City of Ramsey
Agenda
Park and Recreation Commission
Thursday, April 11, 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 the following meeting minutes.
1. Park and Recreation Commission meeting dated March 14th, 2024.

5. Commission Business

1. Nominate Chair and Vice-Chairperson of the Park and Recreation Commission

2. Recommend Park Dedicaion for Haviland Fields

3. Recommend a $350,000 Budget and Playground Installation for The Hollow

4. Consider Park and Recreation 2024 Outdoor Meeting Schedule

6. Commission/Staff Input

1. Commission/Staff Input

7. Adjournment

Park and Recreation Commission

Meeting Date: 04/11/2024

Primary Strategic Plan Initiative: Connect the community through Parks, Trails and Recreational Programming.

Information

Title:

Approve the following meeting minutes.
1. Park and Recreation Commission meeting dated March 14th, 2024.

Purpose/Background:

To review and approve meeting minutes that are attached for review.

Notification:

N/A

Time Frame/Observations/Alternatives:

Staff anticipates this case will take less than 5 minutes.

Funding Source:

N/A

Recommendation:

To review and approve meeting minutes dated March 14th, 2024.

Outcome/Action:

Motion to approve meeting minutes dated March 14th, 2024.

Attachments

Park and Recreation Minutes

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/05/2024 03:18 PM
Form Started By: Mariah Albrecht		Started On: 04/05/2024 02:55 PM
Final Approval Date: 04/05/2024		

PARK AND RECREATION COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Park and Recreation Commission conducted a regular meeting on March 14, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Commission Members Present:	Chair Nathan Barten Commissioner Shane Bennett Commissioner Megan Ealain Commissioner Dean Olson
Commission Members Absent:	Vice Chair Brandon Sis Commissioner Todd Arts Commissioner Jennifer Leistico
Also Present:	City Council Liaison Debra Musgrove Parks & Assistant Public Works Director Mark Riverblood Recreation Coordinator Abby Proulx

1. CALL TO ORDER

Chair Barten called the Park and Recreation Commission meeting to order at 6:30 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Commissioner Bennett, seconded by Commissioner Olson, to approve the Park and Recreation Commission meeting agenda as presented.

Motion carried. Voting Yes: Chair Barten; Commissioners Bennett, Olson and Ealain. Voting No: None. Absent: Commissioners Arts, Leistico, Loss, and Sis.

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

Motion by Commissioner Bennett, seconded by Commissioner Ealain, to approve the following Park and Recreation Commission Regular Meeting Minutes:

- Park and Recreation Commission Meeting Minutes date February 8, 2024

Motion carried. Voting Yes: Chair Barten; Commissioners Bennett, Ealain, and Olson. Voting No: None. Absent: Commissioners Arts, Leistico, Loss, and Sis.

5. COMMISSION BUSINESS

5.01: Recreation Programs Update

Recreation Coordinator Proulx presented information on recreational programing that has taken place thus far this year, January through March. She also highlighted upcoming programing this year as well as new activities and programs that have been added. She stated that more information can be found on the City website, where registration is also available and easier to navigate.

The Commission thanked Recreation Coordinator Proulx for the update.

Parks & Assistant Public Works Director Riverblood thanked Commission Olson for his assistance on the duck, duck, wood duck offering. He stated that staff is also excited about the 55+ day-trip offerings, noting that the first offering filled quickly.

5.02: The Waterfront – Recommend Funding for Trails, Trees, and Furnishings, a 2024 CIP

Parks & Assistant Public Works Director Riverblood stated that they have been working on various planning efforts for many years for the urban waterfront in the downtown area, with the Commission recommending preparation of plans and specifications for the trails, trees, and furnishings at the January meeting. He stated that the Council approved that action in February and the project is currently out for bid. He stated that the purpose of this case is to recommend the funding for that project element. He identified the project area and provided more information on the tree and landscaping, trail, and furnishing elements. He reviewed the proposed project cost, with contingency, of $428,000 or less. He highlighted elements of the project which could come in lower than the estimate through the bidding process.

Chair Barten commented that this aligns with previous discussions.

Commissioner Bennett noted that the bids are due April 3rd with the item appearing on the April 9th City Council agenda. He asked if there are any concerns that the bids could exceed the estimated amount and whether the Commission would then have to revisit this item before it would go to City Council.

Parks & Assistant Public Works Director Riverblood stated that if the bids were to be deemed high, they would not need to move forward with City Council action on April 9th. He recognized the need to time the projects with the street work occurring in this area, providing input on the anticipated timing of the different projects. He stated that while the Council may approve this on April 9th, the start date is estimated for July 8th. He noted that once the contractor is approved for the street project, they will be able to better coordinate those efforts.

Councilmember Musgrove referenced the bike racks and asked for more information, specifically whether those would seem to be sufficient for families to use.

Parks & Assistant Public Works Director Riverblood provided more details on that proposed element. He noted that the City would be purchasing that equipment from the State contract and the contractor would simply be installing those by pouring concrete. He stated that the specific bike rack that they will use has not been selected.

Motion by Commissioner Bennett, seconded by Commissioner Olson, to recommend to City Council a not to exceed amount of $430,000 from the Park Trust Fund for the construction of trails, and related improvements, to The Waterfront.

Motion carried. Voting Yes: Chair Barten; Commissioners Bennett, Olson and Ealain. Voting No: None. Absent: Commissioners Arts, Leistico, Loss, and Sis.

5.03: Consider Irrigation for Municipal Plaza

Parks & Assistant Public Works Director Riverblood stated that this project was also included in the CIP for the past few years and the overall project scope for The Waterfront and this area for 2024. He provided details on the plans for Municipal Plaza and specifically the proposed irrigation plans. He asked for consensus from the Commission on whether it would make sense for staff to develop those irrigation plans for consideration.

Chair Barten asked if there would be a possibility for low water options for the turf grass.

Parks & Assistant Public Works Director Riverblood replied that staff is cognizant of the importance of doing that when it makes sense. He stated that this is a dry, exposed site with high evaporation. He noted that topsoil was imported, and they would use smart technology for the irrigation system. He stated that they would also use low flow heads and fracture the spray to spread the water over a larger area. He noted that they also water overnight or at off-peak times to maximize conservation.

Commissioner Olson noted the activities of Happy Days that occur in that area and the benefit that would be provided by having nice grass in that area rather than dry, crispy ground. He stated that he supports the irrigation project.

Commissioner Ealain stated that she understands the desire to have this area be lush grass, but noted that other than Happy Days the area mainly appears to be used for dogs.

Parks & Assistant Public Works Director Riverblood commented that also within the CIP this year is an off-leash area for dogs off Veterans Drive, which would move that activity to the identified area. He stated that signs could be placed deterring that dog activity while this work and seeding is occurring.

Commissioner Olson noted that with the improved surface, the use could lend itself to different activities.

Councilmember Musgrove asked for more information on the future plans for this area, as she recalled that some areas would be paved with firestones and benches.

Parks & Assistant Public Works Director Riverblood commented that is the ultimate plan, to include those amenities to extend use in the shoulder seasons. He stated that those are still good ideas that they may move towards, but noted that the irrigation system can be reconfigured to accommodate those uses in the future. He stated that this action would make the area usable while they work on The Waterfront, with the future phases of Municipal Plaza to come in the future acknowledging that the majority of the area within the Plaza would remain open space.

Commissioner Bennett commented that it does not seem like it would be a significant investment to make this space usable and recognized that the plan would be deployed in a manner where reconfiguration could occur when future amenities are added.

Parks & Assistant Public Works Director Riverblood confirmed the consensus of the Commission that it is prudent to begin the process for developing plans for irrigating Municipal Plaza and to identify the associated costs.

Councilmember Musgrove noted that this would also complement the trees and irrigation along Sunwood.

Commissioner Bennett agreed, noting that the Plaza does seem like a weird, unfinished area across from City Hall.

Councilmember Musgrove noted that the improvement could also entice a business to come into that corner area.

6. COMMISSION/STAFF INPUT

Parks & Assistant Public Works Director Riverblood stated that at the April meeting they will identify the locations for the outdoor meeting schedule and appoint a Chair and Vice Chair for 2024. He referenced an area northwest of Central Park where there is a dilapidated boardwalk which is about 25 years old. He stated that hydrology in that area has changed, and the water sometimes overtops the boardwalk. He stated that staff would propose to refurbish that boardwalk and further elevate the boardwalk to solve the issue of water overtopping. He noted that item will go before the Public Works Committee at its next meeting. He explained that is a maintenance project and therefore the Public Works Committee would be the appropriate entity to make a recommendation on the project.

7. ADJOURNMENT

Motion by Commissioner Bennett, seconded by Commissioner Olson, to adjourn the meeting.

Motion carried. Voting Yes: Chair Barten; Commissioners Bennett, Olson and Ealain. Voting No: None. Absent: Commissioners Arts, Leistico, Loss, and Sis.

The Park and Recreation Commission meeting adjourned at 7:15 p.m.

Respectfully submitted,

_____
Mark Riverblood
Parks & Assistant Public Works Director

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Park and Recreation Commission **5. 1.**

Meeting Date: 04/11/2024

Submitted For: Mark Riverblood, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title:

Nominate Chair and Vice-Chairperson of the Park and Recreation Commission

Purpose/Background:

Each year, City Council makes appointments to their various subcommittees, with commissions and boards also expected to appoint a Chair and Vice-Chair for their respective entity. The purpose of this case is to establish the Commission's Chair and Vice-Chair for 2024 into 2025. In terms of process, staff proposes nominations for first the Chair, and then after approval by the majority of voting Commissioners, the Vice-Chair position also administered in the same manner. The Terms of Boards and Commission are from April 1st through March 31st of the respective year(s).

Notification:

Observations/Alternatives:

Funding Source:

n/a

Recommendation:

Action:

Motion to designate _____ Chair, and _____ Vice Chair of the Park and Recreation Commission from April 2024 through March 31, 2025.

Attachments

Updated Board and Commission Policy

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	04/04/2024 01:31 PM
Brian Hagen	Brian Hagen	04/04/2024 02:56 PM
Form Started By: Mark Riverblood		Started On: 04/02/2024 09:09 AM
Final Approval Date: 04/04/2024		

POLICY FOR THE RECRUITMENT, APPLICATION, AND INTERIVEW PROCESS OF APPOINTING CITY BOARD AND COMMISSION MEMBERS AND CHAIR MEMBER TERM ROTATIONS

PURPOSE: The Mayor and City Council of the City of Ramsey have the authority to establish volunteer boards and commissions to advise them on matters affecting the City, as detailed in Chapter 2, Article V, Section 2-155 of the City Code. The purpose of this policy is to outline aprocess for the recruitment, application, and interview process of appointing City board and commission members, as well as to limit Chair terms to two terms in a row.

SCOPE: This policy applies to the following advisory commissions established by the City of Ramsey: Economic Development Authority, Environmental Policy Board, Park and Recreation Commission and the Planning Commission. This policy excludes the Charter Commission application process. For information on the Charter Commission please visit: Charter Commission | Ramsey, MN

PROCESS: The intent of this policy is to ensure that openings on City boards and commissions are publicized to the community at large, that applicants are evaluated objectively and treated fairly and courteously, and that members of boards and commissions are selected on the basis of their qualifications and suitability for the position.

INCUMBENTS

Incumbent reapplication process for odd number term reappointment requests

Incumbents seeking reappointment for the third, fifth, seventh, etc. term, the following policy applies: Annually, staff will notify commission members by December 1st reminding them of their upcoming term expiration and invite them to attend a voluntary interactive feedback session with the City Council to highlight information such as accomplishments, personal contributions to the commission, and ideas for improving the effectiveness of the board or commission. This will also be an opportunity for the City Council to ask additional questions of the incumbent.

The chair of each board or commission for which appointments are being considered will be invited to submit written comments to the City Council, making a recommendation regarding reappointment. If the chair is the incumbent, the vice-chair will be contacted; if both are incumbents, the most senior member of the board or commission will be contacted. The form for written comments will be provided by the city. The final decision regarding appointments will rest with the City Council.

Incumbent reapplication process for even number term reappointment requests

Incumbents seeking reappointment for the second, fourth, sixth, etc. term, the following policy applies: Annually, staff will notify commission members by December 1st reminding them of the upcoming term expiration. If the incumbent wishes to be reappointed, the incumbent will not be required to interview with the City Council and a brief letter of intent will not be required; however, the chair of each board or commission for which appointments are being considered will be invited to submit written comments to the City Council, making a recommendation regarding reappointment. If the chair is the incumbent, the vice-chair will be contacted; if both are incumbents, the most senior member of the board or commission will be contacted. The form for written comments will be provided by the city. The final decision regarding appointments will rest with the City Council.

The general policy for all incumbents will include the following process:

- Regardless of the incumbent reapplication status, all board and commissions will be advertised to the public. This is important in order to secure as many applicants as possible for unexpected or unforeseen mid-recruitment vacancies.
- In one collective process, concurrent with new applicants, the City Council will meet, discuss, and determine whether or not a reappointment will be made.
- If it is determined that the City Council does not wish to reappoint the incumbent, the incumbent will be notified. If it is determined that the incumbent will be reappointed, the incumbent will be notified.
- In the event that a commissioner does not wish to be reappointed, staff will be offer them an opportunity to contact member(s) of the City Council to discuss any concerns that they may have.

NON-INCUMBENTS

New member application process

Annually, prior to the normal ending date of boards and commissions terms, staff will prepare a detailed notice for publication in the City's January/February newsletter and in the City's official newspaper, as required by the Charter. The notice will publicize that applications are being accepted for boards and commissions, including the Economic Development Authority, Environmental Policy Board, Park and Recreation Commission and Planning Commission. The notice will provide language stating that applications will be considered by the City Council for current openings and future vacancies occurring in the next annual recruitment cycle. The notice will provide an application closing date of the last Friday in February.

The application materials will remain open on the City's website year-round. When an application is received, staff will make contact with the applicant to confirm the receipt of the application and advise the applicant of what to expect going forward based on the current recruiting needs of the City.

Unexpected Vacancy Process

Periodically, when an unexpected vacancy on a board or commission occurs, the board or commission staff liaison will notify the head of human resources, who will take one of the following three actions:

1) Refer back to the most recent recruitment file in an effort to identify a viable candidate that has already successfully passed the interview process. If a candidate is identified andwilling to serve on the given board or commission, the head of Human Resources will consult with the City Administrator and act according to the City Administrator's direction; if applicable, a resolution appointing the new member will be presented to the City Council.
2) Refer to new applicants' applications that have been received through the continuous posting period, but not yet interviewed by the City Council and schedule mid-year interviews for the current vacancy.
3) If options 1 and 2 above are not viable, staff will prepare a detailed notice of position availability for publication once in the City newsletter with an application deadline date of the last day of the month of the first month of the newsletter edition and in the City's official newspaper, as required by the Charter. The City Administrator will provide the head of human resources with direction as to if this step should occur or to wait until the

next annual recruitment process. Interviews

INTERVIEWS

- Staff will arrange interview times and notify applicants and the City Council of the arrangements.
- If there are more than five applicants per the total number of vacancies to be filled, the City Council will evaluate the applications and select five applicants to be interviewed.
- Interview questions will be determined before the interview based on qualifications identified asnecessary, as well as to accurately identify each applicant's knowledge, skills, and abilities, and the benefits that the applicant, if appointed, may bring to the board or commission in the future.
- All applicants will be asked the same questions. Depending on responses, some follow-up questions will differ from candidate to candidate for purposes of clarification.
- The City Council will evaluate applicants by comparing responses to interview questions, information contained in the letter of interest/application, and potential contribution to the existing diversity of expertise, experience and geographic representation on the applicable boardor commission.
- Interviews will not be televised but will be held in an open meeting.

SELECTION

- Recommendations from the City Council regarding appointments will be forwarded to the next regular meeting of the City Council for consideration.
- When vacancies occur on the EDA, the Mayor will make a recommendation for appointment tothe City Council.
- Except where a vacancy unexpectedly occurs, creating a vacant seat mid-term, all new appointments or reappointments to regular terms on a City board or commission will be effectiveon April 1. This is to allow the current members of the City Council the opportunity to review and select individuals for seats on boards and commissions.
- Chair and Vice-chair selections are generally decided by each board or commission in April. The City Council desires to offer members the opportunity to grow their experience on the commission; therefore, following a maximum of two consecutive terms as Chair of the respective commission, a new Chair will be selected. The outgoing Chair may be appointed to the Vice-chair role

NOTIFICATION TO APPLICANTS

After appointments have been approved, the staff will notify all applicants of the results of the process and take the necessary steps to on-board new members.

TERMS

Board and Commission members shall serve four-year terms, with the exception of members ofthe Economic Development Authority serving six-year terms. There will be no limit to the number of terms that can be served. Terms will expire annually on March 31. Incumbents willbe allowed to continue to serve until a successor is appointed.

STIPENDS FOR MEMBERS OF CITY BOARDS AND COMMISSIONS

Effective July 1, 1996, members of all City boards and commissions are eligible for stipends to cover expenses for meetings actually attended. The amount of the stipends is established by CityCouncil resolution and subject to change as deemed necessary by the City Council. Elected officials seated on a board or commission are not eligible for a stipend.

Stipends paid to members of City boards and commissions will be reported to the Internal Revenue Service as required by law.

SERVICE ON MORE THAN ONE CITY BOARD OR COMMISSION

Resolution 89-11-302 states that it is the policy of the Ramsey City Council "to avoid appointing individuals to more than one Board or Commission unless adequate representation cannot be accomplished or it is clearly in the best interest of the City of Ramsey to make such appointmentsto multiple Boards or Commission."

REVISIONS

Adopted by the City Council August 13, 1996
Revised by the City Council August, 11, 1997

- Ordinance #97-10 amended City Code 2.03.02 changing terms of office for boards and commissions from two years to four years and establishing a limitation of two consecutive four-year terms, effective August 11,1997.

Revised by the City Council December 11, 2001
Revised by the City Council December 17, 2002

- Evaluation panel defined as the three members of the Personnel Committee
- The two Board/Commission representatives will have 1.5 votes each

Revised by the City Council November 25, 2003

- New application/questionnaire to be reviewed and scored by evaluation panel. Top five scorers invited to interview.

Revised by the City Council December 9, 2003

- Incumbents who wish to apply for another term will submit a letter of interest which will be reviewed by the evaluation panel. The incumbent will be reappointed or the seat will be advertised.

Revised by the City Council March 14, 2006

- Each member of the evaluation panel will receive one vote in order to avoid a tie
- Term limits are abolished.
- Members of the evaluation panel will meet in person to discuss applications for reappointment, as they dowith new applications

Revised by the City Council January 27, 2009

- Incumbents and new applicants will be considered in one collective recruitment, interview and selection process.
- Term expiration dates will be adjusted for current and future board and commission members to March 31
- Applicants will be interviewed by the full City Council (the evaluation panel) and the City Council will consult with the chair and vice chair of each board or commission regarding appointments, as deemed necessary; however, chairs and vice chairs will not vote on appointments
- If there are more than five applicants for a vacancy, the City Council will screen the applications and selectfive applicants to be interviewed

Revised by the City Council June 28, 2011

- Advertising for unexpected vacancies, if needed, will be advertised only once in the Ramsey Resident
- Interviewees will be invited to a short open house prior to interviews
- Interview questions will be revised to more accurately identify each applicant's knowledge, skills, and abilities based on the qualifications identified as necessary and the benefits that the applicant, if appointed,may bring to the board or commission in the future

Discussion by the City Council April, 2014 to make the following revisions:

- Omit "Incumbents seeking reappointment will be required to complete a City of Ramsey application for boards and commissions and will be considered in one collective recruitment, interview and selection process
- Omit inviting applicants to a short open house prior to interviews.
- Remove the term "evaluation panel" -- replacing it with the term 'City Council."
- Remove "Reviewing applications -- After the application deadline has passed, the Human Resources Manager will forward all applications to the City Council for scoring. The Human Manager will total thescores and invite the top five scorers to interview."
- Omit several unnecessary headings / improved formatting.
- Omit the Charter Commission from the policy.

Revised by the City Council June 28, 2016

- Simplified the incumbent reapplication process
- Simplified the process to fill unexpected vacancies due to unforeseen resignations.
- Removed unnecessary Charter Commission language from the updated policy.

Revised by the City Council February 14, 2023

- Changed title of document to include Chair member term rotations.
- Clarify Charter Commission as a separate policy with link.
- Changes to the incumbent reappointment process including language regarding incumbents being considered in one concurrent process with new applicants.
- Language changes related to maintaining a continuous recruitment and processes for receipt of new applications.
- Added footer and format changes.

Park and Recreation Commission

Meeting Date: 04/11/2024

Primary Strategic Plan Initiative: Connect the community through Parks, Trails and Recreational Programming.

Information

Title:

Recommend Park Dedicaion for Haviland Fields

Purpose/Background:

Background

Presbyterian Homes (the "applicant") has submitted a land use application for development of a large portion of the Lord of Life Church property at 14501 Nowthen Boulevard NW. The project will remove the two houses on the site and some of the underused parking lots. The church's building and some of the parking lot will remain. Two new multi-family buildings are proposed: a 160-unit senior apartment building and a 280-unit non-age-restricted apartment building. Additionally, 20 units of senior rental townhomes in the form of 10 one-level twinhome buildings are proposed. In all, 460 units are proposed. The site is currently zoned with three different designations - R-1A, R-2, and R-3 and guided in the Comprehensive Plan for Public and High Density Residential land uses—the Haviland Field plat would be accommodated by a rezoning to a Planned Unit Development.

Purpose

The purpose of this case is to recommend the Park Dedication and Trail Fees for this significant plat.

Notification:

As part of the rezoning application and Public Hearing conducted by the Planning Commission, a mailed notification was made to properties within 700 feet of the site. "Proposed Development" signs were placed on the property - one facing Nowthen Boulevard and one facing St. Francis Boulevard. A hearing notice was also published in the March 15 Anoka Union Herald Newspaper.

In the fall of 2021, the applicant hosted two neighborhood meetings to gather feedback on the concept development plans. Many of the comments have been incorporated into the plans.

Time Frame/Observations/Alternatives:

Observations

Park Dedication is proposed to be satisfied through a combination of land and cash with credit given for certain improvements. Soltice Park is located adjacent to the northwestern portion of the site. This is a neighborhood park with three pedestrian connections to Cobalt, Erkium, and Fluorine Streets. There is no dedicated parking lot, just on-street parking. Also proposed is a four or five-space parking area which would be constructed at the end of Cobalt Street. A portion of new park land with a double pickleball court is proposed in the existing clearing at the northwest corner of the site. The site plan shows a walkway between the courts and the internal private roadway. Another connection will need to be made between the courts and the existing trail just north of the property line. The applicant would receive credit for the construction of the parking area, courts, and the park walkways. Those precise costs will be determined by the Development Agreement as a future step in the process.

(The parcel shown for the Cobalt Street extension, Outlot B, included excess land extending to St. Francis Boulevard. The land outside of the parking and turn-around areas is not needed for public purposes. The plat will be revised to show the boundary no more than ten feet from the back of curb to accommodate snow storage.

Park land dedication credit will not be afforded east of the new parking area.)

In summary, new park land will be added to Solstice Park (approx. 3/4 acres), and approximately .15 acres would be added to the south end of Cobolt Street for a turn-around for snow plows and vehicle parking to access Solstice Park. After land dedication, the balance of the cash equivalent of Park Dedication is approximately $112,583—however, a similar number may be expected to be credited for the construction cost of the pickleball courts, small trail connections, and parking area. Trail Fees @ $1,500 per unit equate to $690,000 (based upon the number units at the time of Final Plat).

Additional information will be presented at the meeting.

Funding Source:

As indicated above,the City will collect development fees including Park Dedication, with credit given for land and improvements, as well as Trail Fees. The precise fees and charges will be determined at the time of the Development Agreement.

Additionaly, the property is currently tax-exempt. The residential portions of the property will be placed back on the tax rolls.

Recommendation:

Staff recommends Park Dedication and Trail Fees be addressed as expressed above, and within the proposed motion below.

Outcome/Action:

Motion to recommend to City Council that Park Dedication for Haviland Fields be a combination of land dedication and cash, with credit for park improvements constructed, and that Trail Fees consist of a cash payment of $1,500 per residential dwelling unit.

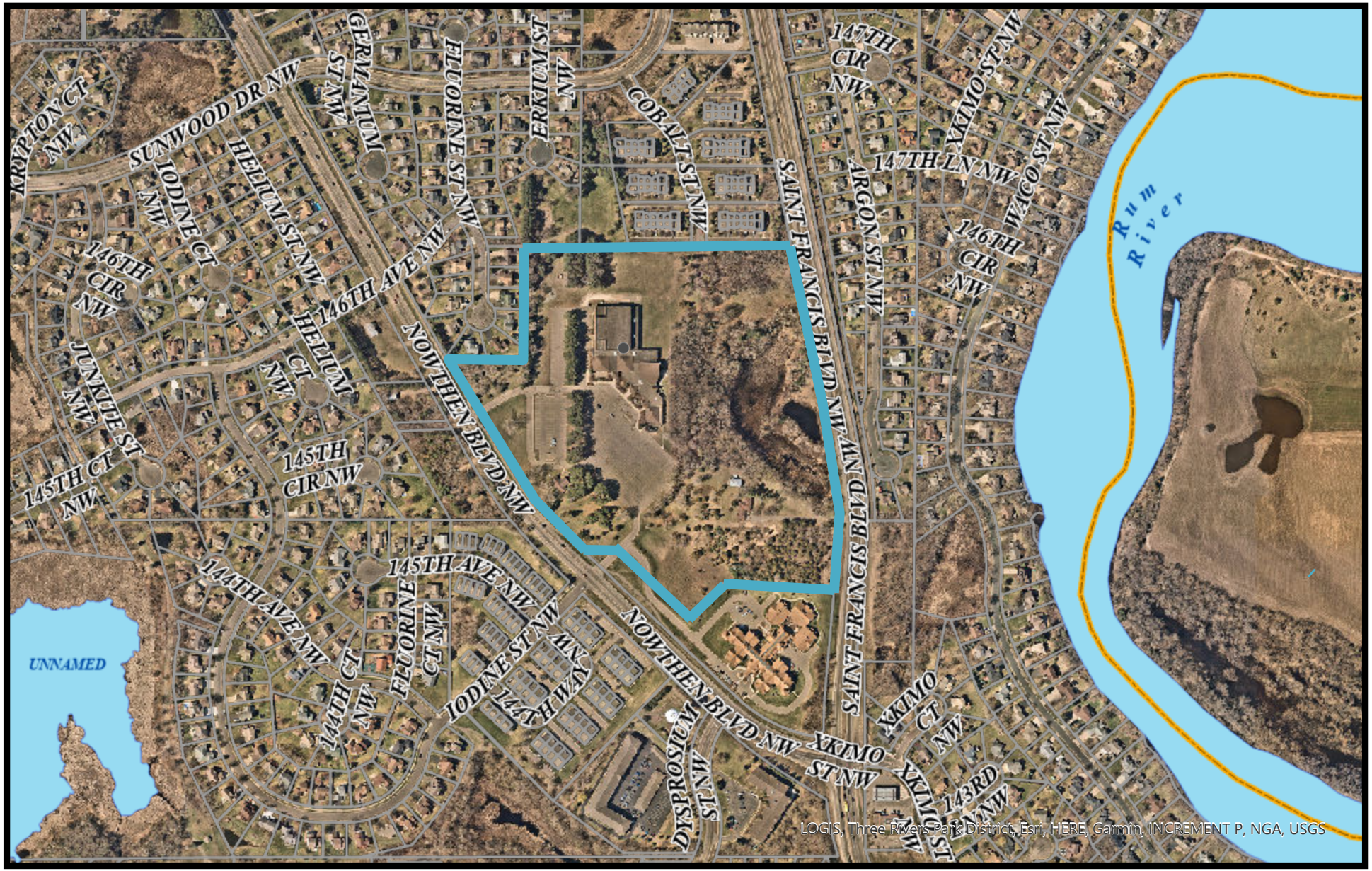
Attachments

Site Location Map
Applicant's Narrative
Graphics and Renderings
Site Plans
Civil Plans
Landscape Plans
Preliminary Plat
Senior Living Building
All Ages Building
Park Homes (Twinhomes)

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	04/05/2024 02:01 PM
Brian Hagen	Brian Hagen	04/05/2024 02:36 PM
Form Started By: Mark Riverblood		Started On: 04/05/2024 10:57 AM
Final Approval Date: 04/05/2024		

Site Location: Haviland Fields



Print Date: March 12, 2024

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Entitlement Application Narrative

DATE:	02/09/2024
TO:	City of Ramsey Staff
FROM:	Senior Housing Partners
SUBJECT:	14501 Nowthen Blvd NW | Haviland Fields Comprehensive Plan Amendment, Zoning Amendment, Site Plan, and Preliminary Plat Application

Presbyterian Homes & Services (PHS) and its community partner Lord of Life Church respectfully apply for a Comprehensive Plan Amendment, Zoning Amendment, Site Plan, and Preliminary Plat Application for the site known as Haviland Fields located at 14501 Nowthen Blvd NW, Ramsey, Minnesota (Parcel ID: 25-32-25-24-0059 and Legal Description: Lot 1, Block 1, Stoney River Addition, Anoka County, Minnesota.).

Presbyterian Homes & Services and the Lord of Life Church are project partners with Senior Housing Partners, the development arm of Presbyterian Homes & Services, BKV Group for architecture and Kimley-Horn for civil engineering.

Entitlement Application Narrative

Overview:

Presbyterian Homes & Services is applying for a zoning amendment, comprehensive plan amendment, site plan, and preliminary plat for the site known as "Haviland Fields". The Haviland Fields proposal is intended to create a bespoke park-like campus in harmony with the existing environment complete with community trails. The proposal would leave the picturesque low areas as it embraces its natural setting. Haviland Fields, centered around Lord of Life Lutheran Church, includes housing, easy access to green space, and a commitment to life enrichment and growth that feeds body, soul and spirit. The name Haviland Fields is a nod to the history of the site and is named after Delora Haviland one of the original owners of the land in the 1800s.

HAVILAND FIELDS

LIVE & GROW

Presbyterian Homes & Services' goal is to provide very needed seniors housing for the City of Ramsey. The Haviland Fields proposal contains 20 attached townhomes for seniors on the west and north side of the site and 160 senior housing units on the southwest side of the campus for a combined 180 seniors units. This diversity of seniors' home types provides choices for folks as they age. More choice provides options for the greatest number of residents. Through retaining residents, the City of Ramsey is primed to retain more wisdom and community engagement of current residents who wish to stay in Ramsey. Additionally, there are 280 all age apartment homes proposed. The Lord of Life Congregation will be staying in their current location to create one cohesive campus.

Entitlement Application Narrative

Site and Landscape

The Haviland Fields proposal draws inspiration from the natural beauty and heritage of Ramsey especially the Rum River, the logging history of Ramsey, the Lord of Life Church, and surrounding structures to create buildings that reflect and belong to Ramsey.

The proposal aims to cultivate a cohesive campus atmosphere, with the Lord of Life Church serving as a central focal point. The proposal strategically positions multifamily and park homes to accentuate the church's prominence, foreseeing residents benefiting from its community amenities such as worship, daycare, gymnasium, and communal spaces.

Preserving the existing wetland area and stands of Scotch Pine trees was paramount in the site design. The plan is to maintain the wetland's untouched beauty and preserve as many pine trees as possible, respecting and integrating these natural elements into the landscape.

Building Design

The objective for the Haviland Fields site was to create structures that stand independently yet complement each other. The development team selected materials that harmonize well and keep the material palettes refined to ensure a balanced aesthetic. Wood look accents, reflective of the site's natural elements, are prominent throughout the campus, with gabled roofs echoing the neighboring buildings' character.

These buildings were designed to be of a similar scale as its environment. Buildings were designed to be of a similar scale as the approximately 40 and 45 foot tall building to the south of the site with the buildings being less than the 60 foot R-3 zoning standards for height. The goal was to design buildings that fit into the larger framework of the City of Ramsey.

Entitlement Application Narrative

Senior Housing Building

The design of the Seniors Housing building draws inspiration from pine forests. The building's form evokes light filtering through a tree canopy, with primary materials such as white shake siding representing light. Darker board and batten paneling represent trees in silhouette. Accent areas of wood at the building corners and entrance emphasize the building's connection to nature.

This building is a four-story residential building with 160 apartments and one level of parking below grade. Level 1 features a lobby and club room. This building will have below grade and surface parking for residents and guests. It will also have an outdoor courtyard for residents and connections to the campus trail system.

The exterior of the building will consist of brick, cement shake siding, cement board and batten siding, cement panel siding, “wood look” siding, and asphalt shingles.

Entitlement Application Narrative

All Age Building

Inspired by the nearby Rum River, located just 800 feet from the site, the All Ages building takes cues from the river's curves and meandering path. The building's layout mirrors the river's fluidity, with rooflines incorporating stepping and undulation to enhance this connection to nature.

This building is a four-story residential building with one level of parking below grade. Level 1 features a lobby and club room. It will have below grade and surface parking for residents and guests. It will also have an outdoor courtyard with a pickleball court, and connections to the campus trail system. The exterior of the building will consist of brick, cement board siding, cement board and batten siding, cement panel siding, “wood look” siding, and asphalt shingles.

Entitlement Application Narrative

Park Homes

There are proposed to be 10 park homes each with two units for a total of 20 Park Home units. These buildings were designed to blend the local architectural context with the newly proposed buildings on the Haviland Fields site.

These are (1) story residential park homes with (2) units in each building. Each unit has a (2) car garage for residents and surface parking for guests. These units have access to the campus trail system.

Entitlement Application Narrative

Density

	Acres	Units/ Acre
Conventional Total Land Area	35.53	12.95
Delineated Wetland and Buffer	4.20	
Land Area Sans Wetland	31.33	14.68
Church Lot	7.02	
Proposed Land Dedication	1.62	
Residential Only Land	22.69	20.27

The proposal concentrates density at the south side of the campus with both the seniors and all age buildings. The overall proposal has a total of 460 residential units on 35.53 acres of land, which translates to a conventional 12.95 units per acre.

The Metropolitan Council's Net Residential Handbook directs land within the Metropolitan Urban Service Area, which includes Haviland Fields, to utilize net density backing out wetlands, wetland buffers, water bodies, public parks, trails for its Comprehensive Plan calculations. Conventionally, one would think to include these segments as in practice they are part of the fabric of the site and one cohesive campus. That said, following the letter of the Met Council's Planning Handbook the following areas are netted out:

- Delineated Wetland and 16.5 foot wetland buffer: 4.20 Acres
- Lot 2 [The Lord of Life Church Parcel]: 7.02 Acres
- Proposed Park Dedication: 1.62 Acres

This results in a remaining 22.69 acres of residential only land. Using this modified density directed by the Metropolitan Council, the would result in a density of 20.27 units per acre.

The Metropolitan Council seeks net density of 5 units per acre for the Emerging Suburban Edge Designation, which the Met Council has deemed the City of Ramsey. Based on the Met Council's formula, this proposal's 20.27 units/ net acre, this project assists the City of Ramsey in meeting its Met Council density targets while balancing out density, and thus enabling lower density single family home developments elsewhere in Ramsey.

Through concentrating density on the south side of the site, the proposal is able to incorporate robust density transitioning to create a density that is at or below the surroundings to the west and the north as well as incorporate park like elements for the community. The proposal takes screening very seriously and uses the existing trees as a buffer on the north and west where they exist. This will create a natural screening that is consistent with Section 475 in the Ramsey City Code. The proposal features a park-like campus that is both set apart from neighboring buildings and is intentional. HVAC units will be screened as well to maximize curb appeal, create a cohesive campus, and hide back of house areas.

Parks

Presbyterian Homes & Services proposes to expand solstice park including two pickleball courts on the northwest side of the site. This should bolster and expand Solstice Park. Additionally, it is proposed to add parking for Solstice Park improving a neighborhood park for the long term.

Traffic

Presbyterian Homes & Services proactively commissioned a traffic study conducted by Kimley-Horn. There is additional discussion anticipated with the City of Ramsey and Anoka County with regard to site access.

The proposal seeks to minimize traffic. It may go without saying, but residents of seniors housing take fewer trips than the residents of a single-family home (3.2 trips per day vs. 9.5 trips per day according to the Institute of Transportation Engineers 11th Edition). Seniors in single family homes take an estimated 4.5 trips per day. The 180 combined units of seniors generate materially fewer trips than a similar all age development. For that reason, the proposal with its 180 senior units actually generates an anticipated 7.1% fewer trips than what could be built in the current zoning. These fewer trips should correspond to less traffic than what could be built by right on the site.

			Current Zoning		Proposed Zoning		
Land Use Description	**ITE #***	**Daily Trips/Unit**	**Units**	**Daily Trips**	**Units**	**Daily Trips**	**Daily Trip Var.**
Single Family Detatched Housing	210	9.5	20	189	0	0	
Multi-Family Housing (Low-Rise)	220	6.7	84	566	0	0	
Multi-Family Housing (Mid-Rise)	221	4.5	278	1,262	280	1,271	
Senior Adult Housing - Single Family	251	4.3	0	0	20	86	
Senior Adult Housing - Multi-Family	252	3.2	0	0	160	518	
Total			**382**	**2,017**	**460**	**1,875**	**-7.1%**
Note							
*Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition.							

Parking

The Haviland Fields proposal creates sufficient parking for residents that exceeds city guidelines and industry best practices. There are 311 structured parking spaces proposed plus 311 additional surface parking spaces. Further, we propose to keep parking spaces for the Lord of Life Church (224 surface stalls). This combination of parking allows for flexibility and manages demand for parking even at peak periods. The proposed onsite parking of 622 stalls is greater than the required parking of 620 spaces required by the Ramsey City Code Chapter 106, Section 460(B). Therefore, the parking proposed for the site in excess of the City of Ramsey's parking guidelines.

	Units	Structured Spots	Surface Spots	Total Spaces	Required Spaces
Total Residential Spaces	460	311	311	622	620

Process

Presbyterian Homes & Services has engaged the community in the process holding community meetings on September 28th and October 27th, 2022, and invited every resident within 1000 feet of the Lord of Life campus via mail. That feedback informed the proposal with comments advocating for a (4) story front building with a smaller footprint versus a (3) story building with a materially larger footprint. Further community feedback guided incorporating fencing and screening on the west side of the site as well as moving a proposed pickleball court public amenity away from the homes on the northwest side of the lot. The community feedback stressed the importance of density transitioning spurring a concentration of density on the south side of the site with lower density to the north and west.

Since the community meeting, Senior Housing Partners worked with City Staff to present the concept to in a November 7, 2022 City Council Work Session. Then, the idea was presented by City Staff to the Plan Commission on December 1st, 2022. Subsequently, Presbyterian Homes & Services completed an Environmental Assessment Worksheet (EAW) process with the Minnesota Environmental Quality Board (EQB) looking at over a dozen function areas including land use, water resources, wildlife, sensitive plant communities, visual, air, greenhouse gas footprint, noise, and transportation items. The EAW was published in the Minnesota EQB Monitor. The public had 30 days to comment. Then based on those comments, the Environmental Assessment Worksheet found *no* need for a further Environmental Impact Statement (called a negative declaration). This negative declaration was unanimously approved by the Ramsey City Council on October 24, 2023.

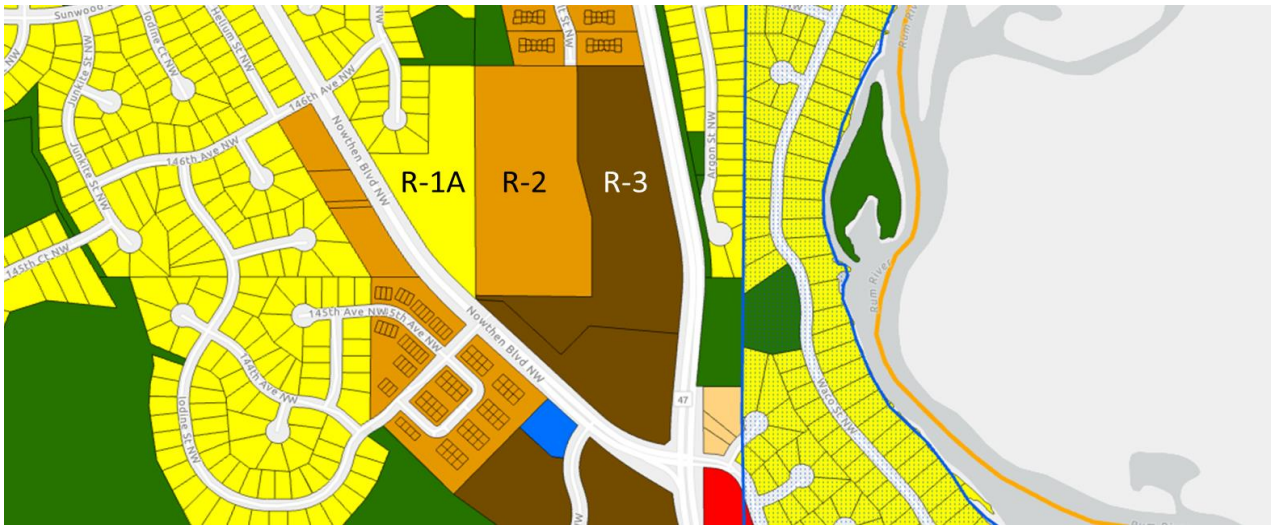
Entitlement Application Narrative

Zoning Amendment

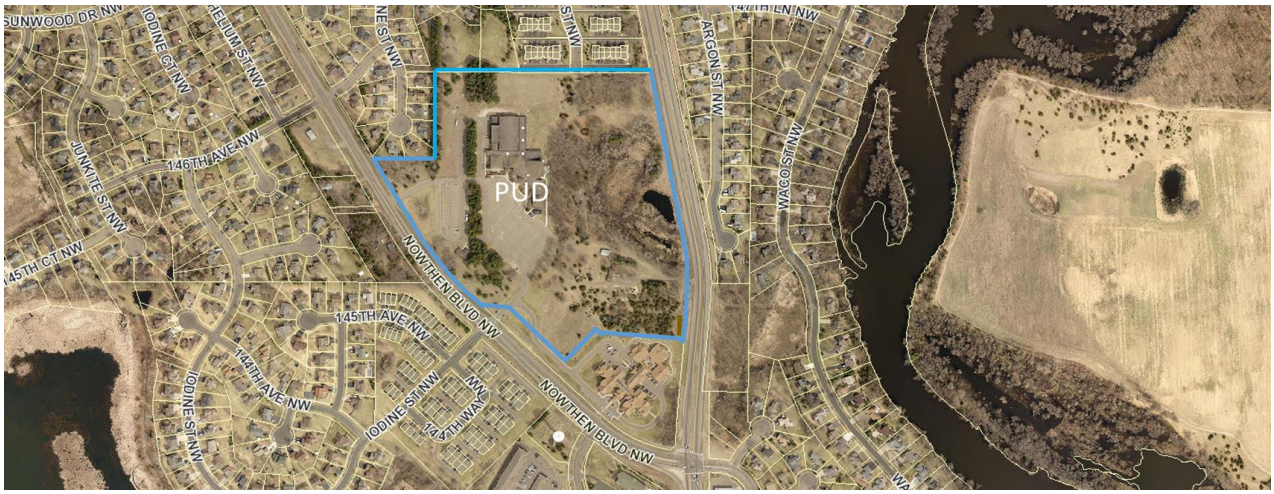
Presbyterian Homes and Services applies for a Zoning Amendment to shift the existing density currently as configured below going from an R-3, R-2, R-1 district to a Planned Unit Development (PUD) under the auspices of R-3 (depicted below).

The zoning amendment to a PUD intends to provide flexibility in land development under the auspices of an existing zoning classification (in this case R-3). The reasons for this request of flexibility are : create a diversity of housing types (seniors attached, seniors detached, and all age), an efficient use of public infrastructure through concentrating density on the south side of the site, conservation of energy through a reduction in trip generation from what could be built with existing zoning, and a cohesive campus, preservation of the unique natural wetland on the east side of the site, as well as preserving as many trees as feasible thus preserving natural areas. All these items foster an efficient use of land.

Current Zoning



Proposed Zoning



Entitlement Application Narrative

Comprehensive Plan Amendment

Presbyterian Homes and Services applies for a Comprehensive Plan Amendment for 460 units in order to reflect both the goal of the park-like Haviland Fields Development as well as the goal of preserving the natural area on the east side of the site and avoiding clear cutting the area. PHS applies for a Comprehensive Plan Amendment to shift density consolidating on the south side of the parcel away from the valley, the north and west sides of the site as well as getting to 460 proposed units.

Site Plan and Preliminary Plat

Presbyterian Homes and Services applies for a Site Plan Review pursuant to Section 225 in the Ramsey City Code as an application for both a multiple family dwelling and a townhome dwelling. This application proposes to have a residential use as the principal use in the PUD with the religious use as an additional conforming use. The proposed site plan is separately attached. Presbyterian Homes & Services proposes the attached layout as a pre final plat which is the instrument that proposes future land divisions to enable the site plan.

Haviland Fields

Ramsey, MN| Site Plan Review

2/9/2024

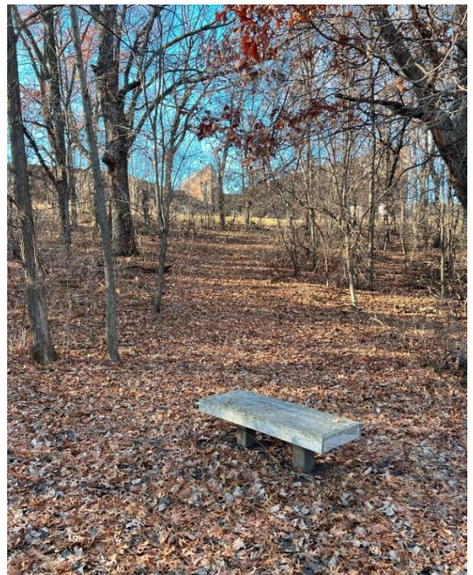
presbyterian homes & services

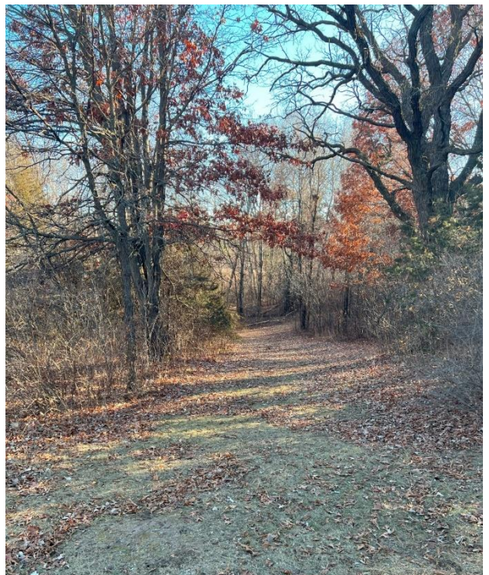
SENIOR HOUSING PARTNERS

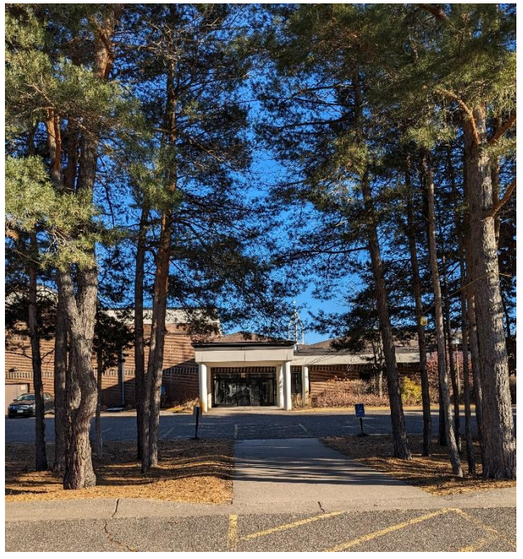
BKV GROUP

EXISTING SITE – BIRDSEYE SW

EXISTING SITE CONDITIONS







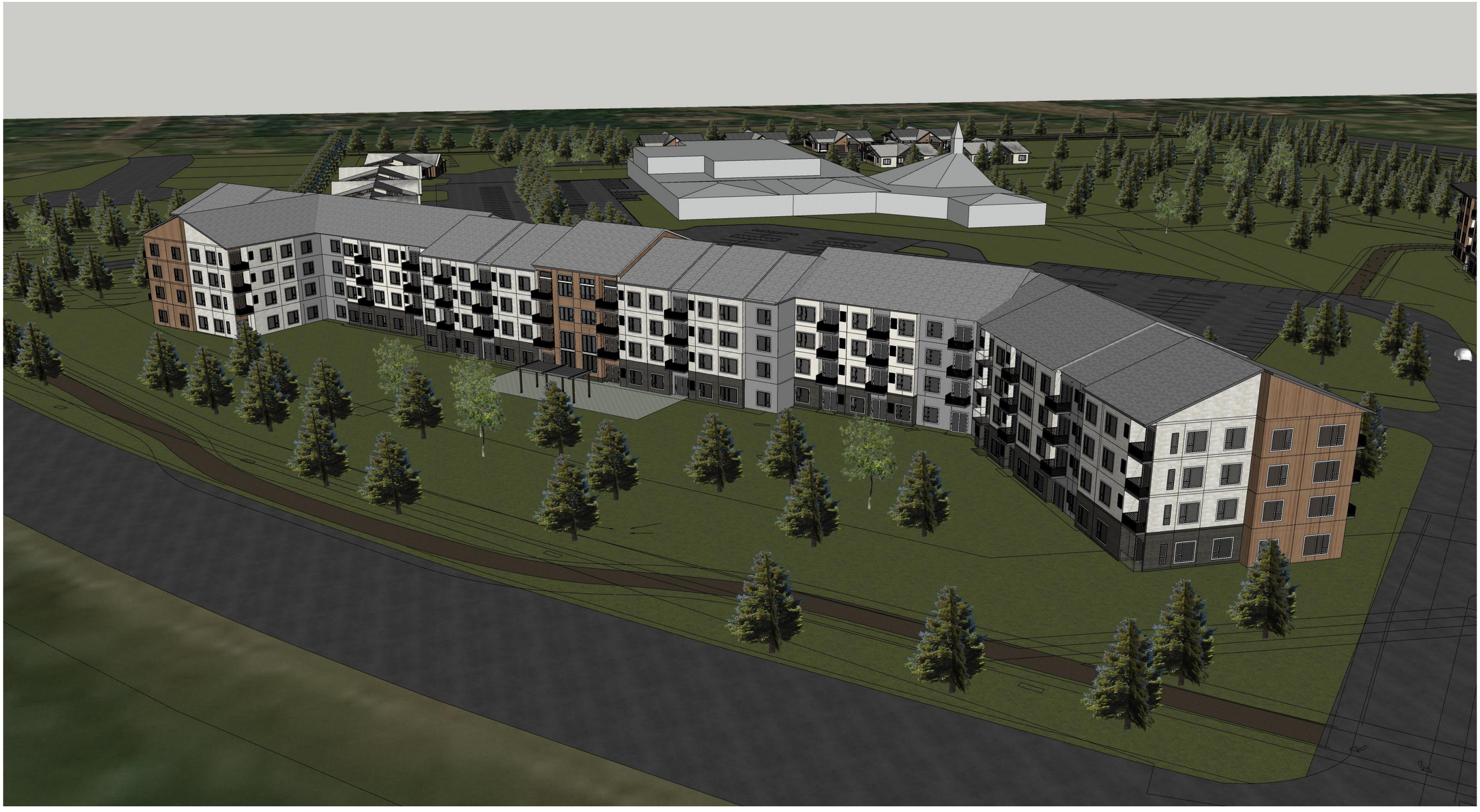
ARCHITECTURAL CONTEXT

CONCEPT – Site plan

CONCEPT – BIRDSEYE NW

CONCEPT – BIRDSEYE NORTH

BIRDSEYE VIEW SOUTHWEST



PERSPECTIVE VIEW – MAIN ENTRY

PERSPECTIVE VIEW – SOUTH CORNER

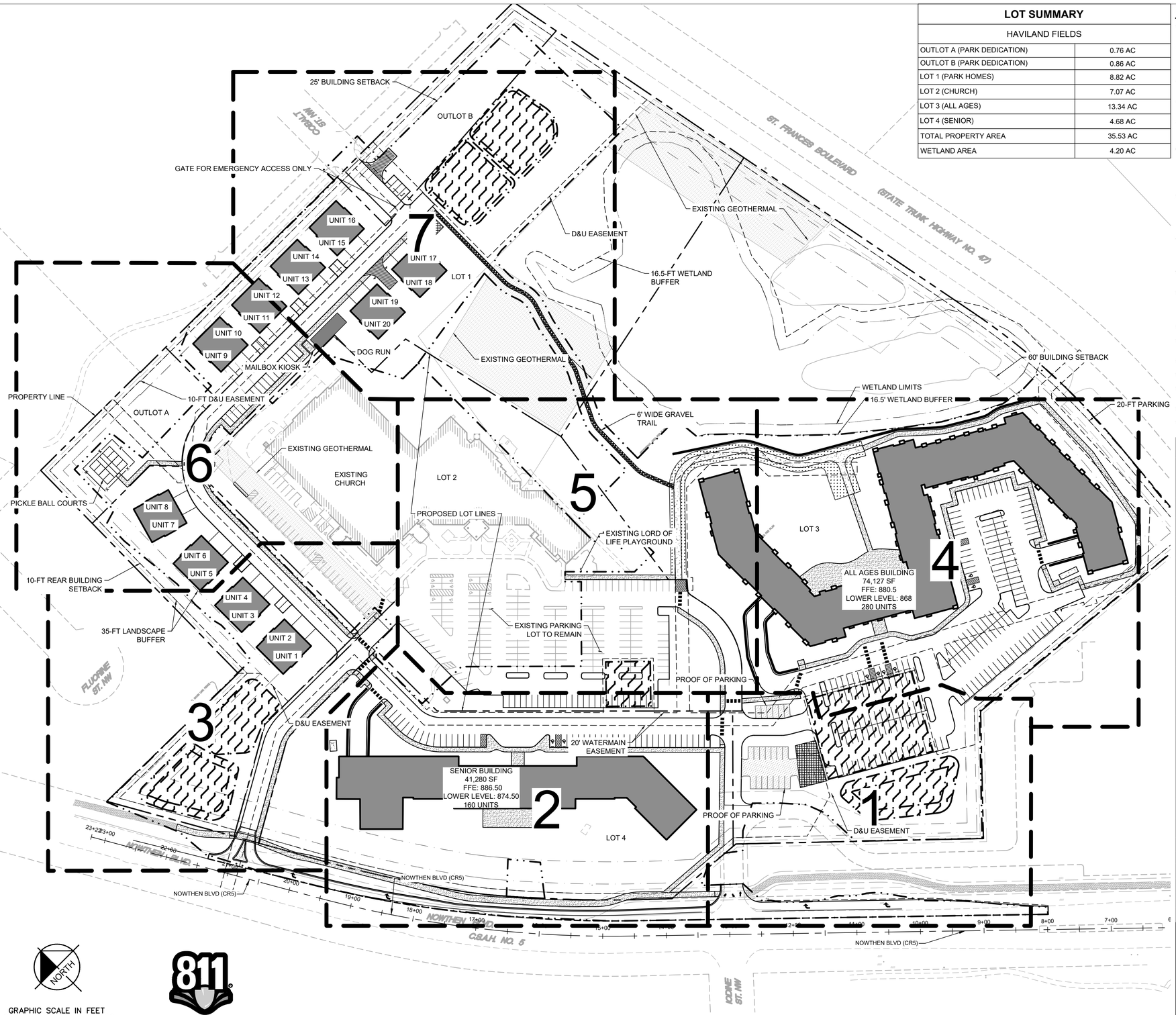
BIRDSEYE VIEW - SW

PERSPECTIVE VIEW – MAIN ENTRY

BIRDSEYE VIEW – REAR COURTYARD

BIRDSEYE VIEW – SOUTH PARK HOMES

PERSPECTIVE VIEW – PARK HOME MAIN ENTRY



GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

Know what's **below.** **Call** before you dig.

LOT SUMMARY

HAVILAND FIELDS	
OUTLOT A (PARK DEDICATION)	0.76 AC
OUTLOT B (PARK DEDICATION)	0.86 AC
LOT 1 (PARK HOMES)	8.82 AC
LOT 2 (CHURCH)	7.07 AC
LOT 3 (ALL AGES)	13.34 AC
LOT 4 (SENIOR)	4.68 AC
TOTAL PROPERTY AREA	35.53 AC
WETLAND AREA	4.20 AC

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SUNDE LAND SURVEYING, DATED 09/02/2022.

   KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
8. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
9. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
10. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
11. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
12. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
13. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
14. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
15. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
16. THERE ARE 0.00 ACRES OF WETLAND IMPACTS.
17. FOR OFFSITE IMPROVEMENTS, SEE THE <OFFSITE PLANS> IMPROVEMENTS PLANS.

BUILDING DATA SUMMARY

AREAS	
PROPERTY AREA	35.53 AC
SENIOR LIVING UNITS	160
ALL AGES UNITS	280
PARK HOMES	20
NET DENSITY (UNITS / RESIDENTIAL LAND)	19.34 UNITS / ACRE
PARKING	
PROPOSED SURFACE PARKING STALLS (INCLUDES 8 ADA STALLS)	264 STALLS
PROOF OF PARKING STALLS	27 STALLS
EXISTING CHURCH SURFACE PARKING STALLS	224 STALLS
REQUIRED CHURCH PARKING STALLS (491 SEATS/3)	164 STALLS
STRUCTURED PARKING (BUILDING ONE AND BUILDING TWO)	291 STALLS
PARK HOMES PARKING STALLS (GARAGE AND DRIVEWAY)	40 STALLS
TOTAL PROVIDED STALLS	622 STALLS
CODE REQUIRED PARKING (1.5 STALLS PER UNIT, 1 STALL PER SENIOR LIVING UNIT)	620 STALLS

PROPERTY SUMMARY	
HAVILAND FIELDS	
TOTAL PROPERTY AREA	1,547,702 SF (35.5 AC)
PROPOSED IMPERVIOUS AREA	273,557 SF (6.28 AC)
TOTAL SITE IMPERVIOUS AREA	581,526 SF (13.35 AC)
PROPOSED PERVIOUS AREA	964,854 SF (22.15 AC)
TOTAL DISTURBED AREA	1,003,986 (23.05 AC)
ZONING SUMMARY	
EXISTING ZONING	R1-R3
PROPOSED ZONING	PUD
PARKING SETBACKS	SIDE/REAR = 5' RIGHT OF WAY = 20'
BUILDING SETBACKS	FRONT = 25' SIDE = 25' REAR = 10' ARTERIAL ROADWAYS = 60'

PRELIMINARY - NOT FOR CONSTRUCTION

BKV GROUP

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Interior Design
Landscape Architecture
Engineering

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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1

CERTIFICATION

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DRAWN BY	GAR
CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

SITE PLAN

SHEET NUMBER

C400

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K:\TWC_LDEV\BKV Group\Lord of Life Church campus - Ramsey\3 Design\CAD\PlanSheets\C4-SITE PLAN.dwg March 12, 2024 - 4:48pm

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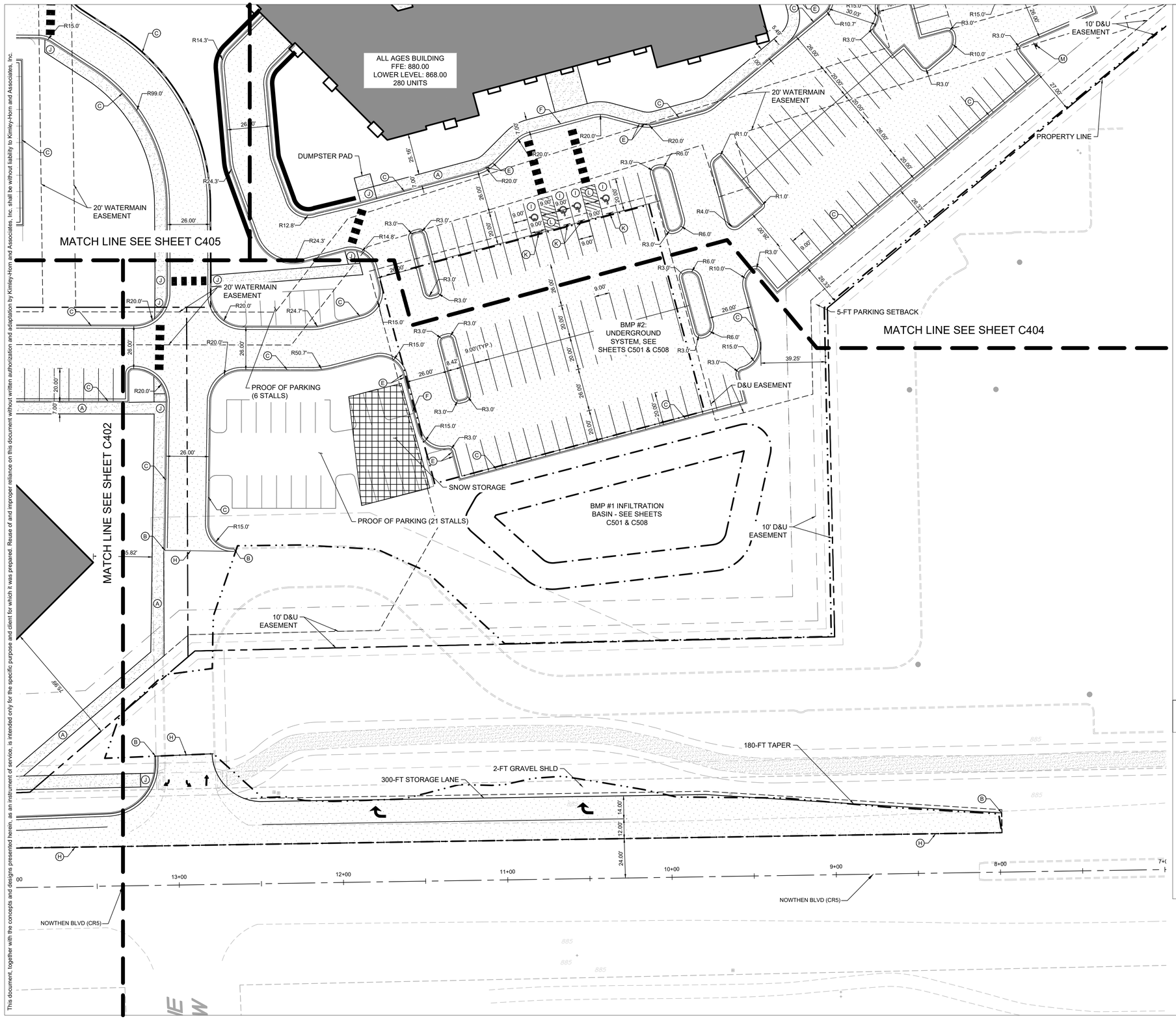

LEGEND

- PROPERTY LINE
- SETBACK LINE
- LIMITS OF DISTRUBANCE
- DRAINAGE AND UTILITY EASEMENT
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED REINFORCED TURF
- PROPOSED GRAVEL TRAIL

KEYNOTE LEGEND

- (A) SIDEWALK, SEE INSET A
- (B) MATCH EXISTING CURB & GUTTER
- (C) B612 CONCRETE CURB AND GUTTER, SEE DETAIL ON SHEET
- (D) SURMOUNTABLE CURB & GUTTER
- (E) TRANSITION CURB & GUTTER FROM FULL HEIGHT TO FLAT CURB
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- (H) MATCH EXISTING EDGE OF PAVEMENT
- (I) ACCESSIBLE PARKING
- (J) ACCESSIBLE PEDESTRIAN CURB RAMP
- (K) ACCESSIBLE PARKING SIGN
- (L) AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
- (M) NO PARKING FIRE LANE SIGN

AREA KEY MAP

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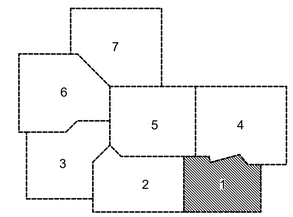

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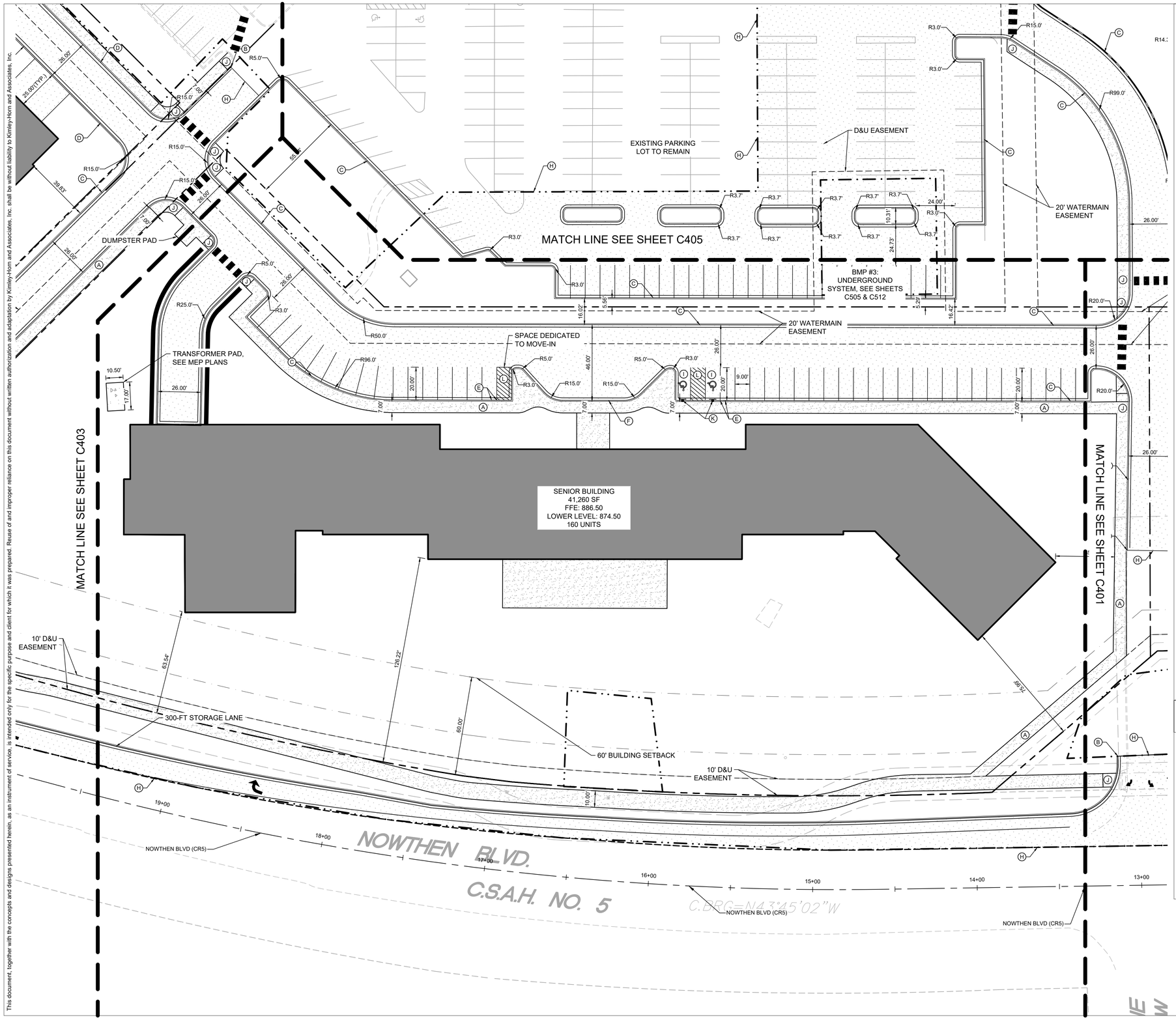

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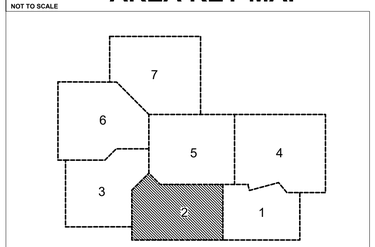

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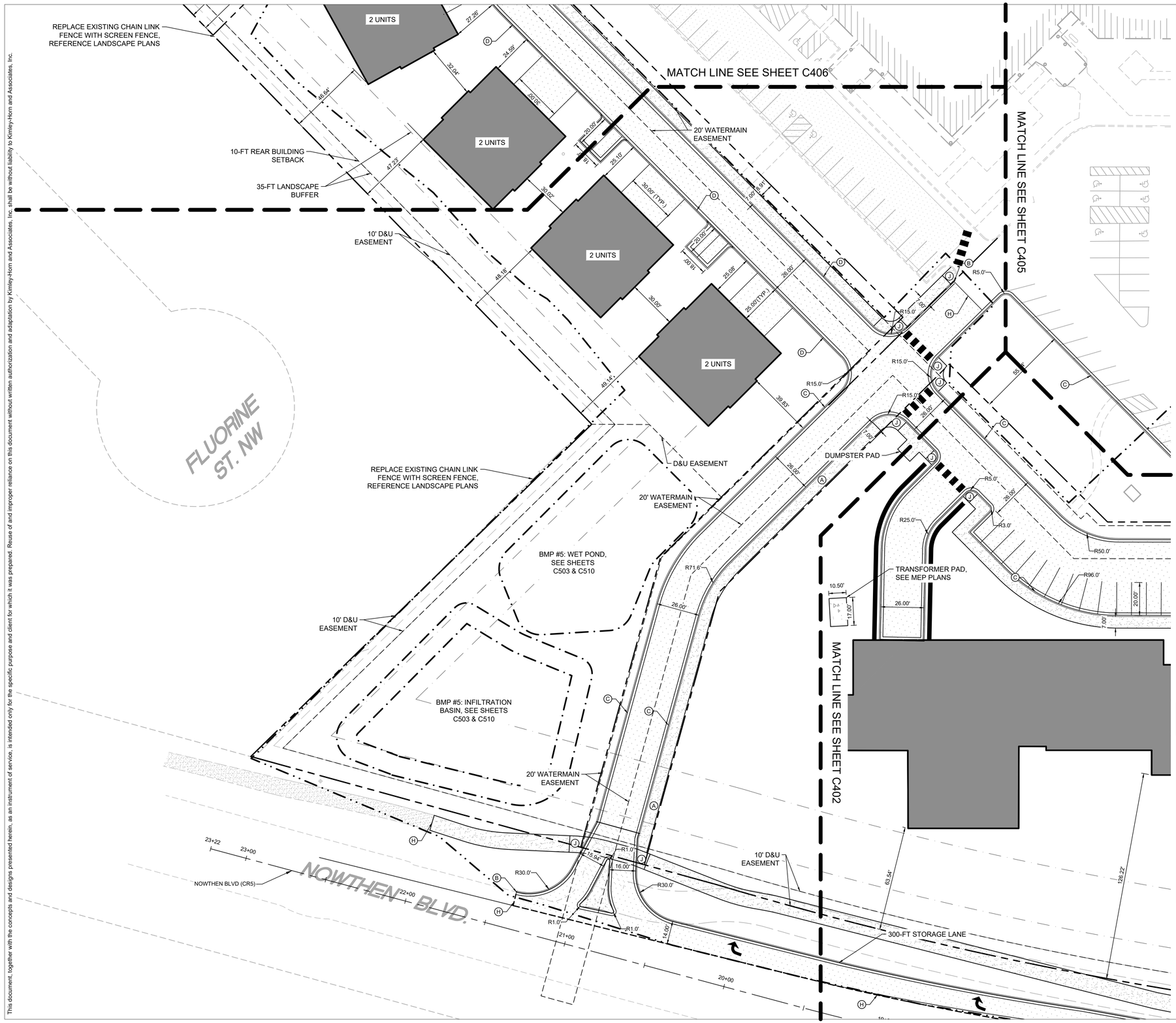

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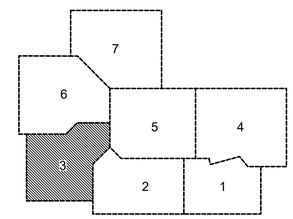

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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1

CERTIFICATION

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CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

SITE PLAN ENLARGEMENTS

SHEET NUMBER

C403

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WETLAND LIMITS
16.5' WETLAND BUFFER
RETAINING WALL BY OTHERS
20' WATERMAIN EASEMENT
10' D&U EASEMENT
60' BUILDING SETBACK
ALL AGES BUILDING
FFE: 880.00
LOWER LEVEL: 868.00
280 UNITS
SPACE DEDICATED TO MOVE-IN
DUMPSTER PAD
TRANSFORMER PAD, SEE MEP PLANS
PROPERTY LINE
5-FT PARKING SETBACK
BMP #2: UNDERGROUND SYSTEM, SEE SHEETS C501 & C508
D&U EASEMENT
PROOF OF PARKING (6 STALLS)
MATCH LINE SEE SHEET C405
MATCH LINE SEE SHEET C401

LEGEND

- PROPERTY LINE
- SETBACK LINE
- LIMITS OF DISTRUBANCE
- DRAINAGE AND UTILITY EASEMENT
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED REINFORCED TURF
- PROPOSED GRAVEL TRAIL

KEYNOTE LEGEND

A	SIDEWALK, SEE INSET A
B	MATCH EXISTING CURB & GUTTER
C	B612 CONCRETE CURB AND GUTTER, SEE DETAIL ON SHEET
D	SURMOUNTABLE CURB & GUTTER
E	TRANSITION CURB & GUTTER FROM FULL HEIGHT TO FLAT CURB
F	FLAT CURB
G	LANDSCAPE AREA, SEE LANDSCAPE PLANS
H	MATCH EXISTING EDGE OF PAVEMENT
I	ACCESSIBLE PARKING
J	ACCESSIBLE PEDESTRIAN CURB RAMP
K	ACCESSIBLE PARKING SIGN
L	AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
M	NO PARKING FIRE LANE SIGN

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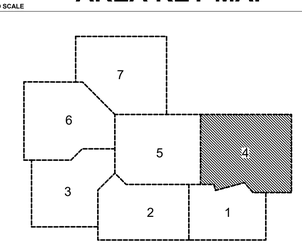

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MATCH LINE SEE SHEET C407

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MATCH LINE SEE SHEET C403

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MATCH LINE SEE SHEET C402

EXISTING CHURCH

EXISTING CHURCH

PROTECT EXISTING GEOTHERMAL LINES

RETAINING WALL BY OTHERS

EXISTING PARKING LOT TO REMAIN

D&U EASEMENT

20' WATERMAIN EASEMENT

20' WATERMAIN EASEMENT

20' WATERMAIN EASEMENT

BMP #3: UNDERGROUND SYSTEM, SEE SHEETS C505 & C512

SPACE DEDICATED TO MOVE-IN

TRANSFORMER PAD, SEE MEP PLANS

PAD

PROOF OF PARKING (6 STALLS)

DUMPSTE

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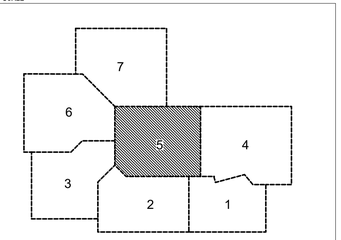

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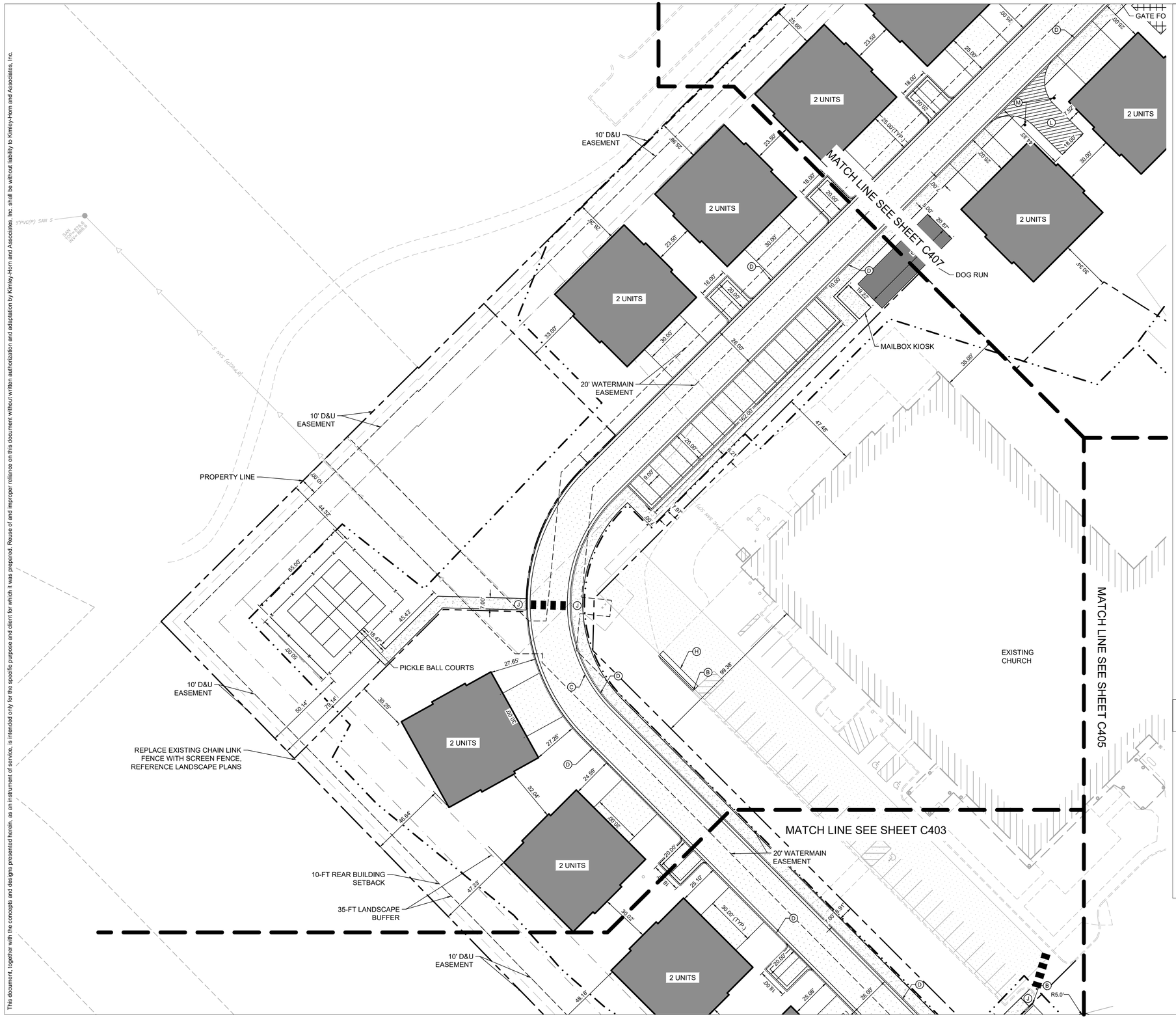

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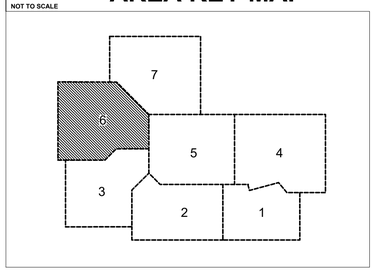

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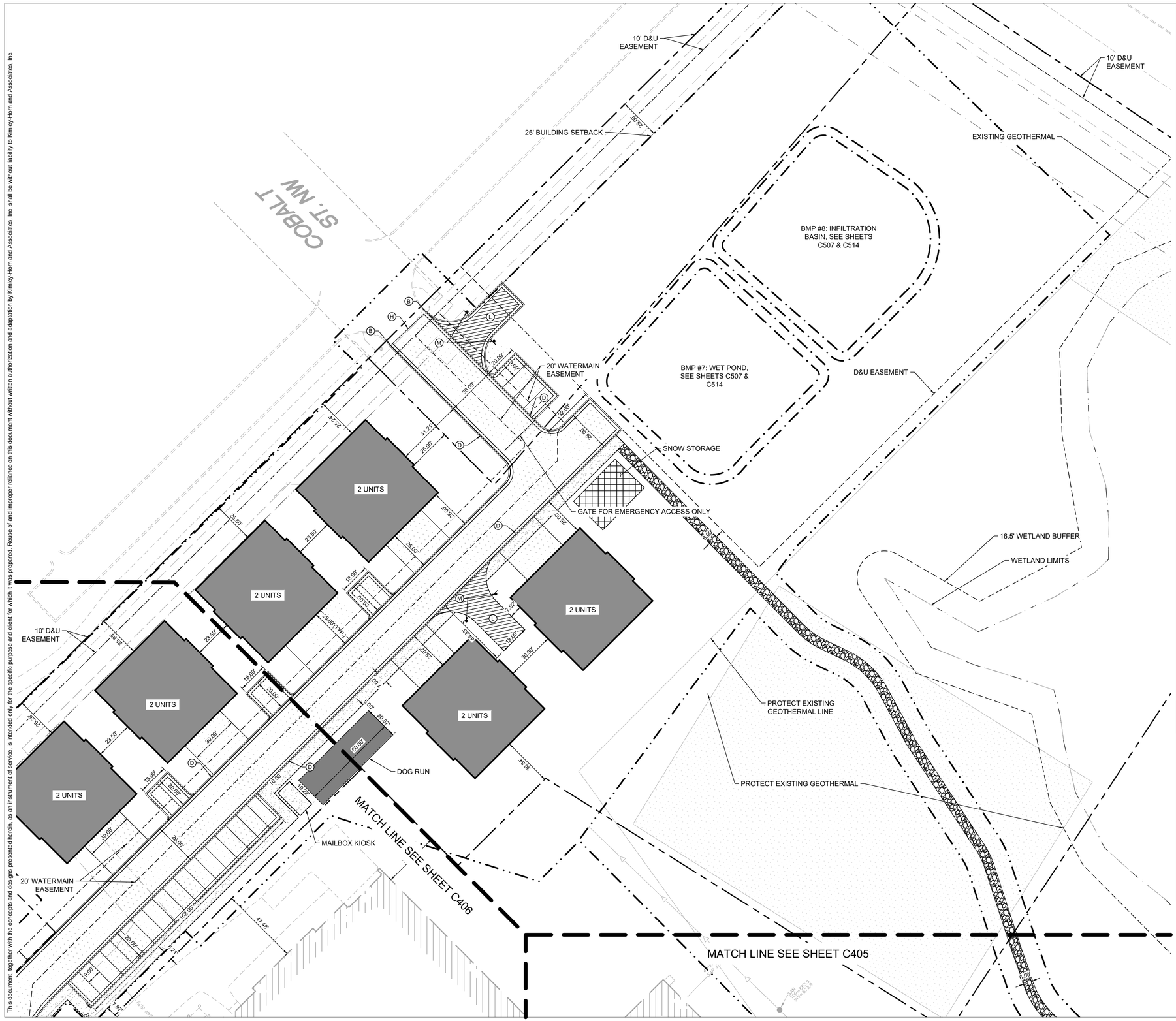

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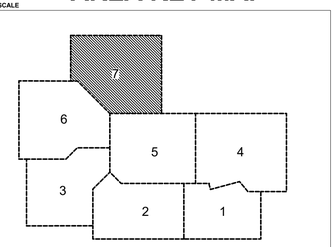

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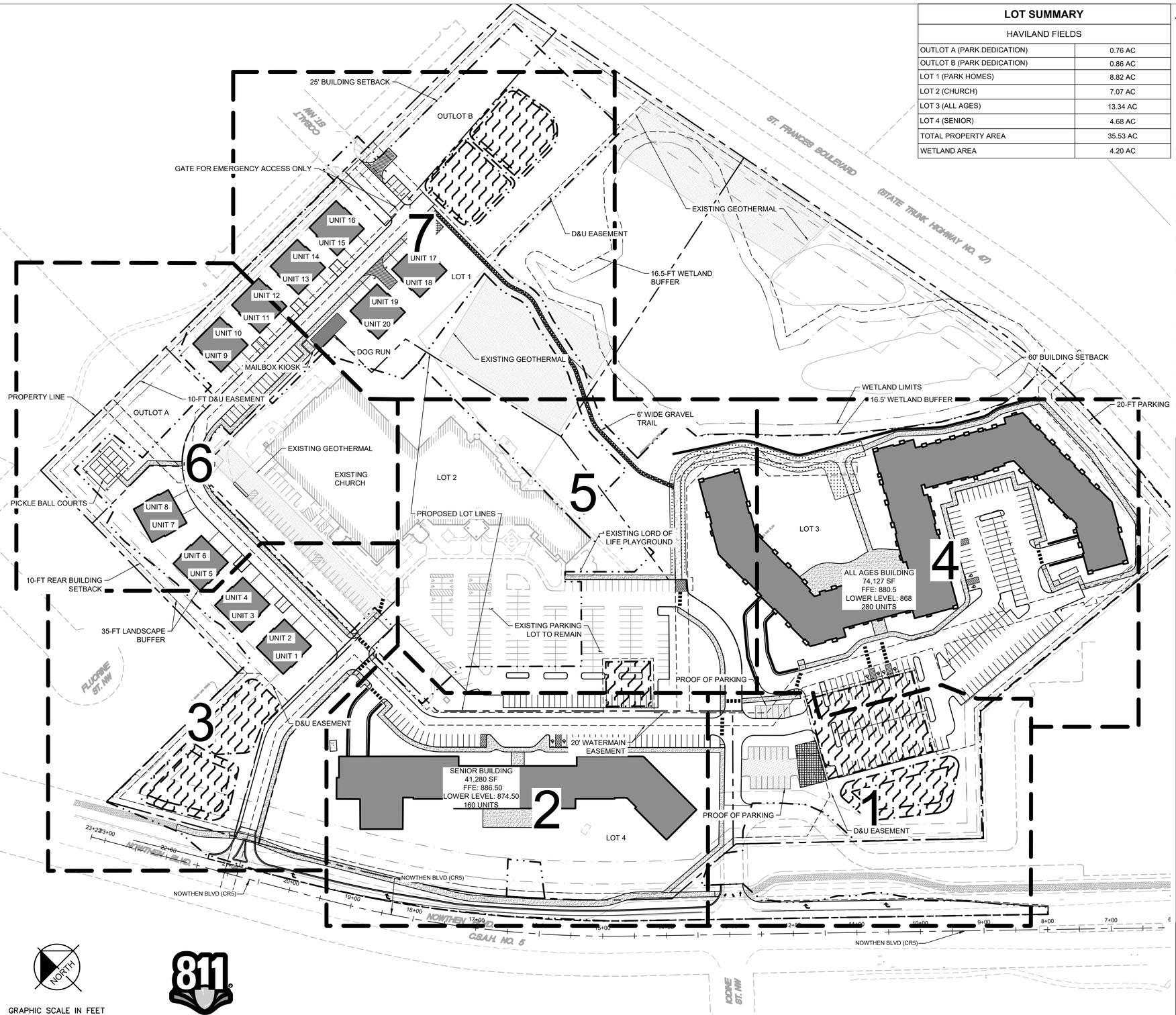

GRAPHIC SCALE IN FEET
0 40 80 160

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LOT SUMMARY

HAVILAND FIELDS	
OUTLOT A (PARK DEDICATION)	0.76 AC
OUTLOT B (PARK DEDICATION)	0.86 AC
LOT 1 (PARK HOMES)	8.82 AC
LOT 2 (CHURCH)	7.07 AC
LOT 3 (ALL AGES)	13.34 AC
LOT 4 (SENIOR)	4.68 AC
TOTAL PROPERTY AREA	35.53 AC
WETLAND AREA	4.20 AC

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SUNDE LAND SURVEYING, DATED 09/02/2022.

   KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
8. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
9. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
10. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
11. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
12. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
13. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
14. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
15. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
16. THERE ARE 0.00 ACRES OF WETLAND IMPACTS.
17. FOR OFFSITE IMPROVEMENTS, SEE THE <OFFSITE PLANS> IMPROVEMENTS PLANS.

BUILDING DATA SUMMARY

AREAS	
PROPERTY AREA	35.53 AC
SENIOR LIVING UNITS	160
ALL AGES UNITS	280
PARK HOMES	20
NET DENSITY (UNITS / RESIDENTIAL LAND)	19.34 UNITS / ACRE
PARKING	
PROPOSED SURFACE PARKING STALLS (INCLUDES 8 ADA STALLS)	264 STALLS
PROOF OF PARKING STALLS	27 STALLS
EXISTING CHURCH SURFACE PARKING STALLS	224 STALLS
REQUIRED CHURCH PARKING STALLS (491 SEATS/3)	164 STALLS
STRUCTURED PARKING (BUILDING ONE AND BUILDING TWO)	291 STALLS
PARK HOMES PARKING STALLS (GARAGE AND DRIVEWAY)	40 STALLS
TOTAL PROVIDED STALLS	622 STALLS
CODE REQUIRED PARKING (1.5 STALLS PER UNIT, 1 STALL PER SENIOR LIVING UNIT)	620 STALLS

PROPERTY SUMMARY	
HAVILAND FIELDS	
TOTAL PROPERTY AREA	1,547,702 SF (35.5 AC)
PROPOSED IMPERVIOUS AREA	273,557 SF (6.28 AC)
TOTAL SITE IMPERVIOUS AREA	581,526 SF (13.35 AC)
PROPOSED PERVIOUS AREA	964,854 SF (22.15 AC)
TOTAL DISTURBED AREA	1,003,986 (23.05 AC)
ZONING SUMMARY	
EXISTING ZONING	R1-R3
PROPOSED ZONING	PUD
PARKING SETBACKS	SIDE/REAR = 5' RIGHT OF WAY = 20'
BUILDING SETBACKS	FRONT = 25' SIDE = 25' REAR = 10' ARTERIAL ROADWAYS = 60'

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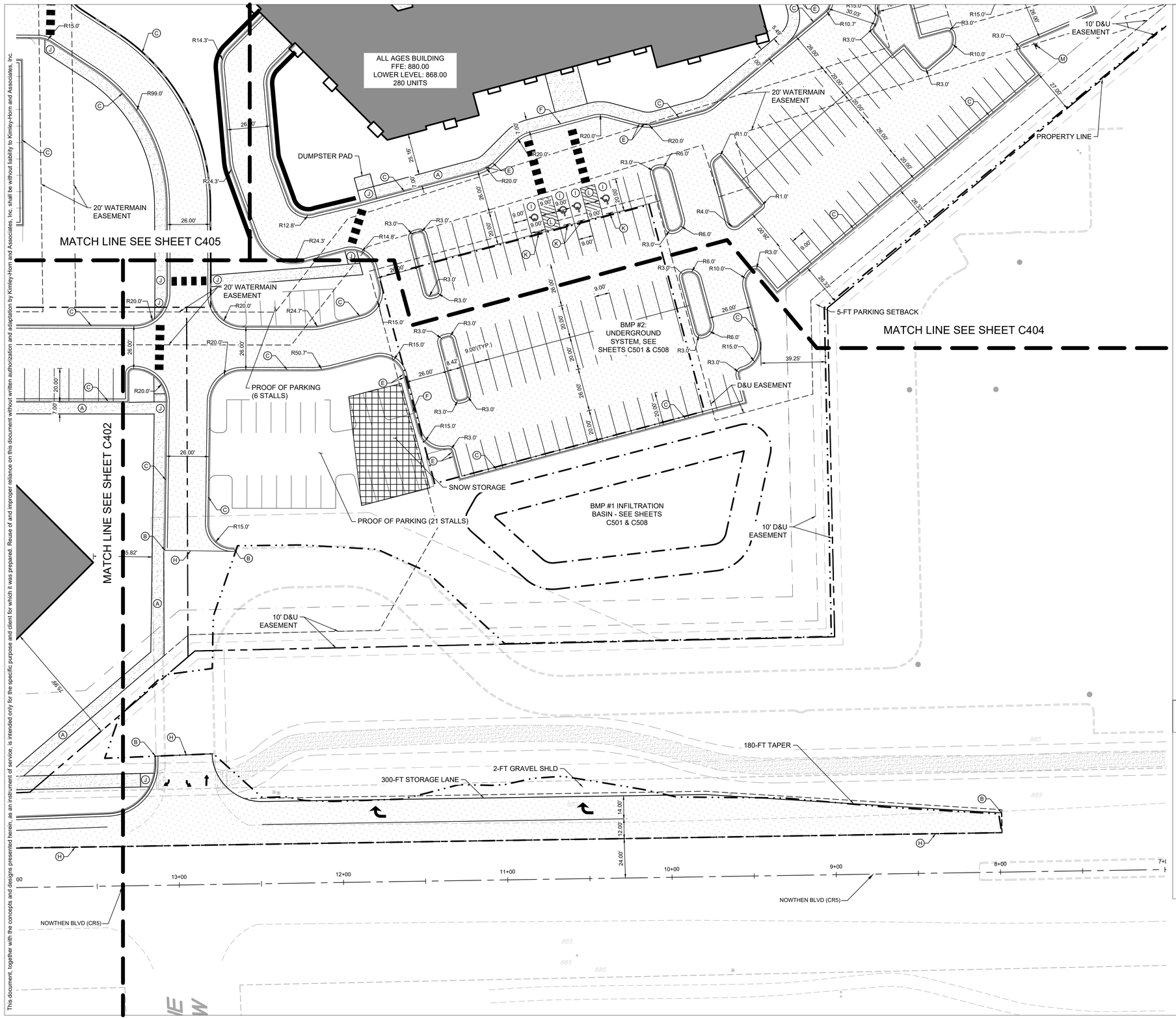

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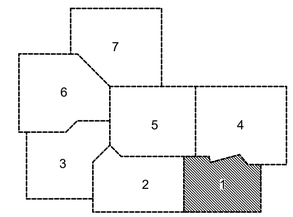

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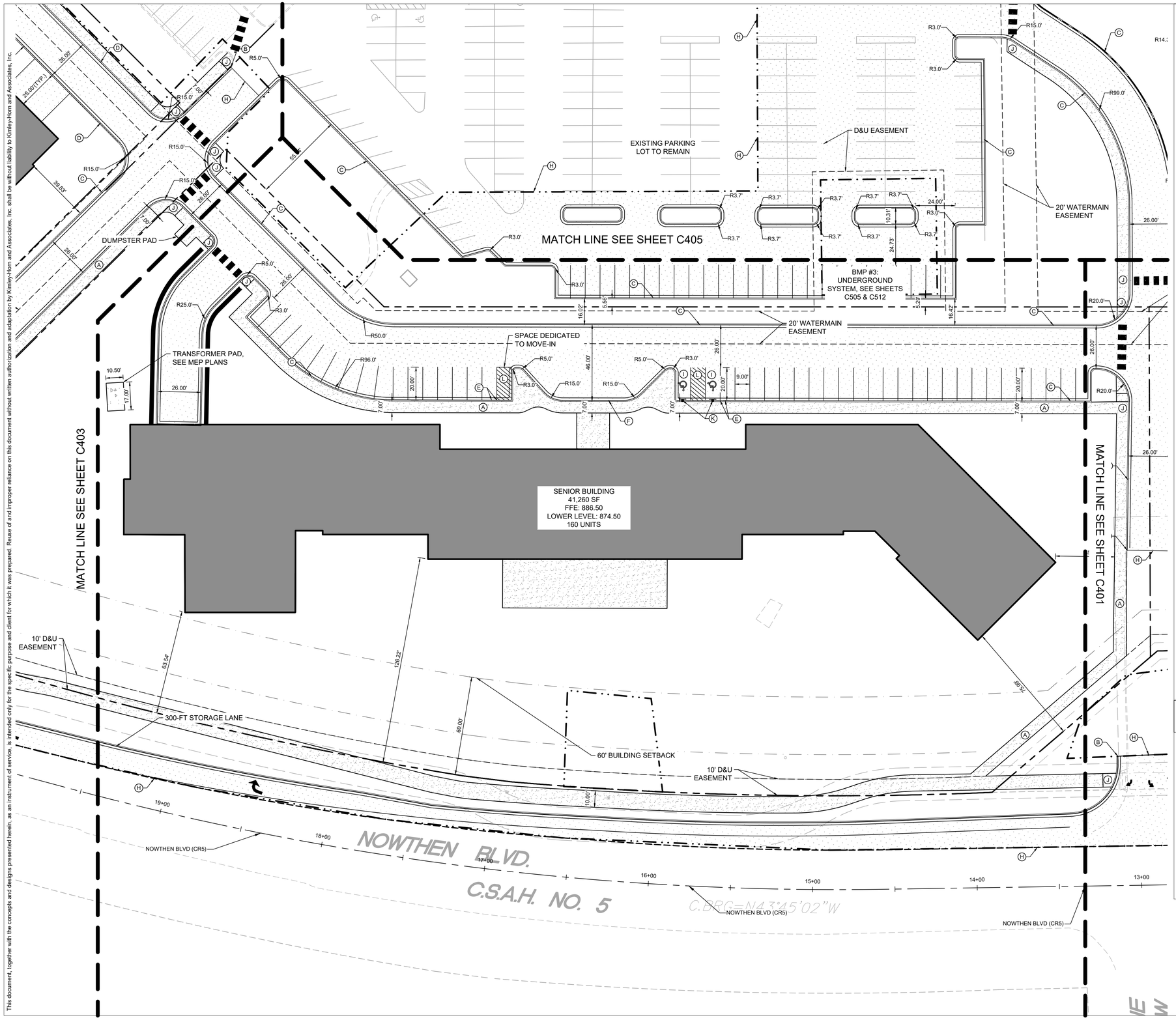


LEGEND

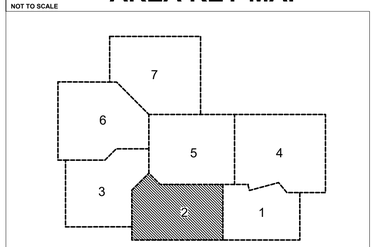
- PROPERTY LINE
- SETBACK LINE
- LIMITS OF DISTRUBANCE
- DRAINAGE AND UTILITY EASEMENT
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED REINFORCED TURF
- PROPOSED GRAVEL TRAIL

KEYNOTE LEGEND

A	SIDEWALK, SEE INSET A
B	MATCH EXISTING CURB & GUTTER
C	B612 CONCRETE CURB AND GUTTER, SEE DETAIL ON SHEET
D	SURMOUNTABLE CURB & GUTTER
E	TRANSITION CURB & GUTTER FROM FULL HEIGHT TO FLAT CURB
F	FLAT CURB
G	LANDSCAPE AREA, SEE LANDSCAPE PLANS
H	MATCH EXISTING EDGE OF PAVEMENT
I	ACCESSIBLE PARKING
J	ACCESSIBLE PEDESTRIAN CURB RAMP
K	ACCESSIBLE PARKING SIGN
L	AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
M	NO PARKING FIRE LANE SIGN

AREA KEY MAP

NOT TO SCALE



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GRAPHIC SCALE IN FEET
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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

ISSUE	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW R1

CERTIFICATION

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CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

SITE PLAN ENLARGEMENTS

SHEET NUMBER

C402

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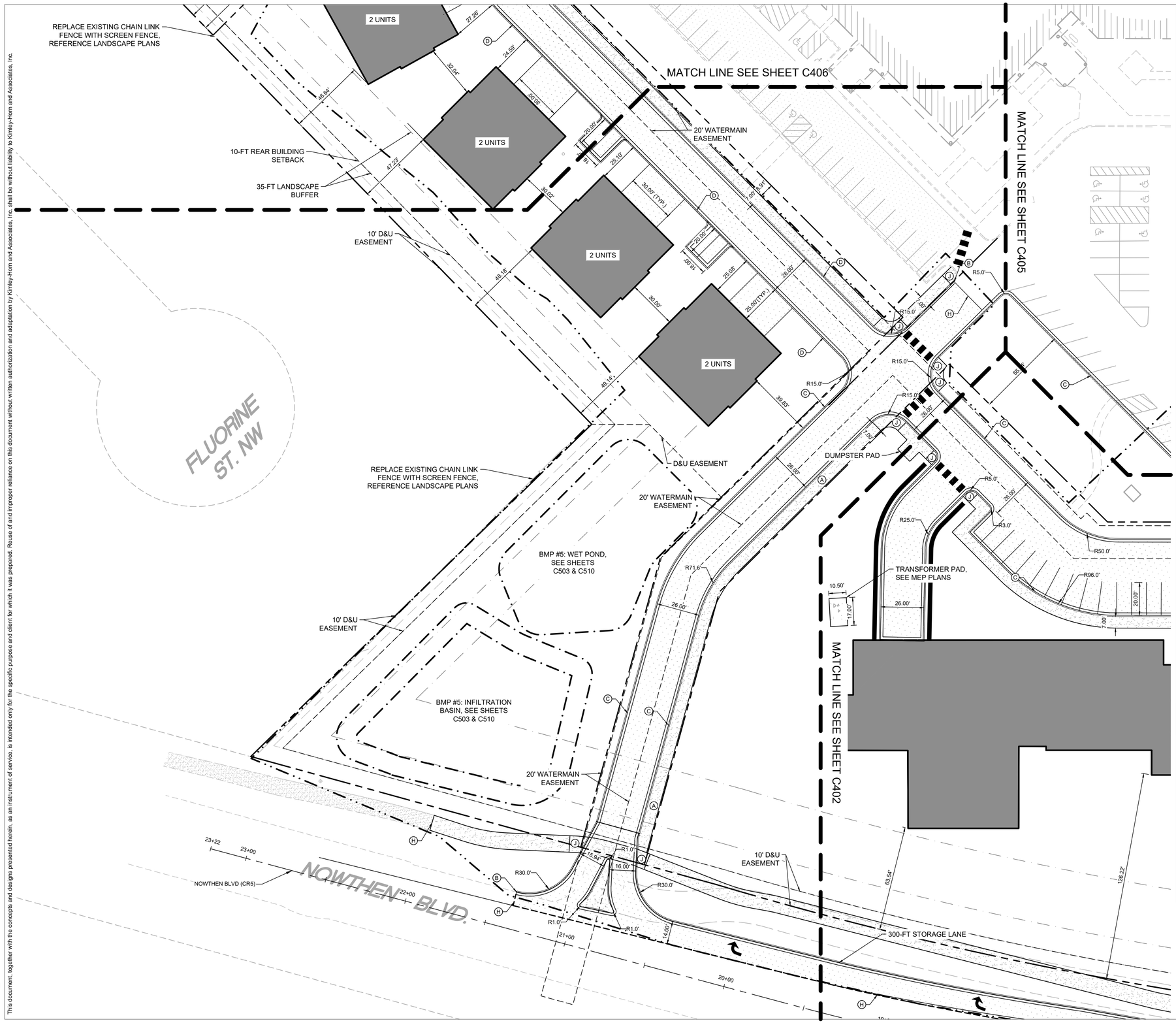

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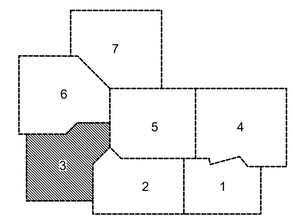

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WETLAND LIMITS
16.5' WETLAND BUFFER
RETAINING WALL BY OTHERS
20' WATERMAIN EASEMENT
10' D&U EASEMENT
60' BUILDING SETBACK
ALL AGES BUILDING
FFE: 880.00
LOWER LEVEL: 868.00
280 UNITS
SPACE DEDICATED TO MOVE-IN
DUMPSTER PAD
TRANSFORMER PAD, SEE MEP PLANS
PROPERTY LINE
5-FT PARKING SETBACK
BMP #2: UNDERGROUND SYSTEM, SEE SHEETS C501 & C508
D&U EASEMENT
PROOF OF PARKING (6 STALLS)
MATCH LINE SEE SHEET C405
MATCH LINE SEE SHEET C401

LEGEND

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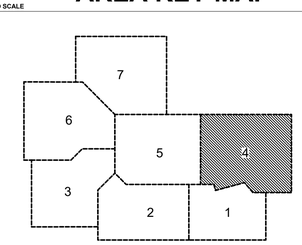

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MATCH LINE SEE SHEET C407

MATCH LINE SEE SHEET C406

MATCH LINE SEE SHEET C403

MATCH LINE SEE SHEET C404

MATCH LINE SEE SHEET C402

EXISTING CHURCH

EXISTING CHURCH

PROTECT EXISTING GEOTHERMAL LINES

RETAINING WALL BY OTHERS

EXISTING PARKING LOT TO REMAIN

D&U EASEMENT

20' WATERMAIN EASEMENT

20' WATERMAIN EASEMENT

20' WATERMAIN EASEMENT

BMP #3: UNDERGROUND SYSTEM, SEE SHEETS C505 & C512

SPACE DEDICATED TO MOVE-IN

TRANSFORMER PAD, SEE MEP PLANS

PAD

PROOF OF PARKING (6 STALLS)

DUMPSTE

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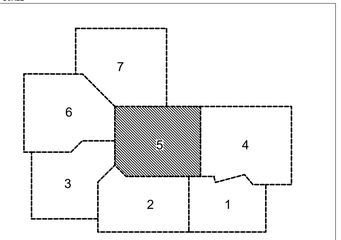

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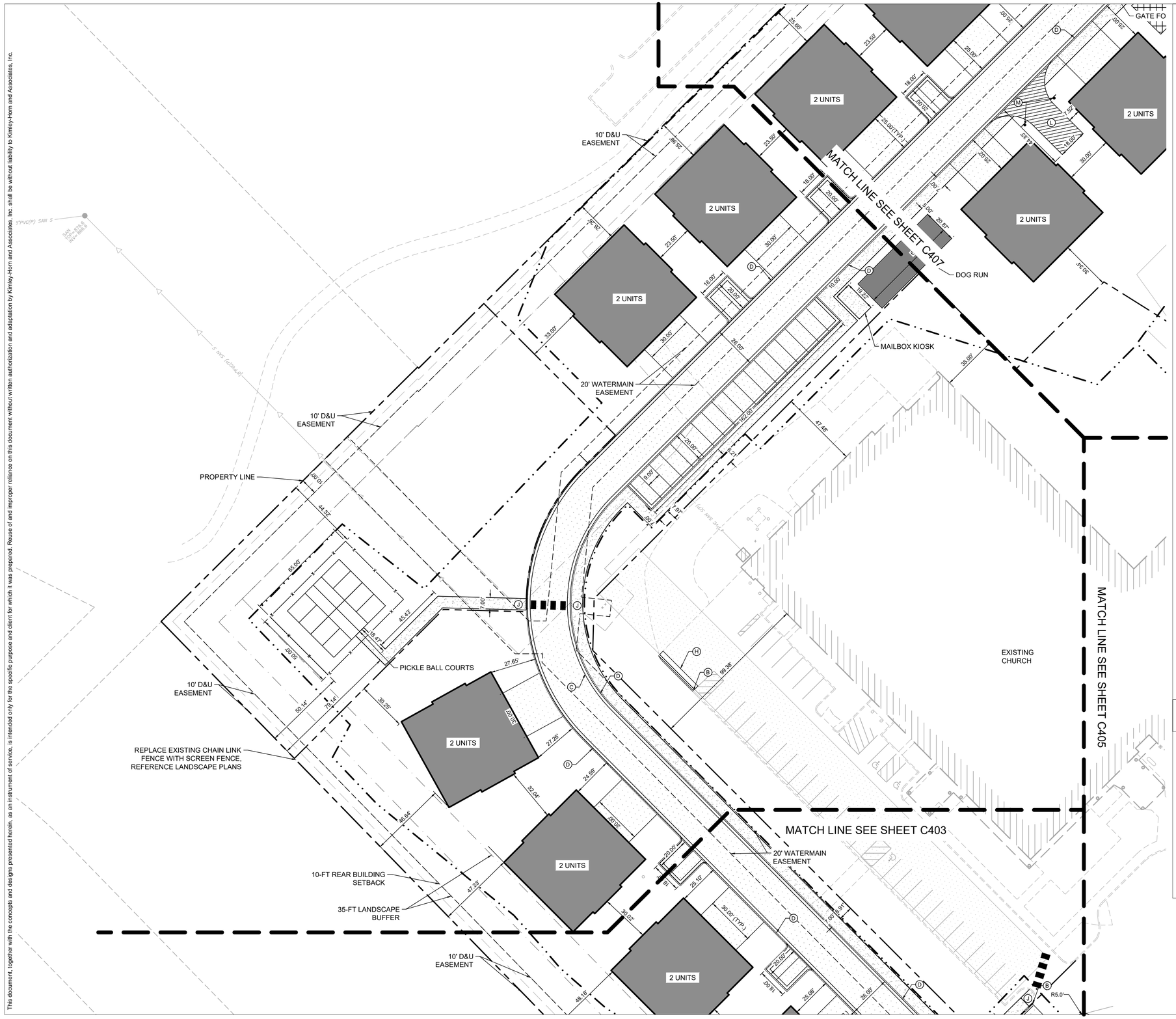

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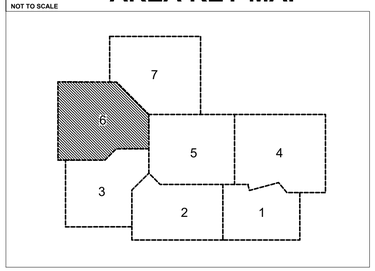

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SITE PLAN ENLARGEMENTS

SHEET NUMBER

C406

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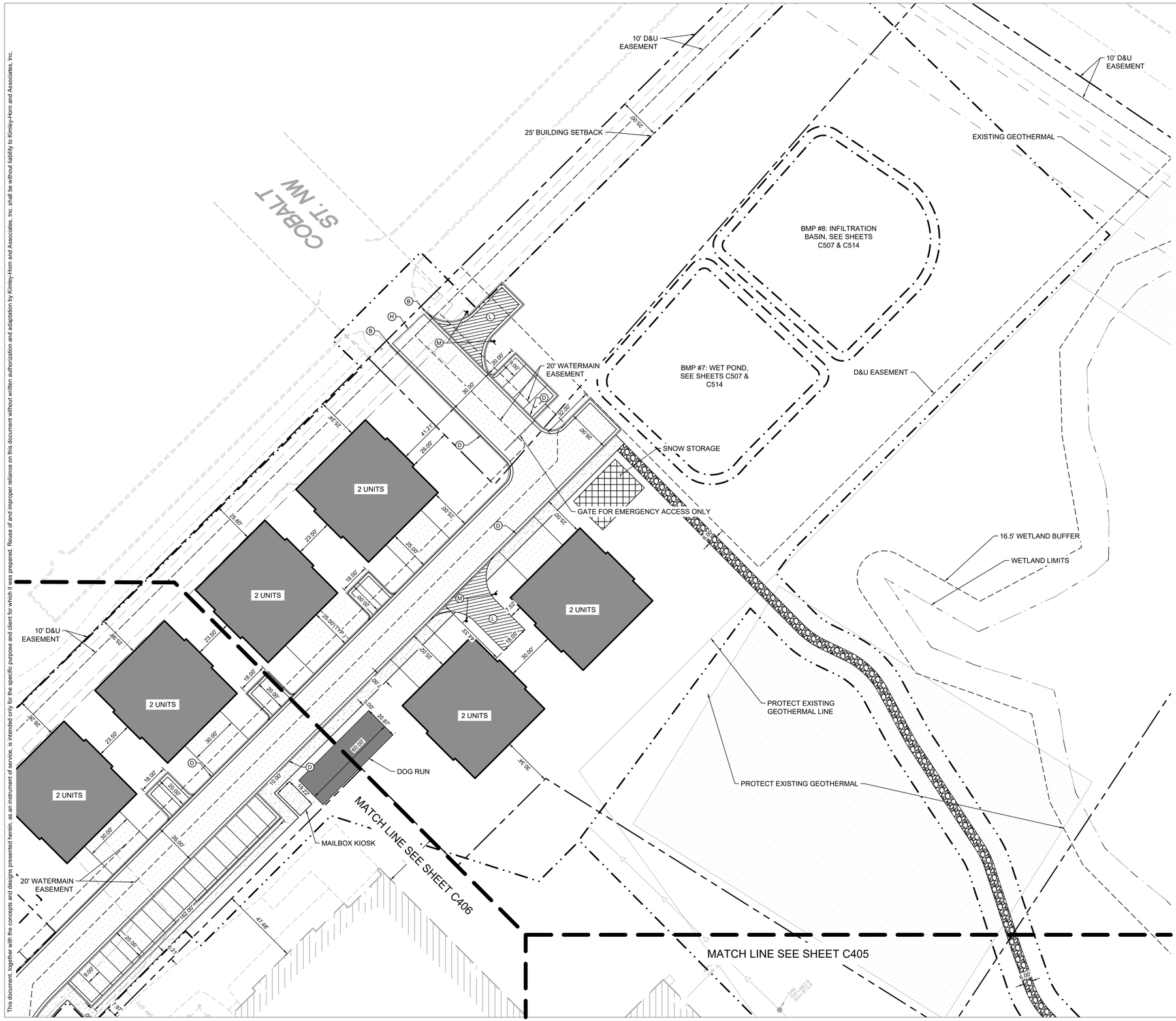

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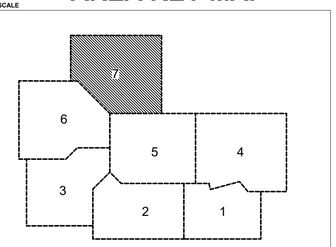

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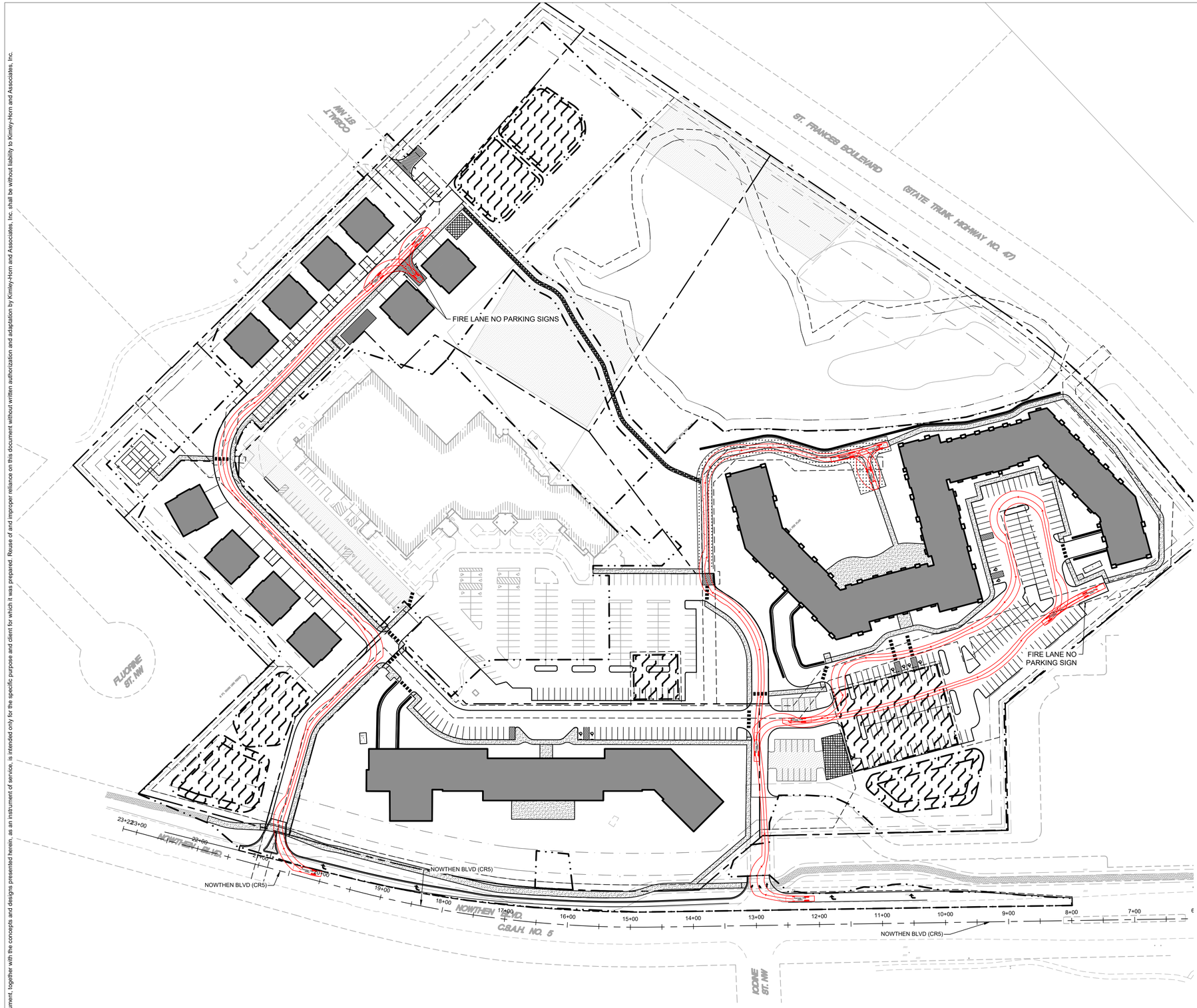

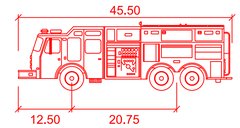

Ramsey Fire

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

GRAPHIC SCALE IN FEET
0 40 80 160

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VEHICLE MOVEMENTS

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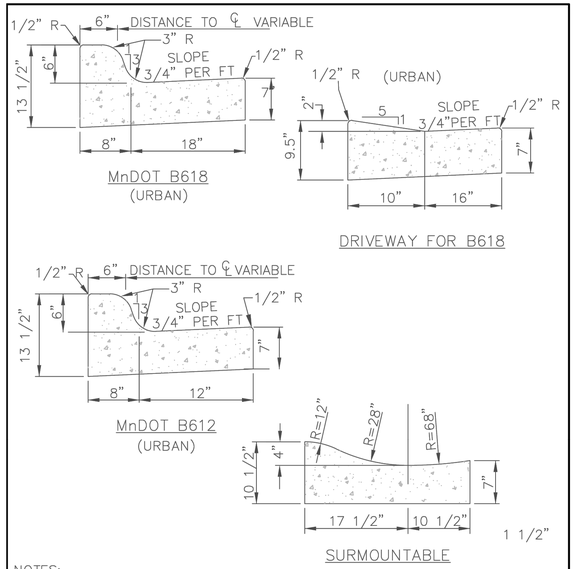
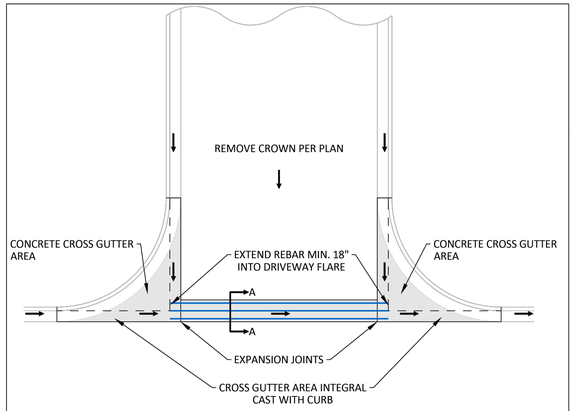


NOTES:

1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

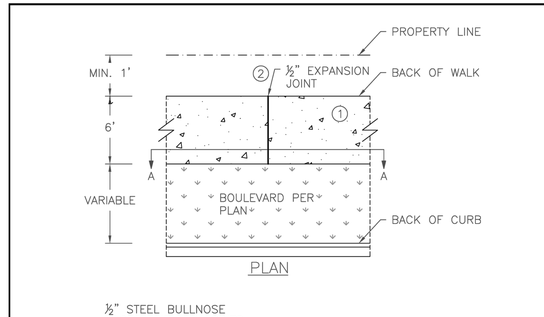
APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: CURB AND GUTTER
		CITY PLATE No. STR-1



NOTES:

1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" AND A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%.
3. CONCRETE CURB AND GUTTER SHALL BE CAST INTEGRAL WITH CONCRETE CROSS GUTTER AREA.
4. CONCRETE CURB AND GUTTER SHALL BE PAID SEPARATELY FROM CONCRETE CROSS GUTTER AREA.

APPROVED: 3 – 2017	City of RAMSEY	STANDARD DETAILS: CROSS GUTTER
		CITY PLATE No. STR-2

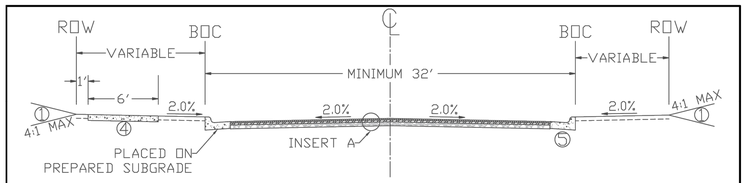


NOTE:

1. BROOM FINISH CONCRETE WALK SURFACE
2. MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS
3. 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

NOT TO SCALE

APPROVED: 10 – 2015	City of RAMSEY	STANDARD DETAILS: CONCRETE SIDEWALK
		CITY PLATE No. STR-3

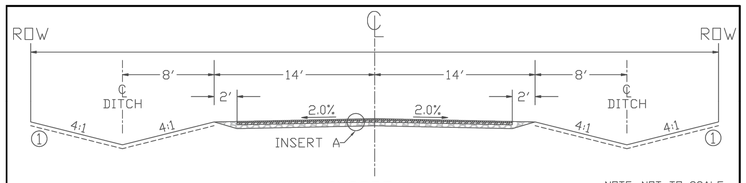


REFERENCE NOTES:

1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERD-6
2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.
4. ALL SIDEWALKS SHALL BE 6" THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.
5. CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

NOTE: NOT TO SCALE

APPROVED: 3 – 2022	City of RAMSEY	CITY PLATE No. STR-5	STANDARD DETAILS: 32' – URBAN STREET

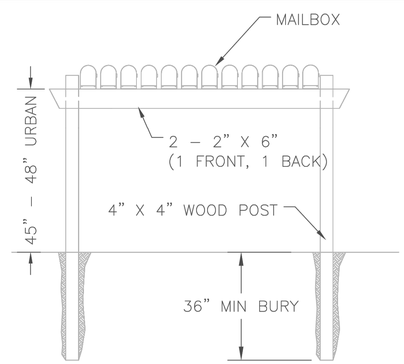


NOTE: NOT TO SCALE

REFERENCE NOTES:

1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW, SEED AND MULCH IN ALL DISTURBED AREAS.
   SEE CITY PLATE No. ERD-6
   MAXIMUM DITCH DEPTH FOR 8FT OFFSET IS 2.4FT BELOW CENTER LINE ELEVATION.
   INCREASE OFFSET FOR DEEPER DITCHES. PROVIDE DRAINAGE AND UTILITY EASEMENT OVER DITCH OUTSIDE OF ROW.
2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.

APPROVED: 3 – 2022	City of RAMSEY	CITY PLATE No. STR-6	STANDARD DETAILS: 28' – RURAL STREET



NOTES:
MAILBOX LOCATIONS SHOULD BE STAKED BEFORE INSTALLATION FOR PROPER HEIGHT AND DISTANCE FROM THE ROADWAY. ONCE STAKED, THE INSTALLER MUST NOTIFY THE CITY ENGINEER AND THE POST OFFICE. THE ENGINEER AND POSTMASTER/ MAILCARRIER WILL BE ALLOWED 48 HOURS TO REVIEW AND MODIFY THE STAKED LOCATIONS PRIOR TO FINAL INSTALLATION.

OTHER MAILBOX SUPPORT DESIGNS MAY BE USED UPON APPROVAL BY THE CITY ENGINEER.

ALL MAILBOX SUPPORTS MUST BE CRASHWORTHY AND MEET MINNESOTA RULES, 8818, U.S. POST OFFICE AND FEDERAL HIGHWAY ADMINISTRATION (FHWA) STANDARDS AND RECOMMENDATIONS.

APPROVED: 9 – 2011	City of RAMSEY	STANDARD DETAILS: NESTED MAILBOX CLUSTER
		CITY PLATE No. STR-10

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SITE DETAILS

SHEET NUMBER

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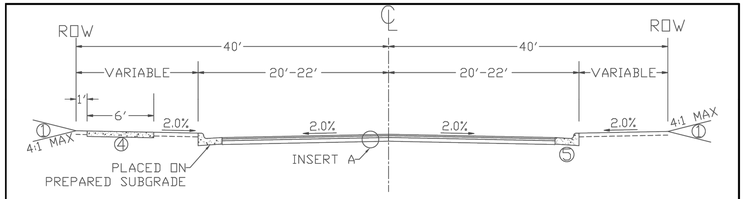

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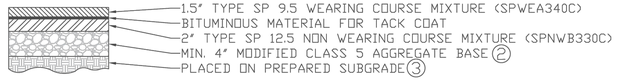
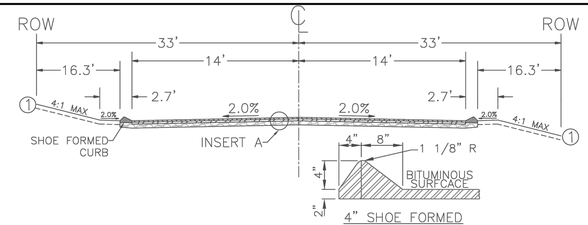


REFERENCE NOTES:

1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.
4. ALL SIDEWALKS SHALL BE 6" THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.
5. CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

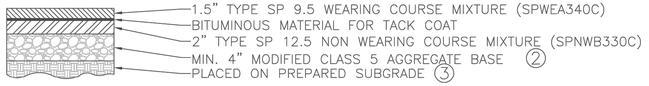
NOTE: NOT TO SCALE

APPROVED: 3 - 2022	City of RAMSEY	CITY PLATE No. STR-7	STANDARD DETAILS: MSA STREET



4" SHOE FORMED (SUBURBAN)

INSERT A:

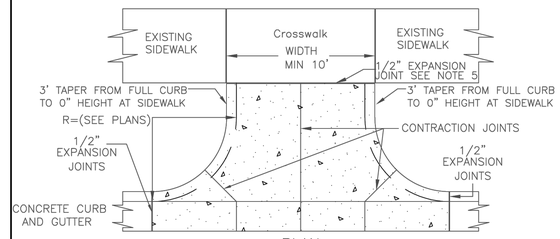


REFERENCE NOTES:

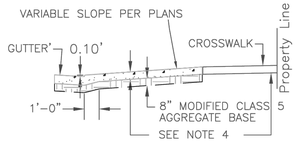
1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW, SEED AND MULCH IN ALL DISTURBED AREAS. SEE CITY PLATE No. ERO-6
2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.

NOTE: NOT TO SCALE

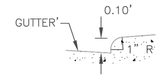
APPROVED: 3 - 2022	City of RAMSEY	CITY PLATE No. STR-11	STANDARD DETAILS: RESIDENTIAL STREET - BITUMINOUS CURB



PLAN



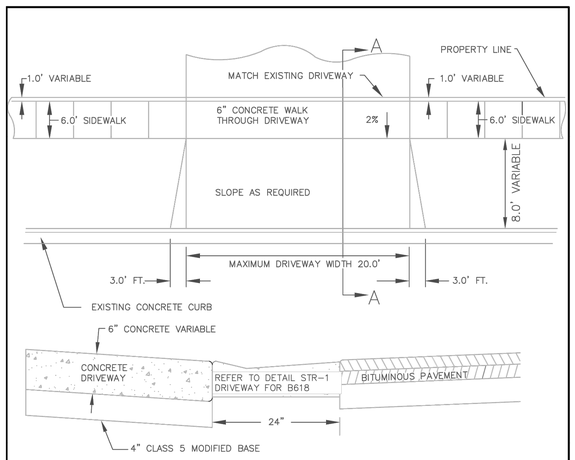
SECTION ON ℄ DRIVEWAY



DETAIL OF LIP

NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 8" THICK FOR COMMERCIAL DRIVEWAYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

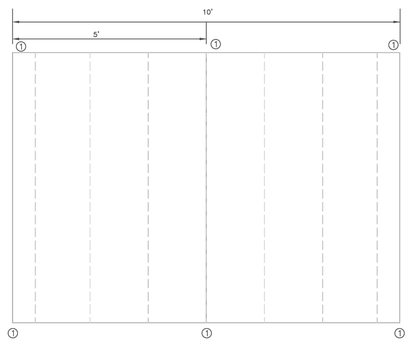
APPROVED: 4 - 2016	City of RAMSEY	STANDARD DETAILS: COMMERCIAL DRIVEWAY CURBCUT CITY PLATE No. STR-14



SECTION A-A
CONCRETE DRIVEWAY ENTRANCE

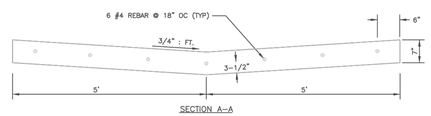
NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 6" THICK FOR RESIDENTIAL. 8" THICK FOR COMMERCIAL DRIVEWAYS AND ALLEYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

APPROVED: 2 - 2004	City of RAMSEY	STANDARD DETAILS: RESIDENTIAL DRIVEWAY CITY PLATE No. STR-19



PLAN

① ELEVATION TO BE PROVIDED BY ENGINERER.

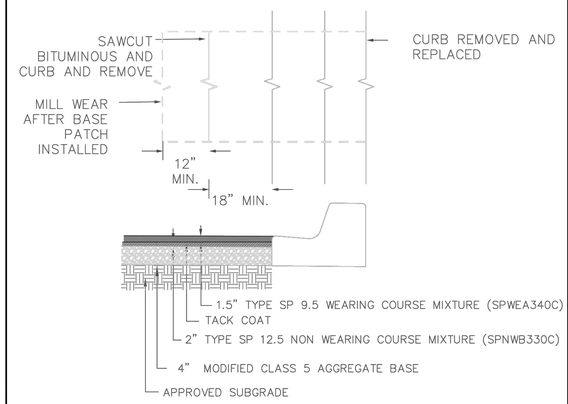


SECTION A-A

CONCRETE VALLEY GUTTER

NOTE: TO BE USED WHENEVER CROSS DRAINAGE IS < 2% SLOPE

APPROVED: 9 - 2011	City of RAMSEY	STANDARD DETAILS: 10' CROSS GUTTER - OVERLAYS CITY PLATE No. STR-20



NOTES:
1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

APPROVED: 3 - 2022	City of RAMSEY	STANDARD DETAILS: STREET PATCHING STANDARDS CITY PLATE No. STR-25

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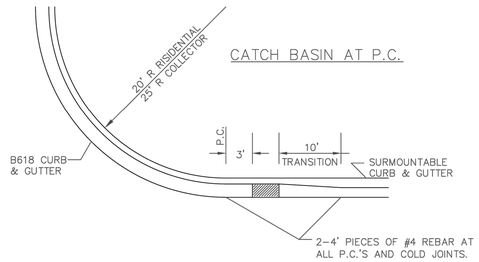
TABLE A
MODIFIED CLASS 5 SPECIFICATIONS
% PASSING

1"	100
3/4"	90 – 100
3/8"	50 – 80
No.4	35 – 70
No.10	20 – 60
No.40	10 – 35
No.200	5 – 10

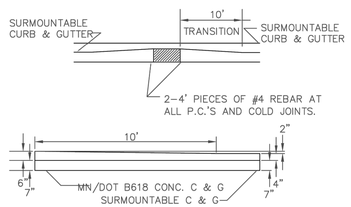
NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED: 2 – 2003 | City of RAMSEY | STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS | CITY PLATE No. STR-26

CATCH BASIN AT P.C.

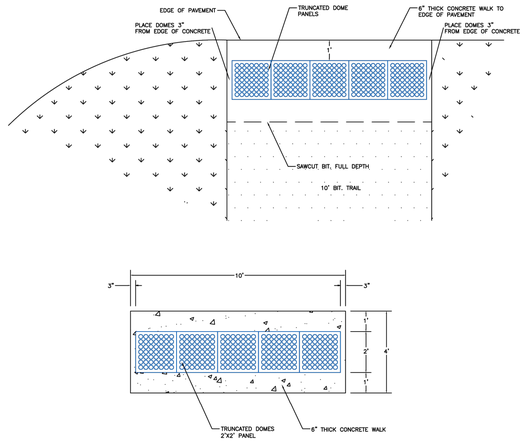


INLINE CATCH BASIN



10' TRANSITION

APPROVED: 4 – 2016 | City of RAMSEY | STANDARD DETAILS: CATCHBASIN PLACEMENT – SURMOUNTABLE CURB | CITY PLATE No. STR-27

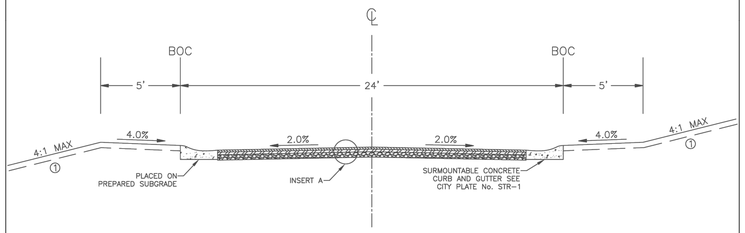


NOTE:
1. SAWCUT BIT. FULL DEPTH / REMOVE BIT.
2. PLACE 6" THICK CONCRETE FOR TRUNCATED DOMES UP TO EDGE OF PAVEMENT.
3. MEDIUM BROOM FINISH ON CONCRETE
4. MAINTAIN 3" FROM EDGE OF TRUNCATED DOMES AND CONCRETE EDGE.
5. IT MAY BE NECESSARY TO TRIM TRUNCATED DOME PANELS.

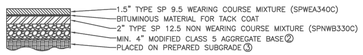
NOTE: NOT TO SCALE

APPROVED: 7 – 2015 | City of RAMSEY | STANDARD DETAILS: TRUNCATED DOME PLACEMENT – BITUMINOUS TRAIL NO CURB | CITY PLATE No. STR-28

PRIVATE STREET SECTION



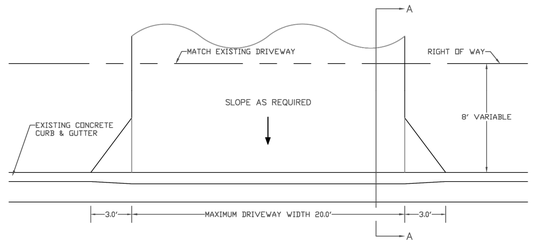
INSERT A: TYPICAL SECTION



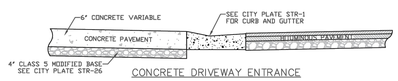
REFERENCE NOTES:
① GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
② CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
③ CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.

NOTE: NOT TO SCALE

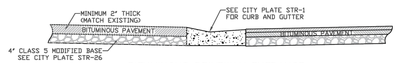
APPROVED: 3 – 2022 | City of RAMSEY | CITY PLATE No. STR-29 | STANDARD DETAILS: PRIVATE STREET SECTION



SECTION A–A



CONCRETE DRIVEWAY ENTRANCE

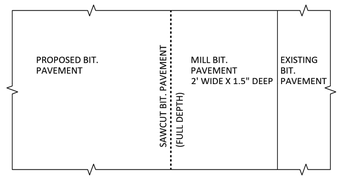


BITUMINOUS DRIVEWAY ENTRANCE

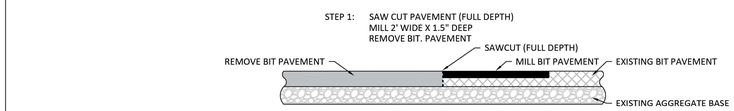
NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. CONCRETE DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. CONCRETE DRIVEWAYS TO BE 6" THICK.
4. ½" EXPANSION JOINT, ½" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPERATELY.)
5. BITUMINOUS DRIVEWAYS MINIMUM 2" THICK, MATCH EXISTING BITUMINOUS PAVEMENT THICKNESS.

APPROVED: 1 – 2016 | City of RAMSEY | STANDARD DETAILS: RESIDENTIAL DRIVEWAY – NO SIDEWALK | CITY PLATE No. STR-30

NOTES:
1. BITUMINOUS SHALL BE SAWCUT AND REMOVED
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHANICALLY COMPACTED.
3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.



PLAN VIEW



SECTION VIEW

NOTE: NOT TO SCALE.

APPROVED: 3 – 2017 | City of RAMSEY | CITY PLATE No. STR-31 | STANDARD DETAILS: STREET TIE-IN

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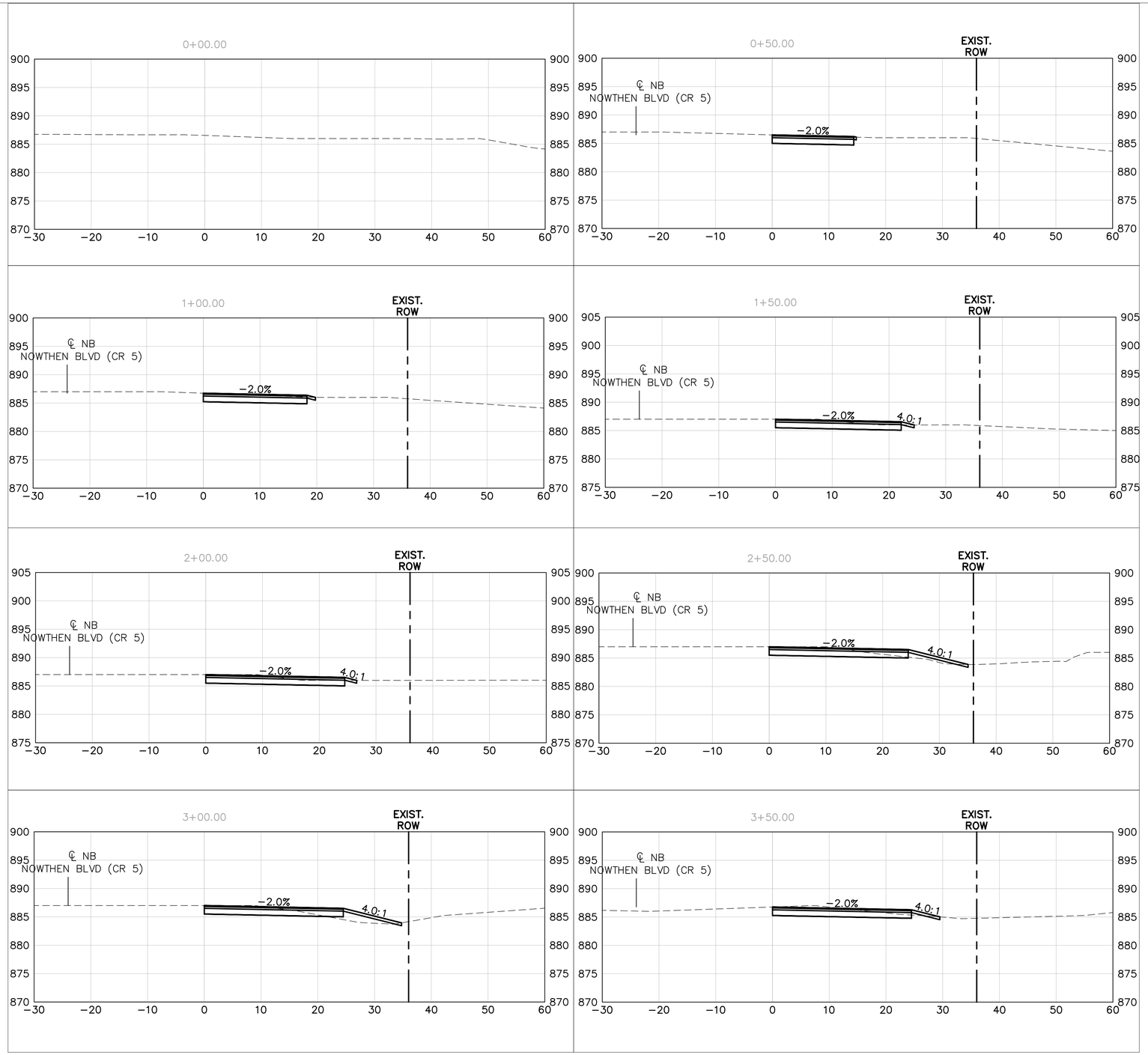

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SHEET TITLE

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SHEET NUMBER

C412

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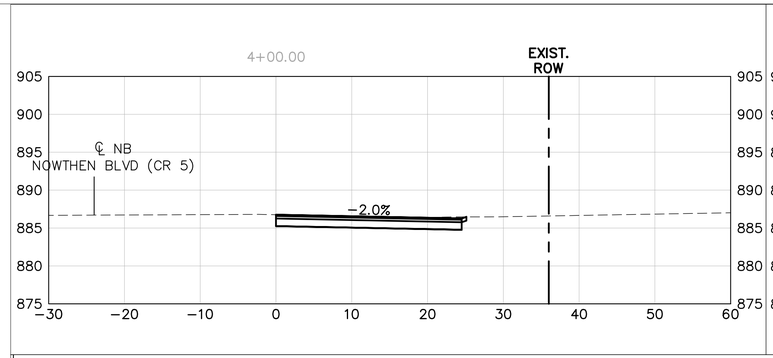

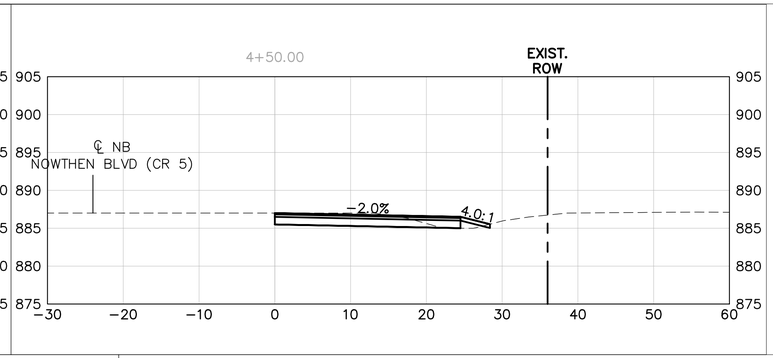

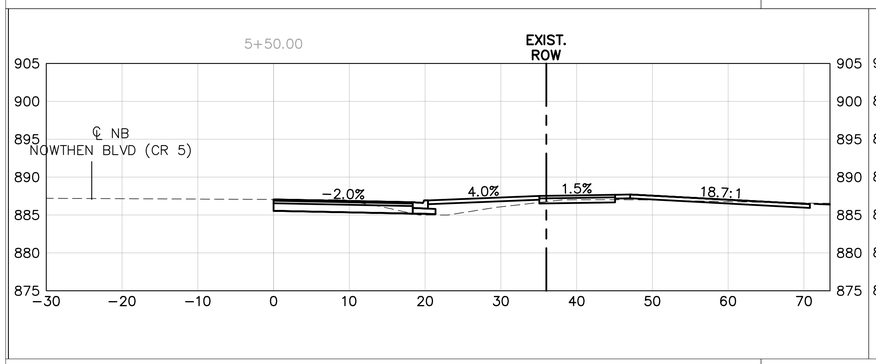

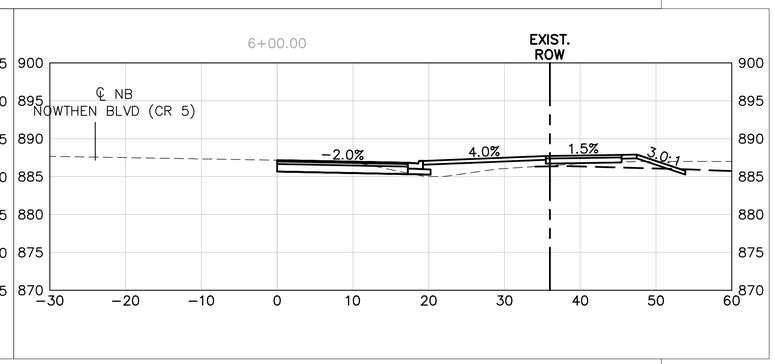

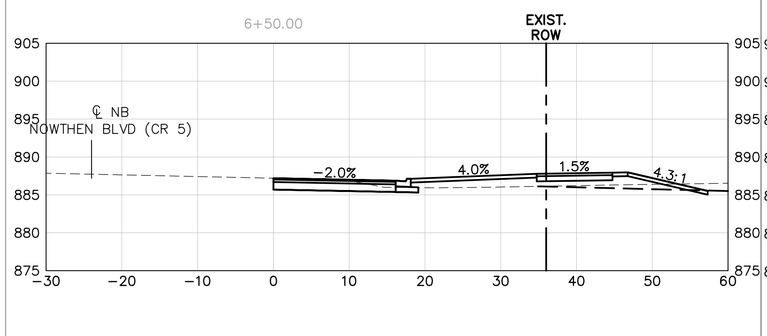

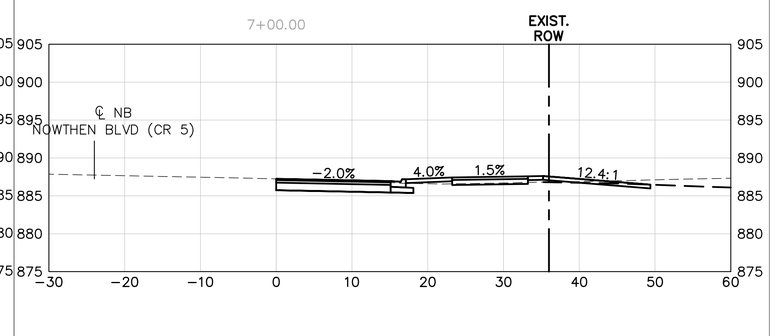

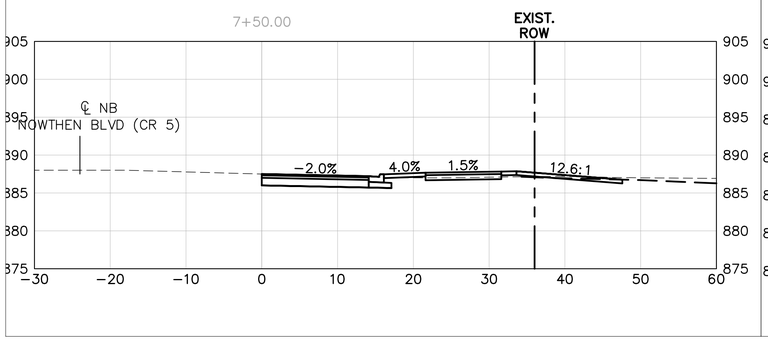

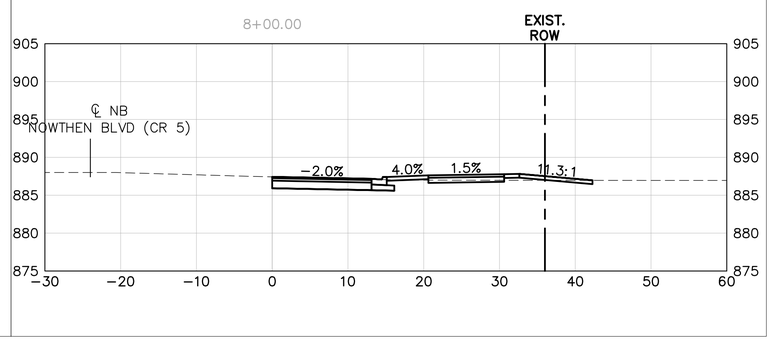

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HAVILAND FIELDS

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DRAWN BY	GAR
CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

ROADWAY SECTIONS

SHEET NUMBER

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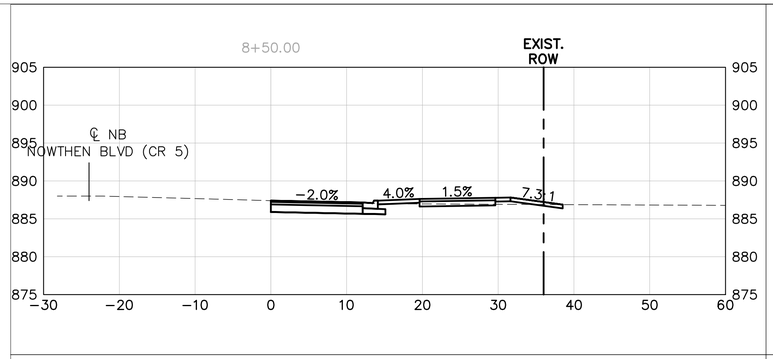

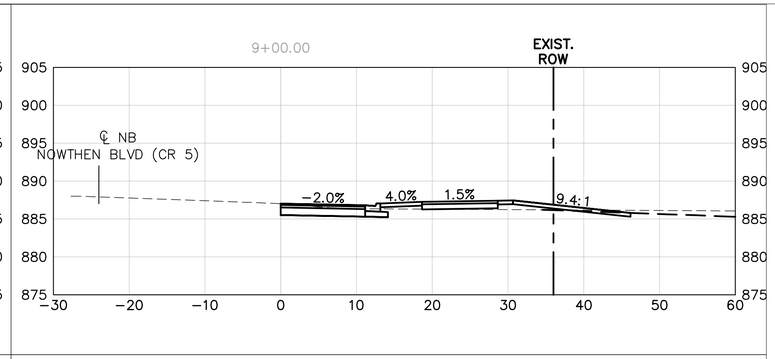

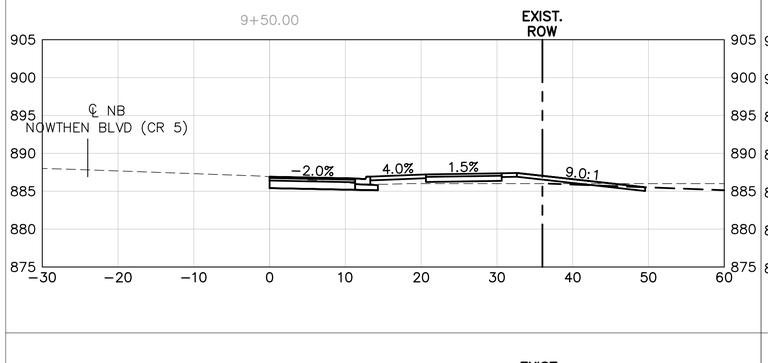

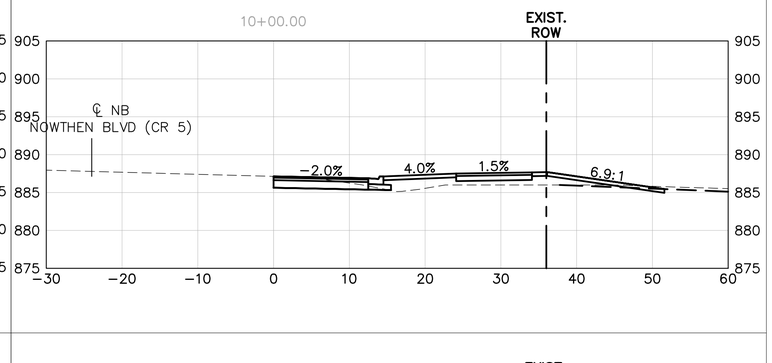

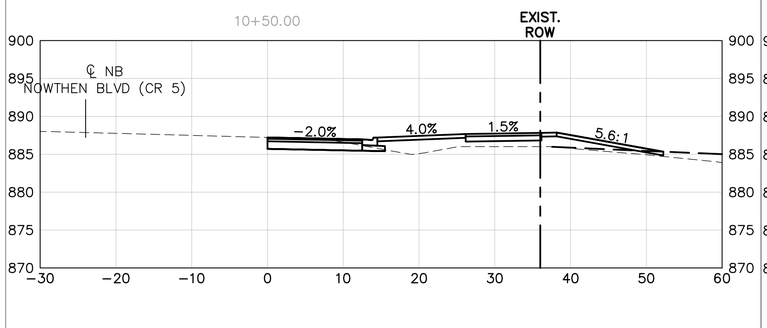

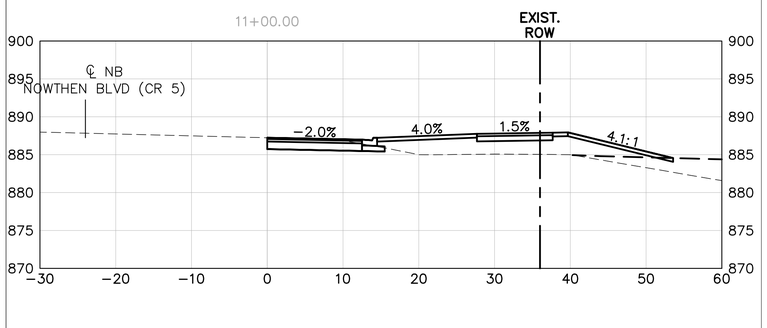

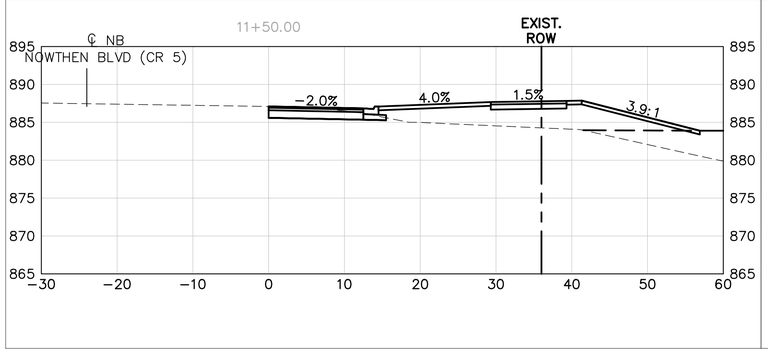

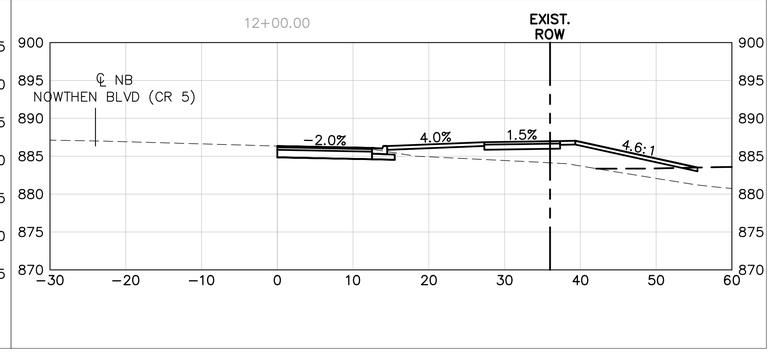

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SITE DEVELOPMENT PLANS
FOR

HAVILAND FIELDS

SECTION 25, TOWNSHIP 32 , RANGE 25
RAMSEY, ANOKA COUNTY, MN

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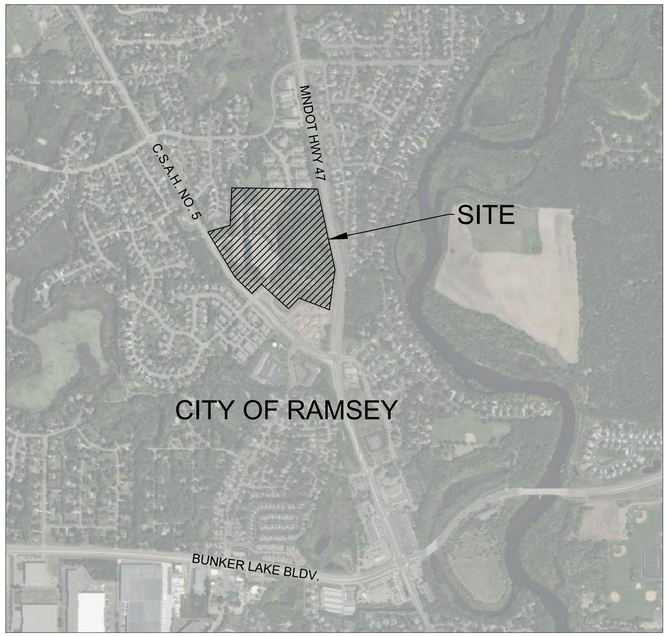

VICINITY
N.T.S.

NORTH

NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 22x34 SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

BENCHMARKS

SITE BENCHMARKS:
(NAVD 88)
SBM #1 TOP OF NUT OF FIRE HYDRANT ± 88 FEET NORTHWEST OF THE NORTHWEST CORNER OF THE CHURCH
ELEVATION=886.61

SBM #2 TOP OF LIGHT POLE BASE ± 87 FEET SOUTH OF DOOR "B" IN PARKING LOT
ELEVATION=885.61

SBM #3 TOP OF TILE INSIDE DOOR "A" ON THE SOUTHWEST SIDE OF THE CHURCH
ELEVATION=885.80

SBM #4 TOP OF BASE OF MOST SOUTHERLY LIGHT POLE IN PARKING LOT
ELEVATION=884.68

SBM #5 TOP OF 2ND LIGHT POLE BASE SOUTH OF ENTRANCE ROAD ON EAST SIDE
ELEVATION=885.87

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C000	COVER SHEET
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C302	EROSION AND SEDIMENT CONTROL DETAILS
C400	SITE PLAN
C401	SITE PLAN ENLARGEMENTS
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C505	GRADING PLAN ENLARGEMENTS
C506	GRADING PLAN ENLARGEMENTS
C507	GRADING PLAN ENLARGEMENTS
C508	STORM SEWER PLAN
C509	STORM SEWER PLAN
C510	STORM SEWER PLAN
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C512	STORM SEWER PLAN
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C602	UTILITY PLAN ENLARGEMENTS
C603	UTILITY PLAN ENLARGEMENTS
C604	UTILITY PLAN ENLARGEMENTS
C605	UTILITY PLAN ENLARGEMENTS
C606	UTILITY PLAN ENLARGEMENTS
C607	UTILITY PLAN ENLARGEMENTS
C608	UTILITY DETAILS
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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE MN DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.

3. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF MN PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

10. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.

11. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

13. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.

EROSION CONTROL MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

1. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO THE STANDARD SPECIFICATIONS.

2. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.

3. THE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

4. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

5. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

TYPICAL OWNER/ENGINEER OBSERVATIONS

CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:

- PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION, INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF MN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ON A PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO PUBLIC AREAS SHALL BE PAID BY THE CONTRACTOR.

5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.

6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.

8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS IS PRACTICABLE.

13. ALL STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENCIRCLING THESE AREAS WITH SOME PROTECTIVE MEASURE WILL BE NECESSARY.

14. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH THEY DISTURB. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OR STORM WATER POLLUTION, SEDIMENTATION, OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUEL AND LUBRICANT OIL, PESTICIDES, AND ANY SOLID WASTE MATERIALS.

15. EROSION CONTROL DEVICES SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT.

16. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY OF RAMSEY ENGINEERING DIVISION.

17. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL HAVE TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE. ANY REVISIONS TO THE EROSION CONTROL PLAN MADE BY THE CONTRACTOR MUST BE APPROVED BY THE ENGINEER.

PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR MN/DOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.

2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.

3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.

4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.

5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.

6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.

7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.

8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.

9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.

10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.

11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

GRADING AND DRAINAGE NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.

4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.

5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.

6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.

7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.

8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.

9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.

11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO MN/DOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.

15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND MN/DOT SPECIFICATION.

17. ALL CONCRETE/ASPHALT SHALL BE INSTALLED PER GEOTECH REPORT, CITY OF RAMSEY AND MN/DOT SPECIFICATIONS.

18. SPOT ELEVATIONS ARE TO FLOWLINE OF CURB UNLESS OTHERWISE NOTED.

19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.

20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.

21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.

22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.

23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.

24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

26. CONTRACTOR SHALL ENSURE MINIMUM GRADES ARE MET WITHIN PAVED AREAS, 1.2% FOR ASPHALT PAVING AND 0.6% FOR CONCRETE PAVING.

THIRD PARTY TEST REPORTS REQUIRED

TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:

- DENSITY TEST REPORTS
- BACTERIOLOGICAL TESTS OF WATER SYSTEM
- PRESSURE TEST OF WATER/SEWER
- LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
- ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

WATER, STORM SEWER, & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.

3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.

4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.

5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.

7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF MN PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.

9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

10. CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10' AND A VERTICAL CLEARANCE OF 18" BETWEEN WATER AND SANITARY SEWER MANHOLES AND LINES.

11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.

13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.

14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.

15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.

17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 1% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.

18. ALL ROOF AND SANITARY SEWER DRAINS SHALL BE INSULATED IF 7' OF COVER CANNOT BE PROVIDED.

19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.

20. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF CONSTRUCTION.

21. A MINIMUM OF 5' SEPARATION IS REQUIRED BETWEEN UTILITIES AND TREES UNLESS A ROOT BARRIER IS UTILIZED.

22. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.

23. COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION.

24. ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND SPECIFICATIONS.

25. REFERENCE ARCHITECTURAL PLANS (BY OTHERS). FOR EXACT BUILDING DIMENSIONS, AND MATERIALS SPECIFICATIONS.

26. REFERENCE M.E.P. PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS.

27. CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND PAD PREPARATION SPECIFICATIONS.

28. CONTRACTOR SHALL REFERENCE M.E.P PLANS (BY OTHERS) FOR LIGHT POLE WIRING.

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PROJECT TITLE

HAVILAND FIELDS

CERTIFICATION

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COMMISSION NUMBER	

SHEET TITLE

GENERAL NOTES

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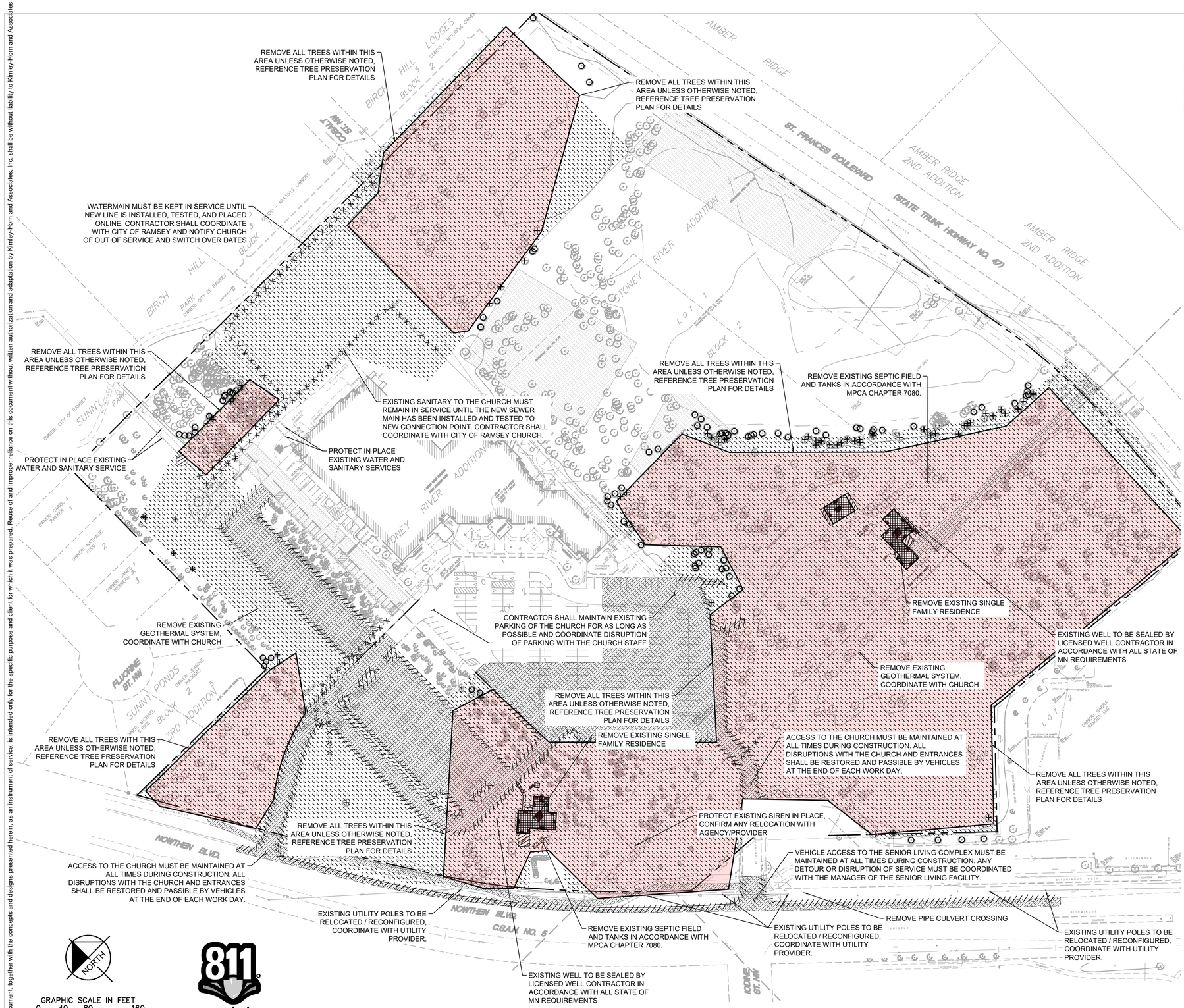

LEGEND

- PROPERTY LINE
- REMOVE BITUMINOUS SURFACE
- REMOVE CONCRETE SURFACE
- REMOVE BUILDING
- CLEARING & GRUBBING
- TREE REMOVAL AREA-REMOVE ALL TREES WITHIN THIS AREA UNLESS OTHERWISE NOTED, REFERENCE TREE PRESERVATION PLAN FOR DETAILS
- FULL DEPTH SAWCUT
- REMOVE TREE
- TREE PROTECTION FENCE
- REMOVE CONCRETE CURB & GUTTER
- REMOVE UTILITY LINES
- LIMITS OF CONSTRUCTION
- EXISTING OVERHEAD POWER LINE
- EXISTING CHAINLINK FENCE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING GAS MAIN
- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING FLARED END SECTION
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING WELL
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TREE

DEMOLITION PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE.
3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES WITHIN ALL AREAS OF PROPOSED WORK.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS ANY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PRECEDING WITH THE WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH RAMSEY, ANOKA COUNTY AND MNDOT.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ALL PROPERTIES IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY WATER DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY OF RAMSEY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. REFER TO SURVEY FOR ALL EXISTING INVERT AND RIM ELEVATIONS.
14. ALL UTILITIES SHOWN ARE EXISTING UTILITIES.
15. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH ALL STATE OF MN REQUIREMENTS.
16. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
17. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINTILE IS ENCOUNTERED ON SITE. NO ACTIVE DRAINTILE SHALL BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.

