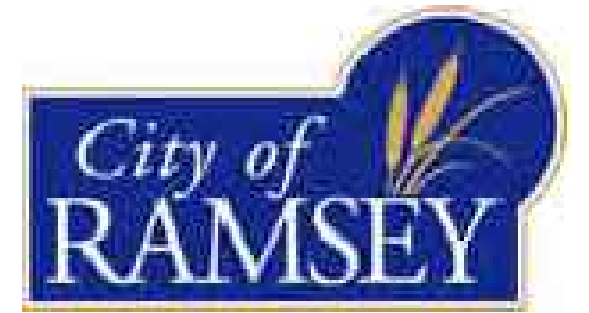
Landform and Site to Finish are registered service marks of Landform Professional Services, LLC.



OWNER
ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT
EMERALD
ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

PRELIMINARY PLAT
NOVEMBER 14, 2024

LANDFORM
From Site to Finish

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

FILE NAME C2002ZZ725.DWG

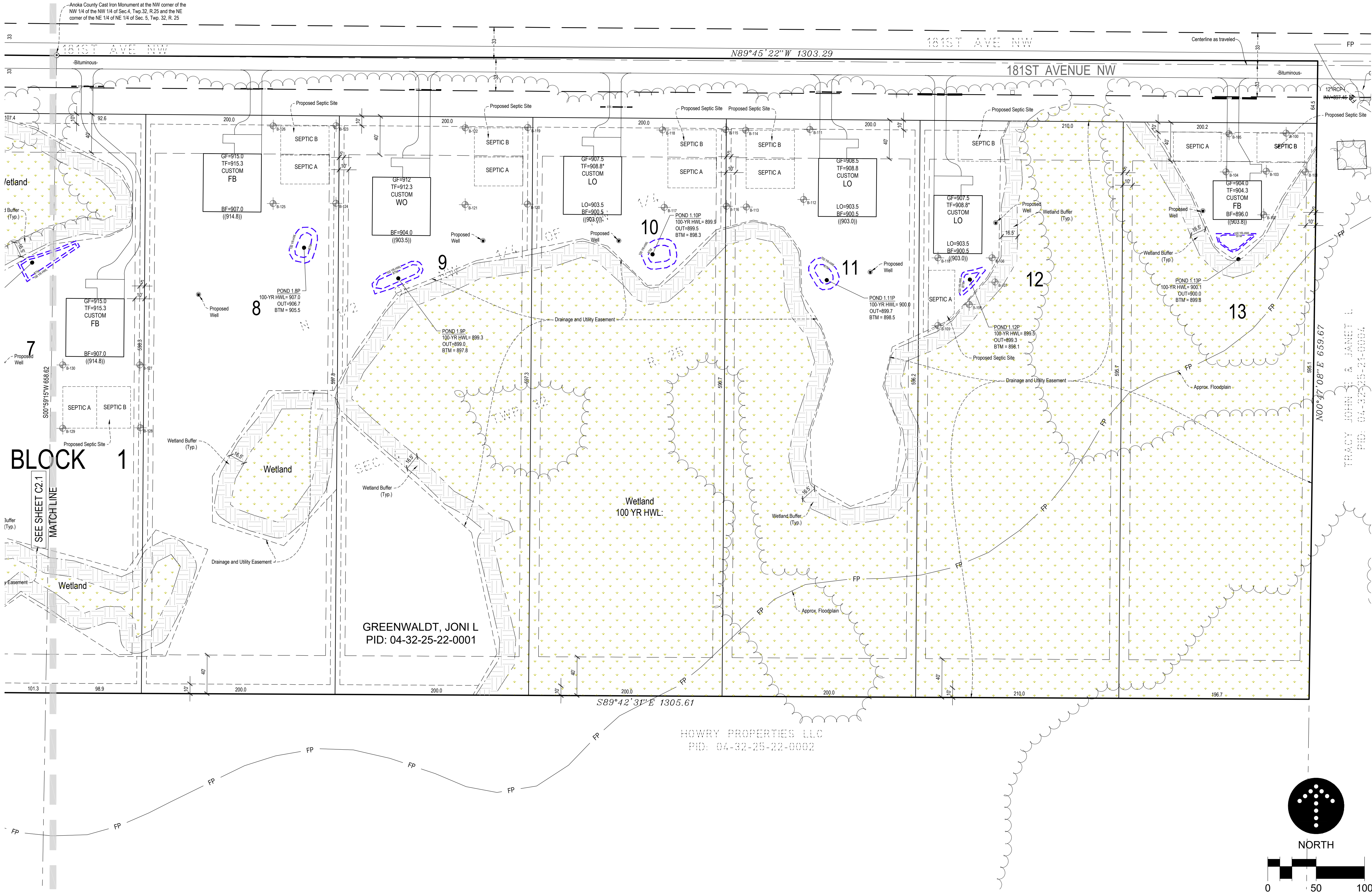
PROJECT NO. ZZZ24725

PRE PLAT INSET 2

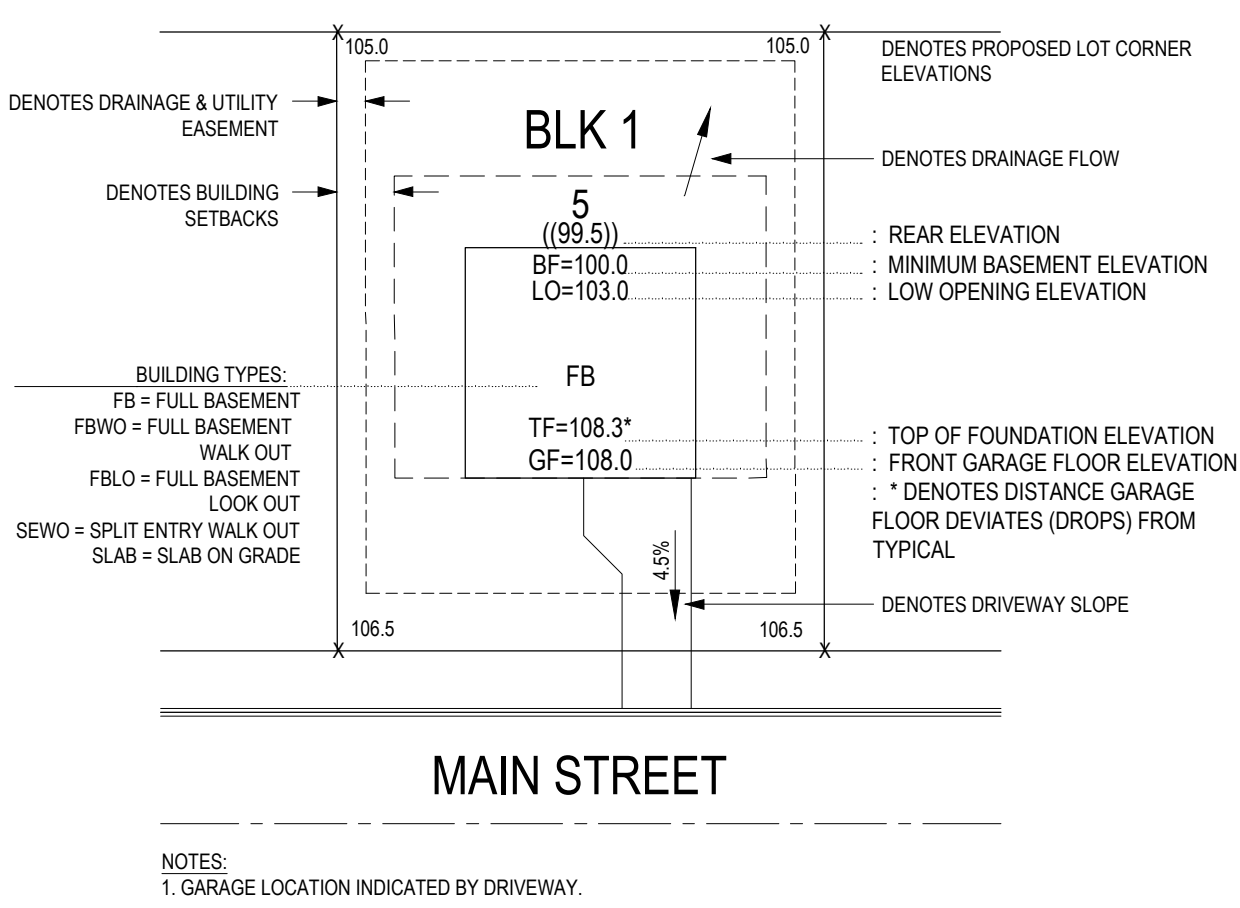
C2.2

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

WARREN PAULSON FAMILY FARM LLC
PID: 33-33-25-33-0001



DATA TABLE						
Parcel	Bldg. Type	Garage Floor	Low Opening	Low Floor	HWL	EOF
Block1, Lot1	Look Out	915.0	910.0	907.0	907.2	907.0
Block1, Lot2	Look Out	912.0	909.0	906.0	904.0	903.7
Block1, Lot3	Look Out	910.0	906.0	903.0	900.2	900.0
Block1, Lot4	Walk Out	914.0	906.0	906.0	900.4	900.2
Block1, Lot5	Walk Out	914.0	906.0	906.0	900.3	900.2
Block1, Lot6	Full Basement	911.5	911.5	903.5	907.6	907.2
Block1, Lot7	Full Basement	915.0	915.0	907.0	904.8	904.7
Block1, Lot8	Full Basement	915.0	915.0	907.0	907.0	906.7
Block1, Lot9	Walk Out	912.0	904.0	904.0	899.4	899.0
Block1, Lot10	Look Out	907.5	903.5	900.5	900.7	900.2
Block1, Lot11	Look Out	908.5	903.5	900.5	900.0	899.7
Block1, Lot12	Look Out	907.5	903.5	900.5	899.5	899.3
Block1, Lot13	Full Basement	904.0	904.0	896.0	900.1	900.0



TYPICAL LOT DETAIL

1

NO SCALE

GENERAL NOTES

- For construction staking and surveying services contact Landform at 612.252.9070.

AREA CALCULATION

Area of Disturbance = XX SF = XX Acres

LEGEND

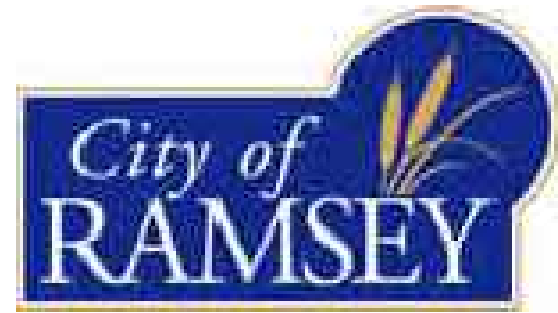
SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	:Inlet Protection	X ea.
	:Silt Fence	8990 ft.
	:Septic Field Protection Fence	X ft.
	:Compost or Bio Log	X ft.
	:Vehicle Tracking Pad	X ea.
	:Erosion Control Blanket	X ea.
	:Tip Out Curb	
	:Pavement Sawcut	
	:Construction Limits	
	:Top of Wall	
	:Bottom of Wall	

OWNER

ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT

EMERALD
ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre-Plan Resubmittal	ETL

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

PRELIMINARY PLAT
NOVEMBER 14, 2024



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

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

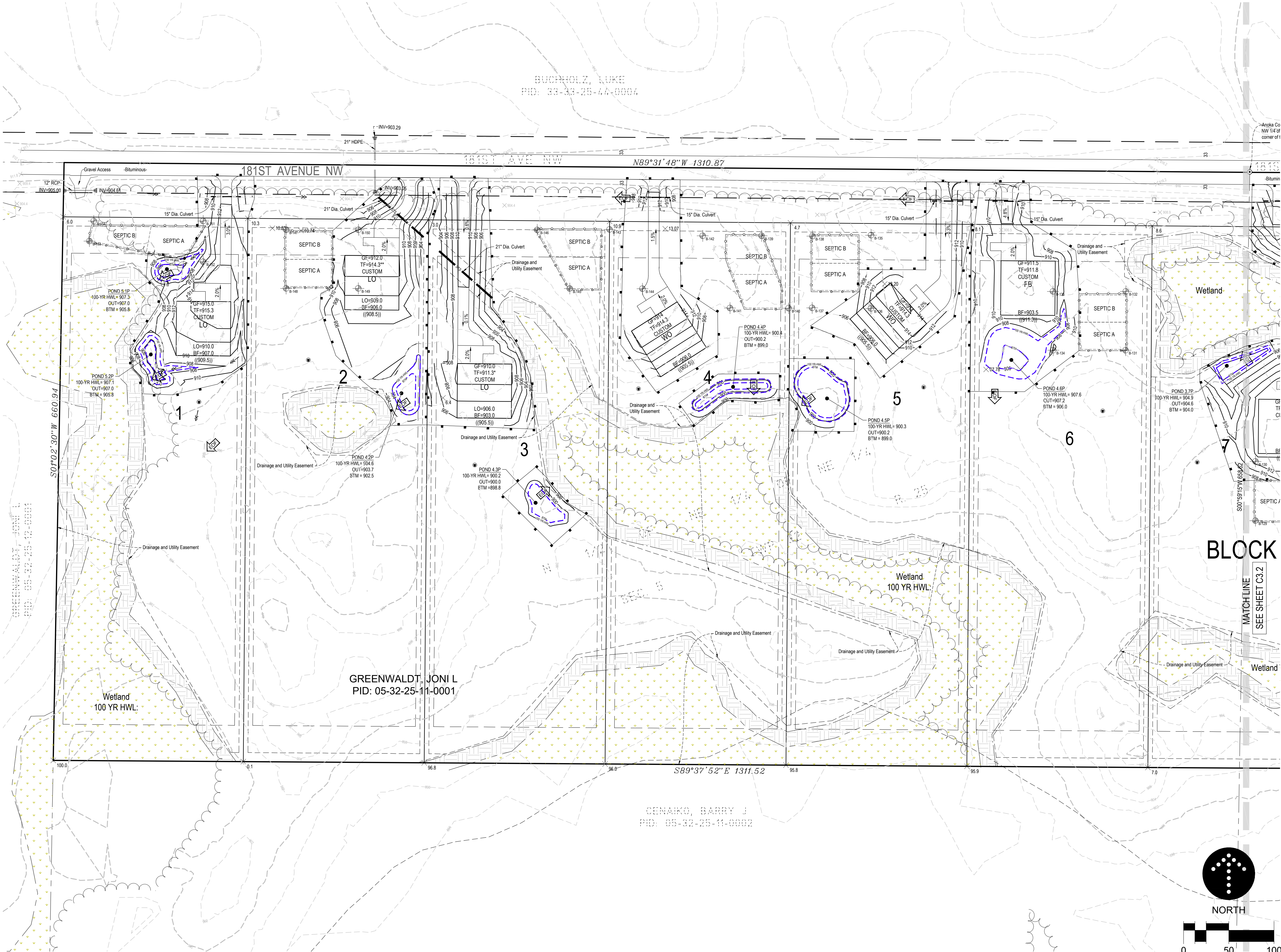
FILE NAME C3002ZZ725.DWG

PROJECT NO. ZZZZ24725

GRADING, DRAINAGE & EROSION
CONTROL INDEX

C3.0

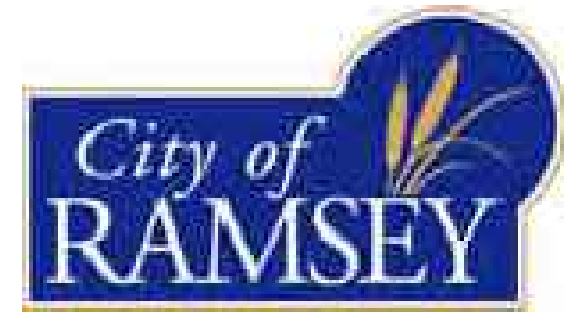
Landform® and Site to Finish™ are registered service marks of Landform Professional Services, LLC.



OWNER
ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT
EMERALD
ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre-Plan Resubmittal	ETL

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

PRELIMINARY PLAT
NOVEMBER 14, 2024



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

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

FILE NAME C3002ZZ725.DWG

PROJECT NO. ZZZ24725

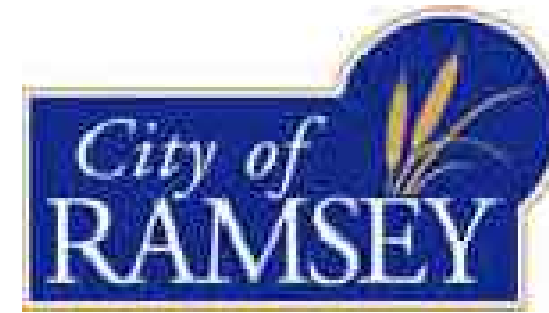
GRADING, DRAINAGE & EROSION
CONTROL INSET 1

C3.1

OWNER
ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT
EMERALD
ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre-Plan Resubmittal	ETL

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

PRELIMINARY PLAT
NOVEMBER 14, 2024



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

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

FILE NAME C3002ZZZ725.DWG

PROJECT NO. ZZZZ4725

GRADING, DRAINAGE & EROSION
CONTROL INSET 2

C3.2

Landform* and Site to Finish* are registered service marks of Landform Professional Services, LLC.

WARREN PAULSON FAMILY FARM LLC
PID: 33-33-25-33-0001

N89°45'22"W 1303.29

181ST AVENUE NW

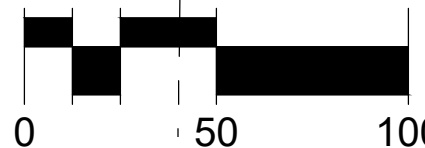
N00°47'08"E 659.67

TRACY JOHN E & JANET L
PID: 04-32-25-21-0004

S89°42'31"E 1305.61

HOWRY PROPERTIES LLC
PID: 04-32-25-22-0002

NORTH



TREE INVENTORY SUMMARY	
Total DBH Inches	24,867
Total Exempt DBH Inches	2,765
Total DBH Inches to be Removed	
Percentage Removed	

*Exempt Trees Include: trees located in proposed storm ponds, invasive tree species, dead or dying trees, trees in poor condition.

LEGEND	
	:Tree Removal
	:Tree Protection
	:Construction Limits
	:Mass Tree Removal

- EXISTING CONDITIONS
1.

Background information shown is from survey by Landform, Minneapolis, MN, on August, 9, 2024, expressly for this project, City of Ramsey, Minnesota record drawings, and utility service providers. Landform offers no warranty, expressed or written, for information provided by others. Existing project conditions shall be verified prior to beginning construction. Errors, inconsistencies, or omissions discovered shall be reported to the Engineer IMMEDIATELY.
2.

