

ABBREVIATIONS

<p>D & @ 100 YR. A.B. A.D. A/C ADD. ADDL. ADJ. AHJ ALT. ALUM. ANOD. APPROX. ARCH. AUTO. AVG. B.C. B/W BFE BIT BLDG BSMT. C.F. C.F.S. C.G. C.J. C.L. C.M.U. C.O. C.O.E. C.Y. CB CBM# CEM. CIP CJP CONC. CONN. CONST. CONT. CONTR. COP. CU. D.S. DEG. DEMO. DEPT. DET. DIAG. DIM. DIP DN DWG. E. E.J. E.O. E.O.S. E.W. EA. EL. ELEC. ELEV. EPER. ENGR. ENTR. EQ. EQUIP. EQUIV. EXIST. EXP. F & I F.B.O. F.C. F.D. F.D.C. F.V. FB FBWO FBLD. FDN. FES FFE FLR. FLR. OR () FUT. G.B. G.C. GAL. GALV. GFE GL. GR. H. H.P. HDPEP HGT. HORIZ. HVAC HYD. ID. I.E. or I.E. IN. OR () INFO. INLET. INSUL. INV. JF.</p>	<p>Angle And 100 Year Flood Elevation Anchor Bolt Area Drain Air Conditioning Unit Addendum Additional Adjacent / Adj Air Handling Unit Alternate Aluminum Anodized Approximate Architect / Architectural Automatic Average Back of Curb Bottom of Wall Basement Floor Elevation Bituminous (Asphaltic) Building Basement Cubic Feet Cubic Feet Per Second Corner Guard Control Joint Centerline Concrete Masonry Unit Cleanout U.S. Army Corps Of Engineers Cubic Yards Catch Basin Catch Basin Manhole Cement Cast Iron Pipe Corrugated Metal Pipe Concrete (Portland) Connection Construction Continuous Contractor Copper Curb Down Spout Degree Demolition / Demolish Department Detail Diameter Diagonal Dimension Dip Ductile Iron Pipe Down Drawing East Expansion Joint Emergency Overflow Emergency Overflow Swole Each Way Each Elevation Electrical Elevation Emergency Engineer Entrance Equal Equip. Equipment Equivalent Existing Expansion Furnish and Install Furnished by Others Face of Curb Floor Drain Fire Department Connection Field Verify Full Basement Full Basement Walk Out Full Basement Look Out Foundation Flared End Section Finished Floor Elevation Floor Foot Future Grade Break General Contractor Gallon Galvanized Garage Floor Elevation Glass Grade Height High Point High Density Polyethylene Pipe Height Horizontal Heating, Ventilation, Air Conditioning Hydrant Inside Dimension Invert Elevation Inches Information Inlet Elevation Insulation Invert Elevation Joint</p>	<p>L.F. L.P. LB. LGU LONG. LT. MAINT. M.A.S. M.A.T.L. M.A.X. M.E.G.H. M.E.D. M.F.R. M.H. M.N. M.N.C. M.S.C. M.N.D.O.T. M.O.D. M.U.L. N.L. N.L.C. N.O. OR # N.O.M. N.T.S. N.W.E. N.W.L. O.C. O.D. O.E. O.H. O.H.W.L. O.P.N.G. O.R.G. P.C. P.I. P.I.V. P.L. OR P/L P.O.B. P.S.F. P.S.I. P.T. P.V.C. P.V.I. P.V.T. P.E. P.E.D. P.E.R.F. P.R.E.P. P.R.O.J. P.R.O.P. P.V.C. P.V.M.T. Q.T.R. Q.T.Y. R. R.A.D. R.E. R.D. R.D.E. R.P. R.P. R.S. R.S.D. R.E. R.E.N.F. R.E.Q.D. R.E.V. R.G.U. R.O.W. OR R/W S. S.F. S.A.N. S.E.C.T. S.E. S.E.W.O S.H.T. S.I.M. S.L.N.T. S.P.E.C. S.Q. S.S.D. S.T.M.H. S.T.D. S.T.R.U.C.T. S.Y.M. T T/R T/W T.E.M.P. T.H.K. T.J. T.N.H. T.Y.P. U.N.D. V.B. V.C. V.I.F. V.E.R. V.E.R.T. V.E.S.T. W. W.P.T. W.W.F. W. W/O W.I. W.E.T.L. W.P. W.T. Y.D. Y.R.</p>	<p>Lineal Feet Low Point / Liquid Petroleum Pound Local Government Unit Longitudinal Light / Lighting Maintenance Masonry Material Maximum Mechanical Medium Manufacturer Manhole Minimum / Minute Miscellaneous Minnesota Department Of Transportation Module / Modular Mullion North Not In Contract Number Normal Not to Scale Normal Water Elevation Normal Water Level On Center Outside Dimension Overhead Electric Overhead Ordinary High Water Level Opening Ordnance Point of Curvature Point of Intersection Post Indicator Valve Property Line Point of Beginning Pounds Per Square Foot Pounds Per Square Inch Point of Tangency Point of Vertical Curvature Point of Vertical Intersection Point of Vertical Tangency Polyethylene Pedestal / Pedestrian Perforated Preparation Project Proposed Poly-Vinyl-Chloride (Pvc) Pavement Quarter Quantity Radius Radius Rim Elevation (Casting) Roof Drain Remove Existing Rough Opening Radius Point Reinforced Concrete Pipe Rough Slab Roof Storm Drain Regrading Reinforced Required Revision / Revised Regulatory Government Unit Right of Way South Square Feet Sanitary Sewer Section Side Exit Side Exit Walk Out Sheet Seal Sealant Specification Square Subsurface drain Storm Sewer Manhole Standard Structural Symmetrical Thickness Top of Rim Top of Wall Temporary Thick Thickness Tooled Joint Top Nut Hydrant Typical Unless Noted Otherwise Vapor Barrier Vertical Curve Verify In Field Verify Vertical Vestibule Width Working Point Welded Wire Fabric With Without Walk Out Wetland Waterproof Weight Yard Year</p>
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SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
	MAJOR CONTOUR		MAJOR CONTOUR
	MINOR CONTOUR		MINOR CONTOUR
	SPOT ELEVATION		SPOT ELEVATION
	BUILDING		BUILDING
	CANOPY / OVERHANG		CANOPY / OVERHANG
	CONCRETE		UNDERGROUND STRUCTURE
	BITUMINOUS		CONCRETE
	LANDSCAPING		CONCRETE CURB
	GRAVEL		EDGE OF PAVEMENT
	PAVING BLOCK		FENCING
	STORM SEWER LINE		GUARD RAIL
	SANITARY SEWER LINE		CONCRETE RETAINING WALL
	WATER MAIN		MODULAR RETAINING WALL
	OVERHEAD ELECTRIC		FIELDSTONE RETAINING WALL
	UNDERGROUND TELEPHONE		LIGHT STANDARD
	UNDERGROUND ELECTRIC		POWER POLE
	GAS LINE		SLOPE DIRECTION
	CONCRETE CURB		CATCH BASIN
	FENCING		MANHOLE
	RETAINING WALL		BOLLARD
	SET 1/2" X 14" IRON PIPE		STORM SEWER
	IRON MONUMENT FOUND		SANITARY SEWER-WASTE
	SURVEY DISK (BENCHMARK)		FORCE MAIN
	POWER POLE		ROOF DRAIN SYSTEM
	GUY WIRE		WATERMAIN
	GUARD POST		FIRE LINE (IF SEPARATE)
	GAS METER		FIRE DEPT. CONNECTION
	TRANSFORMER		SOIL SUBDRAIN
	WATER SHUT-OFF VALVE		GAS LINE-UNDERGROUND
	TRAFFIC SIGN		ELECTRIC-UNDERGROUND
	FLAG POLE		TELEPHONE-UNDERGROUND
	LIGHT POLE		UNDERGROUND CABLE/TV
	TREES		LAWN SPRINKLER SLEEVE
	TREE LINE		
	MANHOLE		
	CATCH BASIN		
	FIRE HYDRANT		
	WATER VALVE		
	FLARED END SECTION		
	MAILBOX		
	NOTE NUMBER		
	MEASURED DISTANCE		
	DISTANCE PER RECORDED PLAT		
	SOL BORING		

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	SEDIMENT CONTROL FENCE
	INLET PROTECTION

DRAWING SYMBOLS

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

LEGAL DESCRIPTION

LOT 1, BLOCK 1, NOW AND THEN ESTATES, ANOKA COUNTY, MINNESOTA.
AND
OUTLOTS C AND D, BROOKFIELD FIRST ADDITION, ANOKA COUNTY, MINNESOTA.