PRELIMINARY - NOT FOR CONSTRUCTION

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SHEET TITLE

DEMO PLAN

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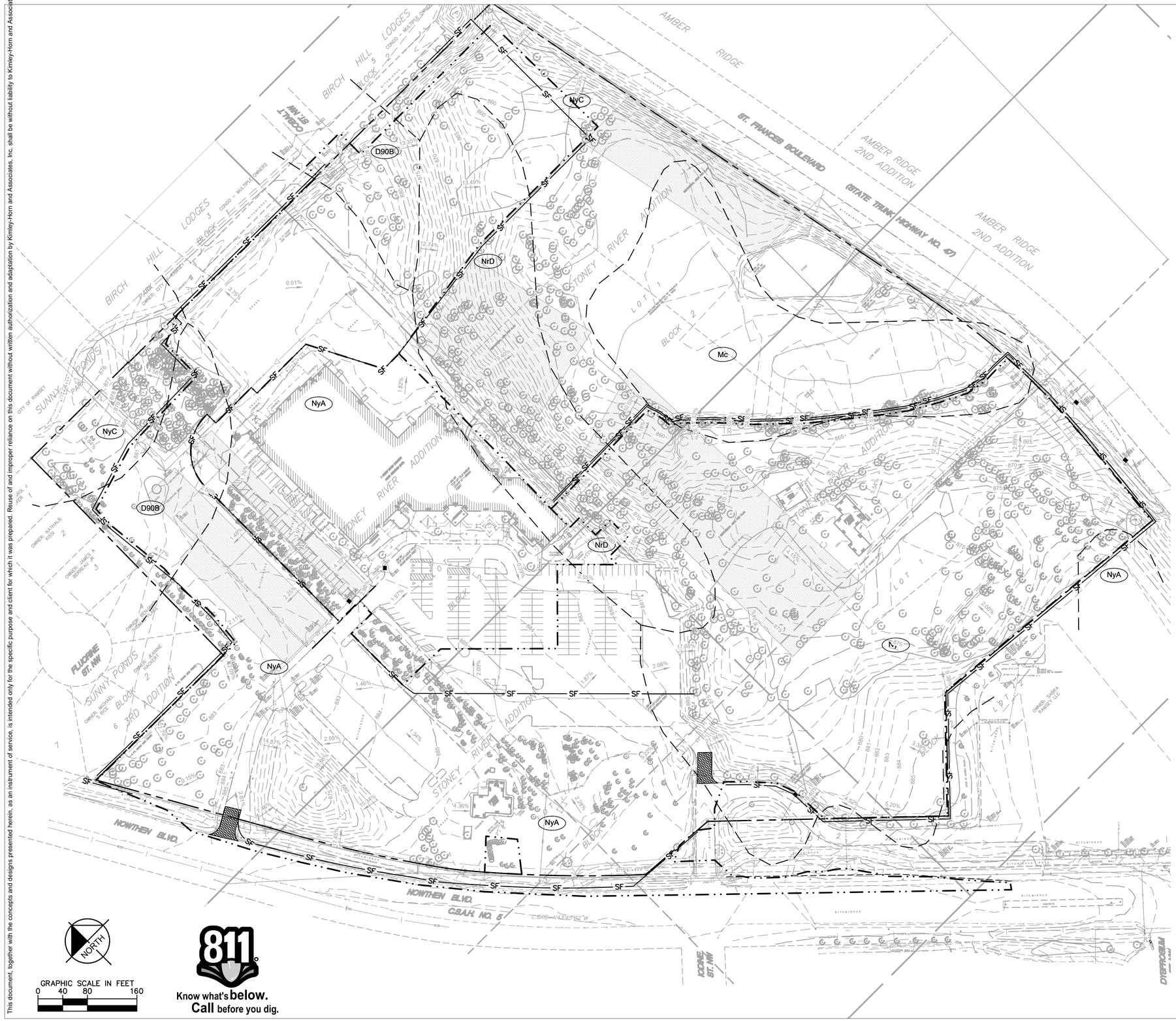

LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SF — SILT FENCE, OFFSET 5' FOR CLARITY
- LIMITS OF DISTURBANCE
- SOIL TYPE BOUNDARY
- BIOROLL
- D90B — NYMORE LOAMY SAND, 1 TO 6 PERCENT SLOPES
- Mc — MARSH
- NrD — NYMORE LOAMY COARSE SAND, 12 TO 25 PERCENT SLOPES
- NrA — NYMORE LOAMY SAND, 0 TO 12 PERCENT SLOPES
- NrC — NYMORE LOAMY SAND, 6 TO 12 PERCENT SLOPES

EROSION CONTROL PLAN NOTES

1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
3. THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
4. WITHIN ONE WEEK (7 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
6. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
7. ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
8. REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
9. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
10. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.

SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. INSTALL INLET PROTECTION AT EXISTING STORMWATER CULVERTS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1), CONCRETE WASHOUT PIT (1) AND INSTALL SILT FENCE.
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT TRAPS.
5. PERFORM CLEARING AND GRUBBING OF THE SITE. PERFORM MASS GRADING. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
6. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
7. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY NPDES AND/OR CITY OF RAMSEY GRADING PERMIT.

SITE DISCHARGE

ULTIMATE DISCHARGE OF SITE IS THE RUM RIVER APPROXIMATELY 0.24 MILES EAST-SOUTH EAST OF THE SITE. THE RUM RIVER IS CONSIDERED A SCENIC OR RECREATIONAL RIVER SEGMENT AND RESTRICTED WATER AS DESCRIBED IN THE NPDES/SDS PERMIT FOR CONSTRUCTION.

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	35.53 AC / 1,547,702 SF
EXISTING IMPERVIOUS AREA	7.07 AC / 307,970 SF / 19.9%
EXISTING PERVIOUS AREA	28.43 AC / 1,239,732 SF / 17.9%
PROPOSED IMPERVIOUS AREA	13.35 AC / 581,526 SF / 37.6%
PROPOSED PERVIOUS AREA	22.15 AC / 964,854 SF / 62.3%
PHASE I BMP QUANTITIES	
SILT FENCE	±7,640 LF
INLET PROTECTION	6 EA
ROCK CONSTRUCTION ENTRANCE	2 EA

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

811 Know what's below. Call before you dig.

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CONSULTANTS

Kimley»Horn

PROJECT TITLE

HAVILAND FIELDS

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	GAR
CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

EROSION AND SEDIMENT CONTROL PLAN - PHASE 1

SHEET NUMBER

C300

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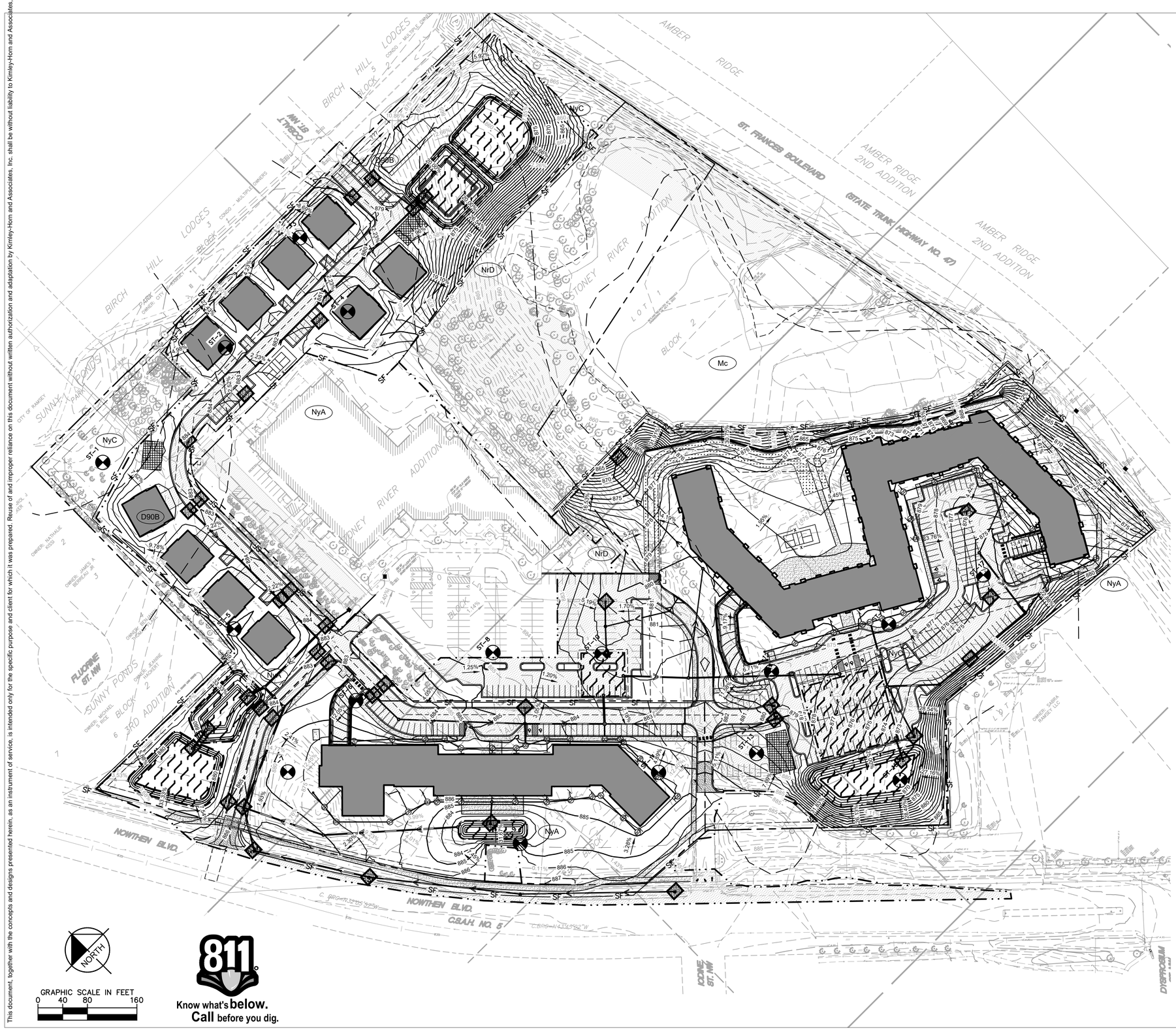

LEGEND

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- EROSION CONTROL BLANKET
- INLET PROTECTION
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BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, UNDERGROUND SYSTEM, CURBS AND GUTTERS.
3. INSTALL APPROPRIATE INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
4. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE AND INSTALL STRIPING.
7. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
9. OBTAIN CONCURRENCE WITH THE CIVIL ENGINEERING CONSULTANT THAT THE SITE HAS BEEN FULLY STABILIZED THEN:
   1. REMOVE ALL REMAINING TEMPORARY EROSION ADN SEDIMENT CONTROL DEVICES
   2. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMPS.

SITE DISCHARGE

ULTIMATE DISCHARGE OF SITE IS THE RUM RIVER APPROXIMATELY 0.24 MILES EAST-SOUTH EAST OF THE SITE. THE RUM RIVER IS CONSIDERED A SCENIC OR RECREATIONAL RIVER SEGMENT AND RESTRICTED WATER AS DESCRIBED IN THE NPDES/SDS PERMIT FOR CONSTRUCTION.

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DRAWN BY	GAR
CHECKED BY	MCB
COMMISSION NUMBER	

SHEET TITLE

EROSION AND SEDIMENT CONTROL PLAN - PHASE 2

SHEET NUMBER

C301

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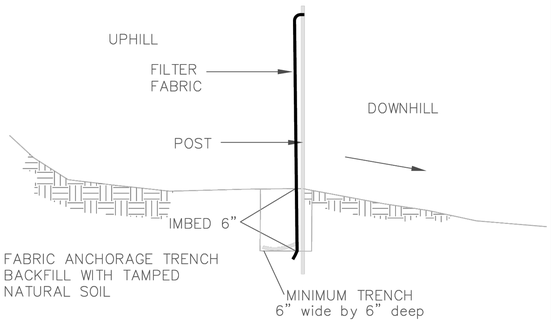
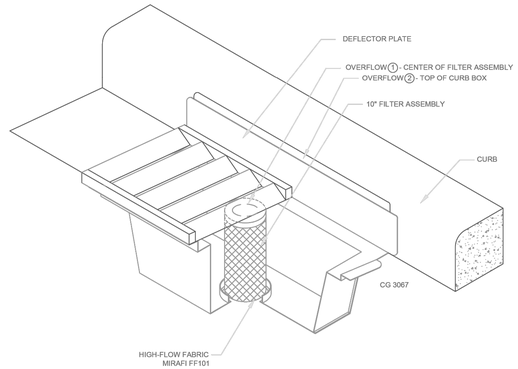


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: SILT FENCE
		CITY PLATE No. ERO–1

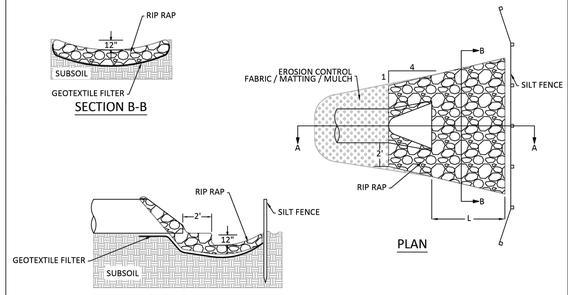


INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: INLET PROTECTION
		CITY PLATE No. ERO–2



NOTE: NOT TO SCALE

NOTES:

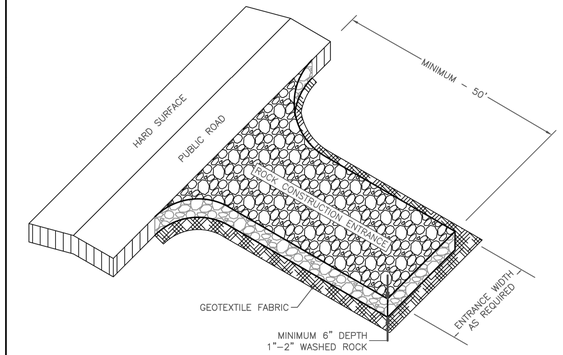
1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

RIP RAP AT RCP OUTLETS			
DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

RIP RAP AT RCP-A OUTLETS			
SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.5
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

COR INFILTRATION
FES 8 88 30 88 58
FES 8A 115 38 125 88

APPROVED: 9 – 2016 MODIFIED: 5 – 2019	City of RAMSEY	STANDARD DETAILS: RIP–RAP
		CITY PLATE No. ERO–3



NOTE: NOT TO SCALE

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3. RIP RAP IS CLASS III PLACED 18" THICK.
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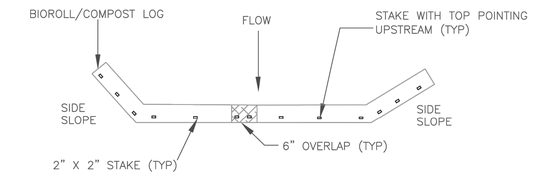
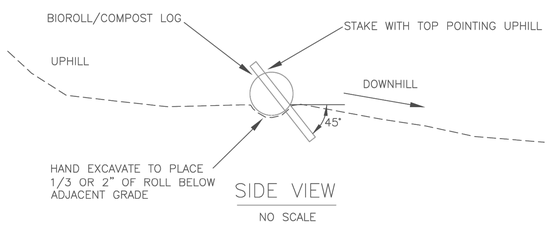
51	18	57.5	16.9
58	20	65.2	19.8

APPROVED: 9 – 2016	City of RAMSEY	STANDARD DETAILS: RIP–RAP
		CITY PLATE No. ERO–3



PLAN VIEW



SIDE VIEW

NO SCALE

NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED: 3 – 2016	City of RAMSEY	STANDARD DETAILS: BIO ROLL (COMPOST LOG)
		CITY PLATE No. ERO–4

NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

NOT TO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE
		CITY PLATE No. ERO–5

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CONSULTANTS

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HAVILAND FIELDS

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CERTIFICATION

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DRAWN BY	
CHECKED BY	
COMMISSION NUMBER	

SHEET TITLE

EROSION AND SEDIMENT CONTROL DETAILS

SHEET NUMBER

C302

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ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

SHEET NUMBER	SHEET NAME	ISSUE 01	ISSUE 02	ISSUE 03	ISSUE 04	ISSUE 05	ISSUE 06	ISSUE 07
A - GENERAL								
L001	LANDSCAPE COVER SHEET	X	X					
L002	LANDSCAPE NOTES / GRAPHIC LEGEND	X	X					
L003	OVERALL SITE REFERENCE PLAN	X	X					
B - REMOVAL								
LD001	TREE PRESERVATION PLAN	X	X					
LD002	TREE PRESERVATION/REMOVALS INVENTORY	X	X					
D - LANDSCAPE								
LS1100	TOWNHOMES ZONE A - LANDSCAPE PLAN	X	X					
LS1101	TOWNHOMES ZONE B - LANDSCAPE PLAN	X	X					
LS1102	TOWNHOMES ZONE C - LANDSCAPE PLAN	X	X					
LS1103	TOWNHOMES ZONE D - LANDSCAPE PLAN	X	X					
LS1104	TOWNHOMES ZONE E - LANDSCAPE PLAN	X	X					
LS1105	TOWNHOMES ZONE F - LANDSCAPE PLAN	X	X					
LS2106	SENIOR BUILDING ZONE A - LANDSCAPE PLAN	X	X					
LS2201	SENIOR BUILDING ZONE B - LANDSCAPE PLAN	X	X					
LS3108	ALL AGES BUILDING ZONE A - LANDSCAPE PLAN	X	X					
LS3109	ALL AGES BUILDING ZONE B - LANDSCAPE PLAN	X	X					
LS3110	ALL AGES BUILDING ZONE C - LANDSCAPE PLAN	X	X					
LS3111	ALL AGES BUILDING ZONE D - LANDSCAPE PLAN	X	X					
LS3112	ALL AGES BUILDING ZONE E - LANDSCAPE PLAN	X	X					

TRUE NORTH PLAN NORTH

CERTIFICATION

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DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE

LANDSCAPE COVER SHEET

SHEET NUMBER

L001

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Autodesk Docs://2236-10 Presbyterian Homes - Lord of Life (2023)/2236-10_Lord of Life_LAND_2023.rvt
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REFERENCE SYMBOLS

GENERAL

DETAIL CALLOUT:

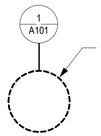
INDICATES DETAIL CALLOUT NUMBER

INDICATES SHEET WHERE DETAIL CALLOUT IS DRAWN

REVISION:

REVISION NUMBER - SEE REVISION HISTORY ON TITLE BLOCK OF EACH SHEET

DETAIL:



INDICATES AREA OF DETAIL CUT PARALLEL TO VIEW

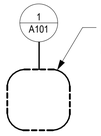
REVISION CLOUD:

REVISION NUMBER - SEE REVISION HISTORY ON TITLE BLOCK OF EACH SHEET

KEYNOTE:

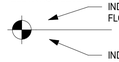
SEE CORRESPONDING NUMBERED KEY NOTE ON SHEET WHERE REFERENCE OCCURS

DETAIL PLAN OR ELEVATION:



INDICATES AREA OF ENLARGED PLAN OR ENLARGED ELEVATION

ELEVATION LEVEL:



INDICATES FLOOR LEVEL

INDICATES FLOOR LEVEL ELEVATION

DETAIL CALLOUT:

INDICATES DETAIL NUMBER

INDICATES SHEET WHERE DETAIL IS DRAWN

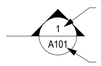
INDICATES AREA OF DETAIL CUT PERPENDICULAR TO VIEW

EXTERIOR ELEVATION:

INDICATES EXTERIOR ELEVATION NUMBER

INDICATES SHEET WHERE EXTERIOR ELEVATION IS DRAWN

BUILDING SECTION:



INDICATES BUILDING SECTION NUMBER

INDICATES SHEET WHERE BUILDING SECTION IS DRAWN

INDICATES ACCESSIBLE EXTERIOR DOOR LOCATION

GENERAL

C	CENTER LINE
	LIMIT OF WORK
	MATCH LINE
EJ	EXPANSION JOINT
	CONTROL JOINT
	STEEL EDGING
GB	GRADE BREAK

ABBREVIATIONS

AD = AREA DRAIN (HARDSCAPE)
BS = BOTTOM STEP
CL = CENTER LINE
EJ = EXPANSION JOINT
GB = GRADE BREAK
HP = HIGH POINT
LP = LOW POINT
PD = AREA DRAIN (PLANTING)
POB = POINT OF BEGINNING
TC = TOP OF CURB
TR = TOP OF RAMP
TS = TOP STEP
TW = TOP OF WALL

GRADING LEGEND

42.05	PROPOSED SPOT ELEVATION
42.05 ME	MATCH EXISTING ELEVATION
42.05 TS	TOP OF STEP
42.05 BS	BOTTOM OF STEP
42.05 TR	TOP OF RAMP
42.05 BR	BOTTOM OF RAMP
2% MAX.	SLOPE INDICATOR
42.05 TC	TOP OF CURB
42.05 BC	BOTTOM OF CURB
FFE = 42.05	FINISH FLOOR ELEVATION
	GRADE BREAKLINE

FINISH GRADE (LANDSCAPE)	FG
FINISH SURFACE (HARDSCAPE)	FS
POOL COPING	PC
TOP OF DRAIN	TD
RIM ELEVATION/INVERT ELEVATION	RIM/INV
WATER LEVEL	WL

GENERAL NOTES:

1. LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.
3. LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
4. LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
5. LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10'-0" CLEARANCE).
6. UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
7. EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. LANDSCAPE CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
8. ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN THE ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN THE PLANT MATERIAL SELECTIONS AND OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE PLANT MATERIAL SELECTIONS OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
10. LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.
11. NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
12. SOD AREAS DISTURBED DUE TO GRADING SHALL BE REPLACED, UNLESS NOTED OTHERWISE.
13. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
14. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
15. PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.
16. LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND/OR MATERIALS SUPPLIED.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
18. LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
19. PLANTING AREAS (NOT OVER STRUCTURE) RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 18" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.
20. ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.
21. SHRUB BED MASSINGS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.
22. STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.
23. REFER TO CIVIL FOR SITE DEMOLITION INFORMATION.
24. REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION
25. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.
26. CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DESIGN+BUILD IRRIGATION PLAN AND SPECIFICATIONS SUBMITTAL/SHOP DRAWINGS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
2. SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY, ROTORS OR ROTATOR HEADS AS REQUIRED.
3. LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY A STATE LICENSED IRRIGATOR (OR EQUIVALENT LICENSED PROFESSIONAL).
4. LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS FOR INSTALLED SYSTEM.
5. LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
6. LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
7. COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
8. RAIN & FREEZE SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
9. IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB EXCEPT WHERE PROHIBITED BY LOCAL CODE OR ORDINANCE.
10. LANDSCAPE IRRIGATION SYSTEM SHALL COMPLY WITH ALL LOCAL, STATE & FEDERAL CODES & ORDINANCES.
11. HAND TRENCHING REQUIRED WITHIN ROOT ZONE OF ANY EXISTING TREE.
12. CONTRACTOR SHALL CONFIRM MIN. STATIC WATER PRESSURE OF 60psi.

SURVEY NOTES:

1. ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER-FURNISHED SURVEY. BKV GROUP OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.
3. ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.

SITE PLAN NOTES:

- NO BUILDING SIGNAGE PROPOSED AT THIS TIME.
- TRASH/RECYCLING WILL BE COLLECTED WITHIN THE BUILDING AT GROUND LEVEL. COLLECTION WILL OCCUR ON-SITE WITHIN ENCLOSED LOADING AREAS BY PRIVATE VENDORS.
- SNOW WILL BE REMOVED FROM SIDEWALKS. A LIMITED AMOUNT OF SNOW STORAGE IS AVAILABLE ALONG THE STREET BOULEVARDS.

PROJECT SUMMARY:

- PUD SITE AREA: XXXXX SF / XXX ACRES
- LOT 1 SIZE (EXISTING): XXXXX SF / XXX ACRES
- LOT 2 SIZE (NEW): XXXXX SF / XXX ACRES
- DWELLING UNITS: XXX
- BUILDING FOOTPRINT (INCLUDES PKG AREA): XXXXX SF
- (TOTAL LOT AREA) - (TOTAL BLDG. FOOTPRINT) = XXXXX SF
- % LANDSCAPE REQ.: XXXXX SF
- PERVIOUS AREA ON-SITE (AT-GRADE): XXXXX SF
- PERVIOUS AREA ON-SITE (GREEN ROOF): XXXXX SF
- TOTAL PERVIOUS: XXXXX SF
- BIKE PARKING SPACES (ON SITE): X (X spaces per unit)
- BIKE PARKING SPACES (IN GARAGE): XXX

TRUE NORTH PLAN NORTH

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

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CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE

LANDSCAPE NOTES / GRAPHIC LEGEND

SHEET NUMBER

L002

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Autodesk Docs://2236-10 Presbyterian Homes - Lord of Life (2023)/2236-10_Lord of Life_LAND_2023.rvt
2/9/2024 3:08:26 PM

REFERENCE SYMBOLS

GENERAL

DETAIL CALLOUT:

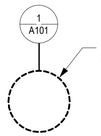
INDICATES DETAIL CALLOUT NUMBER

INDICATES SHEET WHERE DETAIL CALLOUT IS DRAWN

REVISION:

REVISION NUMBER - SEE REVISION HISTORY ON TITLE BLOCK OF EACH SHEET

DETAIL:



INDICATES AREA OF DETAIL CUT PARALLEL TO VIEW

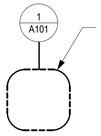
REVISION CLOUD:

REVISION NUMBER - SEE REVISION HISTORY ON TITLE BLOCK OF EACH SHEET

KEYNOTE:

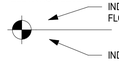
SEE CORRESPONDING NUMBERED KEY NOTE ON SHEET WHERE REFERENCE OCCURS

DETAIL PLAN OR ELEVATION:



INDICATES AREA OF ENLARGED PLAN OR ENLARGED ELEVATION

ELEVATION LEVEL:



INDICATES FLOOR LEVEL

INDICATES FLOOR LEVEL ELEVATION

DETAIL CALLOUT:

INDICATES DETAIL NUMBER

INDICATES SHEET WHERE DETAIL IS DRAWN

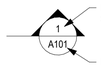
INDICATES AREA OF DETAIL CUT PERPENDICULAR TO VIEW

EXTERIOR ELEVATION:

INDICATES EXTERIOR ELEVATION NUMBER

INDICATES SHEET WHERE EXTERIOR ELEVATION IS DRAWN

BUILDING SECTION:



INDICATES BUILDING SECTION NUMBER

INDICATES SHEET WHERE BUILDING SECTION IS DRAWN

INDICATES ACCESSIBLE EXTERIOR DOOR LOCATION

GENERAL

C	CENTER LINE
	LIMIT OF WORK
	MATCH LINE
EJ	EXPANSION JOINT
	CONTROL JOINT
	STEEL EDGING
GB	GRADE BREAK

ABBREVIATIONS

AD = AREA DRAIN (HARDSCAPE)
BS = BOTTOM STEP
CL = CENTER LINE
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HP = HIGH POINT
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PD = AREA DRAIN (PLANTING)
POB = POINT OF BEGINNING
TC = TOP OF CURB
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TS = TOP STEP
TW = TOP OF WALL

GRADING LEGEND

42.05	PROPOSED SPOT ELEVATION
42.05 ME	MATCH EXISTING ELEVATION
42.05 TS	TOP OF STEP
42.05 BS	BOTTOM OF STEP
42.05 TR	TOP OF RAMP
42.05 BR	BOTTOM OF RAMP
2% MAX.	SLOPE INDICATOR
42.05 TC	TOP OF CURB
42.05 BC	BOTTOM OF CURB
FFE = 42.05	FINISH FLOOR ELEVATION
	GRADE BREAKLINE

FINISH GRADE (LANDSCAPE)	FG
FINISH SURFACE (HARDSCAPE)	FS
POOL COPING	PC
TOP OF DRAIN	TD
RIM ELEVATION/INVERT ELEVATION	RIM/INV
WATER LEVEL	WL

GENERAL NOTES:

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6. UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.
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11. NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
12. SOD AREAS DISTURBED DUE TO GRADING SHALL BE REPLACED, UNLESS NOTED OTHERWISE.
13. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
14. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
15. PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.
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17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
18. LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM THE DATE OF THE OWNER ACCEPTANCE. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
19. PLANTING AREAS (NOT OVER STRUCTURE) RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 18" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST OR MANURE AND 10 PARTS SAND.
20. ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.
21. SHRUB BED MASSINGS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH FIBER MAT WEED BARRIER.
22. STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND ANNUALS WHERE PLANTING BED MEETS SOD UNLESS OTHERWISE NOTED.
23. REFER TO CIVIL FOR SITE DEMOLITION INFORMATION.
24. REFER TO CIVIL FOR ADDITIONAL SITE GRADING AND UTILITY INFORMATION
25. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIALS SCHEDULE AND THE PLANS, THE PLANS SHALL GOVERN.
26. CONTRACTOR SHALL STAKE OUT LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
27. ANY TREE CLEARING THAT INVOLVES OAK TREES SHALL BE COMPLETED PRIOR TO APRIL 15 OR AFTER JULY 15 TO HELP LIMIT THE INTRODUCTION OF OAK WILT INTO THE AREA.
28. PER THE CITY'S DEVELOPMENT AGREEMENT, ANY LANDSCAPE WORK COMPLETED ON SITE WILL INCLUDE A 2-YEAR MAINTENANCE GUARANTEE FROM THE DATE OF APPROVAL OF LANDSCAPE INSTALLATION BY THE CITY.
29. ALL AREAS INCLUDED IN THE LIMITS OF DISTURBANCE THAT ARE NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACING SHALL RECEIVE 4 INCHES OF TOPSOIL WITH NO MORE THAN 35% SAND CONTENT.

IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DESIGN+BUILD IRRIGATION PLAN AND SPECIFICATIONS SUBMITTAL/SHOP DRAWINGS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
2. SHRUB & PERENNIAL BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. SOD TO BE IRRIGATED WITH SPRAY, ROTORS OR ROTATOR HEADS AS REQUIRED.
3. LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY A STATE LICENSED IRRIGATOR (OR EQUIVALENT LICENSED PROFESSIONAL).
4. LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS FOR INSTALLED SYSTEM.
5. LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIALS GROWTH REQUIREMENTS.
6. LANDSCAPE CONTRACTOR SHALL INSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL PLANTING AREAS.
7. COORDINATE IRRIGATION SLEEVING LOCATIONS WITH GENERAL CONTRACTOR.
8. RAIN & FREEZE SENSORS TO BE INCLUDED WITHIN THE IRRIGATION DESIGN.
9. IRRIGATION LIMITS TO EXTEND TO STREET BACK OF CURB EXCEPT WHERE PROHIBITED BY LOCAL CODE OR ORDINANCE.
10. LANDSCAPE IRRIGATION SYSTEM SHALL COMPLY WITH ALL LOCAL, STATE & FEDERAL CODES & ORDINANCES.
11. HAND TRENCHING REQUIRED WITHIN ROOT ZONE OF ANY EXISTING TREE.
12. CONTRACTOR SHALL CONFIRM MIN. STATIC WATER PRESSURE OF 60psi.
13. IRRIGATION SYSTEM TO INCLUDE RAIN SENSOR AND SOIL MOISTURE SENSOR AS PART OF THE INSTALLATION. THESE REQUIREMENTS TO BE CONFIRMED DURING PROJECT SUBMITTAL PROCESS.

SURVEY NOTES:

1. ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING ARE BASED ON AN OWNER-FURNISHED SURVEY. BKV GROUP OFFERS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR RELIABILITY OF THE INDICATED EXISTING CONDITIONS.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL CRITICAL EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, EXISTING BUILDING LOCATIONS, UTILITY LOCATIONS AND INVERT ELEVATIONS, AND EXISTING SITE GRADES PRIOR TO THE START OF WORK.
3. ANY OBSERVED DEVIATIONS FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT OR LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY. NO WORK SHALL PROCEED IN THE AREAS OF ANY DISCOVERED DEVIATIONS UNTIL THE DIFFERENCES ARE RESOLVED.

SITE PLAN NOTES:

- NO BUILDING SIGNAGE PROPOSED AT THIS TIME.
- TRASH/RECYCLING WILL BE COLLECTED WITHIN THE BUILDING AT GROUND LEVEL. COLLECTION WILL OCCUR ON-SITE WITHIN ENCLOSED LOADING AREAS BY PRIVATE VENDORS.
- SNOW WILL BE REMOVED FROM SIDEWALKS. A LIMITED AMOUNT OF SNOW STORAGE IS AVAILABLE ALONG THE STREET BOULEVARDS.

TRUE NORTH PLAN NORTH

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

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CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE

LANDSCAPE NOTES / GRAPHIC LEGEND

SHEET NUMBER

L002

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GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYDROSEED, IRRIGATED, TYP.

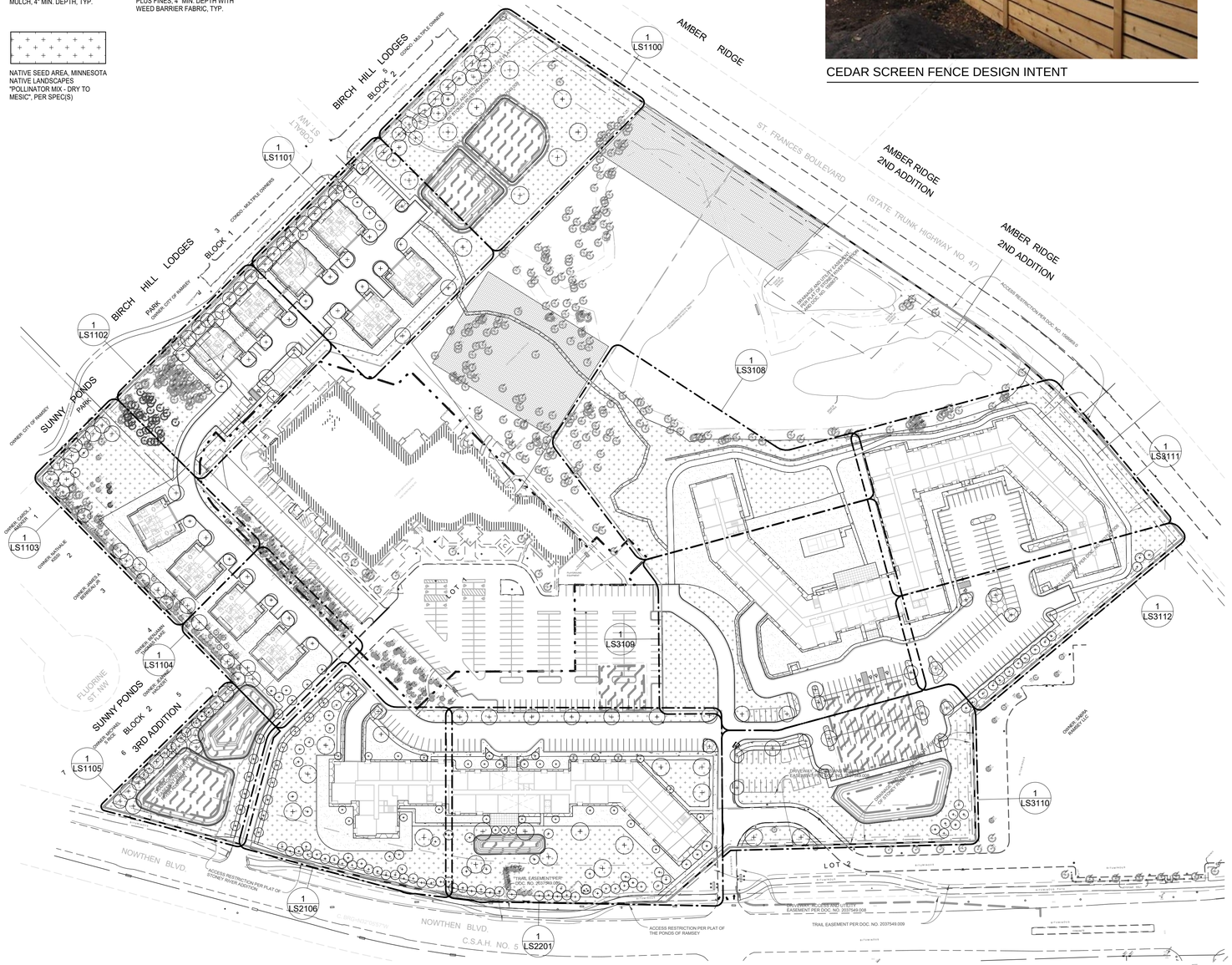
ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)



1 L003 OVERALL SITE - LANDSCAPE REFERENCE PLAN
1" = 100'-0"

CEDAR SCREEN FENCE DESIGN INTENT

Presbyterian Homes Lord of Life
Ramsey, MN

Landscape Summary
Required Landscape Canopy

Site Area (sf)	Impervious Area (sf)	Pervious Area	Impervious - toTotal Ratio
1547687	577170	970517	37.29%

Required canopy coverage for site equals Impervious to Total Ratio x Pervious Area (.374 x 971388) 361929 SF

Buffer Yard Trees

Key	Planting Size	Qantity	Canopy Size	Total Canopy Size	Common Name	Scientific Name
CO-B	2" B&B	35	922	32270	Common Hackberry	Celtis occidentalis
QB-B	2" B&B	35	718	25130	Swamp White Oak	Quercus bicolor
Buffer Yard Total Canopy				**57400**		
Deciduous Trees						
CO	1" CONT.	15	922	13830	Common Hackberry	Celtis occidentalis
QB	1" CONT.	15	718	10770	Swamp White Oak	Quercus bicolor
QM	1" CONT.	25	3910	97750	Burr Oak	Quercus macrocarpa
UA	1" CONT.	15	3910	58650	New Harmony American Elm	Ulmus americana 'New Harmony'
PT	1" CONT.	15	245	3675	Prairie Gold Aspen	Populus tremuloides 'NEArb'
GD	1" CONT.	15	629	9435	Kentucky Espresso Coffeetree	Gymnocladus dioicus 'Espresso-JFS
AS	1" CONT.	20	982	19640	Green Mountain Sugar Maple	Acer saccharum 'Green Mountain'
MP	1" CONT.	15	157	2355	Prairiefire Crab	Malus 'Prairiefire'
	1" CONT.	15	297	4455	Eastern Redbud	Cercis canadensis
Deciduous Trees Total Canopy				**220560**		
Evergreen Trees						
PS	5' H	60	1995	119700	Eastern White Pine	Pinus strobus
PA	5' H	34	626	21284	Norway Spruce	Picea abies
Evergreen Trees Total Canopy				**140984**		
Total Tree Canopy Inches				**418944**		

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

TRUE NORTH PLAN NORTH

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Landscape Architecture
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CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE
OVERALL SITE REFERENCE PLAN

SHEET NUMBER
L003

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TREE REMOVALS/PRESERVATION SUMMARY

XP - SIGNIFICANT TREE REMOVED FOR STORMWATER TREATMENT (1,201 TOTAL INCHES)

XG - SIGNIFICANT TREE REMOVED FOR SITE IMPROVEMENTS (NON-STORMWATER) (6,110 TOTAL INCHES)

ALL TREES WITHIN CLOUDED AREAS TO BE REMOVED

NOTE: TREES WITH NO LETTER DESIGNATION SHALL BE PROTECTED AND PRESERVED.

TREE PRESERVATION/TREE REMOVALS SUMMARY

15,714 = TOTAL INCHES OF SIGNIFICANT TREES EXISTING ON SITE
6,110 = TOTAL INCHES OF SIGNIFICANT TREES TO BE REMOVED FOR SITE WORK NOT RELATED TO STORMWATER

6,110/15,714 = 38.9% OF EXISTING TREES PROPOSED FOR REMOVAL NOT RELATED TO STORMWATER TREATMENT

1 LD001 OVERALL SITE - TREE PRESERVATION PLAN
1" = 80'-0"

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CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE
TREE PRESERVATION PLAN

