

HARVEST ESTATES

City of Ramsey
 Anoka County, Minnesota

REVISIONS	DATE	BY	REMARKS
1	4/7/15	spk	Remove Northern Boulevard connection
2	4/7/15	spk	Make 60 scale plans
3	4/29/15	ghn	Revise Lot Bn #'s to match PJ 1 plat

CERTIFICATION:
 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.

Randall C. Hedlund
 MN. LIC. NO. 19576
 Date: _____

PREPARED BY:
HEDLUND SURVEYING
 PLANNING ENGINEERING SURVEYING
 2005 Pin Oak Drive
 Eagan, MN 55122
 Phone: (651) 405-6600
 Fax: (651) 405-6606

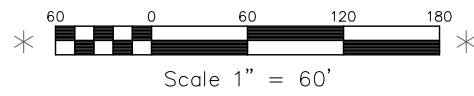
SHEET TITLE:
HARVEST ESTATES
SITE PLAN S1/2

PREPARED FOR:
NIK MANAGEMENT INC.
 11736 177th St
 Lakeville, MN 55044
 Phone: (952) 236-9424

DATE	REVISION
3/5/2015	
4/29/15	

PRELIMINARY
 NOT FOR CONSTRUCTION

NOTE: SCALE IS 1"=60'



Drawing: H:\2014 Projects\141029\Coord\Summit\Site\SiteS1.dwg
 Layout: Prelim Plot Pkg Site Plan C-1.1 60.sc
 Date: Apr 28, 2015, 11:58am
 X-Ref Dwg: 141029util.dwg
 X-Ref Dwg: 141029base.dwg
 X-Ref Dwg: 141029topo.dwg

HARVEST ESTATES

City of Ramsey
Anoka County, Minnesota

PROJECT NUMBER
141029

REVISIONS	DATE	BY
Remove Northern Boulevard connection Added overall plan to set	4/29/15	gjh
	4/7/15	apk

CERTIFICATION:
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.

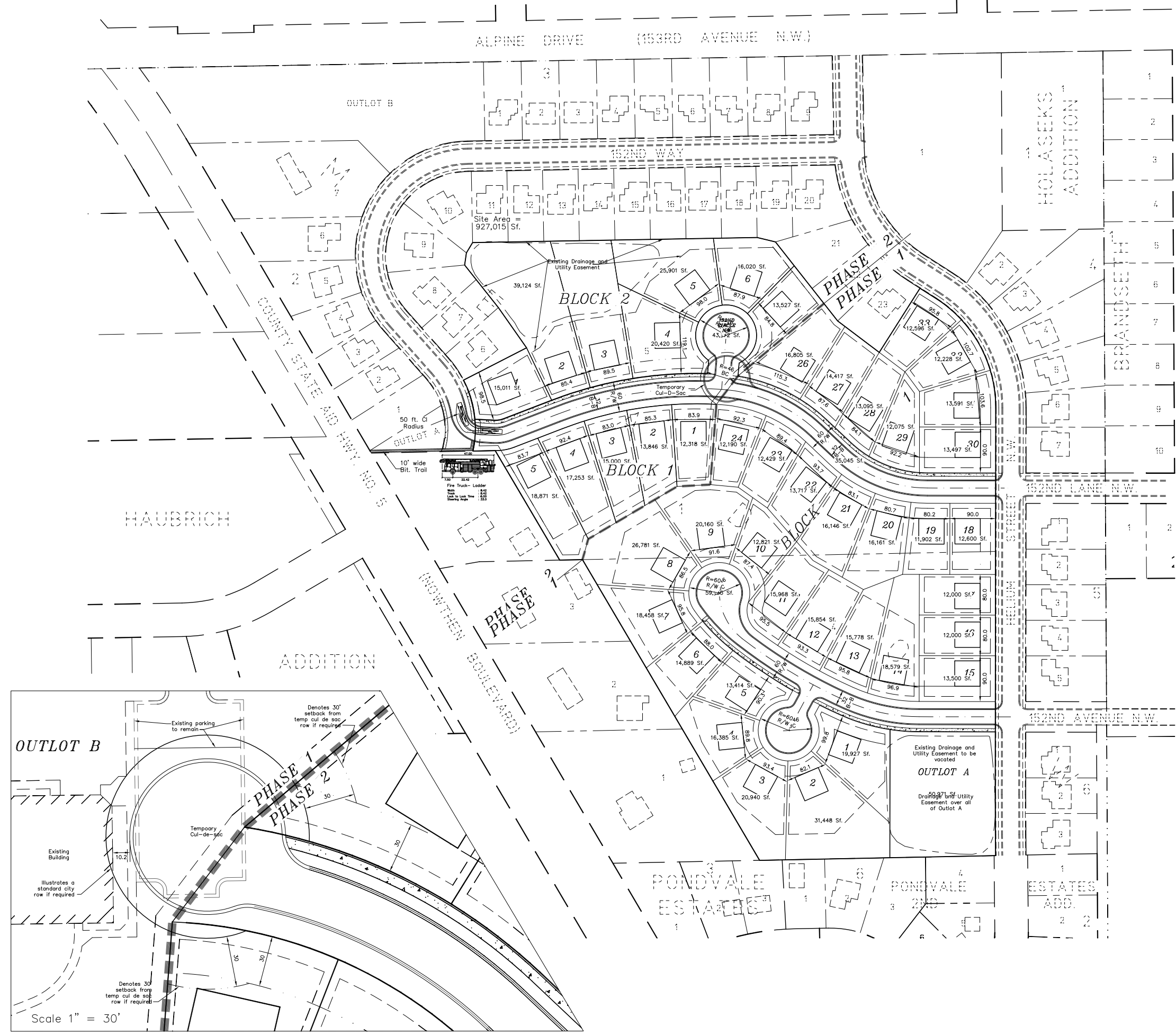
Randall C. Hedlund
Date: _____
M.N. LIC. NO. 19576

PREPARED BY:
HEDLUND
SURVEYING
ENGINEERING
PLANNING
2005 Pin Oak Drive
Eagan, MN 55122
Phone: (651) 405-6600
Fax: (651) 405-6606

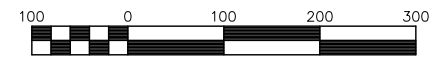
SHEET TITLE:
**HARVEST ESTATES
COVERSHEET/SITE PLAN**

PREPARED FOR:
NIK MANAGEMENT INC.
11736 177th St.
Lakeville, MN 55044
Phone: (952) 236-9424

DATE	REVISION
3/5/2015	
4/29/15	



PRELIMINARY
NOT FOR CONSTRUCTION



Drawing: H:\2014 Projects\141029\Coord\Summit\05\Site\Site.dwg
 Layout: Prelim Plot: Pkg Site Plan C-1.0 100 sc.
 Date: Apr 29, 2015, 9:24am
 X-Ref Dwg: 141029sub1.dwg
 X-Ref Dwg: 141029base.dwg
 X-Ref Dwg: 141029topo.dwg

OUTLOT B

1 2 3 4 5 6 7 8 9

152ND WAY

HARVEST ESTATES

City of Ramsey
Anoka County, Minnesota

LEGAL DESCRIPTION:

Lots 4 and 5, MEADOW, City of Ramsey, Anoka County, Minnesota.

PROJECT NUMBER
141029

REVISIONS	DATE	BY
Make 60 scale plans	4/14/15	apk
Revise Lot Blk #s to match Ph 1 plat	4/29/15	gbb

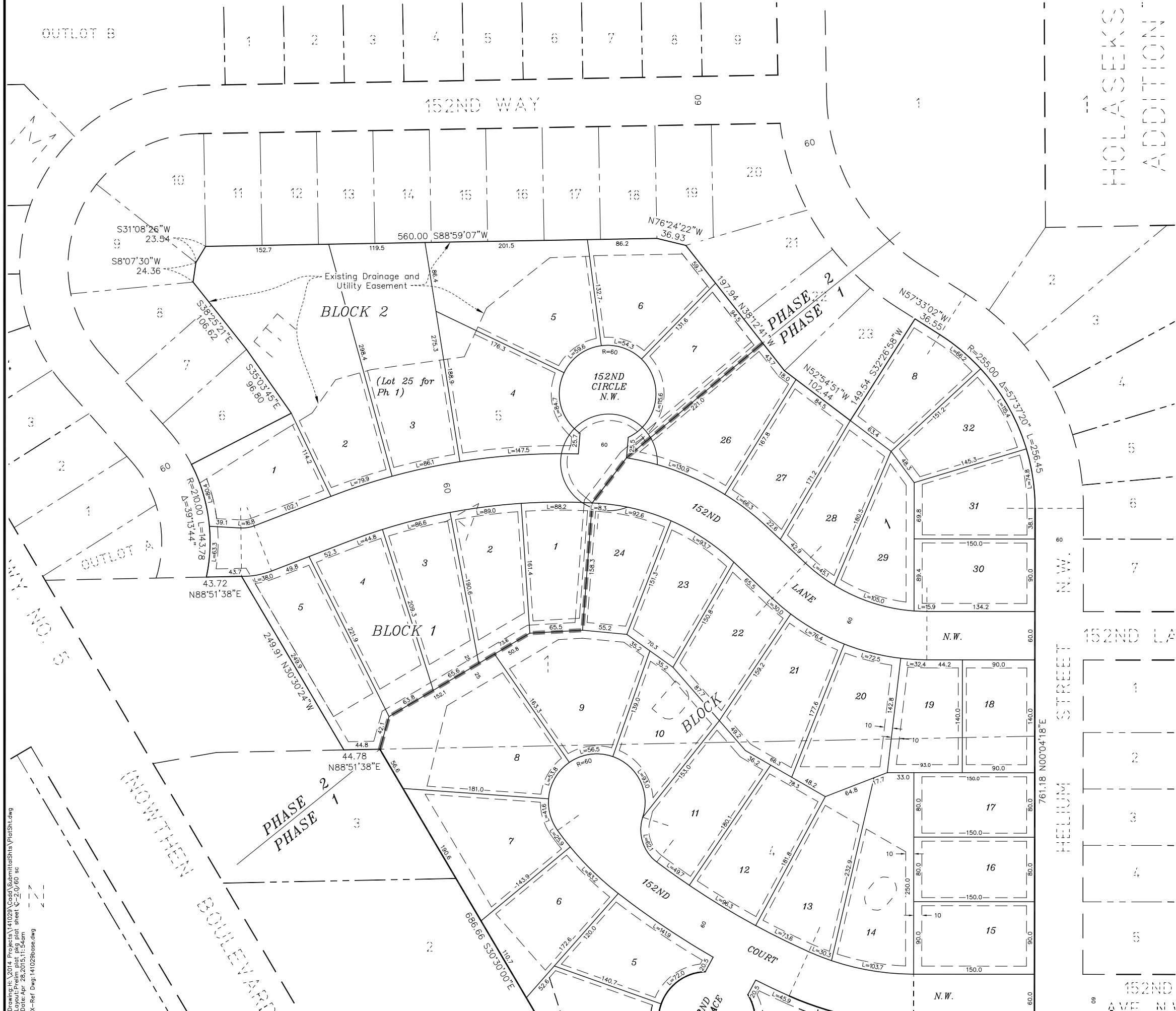
CERTIFICATION:
I hereby certify that this survey, plan, report, or description was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Jeffrey D. Lindgren
M.N. LIC. NO. 14376
Date: _____

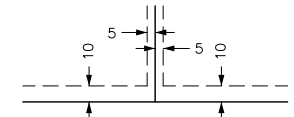
HEDLUND
SURVEYING
ENGINEERING
PLANNING
2005 Pin Oak Drive
Eagan, MN 55122
Phone: (651) 405-6600
Fax: (651) 405-6606

PREPARED BY:
HARVEST ESTATES
PRELIMINARY PLAT N1/2
NIK MANAGEMENT INC.
11736 177TH SEC. W.
Lakeville, MN 55044
Phone: (952) 236-9424

SHEET TITLE:	DRAWN	CHECKED	DESIGN
HARVEST ESTATES PRELIMINARY PLAT N1/2			
PREPARED FOR:	SHEET NUMBER		
	C-2.0		
DATE	3/5/2015		
REV.	4/29/15		



Drainage and Utility Easements are shown thus:

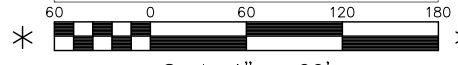


Being 5 feet in width and adjoining lot lines, unless otherwise shown, and 10 feet in width and adjoining street lines as shown on the plat.

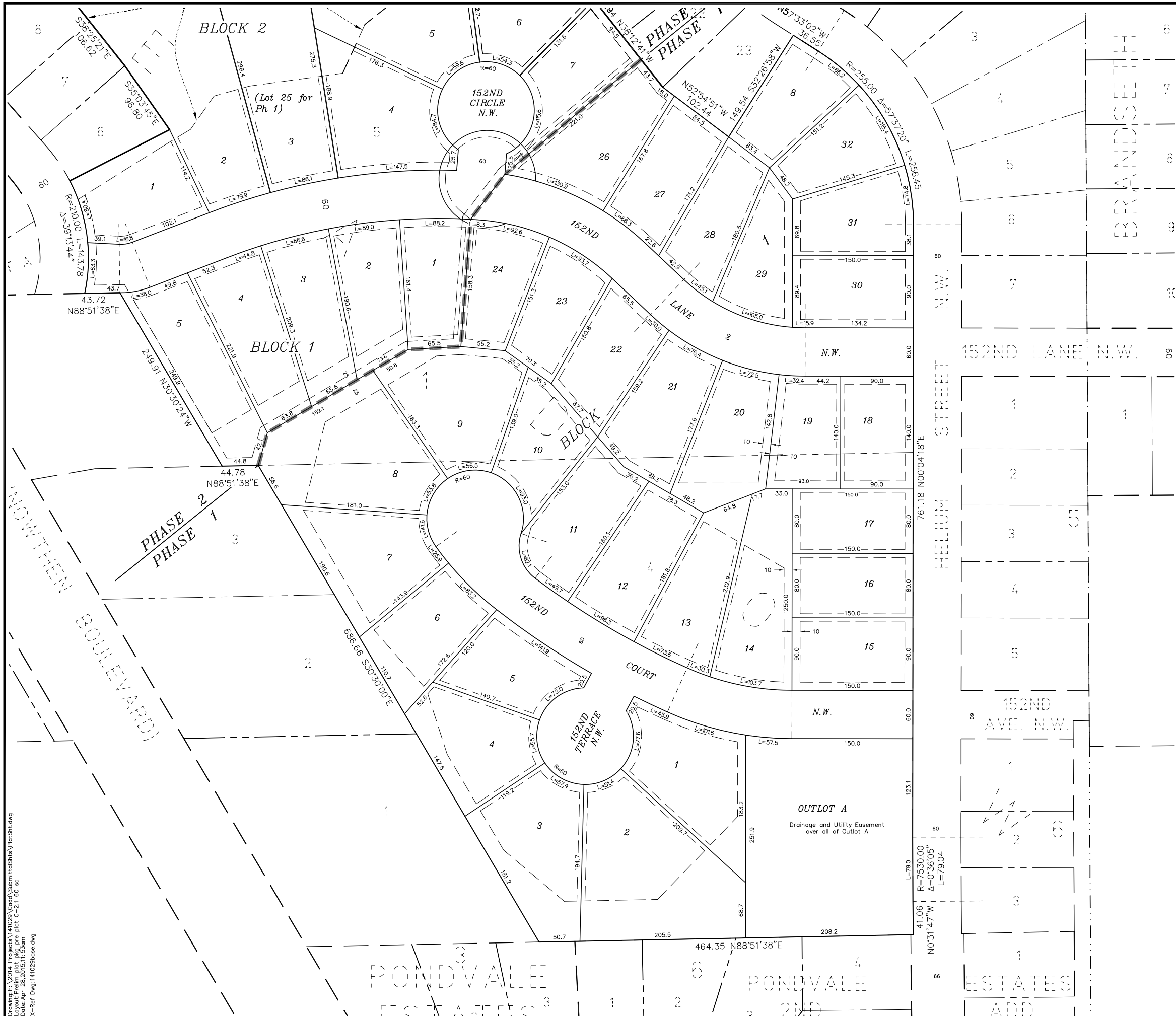
Bearings shown are based upon an assumed datum.

PRELIMINARY
NOT FOR CONSTRUCTION

NOTE: SCALE IS 1"=60'



Drawing: H:\2014\Projects\141029\Coord\Submittals\PH1\SH1.dwg
 Layout: Prelim plat, pkg plat sheet C-2.0, 60 sc
 Date: Apr 28, 2015, 11:54am
 X-Ref: Dwg: 141029phase.dwg



HARVEST ESTATES

City of Ramsey
Anoka County, Minnesota

LEGAL DESCRIPTION:
Lots 4 and 5, MEADOW, City of Ramsey, Anoka County, Minnesota.

