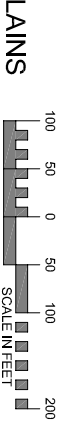


SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MAJOR CONTOUR		
LOT LINE		
BUILDING FOOTPRINT		
PARCELS BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CLUB AND GUTTER		
RIGHT-OF-WAY		
CATCH BASIN		
STORM SEWER MANHOLE		
STORM SEWER MANHOLE		
HYDRAUNT		
GATE VALVE		
DOWN-TURN/UPTURN ARROW		
EMERGENCY OVERFLOW SWALE		
SLIT FENCE-POLE CONSTRUCTION		
SPOT ELEVATION		
TRE SPOT ELEVATION		

- = TREE EXEMPT
- = TREE INVASIVE
- = TREE SAVED
- = TREE REMOVED
- = TREE OFFSITE

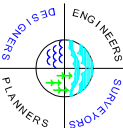


TREE PRESERVATION PLAN
RUM RIVER RETREAT
SUNDANCE WOODS, LLC

CITY PROJECT NO.
--
RAMSEY,
MINNESOTA

*NOTE: NO TREE DATA COLLECTED WITHIN FLOODPLAINS

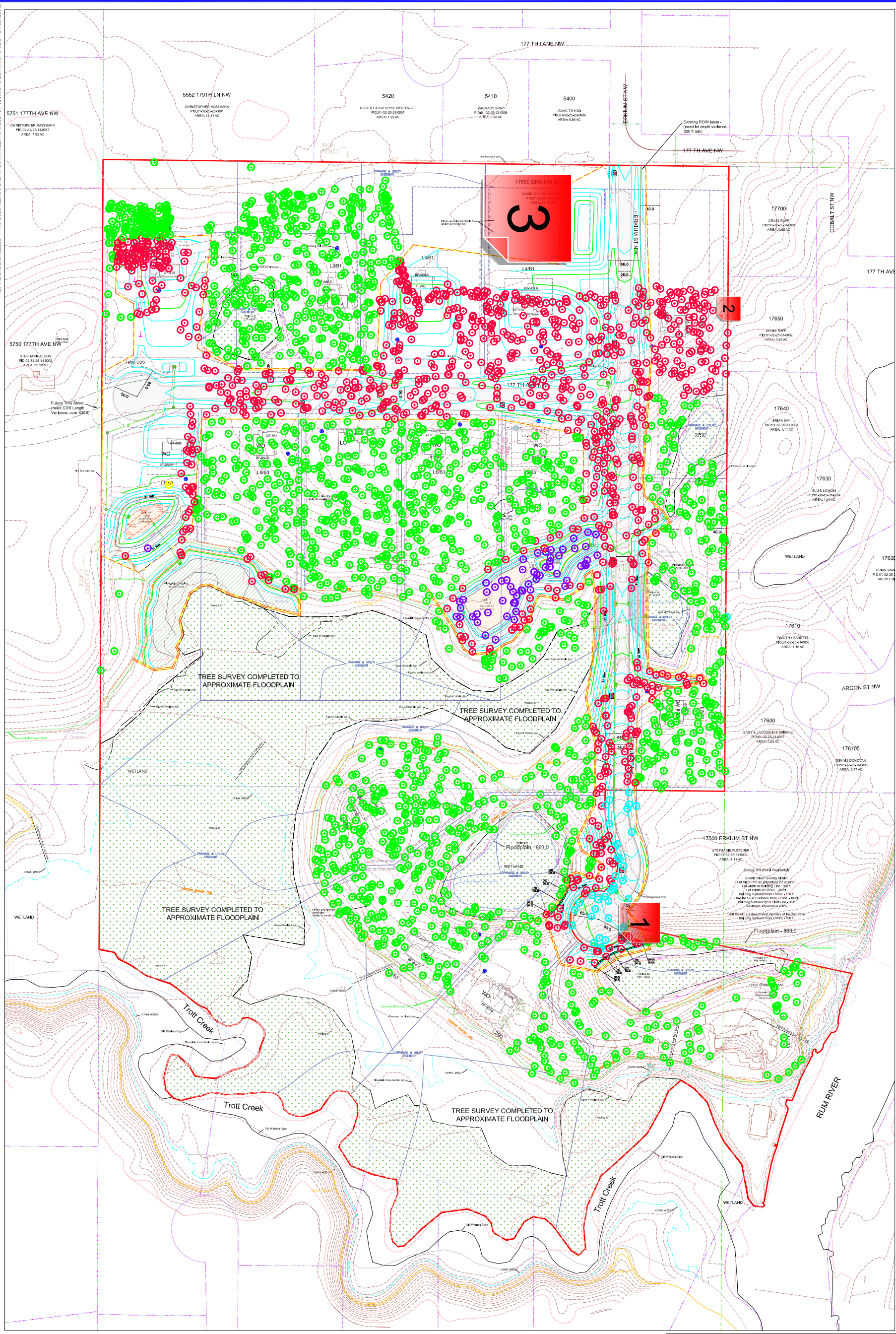
SATHRE-BERGQUIST, INC.
14000 26TH AVE N #120 PLYMOUTH, MN 55447 (952) 476-6000



HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS
PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I
AM A FULLY REGISTERED PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MINNESOTA.
Robert S. Molstad
ROBERT S. MOLSTAD, P.E.
Date: 07/13/26 Lic. No. 76778

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DRAWING NAME	NO.	BY	DATE	REVISIONS
LAYOUT PLAN	1	RSM	2-13-26	Added House Pads
DRAWN BY	2	RSM	3-30-26	City Comments - 03/27/26
CHECKED BY	3	MLV	7-31-26	City Comments - 07/27/26
RSM				
DATE				
02-01-26				



1.17 - TP - RRR.pdf V3 - Changemark Notes (3 Notes)

1 - 'Off-Site' Trees

Created by: Chris Anderson
On: 08/06/2026 10:19 AM

Unless these trees are actually on 17500 Erkium Street, which would be considered off-site, they are all on site and should be presumably included with the removals. Please update this page and the corresponding page(s) of the tree inventory to reflect them as being removed rather than off-site and also update the removal calculation to ensure that the property is not removing more than 60% of the significant tree DBH inches.

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

2 - On site?

Created by: Chris Anderson
On: 08/06/2026 10:22 AM

Please verify that these couple trees along the property line are actually on the development property. At the Sketch Plan meeting with Planning Commission, there was at least one resident that raised concerns about people possibly walking on their property looking at the trees. Just want to ensure that no tree that is truly 'off-site' gets errantly removed.