SHEET NUMBER
LD001

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	Tag Number	Scientific Name	Common Name	DBH	Condition	Notes
XP	1	Populus deltoides	Cottonwood	43	Good	
XG	2	Juniperus virginiana	Red Cedar	13	Good	
XP	3	Pinus sylvestris	Scotch Pine	13	Good	
XP	4	Ulmus pumila	Siberian Elm	11	Good	
XP	5	Ulmus pumila	Siberian Elm	12	Fair	Multi-stem
XP	6	Juniperus virginiana	Red Cedar	6	Good	
XP	7	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XG	8	Pinus sylvestris	Scotch Pine	7	Good	
XP	9	Ulmus pumila	Siberian Elm	11	Good	
XG	10	Pinus sylvestris	Scotch Pine	7	Good	
XG	11	Ulmus pumila	Siberian Elm	10	Good	
XG	12	Ulmus pumila	Siberian Elm	9	Good	
XG	13	Ulmus pumila	Siberian Elm	17	Fair	
XG	14	Ulmus pumila	Siberian Elm	8	Good	
XP	15	Ulmus pumila	Siberian Elm	9	Fair	
XP	16	Ulmus pumila	Siberian Elm	11	Fair	
XP	17	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	18	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	19	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	20	Pinus sylvestris	Scotch Pine	5	Fair	
XP	21	Pinus sylvestris	Scotch Pine	12	Good	
XP	22	Ulmus pumila	Siberian Elm	8	Good	
XP	23	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	24	Juniperus virginiana	Red Cedar	9	Good	
XP	25	Juniperus virginiana	Red Cedar	5	Good	
XP	26	Ulmus pumila	Siberian Elm	17	Fair	
XP	27	Juniperus virginiana	Red Cedar	10	Good	
XP	28	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	29	Pinus sylvestris	Scotch Pine	9	Good	
XP	30	Juniperus virginiana	Red Cedar	8	Good	
XP	31	Juniperus virginiana	Red Cedar	4	Good	
XP	32	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XG	33	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	34	Ulmus pumila	Siberian Elm	13	Fair	
XP	35	Pinus sylvestris	Scotch Pine	6	Good	
XG	36	Ulmus pumila	Siberian Elm	12	Fair	
XP	37	Picea glauca	White Spruce	6	Good	
XP	38	Juniperus virginiana	Red Cedar	6	Good	
XP	39	Juniperus virginiana	Red Cedar	8	Good	
XP	40	Ulmus pumila	Siberian Elm	8	Fair	
XP	41	Ulmus pumila	Siberian Elm	8	Good	
XP	42	Picea glauca	White Spruce	4	Good	
XG	43	Ulmus pumila	Siberian Elm	8	Fair	
XP	44	Pinus sylvestris	Scotch Pine	11	Fair	
XP	45	Juniperus virginiana	Red Cedar	6	Good	
XP	46	Pinus resinosa	Red Pine	12	Good	
XP	47	Pinus resinosa	Red Pine	14	Good	
XP	48	Ulmus pumila	Siberian Elm	9	Good	
XP	49	Ulmus pumila	Siberian Elm	19	Good	
XP	50	Juniperus virginiana	Red Cedar	4	Good	
XP	51	Pinus resinosa	Red Pine	15	Good	
XP	52	Pinus resinosa	Red Pine	14	Fair	
XP	53	Pinus sylvestris	Scotch Pine	8	Good	
XP	54	Juniperus virginiana	Red Cedar	5	Good	
XP	55	Juniperus virginiana	Red Cedar	6	Good	
XP	56	Juniperus virginiana	Red Cedar	8	Fair	
XP	57	Pinus resinosa	Red Pine	13	Fair	
XP	58	Ulmus pumila	Siberian Elm	13	Good	
XP	59	Pinus resinosa	Red Pine	12	Fair	
XP	60	Ulmus pumila	Siberian Elm	11	Fair	
XG	61	Pinus resinosa	Red Pine	14	Fair	
XG	62	Quercus rubra	Red Oak	7	Good	
XG	63	Pinus resinosa	Red Pine	7	Good	
	64	Pinus sylvestris	Scotch Pine	5	Good	
	65	Pinus resinosa	Red Pine	14	Fair	
	66	Ulmus pumila	Siberian Elm	21	Good	
	67	Pinus resinosa	Red Pine	13	Fair	
	68	Pinus sylvestris	Scotch Pine	12	Good	
	69	Pinus resinosa	Red Pine	4	Good	
	70	Ulmus pumila	Siberian Elm	12	Good	
	71	Ulmus pumila	Siberian Elm	12	Good	
	72	Ulmus pumila	Siberian Elm	8	Fair	
	73	Pinus sylvestris	Scotch Pine	9	Fair	
	74	Pinus sylvestris	Scotch Pine	5	Fair	
	75	Quercus rubra	Red Oak	4	Good	
	76	Pinus resinosa	Red Pine	13	Fair	
	77	Pinus resinosa	Red Pine	14	Fair	
	78	Pinus resinosa	Red Pine	14	Fair	
	79	Pinus resinosa	Red Pine	12	Fair	
	80	Pinus resinosa	Red Pine	11	Fair	
	81	Pinus resinosa	Red Pine	11	Fair	
	82	Pinus resinosa	Red Pine	7	Fair	
	83	Pinus resinosa	Red Pine	10	Fair	
	84	Pinus sylvestris	Scotch Pine	10	Good	
	85	Juniperus virginiana	Red Cedar	6	Good	
	86	Pinus resinosa	Red Pine	12	Good	
	87	Pinus resinosa	Red Pine	11	Good	
	88	Juniperus virginiana	Red Cedar	6	Good	
	89	Pinus resinosa	Red Pine	16	Good	
	90	Pinus sylvestris	Scotch Pine	5	Fair	
	91	Pinus resinosa	Red Pine	10	Fair	
	92	Pinus resinosa	Red Pine	10	Good	
	93	Juniperus virginiana	Red Cedar	7	Good	
	94	Juniperus virginiana	Red Cedar	4	Good	
	95	Ulmus pumila	Siberian Elm	19	Good	
	96	Pinus resinosa	Red Pine	12	Good	
	97	Pinus resinosa	Red Pine	15	Good	
	98	Juniperus virginiana	Red Cedar	7	Good	
	99	Juniperus virginiana	Red Cedar	8	Good	
	100	Juniperus virginiana	Red Cedar	6	Good	
	101	Ulmus pumila	Siberian Elm	13	Fair	Multi-stem
	102	Pinus resinosa	Red Pine	8	Fair	Multi-stem
	103	Pinus sylvestris	Scotch Pine	15	Fair	
	104	Pinus resinosa	Red Pine	13	Fair	
	105	Pinus resinosa	Red Pine	10	Fair	
	106	Ulmus pumila	Siberian Elm	15	Fair	
	107	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
	108	Ulmus pumila	Siberian Elm	16	Fair	
	109	Juniperus virginiana	Red Cedar	5	Good	
	110	Pinus resinosa	Red Pine	14	Fair	
	111	Pinus resinosa	Red Pine	11	Fair	
	112	Pinus resinosa	Red Pine	9	Fair	Multi-stem
	113	Pinus resinosa	Red Pine	12	Fair	
	114	Pinus resinosa	Red Pine	12	Fair	
	115	Juniperus virginiana	Red Cedar	4	Good	
	116	Juniperus virginiana	Red Cedar	4	Good	
XG	117	Pinus resinosa	Red Pine	15	Good	
XG	118	Pinus sylvestris	Scotch Pine	10	Good	
XG	119	Pinus sylvestris	Scotch Pine	8	Good	
	120	Pinus resinosa	Red Pine	14	Fair	
	121	Ulmus pumila	Siberian Elm	10	Good	
	122	Pinus sylvestris	Scotch Pine	4	Good	
	123	Ulmus pumila	Siberian Elm	15	Good	
	124	Juniperus virginiana	Red Cedar	8	Fair	
	125	Pinus resinosa	Red Pine	14	Fair	
	126	Pinus resinosa	Red Pine	10	Fair	Multi-stem
	127	Pinus sylvestris	Scotch Pine	6	Good	
	128	Pinus sylvestris	Scotch Pine	6	Good	
	129	Ulmus pumila	Siberian Elm	19	Good	
	130	Ulmus pumila	Siberian Elm	8	Good	
	131	Pinus resinosa	Red Pine	9	Dead	
	132	Juniperus virginiana	Red Cedar	6	Good	
	133	Pinus resinosa	Red Pine	12	Fair	
	134	Pinus resinosa	Red Pine	10	Fair	
	135	Pinus resinosa	Red Pine	10	Fair	Multi-stem
	136	Pinus resinosa	Red Pine	9	Fair	Multi-stem
	137	Pinus sylvestris	Scotch Pine	6	Good	
	138	Pinus resinosa	Red Pine	4	Good	
	139	Ulmus pumila	Siberian Elm	15	Good	
	140	Pinus sylvestris	Scotch Pine	4	Good	
	141	Pinus resinosa	Red Pine	13	Fair	
	142	Pinus resinosa	Red Pine	4	Good	
	143	Ulmus pumila	Siberian Elm	12	Fair	Multi-stem
	144	Juniperus virginiana	Red Cedar	10	Good	
	145	Juniperus virginiana	Red Cedar	10	Good	
	146	Pinus sylvestris	Scotch Pine	12	Good	
	147	Juniperus virginiana	Red Cedar	14	Good	
	148	Pinus resinosa	Red Pine	8	Good	
	149	Pinus sylvestris	Scotch Pine	13	Good	
	150	Pinus sylvestris	Scotch Pine	12	Good	
	151	Juniperus virginiana	Red Cedar	12	Good	
	152	Juniperus virginiana	Red Cedar	10	Good	
	153	Pinus sylvestris	Scotch Pine	10	Good	
	154	Pinus sylvestris	Scotch Pine	16	Good	
	155	Pinus sylvestris	Scotch Pine	6	Fair	
	156	Pinus sylvestris	Scotch Pine	15	Fair	
	157	Pinus sylvestris	Scotch Pine	6	Fair	
	158	Pinus sylvestris	Scotch Pine	4	Fair	
	159	Pinus sylvestris	Scotch Pine	8	Fair	
	160	Pinus sylvestris	Scotch Pine	14	Fair	
	161	Pinus sylvestris	Scotch Pine	6	Fair	
	162	Pinus sylvestris	Scotch Pine	14	Fair	
	163	Pinus sylvestris	Scotch Pine	4	Fair	
	164	Pinus sylvestris	Scotch Pine	13	Fair	
	165	Pinus sylvestris	Scotch Pine	8	Fair	
	166	Pinus sylvestris	Scotch Pine	5	Fair	
	167	Pinus sylvestris	Scotch Pine	7	Fair	
	168	Pinus sylvestris	Scotch Pine	10	Fair	
	169	Pinus resinosa	Red Pine	16	Fair	
	170	Juniperus virginiana	Red Cedar	9	Fair	
	171	Pinus sylvestris	Scotch Pine	11	Fair	
	172	Pinus sylvestris	Scotch Pine	5	Fair	
	173	Pinus resinosa	Red Pine	14	Fair	
	174	Juniperus virginiana	Red Cedar	9	Fair	
	175	Pinus resinosa	Red Pine	11	Fair	
	176	Juniperus virginiana	Red Cedar	10	Fair	
	177	Pinus resinosa	Red Pine	12	Fair	Multi-stem
	178	Pinus sylvestris	Scotch Pine	10	Fair	
	179	Pinus sylvestris	Scotch Pine	4	Fair	
	180	Pinus sylvestris	Scotch Pine	6	Fair	
	181	Pinus sylvestris	Scotch Pine	6	Fair	
	182	Pinus sylvestris	Scotch Pine	14	Fair	
	183	Pinus sylvestris	Scotch Pine	14	Fair	
	184	Pinus sylvestris	Scotch Pine	5	Fair	
	185	Pinus sylvestris	Scotch Pine	12	Fair	
	186	Pinus sylvestris	Scotch Pine	5	Fair	
	187	Pinus sylvestris	Scotch Pine	12	Fair	
	188	Pinus sylvestris	Scotch Pine	14	Fair	
	189	Pinus sylvestris	Scotch Pine	7	Fair	
	190	Pinus sylvestris	Scotch Pine	6	Fair	
	191	Pinus sylvestris	Scotch Pine	12	Fair	
	192	Juniperus virginiana	Red Cedar	5	Fair	
	193	Pinus sylvestris	Scotch Pine	8	Fair	
	194	Ulmus pumila	Siberian Elm	9	Fair	
	195	Juniperus virginiana	Red Cedar	14	Fair	
	196	Juniperus virginiana	Red Cedar	8	Fair	
	197	Pinus resinosa	Red Pine	16	Fair	
	198	Juniperus virginiana	Red Cedar	11	Fair	
XG	199	Juniperus virginiana	Red Cedar	8	Fair	
XG	200	Juniperus virginiana	Red Cedar	15	Fair	
XG	201	Pinus sylvestris	Scotch Pine	18	Fair	
	202	Pinus sylvestris	Scotch Pine	9	Poor	Decay
	203	Pinus sylvestris	Scotch Pine	10	Poor	Decay
	204	Pinus sylvestris	Scotch Pine	11	Fair	
	205	Pinus sylvestris	Scotch Pine	11	Fair	
	206	Pinus sylvestris	Scotch Pine	9	Fair	
	207	Pinus sylvestris	Scotch Pine	10	Fair	
XG	208	Pinus sylvestris	Scotch Pine	7	Fair	
XG	209	Juniperus virginiana	Red Cedar	8	Fair	Multi-stem
XG	210	Juniperus virginiana	Red Cedar	10	Fair	
XG	211	Juniperus virginiana	Red Cedar	5	Fair	
XG	212	Pinus sylvestris	Scotch Pine	5	Fair	
XG	213	Pinus sylvestris	Scotch Pine	13	Fair	
XG	214	Pinus sylvestris	Scotch Pine	7	Fair	
XG	215	Juniperus virginiana	Red Cedar	6	Fair	
XG	216	Ulmus pumila	Siberian Elm	10	Fair	Multi-stem
XG	217	Pinus sylvestris	Scotch Pine	6	Fair	
XG	218	Pinus sylvestris	Scotch Pine	5	Fair	
XG	219	Pinus sylvestris	Scotch Pine	4	Fair	
XG	220	Pinus sylvestris	Scotch Pine	10	Fair	
XG	221	Pinus sylvestris	Scotch Pine	11	Fair	
XG	222	Pinus sylvestris	Scotch Pine	4	Fair	
XG	223	Ulmus pumila	Siberian Elm	16	Fair	
XG	224	Pinus sylvestris	Scotch Pine	15	Fair	
XG	225	Pinus sylvestris	Scotch Pine	10	Fair	
XG	226	Pinus sylvestris	Scotch Pine	9	Fair	
XG	227	Pinus sylvestris	Scotch Pine	5	Fair	
XG	228	Pinus sylvestris	Scotch Pine	10	Fair	
XG	229	Pinus sylvestris	Scotch Pine	10	Fair	
XG	230	Pinus sylvestris	Scotch Pine	5	Fair	
XG	231	Juniperus virginiana	Red Cedar	5	Fair	
XG	232	Pinus sylvestris	Scotch Pine	4	Fair	
XG	233	Ulmus pumila	Siberian Elm	12	Fair	
XG	234	Pinus sylvestris	Scotch Pine	11	Fair	
XG	235	Pinus sylvestris	Scotch Pine	11	Fair	Multi-stem
XG	236	Juniperus virginiana	Red Cedar	6	Fair	Multi-stem
	237	Pinus sylvestris	Scotch Pine	16	Fair	
	238	Pinus sylvestris	Scotch Pine	12	Fair	
	239	Pinus sylvestris	Scotch Pine	5	Fair	
	240	Pinus sylvestris	Scotch Pine	5	Fair	
	241	Pinus sylvestris	Scotch Pine	5	Fair	
	242	Quercus rubra	Red Oak	7	Good	
	243	Juniperus virginiana	Red Cedar	8	Fair	
	244	Ulmus pumila	Siberian Elm	12	Fair	
	245	Pinus sylvestris	Scotch Pine	12	Fair	
	246	Pinus sylvestris	Scotch Pine	6	Fair	
	247	Pinus sylvestris	Scotch Pine	7	Fair	
	248	Pinus sylvestris	Scotch Pine	8	Fair	
	249	Pinus sylvestris	Scotch Pine	6	Fair	
	250	Pinus sylvestris	Scotch Pine	7	Fair	
	251	Juniperus virginiana	Red Cedar	5	Fair	
	252	Pinus sylvestris	Scotch Pine	7	Fair	
	253	Pinus sylvestris	Scotch Pine	5	Fair	
	254	Pinus sylvestris	Scotch Pine	8	Fair	
	255	Pinus sylvestris	Scotch Pine	6	Fair	
	256	Pinus sylvestris	Scotch Pine	10	Fair	
	257	Pinus sylvestris	Scotch Pine	6	Fair	
	258	Pinus sylvestris	Scotch Pine	9	Fair	
	259	Pinus sylvestris	Scotch Pine	10	Fair	
	260	Pinus sylvestris	Scotch Pine	12	Fair	
	261	Pinus sylvestris	Scotch Pine	9	Fair	
	262	Pinus sylvestris	Scotch Pine	7	Fair	
	263	Ulmus pumila	Siberian Elm	9	Fair	
	264	Pinus sylvestris	Scotch Pine	5	Fair	
	265	Pinus sylvestris	Scotch Pine	7	Fair	
	266	Pinus sylvestris	Scotch Pine	5	Fair	
	267	Pinus sylvestris	Scotch Pine	4	Fair	
	268	Pinus sylvestris	Scotch Pine	8	Fair	Multi-stem
	269	Pinus sylvestris	Scotch Pine	5	Fair	
	270	Ulmus pumila	Siberian Elm	15	Fair	
	271	Pinus sylvestris	Scotch Pine	5	Fair	
	272	Pinus sylvestris	Scotch Pine	10	Fair	
	273	Pinus sylvestris	Scotch Pine	10	Fair	
	274	Pinus sylvestris	Scotch Pine	4	Fair	
	275	Pinus sylvestris	Scotch Pine	8	Fair	
	276	Pinus sylvestris	Scotch Pine	8	Fair	
	277	Pinus sylvestris	Scotch Pine	6	Fair	
	278	Pinus sylvestris	Scotch Pine	7	Fair	
	279	Pinus sylvestris	Scotch Pine	7	Fair	
	280	Pinus sylvestris	Scotch Pine	6	Fair	
	281	Pinus sylvestris	Scotch Pine	5	Fair	
	282	Pinus sylvestris	Scotch Pine	5	Fair	
	283	Pinus sylvestris	Scotch Pine	7	Fair	
	284	Pinus sylvestris	Scotch Pine	6	Fair	
	285	Pinus sylvestris	Scotch Pine	9	Fair	
	286	Pinus sylvestris	Scotch Pine	6	Fair	
	287	Juniperus virginiana	Red Cedar	6	Fair	Multi-stem
	288	Pinus sylvestris	Scotch Pine	10	Fair	
	289	Pinus sylvestris	Scotch Pine	7	Fair	
	290	Pinus sylvestris	Scotch Pine	6	Fair	
	291	Pinus sylvestris	Scotch Pine	6	Fair	
	292	Juniperus virginiana	Red Cedar	4	Fair	
	293	Pinus sylvestris	Scotch Pine	10	Fair	
	294	Pinus sylvestris	Scotch Pine	10	Fair	
	295	Pinus sylvestris	Scotch Pine	7	Fair	
XG	296	Pinus sylvestris	Scotch Pine	5	Fair	
XG	297	Ulmus pumila	Siberian Elm	10	Fair	Multi-stem
	298	Pinus sylvestris	Scotch Pine	5	Poor	Decay
	299	Pinus sylvestris	Scotch Pine	8	Fair	
	300	Pinus sylvestris	Scotch Pine	16	Fair	
	301	Pinus sylvestris	Scotch Pine	10	Fair	
	302	Pinus sylvestris	Scotch Pine	8	Fair	
	303	Pinus sylvestris	Scotch Pine	4	Fair	
	304	Pinus sylvestris	Scotch Pine	4	Fair	
	305	Pinus sylvestris	Scotch Pine	8	Fair	
	306	Pinus sylvestris	Scotch Pine	9	Fair	
	307	Pinus sylvestris	Scotch Pine	8	Fair	
	308	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
	309	Pinus sylvestris	Scotch Pine	9	Fair	
	310	Pinus sylvestris	Scotch Pine	10	Fair	
	311	Pinus sylvestris	Scotch Pine	7	Fair	
	312	Pinus sylvestris	Scotch Pine	4	Fair	
	313	Pinus sylvestris	Scotch Pine	6	Fair	
	314	Pinus sylvestris	Scotch Pine	10	Fair	
	315	Pinus sylvestris	Scotch Pine	9	Fair	
	316	Pinus sylvestris	Scotch Pine	8	Fair	
	317	Pinus sylvestris	Scotch Pine	5	Fair	
	318	Pinus sylvestris	Scotch Pine	9	Fair	
	319	Pinus sylvestris	Scotch Pine	8	Fair	
	320	Pinus sylvestris	Scotch Pine	9	Fair	
	321	Pinus sylvestris	Scotch Pine	7	Fair	
	322	Pinus sylvestris	Scotch Pine	8	Fair	
	323	Pinus sylvestris	Scotch Pine	6	Fair	
	324	Pinus sylvestris	Scotch Pine	5	Fair	
	325	Pinus sylvestris	Scotch Pine	11	Fair	
	326	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
	327	Juniperus virginiana	Red Cedar	5	Fair	Multi-stem
	328	Pinus sylvestris	Scotch Pine	5	Fair	
	329	Pinus sylvestris	Scotch Pine	6	Fair	
	330	Pinus sylvestris	Scotch Pine	9	Fair	
	331	Pinus sylvestris	Scotch Pine	4	Fair	
	332	Pinus sylvestris	Scotch Pine	4	Fair	
	333	Pinus sylvestris	Scotch Pine	6	Fair	
	334	Pinus sylvestris	Scotch Pine	5	Fair	
	335	Pinus sylvestris	Scotch Pine	5	Fair	
	336	Pinus sylvestris	Scotch Pine	11	Fair	
	337	Pinus sylvestris	Scotch Pine	5	Fair	
	338	Pinus sylvestris	Scotch Pine	13	Fair	
	339	Pinus sylvestris	Scotch Pine	8	Fair	Multi-stem
	340	Pinus sylvestris	Scotch Pine	10	Fair	
	341	Pinus sylvestris	Scotch Pine	6	Fair	
	342	Pinus sylvestris	Scotch Pine	14	Fair	
	343	Pinus sylvestris	Scotch Pine	12	Fair	
	344	Pinus sylvestris	Scotch Pine	12	Fair	
	345	Pinus sylvestris	Scotch Pine	8	Fair	
	346	Pinus sylvestris	Scotch Pine	4	Fair	
XG	347	Pinus sylvestris	Scotch Pine	10	Fair	
XG	348	Pinus sylvestris	Scotch Pine	9	Fair	
XG	349	Pinus sylvestris	Scotch Pine	6	Fair	
XG	350	Pinus sylvestris	Scotch Pine	7	Fair	
XG	351	Pinus sylvestris	Scotch Pine	8	Fair	
XG	352	Pinus sylvestris	Scotch Pine	12	Fair	
XG	353	Juniperus virginiana	Red Cedar	5	Fair	
	354	Pinus sylvestris	Scotch Pine	11	Fair	
XG	355	Pinus sylvestris	Scotch Pine	5	Fair	
	356	Pinus sylvestris	Scotch Pine	15	Good	Multi-stem
	357	Pinus sylvestris	Scotch Pine	11	Good	
	358	Pinus sylvestris	Scotch Pine	6	Good	
	359	Pinus sylvestris	Scotch Pine	12	Good	
	360	Pinus sylvestris	Scotch Pine	6	Good	
	361	Pinus sylvestris	Scotch Pine	10	Good	
	362	Pinus sylvestris	Scotch Pine	7	Good	
	363	Pinus sylvestris	Scotch Pine	8	Good	
	364	Pinus sylvestris	Scotch Pine	13	Good	
	365	Pinus sylvestris	Scotch Pine	12	Good	
	366	Pinus sylvestris	Scotch Pine	8	Good	
	367	Pinus sylvestris	Scotch Pine	8	Fair	
	368	Pinus sylvestris	Scotch Pine	4	Good	
	369	Pinus sylvestris	Scotch Pine	12	Good	
	370	Pinus sylvestris	Scotch Pine	6	Fair	
	371	Pinus sylvestris	Scotch Pine	9	Poor	Cankers
	372	Pinus sylvestris	Scotch Pine	10	Good	
	373	Pinus sylvestris	Scotch Pine	6	Good	
	374	Pinus sylvestris	Scotch Pine	10	Good	
	375	Pinus sylvestris	Scotch Pine	12	Good	
	376	Pinus sylvestris	Scotch Pine	9	Good	
	377	Pinus sylvestris	Scotch Pine	9	Good	Multi-stem
	378	Pinus sylvestris	Scotch Pine	9	Good	
	379	Pinus sylvestris	Scotch Pine	11	Good	
	380	Pinus sylvestris	Scotch Pine	4	Good	
	381	Pinus sylvestris	Scotch Pine	10	Good	
	382	Pinus sylvestris	Scotch Pine	12	Good	
	383	Pinus sylvestris	Scotch Pine	9	Good	
	384	Pinus sylvestris	Scotch Pine	8	Good	
	385	Pinus sylvestris	Scotch Pine	8	Good	
	386	Pinus sylvestris	Scotch Pine	8	Good	
	387	Pinus sylvestris	Scotch Pine	14	Good	
	388	Pinus sylvestris	Scotch Pine	10	Good	
	389	Pinus sylvestris	Scotch Pine	12	Good	
	390	Pinus sylvestris	Scotch Pine	4	Good	
	391	Pinus sylvestris	Scotch Pine	4	Fair	
	392	Pinus sylvestris	Scotch Pine	10	Good	
	393	Pinus sylvestris	Scotch Pine	9	Good	
	394	Pinus sylvestris	Scotch Pine	9	Good	
	395	Pinus sylvestris	Scotch Pine	8	Good	
	396	Pinus sylvestris	Scotch Pine	12	Good	
	397	Pinus sylvestris	Scotch Pine	14	Good	
	398	Pinus sylvestris	Scotch Pine	12	Good	
	399	Pinus sylvestris	Scotch Pine	10	Good	
	400	Pinus sylvestris	Scotch Pine	8	Good	
	401	Pinus sylvestris	Scotch Pine	9	Fair	
	402	Pinus sylvestris	Scotch Pine	7	Good	
	403	Pinus sylvestris	Scotch Pine	12	Good	
	404	Pinus sylvestris	Scotch Pine	10	Good	
	405	Pinus sylvestris	Scotch Pine	7	Good	
	406	Pinus sylvestris	Scotch Pine	8	Good	
	407	Pinus sylvestris	Scotch Pine	14	Good	
	408	Pinus sylvestris	Scotch Pine	12	Fair	Multi-stem
	409	Pinus sylvestris	Scotch Pine	5	Good	
	410	Pinus sylvestris	Scotch Pine	8	Good	
	411	Pinus sylvestris	Scotch Pine	11	Good	
	412	Pinus sylvestris	Scotch Pine	7	Good	
	413	Pinus sylvestris	Scotch Pine	10	Good	
	414	Juniperus virginiana	Red Cedar	5	Good	
	415	Pinus sylvestris	Scotch Pine	11	Good	
	416	Pinus sylvestris	Scotch Pine	10	Good	
	417	Pinus sylvestris	Scotch Pine	4	Good	
	418	Pinus sylvestris	Scotch Pine	7	Good	
	419	Pinus sylvestris	Scotch Pine	10	Good	
	420	Pinus sylvestris	Scotch Pine	6	Good	Multi-stem
	421	Pinus sylvestris	Scotch Pine	5	Good	
	422	Pinus sylvestris	Scotch Pine	16	Good	
	423	Pinus sylvestris	Scotch Pine	5	Good	
	424	Pinus sylvestris	Scotch Pine	4	Good	
	425	Pinus sylvestris	Scotch Pine	11	Good	
	426	Pinus sylvestris	Scotch Pine	9	Fair	
	427	Pinus sylvestris	Scotch Pine	14	Good	
	428	Quercus rubra	Red Oak	8	Fair	
	429	Pinus sylvestris	Scotch Pine	9	Good	
	430	Pinus sylvestris	Scotch Pine	11	Good	
	431	Pinus sylvestris	Scotch Pine	11	Good	
	432	Pinus sylvestris	Scotch Pine	9	Fair	
	433	Quercus rubra	Red Oak	8	Fair	
	434	Pinus sylvestris	Scotch Pine	9	Good	
	435	Juniperus virginiana	Red Cedar	6	Fair	
	436	Pinus sylvestris	Scotch Pine	7	Good	
	437	Pinus sylvestris	Scotch Pine	6	Fair	
	438	Pinus sylvestris	Scotch Pine	14	Good	
	439	Pinus sylvestris	Scotch Pine	4	Fair	
	440	Pinus sylvestris	Scotch Pine	11	Good	
	441	Pinus sylvestris	Scotch Pine	4	Fair	
	442	Pinus sylvestris	Scotch Pine	8	Good	
	443	Pinus sylvestris	Scotch Pine	4	Fair	
	444	Pinus sylvestris	Scotch Pine	5	Fair	
	445	Pinus sylvestris	Scotch Pine	5	Fair	
	446	Pinus sylvestris	Scotch Pine	12	Good	
	447	Pinus sylvestris	Scotch Pine	11	Good	
	448	Pinus sylvestris	Scotch Pine	12	Good	
	449	Pinus sylvestris	Scotch Pine	12	Good	
	450	Pinus sylvestris	Scotch Pine	6	Good	
	451	Pinus sylvestris	Scotch Pine	12	Good	
	452	Pinus sylvestris	Scotch Pine	8	Good	
	453	Juniperus virginiana	Red Cedar	5	Fair	
	454	Pinus sylvestris	Scotch Pine	12	Good	
	455	Pinus sylvestris	Scotch Pine	8	Good	
	456	Pinus sylvestris	Scotch Pine	5	Good	
	457	Pinus sylvestris	Scotch Pine	14	Good	
	458	Pinus sylvestris	Scotch Pine	10	Good	
	459	Pinus sylvestris	Scotch Pine	12	Good	
	460	Pinus sylvestris	Scotch Pine	12	Good	
	461	Pinus sylvestris	Scotch Pine	12	Good	
	462	Pinus sylvestris	Scotch Pine	6	Good	
	463	Pinus sylvestris	Scotch Pine	14	Dead	
	464	Pinus sylvestris	Scotch Pine	5	Good	
	465	Pinus sylvestris	Scotch Pine	13	Good	
	466	Pinus sylvestris	Scotch Pine	10	Good	
	467	Pinus sylvestris	Scotch Pine	18	Good	
	468	Pinus sylvestris	Scotch Pine	5	Good	
	469	Pinus sylvestris	Scotch Pine	6	Good	
	470	Pinus sylvestris	Scotch Pine	4	Good	
	471	Pinus sylvestris	Scotch Pine	14	Good	
	472	Pinus sylvestris	Scotch Pine	12	Good	
	473	Pinus sylvestris	Scotch Pine	13	Good	
	474	Pinus sylvestris	Scotch Pine	12	Good	
	475	Pinus sylvestris	Scotch Pine	9	Good	
	476	Pinus sylvestris	Scotch Pine	9	Good	
	477	Ulmus pumila	Siberian Elm	14	Fair	
	478	Ulmus pumila	Siberian Elm	14	Fair	
	479	Quercus rubra	Red Oak	6	Fair	
	480	Pinus sylvestris	Scotch Pine	8	Good	
	481	Pinus sylvestris	Scotch Pine	11	Good	
	482	Pinus sylvestris	Scotch Pine	7	Good	
	483	Pinus sylvestris	Scotch Pine	9	Good	
	484	Pinus sylvestris	Scotch Pine	10	Good	
	485	Pinus sylvestris	Scotch Pine	12	Good	
	486	Pinus sylvestris	Scotch Pine	12	Good	
	487	Pinus sylvestris	Scotch Pine	12	Good	
	488	Pinus sylvestris	Scotch Pine	10	Good	
	489	Pinus sylvestris	Scotch Pine	10	Good	
	490	Pinus sylvestris	Scotch Pine	12	Good	
	491	Pinus sylvestris	Scotch Pine	12	Good	
	492	Pinus sylvestris	Scotch Pine	11	Poor	Dead Top
	493	Pinus sylvestris	Scotch Pine	12	Good	
	494	Pinus sylvestris	Scotch Pine	12	Good	
	495	Pinus sylvestris	Scotch Pine	6	Good	
	496	Juniperus virginiana	Red Cedar	5	Fair	
	497	Pinus sylvestris	Scotch Pine	16	Good	
	498	Pinus resinosa	Red Pine	12	Good	
	499	Pinus sylvestris	Scotch Pine	11	Good	
	500	Pinus sylvestris	Scotch Pine	11	Good	
	501	Pinus resinosa	Red Pine	6	Good	
	502	Pinus resinosa	Red Pine	14	Good	
	503	Pinus resinosa	Red Pine	12	Good	
	504	Pinus sylvestris	Scotch Pine	16	Good	
	505	Pinus resinosa	Red Pine	12	Good	
	506	Juniperus virginiana	Red Cedar	12	Good	
	507	Pinus sylvestris	Scotch Pine	18	Good	
	508	Pinus resinosa	Red Pine	11	Good	
	509	Pinus resinosa	Red Pine	13	Good	
	510	Pinus sylvestris	Scotch Pine	12	Poor	Basal Decay
	511	Pinus sylvestris	Scotch Pine	17	Good	
	512	Pinus resinosa	Red Pine	16	Good	
	513	Juniperus virginiana	Red Cedar	9	Fair	
	514	Juniperus virginiana	Red Cedar	11	Fair	
XG	515	Pinus sylvestris	Scotch Pine	10	Good	
XG	516	Pinus sylvestris	Scotch Pine	13	Good	
XG	517	Pinus sylvestris	Scotch Pine	20	Good	
XG	518	Pinus resinosa	Red Pine	13	Good	
	519	Pinus sylvestris	Scotch Pine	12	Fair	
	520	Pinus resinosa	Red Pine	15	Good	
	521	Juniperus virginiana	Red Cedar	9	Fair	
	522	Juniperus virginiana	Red Cedar	14	Fair	
	523	Pinus sylvestris	Scotch Pine	15	Fair	
	524	Pinus sylvestris	Scotch Pine	13	Good	
XG	525	Pinus sylvestris	Scotch Pine	16	Good	
XG	526	Pinus sylvestris	Scotch Pine	7	Good	
XG	527	Pinus sylvestris	Scotch Pine	6	Good	
XG	528	Pinus sylvestris	Scotch Pine	9	Good	
XG	529	Pinus sylvestris	Scotch Pine	13	Good	
XG	530	Juniperus virginiana	Red Cedar	6	Good	
XG	531	Pinus sylvestris	Scotch Pine	8	Good	Multi-stem
XG	532	Juniperus virginiana	Red Cedar	5	Good	
XG	533	Quercus rubra	Red Oak	8	Good	
XG	534	Juniperus virginiana	Red Cedar	5	Good	
XG	535	Pinus sylvestris	Scotch Pine	12	Good	
XG	536	Pinus sylvestris	Scotch Pine	6	Good	
XG	537	Pinus sylvestris	Scotch Pine	12	Good	
XG	538	Juniperus virginiana	Red Cedar	10	Fair	
XG	539	Pinus resinosa	Red Pine	16	Good	
XG	540	Pinus resinosa	Red Pine	10	Good	
XG	541	Juniperus virginiana	Red Cedar	10	Fair	
XG	542	Juniperus virginiana	Red Cedar	6	Fair	
XG	543	Pinus resinosa	Red Pine	12	Fair	
XG	544	Pinus sylvestris	Scotch Pine	11	Good	
XG	545	Pinus sylvestris	Scotch Pine	12	Good	
XG	546	Pinus sylvestris	Scotch Pine	8	Good	
XG	547	Pinus sylvestris	Scotch Pine	12	Good	
XG	548	Pinus sylvestris	Scotch Pine	5	Good	
XG	549	Pinus sylvestris	Scotch Pine	12	Good	
XG	550	Pinus sylvestris	Scotch Pine	11	Good	
XG	551	Pinus sylvestris	Scotch Pine	12	Good	
XG	552	Pinus sylvestris	Scotch Pine	13	Good	
XG	553	Pinus sylvestris	Scotch Pine	11	Good	
XG	554	Pinus sylvestris	Scotch Pine	12	Good	
XG	555	Pinus sylvestris	Scotch Pine	13	Good	
XG	556	Pinus sylvestris	Scotch Pine	10	Good	
XG	557	Pinus sylvestris	Scotch Pine	9	Fair	
XG	558	Pinus sylvestris	Scotch Pine	16	Good	
XG	559	Pinus resinosa	Red Pine	14	Good	
XG	560	Juniperus virginiana	Red Cedar	10	Fair	
XG	561	Juniperus virginiana	Red Cedar	8	Fair	
XG	562	Pinus sylvestris	Scotch Pine	13	Good	
	563	Ulmus pumila	Siberian Elm	21	Fair	
	564	Ulmus pumila	Siberian Elm	9	Good	
	565	Ulmus pumila	Siberian Elm	12	Fair	
	566	Ulmus pumila	Siberian Elm	11	Good	
	567	Ulmus pumila	Siberian Elm	11	Good	
	568	Ulmus pumila	Siberian Elm	10	Good	
	569	Ulmus pumila	Siberian Elm	9	Good	
	570	Ulmus pumila	Siberian Elm	13	Good	
	571	Juniperus virginiana	Red Cedar	8	Good	
	572	Ulmus pumila	Siberian Elm	14	Good	
	573	Ulmus pumila	Siberian Elm	17	Fair	
	574	Pinus sylvestris	Scotch Pine	10	Good	
	575	Juniperus virginiana	Red Cedar	5	Good	
	576	Ulmus pumila	Siberian Elm	10	Good	
	577	Ulmus pumila	Siberian Elm	16	Good	
	578	Ulmus pumila	Siberian Elm	13	Good	Multi-stem
	579	Ulmus pumila	Siberian Elm	11	Fair	
	580	Ulmus pumila	Siberian Elm	12	Fair	
	581	Ulmus pumila	Siberian Elm	12	Fair	
	582	Ulmus pumila	Siberian Elm	9	Fair	Multi-stem
	583	Ulmus pumila	Siberian Elm	10	Fair	
	584	Ulmus pumila	Siberian Elm	10	Fair	
	585	Ulmus pumila	Siberian Elm	8	Fair	
	586	Ulmus pumila	Siberian Elm	11	Fair	
	587	Ulmus pumila	Siberian Elm	10	Fair	
	588	Ulmus pumila	Siberian Elm	11	Fair	
	589	Ulmus pumila	Siberian Elm	10	Fair	
	590	Ulmus pumila	Siberian Elm	10	Fair	
	591	Ulmus pumila	Siberian Elm	9	Fair	Multi-stem
	592	Pinus sylvestris	Scotch Pine	14	Good	Multi-stem
	593	Pinus sylvestris	Scotch Pine	15	Good	
	594	Pinus sylvestris	Scotch Pine	17	Good	
	595	Juniperus virginiana	Red Cedar	11	Good	
	596	Juniperus virginiana	Red Cedar	12	Good	
	597	Picea pungens	Blue Spruce	16	Good	
	598	Pinus sylvestris	Scotch Pine	22	Good	
	599	Pinus sylvestris	Scotch Pine	14	Good	
XG	600	Juniperus virginiana	Red Cedar	7	Good	
	601	Juniperus virginiana	Red Cedar	10	Good	
XG	602	Juniperus virginiana	Red Cedar	6	Good	
XG	603	Juniperus virginiana	Red Cedar	8	Good	
XG	604	Juniperus virginiana	Red Cedar	8	Good	
XG	605	Juniperus virginiana	Red Cedar	13	Good	
XG	606	Pinus sylvestris	Scotch Pine	8	Good	
XG	607	Pinus sylvestris	Scotch Pine	9	Good	
	608	Pinus sylvestris	Scotch Pine	10	Good	
XG	609	Pinus sylvestris	Scotch Pine	8	Good	
XG	610	Pinus sylvestris	Scotch Pine	8	Good	
XG	611	Pinus sylvestris	Scotch Pine	9	Good	
XG	612	Pinus sylvestris	Scotch Pine	6	Good	
XG	613	Pinus sylvestris	Scotch Pine	7	Good	
XG	614	Pinus sylvestris	Scotch Pine	7	Good	
XG	615	Pinus sylvestris	Scotch Pine	8	Good	
XG	616	Pinus sylvestris	Scotch Pine	5	Good	
XG	617	Pinus sylvestris	Scotch Pine	8	Good	
XG	618	Pinus sylvestris	Scotch Pine	7	Good	
XG	619	Pinus sylvestris	Scotch Pine	7	Good	
XG	620	Juniperus virginiana	Red Cedar	8	Good	
XG	621	Pinus sylvestris	Scotch Pine	12	Good	
XG	622	Pinus sylvestris	Scotch Pine	15	Good	
XG	623	Pinus sylvestris	Scotch Pine	12	Good	
XG	624	Pinus sylvestris	Scotch Pine	7	Good	
XG	625	Pinus sylvestris	Scotch Pine	7	Good	
XG	626	Pinus sylvestris	Scotch Pine	8	Good	
XG	627	Pinus sylvestris	Scotch Pine	8	Good	
XG	628	Pinus sylvestris	Scotch Pine	4	Fair	
XG	629	Juniperus virginiana	Red Cedar	4	Good	Multi-stem
XG	630	Pinus sylvestris	Scotch Pine	8	Good	Multi-stem
XG	631	Juniperus virginiana	Red Cedar	8	Good	
XG	632	Quercus macrocarpa	Bur Oak	5	Good	
XG	633	Juniperus virginiana	Red Cedar	10	Fair	
XG	634	Ulmus pumila	Siberian Elm	17	Good	Multi-stem
XG	635	Ulmus pumila	Siberian Elm	8	Good	Multi-stem
XG	636	Ulmus pumila	Siberian Elm	10	Fair	
XG	637	Juniperus virginiana	Red Cedar	9	Good	
XG	638	Pinus sylvestris	Scotch Pine	13	Good	
XG	639	Pinus sylvestris	Scotch Pine	10	Good	Multi-stem
XG	640	Pinus sylvestris	Scotch Pine	14	Good	
XG	641	Pinus sylvestris	Scotch Pine	5	Good	
XG	642	Pinus sylvestris	Scotch Pine	13	Good	
XG	643	Pinus sylvestris	Scotch Pine	11	Good	
XG	644	Pinus sylvestris	Scotch Pine	6	Good	
XG	645	Pinus sylvestris	Scotch Pine	13	Good	
XG	646	Pinus sylvestris	Scotch Pine	13	Good	
XG	647	Pinus sylvestris	Scotch Pine	9	Dead	
XG	648	Pinus sylvestris	Scotch Pine	10	Poor	Dying
XG	649	Pinus sylvestris	Scotch Pine	7	Good	
XG	650	Pinus sylvestris	Scotch Pine	8	Poor	Dying
XG	651	Pinus sylvestris	Scotch Pine	5	Fair	
XG	652	Pinus sylvestris	Scotch Pine	7	Good	Multi-stem
XG	653	Pinus sylvestris	Scotch Pine	4	Fair	
XG	654	Pinus sylvestris	Scotch Pine	9	Fair	
XG	655	Pinus sylvestris	Scotch Pine	9	Good	
XG	656	Pinus sylvestris	Scotch Pine	6	Fair	
	657	Pinus sylvestris	Scotch Pine	10	Good	
XG	658	Juniperus virginiana	Red Cedar	6	Good	
XG	659	Pinus sylvestris	Scotch Pine	12	Good	Multi-stem
XG	660	Pinus sylvestris	Scotch Pine	11	Good	
XG	661	Pinus sylvestris	Scotch Pine	14	Good	
XG	662	Pinus sylvestris	Scotch Pine	9	Fair	
XG	663	Pinus sylvestris	Scotch Pine	9	Good	
XG	664	Pinus sylvestris	Scotch Pine	14	Good	
XG	665	Pinus sylvestris	Scotch Pine	9	Good	
XG	666	Pinus sylvestris	Scotch Pine	9	Good	
XG	667	Pinus sylvestris	Scotch Pine	7	Good	
XG	668	Pinus sylvestris	Scotch Pine	6	Fair	
XG	669	Pinus sylvestris	Scotch Pine	8	Good	
XG	670	Pinus sylvestris	Scotch Pine	11	Good	
XG	671	Pinus sylvestris	Scotch Pine	10	Good	
XG	672	Pinus sylvestris	Scotch Pine	6	Fair	
XG	673	Pinus sylvestris	Scotch Pine	10	Good	
XG	674	Pinus sylvestris	Scotch Pine	6	Fair	
XG	675	Pinus sylvestris	Scotch Pine	9	Fair	
XG	676	Pinus sylvestris	Scotch Pine	14	Good	
XG	677	Pinus sylvestris	Scotch Pine	14	Good	
XG	678	Pinus sylvestris	Scotch Pine	10	Good	
XG	679	Pinus sylvestris	Scotch Pine	12	Good	
XG	680	Pinus sylvestris	Scotch Pine	6	Good	
XG	681	Pinus sylvestris	Scotch Pine	10	Good	
XG	682	Pinus sylvestris	Scotch Pine	13	Good	
XG	683	Pinus sylvestris	Scotch Pine	9	Good	
XG	684	Pinus sylvestris	Scotch Pine	8	Good	
XG	685	Pinus sylvestris	Scotch Pine	10	Good	
XG	686	Pinus sylvestris	Scotch Pine	10	Good	
XG	687	Pinus sylvestris	Scotch Pine	10	Good	
XG	688	Pinus sylvestris	Scotch Pine	10	Good	
XG	689	Pinus sylvestris	Scotch Pine	7	Good	
XG	690	Pinus sylvestris	Scotch Pine	7	Good	
XG	691	Pinus sylvestris	Scotch Pine	8	Good	
XG	692	Juniperus virginiana	Red Cedar	10	Good	
XG	693	Juniperus virginiana	Red Cedar	11	Good	
XG	694	Pinus sylvestris	Scotch Pine	14	Good	
XG	695	Pinus sylvestris	Scotch Pine	12	Fair	
XG	696	Pinus sylvestris	Scotch Pine	18	Good	
XG	697	Pinus sylvestris	Scotch Pine	7	Fair	
XG	698	Juniperus virginiana	Red Cedar	5	Good	
XG	699	Pinus sylvestris	Scotch Pine	10	Good	
XG	700	Ulmus pumila	Siberian Elm	11	Good	Multi-stem
XG	701	Pinus sylvestris	Scotch Pine	12	Good	
XG	702	Pinus sylvestris	Scotch Pine	8	Good	
XG	703	Pinus sylvestris	Scotch Pine	11	Fair	
XG	704	Pinus sylvestris	Scotch Pine	7	Good	
XG	705	Pinus sylvestris	Scotch Pine	7	Good	
XG	706	Pinus sylvestris	Scotch Pine	10	Good	
XG	707	Pinus sylvestris	Scotch Pine	18	Good	
XG	708	Pinus sylvestris	Scotch Pine	9	Good	
XG	709	Pinus sylvestris	Scotch Pine	17	Good	
XG	710	Pinus sylvestris	Scotch Pine	13	Good	
XG	711	Pinus sylvestris	Scotch Pine	8	Good	
XG	712	Pinus sylvestris	Scotch Pine	11	Good	
XG	713	Pinus sylvestris	Scotch Pine	11	Good	
XG	714	Pinus sylvestris	Scotch Pine	23	Good	
XG	715	Pinus sylvestris	Scotch Pine	16	Fair	
XG	716	Juniperus virginiana	Red Cedar	8	Fair	
XG	717	Juniperus virginiana	Red Cedar	11	Fair	
XG	718	Juniperus virginiana	Red Cedar	11	Fair	
XG	719	Pinus sylvestris	Scotch Pine	12	Good	
XG	720	Pinus sylvestris	Scotch Pine	11	Good	
XG	721	Pinus sylvestris	Scotch Pine	13	Good	
XG	722	Pinus sylvestris	Scotch Pine	18	Good	
XG	723	Pinus sylvestris	Scotch Pine	10	Fair	
XG	724	Pinus sylvestris	Scotch Pine	10	Good	
XG	725	Pinus resinosa	Red Pine	15	Good	
XG	726	Pinus resinosa	Red Pine	12	Good	
XG	727	Pinus sylvestris	Scotch Pine	14	Good	
XG	728	Juniperus virginiana	Red Cedar	11	Fair	
XG	729	Juniperus virginiana	Red Cedar	6	Fair	
XG	730	Juniperus virginiana	Red Cedar	11	Fair	
XG	731	Pinus sylvestris	Scotch Pine	16	Good	
XG	732	Pinus sylvestris	Scotch Pine	16	Good	
	733	Picea glauca	White Spruce	12	Good	
	734	Amur Cherry	Amur Cherry	12	Fair	Multi-stem
	735	Japanese Tree Lilac	Japanese Tree Lilac	10	Fair	Multi-stem
	736	Colorado Picea pungens	Colorado Blue Spruce	7	Good	
	737	Flowering Malus sylvestris	Flowering Crabapple	9	Good	
	738	Picea glauca	White Spruce	5	Good	
	739	Picea glauca	White Spruce	7	Good	
	740	Picea glauca	White Spruce	8	Good	
	741	Kentucky Coffee Tree	Kentucky Coffee Tree	10	Good	
XG	742	Quercus macrocarpa	Bur Oak	12	Good	
XG	743	Pinus sylvestris	Scotch Pine	5	Good	Multi-stem
XG	744	Juniperus virginiana	Red Cedar	8	Good	
XG	745	Juniperus virginiana	Red Cedar	6	Good	Multi-stem
XG	746	Pinus sylvestris	Scotch Pine	12	Good	
XG	747	Juniperus virginiana	Red Cedar	12	Good	Multi-stem
XG	748	Juniperus virginiana	Red Cedar	11	Good	
XG	749	Juniperus virginiana	Red Cedar	8	Good	
XG	750	Juniperus virginiana	Red Cedar	10	Good	
XG	751	Ulmus pumila	Siberian Elm	9	Good	Multi-stem
XG	752	Juniperus virginiana	Red Cedar	12	Good	
XG	753	Juniperus virginiana	Red Cedar	14	Good	
XG	754	Quercus rubra	Red Oak	8	Good	Multi-stem
XG	755	Quercus macrocarpa	Bur Oak	7	Good	
XG	756	Ulmus pumila	Siberian Elm	10	Fair	
XG	757	Ulmus pumila	Siberian Elm	9	Fair	Multi-stem
XG	758	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XG	759	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XG	760	Ulmus pumila	Siberian Elm	10	Fair	Multi-stem
XG	761	Quercus macrocarpa	Bur Oak	7	Fair	
XG	762	Quercus rubra	Red Oak	7	Fair	Multi-stem
XG	763	Acer plantanoides	Norway Maple	11	Good	
XG	764	Pinus sylvestris	Scotch Pine	10	Good	
XG	765	Populus deltoides	Cottonwood	15	Good	
XG	766	Quercus macrocarpa	Bur Oak	23	Good	
XG	767	Quercus macrocarpa	Bur Oak	13	Good	
XG	768	Quercus macrocarpa	Bur Oak	18	Fair	Multi-stem
XG	769	Ulmus pumila	Siberian Elm	10	Fair	Multi-stem
XP	770	Ulmus pumila	Siberian Elm	8	Fair	
XG	771	Celtis occidentalis	Hackberry	16	Good	Multi-stem
XP	772	Ulmus pumila	Siberian Elm	15	Good	
XP	773	Quercus rubra	Red Oak	7	Fair	Multi-stem
XP	774	Quercus macrocarpa	Bur Oak	30	Fair	
XP	775	Ulmus pumila	Siberian Elm	14	Fair	
XG	776	Quercus macrocarpa	Bur Oak	22	Poor	
XG	777	Abies balsamea	Balsam fir	6	Dead	
XG	778	Abies balsamea	Balsam fir	6	Poor	
XG	779	Abies balsamea	Balsam fir	7	Poor	
XG	780	Pinus sylvestris	Scotch Pine	7	Fair	
XG	781	Pinus sylvestris	Scotch Pine	10	Fair	
XG	782	Pinus sylvestris	Scotch Pine	8	Fair	
XG	783	Quercus bicolor	Swamp White Oak	7	Good	
XG	784	Acer plantanoides	Norway maple	8	Good	
XG	785	Ulmus pumila	Siberian Elm	9	Fair	
XG	786	Ulmus pumila	Siberian Elm	11	Fair	
XG	787	Ulmus pumila	Siberian Elm	10	Fair	
XG	788	Ulmus pumila	Siberian Elm	9	Fair	
XG	789	Ulmus pumila	Siberian Elm	12	Fair	
XG	790	Ulmus pumila	Siberian Elm	8	Fair	
XG	791	Ulmus pumila	Siberian Elm	8	Fair	
	792	Ulmus pumila	Siberian Elm	8	Fair	
	793	Betula nigra	River Birch	12	Fair	
	794	Acer saccharinum	Silver Maple	45	Fair	
	795	Acer negundo	Boxelder	28	Fair	Multi-stem
XP	796	Juglans nigra	Black Walnut	14	Good	
XP	797	Juglans nigra	Black Walnut	13	Good	
XP	798	Juglans nigra	Black Walnut	15	Good	
XP	799	Populus deltoides	Cottonwood	30	Poor	
XP	800	Ulmus pumila	Siberian Elm	19	Fair	
XP	801	Quercus alba	White Oak	35	Fair	
XG	802	Quercus rubra	Red Oak	12	Fair	
XG	803	Quercus rubra	Red Oak	13	Fair	
XG	804	Quercus rubra	Red Oak	9	Fair	
XG	805	Quercus rubra	Red Oak	13	Fair	
XG	806	Quercus rubra	Red Oak	20	Fair	
	807	Quercus macrocarpa	Bur Oak	25	Fair	
	808	Quercus macrocarpa	Bur Oak	24	Fair	
	809	Ulmus pumila	Siberian Elm	13	Fair	
	810	Pinus sylvestris	Scotch Pine	6	Fair	
	811	Populus tremuloides	Quaking Aspen	9	Fair	
	812	Populus tremuloides	Quaking Aspen	12	Fair	
	813	Populus tremuloides	Quaking Aspen	8	Fair	
	814	Populus tremuloides	Quaking Aspen	9	Fair	
	815	Populus tremuloides	Quaking Aspen	10	Fair	
	816	Populus tremuloides	Quaking Aspen	12	Fair	
	817	Populus tremuloides	Quaking Aspen	8	Fair	
	818	Populus tremuloides	Quaking Aspen	9	Fair	
	819	Populus tremuloides	Quaking Aspen	8	Fair	
	820	Populus tremuloides	Quaking Aspen	10	Fair	
	821	Populus tremuloides	Quaking Aspen	13	Fair	
	822	Populus tremuloides	Quaking Aspen	10	Fair	
	823	Populus tremuloides	Quaking Aspen	13	Fair	
	824	Populus tremuloides	Quaking Aspen	8	Fair	
	825	Populus tremuloides	Quaking Aspen	8	Fair	
	826	Populus tremuloides	Quaking Aspen	8	Fair	
	827	Populus tremuloides	Quaking Aspen	12	Fair	
	828	Populus tremuloides	Quaking Aspen	12	Dead	
	829	Populus tremuloides	Quaking Aspen	9	Fair	
	830	Populus tremuloides	Quaking Aspen	8	Fair	
	831	Populus tremuloides	Quaking Aspen	11	Fair	
	832	Populus tremuloides	Quaking Aspen	12	Fair	
	833	Populus tremuloides	Quaking Aspen	11	Fair	
	834	Pinus sylvestris	Scotch Pine	5	Good	
	835	Pinus sylvestris	Scotch Pine	5	Fair	
	836	Populus tremuloides	Quaking Aspen	12	Fair	
	837	Quercus macrocarpa	Bur Oak	7	Fair	
	838	Populus deltoides	Cottonwood	8	Fair	
	839	Pinus sylvestris	Scotch Pine	16	Fair	
	840	Populus deltoides	Cottonwood	11	Fair	
	841	Pinus sylvestris	Scotch Pine	15	Fair	
	842	Pinus sylvestris	Scotch Pine	16	Fair	
	843	Pinus sylvestris	Scotch Pine	19	Fair	
	844	Pinus sylvestris	Scotch Pine	12	Fair	
	845	Pinus sylvestris	Scotch Pine	12	Fair	
	846	Populus tremuloides	Quaking Aspen	12	Fair	
	847	Populus tremuloides	Quaking Aspen	12	Fair	
	848	Populus tremuloides	Quaking Aspen	10	Fair	
	849	Populus tremuloides	Quaking Aspen	12	Fair	
	850	Populus tremuloides	Quaking Aspen	18	Fair	Multi-stem
	851	Pinus sylvestris	Scotch Pine	7	Fair	
	852	Populus tremuloides	Quaking Aspen	10	Fair	
	853	Pinus sylvestris	Scotch Pine	6	Fair	
	854	Quercus rubra	Red Oak	8	Fair	
	855	Quercus rubra	Red Oak	5	Fair	
	856	Pinus sylvestris	Scotch Pine	7	Fair	
	857	Pinus sylvestris	Scotch Pine	17	Fair	
	858	Populus tremuloides	Quaking Aspen	12	Fair	
	859	Populus tremuloides	Quaking Aspen	11	Fair	
	860	Populus tremuloides	Quaking Aspen	10	Fair	
	861	Populus tremuloides	Quaking Aspen	13	Fair	
	862	Populus tremuloides	Quaking Aspen	8	Fair	
	863	Populus tremuloides	Quaking Aspen	9	Fair	
	864	Populus tremuloides	Quaking Aspen	11	Fair	
	865	Populus tremuloides	Quaking Aspen	10	Fair	
	866	Fraxinus americana	White Ash	12	Fair	
	867	Populus tremuloides	Quaking Aspen	11	Fair	
	868	Populus tremuloides	Quaking Aspen	9	Fair	
	869	Fraxinus nigra	Black Ash	10	Fair	
	870	Fraxinus nigra	Black Ash	12	Fair	
	871	Populus tremuloides	Quaking Aspen	14	Fair	
	872	Fraxinus nigra	Black Ash	14	Fair	Multi-stem
	873	Populus tremuloides	Quaking Aspen	14	Fair	
	874	Pinus sylvestris	Scotch Pine	5	Fair	
	875	Populus deltoides	Cottonwood	18	Fair	
	876	Populus tremuloides	Quaking Aspen	12	Fair	
	877	Populus tremuloides	Quaking Aspen	10	Fair	
	878	Populus tremuloides	Quaking Aspen	10	Fair	
	879	Populus tremuloides	Quaking Aspen	9	Dead	
	880	Populus tremuloides	Quaking Aspen	12	Fair	
	881	Salix nigra	Black Willow	14	Fair	
	882	Salix nigra	Black Willow	19	Fair	
	883	Ulmus pumila	Siberian Elm	15	Fair	
	884	Juniperus virginiana	Red Cedar	11	Fair	
	885	Salix nigra	Black Willow	18	Fair	
	886	Populus tremuloides	Quaking Aspen	13	Fair	
	887	Populus tremuloides	Quaking Aspen	15	Fair	
	888	Populus tremuloides	Quaking Aspen	10	Fair	
	889	Populus tremuloides	Quaking Aspen	11	Fair	
	890	Populus tremuloides	Quaking Aspen	13	Fair	
	891	Populus tremuloides	Quaking Aspen	13	Fair	
	892	Populus tremuloides	Quaking Aspen	12	Fair	
	893	Populus tremuloides	Quaking Aspen	11	Dead	
	894	Populus tremuloides	Quaking Aspen	13	Fair	
	895	Populus tremuloides	Quaking Aspen	11	Fair	
	896	Populus tremuloides	Quaking Aspen	10	Fair	
	897	Populus tremuloides	Quaking Aspen	12	Fair	
	898	Populus tremuloides	Quaking Aspen	13	Fair	
	899	Populus tremuloides	Quaking Aspen	11	Fair	
	900	Populus tremuloides	Quaking Aspen	8	Fair	
	901	Populus tremuloides	Quaking Aspen	10	Fair	
	902	Pinus sylvestris	Scotch Pine	8	Fair	
	903	Populus tremuloides	Quaking Aspen	8	Fair	
	904	Pinus sylvestris	Scotch Pine	11	Fair	
	905	Quercus rubra	Red Oak	21	Fair	
	906	Populus tremuloides	Quaking Aspen	13	Fair	
	907	Populus tremuloides	Quaking Aspen	9	Fair	
	908	Populus tremuloides	Quaking Aspen	9	Fair	
	909	Populus tremuloides	Quaking Aspen	13	Fair	
	910	Juniperus virginiana	Red Cedar	5	Fair	
	911	Ulmus pumila	Siberian Elm	9	Fair	
	912	Populus deltoides	Cottonwood	17	Fair	
	913	Populus tremuloides	Quaking Aspen	9	Fair	
	914	Populus tremuloides	Quaking Aspen	9	Fair	
	915	Populus tremuloides	Quaking Aspen	12	Fair	
	916	Populus tremuloides	Quaking Aspen	11	Fair	
	917	Populus tremuloides	Quaking Aspen	11	Fair	
	918	Populus tremuloides	Quaking Aspen	9	Fair	
	919	Populus tremuloides	Quaking Aspen	10	Fair	
	920	Populus tremuloides	Quaking Aspen	10	Fair	
	921	Populus tremuloides	Quaking Aspen	11	Fair	
	922	Populus tremuloides	Quaking Aspen	10	Fair	
	923	Populus tremuloides	Quaking Aspen	11	Fair	
	924	Populus tremuloides	Quaking Aspen	12	Fair	
	925	Populus tremuloides	Quaking Aspen	8	Fair	
	926	Populus tremuloides	Quaking Aspen	9	Fair	
	927	Populus tremuloides	Quaking Aspen	9	Fair	
XG	928	Acer negundo	Boxelder	12	Fair	Multi-stem
	929	Acer negundo	Boxelder	15	Fair	Multi-stem
	930	Acer negundo	Boxelder	12	Fair	
	931	Acer negundo	Boxelder	11	Fair	
	932	Populus tremuloides	Quaking Aspen	13	Fair	
	933	Acer negundo	Boxelder	13	Fair	Multi-stem
	934	Populus tremuloides	Quaking Aspen	9	Fair	
	935	Acer negundo	Boxelder	16	Fair	
XG	936	Robinia pseudoacacia	Black Locust	15	Fair	Multi-stem
XG	937	Fraxinus pennsylvanica	Green ash	11	Fair	
XG	938	Fraxinus nigra	Black Ash	9	Fair	
XG	939	Quercus macrocarpa	Bur Oak	8	Fair	
XG	940	Quercus macrocarpa	Bur Oak	9	Fair	
XG	941	Ulmus pumila	Siberian Elm	12	Fair	
XG	942	Ulmus pumila	Siberian Elm	19	Fair	Multi-stem
XG	943	Ulmus pumila	Siberian Elm	12	Fair	Multi-stem
XG	944	Ulmus pumila	Siberian Elm	12	Fair	
XG	945	Ulmus pumila	Siberian Elm	19	Fair	
XG	946	Acer negundo	Boxelder	13	Fair	Multi-stem
	947	Acer negundo	Boxelder	15	Fair	
XG	948	Acer negundo	Boxelder	13	Fair	Multi-stem
XG	949	Acer negundo	Boxelder	12	Fair	Multi-stem
XG	950	Acer negundo	Boxelder	13	Fair	
XG	951	Fraxinus pennsylvanica	Green ash	10	Fair	
XG	952	Ulmus pumila	Siberian Elm	15	Fair	
XG	953	Robinia pseudoacacia	Black Locust	8	Fair	
	954	Acer negundo	Boxelder	15	Fair	
	955	Acer negundo	Boxelder	16	Fair	
	956	Acer negundo	Boxelder	16	Fair	
	957	Acer negundo	Boxelder	11	Fair	
	958	Acer negundo	Boxelder	10	Fair	
	959	Acer negundo	Boxelder	8	Fair	
	960	Acer negundo	Boxelder	15	Fair	
	961	Acer negundo	Boxelder	11	Fair	
	962	Acer negundo	Boxelder	12	Fair	
	963	Acer negundo	Boxelder	10	Fair	
	964	Acer negundo	Boxelder	14	Fair	Multi-stem
	965	Acer negundo	Boxelder	9	Fair	
	966	Acer negundo	Boxelder	12	Fair	
	967	Acer negundo	Boxelder	13	Fair	Multi-stem
	968	Acer negundo	Boxelder	20	Fair	
	969	Acer negundo	Boxelder	14	Fair	Multi-stem
	970	Populus tremuloides	Quaking Aspen	9	Fair	
	971	Populus tremuloides	Quaking Aspen	11	Fair	
	972	Acer negundo	Boxelder	11	Fair	
	973	Acer negundo	Boxelder	9	Fair	
	974	Acer negundo	Boxelder	13	Fair	
	975	Acer negundo	Boxelder	13	Fair	
	976	Salix nigra	Black Willow	16	Fair	
	977	Acer negundo	Boxelder	14	Fair	
XG	978	Acer negundo	Boxelder	23	Fair	
	979	Populus tremuloides	Quaking Aspen	9	Fair	
	980	Acer negundo	Boxelder	9	Fair	
	981	Acer negundo	Boxelder	13	Fair	
	982	lost tag	lost tag			
XG	983	Acer negundo	Boxelder	12	Fair	
XG	984	Acer negundo	Boxelder	18	Fair	Multi-stem
	985	Populus tremuloides	Quaking Aspen	9	Fair	
	986	Populus tremuloides	Quaking Aspen	12	Fair	
	987	Populus tremuloides	Quaking Aspen	10	Fair	
	988	Populus tremuloides	Quaking Aspen	13	Fair	
	989	Populus tremuloides	Quaking Aspen	11	Fair	
	990	Populus tremuloides	Quaking Aspen	9	Fair	
	991	Populus tremuloides	Quaking Aspen	13	Fair	
	992	Populus tremuloides	Quaking Aspen	10	Fair	
	993	Populus tremuloides	Quaking Aspen	11	Fair	
	994	Populus tremuloides	Quaking Aspen	12	Fair	
XG	995	Acer negundo	Boxelder	8	Fair	
XG	996	Fraxinus nigra	Black Ash	9	Fair	
XG	997	Fraxinus nigra	Black Ash	13	Fair	
XG	998	Fraxinus nigra	Black Ash	10	Fair	
XG	999	Fraxinus nigra	Black Ash	10	Fair	
	1000	Populus tremuloides	Quaking Aspen	12	Fair	
	1001	Populus tremuloides	Quaking Aspen	12	Fair	
	1002	Populus tremuloides	Quaking Aspen	13	Fair	
	1003	Populus tremuloides	Quaking Aspen	10	Dead	
XG	1004	Acer negundo	Boxelder	21	Fair	
XG	1005	Acer negundo	Boxelder	12	Fair	
XG	1006	Populus tremuloides	Quaking Aspen	10	Fair	
XG	1007	Acer negundo	Boxelder	10	Poor	
XG	1008	Acer negundo	Boxelder	13	Fair	Multi-stem
XG	1009	Acer negundo	Boxelder	23	Fair	Multi-stem
XG	1010	Fraxinus nigra	Black Ash	10	Fair	
XG	1011	Ulmus pumila	Siberian Elm	13	Fair	
XG	1012	Ulmus pumila	Siberian Elm	12	Fair	
XG	1013	Ulmus pumila	Siberian Elm	14	Fair	
XG	1014	Ulmus pumila	Siberian Elm	10	Fair	
XG	1015	Ulmus pumila	Siberian Elm	9	Fair	
XG	1016	Ulmus pumila	Siberian Elm	10	Fair	
XG	1017	Acer negundo	Boxelder	8	Fair	
XG	1018	Acer negundo	Boxelder	22	Fair	Multi-stem
XG	1019	Acer negundo	Boxelder	10	Fair	
XG	1020	Salix nigra	Black Willow	40	Fair	
	1021	Populus tremuloides	Quaking Aspen	16	Fair	
	1022	Acer negundo	Boxelder	13	Fair	Multi-stem
	1023	Acer negundo	Boxelder	11	Fair	
	1024	Acer negundo	Boxelder	14	Fair	
	1025	Acer negundo	Boxelder	16	Fair	
	1026	Acer negundo	Boxelder	10	Fair	Multi-stem
	1027	Acer negundo	Boxelder	26	Fair	
	1028	Acer negundo	Boxelder	22	Fair	Multi-stem
	1029	Ulmus pumila	Siberian Elm	20	Fair	Multi-stem
	1030	Ulmus pumila	Siberian Elm	11	Fair	
	1031	Ulmus pumila	Siberian Elm	9	Fair	
	1032	Celtis occidentalis	Hackberry	9	Fair	
	1033	Celtis occidentalis	Hackberry	9	Fair	
	1034	Prunus serotina	Black Cherry	16	Fair	
	1035	Acer saccharinum	Silver Maple	18	Fair	
XG	1036	Tilia americana	Linden	23	Good	
XG	1037	Tilia americana	Linden	27	Good	
XG	1038	Fraxinus nigra	Black Ash	10	Fair	Multi-stem
XG	1039	Acer negundo	Boxelder	8	Fair	
XG	1040	Picea glauca	White Spruce	17	Poor	
XG	1041	Picea glauca	White Spruce	15	Poor	
XG	1042	Picea glauca	White Spruce	13	Fair	
XG	1043	Betula papyrifera	Paper Birch	14	Fair	
XG	1044	Picea glauca	White Spruce	16	Fair	
XG	1045	Picea glauca	White Spruce	13	Fair	
XG	1046	Picea glauca	White Spruce	14	Fair	
XG	1047	Pinus resinosa	Red Pine	20	Fair	
XG	1048	Picea glauca	White Spruce	19	Fair	
XG	1049	Picea glauca	White Spruce	12	Fair	
XG	1050	Picea glauca	White Spruce	10	Dead	
	1051	Acer saccharinum	Silver Maple	27	Fair	
XP	1052	Picea glauca	White Spruce	18	Poor	
XP	1053	Acer plantanoides	Norway maple	10	Good	
XP	1054	Betula papyrifera	Paper Birch	14	Fair	
XP	1055	Quercus ellipsoidalis	Pin Oak	4	Fair	Multi-stem
XP	1056	Pinus sylvestris	Scotch Pine	18	Fair	
XP	1057	Juniperus virginiana	Red Cedar	6	Good	
XG	1058	Juniperus virginiana	Red Cedar	7	Good	
XG	1059	Juniperus virginiana	Red Cedar	7	Good	
XG	1060	Juniperus virginiana	Red Cedar	4	Good	
XG	1061	Ulmus pumila	Siberian Elm	15	Fair	
XG	1062	Juniperus virginiana	Red Cedar	6	Good	
XG	1063	Juniperus virginiana	Red Cedar	6	Good	
XG	1064	Juniperus virginiana	Red Cedar	5	Good	
XG	1065	Juniperus virginiana	Red Cedar	5	Fair	
XG	1066	Juniperus virginiana	Red Cedar	4	Fair	
XG	1067	Populus grandidentata	Big Tooth Aspen	11	Fair	
XG	1068	Juniperus virginiana	Red Cedar	7	Good	
XG	1069	Juniperus virginiana	Red Cedar	5	Good	
XG	1070	Ulmus pumila	Siberian Elm	10	Fair	
XG	1071	Ulmus pumila	Siberian Elm	16	Fair	
XG	1072	Pinus sylvestris	Scotch Pine	6	Fair	
XG	1073	Ulmus pumila	Siberian Elm	13	Fair	Multi-stem
XG	1074	Juniperus virginiana	Red Cedar	4	Fair	
XG	1075	Ulmus pumila	Siberian Elm	14	Fair	Multi-stem
XG	1076	Quercus macrocarpa	Bur Oak	22	Fair	
XG	1077	Quercus rubra	Red Oak	20	Fair	
XG	1078	Juniperus virginiana	Red Cedar	6	Poor	
XG	1079	Juniperus virginiana	Red Cedar	8	Poor	
XG	1080	Prunus serotina	Black Cherry	14	Fair	
XG	1081	Quercus macrocarpa	Bur Oak	8	Fair	
XG	1082	Quercus alba	White Oak	11	Fair	
XG	1083	Quercus macrocarpa	Bur Oak	5	Fair	
XG	1084	Acer negundo	Boxelder	13	Fair	
	1085	Quercus macrocarpa	Bur Oak	5	Fair	
	1086	Ulmus pumila	Siberian Elm	15	Fair	Multi-stem
	1087	Quercus rubra	Red Oak	5	Fair	
	1088	Ulmus pumila	Siberian Elm	13	Fair	
XG	1089	Ulmus pumila	Siberian Elm	12	Fair	
XG	1090	Juglans nigra	Black Walnut	10	Fair	
XG	1091	Juniperus virginiana	Red Cedar	5	Fair	
XG	1092	Quercus rubra	Red Oak	4	Fair	
XG	1093	Quercus ellipsoidalis	Pin Oak	5	Fair	
XG	1094	Juniperus virginiana	Red Cedar	5	Fair	
XG	1095	Quercus ellipsoidalis	Pin Oak	4	Fair	
XG	1096	Juniperus virginiana	Red Cedar	4	Fair	
XG	1097	Juniperus virginiana	Red Cedar	4	Fair	
XG	1098	Quercus alba	White Oak	32	Fair	
XG	1099	Quercus macrocarpa	Bur Oak	18	Fair	Multi-stem
XG	1100	Quercus macrocarpa	Bur Oak	13	Fair	
XG	1101	Quercus macrocarpa	Bur Oak	24	Fair	
XG	1102	Quercus ellipsoidalis	Pin Oak	5	Fair	
XG	1103	Quercus alba	White Oak	18	Fair	
	1104	Ulmus pumila	Siberian Elm	11	Fair	
	1105	Ulmus pumila	Siberian Elm	11	Fair	
	1106	Ulmus pumila	Siberian Elm	12	Fair	
	1107	Ulmus pumila	Siberian Elm	8	Fair	
	1108	Ulmus pumila	Siberian Elm	11	Fair	
	1109	Pinus sylvestris	Scotch Pine	5	fine	
	1110	Juniperus virginiana	Red Cedar	4	Poor	
	1111	Ulmus pumila	Siberian Elm	10	fine	
	1112	Juniperus virginiana	Red Cedar	4	Fair	
	1113	Ulmus pumila	Siberian Elm	12	Fair	
	1114	Ulmus pumila	Siberian Elm	11	Fair	
	1115	Pinus sylvestris	Scotch Pine	7	Fair	
	1116	Ulmus pumila	Siberian Elm	14	Fair	
	1117	Juniperus virginiana	Red Cedar	5	Fair	
	1118	Populus deltoides	Cottonwood	17	Fair	
	1119	Quercus macrocarpa	Bur Oak	5	Fair	
XG	1120	Quercus macrocarpa	Bur Oak	8	Fair	
XG	1121	Ulmus pumila	Siberian Elm	10	Fair	
	1122	Quercus ellipsoidalis	Pin Oak	11	Fair	
	1123	Quercus rubra	Red Oak	4	Fair	
	1124	Quercus rubra	Red Oak	12	Fair	
	1125	Quercus rubra	Red Oak	18	Fair	
	1126	Quercus macrocarpa	Bur Oak	4	Fair	
	1127	Ulmus pumila	Siberian Elm	18	Fair	
	1128	Quercus macrocarpa	Bur Oak	20	Fair	
	1129	Quercus macrocarpa	Bur Oak	26	Fair	
	1130	Ulmus pumila	Siberian Elm	14	Fair	
	1131	Quercus rubra	Red Oak	5	Fair	
	1132	Quercus ellipsoidalis	Pin Oak	17	Fair	
	1133	Quercus rubra	Red Oak	8	Fair	
	1134	Quercus macrocarpa	Bur Oak	27	Fair	
	1135	Quercus rubra	Red Oak	17	Fair	
	1136	Quercus rubra	Red Oak	12	Fair	
	1137	Ulmus pumila	Siberian Elm	8	Fair	
	1138	Ulmus pumila	Siberian Elm	15	Fair	
	1139	Quercus macrocarpa	Bur Oak	12	Dead	
	1140	Quercus macrocarpa	Bur Oak	19	Fair	Multi-stem
	1141	Quercus macrocarpa	Bur Oak	15	Fair	
	1142	Quercus rubra	Red Oak	8	Fair	Multi-stem
XG	1143	Quercus rubra	Red Oak	6	Fair	
	1144	Quercus rubra	Red Oak	4	Fair	
XG	1145	Ulmus pumila	Siberian Elm	9	Fair	
	1146	Quercus ellipsoidalis	Pin Oak	13	Fair	
	1147	Quercus macrocarpa	Bur Oak	13	Fair	
	1148	Prunus serotina	Black Cherry	22	Fair	
	1149	Quercus macrocarpa	Bur Oak	15	Fair	
	1150	Quercus macrocarpa	Bur Oak	19	Fair	
	1151	Quercus rubra	Red Oak	7	Fair	
	1152	Ulmus pumila	Siberian Elm	12	Fair	
	1153	Quercus macrocarpa	Bur Oak	19	Fair	
	1154	Quercus macrocarpa	Bur Oak	17	Fair	
	1155	Quercus macrocarpa	Bur Oak	17	Fair	
	1156	Quercus macrocarpa	Bur Oak	11	Fair	
	1157	Quercus macrocarpa	Bur Oak	18	Fair	
	1158	Quercus macrocarpa	Bur Oak	13	Fair	
	1159	Quercus macrocarpa	Bur Oak	26	Fair	
	1160	Quercus macrocarpa	Bur Oak	14	Fair	
	1161	Quercus alba	White Oak	21	Fair	
	1162	Quercus rubra	Red Oak	12	Fair	
	1163	Quercus rubra	Red Oak	13	Fair	
	1164	Quercus macrocarpa	Bur Oak	6	Fair	
	1165	Quercus rubra	Red Oak	4	Fair	
	1166	Quercus ellipsoidalis	Pin Oak	15	Fair	
	1167	Ulmus pumila	Siberian Elm	14	Fair	
	1168	Ulmus pumila	Siberian Elm	8	Fair	
	1169	Ulmus pumila	Siberian Elm	11	Fair	
	1170	Quercus ellipsoidalis	Pin Oak	30	Fair	
	1171	Quercus macrocarpa	Bur Oak	19	Fair	
	1172	Quercus macrocarpa	Bur Oak	14	Fair	
	1173	Quercus macrocarpa	Bur Oak	15	Fair	
	1174	Quercus macrocarpa	Bur Oak	19	Fair	
	1175	Quercus macrocarpa	Bur Oak	12	Fair	
	1176	Quercus ellipsoidalis	Pin Oak	32	Fair	
	1177	Quercus macrocarpa	Bur Oak	23	Fair	
	1178	Quercus macrocarpa	Bur Oak	14	Fair	
	1179	Quercus macrocarpa	Bur Oak	19	Fair	
	1180	Ulmus pumila	Siberian Elm	9	Fair	
	1181	Quercus rubra	Red Oak	7	Fair	
	1182	Quercus rubra	Red Oak	13	Fair	
	1183	Quercus macrocarpa	Bur Oak	7	Fair	
	1184	Quercus rubra	Red Oak	9	Fair	
	1185	Quercus rubra	Red Oak	9	Fair	
	1186	Quercus rubra	Red Oak	7	Poor	
	1187	Quercus rubra	Red Oak	48	Fair	
	1188	Quercus rubra	Red Oak	11	Fair	
	1189	Ulmus pumila	Siberian Elm	9	Fair	
	1190	Ulmus pumila	Siberian Elm	20	Fair	
	1191	Quercus alba	White Oak	18	Fair	
	1192	Quercus rubra	Red Oak	15	Fair	Multi-stem
	1193	Quercus ellipsoidalis	Pin Oak	13	Fair	
	1194	Quercus rubra	Red Oak	16	Fair	
	1195	Quercus rubra	Red Oak	7	Fair	
	1196	Quercus ellipsoidalis	Pin Oak	14	Fair	
	1197	Quercus macrocarpa	Bur Oak	30	Poor	
	1198	Quercus rubra	Red Oak	14	Fair	
	1199	Quercus rubra	Red Oak	13	faor	
	1200	Quercus rubra	Red Oak	10	Fair	
	1201	Quercus rubra	Red Oak	18	Fair	
	1202	Quercus rubra	Red Oak	17	Fair	
	1203	Ulmus pumila	Siberian Elm	11	Fair	
	1204	Ulmus pumila	Siberian Elm	8	Fair	
	1205	Ulmus pumila	Siberian Elm	10	Fair	
	1206	Ulmus pumila	Siberian Elm	9	Fair	
	1207	Ulmus pumila	Siberian Elm	8	Fair	
	1208	Quercus macrocarpa	Bur Oak	10	Fair	
	1209	Quercus rubra	Red Oak	14	Fair	
	1210	Quercus rubra	Red Oak	13	Fair	
	1211	Quercus rubra	Red Oak	9	Fair	
	1212	Quercus rubra	Red Oak	14	Fair	
	1213	Quercus rubra	Red Oak	5	Fair	
	1214	Quercus ellipsoidalis	Pin Oak	7	Fair	
	1215	Prunus serotina	Black Cherry	8	Fair	
	1216	Quercus ellipsoidalis	Pin Oak	13	Fair	
	1217	Quercus ellipsoidalis	Pin Oak	18	Fair	
	1218	Quercus rubra	Red Oak	5	Poor	
	1219	Quercus rubra	Red Oak	7	Fair	
	1220	Quercus ellipsoidalis	Pin Oak	16	Fair	
	1221	Quercus ellipsoidalis	Pin Oak	30	Fair	
	1222	Quercus macrocarpa	Bur Oak	4	Fair	
	1223	Quercus macrocarpa	Bur Oak	11	Fair	
	1224	Quercus macrocarpa	Bur Oak	29	Fair	
	1225	Ulmus pumila	Siberian Elm	14	Fair	
	1226	Ulmus pumila	Siberian Elm	8	Fair	
	1227	Ulmus pumila	Siberian Elm	8	Fair	
	1228	Quercus macrocarpa	Bur Oak	24	Poor	
	1229	Quercus macrocarpa	Bur Oak	24	Fair	
	1230	Quercus rubra	Red Oak	17	Fair	
	1231	Quercus macrocarpa	Bur Oak	15	Fair	
	1232	Acer negundo	Boxelder	14	Fair	
	1233	Populus deltoides	Cottonwood	15	Fair	
	1234	Populus deltoides	Cottonwood	10	Fair	
	1235	Ulmus pumila	Siberian Elm	9	Fair	
	1236	Ulmus pumila	Siberian Elm	12	Fair	
	1237	Ulmus pumila	Siberian Elm	9	Fair	
	1238	Ulmus pumila	Siberian Elm	9	Fair	
	1239	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
	1240	Ulmus pumila	Siberian Elm	8	Fair	
	1241	Ulmus pumila	Siberian Elm	10	Fair	Multi-stem
	1242	Ulmus pumila	Siberian Elm	9	Fair	Multi-stem
	1243	Ulmus pumila	Siberian Elm	12	Fair	
	1244	Ulmus pumila	Siberian Elm	9	Fair	
	1245	Ulmus pumila	Siberian Elm	13	Fair	Multi-stem
	1246	Ulmus pumila	Siberian Elm	10	Fair	
	1247	Ulmus pumila	Siberian Elm	13	Fair	Multi-stem
	1248	Ulmus pumila	Siberian Elm	10	Fair	
	1249	Ulmus pumila	Siberian Elm	15	Fair	
	1250	Ulmus pumila	Siberian Elm	13	Fair	
	1251	Ulmus pumila	Siberian Elm	8	Fair	
	1252	Ulmus pumila	Siberian Elm	8	Fair	
	1253	Ulmus pumila	Siberian Elm	9	Fair	
	1254	Acer negundo	Boxelder	8	Fair	
	1255	Ulmus pumila	Siberian Elm	10	Fair	
	1256	Ulmus pumila	Siberian Elm	9	Fair	
	1257	Juniperus virginiana	Red Cedar	4	Fair	
	1258	Juniperus virginiana	Red Cedar	4	Fair	
	1259	Acer negundo	Boxelder	9	Fair	
	1260	Pinus sylvestris	Scotch Pine	7	Fair	
	1261	Quercus rubra	Red Oak	8	Fair	Multi-stem
	1262	Quercus rubra	Red Oak	13	Fair	
	1263	Quercus rubra	Red Oak	9	Fair	
	1264	Quercus rubra	Red Oak	6	Fair	
	1265	Quercus macrocarpa	Bur Oak	28	Fair	
	1266	Juniperus virginiana	Red Cedar	5	Fair	
	1267	Juniperus virginiana	Red Cedar	9	Fair	
	1268	Ulmus pumila	Siberian Elm	22	Fair	
	1269	Ulmus pumila	Siberian Elm	11	Fair	Multi-stem
	1270	Juniperus virginiana	Red Cedar	4	Fair	
	1271	Juniperus virginiana	Red Cedar	5	Fair	
	1272	Juniperus virginiana	Red Cedar	12	Fair	
	1273	Quercus macrocarpa	Bur Oak	22	Fair	
	1274	Ulmus pumila	Siberian Elm	16	Fair	
	1275	Quercus macrocarpa	Bur Oak	10	Fair	
	1276	Ulmus pumila	Siberian Elm	9	Fair	
	1277	Pinus sylvestris	Scotch Pine	10	Fair	
XG	1278	Celtis occidentalis	Hackberry	14	Fair	
XG	1279	Ulmus pumila	Siberian Elm	14	Fair	Multi-stem
XG	1280	Juniperus virginiana	Red Cedar	8	Good	
XG	1281	Juniperus virginiana	Red Cedar	6	Good	
XG	1282	Juniperus virginiana	Red Cedar	5	Good	
XG	1283	Juniperus virginiana	Red Cedar	5	Good	
XG	1284	Juniperus virginiana	Red Cedar	7	Good	
XG	1285	Juniperus virginiana	Red Cedar	8	Good	
XG	1286	Juniperus virginiana	Red Cedar	6	Good	
XG	1287	Juniperus virginiana	Red Cedar	14	Good	
XG	1288	Juniperus virginiana	Red Cedar	6	Good	
XG	1289	Juniperus virginiana	Red Cedar	4	Good	
XG	1290	Juniperus virginiana	Red Cedar	6	Good	
XG	1291	Juniperus virginiana	Red Cedar	6	Good	
XG	1292	Juniperus virginiana	Red Cedar	4	Good	
XG	1293	Juniperus virginiana	Red Cedar	10	Good	
XG	1294	Juniperus virginiana	Red Cedar	6	Good	
XG	1295	Ulmus pumila	Siberian Elm	10	Fair	
XG	1296	Juniperus virginiana	Red Cedar	7	Fair	Multi-stem
XG	1297	Juniperus virginiana	Red Cedar	5	Good	
	1298	Juniperus virginiana	Red Cedar	7	Good	
	1299	Juniperus virginiana	Red Cedar	6	Good	
XG	1300	Juniperus virginiana	Red Cedar	8	Fair	Multi-stem
XG	1301	Pinus sylvestris	Scotch Pine	7	Good	
XG	1302	Juniperus virginiana	Red Cedar	4	Fair	Multi-stem
XG	1303	Juniperus virginiana	Red Cedar	12	Good	
XG	1304	Juniperus virginiana	Red Cedar	4	Good	
XG	1305	Juniperus virginiana	Red Cedar	6	Good	
XG	1306	Juniperus virginiana	Red Cedar	12	Good	
XG	1307	Juniperus virginiana	Red Cedar	7	Good	
XG	1308	Juniperus virginiana	Red Cedar	5	Good	
XG	1309	Juniperus virginiana	Red Cedar	6	Good	
XG	1310	Juniperus virginiana	Red Cedar	4	Good	
XG	1311	Juniperus virginiana	Red Cedar	8	Good	
XG	1312	Juniperus virginiana	Red Cedar	5	Good	
XG	1313	Juniperus virginiana	Red Cedar	7	Good	
XG	1314	Juniperus virginiana	Red Cedar	6	Good	
XG	1315	Juniperus virginiana	Red Cedar	5	Good	
XG	1316	Juniperus virginiana	Red Cedar	7	Good	
XG	1317	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XG	1318	Juniperus virginiana	Red Cedar	5	Fair	
XG	1319	Juniperus virginiana	Red Cedar	13	Fair	
XG	1320	Ulmus pumila	Siberian Elm	10	Fair	Multi-stem
XG	1321	Juniperus virginiana	Red Cedar	7	Fair	
XG	1322	Ulmus pumila	Siberian Elm	10	Fair	
XG	1323	Juniperus virginiana	Red Cedar	12	Good	
XG	1324	Juniperus virginiana	Red Cedar	6	Good	
XG	1325	Juniperus virginiana	Red Cedar	7	Good	
XG	1326	Juniperus virginiana	Red Cedar	6	Good	
XG	1327	Juniperus virginiana	Red Cedar	6	Good	
XG	1328	Juniperus virginiana	Red Cedar	6	Good	
XG	1329	Juniperus virginiana	Red Cedar	14	Good	
XG	1330	Juniperus virginiana	Red Cedar	6	Good	
XG	1331	Juniperus virginiana	Red Cedar	4	Fair	Multi-stem
XG	1332	Juniperus virginiana	Red Cedar	4	Fair	Multi-stem
XG	1333	Juniperus virginiana	Red Cedar	4	Fair	
XG	1334	Juniperus virginiana	Red Cedar	6	Fair	Multi-stem
XG	1335	Juniperus virginiana	Red Cedar	4	Fair	
XG	1336	Juniperus virginiana	Red Cedar	5	Good	
	1337	Juniperus virginiana	Red Cedar	7	Fair	Multi-stem
	1338	Pinus sylvestris	Scotch Pine	5	Good	
	1339	Pinus sylvestris	Scotch Pine	6	Good	
XG	1340	Ulmus pumila	Siberian Elm	11	Fair	Multi-stem
XG	1341	Juniperus virginiana	Red Cedar	13	Good	
XG	1342	Juniperus virginiana	Red Cedar	5	Good	
XG	1343	Juniperus virginiana	Red Cedar	7	Good	
XG	1344	Juniperus virginiana	Red Cedar	4	Good	
XG	1345	Juniperus virginiana	Red Cedar	4	Good	
XG	1346	Juniperus virginiana	Red Cedar	4	Good	
XG	1347	Juniperus virginiana	Red Cedar	4	Good	
XG	1348	Juniperus virginiana	Red Cedar	4	Good	
XG	1349	Juniperus virginiana	Red Cedar	4	Fair	
XG	1350	Juniperus virginiana	Red Cedar	5	Fair	
XG	1351	Juniperus virginiana	Red Cedar	4	Fair	
XG	1352	Juniperus virginiana	Red Cedar	4	Fair	
XG	1353	Juniperus virginiana	Red Cedar	4	Fair	
XG	1354	Juniperus virginiana	Red Cedar	5	Good	
XG	1355	Juniperus virginiana	Red Cedar	4	Fair	Multi-stem
XG	1356	Juniperus virginiana	Red Cedar	5	Good	
XG	1357	Juniperus virginiana	Red Cedar	6	Fair	
XG	1358	Juniperus virginiana	Red Cedar	7	Fair	
XG	1359	Ulmus pumila	Siberian Elm	8	Fair	
XG	1360	Juniperus virginiana	Red Cedar	5	Fair	
XG	1361	Ulmus pumila	Siberian Elm	8	Fair	
XG	1362	Juniperus virginiana	Red Cedar	8	Fair	
XG	1363	Juniperus virginiana	Red Cedar	6	Fair	
XG	1364	Ulmus pumila	Siberian Elm	12	Fair	Multi-stem
XG	1365	Juniperus virginiana	Red Cedar	10	Good	
XG	1366	Juniperus virginiana	Red Cedar	7	Good	
XG	1367	Juniperus virginiana	Red Cedar	11	Fair	
XG	1368	Juniperus virginiana	Red Cedar	13	Fair	
XG	1369	Juniperus virginiana	Red Cedar	4	Fair	
XG	1370	Juniperus virginiana	Red Cedar	4	Fair	
XG	1371	Juniperus virginiana	Red Cedar	5	Fair	
XG	1372	Juniperus virginiana	Red Cedar	5	Fair	
XG	1373	Juniperus virginiana	Red Cedar	10	Fair	
XG	1374	Juniperus virginiana	Red Cedar	7	Fair	
XG	1375	Juniperus virginiana	Red Cedar	6	Good	
XG	1376	Juniperus virginiana	Red Cedar	4	Fair	
XG	1377	Juniperus virginiana	Red Cedar	6	Fair	
	1378	Juniperus virginiana	Red Cedar	8	Fair	
	1379	Juniperus virginiana	Red Cedar	7	Fair	
XG	1380	Juniperus virginiana	Red Cedar	4	Fair	
XG	1381	Juniperus virginiana	Red Cedar	4	Fair	
XG	1382	Juniperus virginiana	Red Cedar	5	Fair	
XG	1383	Juniperus virginiana	Red Cedar	6	Fair	
XG	1384	Juniperus virginiana	Red Cedar	6	Fair	
XG	1385	Juniperus virginiana	Red Cedar	6	Fair	
XG	1386	Juniperus virginiana	Red Cedar	5	Fair	
XG	1387	Juniperus virginiana	Red Cedar	12	Fair	Multi-stem
XG	1388	Juniperus virginiana	Red Cedar	7	Fair	
XG	1389	Juniperus virginiana	Red Cedar	4	Fair	
XG	1390	Juniperus virginiana	Red Cedar	5	Fair	
XG	1391	Quercus rubra	Red Oak	5	Fair	
XG	1392	Juniperus virginiana	Red Cedar	8	Fair	
XG	1393	Juniperus virginiana	Red Cedar	4	Fair	
XG	1394	Quercus macrocarpa	Bur Oak	4	Good	
XG	1395	Juniperus virginiana	Red Cedar	6	Good	
XG	1396	Juniperus virginiana	Red Cedar	4	Fair	
XG	1397	Juniperus virginiana	Red Cedar	6	Good	
	1398	Juniperus virginiana	Red Cedar	5	Fair	
XG	1399	Juniperus virginiana	Red Cedar	9	Fair	
	1400	Juniperus virginiana	Red Cedar	11	Fair	
XG	1401	Juniperus virginiana	Red Cedar	10	Fair	
XG	1402	Juniperus virginiana	Red Cedar	9	Fair	
XG	1403	Juniperus virginiana	Red Cedar	7	Fair	
XG	1404	Pinus sylvestris	Scotch Pine	7	Good	
XG	1405	Pinus sylvestris	Scotch Pine	8	Good	
XG	1406	Pinus sylvestris	Scotch Pine	7	Good	
	1407	Pinus sylvestris	Scotch Pine	7	Good	
	1408	Juniperus virginiana	Red Cedar	10	Good	
	1409	Pinus sylvestris	Scotch Pine	7	Good	
	1410	Quercus ellipsoidalis	Pin Oak	5	Good	
XG	1411	Pinus sylvestris	Scotch Pine	4	Good	
XG	1412	Juniperus virginiana	Red Cedar	12	Fair	
XG	1413	Pinus sylvestris	Scotch Pine	6	Fair	
XG	1414	Pinus sylvestris	Scotch Pine	9	Fair	
XG	1415	Pinus sylvestris	Scotch Pine	8	Fair	
XG	1416	Pinus sylvestris	Scotch Pine	4	Fair	
XG	1417	Pinus sylvestris	Scotch Pine	4	Fair	
XG	1418	Ulmus pumila	Siberian Elm	12	Fair	
XG	1419	Juniperus virginiana	Red Cedar	8	Fair	
XG	1420	Pinus sylvestris	Scotch Pine	8	Fair	
XG	1421	Juniperus virginiana	Red Cedar	6	Fair	
XG	1422	Ulmus pumila	Siberian Elm	12	Fair	
XG	1423	Juniperus virginiana	Red Cedar	9	Fair	Multi-stem
XG	1424	Pinus sylvestris	Scotch Pine	7	Fair	
XG	1425	Juniperus virginiana	Red Cedar	7	Fair	
XG	1426	Malus sylvestris	Crabapple	9	Fair	
XG	1427	Ulmus pumila	Siberian Elm	12	Fair	
XG	1428	Juniperus virginiana	Red Cedar	9	Fair	
XG	1429	Juniperus virginiana	Red Cedar	7	Fair	
XG	1430	Juniperus virginiana	Red Cedar	7	Fair	
XG	1431	Juniperus virginiana	Red Cedar	5	Fair	
XG	1432	Ulmus pumila	Siberian Elm	10	Fair	Multi-stem
XG	1433	Juniperus virginiana	Red Cedar	4	Fair	
XG	1434	Quercus ellipsoidalis	Pin Oak	11	Fair	
XG	1435	Juniperus virginiana	Red Cedar	4	Fair	
XG	1436	Ulmus pumila	Siberian Elm	11	Fair	Multi-stem
XG	1437	Pinus sylvestris	Scotch Pine	15	Poor	
XG	1438	Juniperus virginiana	Red Cedar	10	Good	
XG	1439	Juniperus virginiana	Red Cedar	16	Fair	
XG	1440	Juniperus virginiana	Red Cedar	4	Fair	
XG	1441	Pinus sylvestris	Scotch Pine	11	Fair	
XG	1442	Pinus sylvestris	Scotch Pine	4	Poor	
XG	1443	Pinus sylvestris	Scotch Pine	4	Fair	
XG	1444	Ulmus pumila	Siberian Elm	12	Fair	
XG	1445	Pinus sylvestris	Scotch Pine	11	Fair	
XG	1446	Pinus sylvestris	Scotch Pine	6	Fair	
XG	1447	Pinus sylvestris	Scotch Pine	10	Fair	
XG	1448	Pinus sylvestris	Scotch Pine	5	Fair	
XG	1449	Pinus sylvestris	Scotch Pine	4	Fair	
XG	1450	Pinus sylvestris	Scotch Pine	6	Fair	
XG	1451	Pinus sylvestris	Scotch Pine	4	Fair	
XG	1452	Pinus sylvestris	Scotch Pine	5	Fair	
XG	1453	Pinus sylvestris	Scotch Pine	6	Fair	
XG	1454	Pinus sylvestris	Scotch Pine	4	Fair	
XG	1455	Pinus sylvestris	Scotch Pine	4	Fair	
XG	1456	Juniperus virginiana	Red Cedar	6	Fair	
XG	1457	Pinus sylvestris	Scotch Pine	12	Fair	
	1458	Juniperus virginiana	Red Cedar	10	Fair	
	1459	Pinus sylvestris	Scotch Pine	4	Fair	
	1460	Juniperus virginiana	Red Cedar	10	Good	
XG	1461	Quercus ellipsoidalis	Pin Oak	4	Good	
XG	1462	Juniperus virginiana	Red Cedar	9	Fair	Multi-stem
XG	1463	Juniperus virginiana	Red Cedar	8	Fair	
XG	1464	Juniperus virginiana	Red Cedar	8	Fair	
XG	1465	Juniperus virginiana	Red Cedar	4	Fair	
XG	1466	Juniperus virginiana	Red Cedar	4	Fair	
XG	1467	Quercus ellipsoidalis	Pin Oak	4	Fair	
XG	1468	Juniperus virginiana	Red Cedar	5	Fair	
XG	1469	Juniperus virginiana	Red Cedar	8	Fair	
XG	1470	Juniperus virginiana	Red Cedar	4	Fair	
XG	1471	Juniperus virginiana	Red Cedar	7	Fair	
XG	1472	Juniperus virginiana	Red Cedar	8	Fair	
XG	1473	Juniperus virginiana	Red Cedar	9	Fair	
XG	1474	Pinus sylvestris	Scotch Pine	4	Fair	
XG	1475	Juniperus virginiana	Red Cedar	4	Fair	
XG	1476	Juniperus virginiana	Red Cedar	4	Fair	
XG	1477	Juniperus virginiana	Red Cedar	4	Fair	
XG	1478	Ulmus pumila	Siberian Elm	24	Fair	
XG	1479	Juniperus virginiana	Red Cedar	12	Fair	
	1480	Quercus rubra	Red Oak	8	Fair	
	1481	Acer negundo	Boxelder	28	Fair	
XG	1482	Acer negundo	Boxelder	12	Fair	
XG	1483	Acer negundo	Boxelder	14	Fair	
XG	1484	Juniperus virginiana	Red Cedar	13	Fair	
XG	1485	Quercus alba	White Oak	6	Fair	
XG	1486	Ulmus pumila	Siberian Elm	14	Fair	
XG	1487	Populus deltoides	Cottonwood	9	Good	
XG	1488	Populus deltoides	Cottonwood	14	Fair	
XG	1489	Juniperus virginiana	Red Cedar	5	Fair	
XG	1490	Juniperus virginiana	Red Cedar	5	Fair	
XG	1491	Juniperus virginiana	Red Cedar	5	Fair	
XG	1492	Juniperus virginiana	Red Cedar	8	Good	
XG	1493	Juniperus virginiana	Red Cedar	10	Good	
XG	1494	Juniperus virginiana	Red Cedar	4	Good	
XG	1495	Ulmus pumila	Siberian Elm	14	Fair	
XG	1496	Juniperus virginiana	Red Cedar	8	Good	
XG	1497	Juniperus virginiana	Red Cedar	7	Good	
XG	1498	Ulmus pumila	Siberian Elm	20	Fair	
XG	1499	Ulmus pumila	Siberian Elm	14	Fair	
XG	1500	Juniperus virginiana	Red Cedar	8	Fair	
XG	1501	Quercus macrocarpa	Bur Oak	5	Good	
XG	1502	Ulmus pumila	Siberian Elm	10	Fair	
XG	1503	Ulmus pumila	Siberian Elm	17	Fair	
XG	1504	Ulmus pumila	Siberian Elm	13	Fair	
XG	1505	Ulmus pumila	Siberian Elm	16	Fair	
XG	1506	Ulmus pumila	Siberian Elm	10	Fair	
XG	1507	Acer negundo	Boxelder	12	Fair	Multi-stem
XG	1508	Quercus ellipsoidalis	Pin Oak	22	Fair	
XG	1509	Juniperus virginiana	Red Cedar	8	Fair	
XG	1510	Pinus sylvestris	Scotch Pine	6	Fair	
XG	1511	Quercus rubra	Red Oak	17	Fair	
XG	1512	Quercus ellipsoidalis	Pin Oak	14	Fair	
XG	1513	Juniperus virginiana	Red Cedar	8	Fair	Multi-stem
XG	1514	Quercus rubra	Red Oak	6	Fair	
XG	1515	Acer negundo	Boxelder	8	Fair	Multi-stem
XG	1516	Ulmus pumila	Siberian Elm	14	Fair	
XG	1517	Ulmus pumila	Siberian Elm	9	Fair	
XG	1518	Juniperus virginiana	Red Cedar	10	Fair	Multi-stem
XG	1519	Ulmus pumila	Siberian Elm	14	Fair	Multi-stem
XG	1520	Ulmus pumila	Siberian Elm	9	Fair	
XG	1521	Ulmus pumila	Siberian Elm	11	Fair	Multi-stem
XG	1522	Juniperus virginiana	Red Cedar	7	Good	
XG	1523	Juniperus virginiana	Red Cedar	8	Good	
XG	1524	Juniperus virginiana	Red Cedar	5	Good	
XG	1525	Ulmus pumila	Siberian Elm	14	Fair	Multi-stem
XG	1526	Ulmus pumila	Siberian Elm	18	Fair	
XG	1527	Quercus rubra	Red Oak	12	Good	
XG	1528	Juniperus virginiana	Red Cedar	6	Good	
XG	1529	Ulmus pumila	Siberian Elm	14	Fair	
XG	1530	Ulmus pumila	Siberian Elm	8	Fair	
XG	1531	Ulmus pumila	Siberian Elm	12	Fair	
XG	1532	Ulmus pumila	Siberian Elm	9	Fair	
XG	1533	Ulmus pumila	Siberian Elm	11	Fair	Multi-stem
XG	1534	Juniperus virginiana	Red Cedar	7	Fair	
XG	1535	Ulmus pumila	Siberian Elm	19	Fair	Multi-stem
XG	1536	Ulmus pumila	Siberian Elm	17	Fair	Multi-stem
XG	1537	Ulmus pumila	Siberian Elm	10	Fair	
XG	1538	Ulmus pumila	Siberian Elm	10	Fair	
XG	1539	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XG	1540	Ulmus pumila	Siberian Elm	12	Fair	

XP - SIGNIFICANT TREE REMOVED FOR STORMWATER TREATMENT (1,201 TOTAL INCHES)

XG - SIGNIFICANT TREE REMOVED FOR SITE IMPROVEMENTS (NON-STORMWATER) (6,110 TOTAL INCHES)

NOTE: TREES WITH NO LETTER DESIGNATION SHALL BE PROTECTED AND PRESERVED.

TREE PRESERVATION/TREE REMOVALS SUMMARY

15,714 = TOTAL INCHES OF SIGNIFICANT TREES EXISTING ON SITE
6,110 = TOTAL INCHES OF SIGNIFICANT TREES TO BE REMOVED FOR SITE WORK NOT RELATED TO STORMWATER

6,110/15,714 = 38.9% OF EXISTING TREES PROPOSED FOR REMOVAL NOT RELATED TO STORMWATER TREATMENT

TREE INVENTORY

Dated this 2nd day of September, 2022

Certified by: Arlee J. Carlson (signature)

Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

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CONSULTANTS

PROJECT TITLE

HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE

TREE PRESERVATION/REMOVALS INVENTORY

SHEET NUMBER

LD002

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	Tag Number	Scientific Name	Common Name	DBH	Condition	Notes
XP	1	Populus deltoides	Cottonwood	43	Good	
XG	2	Juniperus virginiana	Red Cedar	13	Good	
XP	3	Pinus sylvestris	Scotch Pine	13	Good	
XP	4	Ulmus pumila	Siberian Elm	11	Good	
XP	5	Ulmus pumila	Siberian Elm	12	Fair	Multi-stem
XP	6	Juniperus virginiana	Red Cedar	6	Good	
XP	7	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XG	8	Pinus sylvestris	Scotch Pine	7	Good	
XP	9	Ulmus pumila	Siberian Elm	11	Good	
XG	10	Pinus sylvestris	Scotch Pine	7	Good	
XG	11	Ulmus pumila	Siberian Elm	10	Good	
XG	12	Ulmus pumila	Siberian Elm	9	Good	
XG	13	Ulmus pumila	Siberian Elm	17	Fair	
XG	14	Ulmus pumila	Siberian Elm	8	Good	
XP	15	Ulmus pumila	Siberian Elm	9	Fair	
XP	16	Ulmus pumila	Siberian Elm	11	Fair	
XP	17	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	18	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	19	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	20	Pinus sylvestris	Scotch Pine	5	Fair	
XP	21	Pinus sylvestris	Scotch Pine	12	Good	
XP	22	Ulmus pumila	Siberian Elm	8	Good	
XP	23	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	24	Juniperus virginiana	Red Cedar	9	Good	
XP	25	Juniperus virginiana	Red Cedar	5	Good	
XP	26	Ulmus pumila	Siberian Elm	17	Fair	
XP	27	Juniperus virginiana	Red Cedar	10	Good	
XP	28	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	29	Pinus sylvestris	Scotch Pine	9	Good	
XP	30	Juniperus virginiana	Red Cedar	8	Good	
XP	31	Juniperus virginiana	Red Cedar	4	Good	
XP	32	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XG	33	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XP	34	Ulmus pumila	Siberian Elm	13	Fair	
XP	35	Pinus sylvestris	Scotch Pine	6	Good	
XG	36	Ulmus pumila	Siberian Elm	12	Fair	
XP	37	Picea glauca	White Spruce	6	Good	
XP	38	Juniperus virginiana	Red Cedar	6	Good	
XP	39	Juniperus virginiana	Red Cedar	8	Good	
XP	40	Ulmus pumila	Siberian Elm	8	Fair	
XP	41	Ulmus pumila	Siberian Elm	8	Good	
XP	42	Picea glauca	White Spruce	4	Good	
XG	43	Ulmus pumila	Siberian Elm	8	Fair	
XP	44	Pinus sylvestris	Scotch Pine	11	Fair	
XP	45	Juniperus virginiana	Red Cedar	6	Good	
XP	46	Pinus resinosa	Red Pine	12	Good	
XP	47	Pinus resinosa	Red Pine	14	Good	
XP	48	Ulmus pumila	Siberian Elm	9	Good	
XP	49	Ulmus pumila	Siberian Elm	19	Good	
XP	50	Juniperus virginiana	Red Cedar	4	Good	
XP	51	Pinus resinosa	Red Pine	15	Good	
XP	52	Pinus resinosa	Red Pine	14	Fair	
XP	53	Pinus sylvestris	Scotch Pine	8	Good	
XP	54	Juniperus virginiana	Red Cedar	5	Good	
XP	55	Juniperus virginiana	Red Cedar	6	Good	
XP	56	Juniperus virginiana	Red Cedar	8	Fair	
XP	57	Pinus resinosa	Red Pine	13	Fair	
XP	58	Ulmus pumila	Siberian Elm	13	Good	
XP	59	Pinus resinosa	Red Pine	12	Fair	
XP	60	Ulmus pumila	Siberian Elm	11	Fair	
XG	61	Pinus resinosa	Red Pine	14	Fair	
XG	62	Quercus rubra	Red Oak	7	Good	
XG	63	Pinus resinosa	Red Pine	7	Good	
	64	Pinus sylvestris	Scotch Pine	5	Good	
	65	Pinus resinosa	Red Pine	14	Fair	
	66	Ulmus pumila	Siberian Elm	21	Good	
	67	Pinus resinosa	Red Pine	13	Fair	
	68	Pinus sylvestris	Scotch Pine	12	Good	
	69	Pinus resinosa	Red Pine	4	Good	
	70	Ulmus pumila	Siberian Elm	12	Good	
	71	Ulmus pumila	Siberian Elm	12	Good	
	72	Ulmus pumila	Siberian Elm	8	Fair	
	73	Pinus sylvestris	Scotch Pine	9	Fair	
	74	Pinus sylvestris	Scotch Pine	5	Fair	
	75	Quercus rubra	Red Oak	4	Good	
	76	Pinus resinosa	Red Pine	13	Fair	
	77	Pinus resinosa	Red Pine	14	Fair	
	78	Pinus resinosa	Red Pine	14	Fair	
	79	Pinus resinosa	Red Pine	12	Fair	
	80	Pinus resinosa	Red Pine	11	Fair	
	81	Pinus resinosa	Red Pine	11	Fair	
	82	Pinus resinosa	Red Pine	7	Fair	
	83	Pinus resinosa	Red Pine	10	Fair	
	84	Pinus sylvestris	Scotch Pine	10	Good	
	85	Juniperus virginiana	Red Cedar	6	Good	
	86	Pinus resinosa	Red Pine	12	Good	
	87	Pinus resinosa	Red Pine	11	Good	
	88	Juniperus virginiana	Red Cedar	6	Good	
	89	Pinus resinosa	Red Pine	16	Good	
	90	Pinus sylvestris	Scotch Pine	5	Fair	
	91	Pinus resinosa	Red Pine	10	Fair	
	92	Pinus resinosa	Red Pine	10	Good	
	93	Juniperus virginiana	Red Cedar	7	Good	
	94	Juniperus virginiana	Red Cedar	4	Good	
	95	Ulmus pumila	Siberian Elm	19	Good	
	96	Pinus resinosa	Red Pine	12	Good	
	97	Pinus resinosa	Red Pine	15	Good	
	98	Juniperus virginiana	Red Cedar	7	Good	
	99	Juniperus virginiana	Red Cedar	8	Good	
	100	Juniperus virginiana	Red Cedar	6	Good	
	101	Ulmus pumila	Siberian Elm	13	Fair	Multi-stem
	102	Pinus resinosa	Red Pine	8	Fair	Multi-stem
	103	Pinus sylvestris	Scotch Pine	15	Fair	
	104	Pinus resinosa	Red Pine	13	Fair	
	105	Pinus resinosa	Red Pine	10	Fair	
	106	Ulmus pumila	Siberian Elm	15	Fair	
	107	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
	108	Ulmus pumila	Siberian Elm	16	Fair	
	109	Juniperus virginiana	Red Cedar	5	Good	
	110	Pinus resinosa	Red Pine	14	Fair	
	111	Pinus resinosa	Red Pine	11	Fair	
	112	Pinus resinosa	Red Pine	9	Fair	Multi-stem
	113	Pinus resinosa	Red Pine	12	Fair	
	114	Pinus resinosa	Red Pine	12	Fair	
	115	Juniperus virginiana	Red Cedar	4	Good	
	116	Juniperus virginiana	Red Cedar	4	Good	
	117	Pinus resinosa	Red Pine	15	Good	
	118	Pinus sylvestris	Scotch Pine	10	Good	
	119	Pinus sylvestris	Scotch Pine	8	Good	
	120	Pinus resinosa	Red Pine	14	Fair	
	121	Ulmus pumila	Siberian Elm	10	Good	
	122	Pinus sylvestris	Scotch Pine	4	Good	
	123	Ulmus pumila	Siberian Elm	15	Good	
	124	Juniperus virginiana	Red Cedar	8	Fair	
	125	Pinus resinosa	Red Pine	14	Fair	
	126	Pinus resinosa	Red Pine	10	Fair	Multi-stem
	127	Pinus sylvestris	Scotch Pine	6	Good	
	128	Pinus sylvestris	Scotch Pine	6	Good	
	129	Ulmus pumila	Siberian Elm	19	Good	
	130	Ulmus pumila	Siberian Elm	8	Good	
	131	Pinus resinosa	Red Pine	9	Dead	
	132	Juniperus virginiana	Red Cedar	6	Good	
	133	Pinus resinosa	Red Pine	12	Fair	
	134	Pinus resinosa	Red Pine	10	Fair	
	135	Pinus resinosa	Red Pine	10	Fair	Multi-stem
	136	Pinus resinosa	Red Pine	9	Fair	Multi-stem
	137	Pinus sylvestris	Scotch Pine	6	Good	
	138	Pinus resinosa	Red Pine	4	Good	
	139	Ulmus pumila	Siberian Elm	15	Good	
	140	Pinus sylvestris	Scotch Pine	4	Good	
	141	Pinus resinosa	Red Pine	13	Fair	
	142	Pinus resinosa	Red Pine	4	Good	
	143	Ulmus pumila	Siberian Elm	12	Fair	Multi-stem
	144	Juniperus virginiana	Red Cedar	10	Good	
	145	Juniperus virginiana	Red Cedar	10	Good	
	146	Pinus sylvestris	Scotch Pine	12	Good	
	147	Juniperus virginiana	Red Cedar	14	Good	
	148	Pinus resinosa	Red Pine	8	Good	
	149	Pinus sylvestris	Scotch Pine	13	Good	
	150	Pinus sylvestris	Scotch Pine	12	Good	
	151	Juniperus virginiana	Red Cedar	12	Good	
	152	Juniperus virginiana	Red Cedar	10	Good	
	153	Pinus sylvestris	Scotch Pine	10	Good	
	154	Pinus sylvestris	Scotch Pine	16	Good	
	155	Pinus sylvestris	Scotch Pine	6	Fair	
	156	Pinus sylvestris	Scotch Pine	15	Fair	
	157	Pinus sylvestris	Scotch Pine	6	Fair	
	158	Pinus sylvestris	Scotch Pine	4	Fair	
	159	Pinus sylvestris	Scotch Pine	8	Fair	
	160	Pinus sylvestris	Scotch Pine	14	Fair	
	161	Pinus sylvestris	Scotch Pine	6	Fair	
	162	Pinus sylvestris	Scotch Pine	14	Fair	
	163	Pinus sylvestris	Scotch Pine	4	Fair	
	164	Pinus sylvestris	Scotch Pine	13	Fair	
	165	Pinus sylvestris	Scotch Pine	8	Fair	
	166	Pinus sylvestris	Scotch Pine	5	Fair	
	167	Pinus sylvestris	Scotch Pine	7	Fair	
	168	Pinus sylvestris	Scotch Pine	10	Fair	
	169	Pinus resinosa	Red Pine	16	Fair	
	170	Juniperus virginiana	Red Cedar	9	Fair	
	171	Pinus sylvestris	Scotch Pine	11	Fair	
	172	Pinus sylvestris	Scotch Pine	5	Fair	
	173	Pinus resinosa	Red Pine	14	Fair	
	174	Juniperus virginiana	Red Cedar	9	Fair	
	175	Pinus resinosa	Red Pine	11	Fair	
	176	Juniperus virginiana	Red Cedar	10	Fair	
	177	Pinus resinosa	Red Pine	12	Fair	Multi-stem
	178	Pinus sylvestris	Scotch Pine	10	Fair	
	179	Pinus sylvestris	Scotch Pine	4	Fair	
	180	Pinus sylvestris	Scotch Pine	6	Fair	
	181	Pinus sylvestris	Scotch Pine	6	Fair	
	182	Pinus sylvestris	Scotch Pine	14	Fair	
	183	Pinus sylvestris	Scotch Pine	14	Fair	
	184	Pinus sylvestris	Scotch Pine	5	Fair	
	185	Pinus sylvestris	Scotch Pine	12	Fair	
	186	Pinus sylvestris	Scotch Pine	5	Fair	
	187	Pinus sylvestris	Scotch Pine	12	Fair	
	188	Pinus sylvestris	Scotch Pine	14	Fair	
	189	Pinus sylvestris	Scotch Pine	7	Fair	
	190	Pinus sylvestris	Scotch Pine	6	Fair	
	191	Pinus sylvestris	Scotch Pine	12	Fair	
	192	Juniperus virginiana	Red Cedar	5	Fair	
	193	Pinus sylvestris	Scotch Pine	8	Fair	
	194	Ulmus pumila	Siberian Elm	9	Fair	
	195	Juniperus virginiana	Red Cedar	14	Fair	
	196	Juniperus virginiana	Red Cedar	8	Fair	
	197	Pinus resinosa	Red Pine	16	Fair	
	198	Juniperus virginiana	Red Cedar	11	Fair	
	199	Juniperus virginiana	Red Cedar	8	Fair	
	200	Juniperus virginiana	Red Cedar	15	Fair	
	201	Pinus sylvestris	Scotch Pine	18	Fair	
	202	Pinus sylvestris	Scotch Pine	9	Poor	Decay
	203	Pinus sylvestris	Scotch Pine	10	Poor	Decay
	204	Pinus sylvestris	Scotch Pine	11	Fair	
	205	Pinus sylvestris	Scotch Pine	11	Fair	
	206	Pinus sylvestris	Scotch Pine	9	Fair	
	207	Pinus sylvestris	Scotch Pine	10	Fair	
	208	Pinus sylvestris	Scotch Pine	7	Fair	
XG	209	Juniperus virginiana	Red Cedar	8	Fair	Multi-stem
XG	210	Juniperus virginiana	Red Cedar	10	Fair	
XG	211	Juniperus virginiana	Red Cedar	5	Fair	
XG	212	Pinus sylvestris	Scotch Pine	5	Fair	
XG	213	Pinus sylvestris	Scotch Pine	13	Fair	
XG	214	Pinus sylvestris	Scotch Pine	7	Fair	
	215	Juniperus virginiana	Red Cedar	6	Fair	
	216	Ulmus pumila	Siberian Elm	10	Fair	Multi-stem
	217	Pinus sylvestris	Scotch Pine	6	Fair	
	218	Pinus sylvestris	Scotch Pine	5	Fair	
	219	Pinus sylvestris	Scotch Pine	4	Fair	
	220	Pinus sylvestris	Scotch Pine	10	Fair	
	221	Pinus sylvestris	Scotch Pine	11	Fair	
XG	222	Pinus sylvestris	Scotch Pine	4	Fair	
XG	223	Ulmus pumila	Siberian Elm	16	Fair	
XG	224	Pinus sylvestris	Scotch Pine	15	Fair	
XG	225	Pinus sylvestris	Scotch Pine	10	Fair	
XG	226	Pinus sylvestris	Scotch Pine	9	Fair	
XG	227	Pinus sylvestris	Scotch Pine	5	Fair	
XG	228	Pinus sylvestris	Scotch Pine	10	Fair	
XG	229	Pinus sylvestris	Scotch Pine	10	Fair	
XG	230	Pinus sylvestris	Scotch Pine	5	Fair	
XG	231	Juniperus virginiana	Red Cedar	5	Fair	
XG	232	Pinus sylvestris	Scotch Pine	4	Fair	
XG	233	Ulmus pumila	Siberian Elm	12	Fair	
XG	234	Pinus sylvestris	Scotch Pine	11	Fair	
XG	235	Pinus sylvestris	Scotch Pine	11	Fair	Multi-stem
XG	236	Juniperus virginiana	Red Cedar	6	Fair	Multi-stem
	237	Pinus sylvestris	Scotch Pine	16	Fair	
	238	Pinus sylvestris	Scotch Pine	12	Fair	
	239	Pinus sylvestris	Scotch Pine	5	Fair	
	240	Pinus sylvestris	Scotch Pine	5	Fair	
	241	Pinus sylvestris	Scotch Pine	5	Fair	
	242	Quercus rubra	Red Oak	7	Good	
	243	Juniperus virginiana	Red Cedar	8	Fair	
	244	Ulmus pumila	Siberian Elm	12	Fair	
	245	Pinus sylvestris	Scotch Pine	12	Fair	
	246	Pinus sylvestris	Scotch Pine	6	Fair	
	247	Pinus sylvestris	Scotch Pine	7	Fair	
	248	Pinus sylvestris	Scotch Pine	8	Fair	
	249	Pinus sylvestris	Scotch Pine	6	Fair	
	250	Pinus sylvestris	Scotch Pine	7	Fair	
	251	Juniperus virginiana	Red Cedar	5	Fair	
	252	Pinus sylvestris	Scotch Pine	7	Fair	
	253	Pinus sylvestris	Scotch Pine	5	Fair	
	254	Pinus sylvestris	Scotch Pine	8	Fair	
	255	Pinus sylvestris	Scotch Pine	6	Fair	
	256	Pinus sylvestris	Scotch Pine	10	Fair	
	257	Pinus sylvestris	Scotch Pine	6	Fair	
	258	Pinus sylvestris	Scotch Pine	9	Fair	
	259	Pinus sylvestris	Scotch Pine	10	Fair	
	260	Pinus sylvestris	Scotch Pine	12	Fair	
	261	Pinus sylvestris	Scotch Pine	9	Fair	
	262	Pinus sylvestris	Scotch Pine	7	Fair	
	263	Ulmus pumila	Siberian Elm	9	Fair	
	264	Pinus sylvestris	Scotch Pine	5	Fair	
	265	Pinus sylvestris	Scotch Pine	7	Fair	
	266	Pinus sylvestris	Scotch Pine	5	Fair	
	267	Pinus sylvestris	Scotch Pine	4	Fair	
	268	Pinus sylvestris	Scotch Pine	8	Fair	Multi-stem
	269	Pinus sylvestris	Scotch Pine	5	Fair	
	270	Ulmus pumila	Siberian Elm	15	Fair	
	271	Pinus sylvestris	Scotch Pine	5	Fair	
	272	Pinus sylvestris	Scotch Pine	10	Fair	
	273	Pinus sylvestris	Scotch Pine	10	Fair	
	274	Pinus sylvestris	Scotch Pine	4	Fair	
	275	Pinus sylvestris	Scotch Pine	8	Fair	
	276	Pinus sylvestris	Scotch Pine	8	Fair	
	277	Pinus sylvestris	Scotch Pine	6	Fair	
	278	Pinus sylvestris	Scotch Pine	7	Fair	
	279	Pinus sylvestris	Scotch Pine	7	Fair	
	280	Pinus sylvestris	Scotch Pine	6	Fair	
	281	Pinus sylvestris	Scotch Pine	5	Fair	
	282	Pinus sylvestris	Scotch Pine	5	Fair	
	283	Pinus sylvestris	Scotch Pine	7	Fair	
	284	Pinus sylvestris	Scotch Pine	6	Fair	
	285	Pinus sylvestris	Scotch Pine	9	Fair	
	286	Pinus sylvestris	Scotch Pine	6	Fair	
	287	Juniperus virginiana	Red Cedar	6	Fair	Multi-stem
	288	Pinus sylvestris	Scotch Pine	10	Fair	
	289	Pinus sylvestris	Scotch Pine	7	Fair	
	290	Pinus sylvestris	Scotch Pine	6	Fair	
	291	Pinus sylvestris	Scotch Pine	6	Fair	
	292	Juniperus virginiana	Red Cedar	4	Fair	
	293	Pinus sylvestris	Scotch Pine	10	Fair	
	294	Pinus sylvestris	Scotch Pine	10	Fair	
	295	Pinus sylvestris	Scotch Pine	7	Fair	
	296	Pinus sylvestris	Scotch Pine	5	Fair	
	297	Ulmus pumila	Siberian Elm	10	Fair	Multi-stem
	298	Pinus sylvestris	Scotch Pine	5	Poor	Decay
	299	Pinus sylvestris	Scotch Pine	8	Fair	
	300	Pinus sylvestris	Scotch Pine	16	Fair	
	301	Pinus sylvestris	Scotch Pine	10	Fair	
	302	Pinus sylvestris	Scotch Pine	8	Fair	
	303	Pinus sylvestris	Scotch Pine	4	Fair	
	304	Pinus sylvestris	Scotch Pine	4	Fair	
	305	Pinus sylvestris	Scotch Pine	8	Fair	
	306	Pinus sylvestris	Scotch Pine	9	Fair	
	307	Pinus sylvestris	Scotch Pine	8	Fair	
	308	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
	309	Pinus sylvestris	Scotch Pine	9	Fair	
	310	Pinus sylvestris	Scotch Pine	10	Fair	
	311	Pinus sylvestris	Scotch Pine	7	Fair	
	312	Pinus sylvestris	Scotch Pine	4	Fair	
	313	Pinus sylvestris	Scotch Pine	6	Fair	
	314	Pinus sylvestris	Scotch Pine	10	Fair	
	315	Pinus sylvestris	Scotch Pine	9	Fair	
	316	Pinus sylvestris	Scotch Pine	8	Fair	
	317	Pinus sylvestris	Scotch Pine	5	Fair	
	318	Pinus sylvestris	Scotch Pine	9	Fair	
	319	Pinus sylvestris	Scotch Pine	8	Fair	
	320	Pinus sylvestris	Scotch Pine	9	Fair	
	321	Pinus sylvestris	Scotch Pine	7	Fair	
	322	Pinus sylvestris	Scotch Pine	8	Fair	
	323	Pinus sylvestris	Scotch Pine	6	Fair	
	324	Pinus sylvestris	Scotch Pine	5	Fair	
	325	Pinus sylvestris	Scotch Pine	11	Fair	
	326	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
	327	Juniperus virginiana	Red Cedar	5	Fair	Multi-stem
	328	Pinus sylvestris	Scotch Pine	5	Fair	
	329	Pinus sylvestris	Scotch Pine	6	Fair	
	330	Pinus sylvestris	Scotch Pine	9	Fair	
	331	Pinus sylvestris	Scotch Pine	4	Fair	
	332	Pinus sylvestris	Scotch Pine	4	Fair	
	333	Pinus sylvestris	Scotch Pine	6	Fair	
	334	Pinus sylvestris	Scotch Pine	5	Fair	
	335	Pinus sylvestris	Scotch Pine	5	Fair	
	336	Pinus sylvestris	Scotch Pine	11	Fair	
	337	Pinus sylvestris	Scotch Pine	5	Fair	
	338	Pinus sylvestris	Scotch Pine	13	Fair	
	339	Pinus sylvestris	Scotch Pine	8	Fair	Multi-stem
	340	Pinus sylvestris	Scotch Pine	10	Fair	
	341	Pinus sylvestris	Scotch Pine	6	Fair	
	342	Pinus sylvestris	Scotch Pine	14	Fair	
	343	Pinus sylvestris	Scotch Pine	12	Fair	
	344	Pinus sylvestris	Scotch Pine	12	Fair	
	345	Pinus sylvestris	Scotch Pine	8	Fair	
	346	Pinus sylvestris	Scotch Pine	4	Fair	
XG	347	Pinus sylvestris	Scotch Pine	10	Fair	
XG	348	Pinus sylvestris	Scotch Pine	9	Fair	
XG	349	Pinus sylvestris	Scotch Pine	6	Fair	
XG	350	Pinus sylvestris	Scotch Pine	7	Fair	
XG	351	Pinus sylvestris	Scotch Pine	8	Fair	
XG	352	Pinus sylvestris	Scotch Pine	12	Fair	
XG	353	Juniperus virginiana	Red Cedar	5	Fair	
	354	Pinus sylvestris	Scotch Pine	11	Fair	
XG	355	Pinus sylvestris	Scotch Pine	5	Fair	
	356	Pinus sylvestris	Scotch Pine	15	Good	Multi-stem
	357	Pinus sylvestris	Scotch Pine	11	Good	
	358	Pinus sylvestris	Scotch Pine	6	Good	
	359	Pinus sylvestris	Scotch Pine	12	Good	
	360	Pinus sylvestris	Scotch Pine	6	Good	
	361	Pinus sylvestris	Scotch Pine	10	Good	
	362	Pinus sylvestris	Scotch Pine	7	Good	
	363	Pinus sylvestris	Scotch Pine	8	Good	
	364	Pinus sylvestris	Scotch Pine	13	Good	
	365	Pinus sylvestris	Scotch Pine	12	Good	
	366	Pinus sylvestris	Scotch Pine	8	Good	
	367	Pinus sylvestris	Scotch Pine	8	Fair	
	368	Pinus sylvestris	Scotch Pine	4	Good	
	369	Pinus sylvestris	Scotch Pine	12	Good	
	370	Pinus sylvestris	Scotch Pine	6	Fair	
	371	Pinus sylvestris	Scotch Pine	9	Poor	Cankers
	372	Pinus sylvestris	Scotch Pine	10	Good	
	373	Pinus sylvestris	Scotch Pine	6	Good	
	374	Pinus sylvestris	Scotch Pine	10	Good	
	375	Pinus sylvestris	Scotch Pine	12	Good	
	376	Pinus sylvestris	Scotch Pine	9	Good	
	377	Pinus sylvestris	Scotch Pine	9	Good	Multi-stem
	378	Pinus sylvestris	Scotch Pine	9	Good	
	379	Pinus sylvestris	Scotch Pine	11	Good	
	380	Pinus sylvestris	Scotch Pine	4	Good	
	381	Pinus sylvestris	Scotch Pine	10	Good	
	382	Pinus sylvestris	Scotch Pine	12	Good	
	383	Pinus sylvestris	Scotch Pine	9	Good	
	384	Pinus sylvestris	Scotch Pine	8	Good	
	385	Pinus sylvestris	Scotch Pine	8	Good	
	386	Pinus sylvestris	Scotch Pine	8	Good	
	387	Pinus sylvestris	Scotch Pine	14	Good	
	388	Pinus sylvestris	Scotch Pine	10	Good	
	389	Pinus sylvestris	Scotch Pine	12	Good	
	390	Pinus sylvestris	Scotch Pine	4	Good	
	391	Pinus sylvestris	Scotch Pine	4	Fair	
	392	Pinus sylvestris	Scotch Pine	10	Good	
	393	Pinus sylvestris	Scotch Pine	9	Good	
	394	Pinus sylvestris	Scotch Pine	9	Good	
	395	Pinus sylvestris	Scotch Pine	8	Good	
	396	Pinus sylvestris	Scotch Pine	12	Good	
	397	Pinus sylvestris	Scotch Pine	14	Good	
	398	Pinus sylvestris	Scotch Pine	12	Good	
	399	Pinus sylvestris	Scotch Pine	10	Good	
	400	Pinus sylvestris	Scotch Pine	8	Good	
	401	Pinus sylvestris	Scotch Pine	9	Fair	
	402	Pinus sylvestris	Scotch Pine	7	Good	
	403	Pinus sylvestris	Scotch Pine	12	Good	
	404	Pinus sylvestris	Scotch Pine	10	Good	
	405	Pinus sylvestris	Scotch Pine	7	Good	
	406	Pinus sylvestris	Scotch Pine	8	Good	
	407	Pinus sylvestris	Scotch Pine	14	Good	
	408	Pinus sylvestris	Scotch Pine	12	Fair	Multi-stem
	409	Pinus sylvestris	Scotch Pine	5	Good	
	410	Pinus sylvestris	Scotch Pine	8	Good	
	411	Pinus sylvestris	Scotch Pine	11	Good	
	412	Pinus sylvestris	Scotch Pine	7	Good	
	413	Pinus sylvestris	Scotch Pine	10	Good	
	414	Juniperus virginiana	Red Cedar	5	Good	
	415	Pinus sylvestris	Scotch Pine	11	Good	
	416	Pinus sylvestris	Scotch Pine	10	Good	
	417	Pinus sylvestris	Scotch Pine	4	Good	
	418	Pinus sylvestris	Scotch Pine	7	Good	
	419	Pinus sylvestris	Scotch Pine	10	Good	
	420	Pinus sylvestris	Scotch Pine	6	Good	Multi-stem
	421	Pinus sylvestris	Scotch Pine	5	Good	
	422	Pinus sylvestris	Scotch Pine	16	Good	
	423	Pinus sylvestris	Scotch Pine	5	Good	
	424	Pinus sylvestris	Scotch Pine	4	Good	
	425	Pinus sylvestris	Scotch Pine	11	Good	
	426	Pinus sylvestris	Scotch Pine	9	Fair	
	427	Pinus sylvestris	Scotch Pine	14	Good	
	428	Quercus rubra	Red Oak	8	Fair	
	429	Pinus sylvestris	Scotch Pine	9	Good	
	430	Pinus sylvestris	Scotch Pine	11	Good	
	431	Pinus sylvestris	Scotch Pine	11	Good	
	432	Pinus sylvestris	Scotch Pine	9	Fair	
	433	Quercus rubra	Red Oak	8	Fair	
	434	Pinus sylvestris	Scotch Pine	9	Good	
	435	Juniperus virginiana	Red Cedar	6	Fair	
	436	Pinus sylvestris	Scotch Pine	7	Good	
	437	Pinus sylvestris	Scotch Pine	6	Fair	
	438	Pinus sylvestris	Scotch Pine	14	Good	
	439	Pinus sylvestris	Scotch Pine	4	Fair	
	440	Pinus sylvestris	Scotch Pine	11	Good	
	441	Pinus sylvestris	Scotch Pine	4	Fair	
	442	Pinus sylvestris	Scotch Pine	8	Good	
	443	Pinus sylvestris	Scotch Pine	4	Fair	
	444	Pinus sylvestris	Scotch Pine	5	Fair	
	445	Pinus sylvestris	Scotch Pine	5	Fair	
	446	Pinus sylvestris	Scotch Pine	12	Good	
	447	Pinus sylvestris	Scotch Pine	11	Good	
	448	Pinus sylvestris	Scotch Pine	12	Good	
	449	Pinus sylvestris	Scotch Pine	12	Good	
	450	Pinus sylvestris	Scotch Pine	6	Good	
	451	Pinus sylvestris	Scotch Pine	12	Good	
	452	Pinus sylvestris	Scotch Pine	8	Good	
	453	Juniperus virginiana	Red Cedar	5	Fair	
	454	Pinus sylvestris	Scotch Pine	12	Good	
	455	Pinus sylvestris	Scotch Pine	8	Good	
	456	Pinus sylvestris	Scotch Pine	5	Good	
	457	Pinus sylvestris	Scotch Pine	14	Good	
	458	Pinus sylvestris	Scotch Pine	10	Good	
	459	Pinus sylvestris	Scotch Pine	12	Good	
	460	Pinus sylvestris	Scotch Pine	12	Good	
	461	Pinus sylvestris	Scotch Pine	12	Good	
	462	Pinus sylvestris	Scotch Pine	6	Good	
	463	Pinus sylvestris	Scotch Pine	14	Dead	
	464	Pinus sylvestris	Scotch Pine	5	Good	
	465	Pinus sylvestris	Scotch Pine	13	Good	
	466	Pinus sylvestris	Scotch Pine	10	Good	
	467	Pinus sylvestris	Scotch Pine	18	Good	
	468	Pinus sylvestris	Scotch Pine	5	Good	
	469	Pinus sylvestris	Scotch Pine	6	Good	
	470	Pinus sylvestris	Scotch Pine	4	Good	
	471	Pinus sylvestris	Scotch Pine	14	Good	
	472	Pinus sylvestris	Scotch Pine	12	Good	
	473	Pinus sylvestris	Scotch Pine	13	Good	
	474	Pinus sylvestris	Scotch Pine	12	Good	
	475	Pinus sylvestris	Scotch Pine	9	Good	
	476	Pinus sylvestris	Scotch Pine	9	Good	
	477	Ulmus pumila	Siberian Elm	14	Fair	
	478	Ulmus pumila	Siberian Elm	14	Fair	
	479	Quercus rubra	Red Oak	6	Fair	
	480	Pinus sylvestris	Scotch Pine	8	Good	
	481	Pinus sylvestris	Scotch Pine	11	Good	
	482	Pinus sylvestris	Scotch Pine	7	Good	
	483	Pinus sylvestris	Scotch Pine	9	Good	
	484	Pinus sylvestris	Scotch Pine	10	Good	
	485	Pinus sylvestris	Scotch Pine	12	Good	
	486	Pinus sylvestris	Scotch Pine	12	Good	
	487	Pinus sylvestris	Scotch Pine	12	Good	
	488	Pinus sylvestris	Scotch Pine	10	Good	
	489	Pinus sylvestris	Scotch Pine	10	Good	
	490	Pinus sylvestris	Scotch Pine	12	Good	
	491	Pinus sylvestris	Scotch Pine	12	Good	
	492	Pinus sylvestris	Scotch Pine	11	Poor	Dead Top
	493	Pinus sylvestris	Scotch Pine	12	Good	
	494	Pinus sylvestris	Scotch Pine	12	Good	
	495	Pinus sylvestris	Scotch Pine	6	Good	
	496	Juniperus virginiana	Red Cedar	5	Fair	
	497	Pinus sylvestris	Scotch Pine	16	Good	
	498	Pinus resinosa	Red Pine	12	Good	
	499	Pinus sylvestris	Scotch Pine	11	Good	
	500	Pinus sylvestris	Scotch Pine	11	Good	
	501	Pinus resinosa	Red Pine	6	Good	
	502	Pinus resinosa	Red Pine	14	Good	
	503	Pinus resinosa	Red Pine	12	Good	
	504	Pinus sylvestris	Scotch Pine	16	Good	
	505	Pinus resinosa	Red Pine	12	Good	
	506	Juniperus virginiana	Red Cedar	12	Good	
	507	Pinus sylvestris	Scotch Pine	18	Good	
	508	Pinus resinosa	Red Pine	11	Good	
	509	Pinus resinosa	Red Pine	13	Good	
	510	Pinus sylvestris	Scotch Pine	12	Poor	Basal Decay
	511	Pinus sylvestris	Scotch Pine	17	Good	
	512	Pinus resinosa	Red Pine	16	Good	
	513	Juniperus virginiana	Red Cedar	9	Fair	
	514	Juniperus virginiana	Red Cedar	11	Fair	
	515	Pinus sylvestris	Scotch Pine	10	Good	
	516	Pinus sylvestris	Scotch Pine	13	Good	
	517	Pinus sylvestris	Scotch Pine	20	Good	
	518	Pinus resinosa	Red Pine	13	Good	
	519	Pinus sylvestris	Scotch Pine	12	Fair	
	520	Pinus resinosa	Red Pine	15	Good	
	521	Juniperus virginiana	Red Cedar	9	Fair	
	522	Juniperus virginiana	Red Cedar	14	Fair	
	523	Pinus sylvestris	Scotch Pine	15	Fair	
	524	Pinus sylvestris	Scotch Pine	13	Good	
XG	525	Pinus sylvestris	Scotch Pine	16	Good	
XG	526	Pinus sylvestris	Scotch Pine	7	Good	
XG	527	Pinus sylvestris	Scotch Pine	6	Good	
XG	528	Pinus sylvestris	Scotch Pine	9	Good	
XG	529	Pinus sylvestris	Scotch Pine	13	Good	
XG	530	Juniperus virginiana	Red Cedar	6	Good	
XG	531	Pinus sylvestris	Scotch Pine	8	Good	Multi-stem
XG	532	Juniperus virginiana	Red Cedar	5	Good	
XG	533	Quercus rubra	Red Oak	8	Good	
XG	534	Juniperus virginiana	Red Cedar	5	Good	
XG	535	Pinus sylvestris	Scotch Pine	12	Good	
XG	536	Pinus sylvestris	Scotch Pine	6	Good	
XG	537	Pinus sylvestris	Scotch Pine	12	Good	
XG	538	Juniperus virginiana	Red Cedar	10	Fair	
XG	539	Pinus resinosa	Red Pine	16	Good	
XG	540	Pinus resinosa	Red Pine	10	Good	
XG	541	Juniperus virginiana	Red Cedar	10	Fair	
XG	542	Juniperus virginiana	Red Cedar	6	Fair	
XG	543	Pinus resinosa	Red Pine	12	Fair	
	544	Pinus sylvestris	Scotch Pine	11	Good	
XG	545	Pinus sylvestris	Scotch Pine	12	Good	
XG	546	Pinus sylvestris	Scotch Pine	8	Good	
XG	547	Pinus sylvestris	Scotch Pine	12	Good	
XG	548	Pinus sylvestris	Scotch Pine	5	Good	
XG	549	Pinus sylvestris	Scotch Pine	12	Good	
XG	550	Pinus sylvestris	Scotch Pine	11	Good	
XG	551	Pinus sylvestris	Scotch Pine	12	Good	
XG	552	Pinus sylvestris	Scotch Pine	13	Good	
XG	553	Pinus sylvestris	Scotch Pine	11	Good	
XG	554	Pinus sylvestris	Scotch Pine	12	Good	
XG	555	Pinus sylvestris	Scotch Pine	13	Good	
XG	556	Pinus sylvestris	Scotch Pine	10	Good	
XG	557	Pinus sylvestris	Scotch Pine	9	Fair	
XG	558	Pinus sylvestris	Scotch Pine	16	Good	
XG	559	Pinus resinosa	Red Pine	14	Good	
XG	560	Juniperus virginiana	Red Cedar	10	Fair	
XG	561	Juniperus virginiana	Red Cedar	8	Fair	
XG	562	Pinus sylvestris	Scotch Pine	13	Good	
	563	Ulmus pumila	Siberian Elm	21	Fair	
	564	Ulmus pumila	Siberian Elm	9	Good	
	565	Ulmus pumila	Siberian Elm	12	Fair	
	566	Ulmus pumila	Siberian Elm	11	Good	
	567	Ulmus pumila	Siberian Elm	11	Good	
	568	Ulmus pumila	Siberian Elm	10	Good	
	569	Ulmus pumila	Siberian Elm	9	Good	
	570	Ulmus pumila	Siberian Elm	13	Good	
	571	Juniperus virginiana	Red Cedar	8	Good	
	572	Ulmus pumila	Siberian Elm	14	Good	
	573	Ulmus pumila	Siberian Elm	17	Fair	
	574	Pinus sylvestris	Scotch Pine	10	Good	
	575	Juniperus virginiana	Red Cedar	5	Good	
	576	Ulmus pumila	Siberian Elm	10	Good	
	577	Ulmus pumila	Siberian Elm	16	Good	
	578	Ulmus pumila	Siberian Elm	13	Good	Multi-stem
	579	Ulmus pumila	Siberian Elm	11	Fair	
	580	Ulmus pumila	Siberian Elm	12	Fair	
	581	Ulmus pumila	Siberian Elm	12	Fair	
	582	Ulmus pumila	Siberian Elm	9	Fair	Multi-stem
	583	Ulmus pumila	Siberian Elm	10	Fair	
	584	Ulmus pumila	Siberian Elm	10	Fair	
	585	Ulmus pumila	Siberian Elm	8	Fair	
	586	Ulmus pumila	Siberian Elm	11	Fair	
	587	Ulmus pumila	Siberian Elm	10	Fair	
	588	Ulmus pumila	Siberian Elm	11	Fair	
	589	Ulmus pumila	Siberian Elm	10	Fair	
	590	Ulmus pumila	Siberian Elm	10	Fair	
	591	Ulmus pumila	Siberian Elm	9	Fair	Multi-stem
	592	Pinus sylvestris	Scotch Pine	14	Good	Multi-stem
	593	Pinus sylvestris	Scotch Pine	15	Good	
	594	Pinus sylvestris	Scotch Pine	17	Good	
	595	Juniperus virginiana	Red Cedar	11	Good	
	596	Juniperus virginiana	Red Cedar	12	Good	
	597	Picea pungens	Blue Spruce	16	Good	
	598	Pinus sylvestris	Scotch Pine	22	Good	
	599	Pinus sylvestris	Scotch Pine	14	Good	
XG	600	Juniperus virginiana	Red Cedar	7	Good	
	601	Juniperus virginiana	Red Cedar	10	Good	
XG	602	Juniperus virginiana	Red Cedar	6	Good	
XG	603	Juniperus virginiana	Red Cedar	8	Good	
XG	604	Juniperus virginiana	Red Cedar	8	Good	
XG	605	Juniperus virginiana	Red Cedar	13	Good	
XG	606	Pinus sylvestris	Scotch Pine	8	Good	
XG	607	Pinus sylvestris	Scotch Pine	9	Good	
	608	Pinus sylvestris	Scotch Pine	10	Good	
XG	609	Pinus sylvestris	Scotch Pine	8	Good	
XG	610	Pinus sylvestris	Scotch Pine	8	Good	
XG	611	Pinus sylvestris	Scotch Pine	9	Good	
XG	612	Pinus sylvestris	Scotch Pine	6	Good	
XG	613	Pinus sylvestris	Scotch Pine	7	Good	
XG	614	Pinus sylvestris	Scotch Pine	7	Good	
XG	615	Pinus sylvestris	Scotch Pine	8	Good	
XG	616	Pinus sylvestris	Scotch Pine	5	Good	
XG	617	Pinus sylvestris	Scotch Pine	8	Good	
XG	618	Pinus sylvestris	Scotch Pine	7	Good	
XG	619	Pinus sylvestris	Scotch Pine	7	Good	
XG	620	Juniperus virginiana	Red Cedar	8	Good	
XG	621	Pinus sylvestris	Scotch Pine	12	Good	
XG	622	Pinus sylvestris	Scotch Pine	15	Good	
XG	623	Pinus sylvestris	Scotch Pine	12	Good	
XG	624	Pinus sylvestris	Scotch Pine	7	Good	
XG	625	Pinus sylvestris	Scotch Pine	7	Good	
XG	626	Pinus sylvestris	Scotch Pine	8	Good	
XG	627	Pinus sylvestris	Scotch Pine	8	Good	
XG	628	Pinus sylvestris	Scotch Pine	4	Fair	
XG	629	Juniperus virginiana	Red Cedar	4	Good	Multi-stem
XG	630	Pinus sylvestris	Scotch Pine	8	Good	Multi-stem
XG	631	Juniperus virginiana	Red Cedar	8	Good	
XG	632	Quercus macrocarpa	Bur Oak	5	Good	
XG	633	Juniperus virginiana	Red Cedar	10	Fair	
XG	634	Ulmus pumila	Siberian Elm	17	Good	Multi-stem
XG	635	Ulmus pumila	Siberian Elm	8	Good	Multi-stem
XG	636	Ulmus pumila	Siberian Elm	10	Fair	
XG	637	Juniperus virginiana	Red Cedar	9	Good	
XG	638	Pinus sylvestris	Scotch Pine	13	Good	
XG	639	Pinus sylvestris	Scotch Pine	10	Good	Multi-stem
XG	640	Pinus sylvestris	Scotch Pine	14	Good	
XG	641	Pinus sylvestris	Scotch Pine	5	Good	
XG	642	Pinus sylvestris	Scotch Pine	13	Good	
XG	643	Pinus sylvestris	Scotch Pine	11	Good	
XG	644	Pinus sylvestris	Scotch Pine	6	Good	
XG	645	Pinus sylvestris	Scotch Pine	13	Good	
XG	646	Pinus sylvestris	Scotch Pine	13	Good	
XG	647	Pinus sylvestris	Scotch Pine	9	Dead	
XG	648	Pinus sylvestris	Scotch Pine	10	Poor	Dying
XG	649	Pinus sylvestris	Scotch Pine	7	Good	
XG	650	Pinus sylvestris	Scotch Pine	8	Poor	Dying
XG	651	Pinus sylvestris	Scotch Pine	5	Fair	
XG	652	Pinus sylvestris	Scotch Pine	7	Good	Multi-stem
XG	653	Pinus sylvestris	Scotch Pine	4	Fair	
XG	654	Pinus sylvestris	Scotch Pine	9	Fair	
XG	655	Pinus sylvestris	Scotch Pine	9	Good	
XG	656	Pinus sylvestris	Scotch Pine	6	Fair	
	657	Pinus sylvestris	Scotch Pine	10	Good	
XG	658	Juniperus virginiana	Red Cedar	6	Good	
XG	659	Pinus sylvestris	Scotch Pine	12	Good	Multi-stem
XG	660	Pinus sylvestris	Scotch Pine	11	Good	
XG	661	Pinus sylvestris	Scotch Pine	14	Good	
XG	662	Pinus sylvestris	Scotch Pine	9	Fair	
XG	663	Pinus sylvestris	Scotch Pine	9	Good	
XG	664	Pinus sylvestris	Scotch Pine	14	Good	
XG	665	Pinus sylvestris	Scotch Pine	9	Good	
XG	666	Pinus sylvestris	Scotch Pine	9	Good	
XG	667	Pinus sylvestris	Scotch Pine	7	Good	
XG	668	Pinus sylvestris	Scotch Pine	6	Fair	
XG	669	Pinus sylvestris	Scotch Pine	8	Good	
XG	670	Pinus sylvestris	Scotch Pine	11	Good	
XG	671	Pinus sylvestris	Scotch Pine	10	Good	
XG	672	Pinus sylvestris	Scotch Pine	6	Fair	
XG	673	Pinus sylvestris	Scotch Pine	10	Good	
XG	674	Pinus sylvestris	Scotch Pine	6	Fair	
XG	675	Pinus sylvestris	Scotch Pine	9	Fair	
XG	676	Pinus sylvestris	Scotch Pine	14	Good	
XG	677	Pinus sylvestris	Scotch Pine	14	Good	
XG	678	Pinus sylvestris	Scotch Pine	10	Good	
XG	679	Pinus sylvestris	Scotch Pine	12	Good	
XG	680	Pinus sylvestris	Scotch Pine	6	Good	
XG	681	Pinus sylvestris	Scotch Pine	10	Good	
XG	682	Pinus sylvestris	Scotch Pine	13	Good	
XG	683	Pinus sylvestris	Scotch Pine	9	Good	
XG	684	Pinus sylvestris	Scotch Pine	8	Good	
XG	685	Pinus sylvestris	Scotch Pine	10	Good	
XG	686	Pinus sylvestris	Scotch Pine	10	Good	
XG	687	Pinus sylvestris	Scotch Pine	10	Good	
XG	688	Pinus sylvestris	Scotch Pine	10	Good	
XG	689	Pinus sylvestris	Scotch Pine	7	Good	
XG	690	Pinus sylvestris	Scotch Pine	7	Good	
XG	691	Pinus sylvestris	Scotch Pine	8	Good	
XG	692	Juniperus virginiana	Red Cedar	10	Good	
XG	693	Juniperus virginiana	Red Cedar	11	Good	
XG	694	Pinus sylvestris	Scotch Pine	14	Good	
XG	695	Pinus sylvestris	Scotch Pine	12	Fair	
XG	696	Pinus sylvestris	Scotch Pine	18	Good	
XG	697	Pinus sylvestris	Scotch Pine	7	Fair	
XG	698	Juniperus virginiana	Red Cedar	5	Good	
XG	699	Pinus sylvestris	Scotch Pine	10	Good	
XG	700	Ulmus pumila	Siberian Elm	11	Good	Multi-stem
XG	701	Pinus sylvestris	Scotch Pine	12	Good	
XG	702	Pinus sylvestris	Scotch Pine	8	Good	
XG	703	Pinus sylvestris	Scotch Pine	11	Fair	
XG	704	Pinus sylvestris	Scotch Pine	7	Good	
XG	705	Pinus sylvestris	Scotch Pine	7	Good	
XG	706	Pinus sylvestris	Scotch Pine	10	Good	
XG	707	Pinus sylvestris	Scotch Pine	18	Good	
XG	708	Pinus sylvestris	Scotch Pine	9	Good	
XG	709	Pinus sylvestris	Scotch Pine	17	Good	
XG	710	Pinus sylvestris	Scotch Pine	13	Good	
XG	711	Pinus sylvestris	Scotch Pine	8	Good	
XG	712	Pinus sylvestris	Scotch Pine	11	Good	
XG	713	Pinus sylvestris	Scotch Pine	11	Good	
XG	714	Pinus sylvestris	Scotch Pine	23	Good	
XG	715	Pinus sylvestris	Scotch Pine	16	Fair	
XG	716	Juniperus virginiana	Red Cedar	8	Fair	
XG	717	Juniperus virginiana	Red Cedar	11	Fair	
XG	718	Juniperus virginiana	Red Cedar	11	Fair	
XG	719	Pinus sylvestris	Scotch Pine	12	Good	
XG	720	Pinus sylvestris	Scotch Pine	11	Good	
XG	721	Pinus sylvestris	Scotch Pine	13	Good	
XG	722	Pinus sylvestris	Scotch Pine	18	Good	
XG	723	Pinus sylvestris	Scotch Pine	10	Fair	
XG	724	Pinus sylvestris	Scotch Pine	10	Good	
XG	725	Pinus resinosa	Red Pine	15	Good	
XG	726	Pinus resinosa	Red Pine	12	Good	
XG	727	Pinus sylvestris	Scotch Pine	14	Good	
XG	728	Juniperus virginiana	Red Cedar	11	Fair	
XG	729	Juniperus virginiana	Red Cedar	6	Fair	
XG	730	Juniperus virginiana	Red Cedar	11	Fair	
XG	731	Pinus sylvestris	Scotch Pine	16	Good	
XG	732	Pinus sylvestris	Scotch Pine	16	Good	
	733	Picea glauca	White Spruce	12	Good	
	734	Amur Cherry	Amur Cherry	12	Fair	Multi-stem
	735	Japanese Tree Lilac	Japanese Tree Lilac	10	Fair	Multi-stem
	736	Colorado Picea pungens	Colorado Blue Spruce	7	Good	
	737	Flowering Malus sylvestris	Flowering Crabapple	9	Good	
	738	Picea glauca	White Spruce	5	Good	
	739	Picea glauca	White Spruce	7	Good	
	740	Picea glauca	White Spruce	8	Good	
	741	Kentucky Coffee Tree	Kentucky Coffee Tree	10	Good	
XG	742	Quercus macrocarpa	Bur Oak	12	Good	
XG	743	Pinus sylvestris	Scotch Pine	5	Good	Multi-stem
XG	744	Juniperus virginiana	Red Cedar	8	Good	
XG	745	Juniperus virginiana	Red Cedar	6	Good	Multi-stem
XG	746	Pinus sylvestris	Scotch Pine	12	Good	
XG	747	Juniperus virginiana	Red Cedar	12	Good	Multi-stem
XG	748	Juniperus virginiana	Red Cedar	11	Good	
XG	749	Juniperus virginiana	Red Cedar	8	Good	
XG	750	Juniperus virginiana	Red Cedar	10	Good	
XG	751	Ulmus pumila	Siberian Elm	9	Good	Multi-stem
XG	752	Juniperus virginiana	Red Cedar	12	Good	
XG	753	Juniperus virginiana	Red Cedar	14	Good	
XG	754	Quercus rubra	Red Oak	8	Good	Multi-stem
XG	755	Quercus macrocarpa	Bur Oak	7	Good	
XG	756	Ulmus pumila	Siberian Elm	10	Fair	
XG	757	Ulmus pumila	Siberian Elm	9	Fair	Multi-stem
XG	758	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XG	759	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XG	760	Ulmus pumila	Siberian Elm	10	Fair	Multi-stem
XG	761	Quercus macrocarpa	Bur Oak	7	Fair	
XG	762	Quercus rubra	Red Oak	7	Fair	Multi-stem
XG	763	Acer plantanoides	Norway Maple	11	Good	
XG	764	Pinus sylvestris	Scotch Pine	10	Good	
XG	765	Populus deltoides	Cottonwood	15	Good	
XG	766	Quercus macrocarpa	Bur Oak	23	Good	
XG	767	Quercus macrocarpa	Bur Oak	13	Good	
XG	768	Quercus macrocarpa	Bur Oak	18	Fair	Multi-stem
XG	769	Ulmus pumila	Siberian Elm	10	Fair	Multi-stem
XP	770	Ulmus pumila	Siberian Elm	8	Fair	
XG	771	Celtis occidentalis	Hackberry	16	Good	Multi-stem
XP	772	Ulmus pumila	Siberian Elm	15	Good	
XP	773	Quercus rubra	Red Oak	7	Fair	Multi-stem
XP	774	Quercus macrocarpa	Bur Oak	30	Fair	
XP	775	Ulmus pumila	Siberian Elm	14	Fair	
XG	776	Quercus macrocarpa	Bur Oak	22	Poor	
XG	777	Abies balsamea	Balsam fir	6	Dead	
XG	778	Abies balsamea	Balsam fir	6	Poor	
XG	779	Abies balsamea	Balsam fir	7	Poor	
XG	780	Pinus sylvestris	Scotch Pine	7	Fair	
XG	781	Pinus sylvestris	Scotch Pine	10	Fair	
XG	782	Pinus sylvestris	Scotch Pine	8	Fair	
XG	783	Quercus bicolor	Swamp White Oak	7	Good	
XG	784	Acer plantanoides	Norway maple	8	Good	
XG	785	Ulmus pumila	Siberian Elm	9	Fair	
XG	786	Ulmus pumila	Siberian Elm	11	Fair	
XG	787	Ulmus pumila	Siberian Elm	10	Fair	
XG	788	Ulmus pumila	Siberian Elm	9	Fair	
XG	789	Ulmus pumila	Siberian Elm	12	Fair	
XG	790	Ulmus pumila	Siberian Elm	8	Fair	
XG	791	Ulmus pumila	Siberian Elm	8	Fair	
	792	Ulmus pumila	Siberian Elm	8	Fair	
	793	Betula nigra	River Birch	12	Fair	
	794	Acer saccharinum	Silver Maple	45	Fair	
	795	Acer negundo	Boxelder	28	Fair	Multi-stem
XP	796	Juglans nigra	Black Walnut	14	Good	
XP	797	Juglans nigra	Black Walnut	13	Good	
XP	798	Juglans nigra	Black Walnut	15	Good	
XP	799	Populus deltoides	Cottonwood	30	Poor	
XP	800	Ulmus pumila	Siberian Elm	19	Fair	
XP	801	Quercus alba	White Oak	35	Fair	
XG	802	Quercus rubra	Red Oak	12	Fair	
XG	803	Quercus rubra	Red Oak	13	Fair	
XG	804	Quercus rubra	Red Oak	9	Fair	
XG	805	Quercus rubra	Red Oak	13	Fair	
XG	806	Quercus rubra	Red Oak	20	Fair	
	807	Quercus macrocarpa	Bur Oak	25	Fair	
	808	Quercus macrocarpa	Bur Oak	24	Fair	
	809	Ulmus pumila	Siberian Elm	13	Fair	
	810	Pinus sylvestris	Scotch Pine	6	Fair	
	811	Populus tremuloides	Quaking Aspen	9	Fair	
	812	Populus tremuloides	Quaking Aspen	12	Fair	
	813	Populus tremuloides	Quaking Aspen	8	Fair	
	814	Populus tremuloides	Quaking Aspen	9	Fair	
	815	Populus tremuloides	Quaking Aspen	10	Fair	
	816	Populus tremuloides	Quaking Aspen	12	Fair	
	817	Populus tremuloides	Quaking Aspen	8	Fair	
	818	Populus tremuloides	Quaking Aspen	9	Fair	
	819	Populus tremuloides	Quaking Aspen	8	Fair	
	820	Populus tremuloides	Quaking Aspen	10	Fair	
	821	Populus tremuloides	Quaking Aspen	13	Fair	
	822	Populus tremuloides	Quaking Aspen	10	Fair	
	823	Populus tremuloides	Quaking Aspen	13	Fair	
	824	Populus tremuloides	Quaking Aspen	8	Fair	
	825	Populus tremuloides	Quaking Aspen	8	Fair	
	826	Populus tremuloides	Quaking Aspen	8	Fair	
	827	Populus tremuloides	Quaking Aspen	12	Fair	
	828	Populus tremuloides	Quaking Aspen	12	Dead	
	829	Populus tremuloides	Quaking Aspen	9	Fair	
	830	Populus tremuloides	Quaking Aspen	8	Fair	
	831	Populus tremuloides	Quaking Aspen	11	Fair	
	832	Populus tremuloides	Quaking Aspen	12	Fair	
	833	Populus tremuloides	Quaking Aspen	11	Fair	
	834	Pinus sylvestris	Scotch Pine	5	Good	
	835	Pinus sylvestris	Scotch Pine	5	Fair	
	836	Populus tremuloides	Quaking Aspen	12	Fair	
	837	Quercus macrocarpa	Bur Oak	7	Fair	
	838	Populus deltoides	Cottonwood	8	Fair	
	839	Pinus sylvestris	Scotch Pine	16	Fair	
	840	Populus deltoides	Cottonwood	11	Fair	
	841	Pinus sylvestris	Scotch Pine	15	Fair	
	842	Pinus sylvestris	Scotch Pine	16	Fair	
	843	Pinus sylvestris	Scotch Pine	19	Fair	
	844	Pinus sylvestris	Scotch Pine	12	Fair	
	845	Pinus sylvestris	Scotch Pine	12	Fair	
	846	Populus tremuloides	Quaking Aspen	12	Fair	
	847	Populus tremuloides	Quaking Aspen	12	Fair	
	848	Populus tremuloides	Quaking Aspen	10	Fair	
	849	Populus tremuloides	Quaking Aspen	12	Fair	
	850	Populus tremuloides	Quaking Aspen	18	Fair	Multi-stem
	851	Pinus sylvestris	Scotch Pine	7	Fair	
	852	Populus tremuloides	Quaking Aspen	10	Fair	
	853	Pinus sylvestris	Scotch Pine	6	Fair	
	854	Quercus rubra	Red Oak	8	Fair	
	855	Quercus rubra	Red Oak	5	Fair	
	856	Pinus sylvestris	Scotch Pine	7	Fair	
	857	Pinus sylvestris	Scotch Pine	17	Fair	
	858	Populus tremuloides	Quaking Aspen	12	Fair	
	859	Populus tremuloides	Quaking Aspen	11	Fair	
	860	Populus tremuloides	Quaking Aspen	10	Fair	
	861	Populus tremuloides	Quaking Aspen	13	Fair	
	862	Populus tremuloides	Quaking Aspen	8	Fair	
	863	Populus tremuloides	Quaking Aspen	9	Fair	
	864	Populus tremuloides	Quaking Aspen	11	Fair	
	865	Populus tremuloides	Quaking Aspen	10	Fair	
	866	Fraxinus americana	White Ash	12	Fair	
	867	Populus tremuloides	Quaking Aspen	11	Fair	
	868	Populus tremuloides	Quaking Aspen	9	Fair	
	869	Fraxinus nigra	Black Ash	10	Fair	
	870	Fraxinus nigra	Black Ash	12	Fair	
	871	Populus tremuloides	Quaking Aspen	14	Fair	
	872	Fraxinus nigra	Black Ash	14	Fair	Multi-stem
	873	Populus tremuloides	Quaking Aspen	14	Fair	
	874	Pinus sylvestris	Scotch Pine	5	Fair	
	875	Populus deltoides	Cottonwood	18	Fair	
	876	Populus tremuloides	Quaking Aspen	12	Fair	
	877	Populus tremuloides	Quaking Aspen	10	Fair	
	878	Populus tremuloides	Quaking Aspen	10	Fair	
	879	Populus tremuloides	Quaking Aspen	9	Dead	
	880	Populus tremuloides	Quaking Aspen	12	Fair	
	881	Salix nigra	Black Willow	14	Fair	
	882	Salix nigra	Black Willow	19	Fair	
	883	Ulmus pumila	Siberian Elm	15	Fair	
	884	Juniperus virginiana	Red Cedar	11	Fair	
	885	Salix nigra	Black Willow	18	Fair	
	886	Populus tremuloides	Quaking Aspen	13	Fair	
	887	Populus tremuloides	Quaking Aspen	15	Fair	
	888	Populus tremuloides	Quaking Aspen	10	Fair	
	889	Populus tremuloides	Quaking Aspen	11	Fair	
	890	Populus tremuloides	Quaking Aspen	13	Fair	
	891	Populus tremuloides	Quaking Aspen	13	Fair	
	892	Populus tremuloides	Quaking Aspen	12	Fair	
	893	Populus tremuloides	Quaking Aspen	11	Dead	
	894	Populus tremuloides	Quaking Aspen	13	Fair	
	895	Populus tremuloides	Quaking Aspen	11	Fair	
	896	Populus tremuloides	Quaking Aspen	10	Fair	
	897	Populus tremuloides	Quaking Aspen	12	Fair	
	898	Populus tremuloides	Quaking Aspen	13	Fair	
	899	Populus tremuloides	Quaking Aspen	11	Fair	
	900	Populus tremuloides	Quaking Aspen	8	Fair	
	901	Populus tremuloides	Quaking Aspen	10	Fair	
	902	Pinus sylvestris	Scotch Pine	8	Fair	
	903	Populus tremuloides	Quaking Aspen	8	Fair	
	904	Pinus sylvestris	Scotch Pine	11	Fair	
	905	Quercus rubra	Red Oak	21	Fair	
	906	Populus tremuloides	Quaking Aspen	13	Fair	
	907	Populus tremuloides	Quaking Aspen	9	Fair	
	908	Populus tremuloides	Quaking Aspen	9	Fair	
	909	Populus tremuloides	Quaking Aspen	13	Fair	
	910	Juniperus virginiana	Red Cedar	5	Fair	
	911	Ulmus pumila	Siberian Elm	9	Fair	
	912	Populus deltoides	Cottonwood	17	Fair	
	913	Populus tremuloides	Quaking Aspen	9	Fair	
	914	Populus tremuloides	Quaking Aspen	9	Fair	
	915	Populus tremuloides	Quaking Aspen	12	Fair	
	916	Populus tremuloides	Quaking Aspen	11	Fair	
	917	Populus tremuloides	Quaking Aspen	11	Fair	
	918	Populus tremuloides	Quaking Aspen	9	Fair	
	919	Populus tremuloides	Quaking Aspen	10	Fair	
	920	Populus tremuloides	Quaking Aspen	10	Fair	
	921	Populus tremuloides	Quaking Aspen	11	Fair	
	922	Populus tremuloides	Quaking Aspen	10	Fair	
	923	Populus tremuloides	Quaking Aspen	11	Fair	
	924	Populus tremuloides	Quaking Aspen	12	Fair	
	925	Populus tremuloides	Quaking Aspen	8	Fair	
	926	Populus tremuloides	Quaking Aspen	9	Fair	
	927	Populus tremuloides	Quaking Aspen	9	Fair	
XG	928	Acer negundo	Boxelder	12	Fair	Multi-stem
	929	Acer negundo	Boxelder	15	Fair	Multi-stem
	930	Acer negundo	Boxelder	12	Fair	
	931	Acer negundo	Boxelder	11	Fair	
	932	Populus tremuloides	Quaking Aspen	13	Fair	
	933	Acer negundo	Boxelder	13	Fair	Multi-stem
	934	Populus tremuloides	Quaking Aspen	9	Fair	
	935	Acer negundo	Boxelder	16	Fair	
XG	936	Robinia pseudoacacia	Black Locust	15	Fair	Multi-stem
XG	937	Fraxinus pennsylvanica	Green ash	11	Fair	
XG	938	Fraxinus nigra	Black Ash	9	Fair	
XG	939	Quercus macrocarpa	Bur Oak	8	Fair	
XG	940	Quercus macrocarpa	Bur Oak	9	Fair	
XG	941	Ulmus pumila	Siberian Elm	12	Fair	
XG	942	Ulmus pumila	Siberian Elm	19	Fair	Multi-stem
XG	943	Ulmus pumila	Siberian Elm	12	Fair	Multi-stem
XG	944	Ulmus pumila	Siberian Elm	12	Fair	
XG	945	Ulmus pumila	Siberian Elm	19	Fair	
XG	946	Acer negundo	Boxelder	13	Fair	Multi-stem
	947	Acer negundo	Boxelder	15	Fair	
XG	948	Acer negundo	Boxelder	13	Fair	Multi-stem
XG	949	Acer negundo	Boxelder	12	Fair	Multi-stem
XG	950	Acer negundo	Boxelder	13	Fair	
XG	951	Fraxinus pennsylvanica	Green ash	10	Fair	
XG	952	Ulmus pumila	Siberian Elm	15	Fair	
XG	953	Robinia pseudoacacia	Black Locust	8	Fair	
	954	Acer negundo	Boxelder	15	Fair	
	955	Acer negundo	Boxelder	16	Fair	
	956	Acer negundo	Boxelder	16	Fair	
	957	Acer negundo	Boxelder	11	Fair	
	958	Acer negundo	Boxelder	10	Fair	
	959	Acer negundo	Boxelder	8	Fair	
	960	Acer negundo	Boxelder	15	Fair	
	961	Acer negundo	Boxelder	11	Fair	
	962	Acer negundo	Boxelder	12	Fair	
	963	Acer negundo	Boxelder	10	Fair	
	964	Acer negundo	Boxelder	14	Fair	Multi-stem
	965	Acer negundo	Boxelder	9	Fair	
	966	Acer negundo	Boxelder	12	Fair	
	967	Acer negundo	Boxelder	13	Fair	Multi-stem
	968	Acer negundo	Boxelder	20	Fair	
	969	Acer negundo	Boxelder	14	Fair	Multi-stem
	970	Populus tremuloides	Quaking Aspen	9	Fair	
	971	Populus tremuloides	Quaking Aspen	11	Fair	
	972	Acer negundo	Boxelder	11	Fair	
	973	Acer negundo	Boxelder	9	Fair	
	974	Acer negundo	Boxelder	13	Fair	
	975	Acer negundo	Boxelder	13	Fair	
	976	Salix nigra	Black Willow	16	Fair	
	977	Acer negundo	Boxelder	14	Fair	
XG	978	Acer negundo	Boxelder	23	Fair	
	979	Populus tremuloides	Quaking Aspen	9	Fair	
	980	Acer negundo	Boxelder	9	Fair	
	981	Acer negundo	Boxelder	13	Fair	
	982	lost tag	lost tag			
XG	983	Acer negundo	Boxelder	12	Fair	
XG	984	Acer negundo	Boxelder	18	Fair	Multi-stem
	985	Populus tremuloides	Quaking Aspen	9	Fair	
	986	Populus tremuloides	Quaking Aspen	12	Fair	
	987	Populus tremuloides	Quaking Aspen	10	Fair	
	988	Populus tremuloides	Quaking Aspen	13	Fair	
	989	Populus tremuloides	Quaking Aspen	11	Fair	
	990	Populus tremuloides	Quaking Aspen	9	Fair	
	991	Populus tremuloides	Quaking Aspen	13	Fair	
	992	Populus tremuloides	Quaking Aspen	10	Fair	
	993	Populus tremuloides	Quaking Aspen	11	Fair	
	994	Populus tremuloides	Quaking Aspen	12	Fair	
XG	995	Acer negundo	Boxelder	8	Fair	
XG	996	Fraxinus nigra	Black Ash	9	Fair	
XG	997	Fraxinus nigra	Black Ash	13	Fair	
XG	998	Fraxinus nigra	Black Ash	10	Fair	
XG	999	Fraxinus nigra	Black Ash	10	Fair	
	1000	Populus tremuloides	Quaking Aspen	12	Fair	
	1001	Populus tremuloides	Quaking Aspen	12	Fair	
	1002	Populus tremuloides	Quaking Aspen	13	Fair	
	1003	Populus tremuloides	Quaking Aspen	10	Dead	
XG	1004	Acer negundo	Boxelder	21	Fair	
XG	1005	Acer negundo	Boxelder	12	Fair	
XG	1006	Populus tremuloides	Quaking Aspen	10	Fair	
XG	1007	Acer negundo	Boxelder	10	Poor	
XG	1008	Acer negundo	Boxelder	13	Fair	Multi-stem
XG	1009	Acer negundo	Boxelder	23	Fair	Multi-stem
XG	1010	Fraxinus nigra	Black Ash	10	Fair	
XG	1011	Ulmus pumila	Siberian Elm	13	Fair	
XG	1012	Ulmus pumila	Siberian Elm	12	Fair	
XG	1013	Ulmus pumila	Siberian Elm	14	Fair	
XG	1014	Ulmus pumila	Siberian Elm	10	Fair	
XG	1015	Ulmus pumila	Siberian Elm	9	Fair	
XG	1016	Ulmus pumila	Siberian Elm	10	Fair	
XG	1017	Acer negundo	Boxelder	8	Fair	
XG	1018	Acer negundo	Boxelder	22	Fair	Multi-stem
XG	1019	Acer negundo	Boxelder	10	Fair	
XG	1020	Salix nigra	Black Willow	40	Fair	
	1021	Populus tremuloides	Quaking Aspen	16	Fair	
	1022	Acer negundo	Boxelder	13	Fair	Multi-stem
	1023	Acer negundo	Boxelder	11	Fair	
	1024	Acer negundo	Boxelder	14	Fair	
	1025	Acer negundo	Boxelder	16	Fair	
	1026	Acer negundo	Boxelder	10	Fair	Multi-stem
	1027	Acer negundo	Boxelder	26	Fair	
	1028	Acer negundo	Boxelder	22	Fair	Multi-stem
	1029	Ulmus pumila	Siberian Elm	20	Fair	Multi-stem
	1030	Ulmus pumila	Siberian Elm	11	Fair	
	1031	Ulmus pumila	Siberian Elm	9	Fair	
	1032	Celtis occidentalis	Hackberry	9	Fair	
	1033	Celtis occidentalis	Hackberry	9	Fair	
	1034	Prunus serotina	Black Cherry	16	Fair	
	1035	Acer saccharinum	Silver Maple	18	Fair	
XG	1036	Tilia americana	Linden	23	Good	
XG	1037	Tilia americana	Linden	27	Good	
XG	1038	Fraxinus nigra	Black Ash	10	Fair	Multi-stem
XG	1039	Acer negundo	Boxelder	8	Fair	
XG	1040	Picea glauca	White Spruce	17	Poor	
XG	1041	Picea glauca	White Spruce	15	Poor	
XG	1042	Picea glauca	White Spruce	13	Fair	
XG	1043	Betula papyrifera	Paper Birch	14	Fair	
XG	1044	Picea glauca	White Spruce	16	Fair	
XG	1045	Picea glauca	White Spruce	13	Fair	
XG	1046	Picea glauca	White Spruce	14	Fair	
XG	1047	Pinus resinosa	Red Pine	20	Fair	
XG	1048	Picea glauca	White Spruce	19	Fair	
XG	1049	Picea glauca	White Spruce	12	Fair	
XG	1050	Picea glauca	White Spruce	10	Dead	
	1051	Acer saccharinum	Silver Maple	27	Fair	
XP	1052	Picea glauca	White Spruce	18	Poor	
XP	1053	Acer plantanoides	Norway maple	10	Good	
XP	1054	Betula papyrifera	Paper Birch	14	Fair	
XP	1055	Quercus ellipsoidalis	Pin Oak	4	Fair	Multi-stem
XP	1056	Pinus sylvestris	Scotch Pine	18	Fair	
XP	1057	Juniperus virginiana	Red Cedar	6	Good	
XG	1058	Juniperus virginiana	Red Cedar	7	Good	
XG	1059	Juniperus virginiana	Red Cedar	7	Good	
XG	1060	Juniperus virginiana	Red Cedar	4	Good	
XG	1061	Ulmus pumila	Siberian Elm	15	Fair	
XG	1062	Juniperus virginiana	Red Cedar	6	Good	
XG	1063	Juniperus virginiana	Red Cedar	6	Good	
XG	1064	Juniperus virginiana	Red Cedar	5	Good	
XG	1065	Juniperus virginiana	Red Cedar	5	Fair	
XG	1066	Juniperus virginiana	Red Cedar	4	Fair	
XG	1067	Populus grandidentata	Big Tooth Aspen	11	Fair	
XG	1068	Juniperus virginiana	Red Cedar	7	Good	
XG	1069	Juniperus virginiana	Red Cedar	5	Good	
XG	1070	Ulmus pumila	Siberian Elm	10	Fair	
XG	1071	Ulmus pumila	Siberian Elm	16	Fair	
XG	1072	Pinus sylvestris	Scotch Pine	6	Fair	
XG	1073	Ulmus pumila	Siberian Elm	13	Fair	Multi-stem
XG	1074	Juniperus virginiana	Red Cedar	4	Fair	
XG	1075	Ulmus pumila	Siberian Elm	14	Fair	Multi-stem
XG	1076	Quercus macrocarpa	Bur Oak	22	Fair	
XG	1077	Quercus rubra	Red Oak	20	Fair	
XG	1078	Juniperus virginiana	Red Cedar	6	Poor	
XG	1079	Juniperus virginiana	Red Cedar	8	Poor	
XG	1080	Prunus serotina	Black Cherry	14	Fair	
XG	1081	Quercus macrocarpa	Bur Oak	8	Fair	
XG	1082	Quercus alba	White Oak	11	Fair	
XG	1083	Quercus macrocarpa	Bur Oak	5	Fair	
XG	1084	Acer negundo	Boxelder	13	Fair	
	1085	Quercus macrocarpa	Bur Oak	5	Fair	
	1086	Ulmus pumila	Siberian Elm	15	Fair	Multi-stem
	1087	Quercus rubra	Red Oak	5	Fair	
	1088	Ulmus pumila	Siberian Elm	13	Fair	
XG	1089	Ulmus pumila	Siberian Elm	12	Fair	
XG	1090	Juglans nigra	Black Walnut	10	Fair	
XG	1091	Juniperus virginiana	Red Cedar	5	Fair	
XG	1092	Quercus rubra	Red Oak	4	Fair	
XG	1093	Quercus ellipsoidalis	Pin Oak	5	Fair	
XG	1094	Juniperus virginiana	Red Cedar	5	Fair	
XG	1095	Quercus ellipsoidalis	Pin Oak	4	Fair	
XG	1096	Juniperus virginiana	Red Cedar	4	Fair	
XG	1097	Juniperus virginiana	Red Cedar	4	Fair	
XG	1098	Quercus alba	White Oak	32	Fair	
XG	1099	Quercus macrocarpa	Bur Oak	18	Fair	Multi-stem
XG	1100	Quercus macrocarpa	Bur Oak	13	Fair	
XG	1101	Quercus macrocarpa	Bur Oak	24	Fair	
XG	1102	Quercus ellipsoidalis	Pin Oak	5	Fair	
XG	1103	Quercus alba	White Oak	18	Fair	
	1104	Ulmus pumila	Siberian Elm	11	Fair	
	1105	Ulmus pumila	Siberian Elm	11	Fair	
	1106	Ulmus pumila	Siberian Elm	12	Fair	
	1107	Ulmus pumila	Siberian Elm	8	Fair	
	1108	Ulmus pumila	Siberian Elm	11	Fair	
	1109	Pinus sylvestris	Scotch Pine	5	fine	
	1110	Juniperus virginiana	Red Cedar	4	Poor	
	1111	Ulmus pumila	Siberian Elm	10	fine	
	1112	Juniperus virginiana	Red Cedar	4	Fair	
	1113	Ulmus pumila	Siberian Elm	12	Fair	
	1114	Ulmus pumila	Siberian Elm	11	Fair	
	1115	Pinus sylvestris	Scotch Pine	7	Fair	
	1116	Ulmus pumila	Siberian Elm	14	Fair	
	1117	Juniperus virginiana	Red Cedar	5	Fair	
	1118	Populus deltoides	Cottonwood	17	Fair	
	1119	Quercus macrocarpa	Bur Oak	5	Fair	
XG	1120	Quercus macrocarpa	Bur Oak	8	Fair	
XG	1121	Ulmus pumila	Siberian Elm	10	Fair	
	1122	Quercus ellipsoidalis	Pin Oak	11	Fair	
	1123	Quercus rubra	Red Oak	4	Fair	
	1124	Quercus rubra	Red Oak	12	Fair	
	1125	Quercus rubra	Red Oak	18	Fair	
	1126	Quercus macrocarpa	Bur Oak	4	Fair	
	1127	Ulmus pumila	Siberian Elm	18	Fair	
	1128	Quercus macrocarpa	Bur Oak	20	Fair	
	1129	Quercus macrocarpa	Bur Oak	26	Fair	
	1130	Ulmus pumila	Siberian Elm	14	Fair	
	1131	Quercus rubra	Red Oak	5	Fair	
	1132	Quercus ellipsoidalis	Pin Oak	17	Fair	
	1133	Quercus rubra	Red Oak	8	Fair	
	1134	Quercus macrocarpa	Bur Oak	27	Fair	
	1135	Quercus rubra	Red Oak	17	Fair	
	1136	Quercus rubra	Red Oak	12	Fair	
	1137	Ulmus pumila	Siberian Elm	8	Fair	
	1138	Ulmus pumila	Siberian Elm	15	Fair	
	1139	Quercus macrocarpa	Bur Oak	12	Dead	
	1140	Quercus macrocarpa	Bur Oak	19	Fair	Multi-stem
	1141	Quercus macrocarpa	Bur Oak	15	Fair	
	1142	Quercus rubra	Red Oak	8	Fair	Multi-stem
	1143	Quercus rubra	Red Oak	6	Fair	
	1144	Quercus rubra	Red Oak	4	Fair	
	1145	Ulmus pumila	Siberian Elm	9	Fair	
	1146	Quercus ellipsoidalis	Pin Oak	13	Fair	
	1147	Quercus macrocarpa	Bur Oak	13	Fair	
	1148	Prunus serotina	Black Cherry	22	Fair	
	1149	Quercus macrocarpa	Bur Oak	15	Fair	
	1150	Quercus macrocarpa	Bur Oak	19	Fair	
	1151	Quercus rubra	Red Oak	7	Fair	
	1152	Ulmus pumila	Siberian Elm	12	Fair	
	1153	Quercus macrocarpa	Bur Oak	19	Fair	
	1154	Quercus macrocarpa	Bur Oak	17	Fair	
	1155	Quercus macrocarpa	Bur Oak	17	Fair	
	1156	Quercus macrocarpa	Bur Oak	11	Fair	
	1157	Quercus macrocarpa	Bur Oak	18	Fair	
	1158	Quercus macrocarpa	Bur Oak	13	Fair	
	1159	Quercus macrocarpa	Bur Oak	26	Fair	
	1160	Quercus macrocarpa	Bur Oak	14	Fair	
	1161	Quercus alba	White Oak	21	Fair	
	1162	Quercus rubra	Red Oak	12	Fair	
	1163	Quercus rubra	Red Oak	13	Fair	
	1164	Quercus macrocarpa	Bur Oak	6	Fair	
	1165	Quercus rubra	Red Oak	4	Fair	
	1166	Quercus ellipsoidalis	Pin Oak	15	Fair	
	1167	Ulmus pumila	Siberian Elm	14	Fair	
	1168	Ulmus pumila	Siberian Elm	8	Fair	
	1169	Ulmus pumila	Siberian Elm	11	Fair	
	1170	Quercus ellipsoidalis	Pin Oak	30	Fair	
	1171	Quercus macrocarpa	Bur Oak	19	Fair	
	1172	Quercus macrocarpa	Bur Oak	14	Fair	
	1173	Quercus macrocarpa	Bur Oak	15	Fair	
	1174	Quercus macrocarpa	Bur Oak	19	Fair	
	1175	Quercus macrocarpa	Bur Oak	12	Fair	
	1176	Quercus ellipsoidalis	Pin Oak	32	Fair	
	1177	Quercus macrocarpa	Bur Oak	23	Fair	
	1178	Quercus macrocarpa	Bur Oak	14	Fair	
	1179	Quercus macrocarpa	Bur Oak	19	Fair	
	1180	Ulmus pumila	Siberian Elm	9	Fair	
	1181	Quercus rubra	Red Oak	7	Fair	
	1182	Quercus rubra	Red Oak	13	Fair	
	1183	Quercus macrocarpa	Bur Oak	7	Fair	
	1184	Quercus rubra	Red Oak	9	Fair	
	1185	Quercus rubra	Red Oak	9	Fair	
	1186	Quercus rubra	Red Oak	7	Poor	
	1187	Quercus rubra	Red Oak	48	Fair	
	1188	Quercus rubra	Red Oak	11	Fair	
	1189	Ulmus pumila	Siberian Elm	9	Fair	
	1190	Ulmus pumila	Siberian Elm	20	Fair	
	1191	Quercus alba	White Oak	18	Fair	
	1192	Quercus rubra	Red Oak	15	Fair	Multi-stem
	1193	Quercus ellipsoidalis	Pin Oak	13	Fair	
	1194	Quercus rubra	Red Oak	16	Fair	
	1195	Quercus rubra	Red Oak	7	Fair	
	1196	Quercus ellipsoidalis	Pin Oak	14	Fair	
	1197	Quercus macrocarpa	Bur Oak	30	Poor	
	1198	Quercus rubra	Red Oak	14	Fair	
	1199	Quercus rubra	Red Oak	13	faor	
	1200	Quercus rubra	Red Oak	10	Fair	
	1201	Quercus rubra	Red Oak	18	Fair	
	1202	Quercus rubra	Red Oak	17	Fair	
	1203	Ulmus pumila	Siberian Elm	11	Fair	
	1204	Ulmus pumila	Siberian Elm	8	Fair	
	1205	Ulmus pumila	Siberian Elm	10	Fair	
	1206	Ulmus pumila	Siberian Elm	9	Fair	
	1207	Ulmus pumila	Siberian Elm	8	Fair	
	1208	Quercus macrocarpa	Bur Oak	10	Fair	
	1209	Quercus rubra	Red Oak	14	Fair	
	1210	Quercus rubra	Red Oak	13	Fair	
	1211	Quercus rubra	Red Oak	9	Fair	
	1212	Quercus rubra	Red Oak	14	Fair	
	1213	Quercus rubra	Red Oak	5	Fair	
	1214	Quercus ellipsoidalis	Pin Oak	7	Fair	
	1215	Prunus serotina	Black Cherry	8	Fair	
	1216	Quercus ellipsoidalis	Pin Oak	13	Fair	
	1217	Quercus ellipsoidalis	Pin Oak	18	Fair	
	1218	Quercus rubra	Red Oak	5	Poor	
	1219	Quercus rubra	Red Oak	7	Fair	
	1220	Quercus ellipsoidalis	Pin Oak	16	Fair	
	1221	Quercus ellipsoidalis	Pin Oak	30	Fair	
	1222	Quercus macrocarpa	Bur Oak	4	Fair	
	1223	Quercus macrocarpa	Bur Oak	11	Fair	
	1224	Quercus macrocarpa	Bur Oak	29	Fair	
	1225	Ulmus pumila	Siberian Elm	14	Fair	
	1226	Ulmus pumila	Siberian Elm	8	Fair	
	1227	Ulmus pumila	Siberian Elm	8	Fair	
	1228	Quercus macrocarpa	Bur Oak	24	Poor	
	1229	Quercus macrocarpa	Bur Oak	24	Fair	
	1230	Quercus rubra	Red Oak	17	Fair	
	1231	Quercus macrocarpa	Bur Oak	15	Fair	
	1232	Acer negundo	Boxelder	14	Fair	
	1233	Populus deltoides	Cottonwood	15	Fair	
	1234	Populus deltoides	Cottonwood	10	Fair	
	1235	Ulmus pumila	Siberian Elm	9	Fair	
	1236	Ulmus pumila	Siberian Elm	12	Fair	
	1237	Ulmus pumila	Siberian Elm	9	Fair	
	1238	Ulmus pumila	Siberian Elm	9	Fair	
	1239	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
	1240	Ulmus pumila	Siberian Elm	8	Fair	
	1241	Ulmus pumila	Siberian Elm	10	Fair	Multi-stem
	1242	Ulmus pumila	Siberian Elm	9	Fair	Multi-stem
	1243	Ulmus pumila	Siberian Elm	12	Fair	
	1244	Ulmus pumila	Siberian Elm	9	Fair	
	1245	Ulmus pumila	Siberian Elm	13	Fair	Multi-stem
	1246	Ulmus pumila	Siberian Elm	10	Fair	
	1247	Ulmus pumila	Siberian Elm	13	Fair	Multi-stem
	1248	Ulmus pumila	Siberian Elm	10	Fair	
	1249	Ulmus pumila	Siberian Elm	15	Fair	
	1250	Ulmus pumila	Siberian Elm	13	Fair	
	1251	Ulmus pumila	Siberian Elm	8	Fair	
	1252	Ulmus pumila	Siberian Elm	8	Fair	
	1253	Ulmus pumila	Siberian Elm	9	Fair	
	1254	Acer negundo	Boxelder	8	Fair	
	1255	Ulmus pumila	Siberian Elm	10	Fair	
	1256	Ulmus pumila	Siberian Elm	9	Fair	
	1257	Juniperus virginiana	Red Cedar	4	Fair	
	1258	Juniperus virginiana	Red Cedar	4	Fair	
	1259	Acer negundo	Boxelder	9	Fair	
	1260	Pinus sylvestris	Scotch Pine	7	Fair	
	1261	Quercus rubra	Red Oak	8	Fair	Multi-stem
	1262	Quercus rubra	Red Oak	13	Fair	
	1263	Quercus rubra	Red Oak	9	Fair	
	1264	Quercus rubra	Red Oak	6	Fair	
	1265	Quercus macrocarpa	Bur Oak	28	Fair	
	1266	Juniperus virginiana	Red Cedar	5	Fair	
	1267	Juniperus virginiana	Red Cedar	9	Fair	
	1268	Ulmus pumila	Siberian Elm	22	Fair	
	1269	Ulmus pumila	Siberian Elm	11	Fair	Multi-stem
	1270	Juniperus virginiana	Red Cedar	4	Fair	
	1271	Juniperus virginiana	Red Cedar	5	Fair	
	1272	Juniperus virginiana	Red Cedar	12	Fair	
	1273	Quercus macrocarpa	Bur Oak	22	Fair	
	1274	Ulmus pumila	Siberian Elm	16	Fair	
	1275	Quercus macrocarpa	Bur Oak	10	Fair	
	1276	Ulmus pumila	Siberian Elm	9	Fair	
	1277	Pinus sylvestris	Scotch Pine	10	Fair	
XG	1278	Celtis occidentalis	Hackberry	14	Fair	
XG	1279	Ulmus pumila	Siberian Elm	14	Fair	Multi-stem
XG	1280	Juniperus virginiana	Red Cedar	8	Good	
XG	1281	Juniperus virginiana	Red Cedar	6	Good	
XG	1282	Juniperus virginiana	Red Cedar	5	Good	
XG	1283	Juniperus virginiana	Red Cedar	5	Good	
XG	1284	Juniperus virginiana	Red Cedar	7	Good	
XG	1285	Juniperus virginiana	Red Cedar	8	Good	
XG	1286	Juniperus virginiana	Red Cedar	6	Good	
XG	1287	Juniperus virginiana	Red Cedar	14	Good	
XG	1288	Juniperus virginiana	Red Cedar	6	Good	
XG	1289	Juniperus virginiana	Red Cedar	4	Good	
XG	1290	Juniperus virginiana	Red Cedar	6	Good	
XG	1291	Juniperus virginiana	Red Cedar	6	Good	
XG	1292	Juniperus virginiana	Red Cedar	4	Good	
XG	1293	Juniperus virginiana	Red Cedar	10	Good	
XG	1294	Juniperus virginiana	Red Cedar	6	Good	
XG	1295	Ulmus pumila	Siberian Elm	10	Fair	
XG	1296	Juniperus virginiana	Red Cedar	7	Fair	Multi-stem
XG	1297	Juniperus virginiana	Red Cedar	5	Good	
	1298	Juniperus virginiana	Red Cedar	7	Good	
	1299	Juniperus virginiana	Red Cedar	6	Good	
XG	1300	Juniperus virginiana	Red Cedar	8	Fair	Multi-stem
XG	1301	Pinus sylvestris	Scotch Pine	7	Good	
XG	1302	Juniperus virginiana	Red Cedar	4	Fair	Multi-stem
XG	1303	Juniperus virginiana	Red Cedar	12	Good	
XG	1304	Juniperus virginiana	Red Cedar	4	Good	
XG	1305	Juniperus virginiana	Red Cedar	6	Good	
XG	1306	Juniperus virginiana	Red Cedar	12	Good	
XG	1307	Juniperus virginiana	Red Cedar	7	Good	
XG	1308	Juniperus virginiana	Red Cedar	5	Good	
XG	1309	Juniperus virginiana	Red Cedar	6	Good	
XG	1310	Juniperus virginiana	Red Cedar	4	Good	
XG	1311	Juniperus virginiana	Red Cedar	8	Good	
XG	1312	Juniperus virginiana	Red Cedar	5	Good	
XG	1313	Juniperus virginiana	Red Cedar	7	Good	
XG	1314	Juniperus virginiana	Red Cedar	6	Good	
XG	1315	Juniperus virginiana	Red Cedar	5	Good	
XG	1316	Juniperus virginiana	Red Cedar	7	Good	
XG	1317	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XG	1318	Juniperus virginiana	Red Cedar	5	Fair	
XG	1319	Juniperus virginiana	Red Cedar	13	Fair	
XG	1320	Ulmus pumila	Siberian Elm	10	Fair	Multi-stem
XG	1321	Juniperus virginiana	Red Cedar	7	Fair	
XG	1322	Ulmus pumila	Siberian Elm	10	Fair	
XG	1323	Juniperus virginiana	Red Cedar	12	Good	
XG	1324	Juniperus virginiana	Red Cedar	6	Good	
XG	1325	Juniperus virginiana	Red Cedar	7	Good	
XG	1326	Juniperus virginiana	Red Cedar	6	Good	
XG	1327	Juniperus virginiana	Red Cedar	6	Good	
XG	1328	Juniperus virginiana	Red Cedar	6	Good	
XG	1329	Juniperus virginiana	Red Cedar	14	Good	
XG	1330	Juniperus virginiana	Red Cedar	6	Good	
XG	1331	Juniperus virginiana	Red Cedar	4	Fair	Multi-stem
XG	1332	Juniperus virginiana	Red Cedar	4	Fair	Multi-stem
XG	1333	Juniperus virginiana	Red Cedar	4	Fair	
XG	1334	Juniperus virginiana	Red Cedar	6	Fair	Multi-stem
XG	1335	Juniperus virginiana	Red Cedar	4	Fair	
XG	1336	Juniperus virginiana	Red Cedar	5	Good	
	1337	Juniperus virginiana	Red Cedar	7	Fair	Multi-stem
	1338	Pinus sylvestris	Scotch Pine	5	Good	
	1339	Pinus sylvestris	Scotch Pine	6	Good	
XG	1340	Ulmus pumila	Siberian Elm	11	Fair	Multi-stem
XG	1341	Juniperus virginiana	Red Cedar	13	Good	
XG	1342	Juniperus virginiana	Red Cedar	5	Good	
XG	1343	Juniperus virginiana	Red Cedar	7	Good	
XG	1344	Juniperus virginiana	Red Cedar	4	Good	
XG	1345	Juniperus virginiana	Red Cedar	4	Good	
XG	1346	Juniperus virginiana	Red Cedar	4	Good	
XG	1347	Juniperus virginiana	Red Cedar	4	Good	
XG	1348	Juniperus virginiana	Red Cedar	4	Good	
XG	1349	Juniperus virginiana	Red Cedar	4	Fair	
XG	1350	Juniperus virginiana	Red Cedar	5	Fair	
XG	1351	Juniperus virginiana	Red Cedar	4	Fair	
XG	1352	Juniperus virginiana	Red Cedar	4	Fair	
XG	1353	Juniperus virginiana	Red Cedar	4	Fair	
XG	1354	Juniperus virginiana	Red Cedar	5	Good	
XG	1355	Juniperus virginiana	Red Cedar	4	Fair	Multi-stem
XG	1356	Juniperus virginiana	Red Cedar	5	Good	
XG	1357	Juniperus virginiana	Red Cedar	6	Fair	
XG	1358	Juniperus virginiana	Red Cedar	7	Fair	
XG	1359	Ulmus pumila	Siberian Elm	8	Fair	
XG	1360	Juniperus virginiana	Red Cedar	5	Fair	
XG	1361	Ulmus pumila	Siberian Elm	8	Fair	
XG	1362	Juniperus virginiana	Red Cedar	8	Fair	
XG	1363	Juniperus virginiana	Red Cedar	6	Fair	
XG	1364	Ulmus pumila	Siberian Elm	12	Fair	Multi-stem
XG	1365	Juniperus virginiana	Red Cedar	10	Good	
XG	1366	Juniperus virginiana	Red Cedar	7	Good	
XG	1367	Juniperus virginiana	Red Cedar	11	Fair	
XG	1368	Juniperus virginiana	Red Cedar	13	Fair	
XG	1369	Juniperus virginiana	Red Cedar	4	Fair	
XG	1370	Juniperus virginiana	Red Cedar	4	Fair	
XG	1371	Juniperus virginiana	Red Cedar	5	Fair	
XG	1372	Juniperus virginiana	Red Cedar	5	Fair	
XG	1373	Juniperus virginiana	Red Cedar	10	Fair	
XG	1374	Juniperus virginiana	Red Cedar	7	Fair	
XG	1375	Juniperus virginiana	Red Cedar	6	Good	
XG	1376	Juniperus virginiana	Red Cedar	4	Fair	
XG	1377	Juniperus virginiana	Red Cedar	6	Fair	
	1378	Juniperus virginiana	Red Cedar	8	Fair	
	1379	Juniperus virginiana	Red Cedar	7	Fair	
XG	1380	Juniperus virginiana	Red Cedar	4	Fair	
XG	1381	Juniperus virginiana	Red Cedar	4	Fair	
XG	1382	Juniperus virginiana	Red Cedar	5	Fair	
XG	1383	Juniperus virginiana	Red Cedar	6	Fair	
XG	1384	Juniperus virginiana	Red Cedar	6	Fair	
XG	1385	Juniperus virginiana	Red Cedar	6	Fair	
XG	1386	Juniperus virginiana	Red Cedar	5	Fair	
XG	1387	Juniperus virginiana	Red Cedar	12	Fair	Multi-stem
XG	1388	Juniperus virginiana	Red Cedar	7	Fair	
XG	1389	Juniperus virginiana	Red Cedar	4	Fair	
XG	1390	Juniperus virginiana	Red Cedar	5	Fair	
XG	1391	Quercus rubra	Red Oak	5	Fair	
XG	1392	Juniperus virginiana	Red Cedar	8	Fair	
XG	1393	Juniperus virginiana	Red Cedar	4	Fair	
XG	1394	Quercus macrocarpa	Bur Oak	4	Good	
XG	1395	Juniperus virginiana	Red Cedar	6	Good	
XG	1396	Juniperus virginiana	Red Cedar	4	Fair	
XG	1397	Juniperus virginiana	Red Cedar	6	Good	
	1398	Juniperus virginiana	Red Cedar	5	Fair	
XG	1399	Juniperus virginiana	Red Cedar	9	Fair	
	1400	Juniperus virginiana	Red Cedar	11	Fair	
XG	1401	Juniperus virginiana	Red Cedar	10	Fair	
XG	1402	Juniperus virginiana	Red Cedar	9	Fair	
XG	1403	Juniperus virginiana	Red Cedar	7	Fair	
XG	1404	Pinus sylvestris	Scotch Pine	7	Good	
XG	1405	Pinus sylvestris	Scotch Pine	8	Good	
XG	1406	Pinus sylvestris	Scotch Pine	7	Good	
	1407	Pinus sylvestris	Scotch Pine	7	Good	
	1408	Juniperus virginiana	Red Cedar	10	Good	
	1409	Pinus sylvestris	Scotch Pine	7	Good	
	1410	Quercus ellipsoidalis	Pin Oak	5	Good	
XG	1411	Pinus sylvestris	Scotch Pine	4	Good	
XG	1412	Juniperus virginiana	Red Cedar	12	Fair	
XG	1413	Pinus sylvestris	Scotch Pine	6	Fair	
XG	1414	Pinus sylvestris	Scotch Pine	9	Fair	
XG	1415	Pinus sylvestris	Scotch Pine	8	Fair	
XG	1416	Pinus sylvestris	Scotch Pine	4	Fair	
XG	1417	Pinus sylvestris	Scotch Pine	4	Fair	
XG	1418	Ulmus pumila	Siberian Elm	12	Fair	
XG	1419	Juniperus virginiana	Red Cedar	8	Fair	
XG	1420	Pinus sylvestris	Scotch Pine	8	Fair	
XG	1421	Juniperus virginiana	Red Cedar	6	Fair	
XG	1422	Ulmus pumila	Siberian Elm	12	Fair	
XG	1423	Juniperus virginiana	Red Cedar	9	Fair	Multi-stem
XG	1424	Pinus sylvestris	Scotch Pine	7	Fair	
XG	1425	Juniperus virginiana	Red Cedar	7	Fair	
XG	1426	Malus sylvestris	Crabapple	9	Fair	
XG	1427	Ulmus pumila	Siberian Elm	12	Fair	
XG	1428	Juniperus virginiana	Red Cedar	9	Fair	
XG	1429	Juniperus virginiana	Red Cedar	7	Fair	
XG	1430	Juniperus virginiana	Red Cedar	7	Fair	
XG	1431	Juniperus virginiana	Red Cedar	5	Fair	
XG	1432	Ulmus pumila	Siberian Elm	10	Fair	Multi-stem
XG	1433	Juniperus virginiana	Red Cedar	4	Fair	
XG	1434	Quercus ellipsoidalis	Pin Oak	11	Fair	
XG	1435	Juniperus virginiana	Red Cedar	4	Fair	
XG	1436	Ulmus pumila	Siberian Elm	11	Fair	Multi-stem
XG	1437	Pinus sylvestris	Scotch Pine	15	Poor	
XG	1438	Juniperus virginiana	Red Cedar	10	Good	
XG	1439	Juniperus virginiana	Red Cedar	16	Fair	
XG	1440	Juniperus virginiana	Red Cedar	4	Fair	
XG	1441	Pinus sylvestris	Scotch Pine	11	Fair	
XG	1442	Pinus sylvestris	Scotch Pine	4	Poor	
XG	1443	Pinus sylvestris	Scotch Pine	4	Fair	
XG	1444	Ulmus pumila	Siberian Elm	12	Fair	
XG	1445	Pinus sylvestris	Scotch Pine	11	Fair	
XG	1446	Pinus sylvestris	Scotch Pine	6	Fair	
XG	1447	Pinus sylvestris	Scotch Pine	10	Fair	
XG	1448	Pinus sylvestris	Scotch Pine	5	Fair	
XG	1449	Pinus sylvestris	Scotch Pine	4	Fair	
XG	1450	Pinus sylvestris	Scotch Pine	6	Fair	
XG	1451	Pinus sylvestris	Scotch Pine	4	Fair	
XG	1452	Pinus sylvestris	Scotch Pine	5	Fair	
XG	1453	Pinus sylvestris	Scotch Pine	6	Fair	
XG	1454	Pinus sylvestris	Scotch Pine	4	Fair	
XG	1455	Pinus sylvestris	Scotch Pine	4	Fair	
XG	1456	Juniperus virginiana	Red Cedar	6	Fair	
XG	1457	Pinus sylvestris	Scotch Pine	12	Fair	
	1458	Juniperus virginiana	Red Cedar	10	Fair	
	1459	Pinus sylvestris	Scotch Pine	4	Fair	
	1460	Juniperus virginiana	Red Cedar	10	Good	
XG	1461	Quercus ellipsoidalis	Pin Oak	4	Good	
XG	1462	Juniperus virginiana	Red Cedar	9	Fair	Multi-stem
XG	1463	Juniperus virginiana	Red Cedar	8	Fair	
XG	1464	Juniperus virginiana	Red Cedar	8	Fair	
XG	1465	Juniperus virginiana	Red Cedar	4	Fair	
XG	1466	Juniperus virginiana	Red Cedar	4	Fair	
XG	1467	Quercus ellipsoidalis	Pin Oak	4	Fair	
XG	1468	Juniperus virginiana	Red Cedar	5	Fair	
XG	1469	Juniperus virginiana	Red Cedar	8	Fair	
XG	1470	Juniperus virginiana	Red Cedar	4	Fair	
XG	1471	Juniperus virginiana	Red Cedar	7	Fair	
XG	1472	Juniperus virginiana	Red Cedar	8	Fair	
XG	1473	Juniperus virginiana	Red Cedar	9	Fair	
XG	1474	Pinus sylvestris	Scotch Pine	4	Fair	
XG	1475	Juniperus virginiana	Red Cedar	4	Fair	
XG	1476	Juniperus virginiana	Red Cedar	4	Fair	
XG	1477	Juniperus virginiana	Red Cedar	4	Fair	
XG	1478	Ulmus pumila	Siberian Elm	24	Fair	
XG	1479	Juniperus virginiana	Red Cedar	12	Fair	
	1480	Quercus rubra	Red Oak	8	Fair	
	1481	Acer negundo	Boxelder	28	Fair	
XG	1482	Acer negundo	Boxelder	12	Fair	
XG	1483	Acer negundo	Boxelder	14	Fair	
XG	1484	Juniperus virginiana	Red Cedar	13	Fair	
XG	1485	Quercus alba	White Oak	6	Fair	
XG	1486	Ulmus pumila	Siberian Elm	14	Fair	
XG	1487	Populus deltoides	Cottonwood	9	Good	
XG	1488	Populus deltoides	Cottonwood	14	Fair	
XG	1489	Juniperus virginiana	Red Cedar	5	Fair	
XG	1490	Juniperus virginiana	Red Cedar	5	Fair	
XG	1491	Juniperus virginiana	Red Cedar	5	Fair	
XG	1492	Juniperus virginiana	Red Cedar	8	Good	
XG	1493	Juniperus virginiana	Red Cedar	10	Good	
XG	1494	Juniperus virginiana	Red Cedar	4	Good	
XG	1495	Ulmus pumila	Siberian Elm	14	Fair	
XG	1496	Juniperus virginiana	Red Cedar	8	Good	
XG	1497	Juniperus virginiana	Red Cedar	7	Good	
XG	1498	Ulmus pumila	Siberian Elm	20	Fair	
XG	1499	Ulmus pumila	Siberian Elm	14	Fair	
XG	1500	Juniperus virginiana	Red Cedar	8	Fair	
XG	1501	Quercus macrocarpa	Bur Oak	5	Good	
XG	1502	Ulmus pumila	Siberian Elm	10	Fair	
XG	1503	Ulmus pumila	Siberian Elm	17	Fair	
XG	1504	Ulmus pumila	Siberian Elm	13	Fair	
XG	1505	Ulmus pumila	Siberian Elm	16	Fair	
XG	1506	Ulmus pumila	Siberian Elm	10	Fair	
XG	1507	Acer negundo	Boxelder	12	Fair	Multi-stem
XG	1508	Quercus ellipsoidalis	Pin Oak	22	Fair	
XG	1509	Juniperus virginiana	Red Cedar	8	Fair	
XG	1510	Pinus sylvestris	Scotch Pine	6	Fair	
XG	1511	Quercus rubra	Red Oak	17	Fair	
XG	1512	Quercus ellipsoidalis	Pin Oak	14	Fair	
XG	1513	Juniperus virginiana	Red Cedar	8	Fair	Multi-stem
XG	1514	Quercus rubra	Red Oak	6	Fair	
XG	1515	Acer negundo	Boxelder	8	Fair	Multi-stem
XG	1516	Ulmus pumila	Siberian Elm	14	Fair	
XG	1517	Ulmus pumila	Siberian Elm	9	Fair	
XG	1518	Juniperus virginiana	Red Cedar	10	Fair	Multi-stem
XG	1519	Ulmus pumila	Siberian Elm	14	Fair	Multi-stem
XG	1520	Ulmus pumila	Siberian Elm	9	Fair	
XG	1521	Ulmus pumila	Siberian Elm	11	Fair	Multi-stem
XG	1522	Juniperus virginiana	Red Cedar	7	Good	
XG	1523	Juniperus virginiana	Red Cedar	8	Good	
XG	1524	Juniperus virginiana	Red Cedar	5	Good	
XG	1525	Ulmus pumila	Siberian Elm	14	Fair	Multi-stem
XG	1526	Ulmus pumila	Siberian Elm	18	Fair	
XG	1527	Quercus rubra	Red Oak	12	Good	
XG	1528	Juniperus virginiana	Red Cedar	6	Good	
XG	1529	Ulmus pumila	Siberian Elm	14	Fair	
XG	1530	Ulmus pumila	Siberian Elm	8	Fair	
XG	1531	Ulmus pumila	Siberian Elm	12	Fair	
XG	1532	Ulmus pumila	Siberian Elm	9	Fair	
XG	1533	Ulmus pumila	Siberian Elm	11	Fair	Multi-stem
XG	1534	Juniperus virginiana	Red Cedar	7	Fair	
XG	1535	Ulmus pumila	Siberian Elm	19	Fair	Multi-stem
XG	1536	Ulmus pumila	Siberian Elm	17	Fair	Multi-stem
XG	1537	Ulmus pumila	Siberian Elm	10	Fair	
XG	1538	Ulmus pumila	Siberian Elm	10	Fair	
XG	1539	Ulmus pumila	Siberian Elm	8	Fair	Multi-stem
XG	1540	Ulmus pumila	Siberian Elm	12	Fair	

XP - SIGNIFICANT TREE REMOVED FOR STORMWATER TREATMENT (1,201 TOTAL INCHES)

XG - SIGNIFICANT TREE REMOVED FOR SITE IMPROVEMENTS (NON-STORMWATER) (5,895 TOTAL INCHES)

NOTE: TREES WITH NO LETTER DESIGNATION SHALL BE PROTECTED AND PRESERVED.