REVISIONS	BY	DATE
Make 60 scale plans	apk	4/14/15
Revise Lot Blk #'s to match Ph 1 plat	gbb	4/29/15

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

Jeffrey D. Lindgren
M.N. LIC. NO. 14376
Date: _____

PREPARED BY:

HEDLUND SURVEYING

PLANNING ENGINEERING
2005 Pin Oak Drive
Eagan, MN 55122
Phone: (651) 405-6600
Fax: (651) 405-6606

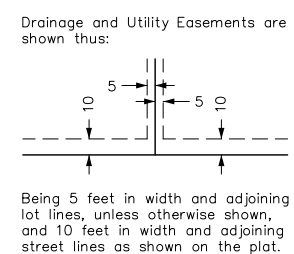
SHEET TITLE: **HARVEST ESTATES PRELIMINARY PLAT S1/2**

PREPARED FOR: **NIK MANAGEMENT INC.**
11736 177TH SEC. W.
Lakeville, MN 55044
Phone: (952) 236-9424

DRAWN	CHECKED	DESIGN
---	---	---

SHEET NUMBER: **C-2.1**

DATE: 3/5/2015
REV: 4/29/15

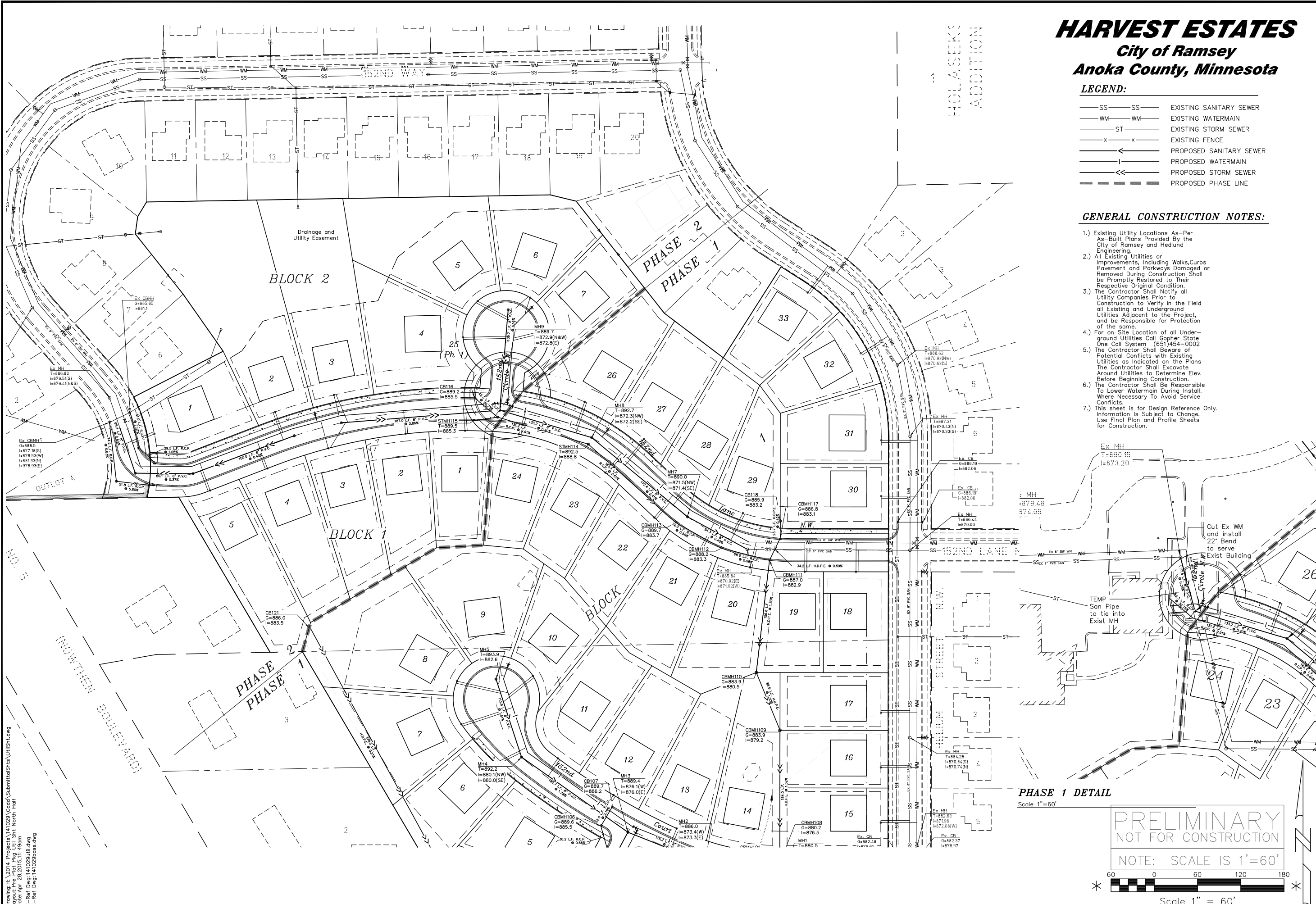


PRELIMINARY
NOT FOR CONSTRUCTION

NOTE: SCALE IS 1"=60'

Scale 1" = 60'

Drawing: H:\2014 Projects\141029\Coord\Submittals\PHAS1\PHAS1.dwg
 Layout: Prelim plat.pkg pre plot C-2.1 60 sc
 Date: Apr 28, 2015, 11:53am
 X-Ref Dwg: 141029phase.dwg



HARVEST ESTATES

City of Ramsey
Anoka County, Minnesota

- LEGEND:**
- SS — SS — EXISTING SANITARY SEWER
 - WM — WM — EXISTING WATERMAIN
 - ST — ST — EXISTING STORM SEWER
 - x — x — EXISTING FENCE
 - < — < — PROPOSED SANITARY SEWER
 - | — | — PROPOSED WATERMAIN
 - << — << — PROPOSED STORM SEWER
 - - - - - PROPOSED PHASE LINE

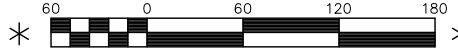
GENERAL CONSTRUCTION NOTES:

- 1.) Existing Utility Locations As-Per As-Built Plans Provided By the City of Ramsey and Hedlund Engineering.
- 2.) All Existing Utilities or Improvements, including Walks, Curbs, Pavement and Parkways Damaged or Removed During Construction Shall be Promptly Restored to Their Respective Original Condition.
- 3.) The Contractor Shall Notify all Utility Companies Prior to Construction to Verify in the Field all Existing and Underground Utilities Adjacent to the Project, and be Responsible for Protection of the same.
- 4.) For on Site Location of all Underground Utilities Call Gopher State One Call System (651)454-0002
- 5.) The Contractor Shall Beware of Potential Conflicts with Existing Utilities as Indicated on the Plans. The Contractor Shall Excavate Around Utilities to Determine Elev. Before Beginning Construction.
- 6.) The Contractor Shall Be Responsible To Lower Watermain During Install. Where Necessary To Avoid Service Conflicts.
- 7.) This sheet is for Design Reference Only. Information is Subject to Change. Use Final Plan and Profile Sheets for Construction.

PHASE 1 DETAIL
Scale 1" = 60'

PRELIMINARY
NOT FOR CONSTRUCTION

NOTE: SCALE IS 1" = 60'



Scale 1" = 60'

PROJECT NUMBER		141029	
REVISIONS	DATE	BY	
REMARKS	4/15/15	gbh	
Rev. Per City review 4/2/15	4/29/15	gbh	
Revise Lot Blk #'s to match Ph. 1 plat			

CERTIFICATION:
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.

Date: _____
Randall C. Hedlund MN. LIC. NO. 19576

HEDLUND SURVEYING
ENGINEERING
PLANNING
2005 Pine Drive
Eagan, MN 55122
Phone: (651) 405-6600
Fax: (651) 405-6606

PREPARED BY:
HARVEST STATES
UTILITY PLAN

PREPARED FOR:
NIK MANAGEMENT INC.
11736 177TH ST W
Lakeville, MN 55044
Phone: (952) 236-9424

SHEET TITLE:	HARVEST STATES UTILITY PLAN		
DATE:	3/5/2015	DESIGN:	
REV:	4/29/15	CHECKED:	
		DRAWN:	
SHEET NUMBER			
C-3.0			

Drawing: H:\2014 Projects\141029\Cadd\Submit\asb\UtiSh.dwg
 Layout: Fire Plot Plg Util Sh North Half
 Date: Apr 26, 2015, 11:49am
 X-Ref Dwg: 141029\util.dwg
 X-Ref Dwg: 141029\base.dwg

HARVEST ESTATES

City of Ramsey
Anoka County, Minnesota

PROJECT NUMBER		141029	
REVISIONS	DATE	BY	gjh
REMARKS	4/15/15		
	4/29/15		
Rev. Per City review 4/2/15			
Revise Lot Blk #'s to match Ph. 1 plat			

LEGEND:

- SS — SS — EXISTING SANITARY SEWER
- WM — WM — EXISTING WATERMAIN
- ST — ST — EXISTING STORM SEWER
- x — x — EXISTING FENCE
- I — I — PROPOSED SANITARY SEWER
- | — | — PROPOSED WATERMAIN
- << — << — PROPOSED STORM SEWER
- - - - - PROPOSED PHASE LINE

GENERAL CONSTRUCTION NOTES:

- Existing Utility Locations As-Per As-Built Plans Provided By the City of Ramsey and Hedlund Engineering.
- All Existing Utilities or Improvements, Including Walks, Curbs, Pavement and Parkways Damaged or Removed During Construction Shall be Promptly Restored to Their Respective Original Condition.
- The Contractor Shall Notify all Utility Companies Prior to Construction to Verify in the Field all Existing and Underground Utilities Adjacent to the Project, and be Responsible for Protection of the same.
- For on Site Location of all Underground Utilities Call Gopher State One Call System (651)454-0002
- The Contractor Shall Beware of Potential Conflicts with Existing Utilities as Indicated on the Plans. The Contractor Shall Excavate Around Utilities to Determine Elev. Before Beginning Construction.
- The Contractor Shall Be Responsible To Lower Watermain During Install. Where Necessary To Avoid Service Conflicts.
- This sheet is for Design Reference Only. Information is Subject to Change. Use Final Plan and Profile Sheets for Construction.

CERTIFICATION: 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.

Date: _____
Randall C. Hedlund MN. LIC. NO. 19576

PREPARED BY:

HEDLUND

ENGINEERING SURVEYING

PLANNING Oak Drive
2005 Pk Eagan, MN 55122
Phone: (651) 405-6600
Fax: (651) 405-6606

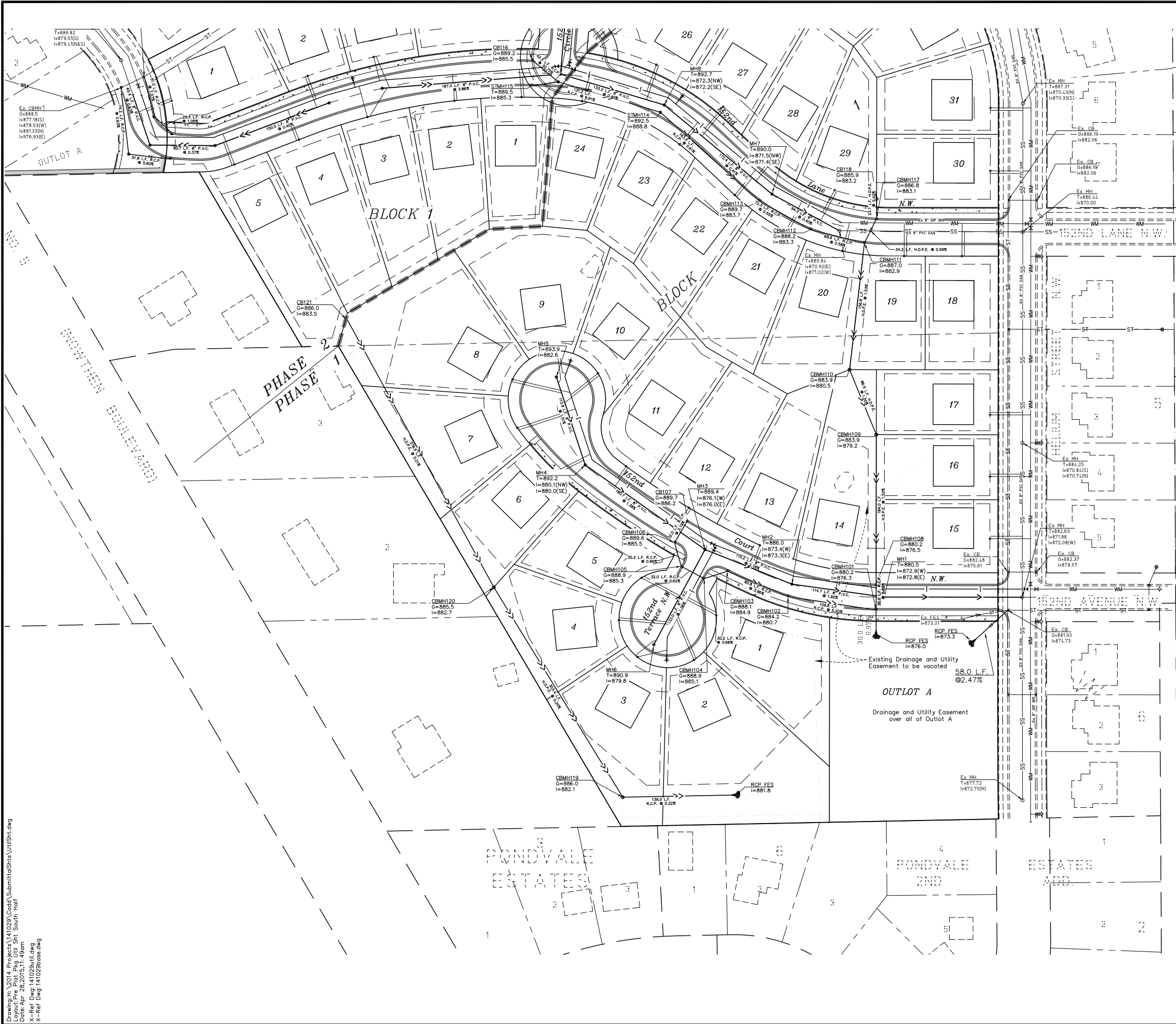
SHEET TITLE: **HARVEST STATES UTILITY PLAN**

PREPARED FOR: **NIK MANAGEMENT INC.**
11736 177TH ST NW
Lakewood, MN 55044
Phone: (952) 236-9424

DRAWN	CHECKED	DESIGN
---	---	---

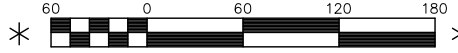
SHEET NUMBER
C-3.1

DATE: 3/5/2015
REV: 4/29/15



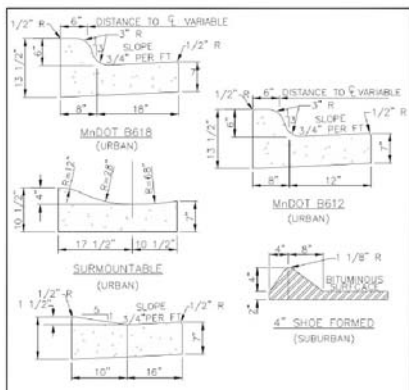
PRELIMINARY
NOT FOR CONSTRUCTION

NOTE: SCALE IS 1"=60'



Scale 1" = 60'

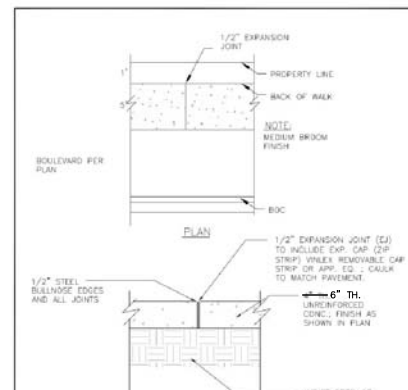
Drawing: 2014 Projects\141029\Cadd\Submit\HedSh\UtlSH.dwg
 Layout: Pre Plot Pkg Util SH South Half
 Date: Apr 26, 2015, 11:49am
 X-Ref Dwg: 141029\util.dwg
 X-Ref Dwg: 141029\base.dwg



DRIVEWAY FOR B&B

1. ON WEAR COURSE WILL THE EXISTING BITUMINOUS 1 1/2" BY 2 1/4" IN FRONT OF THE REPLACEMENT CURB.
 2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

APPROVED DATE: 04-12
 City of RAMSEY
 STANDARD DETAILS CURB AND GUTTER
 CITY PLATE No. STR-1



APPROVED DATE: 2-2011
 City of RAMSEY
 STANDARD DETAILS CONCRETE SIDEWALK URBAN SECTION
 CITY PLATE No. STR-03

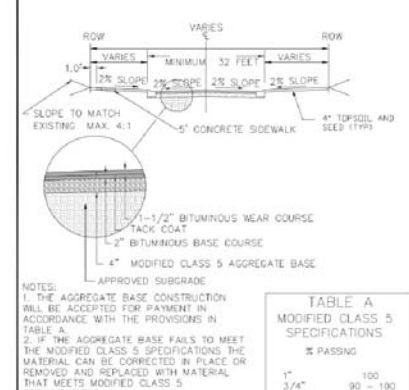
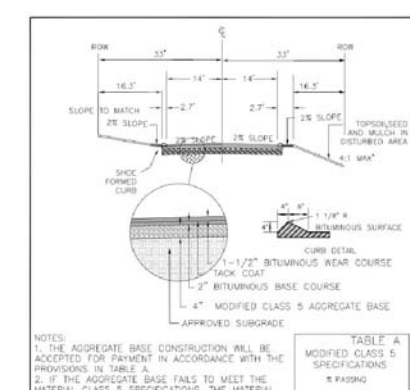


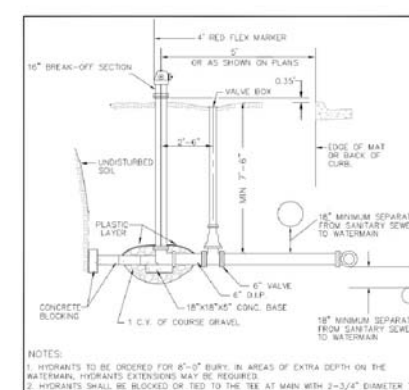
TABLE A MODIFIED CLASS 5 SPECIFICATIONS

% PASSING	1"	100
3/4"	90 - 100	
3/8"	50 - 80	
No. 4	35 - 70	
No. 10	20 - 40	
No. 40	10 - 35	
No. 200	5 - 10	

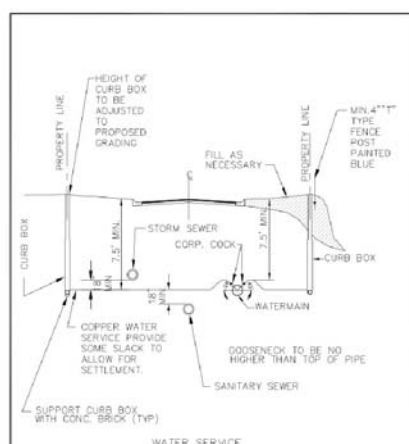
APPROVED DATE: 6-2004
 City of RAMSEY
 STANDARD DETAILS URBAN SECTION
 CITY PLATE No. STR-5



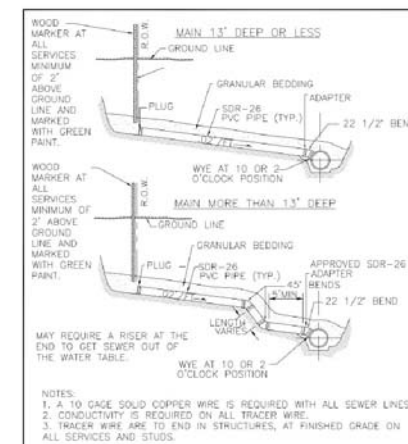
APPROVED DATE: 2-2011
 City of RAMSEY
 STANDARD DETAILS CITY RESIDENTIAL STREET CURB
 CITY PLATE No. STR-11



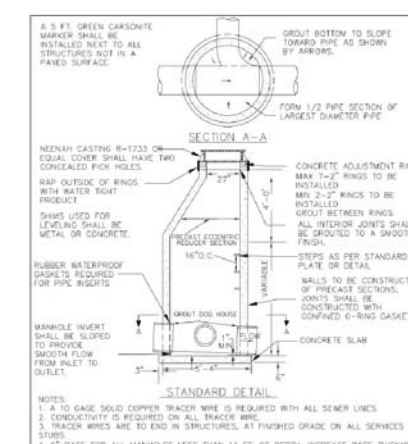
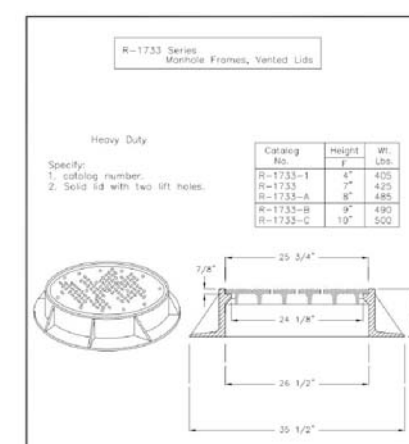
APPROVED DATE: 4-2005
 City of RAMSEY
 STANDARD DETAILS HYDRANT
 CITY PLATE No. WAT-3



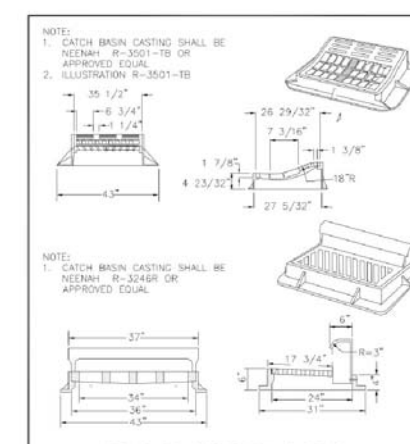
APPROVED DATE: 7-2011
 City of RAMSEY
 STANDARD DETAILS WATER SERVICE
 CITY PLATE No. WAT-4