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

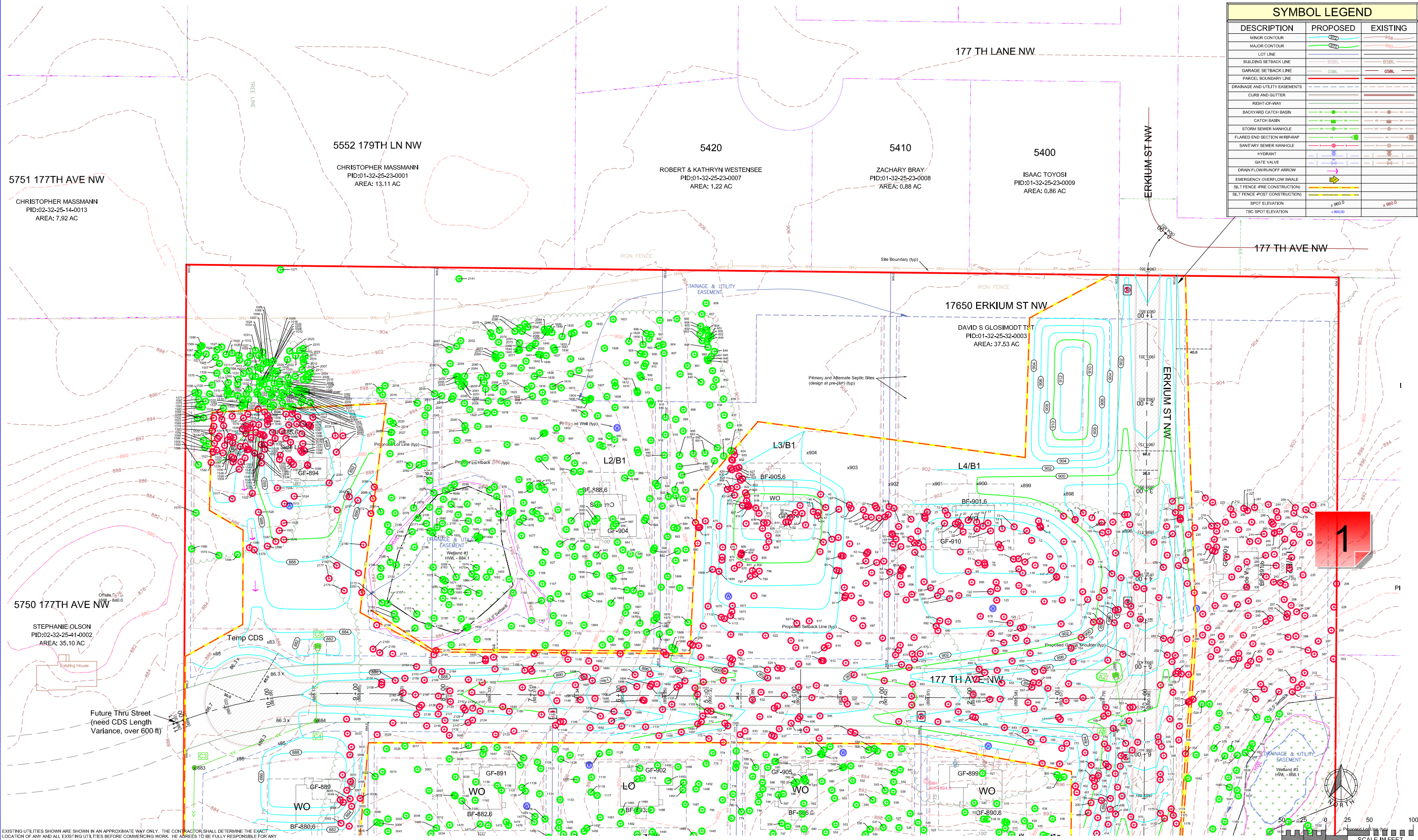
3 - Landscape Plan

Created by: Chris Anderson
On: 08/06/2026 10:45 AM

For any lot that will not have trees saved between the house and the street, a minimum of two (2) front yard trees will be required to be installed. Conifers shall be a minimum height of five (5) feet and deciduous trees shall have a minimum caliper of one (1) inch. All lots shall have four (4) inches of topsoil, with no more than 35% sand content, applied over all disturbed areas not otherwise improved with impervious surfacing (house, driveway, walkways, etc.). If in-ground irrigation will be installed, it must include both a rain sensor and some form of water efficient technology, such as a weather compensating smart controller.

A landscape plan should be submitted that includes 2 trees per lot, with a note that if existing trees are preserved between the home and street (essentially saving trees in the front yard) then no additional plants would be required. The landscape plan shall also include a Tree Planting Detail and the aforementioned notes about topsoil and irrigation.

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



SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRAP-UP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE - PRE CONSTRUCTION		
SILT FENCE - POST CONSTRUCTION		
SPOT ELEVATION		
TBC SPOT ELEVATION		

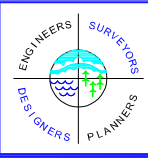
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DRAWING NAME	NO.	BY	DATE	REVISIONS
Layout-Erkum	1	RSM	2-13-26	Added House Pads
DRAWN BY	2	RSM	3-30-26	City Comments - 03/27/26
CHECKED BY	3	MJV	7-31-26	City Comments - 07/27/26
RSM				
DATE				
02-01-26				

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Robert S. Molstad
ROBERT S. MOLSTAD, P.E.
Date: 07/13/26 Lic. No. 26428



ENGINEERS
SURVEYORS
DESIGNERS
PLANNERS

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.