Geotechnical boring locations are approximate and are based on information provided in the Geotechnical Report prepared by Tradewell Soil Testing, Cedar, MN, on June, 8th, 2024.

- GENERAL NOTES
1.

For construction staking and surveying services contact Landform at 612.252.9070.
2.

NOTE: these plan are for entitlement purposes only. Final site construction plans are to be provided by Home Builder [TBD] at building permit.
3.

Wetlands delineated by Kjolhaug Environmental Services Company, Final TEP Completed September x, 2024

LEGAL DESCRIPTION

The North Half of the Northeast Quarter of the Northeast Quarter of Section 5, and the North Half of the Northwest Quarter of the Northwest Quarter of Section 4, all in Township 32, Range 25, Anoka County, Minnesota.

BENCHMARK

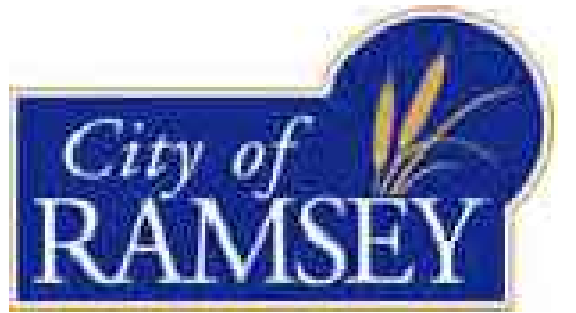
Anoka County Benchmark No. 2085
Elevation = 918.258 (NAVD88)
Location: Approximately 50 feet East of the centerline of CSAH No. 5 and 65 feet South of the centerline of 185th Ave NW.

OWNER

ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT

EMERALD
ESTATES

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre-Plan Resubmittal	ETL

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

PRELIMINARY PLAT

NOVEMBER 14, 2024



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

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

FILE NAME

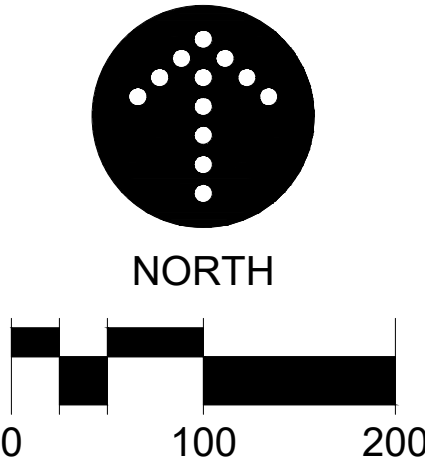
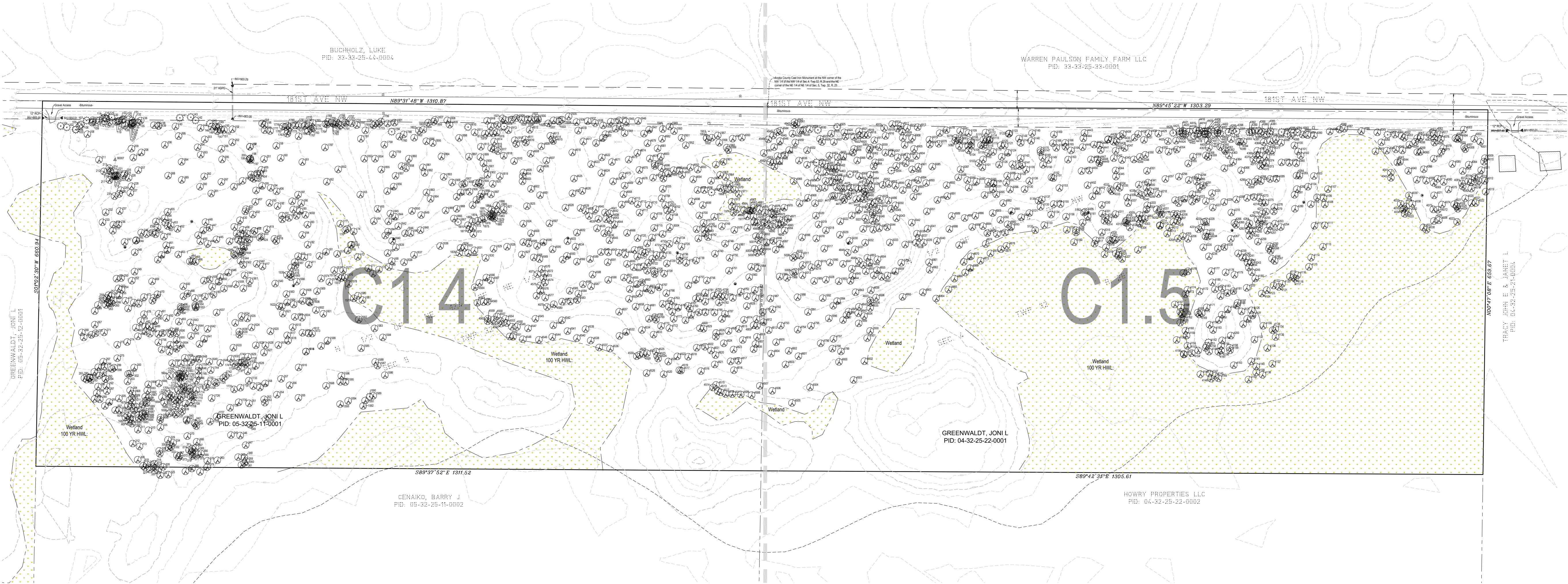
C103ZZZ725.DWG

PROJECT NO.

ZZZ24725

TREE INVENTORY INDEX

C1.3



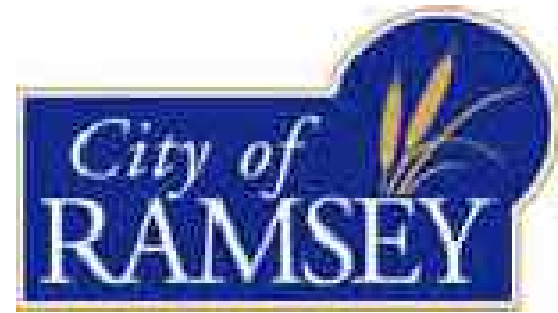


OWNER

ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT

EMERALD
ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY		
DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre-Plan Resubmittal	ETL

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

PRELIMINARY PLAT
NOVEMBER 14, 2024



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

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

FILE NAME C103222725.DWG

PROJECT NO. ZZZ24725

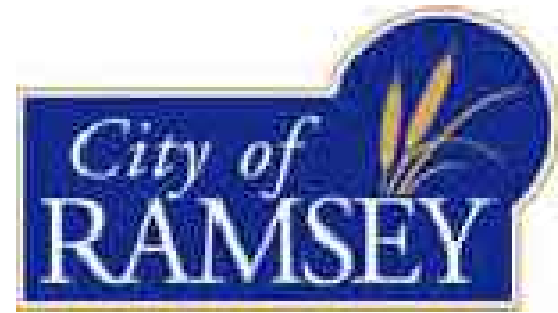
TREE INVENTORY INSET 1

C1.4

OWNER
ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT
EMERALD
ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY		
DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre-Plan Resubmittal	ETL

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

PRELIMINARY PLAT
NOVEMBER 14, 2024

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

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

FILE NAME C1032ZZ725.DWG

PROJECT NO. ZZZZ4725

TREE INVENTORY INSET 2

C1.5

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

WARREN PAULSON FAMILY FARM LLC
PID: 33-33-25-33-0001

Anoka County Cast Iron Monument at the NW corner of the
NW 1/4 of the NW 1/4 of Sec. 4, Twp. 32, R. 25 and the NE
corner of the NE 1/4 of NE 1/4 of Sec. 5, Twp. 32, R. 25

181ST AVE NW

N89°45'22"W 1303.29

181ST AVE NW

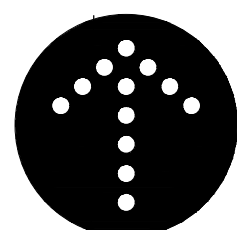
N00°47'08"E 659.67

TRACY JOHN E & JANET L
PID: 04-32-25-21-0004

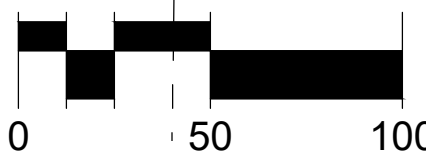
GREENWALDT, JONI L
PID: 04-32-25-22-0001

S89°42'31"E 1305.61

HOWRY PROPERTIES LLC
PID: 04-32-25-22-0002



NORTH



TREE INVENTORY					
Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
101	Red pine	12			
102	Red pine	14			
103	Red pine	11			
104	Red pine	7			
105	Red pine	7			
106	Red pine	15			
107	Red pine	13			
108	Bur oak	7			
109	Red pine	13			
110	Red pine	11			
111	Bur oak	14			
112	White oak	9			
113	Red pine	12			
114	Red pine	10			
115	Red pine	11			
116	Red pine	10			
117	Red pine	10			
118	White oak	9			
119	Poplar	8			
120	Red pine	10			
121	Red pine	11			
122	White oak	9			
123	Red pine	5			
124	Red pine	5	Dead		
125	Red pine	7			
126	Red oak	6			
127	White oak	4			
128	White oak	5			
129	Red pine	13			
130	White oak	7			
131	Red pine	12			
132	Red pine	8			
133	Red pine	9			
134	White oak	9			
135	White oak	10			
136	Poplar	13			
137	Birch	9			
138	Cottonwood	24			
139	Red Maple	8			
140	Paper Birch	9			
141	Red pine	9			
142	Red pine	14			
143	Red pine	11			
144	White oak	10			
145	Red pine	6			
146	Red oak	8			
147	Red oak	10			
148	Red oak	11			
149	Red oak	15			
150	Red oak	5			
151	Elm	17	Multi Trunk		
152	Red oak	12	Leaning Poor		
153	White oak	7			
154	Aspen	11			
155	Red oak	9			
156	Red oak	5	Leaning Poor		
157	Poplar	9			
158	Elm	8			
159	White oak	29			
160	White oak	30			
161	White oak	34			
162	White oak	35			
163	Elm	14			
164	Birch	14	Twin, Leaning Poor		
165	Elm	14	Twin		
166	Red oak	13			
167	Red oak	9			
168	Poplar	13	Leaning		
169	Elm	8			
170	Elm	8	Dead		
171	Elm	8			
172	White oak	4			
173	Cottonwood	16			
174	Elm	9			
175	Ash	8	Poor		
176	White oak	28			
177	White oak	19			
178	White oak	25			
179	Elm	11			
180	Elm	9			
181	Elm	17	Multi		
182	Elm	12			
183	Black cherry	9			
184	White oak	19	Twin		
185	White oak	15			
186	White oak	19	Dying		
187	White oak	25			
188	Black cherry	9			
189	Birch	9			
190	Birch	10			
191	Birch	10			
192	Elm	9	Dead		
193	Bur oak	20			
194	White oak	24	Fair		
195	White oak	30			
196	Elm	11			
197	Cottonwood	14			
198	Cottonwood	12			
199	Cottonwood	12			
200	Elm	17	Twin		
201	Poplar	10			
202	White oak	16	Dying		
203	Red oak	14	Fair		
204	White oak	24			
205	Bur oak	28			
206	White oak	35			
207	White oak	4			
208	Red oak	36	Fair		
209	Elm	8			

TREE INVENTORY					
Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
210	Bur oak	27			
211	Elm	11			
212	White oak	7			
213	White oak	4			
214	White oak	4			
215	White oak	8			
216	White oak	8			
217	Boxelder	9			
218	White oak	5			
219	White oak	4			
220	White oak	6			
221	White oak	7			
222	White oak	7			
223	White oak	4			
224	White oak	5			
225	White oak	4			
226	White oak	5			
227	Birch	18	Poor		
228	Elm	9			
229	White oak	4			
230	White oak	7			
231	Boxelder	10	Leaning Poor		
232	White oak	8			
233	Birch	16	Triple, Poor		
234	Ash	10	Poor		
235	Boxelder	10	Leaning Poor		
236	Ash	9	Poor		
237	White oak	7			
238	Aspen	9			
239	White oak	4			
240	Aspen	14			
241	Basswood	18	Twin		
242	Elm	9			
243	Elm	16	Twin		
244	Aspen	10	Dead		
245	Elm	9			
246	Aspen	9			
247	Bur oak	42			
248	Bur oak	42			
249	Red oak	9			
250	White oak	7			
251	White oak	6			
252	Elm	9			
253	Birch	10			
254	White oak	7			
255	White oak	5			
256	White oak	10			
257	White oak	13	Twin		
258	White oak	6			
259	White oak	4			
260	Red oak	6			
261	White oak	8			
262	White oak	5			
263	White oak	5			
264	Red oak	9			
265	Bur oak	6			
266	Bur oak	30			
267	White oak	8			
268	White oak	5			
269	White oak	6			
270	Bur oak	23			
271	Bur oak	25			
272	Bur oak	19			
273	Red oak	10			
274	Red oak	15			
275	White oak	4			
276	Aspen	10	Leaning		
277	Aspen	8	Leaning		
278	Aspen	10			
279	Aspen	13			
280	Aspen	14	Fair		
281	Aspen	9	Leaning		
282	Aspen	9	Leaning		
283	Aspen	11			
284	Aspen	14			
285	Aspen	16	Twin, Leaning		
286	Aspen	9			
287	Red	8			
288	Red oak	24	Dead		
289	Aspen	10	Leaning		
290	Aspen	13	Leaning		
291	Aspen	10			
292	Ash	9	Poor		
293	Aspen	15			
294	Aspen	14	Poor		
295	Aspen	15			
296	Aspen	9			
297	Aspen	14			
298	Aspen	19			
299	Aspen	13			
300	Aspen	15			
301	Aspen	13	Leaning		
302	Aspen	12			
303	Aspen	12			
304	Aspen	13			
305	Aspen	16			
306	Aspen	13			
307	Aspen	10			
308	Aspen	10	Dead		
309	Aspen	12			
310	Red oak	11			
311	Birch	11			
312	Ash	10	Poor		
313	Aspen	9			
314	Aspen	12			
315	Ash	10			
316	Aspen	12			
317	Aspen	9	Dead		
318	Aspen	13			

TREE INVENTORY					
Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
319	Aspen	10			
320	Birch	16	Triple		
321	Aspen	9			
322	Aspen	9			
323	Aspen	12			
324	Red oak	13			
325	Red oak	6			
326	Red oak	8			
327	Aspen	9			
328	Aspen	9			
329	Aspen	12			
330	Aspen	9			
331	Aspen	8			
332	Red oak	52			
333	Aspen	10			
334	Aspen	10			
335	Aspen	9			
336	Aspen	9			
337	Aspen	9			
338	Aspen	10			
339	Aspen	9			
340	Aspen	8			
341	Basswood	9			
342	Bur oak	18			
343	Bur oak	16			
344	Ash	17	Poor		
345	White oak	20			
346	White oak	23			
347	White oak	20			
348	White oak	24			
349	Elm	8			
350	White oak	19			
351	Elm	8			
352	Basswood	13			
353	Basswood	12			
354	Ash	8	Poor		
355	Basswood	14			
356	Basswood	9			
357	Basswood	9			
358	Basswood	8			
359	Basswood	9			
360	Elm	11	Dead		
361	Birch	10			
362	basswood	9			
363	Basswood	9			
364	Birch	8			
365	Aspen	9			
366	Birch	9			
367	Birch	8	Leaning		
368	Birch	10	Leaning		
369	Basswood	8			
370	Aspen	12			
371	Birch	8			
372	Birch	9			
373	Birch	10			
374	Basswood	8			
375	Black cherry Cherry	8			
376	Basswood	9			
377	Basswood	18	Twin		
378	Aspen	9			
379	Aspen	9			
380	White oak	36			
381	White oak	36			
382	White oak	24			
383	Birch	13	Twin		
384	Bur oak	34	Poor		
385	Basswood	8			
386	Bur oak	24			
387	Basswood	8			
388	Ash	8	Fair		
389	White oak	20			
390	Red oak	5			
391	Red oak	9			
392	Birch	8			
393	Bur oak	7			
394	Red oak	8			
395	Aspen	10			
396	Aspen	9			
397	Aspen	11			
398	Birch	11	Twin		
399	Red oak	11	Twin		
400	Birch	8			
401	Birch	9			
402	Red oak	11			
403	Aspen	10			
404	Aspen	8			
405	Aspen	10			
406	Aspen	10	Leaning		
407	Elm	9			
408	Red oak	15			
409	Birch	10			
410	Red oak	15			
411	Birch	13			
412	Red oak	36			
413	Birch	11			
414	Birch	8			
415	Aspen	14			
416	Aspen	10			
417	Red oak	11			
418	Birch	15	Twin		
419	White oak	4			
420	Aspen	8			
421	Aspen	9			
422	Aspen	9			
423	Aspen	8			
424	Aspen	11			
425	Aspen	8			
426	Red oak	5			
427	Aspen	10			