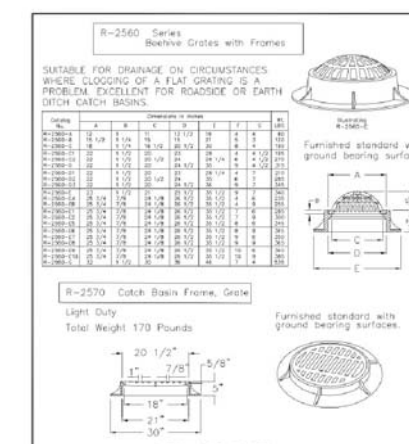
APPROVED DATE: 9-2011
 City of RAMSEY
 STANDARD DETAILS SANITARY SEWER CASTING
 CITY PLATE No. SEW-1

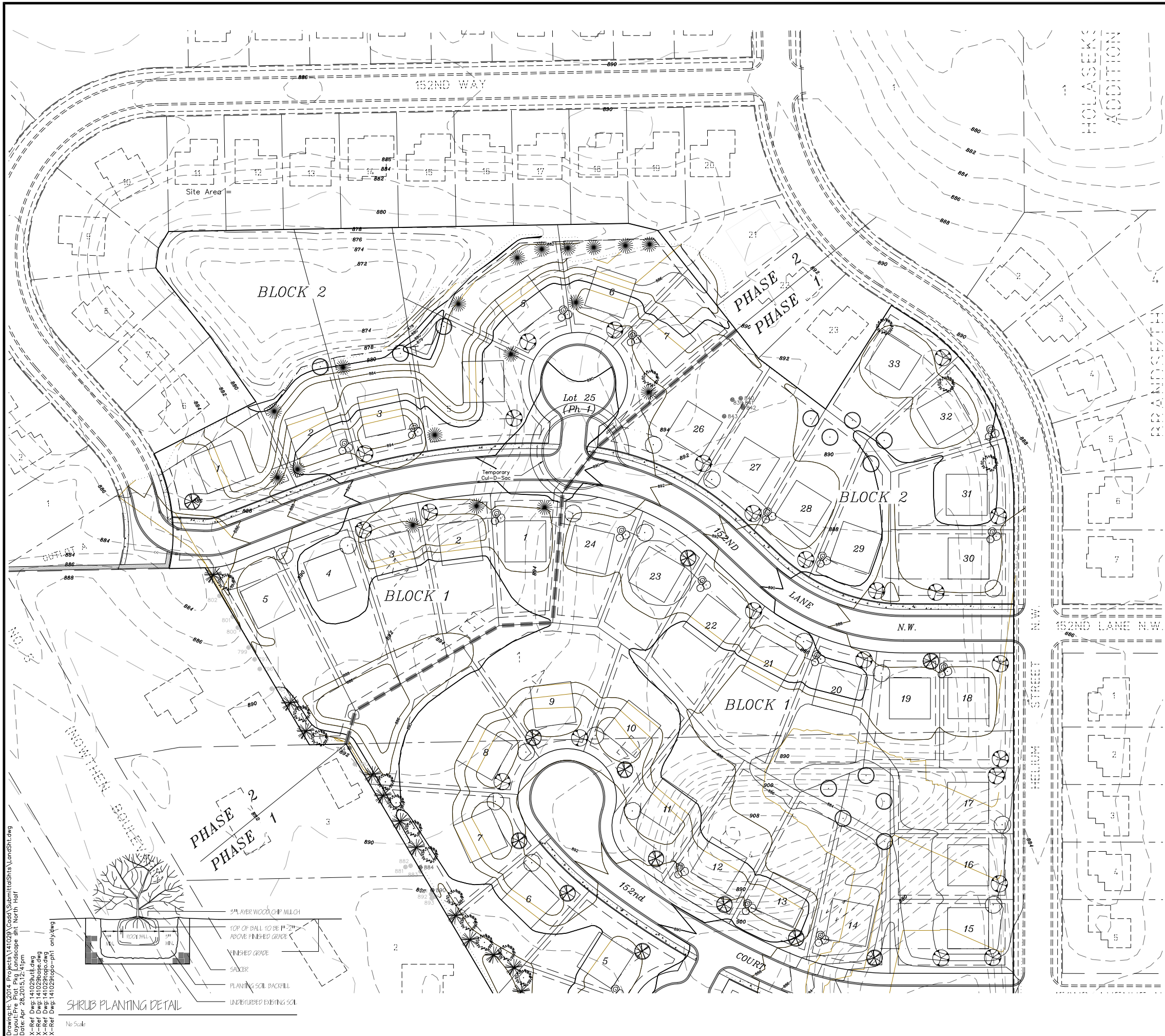


APPROVED DATE: 1-2006
 City of RAMSEY
 STANDARD DETAILS MANHOLE
 CITY PLATE No. SEW-4



APPROVED DATE: 2-2007
 City of RAMSEY
 STANDARD DETAILS STORMCASTINGS
 CITY PLATE No. STO-2





HARVEST ESTATES

City of Ramsey

Anoka County, Minnesota

PROJECT NUMBER		141029
REVISIONS	DATE	4/15/15
	BY	gph
	DATE	4/29/15
REMARKS	Rev. Per City review 4/29/15	
	Revise Lot Blk #s to match Ph 1 plan	

PLANTING NOTES:

Contractor shall provide one year guarantee of all plant materials. The guarantee begins on the date of the Landscape Architect's written acceptance of the initial planting. Replacement plant materials shall also have a one year guarantee commencing upon planting.

All plants to be northern grown and hardy.

Plants to be installed as per standard ANI planting practices.

Use minimum 12" diam planting soil on trees.

Contractor shall verify locations with all utilities prior to installation of plants.

Staking of trees optional; reposition if not plants after one year.

Wrap all smooth-barked trees - fasten top and bottom. Remove by April 1.

Open top of bark on BB materials; remove pot on potted plants; split and break apart pot pots.

Only prune out dead/broken/deformed branches at installation - per standard nursery practices.

Owner shall be responsible for maintenance after acceptance of the work by the Owner.

Plants shall be immediately planted upon arrival at site. Properly head-in materials - if necessary, temporary only.

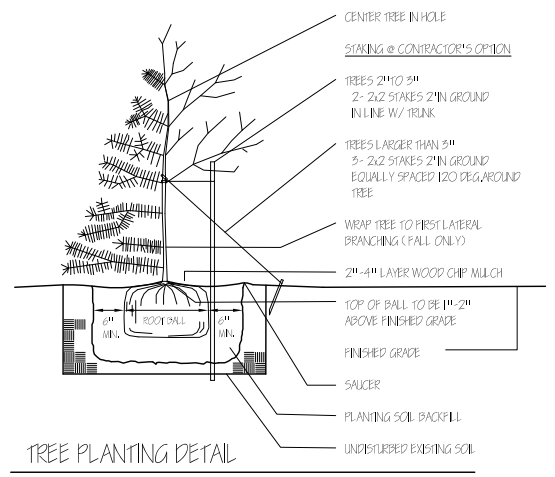
Planting depth shall be such that the top of primary roots is at finished grade.

Remove upper 1/3 of wire basket and bark after being placed in planting hole.

Shredded hardwood mulch (2"-4" deep) shall be placed around all new trees and shrub clusters. Mulch shall not be piled against the trunks of trees. Diameter of mulched areas shall be a minimum of 4" from the trunk or stem of all trees and shrubs. Trench drainage shall be used around all mulched areas.

PLANT LIST:

QTY.	KEY	SYM.	COMMON NAME	BOTANICAL NAME	SIZE / ROOT
19	AP	☼	Austrian Pine	Pinus nigra	6' B&B
24	BHS	☼	Black Hills Spruce	Picea canadensis	6' B&B
15	BF	☼	Balkan Fir	Abies balsamica	6' B&B
14	NM	☼	Norway Maple	Acer platanoides	2.5" B&B
16	LL	☼	Leopold Linden	Tilia americana	2.5" B&B
19	BP	☼	River Birch	Betula nigra	2.5" B&B
26	HB	☼	Common Highberry	Calix occidetalis	2.5" B&B
22	SWO	☼	Swamp White Oak	Quercus bicolor	2.5" B&B

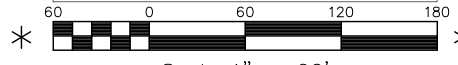


TREE PLANTING DETAIL

No Scale

PRELIMINARY
NOT FOR CONSTRUCTION

NOTE: SCALE IS 1"=60'



Scale 1" = 60'

Drawing: H:\2014 Projects\141029\Road\Submittal\Site\LandSH.dwg
 Layout: Pre Plot Pkg Landscape.shx, North Half
 Date: Apr 28, 2015, 12:41pm
 X-Ref Dwg: 141029aut.dwg
 X-Ref Dwg: 141029base.dwg
 X-Ref Dwg: 141029topo-ph1 only.dwg

SHRUB PLANTING DETAIL

No Scale

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.

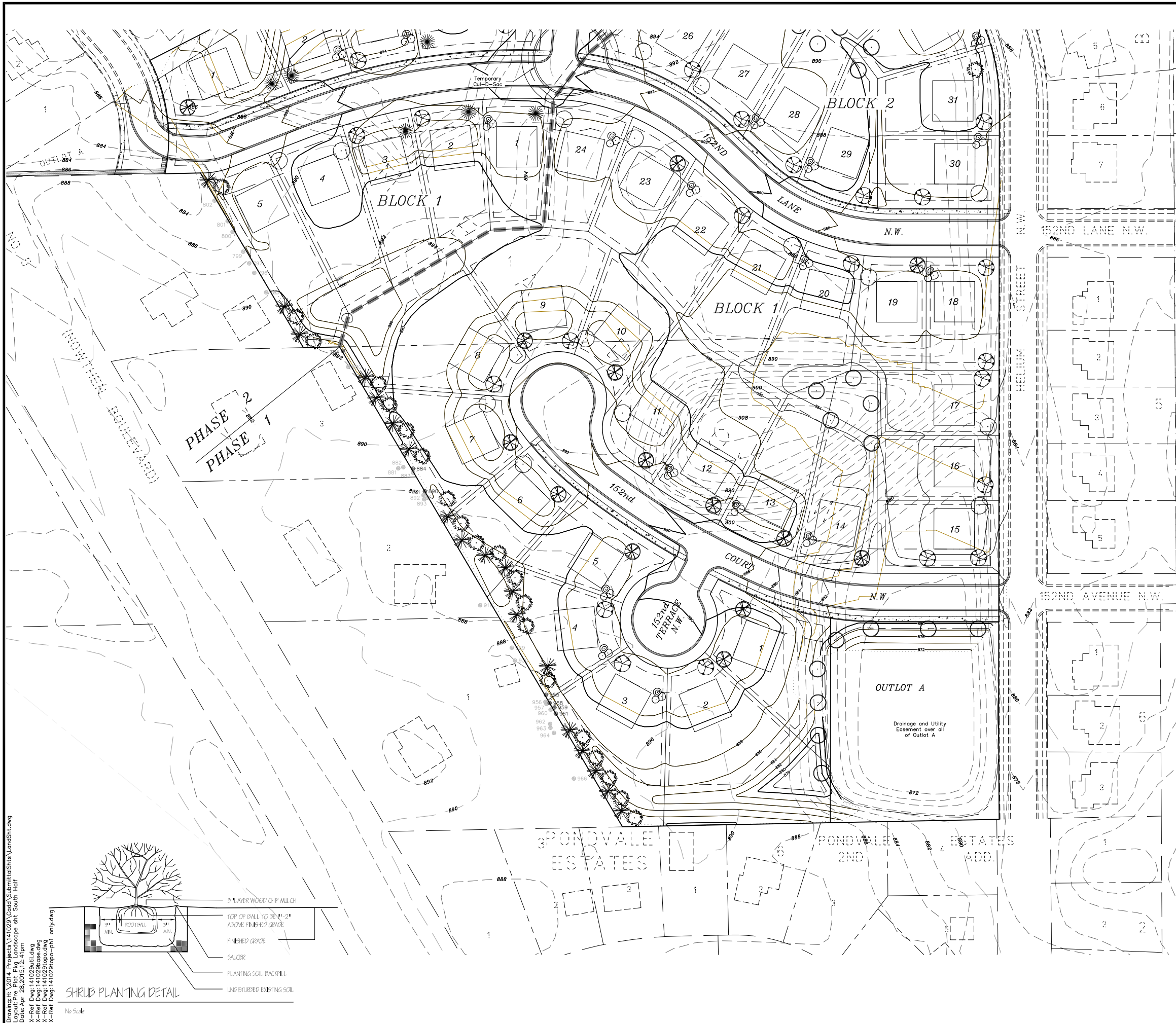
HEDLUND
 PLANNING ENGINEERING SURVEYING
 2005 Pin Oak Drive
 Eagan, MN 55122
 Phone: (651) 405-6600
 Fax: (651) 405-6606

PREPARED BY:

HARVEST ESTATES LANDSCAPE PLAN
 PREPARED FOR:
NIK MANAGEMENT INC.
 11736 177th S
 Lakeville, MN 55044
 Phone: (952) 236-9424

SHEET TITLE:	HARVEST ESTATES LANDSCAPE PLAN	
DATE:	3/5/15	
REV:	4/29/15	
DRAWN	CHECKED	DESIGN
SHEET NUMBER		
C-4.0		

Randall C. Hedlund, Minn. No. 19576



HARVEST ESTATES

City of Ramsey Anoka County, Minnesota

PLANTING NOTES:

Contractor shall provide one year guarantee of all plant materials. The guarantee begins on the date of the Landscape Architect's written acceptance of the initial plantings. Replacement plant materials shall also have a one year guarantee commencing upon planting.

All plants to be northern grown and hardy.

Plants to be installed as per standard ANN planting practices.

Use minimum 12" lean planting soil on trees.

Contractor shall verify locations with all utilities prior to installation of plants.

Staking of trees optional; reposition if not plants after one year.

Wrap all smooth-barked trees - fasten top and bottom. Remove by April 1.

Open top of burlap on BB materials; remove pot on potted plants; split and break apart pot pots.

Only prune out dead/broken/deformed branches at installation - per standard nursery practices.

Owner shall be responsible for maintenance after acceptance of the work by the Owner.

Plants shall be immediately planted upon arrival at site. Properly head-trim materials if necessary; temporary only.

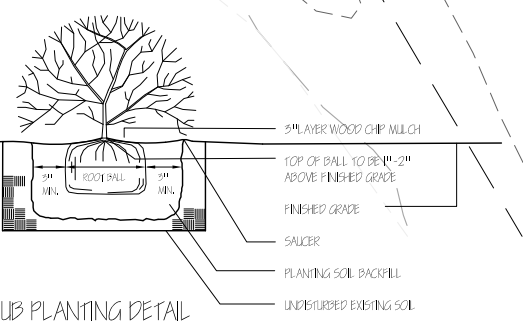
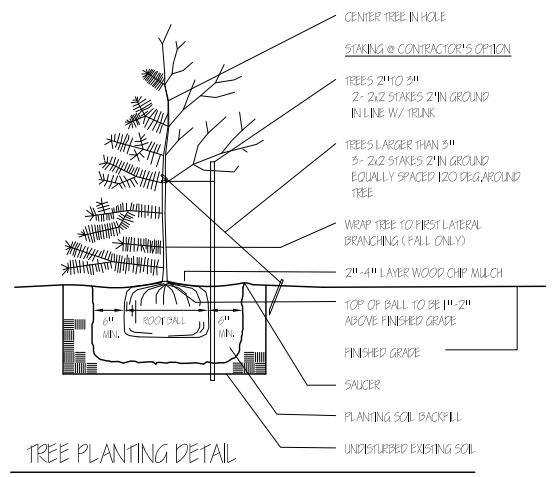
Planting depth shall be such that the top of primary roots is at finished grade.

Remove upper 1/3 of wire basket and burlap after being placed in planting hole.

Shredded hardwood mulch (2"-4" deep) shall be placed around all new trees and shrub clusters. Mulch shall not be piled against the trunks of trees. Diameter of mulched areas shall be a minimum of 4' from the trunk or stem of all trees and shrubs. Trench edges shall be used around all mulched areas.

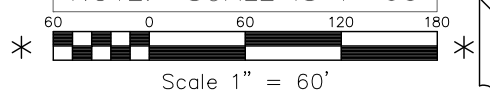
PLANT LIST:

QTY.	KEY	SYM.	COMMON NAME	BOTANICAL NAME	SIZE / ROOT
13	AP	☼	Austrian Pine	Pinus nigra	6' B&B
24	BHS	☼	Black Hills Spruce	Picea canadensis	6' B&B
15	BF	☼	Balkan Fir	Abies balsamica	6' B&B
14	NM	☼	Norway Maple	Acer platanoides	2.5" B&B
16	LL	☼	Legend Linden	Tilia americana	2.5" B&B
19	BP	☼	River Birch	Betula nigra	2.5" B&B
26	HB	☼	Common Highberry	Calix occedentale	2.5" B&B
22	SWO	☼	Swamp White Oak	Quercus bicolor	2.5" B&B



PRELIMINARY
NOT FOR CONSTRUCTION

NOTE: SCALE IS 1"=60'



PROJECT NUMBER		141029
REVISIONS	DATE	BY
REMARKS	4/15/15	gph
Rev. Per City review	4/29/15	gph
Rev. Lot Blk #s to match Ph 1 plan		

CERTIFICATION:
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.