RAMSEY, MINNESOTA

TREE PRESERVATION PLAN

RUM RIVER RETREAT

SUNDANCE WOODS, LLC

FILE NO.
19214-020

18

30

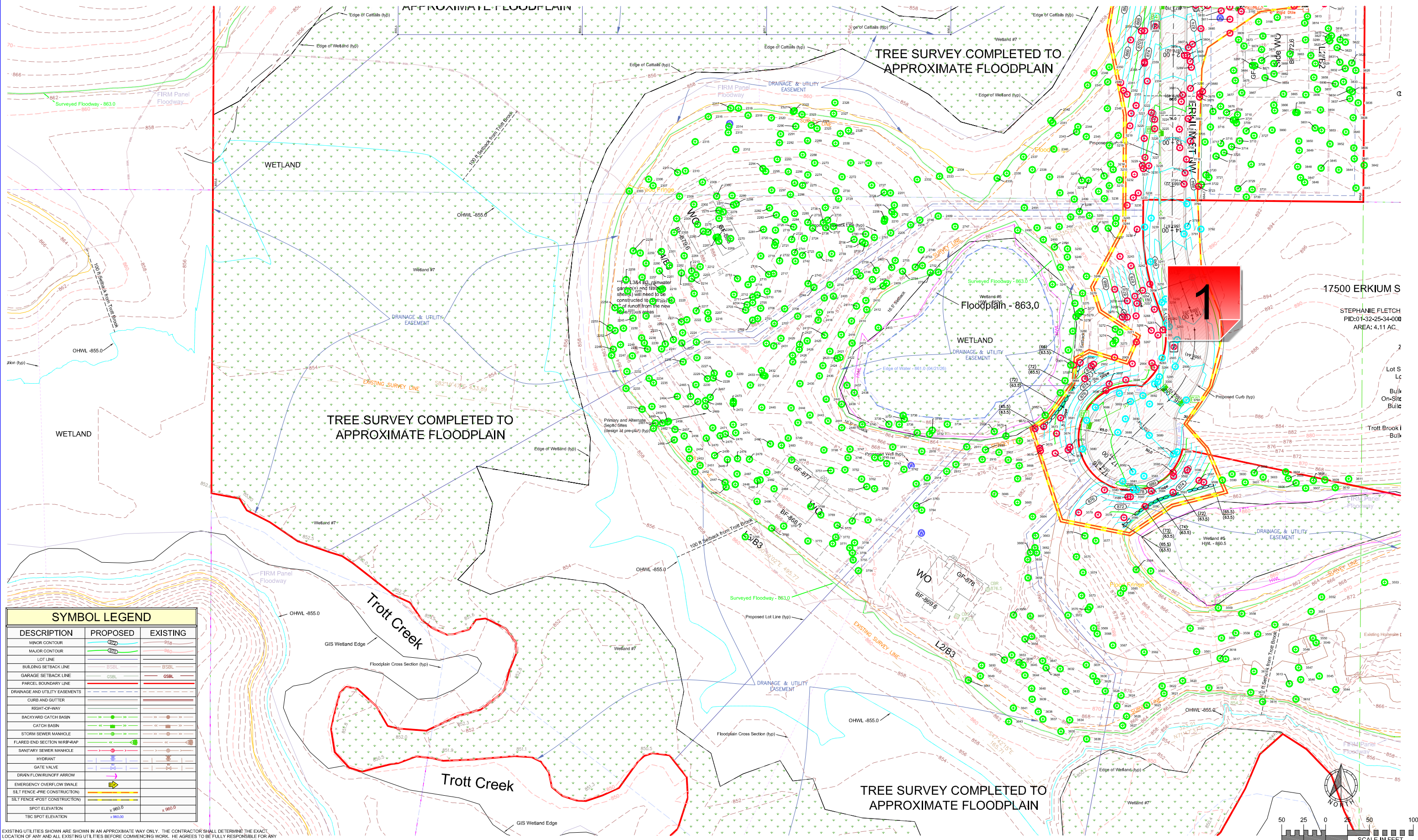
1.18 - TP - RRR.pdf V3 - Changemark Notes (1 Note)

1 - Why shown as removed?