BENCHMARK

XX

OWNER

BRYON AND LYNN COLE
6951 168TH AVE NW
ANOKA, MN 55303

PROJECT CONTACTS

<p>CIVIL ENGINEER LANDFORM 105 SOUTH FIFTH AVENUE, SUITE 513 MINNEAPOLIS, MN 55401 TEL 612-252-9070 FAX 612-252-9077 CONTACT: REID SCHULZ</p>	<p>SURVEYOR LANDFORM 105 SOUTH FIFTH AVENUE, SUITE 513 MINNEAPOLIS, MN 55401 TEL 612-252-9070 FAX 612-252-9077 CONTACT: ERIC LINDGEN</p>
<p>LANDSCAPE ARCHITECT LANDFORM 105 SOUTH FIFTH AVENUE, SUITE 513 MINNEAPOLIS, MN 55401 TEL 612-252-9070 FAX 612-252-9077 CONTACT: DANIELLE PIERQUET</p>	

CIVIL / LANDSCAPE SHEET INDEX & REVISION MATRIX

SHEETS ISSUED BY ISSUE / REVISION DATE	06/23/17	08/01/17
C0.1 CIVIL & LANDSCAPE TITLE SHEET	X	X
C1.1 EXISTING CONDITIONS	X	X
C1.2 DEMOLITION PLAN	X	X
C2.1 PRELIMINARY PLAT & SITE PLAN	X	X
C3.1 GRADING, DRAINAGE, & EROSION CONTROL	X	X
C4.1 UTILITY PLAN AND PROFILE	X	X
C5.1 STREET PLAN AND PROFILE	X	X
C7.1 CONSTRUCTION DETAILS	X	X
C7.2 CONSTRUCTION DETAILS	X	X
L1.2 TREE PRESERVATION PLAN	X	X
L2.1 LANDSCAPE PLAN		

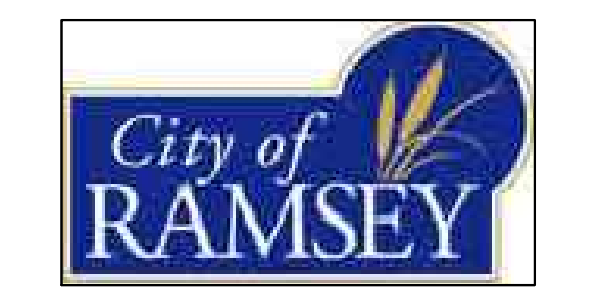
SITE / UTILITY CONTACTS

<p>CITY PLANNER CITY OF RAMSEY</p> <p>TM GLADHILL tgladhil@cityoframsey.com TEL: 763-433-9824 FAX:</p>	<p>CITY ENGINEER CITY OF RAMSEY</p> <p>BRUCE WESTBY bwestby@cityoframsey.com TEL: 763-433-9825 FAX:</p>
<p>BUILDING OFFICIAL</p> <p>TEL: FAX:</p>	<p>GAS</p> <p>TEL: FAX:</p>
<p>ELECTRIC</p> <p>TEL: FAX:</p>	<p>TELEPHONE</p> <p>TEL: FAX:</p>

DEVELOPER

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MUNICIPALITY



PROJECT

**COLE
ADDITION
RAMSEY, MN**

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C6.1	STREET PLAN AND PROFILE
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C7.2	CONSTRUCTION DETAILS
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L2.1	LANDSCAPE PLAN

ISSUE / REVISION HISTORY

DATE	ISSUE/REVISION	REVIEW
23 MAY 2017	SKETCH PLAN	
01 JUN 2017	PRELIMINARY & FINAL PLAT	RTS

PROJECT MANAGER REVIEW

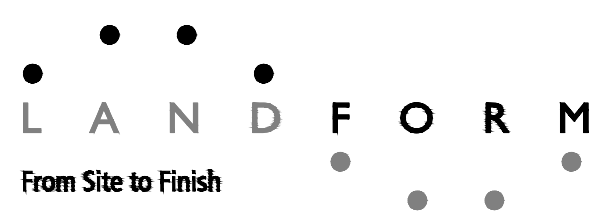
BY RS DATE 06-22-17

CERTIFICATION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PRELIMINARY & FINAL PLAT

06-01-17

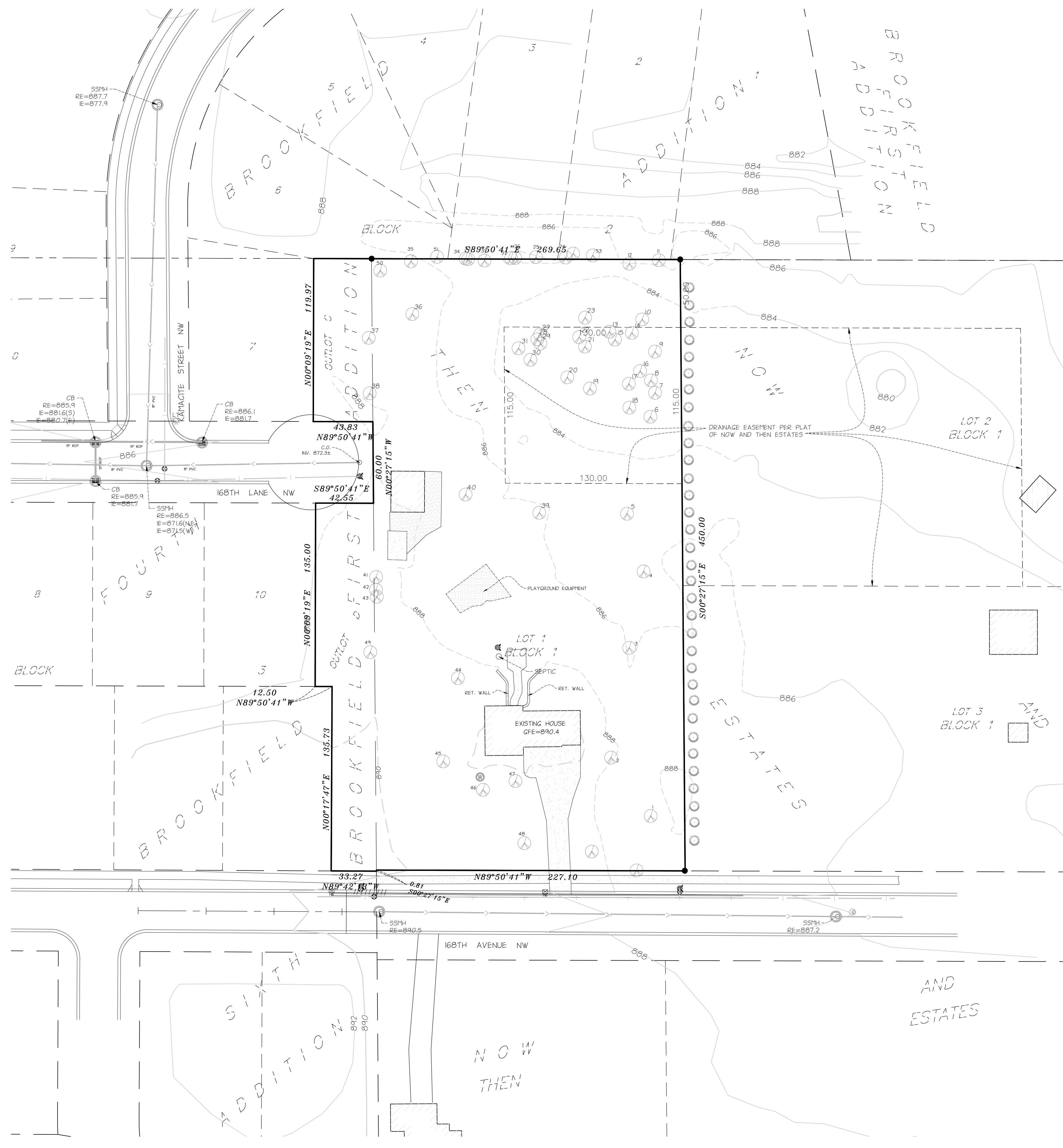


105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C0012ZZ001.DWG

PROJECT NO. ZZZ15326

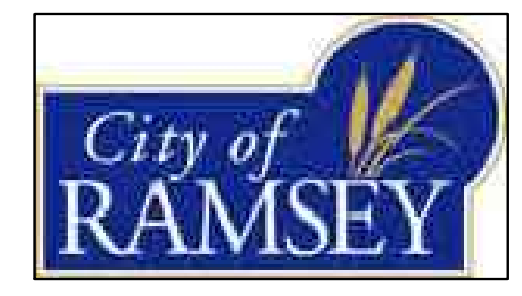
**CIVIL AND LANDSCAPE
TITLE SHEET
C1.1**



DEVELOPER

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SURVEY NOTES

- IMPROVEMENTS SHOWN PER SURVEY PERFORMED BY LANDFORM PROFESSIONAL SERVICES, LLC ON MAY 15, 2017 EXPRESSLY FOR THIS PROJECT.
- THE BEARING BASIS OF THIS SURVEY IS THE ANOKA COUNTY COORDINATE SYSTEM.
- PROPERTY AREA - 117,608 SQ. FT. = 2.700 ACRES

PROPERTY DESCRIPTION

LOT 1, BLOCK 1, NOW AND THEN ESTATES, ANOKA COUNTY, MINNESOTA.
AND
OUTLOTS C AND D, BROOKFIELD FIRST ADDITION, ANOKA COUNTY, MINNESOTA.