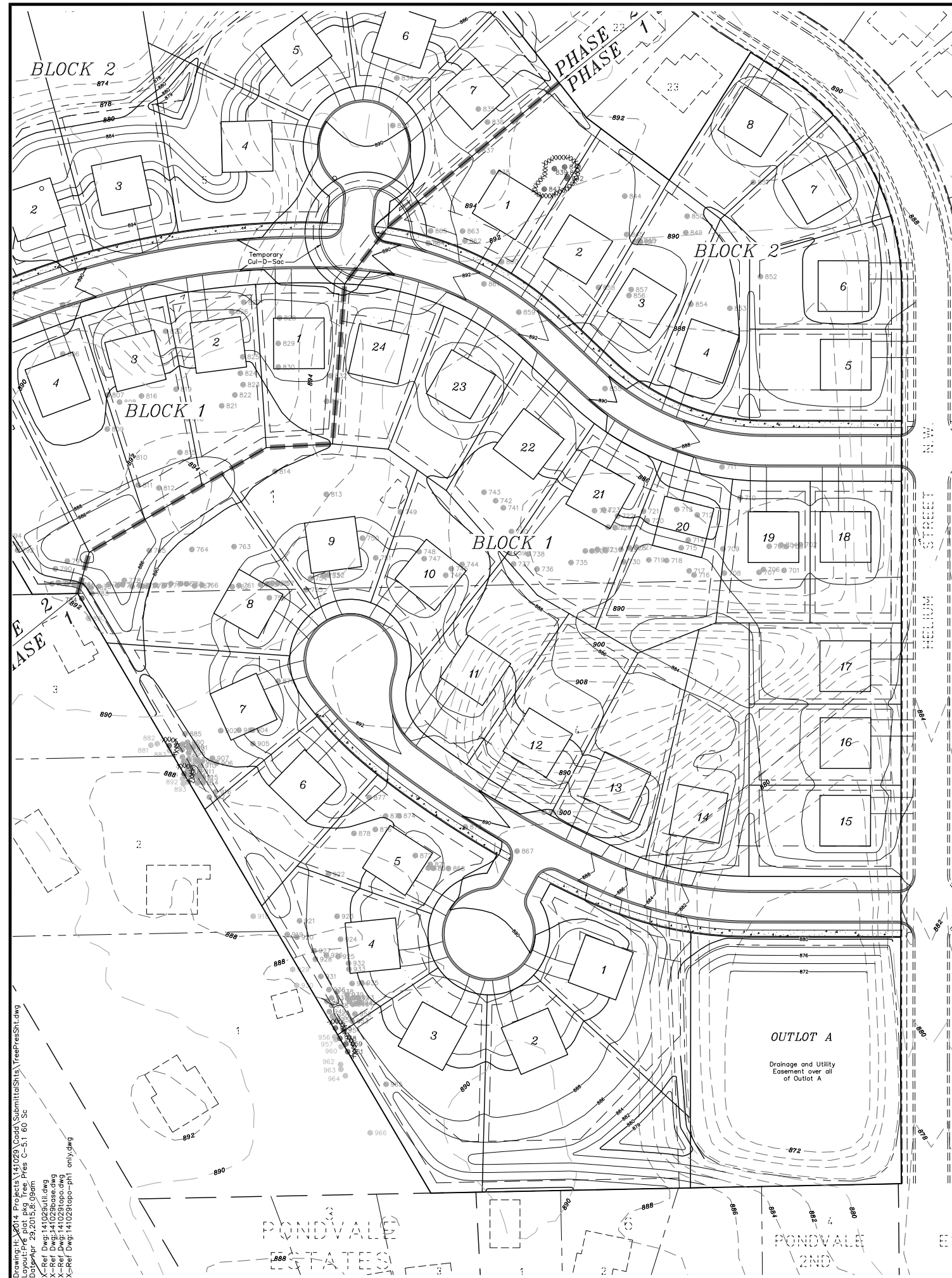
Randall C. Hedlund, Minn. No. 19576

HEDLUND
ENGINEERING
SURVEYING
PLANNING

2005 Pin Oak Drive
Eagan, MN 55122
Phone: (651) 405-6600
Fax: (651) 405-6606

SHEET TITLE:		HARVEST ESTATES LANDSCAPE PLAN	
PREPARED FOR:		NIK MANAGEMENT INC. 11736 177TH S Lakeville, MN 55044 Phone: (952) 236-9424	
DRAWN	CHECKED	DESIGN	
---	---	---	
SHEET NUMBER			
C-4.1			
DATE	3/5/15		
REV.	4/29/15		

Drawing: H:\2014 Projects\141029\Coord\Submit\Shits\LandSh.dwg
Layout: Pre Plot Pkg Landscape sh. South Half
Date: Apr 28, 2015, 12: 41pm
X-Ref Dwg: 141029util.dwg
X-Ref Dwg: 141029base.dwg
X-Ref Dwg: 141029topo-ph1 only.dwg



HARVEST ESTATES

City of Ramsey

Anoka County, Minnesota

PROJECT NUMBER
141029

REVISIONS	DATE	BY
1	4/14/15	apk

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.

Randall C. Hedlund, Minn. No. 19576

CERTIFICATION:

HEDLUND
ENGINEERING
SURVEYING
PLANNING
2005 Pin Oak Drive
Eagan, MN 55122
Phone: (651) 405-6600
Fax: (651) 405-6606

SHEET TITLE: **HARVEST ESTATES TREE PRESERVATION PLAN S1/2**

PREPARED FOR: **NIK MANAGEMENT INC.**
11736 177TH St. W.
Lakeville, MN 55044
Phone: (952) 236-9424

DATE	BY	CHECKED	DESIGN
4/14/15			

SHEET NUMBER
C-5.1

Trees Saved					Trees Lost				
Tree#	Species	DBH	Condition	Stems	Tree#	Species	DBH	Condition	Stems
840	Juniper	6.0	Good	1	814	Maple, silver	13.0	Good	1
841	Juniper	7.0	Good	1	815	Spruce, blue	12.0	Good	1
842	Juniper	7.0	Good	1	816	Ash, green	10.5	Good	1
884	Spruce, white	7.0	Fair	1	817	Ash, green	8.0	Good	1
880	Pine, red	10.0	Good	1	818	Ash, green	10.0	Fair	1
955	Pine, red	11.5	Good	1	819	Ash, green	10.0	Good	1
958	Pine, red	6.0	Good	1	820	Crabapple	8.0	Good	1
959	Pine, red	7.0	Good	1	821	Hackberry	9.0	Good	1
951	Pine, red	13.0	Good	1	822	Pine, Scots	14.0	Good	1
823	Pine, Scots	16.0	Good	1	823	Pine, Scots	16.0	Good	1
824	Pine, Scots	16.5	Good	1	824	Pine, Scots	16.5	Good	1
825	Ash, green	12.0	Good	1	825	Ash, green	12.0	Good	1
826	Maple, Norway	10.5	Good	1	826	Maple, Norway	10.5	Good	1
827	Maple, Norway	9.5	Good	1	827	Maple, Norway	9.5	Good	1
828	Ash, green	11.0	Good	1	828	Ash, green	11.0	Good	1
829	Maple, silver	18.0	Fair	2	829	Maple, silver	18.0	Fair	2
830	Birch, paper	15.0	Good	3	830	Birch, paper	15.0	Good	3
834	Juniper	9.0	Good	1	834	Juniper	9.0	Good	1
845	Juniper	7.0	Good	1	845	Juniper	7.0	Good	1
846	Juniper	17.0	Fair	5	846	Juniper	17.0	Fair	5
847	Juniper	7.0	Good	1	847	Juniper	7.0	Good	1
848	Juniper	11.0	Fair	1	848	Juniper	11.0	Fair	1
849	Juniper	7.0	Good	1	849	Juniper	7.0	Good	1
851	Juniper	5.5	Good	1	851	Juniper	5.5	Good	1
855	Juniper	6.0	Good	1	855	Juniper	6.0	Good	1
865	Juniper	13.0	Fair	1	865	Juniper	13.0	Fair	1
885	Pine, red	9.5	Good	1	885	Pine, red	9.5	Good	1
887	Pine, red	8.0	Good	1	887	Pine, red	8.0	Good	1
888	Pine, red	8.5	Fair	1	888	Pine, red	8.5	Fair	1
889	Pine, red	10.0	Good	1	889	Pine, red	10.0	Good	1
894	Pine, red	6.0	Good	1	894	Pine, red	6.0	Good	1
895	Pine, red	7.0	Good	1	895	Pine, red	7.0	Good	1
896	Pine, red	6.0	Good	1	896	Pine, red	6.0	Good	1
897	Pine, red	6.0	Good	1	897	Pine, red	6.0	Good	1
898	Pine, red	7.0	Good	1	898	Pine, red	7.0	Good	1
899	Pine, red	7.5	Good	1	899	Pine, red	7.5	Good	1
900	Pine, red	8.0	Good	1	900	Pine, red	8.0	Good	1
901	Pine, red	9.5	Good	1	901	Pine, red	9.5	Good	1
908	Pine, red	7.0	Fair	1	908	Pine, red	7.0	Fair	1
909	Pine, red	7.0	Good	1	909	Pine, red	7.0	Good	1
910	Pine, red	5.0	Fair	1	910	Pine, red	5.0	Fair	1
911	Pine, red	6.5	Good	1	911	Pine, red	6.5	Good	1
912	Pine, red	7.0	Good	1	912	Pine, red	7.0	Good	1
913	Pine, red	10.5	Good	1	913	Pine, red	10.5	Good	1
914	Pine, red	10.0	Good	1	914	Pine, red	10.0	Good	1
915	Pine, red	8.0	Good	1	915	Pine, red	8.0	Good	1
924	Pine, red	13.1	Good	1	924	Pine, red	13.1	Good	1
925	Pine, red	12.5	Good	1	925	Pine, red	12.5	Good	1
926	Pine, red	10.5	Good	1	926	Pine, red	10.5	Good	1
927	Pine, red	14.0	Good	1	927	Pine, red	14.0	Good	1
928	Pine, red	12.5	Good	1	928	Pine, red	12.5	Good	1
931	Pine, red	13.0	Good	1	931	Pine, red	13.0	Good	1
932	Pine, red	12.5	Good	1	932	Pine, red	12.5	Good	1
933	Pine, red	11.5	Good	1	933	Pine, red	11.5	Good	1
934	Pine, red	10.5	Good	1	934	Pine, red	10.5	Good	1
935	Pine, red	12.0	Good	1	935	Pine, red	12.0	Good	1
936	Pine, red	10.5	Good	1	936	Pine, red	10.5	Good	1
937	Pine, red	9.5	Good	1	937	Pine, red	9.5	Good	1
938	Pine, red	9.5	Good	1	938	Pine, red	9.5	Good	1
939	Pine, red	14.0	Fair	2	939	Pine, red	14.0	Fair	2
940	Pine, red	6.5	Fair	1	940	Pine, red	6.5	Fair	1
941	Pine, red	8.0	Good	1	941	Pine, red	8.0	Good	1
942	Pine, red	5.5	Good	1	942	Pine, red	5.5	Good	1
943	Pine, red	8.5	Good	1	943	Pine, red	8.5	Good	1
944	Pine, red	6.5	Good	1	944	Pine, red	6.5	Good	1
945	Pine, red	12.0	Good	1	945	Pine, red	12.0	Good	1
946	Pine, red	9.0	Good	1	946	Pine, red	9.0	Good	1
947	Pine, red	8.0	Fair	1	947	Pine, red	8.0	Fair	1
948	Pine, red	9.0	Good	1	948	Pine, red	9.0	Good	1
949	Pine, red	9.5	Good	1	949	Pine, red	9.5	Good	1
950	Pine, red	10.0	Good	1	950	Pine, red	10.0	Good	1
951	Pine, red	11.5	Good	1	951	Pine, red	11.5	Good	1
952	Pine, red	10.0	Good	1	952	Pine, red	10.0	Good	1
953	Pine, red	10.5	Good	1	953	Pine, red	10.5	Good	1
954	Pine, red	17.0	Fair	2	954	Pine, red	17.0	Fair	2
955	Pine, red	7.0	Good	1	955	Pine, red	7.0	Good	1
Total DBH= 1484.7					Total DBH= 1484.7				
DBH Saved= 745					DBH Saved= 745				
DBH Lost= 1362.2					DBH Lost= 1362.2				
Allowable Removal=1435 X 60%= 861					Allowable Removal=1435 X 60%= 861				
Excess removed= 499					Excess removed= 499				
Required replanting= 499 in. x 1.25 = 624 in. - 225 in. (90 trees, 2 per lot required per ordinance) = 400 in. = 160 Trees @ 2.5 inches					Required replanting= 499 in. x 1.25 = 624 in. - 225 in. (90 trees, 2 per lot required per ordinance) = 400 in. = 160 Trees @ 2.5 inches				

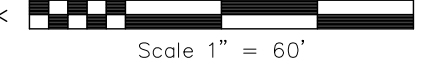
Siberian Elms (Not included in calculations)					Siberian Elms (Not included in calculations)				
Tree#	Species	DBH	Condition	Stems	Tree#	Species	DBH	Condition	Stems
784	Elm Siberian	16.0	Fair	2	850	Elm Siberian	11.0	Fair	1
839	Elm Siberian	21.0	Fair	1	852	Elm Siberian	9.0	Good	1
843	Elm Siberian	25.0	Fair	1	853	Elm Siberian	14.0	Fair	1
701	Elm Siberian	27.0	Fair	1	854	Elm Siberian	14.0	Good	1
705	Elm Siberian	12.5	Fair	1	856	Elm Siberian	9.0	Good	1
707	Elm Siberian	8.5	Fair	1	857	Elm Siberian	13.0	Good	1
716	Elm Siberian	17.0	Good	1	858	Elm Siberian	14.0	Fair	1
717	Elm Siberian	12.0	Fair	1	859	Elm Siberian	8.0	Good	1
718	Elm Siberian	14.0	Good	1	860	Elm Siberian	12.0	Fair	2
719	Elm Siberian	19.0	Good	1	861	Elm Siberian	9.0	Fair	1
720	Elm Siberian	11.5	Fair	1	862	Elm Siberian	10.0	Fair	1
721	Elm Siberian	12.0	Fair	1	863	Elm Siberian	8.0	Fair	1
722	Elm Siberian	12.0	Fair	1	864	Elm Siberian	9.0	Fair	1
723	Elm Siberian	12.0	Fair	1	866	Elm Siberian	16.0	Fair	2
724	Elm Siberian	15.0	Fair	1	867	Elm Siberian	15.0	Fair	4
725	Elm Siberian	15.0	Fair	1	868	Elm Siberian	15.0	Fair	4
726	Elm Siberian	10.0	Fair	1	869	Elm Siberian	10.0	Fair	2
712	Elm Siberian	10.0	Good	1	870	Elm Siberian	13.0	Fair	1
714	Elm Siberian	9.5	Good	1	871	Elm Siberian	9.0	Fair	2
735	Elm Siberian	17.0	Fair	1	872	Elm Siberian	14.0	Fair	1
737	Elm Siberian	20.0	Fair	1	873	Elm Siberian	14.0	Fair	1
740	Elm Siberian	13.5	Fair	1	874	Elm Siberian	9.0	Fair	2
741	Elm Siberian	10.0	Fair	1	875	Elm Siberian	8.0	Fair	2
742	Elm Siberian	8.0	Fair	1	876	Elm Siberian	9.0	Fair	1
743	Elm Siberian	18.0	Fair	1	877	Elm Siberian	20.0	Fair	1
744	Elm Siberian	13.0	Fair	1	878	Elm Siberian	20.0	Fair	1
745	Elm Siberian	16.0	Fair	1	879	Elm Siberian	15.0	Fair	1
746	Elm Siberian	15.0	Fair	1	885	Elm Siberian	9.0	Fair	1
747	Elm Siberian	10.0	Fair	1	902	Elm Siberian	8.0	Fair	1
749	Elm Siberian	16.0	Fair	1	903	Elm Siberian	9.0	Fair	1
755	Elm Siberian	8.0	Good	1	904	Elm Siberian	12.0	Fair	1
756	Elm Siberian	9.0	Fair	1	905	Elm Siberian	9.0	Fair	1
774	Elm Siberian	16.0	Fair	2	906	Elm Siberian	11.0	Fair	1
783	Elm Siberian	20.0	Fair	2	907	Elm Siberian	11.0	Fair	2
785	Elm Siberian	11.0	Fair	2	916	Elm Siberian	17.0	Fair	3
831	Elm Siberian	19.0	Fair	1	917	Elm Siberian	16.0	Fair	1
832	Elm Siberian	34.0	Fair	1	919	Elm Siberian	16.0	Fair	1
833	Elm Siberian	9.5	Fair	1	920	Elm Siberian	10.0	Fair	1
835	Elm Siberian	15.0	Fair	2	921	Elm Siberian	10.0	Fair	1
836	Elm Siberian	8.0	Fair	1	922	Elm Siberian	10.0	Fair	1
837	Elm Siberian	16.0	Fair	1	923	Elm Siberian	12.0	Fair	1
838	Elm Siberian	11.0	Fair	1	Elms DBH= 11100				
844	Elm Siberian	11.0	Fair	2					

Trees Removed from Inventory (Not on property)									
Tree#	Species	DBH	Condition	Stems	Tree#	Species	DBH	Condition	Stems
735	Maple, silver	27.0	Fair	1	882	Pine, red	12.5	Good	1
736	Maple, silver	18.0	Fair	2	883	Pine, red	6.0	Fair	1
737	Maple, silver	9.5	Good	1	918	Elm Siberian	21.0	Fair	1
739	Maple, silver	26.0	Fair	4	929	Elm Siberian	10.0	Fair	1
800	Maple, silver	30.0	Fair	4	930	Elm Siberian	22.0	Fair	1
801	Maple, silver	31.0	Fair	3	956	Pine, red	6.5	Good	1
802	Maple, silver	15.0	Fair	1	957	Pine, red	7.5	Good	1
880	Elm Siberian	30.0	Fair	1	960	Pine, red	5.5	Good	1
881	Spruce, white	7.0	Fair	1	962	Pine, red	8.5	Good	1
882	Spruce, white	11.0	Good	1	963	Pine, red	4.0	Good	1
883	Elm Siberian	9.5	Fair	1	964	Pine, red	10.0	Good	1
881	Pine, red	10.0	Good	1	966	Pine, red	5.5	Good	1

Note:
All reforestation perimeter plantings (excluding required front yard trees) shall be installed as a stage I improvement by the developer.

PRELIMINARY
NOT FOR CONSTRUCTION

NOTE: SCALE IS 1"=60'



XXXXXXXXXXXX TREE PROTECTION

Drawing: H:\2014 Projects\141029\Cadd\Submittal\Site\Trees\TreePresS1.dwg
Date: Apr 23 201

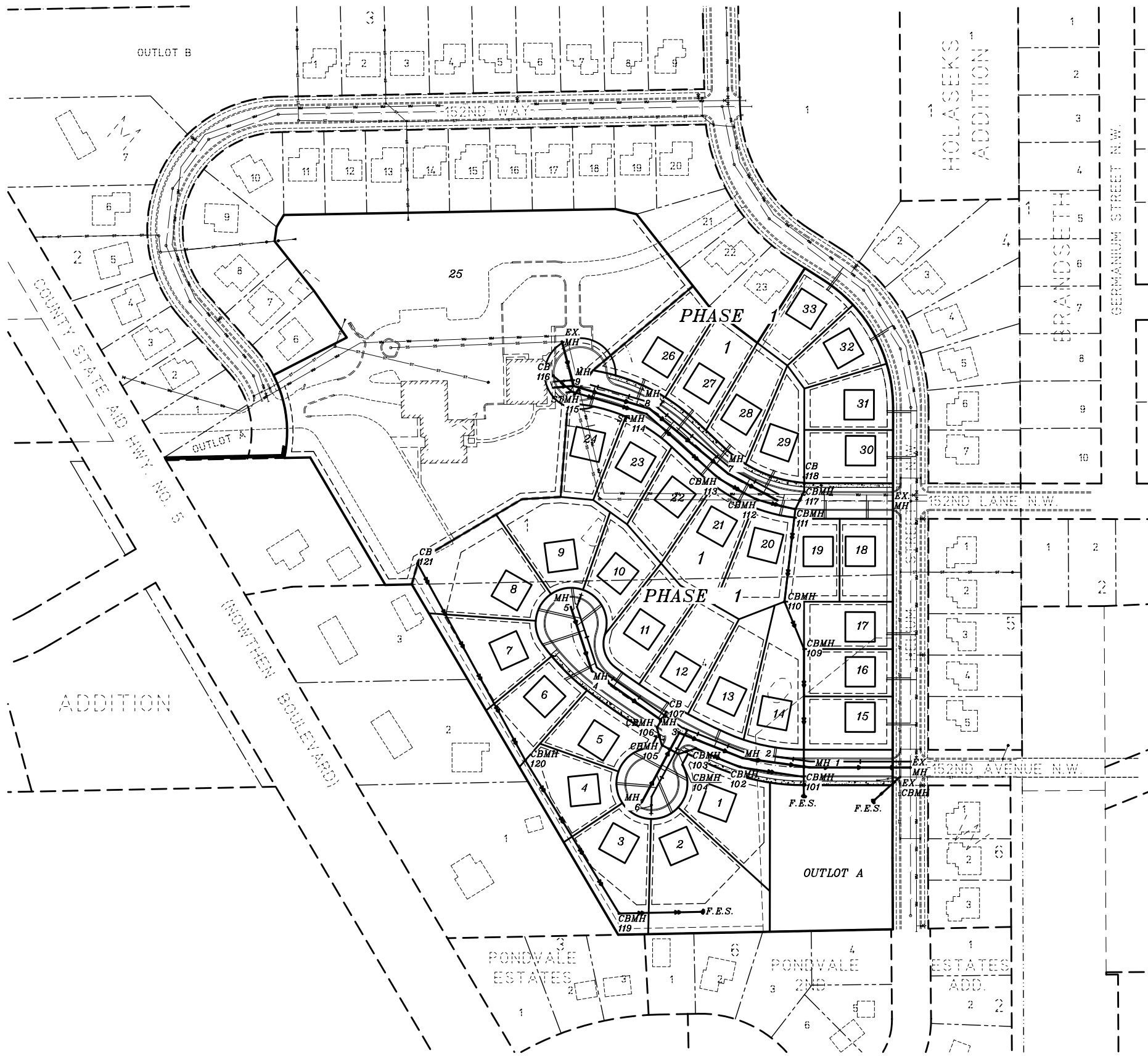
HARVEST ESTATES

City of Ramsey
Anoka County, Minnesota



LOCATION MAP

No Scale



INDEX:

- C-1.0) **COVERSHEET**
- C-2.0) **STREET PROFILE
STORM SEWER**
(152nd Court N.W.)
(152nd Terrace N.W.)
- C-2.1) **STREET PROFILE
STORM SEWER**
(152nd Lane N.W.)
- C-3.0) **SANITARY SEWER
WATERMAIN**
(152 Court N.W.)
(152nd Terrace N.W.)
- C-3.1) **SANITARY SEWER
WATERMAIN**
(152nd Terrace N.W.)
- C-4.0) **STORM SEWER**
- C-5.0) **STANDARD DETAIL PLATES**

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.