TREE PRESERVATION/TREE REMOVALS SUMMARY

15,714 = TOTAL INCHES OF SIGNIFICANT TREES EXISTING ON SITE
7,096 = TOTAL INCHES OF SIGNIFICANT TREES TO BE REMOVED
1,201 = TOTAL INCHES OF SIGNIFICANT TREES TO BE REMOVED FOR STORMWATER TREATMENT
5,895 = TOTAL INCHES OF SIGNIFICANT TREES TO BE REMOVED FOR SITE WORK NOT RELATED TO STORMWATER

5,895/15,714 = 37.5% OF EXISTING TREES PROPOSED FOR REMOVAL NOT RELATED TO STORMWATER TREATMENT

TREE INVENTORY

Dated this 2nd day of September, 2022

Certified by: Arlee J. Carlson

Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

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Suite 101
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CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE
TREE PRESERVATION/REMOVALS INVENTORY

SHEET NUMBER
LD002

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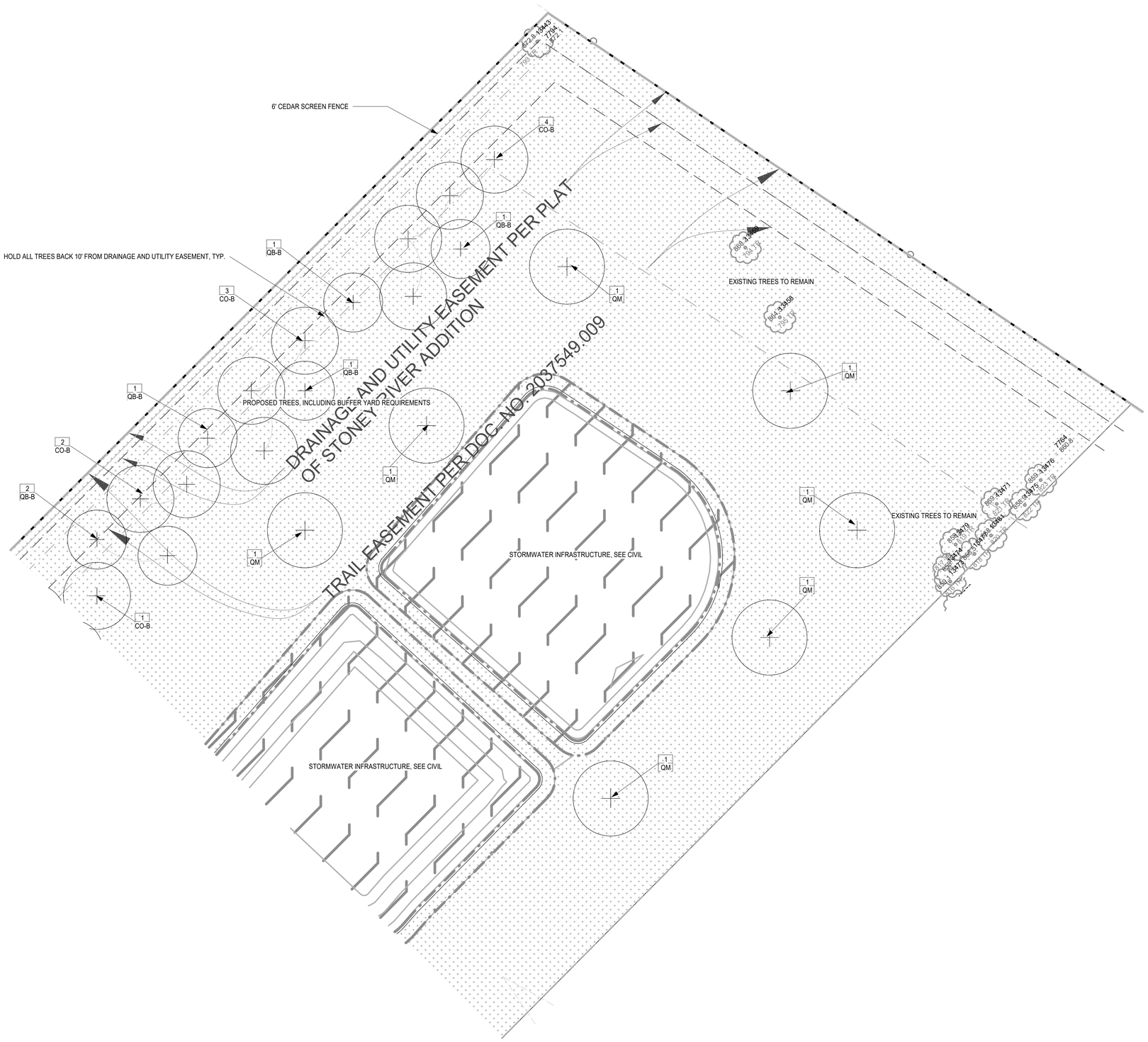

1 LS1100 TOWNHOMES ZONE A - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

TRUE NORTH PLAN NORTH

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CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE
TOWNHOMES ZONE A - LANDSCAPE PLAN

SHEET NUMBER
LS1100

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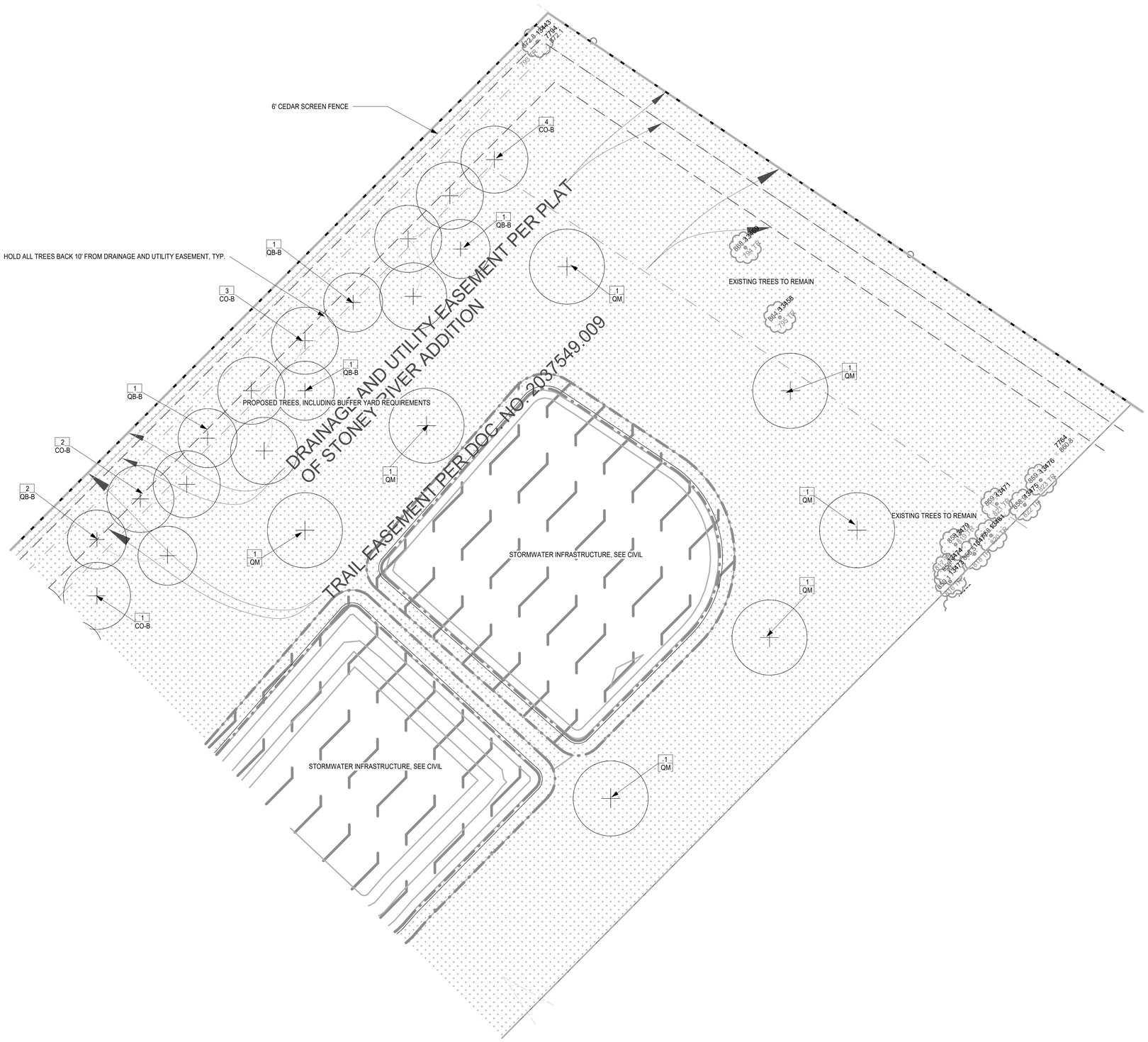

1 LS1100 TOWNHOMES ZONE A - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
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1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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2	2024-03-12	SITE PLAN REVIEW r1

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE
TOWNHOMES ZONE A - LANDSCAPE PLAN

SHEET NUMBER
LS1100

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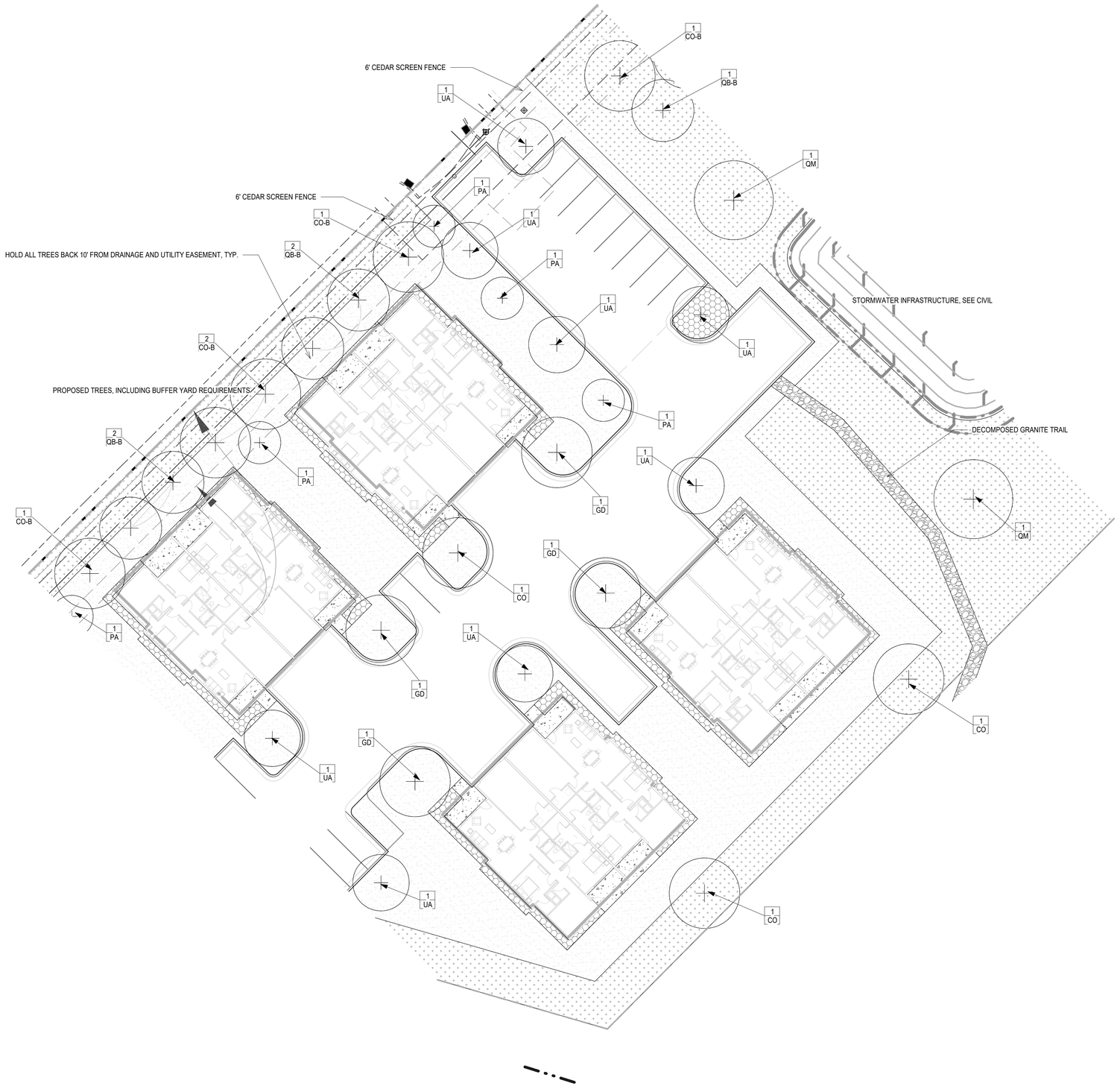

1 LS1101 TOWNHOMES ZONE B - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
/*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED				
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

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SHEET TITLE
TOWNHOMES ZONE B - LANDSCAPE PLAN

SHEET NUMBER
LS1101

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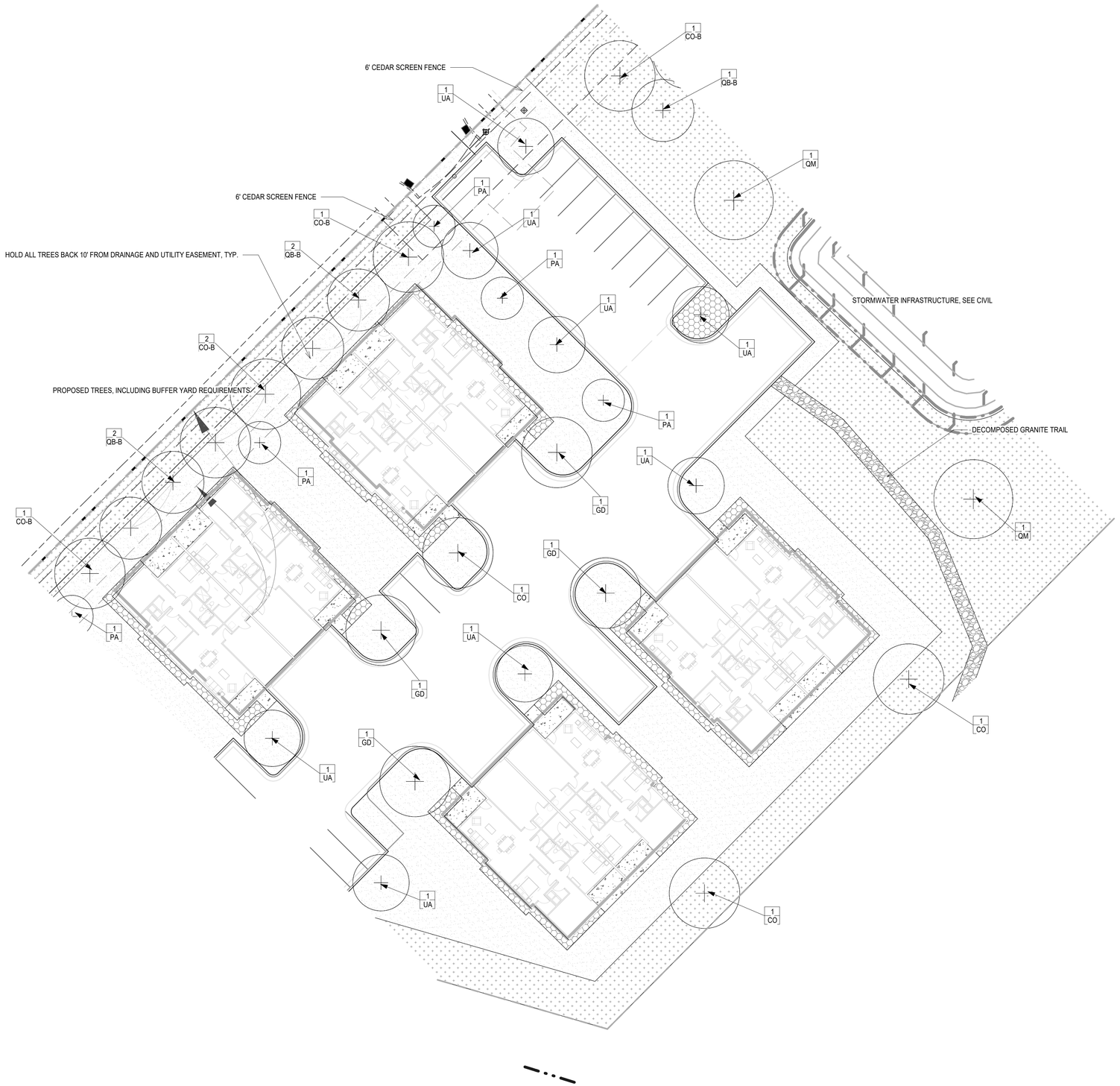

1 LS1101 TOWNHOMES ZONE B - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
/*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED				
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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COMMISSION NUMBER	2236-10

SHEET TITLE
TOWNHOMES ZONE B - LANDSCAPE PLAN

SHEET NUMBER
LS1101

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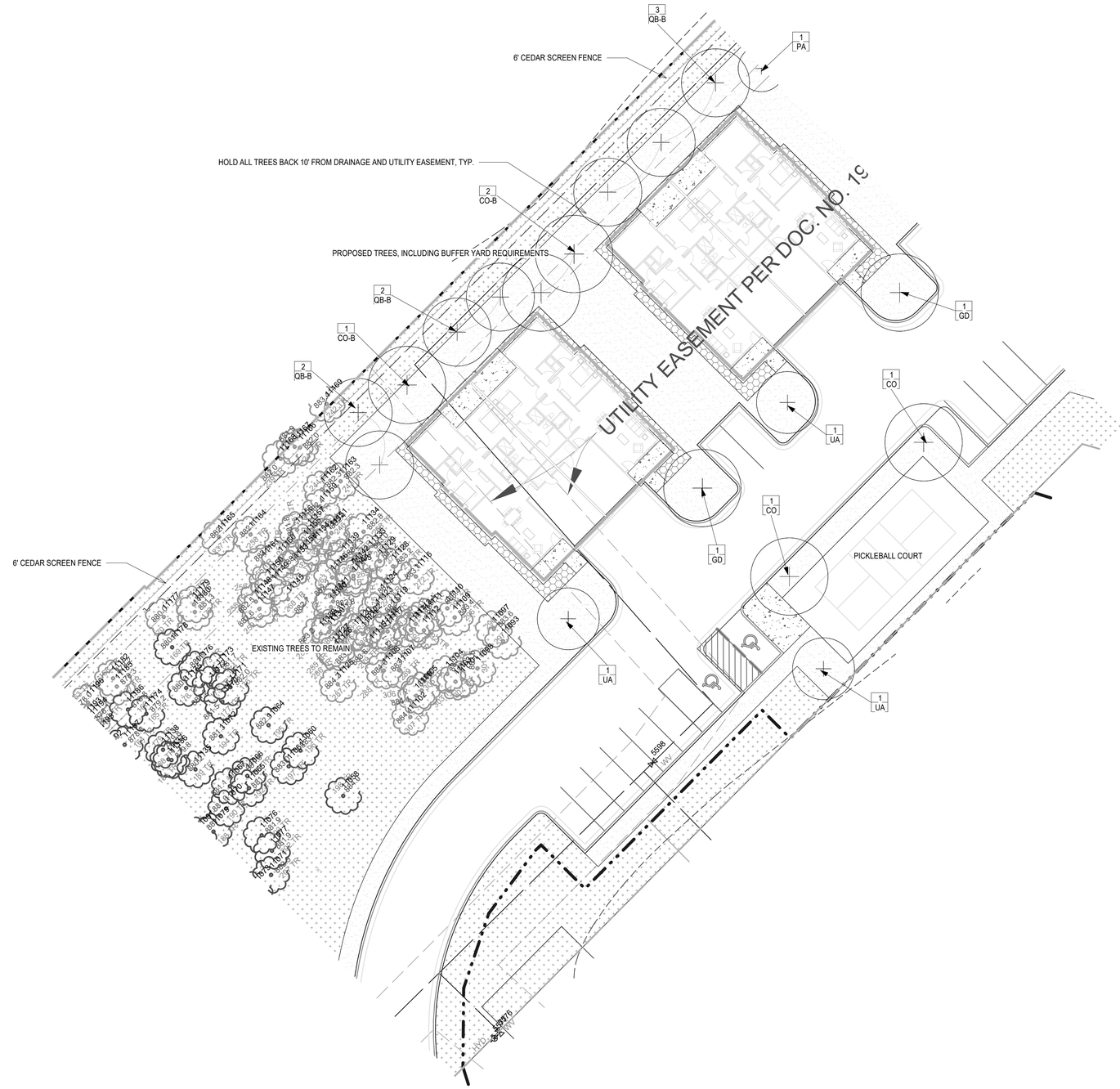

1 LS1102 TOWNHOMES ZONE C - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

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COMMISSION NUMBER	2236-10

SHEET TITLE
TOWNHOMES ZONE C - LANDSCAPE PLAN

SHEET NUMBER
LS1102

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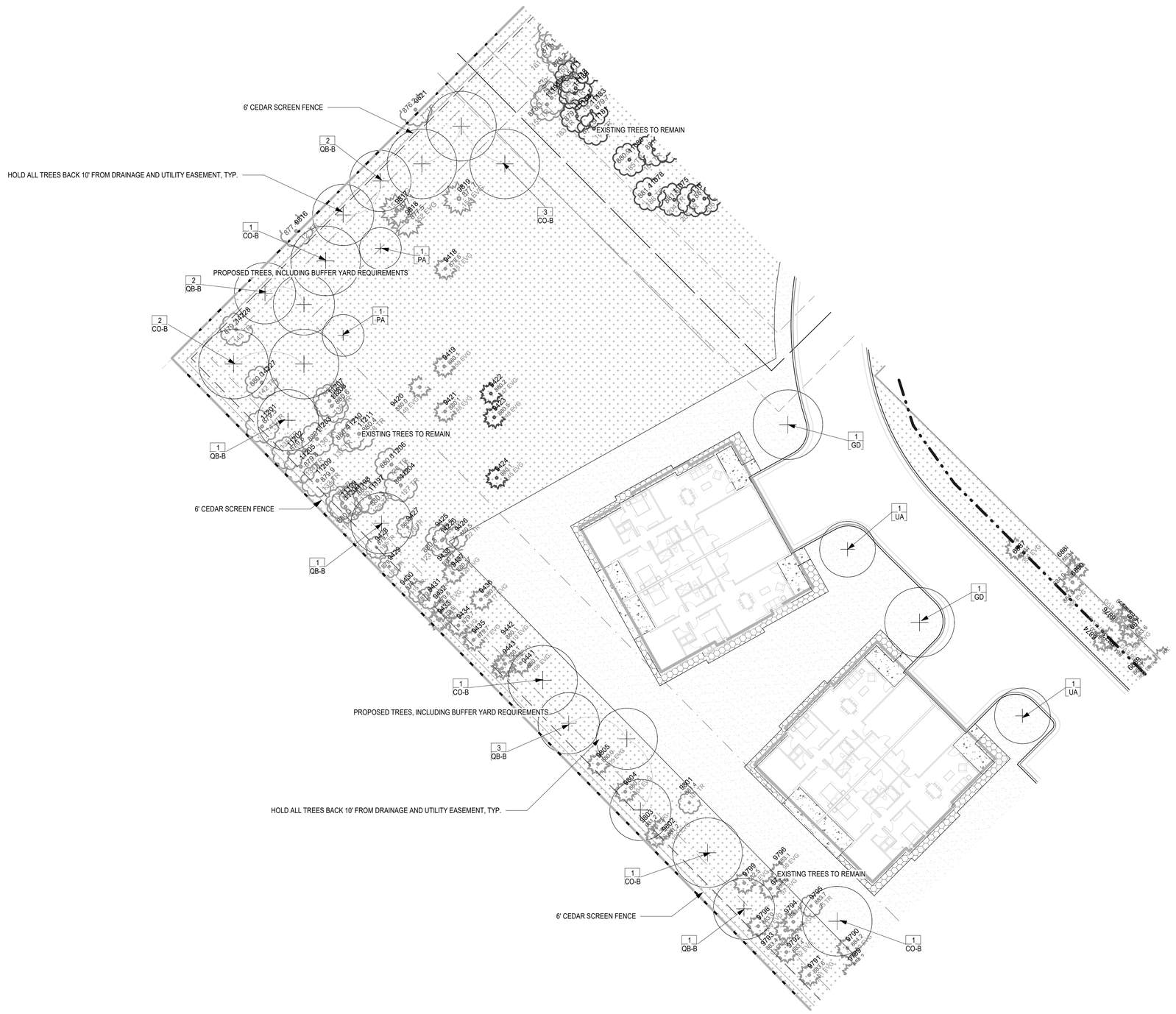

1 LS1103 TOWNHOMES ZONE D - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES *POLLINATOR MIX - DRY TO MESIC*, PER SPEC(S)

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PROJECT TITLE
HAVILAND FIELDS

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1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

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COMMISSION NUMBER	2236-10

SHEET TITLE

TOWNHOMES ZONE D - LANDSCAPE PLAN

SHEET NUMBER

LS1103

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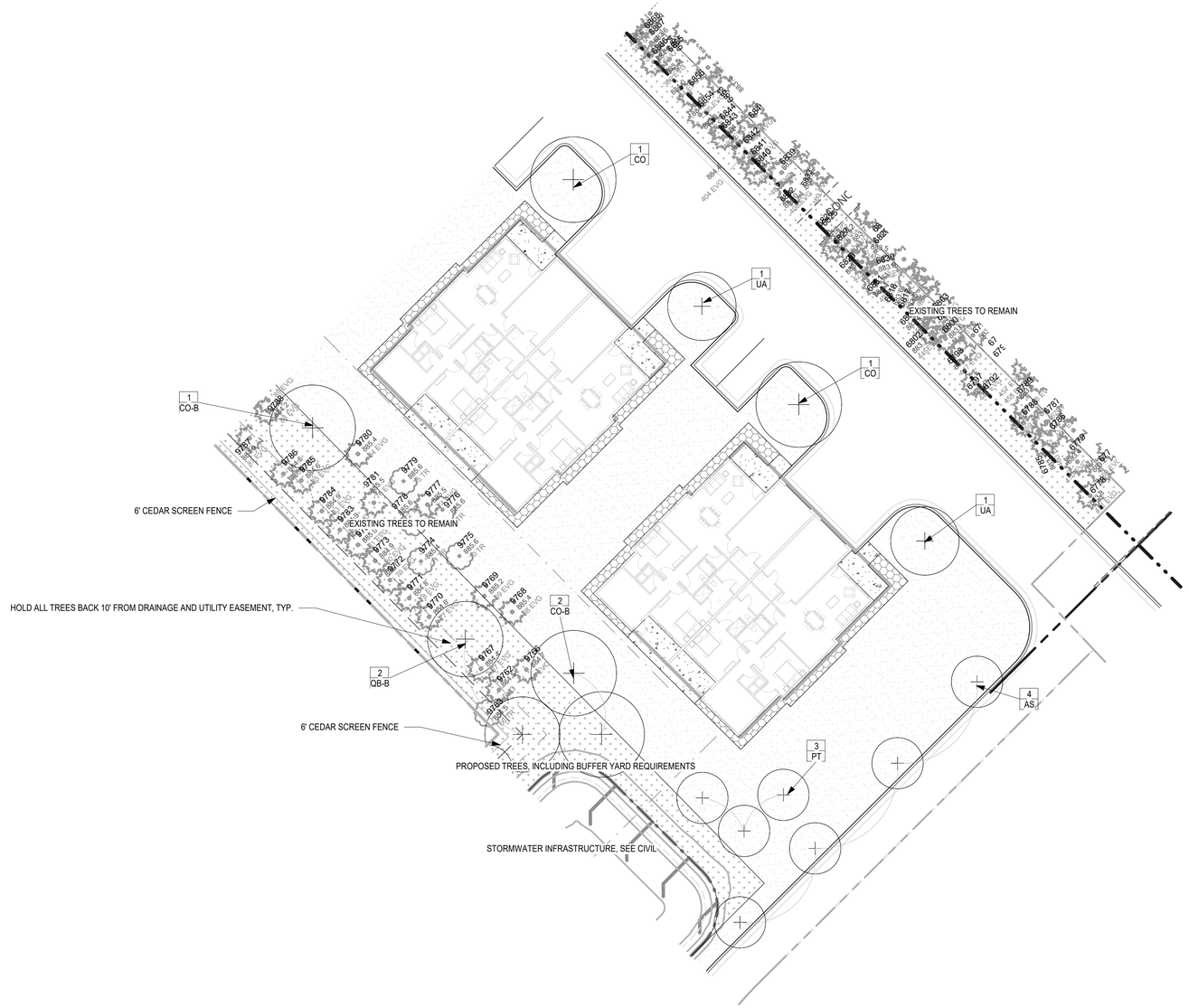

1 LS1104 TOWNHOMES ZONE E - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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SHEET TITLE

TOWNHOMES ZONE E - LANDSCAPE PLAN

SHEET NUMBER

LS1104

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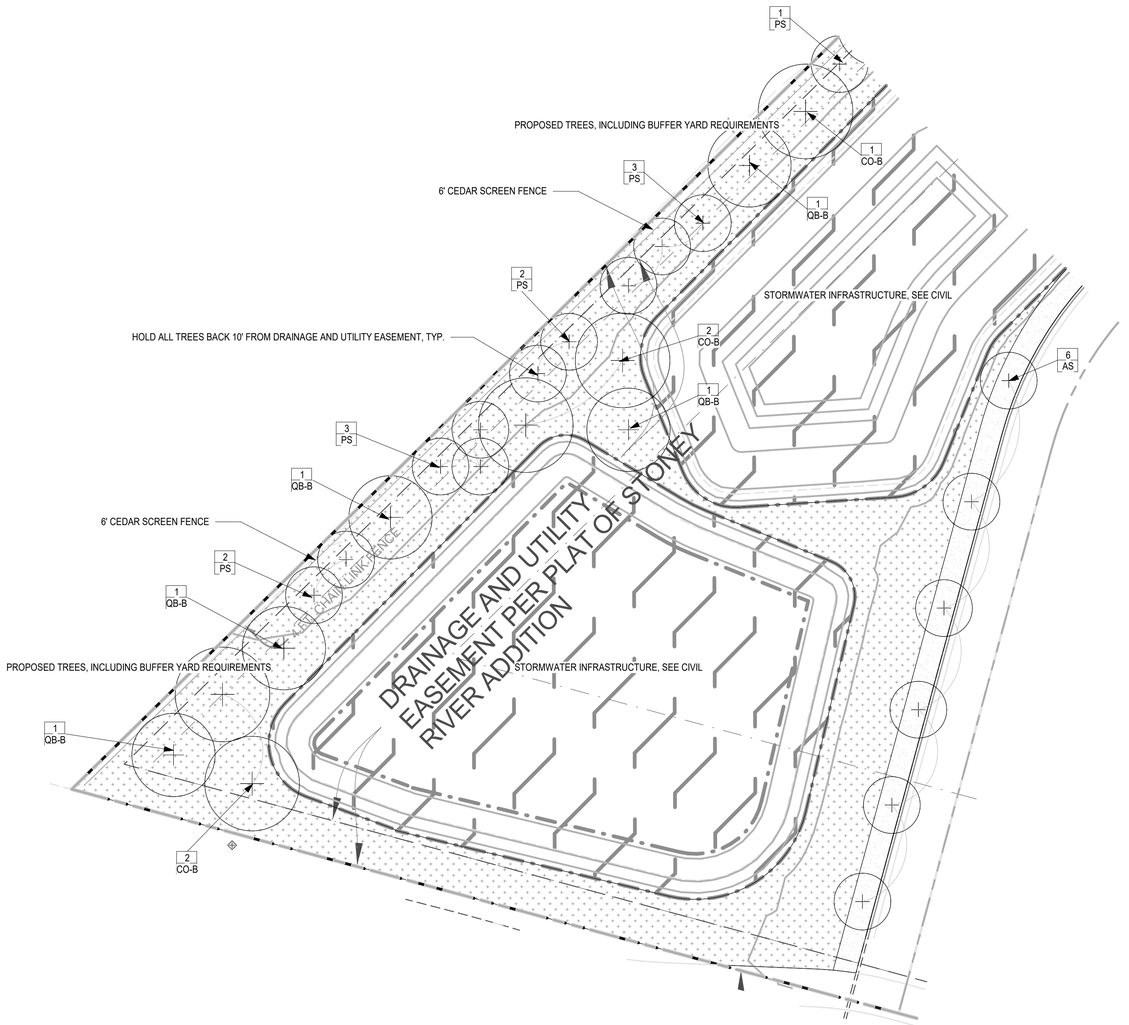

1 LS1105 TOWNHOMES ZONE F - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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SHEET TITLE
TOWNHOMES ZONE F - LANDSCAPE PLAN

SHEET NUMBER
LS1105

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1 LS1105 TOWNHOMES ZONE F - LANDSCAPE PLAN
1" = 20'-0"

GRAPHIC LEGEND:

- CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.
- TURFGRASS, HYRDROSEED, IRRIGATED, TYP.
- ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.
- CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.
- SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.
- DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.
- NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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SHEET TITLE
TOWNHOMES ZONE F - LANDSCAPE PLAN

SHEET NUMBER
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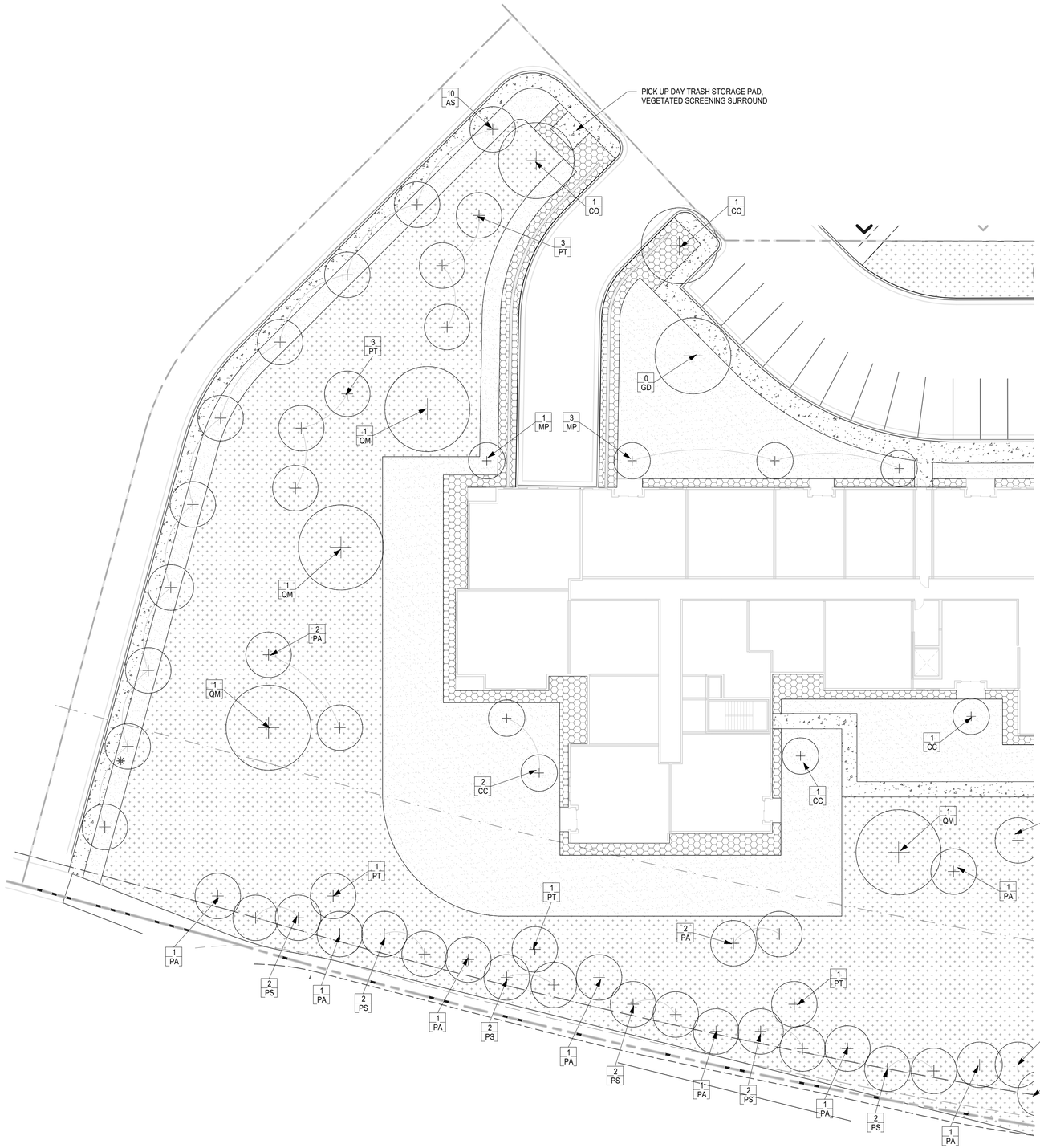

1 LS2106 SENIOR BUILDING ZONE A - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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SHEET TITLE
SENIOR BUILDING ZONE A - LANDSCAPE PLAN

SHEET NUMBER
LS2106

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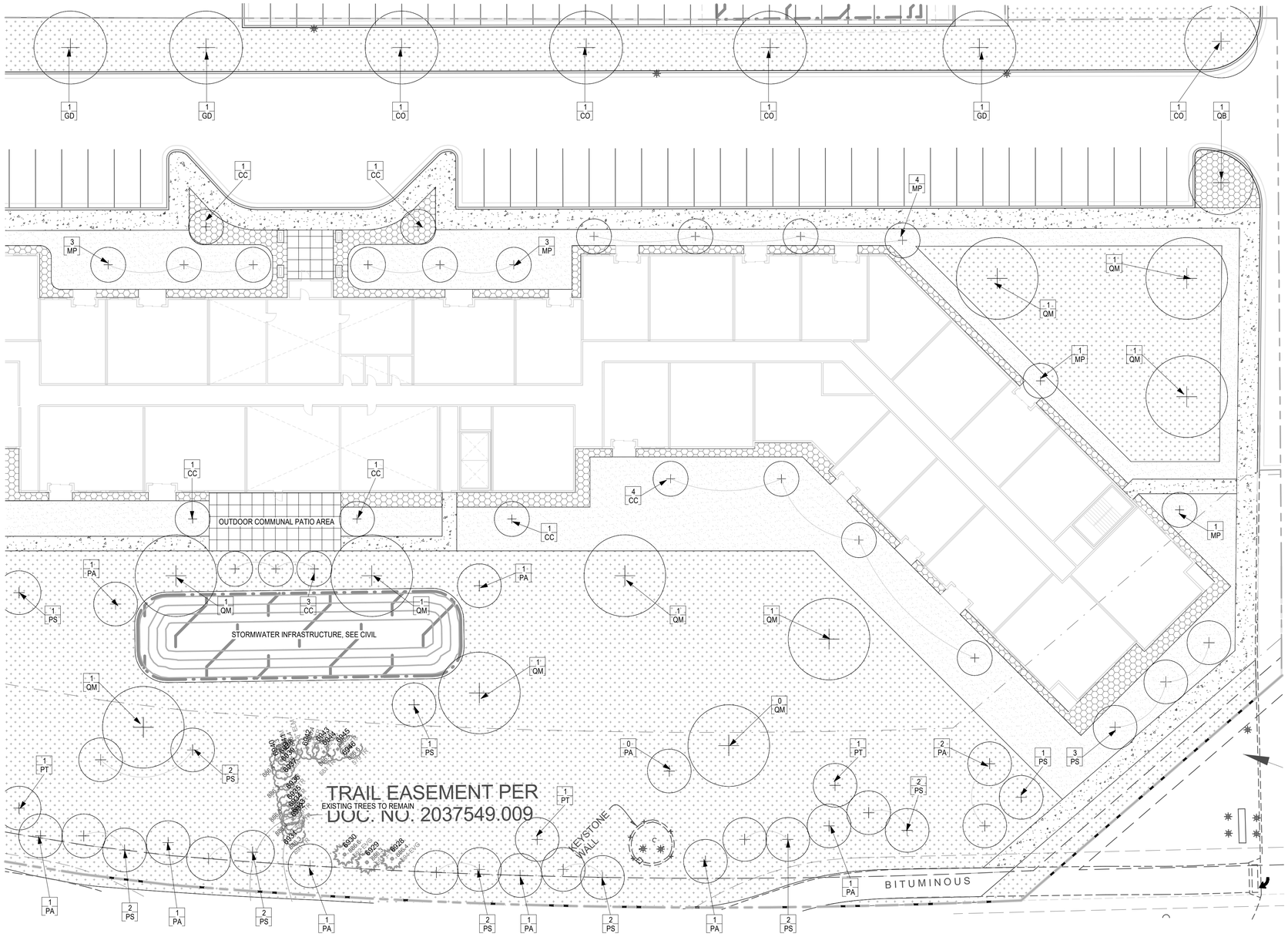

1 LS2201 SENIOR BUILDING ZONE B - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW
2	2024-03-12	SITE PLAN REVIEW r1

CERTIFICATION

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DRAWN BY	SB
CHECKED BY	BH
COMMISSION NUMBER	2236-10

SHEET TITLE
SENIOR BUILDING ZONE B - LANDSCAPE PLAN

SHEET NUMBER
LS2201

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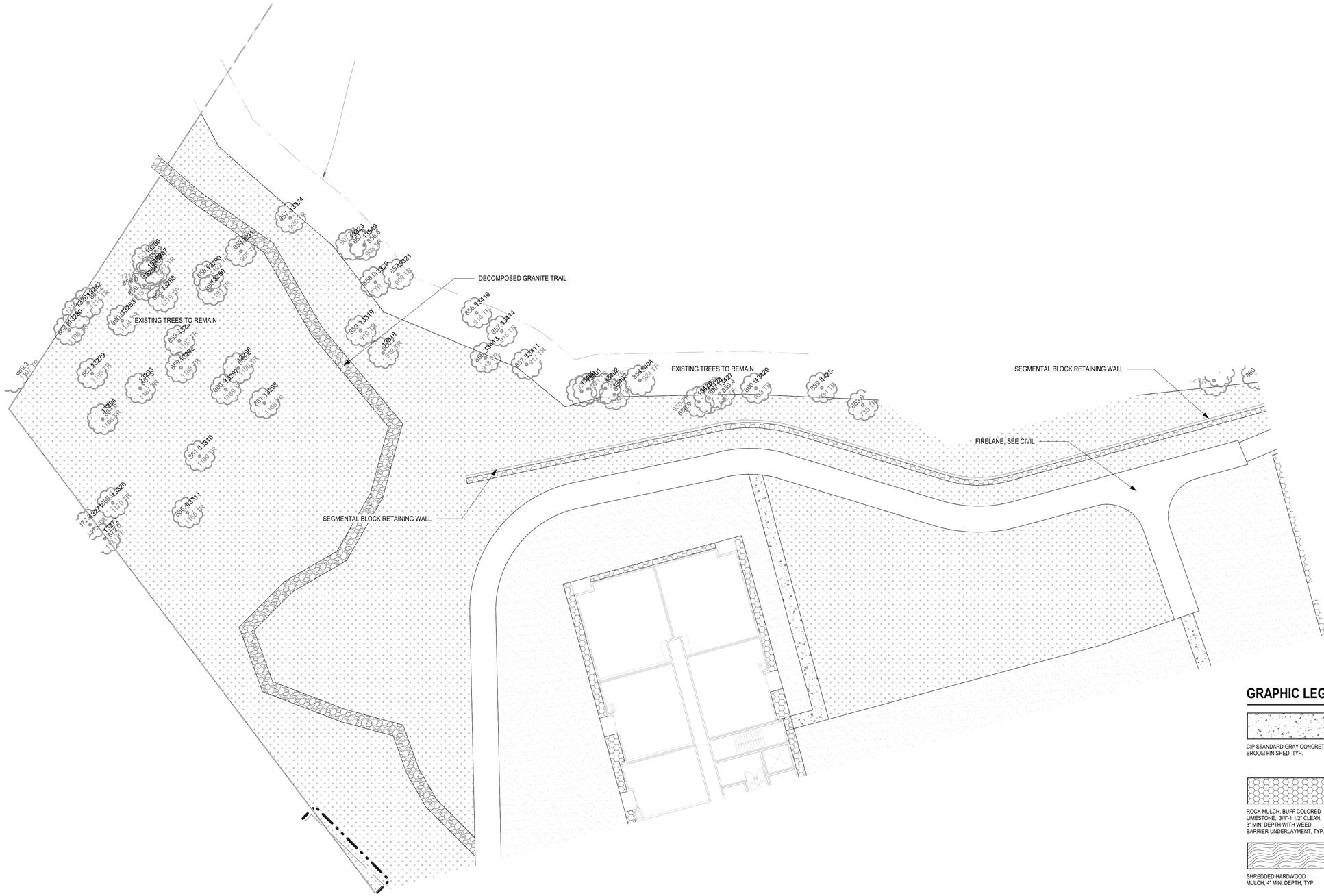

1 LS3108 ALL AGES BUILDING ZONE A - LANDSCAPE PLAN
1" = 20'-0"

GRAPHIC LEGEND:

- CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.
- TURFGRASS, HYRDROSEED, IRRIGATED, TYP.
- ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.
- CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.
- SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.
- DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.
- NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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SHEET TITLE
ALL AGES BUILDING ZONE A - LANDSCAPE PLAN

SHEET NUMBER
LS3108

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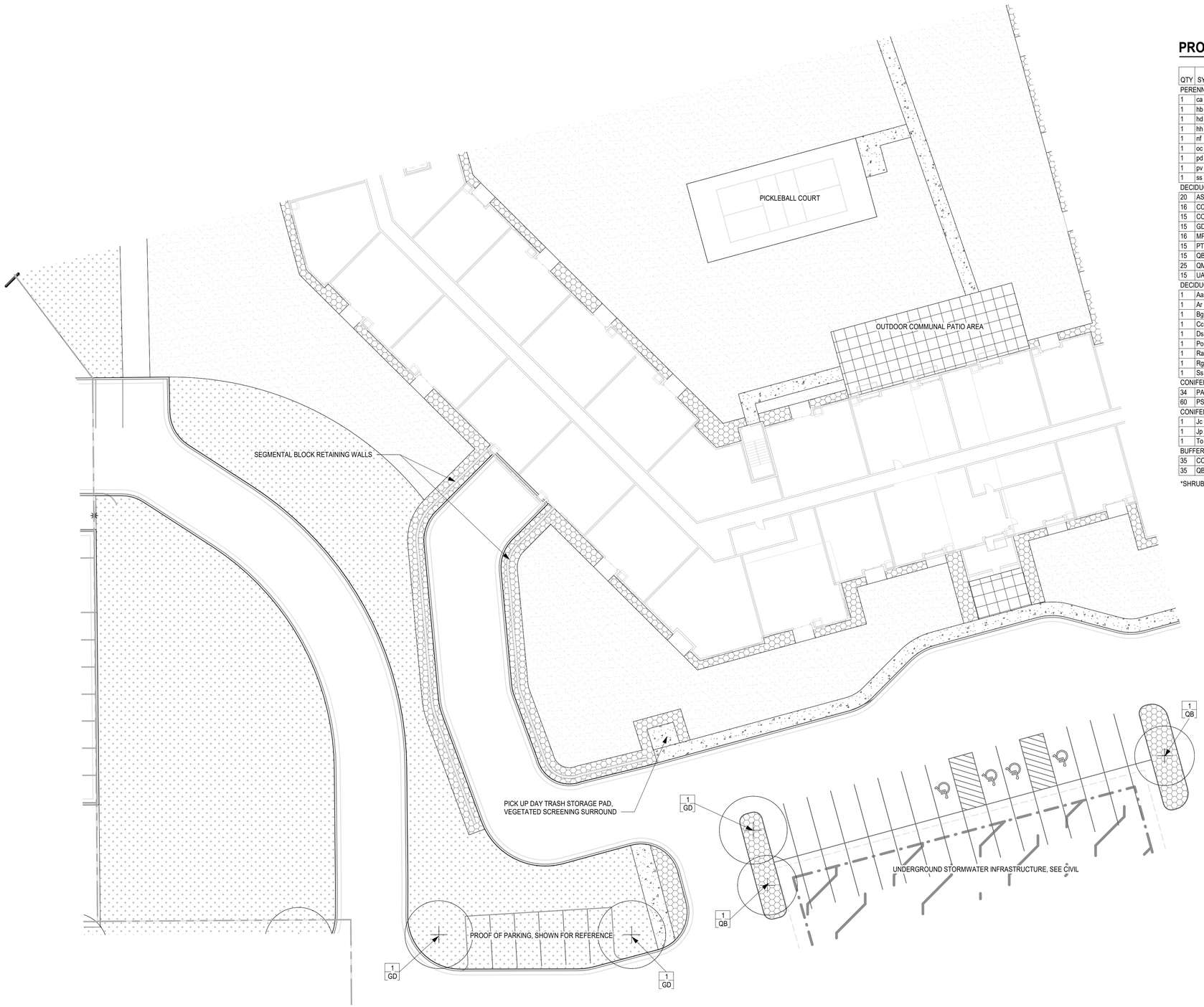

1 LS3109 ALL AGES BUILDING ZONE B - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

- CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.
- TURFGRASS, HYDROSEED, IRRIGATED, TYP.
- ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.
- CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.
- SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.
- DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.
- NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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SHEET TITLE
ALL AGES BUILDING ZONE B - LANDSCAPE PLAN

SHEET NUMBER
LS3109

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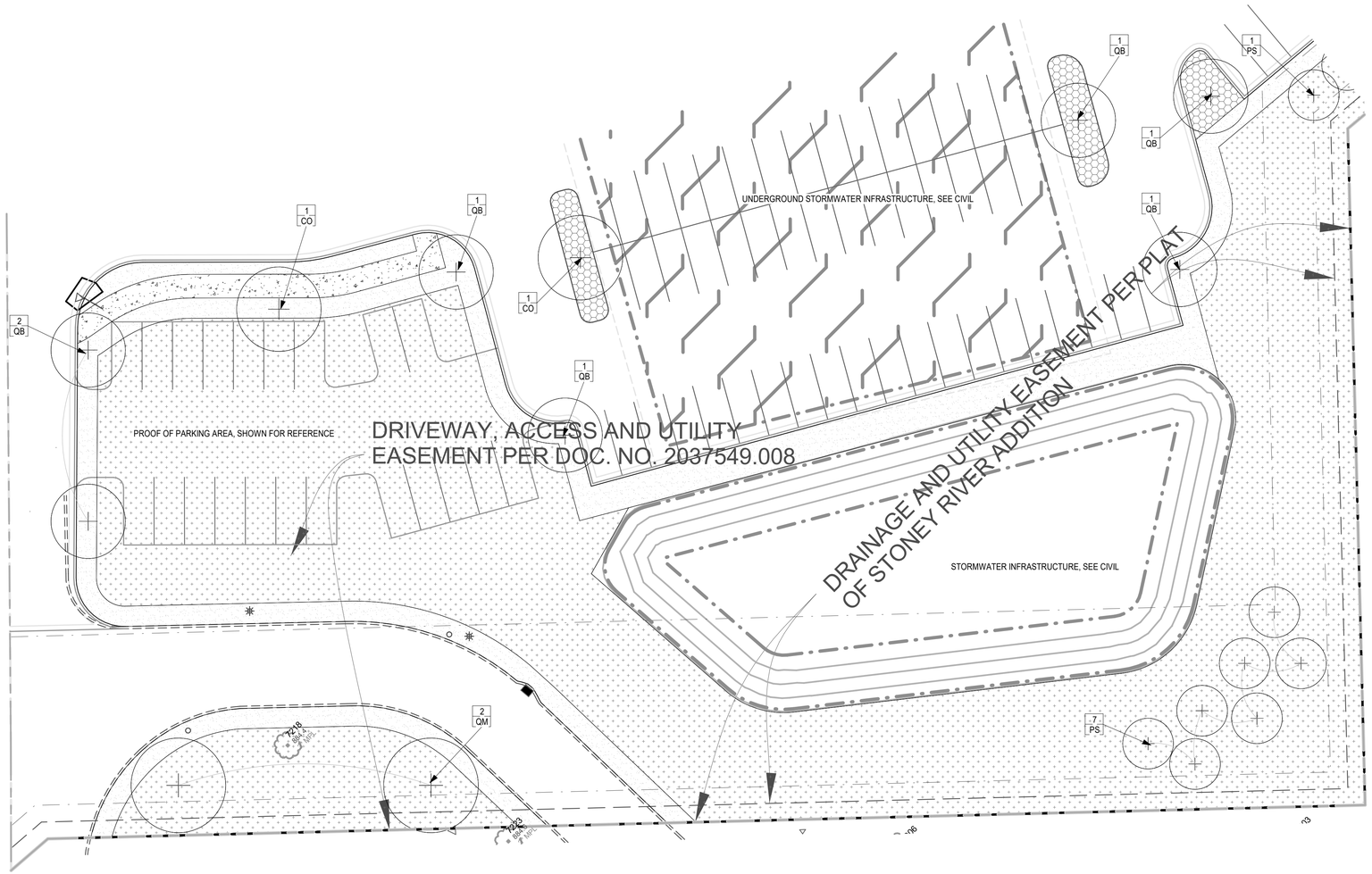

1 LS3110 ALL AGES BUILDING ZONE C - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Baiijohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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COMMISSION NUMBER	2236-10

SHEET TITLE
ALL AGES BUILDING ZONE C - LANDSCAPE PLAN

SHEET NUMBER
LS3110

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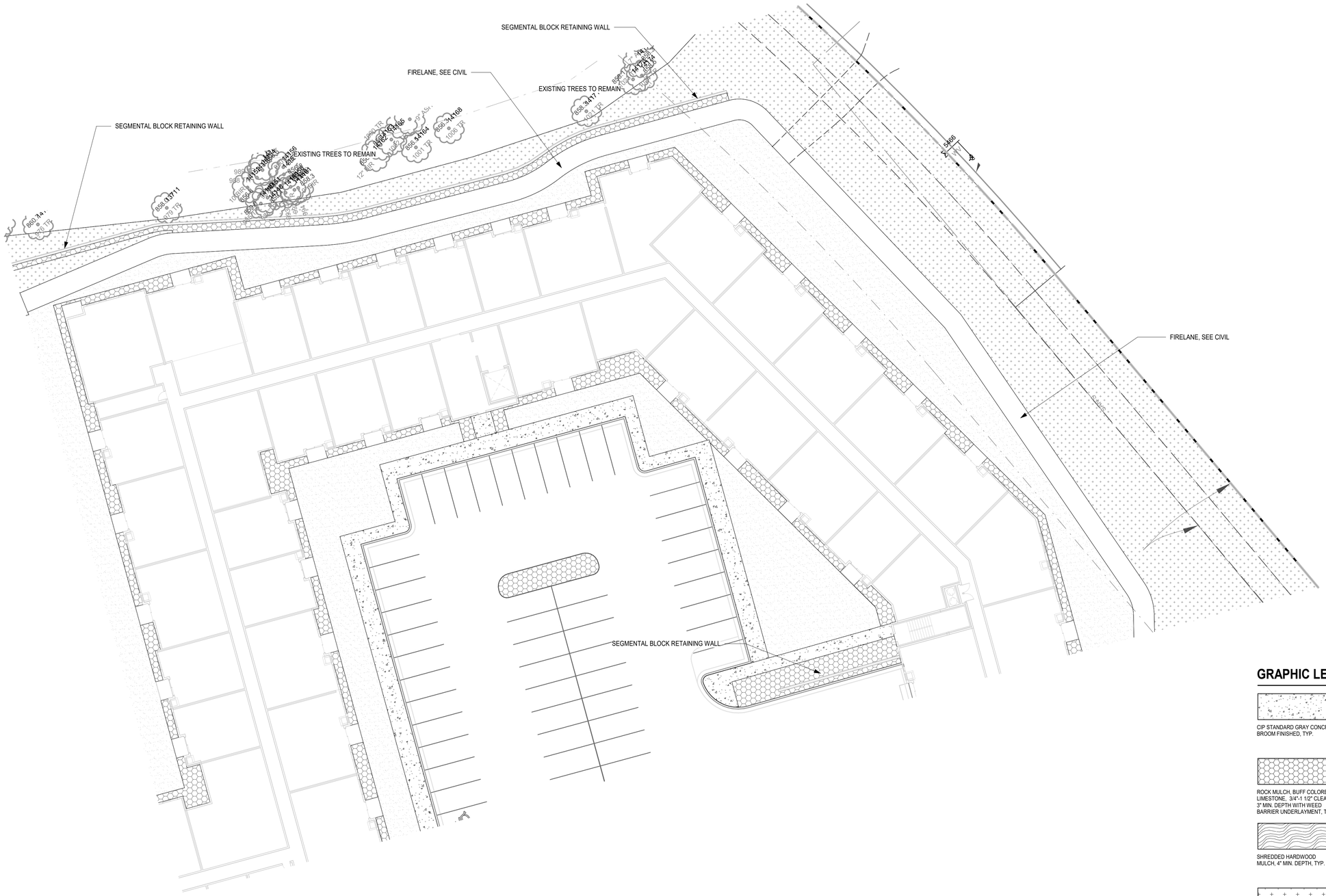

1 LS3111 ALL AGES BUILDING ZONE D - LANDSCAPE PLAN
1" = 20'-0"

GRAPHIC LEGEND:

- CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.
- TURFGRASS, HYRDROSEED, IRRIGATED, TYP.
- ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.
- CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.
- SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.
- DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.
- NATIVE SEED AREA, MINNESOTA NATIVE LANDSCAPES "POLLINATOR MIX - DRY TO MESIC", PER SPEC(S)

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SHEET TITLE
ALL AGES BUILDING ZONE D - LANDSCAPE PLAN

SHEET NUMBER
LS3111

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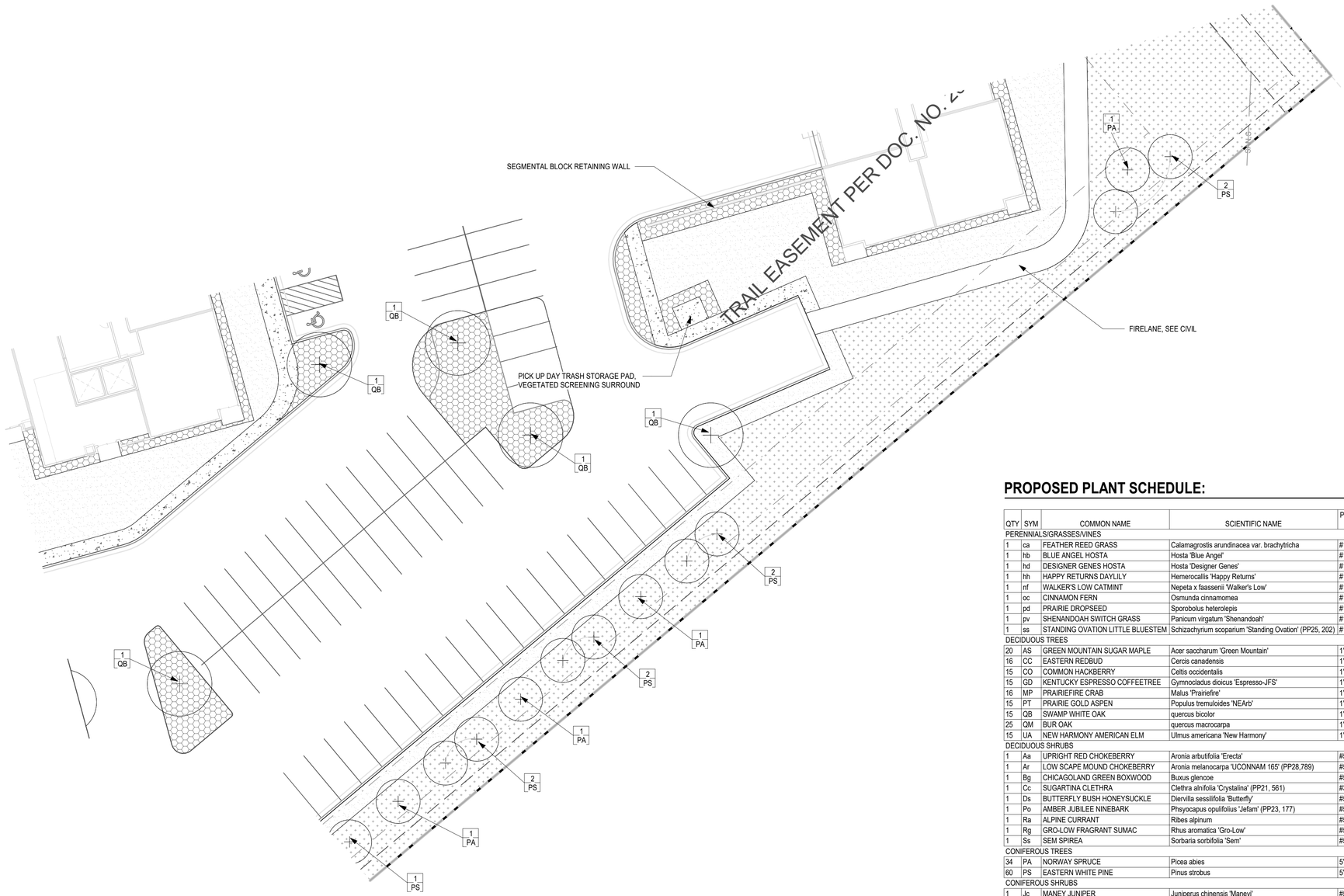

1 LS3112 ALL AGES BUILDING ZONE E - LANDSCAPE PLAN
1" = 20'-0"

PROPOSED PLANT SCHEDULE:

QTY	SYM	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE
PERENNIALS/GRASSES/VINES				
1	ca	FEATHER REED GRASS	Calamagrostis arundinacea var. brachytricha	#1 CONT.
1	hb	BLUE ANGEL HOSTA	Hosta 'Blue Angel'	#1 CONT.
1	hd	DESIGNER GENES HOSTA	Hosta 'Designer Genes'	#1 CONT.
1	hh	HAPPY RETURNS DAYLILY	Hemerocallis 'Happy Returns'	#1 CONT.
1	nf	WALKER'S LOW CATMINT	Nepeta x faassenii 'Walker's Low'	#1 CONT.
1	oc	CINNAMON FERN	Osmunda cinnamomea	#1 CONT.
1	pd	PRAIRIE DROPSEED	Sporobolus heterolepis	#1 CONT.
1	pv	SHENANDOAH SWITCH GRASS	Panicum virgatum 'Shenandoah'	#1 CONT.
1	ss	STANDING OVATION LITTLE BLUESTEM	Schizachyrium scoparium 'Standing Ovation' (PP25, 202)	#1 CONT.
DECIDUOUS TREES				
20	AS	GREEN MOUNTAIN SUGAR MAPLE	Acer saccharum 'Green Mountain'	1" CAL.
16	CC	EASTERN REDBUD	Cercis canadensis	1" CAL.
15	CO	COMMON HACKBERRY	Celtis occidentalis	1" CAL.
15	GD	KENTUCKY ESPRESSO COFFEETREE	Gymnocladus dioicus 'Espresso-JFS'	1" CAL.
16	MP	PRAIRIEFIRE CRAB	Malus 'Prairiefire'	1" CAL.
15	PT	PRAIRIE GOLD ASPEN	Populus tremuloides 'NEArb'	1" CAL.
15	QB	SWAMP WHITE OAK	quercus bicolor	1" CAL.
25	QM	BUR OAK	quercus macrocarpa	1" CAL.
15	UA	NEW HARMONY AMERICAN ELM	Ulmus americana 'New Harmony'	1" CAL.
DECIDUOUS SHRUBS				
1	Aa	UPRIGHT RED CHOKEBERRY	Aronia arbutifolia 'Erecta'	#5 CONT.
1	Ar	LOW SCAPE MOUND CHOKEBERRY	Aronia melanocarpa 'UCONNAM 165' (PP28,789)	#5 CONT.
1	Bg	CHICAGOLAND GREEN BOXWOOD	Buxus glencoe	#5 CONT.
1	Cc	SUGARTINA CLETHRA	Clethra alnifolia 'Crystalina' (PP21, 561)	#3 CONT.
1	Ds	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessilifolia 'Butterfly'	#5 CONT.
1	Po	AMBER JUBILEE NINEBARK	Physyocapus opulifolius 'Jefam' (PP23, 177)	#5 CONT.
1	Ra	ALPINE CURRANT	Ribes alpinum	#5 CONT.
1	Rg	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'	#5 CONT.
1	Ss	SEM SPIREA	Sorbaria sorbifolia 'Sem'	#5 CONT.
CONIFEROUS TREES				
34	PA	NORWAY SPRUCE	Picea abies	5' B&B
60	PS	EASTERN WHITE PINE	Pinus strobus	5' B&B
CONIFEROUS SHRUBS				
1	Jc	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5 CONT.
1	Jp	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	#5 CONT.
1	To	TECHNITO ARBORVITAE	Thuja occidentalis 'Bailjohn' (PP15, 850)	5' B&B
BUFFER YARD TREES				
35	CO-B	COMMON HACKBERRY	Celtis occidentalis	2" CAL.
35	QB-B	SWAMP WHITE OAK	Quercus bicolor	2" CAL.

*SHRUBS AND PERENNIALS SHOWN FOR SPECIES REFERENCE ONLY, FINAL PLANT COUNTS TO BE DETERMINED

GRAPHIC LEGEND:

CIP STANDARD GRAY CONCRETE, BROOM FINISHED, TYP.

TURFGRASS, HYRDROSEED, IRRIGATED, TYP.

ROCK MULCH, BUFF COLORED LIMESTONE, 3/4"-1 1/2" CLEAN, 3" MIN. DEPTH WITH WEED BARRIER UNDERLAYMENT, TYP.

CIP COLORED CONCRETE, COLOR TBD, BROOM FINISHED, TYP.

SHREDDED HARDWOOD MULCH, 4" MIN. DEPTH, TYP.

DECOMPOSED GRANITE PATH, 3/4" PLUS FINES, 4" MIN. DEPTH WITH WEED BARRIER FABRIC, TYP.

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SHEET TITLE
ALL AGES BUILDING ZONE E - LANDSCAPE PLAN

SHEET NUMBER
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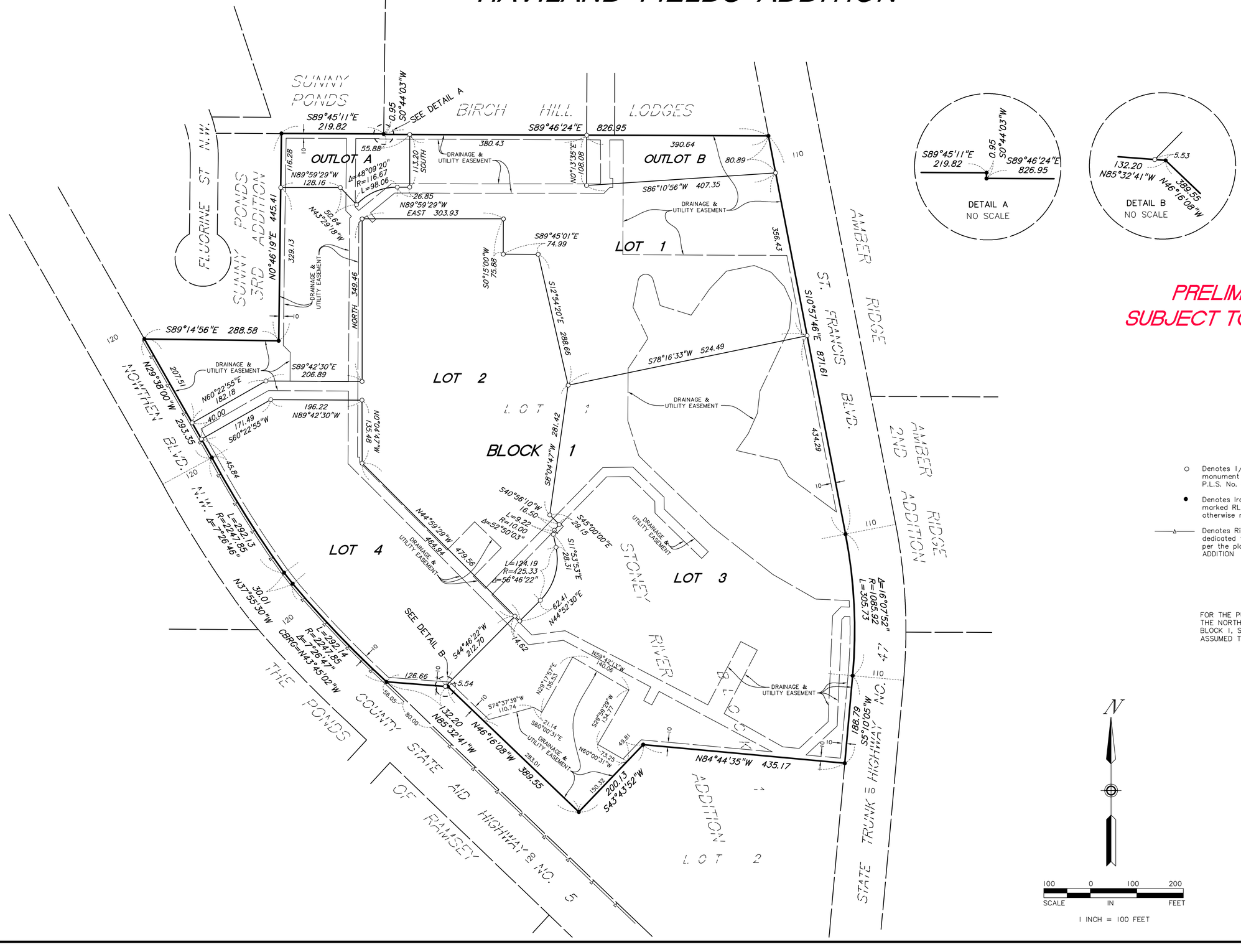
HAVILAND FIELDS ADDITION

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



PRELIMINARY
SUBJECT TO REVISION

- ○ Denotes 1/2 inch iron pipe monument set marked with P.L.S. No. 44900
- ● Denotes Iron Monument marked RLS 23667 unless otherwise noted
- —△— Denotes Right of Access dedicated to Anoka County per the plat of STONEY RIVER ADDITION

FOR THE PURPOSES OF THIS PLAT THE NORTHEASTERLY LINE OF LOT 1, BLOCK 1, STONEY RIVER ADDITION IS ASSUMED TO BEAR S10°57'46"E

N

100 0 100 200
SCALE IN FEET

1 INCH = 100 FEET

SUNDE LAND SURVEYING

HAVILAND FIELDS ADDITION

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

KNOW ALL PERSONS BY THESE PRESENTS: That Lord of Life Church, a Minnesota non-profit corporation, State of Minnesota, owner of the following described property:

Lot 1, Block 1, STONEY RIVER ADDITION, Anoka County, Minnesota

Has caused the same to be surveyed and platted as HAVILAND FIELDS ADDITION.

In witness whereof said Lord of Life Church, a Minnesota non-profit corporation, State of Minnesota, has caused these presents to be signed by its proper officer this _____ day of _____, 20__.

SIGNED: Lord of Life Church, a Minnesota non-profit corporation

_____, as _____

_____
Print Name

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____, 20__ by _____, _____, of Lord of Life Church, a Minnesota non-profit corporation, State of Minnesota, on behalf of the corporation.

_____

_____

_____
(Print Name)

Notary Public, _____ County, Minnesota

My Commission Expires _____

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

Dated this _____ day of _____, 20____.

_____
Arlee J. Carlson, Licensed Land Surveyor
Minnesota License No. 44900

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Arlee J. Carlson.

_____

_____

(Print Name)

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of HAVILAND FIELDS ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By: _____, Mayor By: _____, Clerk

ANOKA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

_____
David M. Zieglmeier
Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

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

_____
Property Tax Administrator

By _____, Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

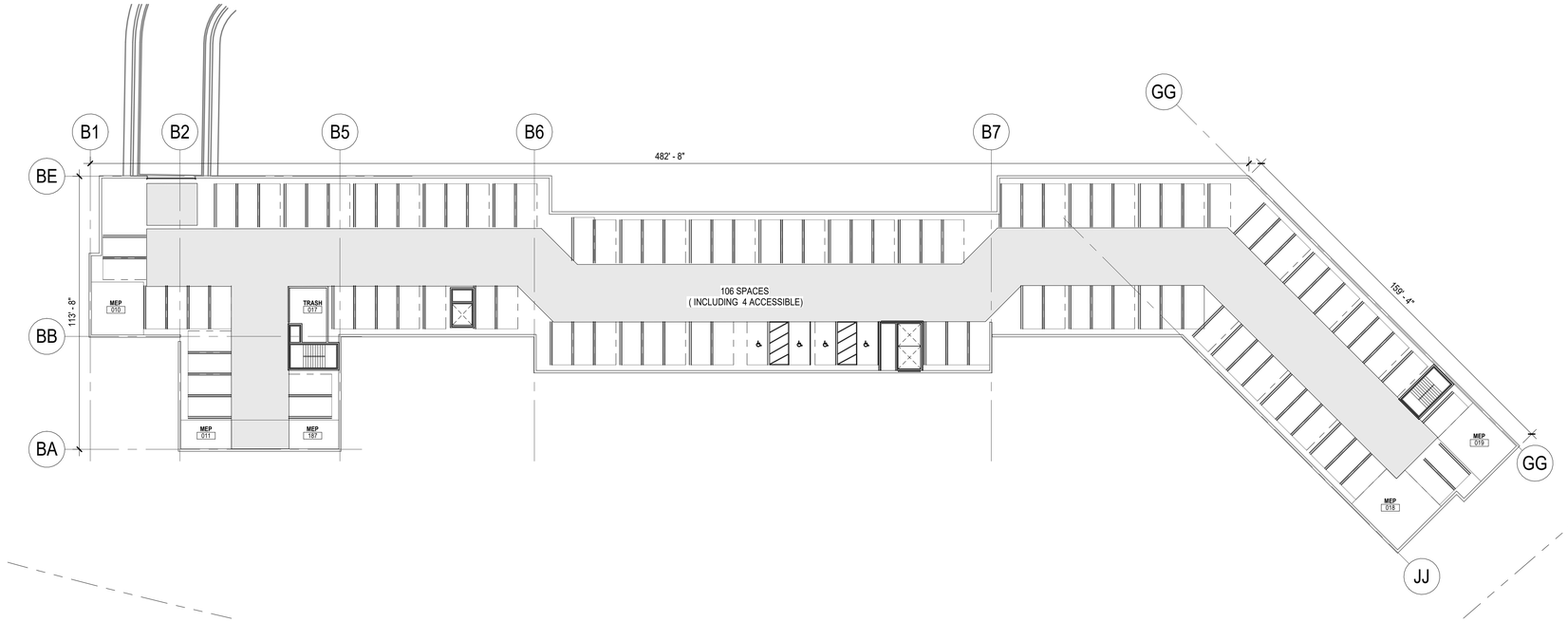
I hereby certify that this plat of HAVILAND FIELD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____day of _____, 20_____, at _____ o'clock ____.M. and was duly recorded as Document Number _____.