Created by: Chris Anderson
On: 08/06/2026 10:26 AM

There is no proposed contours shown in this area, so why are all these trees shown as being removed? What impacts will be occurring here prior to construction of a home?

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



SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURBS AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/IRP-RAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE-PRE CONSTRUCTION		
SILT FENCE-POST CONSTRUCTION		
SPOT ELEVATION		
TBC SPOT ELEVATION		

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RSM				
DATE				
02-01-26				

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14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--
RAMSEY, MINNESOTA

TREE PRESERVATION PLAN
RUM RIVER RETREAT
SUNDANCE WOODS, LLC

FILE NO.
19214-020
20
30

1 - Off-Site Trees

Created by: Chris Anderson
On: 08/06/2026 10:32 AM

All of these trees shown as being 'off-site' are actually on the land being developed. Please update the symbol to reflect these trees being removed (presumably) and update the tree inventory table and removal calculations accordingly.

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

3263 Basswood	8		8	3573 Northern Pin Oak	31	31	3675 Northern Pin Oak	29	29	3793 Northern Red Oak	1	21	21
3264 Basswood	14		14	3574 Northern Pin Oak	32	32	3676 Northern Pin Oak	16	16	3794 Northern Red Oak	1	20	20
3265 American Elm	10	10		3575 Basswood	8	8	3677 Northern Pin Oak	17	17	3801 White Oak	1	24	24
3266 Basswood	8	8		3576 Northern Pin Oak	31	31	3678 Northern Pin Oak	14	14	3804 American Elm	1	8	8
3267 American Elm	11	11		3577 Northern Pin Oak	16	16	3679 White Oak	8	8	3806 Quaking Aspen	1	9	9
3268 Northern Red Oak	14	14		3578 Bur Oak	36	36	3680 Northern Pin Oak	27	27	3807 Red Maple	1	10	10
3269 Northern Red Oak	18	18		3579 Northern Pin Oak	15	15	3681 Northern Pin Oak	14	14	3808 Basswood	1	10	10
3270 Red Maple	11	11		3580 Northern Pin Oak	18	18	3682 Bur Oak	4	4	3809 White Oak	1	24	24
3271 Bur Oak	18	18		3581 Northern Pin Oak	20	20	3683 Northern Pin Oak	26	26	3810 White Oak	1	11	11
3272 White Oak	16	16		3582 Northern Pin Oak	25	25	3684 Northern Pin Oak	18	18	3811 White Oak	1	17	17
3273 Paper Birch	12	12		3583 Northern Pin Oak	17	17	3685 Northern Pin Oak	11	11	3812 Red Maple	1	10	10
3274 Paper Birch	11	11		3584 Northern Pin Oak	13	13	3686 Northern Pin Oak	11	11	3813 American Elm	1	10	10
3275 Sugar Maple	11	11		3585 Northern Pin Oak	12	12	3687 Northern Pin Oak	14	14	3814 Northern Red Oak	1	18	18
3276 Basswood	8	8		3586 Green Ash	20	20	3688 Northern Pin Oak	19	19	3815 Red Maple	1	14	14
3277 American Elm	10	10		3587 Northern Pin Oak	12	12	3689 Basswood	9	9	3816 White Oak	1	14	14
3278 Basswood	8	8		3588 Bur Oak	11	11	3690 Northern Pin Oak	14	14	3817 Red Maple	1	9	9
3279 Basswood	8	8		3589 Basswood	8	8	3691 Basswood	9	9	3818 Red Maple	1	16	16
3280 Northern Red Oak	16	16		3590 Basswood	12	12	3692 Northern Pin Oak	40	40	3819 Basswood	1	10	10
3281 Northern Red Oak	27	27		3591 White Oak	20	20	3693 Basswood	8	8	3820 Red Maple	1	8	8
3282 Basswood	8		8	3592 American Elm	8	8	3694 Bur Oak	12	12	3821 Green Ash	1	9	9
3283 Basswood	8		8	3593 American Elm	9	9	3695 Northern Pin Oak	13	13	3822 Basswood	1	13	13
3284 Basswood	8	8		3594 Bur Oak	12	12	3696 Northern Pin Oak	17	17	3823 Black Cherry	1	13	13
3285 Basswood	8		8	3595 Bur Oak	13	13	3697 Northern Pin Oak	18	18	3825 Basswood	1	10	10
