

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JULY 13, 2021
7:00 PM**

CALL TO ORDER:

CALL OF ROLL:

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for June 22, 2021.

SCHEDULED PUBLIC HEARINGS:

2. None.

NEW BUSINESS:

3. Site Plan Review: Sp-21-003 -Professional Exteriors Parking Lot Expansion
Location: 5376 260th Street
Applicant: Gary Robideau
Owner: Brad Hildreth
Property ID Numbers: 21.00589.26 & 21.00589.25
4. Sketch Plan: D-21-007 Aadland Acres 3rd Plat
Location: Southwest corner of Pioneer Road & Iris Avenue
Applicant: Perry, Paul, & Peter Aadland
Property ID Numbers: 21.10482.00
5. Final Plat: D-21-008 Heims Lake Villas North
Location: 257th Street
Applicant: J. Johnson Development LLC (Jaren Johnson)
Property ID Numbers: 21.11122.00 & 21.11123.00
6. Final Plat: D-21-009 Summer Fields 2nd Addition
Location: Kettle River Boulevard and 258th Street
Applicant: Summer Fields, LLC (Jesse Moxness)
Property ID Numbers: 21.10582.61

OLD BUSINESS:

7. Comprehensive Plan Update - Review 2nd Draft.

COMMUNICATIONS:

8. None.

UPDATES:

9. None.

ADJOURN

UPCOMING:

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JUNE 22, 2021
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for June 22, 2021 to order at 7:00 PM

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming Planning Commission were present: Mark Lobermeier, Kevin Teel, Bryan Murdock, and Roger Carr

ABSENT: Katie West

Also Present: Robb Linwood, City Administrator, Tom Ramler-Olson, City Planner, and Council Liaison Lisa Iverson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

APPROVAL OF MINUTES:

1. Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota Planning Commission for June 8, 2021

A MOTION WAS MADE BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER CARR, TO APPROVE THE MINUTES OF THE "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR JUNE 8, 2021 AS SUBMITTED.

*Voting Aye: Murdock, Teel, Carr and Lobermeier
Voting Nay: None
Abstain: None
Absent: West*

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS

2. Site Plan Review: Sp-21-002 – Hallberg RV Storage Facility
Location: Forest Boulevard/County Road 30
Applicant: Advanced Engineering Concepts
Owner: Hallberg Inc. (Austin Hallberg)
Property ID Numbers: 21.10293.00, 21, 11084.

City Planner Ramler-Olson stated that this property is two undeveloped lots along Forest Boulevard. The proposal is to construct an indoor and outdoor recreational vehicle storage

facility. He noted that the bulk of the building will be on the north lot and the south lot will primarily be used for an infiltration basin. The surrounding properties are primarily guided for light industrial and general business with a low-density development across the street. This property was rezoned last year from Commercial to Industrial, so the storage facility is compatible with that zoning district. He referenced the table in the staff report that compares the proposal with the standards in the Industrial District. He explained that the access to the property will be provided off a single drive off of Forest Boulevard. The City has provided the plans to the County Engineer and the County has stated that they would prefer the access drive be moved to be in alignment with 279th Street and that there be a right turn lane. He reviewed the screening and lighting proposals and noted that the lights will be affixed to the buildings so there will not be any light leakage onto the abutting roadways. He noted that the plans do not show signs and staff would like to see more detail on this as well as their screening plans. There will be no utilities extended to the development because it is a storage facility. He suggested that the Commission review the drainage information in the packet and noted that while he cannot answer their questions in this area, he can refer them to staff who can. The architecture and design of the proposal is pretty utilitarian with a shed-roof style and noted that the proposed exterior material conflicts with the City's standards and should be revised. There were no landscaping plans provided, but it is indicated on the survey of proposed conditions that there will be some tree removal. He stated that staff is also recommending that there be a Woodland Preservation Plan prepared and presented to staff. He stated that staff is recommending that this request be tabled in order to have the applicants address the staff comments and things that need more detail.

Commissioner Murdock asked when the restriction on metal panels in the Industrial District hit the City Ordinances.

City Administrator Linwood stated that he believes it was 2014 or 2015.

Commissioner Murdock noted that the City has a lot of buildings with metal siding in the Industrial District. He asked if there was ever a case when metal sided buildings were allowed.

City Administrator Linwood stated that they have not been allowed any time recently and suspects that the last building approved would have been the Rosenbauer building.

Matt Appel, Advanced Engineering Concepts, stated that he has some pictures and dates of some of the buildings in the area that show the difference between those that have textured clad and the corrugated steel which he understands the City is trying to get away from.

Commissioner Murdock noted that he believes it is in the ordinance as a purely aesthetic issue.

Chair Lobermeier confirmed that is correct.

Commissioner Murdock asked who owned the land to the north of this project.

Mr. Appel stated that would be Loren Osterbauer.

City Planner Ramler-Olson noted that even if there is a way to recategorize the material they are proposing, there may be additional material restrictions. He explained that staff had picked up on the prohibition of metal sided buildings within the Industrial District, but there may be other standards that they overlooked because it is one material proposed on each side. He stated that there may be some exemptions carved out in that part of the ordinance but staff would need to research this a bit further.

Chair Lobermeier explained that one of the challenges the Commission has faced in the past on this issue is that an ordinance that is 6 or 7 years old does not keep up with changes that are made in building materials. He stated that this has meant that the Commission is open to actually looking at what is being proposed, but thinks, in this case, the Commission doesn't yet have enough information about this material and what it will look like.

Commissioner Teel asked if there would be a left turn lane going north on Highway 61.

City Planner Ramler-Olson stated that was put before the County but they did not recommend the left turn lane and only recommended a right turn lane.

Commissioner Teel stated that he thinks it could be a problem heading north when people stop to pick up their RVs.

City Planner Ramler-Olson stated that he will raise that issue with the County Engineer.

Mr. Appel stated that on the Rosenbauer building, only one of the 4 sides is the textured clad steel and the proposed buildings here, all 4 sides would have the textured steel.

Chair Lobermeier confirmed with Mr. Appel that he had been able to read through the staff report.

Commissioner Murdock noted that the door height looked like it was 14 feet high and asked what type of RV storage they would expect to get with a 14-foot-tall door. He asked how big of a unit can be accommodated with that height.

Mr. Appel stated it could virtually be any size because they have both 40 feet and 50 feet deep bays.

Commissioner Murdock asked if they would be placing any restrictions on what people can store.

Mr. Appel stated that they will be placing restrictions on how old the equipment can be because they do not want anything old than 15 years at the most, and most likely the restriction will be 10 years old.

Commissioner Murdock asked if there would be electrical outlets in the storage units.

Mr. Appel stated that there will be electrical plug-ins for the RVs themselves as well as some outdoor power supplies.

Commissioner Murdock asked if there would be insulation between the units.

Mr. Appel stated that there would not be insulation between the units.

Commissioner Teel stated that he drove by and noted that there are a lot of big trees in the southwest corner of the property and asked how many would be removed for this project, but noted that this had already been asked in the staff report. For the outside storage, he couldn't quite tell how much outside storage there would be and asked if there would be lighting for the outside storage.

Mr. Appel stated that based on the shape of the parcel, he does not think they will need to have anything other than what is on the buildings, however, they may want to put a bit more lighting on the south side of the building.

Commissioner Teel stated that his last question was also included in the staff report regarding what type of screening they would be using.

Chair Lobermeier stated that the screening will be with the fence and asked for details.

Mr. Appel explained that the fence will be 8 feet tall and noted that they had looked at two different types of screening that can be done with chain link fence. He stated that the two options are the tarp style that you frequently see on tennis courts, or the slat style and explained that the new slat styles are a bit more attractive than the older style. He stated that the trees referenced by Commissioner Teel are actually in the right-of-way and he would anticipate those will stay. On the south end there is a pretty good group of trees that is half in the right-of-way and half in the triangle. They are only taking one major group of trees, where the lot line is dividing the two parcels and down in the depression where they will put an infiltration basin. There are a couple

of trees on the north end that may or may not be removed. He stated that the first item in the staff recommendation is regarding the rear yard setback. He noted that he had contacted Zoning Administrator Weck who had given him some information about the setbacks and was told that it was 15-foot setbacks in the rear and in the staff report it states that they are supposed to be using a different classification and setback than what Zoning Administrator Weck had communicated to him. He stated that he had spoken to City Planner Ramler-Olson and City Administrator Linwood about why that had changed from his discussion with Zoning Administrator Weck and explained that they are looking for some direction on this issue and suggested that they may be able to get a variance for this item.

Chair Lobermeier asked if the 35 feet rear yard setback remains as the standard whether it would create a problem with the gravel area to the east of the buildings. He asked what kind of turning movement they would be looking for RVs to be able to get in and out of the doors.

Mr. Appel stated that that setback distance would cause a big problem and there would not be enough turning room.

City Planner Ramler-Olson stated that the difference is whether there are utilities being extended to the site. He stated that he cannot comment on what was said in the e-mail from staff, but he believes that this will need to comply with the 35-foot rear yard setback or they will need to apply for a variance in order to have the reduced setback.

Commissioner Murdock asked for background on unsewered and sewerred and why the setbacks are different.

City Planner Ramler-Olson stated that staff had a meeting to review the standards in light of the comments brought up by the applicant, however, there was no purpose and intent that is attached to that standard that differentiates between sewerred and unsewerred, so anything he offered would be speculation.

Commissioner Murdock asked if he was aware of any other ordinances in other communities that would provide a justification for something like that.

City Planner Ramler-Olson gave the example of the rural residential development on the other side of Forest Boulevard. He stated that they all have large lots and are all on private well and septic but noted that he is unsure if those come with increased setbacks.

Chair Lobermeier stated that this parcel will be unsewerred and there is also no use in it because there will not be a facility provided.

Commissioner Murdock stated that he believes what City Planner Ramler-Olson is trying to say is that with septic systems and wells they are increasing setbacks so they can fit those in more reasonably, which is why the setbacks are further for this parcel.

City Planner Ramler-Olson setting up the distinction between sewerred and unsewerred lots in the Industrial District, it prefaces those standards by saying lots that will not have sewerred service and does not mention that it will have a private well and septic.

Chair Lobermeier noted that there appears to be room for some clarification.

City Planner Ramler-Olson agreed that it is a bit vague and stated that what he has been saying for the last 5 minutes can be taken with a grain of salt because there is no purpose or intent that was been attached to those standards and is kind of just guessing.

Commissioner Murdock asked if a variance would have a contingency that it could not be developed with well and septic.

City Administrator Linwood stated that if the use were to change, then potentially.

City Planner Ramler-Olson stated that if the use were to change, he thinks the City could built in a condition that those services be provided commensurate with the type of use being proposed.

Chair Lobermeier reiterated that there are still several items that are needed to be clarified and thinks that the Commission is probably looking at following the staff recommendation to table this item which would push this to the July 13, 2021 meeting.

MOTION BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER TEEL, TO APPROVE TABLING THE REQUEST FOR SITE PLAN REVIEW – SP-21-002 – HALLBERG RV STORAGE FACILITY FOR PROPERTY ID NUMBERS: 21.10293.00 AND 21.11084.72, IN ORDER TO GIVE THE APPLICANT AND STAFF MORE TIME TO ADDRESS THE ISSUES RAISED IN THE STAFF REPORT.

Voting Aye: Murdock, Teel, Carr and Lobermeier
Voting Nay: None
Abstain: None
Absent: West

OLD BUSINESS: NONE

COMMUNICATIONS: NONE

UPDATES:

3. Site Plan Review of the Widseth and Parking lot improvements was approved by the City Council on June 15, 2021 with the Planning Commission's recommended conditions.

Chair Lobermeier noted that the Commission will review the 2nd Draft of the Comprehensive Plan Update as well as the Final Plat for Summer Fields 2nd Addition at the next meeting. He noted that he has received the road section of the Comprehensive Plan from WSB and is working on incorporating it into the document. He asked if there could be a clean copy provided in the packet to the Commission, but noted that they can also provide a red-lined version electronically.

A MOTION WAS MADE BY COMMISSIONER TEEL, SECONDED BY COMMISSIONER CARR, TO ADJOURN THE JUNE 22, 2021 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:41 PM.

Voting Aye: Murdock, Teel, Carr and Lobermeier
Voting Nay: None
Abstain: None
Absent: West

**CITY OF WYOMING
Planning Commission**

TO: Planning Commission
FROM: Tom Ramler-Olson, City Planner
Fred Weck
MEETING DATE: July 13, 2021
RE: Site Plan Review for Parking Area Expansion
APPLICANT: Gary Robideau
OWNER: Brad Hildreth
PROPERTY: PIDs 21.00589.26, 21.00589.25
FILE NO.: SP-21-003

Requested Action

Gary Robideau (“applicant”), on behalf of Brad Hildreth (“property owner”), is requesting a site plan review of a proposal to expand the parking area at 5376 260th St (“subject property”). Plans provided by the applicant show an existing parking area expanding to the west to accommodate an additional twelve parking stalls. To facilitate this expansion, the shared lot between the subject property and the abutting westerly lot will be adjusted.

Staff Recommendation

Staff recommends approval of the applicant’s site plan with the following conditions:

1. The applicant has applied for a wetland delineation boundary approval. This is currently out for public comment and is not yet approved. Site plan approval is contingent on approval of the wetland boundary.
2. The outlet for the filtration basin is within the wetland and will require WCA approval.

General Staff Review

The proposal is to expand the existing parking area to the west to provide an additional twelve stalls for the business located at the subject property. For this expansion to occur, the property owner is adjusting the west side lot line at the subject property. The lot line adjustment has been calibrated so that both affected parcels will retain the same amount of area that currently exists for each.

The following table describes the surrounding areas:

Direction	Planned Land Use / Current Zoning
North	Light Industrial and General Business / C - Commercial
West	Light Industrial and General Business / I - Industrial
South	Light Industrial and General Business / I – Industrial
East	Light Industrial and General Business / I - Industrial

General Comprehensive Plan

The subject property is guided Light Industry and General Business in the currently adopted Comprehensive Plan, which is described in that document as follows:

“Plan and zone for the development of a range of businesses including light manufacturing, offices, sales, and research and development. Selectively allow retail or service business by conditional use permit, particularly in the Light Industry area south of Downtown. Locations for industries designated by this plan include portions of the Highway 61 corridor and the site of the former landfill operation along Railroad Avenue. Apply zoning regulations to control site planning, landscaping, lighting, parking, truck handling, outdoor storage, signs, and access. All parcel access must be via City streets. Encourage private redevelopment of properties that have aging buildings and outdoor storage.

The Industrial and Business Area will allow a variety of light manufacturing, office-showroom and office buildings. Outdoor storage of good and materials should only be allowed under a “conditional use permit” that specifies visual screening with buildings, walls, fences, berms and/or landscaping.”

Zoning Review

The subject property is also zoned I – Industrial and is serviced by municipal sewer and water. The purpose of the Industrial District is as follows:

“The Industrial district is established to provide standards of development for certain industrial or manufacturing uses that prefer to be located in choice or strategic sites and to prevent serious problems of compatibility with other non-industrial types of land uses.”

Per Section 40-460.4 (b), the total area of all impervious surfaces on a lot shall not exceed 50 percent of the gross lot area for nonresidential uses. The proposed parking area expansion has an area of approximately 3,980 square feet. This amount is in addition to the existing 17,506 square feet of impervious cover on the subject property. The resulting impervious cover is 21,494 square feet, or 22.5 percent.

At its closest point, the proposed parking area will be approximately 17 feet from the side lot line, which complies with the minimum side setback of 15 feet for parking areas in the Industrial District.

Access

No proposed changes.

Utilities

No proposed changes.

Drainage

The site is outside of the Comfort Lake – Forest Lake Watershed District (CLFLWD) and permitting will not be required through the CLFLWD. Based on the proposed disturbed area, a NPDES permit will not be required. The site is outside of the floodplain, so no floodplain requirements are triggered. Based on the amount of impervious surface proposed, volume control and water quality are not triggered however rate control requirements must be met onsite.

The applicant is proposing to meet rate control requirements through the use of a biofiltration basin which will outlet to the existing pond south of the exiting parking lot and building. Proposed peak discharge rates are shown to meet or be reduced from existing peak discharge rates from the site for the 2-, 10- and 100-year events.

Comments on the drainage design have been provided to the applicant as comments on their plans.



City Of Wyoming
26885 Forest Blvd., PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947 Fax (651) 462-3938

SITE PLAN REVIEW
LAND USE APPLICATION

A site plan review application requests a use permitted in a particular zoning district, but regulated and controlled through conditions placed upon it by the City Council after review by the Planning Commission.

Property Address: 5376 260th St

Applicant(s) Information:

Name(s) Gary Robideau

Home _____

Address 3922 146th Lane N.W.

Work 612-414-6591

City Andover State MN Zip 55304

Email _____

Owner(s) Information: (if other than Applicant(s))

Name(s) BRAD HILDRETH

Home _____

Address 23333 CORNELL STREET

Work 651-434-0165

City STACY State MN Zip 55092

Email _____

Owner(s) Signature(s)

Date _____

Legal description of property: Section 20, Township 33N, Range 21 W

Property Identification Number: R.21.00589,254 ^{21.00589,254} Present zoning: Industrial

Present use of property: _____

Proposed use of property: Parking lot expansion

This application and the following attachments must be submitted to be considered a complete application:

1. A detailed site plan showing the information listed in Section 40 - 82, 1-6 as well as the following:
 - a. The grading and drainage plan must be designed in accordance with Article VII, Division 21 of the Zoning Ordinance and the City of Wyoming Surface Water Resource Guidance Document.
 - b. Elevation drawings of all sides of the proposed building to show compliance with the architectural standards of the zoning district the use will be located in.
 - c. Landscaping and Screening in accordance with Article VII, Divisions 14 & 26.
 - d. Lighting Plan in accordance with Article VII, Division 15.
2. A letter explaining the proposed use and how it will be operated.
3. Applications for uses described in Article VI, Divisions 7, 18, & 19 and Article VII, Divisions 2, 8, 10, 17-20, and 25 of the Zoning Ordinance must include the information necessary to show compliance with the applicable section of the ordinance.
4. Applications for uses that are within the Highway 8 Overlay District or that utilize Highway 8 for access must include the information necessary to show compliance with Article VI, Division 14 of the Zoning Ordinance.
5. The application fee and escrow must be paid at the time of application. The fee is not refundable. The unused portion of the escrow will be returned to the applicant.
6. Any other information deemed necessary by the Zoning Administrator or Planning Commission.

Signature of applicant(s) Gary Robideau

Date 6/21/21

As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project. All of Article V, Division 4, Site Plan Review is attached to this application and by signing this application, the applicant acknowledges that it has been read and understood.

A public meeting can be scheduled only after a complete application has been received.

Application # SP-21-003 OFFICE USE ONLY Date Application Received 6/21/21
Date Complete Application Received 6/21/21 60 Days 9/11/21 By: Fred Weck
Fee \$220.00 + Escrow \$1,000.00 Date Paid 6/21/21 Official Check # 29321

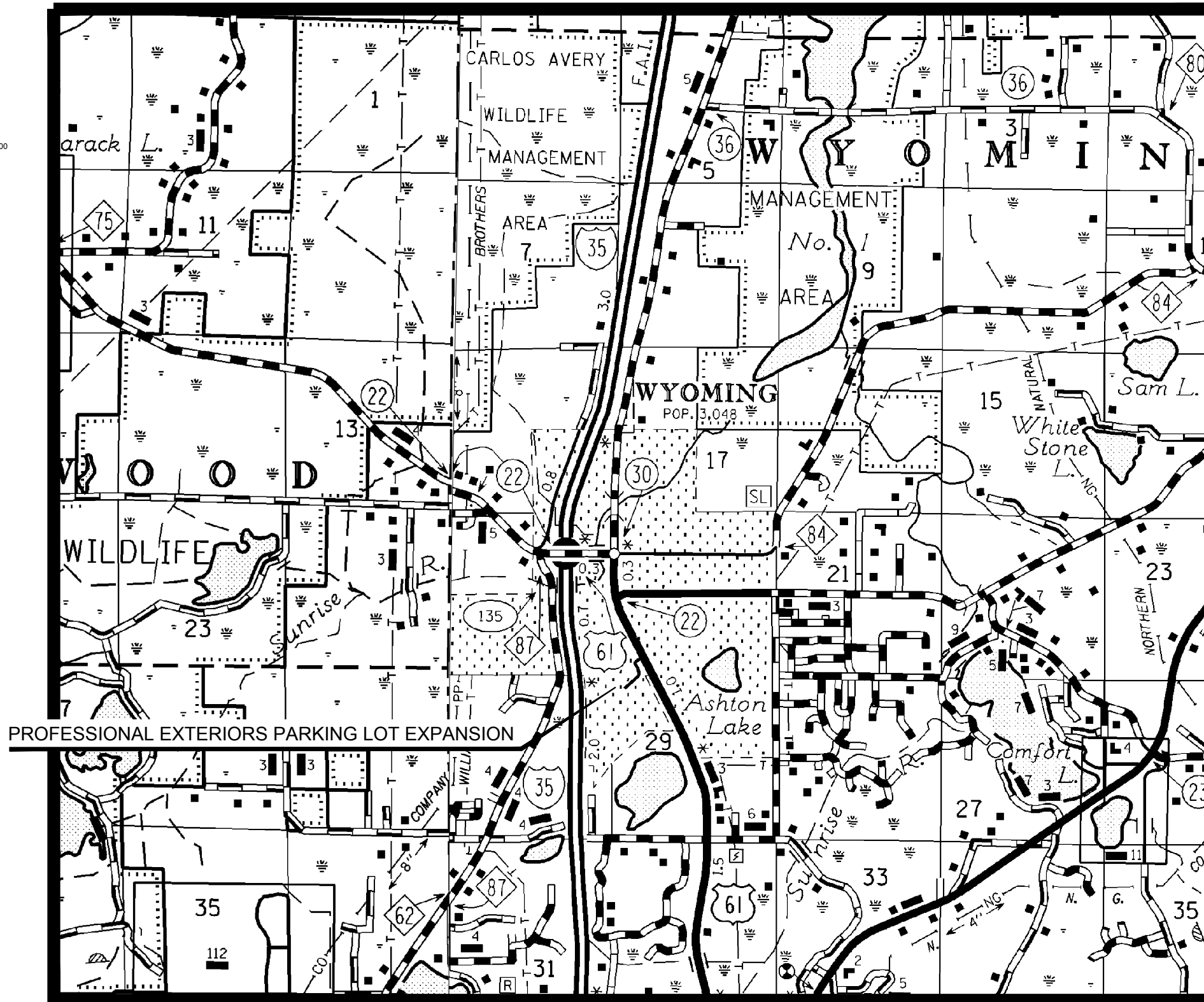
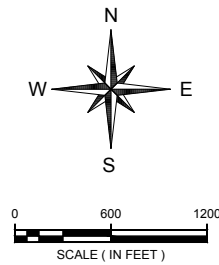
Monday, June 21, 2021 6:16 AM

City of Wyoming,

Professional Exteriors is asking for a site plan review for the purpose of a parking lot expansion.

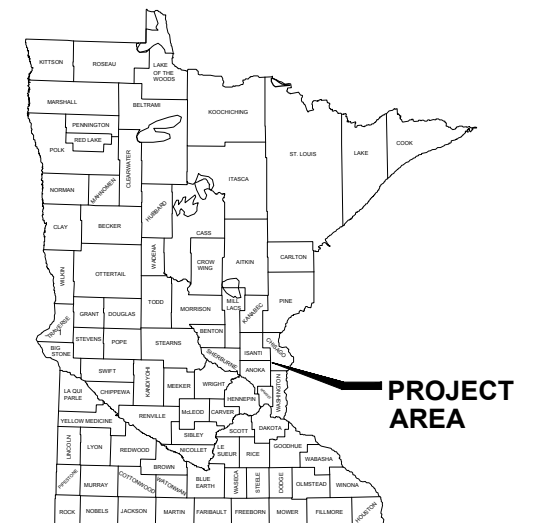
Thank You,
Gary Robideau

CONSTRUCTION PLANS FOR PROFESSIONAL EXTERIORS PARKING LOT EXPANSION WYOMING, MN



PARTIAL MAP OF CHISAGO CITY, MINNESOTA

SHEET INDEX	
SHEET	DESCRIPTION
C1.1	TITLE SHEET
C1.2	LEGEND
C2.1	MISCELLANEOUS DETAILS
C2.2	BASIN DETAILS
C2.3 - C2.5	EROSION CONTROL DETAILS
C3.1	EXISTING CONDITIONS
C4.1	SITE PLAN
C5.1	GRADING PLAN
C6.1	EROSION CONTROL PLAN



GOVERNING SPECIFICATIONS

THE 2018 EDITION OF THE MINNESOTA DEPARTMENT
OF TRANSPORTATION "STANDARD SPECIFICATIONS
FOR CONSTRUCTION" SHALL GOVERN.

ALL CONSTRUCTION SHALL CONFORM TO THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

SUBSURFACE UTILITY NOTE

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

GOPHER STATE ONE CALL
1-800-252-1166

WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Gregory W. Nathe

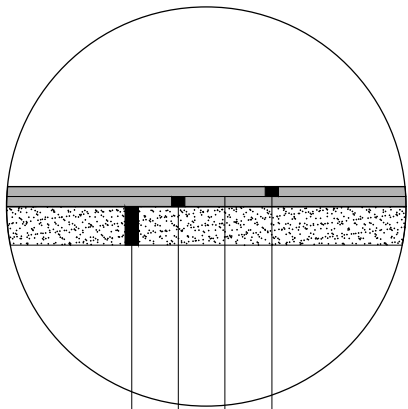
GREGORY W. NATHE DATE: 06/18/2021 LIC. NO. 41272

DATE:		JUNE 2021	DATE	REV#	REVISIONS DESCRIPTION	BY
AS SHOWN						
ALS						
DRAWN BY:						
CHECKED BY:						
JOB NUMBER:		2021-10627				

PROFESSIONAL EXTERIORS PARKING LOT EXPANSION
GARY ROBIDEAU
WYOMING, MN
TITLE SHEET

SHEET NO.
C1.1

SURVEY MONUMENTS		EXISTING UTILITY MUNICIPAL SYMBOLS (cont.)		PROPOSED UTILITY MUNICIPAL SYMBOLS		EXISTING TOPOGRAPHIC LINES		PROPOSED CONSTRUCTION LINES	
	BENCH MARK		STORM MANHOLE		APRON PROPOSED		CENTER LINE		FENCE CHAIN LINK PROPOSED
	FOUND CIM		WATER CURB STOP		SANITARY CLEANOUT PROPOSED		EDGE OF WOODS		FENCE WOOD PROPOSED
	FOUND CPNT.		WATER HANDHOLE		SANITARY LIFT STATION PROPOSED		FENCE BARB WIRE		FENCE BARB WIRE PROPOSED
	FOUND JLM		WATER HYDRANT		SANITARY LIFT STATION VALVE MANHOLE PROPOSED		FENCE CHAIN LINK		FORCEMAIN PROPOSED
	FOUND LATH		WATER MANHOLE		SANITARY MANHOLE PROPOSED		FENCE WOOD		SANITARY SEWER PROPOSED
	FOUND PIPE		WATER METER		SANITARY PLUG PROPOSED		FORCEMAIN		SANITARY SERVICE PROPOSED
	FOUND READING		WATER VALVE		STORM CATCH BASIN PROPOSED		OVERHEAD CABLE TV		STORM SEWER PROPOSED
	STAKED CIM		WATER WELL		STORM MANHOLE PROPOSED		OVERHEAD ELECTRIC		STORM SEWER DRAIN TILE PROPOSED
	STAKED CPNT.	UTILITY	UTILITY SIZE & TYPE		WATER 11 1/4° BEND PROPOSED		OVERHEAD TELE		WATERMAIN PROPOSED
	STAKED JLM	EXISTING UTILITY PRIVATE SYMBOLS			WATER 22 1/2° BEND PROPOSED		RAILROAD		WATERMAIN SERVICE PROPOSED
	STAKED PIPE		ELEC GROUND LIGHT		WATER 45° BEND PROPOSED		RETAINING WALL	EROSION CONTROL LINES	
EXISTING TOPO SYMBOLS			ELEC HANDHOLE		WATER 90° BEND PROPOSED		SANITARY SEWER		BALE CHECK
	AC UNIT		ELEC LIGHT POLE		WATER CAP PROPOSED		SANITARY SEWER SERVICE		BIO ROLL
	FENCE POST		ELEC MANHOLE		WATER CROSS PROPOSED		STORM SEWER		SILT FENCE
	FLAG POLE		ELEC METER		WATER CURB STOP PROPOSED		STORM SEWER DRAIN TILE		SILT FENCE TYPE HEAVY DUTY
	GUARD POST		ELEC PEDESTAL		WATER HYDRANT PROPOSED		UNDERGROUND CABLE TV		SILT FENCE TYPE MACHINE SLICED
	GUY ANCHOR		ELEC POLE		WATER REDUCER PROPOSED		UNDERGROUND ELECTRIC		SILT FENCE TYPE PREASSEMBLED
	GUY POLE		ELEC SIGNAL		WATER SLEEVE PROPOSED		UNDERGROUND GAS		FLOTATION SILT CURTAIN
	HANDICAP SYMBOL		ELEC TRANSFORMER BOX		WATER TEE PROPOSED		UNDERGROUND TELE	HATCH PATTERN AND SHADING LEGEND	
	MAILBOX		GAS METER		WATER VALVE PROPOSED		WATERMAIN		RANDOM RIPRAP
	SHRUB		GAS VALVE	PROPOSED UTILITY PRIVATE SYMBOLS			WATERMAIN SERVICE		SOD
	SIGN DOUBLE POST		LP TANK		ELEC LIGHT POLE PROPOSED		WETLAND EDGE		SEED
	SIGN SINGLE POST		TELE HANDHOLE	EROSION CONTROL SYMBOLS		R/W, LOT & EASEMENTS LINES			HYDRAULIC STABILIZER
	TREE CONIFER		TELE MANHOLE		SURFACE DRAINAGE ARROW		BUILDING SETBACK LINE		EROSION CONTROL BLANKET
	TREE DECIDUOUS		TELE PEDESTAL		STORM DRAIN INLET PROTECTION		EASEMENT LINE		TEMP. ROCK CONSTRUCTION ENTRANCE
	TREE STUMP		TELE POLE	TRAFFIC CONTROL DEVICES & SYMBOLS			EASEMENT LINE PROPOSED		BUILDING WALL HATCH
	TV DISH		TV HANDHOLE		TRAFFIC CONTROL SIGN (1 POST)		LOT LINE		BITUMINOUS SURFACE
	WETLAND SYMBOL		TV PEDESTAL		TRAFFIC CONTROL SIGN (2 POST)		LOT LINE PROPOSED		CONCRETE SURFACE
	YARD LIGHT	SOIL BORING SYMBOLS			TYPE III BARRICADE		MNDOT CONTROLLED ACCESS LINE		GRAVEL SURFACE
EXISTING UTILITY MUNICIPAL SYMBOLS			LASER-INDUCED FLUORESCENCE BORING		DRUM CHANNELIZER		RIGHT OF WAY EXISTING		EASEMENT PATTERN
	APRON		LYSIMETER		FLASHING ARROW OR MESSAGE BOARD		RIGHT OF WAY PROPOSED	DOCUMENTATION SYMBOLS	
	LIFT STATION		MONITOR WELL	TRAFFIC CONTROL DEVICES & SYMBOLS		SECTION ARROW - SECTION NUMBER TOP; PAGE OF SECTION BOTTOM		LEGEND	
	SANITARY CLEANOUT		PERC TEST		TRAFFIC CONTROL SIGN (1 POST)	PROFESSIONAL EXTERIORS PARKING LOT EXPANSION		GARY ROBIDEAU	
	SANITARY MANHOLE		PIEZOMETER		TRAFFIC CONTROL SIGN (2 POST)	GARY ROBIDEAU		WYOMING, MN	
	STORM CATCH BASIN		RECOVERY WELL		TYPE III BARRICADE	GARY ROBIDEAU		WYOMING, MN	
	STORM INLET		SOIL BORING		DRUM CHANNELIZER	GARY ROBIDEAU		WYOMING, MN	
			SOIL VAPOR POINT		FLASHING ARROW OR MESSAGE BOARD	GARY ROBIDEAU		WYOMING, MN	
			VAPOR SURVEY POINT		FLASHING ARROW OR MESSAGE BOARD	GARY ROBIDEAU		WYOMING, MN	
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					FLASHING ARROW OR MESSAGE BOARD	GARY ROBIDEAU		WYOMING, MN	
					FLASHING ARROW OR MESSAGE BOARD	GARY ROBIDEAU		WYOMING, MN	
					FLASHING ARROW OR MESSAGE BOARD	GARY ROBIDEAU		WYOMING, MN	
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					FLASHING ARROW OR MESSAGE BOARD	G			

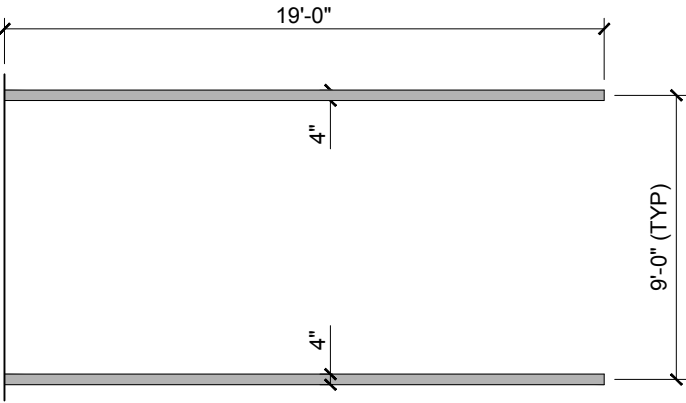


- 2" TYPE SP 12.5 WEARING COURSE MIXTURE SPWEB340C
- BITUMINOUS TACK COAT
- 2" TYPE SP 12.5 WEARING COURSE MIXTURE SPWEB340C
- 6" AGGREGATE BASE, CLASS 5

NEW BITUMINOUS PARKING LOT TYPICAL SECTION

SCALE: N.T.S.