_____
County Recorder/Registrar of Titles

By _____, Deputy

PRELIMINARY
SUBJECT TO REVISION

SUNDE LAND SURVEYING

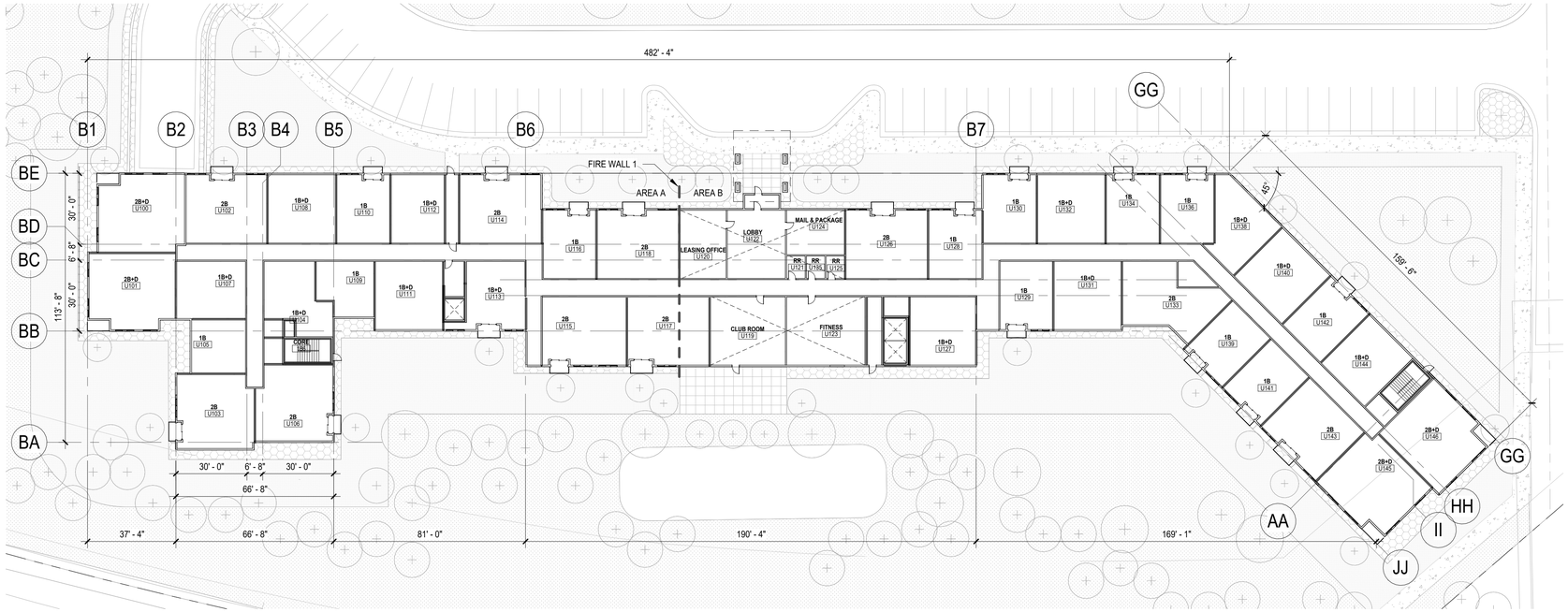


1 A2101 SENIOR LIVING LEVEL P1
1" = 30'-0"

CODE ANALYSIS :
BUILDINGS WILL BE DESIGNED AND CONSTRUCTED PER THE 2020 MINNESOTA BUILDING CODE
SENIOR BUILDING (160 TOTAL UNITS, 4 TYPE A UNITS)
PRIMARY OCCUPANCY: R-2 OCCUPANCY (LEVELS 1-4) , S-2 (LEVEL P1)
4 STORIES OF TYPE V-A CONSTRUCTION OVER 1 STORY BELOW GRADE OF TYPE I-A PODIUM. BOTH BUILDINGS WILL BE FULLY SPRINKLERED WITH NFPA 13 SYSTEM.
THE TYPE V-A BUILDING WILL BE SEPARATED FROM THE TYPE I-A BUILDING BY A 3 HR HORIZONTAL ASSEMBLY (SPECIAL PROVISIONS 510.2)
THE TYPE V-A BUILDING WILL BE SEPARATED WITH A 2-HR FIREWALL IN TO SEPARATE FIRE AREAS A & B
AREA: 19,330+ 24,385= 43,715
4 STORIES: AVERAGE HEIGHT OF 53' (TO MID POINT OF ROOF)

PARKING AT LEVEL P1 = 106 INCLUDING 4 ACCESSIBLE
SEE CIVIL PLANS FOR SITE PARKING

	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL
1B	12	12	12	12	48
1B+D	12	12	12	12	48
2B	10	10	14	14	48
2B+D	4	4	4	4	16
TOTAL	38	38	42	42	160



2 A2101 SENIOR LIVING LEVEL 1
1" = 30'-0"

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PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2236.10

SHEET TITLE
SENIOR LIVING LEVEL P1 & 1 FLOOR PLAN

SHEET NUMBER
A2101

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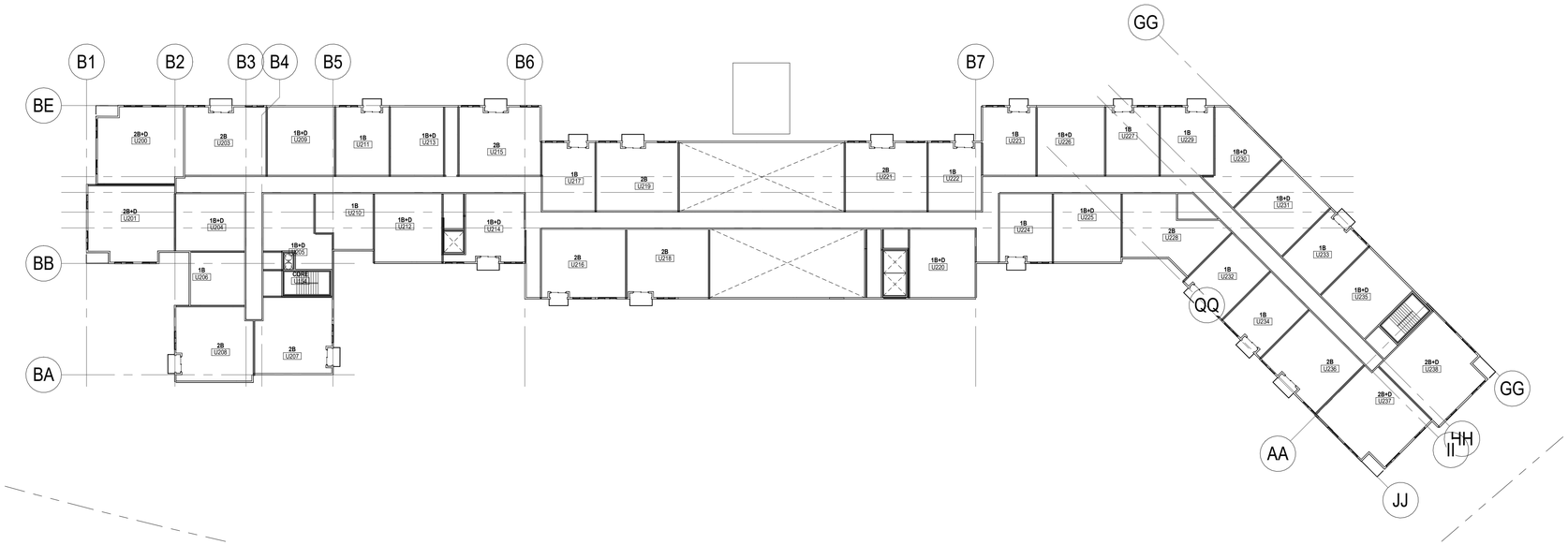
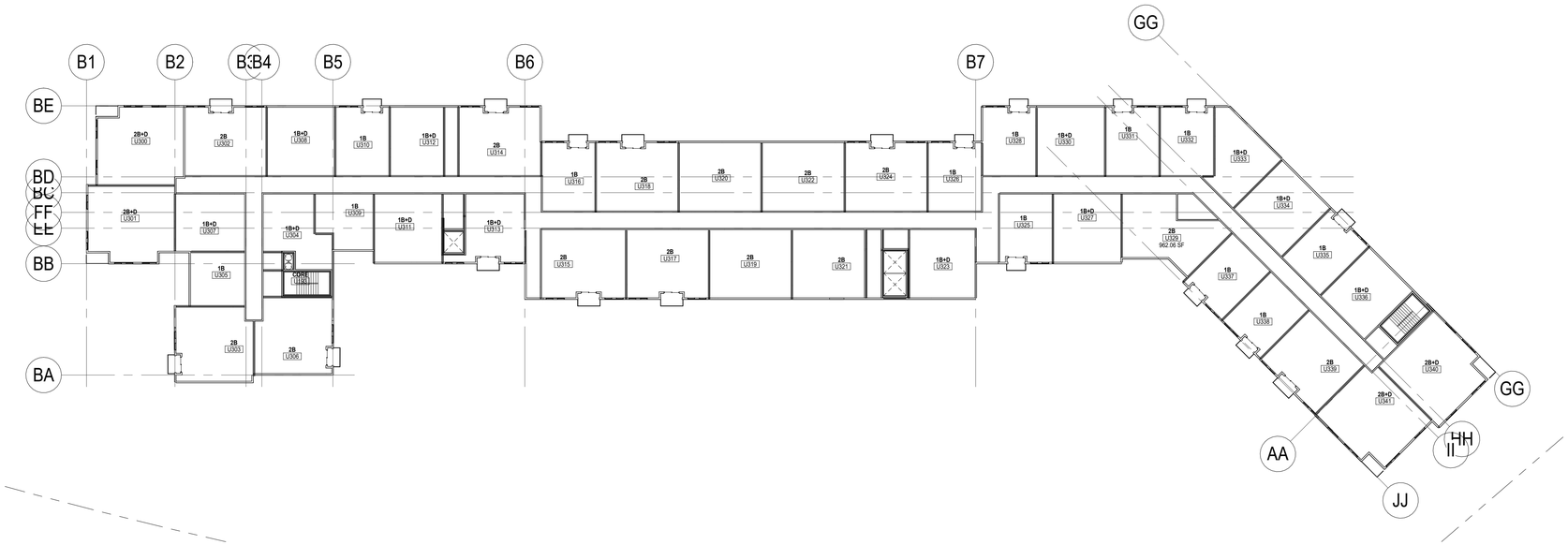


2 A2102 SENIOR LIVING LEVEL 2

1" = 30'-0"



1 A2102 SENIOR LIVING LEVEL 3 & 4

1" = 30'-0"

PLAN NORTH

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SHEET TITLE

SENIOR LIVING LEVEL 2-4 FLOOR PLAN

SHEET NUMBER

A2102

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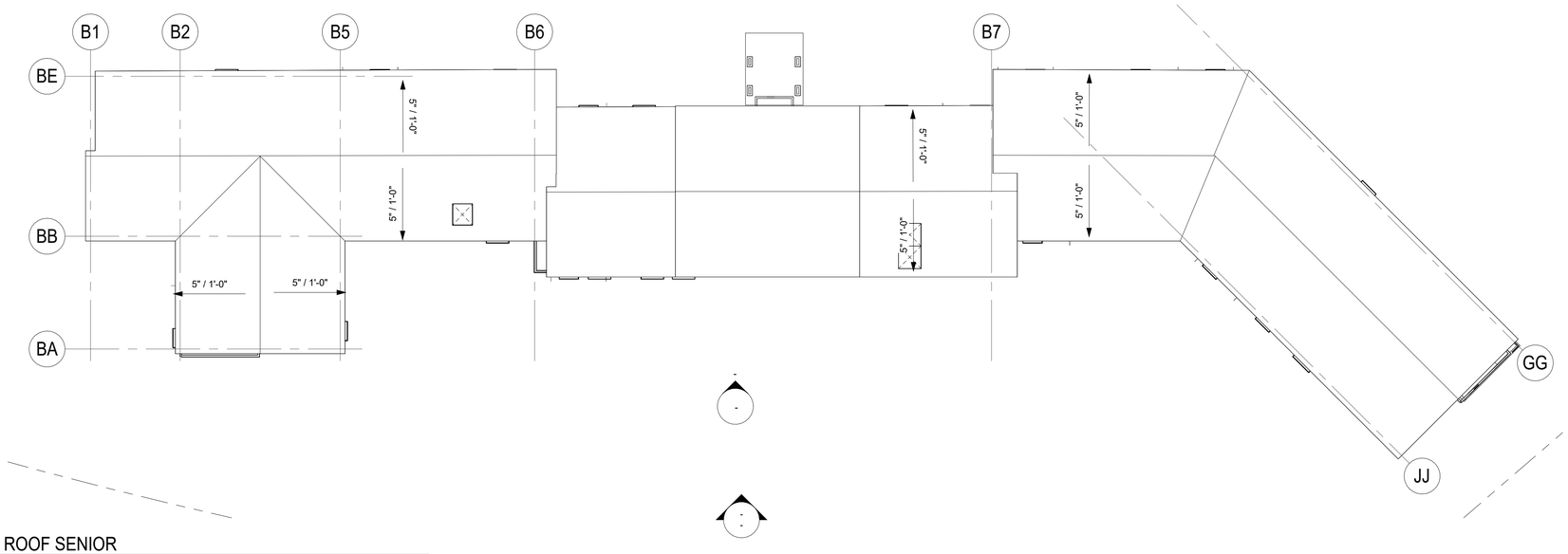

1 / A2140 ROOF SENIOR
1" = 30'-0"

PLAN NORTH

CERTIFICATION

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SHEET TITLE

SENIOR BUILDING ROOF PLAN

SHEET NUMBER

A2140

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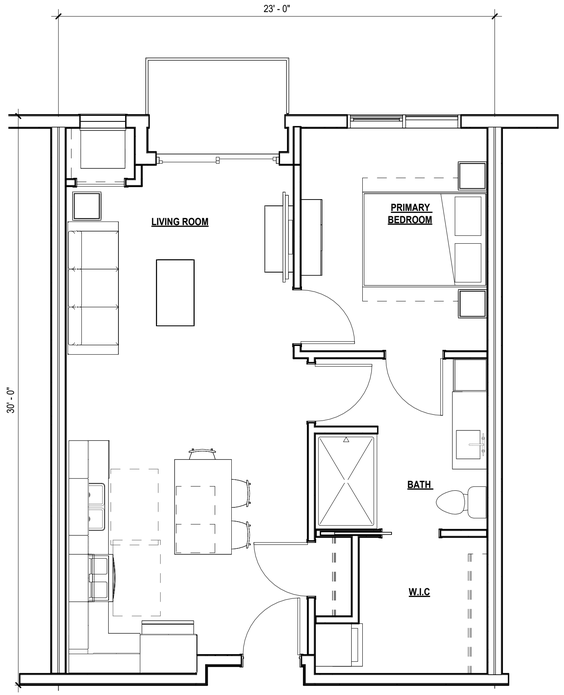
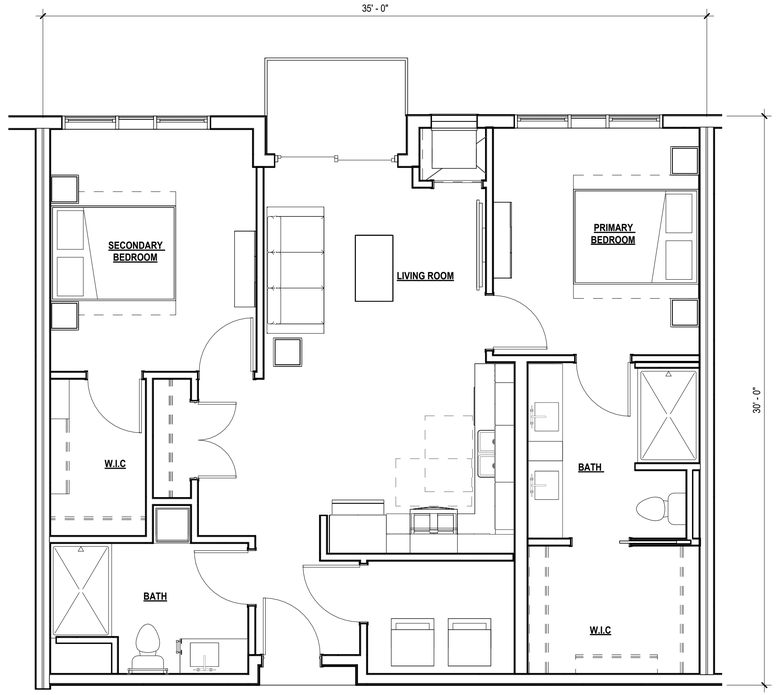


1 A2201 SENIOR LIVING _TYP 1B
1/4" = 1'-0"



2 A2201 SENIOR LIVING _TYP 2B
1/4" = 1'-0"

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COMMISSION NUMBER	2236.10

SHEET TITLE

SENIOR LIVING TYP UNITS

SHEET NUMBER

A2201

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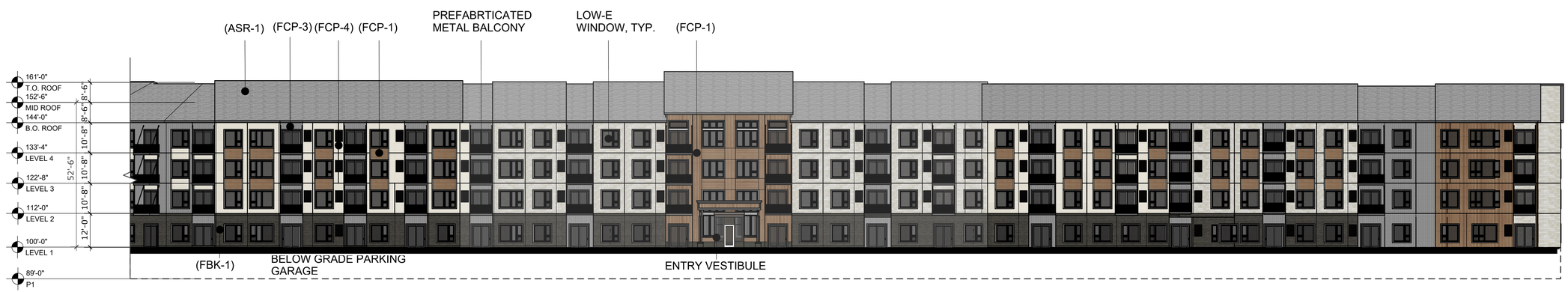
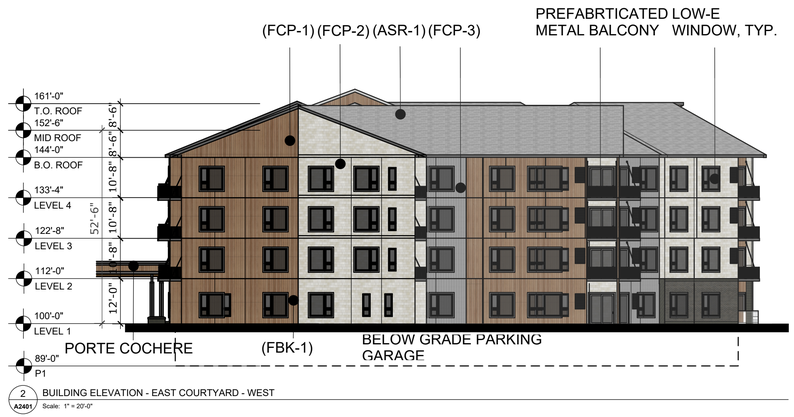


1 A2401 BUILDING ELEVATION - SOUTH
Scale: 1" = 20'-0"



2 A2401 BUILDING ELEVATION - EAST COURTYARD - WEST
Scale: 1" = 20'-0"

3 A2401 BUILDING ELEVATION - SOUTH
Scale: 1" = 20'-0"

DARK BRICK (FBK-1)
COLOR: OBSIDIAN
SIZE: UTILITY BRICK 4"x12" NOMINAL

FIBER CEMENT PANEL (FCP-1)
COLOR: VINTAGEWOOD SPRUCE
SIZE: 3030 VERTICAL AND HORIZONTAL

FIBER CEMENT PANEL (FCP-2)
COLOR: WHITE BUNGALOW
STYLE: SHINGLE PANEL STRAIGHT EDGE

FIBER CEMENT PANEL (FCP-3)
COLOR: ARTIST GRAY
STYLE: BOARD AND BATTEN SMOOTH PANEL VERTICAL SIDING

FIBER CEMENT PANEL (FCP-4)
COLOR: FARMHOUSE WHITE
STYLE: ARCHITECTURAL PANEL FINE SAND TEXTURE

ASPHALT SHINGLE (ASR-1)
COLOR: FOX HOLLOW GRAY
STYLE: HDZ SHINGLE

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SHEET TITLE

EXTERIOR ELEVATIONS - SENIOR LIVING

SHEET NUMBER

A2401

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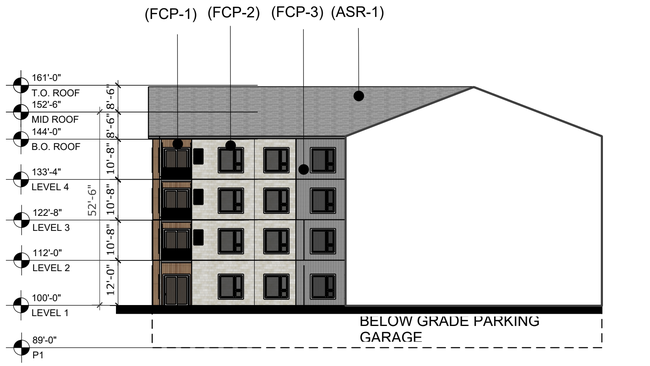
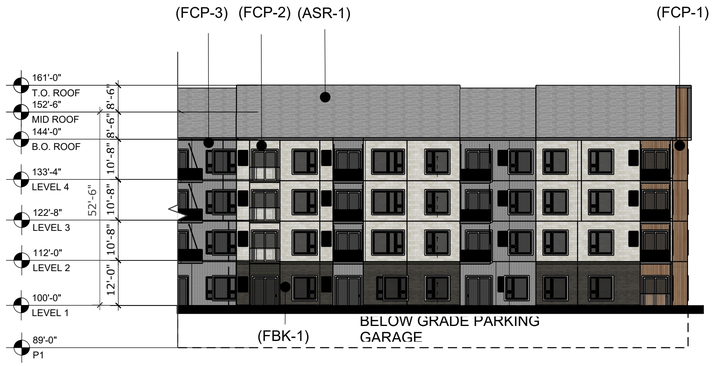
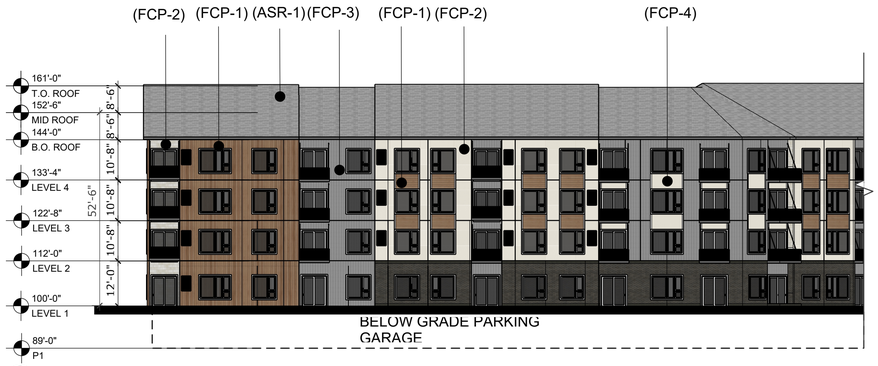


1 A2402 BUILDING ELEVATION - WEST COURTYARD
Scale: 1" = 20'-0"

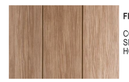


1 A411 BUILDING ELEVATION - EAST COURTYARD
Scale: 1" = 20'-0"



2 A2402 BUILDING ELEVATION - EAST
Scale: 1" = 20'-0"

DARK BRICK (FBK-1)
COLOR: OBSIDIAN
SIZE: UTILITY BRICK 4"x12" NOMINAL



FIBER CEMENT PANEL (FCP-1)
COLOR: VINTAGEWOOD SPRUCE
SIZE: 3030 VERTICAL AND HORIZONTAL

FIBER CEMENT PANEL (FCP-2)
COLOR: WHITE BUNGALOW
STYLE: SHINGLE PANEL
STRAIGHT EDGE

FIBER CEMENT PANEL (FCP-3)
COLOR: ARTIST GRAY
STYLE: BOARD AND BATTEN SMOOTH PANEL VERTICAL SIDING

FIBER CEMENT PANEL (FCP-4)
COLOR: FARMHOUSE WHITE
STYLE: ARCHITECTURAL PANEL FINE SAND TEXTURE

ASPHALT SHINGLE (ASR-1)
COLOR: FOX HOLLOW GRAY
STYLE: HDZ SHINGLE

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1	2024-02-09	SITE PLAN REVIEW

CERTIFICATION

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SHEET TITLE
EXTERIOR ELEVATIONS - SENIOR LIVING

SHEET NUMBER
A2402

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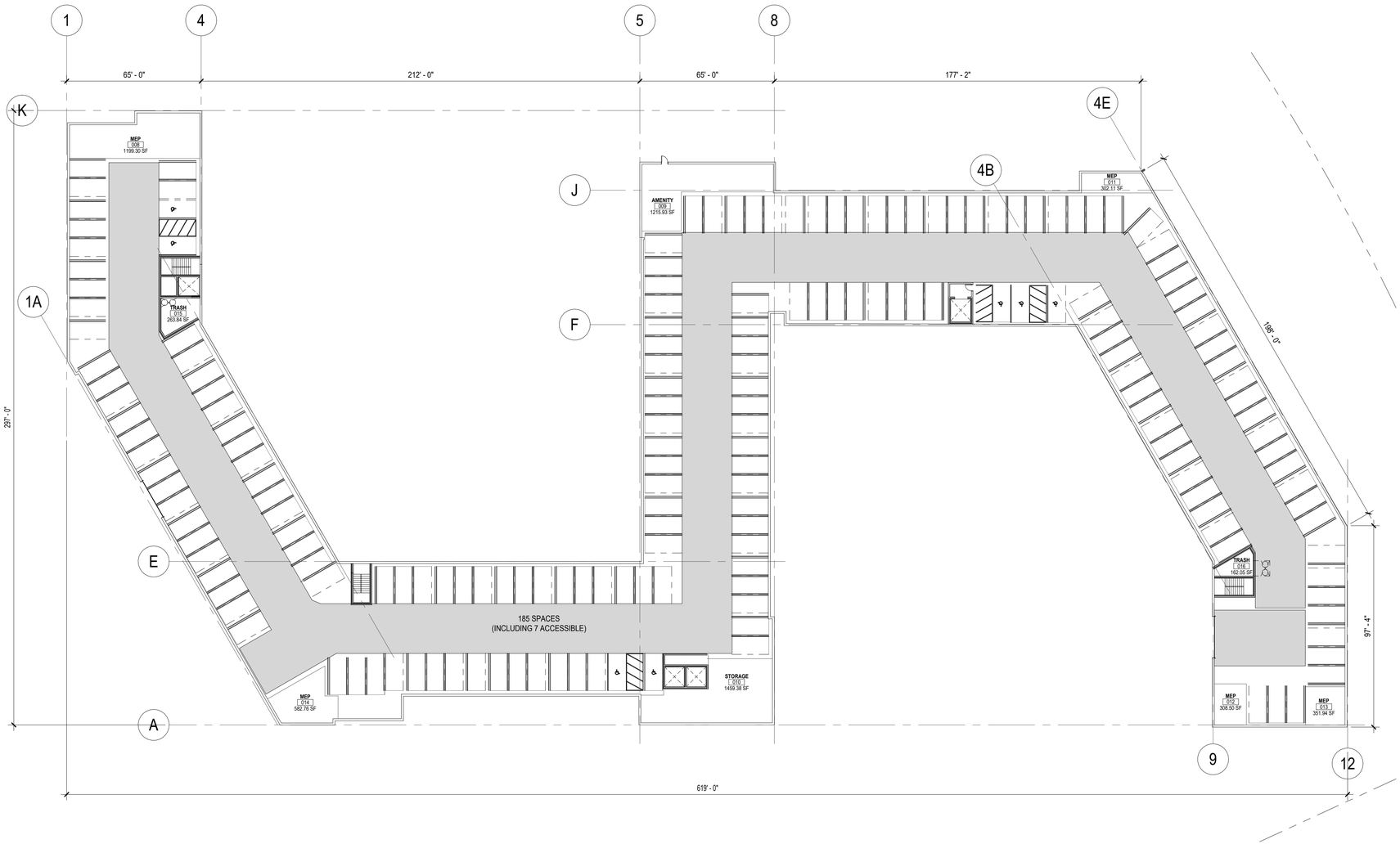

1 / A3099 ALL AGES BUILDING LEVEL P1
1" = 30'-0"

PLAN NORTH

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1	2024-02-09	SITE PLAN REVIEW

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SHEET TITLE

ALL AGES LEVEL P1
FLOOR PLAN

SHEET NUMBER

A3099

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CODE ANALYSIS :
BUILDINGS WILL BE DESIGNED AND CONSTRUCTED PER THE 2020 MINNESOTA BUILDING CODE
ALL AGES BUILDING (276 TOTAL UNITS, 6 TYPE A UNITS)
PRIMARY OCCUPANCY: R-2 OCCUPANCY (LEVELS 1-4) , S-2 (LEVEL P1)
4 STORIES OF TYPE V-A CONSTRUCTION OVER 1 STORY BELOW GRADE OF TYPE I-A PODIUM. BOTH BUILDINGS WILL BE FULLY SPRINKLERED WITH NFPA 13 SYSTEM.
THE TYPE V-A BUILDING WILL BE SEPARATED FROM THE TYPE I-A BUILDING BY A 3 HR HORIZONTAL ASSEMBLY (SPECIAL PROVISIONS 510.2)
THE TYPE V-A BUILDING WILL BE SEPARATED WITH A 2-HR FIREWALL IN TO SEPARATE FIRE AREAS A & B & C
A(22,900 SF) + B (26,805 SF)+ C (23,971 SF) , 73,676 PER FLOOR X4= GSF : 294,704 GSF
4 STORIES: AVERAGE HEIGHT OF 58' (TO MID POINT OF ROOF)

PARKING AT LEVEL P1: 184 SPACES INCLUDING 7 ACCESSIBLE
SEE CIVIL PLANS FOR SITE PARKING

	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL
1B	20	25	25	25	94
2B	38	40	40	40	159
3B	7	7	7	6	27
TOTAL	65	72	72	71	280

1 / A3101 LEVEL 1 - ENLARGED - AREA C
1" = 30'-0"

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HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW

CERTIFICATION

NOT FOR CONSTRUCTION

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SHEET TITLE

ALL AGES LEVEL 1 FLOOR PLAN

SHEET NUMBER

A3101

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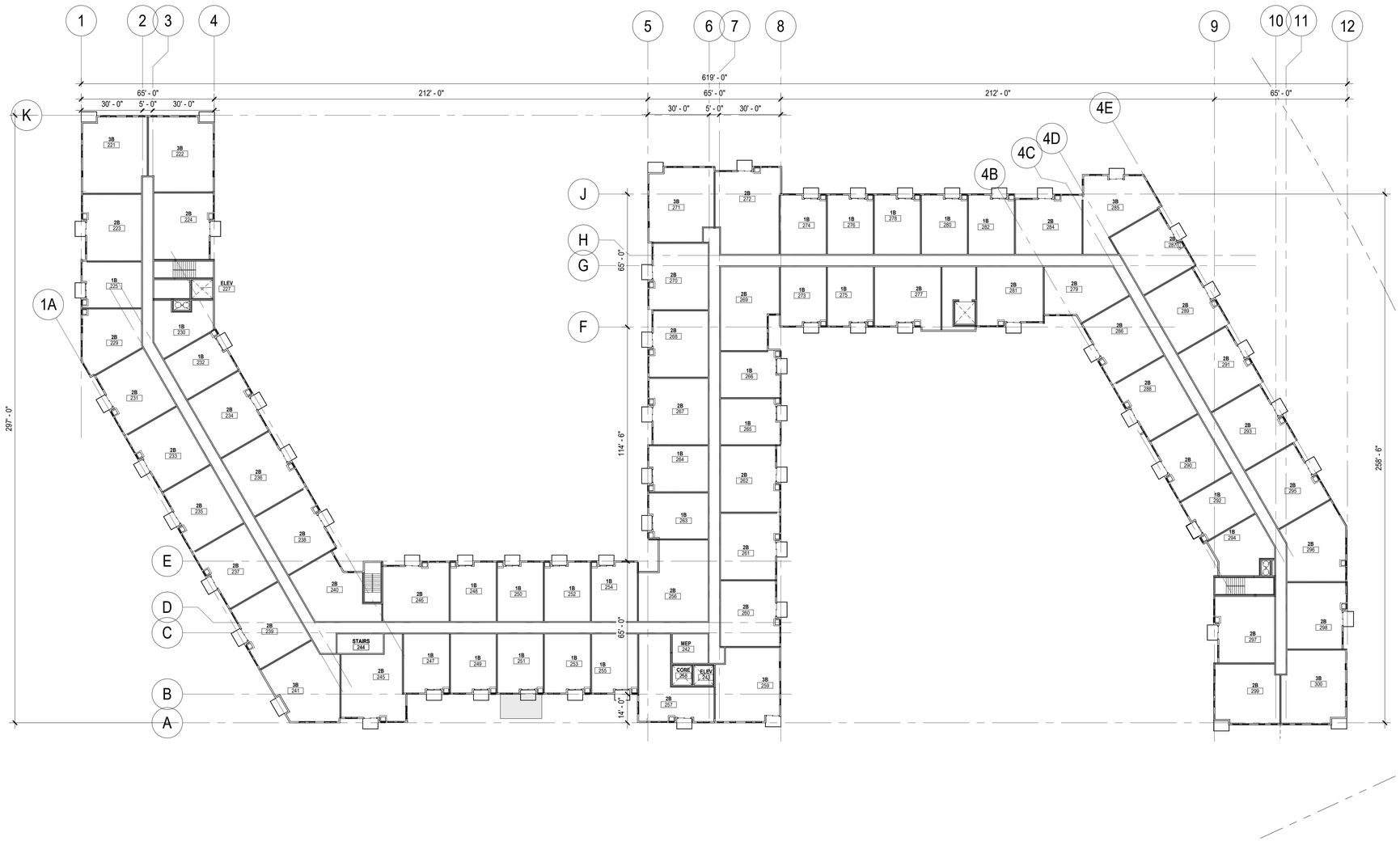

1 / A3102 LEVEL 2 - ENLARGED - AREA C

1" = 30'-0"

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SHEET TITLE

ALL AGES LEVEL 2 FLOOR PLAN

SHEET NUMBER

A3102

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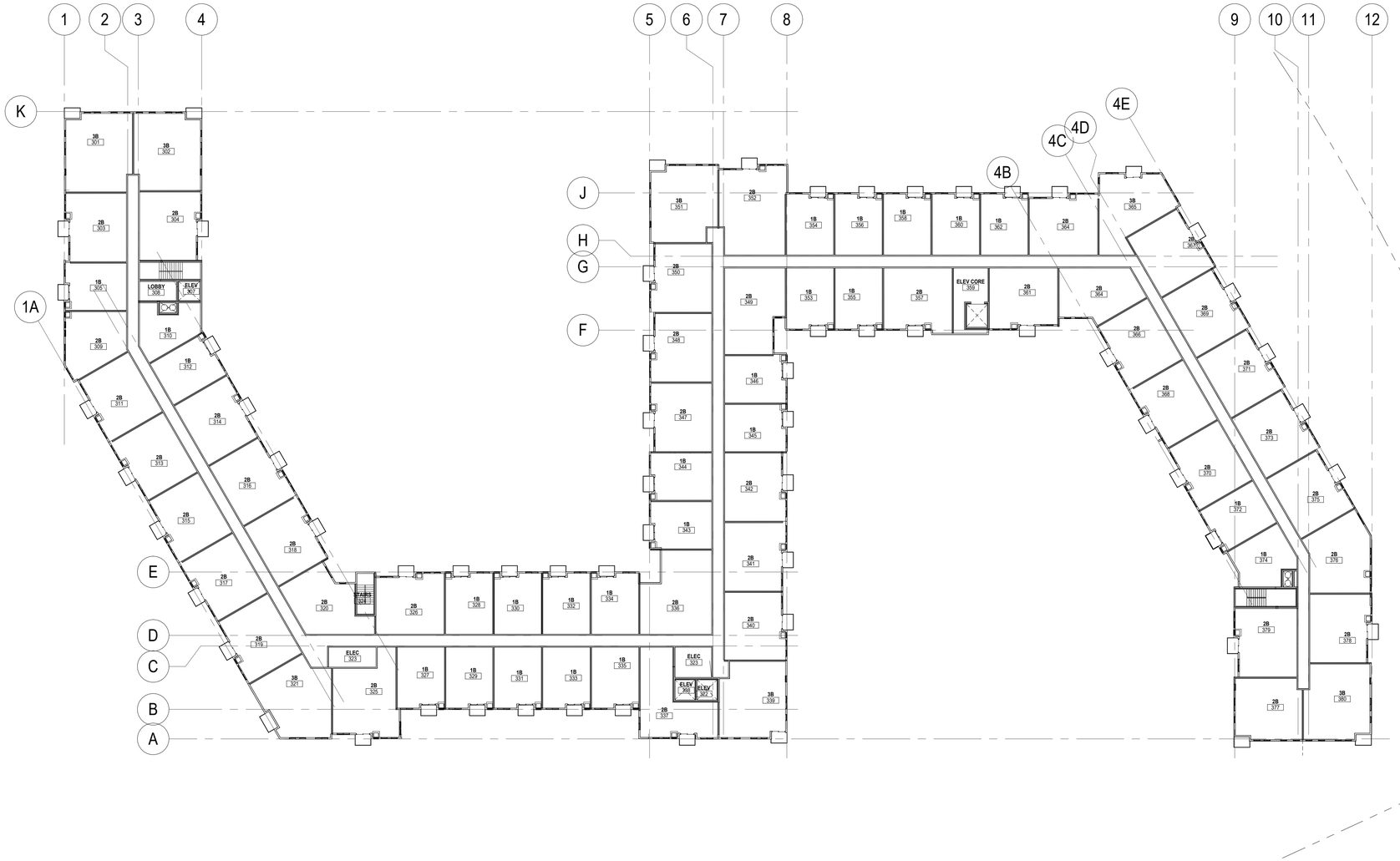

1 / A3103 LEVEL 3 - ENLARGED - AREA C
1" = 30'-0"

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SHEET TITLE
ALL AGES LEVEL 3 FLOOR PLAN

SHEET NUMBER
A3103

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ARCHITECTURAL KEYNOTES

1 / A3104 LEVEL 4 - ENLARGED - AREA C
1" = 30'-0"

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SHEET TITLE
ALL AGES LEVEL 4 FLOOR PLAN

SHEET NUMBER
A3104

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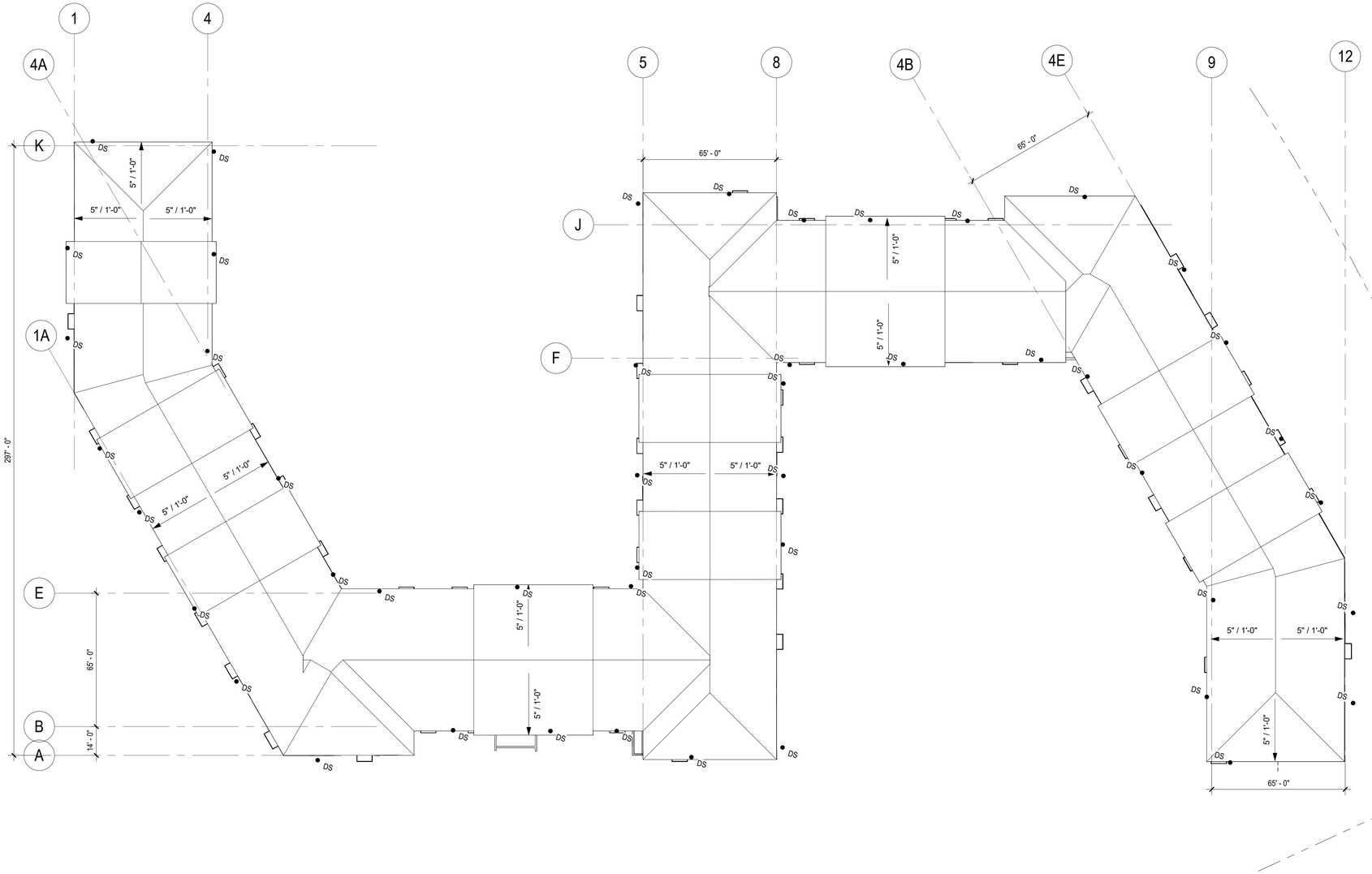

1 A3140 ROOF ALL AGES
1" = 30'-0"

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SHEET TITLE

ALL AGES ROOF PLAN

SHEET NUMBER

A3140

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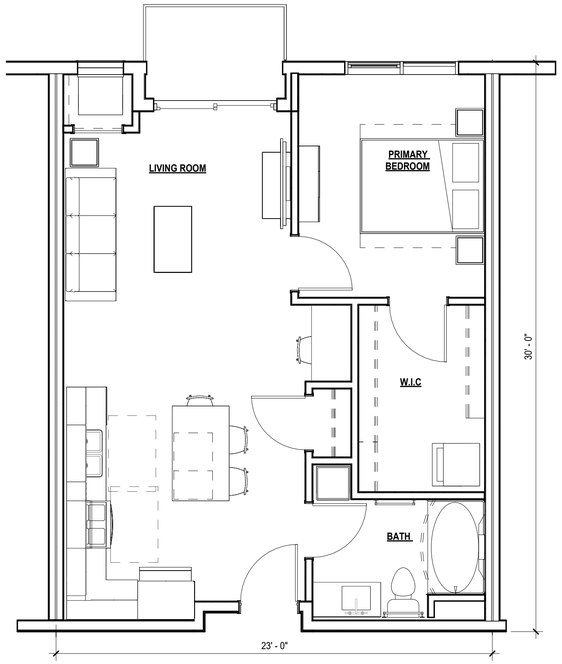
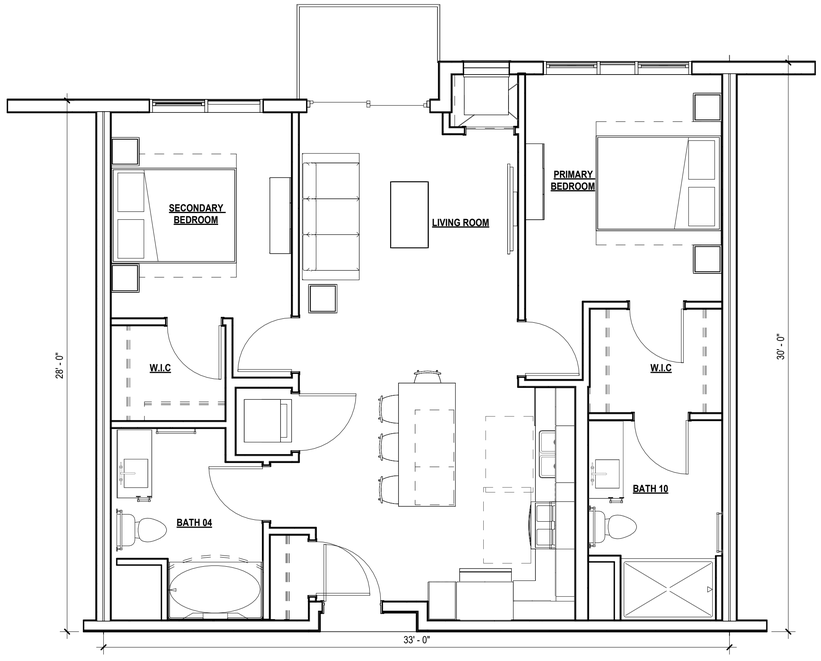


2 A3201 ALL AGES_TYP 1B
1/4" = 1'-0"



1 A3201 ALL AGES_TYP 2B
1/4" = 1'-0"

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CONSULTANTS

PROJECT TITLE
HAVILAND FIELDS

ISSUE #	DATE	DESCRIPTION
1	2024-02-09	SITE PLAN REVIEW

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2236.10

SHEET TITLE

ALL AGES LIVING TYP UNITS

SHEET NUMBER

A3201

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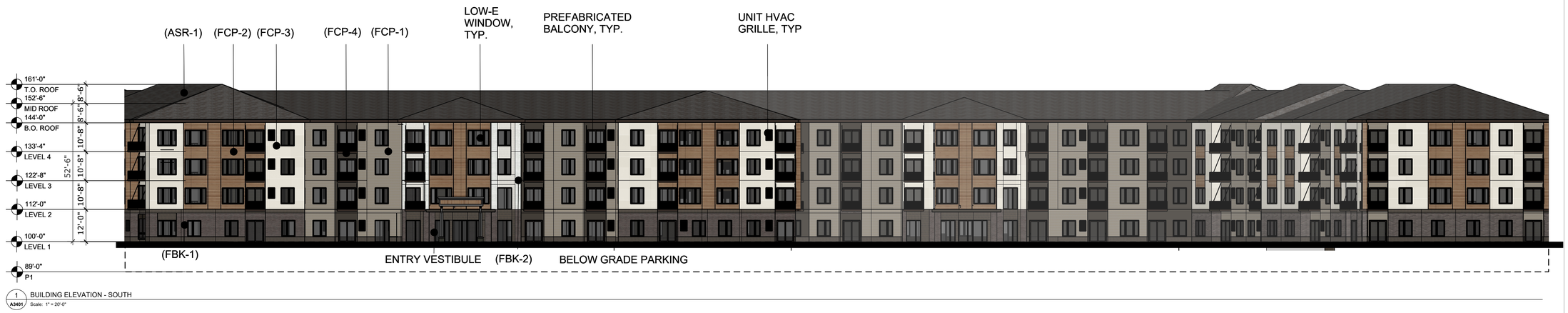
Autodesk Docs://2236-10 Presbyterian Homes - Lord of Life (2023)/2236-10 Lord of Life_AI_2023.rvt
2/9/2024 11:42:56 AM



1 A3401 BUILDING ELEVATION - SOUTH
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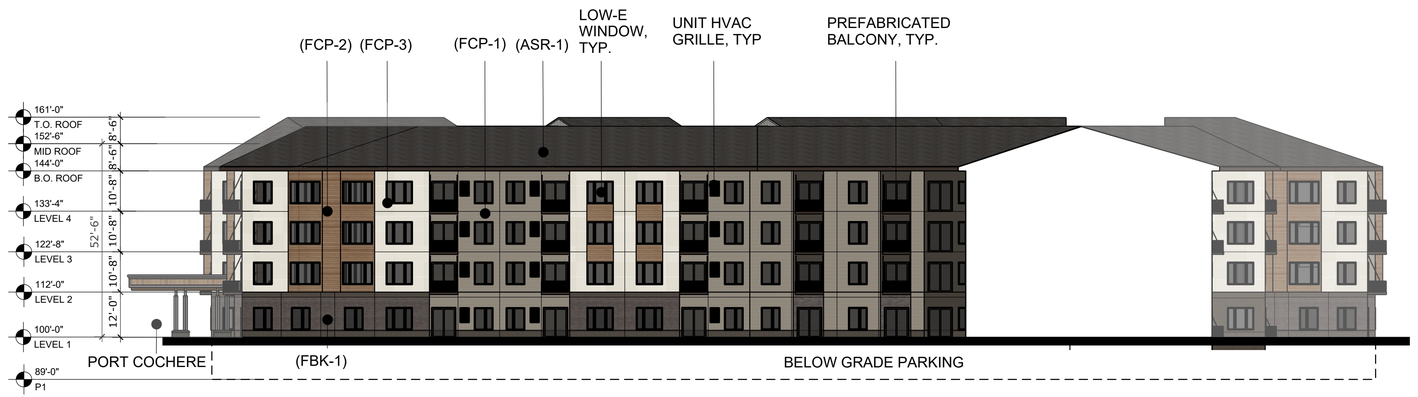

2 A3401 BUILDING ELEVATION - EAST COURTYARD - WEST
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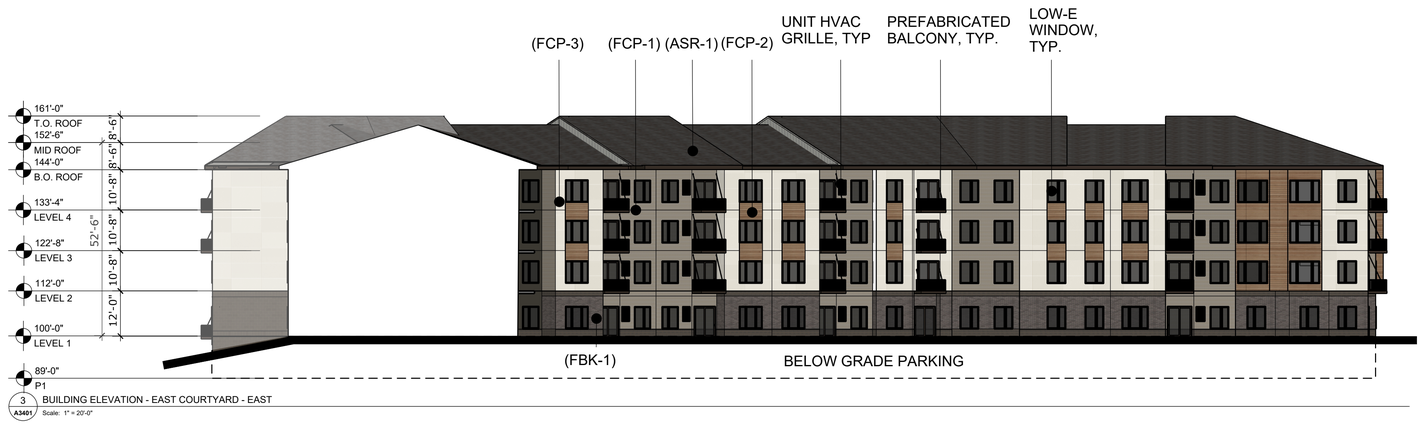

3 A3401 BUILDING ELEVATION - EAST COURTYARD - EAST
Scale: 1" = 20'-0"

BRONZE BRICK (FBK-1)

COLOR: WALNUT
SIZE: UTILITY BRICK 4"x12" NOMINAL

WHITE / BUFF BRICK (FBK-2)

COLOR: BUFF WHITE
SIZE: UTILITY BRICK 4"x12" NOMINAL

BRONZE BURNISHED BLOCK (DCMU-1)

COLOR: CARAMEL
SIZE: UTILITY BRICK 8"x16" NOMINAL

FIBER CEMENT HORIZONTAL LAP SIDING (FCP-1)

COLOR: SAGE BUSH
STYLE: 6" HORIZONTAL LAP SIDING

FIBER CEMENT PANEL (FCP-2)

COLOR: VINTAGEWOOD SPRUCE
SIZE: 3030 VERTICAL AND HORIZONTAL - SEE ELEVATIONS

FIBER CEMENT PANEL (FCP-3)

COLOR: FARMHOUSE WHITE
STYLE: ARCHITECTURAL PANEL
FINE SAND TEXTURE

FIBER CEMENT PANEL (FCP-4)

COLOR: SKYSCRAPER GRAY
STYLE: ARCHITECTURAL PANEL
FINE SAND TEXTURE

ASPHALT SHINGLE (ASR-1)

COLOR: PEWTER GRAY
STYLE: HDZ SHINGLE

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EXTERIOR ELEVATIONS - ALL AGES

SHEET NUMBER

A3401

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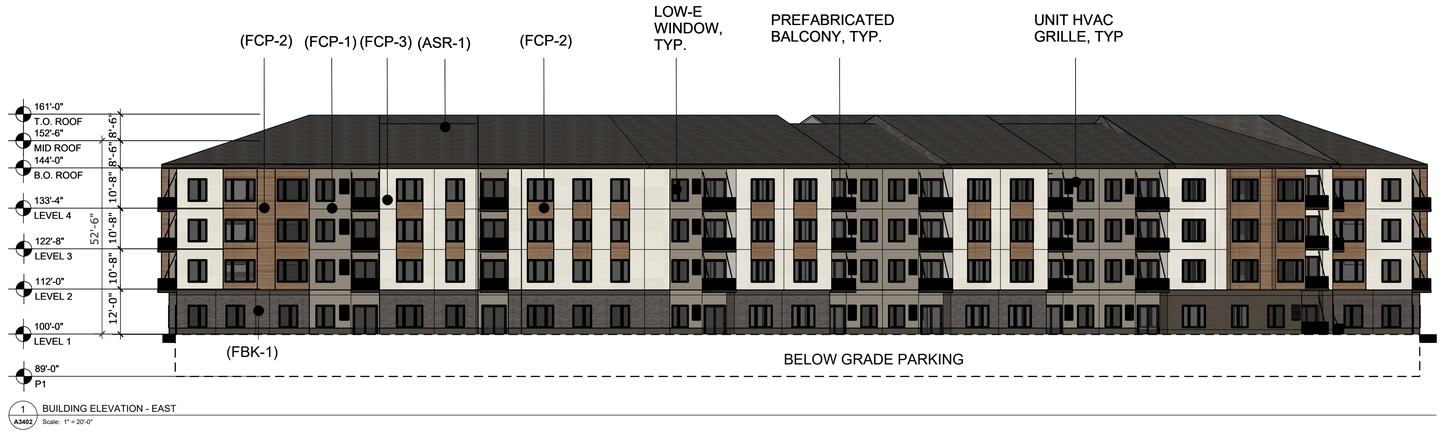

1 A3402 BUILDING ELEVATION - EAST
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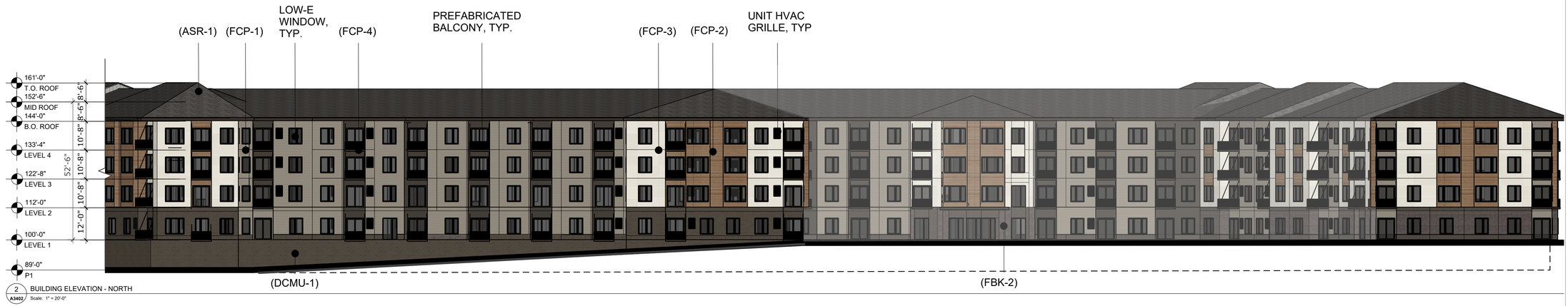

2 A3402 BUILDING ELEVATION - NORTH
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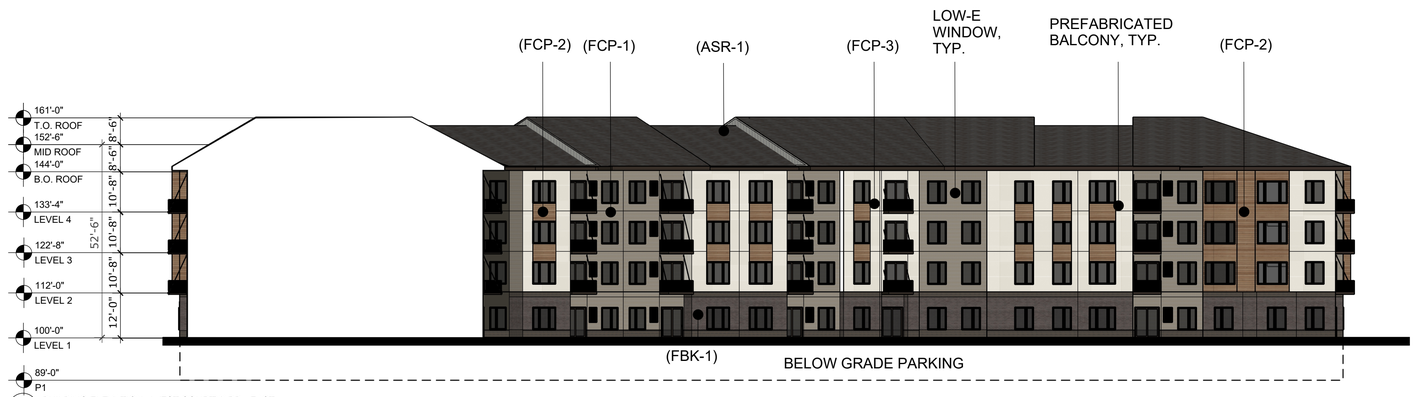

3 A3402 BUILDING ELEVATION - WEST COURTYARD - EAST
Scale: 1" = 20'-0"

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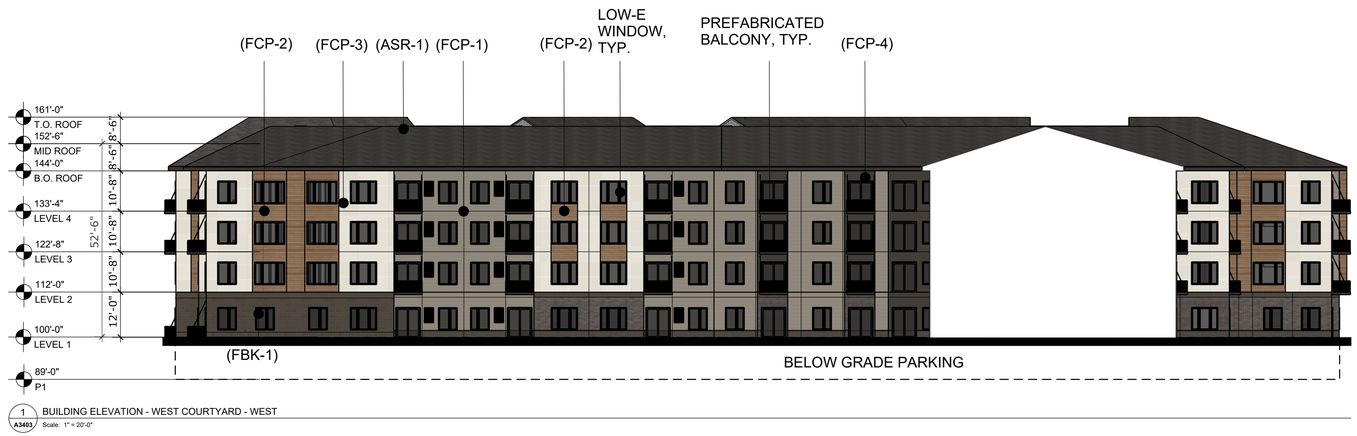

1 A3403 BUILDING ELEVATION - WEST COURTYARD - WEST
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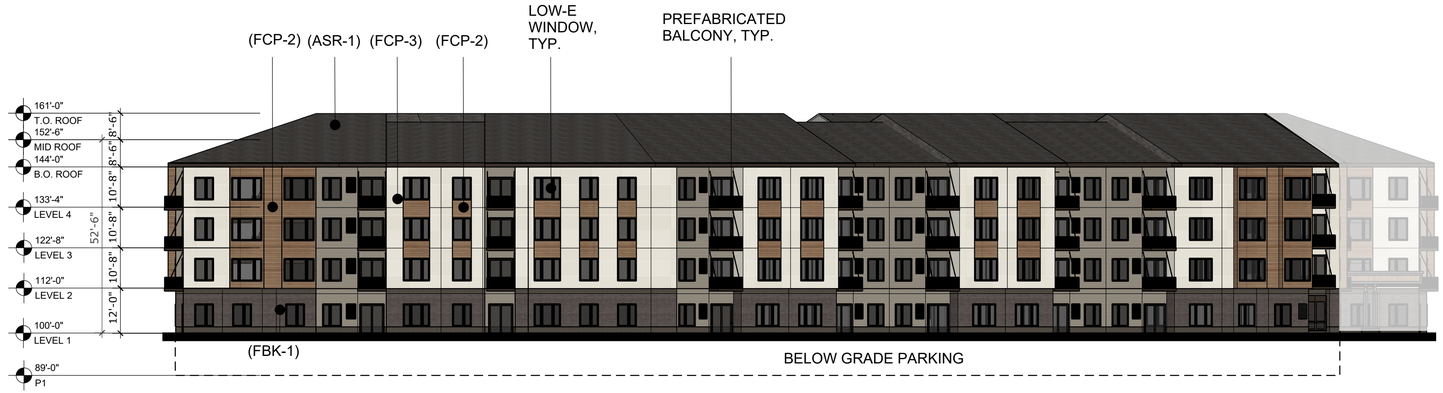

2 A3403 BUILDING ELEVATION - WEST
Scale: 1" = 20'-0"

BRONZE BRICK (FBK-1)

COLOR: WALNUT
SIZE: UTILITY BRICK 4"x12" NOMINAL

WHITE / BUFF BRICK (FBK-2)

COLOR: BUFF WHITE
SIZE: UTILITY BRICK 4"x12" NOMINAL

BRONZE BURNISHED BLOCK (DCMU-1)

COLOR: CARAMEL
SIZE: UTILITY BRICK 8"x16" NOMINAL

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COLOR: SAGE BUSH
STYLE: 6" HORIZONTAL LAP SIDING

FIBER CEMENT PANEL (FCP-2)

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SIZE: 3030 VERTICAL AND HORIZONTAL - SEE ELEVATIONS

FIBER CEMENT PANEL (FCP-3)

COLOR: FARMHOUSE WHITE
STYLE: ARCHITECTURAL PANEL FINE SAND TEXTURE

FIBER CEMENT PANEL (FCP-4)

COLOR: SKYSCRAPER GRAY
STYLE: ARCHITECTURAL PANEL FINE SAND TEXTURE

ASPHALT SHINGLE (ASR-1)

COLOR: PEWTER GRAY
STYLE: HDZ SHINGLE

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EXTERIOR ELEVATIONS - ALL AGES

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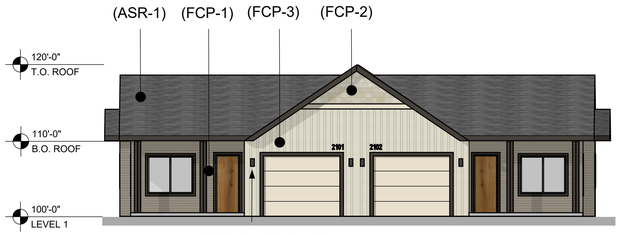

1 A1401 BUILDING ELEVATION - SOUTH
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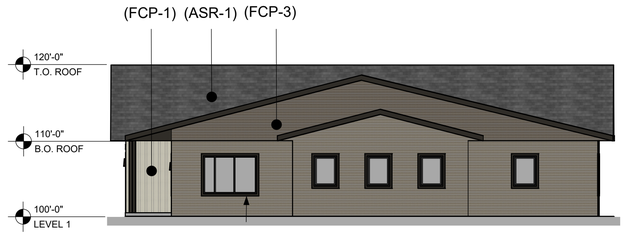

2 A1401 BUILDING ELEVATION - SOUTH
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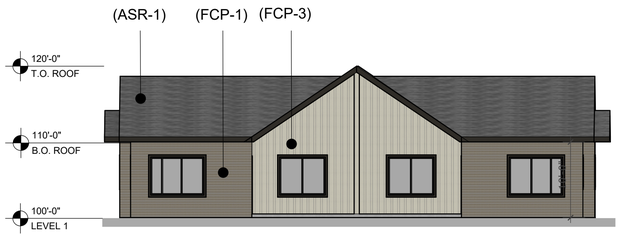

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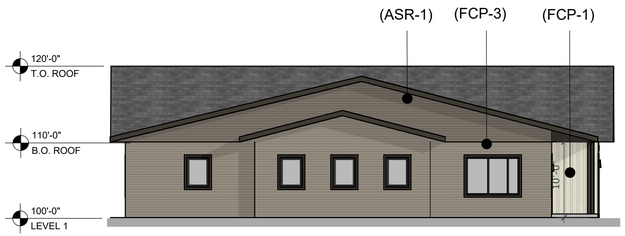

4 A1401 BUILDING ELEVATION - SOUTH
Scale: 1" = 10'-0"

FIBER CEMENT HORIZONTAL SIDING (FCP-1)

COLOR: SAGE BUSH
STYLE: 6" HORIZONTAL LAP SIDING

FIBER CEMENT SHINGLE PANEL (FCP-2)

COLOR: NAUTICAL WHITE
STYLE: SHINGLE PANEL STRAIGHT EDGE

FIBER CEMENT BOARD AND BATTEN PANEL (FCP-3)

COLOR: NAUTICAL WHITE
STYLE: BOARD AND BATTEN SMOOTH PANEL VERTICAL SIDING

ASPHALT SHINGLE (ASR-1)

COLOR: PEWTER GRAY
STYLE: HDZ SHINGLE

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SHEET TITLE

EXTERIOR ELEVATIONS - PARK HOMES

SHEET NUMBER

A1401

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Park and Recreation Commission **5. 3.**

Meeting Date: 04/11/2024

By: Mark Riverblood, Engineering/Public Works

Information

Title:

Recommend a $350,000 Budget and Playground Installation for The Hollow

Purpose/Background:

A 243 lot residential subdivision was approved by the City in 2021 entitled Riverstone South—and is generally south of Hwy's #10 & #169 and north of the Bowers Drive residential area. As part of the planning process in 2020-21 it was determined that Park Dedication for the new plat would consist of one acre for a neighborhood park, and $350,000 in cash for the park's development.

The purpose of this case is to formally recommend to City Council the overall plan and budget for the park, and specifically the large and unique playground consistent with the concept plans that the Commission previously approved.

Notification:

Substantial public engagement, workshops and Public Hearings occurred in 2020 and 2021 leading up to the plat's approval.

Observations/Alternatives:

One of the stated goals for the park in this location was to preserve the existing trees—and then to incorporate the trees with the playground elements. The approved concept plan is the result of considerable planning to achieve these goals and to remain within the $350,000 park development budget. On April 1st, 2024 the Lump Sum Proposals were due to the city for all the wooden platforms, bridge and elevated boardwalks that the playground elements would be attached to, or interact with. The 300' feet of boardwalk elements with installation is $138,200. The play equipment components to be attached to the boardwalk are available from the State Bid Contract and are $38,705 including shipping and freight. These components will be purchased by the City directly, with the boardwalk contractor attaching and integrating them into the larger elevated boardwalk platforms. The zip line is one of these components that was available from the State Contract, and was installed last Summer ($24,949).

Additional information will be presented at the meeting, including a revised budget reflecting the detailed numbers above, but remaining within the total of $350,000.

Funding Source:

The funding source is the $350,000 in Park Dedication fees paid by the Developer of the residential subdivision.

Recommendation:

Staff recommends proceeding with the construction of the playground at The Hollow as described in this case.

Action:

Motion to recommend to City Council $350,000 from the Park Trust Fund for the one-acre neighborhood park known as The Hollow, including $176,905 for the playground specific components with installation.

Attachments

Playground RFP
State Bid components
Location map
Site map and proposed bldg
Specifications
Concept Plan
Draft Budget
ZipVenture images

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	04/05/2024 02:02 PM
Brian Hagen	Brian Hagen	04/05/2024 02:37 PM
Form Started By: Mark Riverblood		Started On: 04/05/2024 11:51 AM
Final Approval Date: 04/05/2024		

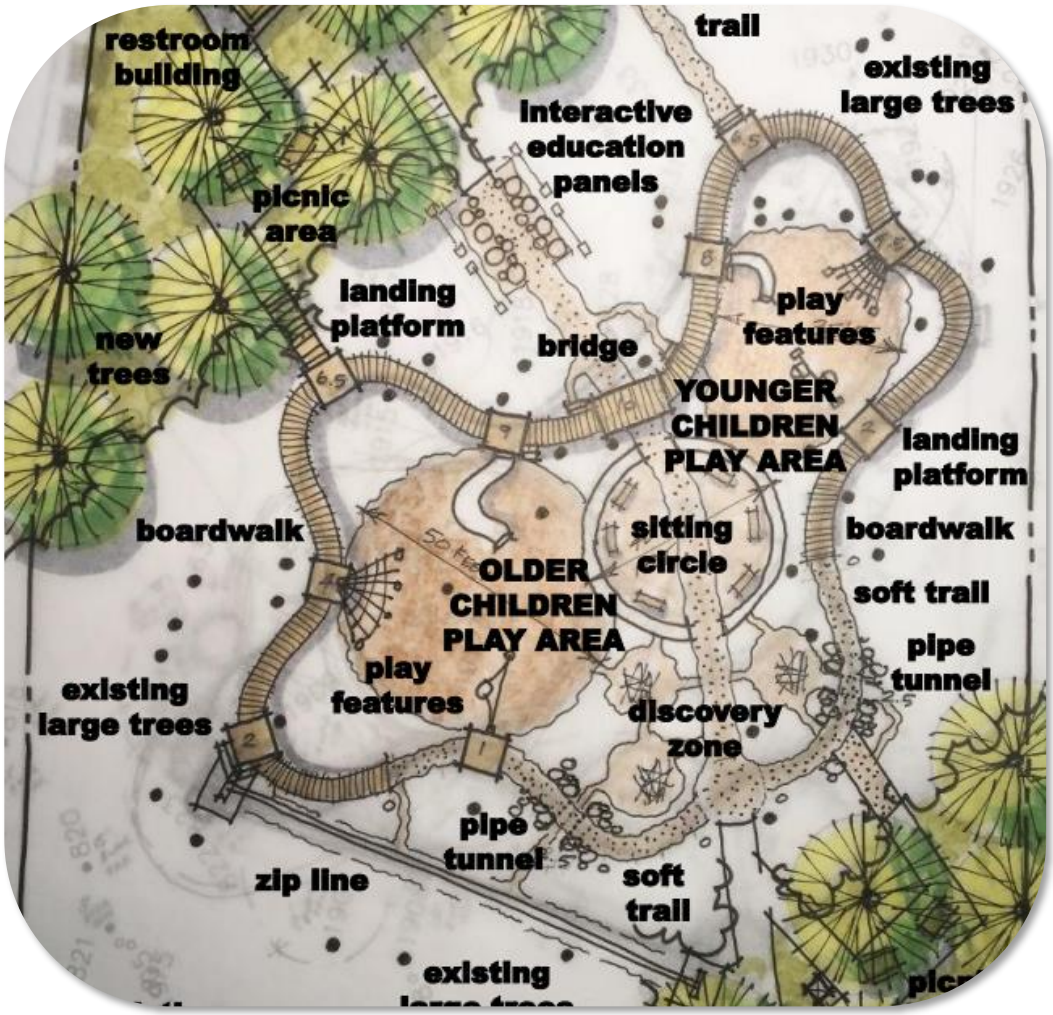
REQUEST FOR PROPOSAL

PROPOSAL MUST BE RECEIVED BY:

2:00 PM on Monday, April 1st, 2024
Submit by e-mail ONLY to:
Mariah Albrecht
763-433-9820

E-mail to: malbrecht@cityoframsey.com

Furnish Materials and Installation for a 'Design-Build' Elevated Boardwalk with Attached and Separate Play equipment Components for The Hollow, 14642 Snowy Owl Street, Ramsey, MN 55303



Furnish Materials and Installation for a 'Design-Build' Elevated Boardwalk with attached and Separate Play equipment Components

Pre-Qualifications:

I. *Bidder/Contactor shall demonstrate that he/she has successfully designed and installed 3 (three) wood post and framed, or hybrid play component projects of comparable or greater scope in a county, municipal, state park, or school setting in MN or WI within the last 5 (five) years.

II. Bidder/Contractor shall confirm his/her capacity to 'field adjust' the radii and platforms and detail of the construction to achieve the goals, function and play value pursuant to the intent and specifications below.

III. Contractor is responsible for visiting the site to determine all existing conditions that may affect the performance of the Work, and may schedule a walk-through with city staff if desired.

Introduction and General Information:

- In submitting a proposal for this park project, the Contractor warrants that mobilization and material handling necessary to install ALL play equipment and improvements as specified is wholly included in their proposal.
- Contractor responsible for viewing the existing site, to review the general conditions and trees to protect. The City will stake the approximate center of each platform and the center bridge prior to the Contractor beginning construction.
- There are no known underground obstructions (E.g. abandoned footings, utilities) within the new play equipment site.
- This Request for Proposal shall be a Lump Sum, not-to-exceed amount. The Contractor must include within his/her quote any time or materials necessary to complete the work in a professional and quality manner. E.g. if matting is required due to wet conditions or to protect tree rooting zones—this expense is that of the Contractor. There will be no Change Orders.
- Work site may be required to be enclosed with temporary safety fencing—if the contractor is not physically on site. Fencing is **not required** if there are no equipment or loose items/tools anywhere on site, *aside from* loose major play components or lumber/timbers that do not constitute a hazard, and/or plywood/work mats (if used), which may be present until job completion.

Communication with the City:
If any requirements of this RFP are not clearly understood, the Contractor is responsible for contacting the City for further clarification in a prompt manner. Responses to inquiries, if they change or clarify the RFP in a substantial manner, will be forwarded by addenda to the known RFP holders.

Award and Selection Process:
The City (Owner) *anticipates* award of The Hollow playground project the day following City Council approval on April 23rd, 2024. The city will award the project to the most qualified proposer, in relation to the Lump Sum amount.

The Park and Recreation Commission will evaluate the qualifications of lowest Lump Sum proposer and will then make a recommendation to City Council for approval if the Contractor is deemed qualified.

Right to Reject Proposals:
The City of Ramsey reserves the right to reject any and all proposals in whole or in part, and to waive any informality or technical defects, in the City's judgment.

Work and Staging Areas:
Confine work activities to the playground area and a direct route from the parking bays, to that necessary to place/install play equipment. Contactor is responsible for protecting pavement and curbing from breaking and damage. Contractor must protect all tree trunks, *and* tree rooting zones from compaction. Skid steer equipment if used should be tracked, not wheeled machines. No mechanized equipment shall be left overnight at the park (unless fenced), and no construction activity shall be performed before 7 AM nor after 7 PM Monday through Saturday. The contractor shall provide 72 hour advance notice before working on Saturday. City Council approval is required for Sunday work.

A dumpster is not anticipated to be needed on site, and no construction related disposal is to be placed in the trash receptacle at the park. Contractor may dispose of any new playground packaging in the dumpster at Public Works, 14199 Jasper Street.

Shipment of Materials:
Before making any shipment of materials to the site, Contractor shall ascertain whether the site is in a condition to receive the shipment. Where this provision is neglected and material is delivered to the site when the latter is not in condition to receive it, such materials shall be properly stored elsewhere at the Contractor's expense and adequate insurance coverage provided for off-site storage.

Storage of Materials on Site or Off-site:
Contractor shall provide storage as required to protect and preserve all materials stored at the site. Storage of materials is to be confined to areas designated by the City. City will not sign for, or be responsible for, materials delivered to the site.

Materials and equipment which is delivered in advance of the installation period can be stored at the Public Works campus at 14199 Jasper Street, Ramsey, MN 55303. Contractor will be responsible for equipment and insurance of equipment stored at the Public Works campus. Material supplier/Contractor will also be responsible for the unloading and loading of the equipment at the campus. In addition, supplier will be responsible for delivery of the materials and play equipment components to the installation site and clean up all packaging materials/debris from loading/staging location. Contact Parks Supervisor Mike Berge at 763 286 8464 relating to the above logistics.

Schedule:
A schedule for the work shall be submitted to the City upon notification to the Contractor that they have been awarded the job. Once work has commenced, the Contractor shall continuously pursue completion in accordance with the approved schedule. The goal of these specifications is to minimize the number of days the playground site is under construction.

Liquidated Damages:
Liquidated damages shall be deducted from the approved quoted amount, in a sum of $100 dollars per weekday (M-F) for non-completion after August 15th, 2024.

License and Insurance:
By submitting a proposal, the Contractor affirms they shall maintain the following minimum insurance coverage while completing their work as related to this RFP in the following amounts: Commercial General Liability $1,000,000 per occurrence (written on an occurrence based form bodily injury and property damage); automobile liability $1,000,000 per occurrence (including hired & non-owned bodily injury and property damage).

The City of Ramsey shall be named as an additional insured on the Commercial General Liability insurance. Certificates of Insurance for all of the above insurance shall be filed with the City prior to any work commencing. The Contractor also affirms they shall be licensed to perform the work in the State of Minnesota, and the work shall comply with all state and local laws.

Payment:
Payment will be made upon submittal of an invoice to the City on a net 30-day basis following City acceptance of the work (there will be no partial payments, nor change orders). An IC 134 form may be required prior to final payment.

Proposal(s) Duration:
The Contractor in submitting their proposal, acknowledges the amount shall be honored for a period of 90 days from the date of submission.

Warranty/Guarantee:
The Contractor warrants and guarantees to the Owner that all installation Work will be of good quality and free from faults or defects in accordance with this RFP. All defective Work may be rejected.

If required by the Owner, prior to payment, the Contractor will promptly without cost to the Owner, correct defective Work, or replace it with non-defective Work. If the Contractor does not correct such defective Work or remove and replace within a reasonable time, the Owner may have the deficiency corrected or the rejected Work removed and replaced. All direct or indirect costs of such correction or removal and replacement, including compensation for additional professional services shall be paid by the Contractor, or deducted by the Owner, all such costs from the quoted contract price.

If, instead of requiring correction or removal and replacement of defective Work, the Owner (prior to approval of final payment) prefers to accept it, they may do so. In such case, if the acceptance occurs prior to final payment, a Statement shall be issued incorporating the necessary revisions, including appropriate reductions in Contract Price.

All manufactured boardwalk, decks, walls, and bridge-like components and associated installation of play equipment shall be warrantied for a period of one year.

Specification Reference:
The Contractor shall conduct his/her work in conformance with the specifications set forth herein, and in accordance with safe construction practices. Additionally, the Contractor must be licensed to work in the City of Ramsey, at the time work may commence.

Elevated Boardwalk, Play Equipment and Site Improvements Specifications:

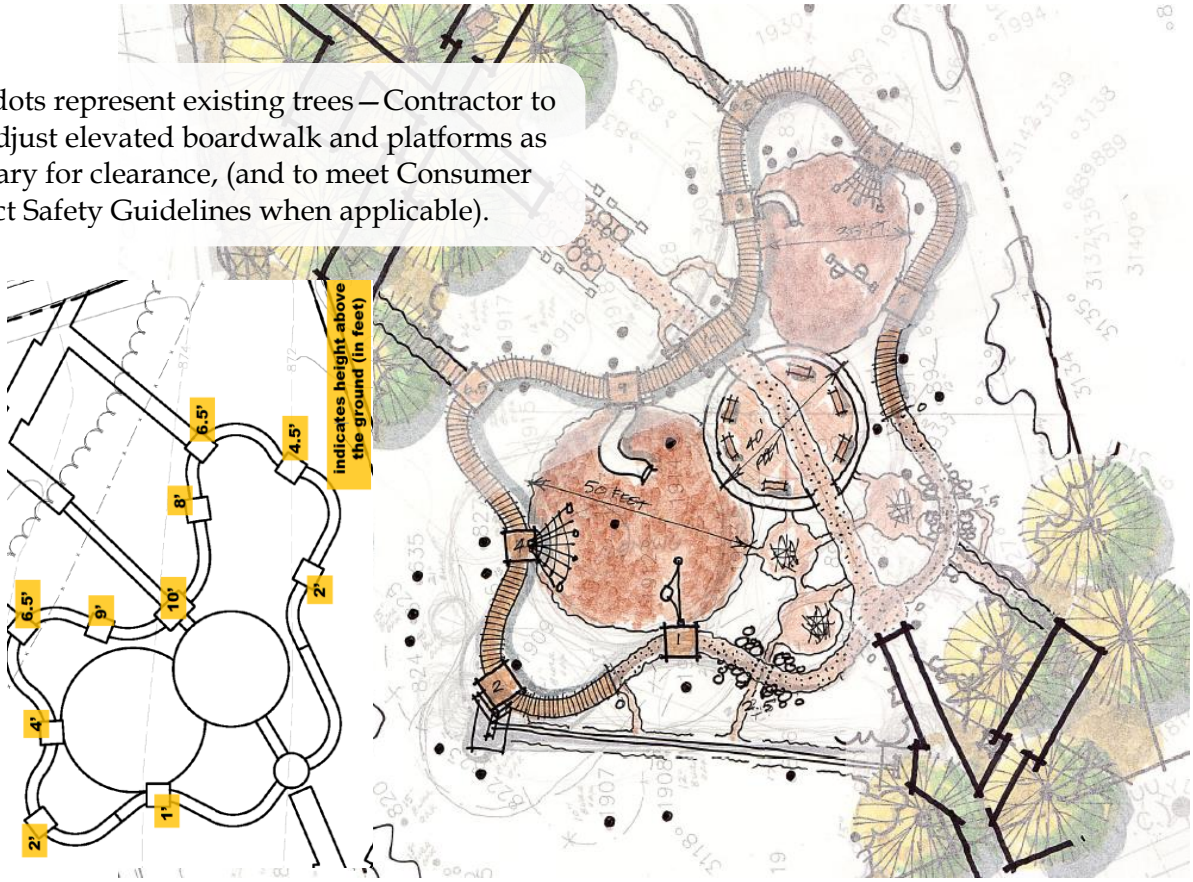
- Finished structures and improvements shall meet and comply with all current ADA Legislation and ASTM F1487 for installed play equipment.
- The finished playground project will not have a containment border, and the Engineered Wood Fiber (EWF) fall surfacing shall be by others.
- The elevated boardwalk is approximately 300 lineal feet (with a minimum inside dimension of 4'), not including 10 (ten) platforms, that are 6' x 6' feet square, and the center bridge platform that will be approximately 6' x 12'. All boardwalk shall be curved, or a curvy 'S' as shown within this RFP.