TREE INVENTORY					
Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
1586	Basswood	9	Poor		
1587	Red oak	4	Poor		
1588	Red oak	7			
1589	Elm	9	Dead		
1590	Cedar	5	Dead		
1591	Basswood	12			
1592	Elm	12	Dead		
1593	Ash	12	Poor		
1594	Basswood	14	Twin		
1595	Red oak	12			
1596	Bur oak	23			
1597	Basswood	12			
1598	Ash	16	Poor		
1599	Basswood	12			
1600	Aspen	11			
1601	Basswood	11			
1602	Birch	10			
1603	Birch	11			
1604	Elm	11			
1605	Birch	12	Twin		
1606	Birch	12	Twin		
1607	Basswood	12	Twin		
1608	Elm	11	Dead		
1609	Basswood	12	Twin		
1610	White oak	19			
1611	Birch	16			
1612	Basswood	8			
1613	Basswood	8			
1614	Basswood	15			
1615	Red oak	24			
1616	Elm	11	Fair		
1617	Birch	27			
1619	Basswood	19	Twin		
1618	Birch	13	Twin		
1620	Basswood	13			
1621	Basswood	8			
1622	Basswood	10			
1623	Basswood	12			
1624	Ash	9	Poor		
1625	Black cherry	10			
1626	Basswood	9			
1627	Birch	11			
1628	Birch	10			
1629	Ash	9	Poor		
1630	Red oak	4			
1631	Basswood	9			
1632	Ash	12	Poor		
1633	Birch	15	Twin		
1634	Boxelder	9	Poor		
1635	Birch	24	Quad-trunk, Poor		
1636	Birch	15	Twin, Fair		
1637	Birch	15	Quad-trunk, Poor		
1638	Basswood	12			
1639	Ash	10	Poor		
1640	Red oak	16			
1641	Red oak	9			
1642	Red oak	12			
1644	Ash	8	Dead		
1643	Basswood	10			
1645	Ash	9	Poor		
1647	Red oak	4	Dead		
1648	Red oak	14			
1649	White oak	6			
1650	Red oak	14	Poor		
1646	Red oak	10	Dead		
1651	White oak	10			
1652	Red oak	12			
1653	Red oak	13			
1654	Red oak	13			
1655	Ash	8			
1656	White oak	5			
1657	Red oak	13			
1658	Red oak	5			
1659	Red oak	8			
1660	Red oak	20			
1661	Red oak	10			
1662	Red oak	8	Poor		
1663	Red oak	8			
1664	Red oak	18	Twin		
1665	Birch	12	triple		
1666	Red oak	11			
1667	Red oak	14			
1668	Red oak	11			
1669	Red oak	5			
1670	Aspen	11	Poor		
1671	Birch	9			
1672	Red oak	10			
1673	Aspen	11			
1674	Aspen	13			
1675	Aspen	9			
1676	Red oak	8			
1677	Aspen	8			
1678	Aspen	12			
1679	Red oak	12			
1680	Aspen	11			
1681	Red oak	10			
1682	Red oak	5			
1683	Red oak	6			
1684	Red oak	4			
1685	Red oak	11			
1686	Red oak	7			
1687	Red oak	9			
1688	Red oak	6			
1689	Red oak	8			
1690	Red oak	9			
1691	Red oak	6			
1692	Red oak	16	Twin		
1693	Black cherry	9	Leaning		
1694	Red oak	11			

TREE INVENTORY					
Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
1695	Aspen	11			
1697	Aspen	11			
1696	Aspen	9			
1698	Aspen	11			
1699	Aspen	12			
1700	Aspen	11			
1701	Aspen	11			
1702	Aspen	13			
1703	Aspen	10			
1704	Aspen	12			
1705	Red oak	4			
1706	Red oak	4			
1707	Aspen	9			
1708	Aspen	13			
1709	Aspen	14			
1710	Aspen	18	Twin		
1711	Aspen	14			
1712	Aspen	12			
1713	Aspen	9			
1714	Aspen	12			
1715	Aspen	11			
1716	Aspen	11			
1717	Aspen	13			
1718	Aspen	11			
1719	Aspen	11			
1720	Red oak	10			
1721	Aspen	13			
1722	Aspen	12			
1725	Red oak	4			
1723	Birch	13			
1724	Birch	14	Twin		
1726	Red oak	6			
1728	Birch	9			
1727	Birch	8			
1729	Bur oak	18			
1730	Bur oak	30			
1731	White oak	19	Fair		
1732	White oak	27			
1733	White oak	16			
1734	Birch	17	Triple		
1735	Basswood	8			
1736	Birch	21	Twin		
1737	Elm	13	Dead, Multi trunk		
1738	Basswood	8			
1739	Ash	9	Poor		
1740	Ash	11	Dead		
1741	Birch	8			
1742	Aspen	13			
1743	Red oak	5			
1744	Elm	8			
1745	Red oak	12			
1746	Aspen	8			
1747	Aspen	12			
1748	Aspen	10			
1749	Aspen	8			
1750	Aspen	10			
1751	Aspen	9			
1752	Aspen	11			
1753	White oak	14			
1754	Aspen	8			
1755	Red oak	10			
1756	Red oak	7			
1757	Red oak	5			
1758	Bur oak	27			
1759	Elm	13			
1760	Bur oak	18			
1761	Red oak	29			
1762	Red oak	9			
1763	Aspen	10			
1764	Elm	11			
1765	White oak	8	Fair		
1766	Red oak	6			
1767	Birch	9	Twin		
1768	Red oak	12			
1769	Birch	8			
1770	Red oak	11			
1771	Red oak	5	Fair		
1772	Red oak	7			
1773	Birch	8			
1774	Birch	9			
1775	Aspen	9	Dead		
1776	White oak	4			
1777	Red oak	8			
1778	Red oak	5			
1779	Red oak	12	Triple		
1780	Red oak	9			
1781	Aspen	10			
1782	White oak	4			
1783	Red oak	7			
1785	Aspen	12			
1786	Red oak	15	Poor		
1787	White oak	23			
1788	Bur oak	16			
1789	White oak	9	Twin		
1790	White oak	6	Poor		
1791	Red oak	8			
1792	Red oak	5			
1793	Red oak	11			
1794	Cedar	5			
1795	Red oak	10			
1796	Red oak	11			
1797	Red oak	7	Fair		
1798	Birch	13			
1799	Birch	8			
1800	Red oak	4			
1801	Aspen	14	Dead		
1802	Bur oak	28	Twin		
1803	Aspen	17			
1804	Red oak	10			

TREE INVENTORY					
Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
1805	Birch	12			
1806	Birch	8			
1807	Birch	9			
1808	Red oak	8			
1809	Red oak	14	Poor		
1810	Red pine	13			
1811	Elm	60	Multi trunk		
1812	White oak	5			
1813	Red oak	6	Dead		
1814	Red oak	5	Dead		
1815	Red oak	9			
1816	Red oak	6			
1817	Red oak	7			
1818	Aspen	11			
1819	Red oak	7	Fair		
1820	Red oak	7	Fair		
1821	Elm	8			
1822	Red oak	7			
1823	Red oak	7			
1824	Elm	17			
1825	Birch	10			
1826	Aspen	24	Triple		
1827	Elm	8			
1828	Aspen	9			
1829	Aspen	12			
1830	Elm	12	Dead		
1831	Ash	12	Twin, Poor		
1832	Aspen	14	Dead		
1833	Ash	8	Poor		
1834	Aspen	11			
1835	Aspen	13			
1836	Aspen	15			
1837	Aspen	12			
1838	Aspen	11	Leaning		
1839	Aspen	8	Poor		
1840	Black cherry	9			
1841	White oak	6			
1842	White oak	7			
1843	White oak	5			
1844	Red oak	10			
1845	Elm	9			
1846	Aspen	10			
1847	Black cherry	9			
1848	Bur oak	4			
1849	White oak	24			
1850	Birch	17			
1851	White oak	20			
1852	Bur oak	25			
1853	Bur oak	25			
1854	Bur oak	28			
1855	Bur oak	27			
1856	Aspen	18			
1857	Elm	10	Dead		
1858	Birch	11			
1859	Birch	10			
1860	Red oak	7			
1861	White oak	11			
1862	White oak	18			
1863	Red oak	24			
1864	White oak	23			
1865	Red oak	5			
1866	Red oak	10			
1867	Red pine	6			
1868	Red oak	11			
1869	Red oak	9			
1870	Red oak	6			
1871	White oak	14			
1872	Black cherry	15	Twin		
1873	Red oak	7			
1874	Red oak	11			
1875	Red oak	12			
1876	Red oak	12			
1877	Aspen	9			
1878	Aspen	8			
1879	Aspen	11			
1880	Red oak	4			
1881	Aspen	9			
1883	Aspen	8			
1884	Red oak	10			
1885	White oak	9			
1886	Aspen	8			
1887	Boxelder	10	Leaning		
1888	Black cherry	11			
1889	Birch	9			
1890	Elm	11	Dead		
1891	Red oak	9			
1882	Elm	9			
1893	White oak	14			
1894	White oak	24			
1895	Birch	12			
1896	Birch	10			
1897	Birch	13			
1898	Red oak	13			
1899	Red oak	8			
1900	Red oak	11			
1901	Birch	11			
1902	Birch	12	Twin		
1905	Red oak	7			
1904	Red oak	7			
1903	Red oak	13			
1906	Red oak	8	Fair		
1907	Birch	10			
1908	Black cherry	8			
1909	White oak	22			
1910	Red oak	35			
1911	Red oak	15			
1912	Red oak	17			
1913	Red oak	5			
1914	Cedar	6			

TREE INVENTORY					
Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
4525	White oak	7			
4526	Aspen	8	Poor		
4527	Elm	8			
4528	Elm	11	Poor		
4529	White oak	5			
4530	Red oak	5			
4532	Elm	9			
4534	Black cherry	9			
4535	White oak	5			
4536	Aspen	15	Poor		
4537	Aspen	15			
4538	Aspen	13	Leaning Poor		
4539	Birch	8			
4540	Basswood	9	Leaning		
4541	Red oak	13			
4542	Red oak	9			
4543	Poplar	16			
4544	Elm	18	Twin		
4545	Red Maple	27	Multi trunk		
4546	Aspen	12			
4547	Birch	10	Twin		
4548	Elm	17	Dead		
4549	Aspen	9			
4550	Aspen	11			
4551	Elm	9			
4552	Aspen	9			
4553	Aspen	10			
4554	Aspen	9			
4555	Aspen	10			
4556	Aspen	8	Fair		
4557	Aspen	9			
4558	Aspen	10			
4559	Ash	8	Poor		
4560	Maple	12			
4561	Birch	10			
4562	Birch	9			
4563	Birch	9			
4564	Aspen	13			
4565	Birch	9	Poor		
4566	Basswood	11			
4567	Birch	8			
4568	Elm	16			
4569	Elm	9			
4570	Birch	9			
4571	Birch	8			
4572	Birch	14			
4573	Bur oak	15			
4574	White oak	13			
4575	Bur oak	12			
4576	White oak	15			
4577	Bur oak	14			
4578	Bur oak	18			
4579	Bur oak	16			
4580	Bur oak	15			
4581	Bur oak	19			
4582	White oak	16			
4583	White oak	13			
4584	Bur oak	15			
4585	Bur oak	13			
4586	Bur oak	14			
4587	White oak	13			
4588	Red oak	10	Twin		
4589	Bur oak	17			
4590	Birch	10			
4591	White oak	21			
4592	Bur oak	10			
4593	Bur oak	17			
4594	White oak	20			
4595	Birch	27	Triple		
4596	White oak	19			
4597	Maple	9			
4598	Black cherry	11			
4599	Ash	11			
4600	Red oak	11			
4601	Bur oak	28			
4602	White oak	17			
4603	Birch	8			
4604	Birch	11			
4605	Maple	14			
4606	White oak	20			
4607	Bur oak	18			
4608	Red oak	28			
4609	White oak	14			
4610	Bur oak	15			
4611	Bur oak	15			
4612	Birch	8			
4613	Bur oak	13			
4614	Bur oak	22			
4615	Bur oak	19			
4616	Maple	25			
4617	Birch	14			
4618	Birch	8			
4619	Birch	9			
4620	Birch	21	Triple		
4621	Maple	10			
4622	Bur oak	26			
4623	Bur oak	18			
4624	Bur oak	21			
4625	Bur oak	24			
4626	Bur oak	21			
4627	Bur oak	13			
4628	Bur oak	21	Twin		
4629	Bur oak	18			
4630	Bur oak	17			
4631	Bur oak	14			
4632	Maple	18			
4633	Bur oak	18			
4634	Bur oak	26			
4635	Bur oak	15			

TREE INVENTORY					
Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
4636	Bur oak	18			
4637	Bur oak	14			
4638	Bur oak	10			
4639	Bur oak	11			
4640	Bur oak	18			
4641	Bur oak	9			
4642	Bur oak	13			
4643	Bur oak	14			
4644	Bur oak	21	Fair		
4645	Bur oak	20			
4646	Birch	14			
4647	Elm	16	Triple		
4648	Maple	9			
4649	Bur oak	20			
4650	Bur oak	23			
4651	Birch	9			
4652	Bur oak	23			
4653	Aspen	14			
4654	Elm	14			
4655	Elm	11			
4656	Black cherry	9			
4657	Black cherry	9			
4658	Birch	10	Twin		
4659	Red oak	7			
4660	Birch	10			
4661	Red oak	8			
4662	Birch	23	Twin		
4663	Red oak	6			
4664	Birch	11			
4665	Bur oak	14			
4666	Bur oak	23			
4667	Birch	12			
4668	Birch	12			
4669	Elm	8			
4670	Bur oak	26			
4671	Bur oak	23			
4672	Bur oak	23			
4673	Maple	9			
4674	Bur oak	25	Twin		
4675	Bur oak	35			
4676	Maple	10			
4677	Bur oak	42			
4678	Bur oak	22			
4679	Red oak	28			
4680	Birch	11			
4681	Birch	13			
4682	Aspen	11			
4683	Aspen	10			
4684	Birch	8			
4685	Birch	13			
4686	Black cherry	8			
4687	Birch	9	Dead		
4688	Birch	9	Dead		
4689	Birch	9	Dead		
4690	Birch	13			
4691	Birch	12			
4692	Birch	13			
4693	Birch	10	Poor		
4694	White oak	30			
4695	Aspen	15			
4696	Basswood	17	Twin, Poor		
4697	Cedar	7			
4698	Birch	10			
4699	Birch	10			
4700	Birch	12			
4701	Birch	21	Twin		
4702	Bur oak	26			
4703	Oak	25	Dead		
4704	Elm	18	Poor		
4705	Bur oak	23			
4706	Bur oak	18			
4707	Elm	8			
4708	Bur oak	14	Dying		
4709	White oak	15			
4710	Bur oak	16			
4711	Bur oak	23	Dead		
4712	Bur oak	16			
4713	Bur oak	23			
4715	Bur oak	22			
4716	Elm	9			
4717	Birch	12			
4718	Bur oak	23			
4719	Bur oak	18			
4720	Birch	14	Twin		
4721	Bur oak	15			
4722	Bur oak	18			
4723	Bur oak	23			
4724	Bur oak	13			
4725	Bur oak	23			
4726	Bur oak	14			
4727	Bur oak	16	Twin		
4728	Bur oak	22			
4729	Red oak	23			
4730	Bur oak	18	Twin		
4731	Bur oak	12			
4732	White oak	15	Leaning		
4733	Birch	13			
4734	Bur oak	17			
4735	Bur oak	15			
4736	Bur oak	19			
4737	Bur oak	12			
4738	Bur oak	12			
4739	Bur oak	25			
4740	White oak	25			
4742	Birch	12			
4743	Birch	12			
4744	Birch	16	Twin		
4745	Birch	10			
4746	Birch	13			

TREE INVENTORY					
Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
4747	White oak	22			
4748	Birch	12			
4749	Aspen	10			
4750	Birch	12			
4751	Birch	11			
4752	Red oak	48	Triple		
4753	White oak	15			
4754	Birch	8			
4755	Birch	13			
4756	Red oak	28			
4757	Birch	10			
4758	Black cherry	8			
4741	Birch	8			
4759	Birch	8			
4760	Basswood	10			
4761	Birch	9			
4762	Birch	16	Triple		
4763	Birch	11	Twin		
4764	Black cherry	11			
4765	Elm	36	Multi, Dead Leaning		
4766	Birch	12	Twin		
4767	Birch	8			
4768	Birch	8			
4769	Birch	13	Twin		
4770	White oak	6			
4771	Birch	9			
4772	White oak	8			
4773	Birch	9			
4774	Basswood	13			
4775	Red oak	11			
4776	Birch	11			
4777	Basswood	15			
4778	Birch	10			
4779	Birch	9			
4780	Birch	8			
4781	Birch	13	Twin		
4782	Red oak	10	Leaning Poor		
4783	Birch	8			
4784	Birch	10	Twin		
4785	Birch	10	Twin		
4786	Aspen	18	Twin, Dying		
4787	Birch	13	Twin		
4788	White oak	15			
4789	Bur oak	22	Poor		
4790	Birch	10			
4791	Birch	11			
4792	Bur oak	33	Poor		
4793	Birch	8			
4794	Bur oak	16			
4795	Bur oak	27	Twin		
4796	Bur oak	14			
4797	Bur oak	13			
4798	Bur oak	15			
4799	Bur oak	32			
4800	Bur oak	15			
4801	Birch	8			
4802	Red oak	4			
4803	Birch	10			
4804	Birch	11			
4805	Birch	15	Twin		
4806	Aspen	9			
4807	Aspen	9			
4808	Aspen	9			
4809	Aspen	12	Dead		
4810	Aspen	8			
4811	Aspen	12	Poor		
4812	Red oak	9			
4813	Aspen	11			
4814	Birch	12	Twin		
4815	Birch	10			
4816	Ash	8	Dead		
4817	Birch	8			
4818	Black cherry	8			
4819	Birch	9			
4820	Birch	13	Twin		
4821	Birch	10	Twin		
4822	Basswood	16			
4823	Basswood	13			
4824	Ash	9	Dead		
4825	Black cherry	9			
4826	Aspen	12			
4827	Aspen	12			
4828	Basswood	10			
4829	Elm	12	Poor		
4830	Basswood	9			
4831	Red oak	12			
4832	Birch	14	Multi		
4833	Birch	12	Twin		
4834	Red oak	6			
4835	Bur oak	20			
4836	White oak	12			
4837	White oak	12			
4838	White oak	10			
4839	White oak	15			
4840	White oak	10			
4841	Bur oak	15			
4842	Elm	8			
4843	Red oak	27			
4844	Red oak	21			
4845	White oak	13			
4846	Bur oak	17			
4847	White oak	12			
4848	Bur oak	11			
4849	White oak	12			
4850	White oak	11			
4851	White oak	10			
4852	Bur oak	11			
4853	Red oak	14	Poor		
4854	White oak	15			