TYPICAL STRIPING NOTE
ALL PAINT USED FOR STRIPING SHALL CONFORM TO STANDARD MnDOT REQUIREMENTS FOR PAVEMENT PAINTING APPLICATIONS AS OUTLINED IN MnDOT SPECIFICATION NO. 2582. COLOR SHALL BE AS SHOWN ON SHEETS C4.1. SQUARE BACKGROUND @ HANDICAPPED ACCESSIBLE PARKING STALLS SHALL BE BLUE.

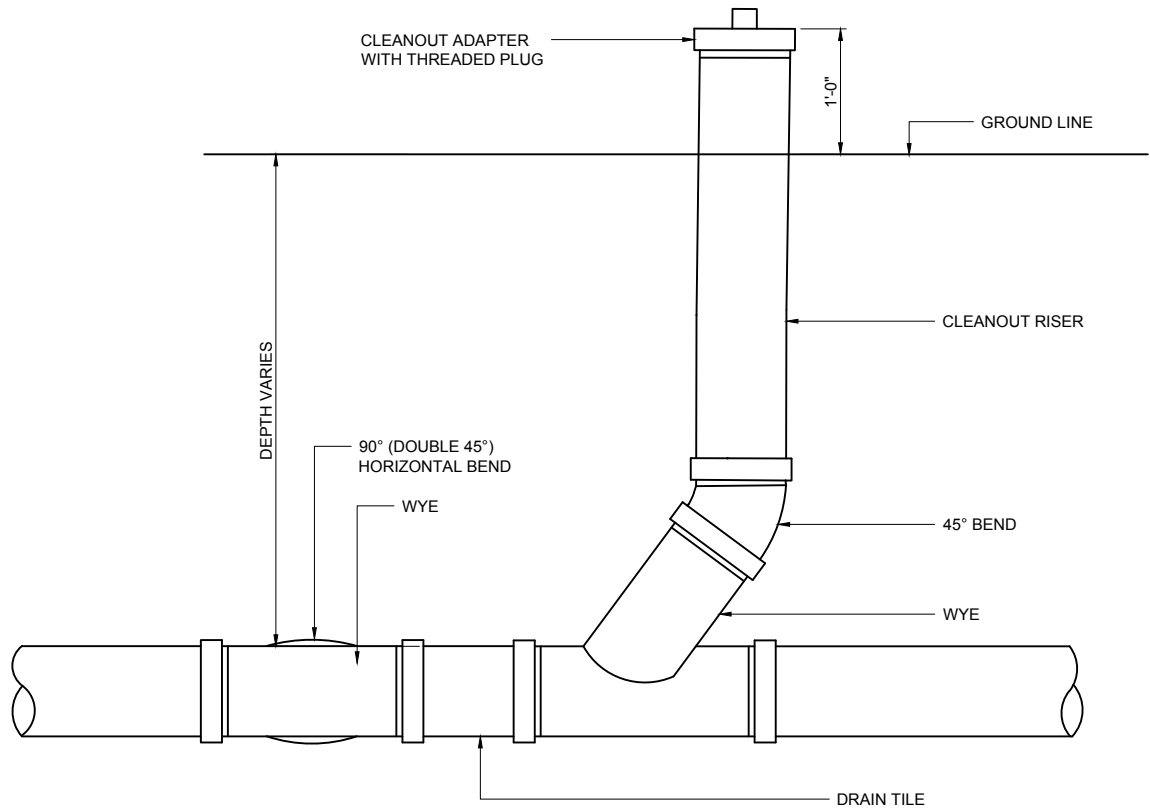


I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Gregory W. Nathe
GREGORY W. NATHE
DATE: 06/18/2021 LIC. NO. 41272

DATE	REV#	REVISIONS DESCRIPTION	BY
JUNE, 2021			
AS SHOWN			
DRAWN BY: ALS			
CHECKED BY: GWN			
DATE:			
SCALE:			
DRAWN BY:			
CHECKED BY:			
JOB NUMBER:			

PROFESSIONAL EXTERIORS PARKING LOT EXPANSION
GARY ROBIDEAU
WYOMING, MN
MISCELLANEOUS DETAILS

SHEET NO.
C2.1

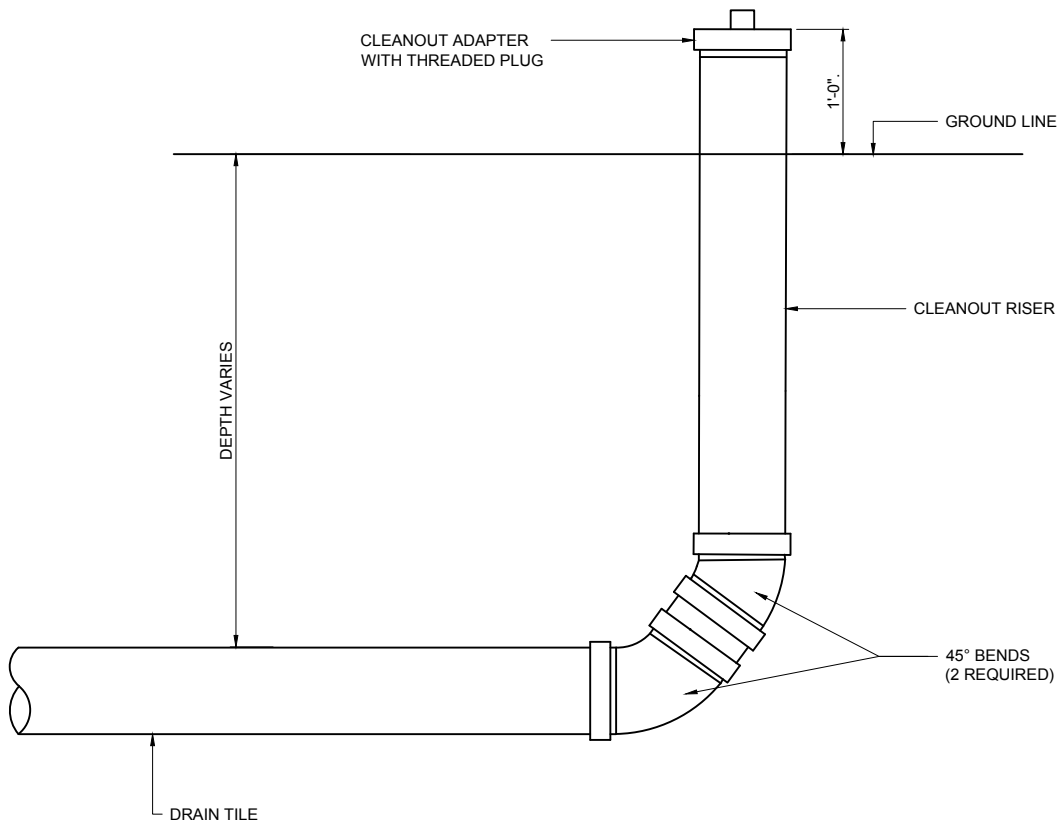


IN-LINE POND DRAIN TILE CLEANOUT

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REVISED
--/--/----

DETAIL NO.
134A

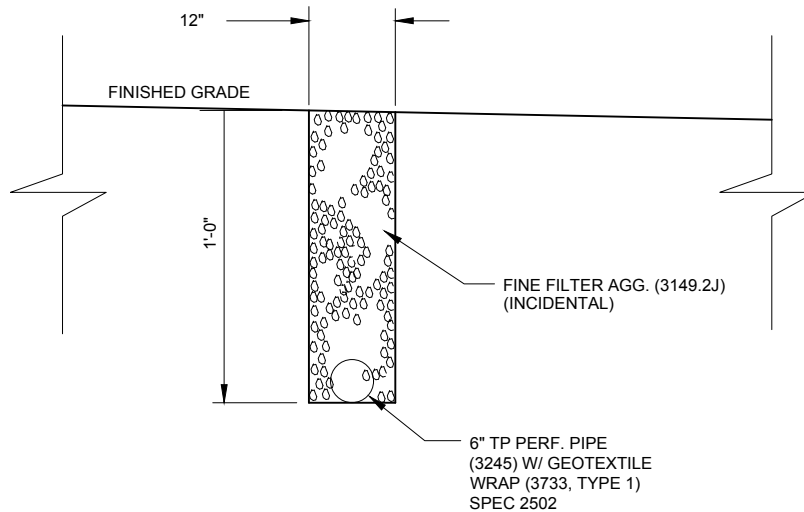
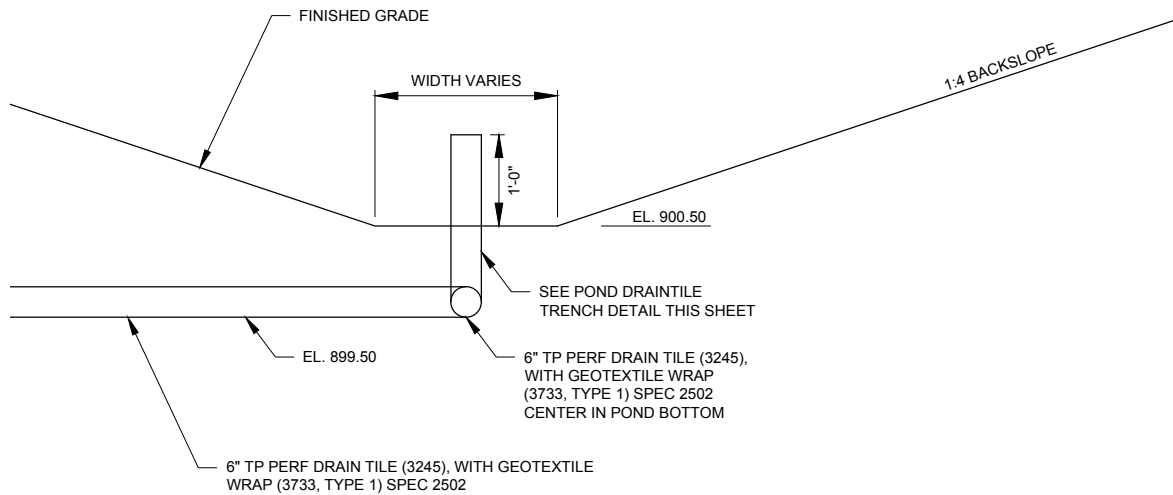


END OF THE LINE POND DRAIN TILE CLEANOUT

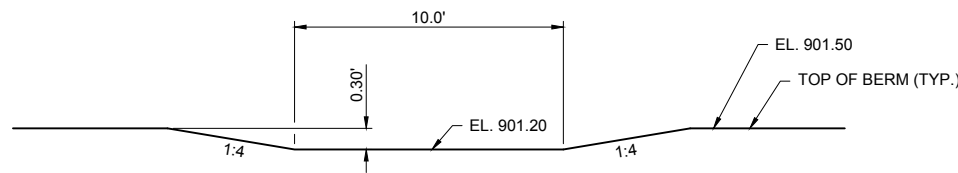
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REVISED
--/--/----

DETAIL NO.
134B

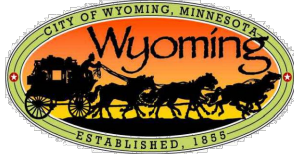
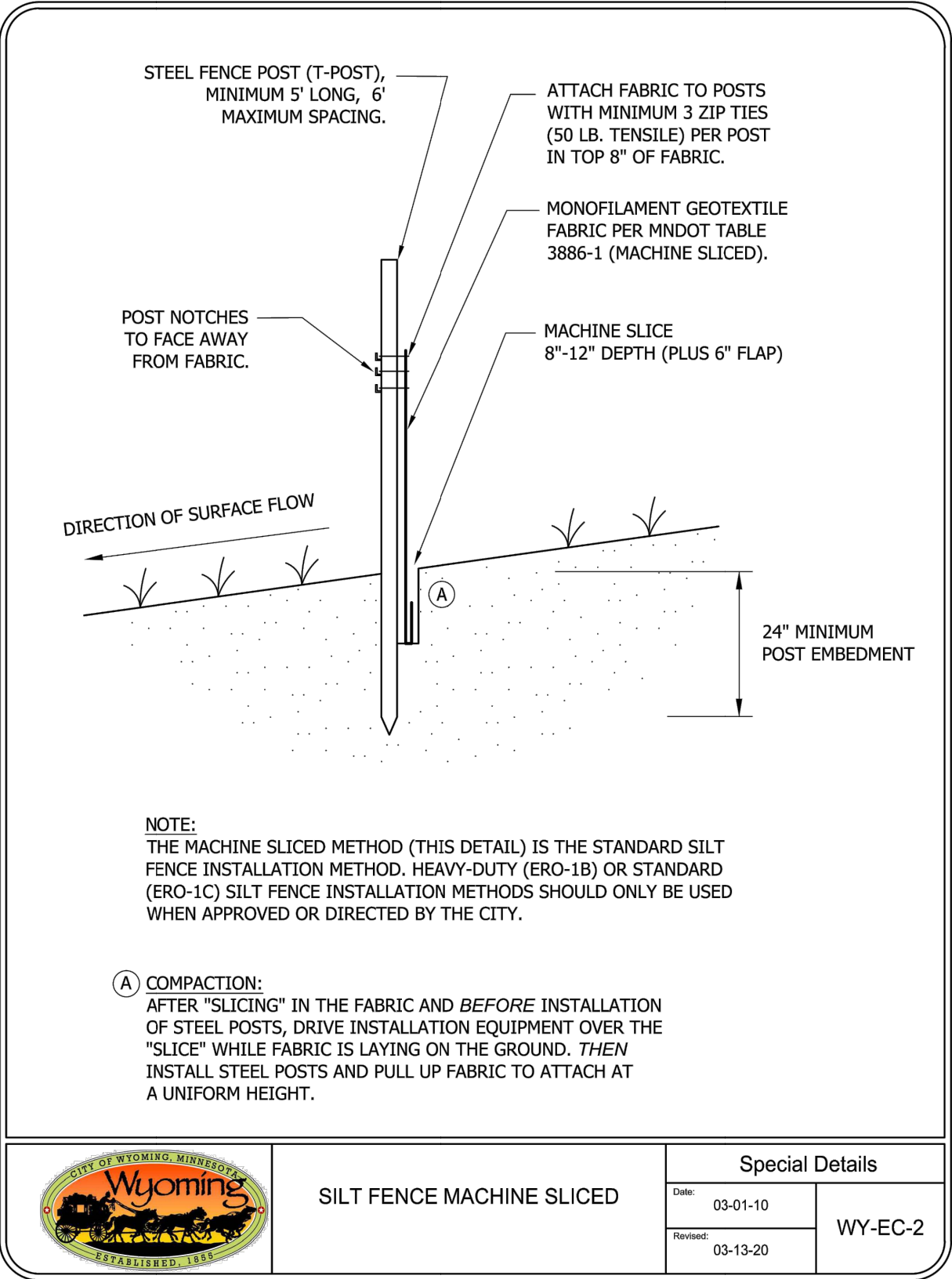


POND DRAINTILE TRENCH
(NOT TO SCALE)



FILTRATION BASIN OVERFLOW SECTION
N.T.S.

DATE	REV#	REVISIONS DESCRIPTION	BY
JUNE, 2021	AS SHOWN		
SCALE:	DRAWN BY:	AL'S	
CHECKED BY:	OWN		
JOB NUMBER:	2021-10627		

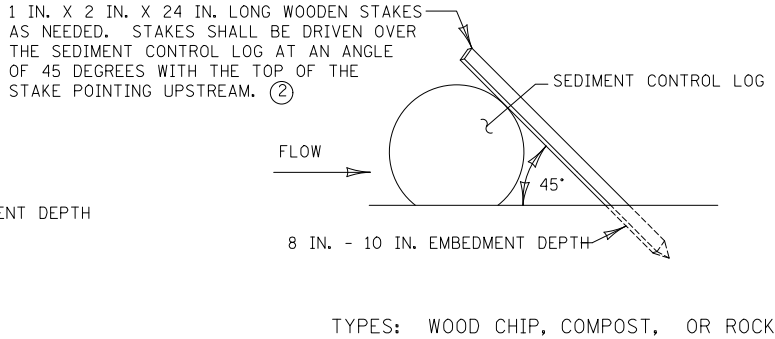
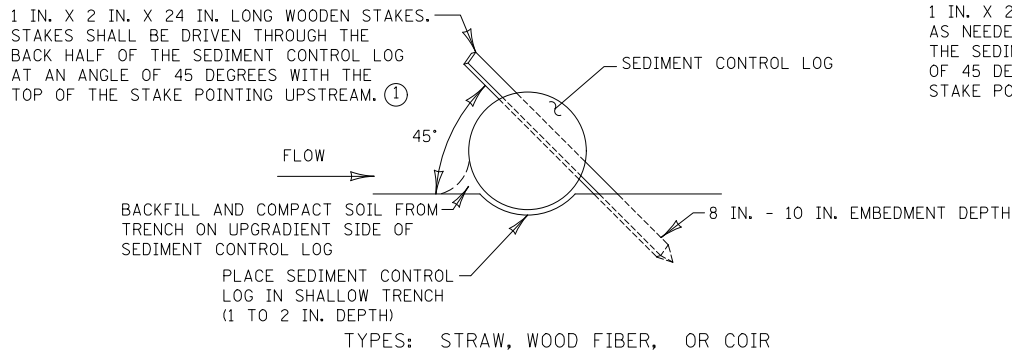


SILT FENCE MACHINE SLICED

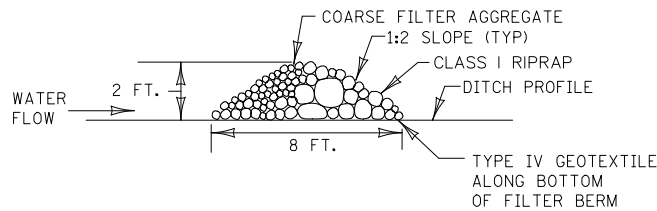
Special Details

Date: 03-01-10
Revised: 03-13-20

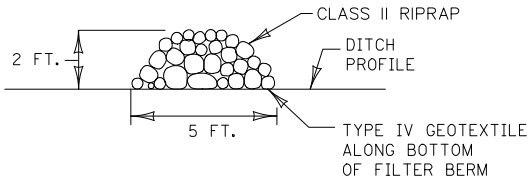
WY-EC-2



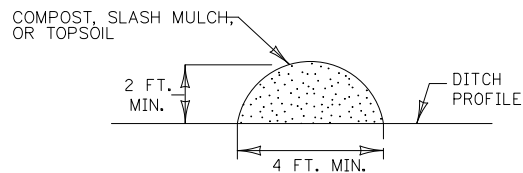
SEDIMENT CONTROL LOGS



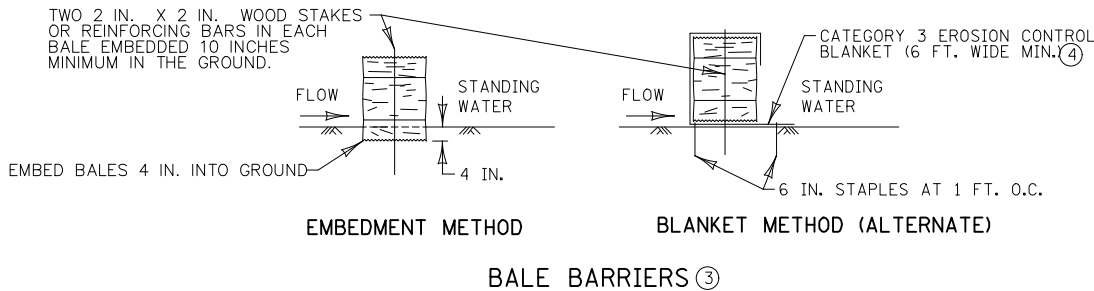
TYPE 3 (ROCK WEEPER)



TYPE 5 (ROCK)
FILTER BERMS



TYPE 1 (COMPOST), TYPE 2 (SLASH MULCH), OR TYPE 4 (TOPSOIL)



NOTES:

SEE SPECS. 2573, 3149, 3874, 3882, 3886, & 3897.

- ① SPACE BETWEEN STAKES SHALL BE A MAXIMUM OF 1 FOOT FOR DITCH CHECKS OR 2 FEET FOR OTHER APPLICATIONS.
- ② PLACE STAKES AS NEEDED TO PREVENT MOVEMENT OF SEDIMENT CONTROL LOGS PLACED ON SLOPES OR AS NEEDED DUE TO OTHER FACTORS. STAKES SHALL BE INCIDENTAL.
- ③ TO BE USED FOR CRITICAL PERIMETER CONTROL AREAS WHERE STANDING WATER OCCURS (6 INCH MAX. DEPTH). BALES SHALL CONSIST OF TYPE 1 MULCH OF APPROXIMATELY 14 IN. X 18 IN. X 36 IN. LONG. BALES SHALL BE PLACED ON EDGE AND BUTTED TIGHT TO ADJACENT BALES.
- ④ INSTEAD OF TRENCHING, PLACE BALE ON THE BLANKET AND WRAP BLANKET AROUND THE BALE. PLACE STAKE THROUGH BALE AND BLANKET.

REVISION:
APPROVED: 2-28-2017 <i>[Signature]</i> CHIEF ENVIRONMENTAL OFFICER



STANDARD PLAN 5-297.405

2 OF 8

[Signature]
STATE DESIGN ENGINEER

APPROVED: 2-28-2017

REVISED:

STATE PROJ. NO.

TEMPORARY SEDIMENT CONTROL
FILTER BERMS, SEDIMENT CONTROL LOGS, AND BALE BARRIERS
SHEET NO. C2.4 OF SHEETS

PROFESSIONAL EXTERIORS PARKING LOT EXPANSION

GARY ROBIDEAU

WYOMING, MN

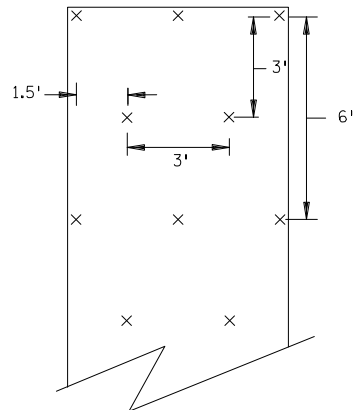
EROSION CONTROL DETAILS

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
[Signature]
GREGORY W. NATHE
DATE: 06/10/2021 LIC. NO. 41272

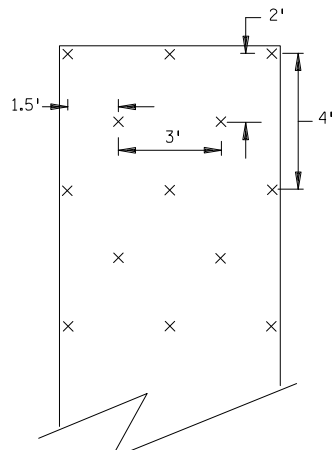
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DATE:	JUNE 2021
SCALE:	AS SHOWN
DRAWN BY:	ALS
CHECKED BY:	OWN
JOB NUMBER:	2021-10627

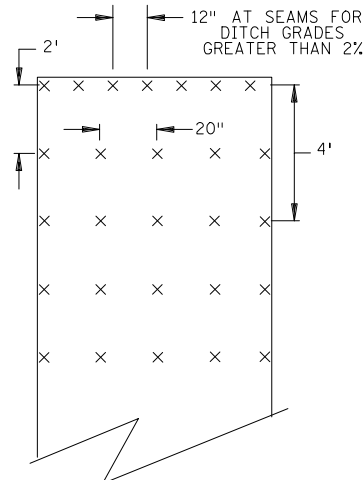
SHEET NO.
C2.4



SLOPES FLATTER THAN 1:2
(120 STAPLES PER 100 SQ YD)

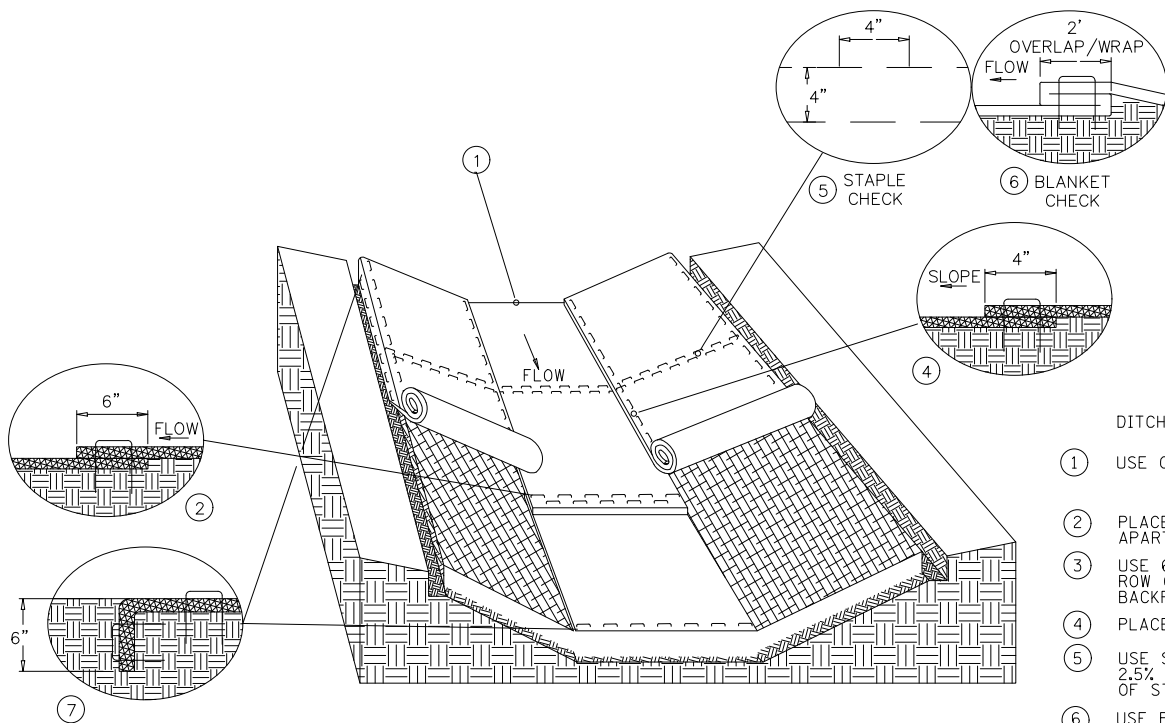


SLOPES 1:2 TO 1:1
(170 STAPLES PER 100 SQ YD)

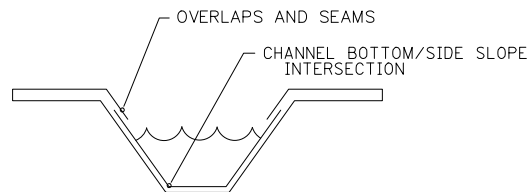


CHANNEL AND DITCH APPLICATIONS
(350 STAPLES PER 100 SQ YD)

BLANKET STAPLE PATTERN



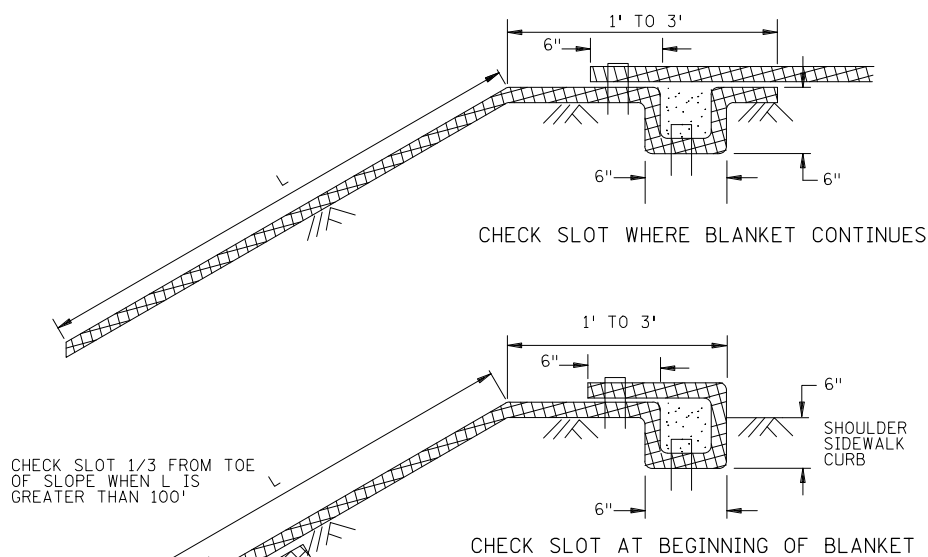
DITCH BLANKET STAPLE DETAIL



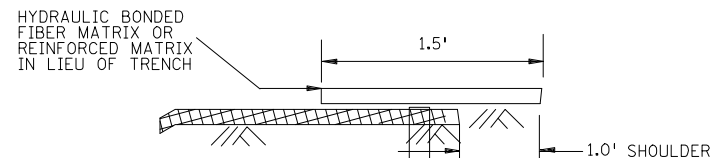
DITCH BLANKET CRITICAL POINTS ⑦

DITCH BLANKET STAPLE DETAIL NOTES

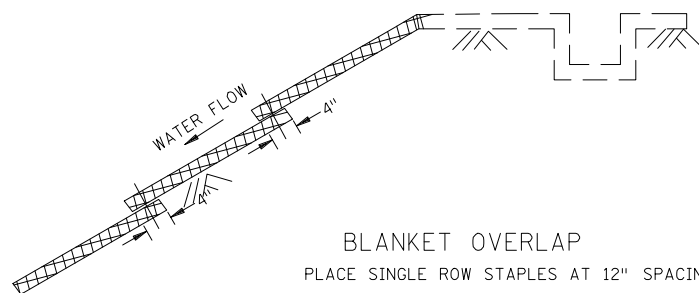
- ① USE CHECK SLOT DETAIL (NO ALTERNATES).
- ② PLACE DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER.
- ③ USE 6" X 6" TRENCH TO PLACE BLANKET. PLACE SINGLE ROW OF STAPLES ON TOP AND TRENCH SIDES AT 12" SPACING. BACKFILL TRENCH WITH SOIL AND TAMP.
- ④ PLACE SINGLE ROW OF STAPLES AT 12" SPACING.
- ⑤ USE STAPLE CHECK FOR CHANNEL SLOPES LESS THAN 2.5% GRADE AT 100 FOOT INTERVALS. PLACE DOUBLE ROW OF STAPLES STAGGERED 4" APART AND AT 4" SPACING.
- ⑥ USE BLANKET CHECKS FOR THE FOLLOWING SLOPES:
2.5%-3% 100 FT INTERVALS
3%-5% 50 FT INTERVALS
5%-7% 25 FT INTERVALS
- ⑦ CRITICAL POINTS SHALL BE SECURED WITH PROPER STAPLE PATTERNS.