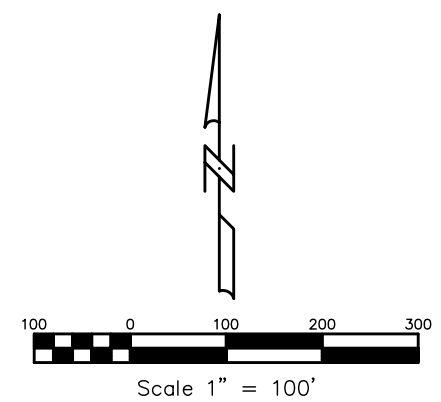
SIGNATURE: *Randall C. Hedlund* DATE: 04/29/15
RANDALL C. HEDLUND MN. LIC. NO. 19576

Date: April 15, 2015

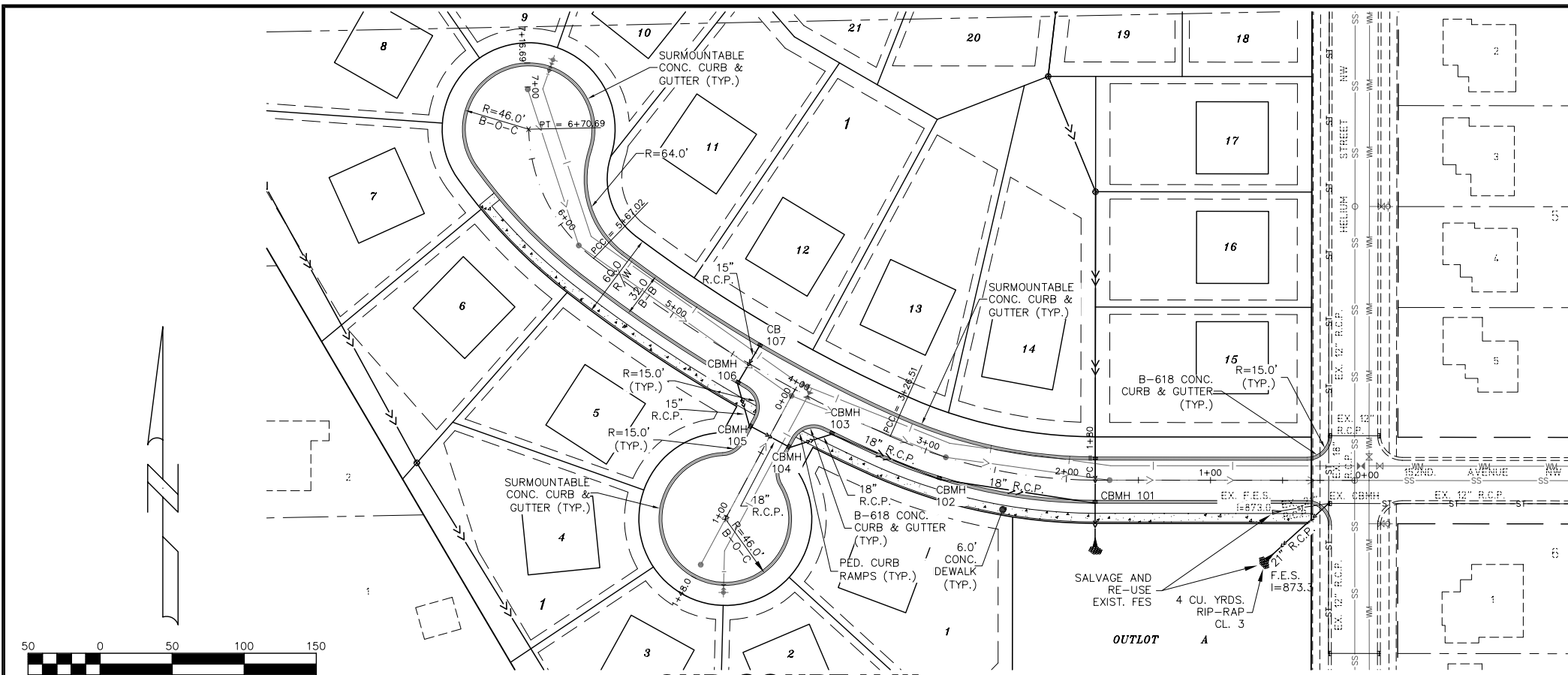
Prepared for:
NIK MANAGEMENT INC.
11736 177th. Street West
Lakeville, Mn. 55044
Phone: (952) 236-9424

Prepared by:
**HEDLUND PLANNING
ENGINEERING SURVEYING**

2005 Pin Oak Drive
Eagan, Minnesota 55122
Phone: (651) 405-6600



HEDLUND
Planning Engineering Surveying



Scale 1" = 50'

512ND COURT N.W.

GENERAL CONSTRUCTION NOTES:

- Existing Utility Locations As-Per As-Built Plans Provided by the City Of Ramsey and Hedlund Engineering.
- All Existing Utilities or Improvements, Including Walks, Curbs, Pavement and Parkways Damaged or Removed During Construction Shall be Promptly Restored to Their Respective Original Condition. The Contractor Shall Notify all Utility Companies Prior to Construction to Verify in the Field all Existing and Underground Utilities Adjacent to the Project, and be Responsible for Protection of the same.
- For on Site Location of all Under-ground Utilities Call Gopher State One Call System (651)454-0002 Engineering.
- The Contractor Shall Beware of Potential Conflicts with Existing Utilities as Indicated on the Plans. The Contractor Shall Excavate Around Utilities to Determine Elev. Before Beginning Construction.
- The Contractor Shall Be Responsible To Lower Watermain During Install. Where Necessary To Avoid Service Conflicts.

CURB NOTES:

- ALL RADII AT INTERSECTIONS TO BE B618 TYPE CURB & GUTTER.
- CURB AT CASTINGS WITH GRATE NUMBER R-3067-V TO BE B618 TYPE CURB & GUTTER.

STANDARD DETAIL PLATE NOTE:

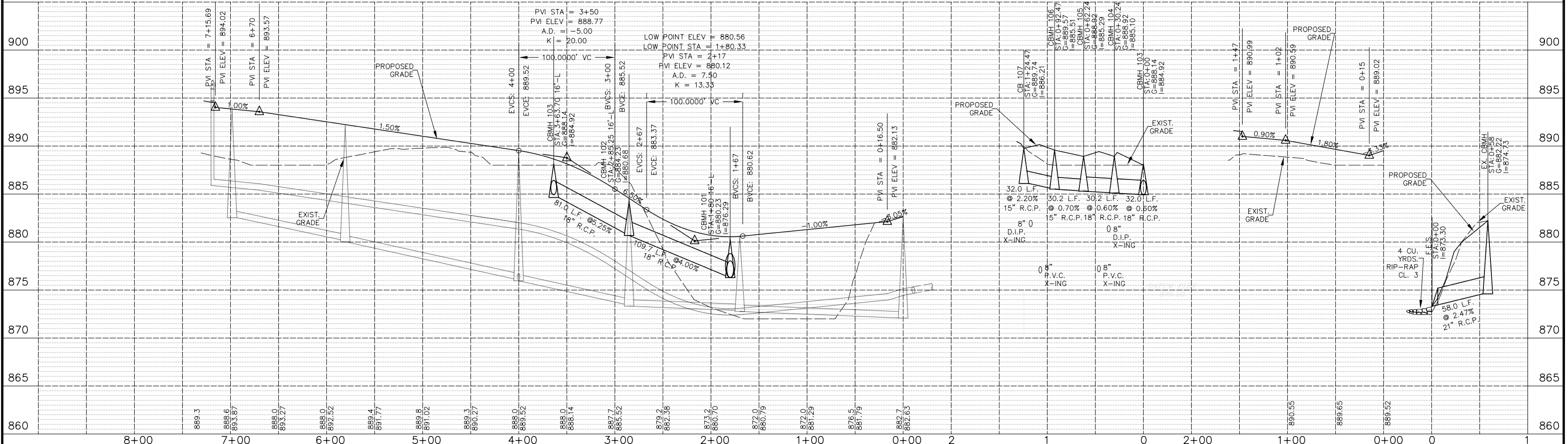
FOR STANDARD DETAIL PLATES, SEE SHEET C-5.0 AND CONSTRUCTION SPECIFICATIONS.

STORM SEWER SCHEDULE

STRUCTURE NUMBER	DIAMETER	LID/GRATE
CBMH101	60"	R-3501-TB
CBMH102	48"	R-3501-TB
CBMH103	48"	R-3246-R
CBMH104	48"	R-3246-R
CBMH105	48"	R-3246-R
CBMH106	48"	R-3246-R
CB107	24"x36"	R-3501-TB
CBMH108	48"	R-3501-TB
CBMH109	48"	R-2560
CBMH110	48"	R-2560
CBMH111	48"	R-3501-TB
CBMH112	48"	R-3501-TB
CBMH113	48"	R-3501-TB
STMH114	48"	R-3501-TB
STMH115	72"	R-1733
CB116	24"x36"	R-3501-TB
CBMH117	48"	R-3501-TB
CB118	27"	R-2560
CBMH119	48"	R-2560
CBMH120	48"	R-2560
CB121	27"	R-2560

ALL STORM SEWER PIPE CLASS 5 UNLESS OTHERWISE NOTED

152ND TERRACE N.W.



NO.	DATE	BY	REVISIONS
1.	4/29/15	TPK	ADJUST LOT/BLOCK NUMBERS

DESIGNED BY: RCH
 DRAWN BY: TPK
 CHECKED: RCH
 DATE: 04-15-15

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: *Randall C. Hedlund* DATE: 04-29-15
 RANDALL C. HEDLUND MN. LIC. NO. 19576

PREPARED BY:
HEDLUND
 Planning Engineering Surveying
 2005 PIN OAK DRIVE
 EAGAN, MINNESOTA 55122
 PHONE: (651) 405-6600

HARVEST ESTATES
 Ramsey, Minnesota
 Nik Management Inc.

Drawing: H:\2014 Projects\141029-LDD Utilities\dwg\UtlShts\141029-SouthCul-De-Sacs.dwg
 Layout: Street-Storm
 Date: Apr 28, 2015, 1:46pm

SCALE:
 Horiz: 1" = 50'
 Vert: 1" = 5'

BOOK: PAGE:
 141029

**STREET PROFILE
 STORM SEWER**
 152nd Court N.W.
 152nd Terrace N.W.

SHEET 2 OF 7
 SHEET NUMBER C-2.0

GENERAL CONSTRUCTION NOTES:

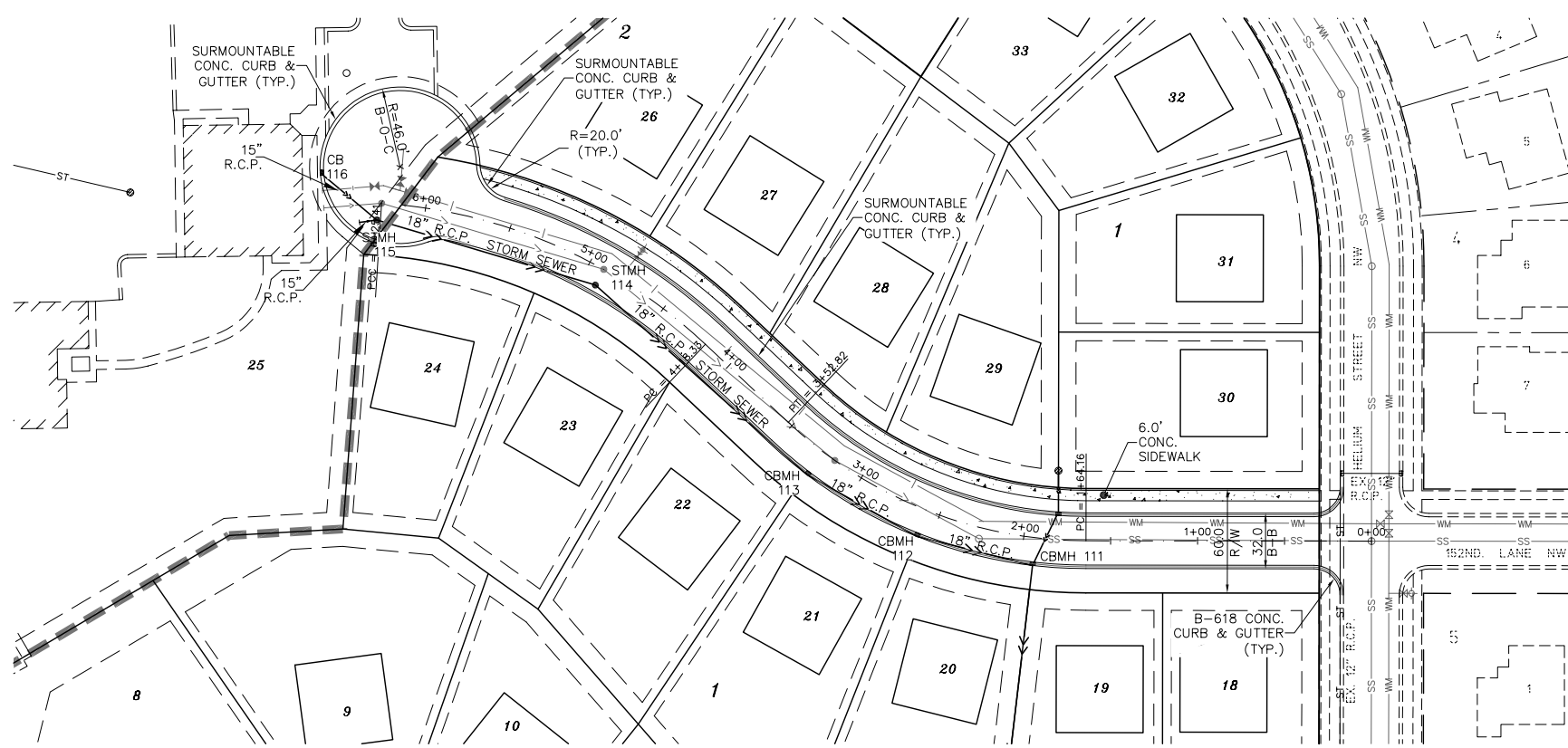
- Existing Utility Locations As-Per As-Built Plans Provided By the City Of Ramsey and Hedlund Engineering.
- All Existing Utilities or Improvements, Including Walks, Curbs Pavement and Parkways Damaged or Removed During Construction Shall be Promptly Restored to Their Respective Original Condition. The Contractor Shall Notify all Utility Companies Prior to Construction to Verify in the Field all Existing and Underground Utilities Adjacent to the Project, and be Responsible for Protection of the same.
- For on Site Location of all Under-ground Utilities Call Gopher State One Call System (651)454-0002
- The Contractor Shall Beware of Potential Conflicts with Existing Utilities as Indicated on the Plans. The Contractor Shall Excavate Around Utilities to Determine Elev. Before Beginning Construction.
- The Contractor Shall Be Responsible to Lower Watermain During Install. Where Necessary To Avoid Service Conflicts.

CURB NOTES:

- ALL RADII AT INTERSECTIONS TO BE B618 TYPE CURB & GUTTER.
- CURB AT CASTINGS WITH GRATE NUMBER R-3067-V TO BE B618 TYPE CURB & GUTTER.

STANDARD DETAIL PLATE NOTE:

FOR STANDARD DETAIL PLATES, SEE SHEET C-5.0 AND CONSTRUCTION SPECIFICATIONS.



STORM SEWER SCHEDULE

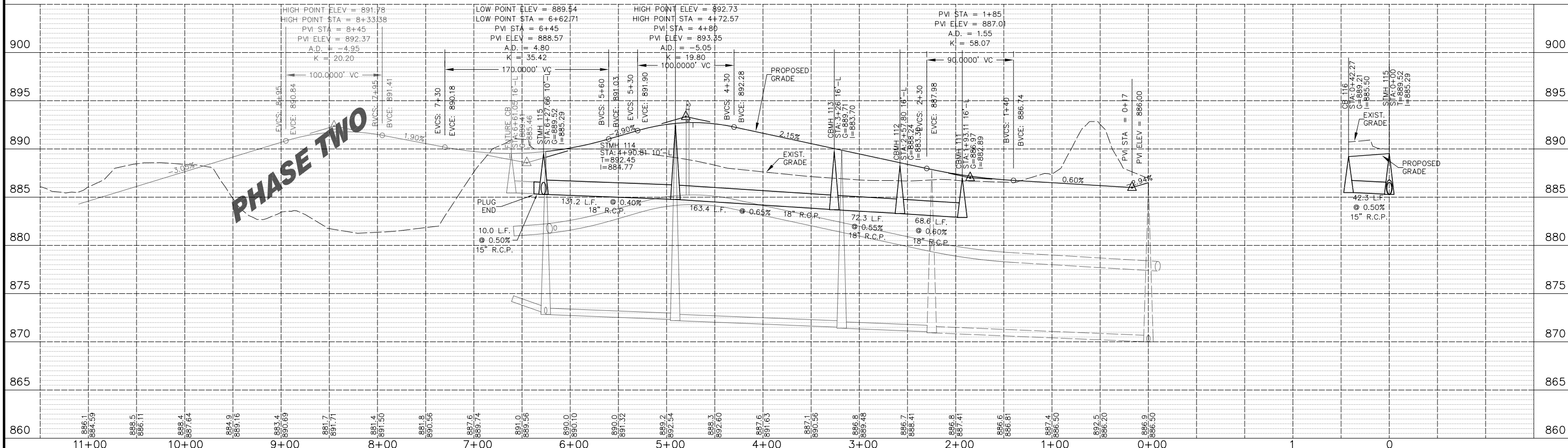
STRUCTURE NUMBER	DIAMETER	LID/GRATE
CBMH101	60"	R-3501-TB
CBMH102	48"	R-3501-TB
CBMH103	48"	R-3246-R
CBMH104	48"	R-3246-R
CBMH105	48"	R-3246-R
CBMH106	48"	R-3246-R
CB107	24"x36"	R-3501-TB
CBMH108	48"	R-3501-TB
CBMH109	48"	R-2560
CBMH110	48"	R-2560
CBMH111	48"	R-3501-TB
CBMH112	48"	R-3501-TB
CBMH113	48"	R-3501-TB
STMH114	48"	R-3501-TB
STMH115	72"	R-1733
CB116	24"x36"	R-3501-TB
CBMH117	48"	R-3501-TB
CB118	27"	R-2560
CBMH119	48"	R-2560
CBMH120	48"	R-2560
CB121	27"	R-2560

ALL STORM SEWER PIPE CLASS 5 UNLESS OTHERWISE NOTED



Scale 1" = 50'

152ND LANE N.W.