TREE INVENTORY					
Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
4964	Red oak	4			
4965	Aspen	8			
4966	Aspen	9			
4967	Red oak	6			
4968	Red oak	14			
4969	Black cherry	9			
4970	Elm	8	Dying		
4971	Birch	10			
4972	Aspen	9			
4973	Birch	9			
4974	Birch	9			
4975	Red oak	4			
4976	Red oak	8			
4977	Birch	8			
4978	Red oak	9			
4979	Red oak	4	Leaning		
4980	Bur oak	5			
4981	Red oak	7			
4982	Black cherry	13			
4983	Red oak	9			
4984	Red oak	8			
4985	Elm	9			
4986	Elm	9			
4987	Ash	9	Poor		
4988	Red oak	6			
4989	Red oak	6			
4990	Red oak	9			
4991	White oak	9			
4992	Birch	11			
4993	Red oak	12			
4994	Red oak	6			
4995	Red oak	4			
4996	Ash	13	Poor		
4997	Aspen	11	Poor		
4998	Birch	12			
4999	White oak	18	Poor		
5000	White oak	4			
5001	Bur oak	7			
5002	Red oak	6	Dead		
5003	Red oak	9	Poor		
5004	Birch	10			
5005	Red oak	6	Fair		
5006	Red oak	5			
5007	Birch	10			
5008	Birch	9			
5009	Red oak	4			
5010	Red oak	6	Fair		
5011	Birch	14	Twin		
5012	Birch	8			
5013	Birch	8			
5014	Birch	15			
5015	Birch	10			
5016	Birch	10			
5017	Bur oak	14			
5018	Bur oak	26			
5019	Birch	10			
5020	Aspen	15	Leaning		
5021	Aspen	13			
5022	Birch	10			
5023	Basswood	10	Twin		
5024	Basswood	11			
5025	Red oak	21			
5026	Bur oak	22			
5027	Birch	10			
5028	Red oak	16			
5029	Bur oak	20			
5030	Red oak	19			
5031	White oak	9			
5032	Black cherry	9			
5033	White oak	15			
5034	Bur oak	15			
5035	Maple	8			
5036	Bur oak	22			
5037	Bur oak	19			
5038	Bur oak	19			
5039	Bur oak	30			
5040	Basswood	10			
5041	Red oak	15			
5042	White oak	20			
5043	White oak	17			
5044	Oak	14	Dead		
5045	Oak	16	Dead		
5046	White oak	10			
5047	Red Maple	28	Twin		
5048	Basswood	24	Triple		
5049	Birch	10	Dead		
5050	Birch	8	Poor		
5051	Maple	21			
5052	Dead tree	10	Dead		
5053	Bur oak	9			
5054	White pine	15			
5055	Bur oak	10			
5056	White oak	15			
5057	Oak	11	Dead		
5058	White oak	12			
5059	White oak	14			
5060	Bur oak	13			
5061	Bur oak	14			
5062	Bur oak	10			
5063	Bur oak	15			
5064	Bur oak	13			
5065	Bur oak	17			
5066	Bur oak	15			
5067	Bur oak	19			
5068	Red cedar	7			
5069	Red oak	12			
5070	Aspen	11			
5071	Aspen	9	Leaning		
5072	Aspen	9			
5073	Red oak	7			

TREE INVENTORY					
Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
4001	Basswood	14	double		
4002	Poplar	10			
4003	Cottonwood	24			
4004	Birch	12			
4005	Birch	9			
4006	Cottonwood	25			
4007	Birch	10			
4008	Birch	15			
4009	Birch	12			
4010	Beech	18			
4011	Elm	11	DEAD		
4012	Beech	8	double		
4013	Beech	15			
4014	Beech	12			
4015	Beech	11			
4016	Beech	10			
4017	Beech	16			
4018	Elm	9	DEAD		
4019	Poplar	9			
4020	Elm	8	DEAD		
4021	Elm	9	DEAD		
4022	Elm	10	DEAD		
4023	Elm	13	DEAD		
4024	Elm	8	DEAD		
4025	Elm	8	DEAD		
4026	Elm	8	DEAD		
4027	Elm	10	DEAD		
4028	Elm	12	DEAD		
4029	Elm	13	DEAD		
4030	Elm	11	DEAD		
4031	Elm	11	DEAD		
4032	Cottonwood	10			
4033	Cottonwood	10			
4034	Cottonwood	8			
4035	Cottonwood	10			
4036	Cottonwood	12			
4037	Cottonwood	21	DEAD		
4038	Hackberry	9			
4039	Cottonwood	11			
4040	Maple	24			
4041	Oak	14			
4042	Elm	11	DEAD		
4043	Cottonwood	9			
4044	Cottonwood	8			
4045	Maple	14			
4046	Elm	8	DEAD		
4047	Elm	8	DEAD		
4048	Black Cherry	10			
4049	Cottonwood	40			
4050	Spruce	9			
4051	Birch	8			
4052	Birch	9			
4053	Birch	9			
4054	Maple	8			
4055	Elm	8			
4056	Maple	10			
4057	Birch	12			
4058	Birch	10			
4059	Elm	10			
4060	Maple	23			
4061	Birch	8			
4062	Birch	8			
4063	Birch	9			
4064	Black Cherry	10			
4065	Black Cherry	11			
4066	Elm	8	DEAD		
4067	Beech	12			
4068	Elm	10			
4069	Oak	15			
4070	Black Cherry	8			
4071	Elm	8	DEAD		
4072	Maple	13			
4073	Elm	8	DEAD		
4074	Elm	13	DEAD		
4075	Black Cherry	12			
4076	Elm	8			
4077	Maple	9			
4078	Elm	11			
4079	Beech	8			
4080	Black Cherry	13			
4081	Birch	12			
4082	Poplar	11			
4083	Poplar	8			
4084	Birch	9			
4085	Cottonwood	13	DEAD		
4086	Elm	11			
4087	Cottonwood	13			
4088	Elm	11			
4089	Elm	11			
4090	Elm	10			
4091	Cottonwood	11			
4092	Poplar	10			
4093	Red Pine	9			
4094	Red Pine	17			
4095	Birch	9			
4096	Red Pine	5			
4097	Red Pine	11			
4098	Oak	12	DEAD		
4099	Maple	8			
4100	Oak	17			
4101	Oak	24			
4102	Oak	16			
4103	Cottonwood	26			
4104	Elm	8			
4105	Elm	13			
4106	Poplar	10			
4107	Elm	11	DEAD		
4108	Poplar	8			

TREE INVENTORY					
Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
4110	Elm	15	DEAD		
4111	Poplar	9			
4112	Poplar	9			
4113	Poplar	9	double		
4114	Poplar	9			
4115	Poplar	9			
4116	Elm	20	DEAD		
4117	Elm	14	DEAD		
4118	Poplar	9			
4119	Oak	18			
4120	Oak	12			
4121	Elm	16	DEAD		
4122	Elm	18	DEAD		
4123	Elm	13	DEAD		
4124	Elm	9	DEAD		
4125	Elm	9	DEAD		
4126	Oak	25			
4127	Black Cherry	11			
4128	Poplar	8			
4129	Poplar	8			
4130	Oak	10			
4131	Poplar	8			
4132	Oak	18			
4133	Poplar	9			
4134	Elm	9			
4135	Elm	8			
4136	Oak	19			
4137	Elm	10	DEAD		
4138	Poplar	14			
4139	Elm	12			
4140	Oak	13			
4141	Oak	24			
4142	Elm	13	DEAD		
4143	Birch	10			
4144	Poplar	11			
4145	Poplar	8			
4146	Elm	12	DEAD		
4147	Black Cherry	8			
4148	Elm	14	DEAD		
4149	Oak	13			
4150	Maple	12			
4151	Elm	8			
4152	Cedar	12			
4153	Oak	16			
4154	Poplar	9			
4155	Oak	11			
4156	Poplar	9			
4157	Oak	20	DEAD		
4158	Elm	10			
4159	Oak	8	double		
4160	Black Cherry	8			
4161	Poplar	10			
4162	Oak	20			
4163	Poplar	9			
4164	Poplar	10			
4165	Poplar	8			
4166	Maple	8			
4167	Elm	9	DEAD		
4168	Poplar	8			
4169	Poplar	8			
4170	Poplar	8			
4171	Poplar	9			
4172	Poplar	9			
4173	Poplar	9			
4174	Poplar	9			
4175	Oak	12			
4176	Maple	12			
4177	Elm	8			
4178	Elm	8			
4179	Black Cherry	8			
4180	Elm	10	DEAD		
4181	Elm	10			
4182	Elm	10			
4183	Birch	10			
4184	Poplar	13			
4185	Poplar	8			
4186	Poplar	12			
4187	Birch	8			
4188	Poplar	8			
4189	Maple	9			
4190	Oak	17			
4191	Poplar	9			
4192	Oak	12			
4193	Oak	13			
4194	Oak	8			
4195	Oak	17			
4196	Oak	17			
4197	Oak	9			
4198	Oak	10			
4199	Oak	6			
4200	Poplar	11			
4201	Poplar	10			
4202	Poplar	8			
4203	Oak	20	DEAD		
4204	Maple	11			
4205	Oak	32			
4206	Maple	8			
4207	Elm	12			
4208	Maple	10	double		
4209	Elm	8	DEAD		
4210	Elm	8	DEAD		
4211	Maple	15			
4212	Elm	8	DEAD		
4213	Elm	9	DEAD		
4214	Maple	10			
4215	Maple	9	DEAD		
4216	Poplar	14			
4217	Poplar	12			
4218	Oak	19			

TREE INVENTORY

Tag#	Species	Caliper Inch (measured at DBH)	Condition &/or Trunks	Status	Description (Removed because)
4329	Black Cherry	13			
4330	Elm	11	DEAD		
4331	Elm	8			
4332	Elm	9			
4333	Elm	8			
4334	Poplar	9			
4335	Poplar	9			
4336	Maple	8			
4337	Elm	12			
4338	Maple	10			
4339	Oak	15			
4340	Oak	14			
4341	Maple	13			
4342	Poplar	10			
4343	Poplar	11			
4344	Maple	14			
4345	Poplar	9			
4346	Poplar	11			
4347	Oak	27			
4348	Maple	8			
4349	Maple	8			
4350	Oak	32			
4351	Oak	18			
4352	Oak	17			
4353	Oak	32			
4354	Oak	22			
4355	Oak	23			
4356	Maple	8			
4357	Oak	20			
4358	Oak	12			
4359	Oak	20			
4360	Oak	18	DEAD		
4361	Maple	14			
4362	Oak	13			
4363	Oak	14			
4364	Oak	21			
4365	Oak	25			
4366	Oak	19			
4367	Oak	11			
4368	Oak	14			
4369	Oak	12			
4370	Oak	9	DEAD		
4371	Oak	10			
4372	Oak	9	DEAD		
4373	Oak	14			
4374	Oak	10	DEAD		
4375	Oak	16			
4376	Oak	16			
4377	Oak	9			
4378	Oak	16			
4379	Oak	19			
4380	Oak	26			
4381	Red Pine	7			
4382	Red Pine	7			
4383	Oak	17			
4384	Oak	10			
4385	Red Pine	5			
4386	Red Pine	14			
4387	Red Pine	6			
4388	Red Pine	12			
4389	Red Pine	12			
4390	Red Pine	13			
4391	Red Pine	5			
4392	Red Pine	4			
4393	Oak	21			
4394	Oak	19			
4395	Oak	16	DEAD		
4396	Oak	17			
4397	Red Pine	10			
4398	Red Pine	9			
4399	Red Pine	5			
4400	Red Pine	5			
4401	Cottonwood	33			
4402	Red Pine	10			
4403	Red Pine	4			
4404	Red Pine	12			
4405	Poplar	10			
4406	Red Pine	12			
4407	Red Pine	11			
4408	Red Pine	5			
4409	Red Pine	13			
4410	Red Pine	6			
4411	Red Pine	10			
4412	Red Pine	5			
4413	Red Pine	11			
4414	Red Pine	12			
4415	Red Pine	6			
4416	Red Pine	11			
4417	Red Pine	6			
4418	Red Pine	14			
4419	Cottonwood	20			
4420	Cottonwood	16			
4421	Red Pine	10			
4422	Red Pine	11			
4423	Red Pine	7			
4424	Oak	16			
4425	Oak	14			
4426	Red Pine	7			
4427	Red Pine	15			
4428	Red Pine	5			
4429	Maple	11			
4430	Birch	12			
4431	Oak	13	DEAD		
4432	Oak	30			
4433	Maple	8			
4434	Maple	9			
4435	Poplar	8			
4436	Birch	10			
4437	Poplar	12			

TREE INVENTORY

Tag#	Species	Caliper Inch (measured at DBH)	Condition B/or Trunks	Status	Description (Removed because)
4439	Poplar	9	double		
4440	Poplar	13			
4441	Poplar	13			
4442	Poplar	9			
4443	Elm	14			
4444	Poplar	9			
4445	Maple	8			
4446	Poplar	10	double		
4447	Poplar	9			
4448	Poplar	12			
4449	Poplar	10			
4450	Elm	14			
4451	Elm	12			
4452	Poplar	14			
4453	Poplar	15			
4454	Elm	10	DEAD		
4455	Elm	13	DEAD		
4456	Elm	10	DEAD		
5074	Oak	25			
5075	Oak	24			
5076	Oak	17			
5077	Elm	10			
5078	Elm	10			
5079	Oak	16			
5080	Oak	19			
5081	Poplar	10			
5082	Oak	16			
5083	Oak	13			
5084	Oak	18			
5085	Oak	21			
5086	Oak	22			
5087	Oak	17			
5088	Oak	16			
5089	Oak	18			
5090	Oak	22			
5091	Oak	31			
5092	Ash	12			
5093	Ash	15			
5094	Ash	12			
5095	Elm	11	double		
5096	Oak	14			
5097	Oak	13			
5098	Oak	18			
5099	Oak	13			
5100	Oak	18			
5101	Oak	16			
5102	Oak	13			
5103	Oak	15			
5104	Oak	15			
5105	Oak	16			
5106	Oak	15			
5107	Oak	10			
5108	Oak	11			
5109	Birch	8			
5110	Birch	9			
5111	Oak	13			
5112	Oak	10			
5113	Oak	10			
5114	Oak	17			
5115	Oak	9			
5116	Oak	11			
5117	Oak	19	double		
5118	Oak	9			
5119	Oak	16			
5120	Oak	13			
5121	Oak	13			
5122	Birch	9			
5123	Birch	8	double		
5124	Oak	18			
5125	Oak	11			
5126	Oak	19			
5127	Oak	24			
5128	Oak	18			
5129	Oak	14			
5130	Oak	25			
5131	Oak	27			
5132	Birch	8			
5133	Maple	10			
5134	Maple	15			
5135	Oak	23			
5136	TRDE	8			
5137	Oak	11			
5138	Oak	22			
5139	Oak	16	double		
5140	Oak	12			
5141	Oak	9			
5142	Oak	15			
5143	Oak	20	double		
5144	Oak	25			
5145	Maple	9			
5146	Birch	8			
5147	Poplar	8			
5148	Elm	31	triple		
5149	Oak	19			
5150	Oak	25			
5151	Maple	24			
5152	Oak	13			
5153	Maple	42	double		
5154	Maple	9			
5155	Maple	8			
5156	Maple	9			
5157	Maple	8			
5158	Maple	9			
5159	Maple	10			
5160	Ash	11			</

TREE INVENTORY

[illegible]

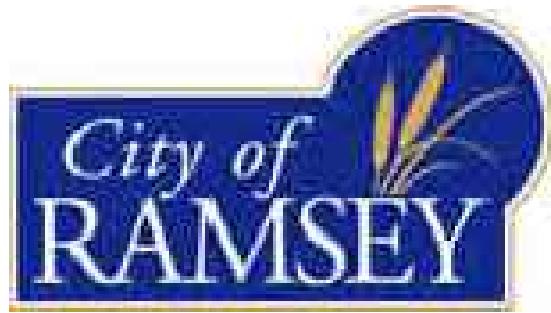
TREE INVENTORY

OWNER

ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT

EMERALD
ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

PRELIMINARY PLAT
NOVEMBER 14, 2024



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

FILE NAME C103ZZZ725.DWG

TREE INVENTORY DATA TABLE 5

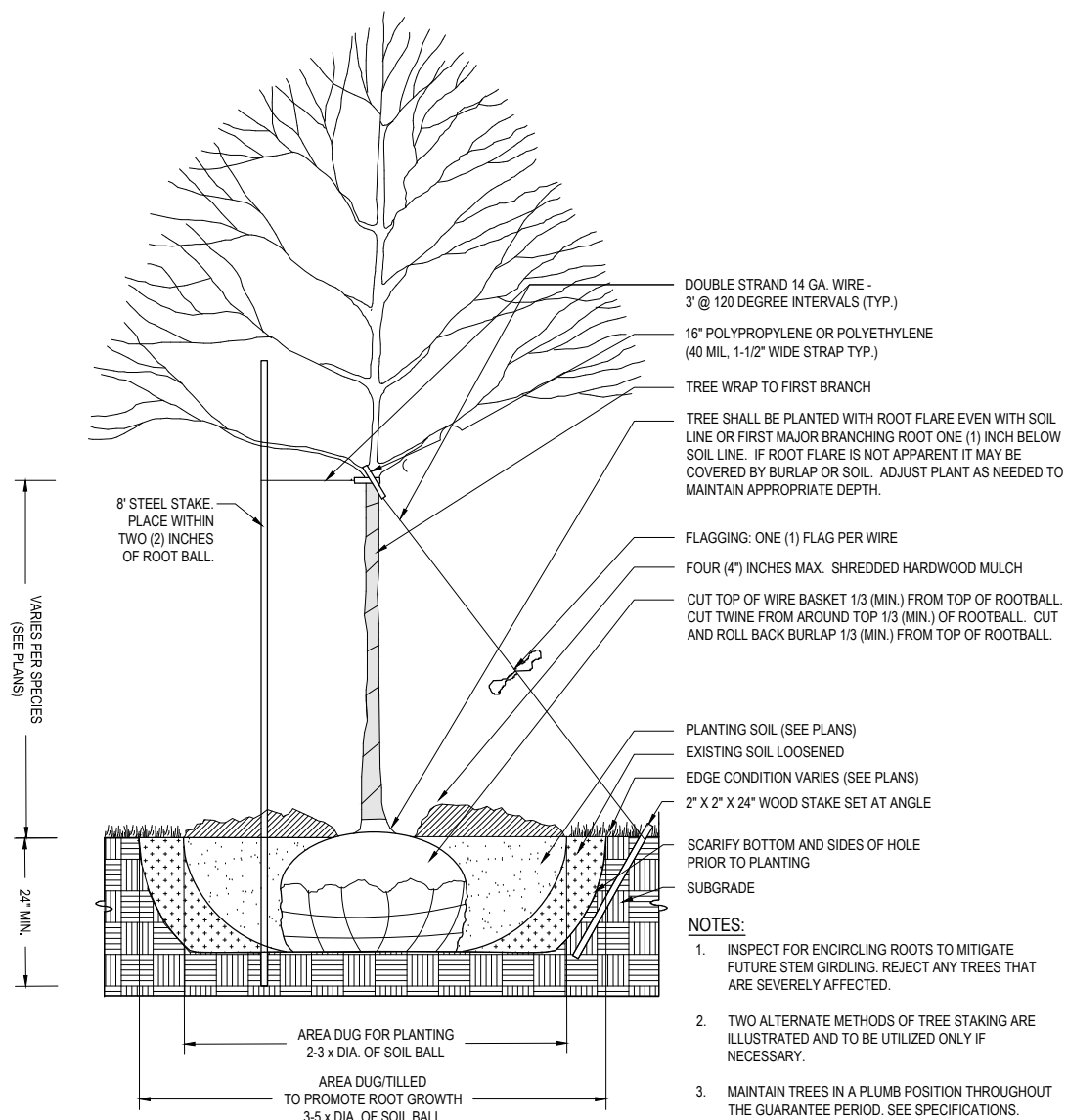
C1.10

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT CONDITION
--------	------	-----	-------------------------	-------------	---------------	----------------