3289 Sugar Maple	9	9		3596 Basswood	10	10	3698 Northern Pin Oak	13	13	3826 Basswood	1	15	15
3295 White Oak	15	15		3597 Basswood	8	8	3699 Northern Pin Oak	10	10	3827 Red Maple	1	8	8
3297 American Elm	8	8		3598 Black Cherry	9	9	3700 White Oak	9	9	3828 Red Maple	1	9	9
3298 Red Maple	9	9		3599 Basswood	8	8	3704 Quaking Aspen	11	11	3829 White Oak	1	5	5
3299 Red Maple	27	27		3600 Black Cherry	8	8	3705 Basswood	8	8	3830 Basswood	1	13	13
3300 Basswood	10		10	3601 Basswood	11	11	3706 Basswood	8	8	3831 Hackberry	1	8	8
3501 Northern Pin Oak	13	13		3602 Northern Pin Oak	27	27	3707 Northern Red Oak	18	18	3832 Hackberry	1	11	11
3502 Northern Red Oak	23	23		3603 Basswood	9	9	3708 Northern Red Oak	16	16	3833 Slippery Elm	1	17	17
3503 White Oak	20	20		3604 Bur Oak	12	12	3709 White Oak	16	16	3834 Hackberry	1	13	13
3504 Northern Pin Oak	17	17		3605 American Elm	9	9	3710 Northern Red Oak	22	22	3835 Basswood	1	14	14
3505 Red Maple	11	11		3606 Basswood	9	9	3711 Northern Red Oak	20	20	3836 Boxelder	1	14	14
3506 Red Maple	11	11		3607 Basswood	8	8	3712 Basswood	8	8	3837 Basswood	1	10	10
3507 Bur Oak	38	38		3608 Basswood	8	8	3713 American Elm	8	8	3838 Black Cherry	1	11	11
3508 Basswood	8	8		3609 Bur Oak	13	13	3714 Northern Red Oak	23	23	3839 Red Maple	1	10	10
3509 Northern Pin Oak	22	22		3610 Bur Oak	6	6	3715 American Elm	8	8	3840 American Elm	1	11	11
3510 American Elm	11	11		3611 Northern Red Oak	15	15	3716 Basswood	8	8	3841 Northern Red Oak	1	18	18
3511 Northern Pin Oak	23	23		3612 Bur Oak	17	17	3717 Basswood	10	10	3842 White Oak	1	9	9
3512 American Elm	11	11		3613 Bur Oak	20	20	3718 Basswood	8	8	3843 Northern Red Oak	1	27	27
3513 American Elm	8	8		3614 Bur Oak	16	16	3719 Paper Birch	8	8	3844 Northern Red Oak	1	22	22
3514 Northern Pin Oak	22	22		3615 Bur Oak	10	10	3720 Basswood	9	9	3845 Basswood	1	8	8
3515 American Elm	9	9		3616 Basswood	43	43	3721 White Oak	15	15	3846 Boxelder	1	8	8
3516 Bur Oak	12	12		3617 Eastern Cottonwood	8	8	3722 Northern Red Oak	22	22	3847 Northern Red Oak	1	21	21
3517 White Oak	18	18		3618 Eastern Cottonwood	10	10	3723 Basswood	8	8	3848 Northern Red Oak	1	16	16
3518 Bur Oak	9	9		3619 Bur Oak	35	35	3724 American Elm	8	8	3849 Northern Red Oak	1	20	20
3519 Eastern Cottonwood	13	13		3620 Basswood	9	9	3725 Northern Red Oak	16	16	3850 American Elm	1	8	8
3520 Basswood	14	14		3621 Bur Oak	13	13	3726 Basswood	9	9	3851 American Elm	1	8	8
3521 Basswood	14	14		3622 Basswood	8	8	3727 Basswood	8	8	3852 Red Maple	1	12	12
3522 Basswood	8	8		3623 Bur Oak	25	25	3728 Basswood	8	8	3853 Northern Red Oak	1	25	25
3523 Basswood	10	10		3624 Basswood	8	8	3729 Northern Red Oak	16	16	3854 Hackberry	1	13	13
3524 Red Maple	9	9		3625 Northern Pin Oak	17	17	3730 Basswood	10	10	3855 Basswood	1	14	14
3525 Ironwood	20	20		3626 Bur Oak	7	7	3731 Northern Red Oak	17	17	3856 Sugar Maple	1	9	9
3526 Basswood	10	10		3627 Basswood	8	8	3732 American Elm	8	8	3857 American Elm	1	9	9
3527 Basswood	10	10		3628 Northern Pin Oak	21	21	3733 American Elm	10	10	3858 Sugar Maple	1	13	13
3528 Basswood	14	14		3629 Bur Oak	12	12	3734 Silver Maple	14	14	3859 White Oak	1	8	8
3529 Ironwood	8	8		3630 Bur Oak	14	14	3735 White Oak	8	8	3860 Northern Red Oak	1	24	24
3630 Bur Oak	11	11		3631 Bur Oak	23	23	3736 Silver Maple	20	20	3861 American Elm	1	8	8
3631 Basswood	32	32		3632 Northern Pin Oak	30	30	3737 Northern Red Oak	16	16	3862 Basswood	1	12	12
3632 Basswood	39	39		3633 Bur Oak	11	11	3738 White Oak	13	13	3863 Sugar Maple	1	17	17
3633 Basswood	13	13		3634 Basswood	9	9	3739 American Elm	9	9	3864 American Elm	1	9	9