CHECK SLOT REQUIREMENTS
DIG 6 INCH BY 6 INCH TRENCH.
INSERT BLANKET INTO ENTIRE TRENCH PERIMETER.
PLACE SINGLE ROW STAPLES AT 3' SPACING ALONG THE BOTTOM OF THE TRENCH.
BACKFILL TRENCH WITH SOIL AND TAMP.
PLACE SINGLE ROW STAPLES AT 3' SPACING ON OVERLAP.



CHECK SLOT ALTERNATIVE
PLACE SINGLE ROW STAPLES AT 12" SPACING
CHECK SLOT DETAILS



BLANKET OVERLAP
PLACE SINGLE ROW STAPLES AT 12" SPACING

GENERAL BLANKET INSTALLATION REQUIREMENTS

PREPARE SOIL AS PER SPECIFICATION 2574.
LAY PARALLEL OR PERPENDICULAR TO THE DIRECTION OF WATER FLOW.
OVERLAP ADJACENT STRIP EDGES A MINIMUM OF 4 INCHES.
OVERLAP BLANKET 6" (MIN.) AT EACH END. OVERLAP BOTTOM END OF UPPER BLANKET OVER TOP END OF LOWER BLANKET. STAPLE ALONG OVERLAP EVERY 1.5'.
THE UPPERMOST BLANKET OF ALL SLOPE APPLICATIONS MUST START IN A CHECK SLOT. IF SLOPE LENGTH (L) IS 100' OR GREATER, INSERT BLANKET INTO A CHECK SLOT 1/3 FROM THE BOTTOM OF THE SLOPE.

REVISION:
APPROVED: 2-28-2017
<i>[Signature]</i> CHIEF ENVIRONMENTAL OFFICER



STANDARD PLAN 5-297.404

3 OF 3

[Signature]
STATE DESIGN ENGINEER

APPROVED: 2-28-2017
REVISED:

STATE PROJ. NO.

PERMANENT EROSION CONTROL
BLANKET STAPLE PATTERN FOR SLOPES

SHEET NO. C2.5 OF SHEETS

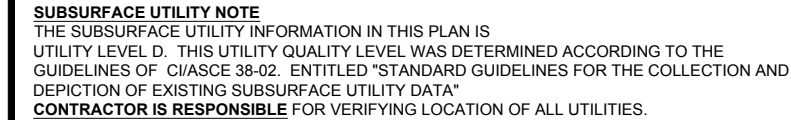
WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

[Signature]
GREGORY W. NAYTE
STATE-WY-002021 LIC. NO. 4172

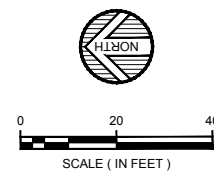
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SCALE: AS SHOWN					
DRAWN BY: ALS					
CHECKED BY: GWN					
JOB NUMBER: 2021-10-27					

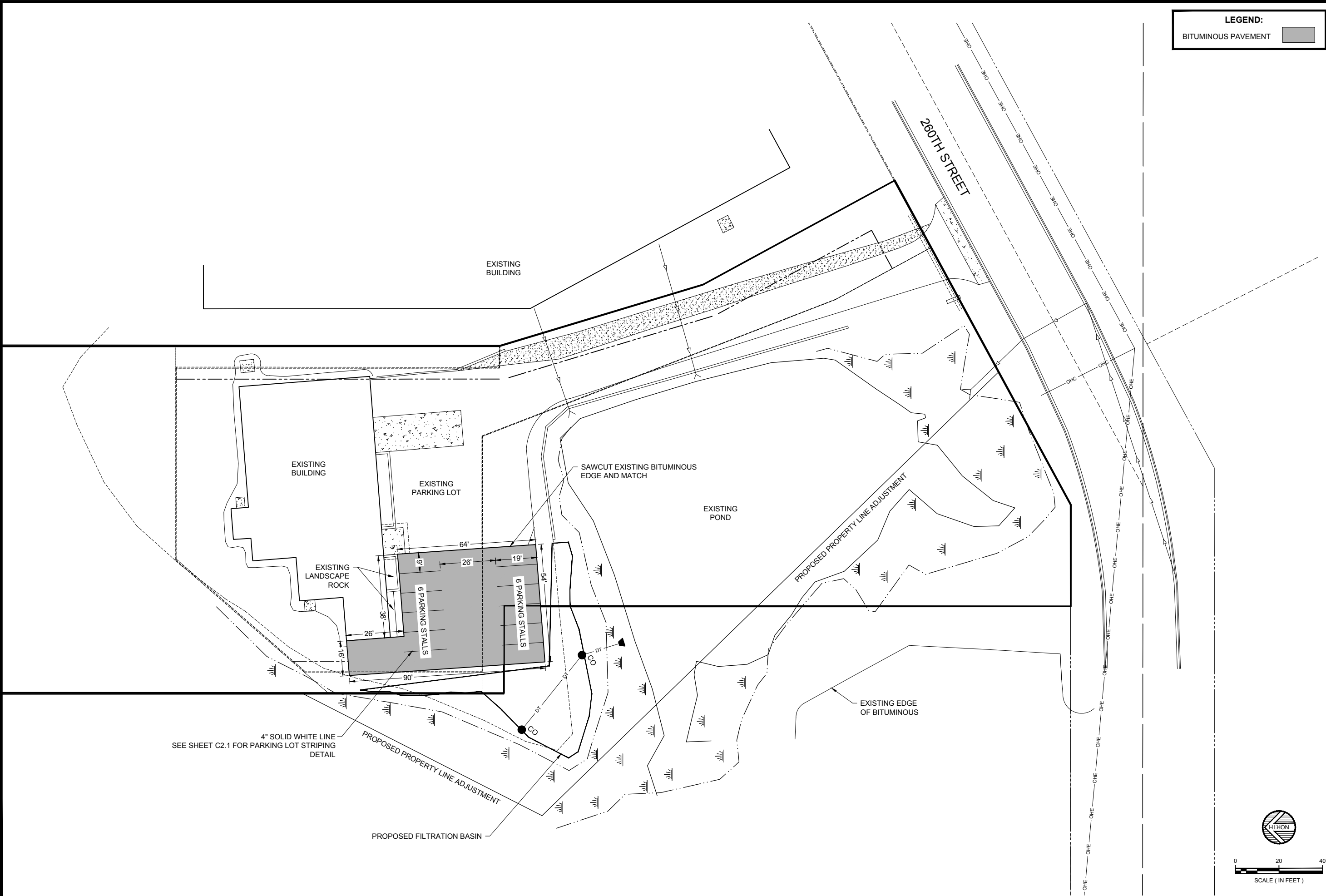
PROFESSIONAL EXTERIORS PARKING LOT EXPANSION
GARY ROBIDEAU
WYOMING, MN
EROSION CONTROL DETAILS

SHEET NO.
C2.5



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PROFESSIONAL EXTERIORS PARKING LOT EXPANSION

GARY ROBIDEAU

WYOMING, MN

SITE PLAN

SHEET NO.

C4.1

DATE: JUNE, 2021

SCALE: AS SHOWN

DRAWN BY: ALS

CHECKED BY: GWN

JOB NUMBER: 2021-10627

BY:

REVISIONS DESCRIPTION:

DATE:

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REV:

BY: GREGORY W. NATHAN

DATE: 06/18/2021

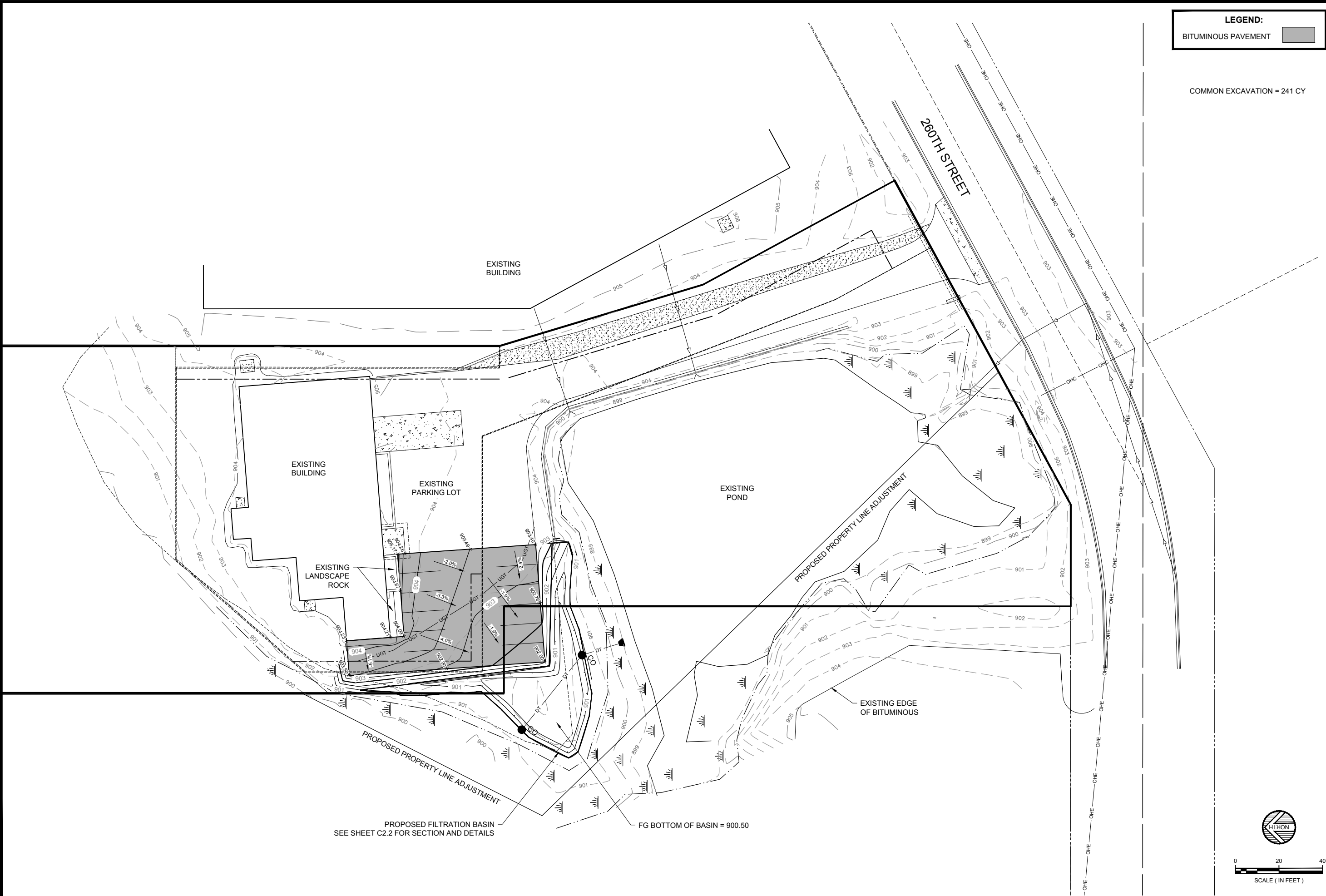
LIC. NO. 41272

BY: GREGORY W. NATHAN

DATE: 06/18/2021

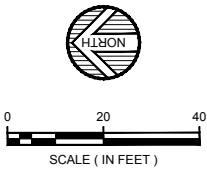
LIC. NO. 41272

Page 21 of 60



LEGEND:
BITUMINOUS PAVEMENT

COMMON EXCAVATION = 241 CY



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BY: GREGORY W. NAYTE
DATE: JUNE 2021
SCALE: AS SHOWN
DRAWN BY: GWN
CHECKED BY: GWN
JOB NUMBER: 2021-10627

REVISIONS	DESCRIPTION	DATE	REV

PROFESSIONAL EXTERIORS PARKING LOT EXPANSION
GARY ROBIDEAU
WYOMING, MN
GRADING PLAN

SHEET NO.
C5.1

**CITY OF WYOMING
PLANNING AND ZONING**

TO: Planning Commission
FROM: Tom Ramler-Olson, City Planner
Fred Weck
MEETING DATE: July 13, 2021
RE: Sketch Plan Review
APPLICANT/OWNER: Perry, Paul, and Peter Aadland
PROPERTY: PID R21.10482.00
FILE NO.: D-21-007

General Staff Review

Perry, Paul, and Peter Aadland are proposing to subdivide one parcel into two parcels. The property is located along Pioneer Road and has a combined area of approximately 15.2 acres. The parcel is proposed to be subdivided on either side of Pioneer Road, and the southern lot being created is proposed to be 3.2 acres in size. The applicant has stated that the present use of the property is agriculture, and the proposed use of the property is for a building site within the Residential I (R1) Zoning District.

Direction	Planned Land Use
North	Rural Residential
West	Outside of City Boundary
South	Rural Residential
East	Rural Residential

The parcel being subdivided to the south has residential properties neighboring it to the east, south, and west. Based on Chisago County GIS, there appears to be a wetland on the southwest of the site identified by the National Wetland Inventory as Emergent Vegetation. Section 40-643 of the Zoning Ordinance indicates requirements for wetland protection and management. Additional setback requirements that adhere to wetland requirements may also apply subject to Section 40-441 of the Zoning Ordinance.

Section 32-95 of the Subdivision Ordinance indicates that a five (5) foot wide side, or rear yard utility easement will be required, and on residential streets a fifteen (15) foot wide front yard utility easement will be required. Drainage easements shall be provided for drainage where necessary as determined by the City Engineer. Proposed drainage and utility easements were shown on the sketch plan submission as fifteen (15) foot wide front

(north) and corner side (east) along with five (5) foot wide on the interior side and rear. Structures are not permitted to be located within easements.

Section 40-185 of the Zoning Ordinance indicates dimensional requirements for properties located within the R1 District. Proposed buildings were not shown on the sketch plan submission.

As of the writing of this report, no additional comments have been received from the other reviewers. Potential issues include, but may not be limited to:

- Wetland Protection and Management (City Code of Wyoming Section 40 – 643)
- Setback requirements that adhere to wetland requirements (City Code of Wyoming Section 40 – 441)
- Proposed use that complies with those permitted for lots in the Residential I Zoning District (City Code of Wyoming Section 40 – 180)
- Setback requirements that comply with those permitted for lots in the Residential I Zoning District (City Code of Wyoming Section 40 – 185)

General Comprehensive Plan and Zoning Ordinance Review

Article III of the City of Wyoming Subdivision Ordinance sets forth the platting procedure with the first requirement being the sketch plan. The purpose of the sketch plan is to ensure that the applicants for subdivision are informed of the procedures and requirements of all adopted ordinances. The plan does not need to be to scale but does need to show the proposed subdivision of the property, significant topographical and physical features, and adjacent land use.

Comprehensive Plan Designation

The subject property is guided Lower-Density Suburban Neighborhoods in the City's Comprehensive Plan. This land use category is described as follows:

“The Lower Density Suburban Neighborhoods Areas are locations that can be subdivided and economically served with either public or private shared wastewater treatment systems. Parcels for single-family housing in the Lower Density Suburban Neighborhoods should be in the range of 9,000 to 18,000 square feet, however municipal sewer and water is not available in this location. These neighborhoods may also include types of housing that have more than one dwelling per building and have an outdoor entrance for each dwelling, such as townhouses.

Neighborhoods with a combination of detached and attached housing types may be approved through a public review process that ensures:

- That nearby housing and roads are adequately protected
- That the neighborhood provides more natural open space and/or public park than would result if it contained only detached housing
- That the overall average density of the neighborhood is not more than 20 percent greater than what would be possible only using detached (single-family) housing.
- Not more than half percent of the dwelling units are of the attached variety.

Prior to the Lower Density Suburban Neighborhood areas being served with municipal or private community wastewater lines, they should be zoned to allow an average of 1 house

per 20 acres (not 20-acre lots) on unsewered sites and farming activities on sites of 20 acres or larger. Higher average unsewered housing densities may be allowed if the applicant receives approval from the City for a plan showing how the property could realistically be resubdivided in the future and developed with smaller lots (less than one-half acre) with public or shared private wastewater service.”

Zoning

The lot is currently in the Residential I District (R1). The purpose of this district is intended to provide an area for very low-density housing with on-site wastewater systems in locations that are already predominately developed in a pattern similar to that described in this zoning district. The property is not located within the Shoreland Management Overlay District.

Unless approved as a PUD, conforming lots in the R1 District are required to have the following minimum dimensional standards:

1. Minimum lot area:
 - a. 1 acre
2. Public road frontage / lot width:
 - a. 200 feet; corner lots must be 215 feet
3. <4:1 lot depth to width ratio

Park Dedication

Article IV of the Subdivision Ordinance sets forth the park dedication requirements. The policy for minor subdivisions is that when three or fewer lots are being created that the minimum park and trail fees will be collected without the need for the Joint Park Planning Board to meet unless the development is in an area where the City is looking to acquire park land. This policy was reaffirmed at a Joint Park Planning Board held on October 28, 2014.

The area of the proposed subdivision is not an area that the City is looking to acquire land and as such the City will require park and trail dedication funds. The minimum park dedication for the proposed subdivision equals \$1,500.00 plus the minimum trail dedication of \$300.00. The fees are to be collected prior to final plat approval.

Access

Currently the subdivision is simply separating the parcels on either side of Pioneer Road. No access is currently being requested.

Utilities

Municipal sanitary sewer and watermain are not available to the site at this time.

Drainage

Stormwater management is not triggered for this site since the parcel is proposed to be split into two lots. If the parcel is further subdivided into three or more lots the following stormwater management requirements would apply:

The following is a summary of drainage requirements:

- The site is within the Comfort Lake Forest Lake Watershed District and would require a permit through CLFLWD.
- A NPDES permit will be required and compliance with all NPDES permit requirements will need to be confirmed if the site disturbed an acre or more.
- Peak discharge rates from each point of site discharge may not increase from the pre-development condition for the 2-, 10-, and 100-year storm events.
- The discharge volume may not increase from the pre-development condition for the 2-year storm event.
 - The volume standard must be met with a volume reduction practice (infiltration/water reuse) if feasible onsite.
 - If volume reduction practices are not feasible onsite, the applicant may use a different stormwater BMP however the volume conversion factors listed in Table 2.3.2 of the CLFLWD Stormwater Management rules must be applied to calculate the total required volume.
 - In order to show compliance with CLFLWD's water quality requirements, the applicant must demonstrate the BMP is destined to capture the stormwater runoff volume of the 2-year storm event.
 - See CLFLWD's Stormwater Management rules for order of preference in BMP selection.
- The lowest building floor elevation must be 2 feet above the 100-year HWL.
 - Lowest building opening shall be 2 feet above the EOF of any BMP.
- Storm sewer should be designed for a 10-year rainfall event.
- The site locations is outside of the 100-year floodplain, so there are no floodplain requirements.

Next Steps

In the preparation of the preliminary and final plats, the applicant and their consultants are required to pay careful attention to the Subdivision Ordinance requirements. Prior to formal acceptance of an application for preliminary plat consideration, all requirements contained in Article III, Division 2, and Articles V and VI of the Subdivision Ordinance, as well as applicable zoning regulations, must be complied with, included on the plans, and addressed.



City Of Wyoming
26885 Forest Blvd., PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947 Fax (651) 462-3938

SKETCH PLAN
SUBDIVISION APPLICATION

A Sketch Plan Application initiates the procedure for developing and subdividing property. The Sketch Plan is reviewed by individuals of the City Plat Review Committee and then is placed on the Planning Commission agenda.

Applicant(s): Name(s) Perry Aadland, Peter Aadland, Paul Aadland
Address 12982 Mulligan Court
City Lindsstrom State MN Zip 66045
Work and home phone numbers 612-812-3643 Email PerryAadland@gmail.com

Owner(s): (if other than Applicant(s))

Name(s) _____
Address _____
City _____ State _____ Zip _____
Work and home phone numbers _____ Email _____

Signature of owner(s) Perry Aadland Date _____
Legal description of property: NE 1/4 OF NE 1/4 EXCEPT THAT PT LYING S OF A LINE BEG AT
A PT 450 FT N OF THE SE COR OF SAID NE 1/4 OF NE 1/4; TH S 87 D
Property Identification Number R.21. 10482.00

Present use of property: agriculture
Proposed use of property: Building site
Present zoning of property: R1

This application and the following attachments must be submitted to be considered a complete application:

Total size of property: 15.2 acres/lot 3.2 acres Total acreage in wetlands or floodplain: _____
Number of proposed lots: 1
___ Eleven full size copies of the Sketch Plan ___ 2 reduced copies (no larger than 11 X 17).
___ Septic Site Evaluation Report(s) if available.
___ The application fee and escrow must be paid at the time of application.

Signature of Applicant(s) _____ Date _____
As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project.

The meeting can be scheduled only after a complete application is received

Applicants that submit Sketch plans with four or more proposed lots will meet with the Joint Park Planning Board in order to determine the developments Park and Trail Dedication. The Joint Park Planning Board meets on the 2nd Tuesday of each month at 6:00 pm. Developments creating three or fewer lots will dedicate the minimum Park and Trail Dedication (\$1500.00 Park + \$300.00 Trail, per lot) without needing to meet with the Joint Park Planning Board. Park and Trail Dedications are submitted to the City with the Final Plat application.

Application # D-21-007 OFFICE USE ONLY Date Application Received 6/21/21
Date Complete Application Received 6/21/21 120 Days 10/19/21 By: Fred Weck
Official _____
Fee \$100.00 + Escrow \$500.00 Date Paid 6/21/21 Check # 1065

KNOW ALL PERSONS BY THESE PRESENTS: That Perry W. Aadland and Mary Aadland, husband and wife; Paul F. Aadland, a single person; and Peter S. Aadland and Elaine Aadland, husband and wife; as tenants in common, fee owners of the following described property:

The Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4), Section Twenty-seven (27), Township Thirty-three (33), Range Twenty-one (21), except that part thereof which is platted. Also excepting therefrom the following three parcels:

- 1) That part of the Northeast Quarter of the Northeast Quarter, Section 27, Township 33 North, Range 21 West, Chisago County, Minnesota, described as follows:
- Commencing at the Southeast Corner of Lot 6, Block 2, of the recorded plat of AADLAND ACRES; thence South 75 degrees 00 minutes East; plat bearing along the Easterly extension of the Southerly line of said Lot 6, a distance of 60.00 feet; thence North 6 degrees 43 minutes 47 seconds East, 199.61 feet to the Northeast corner of said Lot 6; thence South 24 degrees 00 minutes West, along the easterly line of said Lot 6, a distance of 200.00 feet to the point of beginning.
- AND
- 2) That part of the Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4) Section Twenty-seven (27), Township Thirty-three (33) North, Range Twenty-one (21) West, Chisago County, Minnesota, described as follows:
- Beginning at the Southeast corner of said NE 1/4 of NE 1/4; thence North 0 degrees 07 minutes 50 seconds East, assumed bearing along the East line of said NE 1/4 of NE 1/4, a distance of 225.00 feet, thence South 88 degrees 50 minutes 22 seconds West, 679.90 feet to the Northeast corner of Lot 4, Block 2, of the recorded plat of AADLAND ACRES 2ND PLAT; thence South 0 degrees 48 minutes 9 seconds West, along the Easterly line of said Lot 4, a distance of 201.12 feet to the South line of said NE 1/4 of NE 1/4, thence South 89 degrees 8 minutes 57 seconds East, along said South line, 682.14 feet to the point of beginning.
- AND
- 3) That part of the Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4), Section Twenty-seven (27), Township Thirty-three (33) North, Range Twenty-one (21) West, Chisago County, Minnesota, described as follows: Commencing at the southeast corner of said NE 1/4 of NE 1/4; thence North 0 degrees 07 minutes 50 seconds East, assumed bearing along the East line of said NE 1/4 of NE 1/4, a distance of 225.00 feet to the point of beginning; thence continuing North 0 degrees 07 minutes 50 seconds East, along said east line, 225.00 feet; thence South 87 degrees 33 minutes 57 seconds West, 677.94 feet to the northeast corner of Lot 3, Block 2, of the recorded plat of AADLAND ACRES 2ND PLAT; thence South 0 degrees 48 minutes 09 seconds West, along the easterly line of said Lot 3, a distance of 210.00 feet to the southeast corner of said Lot 3; thence North 88 degrees 50 minutes 22 seconds East, 679.90 feet to the point of beginning.

Have caused the same to be surveyed and platted as AADLAND ACRES 3RD PLAT and do hereby donate and dedicate to the public for public use forever the public way and also easements as shown on this plat for drainage and utility purposes.

In witness whereof said Perry W. Aadland and Mary Aadland, husband and wife, have hereunto set their hands this _____ day of _____, 20____.

Perry W. Aadland _____ Mary Aadland _____
STATE OF MINNESOTA
COUNTY OF _____

This foregoing Instrument by Perry W. Aadland and Mary Aadland, husband and wife, was acknowledged before me this _____ day of _____, 20____.

Notary Public, _____ County, Minnesota
My Commission Expires _____

In witness whereof said Paul F. Aadland, a single person, has hereunto set his hand this _____ day of _____, 20____.

Paul F. Aadland _____
STATE OF MINNESOTA
COUNTY OF _____

This foregoing Instrument by Paul F. Aadland, was acknowledged before me this _____ day of _____, 20____.

Notary Public, _____ County, Minnesota
My Commission Expires _____

In witness whereof said Peter S. Aadland and Elaine Aadland, as tenants in common, have hereunto set their hands this _____ day of _____, 20____.

Peter S. Aadland _____ Elaine Aadland _____
STATE OF MINNESOTA
COUNTY OF _____

This foregoing Instrument by Peter S. Aadland and Elaine Aadland, as tenants in common, was acknowledged before me this _____ day of _____, 20____.

Notary Public, _____ County, Minnesota
My Commission Expires _____

I Daniel W. Obermiller 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.

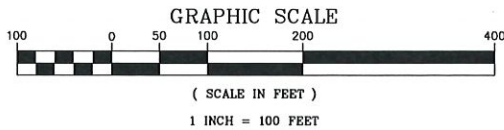
Dated this _____ day of _____, 20____.

Daniel W. Obermiller, Licensed Land Surveyor
Minnesota License No. 25341

STATE OF MINNESOTA
COUNTY OF _____

This Instrument was acknowledged before me this _____ day of _____, 20____ by Daniel W. Obermiller.

Notary Public, _____ County, Minnesota
My Commission Expires _____



AADLAND ACRES 3RD PLAT

Approved by the City Council of the City of Wyoming, Minnesota, this _____ day of _____, 20____
and is in compliance with the provisions of Chapter 505.03, Subdivision 2, Minnesota Statutes.

Signed _____ Mayor Signed _____ Clerk

This plat was approved as to form and execution this _____ day of _____, 20____.

City of Wyoming Attorney

Pursuant to Chisago County Subdivision Ordinance Number 99-2, I hereby certify that this plat has been checked and approved as to compliance with Chapter 505, Minnesota Statutes this _____ day of _____, 20____.

Chisago County Surveyor

No delinquent taxes and transfer entered this _____ day of _____, 20____.

Chisago County Auditor

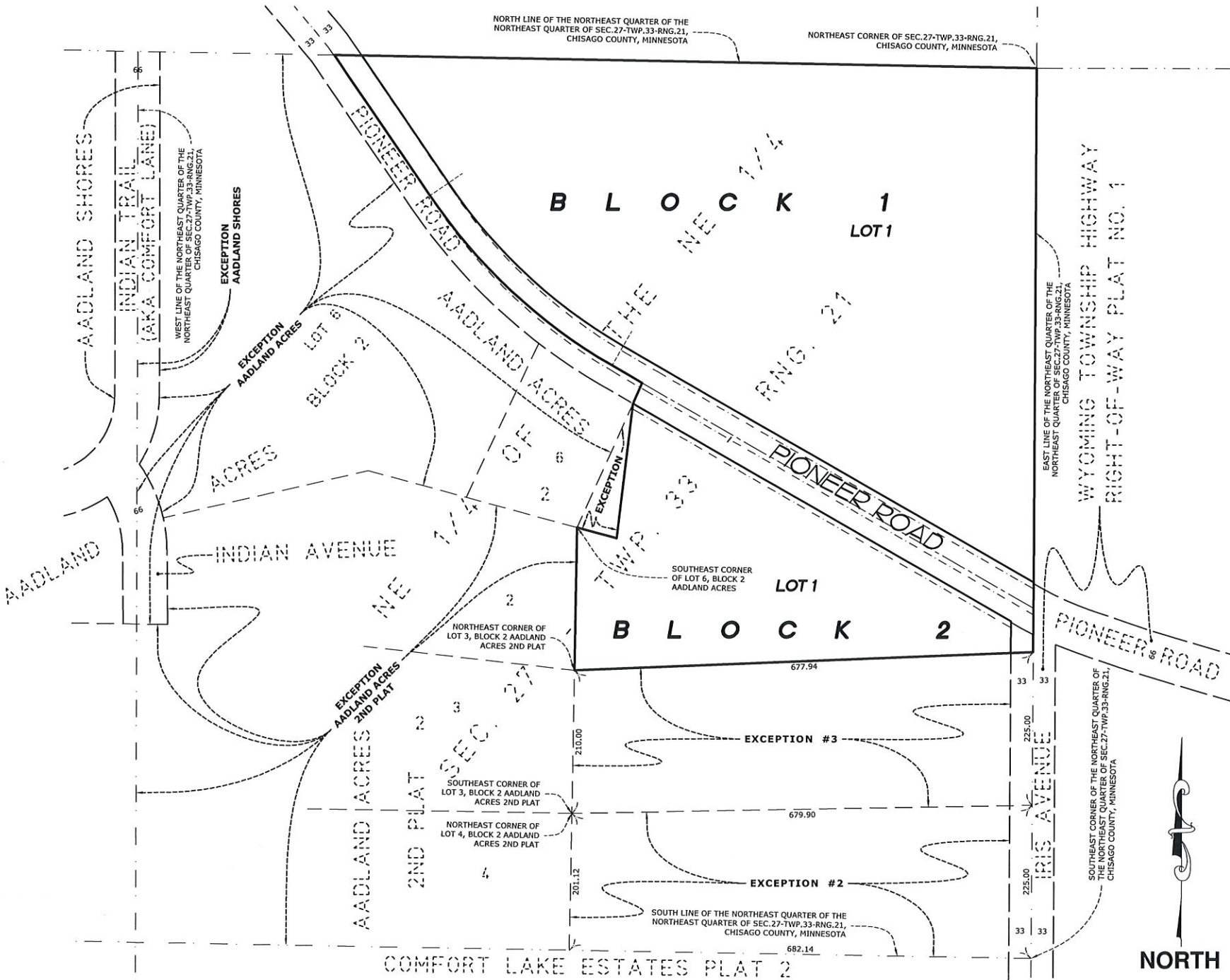
I hereby certify that the taxes for the year _____ on the property described herein are paid this _____ day of _____, 20____.

Chisago County Treasurer

Document No. _____

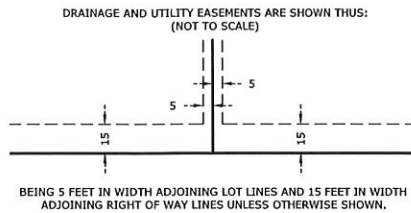
I hereby certify that this instrument was filed in the office of the County Recorder for record on this _____ day of _____, 20____, at _____ o'clock _____ M. and was duly recorded in Chisago County Records.