TREES

	ACRM	7	Acer rubrum / Red Maple	70H x 50W	1.5" Cal.	B&B
	FRAN	7	Fraxinus nigra / Black Ash	50H x 30W	1.5" Cal.	B&B
	QUBI	6	Quercus bicolor / Swamp White Oak	70H x 50W	1.5" Cal.	B&B
	ULAM	6	Ulmus americana / American Elm	80H x 60W	1.5" Cal.	B&B



DECIDUOUS TREE PLANTING

NO SCALE

GENERAL NOTES

1. For construction staking and surveying services contact Landform at 612.252.9070.

LANDSCAPE NOTES

- Contact Utility Service providers for field location of services 72 hours prior to beginning.
- Coordinate installation with Contractors performing related work.
- Follow MNDOT Seeding Manual for planting instructions for establishment of native seed and provide coordination for required erosion prevention and sediment control.
- Repair any and all areas disturbed beyond the project area. Repair with sod if existing area is manicured turf. Repair with seed if existing area is unmowed or unmanicured grass. Rake area to be repaired and add topsoil as defined in Note 7 prior to final sod or seed repair.
- Planting soil shall consist of 4 parts topsoil to 1 part peat humus, with 3 pounds of commercial fertilizer added per cubic yard. See planting details for depth of planting soil.
- Place plants according to layout with proper nominal spacing. Plants shown on Plant Schedule are total quantities for design. For discrepancy between the number of plants on the Schedule and the number shown on the Drawing, the Drawing shall govern.
- Plant material shall conform to the American Association of Nurserymen Standards and be of hardy stock, free from disease, infestation, damage, and disfigurement. The Landscape Architect or designated representative reserves the right to reject any/all plant material not meeting these standards at the Contractor's cost.
- Any substitutions of plant genus, species and/or variety, or planting size shall be approved by Landscape Architect of record prior to purchase and installation.
- Install a 4-foot diameter triple-shredded hardwood mulch dish around trees not placed within a Shrub or Perennial Planting Bed. Edging is not required, unless noted otherwise.
- All existing deciduous/coniferous trees are to be trimmed of dead wood and pruned to a natural uniform shape.
- Irrigation is not required.
- All plant material shall have a 1-year warranty. The warranty shall begin after the last plant has been installed and the Landscape Architect has approved the installation. Landscape contractor is responsible for replacing any and all plant material that dies during the warranty period. Landscape contractor shall assume all costs to any replacements. All replacements shall be same species and sizes and equal or better vigor as original installation.
- Home Builders are responsible to plant two trees per lot.

OWNER

ALAN & JONI
GREENWALDT4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT

EMERALD
ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre-Plant Reassembly	ETL
03 Dec 2024	Add Landscape Plan Sheets	ETL

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTIONIF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT
VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED
READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT
THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.PRELIMINARY PLAT
NOVEMBER 14, 2024105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME L2002ZZ725.DWG

PROJECT NO. ZZZZ24725

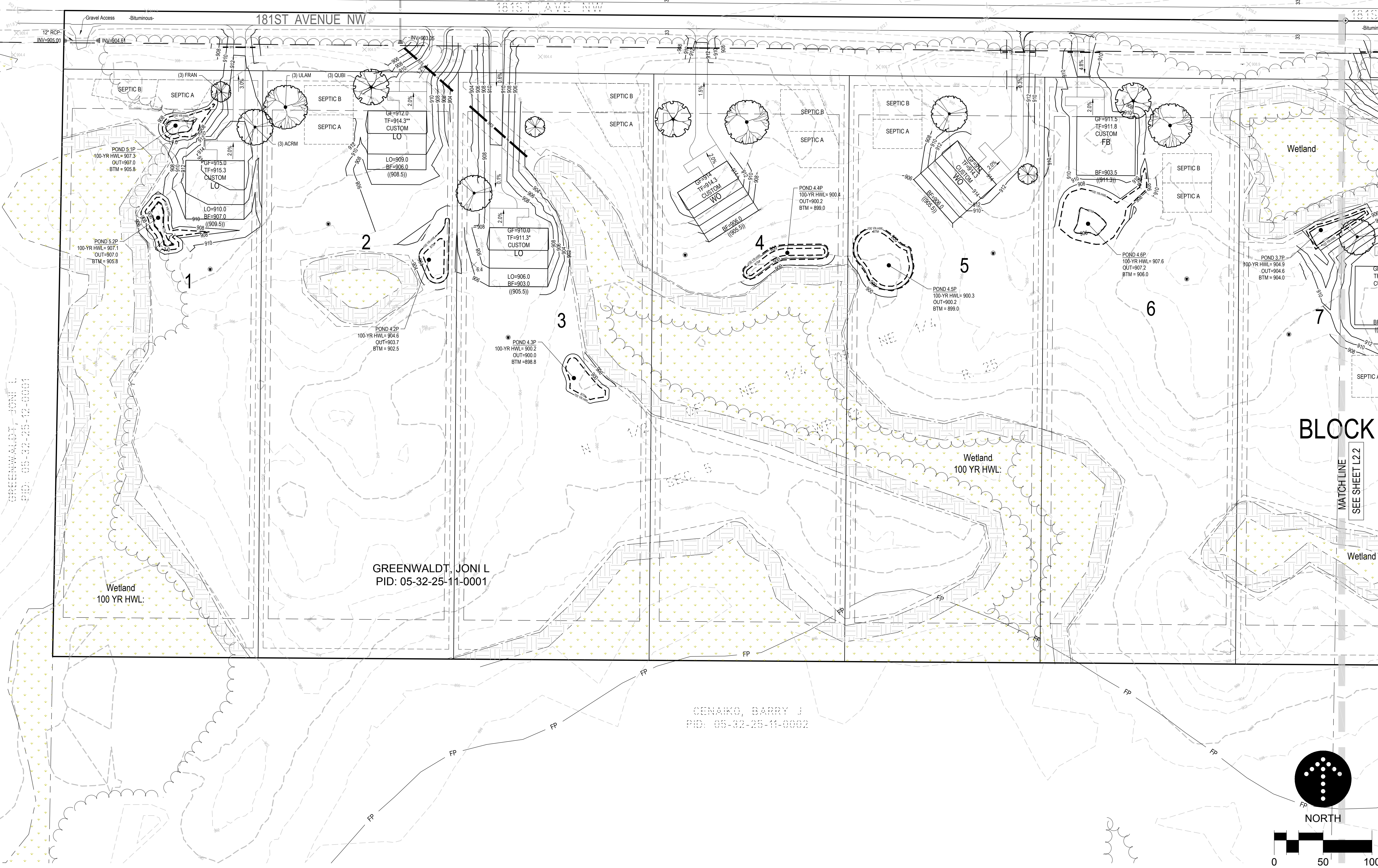
LANDSCAPE PLAN INDEX

L2.0

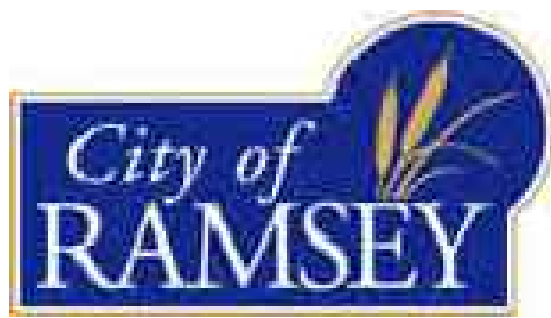
Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT CONDITION
TREES						
	ACRM	3	Acer rubrum / Red Maple	70H x 50W	1.5" Cal.	B&B
	FRAN	3	Fraxinus nigra / Black Ash	50H x 30W	1.5" Cal.	B&B
	QUBI	3	Quercus bicolor / Swamp White Oak	70H x 50W	1.5" Cal.	B&B
	ULAM	3	Ulmus americana / American Elm	80H x 60W	1.5" Cal.	B&B



OWNER
ALAN & JONI
GREENWALDT
4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421
CITY



PROJECT
EMERALD
ESTATES
RAMSEY, MINNESOTA
ISSUE / REVISION HISTORY
CONTACT ENGINEER FOR ANY PRIOR HISTORY
DATE ISSUE / REVISION REVIEW
16 Oct 2024 Tree Inventory ETL
14 Nov 2024 Pre-Plan Resubmittal ETL
03 Dec 2024 Add Landscape Plan Sheets ETL

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

PRELIMINARY PLAT
NOVEMBER 14, 2024
LANDFORM
From Site to Finish
105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net
FILE NAME L200ZZZ725.DWG
PROJECT NO. ZZZZ24725
LANDSCAPE PLAN INSET 1
L2.1
Landform*and Site to Finish*are registered service marks of Landform Professional Services, LLC.

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>MATURE SIZE</u>	<u>PLANTING SIZE</u>	<u>ROOT CONDITION</u>
---------------	-------------	------------	--------------------------------	--------------------	----------------------	-----------------------

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>MATURE SIZE</u>	<u>PLANTING SIZE</u>	<u>ROOT CONDITION</u>
---------------	-------------	------------	--------------------------------	--------------------	----------------------	-----------------------

FRAN

QUBI

ULAM

Fraxinus nigra / Black As

Quercus bicolor / Swamp

Ulmus americana / American Elm

50H x 30W

70H x 50W

80H x 60W

1.5" Cal.

1.5" Cal.

1.5" Cal.

B&B

B&B

B&B

$\begin{array}{ccc} A & C & A \\ 1 & 2 & 1 \\ 1 & 2 & 1 \end{array}$
 $\begin{array}{ccc} A & C & A \\ 1 & 2 & 1 \\ 1 & 2 & 1 \end{array}$
 $\begin{array}{ccc} A & C & A \\ 1 & 2 & 1 \\ 1 & 2 & 1 \end{array}$
 $\begin{array}{ccc} A & C & A \\ 1 & 2 & 1 \\ 1 & 2 & 1 \end{array}$
 $\begin{array}{ccc} A & C & A \\ 1 & 2 & 1 \\ 1 & 2 & 1 \end{array}$

181ST AVENUE NW

ALAN & JONI
GREENWALDT

CITY



CONTACT ENGINEER FOR ANY PRIOR HISTORY		
DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL
03 Dec 2024	Add Landscape Plan Sheets	ETL

PRELIMINARY
NOT FOR
CONSTRUCTION

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

PRELIMINARY PLAT
NOVEMBER 14, 2024

LAND FORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

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

FILE NAME L200ZZZ725.DWG

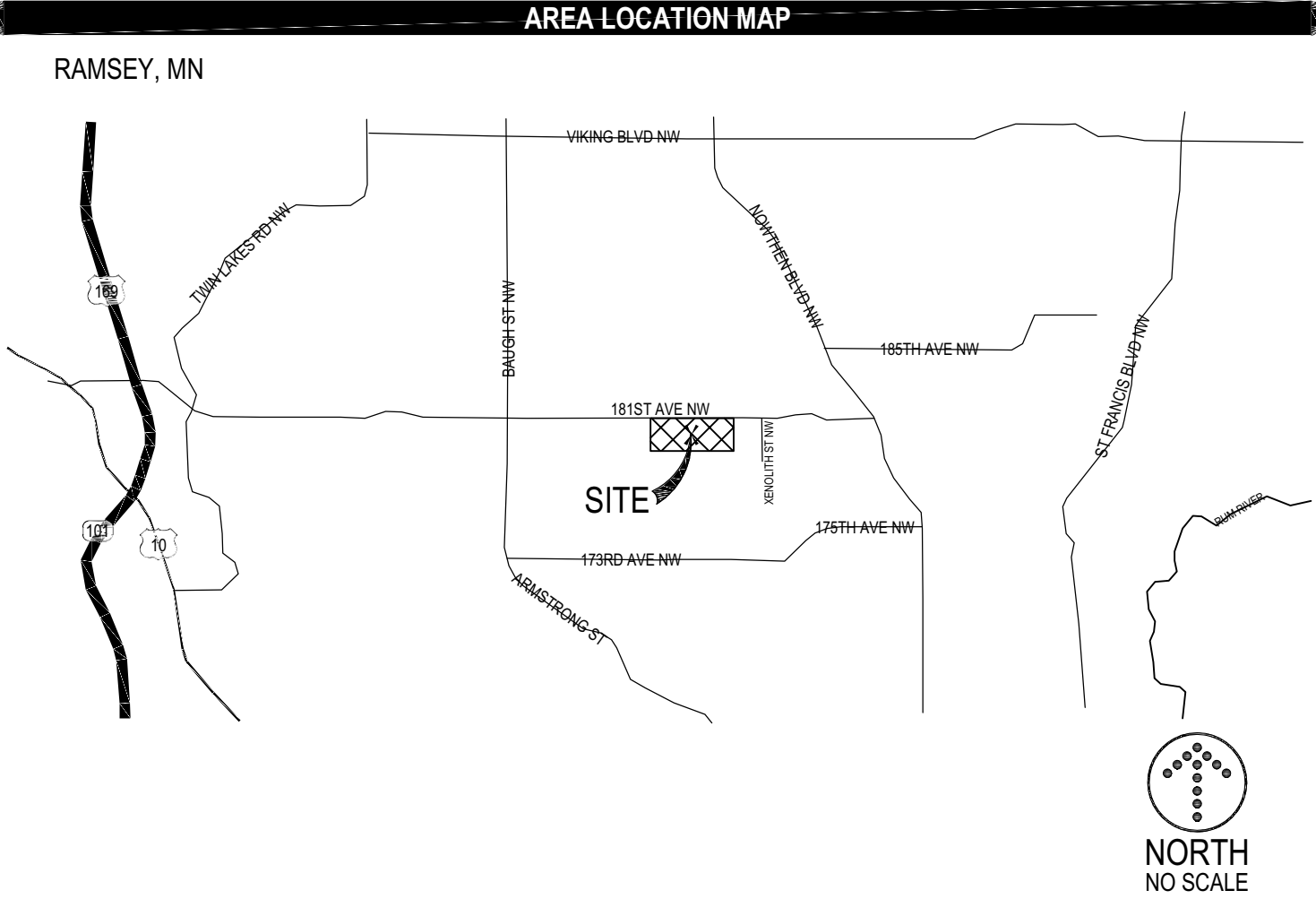
PROJECT NO. ZZZ24725

LANDSCAPE PLAN INSET 2

L2.2

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.

© LANDFORM 2024



ABBREVIATIONS			
D	Angle	LB.	Pound
&	And	LGU	Local Government Unit
@	At	LB.	Pound
100 YR.	100 Year Flood Elevation	LB.	Longitudinal
A.B.	Anchor Bolt	LT.	Light / Lighting
A.D.	Area Drain	MAINT.	Maintenance
AC	Air Conditioning Unit	MAS.	Masonry
ADD.	Addendum	MATL.	Material
ADDL.	Additional	MAX.	Maximum
ADJ.	Adjacent / Adjust	MECH	Mechanical
AHU	Air Handling Unit	MED.	Medium
ALT.	Alternate	MFR.	Manufacturer
ALUM.	Aluminum	MH	Manhole
ANOD.	Anodized	MIN.	Minimum / Minute
APPROX.	Approximate	MISC.	Miscellaneous
ARCH	Architect / Architectural	MINDOT	Minnesota Department Of Transportation
AUTO.	Automatic	MOD.	Module / Modular
AVG.	Average	MUL.	Mulch
B.C.	Back of Curb	N	North
BW	Bottom of Wall	N.I.C.	Not In Contract
BFE	Basement Floor Elevation	NO. OR #	Number
BIT	Bituminous (Asphaltic)	NOM	Nominal
BLDG	Building	NTS	Not to Scale
BM	Benchmark	NWE	Normal Water Elevation
BSMT.	Basement	NWL	Normal Water Level
C.F.	Cubic Feet	O.F.	On Center
C.F.S.	Cubic Feet Per Second	O.G.	Outside Dimension
C.G.	Corner Guard	O.H.	Overhead Electric
C.J.	Control Joint	OH.	Overhead
C.L.	Centerline	OHWL	Ordinary High Water Level
C.M.U.	Concrete Masonry Unit	OPNG.	Opening
C.O.	Cleanout	ORIG.	Original
C.O.E.	U.S. Army Corps Of Engineers	P.C.	Point of Curvature
C.Y.	Cubic Yards	P.I.	Point of Intersection
CB	Catch Basin	P.V.	Post Indicator Valve
CBMH	Catch Basin Manhole	P.L. OR P.L.	Property Line
CEM.	Cement	P.O.B.	Point of Beginning
CIP	Cast Iron Pipe	P.S.F.	Pounds Per Square Foot
CMP	Corrugated Metal Pipe	P.S.I.	Pounds Per Square Inch
CONC.	Concrete (Portland)	P.T.	Point of Tangency
CONN.	Connection	P.V.C.	Point of Vertical Curvature
CONST.	Construction	P.V.I.	Point of Vertical Intersection
CONT.	Continuous	P.V.T.	Point of Vertical Tangency
CONTR.	Contractor	PE	Polyethylene
COP.	Copper	PED.	Pedestal / Pedestrian
CJ.	Cubic	PERF.	Perforated
D.S.	Down Spout	PREP.	Preparation
DEG.	Degree	PROJ.	Project
DEMO.	Demolition / Demolish	PROP.	Proposed
DEPT.	Department	P.V.C.	Poly-Vinyl-Chloride (Piping)
DET.	Detail	PVMT.	Pavement
DIA.	Diameter	QTR.	Quarter
DIAG.	Diagonal	QTY.	Quantity
DIM.	Dimension	R	Radius
DIP	Ductile Iron Pipe	RAD.	Radius
DN	Down	RE	Rim Elevation (Casting)
DWG.	Drawing	R.D.	Roof Drain
E	East	R.E.	Remove Existing
E.J.	Expansion Joint	R.O.	Rough Opening
E.O.	Emergency Overflow	R.P.	Radius Point
E.O.S.	Emergency Overflow Swale	RC	Reinforced Concrete Pipe
E.W.	Each Way	R.S.	Rough Slab
E.A.	Elevation	RSD	Roof Storm Drain
ELEC.	Electrical	RE.	Regarding
ELEV.	Elevation	REINF.	Reinforced
EMER.	Emergency	REQD.	Required
ENGR.	Engineer	REV.	Revision / Revised
ENTR.	Entrance	RGU	Regulatory Government Unit
EQ.	Equal	ROW OR R/W	Right of Way
EQUIP.	Equipment	S.	South
EQUIV.	Equivalent	S.F.	Square Feet
EXIST.	Existing	SAN.	Sanitary Sewer
EXP.	Expansion	SECT.	Section
F & I	Furnish and Install	SE	Split Entry / Side Exit
F.B.O.	Furnished by Others	SEWO	Split Entry Walk Out / Side Exit Walk Out
F.C.	Faces of Curb	SHT.	Sheet
F.D.	Floor Drain	SM.	Similar
F.D.C.	Fire Department Connection	SLNT.	Sealant
F.V.	Field Verify	SPEC.	Specification
FB	Full Basement	SQ.	Square
FBWO	Full Basement Walk Out	SSD	Subsurface drain
FBLO	Full Basement Look Out	STMH	Storm Sewer Manhole
FDN.	Foundation	STD.	Standard
FDES	Flared End Section	STRUCT.	Structural
FPE	Finished Floor Elevation	SYM.	Symmetrical
FLR.	Floor	T	Thickness
FT. OR ()	Foot	T/R	Top of Rim
FUT.	Future	TW	Top of Wall
G.B.	Grade Break	TEMP.	Temporary
G.C.	General Contractor	THK.	Thick / Thickness
GAL.	Gallon	T.J.	Tooled Joint
GALV.	Galvanized	TNH	Top Nut Hydrant
GFE	Garage Floor Elevation	TYP.	Typical
GL.	Glass	U.N.O.	Unless Noted Otherwise
GR.	Grade	V.B.	Vapor Barrier
H.	Height	V.C.	Vertical Curve
H.P.	High Point	V.I.F.	Verify In Field
HDPEP	High Density Polyethylene Pipe	VER.	Verify
HGT.	Height	VER.	Vertical
HORIZ.	Horizontal	VEST.	Vestibule
HVAC	Heating, Ventilation, Air Conditioning	W	Width
HYD	Hydrant	W.P.T.	Working Point
I.D.	Inside Dimension OR Identification	W.W.F.	Welded Wire Fabric
I.E. or IE	Invert Elevation	W/	With
IN. OR ()	Inches	W/O	Without
INFO.	Information	WO	Walk Out
INL.	Inlet Elevation	VER.	Wetland
INSUL.	Insulation	WP	Waterproof
INV.	Invert Elevation	WETL.	Wetland
JT.	Joint	YD.	Yard
L.F.	Linear Feet	YR.	Year
L.P.	Low Point / Liquid Petroleum		