NO.	DATE	BY	REMARKS
1.	4/29/15	TPK	ADJUST LOT/BLOCK NUMBERS

DESIGNED BY: RCH
 DRAWN BY: TPK
 CHECKED: RCH
 DATE: 04-15-15

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: *Randall C. Hedlund* DATE: 04-29-15
 RANDALL C. HEDLUND MN. LIC. NO. 19576

PREPARED BY:
HEDLUND
 Planning Engineering Surveying
 2005 PIN OAK DRIVE
 EAGAN, MINNESOTA 55122
 PHONE: (651) 405-6600

HARVEST ESTATES
 Ramsey, Minnesota
 Nik Management Inc.

Drawing: H:\2014 Projects\141029-LDD Utilities\dwg\UtilShets\141029-NorthRoad.dwg
 Layout: Street - Storm
 Date: Apr 28, 2015, 2:00pm

X-Ref Dwg: ACAD-141029Util.dwg
 X-Ref Dwg: ACAD-141029base.dwg

SCALE:
 Horiz: 1" = 50'
 Vert: 1" = 5'

BOOK: PAGE:
 JOB NO.
 141029

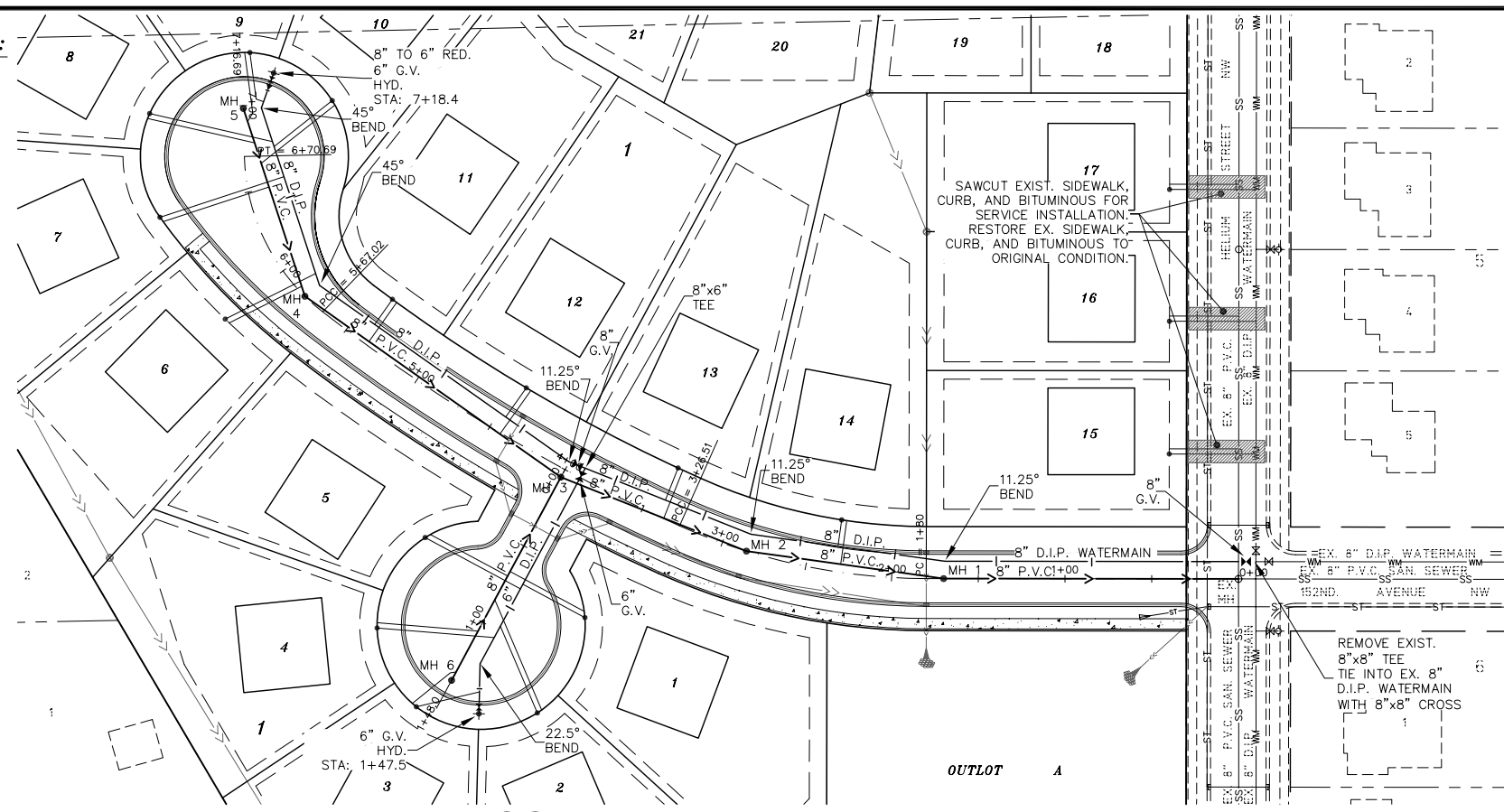
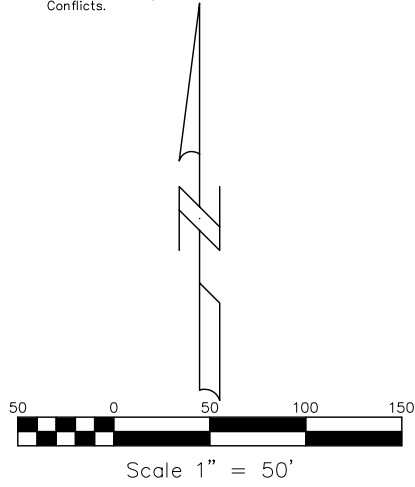
**STREET PROFILE
 STORM SEWER**
 152nd Lane N.W.

SHEET OF
 3 7

SHEET NUMBER
 C-2.1

GENERAL CONSTRUCTION NOTES:

- Existing Utility Locations As-Per As-Built Plans Provided By the City Of Ramsey and Hedlund Engineering.
- All Existing Utilities or Improvements, Including Walks, Curbs, Pavement and Parkways Damaged or Removed During Construction, Shall be Promptly Restored to Their Respective Original Condition.
- The Contractor Shall Notify all Utility Companies Prior to Construction to Verify in the Field all Existing and Underground Utilities Adjacent to the Project, and be Responsible for Protection of the same.
- For on Site Location of all Underground Utilities Call Gopher State One Call System (651)454-0002
- The Contractor Shall Beware of Potential Conflicts with Existing Utilities as Indicated on the Plans. The Contractor Shall Excavate Around Utilities to Determine Elev. Before Beginning Construction.
- The Contractor Shall Be Responsible To Lower Watermain During Install. Where Necessary To Avoid Service Conflicts.



152ND COURT N.W.

SAN. SERVICE SCHEDULE

BLOCK 1 UNIT #	WYE STA.	INVERT ELEVATION	SERVICE
1	0+61.7	883.7	4\"/>

WATER SERVICE SCHEDULE

BLOCK 1 UNIT #	C.S. STA.	ELEVATION	SERVICE
1	0+69.7	890.7	1\"/>

SERVICE NOTES:

- ALL SANITARY SEWER SERVICES ARE 4\"/>

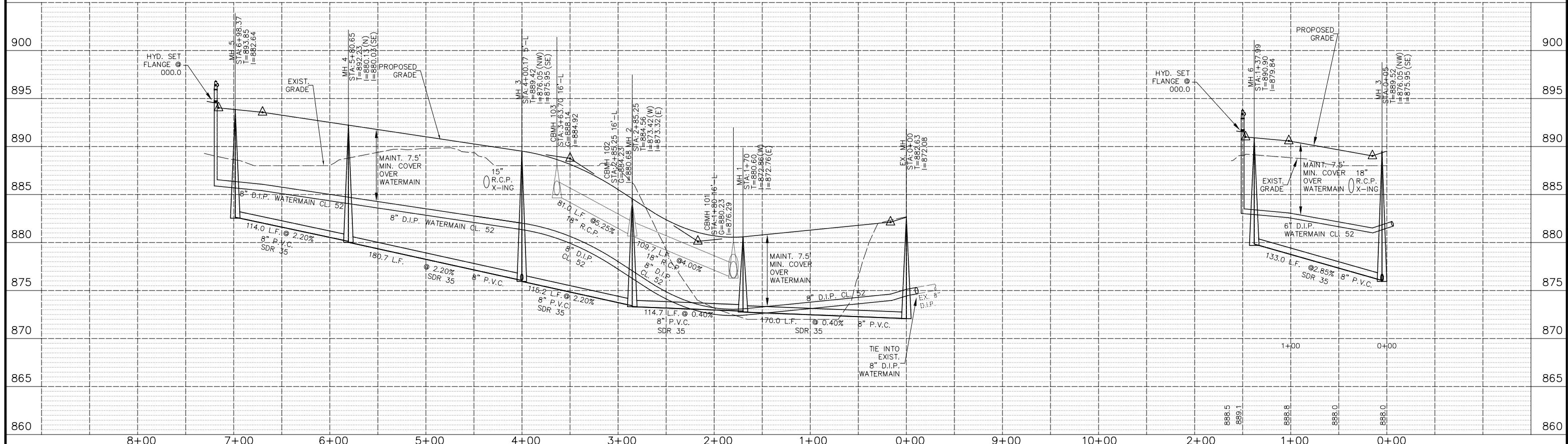
C.S. STA. NOTE:

C.S. STA WITH A * DENOTES STATIONS ARE FROM DOWNSTREAM SANITARY MH. ALL OTHER STATIONS ARE FROM CENTERLINE STATIONING

STANDARD DETAIL PLATE NOTE:

FOR STANDARD DETAIL PLATES, SEE SHEET C-5.0 AND CONSTRUCTION SPECIFICATIONS.

152ND TERRACE N.W.



NO.	DATE	BY	REMARKS
1.	4/29/15	TPK	ADJUST LOT/BLOCK NUMBERS

DESIGNED BY: RCH
 DRAWN BY: TPK
 CHECKED: RCH
 DATE: 04-15-15

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: *Randall C. Hedlund* DATE: 04-29-15
 RANDALL C. HEDLUND MN. LIC. NO. 19576

PREPARED BY:

HEDLUND
 Planning Engineering Surveying
 2005 PIN OAK DRIVE
 EAGAN, MINNESOTA 55122
 PHONE: (651) 405-6600

HARVEST ESTATES
 Ramsey, Minnesota
 Nik Management Inc.

Drawing: H:\2014 Projects\141029-LDD Utilities\dwg\Utilities\141029-SouthCul-De-Sacs.dwg
 Layout: San-Water
 Date: Apr 28, 2015, 1:50pm

SCALE:
 Horiz: 1" = 50'
 Vert: 1" = 5'

BOOK: PAGE:
 JOB NO.: 141029

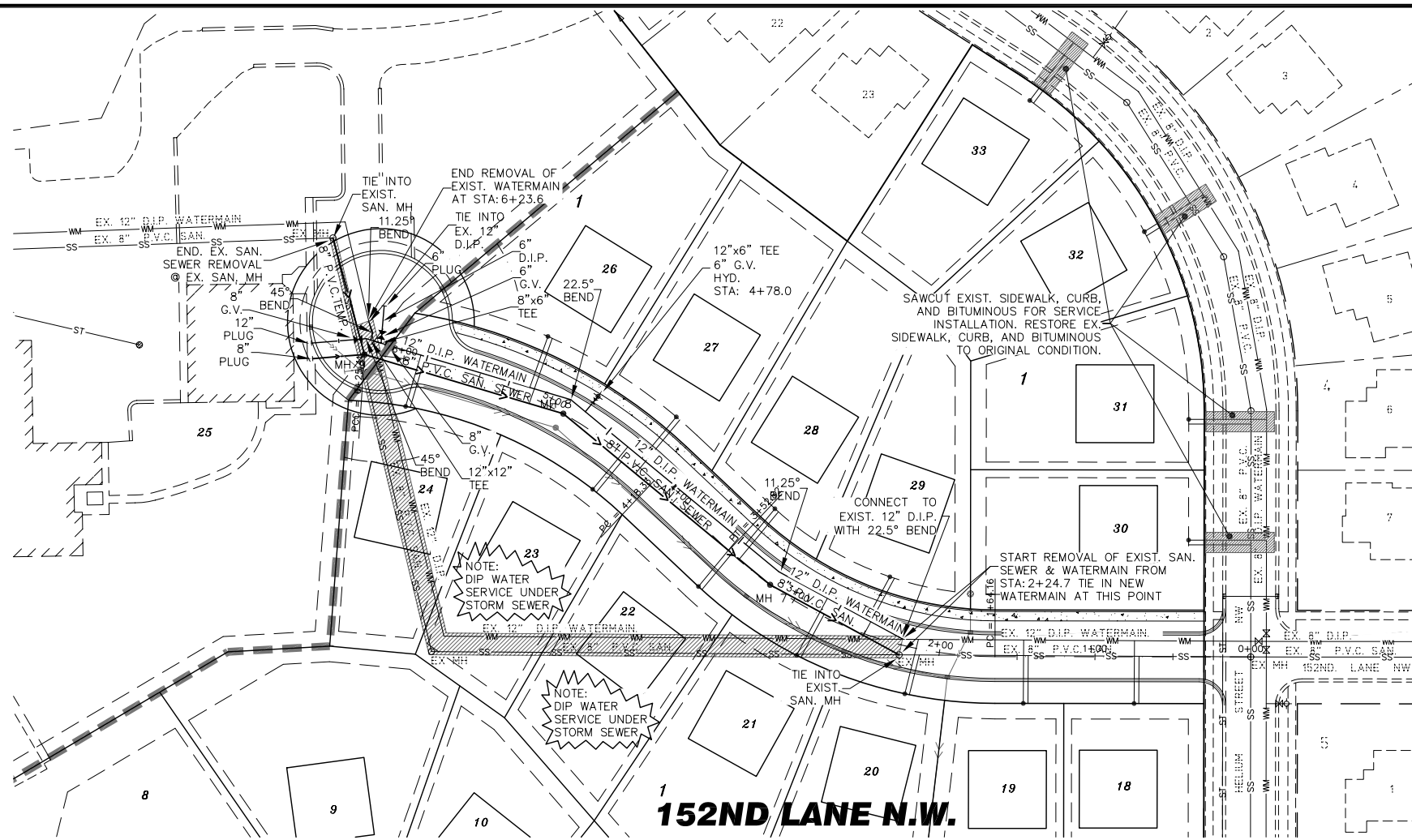
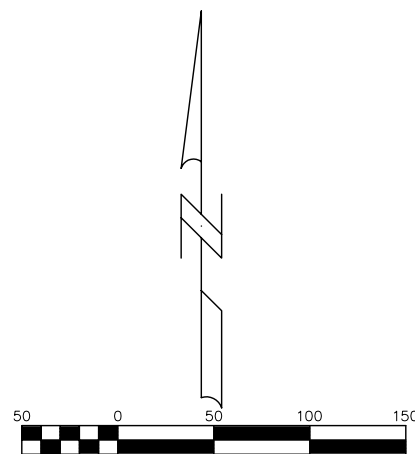
SANITARY SEWER WATERMAIN
 152nd Court N.W.
 152nd Terrace N.W.

SHEET OF
 4 7

SHEET NUMBER
C-3.0

GENERAL CONSTRUCTION NOTES:

- Existing Utility Locations As-Per As-Built Plans Provided By the City of Ramsey and Hedlund Engineering.
- All Existing Utilities or Improvements, Including Walks, Curbs, Pavement and Parkways Damaged or Removed During Construction Shall be Promptly Restored to Their Respective Original Condition.
- The Contractor Shall Notify all Utility Companies Prior to Construction to Verify in the Field all Existing and Underground Utilities Adjacent to the Project, and be Responsible for Protection of the same.
- For on Site Location of all Underground Utilities Call Gopher State One Call System (651)454-0002
- The Contractor Shall Beware of Potential Conflicts with Existing Utilities as Indicated on the Plans. The Contractor Shall Excavate Around Utilities to Determine Elev. Before Beginning Construction.
- The Contractor Shall Be Responsible To Lower Watermain During Install. Where Necessary To Avoid Service Conflicts.