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PROJECT MANAGER REVIEW

BY: _____ DATE: 05-23-17

CERTIFICATION

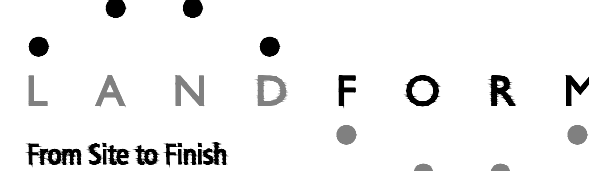
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

ESL
Eric D. Lindgren
License No: 48976 Date: 05.23.2017

Signature shown is a digital reproduction of original. Wet signed copy of this plan on file at Landform Professional Services, LLC office and is available upon request.

PRELIMINARY & FINAL PLAT

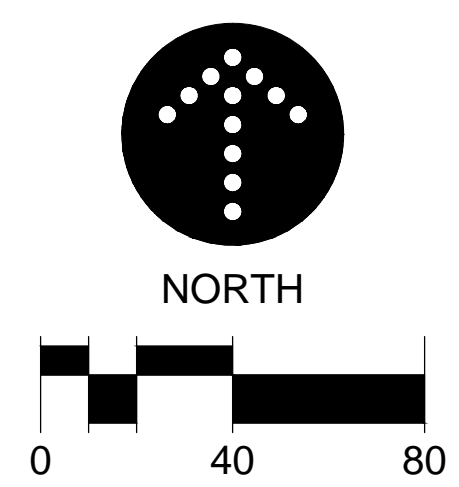
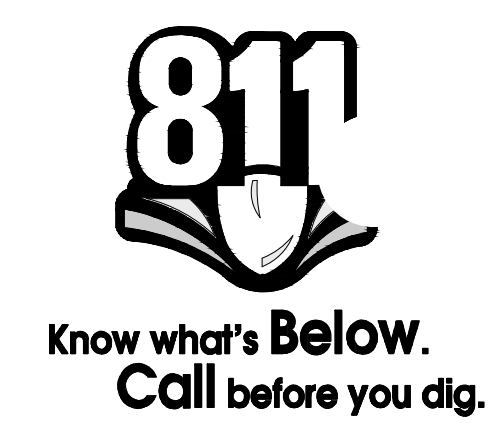
06-01-17

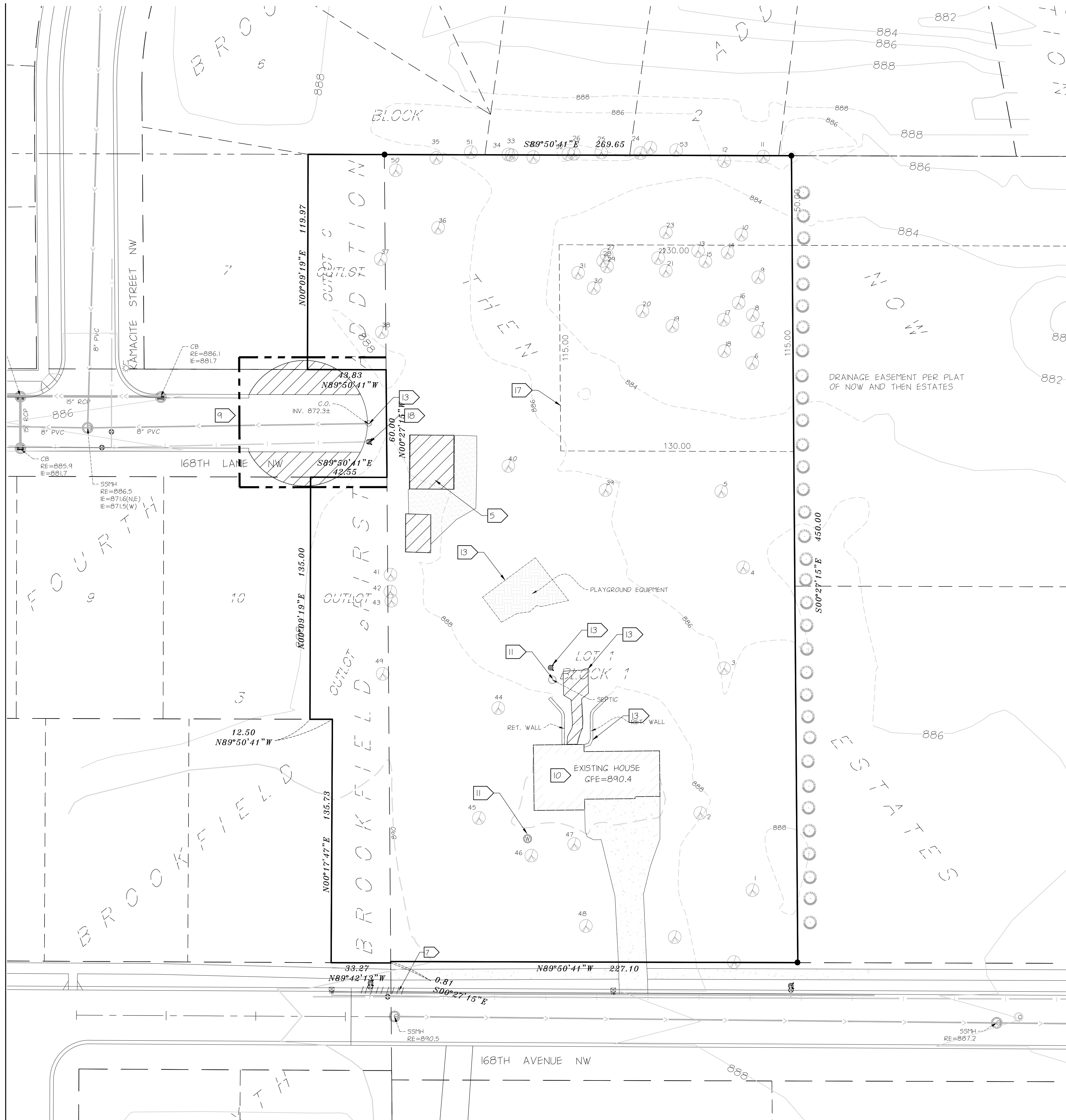


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Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME: C101ZZZ001.DWG
PROJECT NO.: ZZZ15326

CERTIFICATE OF SURVEY
C1.1
SHEET NO. 2/11





EXISTING NOTES

- BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY LANFORM PROFESSIONAL SERVICES EXPRESSLY FOR THIS PROJECT. CITY OF VADNAIS HEIGHTS, MINNESOTA RECORD DRAWINGS, AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT/ENGINEER/OWNER IMMEDIATELY.