EXISTING	DESCRIPTION	NEW	DESCRIPTION
	MAJOR CONTOUR		MAJOR CONTOUR
	MINOR CONTOUR		MINOR CONTOUR
	SPOT ELEVATION		SPOT ELEVATION
	BUILDING		BUILDING
	CANOPY / OVERHANG		CANOPY / OVERHANG
	CONCRETE		UNDERGROUND STRUCTURE
	BITUMINOUS		CONCRETE
	LANDSCAPING		CONCRETE CURB
	GRAVEL		EDGE OF PAVEMENT
	PAVING BLOCK		FENCING
	PAVING BLOCK		GUARD RAIL

EROSION CONTROL SYMBOLS	
SYMBOL	DESCRIPTION
	SILT FENCE
	COMPOST BIO LOG
	INLET PROTECTION
	EROSION CONTROL BLANKET

DRAWING SYMBOLS	
SYMBOL	DESCRIPTION
	NOTE REFERENCE
	PARKING STALL COUNT
	LARGE SHEET DETAIL
	COORDINATE POINT
	REVISION - ADDENDUM, BULLETIN, ETC.
	REVISED AREA (THIS ISSUE)

LEGAL DESCRIPTION	
The North Half of the Northeast Quarter of the Northeast Quarter of Section 5, and the North Half of the Northwest Quarter of the Northwest Quarter of Section 4, all in Township 32, Range 25, Anoka County, Minnesota.	

BENCHMARK	
Anoka County Benchmark No. 2085 Elevation = 918.258 (NAVD83) Location: Approximately 50 feet East of the centerline of CSAH No. 5 and 65 feet South of the centerline of 185th Ave NW.	

OWNER	
ALAN & JONI GREENWALDT 4741 153RD AVENUE NW RAMSEY, MN, 55303 TEL 612-202-9421 EMAIL joni_greenwaldt@baxter.com CONTACT: ALAN & JONI GREENWALDT	

PROJECT CONTACTS	
CIVIL ENGINEER LANDFORM 105 SOUTH FIFTH AVENUE, SUITE 513 MINNEAPOLIS, MN 55401 TEL 612-252-9070 CONTACT: ERIC LUTH	SURVEYOR LANDFORM 105 SOUTH FIFTH AVENUE, SUITE 513 MINNEAPOLIS, MN 55401 TEL 612-252-9070 CONTACT: LARRY HUHN

LANDSCAPE ARCHITECT LANDFORM	
105 SOUTH FIFTH AVENUE, SUITE 513 MINNEAPOLIS, MN 55401 TEL 612-252-9070 CONTACT: JOHN ORTIZ	

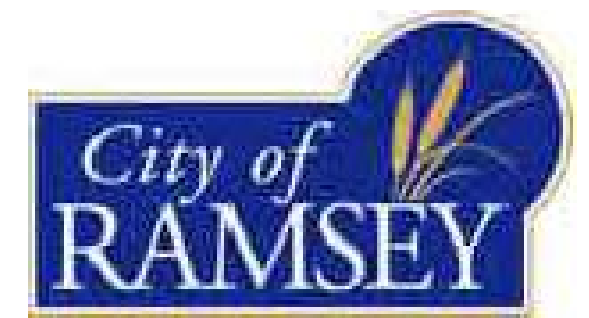
CIVIL / LANDSCAPE SHEET INDEX & REVISION MATRIX			
SHEETS ISSUED BY DATE			
SHEET NO.	DESCRIPTION	08/24/24	09/24/24
C0.1	CIVIL & LANDSCAPE TITLE SHEET	X	X
C1.0	EXISTING CONDITIONS & REMOVALS INDEX	X	X
C1.1	EXISTING CONDITIONS & REMOVALS INSET 1	X	X
C1.2	EXISTING CONDITIONS & REMOVALS INSET 2	X	X
C1.3	TREE INVENTORY INDEX	X	X
C1.4	TREE INVENTORY INSET 1	X	X
C1.5	TREE INVENTORY INSET 2	X	X
C1.6	TREE INVENTORY DATA TABLE 1	X	X
C1.7	TREE INVENTORY DATA TABLE 2	X	X
C1.8	TREE INVENTORY DATA TABLE 3	X	X
C1.9	TREE INVENTORY DATA TABLE 4	X	X
C1.10	TREE INVENTORY DATA TABLE 5	X	X
C2.0	PRE PLAT INDEX	X	X
C2.1	PRE PLAT INSET 1	X	X
C2.2	PRE PLAT INSET 2	X	X
C3.0	GRADING, DRAINAGE, & EROSION CONTROL INDEX	X	X
C3.1	GRADING, DRAINAGE, & EROSION CONTROL INSET 1	X	X
C3.2	GRADING, DRAINAGE, & EROSION CONTROL INSET 2	X	X
C3.3	SWPPP	X	X
C7.1	CONSTRUCTION DETAILS	X	

OWNER

ALAN & JONI GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY

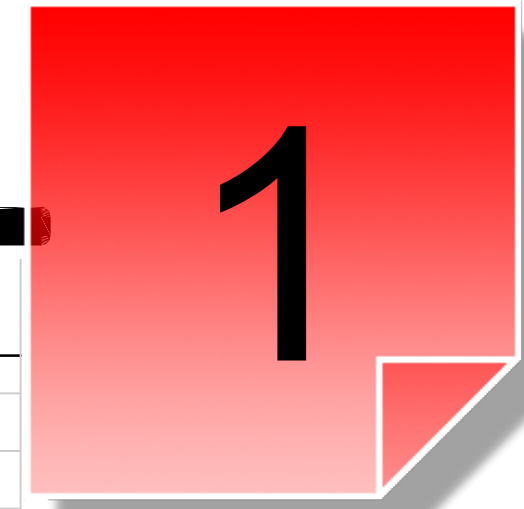


PROJECT

EMERALD ESTATES

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY		
CONTACT ENGINEER FOR ANY PRIOR HISTORY		
DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL



CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

PRELIMINARY PLAT
NOVEMBER 14, 2024



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

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

FILE NAME C001222725.DWG

PROJECT NO. ZZZ224725

CIVIL & LANDSCAPE TITLE SHEET

C0.1

Landform*and Site to Finish*are registered service marks of Landform Professional Services, LLC.

1 - Landscape Plan

Created by: Chris Anderson
On: 11/27/2024 11:37 AM

The submittal is missing a Landscape Plan. Each lot shall have at least two (2) trees installed in the front yard. Existing trees may satisfy this requirement, but the tree inventory and preservation plan is lacking sufficient detail to know if existing trees will adequately satisfy the planting requirements.

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

TREE INVENTORY SUMMARY

Total DBH Inches	24,867
Total Exempt DBH Inches	2,765
Total DBH Inches to be Removed	
Percentage Removed	

*Exempt Trees include: trees located in proposed storm ponds, invasive tree species, dead or dying trees, trees in poor condition.

2
1

LEGEND

- Tree Removal
- Tree Protection
- Construction Limits
- Mass Tree Removal

EXISTING CONDITIONS

- Background information shown is from survey by Landform, Minneapolis, MN, on August, 9, 2024, expressly for this project, City of Ramsey, Minnesota record drawings and utility service providers. Landform offers no warranty, expressed or written, for information provided by others. Existing project conditions shall be verified prior to beginning construction. Errors, inconsistencies, or omissions discovered shall be reported to the Engineer IMMEDIATELY.
- Geotechnical boring locations are approximate and are based on information provided in the Geotechnical Report prepared by Tradewell Soil Testing, Cedar, MN, on June, 8th, 2024.

GENERAL NOTES

- For construction staking and surveying services contact Landform at 612.252.9070.
- NOTE: these plan are for entitlement purposes only. Final site construction plans are to be provided by Home Builder (TBD) at building permit.
- Wetlands delineated by Kjolhaug Environmental Services Company, Final TEP Completed September x, 2024

LEGAL DESCRIPTION

The North Half of the Northeast Quarter of the Northeast Quarter of Section 5, and the North Half of the Northwest Quarter of the Northwest Quarter of Section 4, all in Township 32, Range 25, Anoka County, Minnesota.

BENCHMARK

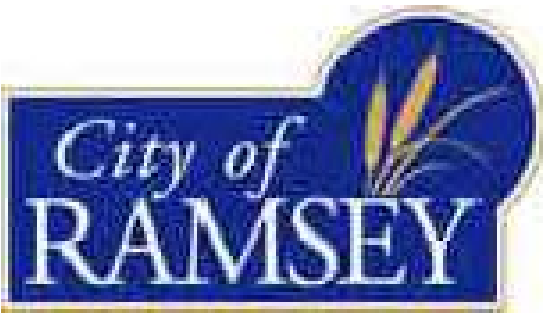
Anoka County Benchmark No. 2085
Elevation = 918.258 (NAVD88)
Location: Approximately 50 feet East of the centerline of CSAH No. 5 and 65 feet South of the centerline of 185th Ave NW.

OWNER

ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT

EMERALD
ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

PRELIMINARY PLAT
NOVEMBER 14, 2024



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

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

FILE NAME C103ZZZ725.DWG

PROJECT NO. ZZZ24725

TREE INVENTORY INDEX

C1.3

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.

1 - Exempt Trees

Created by: Chris Anderson
On: 11/27/2024 11:12 AM

Trees in poor condition are not exempt from the preservation standards. The DBH inches for trees in poor condition need to be removed from the tally of Exempt DBH inches.

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

2 - Missing Data

Created by: Chris Anderson
On: 11/27/2024 11:13 AM

Seems like there's missing data since the cells are empty for Total DBH Inches to be Removed and Percentage Removed

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

3 - Custom Sites

Created by: Chris Anderson
On: 12/03/2024 08:30 AM

It is our understanding that these lots will be 'custom' built/graded, which may have an impact on tree preservation. At the time of building permit application for each home, an inventory of trees being removed must be included, and it shall utilize the same numbering as this inventory.

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

4 - Wetland Delineation Date

Status as of 12/02/2024 03:16 PM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 12/02/2024 03:16 PM
Type: Action
State: For Discussion

Update.

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

5 - Tree Removal / Preservation

Status as of 12/02/2024 03:22 PM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 12/02/2024 03:22 PM
Type: Action

State: For Discussion

Tree removal will be required for culvert installation, driveways, etc. Need to indicate where trees will be removed, and show tree preservation fencing where trees are being saved.

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

1 - Additional Information Needed

Created by: Chris Anderson
On: 11/27/2024 11:05 AM

Please provide:
Tally of total DBH inches on site
Tally of DBH inches being removed
Tally of invasive species DBH inches (e.g. Siberian Elm, Russian Olive, etc.)
Provide actual species name (not just maple, oak, elm...is it red maple, amur maple, sugar maple, red oak, bur oak, American elm, Siberian elm, slippery elm, etc.)

Also, there is no data in the last 2 columns (Status and Description (Removed Because)) on any of the 5 sheets of the inventory.

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

2 - Removals?

Created by: Chris Anderson
On: 11/27/2024 11:25 AM

The Grading Plan includes silt fence around the areas where each home will be constructed. Based on the tree inventory, a number of trees will need to be removed to accommodate the grading for each home site. Yet, this inventory does not indicate that any DBH inches are being removed.

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

3 - Mesh with Sheet 3.0

Created by: Chris Anderson
On: 12/03/2024 09:58 AM

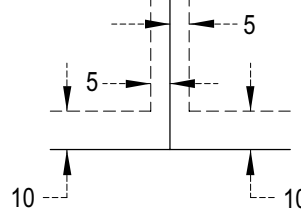
Sheet 3.0 shows silt fence around the driveways and housepads of each lot. The Tree Inventory and Preservation Plan should at a minimum include the removal of trees within the silt fence on each lot, as well as the removal of any trees within the primary septic area. If, at the time of building permit submittal, there's a change in proposed removals, that information can be provided along with the home plans.

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

LEGEND

	Property Line
	Interior Lot Line
	Underlying Parcel Line
	Existing Easement
	Proposed Easement
	Proposed Setback

DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN THUS:
(Not to Scale)



Being 5 feet in width and adjoining lot lines, unless otherwise shown
and 10 feet in width and adjoining right of way lines as shown on
the plat.

AREA SUMMARY

Existing:				
Pervious	1,565,018	s.f.	35.93	ac.
Impervious	50,266	s.f.	1.15	ac.
Total	1,565,018	s.f.	35.93	ac.
Proposed:				
Pervious	1,440,183	s.f.	33.06	ac.
Impervious	124,835	s.f.	2.87	ac.
Total	1,565,018	s.f.	35.93	ac.

LEGAL DESCRIPTION

The North Half of the Northeast Quarter of the Northeast Quarter of Section 5, and the North Half of the Northwest Quarter of the Northwest Quarter of Section 4, all in Township 32, Range 25, Anoka County, Minnesota.

BENCHMARK

Anoka County Benchmark No. 2085
Elevation = 918.258 (NAVD88)
Location: Approximately 50 feet East of the centerline of CSAH No. 5 and 65 feet South of the centerline of 185th Ave NW.

LOT DATA TABLE

Parcel	Area (SF)	Area (Acres)
R.O.W. Dedication 181st Ave NW	159,810	3.67
Block1, Lot1	124,453	2.86
Block1, Lot2	120,073	2.76
Block1, Lot3	120,002	2.75
Block1, Lot4	119,931	2.75
Block1, Lot5	119,861	2.75
Block1, Lot6	119,790	2.75
Block1, Lot7	119,788	2.75
Block1, Lot8	119,613	2.75
Block1, Lot9	119,507	2.74
Block1, Lot10	119,401	2.74
Block1, Lot11	119,295	2.74
Block1, Lot12	125,145	2.87
Block1, Lot13	118,161	2.71

GENERAL NOTES

- For construction staking and surveying services contact Landform at 612.252.9070.
- Obtain all necessary permits for construction within, or use of, public right-of-way.
- The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file, shall be compared to the structural drawings prior to staking.

ZONING AND SETBACK SUMMARY

The Property is currently Zoned Rural Developing Zone (RD)
Current Land Use: Rural Undeveloped

Building Setback Information is as follows:
Front Yard = 40 ft.
Rear = 40 ft.
Side (Interior) = 10 ft.
Side (Street) = 40 ft.

Adjacent Properties Zoning:
North: Bordered by 181st Avenue NW
South: Public / Quasi-Public District
East: Rural Developing
West: Rural Developing

Lot Coverage Information is as follows:
Lot Area Minimum = 108,900 s.f. = 2.5 ac.
Lot Width Minimum = 200 ft.

Total Site Area = 1,565,018 s.f. = 35.93 ac.
Wetland and Wetland Buffer Area = 662,634 s.f. = 15.21 ac.
Net Developable Area = 902,384 s.f. = 20.72 ac.

OWNER

ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT

EMERALD
ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

PRELIMINARY PLAT
NOVEMBER 14, 2024



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

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

FILE NAME C2002ZZZ725.DWG
PROJECT NO. ZZZ24725

PRE PLAT INDEX
C2.0

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.

1 - Culverts?

Created by: Chris Anderson
On: 11/20/2024 11:07 AM

Assuming this represents a culvert under each driveway, but this is not in the legend. Please add to leged so it is clear what this represents.

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

2 - Lots 12 & 13

Created by: Chris Anderson
On: 11/27/2024 11:19 AM

Please include an exhibit or inset for Lots 12 & 13 that includes a 60' x 100' box of buildable area that excludes wetland, wetland setback, steep slopes, and floodway. We need to ensure that these 2 lots meet the buildability requirement.

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

3 - Narrative

Created by: Chris Anderson
On: 12/03/2024 08:37 AM

The submittal is lacking a narrative that addresses the county's concerns about adding 13 driveways to 181st Avenue.