Chisago County Recorder



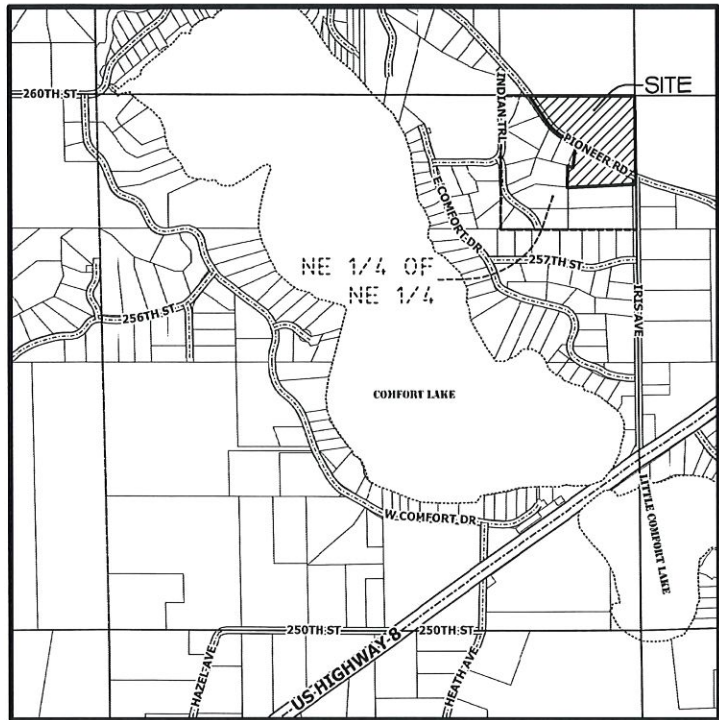
NORTH

EASEMENT DETAIL



VICINITY MAP

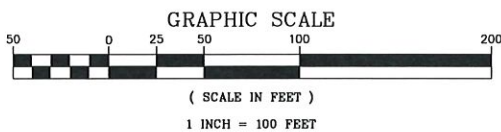
SEC. 27, TWP. 33, RNG. 21



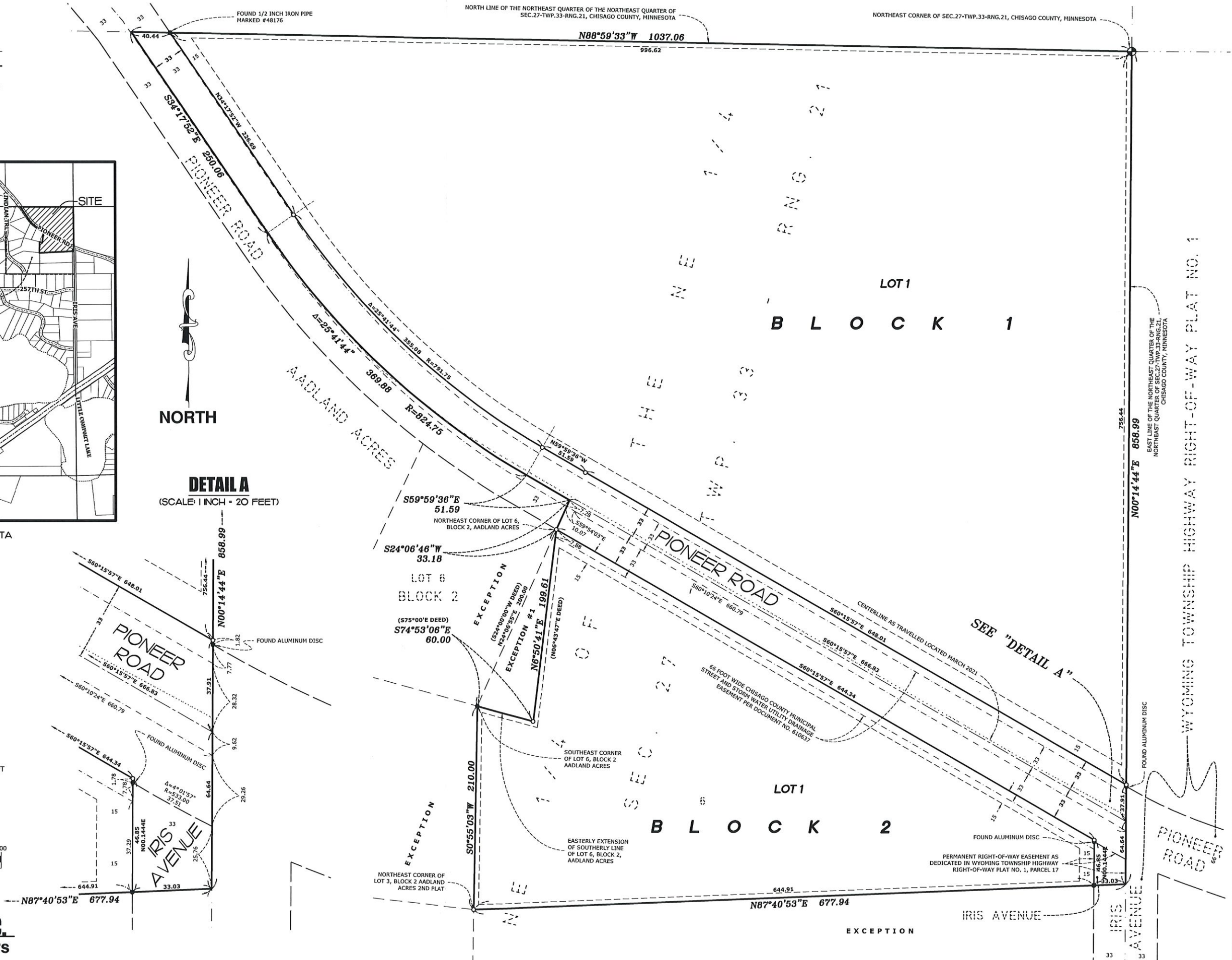
CHISAGO COUNTY, MINNESOTA
(NO SCALE)

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CHISAGO COUNTY COORDINATE SYSTEM NAD83_1996 ADJUSTMENT

- DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED #6617 UNLESS OTHERWISE NOTED
- DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MARKED BY RLS NO. 25341, THAT WILL BE SET WITHIN ONE YEAR AFTER RECORDING OR SOONER AS SPECIFIED BY THE APPROVING LOCAL GOVERNMENT UNIT
- ⊕ DENOTES FOUND CHISAGO COUNTY ALUMINUM MONUMENT



AADLAND ACRES 3RD PLAT



WYOMING TOWNSHIP HIGHWAY RIGHT-OF-WAY PLAT NO. 1

CITY OF WYOMING
Planning Commission

TO: Planning Commission
DATE: July 13, 2021
FROM: Fred Weck
Tom Ramler-Olson, City Planner
RE: Heims Lake Villas North Final Plat Approval
APPLICANT: J. Johnson Development, LLC
OWNER: Rudy & Mary Olson
PROPERTY: PID R21.11122.00 & R21.11123.00
FILE NO.: D-21-008

Specific Request

J. Johnson Development, LLC (the “Applicant”) has requested final plat approval of the proposed subdivision. Heims Lake Villas North (the “Subdivision”). The subject property is composed of two parcels both located along the shores of Heims Lake and west of 257th Street and north of the Heims Lake Villas subdivision approved in 2015. The two parcels have a combined area of 20.18 acres, approximately 13.74 acres of which is upland with the rest being wetland or a portion of Heims Lake.

This subdivision request will create 33 lots for detached, single-family villas that will be served by city sewer and water. The subdivision proposes street right-of-way that will loop through the development and connect to 257th Street at two locations, one being the intersection with Fairview Ave.

On April 20, 2021 the City Council approved the rezoning of the parcels to the Office and Health Care District, approved the conditional use permit for a planned unit development in the shoreland district, and approved the preliminary plat for the 33 lots.

General Staff Review

The existing dominant land use on the subject property is farm field. The remainder is wetlands or a portion of Heims Lake.

Direction	Planned Land Use
North	Office and Healthcare Business
West	Industrial and General Business Area
South	Office and Healthcare Business
East	Heims Lake

Comprehensive Plan Designation

The subject property is guided Office and Health Care in the City’s Comprehensive Plan. The OHC land use category is described as follows:

“The Office and Health Care Business plan category allows corporate or professional office buildings, hospital and health clinic buildings, hotels, nursing homes, housing for the elderly. Intensive site coverage should be sought in order to maximize the number of jobs. This district is intended to be an attractive employment area; approximately 15 percent of each site should be devoted to generously landscaped green space. A high level of site planning, landscaping and façade treatment will be required through zoning and site plan review. Coordinated, campus-style developments are encouraged. Retail or service business will be allowed if they are a secondary component of an office or health care building. No manufacturing or outdoor storage will be allowed.”

The Applicant proposed use and design of this subdivision is to provide residence to those aged 55 and older. This use complies both with the OHC land use category and the OHC district. Plans submitted by the applicant show 33 lots ranging in size from about 5,330 to 7,373 square feet, each served by public wastewater services. The development was approved would be pursued through the planned unit development process, which is meant to facilitate a high-quality design plan.

Zoning

The property was rezoned to the OHC district. The site is also completely within the Shoreland Management Overlay as it is located along the shoreline of Heims Lake.

The development was approved as a Planned Unit Development to allow the proposed configuration of residential dwellings, and accommodate the sensitive environmental features on the site, as the Planned Unit Development process allows variation from the conventional standards and dimensional criteria of the Zoning Code.

Approved Planned Unit Development and Preliminary Plat	Lot Width	Lot Depth	Lot Size	Front Yard Setback	Side Yard Setback	Rear Yard Setback	OHWL Setback
	52 feet to 65 feet	102 feet to 111 feet	5,330 to 7,373 sq. ft.	20.5 feet from ROW	6 feet	15 feet	75 feet

Utilities

The site is within the municipal urban service area and City water and sanitary sewer infrastructure will be extended to serve the development from 257th Street. The site proposes being served City water by looping an 8-inch watermain through the development and connecting at both entrance locations to the existing 12-inch watermain running along 257th Street. Similarly, the site proposes a sanitary sewer main that splits near the center of the development and discharges to existing sanitary sewer manholes near both entrance locations within 257th Street. Staff is working with the applicant to resolve any minor utility comments identified with the preliminary plat submittal. Detailed redline comments on the plans have been provided to the applicant.

The Fire Department reviewed the plans and approved the locations of fire hydrants within the development and along 257th Street. They also requested an additional hydrant within the open area north of Lot 1 of Block 1.

Roads and Traffic

The site proposes a looped road that has two access points onto 257th Street, the northern of which appropriately aligns with the existing Fairview Avenue. Final redline comments have been provided to the applicant that will need to be addressed before the construction plans are approved by the City Engineer. The approved plans will be used by the applicant to receive bids to determine a construction cost and the amount of the surety to be held by the city and for the completion of the development agreement.

Drainage/Natural Resources/Wetlands

The subject property is within the Comfort Lake – Forest Lake Watershed District (CLFLWD) and will be subject to certain requirements to ensure proper drainage over the site. The proposed development will require a permit through CLFLWD, the plans have received conditional from the watershed. An MPCA NPDES permit will also be required and compliance with all NPDES permit requirements will need to be confirmed.

As discussed in the staff report examining the sketch plan dated February 9, 2021 and the preliminary plat dated April 13, 2021, the Applicant is required to provide a Woodland Preservation Plan per Sec. 40-556. This plan will help to assess the best possible layout to preserve significant trees and woodlands, and to enhance the efforts to minimize damage to significant trees and woodlands. A condition of the approval of the preliminary plat is: *A Woodland Preservation Plan must be submitted with the Final Plat and approved.* A plan was not submitted with the final plat application and has not been approved.

Park Dedication

The closest park to the subject area is Banta Park located over half a mile to its south. The Comprehensive Plan does not show any parks planned any closer, but does state that the City should utilize the subdivision approval process to find opportunities for new parks. Article IV of the Subdivision Ordinance sets forth the park dedication requirements. The Joint Park Planning Board met to discuss the development on February 23, 2021 and agreed to cash in lieu of parkland. From the meeting staff report:

City Code requires the minimum amount of cash contribution in lieu of land dedication to be accepted by the City shall be the park fee per dwelling unit or building lot.

The maximum amount of the cash contribution shall be greater of these two amounts:

- a) Eight percent (8%) to twelve (12%) of the fair market value of the undeveloped land before Final Plat as determined by the Density/Rate Schedule. As presented, the proposed development would qualify at the 8% threshold as the density is 2.47 lots per acre. The parent parcels have 13.7 acres above the OHWL and the combined land was valued by the Chisago County Tax assessor for 2021 at \$348,100.00. An 8% dedication equals 1.10 acres land dedication, \$25,488.00 cash dedication, and a combination of land and cash equals \$23,170.00 per acre. The Subdivision Ordinance requires that qualifying land dedications be buildable land as defined by the Zoning Ordinance.*
- b) A cash contribution determined by multiplying the park fee by the number of proposed building lots or dwelling units. The established flat rate for park and trail dedication is a total of \$1,800.00 (\$1,500.00 for park and \$300.00 for trail) per lot. A total of 33 lots were approved with the preliminary plat which would amount to a park/trail dedication of \$61,200.00. The construction plans include a proposed walkway; if accepted the cost to construct the walkway would be credited against the \$300.00 trail portion of the park dedication. This will reduce the total dedication to \$51,000.00.*

The park dedication was not submitted with the final plat application.

Conditional Use Permit and Preliminary Plat Conditions of Approval

The conditional use permit and the preliminary plat were approved with the same seven conditions, which are:

1. That after the City Engineer has approved the construction plans and specifications; new construction plans that reflect the approved revisions are submitted to the City (three full size and two reduced sets). *Final redline comments have been provided to the applicant.*
2. That all required local, state, and/or federal permitting must be obtained and proof of such permits submitted prior to the pre-construction conference with staff. *The watershed district has given conditional approval of their permit. An NPDES permit has not been issued as of the writing of this staff report.*
3. If By-laws, Property Owner's Association Articles of Incorporation, and/or Protective Covenants are to be established for the lots, said instruments must first be approved by the City Attorney. No matter which instrument is used, they must include within their restrictions on use of property to require compliance with Minnesota Statutes Section 363A.21, which states that at least 80 percent of the units that are occupied are intended to be occupied by at least one person 55 years of age or older per unit. *By-laws, Property Owner's Association Articles of Incorporation, and/or Protective Covenants have not been provided for review.*
4. The Developer must sign the City standard Stormwater Management Facility Maintenance Agreement. *This will be included with the Development Agreement.*
5. Development Agreement, the terms and provisions of which must be approved by the City Attorney, between the property owner the developer and the city, must be executed prior to construction beginning on the improvements in the development. *An agreement has been drafted, but needs a surety amount to be complete.*
6. A Woodland Preservation Plan must be submitted with the Final Plat and approved. *The Woodland Preservation Plan has not been submitted to the city.*
7. A surety in the form of a cash deposit or letter of credit guaranteeing to complete the work in substantial compliance with the approved street, utility, grading, and drainage plans. The surety must remain in place until the site work is complete and approved by the city. The City Engineer must approve the surety amount and the City Attorney must approve the terms if a letter of credit is used. *A surety amount has not been determined.*

Additional Subdivision Ordinance Requirements – Final Plat

The following are from the Subdivision Ordinance, Article III, Division 3, “The Final Plat”, which are to be completed prior to plat approval:

1. Taxes are to be paid in full for 2021. *The 2021 property taxes have not been paid; they must be paid at the time of final plat recording.*
2. The City Engineer is to review the final plat for conformity with engineering standards. *Final redline comments have been provided to the applicant.*

3. The City Attorney shall state whether fee simple title to the platted property is in the names of the subdividers. *The City Attorney is reviewing the title commitment.*
4. The Zoning Administrator shall confirm that the final plat substantially conforms to the preliminary plat as modified and approved by the City Council. *All applicable provisions of the approval of the preliminary plat have been complied with.*
5. The predetermined park fee has been paid. *The Applicant has not paid the park fee for the proposed lots.*
6. All known legal, engineering, and any other costs associated with the plat shall be paid prior to final plat approval. *All billed services have been paid up to date.*
7. Soil tests on each lot must be submitted to prove that each lot has a buildable site, a septic site, and an alternate septic site. *Not applicable.*
8. If improvements are not complete, a Developer's Agreement must be signed. *A draft developer's agreement has been prepared but needs the construction estimate and surety amount to be complete. The agreement will need to be signed prior to construction.*

Staff Recommendation

Staff recommends approval of the Final Plat with the following conditions:

1. A Development Agreement, the terms, and provisions of which must be approved by the City Attorney, between the property owner, the developer, and the city, must be executed prior to construction beginning on the improvements in the development.
2. Developer signs the City standard Stormwater Management Facility Maintenance Agreement.
3. The City Engineers approval of the street, utility, grading, and drainage plans.
4. That all required local, state, and/or federal permitting must be obtained and proof of such permits submitted prior to the pre-construction conference with staff.
5. All by laws, Property Owner's Association Articles of Incorporation, and Protective Covenants must be approved by the City Attorney.
6. A surety in the form of a cash deposit or letter of credit to complete the work in substantial compliance with the approved street, utility, grading, and drainage plans. The surety must remain in place until the site work is complete and approved by the city. The City Engineer must approve the surety amount.
7. The Applicant address all outstanding comments from review of the Preliminary Plat and revise the Preliminary Plat accordingly.
8. That the City Attorney shall state fee simple title to the platted property is in the names of the subdividers.
9. That the park dedication fee be paid.



City Of Wyoming
26885 Forest Blvd., PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947 Fax (651) 462-3938

**FINAL PLAT
SUBDIVISION APPLICATION**

Applicant(s): Name(s) J. JOHNSON DEVELOPMENT, LLC (JAREN JOHNSON)
Address 167 LAKE STREET NORTH, SUITE 2
City FOREST LAKE State MN Zip 55025
Work and home phone numbers 612-221-1596 Email _____

Owner(s): (if other than Applicant(s))
Name(s) Mary & Rudy Olson
Address 6951 North Shore TRAIL N
City Forest Lake State MN Zip 55025
Work and home phone numbers 952-240-2445 Email MARYJOE@YAHOO.COM
Signature of owner(s) Mary Olson Rudy Olson Date 6-22-21

Legal description of property: LENGTHY - SEE PLAT
Property Identification Number R.21.11122.00 / R.21.11123.00

Present use of property: FARM FIELD

Proposed use of property: SINGLE FAMILY VILLAS

Present zoning of property: OHC

Surveyor: Name JASON RVD Phone 651-361-8225

Engineer: Name CHUCK PLOWE Phone 651-361-8233

Real Estate Agent: Name _____ Phone _____

This application and the following attachments must be submitted to be considered a complete application:

Total size of property: 20.18 ACRES Total acreage in wetlands or floodplain: 6.55

Number of proposed lots: 33 SINGLE FAMILY Current zoning and use of property: OHC
3 LOTS / 2 COMMON AREA LOTS

- ☒ full size copies of the final plat drawings
☐ Improvements complete & accepted
☐ Performance guarantee for the improvements
☐ Soil perc tests and borings
☐ Park Dedication Submitted
☐ Other
☐ The application fee and escrow must be paid at the time of application.
- OR**
- ☐ 2 reduced copies (no larger than 11 x 17)
☐ Developers Agreement
☐ Certificate of Title & Opinion
☐ Receipt proving that the taxes have been paid
☐ Legal & Engineering Fees Paid

Signature of Applicant(s) [Signature] Date 6-21-21

As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project.

The meeting can be scheduled only after a complete application is received

Application # D-21-008 OFFICE USE ONLY Date Application Received 6/21/21

Date Complete Application Received ____/____/____ 120 Days ____/____/____ By: Fred Weck
Official

Fee \$200.00 + Escrow \$1,000.00

Date Paid 6/21/21

Check # 5029

HEIMS LAKE VILLAS NORTH

KNOW ALL PERSONS BY THESE PRESENTS: That J. Johnson Development LLC, a Minnesota limited liability company, owner of the following described property:

That part of Section 29 and Section 30, Township 33, Range 21 described as follows: Commencing at the center of the Southwest Quarter of Section 29, Thence North 575 feet to the point of beginning of the land to be conveyed; thence North 64 degrees West 1410.1 feet more or less to the South line of road as per plat; thence North 57 degrees 43 minutes East 599.3 feet more or less along said road to a point North 39 degrees West of the point of beginning; thence South 39 degrees East 1221 feet more or less to the point of beginning, Chisago County, Minnesota.

AND

All that part of Section Twenty-nine (29) and Section Thirty (30), Township Thirty-three (33), Range Twenty-one (21), described as follows: Commencing at the center of the Southwest Quarter of Section 29, Thence North 575 feet to the point of beginning of the land to be conveyed; thence North 84 degrees West a distance of 1752.3 feet to the South line of road; thence North 48 degrees 28 minutes East 644.3 feet along said road to a point which is North 64 degrees West of point of beginning; thence South 64 degrees East a distance of 1410.1 feet to point of beginning, Chisago County, Minnesota.

Has caused the same to be surveyed and platted as HEIMS LAKE VILLAS NORTH and does hereby donate and dedicate to the public for public use forever the public way and drainage and utility easements as shown on this plat.

In witness whereof said J. Johnson Development LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20__.

J. JOHNSON DEVELOPMENT LLC

Jaren D. Johnson, President

STATE OF MINNESOTA
COUNTY OF _____

This foregoing instrument by Jaren D. Johnson, President of J. Johnson Development LLC, a Minnesota limited liability company, on behalf of the company, was acknowledged before me this ____ day of _____, 20__.

Notary Public, _____ County, Minnesota

My Commission Expires _____

I Jason E. Rud, 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__.

Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20__ by Jason E. Rud.

Notary Public, _____ County, Minnesota

My Commission Expires _____

Approved by the City Council of the City of Wyoming, Minnesota, this ____ day of _____, 20__, and is in compliance with the provisions of Chapter 505.03, Subdivision 2, Minnesota Statutes.

Signed _____ Mayor

Signed _____ Clerk

This plat was approved as to form and execution this ____ day of _____, 20__.

City of Wyoming Attorney

Pursuant to Chisago County Subdivision Ordinance Number 99-2, I hereby certify that this plat has been checked and approved as to compliance with Chapter 505, Minnesota Statutes this ____ day of _____, 20__.

Chisago County Surveyor

No delinquent taxes and transfer entered this ____ day of _____, 20__.

Chisago County Auditor

I hereby certify that the taxes for the year ____ on the property described herein are paid this ____ day of _____, 20__.

Chisago County Treasurer

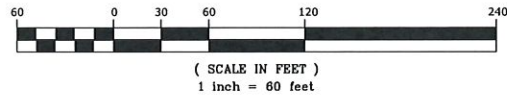
Document No. _____

I hereby certify that this instrument was filed in the office of the County Recorder for record on this ____ day of _____, 20__, at ____ o'clock __.M.

Chisago County Recorder

HEIMS LAKE VILLAS NORTH

NORTH
GRAPHIC SCALE



- DENOTES FOUND IRON MONUMENT
- DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MARKED BY RLS NO. 25343, THAT WILL BE SET WITHIN ONE YEAR AFTER RECORDING OR SOONER AS SPECIFIED BY THE APPROVING LOCAL GOVERNMENT UNIT.
- ⊕ DENOTES FOUND CHISAGO COUNTY CAST IRON MONUMENT
- ▬ DENOTES WETLAND EDGE AS DELINEATED BY JACOBSON ENVIRONMENTAL, PLLC IN FALL OF 2020.

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CHISAGO COUNTY COORDINATE SYSTEM NAD 83, 1996 ADJUSTMENT.

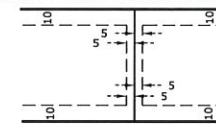
BENCHMARK

TOP OF CAST IRON MONUMENT
ELEVATION = 913.04 FEET (NAVD88)

E1/4 CORNER OF
SEC.30-T33N-R21W

W1/4 CORNER OF
SEC.29-T33N-R21W

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES
AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY
LINES AND REAR LOT LINES, UNLESS OTHERWISE SHOWN
ON THIS PLAT.

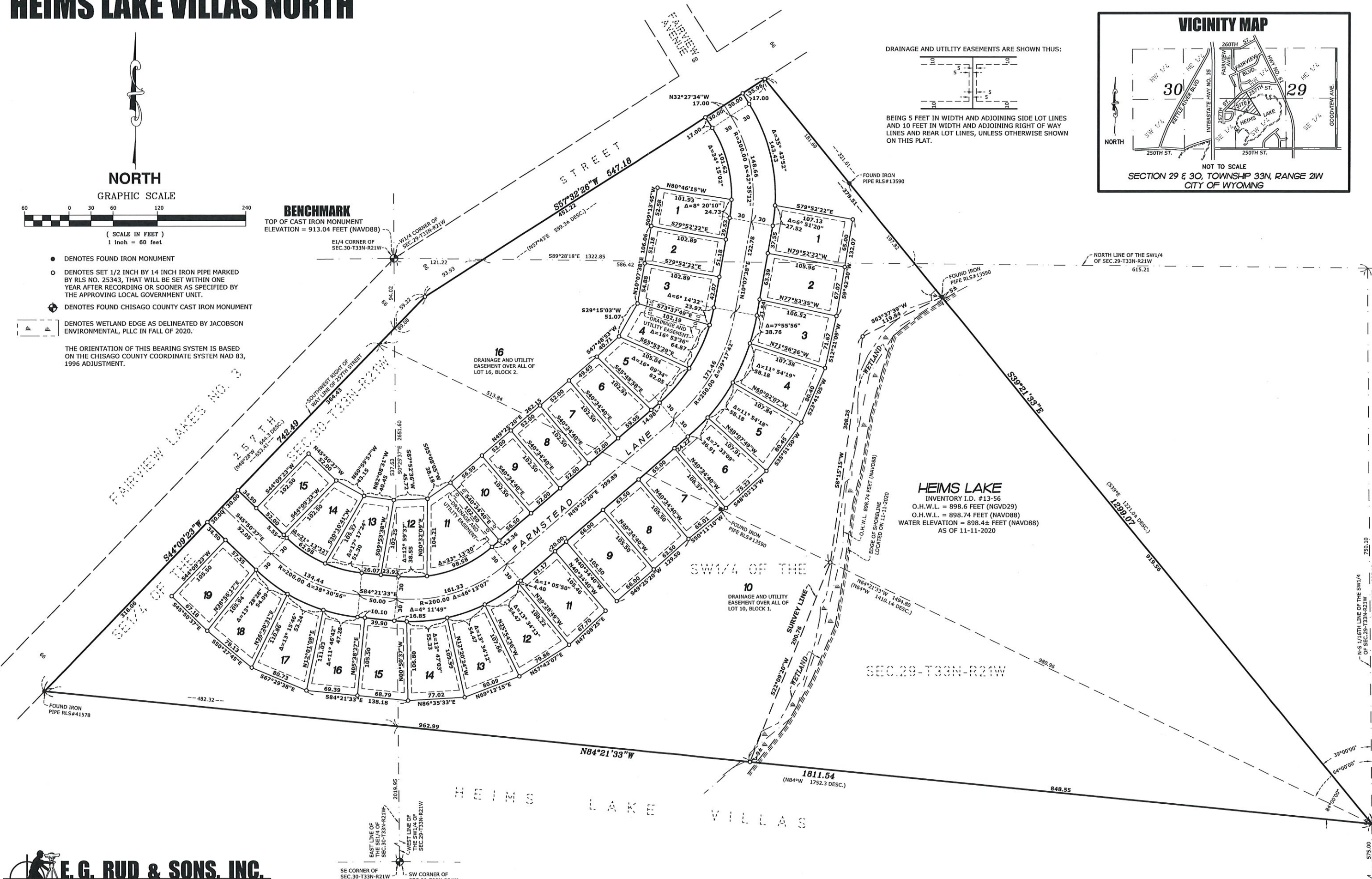
VICINITY MAP



NOT TO SCALE
SECTION 29 & 30, TOWNSHIP 33N, RANGE 21W
CITY OF WYOMING

HEIMS LAKE

INVENTORY I.D. #13-56
O.H.W.L. = 898.6 FEET (NGVD29)
O.H.W.L. = 898.74 FEET (NAVD88)
WATER ELEVATION = 898.4± FEET (NAVD88)
AS OF 11-11-2020



SE CORNER OF
SEC.30-T33N-R21W

SW CORNER OF
SEC.29-T33N-R21W

CITY OF WYOMING
Planning Commission

TO: Planning Commission
FROM: Tom Ramler-Olson, City Planner
Fred Weck
MEETING DATE: July 13, 2021
RE: Summer Fields 2nd Addition – Final Plat Review
APPLICANT: Summer Fields, LLC (Jesse Moxness)
PROPERTY: PID 21.10582.61
FILE NO.: D-21-009

Requested Action

Summer Fields LLC (“applicant”) have requested final plat review of Summer Fields 2nd Addition (“Subdivision”). This second phase is composed of 15 residential lots, generally located east of Kettle River Boulevard across the intersection with 258th Street. This two-block subdivision follows the first phase that was approved in November 2020. This final plat for the 2nd Addition also proposes the creation of four outlots. Outlot A will be a private roadway that contains drainage and utility improvements, providing access to the 15 proposed lots and terminating in a cul-de-sac. Outlot B is open space and stormwater features located at the north and east portions of the proposed subdivision. Outlot C private roadway with drainage and utility easements that is planned to provide access to a potential subdivision that will occupy the northern end of Outlot D.

Excess material generated from the Summer Fields 2nd Addition is proposed to be exported, placed, and graded (consistent with the overall Summer Fields preliminary plat west of Kettle River Boulevard directly south of Summer Fields 1st Addition.

Staff Recommendation

Staff recommends approval of the Final Plat with the following conditions:

1. Change the title of the road “Kids Court” to a name that complies with the Chisago County GIS Emergency Management street naming protocol.
2. Development must loop watermain north to existing 10” watermain at northern edge of development.
3. A streetlight must be added at the intersection of 258th Court and Kettle River Boulevard.
4. Addition of the northbound right turn lane (as proposed) will be required to be constructed as part of the Summer Fields 2nd Addition.
5. A Development Agreement, the terms, and provisions of which must be approved by the City

Attorney, between the property owner, the developer, and the city, must be executed prior to construction beginning on the improvements in the development.

6. Developer signs the City standard Stormwater Management Facility Maintenance Agreement.
7. The City Engineers approval of the street, utility, grading, and drainage plans.
8. That all required local, state, and/or federal permitting must be obtained and proof of such permits submitted prior to the pre-construction conference with staff.
9. All by laws, Property Owner's Association Articles of Incorporation, and Protective Covenants must be approved by the City Attorney.
10. A surety in the form of a cash deposit or letter of credit to complete the work in substantial compliance with the approved street, utility, grading, and drainage plans. The surety must remain in place until the site work is complete and approved by the city. The City Engineer must approve the surety amount.
11. The Applicant address all outstanding comments from review of the Preliminary Plat and revise the Preliminary Plat accordingly.
12. That the City Attorney shall state fee simple title to the platted property is in the names of the subdividers.
13. That the park dedication fee be paid.

Background

In January 2020, the City reviewed and approved a sketch plan for the Subdivision. On January 14, the Joint Park Planning Commission met to discuss the development and agreed to cash in lieu of land dedication. Also, during January, a wetland delineation was completed that identified 7 wetlands within the project area. In September 2020, WSB finalized an Environmental Assessment Worksheet (EAW) for the Subdivision. The EAW determined that the proposed project “does not have the potential for significant environmental effects.” Conclusions from EAW also found that the project does not have the potential for significant environmental effects to trigger the need for an Environmental Impact Statement (EIS).

On October 20, 2020, a preliminary plat and request for rezoning parcels containing the Subdivision from R1 – Rural Residential I to R4 – One and Two Family were reviewed and approved by the City Council with recommended conditions from staff. In November 2020, the City approved a Conditional Use Permit for a Planned Unit Development that applied to the entire development. The applicant also received final plat approval for a 19-lot subdivision, which formed the first phase of Summer Fields.

General Staff Review

The Subdivision is proposed on a parcel with the ID 21.10582.61 that has a total lot area of 25.59 acres. A breakdown of the area proposed for development is as follows:

Block 1 – 1.40 acres

Block 2 – 1.00 acres

Outlot A (private drive with drainage and utility easements) – 0.42 acres

Outlot B (open space and stormwater management covered in drainage and utility easements) – 1.86 acres

Outlot C (private drive with drainage and utility easements) – 0.13 acres

258th Court (public ROW) – 0.20 acres

Outlot D – 20.58 acres

All residential lots within the Subdivision will be served by city sewer and water.