LEGEND

- TREE REMOVAL
- TREE FENCE
- STRUCTURE AND/OR PAVEMENT REMOVAL
- CONSTRUCTION LIMITS

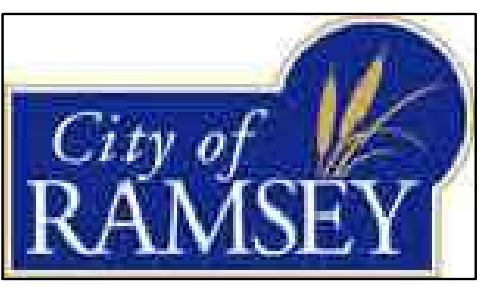
DEMOLITION AND CLEARING NOTES

- OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING DEMOLITION AND CLEARING.
- SEE SHEET C3.1 FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT MUST BE IN PLACE PRIOR TO DISTURBANCES TO SITE.
- BUILDING DEMOLITION: VERIFY WITH OWNER THAT BUILDING HAS BEEN CLEARED OF REGULATED MATERIALS REQUIRING SPECIAL HANDLING OR DISPOSAL. REMOVE STRUCTURE, COLUMNS, CANOPIES, FOOTINGS, FOUNDATIONS, AND ANY ASSOCIATED CONSTRUCTION IN ITS ENTIRETY.
- DIMENSIONS SHOWN FOR REMOVAL ARE APPROXIMATE. COORDINATE WITH NEW CONSTRUCTION TO ENSURE APPROPRIATE REMOVAL OF EXISTING FACILITIES.
- REFER TO DETAILS FOR PAVEMENT SAWCUT. REMOVE CONCRETE WALKS AND CURBING TO THE NEAREST EXISTING JOINT BEYOND CONSTRUCTION LIMITS.
- COMPLETE DEMOLITION WITH MINIMAL DISRUPTION OF TRAFFIC. COORDINATE LANE CLOSURES WITH THE REGULATORY AUTHORITY AND PROVIDE ADVANCE NOTIFICATION TO AFFECTED EMERGENCY RESPONSE PROVIDERS.
- PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL, AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
- PROTECT STRUCTURES, UTILITIES, TREES, PLANT MATERIAL, SOD, AND ADJACENT PROPERTY FROM DAMAGE DURING CONSTRUCTION UNLESS NOTED FOR REMOVAL. DAMAGE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST.
- ABANDON WELLS AND ON SITE SEWAGE FACILITIES PRIOR TO ANY OTHER DEMOLITION IN ACCORDANCE WITH REQUIREMENTS OF REGULATORY AUTHORITIES.
- SEE SHEETS L1.1 AND L1.2 FOR TREE PRESERVATION PLAN. REMOVE TREES NOTED, INCLUDING ROOT STRUCTURES, FROM THE SITE. COORDINATE WITH OWNER TO MARK TREES TO BE SAVED OR TRANSPLANTED PRIOR TO CLEARING.
- REMOVE EXISTING SITE FEATURES INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES, PAVING, CURBING, WALKWAYS, FENCING, RETAINING WALLS, SCREEN WALLS, APRONS, LIGHTING, RELATED FOUNDATIONS, SIGNAGE, BOLLARDS, LANDSCAPING, AND STAIRWAYS WITHIN THE CONSTRUCTION LIMITS UNLESS NOTED OTHERWISE.
- COORDINATE REMOVAL, RELOCATION, TERMINATION, AND RE-USE OF EXISTING PRIVATE UTILITY SERVICES AND APPURTENANCES WITH THE UTILITY COMPANIES. RESTORE ELECTRIC HANDHOLES, PULLBOXES, POWERPOLES, CUTLINES, AND STRUCTURES DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
- EXISTING PIPING AND CONDUITS MAY BE ABANDONED IN-PLACE IF FILLED WITH SAND AND IF NOT IN LOCATION OF PROPOSED BUILDING OR IN CONFLICT WITH PROPOSED UTILITIES OR STRUCTURES. TERMINATE EXISTING SERVICES AT THE SUPPLY SIDE IN CONFORMANCE WITH PROVIDER'S STANDARDS.
- HALL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS, UNLESS NOTED OTHERWISE.
- EASEMENT TO BE VACATED AT TIME OF FINAL PLAT
- RE-USE EXISTING HYDRANT (SEE SHEET C4.1 FOR LOCATION)

DEVELOPER

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MUNICIPALITY



PROJECT

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23 MAY 2017	SKETCH PLAN	
01 JUN 2017	PRELIMINARY & FINAL PLAT	RTS

PROJECT MANAGER REVIEW

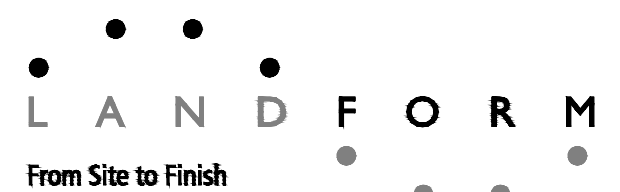
BY	DATE
	06-01-17

CERTIFICATION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

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

PRELIMINARY & FINAL PLAT
06-01-17



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

FILE NAME C101ZZZ001.DWG
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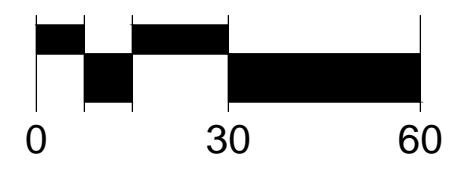
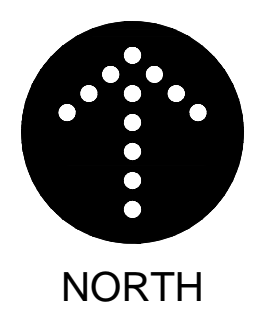
DEMOLITION

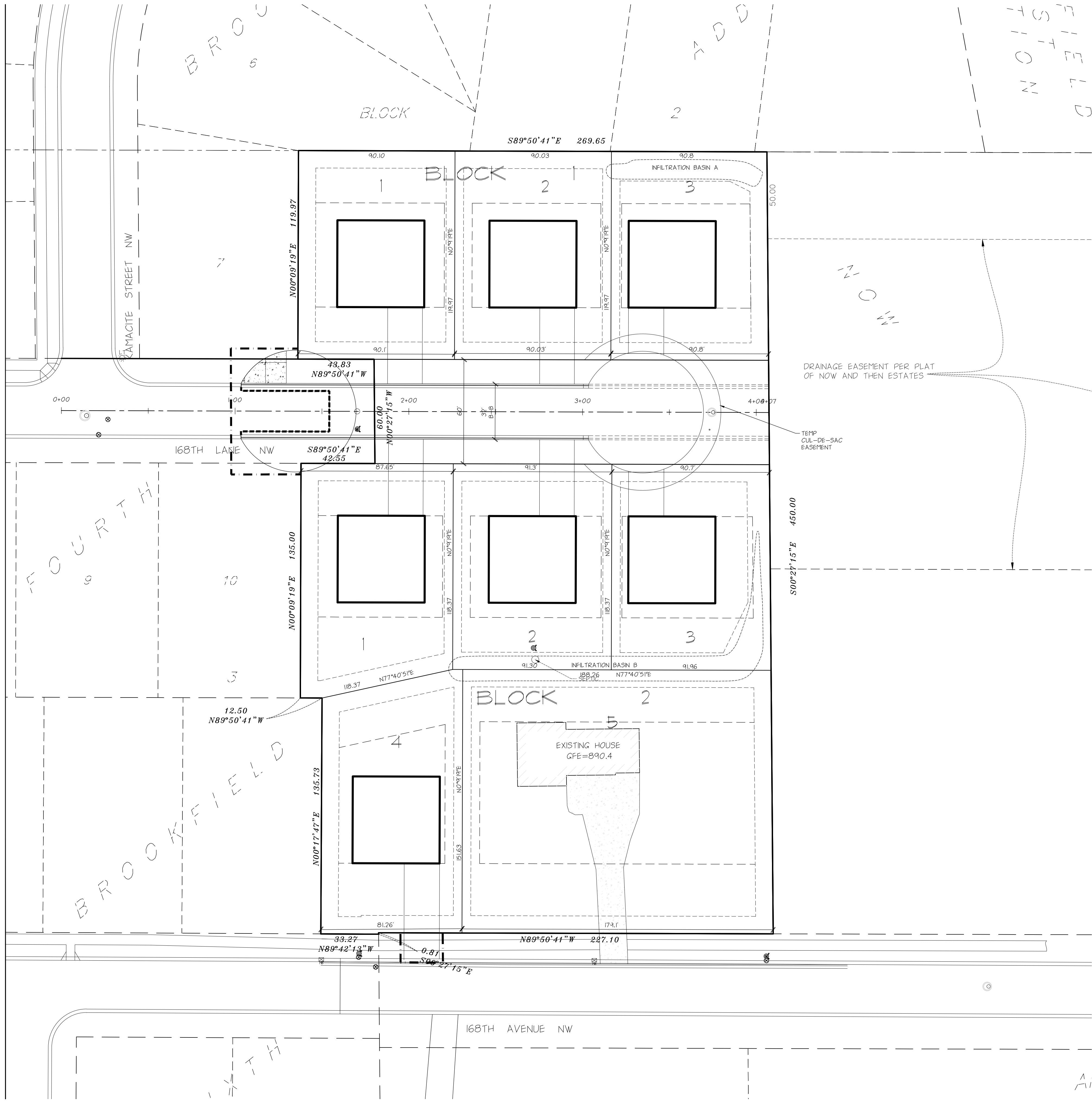
C1.2

SHEET NO. 3/11



Know what's Below.
Call before you dig.





LEGAL DESCRIPTION

LOT 1, BLOCK 1, NOW AND THEN ESTATES, ANOKA COUNTY, MINNESOTA.
 AND
 OUTLOTS C AND D, BROOKFIELD FIRST ADDITION, ANOKA COUNTY, MINNESOTA.

ZONING AND SETBACKS

CURRENT AND PROPOSED ZONING	R-1 (MUSA)
MIN. LOT AREA:	10,800 SF
DENSITY REQUIREMENTS:	3 UNITS/ACRE
LOT WIDTH	80 FEET
SIDE YARD SETBACK (GARAGE):	6 FEET
SIDE YARD SETBACK (LIVING):	10 FEET
REAR YARD SETBACK:	30 FEET
FRONT YARD SETBACK:	30 FEET
MAX. BUILDING COVERAGE	35%

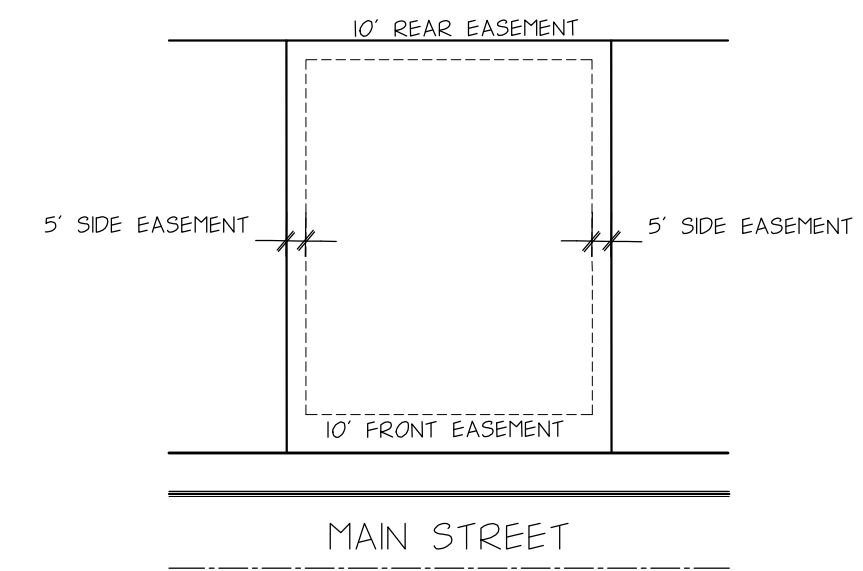
OVERALL SITE SUMMARY

TOTAL UNITS:	8 SINGLE FAMILY HOMES
TOTAL AREA:	2.7 AC. (117,612 S.F.)
NET DENSITY: (TOTAL UNITS/NET DEVELOPABLE AREA)	3 UNITS/AC.