SAN. SERVICE SCHEDULE

BLOCK 1 UNIT #	WYE STA.	INVERT ELEVATION	SERVICE
1	0+61.7	880.7	4" P.V.C. SDR 26
2	0+80.3	881.4	4" P.V.C. SDR 26
3	1+27.5	881.9	4" P.V.C. SDR 26
4	0+58.4	881.4	4" P.V.C. SDR 26
5	0+64.7	880.7	4" P.V.C. SDR 26
6	0+6.0	883.1	4" P.V.C. SDR 26
7	0+66.3	883.8	4" P.V.C. SDR 26
8	0+93.1	884.3	4" P.V.C. SDR 26
9	1+06.0	884.9	4" P.V.C. SDR 26
10	0+90.7	884.2	4" P.V.C. SDR 26
11	1+35.5	882.1	4" P.V.C. SDR 26
12	0+43.0	880.7	4" P.V.C. SDR 26
13	0+51.4	878.3	4" P.V.C. SDR 26
14	0+59.9	873.8	4" P.V.C. SDR 26
15	1+15.0	873.5	4" P.V.C. SDR 26
16	0+38.4	874.2	4" P.V.C. SDR 26
17	2+22.5	875.1	4" P.V.C. SDR 26
18	0+71.7	878.9	4" P.V.C. SDR 26
19	1+42.9	877.3	4" P.V.C. SDR 26
20	2+12.8	878.2	4" P.V.C. SDR 26
21	0+54.8	879.6	4" P.V.C. SDR 26
22	0+31.7	881.1	4" P.V.C. SDR 26
23	1+23.9	883.1	4" P.V.C. SDR 26
24	0+95.4	880.7	4" P.V.C. SDR 26
26	0+22.9	882.8	4" P.V.C. SDR 26
27	1+12.2	883.0	4" P.V.C. SDR 26
28	0+25.7	881.1	4" P.V.C. SDR 26
29	0+26.1	878.9	4" P.V.C. SDR 26
30	0+72.0	876.5	4" P.V.C. SDR 26
31	1+49.6	877.5	4" P.V.C. SDR 26
32	0+13.9	879.4	4" P.V.C. SDR 26
33	0+47.5	881.0	4" P.V.C. SDR 26

WATER SERVICE SCHEDULE

BLOCK 1 UNIT #	C.S. STA.	ELEVATION	1.5" COPPER TYPE "K" IS
1	0+69.7	890.7	1" COPPER TYPE "K"
2	1+31.1	891.4	1" COPPER TYPE "K"
3	1+61.0	891.9	1" COPPER TYPE "K"
4	1+31.8	891.4	1" COPPER TYPE "K"
5	1+72.7	890.7	1" COPPER TYPE "K"
6	5+97.9	893.1	1" COPPER TYPE "K"
7	6+47.2	893.8	1" COPPER TYPE "K"
8	6+96.7	894.3	1" COPPER TYPE "K"
9	7+30.5	894.9	1" COPPER TYPE "K"
10	7+01.8	894.2	1" COPPER TYPE "K"
11	5+38.8	892.1	1" COPPER TYPE "K"
12	4+43.4	890.7	1" COPPER TYPE "K"
13	3+41.3	888.3	1" COPPER TYPE "K"
14	2+33.6	889.1	1" COPPER TYPE "K"
15	* 1+18.0	883.5	1" COPPER TYPE "K"
16	* 0+41.4	884.2	1" COPPER TYPE "K"
17	* 2+25.5	885.1	1" COPPER TYPE "K"
18	0+74.9	886.9	1" COPPER TYPE "K"
19	1+46.0	887.3	1" COPPER TYPE "K"
20	2+16.3	888.2	1" COPPER TYPE "K"
21	2+82.3	889.6	1" COPPER TYPE "K"
22	3+51.2	891.1	1" COPPER TYPE "K"
23	4+46.1	893.1	1" COPPER TYPE "K"
24	5+93.6	890.7	1" COPPER TYPE "K"
26	5+20.2	892.8	1" COPPER TYPE "K"
27	4+34.1	893.0	1" COPPER TYPE "K"
28	3+49.0	891.1	1" COPPER TYPE "K"
29	2+46.1	888.9	1" COPPER TYPE "K"
30	* 0+75.0	886.5	1" COPPER TYPE "K"
31	* 1+52.6	887.5	1" COPPER TYPE "K"
32	* 0+40.7	889.4	1" COPPER TYPE "K"
33	* 0+50.5	891.0	1" COPPER TYPE "K"

SERVICE NOTES:

- ALL SANITARY SEWER SERVICES ARE 4" P.V.C. SDR 26
- ALL WATERMAIN SERVICES ARE 1" COPPER TYPE "K"
- ALL SANITARY SEWER WYE STATIONS ARE FROM DOWNSTREAM MH.
- MIN. GRADE FOR SANITARY SEWER SERVICE SHALL BE NO LESS THAN 2%.
- A 10 GAUGE SOLID COPPER WIRE IS REQUIRED WITH ALL SEWER LINES
- CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
- TRACER WIRE ARE TO END OF STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

CS. STA. NOTE:

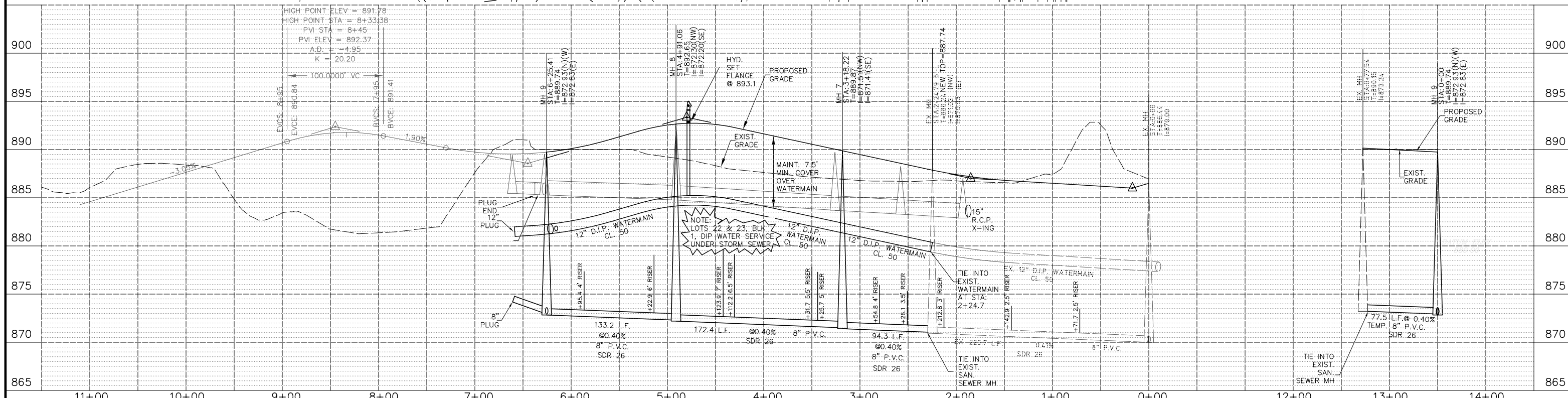
CS. STA WITH A * DENOTES STATIONS ARE FROM DOWNSTREAM SANITARY MH. ALL OTHER STATIONS ARE FROM CENTERLINE STATIONING

WATER SERVICE NOTE:

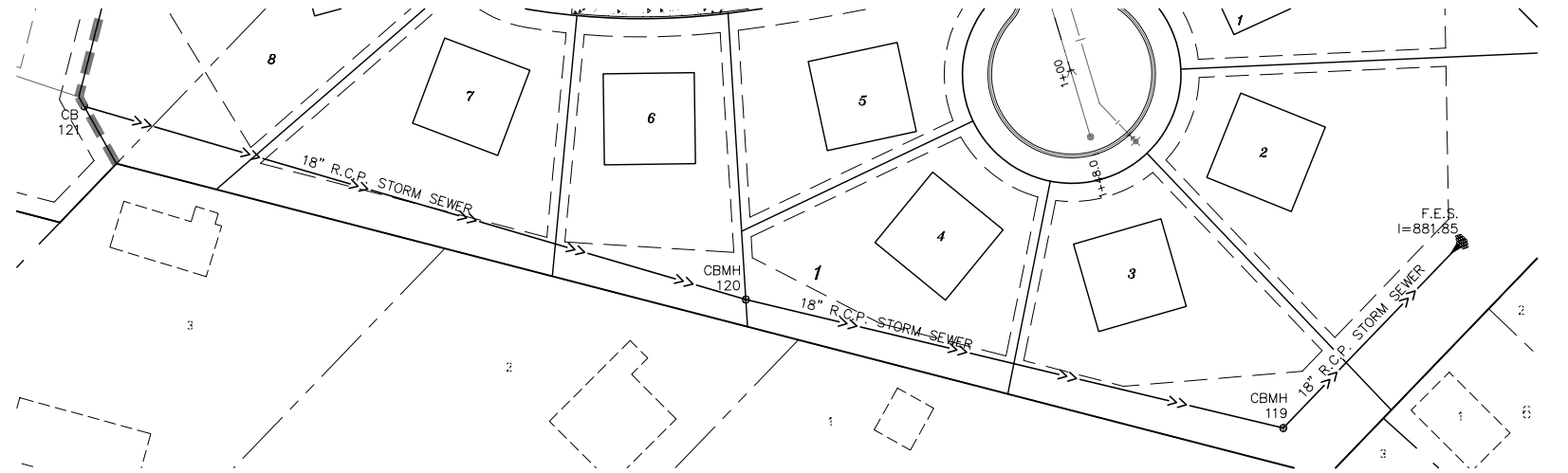
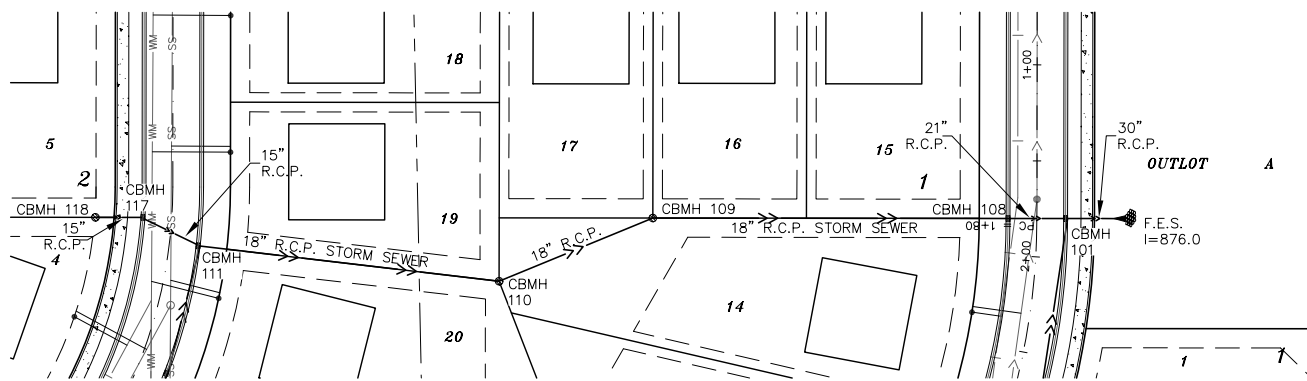
LOTS 22 AND 23 OF BLOCK ONE, DIP WATER SERVICES UNDER STORM SEWER

STANDARD DETAIL PLATE NOTE:

FOR STANDARD DETAIL PLATES, SEE SHEET C-5.0 AND CONSTRUCTION SPECIFICATIONS.



DESIGNED BY: RCH		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.	PREPARED BY:		<p>HARVEST ESTATES</p> <p>Ramsey, Minnesota</p> <p>Nik Management Inc.</p>	SCALE:	SHEET 5 OF 7
DRAWN BY: TPK			<p>HEDLUND</p> <p>Planning Engineering Surveying</p> <p>2005 PIN OAK DRIVE</p> <p>EAGAN, MINNESOTA 55122</p> <p>PHONE: (651) 405-6600</p>			Horiz: 1" = 50'	
CHECKED: RCH		SIGNATURE: <i>Randall C. Hedlund</i> DATE: 04-29-15	DATE: 04-15-15		<p>MN. LIC. NO. 19576</p>	BOOK: PAGE:	SHEET NUMBER: C-3.1
NO. DATE BY REVISIONS			REVISIONS			JOB NO. 141029	



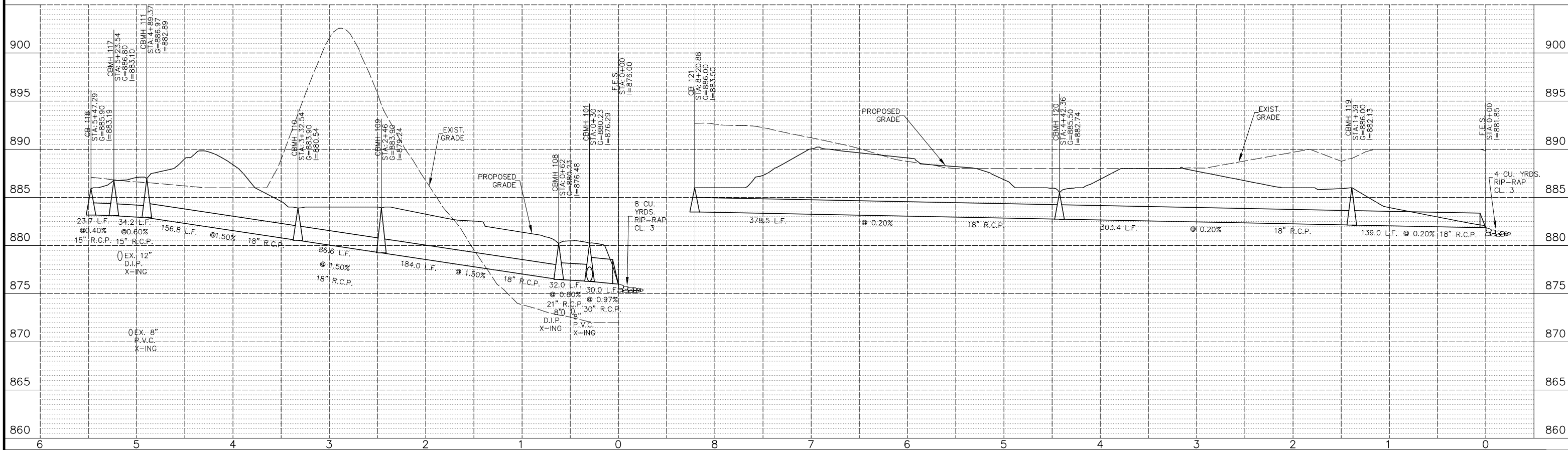
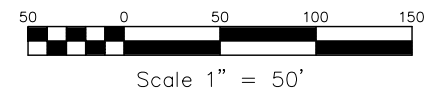
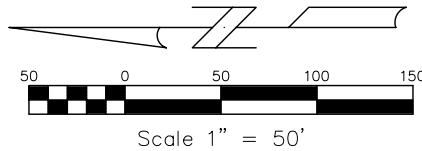
STORM SEWER SCHEDULE

STRUCTURE NUMBER	DIAMETER	LID/GRATE
CBMH101	60"	R-3501-TB
CBMH102	48"	R-3501-TB
CBMH103	48"	R-3246-R
CBMH104	48"	R-3246-R
CBMH105	48"	R-3246-R
CBMH106	48"	R-3246-R
CB107	24" x 36"	R-3501-TB
CBMH108	48"	R-3501-TB
CBMH109	48"	R-2560
CBMH110	48"	R-2560
CBMH111	48"	R-3501-TB
CBMH112	48"	R-3501-TB
CBMH113	48"	R-3501-TB
STMH114	48"	R-3501-TB
STMH115	72"	R-1733
CB116	24" x 36"	R-3501-TB
CBMH117	48"	R-3501-TB
CB118	27"	R-2560
CBMH119	48"	R-2560
CBMH120	48"	R-2560
CB121	27"	R-2560

ALL STORM SEWER PIPE CLASS 5 UNLESS OTHERWISE NOTED

STANDARD DETAIL PLATE NOTE:

FOR STANDARD DETAIL PLATES, SEE SHEET C-5.0 AND CONSTRUCTION SPECIFICATIONS.



NO.	DATE	BY	REMARKS
1.	4/29/15	TPK	ADJUST LOT/BLOCK NUMBERS

DESIGNED BY: RCH
 DRAWN BY: TPK
 CHECKED: RCH
 DATE: 04-15-15

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: *Randall C. Hedlund* DATE: 04-29-15
 RANDALL C. HEDLUND MN. LIC. NO. 19576

PREPARED BY:
HEDLUND
 Planning Engineering Surveying
 2005 PIN OAK DRIVE
 EAGAN, MINNESOTA 55122
 PHONE: (651) 405-6600

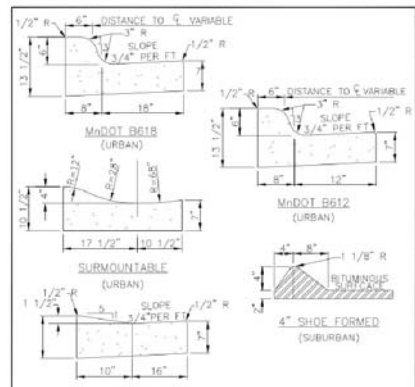
HARVEST ESTATES
 Ramsey, Minnesota
 Nik Management Inc.

Drawing No. 141029-LDD Utilities.dwg
 Layout: Storm Sewer
 Date: Apr 28, 2015, 1:54pm

SCALE:
 Horiz: 1" = 50'
 Vert: 1" = 5'

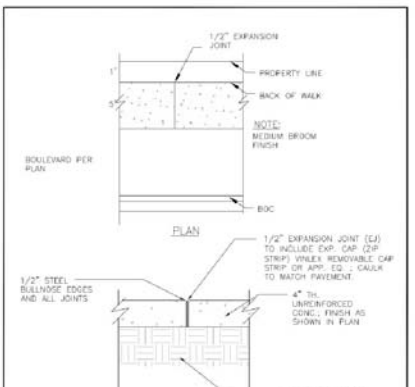
BOOK: PAGE:
 141029

SHEET 6 OF 7
 SHEET NUMBER C-4.0

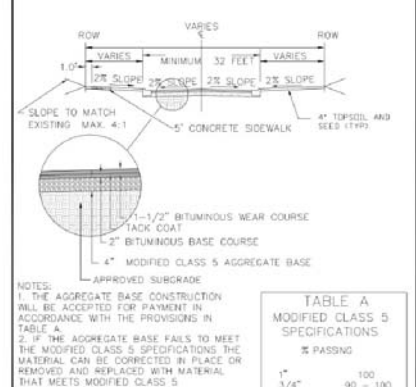


NOTES:
 1. ON WEAR COURSE WILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
 2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

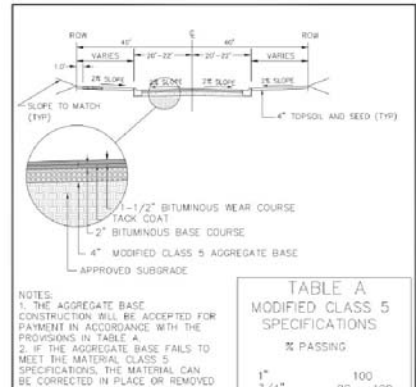
APPROVED DATE: 04-12
 City of RAMSEY
 STANDARD DETAILS CURB AND GUTTER
 CITY PLATE No. STR-1



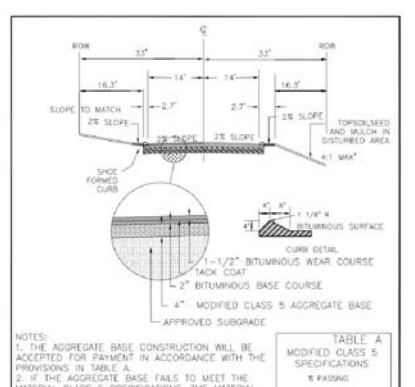
APPROVED DATE: 7-2011
 City of RAMSEY
 STANDARD DETAILS CONCRETE SIDEWALK
 CITY PLATE No. STR-03



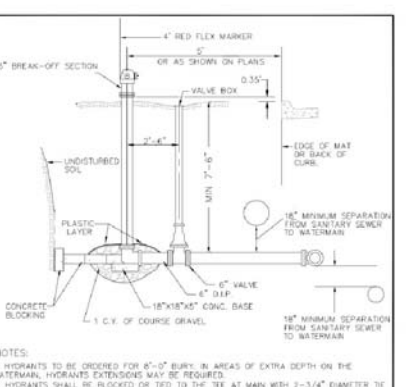
APPROVED DATE: 6-2004
 City of RAMSEY
 STANDARD DETAILS URBAN SECTION
 CITY PLATE No. STR-5



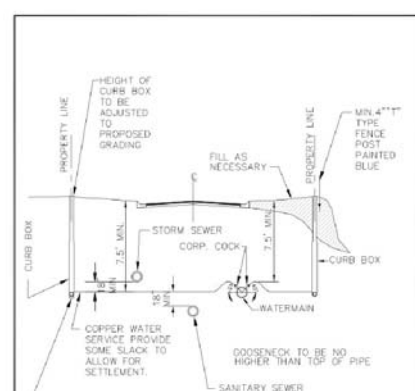
APPROVED DATE: 2-2006
 City of RAMSEY
 STANDARD DETAILS MSA SECTION
 CITY PLATE No. STR-7



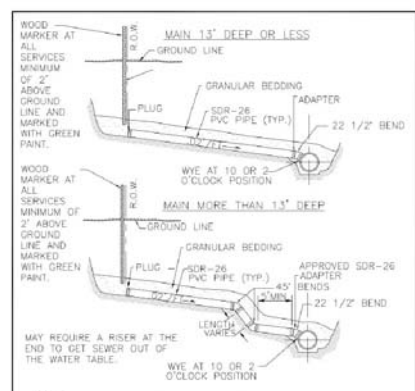
APPROVED DATE: 2-2011
 City of RAMSEY
 STANDARD DETAILS CITY RESIDENTIAL STREET BIT CURB
 CITY PLATE No. STR-11