- The elevated boardwalk bark-on Tamarack support posts or timbers shall be 8'-10' On Center (O.C.) if not a part of the 10 platforms or 12' bridge. Each timber shall be round and a minimum of 10" inches in diameter and relatively uniform above ground. Each shall be buried a minimum of 2' feet, and backfilled with clean sand, sewer rock, or pea gravel, the latter of which that may be obtained at no cost at the City's Public Works facility. Everywhere necessary to protect tree roots greater than 4" in diameter, a basic box construction base may be utilized in lieu of a bury to attach posts and support raised platform to ensure adequate length of post above platform for railing or event attachment.
- Random width full dimensional rough sawn (R.S.) live edge Tamarack lumber 1" thick with all cut edges eased and all corners radius minimum of 2" shall be placed vertically for the elevated boardwalk sides or walls. These sidewalls are required on both sides (as depicted above) in continuous manner, when the boardwalk is 30"or higher above resilient surfacing. The live edge Tamarack shall have a spacing of 3" inches between each board. Exposed ends of boards sanded smooth with 60 grit sandpaper.
- Exposed structural railing components shall be full dimensional 2"x4" or 2"x6" R.S. Tamarack also with exposed sides and edges sanded smooth with 60 grit paper.
- Platform, walkway and bridge frames shall be constructed of Brown Treated 2X lumber of sufficient dimension to span required distances and in no case less than 2x6. Cross-bracing as required between tamarack logs shall also be Brown Treated 2X lumber not less than 2x6. All hardware coming into contact with treated materials must be coated or stainless-steel including lag bolts, deck screws and other connectors. Photos within this RFP shall inform design and clarify specifications as needed.

  For purposes of elevated boardwalk and platform acceptance at the completion of the project, the acceptance standard shall be that the City and Contractor shall walk the boardwalk and find that there is NO perceptible movement latterly or vertically, nor significant sounds of movement.

- Deck boards shall be minimum 5/4"x6" S4S Red Cedar or equal. (Approved equal would include; a resin-based product, Trex brand or similar for decking.)
- All connecting hardware used for provided play components (stand-alone or attached to platforms) must be zinc plated or stainless steel, free of protrusions, vandal resistant and have a tamper proof design. Service kit for tamper proof fasteners must also be provided.
- Where connection of play equipment or component is into wood, all fasteners shall be galvanized, coated or stainless lag bolts a minimum of 3/8" diameter and of sufficient length. Decking screws and vertical member shall be fastened with galvanized, coated or stainless, a minimum of 3/16" and 1/4" flat washer/pan head screws or greater in size. All other connecting hardware (including fasteners for the Burke play equipment furnished by the City), shall be stainless steel and tamper resistant.
- The plan view image shown below identifies the approximate deck platform heights above grade. The precise deck height shall be adjusted to match the corresponding and proper play component attachment height above grade— which shall factor the 12" (EWF) placed by others.

Black dots represent existing trees—Contractor to field adjust elevated boardwalk and platforms as necessary for clearance, (and to meet Consumer Product Safety Guidelines when applicable).



- The following play components shall be installed within the play area pursuant to the concept illustration, and/or affixed to the 10 platforms. Note: the 2024 State Bid Contract pricing is shown only for reference with each play component or event, Contractor/Bidder shall NOT include these costs with their Lump Sum proposal—the City will supply these 16 components (14 types of play events) for Contractor installation.

  Also, images are intended to show play event as installed: supplied components (or product number) does not include attachment columns or posts. The platform's Tamarack timbers shall be these attachment posts (aside from stand-alone components like the T-swing and Spinning Orb etc.).

MN State Contract #218090

Burke Model #550-9011

T-Swing w/seats

Qty: 1

$1,960

Burke #370-0077

Cargo Net

- Qty: 1
- $897 each

Burke #430-0554

- Chute Slide Right
- Qty: 1
- $3,600 each

Burke #370-0090

Leaf Climber

Qty: 1

$1,331 each

Burke #490-0163

Viper Chute Slide (96”)

Qty: 1

$3,540 each

Burke 550-0206 ZipVenture Zip Line (75') Qty: 1

$17,562 each INSTALLED 2023

The approximate 70′ foot Zip line shown above is installed at the park. The Contractor shall field engineer a wooden boardwalk type connection between the adjacent 2′ foot high platform, to the zip line's existing upper deck. The wood boardwalk may be fastened to the zip line platform and/or its support posts and meet CPS guidelines.

Burke #370-0793

Nature Play Board Climber

Qty: 2

$2,105 each

Burke #570-2717

Stability Sanctuary Hammock

Qty: 1

$2,764 each

Burke #370-0124

Twist Net

Climber Qty: 1

$3,146 each

Burke #370-0008

Wild Web Net Climber

Qty: 1

$5,433 each

Burke #570-0012

Tree Branch Climber

Climber Qty: 2

$1,193 each

Burke #370-1616

TakTiks Tall Rope Wall Climber

Qty: 1

$2,084 each

Burke #560-2615

Split Log Climber

Qty: 1

$2,115 each

Burke #560-0457

Swift Twist Spinner

Qty: 1

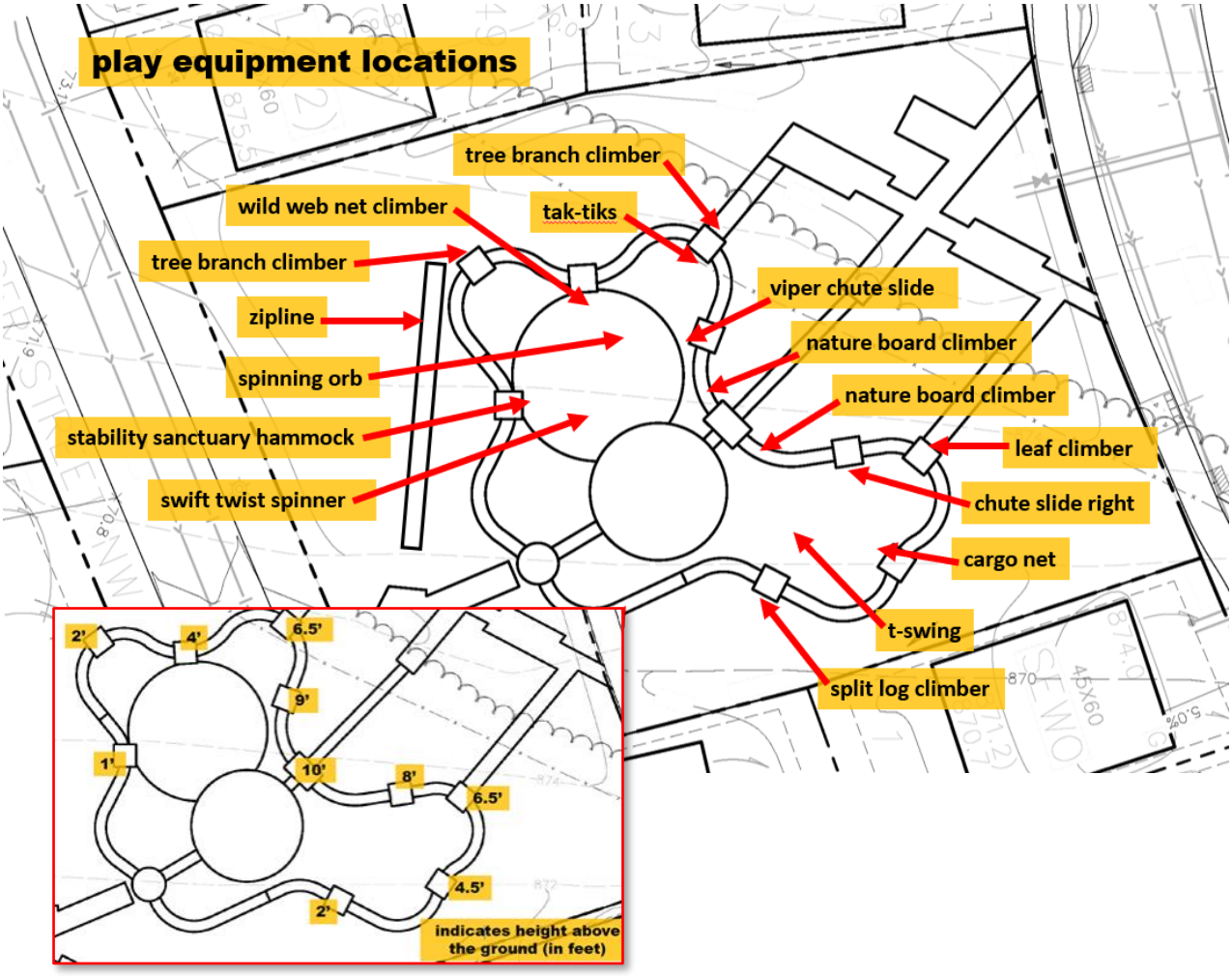
$1,504 each

Comet II Spinning Orb

Qty: 1

$2,327 each

- The following is the schematic location exhibit of where the provided play components are to be installed—Contractor to make minor field adjustments pursuant to, and in consideration with **all specifications** within this Request for Proposal.



Project Requirements:

I/We agree to furnish all labor, supply materials as needed, and site security to perform the work as described below:

- Contractor and the City of Ramsey shall enter into the City's standard form of agreement.
- Contractor shall secure all permits related to the Work (if any).
- Contractor shall provide evidence of insurance in accordance with City requirements, and be licensed to work in the City (a $75 fee).
- Contractor shall submit material examples to the City of Ramsey's representative for review and approval if requested.
- The park should be reasonably accessible to the public during construction for a safe site, as well as public use of the existing zipline. Portions of the work site may be required to be enclosed with temporary safety fencing—if the contractor is not physically on site. Fencing is not required if there are no equipment or loose items/tools anywhere on site.
- Contractor shall provide temporary facilities, as required, for proper storage of materials and if necessary, also sanitation (outdoor portable toilet on-site).
- Contractor shall protect ALL trees and shrubs and notify the City's representative immediately of any damage to trees.
- The City is not responsible for stolen, missing or damaged materials.
- The Contractor shall substantially complete the project by July 31th 2024.
- Contractor shall notify the City's representative prior to substantial completion to schedule a final review of the work and make corrections to deficiencies identified in the final review.
- This Request for Proposal shall be a not-to-exceed amount. The Contractor must include within his/her quote any time or materials and incidentals necessary to complete the work in a professional and quality manner. At the completion of the Work, the site's grounds shall be returned to its current condition by the Contractor.
- There shall be no Change Orders.

Proposal for Furnishing Materials and Installation of' Design-Build' Elevated Boardwalk with Attached and Separate Play equipment Components

$ _____Lump Sum for all costs to complete installation as referenced.

In submitting the above quote, I/We warrant the quote valid for work to be completed on or before July 31th, 2024.

Additionally, I/we acknowledge the Specifications, Provisions, and existing conditions referenced herein and above. (Bidder need only submit this Proposal page #21.)

Contractor name _____

Owner or representative _____

Signature _____

Phone(s) _____

E-mail _____

*List three related projects of comparable scope for a governmental agency in Minnesota or Wisconsin within recent 5 years, with contact/reference information:

Project name and location _____
Contact name and info _____

Project name and location _____
Contact name and info _____

Project name and location _____
Contact name and info _____

Burke Model #550-9011

T-Swing w/seats

Qty: 1

$1,960

Images are intended to show play event as installed

Burke #370-0077

Cargo Net

Qty: 1

$897 each

Images are intended to show play event as installed: product number does not include attachment columns or posts.

Burke #430-0554

Chute Slide Right

Qty: 1

$3,600 each

Images are intended to show play event as installed: product number does not include attachment columns or posts.

Burke #370-0090

Leaf Climber

Qty: 1

$1,331 each

Images are intended to show play event as installed: product number does not include attachment columns or posts.

Burke #490-0163

Viper Chute Slide (96”)

Qty: 1

$3,540 each

Images are intended to show play event as installed: product number does not include attachment columns or posts.

Burke 550-0206 ZipVenture Zip Line (75’) Qty: 1

$17,562 each INSTALLED 2023

Images are intended to show play event as installed: product number does not include attachment columns or posts.

Burke #370-0793

Nature Play Board Climber

Qty: 2

$2,105 each

Images are intended to show play event as installed: product number does not include attachment columns or posts.

Burke #570-2717

Stability Sanctuary Hammock

Qty: 1

$2,764 each

Images are intended to show play event as installed: product number does not include attachment columns or posts.

Burke #370-0124

Twist Net

Climber Qty: 1

$3,146 each

Images are intended to show play event as installed: product number does not include attachment columns or posts.

Burke #370-0008

Wild Web Net Climber

Qty: 1

$5,433 each

Images are intended to show play event as installed: product number does not include attachment columns or posts.

Burke #570-0012

Tree Branch

Climber Qty: 2

$1,193 each

Images are intended to show play event as installed: product number does not include attachment columns or posts.

Burke #370-1616

TakTiks Tall Rope Wall Climber

Qty: 1

$2,084 each

Images are intended to show play event as installed: product number does not include attachment columns or posts.

Burke #560-2615

Split Log Climber

Qty: 1

$2,115 each

Burke #560-0457

Swift Twist Spinner

Qty: 1

$1,504 each

Burke #560-2589

Comet II Spinning Orb

Qty: 1

$2,327 each

St. Croix Recreation Fun Playgrounds INC.
1826 Tower Dr W
Stillwater, MN 55082 US
16514301247
hannah@stcroixrec.com

Estimate

ESTIMATE # 6925
DATE 04/04/2024
EXPIRATION DATE 04/18/2024

ADDRESS
City of Ramsey
Email:
accountspayable@ci.ramsey.mn.us

SHIP TO
City of Ramsey
Attn: Parks Department
14100 Jasper St NW
Ramsey, MN 55303

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

SALES REP
Mike Basich

ACTIVITY	QTY	RATE	AMOUNT
The Hollow project:			
BCI 550-9011 T-SWING, 2 SEAT 7' TOT SEATS, GALV CHAIN - 157 Lb.	1	1,960.00	1,960.00T
BCI 370-0077 CARGO NET 48"-56" - 23 Lb each	1	897.00	897.00T
BCI 430-0554 VIPER Chute Right Slide - 242 each	1	3,600.00	3,600.00T
BCI 370-0090 LEAF CLIMBER 56" - 49 Lb. each	1	1,331.00	1,331.00T
BCI 490-0163 Viper Slide R 96" - 202 Lb. each	1	3,540.00	3,540.00T
BCI 370-0792 NaturePlay Board Climber - 101 Lb each	2	2,105.00	4,210.00T
BCI 570-2717 Stability Sanctuary Hammock - 49 Lb each	1	2,764.00	2,764.00T
BCI 370-0124 Twist Net Climber - 34 Lb each	1	3,146.00	3,146.00T
BCI 370-0008 WILD WEB ROPE CLIMBER - 77 Lb each	1	5,433.00	5,433.00T
Services Tree Branch Climbers	2	1,193.00	2,386.00
BCI 370-1616 TAKTIKS, TALL ROPE WALL - 31 Lb each	1	2,084.00	2,084.00T
BCI 560-2615 Natureplay Horizontal Split Log Climber - 8"-20" - 212 Lb. Each	1	2,115.00	2,115.00T
BCI 560-0457 SWIFT TWIST SPINNER - 52 Lb	1	1,504.00	1,504.00T
BCI-560-2589 COMET II ACCESSIBLE SPINNING ORB - 147 Lb eac	1	2,327.00	2,327.00T
Lead time Lead time estimate 6-10 weeks; ship date based on inventory at time of order.			
Freight Freight quotes currently only valid for 15 days.			T

By signing estimate or authorizing by email or PO, purchaser is agreeing to billing terms as listed on the estimate. Order to include model number(s), quantity and color(s) above including any supplemental documents provided and/or requested. Please verify all content for accuracy. **Those purchasing off of the MN State Contract are bound only by the terms and conditions listed in said contract**

ACTIVITY	QTY	RATE	AMOUNT
Quote based on information currently listed on estimate. Modifications to delivery address, contact or offloading capability must be made prior to order. If made after order is placed, surcharges may apply.			
STATE CONTRACT STATE CONTRACT #218090	37,297	-0.04	-1,491.88T

MATERIAL ITEMS AS QUOTED ARE GOOD FOR 30 DAYS. FREIGHT QUOTES ARE GOOD FOR 15 DUE TO FUEL UNCERTAINTIES. SALES TAX SUBJECT TO CHANGE. ADD IF NOT TAX EXEMPT OR SUPPLY EXEMPTION CERTIFICATE IF NOT ON FILE. PAYMENT TERMS ARE NET 30 DAYS UNLESS OTHERWISE NOTED. FAILURE TO PAY IN A TIMELY MANNER WILL BE SUBJECT TO INTEREST AT A RATE OF 1.5%/MONTH OR 18% ANNUALLY.

*LEAD TIMES AND SHIPPING DATES ARE BASED ON CURRENT INVENTORY. PLEASE BE PATIENT AS OUR VENDORS NAVIGATE SUPPLY CHAINS & NATIONAL SHORTAGES.

**FOR BIDDING CONTRACTORS & SUPPLIERS: ST CROIX RECREATION IS NOT LIABLE FOR INTERPRETATION OF PROJECT BIDS, DRAWINGS OR ADDENDA. IT IS THE CUSTOMER'S RESPONSIBILITY TO VERIFY ACCURACY OF MODEL NUMBER(S), DESCRIPTION(S), QUANTITY AND COLOR(S) DIRECTLY WITH END USER

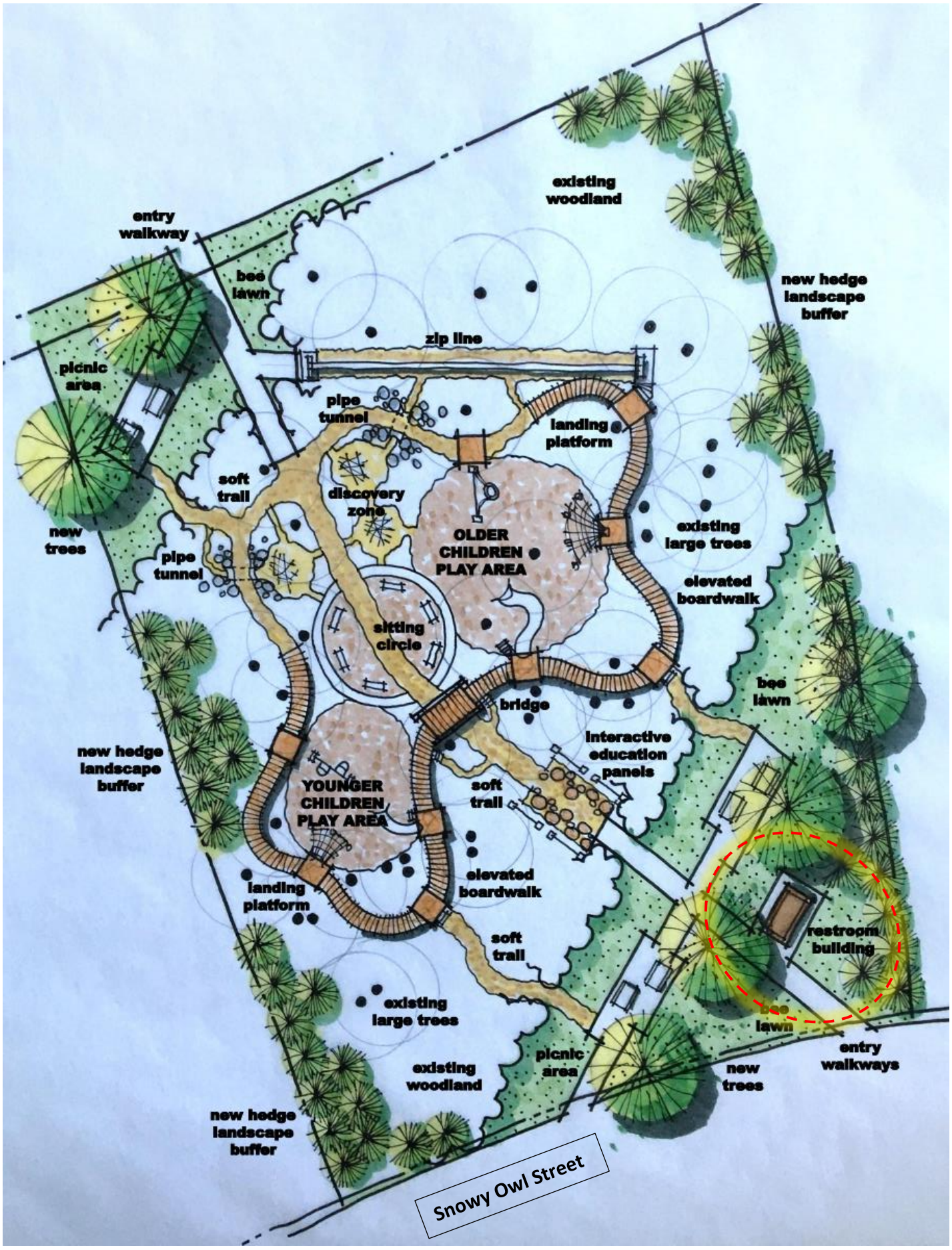
SUBTOTAL	35,805.12
TAX (0%)	0.00
SHIPPING	2,900.00
TOTAL	**$38,705.12**

Accepted By

Accepted Date

By signing estimate or authorizing by email or PO, purchaser is agreeing to billing terms as listed on the estimate. Order to include model number(s), quantity and color(s) above including any supplemental documents provided and/or requested. Please verify all content for accuracy. **Those purchasing off of the MN State Contract are bound only by the terms and conditions listed in said contract**

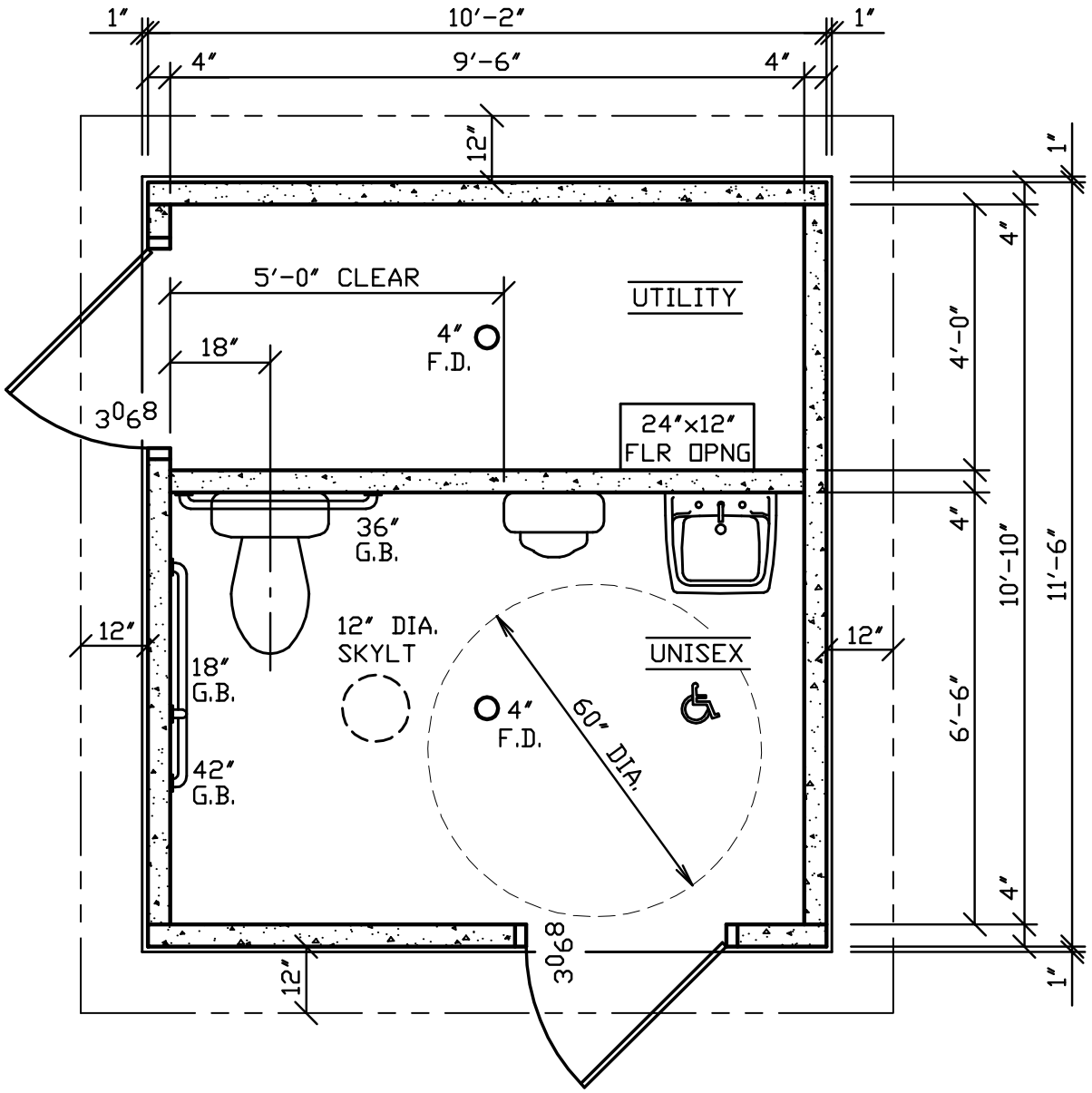
New one-acre park
Alpine Dr NW
Bunker Lake Blvd NW
Highway 10 NW
US-10 NW
Armstrong Blvd NW
Riverdale Dr NW
Coons Dr NW
Bowers Dr NW
Greenland Hills West Park
Greenland Hills East Park
LAKE ITASCA TRAIL CORRIDOR
UNNAMED PARK 1
Mississippi River
Mississippi National River and Recreation Area


existing woodland
entry walkway
bee lawn
new hedge landscape buffer
zip line
picnic area
pipe tunnel
landing platform
soft trail
discovery zone
OLDER CHILDREN PLAY AREA
existing large trees
new trees
pipe tunnel
elevated boardwalk
sitting circle
bridge
bee lawn
Interactive education panels
new hedge landscape buffer
YOUNGER CHILDREN PLAY AREA
soft trail
elevated boardwalk
landing platform
soft trail
restroom building
existing large trees
lawn
entry walkways
picnic area
existing woodland
new trees
new hedge landscape buffer
Snowy Owl Street

LYNX

- RESTROOM -

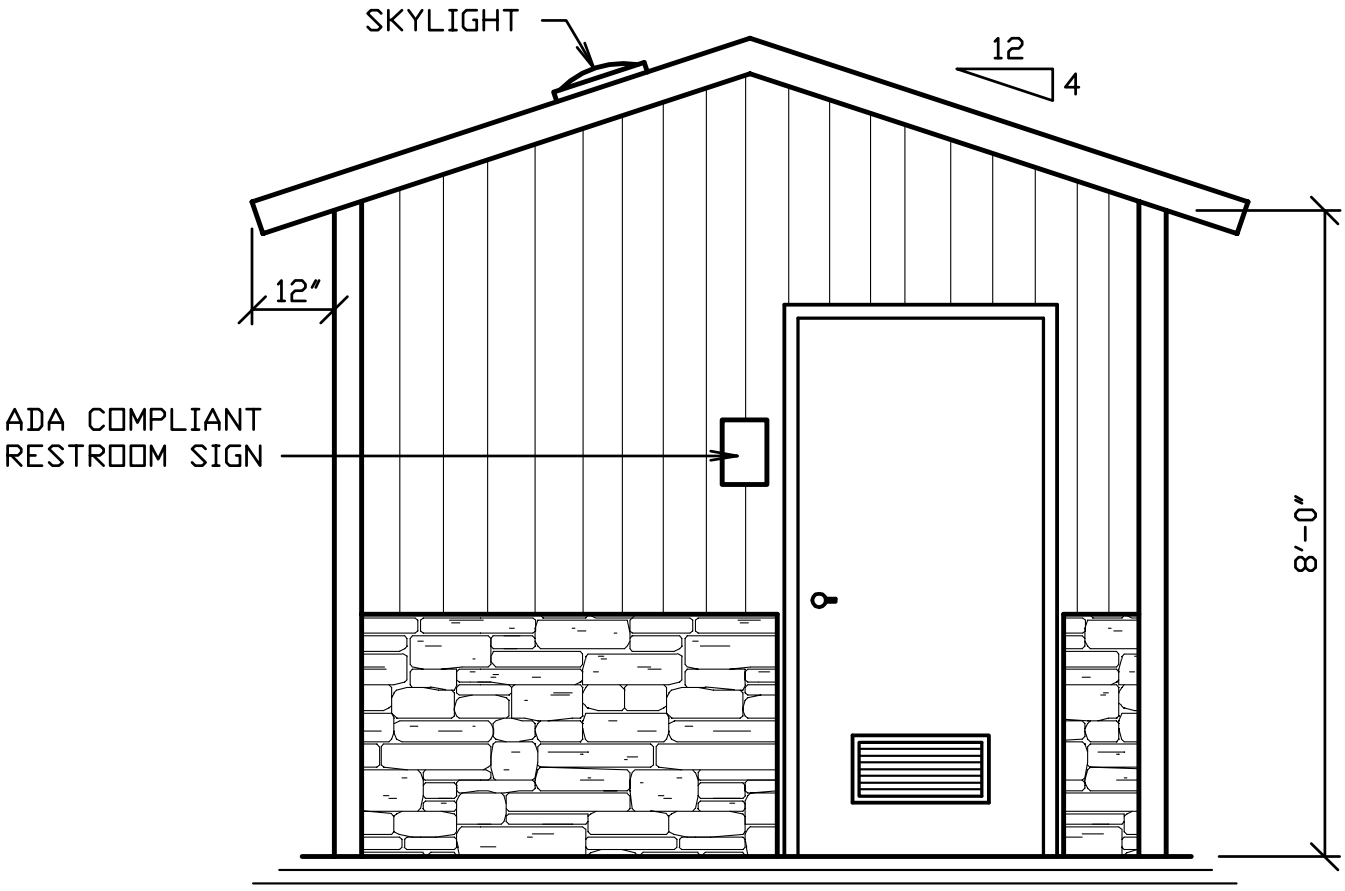
LYNX



HUFFCUTT

Floor plans are for reference only. This drawing shall not be copied or submitted to others without the consent of this company.

4154 123rd St. Chippewa Falls, WI 54729 | 715-723-7446
HUFFCUTT.COM



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

(REAR ELEVATION SIMILAR, EXCEPT NO DOOR)

HUFFCUTT

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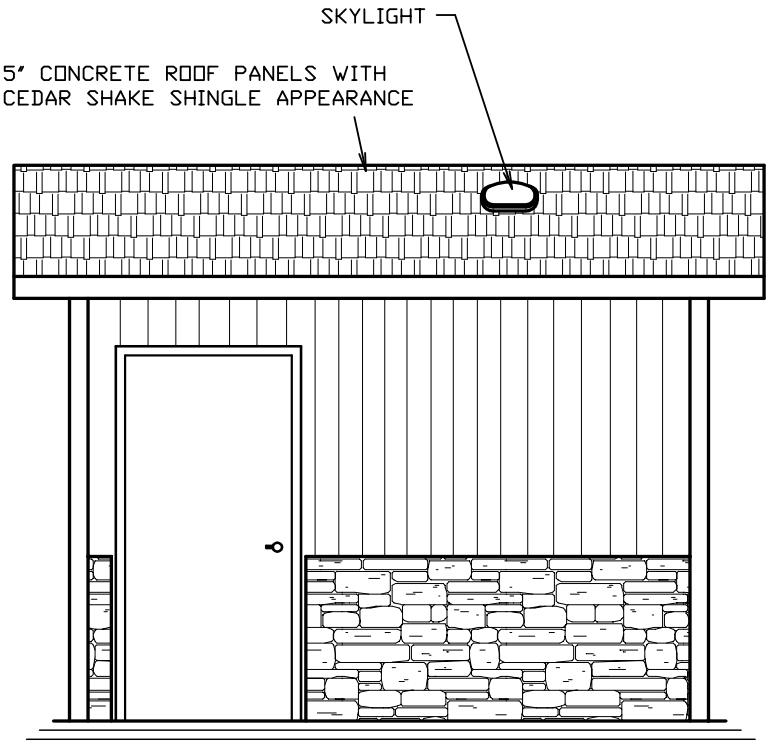
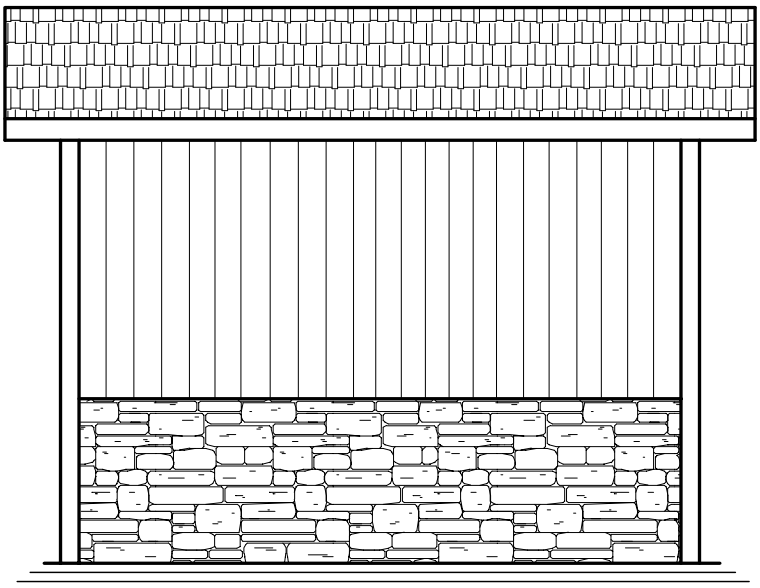
HUFFCUTT.COM



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

HUFFCUTT

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4154 123rd St. Chippewa Falls, WI 54729 | 715-723-7446
HUFFCUTT.COM

- RESTROOM -

SPECIFICATIONS

PART 1 – GENERAL

1. SCOPE
   1.1. Construction and onsite placement of a prefabricated precast concrete restroom building.
2. MANUFACTURER
   2.1. Manufacturer shall be Huffcutt Concrete or a pre-approved equal.
   2.2. Manufacturer shall be an NPCA Certified Plant or equal with verifiable references demonstrating quality, design and service upon request.
   2.3. Manufacturer will provide a written warranty providing 20 years structural, manufacturer's warranty on all hardware and components not produced at precast concrete manufacturer's plant, and 3 years against defects in paint, caulk, and grout.
3. DESIGN
   3.1. Building will be manufactured using precast concrete including the roof. Building's structural and foundation design will be relevant to the region and properties associated with its final placement. Design will also meet ADA and building code requirements.
4. SUBMITTALS
   4.1. Manufacturer shall provide submittals and engineering if requested.

PART 2 – PRODUCTS

1. MATERIALS
   1.1. <u>Doors and Frames</u>
      1.1.1. Doors shall be 18ga galvanized metal, louvered with 16ga frames. Doors and frames shall include one coat of rust inhibitive primer and two finish coats of enamel paint.
   1.2. <u>Door Hardware</u>
      1.2.1. Aluminum drip cap. Reese or equal.
      1.2.2. Door closure with hold open. Cal-Royal or equal.
      1.2.3. Stainless hinges with non-removable pin. Cal-Royal or equal.
      1.2.4. Grade 1 lockset. Function and keying to be verified with owner.
      1.2.5. Brush style sweep. Reese or equal.
      1.2.6. ADA compliant threshold. Reese or equal.
   1.3. <u>Windows</u>
      1.3.1. Vinyl frame, obscure glass, operable. Parco or equal.
   1.4. <u>Plumbing</u>
      1.4.1. Stools
         1.4.1.1. Kohler porcelain wall mounted, ADA compliant, elongated bowl.

1.4.1.2. Sloan flush valve, concealed, hydraulic actuator.

1.4.2. Urinal

1.4.2.1. Kohler porcelain wall mounted, ADA compliant.

1.4.2.2. Sloan flush valve, concealed, hydraulic actuator.

1.4.3. Lavatories

1.4.3.1. Kohler wall mounted sink, ADA compliant.

1.4.3.2. Moen single handle ADA metering faucet.

1.4.4. Water Heater

1.4.4.1. Bradford white electric water heater. Size to be sufficient for number of showers and lavatories.

1.4.5. Mixing Valve

1.4.5.1. Honeywell thermostatic mixing valve, adjustable.

1.4.6. Floor Drains

1.4.6.1. Sioux Chief on grade adjustable floor drain.

1.4.7. Sediment Filter

1.4.7.1. Rusco sediment filter.

1.5. Electrical

1.5.1. Interior

1.5.1.1. RAB Vandalproof Tuff Dome motion sensor.

1.5.1.2. RAB VAN1 lights.

1.5.1.3. GFI receptacles.

1.5.1.4. Murdock super secure.

1.5.2. Exterior

1.5.2.1. RAB Tallpack lights.

1.5.3. Chase

1.5.3.1. 100amp loadcenter.

1.5.3.2. (2) 2 bulb florescent lamps. (1 per modular section)

1.5.3.3. Soler & Palau exhaust fan.

1.6. Interior Hardware

1.6.1. Stainless 3 roll toilet paper dispenser.

1.6.2. ADA toilet stalls shall have (1) 18” stainless vertical grab bar, (1) 36” stainless horizontal grab bar, (1) 42” stainless horizontal grab bar.

1.6.3. Stainless frame 18” x 36” mirror.

1.6.4. (2) coat hooks

1.7. Sealers

1.7.1. Floor shall be sealed using a deep penetrating, high alkali resistant, low volatility product. TK-290 or equal.

1.8. Caulks and Grout

1.8.1. All joints between precast panels shall be caulked using a durable, flexible polyurethane sealant. BASF Sonolastic NP-1 or equal.

1.8.2. Weld plate panel connections shall be grouted flush with interior wall surface. Speed Crete Red Line or equal.

2. FINISHES
   2.1. Interior
      2.1.1. Smooth trowel finish.
   2.2. Exterior
      2.2.1. Exterior wall appearance to be approved by owner using an architectural form liner.
      2.2.2. Roof shall be cedar shake architectural form liner.
   2.3. Paint
      2.3.1. Interior
         2.3.1.1. Wall panels shall be primed with a premium quality water based acrylic bonding primer moisture and alkali resistant. Finish coat shall be a high performance acrylic enamel.
      2.3.2. Exterior
         2.3.2.1. Roof shall be covered with a quality 100% acrylic satin paint. Owner to determine color.
         2.3.2.2. Walls shall be covered with a quality concrete stain. Owner to determine color.
         2.3.2.3. Doors shall be covered using 2 coats of a high performance 100% acrylic satin enamel. Owner to determine color.

Part 3 – Execution

1. PRECAST CONCRETE FAMILY STYLE RESTROOM – SHOWER BUILDING
   1.1. Building manufacturer shall construct, assemble, paint, install plumbing and electrical at their plant so that it may be transported to the jobsite in finished modules and placed using a crane.
   1.2. Building manufacturer shall provide mechanical rough in drawing showing where electrical, water supply line, waste line, and floor drains are to be located for hook up to building.
   1.3. Contractor will make final mechanical connections after the building is placed by manufacturer.
   1.4. Manufacturer will caulk interior and exterior seams between modules. Manufacturer will also perform any shipping and handling repairs during installation.
2. ONSITE
   2.1. Contractor shall provide adequate access and a level pad for the crane and semis to sit side by side under their own power. Working radius shall be 35’ from center pin on crane.
   2.2. Contractor shall design and pour a foundation suitable for building to sit on. Foundation shall be level to within ¼”.

2.3. Contractor shall rough in mechanicals according to mechanical rough in drawing provided by building manufacturer. Mechanicals shall be terminated at top of foundation. Final mechanical connections shall be done by contractor including floor drains.

2.4. Contractor will perform initial startup of building using O & M manual as a reference. Contractor will also perform any troubleshooting during initial startup.

DESIGN OBJECTIVES + PRIMARY PARK COMPONENTS

+ Preserves and protects this remnant natural area
+ Universally accessible – welcoming for all abilities
+ Meandering boardwalk – play in the treetops
+ Centrally located sitting/observation circle
+ Separate play areas for various age groups
+ Variety of play features (slide, climb, swing, zip line)
+ Restroom building adjacent to picnic area
+ Interactive interpretive/educational panels

Concept Design for THE HOLLOW

Riverstone South – Ramsey, Minnesota

THE HOLLOW – Concept Plan

Riverstone South – Ramsey, Minnesota

Restroom Building

Climbing Nets

Saucer Swing

Spiral Slides

Toddler Swing

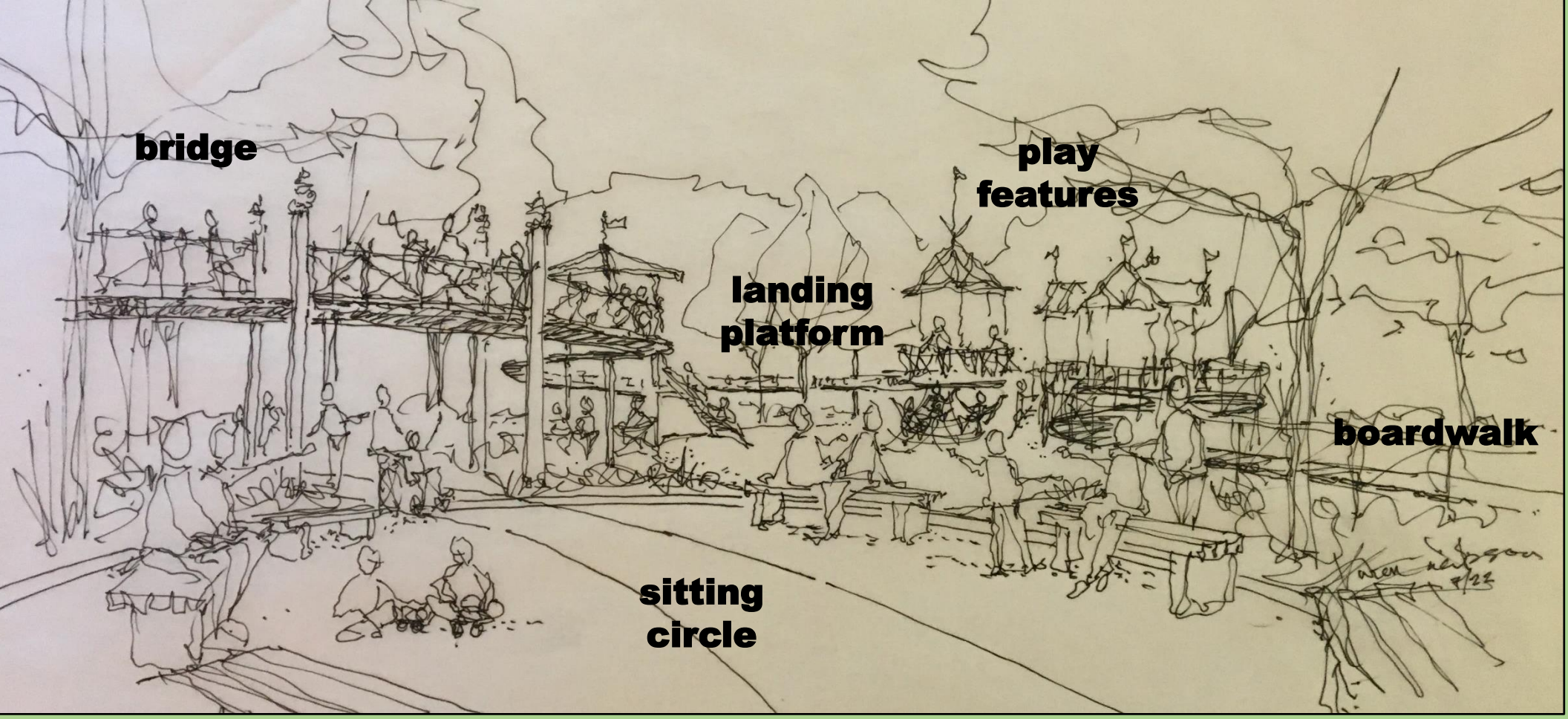
Zip Line

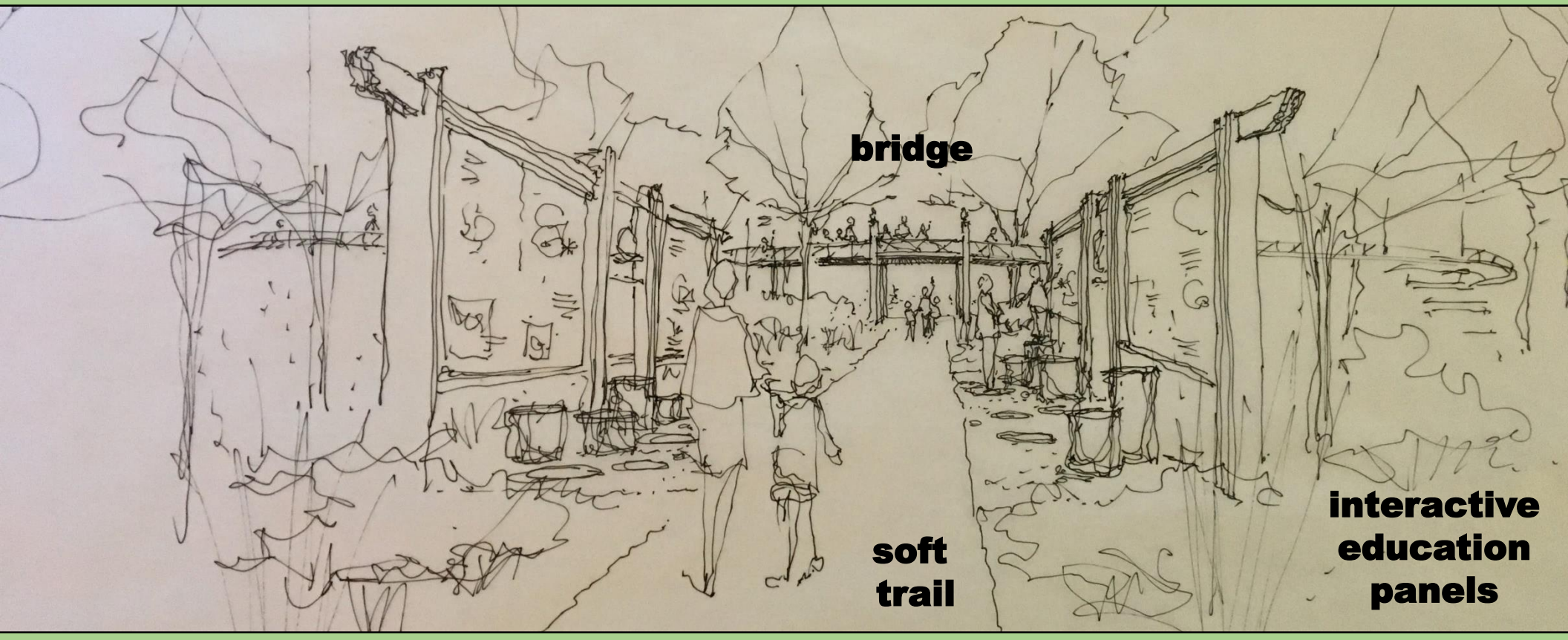
Wood Bridge

Elevated Boardwalk

THE HOLLOW – Park Elements

Riverstone South – Ramsey, Minnesota





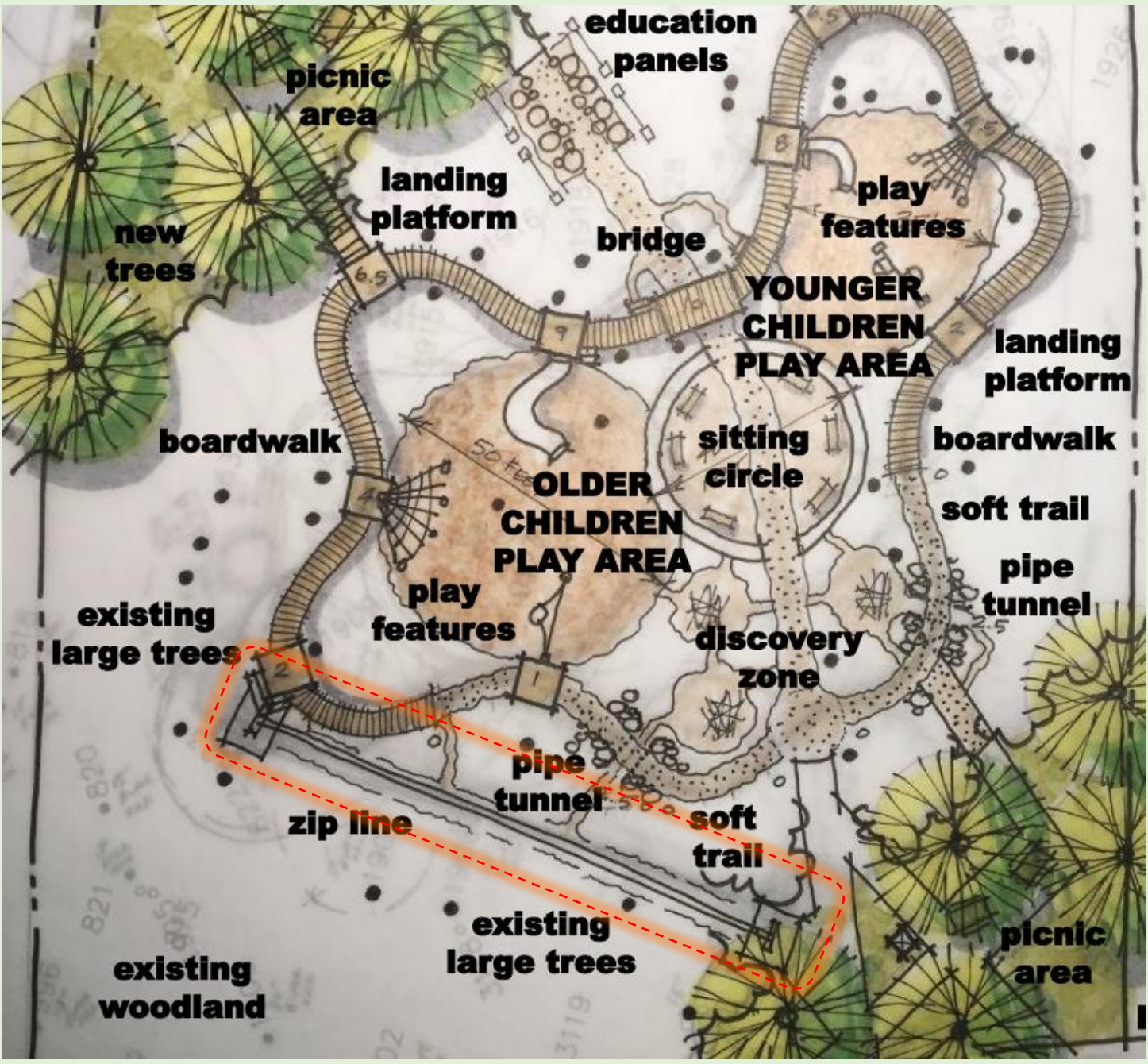
THE HOLLOW – Concept Sketches

Riverstone South – Ramsey, Minnesota

'THE HOLLOW' – City of Ramsey Parks and Recreation
Preliminary Cost Estimate (first draft 25 August 2022)

Restroom Building		
Prefabricated, delivered and installed		$ 75,000
Boardwalk		
Ramps	300 l.f. @ $150/l.f.	45,000
Landings	9 – 6′ x 6′ @ $1,000 each	9,000
Bridge	1 – 6′ x 12′ @ $5,000 each	5,000
Wood Stairs / Ladders		5,000
Concrete		
Walks and Plazas	2,500 s.f. @$10/s.f.	25,000
Flat Curb at Sitting Circle	500 s.f. @ $10/s.f.	5,000
Play Surface		
Wood Fiber 12″ depth	3,500 s.f. @ $4/s.f.	14,000
Soft Trails		
Crushed stone 6″ depth	4,000 s.f. @ $3/s.f.	12,000
Play Features		
Combination of catalog pieces and on-site fabrication including slides, net climbers, swings etc.		100,000
Zip Line		18,000
PVC Pipe (crawl-thru faux log tunnel)	2 @ $ 500 each installed	1,000
Interactive Interpretive/Educational Panels		15,000
Furniture (catalog selections)		
6 Benches and 4 Picnic Tables		5,000
Landscape Materials		
New Trees, screen (hedge) and Prairie/Bee Lawn Seeding		10,000
Park Lighting (ambient light from street lights and surrounding home sites)		
Contingency		6,000
TOTAL COST (preliminary estimate subject to further refinement)		**$ 350,000**

75’ foot ***ZIPVENTURE***


education panels
picnic area
landing platform
play features
new trees
bridge
YOUNGER CHILDREN PLAY AREA
landing platform
boardwalk
sitting circle
boardwalk
OLDER CHILDREN PLAY AREA
soft trail
pipe tunnel
play features
existing large trees
discovery zone
pipe tunnel
zip line
soft trail
existing large trees
existing woodland
picnic area

Park and Recreation Commission **5. 4.**

Meeting Date: 04/11/2024

By: Mark Riverblood, Engineering/Public Works

Information

Title:

Consider Park and Recreation 2024 Outdoor Meeting Schedule

Purpose/Background:

For many years, the Park and Recreation Commission has held its regular meetings outdoors in the months of May through September (weather permitting). This provided the Commission an opportunity to inspect and comment on parks and projects as a group, and it afforded residents' access to the Commission on a neighborhood level. On occasions of inclement weather, the Commission would convene the meeting at 6:30 p.m. at City Hall. The purpose of this case is to confirm the Commission's desire for outdoor meetings in 2024, and if so, approve the locations based upon discussion.

The following are the proposed dates—if the Commission agrees to continue meeting in parks for the summer. For the meeting, staff will review the relevance of meeting at the proposed locations below, and discuss with the Commission options for each of these months.

May 9th: **River's Bend Park**
June 13th: **Alpine Park**
July 11th: **The Draw**
August 8th: **?**
September 12th: **The Hollow (neighborhood park South of Hwy #10)**

Upon approval of the locations, the park locations will be published on the website and in the next *Ramsey Resident* newsletter.

Notification:

Observations/Alternatives:

Funding Source:

None required.

Recommendation:

Determine whether outdoor meetings are desired for 2024—and if so the locations.

Action:

Motion to approve the outdoor meeting locations, based upon discussion.

Attachments

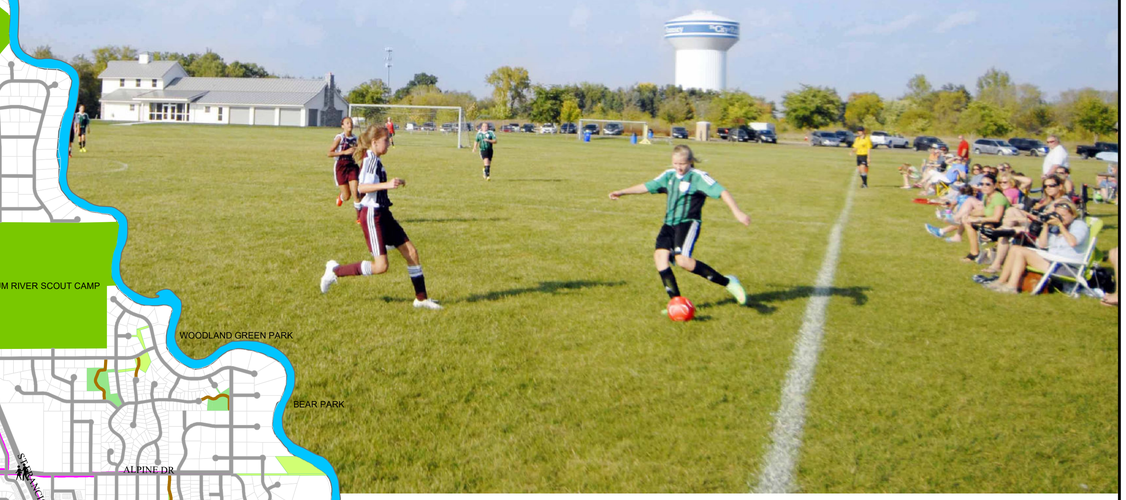
Park and Trail map

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	04/04/2024 01:31 PM

Brian Hagen	Brian Hagen	04/04/2024 02:56 PM
Form Started By: Mark Riverblood		Started On: 04/02/2024 09:21 AM
Final Approval Date: 04/04/2024		

City of Ramsey Park and Trail User Map



"This map's primary purpose is to assist residents in navigating their trail system and in exploring and discovering park and recreation areas. More planning documents and maps like the playground map, together with other facilities are available at the city's website at www.cityoframsey.com. Recreation program offerings and park reservation opportunities may also be found there, together with a host of other city services."

City of Ramsey
7550 Sunwood Drive NW Ramsey MN 55303
www.cityoframsey.com
(763) 427 - 1410

Prepared by City of Ramsey
Revised February 2021

Park Map Symbols

- Underpass
- Proposed Underpass
- Crosswalk
- Existing Trailhead
- Fire Station
- City Hall
- Proposed Trailhead
- Winter Recreation
- Right of Way (ROW)

Trail Type

- OFF-ROAD (OUT OF ROW)
- BOARDWALKS
- ON-ROAD (WITHIN ROW)
- Under Construction (2017)

Park and Open Space

- PARKS
- QUASI-PUBLIC
- REGIONAL
- PROPOSED PARK
- OPEN SPACE/ TRAIL CORRIDOR

N

0 0.5 1 Miles

Park and Recreation Commission

Meeting Date: 04/11/2024

Primary Strategic Plan Initiative: Connect the community through Parks, Trails and Recreational Programming.

Information

Title:
Commission/Staff Input

Purpose/Background:
~ Park Reservations

~ Recreation Program Highlights

Recommendation:
.

Outcome/Action:
.

Attachments

Reservation examples
Community Choir Flyer
Garage Sale Trail Flyer
Kites and Bites Flyer
Pickleball League
Intro to Pickleball
Movies in the Park Flyer
Pickleball Skill Development
Pop Up Play FLyer
Sports Discovery Flyer
Theatre Camp Frozen Flyer
Theatre Camp Suessical Flyer
Two Rivers Art Fair Flyer

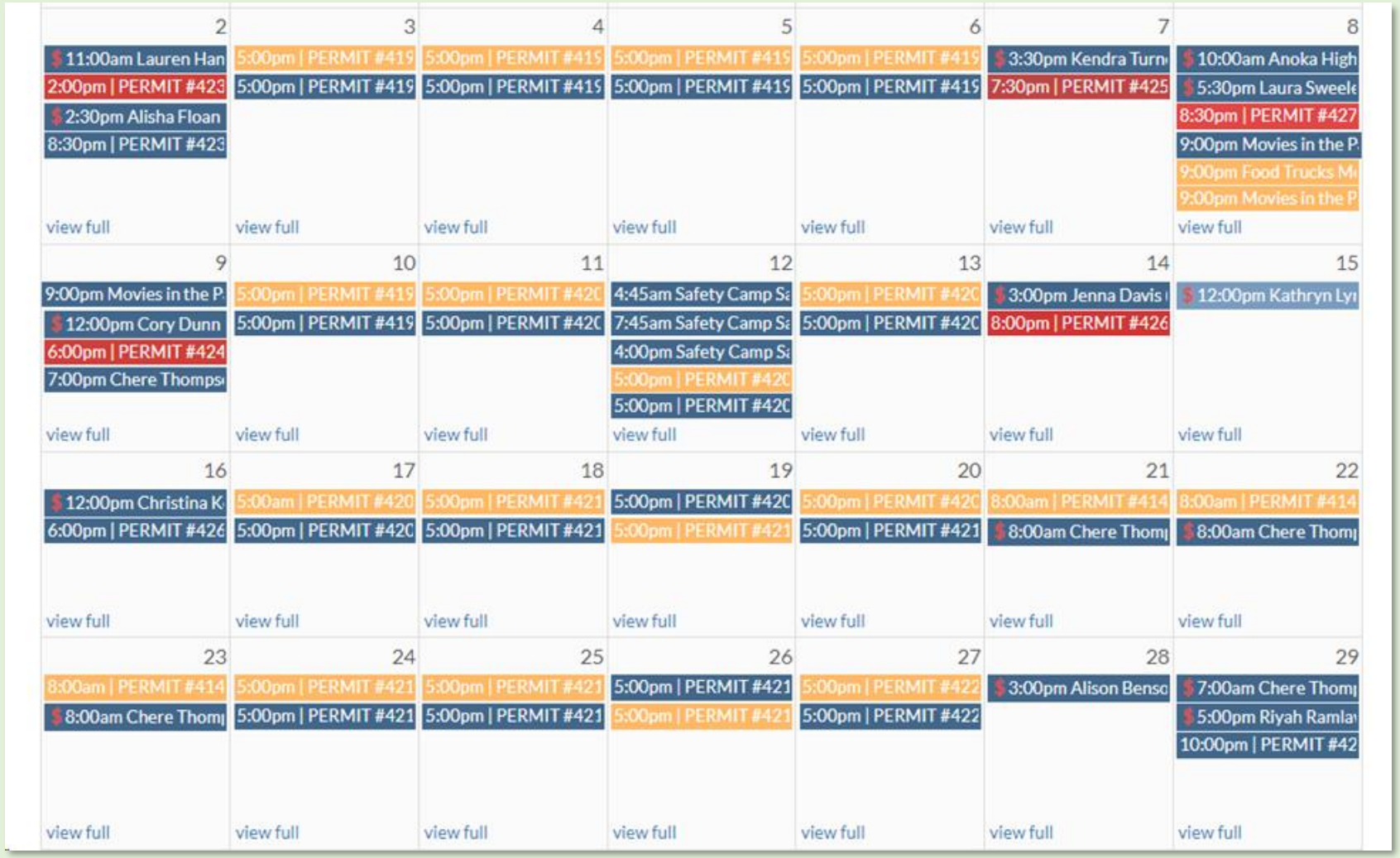
Form Review

Inbox	Reviewed By	Date
Mark Riverblood (Originator)	Mark Riverblood	04/05/2024 07:58 AM
Bruce Westby	Bruce Westby	04/05/2024 08:24 AM
Brian Hagen	Brian Hagen	04/05/2024 02:32 PM
Form Started By: Mark Riverblood		Started On: 04/04/2024 03:29 PM
Final Approval Date: 04/05/2024		

Central Park reservations to date for June 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27 8:00am Open Play Ope 8:00am Art Club 55+ A 9:00am Art Club 55+ A 12:00pm Art Club 55+. view full	28 8:00am Open Play Ope view full	29 8:00am Open Play Ope 2:00pm | PERMIT #427 2:00pm | PERMIT #427 2:00pm | PERMIT #427 view full	30 8:00am Open Play Ope 5:30pm Pickleball Leag view full	31 8:00am Open Play Ope $ 3:00pm Sara Givand 8:00pm | PERMIT #431 view full	1 $ 9:00am Family Picnic $ 3:00pm Natalia Men 5:30pm Pickleball Skill 10:00pm | PERMIT #42 10:00pm | PERMIT #42 view full
2 $ 1:00pm justus fusi | F 1:00pm Intro to Pickleb $ 2:00pm Shandra Mc(6:00pm | PERMIT #432 8:00pm | PERMIT #429 view full	3 8:00am Open Play Ope view full	4 8:00am Open Play Ope $ 6:00pm Mark Kvamn 7:00pm Food Trucks Nc 9:00pm | PERMIT #426 view full	5 8:00am Open Play Ope view full	6 8:00am Open Play Ope 5:30pm Pickleball Leag view full	7 8:00am Open Play Ope $ 3:00pm Dureti Moha 9:00pm | PERMIT #431 view full	8 $ 10:00am Heather Wi $ 11:00am shemba kas 3:00pm | PERMIT #426 5:30pm Pickleball Skill 9:00pm | PERMIT #425 view full
9 $ 9:00am Thomas Mas $ 11:00am Lance Patte 4:00pm | PERMIT #426 view full	10 8:00am Open Play Ope 9:00am Art Club 55+ A 10:00am Art Club 55+. 12:00pm Art Club 55+. view full	11 8:00am Open Play Ope 5:00pm Sports Discove 5:00pm Sports Discove 5:00pm Sports Discove 5:00pm Sports Discove 5:00pm Sports Discove +16 more	12 8:00am Open Play Ope $ 4:00pm Anoka Danc 9:00pm | PERMIT #426 view full	13 8:00am Open Play Ope 5:30pm Pickleball Leag view full	14 (All Day) | PERMIT #42 (All Day) | PERMIT #42 (All Day) | PERMIT #42 (All Day) ARAA all Softt 8:00am Open Play Ope view full	15 (All Day) | PERMIT #42 (All Day) | PERMIT #42 (All Day) | PERMIT #42 (All Day) ARAA all Softt $ 2:00pm Bushra Aliy | 5:30pm Pickleball Skill view full
16 (All Day) | PERMIT #42 (All Day) | PERMIT #42 (All Day) | PERMIT #42 (All Day) ARAA all Softt $ 2:00pm Bushra Aliy | view full	17 8:00am Open Play Ope 9:30am | PERMIT #424 view full	18 8:00am Open Play Ope 9:30am | PERMIT #424 5:00pm Sports Discove 5:00pm Sports Discove 5:00pm Sports Discove 5:00pm Sports Discove +17 more	19 8:00am Open Play Ope 9:30am | PERMIT #424 view full	20 8:00am Open Play Ope 9:30am | PERMIT #424 5:30pm Pickleball Leag view full	21 8:00am Open Play Ope 9:30am | PERMIT #424 view full	22 $ 12:30pm Marsay Goc 5:30pm Pickleball Skill 9:30pm | PERMIT #426 view full
23 $ 11:00am Jen O'Conn $ 3:00pm Tiffany Brow 8:00pm | PERMIT #427 view full	24 8:00am Open Play Ope 8:00am Art Club 55+ A 9:00am Art Club 55+ A 12:00pm Art Club 55+. view full	25 8:00am Open Play Ope 5:00pm Sports Discove 5:00pm Sports Discove 5:00pm Sports Discove 5:00pm Sports Discove 5:00pm Sports Discove +16 more	26 8:00am Open Play Ope view full	27 8:00am Open Play Ope 5:30pm Pickleball Leag view full	28 8:00am Open Play Ope view full	29 $ 1:00pm brad tromble view full

Elmcrest Park reservations to date for June 2024



2	3	4	5	6	7	8
$ 11:00am Lauren Han	5:00pm | PERMIT #419	5:00pm | PERMIT #419	5:00pm | PERMIT #419	5:00pm | PERMIT #419	$ 3:30pm Kendra Turn	$ 10:00am Anoka High
2:00pm | PERMIT #423	5:00pm | PERMIT #419	5:00pm | PERMIT #419	5:00pm | PERMIT #419	5:00pm | PERMIT #419	7:30pm | PERMIT #425	$ 5:30pm Laura Sweele
$ 2:30pm Alisha Floan						8:30pm | PERMIT #427
8:30pm | PERMIT #423						9:00pm Movies in the P
						9:00pm Food Trucks M
						9:00pm Movies in the P
view full	view full	view full	view full	view full	view full	view full
9	10	11	12	13	14	15
9:00pm Movies in the P	5:00pm | PERMIT #419	5:00pm | PERMIT #420	4:45am Safety Camp Sa	5:00pm | PERMIT #420	$ 3:00pm Jenna Davis	$ 12:00pm Kathryn Lyn
$ 12:00pm Cory Dunn	5:00pm | PERMIT #419	5:00pm | PERMIT #420	7:45am Safety Camp Sa	5:00pm | PERMIT #420	8:00pm | PERMIT #426	
6:00pm | PERMIT #424			4:00pm Safety Camp Sa			
7:00pm Chere Thompso			5:00pm | PERMIT #420			
			5:00pm | PERMIT #420			
view full	view full	view full	view full	view full	view full	view full
16	17	18	19	20	21	22
$ 12:00pm Christina K	5:00am | PERMIT #420	5:00pm | PERMIT #421	5:00pm | PERMIT #420	5:00pm | PERMIT #420	8:00am | PERMIT #414	8:00am | PERMIT #414
6:00pm | PERMIT #426	5:00pm | PERMIT #420	5:00pm | PERMIT #421	5:00pm | PERMIT #421	5:00pm | PERMIT #421	$ 8:00am Chere Thomp	$ 8:00am Chere Thomp
view full	view full	view full	view full	view full	view full	view full
23	24	25	26	27	28	29
8:00am | PERMIT #414	5:00pm | PERMIT #421	5:00pm | PERMIT #421	5:00pm | PERMIT #421	5:00pm | PERMIT #422	$ 3:00pm Alison Benso	$ 7:00am Chere Thomp
$ 8:00am Chere Thomp	5:00pm | PERMIT #421	5:00pm | PERMIT #421	5:00pm | PERMIT #421	5:00pm | PERMIT #422		$ 5:00pm Riyah Ramla
						10:00pm | PERMIT #42
view full	view full	view full	view full	view full	view full	view full

PARKS & RECREATION

CONSTELLATIONS COMMUNITY CHOIR

Ramsey Parks and Recreation is excited to announce its partnership with Northern Starz to create the newest entertainment group, Constellations Community Choir!

This group is for ages 10+, all abilities, and all voices are encouraged to join! Performances for the group are to be determined depending on participant availability.

Pre-registration is required. Register by Monday, April 15.

NORTHERN STARZ
CENTER FOR THE PERFORMING ARTS

Mondays
May 6 through August 12
6:00-8:00 p.m.
The Draw Amphitheater
7401 Ramsey Parkway
Ages 10+
Cost $180
Minimum Enrollment 10
Maximum Enrollment 40

REGISTER

cityoframsey.com/
parksregister

CONTACT

Mariah Albrecht, Parks Admin Assistant
malbrecht@cityoframsey.com
763-433-9820

City of RAMSEY

City of RAMSEY

PARKS & RECREATION

Ramsey City-wide Garage Sale

Last year we had 79 registered sales. Could we get more this year?

The city-wide garage sale weekend will be May 3-5.

Register to have your sale listed on the map for FREE. You must be signed up by Sunday, April 21 to be in on the FREE publicity. You can sign up for all days or only the ones you want.

The map with registered listings will be available on the City's website. Or you can pick up a printed copy at City Hall or the Public Works building.

Meet your neighbors, find bargains, rummage through miscellaneous treasures.

Friday, Saturday, Sunday | May 3-5

Publicized times will be 8:00 a.m.-5:00 p.m.

City-wide

Registration is FREE

Registration deadline is Sunday, April 21 at 11:59 pm.

REGISTER

cityoframsey.com/parksregister

CONTACT

Mariah Albrecht
Parks Administrative Assistant
malbrecht@cityoframsey.com
763-433-9820

2ND ANNUAL
KITES AND BITES

FREE EVENT

Fill the Spring skies with colorful kites! Join us with the Ramsey Lions for our second annual Kites and Bites. It's fun for all ages. Bring your own kite or decorate a kite when you get to the park (while supplies last).

We'll have food trucks, face painting, games, and more!

Saturday, May 11
10:30 a.m.-2:00 p.m.
Elmcrest Park
16303 Quicksilver Street NW
Ramsey
All Ages
FREE

City of RAMSEY **PARKS & RECREATION**

FOR MORE INFORMATION

cityoframsey.com/
parksregister

CONTACT

Mariah Albrecht, Parks Administrative Assistant
malbrecht@cityoframsey.com
763-433-9820

PICKLEBALL LADDER LEAGUE

Are you looking to compete against other pickleball players? Join us with the North Star Pickleball Association (NSPA) for ladder leagues! This competitive format places players of similar skill in pools to play with multiple partners against a variety of other players each week. Results are calculated in league software and players can move up and down the ladder based on their results.

This is a come-as-you-please league with no need to find a substitution. Players will be placed into pools based on standings. Timely attendance is required for pool creation. Late players will not be added to the pools once created. Awards are given to the players with the most points at the end of the season.

Registration will be taken through NSPA.

SESSION 1
April 24-June 26

SESSION 2
July 10-September 11

Wednesdays
5:30-8:30 p.m.

Central Park
7925 161st Avenue NW
Ramsey

Age 16+

Cost $70 each Session

Min Enrollment 16
Max Enrollment 35

City of RAMSEY **PARKS & RECREATION**

REGISTER
cityoframsey.com/
parksregister

CONTACT
Mariah Albrecht, Parks Administrative Assistant
malbrecht@cityoframsey.com
763-433-9820

INTRO TO PICKLEBALL

Would you like to learn how to play pickleball?

Come learn with top North Star Pickleball Association instructors. Whether you have never played or have only tried it a few times, this is the class for you. North Star Pickleball Association instructors will cover the basics of pickleball rules, terminology, primary skills, coordination, and how to get connected to where to play. Please wear comfortable clothes and athletic shoes. Paddles and balls will be provided.

Pre-registration is required; space is limited. Please only register for one Intro to Pickleball Session.

Day	Date	Time
Sa	May 4	9-11 a.m.
Su	June 2	1-3 p.m.
Sa	July 20	3-5 p.m.
Su	Aug. 25	1 -3 p.m.

Central Park
7925 161st Avenue NW, Ramsey

Age +10

Cost $12.50 each

Min Enrollment 6
Max Enrollment 24

City of RAMSEY **PARKS & RECREATION**

REGISTER
cityoframsey.com/
parksregister

CONTACT
Mariah Albrecht, Parks Administrative Assistant
malbrecht@cityoframsey.com
763-433-9820

City of RAMSEY

PARKS & RECREATION

Movies in the Park

Gather your friends and family, pack a lawn chair or blanket, and join us for a movie night under the stars! Arrive before sunset to enjoy music and concessions for sale. The movie will start soon after the sun is low in the sky.

The Super Mario Bros. Movie

Dive into a vibrant animated adventure where Mario, the beloved plumber from the iconic video game franchise, embarks on an epic quest through the Mushroom Kingdom to save Princess Peach from the clutches of the villainous Bowser. This family-friendly film combines humor, heart and action, making it a perfect pick for movie lovers of all ages.

Saturday, June 8
9:00-10:45 p.m.

Elmcrest Park
16303 Quicksilver Street NW
Ramsey

All Ages Welcome

Movie Rating: PG

FREE

REGISTER

cityoframsey.com/parksregister

CONTACT

Mariah Albrecht
Parks Administrative Assistant
malbrecht@cityoframsey.com
763-433-9820

NSPA SKILL DEVELOPMENT

Are you an experienced pickleball player looking to bring your game to the next level? Join us with the North Star Pickleball Association (NSPA) for this exclusive Skill Development program. During this four-week series of two-hour classes, players will work on the fundamental skills needed to improve their game by grouping with other participants of similar skill levels and drilling new skills and strategies each week. Players should provide their own equipment and have a good understanding of scoring.

Registration will be taken through NSPA.

Saturdays | 5:30-7:30 p.m.
SESSION 1 | June 1-22
SESSION 2 | August 3-24
Central Park | 7925 161st Avenue NW, Ramsey
Age 16+
Cost $90 each session
Min Enrollment 12
Max Enrollment 24

CONTACT
Mariah Albrecht
Parks Administrative Assistant
malbrecht@cityoframsey.com
763-433-9820

REGISTER
cityoframsey.com/parksregister

City of RAMSEY **PARKS & RECREATION**

POPUP PLAY:
TIME2PLAY WITH NORTHGATE CHURCH

Let's play!

Play is fundamental to a child's healthy development and community gives children a feeling of belonging and safety. Time2Play events combine the two by providing a weekly destination for fun! Bring your kids and their friends and join us for games, sports, crafts and snacks.

This is a drop-in event; no registration is required. The program may be canceled if the weather is pending.

Although this event is partnered with a church, this is not a religious activity or "church event." Northgate Church wishes to provide services to the community with kids and families in mind, regardless of belief.

Tuesdays
June 18 through August 20

10:00-11:30 a.m.

Ball Fields at The Draw
7401 Ramsey Parkway
By the Big Tree

All ages

FREE

City of RAMSEY **PARKS & RECREATION**

REGISTER
cityoframsey.com/
parksregister

CONTACT
Mariah Albrecht, Parks Administrative Assistant
malbrecht@cityoframsey.com, 763-433-9820
–or–
Wendy Walton, Northgate Church
wendywalton@ngatechurch.org, 763-412-1701

YOUTH SPORTS DISCOVERY

AGES 3-9

Explore your child's potential passion for sports! This introductory program is the perfect way to familiarize kids with a variety of athletic activities, helping them discover their favorites. Each week, kids will participate in a new sport, not only to develop skills but also to learn the importance of sportsmanship.

This program is partnered with i9 Sports.

Tuesdays | June 11-July 2

Ages 3 to 4 5:00-6:00 p.m.
Ages 5 to 6 6:15-7:15 p.m.
Ages 7 to 9 7:30-8:30 p.m.

Central Park
7925 161st Avenue NW, Ramsey

Cost $69 per participant

City of RAMSEY **PARKS & RECREATION**

REGISTER
cityofframsey.com/
parksregister

CONTACT
Mariah Albrecht, Parks Administrative Assistant
malbrecht@cityofframsey.com
763-433-9820

PARKS & RECREATION

MUSICAL THEATRE CAMP - FROZEN FOR KIDS!

Are you ready to build a snowman? Dive into the whimsical and heartwarming world of the beloved animated film with this enchanting stage adaptation. With the guidance of Northern Starz's skilled teaching and performance staff, children can bring this magical universe to life, captivating audiences with their portrayal of cherished characters and timeless tales.

Join Anna, Elsa, Olaf, Sven, and all your favorite characters as they embark on an epic, ice-filled journey of self-discovery, camaraderie, and the real meaning of true love. Adapted for young performers, this musical includes favorite Frozen songs such as *Love Is an Open Door, Do You Want to Build a Snowman?* and *Let It Go*, as well as wonderful new songs from the Broadway production. This production of Frozen KIDS is sure to prove that "some people are worth melting for."

The final performance will be on the last day of class.

NORTHERN STARZ
CENTER FOR THE PERFORMING ARTS

Pre-registration is required.
Register by Monday, August 5.

Monday-Friday, August 12-16

9:00 a.m.-4:00 p.m.

Elmcrest Park
16303 Quicksilver Street NW

Grades: K-3, as of fall 2024

Cost: $315

Min Enrollment: 10
Max Enrollment: 20

REGISTER

cityoframsey.com/
parksregister

CONTACT

Mariah Albretch, Parks Admin Assistant
malbretch@cityoframsey.com
763-433-9820

City of RAMSEY

PARKS & RECREATION

MUSICAL THEATRE CAMP - SEUSSICAL

Experience the magic as Horton the Elephant, the Cat in the Hat, as all beloved Dr. Seuss characters leap from page to stage in *Seussical KIDS*, an enchanting musical spectacle brought to you by Tony-winning duo Lynn Ahrens and Stephen Flaherty, creators of *Lucky Stiff, My Favorite Year, Once on This Island*, and *Ragtime.* Under the expert guidance of Northern Starz's seasoned teaching and performance team, children will breathe life into these delightful characters, showcasing their talents in this vibrant production.

Transporting audiences from the Jungle of Nool to the Circus McGurkus, the Cat in the Hat, our narrator, tells the story of Horton, an elephant who discovers a speck of dust containing tiny people called the Whos, including Jojo, a Who child, who gets in trouble for thinking too many "thinks." Horton's challenge is twofold — not only must he protect the Whos from a world of naysayers and dangers, but he must also guard an abandoned egg left in his care by the irresponsible Mayzie La Bird. Although Horton faces ridicule, danger, kidnapping and a trial, the intrepid Gertrude McFuzz never loses faith in him. Ultimately, the powers of friendship, loyalty, family and community are challenged and emerge triumphant!

The final performance will be on the last day of class.

NORTHERN STARZ
CENTER FOR THE PERFORMING ARTS

Pre-registration is required.
Register by Monday, July 29.

Monday-Friday, August 5-8

9:00 a.m.-4:00 p.m.

Elmcrest Park
16303 Quicksilver Street NW

Grades: 4-6, as of fall 2024

Cost: $315

Min Enrollment: 10
Max Enrollment: 30

REGISTER

cityoframsey.com/
parksregister

CONTACT

Mariah Albretch, Parks Admin Assistant
malbretch@cityoframsey.com
763-433-9820

City of RAMSEY

FREE Admission

TWO RIVERS ART FAIR

Saturday, July 20

10:00 a.m.-4:00 p.m.

The Draw
7401 Ramsey Parkway NW
Ramsey, MN

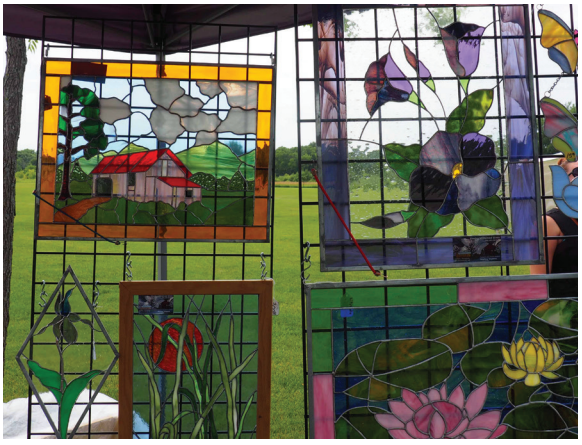
ART Original art from local and visiting artists

FOOD Variety of Food Trucks

FAMILY FREE art demonstrations classes, and raffle tickets for sale

and more!

Learn more at rumriverart.com/calendar/special-events



Brought to you by

City of RAMSEY

RUMRIVER ART CENTER