The following table describes surrounding areas:

Direction	Planned Land Use / Zoning
North	Lower-Density Suburban Neighborhoods / R3 – Single Family Residential
West	Lower-Density Suburban Neighborhoods / R1 – Rural Residential I
South	Semi-Rural / R1 – Rural Residential I
East (NE)	Office and Health Care Business (across I-35) / OHC – Office and Health Care
East (SE)	Light Industry & General Business / I – Industrial

The southern portion of the parcel is covered by the Tyra Slough and is therefore within the Shoreland management Overlay. There is also a smaller wetland in Outlot A north of the proposed housing lots.

The subject property is guided by the City’s Comprehensive Plan for Mixed Use, which is described as follows:

“Development in a location planned Mixed Use must include two or more types of land use, which may include retail businesses or service businesses, office buildings, single-family housing and multiple-family housing.

Developers will be required to negotiate with the City a unified and comprehensively design plan of high quality. Any development in this category should be required to obtain a conditional use permit or go through the planned unit development process.

If a proposed development in a location planned Mixed Use abuts an area either planned or developed as housing, the design for the Mixed-Use site must be compatible with the nearby residential site.”

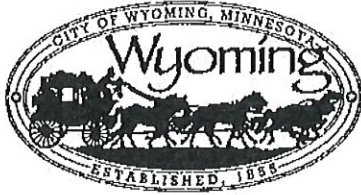
In October 2020, the entirety of the Summer Fields development was rezoned from R1 – Rural Residential to R4 – One- and Two-Family Residential District. Per the City of Wyoming Code, the purpose of the R4 District is to “to establish an area for one- and two-family residential buildings served by public sewer and water facilities.”

Final Plat Review

The following is an itemization of regulations from the Subdivision Ordinance, Article III, Division 3, “The Final Plat”, which are to be completed prior to plat approval:

1. Taxes are to be paid in full for 2021. *Taxes have been paid in full.*
2. The City Engineer is to review the final plat for conformity with engineering standards. *The City Engineer has stated that there are no engineering issues with regards to the plat. Detailed construction plan comments have been provided to the applicants engineer and will be required to be resolved prior to approval of construction plans.*

3. The City Attorney shall state whether fee simple title to the platted property is in the names of the subdividers. *An updated title commitment is required.*
4. The Zoning Administrator shall confirm that the final plat substantially conforms to the preliminary plat as modified and approved by the City Council. *The proposed subdivision substantially conforms to the preliminary plat approved by the City Council.*
5. The predetermined park fee has been paid. *The park fee is not yet paid for these proposed lots. The dedication is \$1,800 (\$1,500 park + \$300 trail) per lot, which with the 15 lots, totals \$27,000.*
6. All known legal, engineering, and any other costs associated with the plat shall be paid prior to final plat approval. *All billed services have been paid up to date.*
7. If improvements are not complete, a Developer's Agreement must be signed. *The current Developer's Agreement refers to the first phase. A new one will be needed for this second phase. The city attorney is working on this new agreement.*



City Of Wyoming
26885 Forest Blvd., PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947 Fax (651) 462-3938

FINAL PLAT
SUBDIVISION APPLICATION

Applicant(s): Name(s) Summer Field, LLC
11538 Address 11556 Bristol Road
City Chisago City State MN Zip 55013
Work and home phone numbers 651-386-6767 Email jesse@moxnessdevelopment.com

Owner(s): (if other than Applicant(s))
Name(s) _____
Address _____
City _____ State _____ Zip _____
Work and home phone numbers _____ Email _____
Signature of owner(s) _____ Date _____

Legal description of property: See Attached Final plat

Property Identification Number R.21 .10582.05

Present use of property: Single Family Home - Agriculture

Proposed use of property: Residential Development

Present zoning of property: PUD

Surveyor: Name Pioneer Engineering Phone 651-681-1914

Engineer: Name Pioneer Engineering Phone 651-681-1914

Real Estate Agent: Name _____ Phone _____

This application and the following attachments must be submitted to be considered a complete application:

Total size of property: 25.59 Total acreage in wetlands or floodplain: 13.46
Number of proposed lots: 15 lots(21 future lots) Current zoning and use of property: PUD

☐ 11 full size copies of the final plat drawings
☐ Improvements complete & accepted
☐ Performance guarantee for the improvements
☐ Soil perc tests and borings
☐ Park Dedication Submitted
☐ Other _____
☐ The application fee and escrow must be paid at the time of application.

OR

☐ 2 reduced copies (no larger than 11 x 17)
☐ Developers Agreement
☐ Certificate of Title & Opinion
☐ Receipt proving that the taxes have been paid
☐ Legal & Engineering Fees Paid

Signature of Applicant(s) [Signature] Date 6/12/21
As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project.

The meeting can be scheduled only after a complete application is received

Application # D-21-009 OFFICE USE ONLY Date Application Received 6/12/21
Date Complete Application Received 6/25/21 120 Days 10/23/21 By: [Signature]
Fee \$200.00 + Escrow \$1,000.00 Date Paid 6/25/21 Check # _____
Official _____

SUMMER FIELD 2ND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Summer Field, LLC, a Minnesota limited liability company, owner and proprietor of the following described property situated in the County of Chisago, State of Minnesota to wit:

Outlot B, SUMMER FIELD 1ST ADDITION, according to the recorded plat thereof Chisago County, Minnesota.

Has caused the same to be surveyed and platted as SUMMER FIELD 2ND ADDITION and does hereby donate and dedicate to the public for the public use forever the public ways, and also dedicates the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Summer Field, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this_____, day of _____, 20 ____.

Summer Field, LLC

Signed:_____ its _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____, as _____ of Summer Field, LLC, a Minnesota limited liability company, on behalf of said Company.

Notary Public, _____, County, Minnesota
My Commission Expires _____,

SURVEYOR’S CERTIFICATE

I Peter J. Hawkinson 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 ____.

Peter J. Hawkinson, Licensed Land Surveyor
Minnesota License No. 42299

STATE OF MINNESOTA
COUNTY OF _____

The foregoing Surveyor’s Certificate by Peter J. Hawkinson, Minnesota License No. 42299, was acknowledged before me this _____ day of _____, 20 ____.

Notary Public, _____, County, Minnesota
My Commission Expires _____,

CITY OF WYOMING, MINNESOTA

Approved by the City Council of the City of Wyoming, Minnesota, this _____ day of _____, 20____, and is in compliance with the provisions of Chapter 505.03, Subdivision 2, Minnesota Statutes.

Signed: _____ Signed: _____
Mayor Clerk

CITY ATTORNEY, City of Wyoming, Minnesota

This plat was approved as to form and execution this _____ day of _____, 20____.

City of Wyoming Attorney

COUNTY SURVEYOR, Chisago County, Minnesota

Pursuant to Chisago County Subdivision Ordinance Number 99–2, I hereby certify that this plat has been checked and approved as to compliance with Chapter 505, Minnesota Statutes this _____ day of _____, 20____.

Chisago County Surveyor

COUNTY AUDITOR, Chisago County, Minnesota

No delinquent taxes and transfer entered this _____ day of _____, 20____.

Chisago County Auditor

COUNTY TREASURER Chisago County, Minnesota

I hereby certify that the taxes for the year _____ on the property described herein are paid this _____ day of _____, 20____.

Chisago County Treasurer

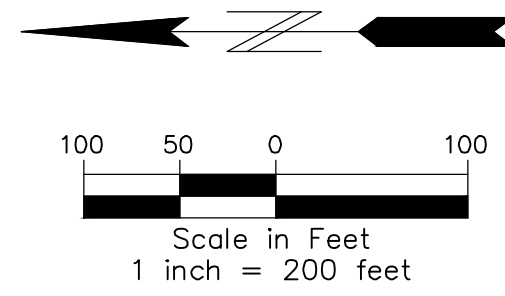
COUNTY RECORDER, Chisago County, Minnesota

Document No. _____,

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this _____ day of _____, 20____, at _____ o’clock____ .M., and was duly recorded in the Chisago County Records.

Chisago County Recorder

SUMMER FIELD 2ND ADDITION



E 1/4 OF SEC. 30,
TWP. 33, RGE. 21.

S89°41'17"W
1330.08

HALLBERG'S WYOMING INDUSTRIAL PARK

FAIRVIEW LAKES NO. 2

FAIRVIEW LAKES NO. 3

XOCENT INC

MINNESOTA DEPARTMENT
OF TRANSPORTATION
MONUMENTATION PLAT
NO. 13-M2

INTERSTATE HIGHWAY 35

284

284

CL=241.14
CB=S05°37'29"E
241.16
R=5545.58
Δ=02°29'30"

N28°48'36"E
47.89

Δ=15°09'23"
R=776.20
205.33

SUNRISE

KETTLE RIVER BOULEVARD
(FKA C.S.A.H. 45)

WEST MEADOWS

1349.11

S00°23'48"E

900.54

S00°26'01"W

OUTLOT B

DRAINAGE AND UTILITY EASEMENT
OVER ALL OF OUTLOT B

131.20 S14°26'49"W

120.00 S05°19'57"W

95.59 N89°36'12"E

30.00 S24°56'11"W

33.21 R=65.00
Δ=29°16'27"

161.78 S28°44'19"E

10.00 S28°44'19"E

174.09 N61°15'41"W

59.80

Δ=01°43'15"
R=4940.00
148.36

116.87 R=4060.00
Δ=01°38'58"

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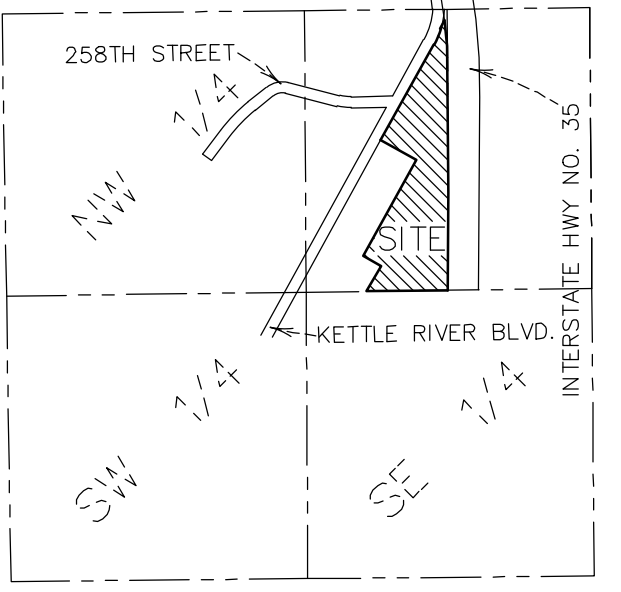
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OUTLOT AQ

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OUTLOT AS

OUTLOT AT



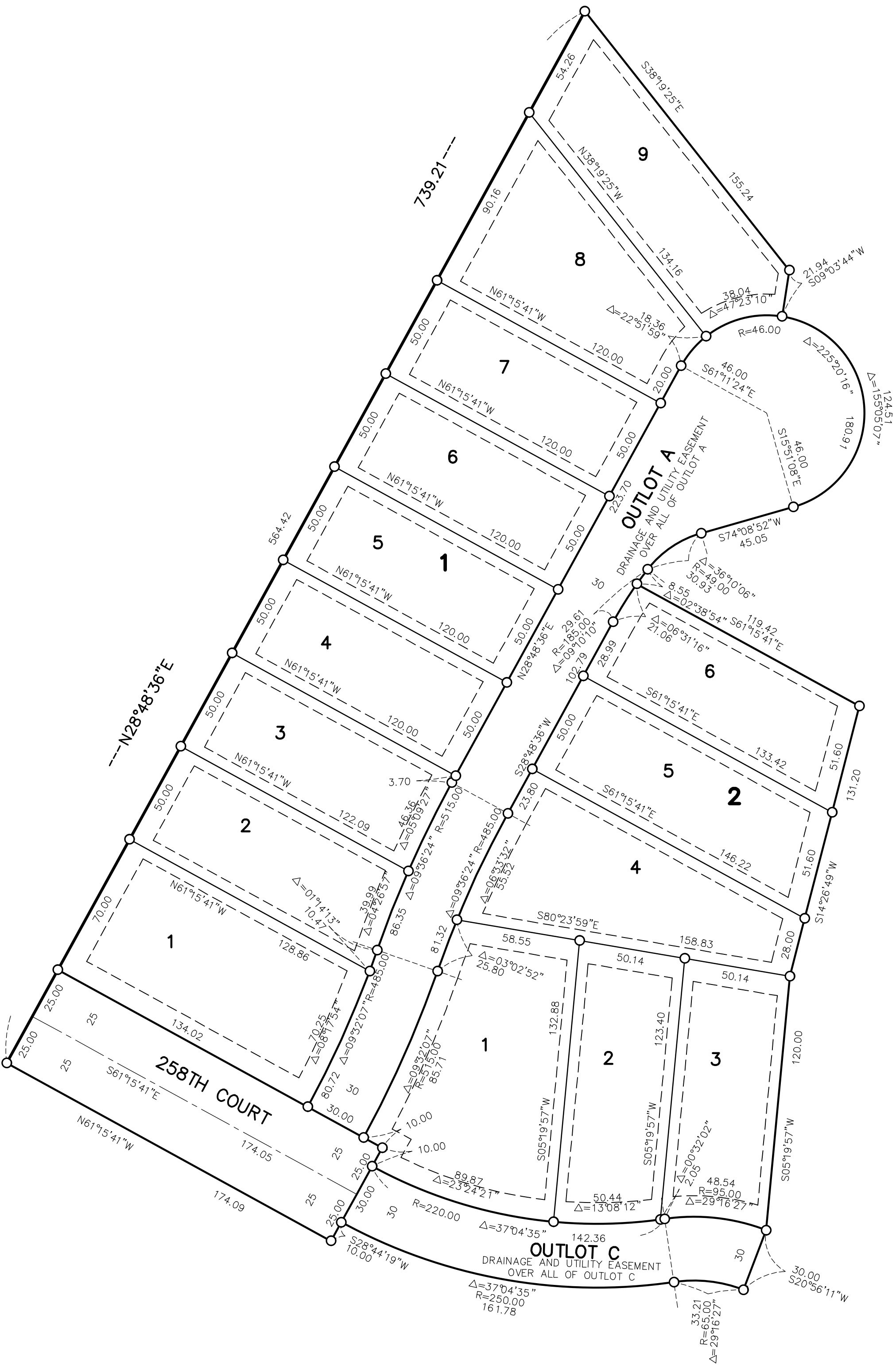
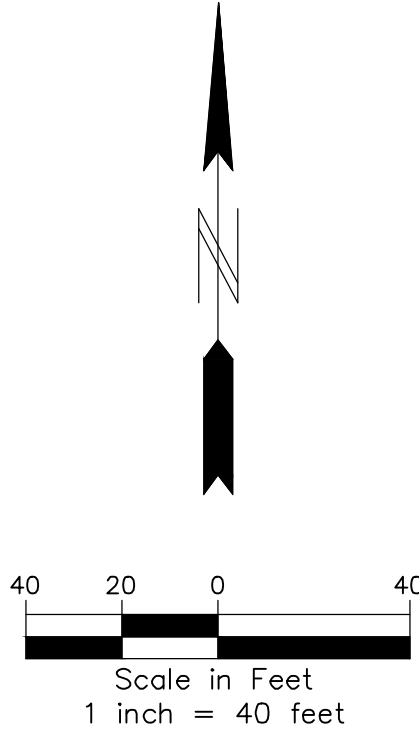
SECTION 30, TWP. 33, RGE. 21
LOCATION MAP
NO SCALE

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON
THE SOUTH LINE OF NE 1/4 OF SEC. 30 TWP. 33 RGE. 21,
WHICH IS ASSUMED TO HAVE A BEARING OF NORTH
89°14'17" EAST, CHISAGO COUNTY COORDINATE SYSTEM.

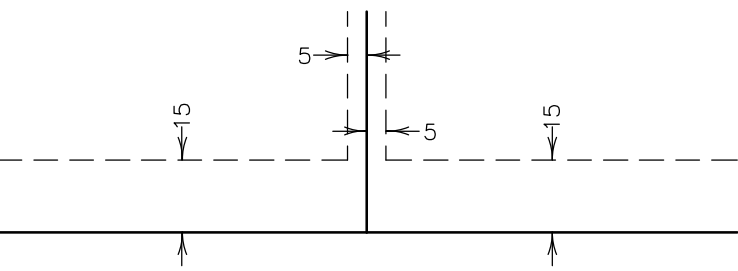
- DENOTES FOUND CAST IRON MONUMENT
- DENOTES FOUND 1/2 INCH IRON MONUMENT
- DENOTES 1/2 INCH IRON PIPE MONUMENT MARKED
BY LICENSE NUMBER 42299 THAT WILL BE SET
WITHIN ONE OF THE RECORDING OF THIS PLAT.

INSET

SUMMER FIELD 2ND ADDITION



DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:



Being 5 feet in width, and adjoining lot lines
unless otherwise indicated, and 15 feet in width
and adjoining right of way and rear lot lines
unless otherwise indicated on the plat.

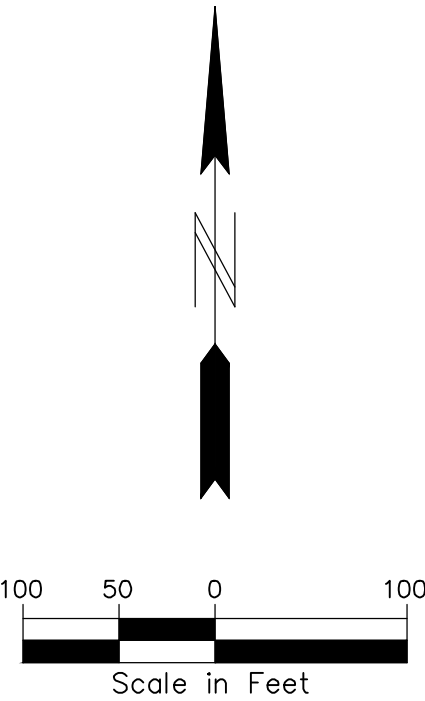
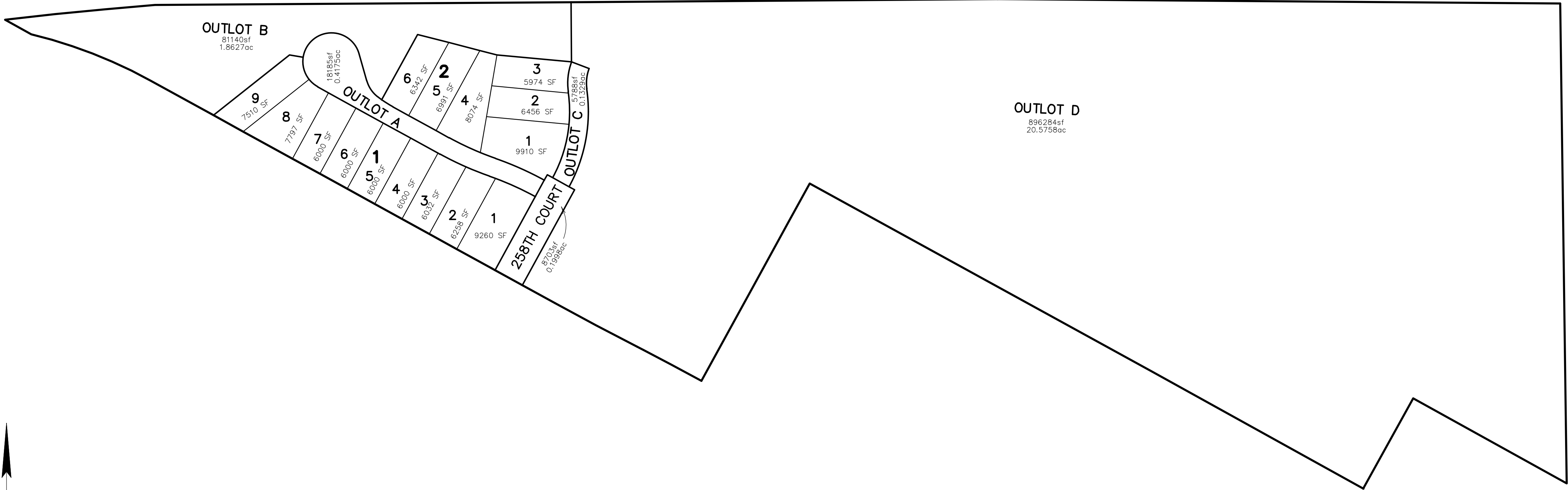
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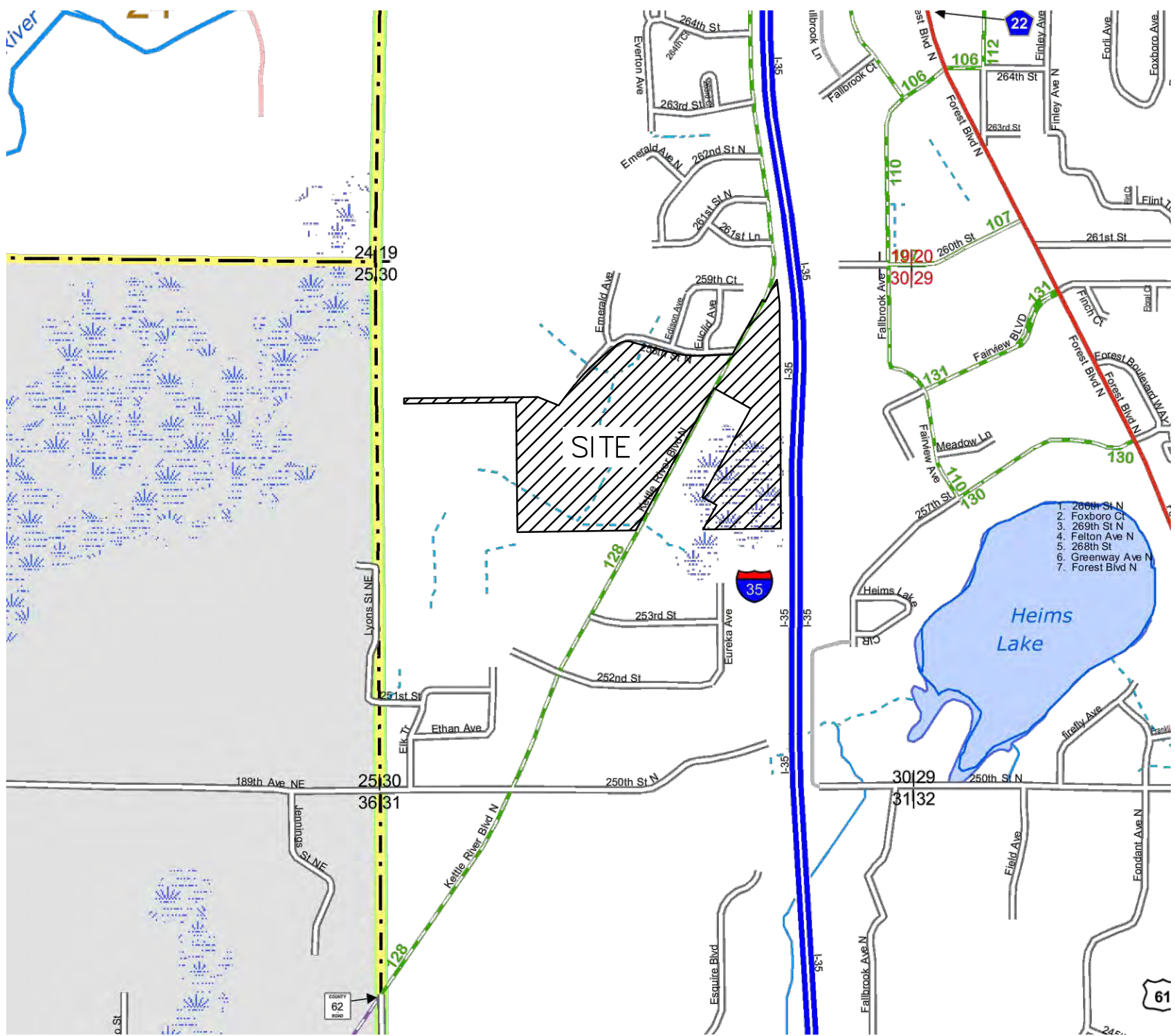
SUMMER FIELD 2ND ADDITION

AREA SKETCH

AREA SUMMARY			
BLOCK 1 =	60,857 SF.	1.3971 AC.	
BLOCK 2 =	43,747 SF.	1.0042 AC.	
TOTAL LOT AREA =	104,604 SF.	2.4014 AC.	
TOTAL OUTLOT AREA =	1,001,397 SF.	22.9889 AC.	
TOTAL R/W AREA =	8,703 SF.	0.1998 AC.	
TOTAL AREA =	1,114,704 SF.	25.5901 AC.	



SUMMER FIELDS 2ND ADDITION
FINAL CONSTRUCTION PLANS
WYOMING, MINNESOTA



LOCATION MAP

- SHEET INDEX**
- 0.1. COVER SHEET
 - 0.2. LEGEND SHEET
 - 1.1. EXISTING CONDITIONS
 - 2.1. SITE PLAN
 - 3.1-3.3. GRADING PLAN
 - 4.1. EROSION CONTROL PLAN
 - 5.1-5.2. SEEDING PLAN
 - 6.1-6.2. SANITARY SEWER & WATERMAIN
 - 7.1-7.2. STORM SEWER CONSTRUCTION
 - 7.3. STORM SEWER STRUCTURE SCHEDULE & OUTLET CONTROL STRUCTURE DETAILS
 - 8.1-8.2. STREET CONSTRUCTION
 - 8.3-8.4. TURN LANE PLAN
 - 9.1-9.8. DETAILS
 - L1. LANDSCAPE PLAN
 - T1-T11. TREE PLAN

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120

(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Name: Brian N. Molinaro
Reg. No.: 47504
Date: 05-14-2021

Revisions

Date: 05-14-2021
Designed: NAP/MSN
Drawn: HW

COVER SHEET

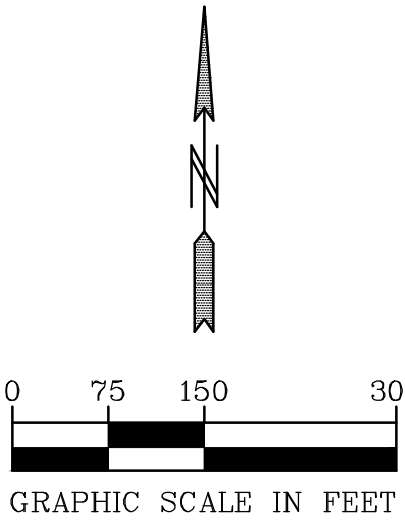
SUMMER FIELD, LLC
11556 BRISTOL ROAD
CHISAGO CITY, MINNESOTA 55013

SUMMER FIELDS 2ND ADDITION
WYOMING, MINNESOTA

0.1 OF 27



Know what's below.
Call before you dig.



BENCH MARK
MNDOT MONUMENT
"SICO"
ELEV=935.09
NAVD 88

02-ENG-119138-SHEET-COVR

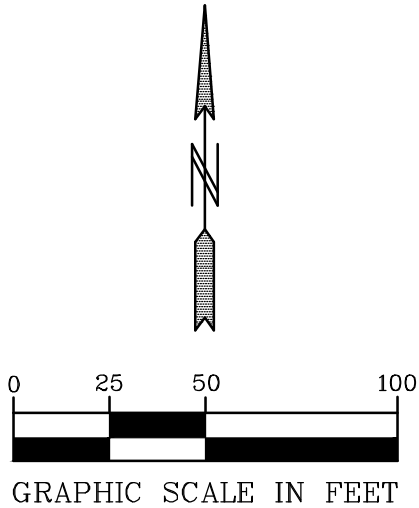


PLANT SCHEDULE (2ND ADDITION)				
KEY	COMMON NAME/Scientific name	ROOT	QUANTITY	
OVERSTORY TREES				
	AUTUMN BLAZE MAPLE/Acer x freemanii 'Jeffersred'	2.5" B&B	5	
	SIENNA GLEN MAPLE/Acer x freemanii 'Sienna'	2.5" B&B	3	
	HERITAGE RIVER BIRCH/Betula nigra 'Cully'	2.5" B&B	--	clump
	COMMON HACKBERRY/Celtis occidentalis	2.5" B&B	2	
	KENTUCKY COFFEE TREE/Gymnocladus dioicus	2.5" B&B	8	Use male/seedless var. True North, Espresso
	RED OAK/Quercus rubra	2.5" B&B	3	
	HONEYLOCUST/Gleditsia triacanthos var. inermis	2.5" B&B	--	
	SWAMP WHITE OAK/Quercus bicolor	2.5" B&B	9	
	SENTRY LINDEN/Tilia americana 'Sentry'	2.5" B&B	2	
EVERGREEN TREES				
	BLACK HILLS SPRUCE/Picea glauca densata	6" B&B	32	
ORNAMENTAL TREES*				
	PRAIRIFIRE CRAB/Malus 'Prairifire'	2" B&B	--	
	JAPANESE TREE LILAC/Syringa reticulata	8" B&B	--	clump
	SPRING SNOW CRAB/Malus 'Spring Snow'	2" B&B	--	
	THORNLESS COCKSPUR HAWTHORNE/Craetagus crusgali	2" B&B	--	
	SUGAR TYME CRAB/Malus 'Sugar Tyme'	2" B&B	--	

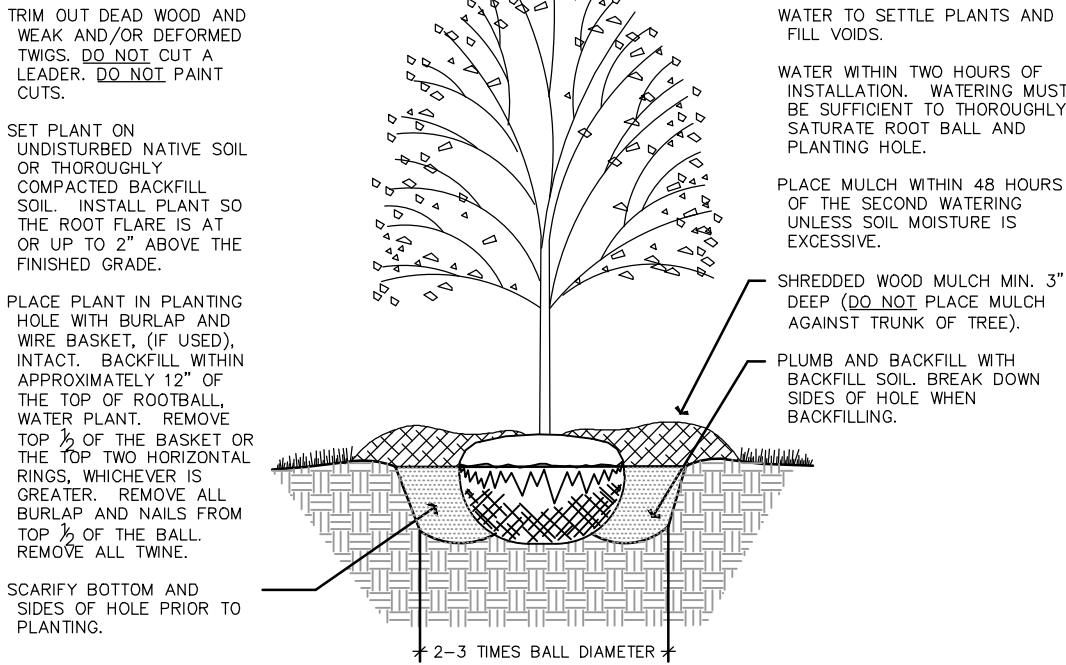


LANDSCAPE NOTES

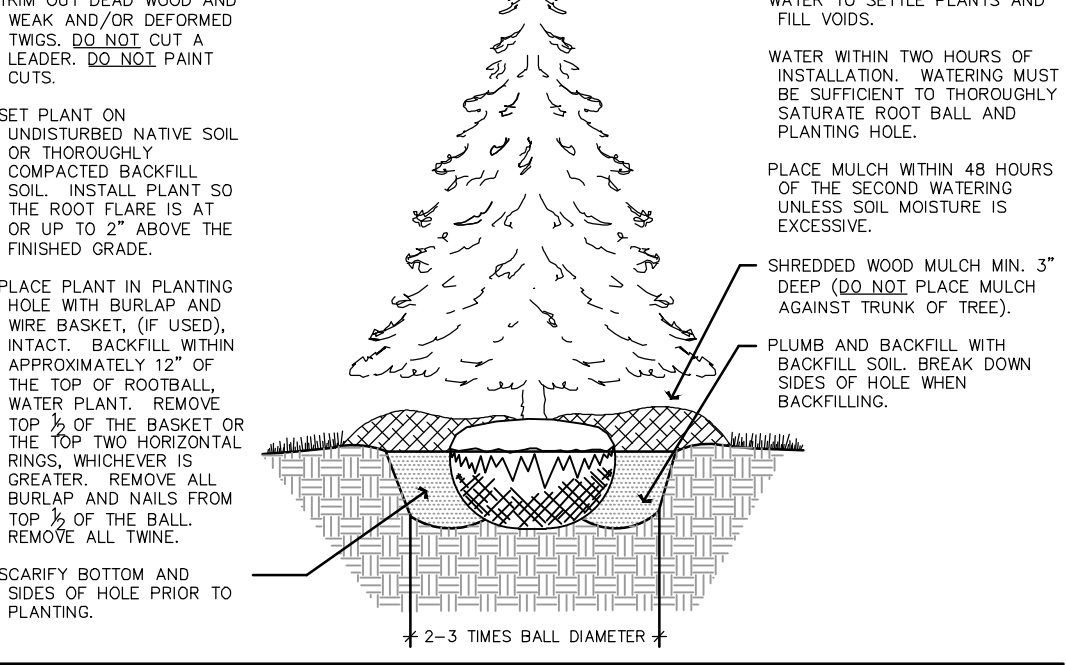
- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH GOPHER STATE ONE CALL 1-800-252-1166 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- GRADING TO BE PERFORMED BY OTHERS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERYMEN-AMERICAN STANDARD FOR NURSERY STOCK.
- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STANDABILITY TO A WIND SPEED OF 60 M.P.H.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