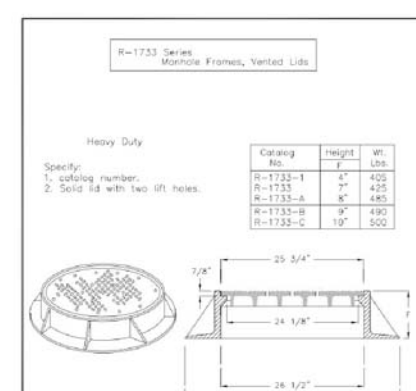
APPROVED DATE: 8-2008
 City of RAMSEY
 STANDARD DETAILS HYDRANT
 CITY PLATE No. WAT-3



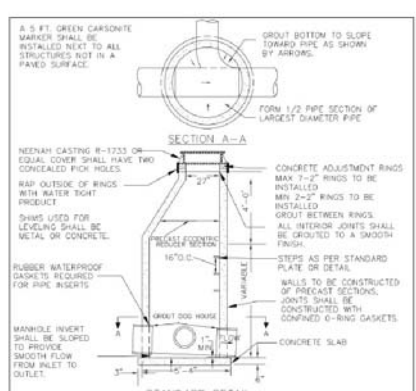
APPROVED DATE: 7-2-83
 City of RAMSEY
 STANDARD DETAILS WATER SERVICE
 CITY PLATE No. WAT-4



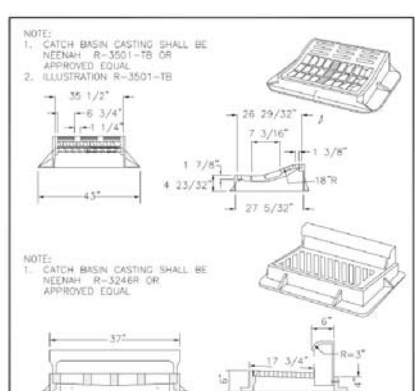
APPROVED DATE: 8-2011
 City of RAMSEY
 STANDARD DETAILS SANITARY SEWER SERVICE
 CITY PLATE No. SEW-1



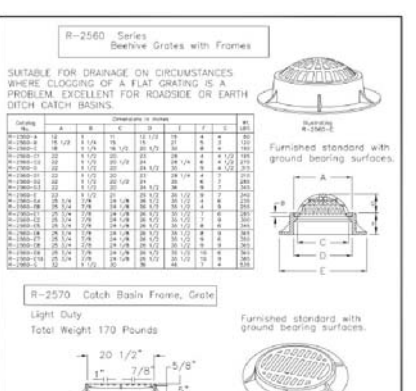
APPROVED DATE: 8-2011
 City of RAMSEY
 STANDARD DETAILS SANITARY SEWER CASTING
 CITY PLATE No. SEW-3



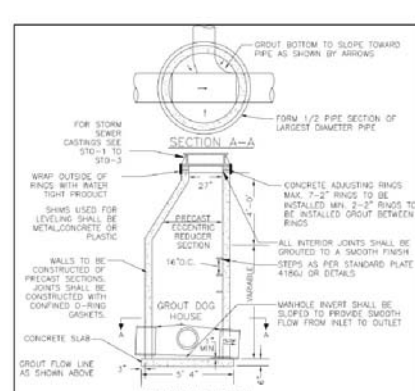
APPROVED DATE: 8-2006
 City of RAMSEY
 STANDARD DETAILS MANHOLE
 CITY PLATE No. SEW-4



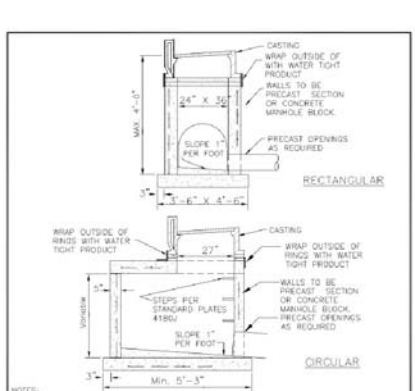
APPROVED DATE: 2-2007
 City of RAMSEY
 STANDARD DETAILS STORMWATER CASTINGS
 CITY PLATE No. STO-2



APPROVED DATE: 8-2011
 City of RAMSEY
 STANDARD DETAILS STORM CASTING NON-TRAFFIC AREAS
 CITY PLATE No. STO-3



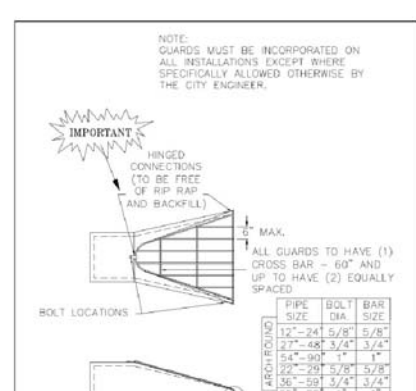
APPROVED DATE: 1-2008
 City of RAMSEY
 STANDARD DETAILS STORM MANHOLE CATCH BASIN
 CITY PLATE No. STO-4



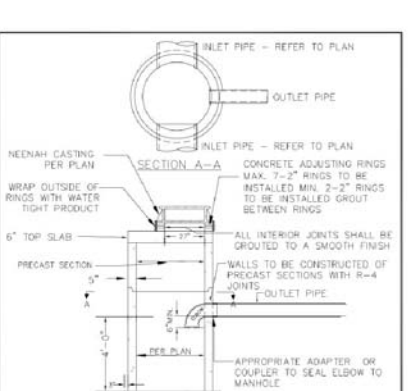
APPROVED DATE: 4-2007
 City of RAMSEY
 STANDARD DETAILS CATCH BASIN
 CITY PLATE No. STO-7



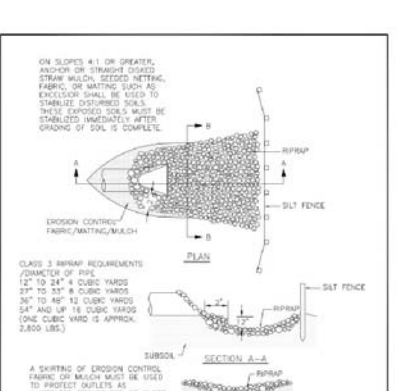
APPROVED DATE: 2-2006
 City of RAMSEY
 STANDARD DETAILS INTERSECTION CATCH BASIN LOCATION AND CURB TYPE
 CITY PLATE No. STO-10



APPROVED DATE: 2-2006
 City of RAMSEY
 STANDARD DETAILS TRASH GUARD
 CITY PLATE No. STO-12



APPROVED DATE: 2-2011
 City of RAMSEY
 STANDARD DETAILS SUMP MANHOLE
 CITY PLATE No. STO-15



APPROVED DATE: 2-2011
 City of RAMSEY
 STANDARD DETAILS RIP - RAP
 CITY PLATE No. ERO-1

DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 DATE: 4-15-15

REVISIONS

NO.	DATE	BY	REMARKS
1.	4/29/15	TPK	ADJUST LOT/BLOCK NUMBERS

HEDLUND
 Planning Engineering
 2005 PIN OAK DRIVE
 EAGAN, MINNESOTA 55122
 PHONE: (651) 405-6600

HARVEST ESTATES
 Ramsey, Minnesota
 Nik Management Inc.

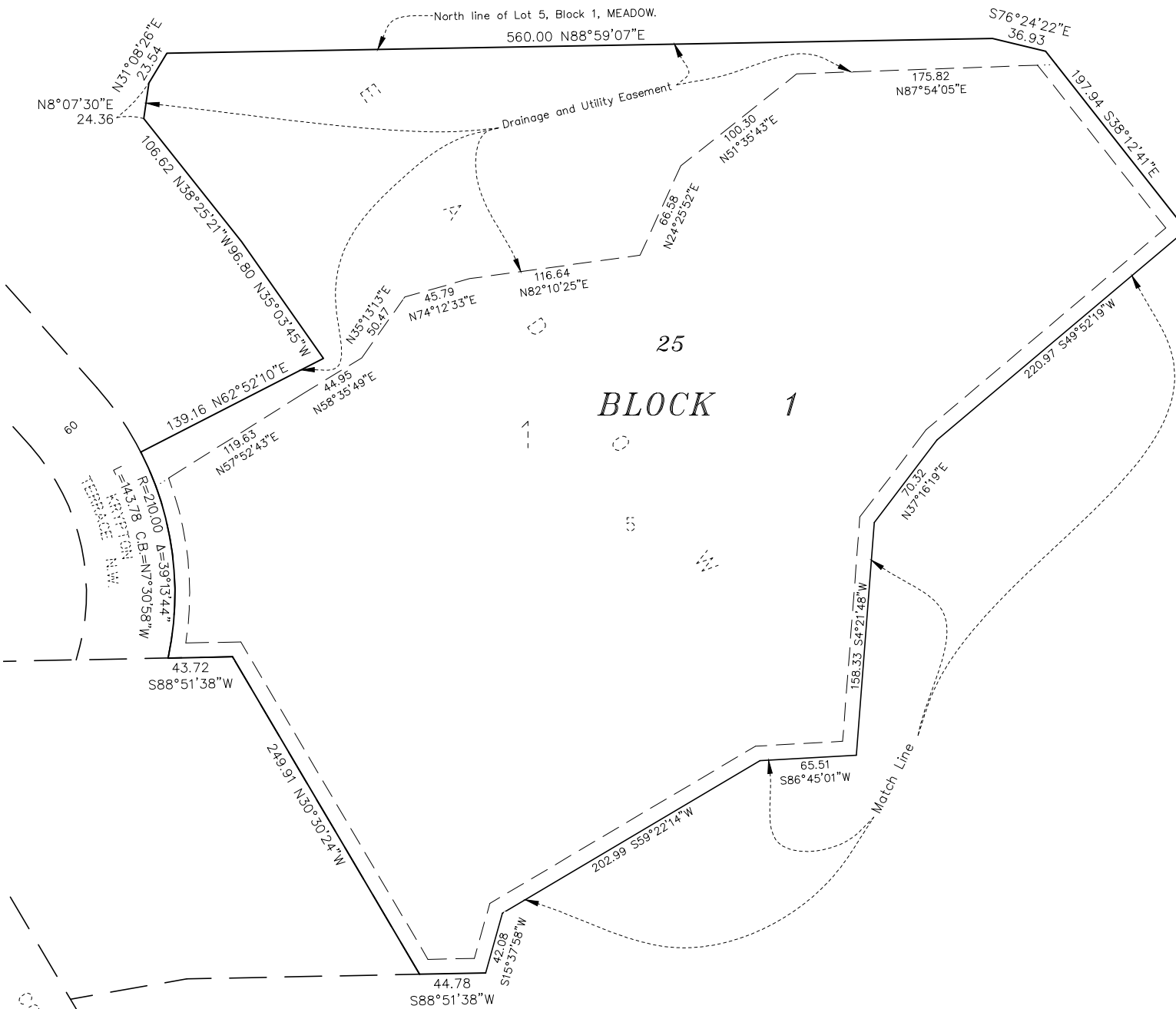
SCALE:
 Horiz: _____
 Vert: _____
 BOOK: PAGE:
 JOB NO.
 141029

SHEET OF
 7 7
 SHEET NUMBER
C-5.0

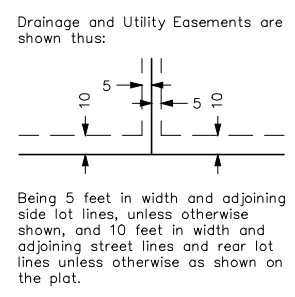
Drawing H:\2014 Projects\141029-LDD Utilities\dwg\Utilities\141029-Detail Sht.dwg
 Layout:Detail Plates
 Date: Apr 28, 2015, 2:16pm

HARVEST ESTATES

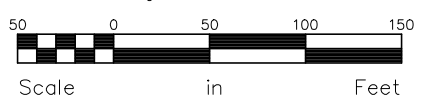
City of Ramsey
County of Anoka
Sec. 23, T. 32, R. 25



COUNTY STATE AID HIGHWAY, No. 5
(NOW THEN BOULEVARD)



● Denotes 1/2 inch iron pipe monument found.
○ Denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 48176.
Bearings shown are based upon the North line of Lot 5, Block 1, MEADOW, which has an assumed bearing of N 88°59'07" E.



KNOW ALL PERSONS BY THESE PRESENTS: That NIK Management, Inc., a Minnesota corporation, owner of the following described property:
Lot 4 and that part of Lot 5, Block 1, MEADOW, Anoka County, Minnesota, lying southeasterly of the following described line: Beginning at the northwest corner of said Lot 4; thence North 15 degrees 37 minutes 58 seconds East 42.08 feet, thence North 59 degrees 22 minutes 14 seconds East 202.99 feet, thence North 86 degrees 45 minutes 01 seconds East 65.51 feet, thence North 04 degrees 21 minutes 48 seconds East 158.33 feet, thence North 37 degrees 16 minutes 19 seconds East 70.32 feet, thence North 49 degrees 52 minutes 19 seconds East 220.97 feet to the northeasterly line of said Lot 5 and there terminating.
Bearings are oriented to said plat of MEADOW.
And the City of Ramsey, owner of the following described property:
That part of Lot 5, Block 1, MEADOW, Anoka County, Minnesota, lying northwesterly of the following described line: Beginning at the northwest corner of Lot 4, said Block 1; thence North 15 degrees 37 minutes 58 seconds East 42.08 feet, thence North 59 degrees 22 minutes 14 seconds East 202.99 feet, thence North 86 degrees 45 minutes 01 seconds East 65.51 feet, thence North 04 degrees 21 minutes 48 seconds East 158.33 feet, thence North 37 degrees 16 minutes 19 seconds East 70.32 feet, thence North 49 degrees 52 minutes 19 seconds East 220.97 feet to the northeasterly line of said Lot 5 and there terminating.
Bearings are oriented to said plat of MEADOW.

Has caused the same to be surveyed and platted as HARVEST ESTATES and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.
In witness whereof said NIK Management, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.
In witness whereof said City of Ramsey has caused these presents to be signed by its Mayor this _____ day of _____, 20____.

NIK MANAGEMENT, INC.

Its: _____
STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____, 20____ by _____, the _____ of NIK Management, Inc., a Minnesota corporation, on behalf of the corporation.

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY OF RAMSEY

Its: Mayor
STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____, 20____ by _____, the Mayor of the City of Ramsey.

Notary Public, _____ County, Minnesota
My Commission Expires _____

I Eric B. Lindgren 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____.

Eric B. Lindgren, Licensed Land Surveyor
Minnesota License No. 48176

STATE OF MINNESOTA
COUNTY OF DAKOTA
This instrument was acknowledged before me this _____ day of _____, 20____ by Eric B. Lindgren.

Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA
This plat of HARVEST ESTATES was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____, Mayor By: _____, Clerk

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

By _____
Larry D. Hoium
Anoka County Surveyor

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

Property Tax Administrator
By _____ Deputy

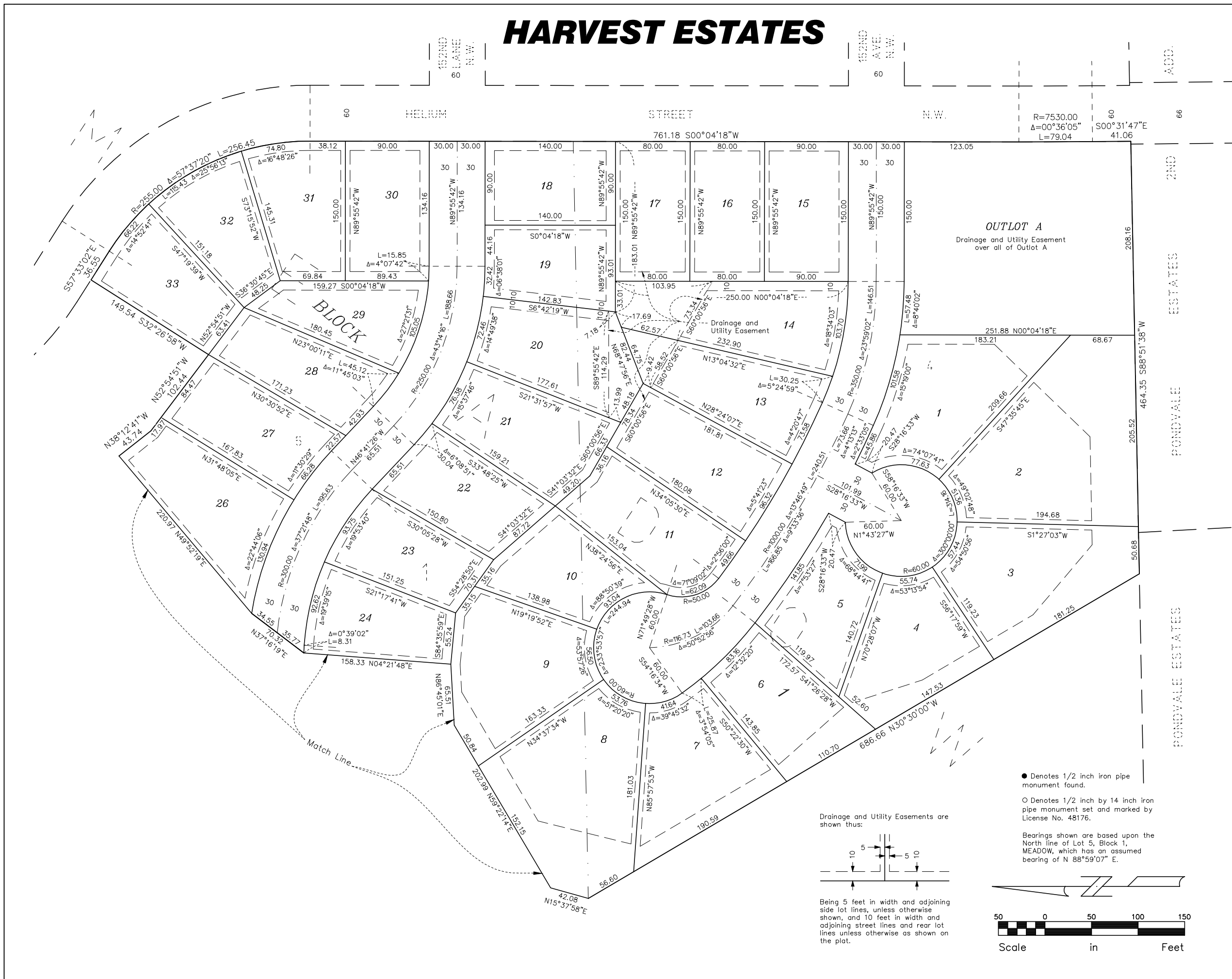
COUNTY RECORDER
I hereby certify that this plat of HARVEST ESTATES was filed in the office of the County Recorder for public record on this _____ day of _____, 20____, at _____ o'clock _____ M., and was duly recorded in Book _____ Page _____, as Document Number _____.

County Recorder
By _____ Deputy



HARVEST ESTATES

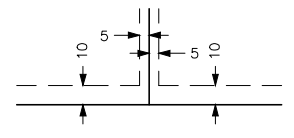
City of Ramsey
County of Anoka
Sec. 23, T. 32, R. 25



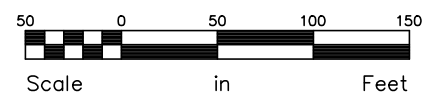
● Denotes 1/2 inch iron pipe monument found.
 O Denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 48176.

Bearings shown are based upon the North line of Lot 5, Block 1, MEADOW, which has an assumed bearing of N 88°59'07" E.

Drainage and Utility Easements are shown thus:



Being 5 feet in width and adjoining side lot lines, unless otherwise shown, and 10 feet in width and adjoining street lines and rear lot lines unless otherwise as shown on the plat.



HEDLUND
 PLANNING ENGINEERING SURVEYING