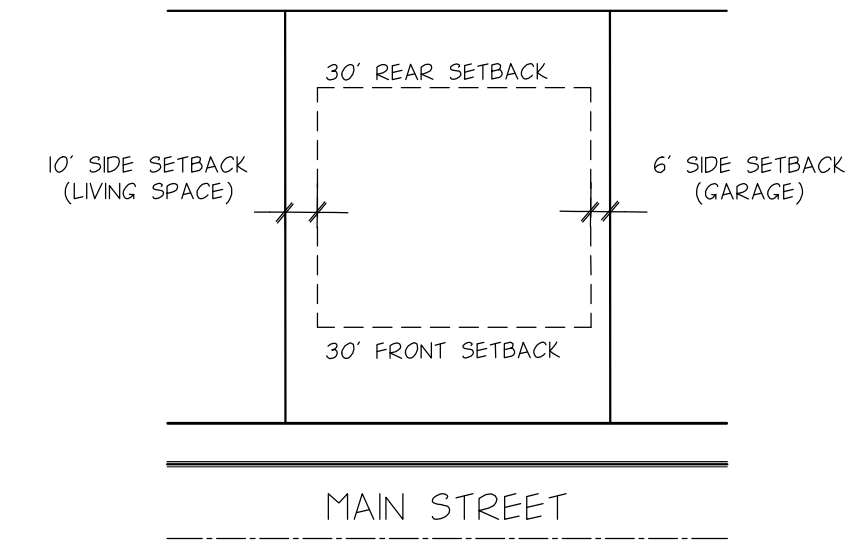
PROPOSED LOT AREAS

LOT 1, BLOCK 1,	- 10,809 SQ. FT.
LOT 2, BLOCK 1,	- 10,801 SQ. FT.
LOT 3, BLOCK 1,	- 10,816 SQ. FT.
LOT 1, BLOCK 2,	- 11,208 SQ. FT.
LOT 2, BLOCK 2,	- 10,807 SQ. FT.
LOT 3, BLOCK 2,	- 10,811 SQ. FT.
LOT 4, BLOCK 2,	- 11,694 SQ. FT.
LOT 5, BLOCK 2,	- 27,039 SQ. FT.

TYPICAL EASEMENTS



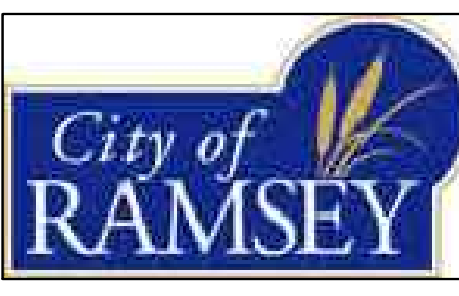
TYPICAL SETBACKS



DEVELOPER

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01 JUN 2017	PRELIMINARY & FINAL PLAT	RTS

PROJECT MANAGER REVIEW

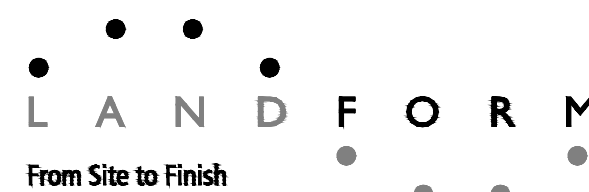
BY: _____ DATE: 05-22-17

CERTIFICATION

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

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PRELIMINARY & FINAL PLAT
 06-01-17



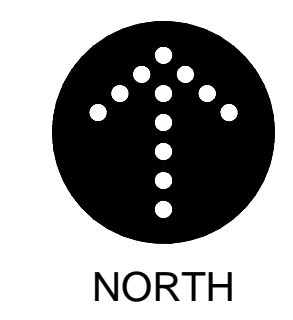
105 South Fifth Avenue Tel: 612-252-9070
 Suite 513 Fax: 612-252-9077
 Minneapolis, MN 55401 Web: landform.net

FILE NAME: C2012ZZ001.DWG
 PROJECT NO.: ZZZ15326

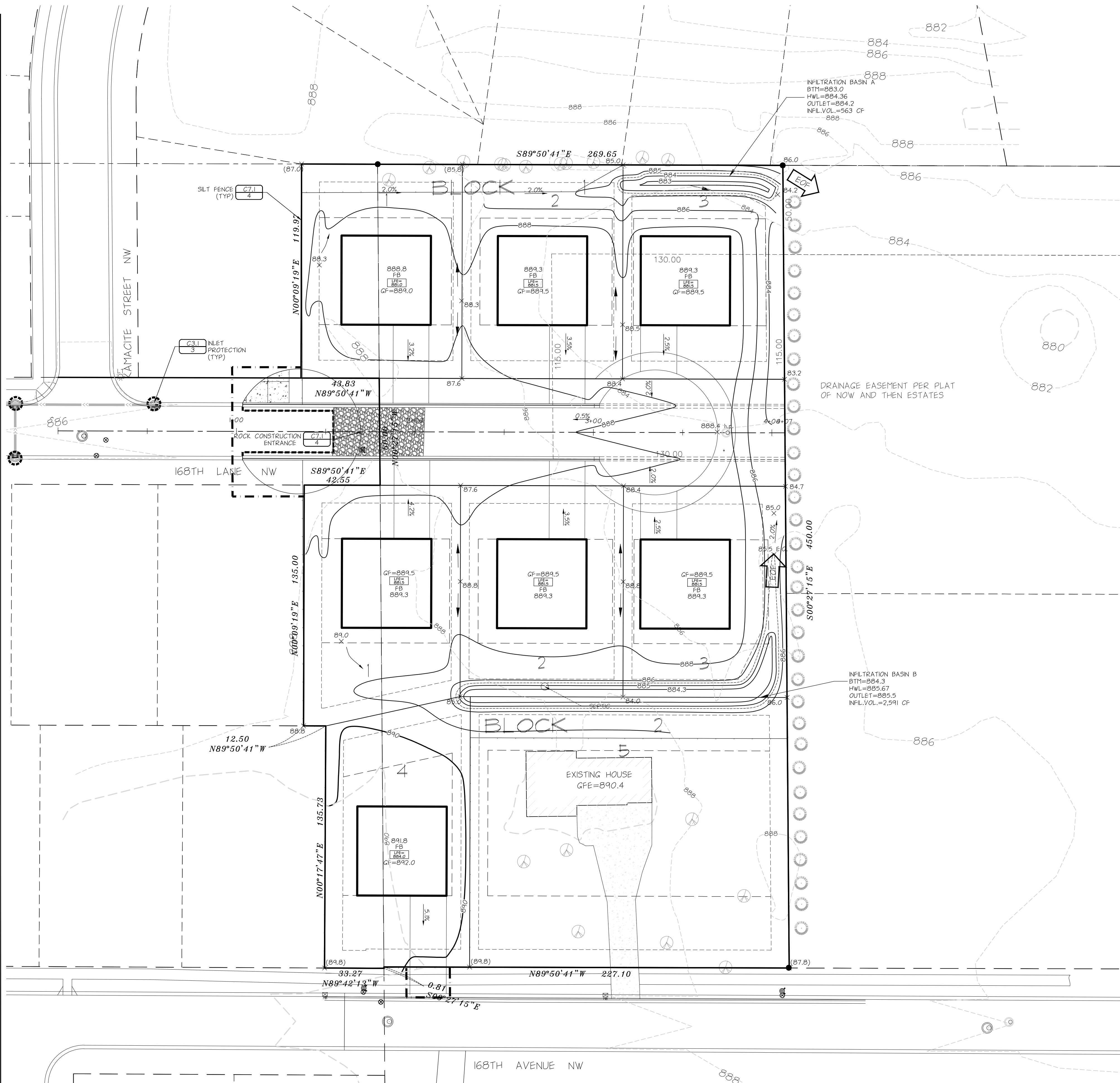
**PRELIMINARY PLAT
 & SITE PLAN**
C2.1
 SHEET NO. 4/11



Know what's Below.
 Call before you dig.