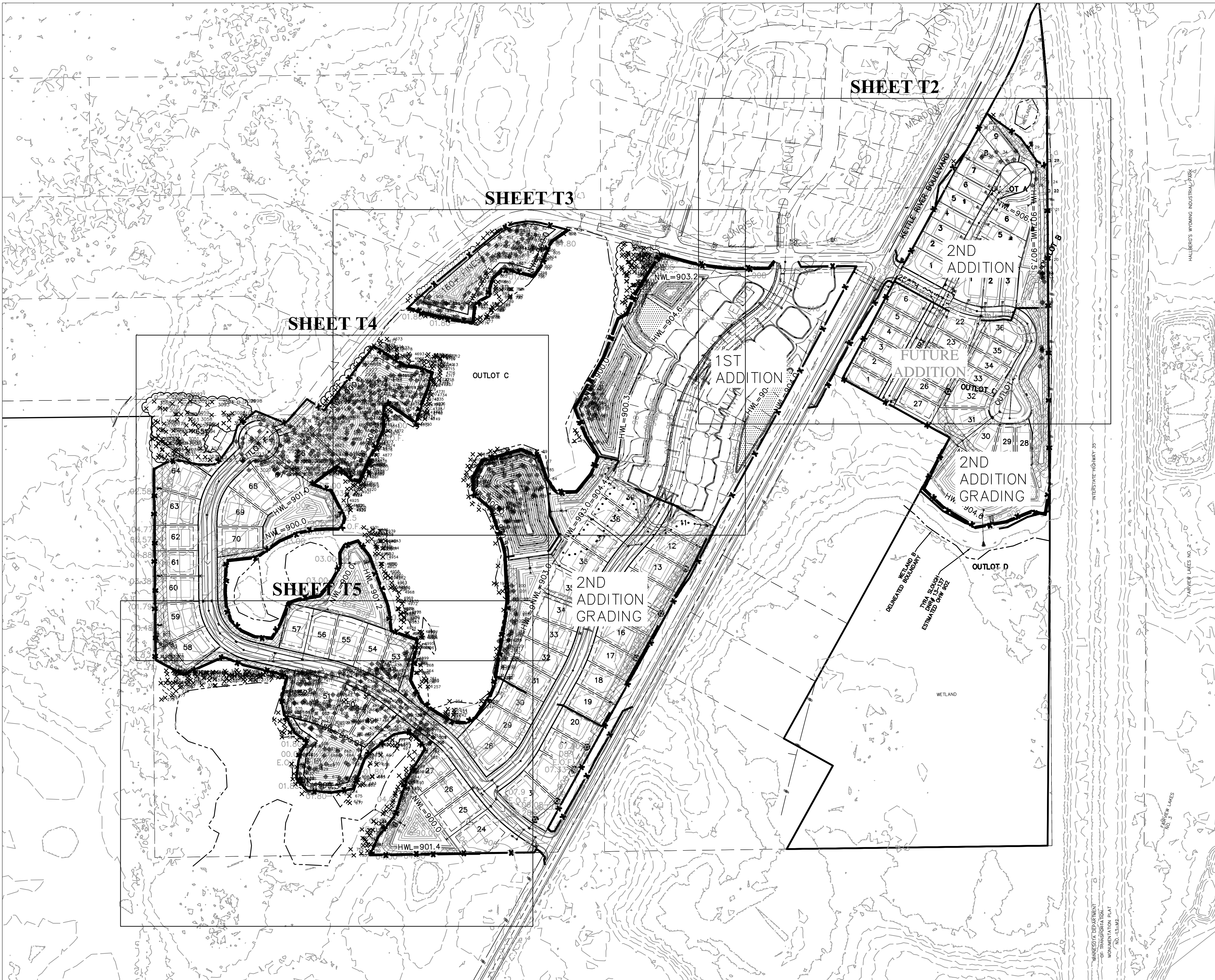


DECIDUOUS TREE PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL





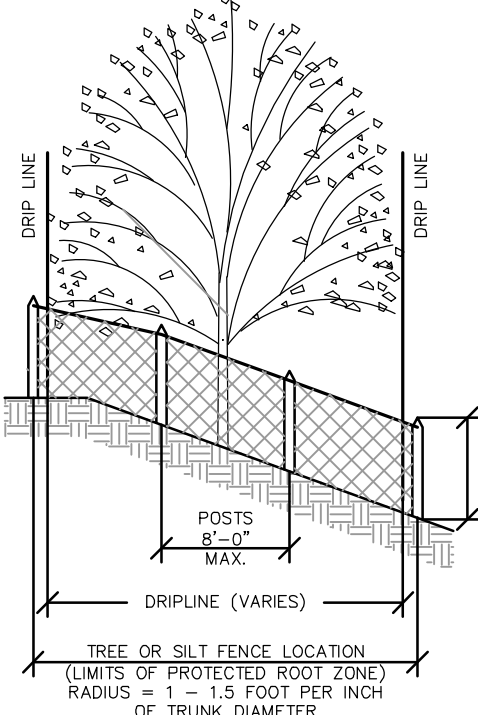
- × 3100 TREE TO BE SAVED
⊗ 3109 TREE TO BE REMOVED
⊕ 3092 TREE EXEMPT REMOVAL
□ 3175 TREE LOCATED OFF-SITE

TREE PROTECTION DETAIL

NOT TO SCALE

TREES TO BE SAVED SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING OR HEAVY DUTY SILT FENCE AND STEEL STAKES AT THE DRIP LINE, OR AS DIRECTED BY THE OWNER'S CONSULTANT.

PROTECTION FENCE WILL HELP INSURE AGAINST DAMAGE BY VEHICLES, COMPACTION OF SOILS AND/OR THE CHEMICAL ALTERATION OF SOILS DUE TO CONCRETE WASHOUT, PAINTS AND LEAKAGE OR SPILLAGE OF ANY TOXIC MATERIALS.



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IF WOUNDING OF OAK TREES OCCUR ANYTIME BETWEEN APRIL TO AUGUST, A NON-TOXIC WOUND DRESSING MUST BE APPLIED IMMEDIATELY, (EXCAVATORS MUST HAVE A NON-TOXIC TREE WOUND DRESSING WITH THEM ON DEVELOPMENT SITES).

Tree Preservation Data

Total Number of Significant Trees: 1,464

Trees Removed (Exempt*): 673 (46%)

Trees Removed (Non-Exempt): 160 (10.9%)

Trees Saved: 631 (43.1%)

Number of Trees Over Threshold: 14

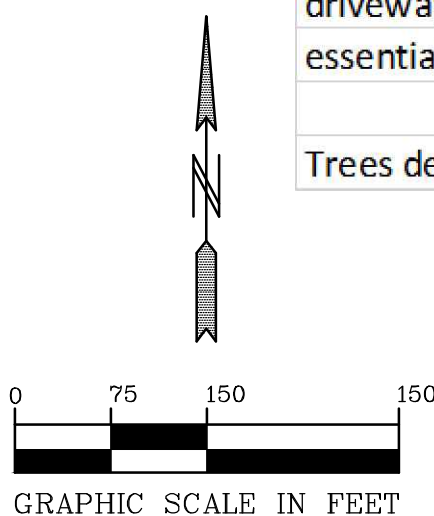
Mitigation Required

Hardwood Deciduous 21-30 Inches Diameter: 14

Mitigation: 56 Class B Trees

*"Trees may be removed within 15' from the face of the foundation of buildings, required parking areas, driveways, well areas, drain fields, essential utility areas, essential drainageways/easements and right-of-ways"

Trees deemed "Poor" are excluded from all calculations.





- X

3100

TREE TO BE SAVED
- X

3109

TREE TO BE REMOVED
- +

3092

TREE EXEMPT REMOVAL
- 3175

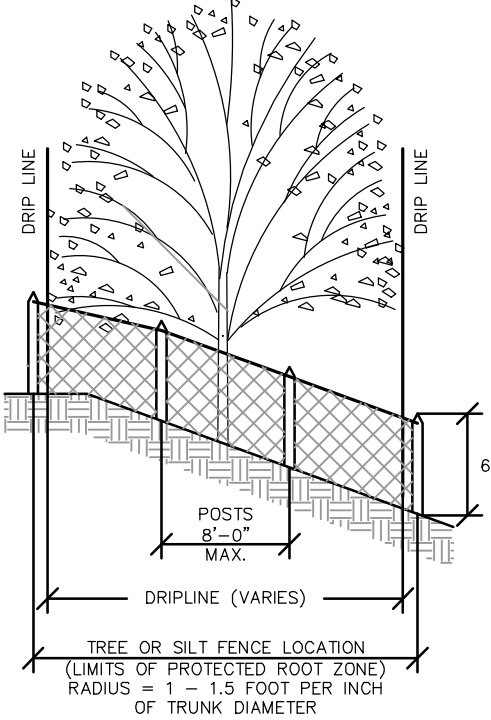
TREE LOCATED OFF-SITE

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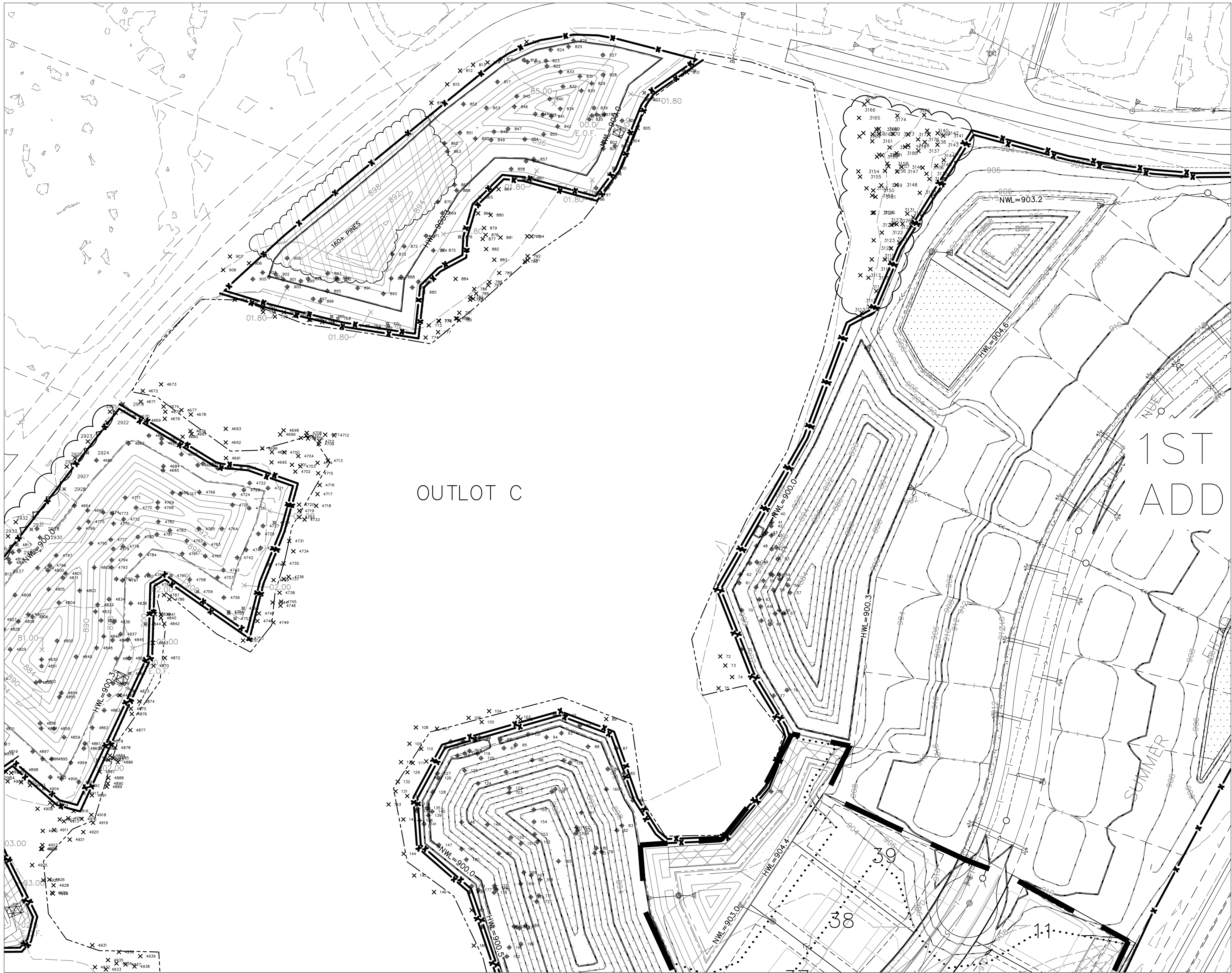
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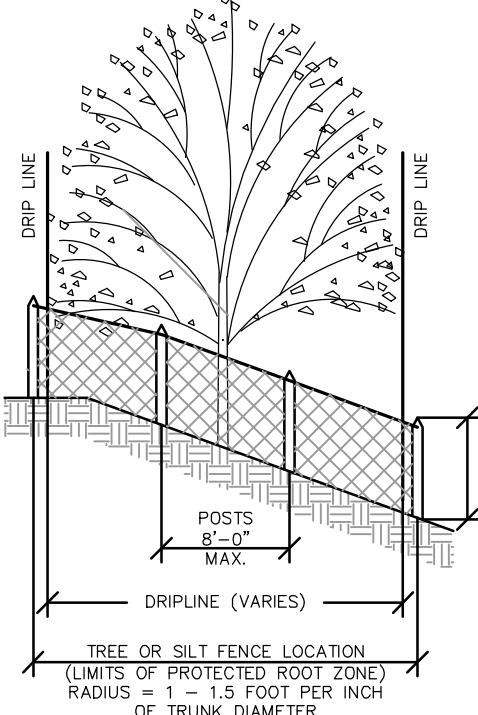
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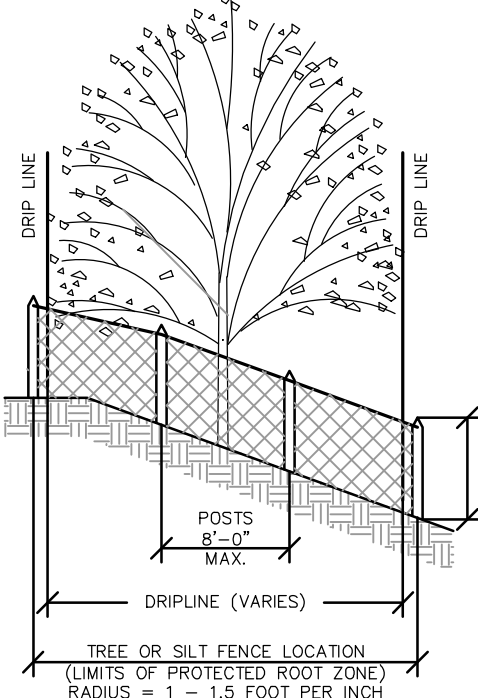
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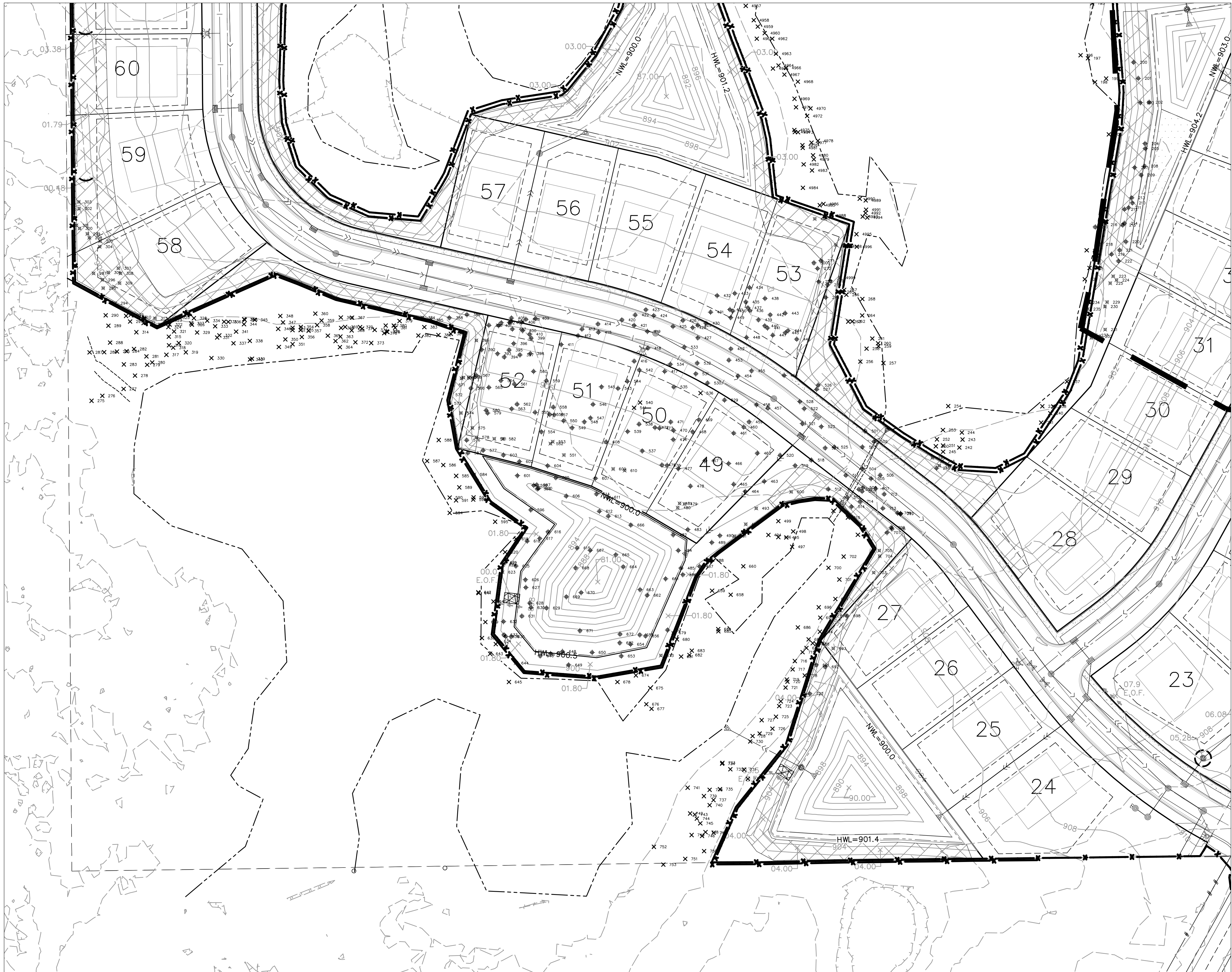
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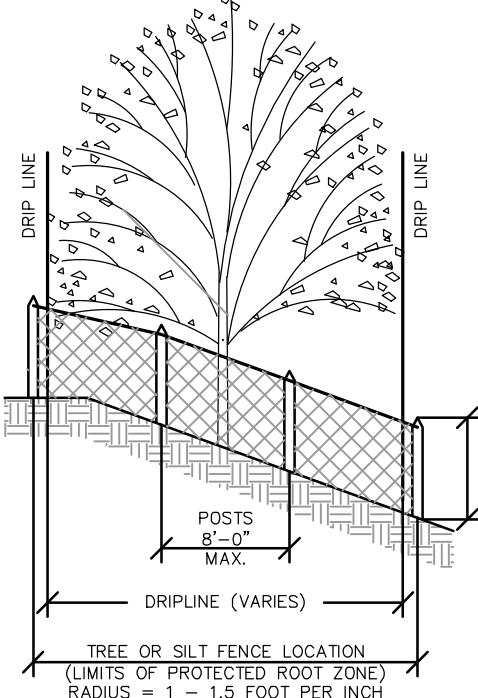
- | | | |
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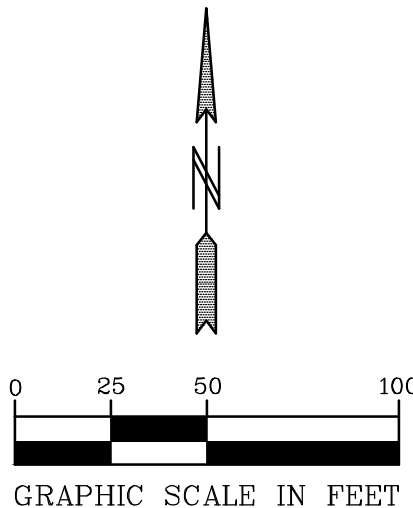
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Tag No.	Size (dbh)	Common Name	Scientific Name	Notes	Status
1	19	Red Cedar	<i>Juniperus virginiana</i>		Remove
2	8	Red Cedar	<i>Juniperus virginiana</i>		Save
3	15,9,7	Bur Oak	<i>Quercus macrocarpa</i>		Exempt Remove
4	16,8	Bur Oak	<i>Quercus macrocarpa</i>		Exempt Remove
5	17,17	Bur Oak	<i>Quercus macrocarpa</i>		Exempt Remove
6	16	Bur Oak	<i>Quercus macrocarpa</i>		Exempt Remove
7	18,17,9,8	Bur Oak	<i>Quercus macrocarpa</i>		Exempt Remove
8	9	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
9	14,13	Bur Oak	<i>Quercus macrocarpa</i>		Exempt Remove
10	8,8,6,6	Bur Oak	<i>Quercus macrocarpa</i>		Exempt Remove
11	9	Bur Oak	<i>Quercus macrocarpa</i>		Exempt Remove
12	18,16,16,16,14	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
13	14,11	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
14	14	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
15	13	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
16	14	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
17	16,16,13	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
18	17,14	Bur Oak	<i>Quercus macrocarpa</i>		Exempt Remove
19	15,10,9	Bur Oak	<i>Quercus macrocarpa</i>		Exempt Remove
20	17	Red Pine	<i>Pinus resinosa</i>		Off-Site
21	17	Red Pine	<i>Pinus resinosa</i>		Off-Site
22	16	Red Pine	<i>Pinus resinosa</i>		Off-Site
23	10	Red Pine	<i>Pinus resinosa</i>		Off-Site
24	12,7	Red Pine	<i>Pinus resinosa</i>		Off-Site
25	29,19	Box Elder	<i>Acer negundo</i>		Exempt Remove
26	15	Red Cedar	<i>Juniperus virginiana</i>		Exempt Remove
27	16	Red Pine	<i>Pinus resinosa</i>		Off-Site
28	15	Red Pine	<i>Pinus resinosa</i>		Off-Site
29	20	Box Elder	<i>Acer negundo</i>		Save
30	22	Box Elder	<i>Acer negundo</i>		Remove
31	20	Box Elder	<i>Acer negundo</i>		Exempt Remove
32	20,16	Box Elder	<i>Acer negundo</i>		Exempt Remove
33	21,17,15	Box Elder	<i>Acer negundo</i>		Exempt Remove
34	20,16	Box Elder	<i>Acer negundo</i>		Exempt Remove
35	26,19,11	Box Elder	<i>Acer negundo</i>		Exempt Remove
36	9	Red Cedar	<i>Juniperus virginiana</i>		Exempt Remove
37	22	Box Elder	<i>Acer negundo</i>		Remove
38	30	Bur Oak	<i>Quercus macrocarpa</i>		Remove
39	23	Box Elder	<i>Acer negundo</i>		Save
40	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
41	10	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
42	6,6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
43	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
44	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
45	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
46	8	Paper Birch	<i>Betula papyrifera</i>	60% top missing	Poor
47	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
48	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
49	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
50	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
51	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
52	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
53	8,6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
54	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
55	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
56	7,7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
57	10	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
58	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
59	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
60	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
61	7,6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
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64	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
65	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
66	9	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
67	7	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
68	9	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
69	7,6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
70	9	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
71	7,6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
72	6,6,6	Paper Birch	<i>Betula papyrifera</i>		Save
73	9	Paper Birch	<i>Betula papyrifera</i>	poor health, in decline	Poor
74	8,7	Paper Birch	<i>Betula papyrifera</i>		Save
75	6	Paper Birch	<i>Betula papyrifera</i>		Save
76	11	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
77	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
78	12	Green Ash	<i>Fraxinus pennsylvanica</i>		Exempt Remove
79	10	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
80	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
81	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
82	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
83	8,7,6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
84	11,7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
85	8,7	Paper Birch	<i>Betula papyrifera</i>	poor health, in decline	Poor
86	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
87	9	Paper Birch	<i>Betula papyrifera</i>	poor health, in decline	Poor
88	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
89	8,8	Paper Birch	<i>Betula papyrifera</i>	one stem is 80% dead	Save
90	8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
91	11	Red Maple	<i>Acer rubrum</i>		Exempt Remove
92	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
93	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
94	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
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99	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
100	6	Red Maple	<i>Acer rubrum</i>		Exempt Remove
101	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
102	12	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
103	7	Red Maple	<i>Acer rubrum</i>		Save
104	8	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
105	16,15,7	Red Maple	<i>Acer rubrum</i>		Save
106	8	Red Maple	<i>Acer rubrum</i>		Save
107	17,10	Red Maple	<i>Acer rubrum</i>		Save
108	8	Red Maple	<i>Acer rubrum</i>		Save
109	9,6	Red Maple	<i>Acer rubrum</i>		Save
110	14,9	Red Maple	<i>Acer rubrum</i>		Save
111	13	Red Maple	<i>Acer rubrum</i>		Save
112	18	Red Maple	<i>Acer rubrum</i>		Save
113	12	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
114	11	Red Maple	<i>Acer rubrum</i>		Exempt Remove
115	9	Red Maple	<i>Acer rubrum</i>		Exempt Remove
116	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
117	11	Red Maple	<i>Acer rubrum</i>		Exempt Remove
118	10	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
119	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
120	9	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
121	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
122	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
123	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
124	7	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
125	8	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
126	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
127	6	Red Maple	<i>Acer rubrum</i>		Exempt Remove
128	6	Paper Birch	<i>Betula papyrifera</i>	poor health, in decline	Poor
129	8	Paper Birch	<i>Betula papyrifera</i>		Save
130	11	Red Maple	<i>Acer rubrum</i>		Save
131	13	Red Maple	<i>Acer rubrum</i>		Save
132	6	Paper Birch	<i>Betula papyrifera</i>		Save
133	7	Red Maple	<i>Acer rubrum</i>		Save
134	8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
135	10	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
136	14	Red Maple	<i>Acer rubrum</i>		Exempt Remove
137	8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
138	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
139	8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
140	10	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
141	6	Red Maple	<i>Acer rubrum</i>		Exempt Remove
142	18	Red Maple	<i>Acer rubrum</i>		Save
143	11,9,6	Red Maple	<i>Acer rubrum</i>		Save
144	7	Red Maple	<i>Acer rubrum</i>		Save
145	9	Red Maple	<i>Acer rubrum</i>		Save
146	8,7	Red Maple	<i>Acer rubrum</i>		Save
147	9,7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
148	16	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
149	9	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
150	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
151	7,7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
152	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
153	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
154	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
155	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
156	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
157	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
158	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
159	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
160	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
161	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
162	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
163	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
164	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
165	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
166	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
167	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
168	9	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
169	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
170	11	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
171	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
172	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
173	9	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
174	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
175	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
176	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
177	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
178	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
179	9	Red Maple	<i>Acer rubrum</i>		Exempt Remove
180	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
181	9	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
182	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
183	8	Paper Birch	<i>Betula papyrifera</i>		Save
184	17	Red Maple	<i>Acer rubrum</i>		Exempt Remove
185	6,6	Paper Birch	<i>Betula papyrifera</i>		Save
186	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
187	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
188	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
189	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
190	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
191	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
192	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
193	7,7	Paper Birch	<i>Betula papyrifera</i>		Save
194	7	Paper Birch	<i>Betula papyrifera</i>		Save

Tag No.	Size (dbh)	Common Name	Scientific Name	Notes	Status
195	8	Paper Birch	<i>Betula papyrifera</i>		Save
196	10	Paper Birch	<i>Betula papyrifera</i>		Save
197	8	Paper Birch	<i>Betula papyrifera</i>		Save
198	6	Paper Birch	<i>Betula papyrifera</i>		Save
199	9	Red Maple	<i>Acer rubrum</i>		Save
200	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
201	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
202	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
203	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
204	8,7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
205	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
206	10	Red Maple	<i>Acer rubrum</i>		Save
207	10	Red Maple	<i>Acer rubrum</i>		Exempt Remove
208	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
209	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
210	9	Red Maple	<i>Acer rubrum</i>		Exempt Remove
211	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
212	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
213	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
214	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
215	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
216	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
217	8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
218	8	Green Ash	<i>Fraxinus pennsylvanica</i>		Exempt Remove
219	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
220	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
221	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
222	6	Red Maple	<i>Acer rubrum</i>		Exempt Remove
223	8	Paper Birch	<i>Betula papyrifera</i>		Remove
224	6	Paper Birch	<i>Betula papyrifera</i>		Remove
225	6	Paper Birch	<i>Betula papyrifera</i>		Remove
226	8	Red Maple	<i>Acer rubrum</i>		Save
227	20	Red Maple	<i>Acer rubrum</i>		Save
228	6	Red Maple	<i>Acer rubrum</i>		Save
229	6	Paper Birch	<i>Betula papyrifera</i>		Remove
230	9	Paper Birch	<i>Betula papyrifera</i>		Remove
231	8	Paper Birch	<i>Betula papyrifera</i>		Remove
232	9	Paper Birch	<i>Betula papyrifera</i>		Remove
233	9	Paper Birch	<i>Betula papyrifera</i>		Remove
234	7	Paper Birch	<i>Betula papyrifera</i>		Save
235	6	Paper Birch	<i>Betula papyrifera</i>		Remove
236	6,6	Paper Birch	<i>Betula papyrifera</i>		Remove
237	11,6	Paper Birch	<i>Betula papyrifera</i>		Save
238	7,6	Paper Birch	<i>Betula papyrifera</i>		Save
239	11,8	Paper Birch	<i>Betula papyrifera</i>		Save
240	11	Paper Birch	<i>Betula papyrifera</i>		Save
241	11	Paper Birch	<i>Betula papyrifera</i>		Save
242	8	Paper Birch	<i>Betula papyrifera</i>		Save
243	7	Paper Birch	<i>Betula papyrifera</i>		Save
244	6	Paper Birch	<i>Betula papyrifera</i>		Save
245	6	Paper Birch	<i>Betula papyrifera</i>		Save
246	6	Paper Birch	<i>Betula papyrifera</i>		Remove
247	9	Paper Birch	<i>Betula papyrifera</i>		Remove
248	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
249	9	Paper Birch	<i>Betula papyrifera</i>		Remove
250	10,8,7,6	Paper Birch	<i>Betula papyrifera</i>		Save
251	9	Black Cherry	<i>Prunus serotina</i>		Save
252	9	Red Maple	<i>Acer rubrum</i>		Save
253	10	Green Ash	<i>Fraxinus pennsylvanica</i>		Save
254	9	Red Maple	<i>Acer rubrum</i>		Save
255	6	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Remove
256	9	Red Maple	<i>Acer rubrum</i>		Save
257	6	Red Maple	<i>Acer rubrum</i>		Save
258	10	Paper Birch	<i>Betula papyrifera</i>		Save
259	6	Red Maple	<i>Acer rubrum</i>		Save
260	6	Red Maple	<i>Acer rubrum</i>		Save
261	9,9	Apple	<i>Malus sp</i>		Save
262	21	Bur Oak	<i>Quercus macrocarpa</i>		Save
263	6	Red Maple	<i>Acer rubrum</i>		Save
264	7	Red Maple	<i>Acer rubrum</i>		Save
265	10,8	Paper Birch	<i>Betula papyrifera</i>		Remove
266	7	Red Maple	<i>Acer rubrum</i>		Save
267	8	Red Maple	<i>Acer rubrum</i>		Save
268	9	Red Maple	<i>Acer rubrum</i>		Save
269	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
270	8,8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
271	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
272	6	Red Maple	<i>Acer rubrum</i>		Exempt Remove
273	6	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
274	8	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
275	11	Paper Birch	<i>Betula papyrifera</i>		Save
276	11	Red Maple	<i>Acer rubrum</i>		Save
277	19,7	Red Maple	<i>Acer rubrum</i>		Save
278	14,10	Red Maple	<i>Acer rubrum</i>		Save
279	11,8,6	Red Maple	<i>Acer rubrum</i>		Save
280	11	Red Maple	<i>Acer rubrum</i>		Save
281	10	Paper Birch	<i>Betula papyrifera</i>		Save
282	8	Red Maple	<i>Acer rubrum</i>		Save
283	7	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
284	11	Red Maple	<i>Acer rubrum</i>		Save
285	10	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
286	7	Paper Birch	<i>Betula papyrifera</i>		Save
287	9	Red Maple	<i>Acer rubrum</i>		Save
288	14	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
289	12	Red Maple	<i>Acer rubrum</i>		Save
290	13,8	Red Maple	<i>Acer rubrum</i>		Save
291	18	Red Maple	<i>Acer rubrum</i>		Save
292	15	Red Maple	<i>Acer rubrum</i>		Save
293	13,6	Red Maple	<i>Acer rubrum</i>		Save