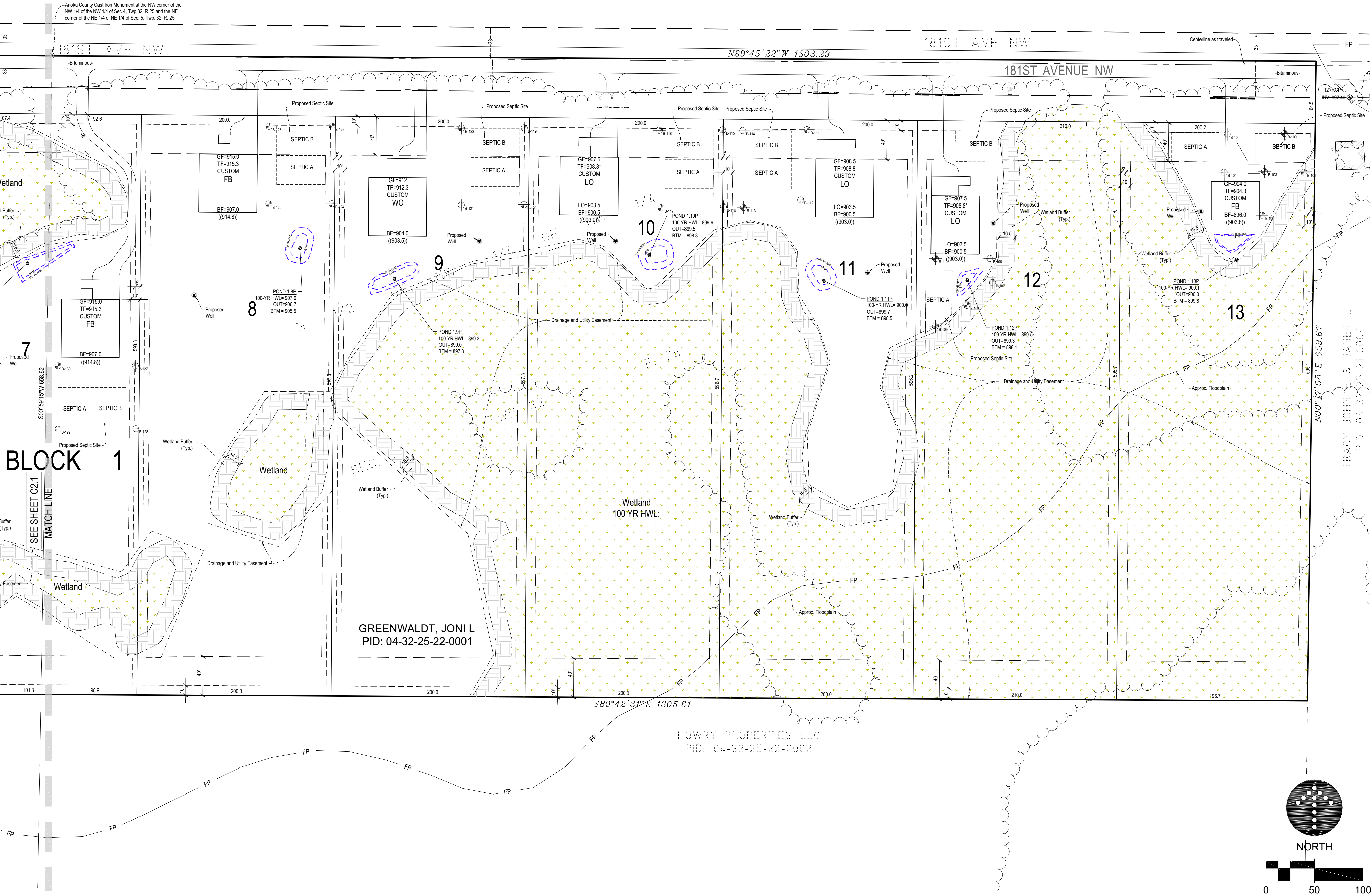
----- 0 Replies -----

4 - Lots 12 & 13

Created by: Chris Anderson
On: 12/03/2024 08:38 AM

These 2 lots will have very little buildable area once the house and septic system is in place. While these lots are over 2.5 acres in size, the vast majority of both lots is wetland. It would be helpful if this were disclosed to future buyers, as fitting an accessory building, swimming pool, or other common homeowner improvements, might not be possible.

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



WARREN PAULSON FAMILY FARM LLC
PID: 33-33-25-33-0001

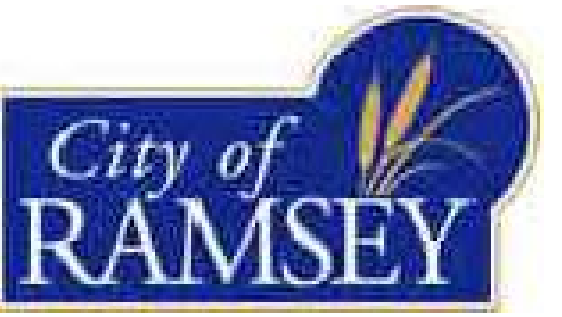
1

OWNER

ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT

EMERALD
ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

PRELIMINARY PLAT
NOVEMBER 14, 2024

LANDFORM
From Site to Finish

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

FILE NAME C2002ZZ725.DWG

PROJECT NO. ZZZ24725

PRE PLAT INSET 2

C2.2

1 - Stormwater Maintenance Agreements

Created by: Chris Anderson
On: 12/03/2024 08:42 AM

With each lot having their own stormwater basin, individual maintenance agreements will be needed for each lot. The agreements will need to be recorded against the respective lot. This should be disclosed to each buyer, as the maintenance agreements will require reporting annually and periodic upkeep of the basins.

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

Parcel	Bldg. Type	Garage Floor	Low Opening	Low Floor	HWL	EOF
Block1, Lot1	Look Out	915.0	910.0	907.0	907.2	907.0
Block1, Lot2	Look Out	912.0	909.0	906.0	904.0	903.7
Block1, Lot3	Look Out	910.0	906.0	903.0	900.2	900.0
Block1, Lot4	Walk Out	914.0	906.0	906.0	900.4	900.2
Block1, Lot5	Walk Out	914.0	906.0	906.0	900.3	900.2
Block1, Lot6	Full Basement	911.5	911.5	903.5	907.6	907.2
Block1, Lot7	Full Basement	915.0	915.0	907.0	904.8	904.7
Block1, Lot8	Full Basement	915.0	915.0	907.0	907.0	906.7
Block1, Lot9	Walk Out	912.0	904.0	904.0	899.4	899.0
Block1, Lot10	Look Out	907.5	903.5	900.5	900.7	900.2
Block1, Lot11	Look Out	908.5	903.5	900.5	900.0	899.7
Block1, Lot12	Look Out	907.5	903.5	900.5	899.5	899.3
Block1, Lot13	Full Basement	904.0	904.0	896.0	900.1	900.0



1. For construction staking and surveying services contact Landform at 612.252.9070

Area of Disturbance = XX SF = XX Acres

1

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	:Inlet Protection	X ea.
	:Silt Fence	8990 ft.
	:Septic Field Protection Fence	X ft.
	:Compost or Bio Log	X ft.
	:Vehicle Tracking Pad	X ea.
	:Erosion Control Blanket	X ea.
	:Tip Out Curb	
	:Pavement Sawcut	
	:Construction Limits	
T/W XXX.XX B/W XXX.XX	:Top of Wall :Bottom of Wall	

ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

EMERALD
ESTATES
RAMSEY, MINNESOTA

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ET
14 Nov 2024	Pre Plat Resubmittal	ET

PRELIMINARY
NOT FOR
CONSTRUCTION

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

PRELIMINARY PLAT
NOVEMBER 14, 2024

LANDFORM
From Site to Finish

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

FILE NAME C300ZZZ725.DWG

PROJECT NO. ZZZ24725

GRADING, DRAINAGE & EROSION CONTROL INDEX

C3.0

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.

1 - Calculation

Created by: Chris Anderson
On: 11/27/2024 11:30 AM

These calculations are missing.

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

2 - Anoka County Highway Department Permits

Status as of 12/03/2024 10:59 AM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 12/03/2024 10:59 AM
Type: Action
State: For Discussion

After discussion with ACHD; they do not have a preference if the developer builds all of the driveway aprons and culverts or if its done by the individual home builder. The home builder needs to be aware that both a right of way and access permit will need to be acquired from ACHD on each lot. If the developer were to build all of the dw aprons, this could be done under 1 right of way permit, but individual access permits for each lot would still be required.

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

3 - Groundwater

Status as of 12/03/2024 11:01 AM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 12/03/2024 11:01 AM
Type: Action
State: For Discussion

The lowest floor elevation needs to also consider the apparent groundwater elevation. There must be a minimum of 3 feet of separation, which is not being met on several lots based on the soil boring reports.

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

BUCHHOLZ, LUKE
PID: 33-33-25-44-0004

OWNER

ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY



PROJECT

EMERALD
ESTATES
RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

CONTACT ENGINEER FOR ANY PRIOR HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL

BLOCK

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

PRELIMINARY PLAT
NOVEMBER 14, 2024

LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

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

FILE NAME C3002ZZ725.DWG

PROJECT NO. ZZZ24725

GRADING, DRAINAGE & EROSION
CONTROL INSET 1

C3.1

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.

1 - Septic

Created by: Chris Anderson
On: 11/27/2024 11:34 AM

How will this house connect to this septic system without disturbing the wetland and wetland setback area?

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

ALAN & JONI
GREENWALDT

CIT



EMERALD
ESTATES
RAMSEY, MINNESOTA

CONTACT ENGINEER FOR ANY PRIOR HISTOR

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree inventory	ET
14 Nov 2024	Pre Pilot Resubmital	ET

PRELIMINARY
NOT FOR
CONSTRUCTION

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

PRELIMINARY PLAT
NOVEMBER 14, 2024

LAND FORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

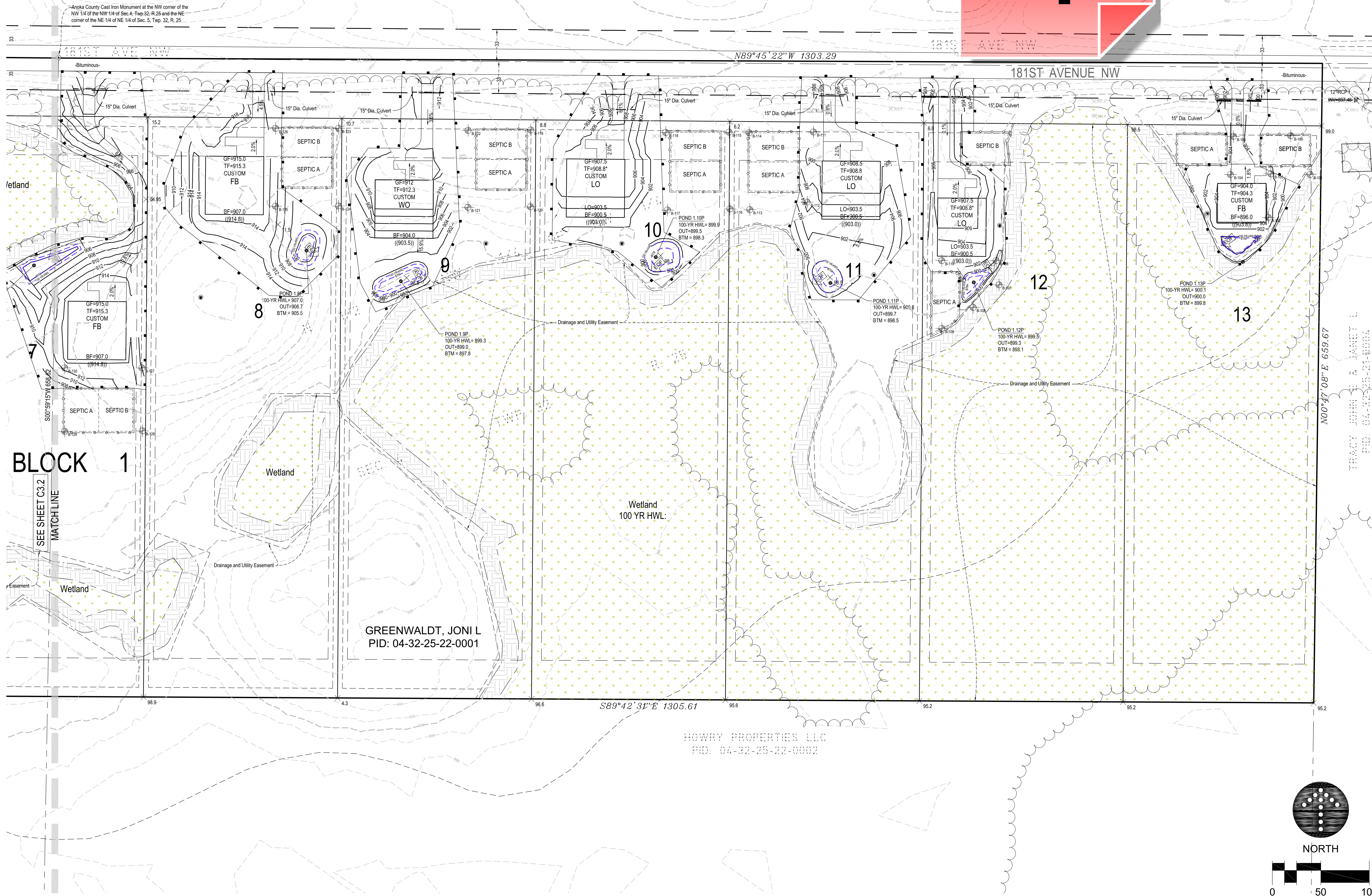
Tel: 612-252-9070
Fax: 612-252-9070
Web: landform.net

FILE NAME	C300ZZZ725.DWG
PROJECT NO.	ZZZ24725

GRADING, DRAINAGE & EROSION CONTROL INSET 2

C3.2

Landform® and Sita to Finish® are registered service marks of Landform Professional Services, LLC.

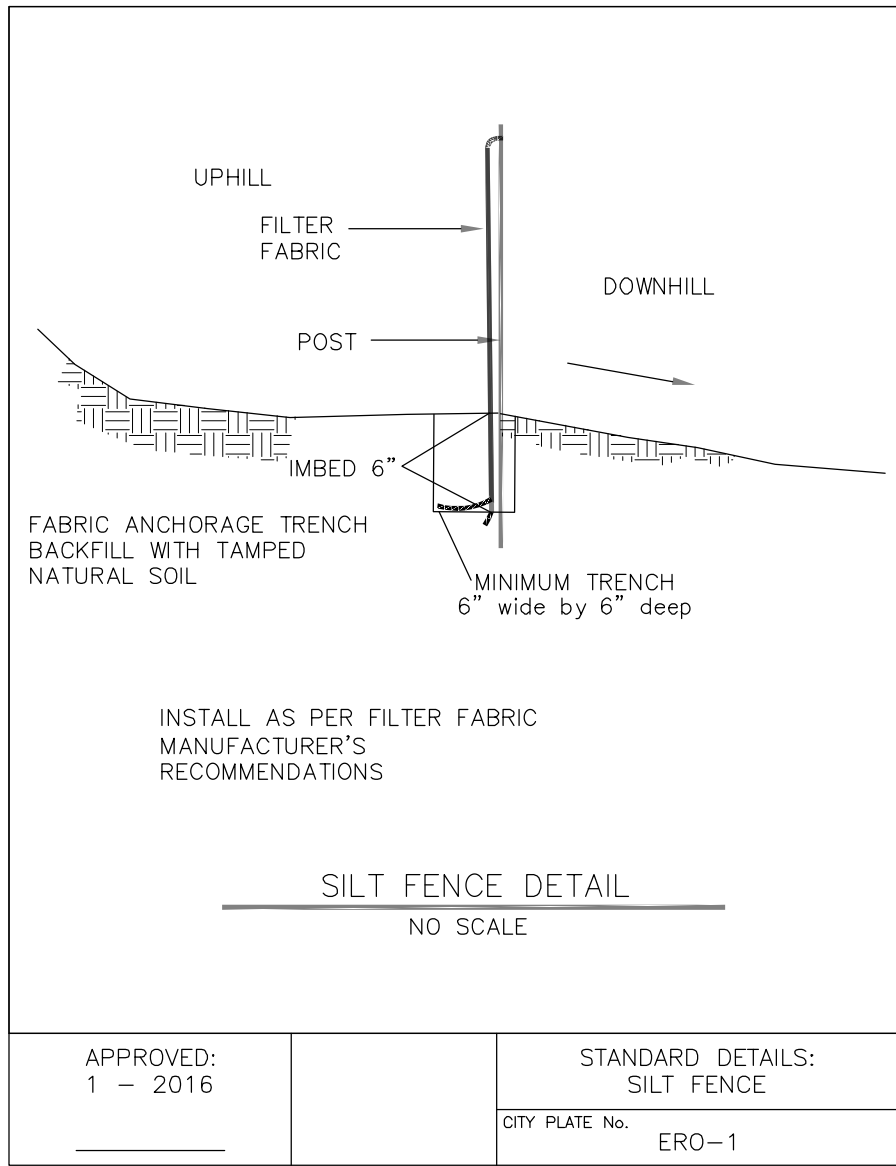


1 - Tree Planting

Created by: Chris Anderson
On: 12/03/2024 08:33 AM

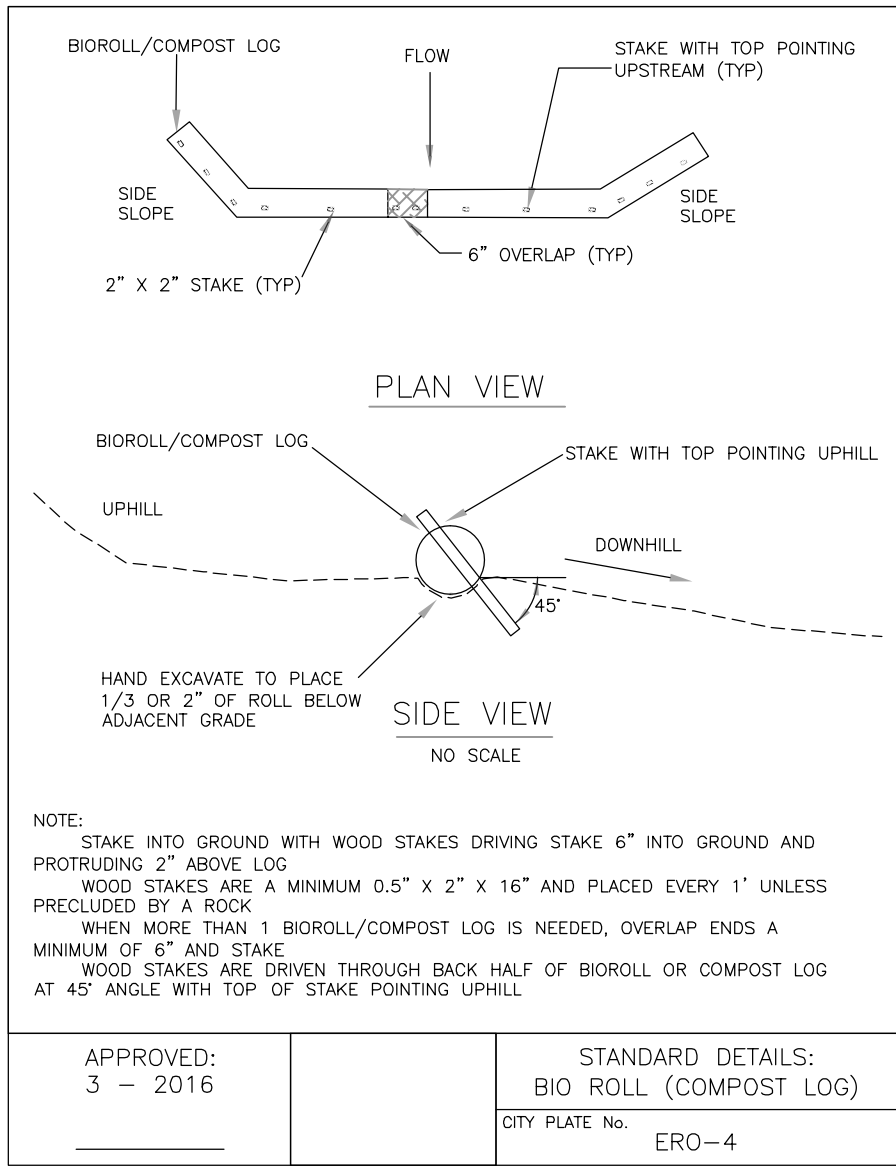
Each lot is required to have 2 front yard trees (between the home and the road). Existing trees, if preserved and not on the Prohibited List, can satisfy the planting requirement.