0 30 60



GENERAL NOTES

FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES AT 612.252.9070.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO BEGINNING WORK AND MAINTAIN FOR DURATION OF CONSTRUCTION. REMOVE CONTROLS AFTER AREAS CONTRIBUTING RUNOFF ARE PERMANENTLY STABILIZED AND DISPOSE OF OFF-SITE.
- LIMIT SOIL DISTURBANCE TO THE GRADING LIMITS SHOWN. SCHEDULE OPERATIONS TO MINIMIZE LENGTH OF EXPOSURE OF DISTURBED AREAS.
- MANAGEMENT PRACTICES SHOWN ARE THE MINIMUM REQUIREMENT. INSTALL AND MAINTAIN ADDITIONAL CONTROLS AS WORK PROCEEDS TO PREVENT EROSION AND CONTROL SEDIMENT CARRIED BY WIND OR WATER.
- EXCAVATE PONDS EARLY IN THE CONSTRUCTION SEQUENCE. REMOVE SEDIMENT FROM PONDS PERIODICALLY AND AFTER AREAS CONTRIBUTING RUNOFF ARE PERMANENTLY STABILIZED.
- ALL EXPOSED SOIL AREAS MUST BE STABILIZED WITHIN 72 HOURS OF COMPLETION OF WORK IN EACH AREA.
- SEED, SOD, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS, AS MODIFIED.

ITEM	SPECIFICATION NUMBER
SOD	MNDOT 38781
SEED	MNDOT 3876
	MN TYPE 22-III @ 30.5 LB/AC - TEMPORARY EROSION CONTROL
	MN TYPE 25-151 @ 120 LB/AC - PERMANENT TURF
MULCH (MNDOT TYPE 1 @ 2 TON/AC, DISC ANCHORED) MNDOT 3882	
FERTILIZER	MNDOT 3888
GENERAL PLACEMENT	MNDOT 2575
- SEE LANDSCAPE SHEETS FOR PERMANENT TURF AND LANDSCAPE ESTABLISHMENT.
- SWEEP ADJACENT STREETS CLEAN DAILY AND SWEEP CLEAN WEEKLY. STREETS MUST BE SWEEPED WITHIN THREE HOURS OF NOTIFICATION FROM THE CITY THAT SWEEPING IS REQUIRED.

GRADING NOTES

- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING GRADING.
- REMOVE TOPSOIL FROM GRADING AREAS AND STOCKPILE SUFFICIENT QUANTITY FOR REUSE. MATERIALS MAY BE MINED FROM LANDSCAPE AREAS FOR USE ON SITE AND REPLACED WITH EXCESS ORGANIC MATERIAL WITH PRIOR OWNER APPROVAL. ALL TOPSOIL PLACED MUST MEET CITY STANDARD PLATE ERO 6, DETAIL C7.1/4.
- REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS. PROVIDE INITIAL LIFTS OF STABLE FOUNDATION MATERIAL IF EXPOSED SOILS ARE WET AND UNSTABLE.
- AN INDEPENDENT TESTING FIRM SHALL VERIFY THE REMOVAL OF ORGANIC AND UNSUITABLE SOILS, SOIL CORRECTION, AND COMPACTION AND PROVIDE PERIODIC REPORTS TO THE OWNER.
- PLACE AND COMPACT FILL USING LIFT THICKNESSES MATCHED TO SOIL TYPE AND COMPACTION EQUIPMENT TO OBTAIN SPECIFIED COMPACTION THROUGHOUT THE LIFT.
- COMPACT COHESIVE SOILS IN PAVED AREAS TO 95% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR (ASTM D698) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100%. COMPACT TO 98% DENSITY WHERE FILL DEPTH EXCEEDS 10 FEET. THE SOILS SHALL BE WITHIN 3% OF OPTIMUM MOISTURE CONTENT. IN GRANULAR SOILS ALL PORTIONS OF THE EMBANKMENT SHALL BE COMPACTED TO NOT LESS THAN 95% OF MODIFIED PROCTOR DENSITY (ASTM D1557).

NPDES AREA SUMMARY

	EXISTING	PROPOSED
PERVIOUS	2.58 ACRES	1.91 ACRES
IMPERVIOUS	0.12 ACRES	0.79 ACRES
TOTAL	2.7 ACRES	2.7 ACRES

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY:
	INLET PROTECTION	
	SILT FENCE	
	VEHICLE TRACKING PAD	
	CONSTRUCTION LIMITS	
	GRADING LIMITS	

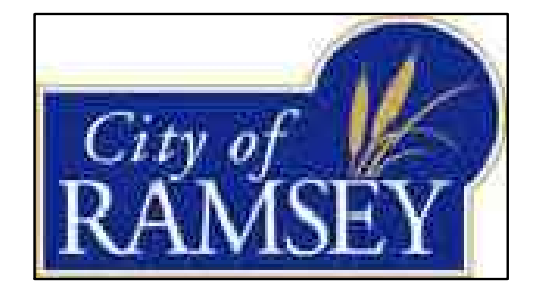
LOT ELEVATIONS TABLE

Lot	Block	House Type	Garage Elevation	Driveway Grade	Minimum Floor Elevation	Lowest Opening Elevation	Street Centerline Grade	100 year flood Elevation	Front Yard Slope	Back yard Slope
1	1	FB	889.00	3.20%	881.00	888.8	887.52	N/A	3.20%	3.60%
2	1	FB	889.50	3.50%	881.50	889.3	887.95	884.36	3.50%	15%
3	1	FB	889.50	2.50%	881.50	889.3	888.2	884.36	2.50%	18%
1	2	FB	889.50	4.20%	881.50	889.3	887.52	885.67	4.20%	4.50%
2	2	FB	889.50	3.50%	881.50	889.3	887.95	885.67	3.50%	11.70%
3	2	FB	889.50	2.50%	881.50	889.3	888.2	885.67	2.50%	11.70%
4	2	FB	892.00	5.10%	884.00	891.8	890.3	885.67	5.10%	6.80%
5	2	Split Level	890.40	2.20%	887.50	887.50	888.5	885.67	2.20%	14%

DEVELOPER

BRYON AND LYNN COLE
6951 168TH AVE NW
ANOKA, MN 55303

MUNICIPALITY



PROJECT

COLE ADDITION
RAMSEY, MN

SHEET INDEX

SHEET	TITLE
C01	CIVIL TITLE SHEET
C11	EXISTING CONDITIONS
C12	DEMOLITION PLAN
C21	PRELIMINARY PLAT & SITE PLAN
C31	GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C41	UTILITY PLAN AND PROFILE
C51	STREET PLAN AND PROFILE
C71	CONSTRUCTION DETAILS
CT2	CONSTRUCTION DETAILS
LL1	TREE PRESERVATION PLAN
L21	LANDSCAPE PLAN

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
23 MAY 2017	SKETCH PLAN	
01 JUN 2017	PRELIMINARY & FINAL PLAT	RTS

PROJECT MANAGER REVIEW

BY: _____ DATE: 05-22-17

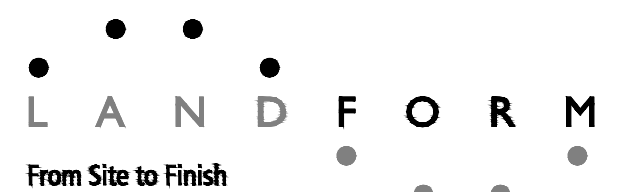
CERTIFICATION

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PRELIMINARY & FINAL PLAT

06-01-17



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Web: landform.net

FILE NAME: C301ZZZ001.DWG
PROJECT NO.: ZZZ15326

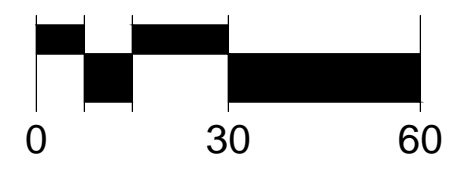
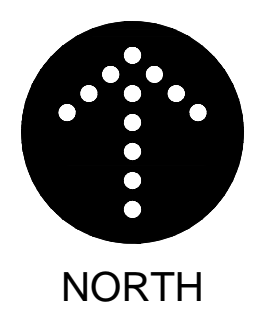
GRADING AND EROSION CONTROL