Tag No.	Size (dbh)	Common Name	Scientific Name	Notes	Status
294	18	Red Maple	<i>Acer rubrum</i>		Remove
295	6	Red Maple	<i>Acer rubrum</i>		Remove
296	9	Paper Birch	<i>Betula papyrifera</i>		Remove
297	9	Red Maple	<i>Acer rubrum</i>		Remove
298	7	Paper Birch	<i>Betula papyrifera</i>		Remove
299	8	Red Maple	<i>Acer rubrum</i>		Remove
300	11,10	Red Maple	<i>Acer rubrum</i>		Remove
301	13	Red Maple	<i>Acer rubrum</i>		Remove
302	7	Green Ash	<i>Fraxinus pennsylvanica</i>		Remove
303	6	Black Cherry	<i>Prunus serotina</i>	growing horizontally 4' ab groun	Remove
304	10,7	Red Maple	<i>Acer rubrum</i>		Remove
305	17	Red Maple	<i>Acer rubrum</i>		Remove
306	8	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Remove
307	9	Red Maple	<i>Acer rubrum</i>		Remove
308	6	Red Maple	<i>Acer rubrum</i>		Remove
309	8	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Remove
310	6	Paper Birch	<i>Betula papyrifera</i>		Remove
311	13	Paper Birch	<i>Betula papyrifera</i>		Save
312	6	Red Maple	<i>Acer rubrum</i>		Remove
313	6	Paper Birch	<i>Betula papyrifera</i>		Remove
314	10	Red Maple	<i>Acer rubrum</i>		Save
315	6	Paper Birch	<i>Betula papyrifera</i>		Save
316	17	Red Maple	<i>Acer rubrum</i>		Save
317	8	Paper Birch	<i>Betula papyrifera</i>		Save
318	7	Paper Birch	<i>Betula papyrifera</i>		Save
319	8	Paper Birch	<i>Betula papyrifera</i>		Save
320	17	Red Maple	<i>Acer rubrum</i>		Save
321	12	Red Maple	<i>Acer rubrum</i>		Save
322	10	Paper Birch	<i>Betula papyrifera</i>		Save
323	19	Red Maple	<i>Acer rubrum</i>		Remove
324	7	Black Cherry	<i>Prunus serotina</i>		Save
325	6	Paper Birch	<i>Betula papyrifera</i>		Remove
326	8	Red Maple	<i>Acer rubrum</i>		Save
327	9	Red Maple	<i>Acer rubrum</i>	decay along trunk	Poor
328	6	Red Maple	<i>Acer rubrum</i>		Save
329	10	Paper Birch	<i>Betula papyrifera</i>		Save
330	14	Red Maple	<i>Acer rubrum</i>		Save
331	9	Red Maple	<i>Acer rubrum</i>		Save
332	7	Red Maple	<i>Acer rubrum</i>		Save
333	7	Paper Birch	<i>Betula papyrifera</i>		Save
334	6	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
335	9	Red Maple	<i>Acer rubrum</i>		Save
336	9	Red Maple	<i>Acer rubrum</i>		Save
337	14	Red Maple	<i>Acer rubrum</i>		Save
338	9	Paper Birch	<i>Betula papyrifera</i>		Save
339	8	Red Maple	<i>Acer rubrum</i>		Save
340	8	Paper Birch	<i>Betula papyrifera</i>		Save
341	6	Paper Birch	<i>Betula papyrifera</i>		Save
342	10	Paper Birch	<i>Betula papyrifera</i>		Save
343	8	Red Maple	<i>Acer rubrum</i>		Save
344	11	Red Maple	<i>Acer rubrum</i>		Save
345	8	Paper Birch	<i>Betula papyrifera</i>		Save
346	40	Northern Pin Oak	<i>Quercus ellipsoidalis</i>	50% top missing	Poor
347	9	Paper Birch	<i>Betula papyrifera</i>		Save
348	10	Red Maple	<i>Acer rubrum</i>		Save
349	10	Paper Birch	<i>Betula papyrifera</i>		Save
350	6	Red Maple	<i>Acer rubrum</i>		Save
351	10	Paper Birch	<i>Betula papyrifera</i>		Save
352	8	Red Maple	<i>Acer rubrum</i>		Save
353	8	Red Maple	<i>Acer rubrum</i>		Save
354	8	Red Maple	<i>Acer rubrum</i>		Save
355	9	Red Maple	<i>Acer rubrum</i>		Save
356	12	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
357	12	Paper Birch	<i>Betula papyrifera</i>		Save
358	8,8	Red Maple	<i>Acer rubrum</i>		Save
359	9	Red Maple	<i>Acer rubrum</i>		Save
360	8	Paper Birch	<i>Betula papyrifera</i>		Save
361	12,10,10	Red Maple	<i>Acer rubrum</i>		Save
362	9	Red Maple	<i>Acer rubrum</i>		Save
363	7	Red Maple	<i>Acer rubrum</i>		Save
364	6	Paper Birch	<i>Betula papyrifera</i>		Save
365	7	Paper Birch	<i>Betula papyrifera</i>		Save
366	6	Red Maple	<i>Acer rubrum</i>		Save
367	7	Black Cherry	<i>Prunus serotina</i>		Save
368	11,9,8	Paper Birch	<i>Betula papyrifera</i>		Save
369	9	Red Maple	<i>Acer rubrum</i>		Save
370	11	Red Maple	<i>Acer rubrum</i>		Save
371	11,10	Paper Birch	<i>Betula papyrifera</i>		Save
372	7	Red Maple	<i>Acer rubrum</i>		Save
373	11,7	Red Maple	<i>Acer rubrum</i>		Save
374	10	Paper Birch	<i>Betula papyrifera</i>		Save
375	6	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
376	9	Paper Birch	<i>Betula papyrifera</i>		Save
377	10	Paper Birch	<i>Betula papyrifera</i>		Save
378	16	Red Maple	<i>Acer rubrum</i>		Save
379	10	Red Maple	<i>Acer rubrum</i>		Save
380	12	Paper Birch	<i>Betula papyrifera</i>		Save
381	8	Paper Birch	<i>Betula papyrifera</i>		Save
382	9	Red Maple	<i>Acer rubrum</i>		Save
383	10	Paper Birch	<i>Betula papyrifera</i>		Save
384	10,6	Red Maple	<i>Acer rubrum</i>		Remove
385	10	Paper Birch	<i>Betula papyrifera</i>	in major decline	Poor
386	7	Paper Birch	<i>Betula papyrifera</i>		Save
387	16	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
388	12	Red Maple	<i>Acer rubrum</i>		Exempt Remove
389	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove

Tag No.	Size (dbh)	Common Name	Scientific Name	Notes	Status
390	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
391	8	Paper Birch	<i>Betula papyrifera</i>		Remove
392	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
393	19	Red Maple	<i>Acer rubrum</i>		Exempt Remove
394	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
395	9	Red Maple	<i>Acer rubrum</i>		Exempt Remove
396	9	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
397	11	Red Maple	<i>Acer rubrum</i>		Exempt Remove
398	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
399	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
400	8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
401	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
402	9	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
403	9	Red Maple	<i>Acer rubrum</i>		Exempt Remove
404	11	Red Maple	<i>Acer rubrum</i>		Exempt Remove
405	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
406	13	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
407	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
408	9	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
409	11	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
410	23	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
411	25	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
412	33	Northern Pin Oak	<i>Quercus ellipsoidalis</i>	split at base, hazard	Poor
413	38	Red Maple	<i>Acer rubrum</i>		Exempt Remove
414	24,23	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
415	19	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
416	25,25	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
417	27	Northern Pin Oak	<i>Quercus ellipsoidalis</i>	80% dead	Poor
418	19	Red Maple	<i>Acer rubrum</i>		Exempt Remove
419	18	Red Maple	<i>Acer rubrum</i>	hollow at base, hazard	Poor
420	12	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
421	10	Basswood	<i>Tilia americana</i>		Exempt Remove
422	12	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
423	9	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
424	12	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
425	25,23	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
426	9	Red Maple	<i>Acer rubrum</i>		Exempt Remove
427	11	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
428	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
429	9	Red Maple	<i>Acer rubrum</i>		Exempt Remove
430	9,6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
431	8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
432	9	Red Maple	<i>Acer rubrum</i>		Exempt Remove
433	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
434	9	Green Ash	<i>Fraxinus pennsylvanica</i>		Exempt Remove
435	8	Green Ash	<i>Fraxinus pennsylvanica</i>		Exempt Remove
436	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
437	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
438	9	Green Ash	<i>Fraxinus pennsylvanica</i>		Exempt Remove
439	8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
440	15	Red Maple	<i>Acer rubrum</i>		Exempt Remove
441	10	Red Maple	<i>Acer rubrum</i>		Exempt Remove
442	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
443	6,6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
444	11	Green Ash	<i>Fraxinus pennsylvanica</i>		Exempt Remove
445	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
446	8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
447	16,15	Red Maple	<i>Acer rubrum</i>		Exempt Remove
448	8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
449	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
450	13	Red Maple	<i>Acer rubrum</i>		Exempt Remove
451	15,15	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
452	16,14,12	Red Maple	<i>Acer rubrum</i>		Exempt Remove
453	8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
454	33	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
455	28	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
456	28	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
457	8	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
458	7	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
459	6	Red Maple	<i>Acer rubrum</i>		Exempt Remove
460	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
461	11	Red Maple	<i>Acer rubrum</i>		Exempt Remove
462	18	Black Cherry	<i>Prunus serotina</i>	60% dead	Poor
463	10	Bur Oak	<i>Quercus macrocarpa</i>		Exempt Remove
464	10	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
465	8	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
466	8	Red Maple	<i>Acer rubrum</i>	80% top missing	Poor
467	12	Red Maple	<i>Acer rubrum</i>	50% top damage	Poor
468	11	Red Maple	<i>Acer rubrum</i>		Exempt Remove
469	8	Bur Oak	<i>Quercus macrocarpa</i>		Exempt Remove
470	22	Bur Oak	<i>Quercus macrocarpa</i>		Exempt Remove
471	8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
472	29	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
473	8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
474	10	Green Ash	<i>Fraxinus pennsylvanica</i>		Exempt Remove
475	8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
476	6	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
477	9	Red Maple	<i>Acer rubrum</i>		Exempt Remove
478	28	Northern Pin Oak	<i>Quercus ellipsoidalis</i>	40% top damage	Exempt Remove
479	7	Bur Oak	<i>Quercus macrocarpa</i>		Remove
480	9	Black Cherry	<i>Prunus serotina</i>		Remove
481	9	Red Maple	<i>Acer rubrum</i>		Remove
482	16	Red Maple	<i>Acer rubrum</i>		Exempt Remove
483	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
484	10,7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
485	12	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
486	7	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
487	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
488	13	Paper Birch	<i>Betula papyrifera</i>		Save

Tag No.	Size (dbh)	Common Name	Scientific Name	Notes	Status
489	13	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
490	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
491	9	Paper Birch	<i>Betula papyrifera</i>		Remove
492	9	Paper Birch	<i>Betula papyrifera</i>		Remove
493	6	Paper Birch	<i>Betula papyrifera</i>		Remove
494	9	Paper Birch	<i>Betula papyrifera</i>		Save
495	9	Paper Birch	<i>Betula papyrifera</i>		Save
496	10	Paper Birch	<i>Betula papyrifera</i>		Save
497	16	Red Maple	<i>Acer rubrum</i>		Save
498	17	Red Maple	<i>Acer rubrum</i>		Save
499	9	Black Cherry	<i>Prunus serotina</i>		Save
500	9	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Remove
501	9	Red Maple	<i>Acer rubrum</i>		Exempt Remove
502	9	Red Maple	<i>Acer rubrum</i>		Exempt Remove
503	6	Red Maple	<i>Acer rubrum</i>		Exempt Remove
504	15	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
505	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
506	9	Red Maple	<i>Acer rubrum</i>		Exempt Remove
507	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
508	10	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
509	9	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
510	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
511	17	Red Maple	<i>Acer rubrum</i>		Exempt Remove
512	7	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
513	13,12	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
514	8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
515	9	Paper Birch	<i>Betula papyrifera</i>		Save
516	20	Red Maple	<i>Acer rubrum</i>		Save
517	14,12	Paper Birch	<i>Betula papyrifera</i>	50% of 14" stem is dead	Save
518	18	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
519	16	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
520	17	Red Maple	<i>Acer rubrum</i>		Exempt Remove
521	9	Red Maple	<i>Acer rubrum</i>		Exempt Remove
522	10	Red Maple	<i>Acer rubrum</i>		Exempt Remove
523	22	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
524	16	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
525	22,17	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
526	15	Bur Oak	<i>Quercus macrocarpa</i>		Exempt Remove
527	8,8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
528	23	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
529	13	Red Maple	<i>Acer rubrum</i>		Exempt Remove
530	10	Red Maple	<i>Acer rubrum</i>		Exempt Remove
531	27	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
532	6	Red Maple	<i>Acer rubrum</i>		Exempt Remove
533	11	Red Maple	<i>Acer rubrum</i>		Exempt Remove
534	8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
535	12	Green Ash	<i>Fraxinus pennsylvanica</i>		Exempt Remove
536	14	Red Maple	<i>Acer rubrum</i>		Save
537	10	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
538	14	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
539	23	Bur Oak	<i>Quercus macrocarpa</i>		Exempt Remove
540	9	Red Maple	<i>Acer rubrum</i>		Save
541	23	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
542	9	Red Maple	<i>Acer rubrum</i>		Exempt Remove
543	13	Red Maple	<i>Acer rubrum</i>		Exempt Remove
544	21	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
545	13	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
546	25,24	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
547	17	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
548	6	Red Maple	<i>Acer rubrum</i>		Exempt Remove
549	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
550	7	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
551	13	Paper Birch	<i>Betula papyrifera</i>		Remove
552	14	Paper Birch	<i>Betula papyrifera</i>		Remove
553	9	Paper Birch	<i>Betula papyrifera</i>		Remove
554	17	Red Maple	<i>Acer rubrum</i>		Exempt Remove
555	10	Red Maple	<i>Acer rubrum</i>		Exempt Remove
556	10	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
557	7	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
558	7	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
559	14	Red Maple	<i>Acer rubrum</i>		Exempt Remove
560	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
561	12	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
562	11	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
563	9	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
564	16	Red Maple	<i>Acer rubrum</i>		Exempt Remove
565	17	Red Maple	<i>Acer rubrum</i>		Exempt Remove
566	12	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
567	10	Green Ash	<i>Fraxinus pennsylvanica</i>		Exempt Remove
568	6	Red Maple	<i>Acer rubrum</i>		Remove
569	8	Paper Birch	<i>Betula papyrifera</i>		Remove
570	11	Red Maple	<i>Acer rubrum</i>		Remove
571	11,6	Red Maple	<i>Acer rubrum</i>		Remove
572	8	Paper Birch	<i>Betula papyrifera</i>		Remove
573	7	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Remove
574	12	Red Maple	<i>Acer rubrum</i>		Remove
575	21	Red Maple	<i>Acer rubrum</i>		Remove
576	11	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
577	9	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
578	10	Red Maple	<i>Acer rubrum</i>		Remove
579	11	Red Maple	<i>Acer rubrum</i>		Exempt Remove
580	10	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
581	8	Paper Birch	<i>Betula papyrifera</i>		Remove
582	9,6	Paper Birch	<i>Betula papyrifera</i>		Remove
583	14	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
584	14	Red Maple	<i>Acer rubrum</i>		Remove
585	7	Red Maple	<i>Acer rubrum</i>		Save
586	11	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
587	16	Red Maple	<i>Acer rubrum</i>		Save

Tag No.	Size (dbh)	Common Name	Scientific Name	Notes	Status
588	8	Green Ash	<i>Fraxinus pennsylvanica</i>		Save
589	7	Paper Birch	<i>Betula papyrifera</i>		Save
590	7	Paper Birch	<i>Betula papyrifera</i>		Save
591	10	Red Maple	<i>Acer rubrum</i>		Save
592	14,14,8	Red Maple	<i>Acer rubrum</i>		Save
593	10	Paper Birch	<i>Betula papyrifera</i>		Save
594	6	Paper Birch	<i>Betula papyrifera</i>		Save
595	9	Red Maple	<i>Acer rubrum</i>		Save
596	19	Red Maple	<i>Acer rubrum</i>		Exempt Remove
597	14	Red Maple	<i>Acer rubrum</i>		Exempt Remove
598	10	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
599	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
600	10	Red Maple	<i>Acer rubrum</i>		Exempt Remove
601	9	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
602	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
603	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
604	10	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
605	6	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
606	19	Red Maple	<i>Acer rubrum</i>		Exempt Remove
607	9	Green Ash	<i>Fraxinus pennsylvanica</i>		Exempt Remove
608	11	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
609	11	Red Maple	<i>Acer rubrum</i>		Remove
610	11	Red Maple	<i>Acer rubrum</i>		Remove
611	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
612	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
613	10	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
614	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
615	14	Red Maple	<i>Acer rubrum</i>	80% dead	Poor
616	12	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
617	9	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
618	16	Red Maple	<i>Acer rubrum</i>		Exempt Remove
619	8	Paper Birch	<i>Betula papyrifera</i>		Save
620	6	Paper Birch	<i>Betula papyrifera</i>		Save
621	11,10	Paper Birch	<i>Betula papyrifera</i>		Remove
622	7	Paper Birch	<i>Betula papyrifera</i>		Remove
623	12	Paper Birch	<i>Betula papyrifera</i>		Remove
624	9	Paper Birch	<i>Betula papyrifera</i>		Remove
625	9	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
626	7	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
627	6	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
628	13,9	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
629	9	Red Maple	<i>Acer rubrum</i>	80% dead	Poor
630	9	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
631	10,9	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
632	8	Paper Birch	<i>Betula papyrifera</i>	in major decline	Poor
633	10	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
634	8	Paper Birch	<i>Betula papyrifera</i>		Remove
635	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
636	9	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
637	9	Red Maple	<i>Acer rubrum</i>		Save
638	12	Red Maple	<i>Acer rubrum</i>		Save
639	14	Paper Birch	<i>Betula papyrifera</i>		Save
640	13	Tamarack	<i>Larix laricina</i>		Save
641	14	Paper Birch	<i>Betula papyrifera</i>		Save
642	21,9,8,8	Red Maple	<i>Acer rubrum</i>		Save
643	10	Red Maple	<i>Acer rubrum</i>		Save
644	9	Red Maple	<i>Acer rubrum</i>		Remove
645	18	Red Maple	<i>Acer rubrum</i>		Save
646	12	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
647	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
648	11,8,6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
649	9	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
650	11	Red Maple	<i>Acer rubrum</i>		Exempt Remove
651	8,7	Paper Birch	<i>Betula papyrifera</i>		Remove
652	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
653	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
654	9	Red Maple	<i>Acer rubrum</i>		Exempt Remove
655	13	Red Maple	<i>Acer rubrum</i>		Exempt Remove
656	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
657	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
658	7	Paper Birch	<i>Betula papyrifera</i>		Save
659	9	Paper Birch	<i>Betula papyrifera</i>		Save
660	9	Paper Birch	<i>Betula papyrifera</i>		Save
661	10	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
662	10	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
663	16	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
664	15	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
665	27,9	Red Maple	<i>Acer rubrum</i>		Exempt Remove
666	10	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
667	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
668	10	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
669	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
670	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
671	23	Red Maple	<i>Acer rubrum</i>		Exempt Remove
672	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
673	14	Red Maple	<i>Acer rubrum</i>		Remove
674	13	Paper Birch	<i>Betula papyrifera</i>		Save
675	12,9	Red Maple	<i>Acer rubrum</i>		Save
676	9	Red Maple	<i>Acer rubrum</i>		Save
677	9	Paper Birch	<i>Betula papyrifera</i>		Save
678	23	Red Maple	<i>Acer rubrum</i>		Save
679	12	Red Maple	<i>Acer rubrum</i>		Remove
680	9	Red Maple	<i>Acer rubrum</i>		Save
681	7	Paper Birch	<i>Betula papyrifera</i>		Save
682	9	Paper Birch	<i>Betula papyrifera</i>		Save
683	10	Red Maple	<i>Acer rubrum</i>		Save

Tag No.	Size (dbh)	Common Name	Scientific Name	Notes	Status
684	8	Black Cherry	<i>Prunus serotina</i>		Save
685	12	Paper Birch	<i>Betula papyrifera</i>		Save
686	9	Paper Birch	<i>Betula papyrifera</i>		Save
687	12	Red Maple	<i>Acer rubrum</i>		Save
688	9	Paper Birch	<i>Betula papyrifera</i>		Save
689	13	Red Maple	<i>Acer rubrum</i>		Save
690	11	Red Maple	<i>Acer rubrum</i>		Save
691	14	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
692	10,10	Red Cedar	<i>Juniperus virginiana</i>		Exempt Remove
693	11,10,10	Black Cherry	<i>Prunus serotina</i>		Remove
694	11	Black Cherry	<i>Prunus serotina</i>		Save
695	6	Black Cherry	<i>Prunus serotina</i>		Save
696	14	Red Maple	<i>Acer rubrum</i>		Save
697	8	Black Cherry	<i>Prunus serotina</i>		Remove
698	13,10	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
699	6	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
700	19	Red Maple	<i>Acer rubrum</i>		Save
701	8	Paper Birch	<i>Betula papyrifera</i>	in major decline	Poor
702	7	Paper Birch	<i>Betula papyrifera</i>		Save
703	14	Black Cherry	<i>Prunus serotina</i>		Remove
704	12	Paper Birch	<i>Betula papyrifera</i>		Remove
705	14	Paper Birch	<i>Betula papyrifera</i>		Remove
706	11	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
707	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
708	9	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
709	13	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
710	9	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
711	13	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
712	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
713	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
714	10,9	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
715	6,6	Paper Birch	<i>Betula papyrifera</i>		Save
716	8,8,8	Paper Birch	<i>Betula papyrifera</i>		Save
717	8	Paper Birch	<i>Betula papyrifera</i>		Save
718	9	Paper Birch	<i>Betula papyrifera</i>		Save
719	12	Red Maple	<i>Acer rubrum</i>		Save
720	6	Paper Birch	<i>Betula papyrifera</i>		Save
721	6	Red Maple	<i>Acer rubrum</i>		Save
722	8	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
723	18,8	Red Maple	<i>Acer rubrum</i>		Save
724	12	Paper Birch	<i>Betula papyrifera</i>		Save
725	9	Paper Birch	<i>Betula papyrifera</i>		Save
726	6	Black Cherry	<i>Prunus serotina</i>		Save
727	11	Paper Birch	<i>Betula papyrifera</i>		Save
728	14	Red Maple	<i>Acer rubrum</i>		Save
729	6	Paper Birch	<i>Betula papyrifera</i>		Save
730	6	Black Cherry	<i>Prunus serotina</i>		Save
731	12	Black Cherry	<i>Prunus serotina</i>		Save
732	8	Black Cherry	<i>Prunus serotina</i>		Save
733	8,6	Paper Birch	<i>Betula papyrifera</i>		Save
734	8	Paper Birch	<i>Betula papyrifera</i>		Save
735	11	Paper Birch	<i>Betula papyrifera</i>		Save
736	9	Paper Birch	<i>Betula papyrifera</i>	in decline	Poor
737	8	Black Cherry	<i>Prunus serotina</i>		Save
738	7	Black Cherry	<i>Prunus serotina</i>		Save
739	8	Paper Birch	<i>Betula papyrifera</i>		Save
740	8	Red Maple	<i>Acer rubrum</i>		Save
741	22	Red Maple	<i>Acer rubrum</i>		Save
742	8	Black Cherry	<i>Prunus serotina</i>		Save
743	7	Paper Birch	<i>Betula papyrifera</i>		Save
744	6	Green Ash	<i>Fraxinus pennsylvanica</i>		Save
745	6	Paper Birch	<i>Betula papyrifera</i>		Save
746	8	Paper Birch	<i>Betula papyrifera</i>		Save
747	9	Paper Birch	<i>Betula papyrifera</i>		Save
748	12	Black Cherry	<i>Prunus serotina</i>		Save
749	12	Red Maple	<i>Acer rubrum</i>		Save
750	16	Red Maple	<i>Acer rubrum</i>		Save
751	10	Paper Birch	<i>Betula papyrifera</i>		Save
752	9	Black Cherry	<i>Prunus serotina</i>		Save
753	11	Black Cherry	<i>Prunus serotina</i>		Save
754	11	Black Cherry	<i>Prunus serotina</i>		Save
755	9	Paper Birch	<i>Betula papyrifera</i>		Remove
756	9	Red Maple	<i>Acer rubrum</i>		Save
757	7	Black Cherry	<i>Prunus serotina</i>		Save
758	9	Red Maple	<i>Acer rubrum</i>		Save
759	14,12	Red Maple	<i>Acer rubrum</i>		Save
760	8	Paper Birch	<i>Betula papyrifera</i>		Save
761	15,8	Red Maple	<i>Acer rubrum</i>		Save
762	16	Red Maple	<i>Acer rubrum</i>	decay at base	Poor
763	6	Paper Birch	<i>Betula papyrifera</i>		Save
764	9	Paper Birch	<i>Betula papyrifera</i>		Save
765	10	Paper Birch	<i>Betula papyrifera</i>		Remove
766	10,6	Paper Birch	<i>Betula papyrifera</i>		Save
767	7	Red Maple	<i>Acer rubrum</i>		Remove
768	9	Paper Birch	<i>Betula papyrifera</i>		Remove
769	16	Tamarack	<i>Larix laricina</i>		Remove
770	8,7	Paper Birch	<i>Betula papyrifera</i>		Remove
771	8	Red Maple	<i>Acer rubrum</i>		Remove
772	12	Red Maple	<i>Acer rubrum</i>		Remove
773	11	Paper Birch	<i>Betula papyrifera</i>		Save
774	16	Red Maple	<i>Acer rubrum</i>		Save
775	8	Paper Birch	<i>Betula papyrifera</i>		Save
776	9,8	Paper Birch	<i>Betula papyrifera</i>		Save
777	16	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
778	13,12	Red Maple	<i>Acer rubrum</i>		Save
779	8	Paper Birch	<i>Betula papyrifera</i>		Save
780	12	Paper Birch	<i>Betula papyrifera</i>		Save
781	7	Paper Birch	<i>Betula papyrifera</i>		Save
782	7	Paper Birch	<i>Betula papyrifera</i>		Save

Tag No.	Size (dbh)	Common Name	Scientific Name	Notes	Status
783	11	Paper Birch	<i>Betula papyrifera</i>		Save
784	9	Paper Birch	<i>Betula papyrifera</i>		Save
785	9	Paper Birch	<i>Betula papyrifera</i>		Save
786	10	Paper Birch	<i>Betula papyrifera</i>		Save
787	6	Paper Birch	<i>Betula papyrifera</i>		Save
788	8	Paper Birch	<i>Betula papyrifera</i>		Save
789	12	Paper Birch	<i>Betula papyrifera</i>		Save
790	9	Paper Birch	<i>Betula papyrifera</i>		Save
791	13	Red Maple	<i>Acer rubrum</i>		Save
792	9,7	Paper Birch	<i>Betula papyrifera</i>		Save
793	11,11,10	Paper Birch	<i>Betula papyrifera</i>		Save
794	9	Paper Birch	<i>Betula papyrifera</i>		Save
795	13	Red Maple	<i>Acer rubrum</i>		Remove
796	12	Red Maple	<i>Acer rubrum</i>		Remove
797	7	Red Maple	<i>Acer rubrum</i>		Remove
798	12	Red Maple	<i>Acer rubrum</i>		Exempt Remove
799	7	Paper Birch	<i>Betula papyrifera</i>		Remove
800	19,9,8	Red Maple	<i>Acer rubrum</i>		Remove
801	9,8	Paper Birch	<i>Betula papyrifera</i>	8" trunk broken off	Exempt Remove
802	12	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
803	9	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
804	20	Red Maple	<i>Acer rubrum</i>		Remove
805	11,11,9,6	Red Maple	<i>Acer rubrum</i>		Save
806	11	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
807	10	Red Maple	<i>Acer rubrum</i>		Remove
808	10	Red Maple	<i>Acer rubrum</i>		Remove
809	12	Paper Birch	<i>Betula papyrifera</i>	in major decline	Poor
810	10	Paper Birch	<i>Betula papyrifera</i>		Save
811	10	Balsam Fir	<i>Abies balsamea</i>	35'+ in height	Save
812	6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Save
813	6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Save
814	9,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Save
815	12	Balsam Fir	<i>Abies balsamea</i>	35'+ in height	Save
816	6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
817	6,6,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
818	6,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
819	6,6,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
820	17	White Spruce	<i>Picea glauca</i>	35'+ in height	Save
822	6,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
823	6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
824	6,6,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
825	6,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
826	6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
827	6,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
828	6,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
829	7,7	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
830	10	Balsam Fir	<i>Abies balsamea</i>	35'+ in height	Exempt Remove
831	6,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
832	10	Balsam Fir	<i>Abies balsamea</i>	35'+ in height	Exempt Remove
833	7,7,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
834	6,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
835	6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
836	9	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
837	6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
838	6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
839	6,6,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
840	9,8,8	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
841	6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
842	6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
843	8,7	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
844	6,6,6,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
845	10	Balsam Fir	<i>Abies balsamea</i>	35'+ in height	Exempt Remove
846	7,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
847	6,6,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
848	9	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
849	8,8	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
850	8,8,8	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
851	12	Colorado Blue Spruce	<i>Picea pungens</i>	30'+ in height	Exempt Remove
852	6,6	Colorado Blue Spruce	<i>Picea pungens</i>	30'+ in height	Exempt Remove
853	6,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
854	8,7	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
855	6,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
856	7,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
857	7	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
858	6,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
859	4	Balsam Fir	<i>Abies balsamea</i>	20'+ in height	Remove
860	6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Remove
861	6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Remove
862	6,6	Black Hills Spruce	<i>Picea glauca</i> var. <i>densata</i>	30'+ in height	Exempt Remove
863	7	Black Hills Spruce	<i>Picea glauca</i> var. <i>densata</i>	30'+ in height	Exempt Remove
864	8,7	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Save
865	11	Colorado Blue Spruce	<i>Picea pungens</i>	30'+ in height	Remove
866	6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Save
867	9,8,7	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
868	6,6,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
869	6,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
870	6,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
871	8	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
872	7,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
873	7	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
874	6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
875	11	Colorado Blue Spruce	<i>Picea pungens</i>	30'+ in height	Remove
876	8,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Remove
877	8	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Save
878	6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Save
879	6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Save
880	6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Save
881	6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Save
882	4	Balsam Fir	<i>Abies balsamea</i>	20'+ in height	Save