3634 Basswood	50	50		3635 Northern Pin Oak	16	16	3740 White Oak	10	10	3865 Northern Red Oak	1	26	26
3635 Basswood	57	57		3636 Bur Oak	11	11	3741 Northern Red Oak	14	14	3866 Northern Red Oak	1	20	20
3636 Basswood	93	93		3637 Bur Oak	8	8	3742 American Elm	8	8	3867 Basswood	1	10	10
3637 Basswood	78	78		3638 American Elm	8	8	3743 Northern Red Oak	28	28	3868 Basswood	1	14	14
3638 Basswood	12	12		3639 Bur Oak	11	11	3744 Northern Red Oak	19	19	3869 Basswood	1	8	8
3639 Bur Oak	24	24		3640 Basswood	8	8	3745 White Oak	15	15	3870 Basswood	1	14	14
3640 Bur Oak	11	11		3641 Northern Pin Oak	32	32	3746 White Oak	15	15	3871 Red Maple	1	10	10
3641 Bur Oak	25	25		3643 Bur Oak	11	11	3747 American Elm	8	8	3872 Sugar Maple	1	12	12
3642 Bur Oak	23	23		3644 Bur Oak	10	10	3748 Northern Red Oak	66	66	3873 Basswood	1	11	11
3643 Bur Oak	23	23		3645 Bur Oak	11	11	3749 Northern Red Oak	25	25	3874 American Elm	1	8	8
3644 Silver Maple	11	11		3646 Northern Red Oak	15	15	3750 American Elm	8	8	3875 Northern Red Oak	1	23	23
3645 Bur Oak	14	14		3647 Northern Red Oak	22	22	3751 Boxelder	10	10	3876 Basswood	1	8	8
3646 Bur Oak	13	13		3648 Northern Red Oak	20	20	3752 American Elm	8	8	3877 Northern Red Oak	1	22	22
3647 Basswood	26	26		3649 Bur Oak	8	8	3753 Bur Oak	28	28	3878 Basswood	1	8	8
3648 Basswood	11	11		3650 American Elm	8	8	3754 Bur Oak	14	14	3879 Sugar Maple	1	10	10
3649 Basswood	14	14		3651 Northern Red Oak	21	21	3755 Bur Oak	14	14	3880 Basswood	1	8	8
3650 Basswood	12	12		3652 Northern Red Oak	24	24	3756 Bur Oak	10	10	3881 Bigtooth Aspen	1	9	9
3651 Boxelder	11	11		3653 Northern Red Oak	13	13	3757 Northern Red Oak	16	16	3882 Quaking Aspen	2	14 8+6	14
3652 Eastern Cottonwood	27	27		3654 Northern Red Oak	20	20	3758 Northern Red Oak	17	17	3883 Red Maple	1	12	12
3653 Bur Oak	7	7		3655 American Elm	8	8	3759 Bur Oak	21	21	3884 Basswood	1	8	8
3654 Bigtooth Aspen	9	9		3656 Basswood	9	9	3760 Northern Red Oak	46	46	3885 Sugar Maple	1	9	9
3655 Paper Birch	8	8		3657 Bur Oak	8	8	3761 Paper Birch	8	8	4719 Red Maple	1	11	11
3656 Quaking Aspen	9	9		3658 Basswood	18	18	3762 American Elm	18	18	6583 Red Pine	1	8	8
3657 Basswood	21	21		3659 Bur Oak	16	16	3763 Paper Birch	8	8	* Note - Due to no impacts to floodplain, no tree inventory taken			
3658 Basswood	35	35		3660 Bur Oak	6	6	3764 Northern Red Oak	52	52	Total DBH (in)	Saved	Remove	Offsite
3659 Basswood	9	9		3661 Basswood	8	8	3765 Northern Red Oak	23	23	39507.25	24754.5	13406.75	518
3660 Basswood	30	30		3662 Basswood	9	9	3766 Northern Red Oak	17	17	818			
3661 Basswood	35	35		3663 Bur Oak	15	15	3767 American Elm	10	10	1			
3662 Bigtooth Aspen	9	9		3664 White Oak	39	39	3768 American Elm	15	15				
3663 American Elm	11	11		3665 Northern Pin Oak	25	25	3769 White Oak	9	9				
3664 Basswood	37	37		3666 Northern Pin Oak	17	17	3770 Northern Red Oak	16	16				
3665 Basswood	14	14		3667 White Oak	11	11	3771 Northern Red Oak	24	24				
3666 Basswood	15	15		3668 Northern Pin Oak	16	16	3772 Northern Red Oak	20	20				
3667 Northern Pin Oak	23	23		3669 White Oak	10	10	3773 American Elm	10	10				
3668 Northern Pin Oak	17	17		3670 Northern Pin Oak	13	13	3774 Northern Red Oak	25	25				
3669 Northern Pin Oak	29	29		3671 Bur Oak	8	8	3781 Slippery Elm	8	8				
3670 Bur Oak	6	6		3672 Northern Pin Oak	14	14	3790 Basswood	9	9				
3671 Bur Oak	17	17		3673 Northern Pin Oak	8	8	3791 Bigtooth Aspen	8	8				
3672 Quaking Aspen	10	10		3674 White Oak	9	9	3792 Basswood	9	9				