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



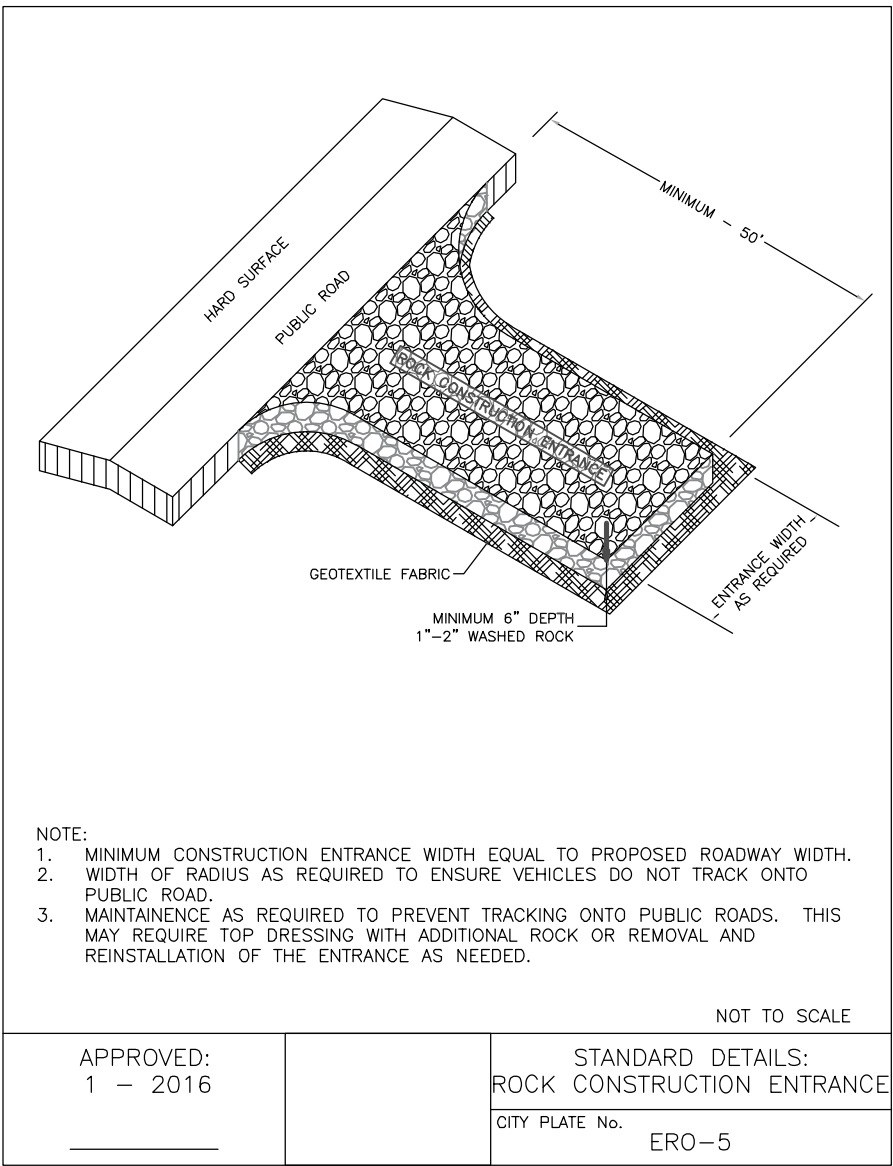
SILT FENCE

NO SCALE



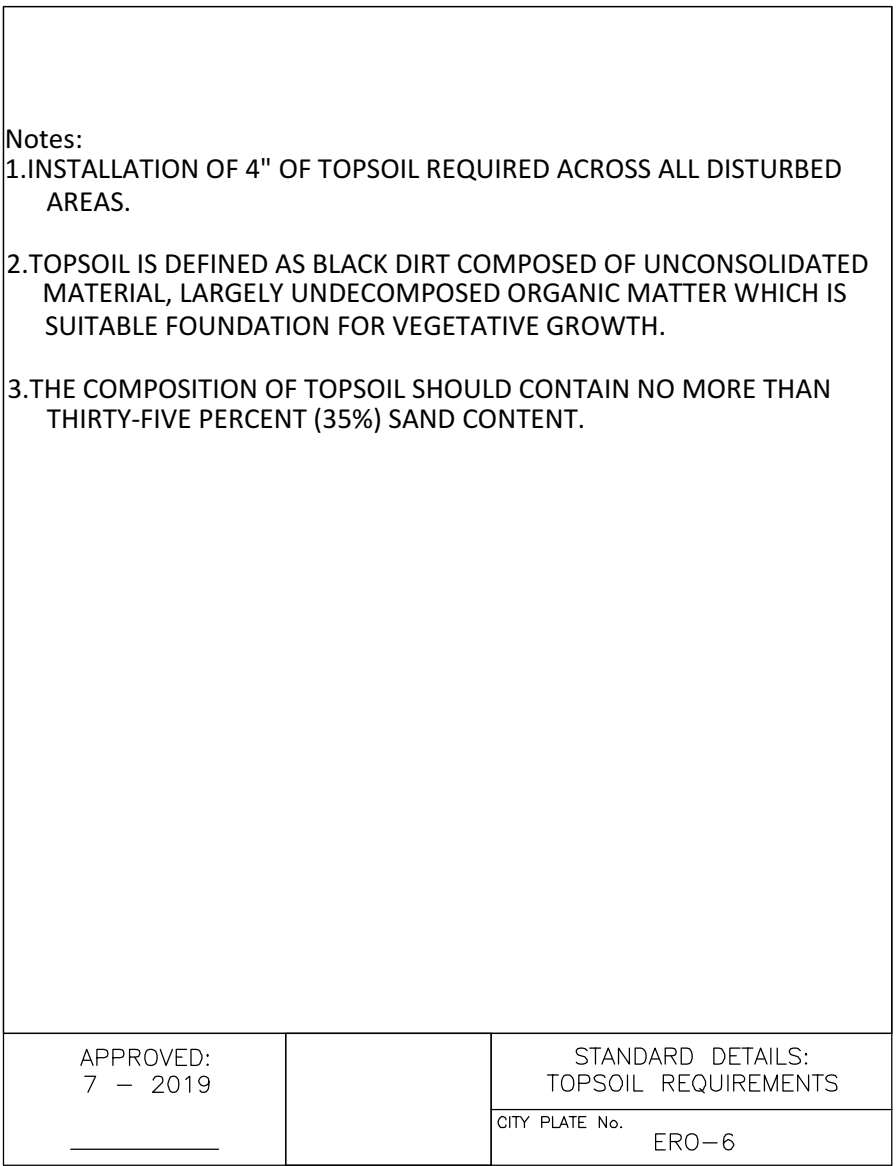
BIO ROLL (COMPOST LOG)

NO SCALE



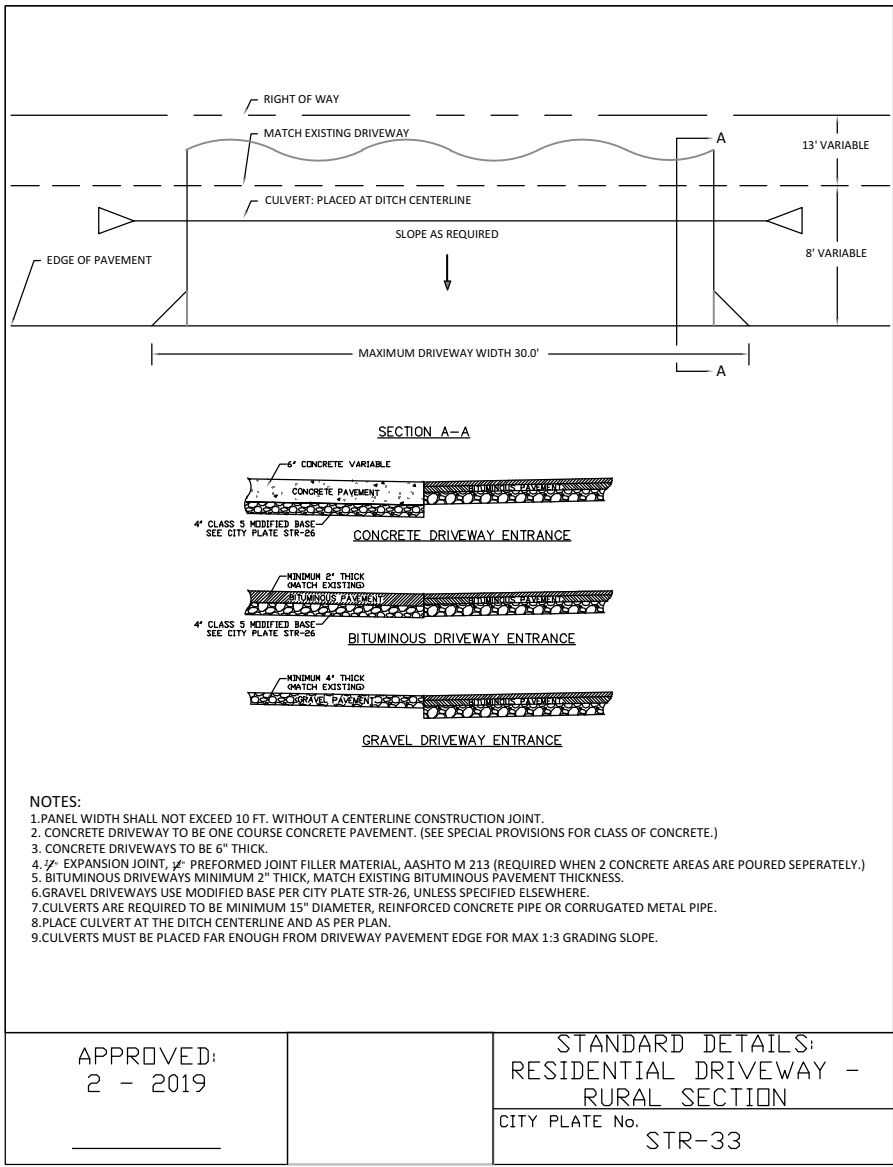
ROCK CONSTRUCTION ENTRANCE

NO SCALE



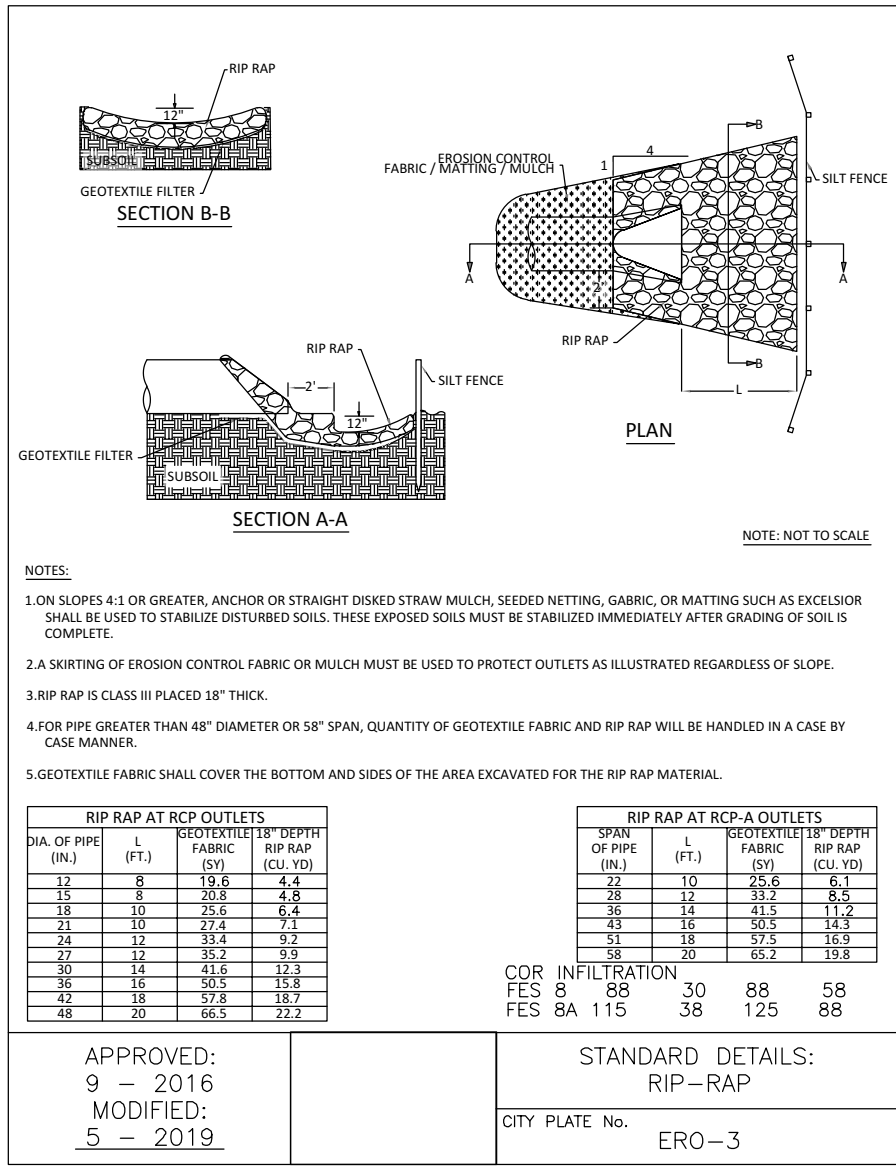
TOP SOIL REQUIREMENTS

NO SCALE



RESIDENTIAL DRIVEWAY - RURAL SECTION

NO SCALE



RIP-RAP

NO SCALE



OWNER

ALAN & JONI
GREENWALDT

4741 153RD AVENUE NW
RAMSEY, MN 55303
612-202-9421

CITY

City of
RAMSEY

PROJECT

EMERALD
ESTATES

RAMSEY, MINNESOTA

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
16 Oct 2024	Tree Inventory	ETL
14 Nov 2024	Pre Plat Resubmittal	ETL

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

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

PRELIMINARY PLAT
NOVEMBER 14, 2024

LANDFORM

From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

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

FILE NAME C7002ZZZ725.DWG

PROJECT NO. ZZZZ24725

CONSTRUCTION DETAILS

C7.1

Landform*and Site to Finish*are registered service marks of Landform Professional Services, LLC.

C7.1.pdf V1 - Changemark Notes (1 Note)

1 - Tree save fence detail

Status as of 12/03/2024 11:02 AM

Type: Action

State: For Discussion

Created by: Joe Feriancek

On: 12/03/2024 11:02 AM

Type: Action

State: For Discussion

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

Environmental Policy Board (EPB)**Meeting Date:** 12/16/2024**Primary Strategic Plan Initiative:** Not Applicable**Information****Title:**

Consider the Environmental Policy Board Meeting Calendar for 2025

Purpose/Background:

Annually, the Environmental Policy Board (EPB) reviews their meeting schedule and identifies alternative meeting dates when there is a conflict, such as with a holiday in which city offices are closed, or if there is a date that multiple board members identify as problematic. Attached is the 2025 meeting schedule. The January and February meeting dates will need to be adjusted due to the Martin Luther King Jr and Presidents Day holidays (city offices are closed). The remainder of the year, it does not appear that there are any other conflicts. Staff would recommend that the Board select either January 13 or January 27, 2025, as the January meeting date and either February 10 or February 24, 2025, for the February meeting date. These alternative meeting dates are simply the Monday prior to and immediately following the regularly scheduled meeting dates for January and February. The meetings will still be held in the Council Chambers and will begin at 6:30pm. Additionally, if there are any other meeting dates that Board Members know they have a conflict, those should be mentioned to ensure there would still be a quorum.

Recommendation:

Identify alternative meeting dates for the January and February EPB meetings and approve the 2025 meeting calendar.

Outcome/Action:

Motion to approve the 2025 meeting calendar with the January meeting held on [January 13 or January 27] and the February meeting held on [February 10 or February 24].

Attachments

2025 DRAFT Meeting Schedule

Form Review**Inbox**

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 12/12/2024

Reviewed By

Brian Hagen

Date

12/12/2024 11:05 AM

Started On: 12/09/2024 08:39 AM

Meeting Date	Alternate Date 1	Alternate Date 2
January 20, 2025 (MLK Day)	January 13, 2025	January 27, 2025
February 17, 2025 (Presidents Day)	February 10, 2025	February 24, 2025
March 17, 2025 (St. Patricks Day)		
April 21, 2025		
May 19, 2025		
June 16, 2025		
July 21, 2025		
August 18, 2025		
September 15, 2025		
October 20, 2025		
November 17, 2025		
December 15, 2025		