Tag No.	Size (dbh)	Common Name	Scientific Name	Notes	Status
883	7	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Save
884	6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Save
885	6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Remove
886	6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
887	7	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
888	6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
889	8,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
890	6,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
891	7,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
892	7,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
893	7,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
894	6,6	Colorado Blue Spruce	<i>Picea pungens</i>	30'+ in height	Exempt Remove
895	4	Balsam Fir	<i>Abies balsamea</i>	20'+ in height	Exempt Remove
896	6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
897	6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
898	4	Balsam Fir	<i>Abies balsamea</i>	20'+ in height	Exempt Remove
899	7	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
900	7	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
901	4	Balsam Fir	<i>Abies balsamea</i>	20'+ in height	Exempt Remove
902	6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
903	4	Balsam Fir	<i>Abies balsamea</i>	20'+ in height	Exempt Remove
904	5	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
905	7	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
906	4	Balsam Fir	<i>Abies balsamea</i>	20'+ in height	Save
907	6,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Save
908	6,6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Save
909	6	Balsam Fir	<i>Abies balsamea</i>	30'+ in height	Exempt Remove
2919	9	Paper Birch	<i>Betula papyrifera</i>		Save
2920	11	Paper Birch	<i>Betula papyrifera</i>		Save
2921	20,8	Red Maple	<i>Acer rubrum</i>		Save
2922	8	Paper Birch	<i>Betula papyrifera</i>		Save
2923	8	Red Maple	<i>Acer rubrum</i>		Save
2924	9	Red Maple	<i>Acer rubrum</i>		Remove
2925	11	Red Maple	<i>Acer rubrum</i>		Save
2926	8	Red Maple	<i>Acer rubrum</i>		Save
2927	23	Northern Pin Oak	<i>Quercus ellipsoidalis</i>	decay along trunk	Remove
2928	20	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Remove
2929	11	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
2930	9	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2931	10	Red Maple	<i>Acer rubrum</i>		Remove
2932	7	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
2933	6	Black Cherry	<i>Prunus serotina</i>		Save
2934	12	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
2935	8	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
2936	13	White Oak	<i>Quercus alba</i>		Save
2937	14	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2938	16	Red Maple	<i>Acer rubrum</i>		Save
2939	13	Red Maple	<i>Acer rubrum</i>		Save
2940	18	Red Maple	<i>Acer rubrum</i>		Save
2941	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2942	19	Red Maple	<i>Acer rubrum</i>		Remove
2943	17	Red Maple	<i>Acer rubrum</i>		Remove
2944	13,9	Red Maple	<i>Acer rubrum</i>		Remove
2945	10	Red Maple	<i>Acer rubrum</i>		Remove
2946	19	Quaking Aspen	<i>Populus tremuloides</i>	in poor health	Poor
2947	10	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2948	14,9	Red Maple	<i>Acer rubrum</i>		Remove
2949	15	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2950	14	Red Maple	<i>Acer rubrum</i>		Remove
2951	11	Paper Birch	<i>Betula papyrifera</i>		Remove
2952	16	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2953	12	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2954	6	Green Ash	<i>Fraxinus pennsylvanica</i>		Exempt Remove
2955	10	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2956	12	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2957	11	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2958	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2959	16	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2960	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2961	12	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2962	8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2963	10	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2964	30	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
2965	8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2966	13	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
2967	9	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2968	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
2969	6	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2970	8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2971	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2972	9	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2973	8	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
2974	17	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2975	8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2976	7	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Remove
2977	9,9,8	Red Maple	<i>Acer rubrum</i>		Remove
2978	9,8	Red Maple	<i>Acer rubrum</i>		Remove
2979	28	White Oak	<i>Quercus alba</i>		Remove
2980	13	White Oak	<i>Quercus alba</i>		Remove
2981	12	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Remove
2982	6	White Oak	<i>Quercus alba</i>		Save
2983	8	White Oak	<i>Quercus alba</i>		Remove
2984	18	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
2985	19	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Remove
2986	33	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Remove
2987	7	Red Maple	<i>Acer rubrum</i>		Remove

Tag No.	Size (dbh)	Common Name	Scientific Name	Notes	Status
2988	14	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2989	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2990	14	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2991	23	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2992	9	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2993	8	Red Maple	<i>Acer rubrum</i>		Remove
2994	10	Red Maple	<i>Acer rubrum</i>		Remove
2995	18,16	Red Maple	<i>Acer rubrum</i>		Remove
2996	11	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2997	13	Red Maple	<i>Acer rubrum</i>		Exempt Remove
2998	10	Red Maple	<i>Acer rubrum</i>		Remove
2999	20	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
3000	11	Red Maple	<i>Acer rubrum</i>		Exempt Remove
3001	6	Red Maple	<i>Acer rubrum</i>		Exempt Remove
3002	10	Red Maple	<i>Acer rubrum</i>		Exempt Remove
3003	8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
3004	12	Red Maple	<i>Acer rubrum</i>		Exempt Remove
3005	10	Red Maple	<i>Acer rubrum</i>		Exempt Remove
3006	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
3007	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
3008	6	Red Maple	<i>Acer rubrum</i>		Exempt Remove
3009	9	Red Maple	<i>Acer rubrum</i>		Exempt Remove
3010	32	Northern Pin Oak	<i>Quercus ellipsoidalis</i>	major decay at base	Poor
3011	33	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
3012	14	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
3013	7	Black Ash	<i>Fraxinus nigra</i>		Exempt Remove
3014	9,6,6	Red Maple	<i>Acer rubrum</i>		Exempt Remove
3015	23	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
3016	19	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
3017	24	White Oak	<i>Quercus alba</i>		Exempt Remove
3018	17	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
3019	19	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
3020	21	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
3021	25	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
3022	25	Northern Pin Oak	<i>Quercus ellipsoidalis</i>	trunk is hollow 15' up from base	Exempt Remove
3023	14,11	Red Maple	<i>Acer rubrum</i>		Exempt Remove
3024	10	Black Cherry	<i>Prunus serotina</i>	decay along trunk	Exempt Remove
3025	13	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
3026	18	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
3027	14	Colorado Blue Spruce	<i>Picea pungens</i>	25'+ in height	Exempt Remove
3028	38	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3029	19	White Oak	<i>Quercus alba</i>		Save
3030	25	Red Maple	<i>Acer rubrum</i>		Save
3031	11	Red Maple	<i>Acer rubrum</i>		Save
3032	20	Red Maple	<i>Acer rubrum</i>		Save
3033	11	Black Cherry	<i>Prunus serotina</i>		Save
3034	16	Red Maple	<i>Acer rubrum</i>		Save
3035	23,22	White Oak	<i>Quercus alba</i>		Save
3036	25	Northern Pin Oak	<i>Quercus ellipsoidalis</i>	decay at base	Save
3037	12	Paper Birch	<i>Betula papyrifera</i>		Save
3038	12	Red Maple	<i>Acer rubrum</i>		Save
3039	13	Red Maple	<i>Acer rubrum</i>		Save
3040	19	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3041	19,9	Red Maple	<i>Acer rubrum</i>	major decay along 19" trunk	Save
3042	7	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3043	8	Black Cherry	<i>Prunus serotina</i>		Save
3044	14	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3045	8	Red Maple	<i>Acer rubrum</i>		Save
3046	7	Red Maple	<i>Acer rubrum</i>		Save
3047	16	White Oak	<i>Quercus alba</i>		Save
3048	26	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3049	7	Red Maple	<i>Acer rubrum</i>		Save
3050	19	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3051	14	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3052	8	Red Maple	<i>Acer rubrum</i>		Save
3053	21	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3054	8	Red Maple	<i>Acer rubrum</i>		Save
3055	8	Red Maple	<i>Acer rubrum</i>		Save
3056	21	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3057	23	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3058	9	Red Maple	<i>Acer rubrum</i>		Save
3059	23	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3060	7	Red Maple	<i>Acer rubrum</i>		Save
3061	27	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3062	24	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3063	10	Red Maple	<i>Acer rubrum</i>		Save
3064	14	White Oak	<i>Quercus alba</i>	in poor health	Poor
3065	12,6	Red Maple	<i>Acer rubrum</i>		Save
3066	11	Black Cherry	<i>Prunus serotina</i>		Save
3067	12	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3068	9	Black Cherry	<i>Prunus serotina</i>		Save
3069	9	Green Ash	<i>Fraxinus pennsylvanica</i>		Save
3070	11	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3071	14	Red Maple	<i>Acer rubrum</i>		Save
3072	8	Red Maple	<i>Acer rubrum</i>		Save
3073	16	Red Maple	<i>Acer rubrum</i>		Save
3074	6	Red Maple	<i>Acer rubrum</i>		Save
3075	20	Red Maple	<i>Acer rubrum</i>		Save
3076	24	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3077	8	Red Maple	<i>Acer rubrum</i>		Save
3078	24	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3079	21	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3080	13	Red Maple	<i>Acer rubrum</i>		Save
3081	11	Red Maple	<i>Acer rubrum</i>		Save
3082	26	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3083	10	Red Maple	<i>Acer rubrum</i>		Save
3084	8	Red Maple	<i>Acer rubrum</i>		Off-Site
3085	21	White Oak	<i>Quercus alba</i>		Save
3086	28	Red Maple	<i>Acer rubrum</i>		Off-Site

Tag No.	Size (dbh)	Common Name	Scientific Name	Notes	Status
3087	11	White Oak	<i>Quercus alba</i>		Off-Site
3088	7	Basswood	<i>Tilia americana</i>		Save
3089	28	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3090	24	Northern Pin Oak	<i>Quercus ellipsoidalis</i>	major decay along trunk	Off-Site
3091	10	Red Maple	<i>Acer rubrum</i>		Save
3092	8	Red Maple	<i>Acer rubrum</i>		Off-Site
3093	20	Red Maple	<i>Acer rubrum</i>		Save
3094	23	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3095	33	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3096	20,17	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3097	26	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3098	8	Red Maple	<i>Acer rubrum</i>		Off-Site
3099	9	Red Maple	<i>Acer rubrum</i>		Off-Site
3100	18	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3101	25	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3102	18	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3103	18	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3104	24	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3105	23	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
3106	27	White Oak	<i>Quercus alba</i>		Save
3107	16	Red Maple	<i>Acer rubrum</i>		Exempt Remove
3108	28	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
3109	11	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
3110	27,25	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
3111	26	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
3112	12	Colorado Blue Spruce	<i>Picea pungens</i>	25'+ in height	Save
3113	10	Colorado Blue Spruce	<i>Picea pungens</i>	25'+ in height	Save
3114	10	Black Hills Spruce	<i>Picea glauca</i> var. <i>densata</i>	25'+ in height	Save
3115	15	Black Hills Spruce	<i>Picea glauca</i> var. <i>densata</i>	25'+ in height	Save
3116	9	Colorado Blue Spruce	<i>Picea pungens</i>	25'+ in height	Save
3117	5	Black Hills Spruce	<i>Picea glauca</i> var. <i>densata</i>	15' in height	Save
3118	13	Red Pine	<i>Pinus resinosa</i>	25'+ in height	Save
3119	11	Colorado Blue Spruce	<i>Picea pungens</i>	25'+ in height	Save
3120	12	Colorado Blue Spruce	<i>Picea pungens</i>	25'+ in height	Save
3121	7	Colorado Blue Spruce	<i>Picea pungens</i>	15' in height	Save
3122	12	Red Pine	<i>Pinus resinosa</i>	25'+ in height	Save
3123	9	Colorado Blue Spruce	<i>Picea pungens</i>	20' in height	Save
3124	9	Colorado Blue Spruce	<i>Picea pungens</i>	25'+ in height	Save
3125	7	Colorado Blue Spruce	<i>Picea pungens</i>	20' in height	Save
3126	8	Colorado Blue Spruce	<i>Picea pungens</i>	20' in height	Save
3127	8	Colorado Blue Spruce	<i>Picea pungens</i>	20' in height	Save
3128	13	Black Hills Spruce	<i>Picea glauca</i> var. <i>densata</i>	25'+ in height	Save
3129	9	Colorado Blue Spruce	<i>Picea pungens</i>	25'+ in height	Save
3130	10	Colorado Blue Spruce	<i>Picea pungens</i>	25'+ in height	Save
3131	9	Colorado Blue Spruce	<i>Picea pungens</i>	25'+ in height	Save
3132	6	Colorado Blue Spruce	<i>Picea pungens</i>	15' in height	Save
3133	12	Colorado Blue Spruce	<i>Picea pungens</i>	25'+ in height	Save
3134	14	Colorado Blue Spruce	<i>Picea pungens</i>	25'+ in height	Save
3135	7	Colorado Blue Spruce	<i>Picea pungens</i>	20' in height	Save
3136	10	Colorado Blue Spruce	<i>Picea pungens</i>	25'+ in height	Save
3137	7	Black Hills Spruce	<i>Picea glauca</i> var. <i>densata</i>	20' in height	Save
3138	12	Colorado Blue Spruce	<i>Picea pungens</i>	25'+ in height	Save
3139	6	Colorado Blue Spruce	<i>Picea pungens</i>	20' in height	Save
3140	9	Colorado Blue Spruce	<i>Picea pungens</i>	25'+ in height	Save
3141	8	Colorado Blue Spruce	<i>Picea pungens</i>	20' in height	Save
3142	9	Colorado Blue Spruce	<i>Picea pungens</i>	25'+ in height	Save
3143	10	Colorado Blue Spruce	<i>Picea pungens</i>	15' in height	Save
3144	8	Colorado Blue Spruce	<i>Picea pungens</i>	20' in height	Save
3145	8	Balsam Fir	<i>Abies balsamea</i>	25'+ in height	Save
3146	8	Colorado Blue Spruce	<i>Picea pungens</i>	20' in height	Save
3147	6	Colorado Blue Spruce	<i>Picea pungens</i>	20' in height	Save
3148	7	Colorado Blue Spruce	<i>Picea pungens</i>	20' in height	Save
3149	7	Black Hills Spruce	<i>Picea glauca</i> var. <i>densata</i>	20' in height	Save
3150	11	Colorado Blue Spruce	<i>Picea pungens</i>	25'+ in height	Save
3151	11	Black Hills Spruce	<i>Picea glauca</i> var. <i>densata</i>	25'+ in height	Save
3152	7	Black Hills Spruce	<i>Picea glauca</i> var. <i>densata</i>	15' in height	Save
3153	12	Red Pine	<i>Pinus resinosa</i>	25'+ in height	Save
3154	18	White Pine	<i>Pinus strobus</i>	25'+ in height	Save
3155	19	White Pine	<i>Pinus strobus</i>	25'+ in height	Save
3156	11	Red Pine	<i>Pinus resinosa</i>	25'+ in height	Save
3157	10	Colorado Blue Spruce	<i>Picea pungens</i>	25'+ in height	Save
3158	12	Colorado Blue Spruce	<i>Picea pungens</i>	25'+ in height	Save
3159	9	Black Hills Spruce	<i>Picea glauca</i> var. <i>densata</i>	25'+ in height	Save
3160	9	Colorado Blue Spruce	<i>Picea pungens</i>	25'+ in height	Save
3161	10	Red Pine	<i>Pinus resinosa</i>	25'+ in height	Save
3162	9	Colorado Blue Spruce	<i>Picea pungens</i>	25'+ in height	Save
3163	9	Black Hills Spruce	<i>Picea glauca</i> var. <i>densata</i>	25'+ in height	Save
3164	15	Colorado Blue Spruce	<i>Picea pungens</i>	25'+ in height	Save
3165	6	Balsam Fir	<i>Abies balsamea</i>	20' in height	Save
3166	11	Black Hills Spruce	<i>Picea glauca</i> var. <i>densata</i>	25'+ in height	Save
3167	16	Colorado Blue Spruce	<i>Picea pungens</i>	25'+ in height	Save
3168	6	Black Hills Spruce	<i>Picea glauca</i> var. <i>densata</i>	20' in height	Save
3169	6	Black Hills Spruce	<i>Picea glauca</i> var. <i>densata</i>	20' in height	Save
3170	11	Black Hills Spruce	<i>Picea glauca</i> var. <i>densata</i>	25'+ in height	Save
3171	4	Colorado Blue Spruce	<i>Picea pungens</i>	20' in height	Save
3172	6	Colorado Blue Spruce	<i>Picea pungens</i>	20' in height	Save
3173	3,3	Balsam Fir	<i>Abies balsamea</i>	20' in height	Save
3174	14	Colorado Blue Spruce	<i>Picea pungens</i>	25'+ in height	Save
3175	14	Colorado Blue Spruce	<i>Picea pungens</i>	25'+ in height	Save
3176	4	Balsam Fir	<i>Abies balsamea</i>	20' in height	Save
3177	7	Colorado Blue Spruce	<i>Picea pungens</i>	20' in height	Save
3178	10	Black Hills Spruce	<i>Picea glauca</i> var. <i>densata</i>	25'+ in height	Save
3179	7	Colorado Blue Spruce	<i>Picea pungens</i>	20' in height	Save
3180	8	Colorado Blue Spruce	<i>Picea pungens</i>	20' in height	Save
4664	8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4665	9	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4666	8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4667	13	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4668	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove

Tag No.	Size (dbh)	Common Name	Scientific Name	Notes	Status
4669	12	Red Maple	<i>Acer rubrum</i>		Remove
4670	13,10,10,6	Red Maple	<i>Acer rubrum</i>		Remove
4671	14	Paper Birch	<i>Betula papyrifera</i>		Save
4672	14,9	Red Maple	<i>Acer rubrum</i>		Save
4673	9	Red Maple	<i>Acer rubrum</i>		Save
4674	14	Red Maple	<i>Acer rubrum</i>		Save
4675	6	Red Maple	<i>Acer rubrum</i>		Save
4676	19	Red Maple	<i>Acer rubrum</i>	major decay along trunk	Poor
4677	9	Red Maple	<i>Acer rubrum</i>		Save
4678	10	Red Maple	<i>Acer rubrum</i>		Save
4679	10	Red Maple	<i>Acer rubrum</i>		Save
4680	7	Paper Birch	<i>Betula papyrifera</i>		Save
4681	7	Red Maple	<i>Acer rubrum</i>		Save
4682	8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4683	24	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4684	18	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4685	18	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
4686	10	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
4687	11	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4688	24	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4689	17	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4690	6	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4691	8	Red Maple	<i>Acer rubrum</i>		Save
4692	13	Red Maple	<i>Acer rubrum</i>		Save
4693	6	Red Maple	<i>Acer rubrum</i>		Save
4694	7	Paper Birch	<i>Betula papyrifera</i>		Remove
4695	21	Red Maple	<i>Acer rubrum</i>		Save
4696	9	Red Maple	<i>Acer rubrum</i>		Save
4697	7	Red Maple	<i>Acer rubrum</i>		Save
4698	9	Red Maple	<i>Acer rubrum</i>		Save
4699	6	Red Maple	<i>Acer rubrum</i>		Save
4700	7	Red Maple	<i>Acer rubrum</i>		Save
4701	10	Paper Birch	<i>Betula papyrifera</i>		Save
4702	10	Red Maple	<i>Acer rubrum</i>		Save
4703	6	Red Maple	<i>Acer rubrum</i>		Save
4704	6	Red Maple	<i>Acer rubrum</i>		Save
4705	6	Red Maple	<i>Acer rubrum</i>		Save
4706	8	Red Maple	<i>Acer rubrum</i>		Save
4707	8,6	Red Maple	<i>Acer rubrum</i>		Save
4708	7	Red Maple	<i>Acer rubrum</i>		Save
4709	8	Red Maple	<i>Acer rubrum</i>		Save
4710	9	Red Maple	<i>Acer rubrum</i>		Save
4711	8	Red Maple	<i>Acer rubrum</i>		Save
4712	6	Red Maple	<i>Acer rubrum</i>		Save
4713	8	Red Maple	<i>Acer rubrum</i>		Save
4714	6	Red Maple	<i>Acer rubrum</i>		Save
4715	6	Red Maple	<i>Acer rubrum</i>		Save
4716	10	Red Maple	<i>Acer rubrum</i>		Save
4717	10	Red Maple	<i>Acer rubrum</i>		Save
4718	8	Red Maple	<i>Acer rubrum</i>		Save
4719	12,6	Red Maple	<i>Acer rubrum</i>		Save
4720	6	Red Maple	<i>Acer rubrum</i>		Save
4721	18	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4722	25	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4723	24	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4724	6	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4725	26	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4726	23	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4727	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4728	6	Red Maple	<i>Acer rubrum</i>		Remove
4729	24	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4730	15	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4731	9	Red Maple	<i>Acer rubrum</i>		Save
4732	8	Red Maple	<i>Acer rubrum</i>		Save
4733	9	Red Maple	<i>Acer rubrum</i>		Save
4734	7	Red Maple	<i>Acer rubrum</i>		Save
4735	14	Red Maple	<i>Acer rubrum</i>		Save
4736	8	Red Maple	<i>Acer rubrum</i>		Save
4737	7	Red Maple	<i>Acer rubrum</i>		Save
4738	10	Red Maple	<i>Acer rubrum</i>		Save
4739	6	Red Maple	<i>Acer rubrum</i>		Save
4740	9,8	Paper Birch	<i>Betula papyrifera</i>		Remove
4741	25	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4742	22	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4743	28	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4744	7	Red Maple	<i>Acer rubrum</i>		Save
4745	8	Red Maple	<i>Acer rubrum</i>		Save
4746	6	Red Maple	<i>Acer rubrum</i>		Save
4747	11	Red Maple	<i>Acer rubrum</i>		Save
4748	8	Red Maple	<i>Acer rubrum</i>	major decay along trunk	Poor
4749	8	Red Maple	<i>Acer rubrum</i>		Save
4750	17,11	Red Maple	<i>Acer rubrum</i>		Save
4751	7	Red Maple	<i>Acer rubrum</i>		Save
4752	9	Red Maple	<i>Acer rubrum</i>		Remove
4753	7	Red Maple	<i>Acer rubrum</i>		Remove
4754	6	Red Maple	<i>Acer rubrum</i>		Remove
4755	6	Red Maple	<i>Acer rubrum</i>		Remove
4756	13	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4757	8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4758	6	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4759	8	Red Maple	<i>Acer rubrum</i>		Remove
4760	9	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4761	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4762	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
4763	23	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4764	19	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove

Tag No.	Size (dbh)	Common Name	Scientific Name	Notes	Status
4765	25,25	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4766	6	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4767	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
4768	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
4769	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
4770	6	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
4771	12	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4772	12	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
4773	25	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4774	13	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4775	29	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4776	16	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4777	18	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4778	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4779	18	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4780	9	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
4781	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
4782	6	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4783	7	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
4784	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4785	11	Paper Birch	<i>Betula papyrifera</i>		Remove
4786	7	Red Maple	<i>Acer rubrum</i>		Save
4787	10	Red Maple	<i>Acer rubrum</i>		Save
4788	10	Red Maple	<i>Acer rubrum</i>		Remove
4789	12	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4790	11	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4791	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4792	6	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4793	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4794	14	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4795	8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4796	6	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4797	8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4798	6	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4799	13	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4800	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4801	20	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4802	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4803	6	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4804	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4805	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4806	10	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4807	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4808	9	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
4809	10	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4810	13	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4811	10	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
4812	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4813	7	Red Maple	<i>Acer rubrum</i>		Remove
4814	10	Red Maple	<i>Acer rubrum</i>		Remove
4815	18	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4816	16	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4817	16,15	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Remove
4818	31	Northern Pin Oak	<i>Quercus ellipsoidalis</i>	major decay trunk, 50% crown d	Poor
4819	6	Black Cherry	<i>Prunus serotina</i>		Remove
4820	18	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Remove
4821	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4822	10	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4823	24	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4824	24	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4825	20,8	Red Maple	<i>Acer rubrum</i>	hollow along 20" trunk	Exempt Remove
4826	9	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4827	18	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4828	12	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
4829	26	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4830	11	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4831	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4832	27	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4833	15	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4834	19	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4835	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4836	16	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4837	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4838	18,18	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4839	11	Red Maple	<i>Acer rubrum</i>		Save
4840	10	Red Maple	<i>Acer rubrum</i>		Save
4841	15	Red Maple	<i>Acer rubrum</i>		Save
4842	13	Red Maple	<i>Acer rubrum</i>		Save
4843	18	Red Maple	<i>Acer rubrum</i>		Save
4844	14	Red Maple	<i>Acer rubrum</i>		Remove
4845	10	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
4846	28	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4847	6	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4848	9	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4849	24	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4850	11	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
4851	10	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove
4852	8	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
4853	8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4854	11	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
4855	6	Basswood	<i>Tilia americana</i>		Exempt Remove
4856	9	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
4857	9	Black Cherry	<i>Prunus serotina</i>		Exempt Remove
4858	15	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4859	9	Paper Birch	<i>Betula papyrifera</i>		Exempt Remove
4860	8	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4861	7	Red Maple	<i>Acer rubrum</i>		Exempt Remove
4862	23	Northern Pin Oak	<i>Quercus ellipsoidalis</i>	decay at base	Poor
4863	20	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt Remove

Tag No.	Size (dbh)	Common Name	Scientific Name	Notes	Status
4864	8	Red Maple	<i>Acer rubrum</i>		Exempt. Remove
4865	19	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
4866	7	Red Maple	<i>Acer rubrum</i>		Exempt. Remove
4867	20	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt. Remove
4868	21	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt. Remove
4869	22	Red Maple	<i>Acer rubrum</i>		Remove
4870	11	Red Maple	<i>Acer rubrum</i>		Save
4872	13	Red Maple	<i>Acer rubrum</i>		Save
4873	19	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Remove
4874	6	Red Maple	<i>Acer rubrum</i>		Save
4875	6	Red Maple	<i>Acer rubrum</i>		Save
4876	10	Paper Birch	<i>Betula papyrifera</i>		Save
4877	23	Red Maple	<i>Acer rubrum</i>		Save
4878	10	Red Maple	<i>Acer rubrum</i>		Save
4879	10	Red Maple	<i>Acer rubrum</i>		Remove
4880	7	Paper Birch	<i>Betula papyrifera</i>		Remove
4881	9	Paper Birch	<i>Betula papyrifera</i>		Remove
4882	10	Paper Birch	<i>Betula papyrifera</i>		Save
4883	7	Paper Birch	<i>Betula papyrifera</i>		Save
4884	8	Red Maple	<i>Acer rubrum</i>		Save
4885	8	Red Maple	<i>Acer rubrum</i>		Save
4886	9	Red Maple	<i>Acer rubrum</i>		Save
4887	8	Red Maple	<i>Acer rubrum</i>		Save
4888	8	Red Maple	<i>Acer rubrum</i>		Save
4889	6	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
4890	6	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
4891	7,6	Paper Birch	<i>Betula papyrifera</i>		Save
4892	10,9	Paper Birch	<i>Betula papyrifera</i>		Remove
4893	11	Paper Birch	<i>Betula papyrifera</i>		Exempt. Remove
4895	7	Red Maple	<i>Acer rubrum</i>		Exempt. Remove
4896	7	Black Cherry	<i>Prunus serotina</i>		Exempt. Remove
4897	13	Black Cherry	<i>Prunus serotina</i>		Exempt. Remove
4898	6	Paper Birch	<i>Betula papyrifera</i>		Remove
4899	6	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
4900	9	White Oak	<i>Quercus alba</i>		Save
4901	7	White Oak	<i>Quercus alba</i>		Save
4902	6	White Oak	<i>Quercus alba</i>		Save
4903	12	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
4904	13	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Remove
4905	11	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt. Remove
4906	9	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Exempt. Remove
4907	6	Paper Birch	<i>Betula papyrifera</i>		Save
4908	8	Red Maple	<i>Acer rubrum</i>		Save
4909	9	Red Maple	<i>Acer rubrum</i>		Save
4910	7	Paper Birch	<i>Betula papyrifera</i>		Save
4911	8	Red Maple	<i>Acer rubrum</i>		Save
4912	9	Paper Birch	<i>Betula papyrifera</i>		Save
4913	8	Paper Birch	<i>Betula papyrifera</i>		Save
4914	6	Paper Birch	<i>Betula papyrifera</i>		Save
4915	9	Paper Birch	<i>Betula papyrifera</i>		Save
4916	11	Paper Birch	<i>Betula papyrifera</i>		Save
4917	6	Red Maple	<i>Acer rubrum</i>		Remove
4918	16,10	Red Maple	<i>Acer rubrum</i>		Save
4919	10	Red Maple	<i>Acer rubrum</i>		Save
4920	10	Red Maple	<i>Acer rubrum</i>		Save
4921	14,11	Red Maple	<i>Acer rubrum</i>		Save
4922	14	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
4923	6	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
4924	8	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
4925	9	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
4926	11,10	Red Maple	<i>Acer rubrum</i>		Save
4927	10,7	Red Maple	<i>Acer rubrum</i>		Save
4928	7	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
4929	12	Red Maple	<i>Acer rubrum</i>		Save
4930	12,10	Red Maple	<i>Acer rubrum</i>		Save
4931	8	Red Maple	<i>Acer rubrum</i>		Save
4932	8	Paper Birch	<i>Betula papyrifera</i>		Save
4933	9,6	Red Maple	<i>Acer rubrum</i>		Save
4934	11	Red Maple	<i>Acer rubrum</i>		Save
4935	12	Red Maple	<i>Acer rubrum</i>		Save
4936	7	Red Maple	<i>Acer rubrum</i>		Save
4937	10	Paper Birch	<i>Betula papyrifera</i>		Save
4938	6	Red Maple	<i>Acer rubrum</i>		Save
4939	9	Red Maple	<i>Acer rubrum</i>		Save
4940	8,6	Red Maple	<i>Acer rubrum</i>		Save
4941	8	Paper Birch	<i>Betula papyrifera</i>		Save
4942	7	Red Maple	<i>Acer rubrum</i>		Save
4943	9	Red Maple	<i>Acer rubrum</i>		Save
4944	7,6	Red Maple	<i>Acer rubrum</i>		Save
4945	7	Red Maple	<i>Acer rubrum</i>		Save
4946	7	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
4947	10	Paper Birch	<i>Betula papyrifera</i>		Save
4948	8	Paper Birch	<i>Betula papyrifera</i>		Save
4949	12	Red Maple	<i>Acer rubrum</i>		Save
4950	8	Paper Birch	<i>Betula papyrifera</i>		Save
4951	9	Red Maple	<i>Acer rubrum</i>		Save
4952	13	Red Maple	<i>Acer rubrum</i>		Save
4953	10	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
4954	7	Red Maple	<i>Acer rubrum</i>		Save
4955	7	Red Maple	<i>Acer rubrum</i>		Save
4956	7	Paper Birch	<i>Betula papyrifera</i>		Save
4957	6	Northern Pin Oak	<i>Quercus ellipsoidalis</i>		Save
4958	7	Paper Birch	<i>Betula papyrifera</i>		Save
4959	7	Paper Birch	<i>Betula papyrifera</i>		Save
4960	17,10	Red Maple	<i>Acer rubrum</i>		Save
4961	6	Paper Birch	<i>Betula papyrifera</i>		Save
4962	12	Red Maple	<i>Acer rubrum</i>		Save
4963	8	Paper Birch	<i>Betula papyrifera</i>		Save
4964	10	Red Maple	<i>Acer rubrum</i>		Save