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DRAWN BY	2	RSM	3-30-26	City Comments - 03/27/26
RSM	3	MJV	7-31-26	City Comments - 07/27/26
CHECKED BY				
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02-01-26				

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Robert S. Molstad
ROBERT S. MOLSTAD, P.E.
Date: 07/13/26 Lic. No. 26428



SATHRE-BERGQUIST, INC.
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CITY PROJECT NO.

RAMSEY, MINNESOTA

TREE PRESERVATION PLAN
RUM RIVER RETREAT
SUNDANCE WOODS, LLC

FILE NO.
192

1 - Update Inventory Table

Created by: Chris Anderson
On: 08/06/2026 10:36 AM

As an example, tree #3691, a 9" Basswood, is located in the center of the proposed cul-de-sac, which is part of the development area. It is not off-site. Please revise the tree inventory table accordingly for not just this tree, but for all of the trees errantly shown as off-site (essentially in or near the cul-de-sac of Erkium St). Also need to amend their symbols to be shown 'Tree Removed' and update the removal calculations at the end of the tree inventory table.

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

2 - Update Calculations

Created by: Chris Anderson
On: 08/06/2026 10:43 AM

A number of trees in or around the proposed Erkium St cul-de-sac are currently shown as 'Off-Site' when they are actually part of the development land. So, the overall removal calcuation will need to be updated.

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