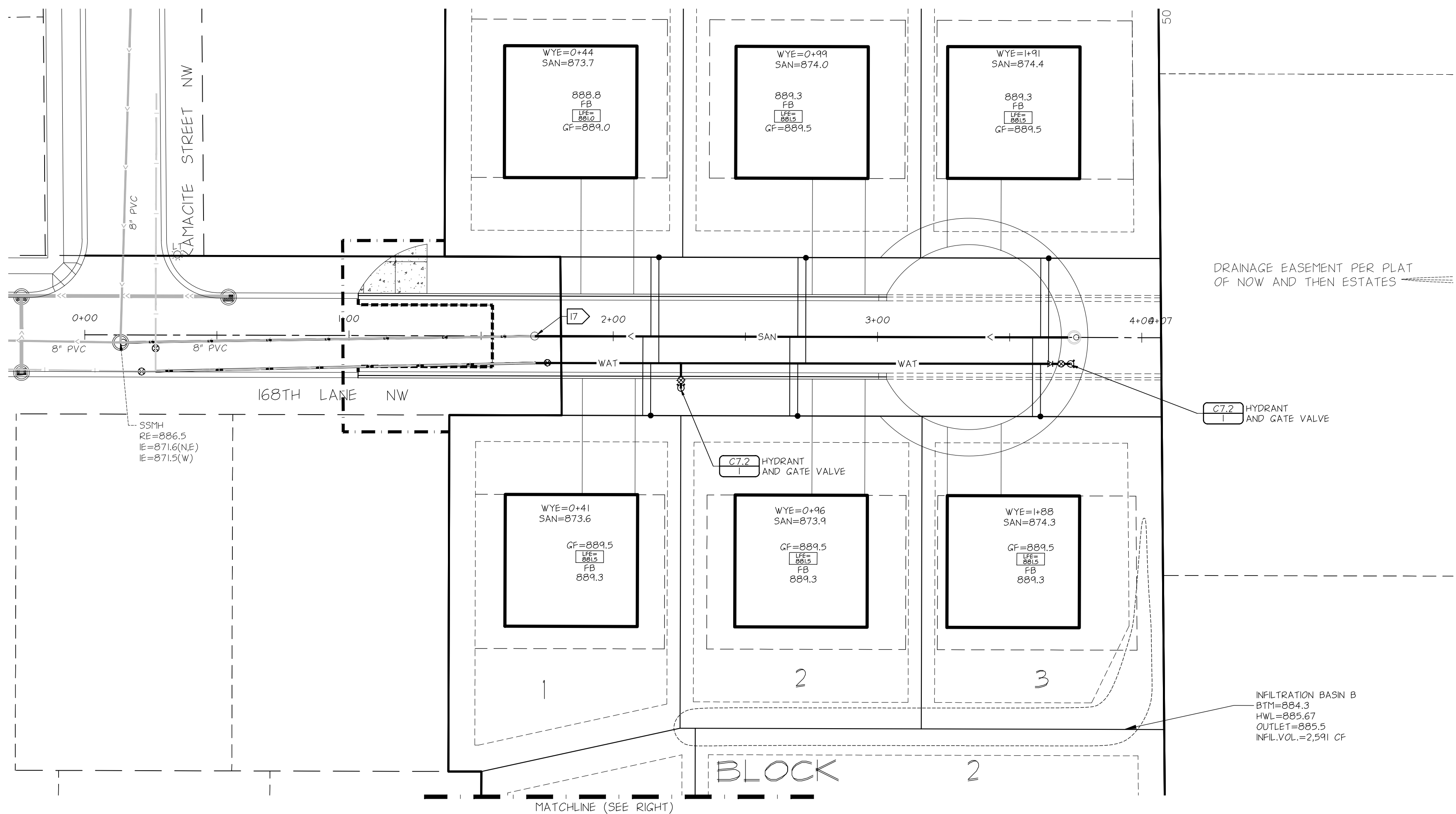
C3.1

SHEET NO. 5/11
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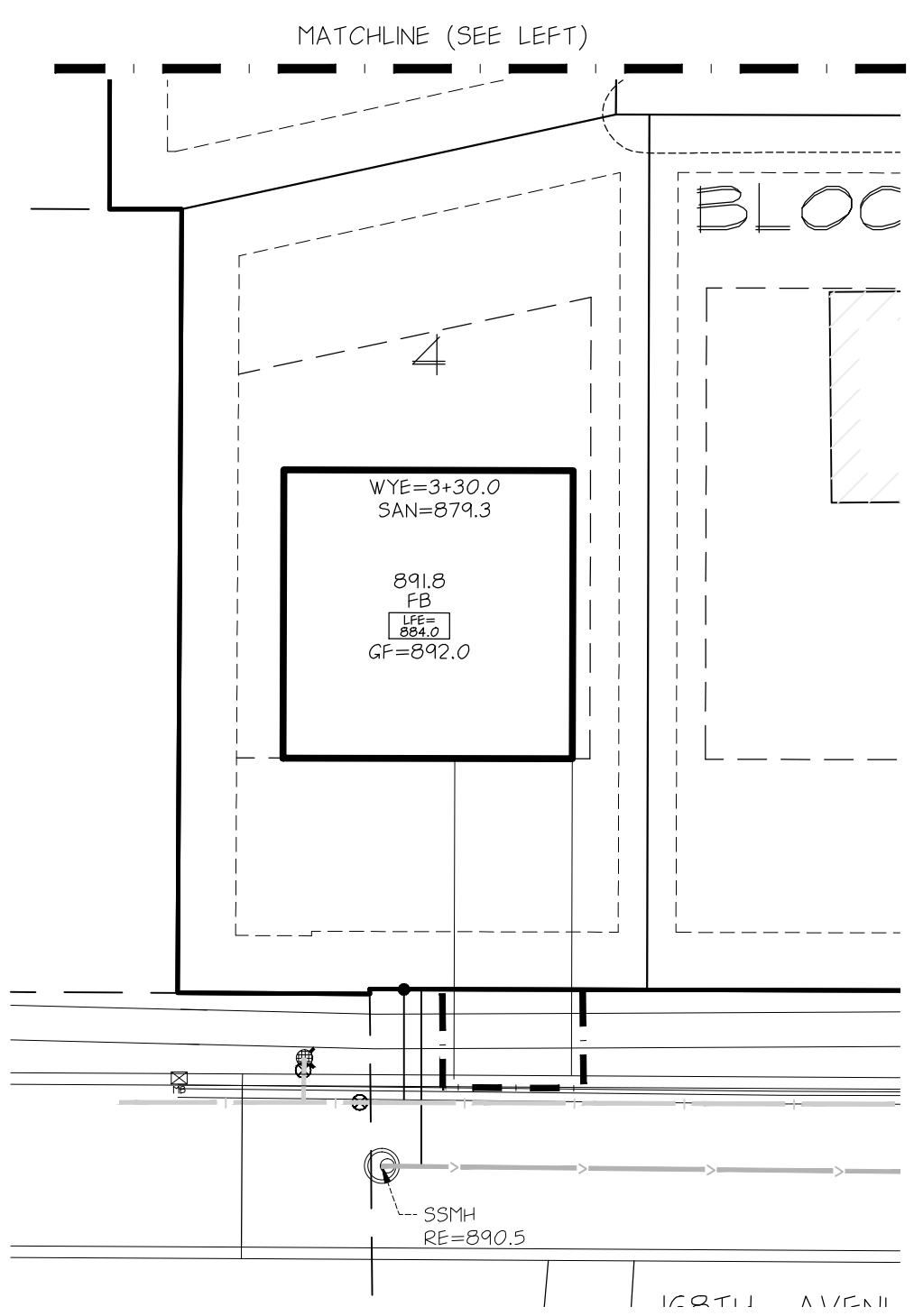
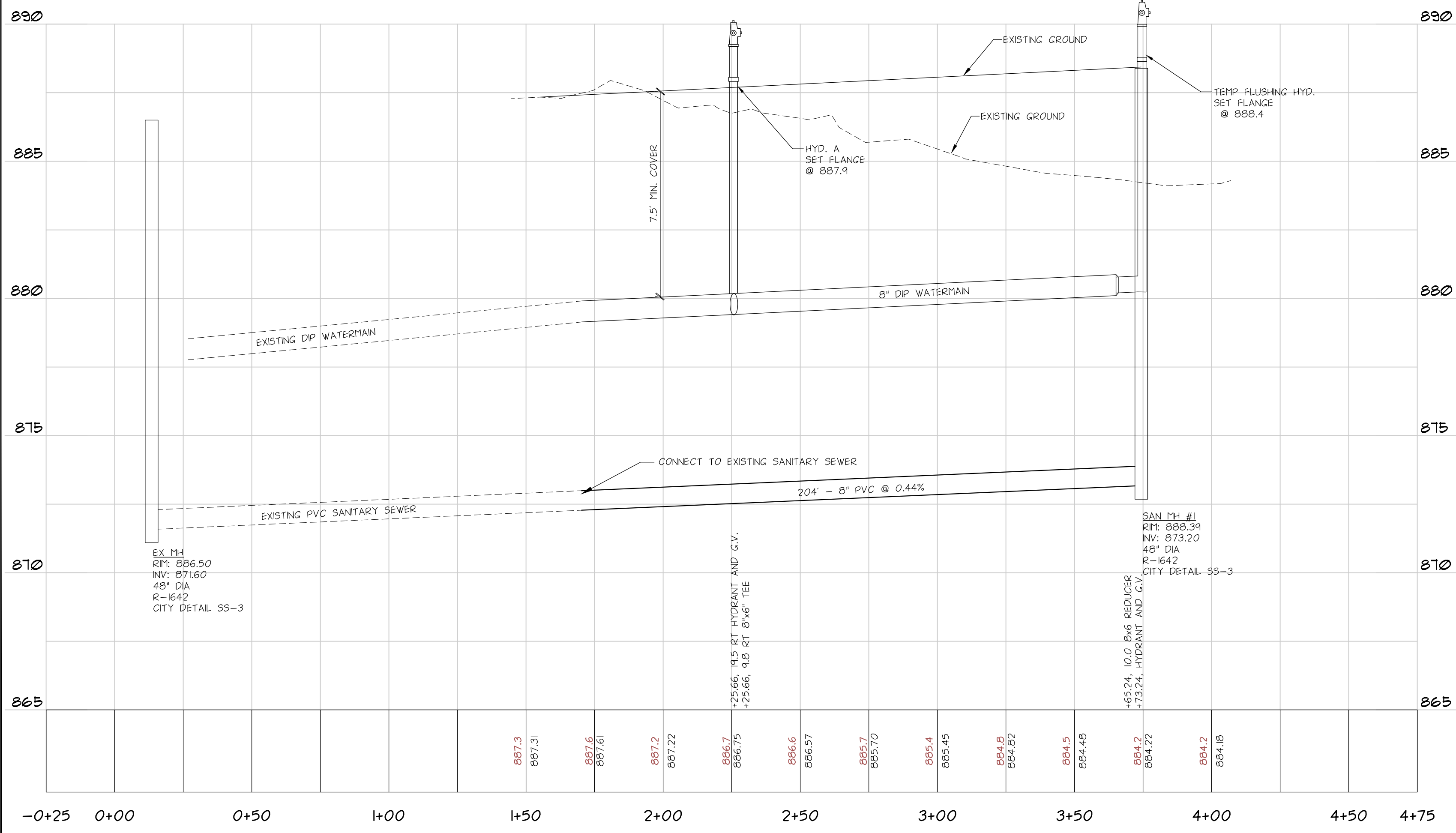




DRAINAGE EASEMENT PER PLAT OF NOW AND THEN ESTATES

C7.2 HYDRANT AND GATE VALVE

INFILTRATION BASIN B
BTM=884.3
HWL=885.67
OUTLET=885.5
INFIL.VOL.=2,591 CF



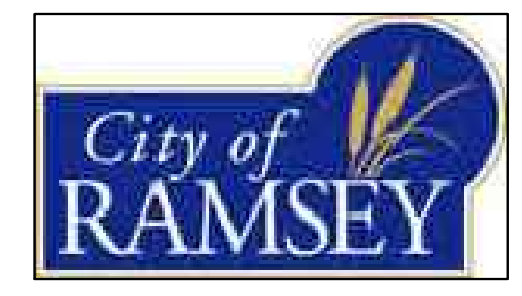
UTILITY NOTES

- PIPE MATERIALS
WATERMAN WATER SERVICE 8" DIP CLASS 52
WATER SERVICE 1" COPPER TYPE K (ASTM B88)
SANITARY SEWER 8" PVC SDR 35
SAN. SEWER SERVICE 4" PVC SDR 35, SCHEDULE 40
 - CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
 - CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL UTILITY POINTS OF CONNECTION PRIOR TO CONSTRUCTION OF ANY PROPOSED UTILITIES. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE IS ANY DISCREPANCY.
 - CONTRACTOR TO POTHOLE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION OF NEW UTILITIES TO VERIFY DEPTHS OF EXISTING LINES. CONTACT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE DISCOVERED.
 - PROVIDE MEANS AND MEASURES TO PROTECT ADJACENT PROPERTY FROM DAMAGE DURING UTILITY INSTALLATION.
 - PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF END SECTION.
 - INSTALL TRACER WIRE WITH ALL NON-CONDUCTIVE UTILITIES.
 - CONNECT TO CITY UTILITIES IN ACCORDANCE WITH CITY OF RAMSEY STANDARDS.
 - CONTACT CITY OF RAMSEY PUBLIC WORKS FOR WET TAP INSPECTION.
 - MAINTAIN 7.5 FEET OF COVER ON WATER.
 - DEFLECT WATER TO MAINTAIN 18-INCH MINIMUM OUTSIDE SEPARATION AT SEWER CROSSINGS. CENTER PIPE LENGTHS TO PROVIDE GREATEST SEPARATION BETWEEN JOINTS.
 - CONTACT MIKE McDOWALL, CITY OF RAMSEY PUBLIC WORKS DEPARTMENT, AT 763-433-8863 FOR FLUSHING AND PRESSURE TEST INSPECTIONS.
 - THE WATER DISTRIBUTION SYSTEM SHALL BE DISINFECTED PER MINNESOTA RULES, PART 4715.2250.
 - COMPACT COHESIVE SOILS IN PAVED AREAS TO 95% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR (ASTM D698) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100%. COMPACT TO 98% DENSITY WHERE FILL DEPTH EXCEEDS 10 FEET. THE SOILS SHALL BE WITHIN 3% OF OPTIMUM MOISTURE CONTENT. IN GRANULAR SOILS ALL PORTIONS OF THE EMBANKMENT SHALL BE COMPACTED TO NOT LESS THAN 95% OF MODIFIED PROCTOR DENSITY (ASTM D1557).
 - ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. MEET REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.
17. EXISTING SEWER MAIN, CONTRACTOR SHOULD FIELD VERIFY INVERTS

DEVELOPER

BRYON AND LYNN COLE
6951 168TH AVE NW
ANOKA, MN 55303

MUNICIPALITY



PROJECT

COLE ADDITION
RAMSEY, MN

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	PRELIMINARY PLAT & SITE PLAN
C3.1	GRAVING, DRAINAGE, AND EROSION CONTROL PLAN
C4.1	UTILITY PLAN AND PROFILE
C5.1	STREET PLAN AND PROFILE
C7.1	CONSTRUCTION DETAILS
C7.2	CONSTRUCTION DETAILS
L1.1	TREE PRESERVATION PLAN
L2.1	LANDSCAPE PLAN

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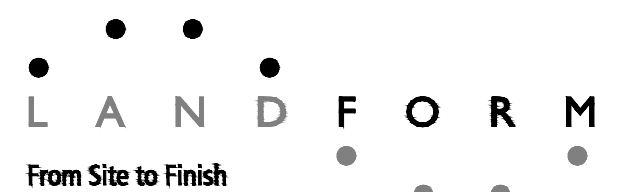
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PRELIMINARY & FINAL PLAT
06-01-17



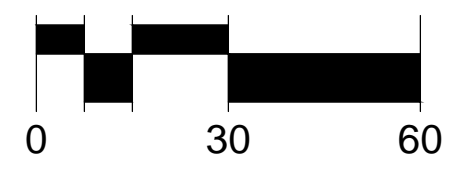
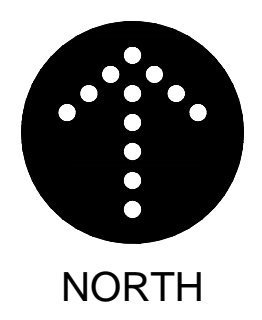
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PROJECT NO. ZZZ15326

UTILITY PLAN & PROFILES
C4.1
SHEET NO. 6/11



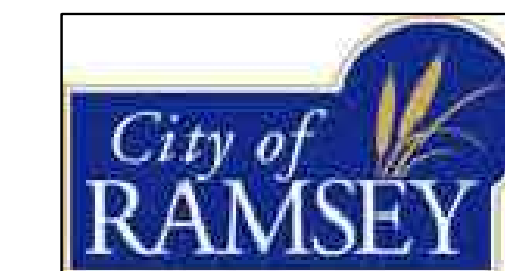
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DEVELOPER

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6951 168TH AVE NW
ANOKA, MN 55303

MUNICIPALITY



PROJECT

**COLE
ADDITION
RAMSEY, MN**

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
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C1.2	DEMOLITION PLAN
C2.1	PRELIMINARY PLAT & SITE PLAN
C3.1	GRADE, DRAINAGE, AND EROSION CONTROL PLAN
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C5.1	STREET PLAN AND PROFILE
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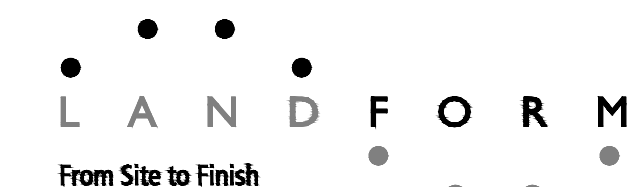
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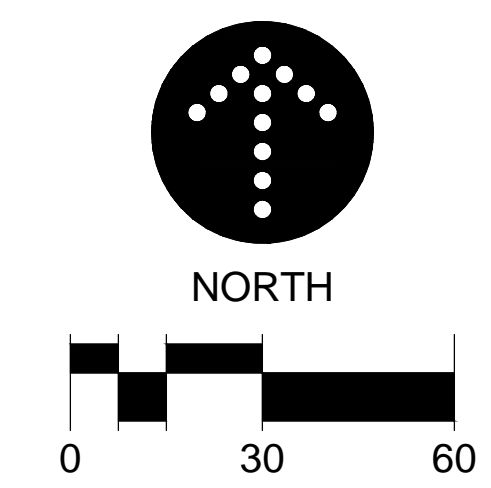
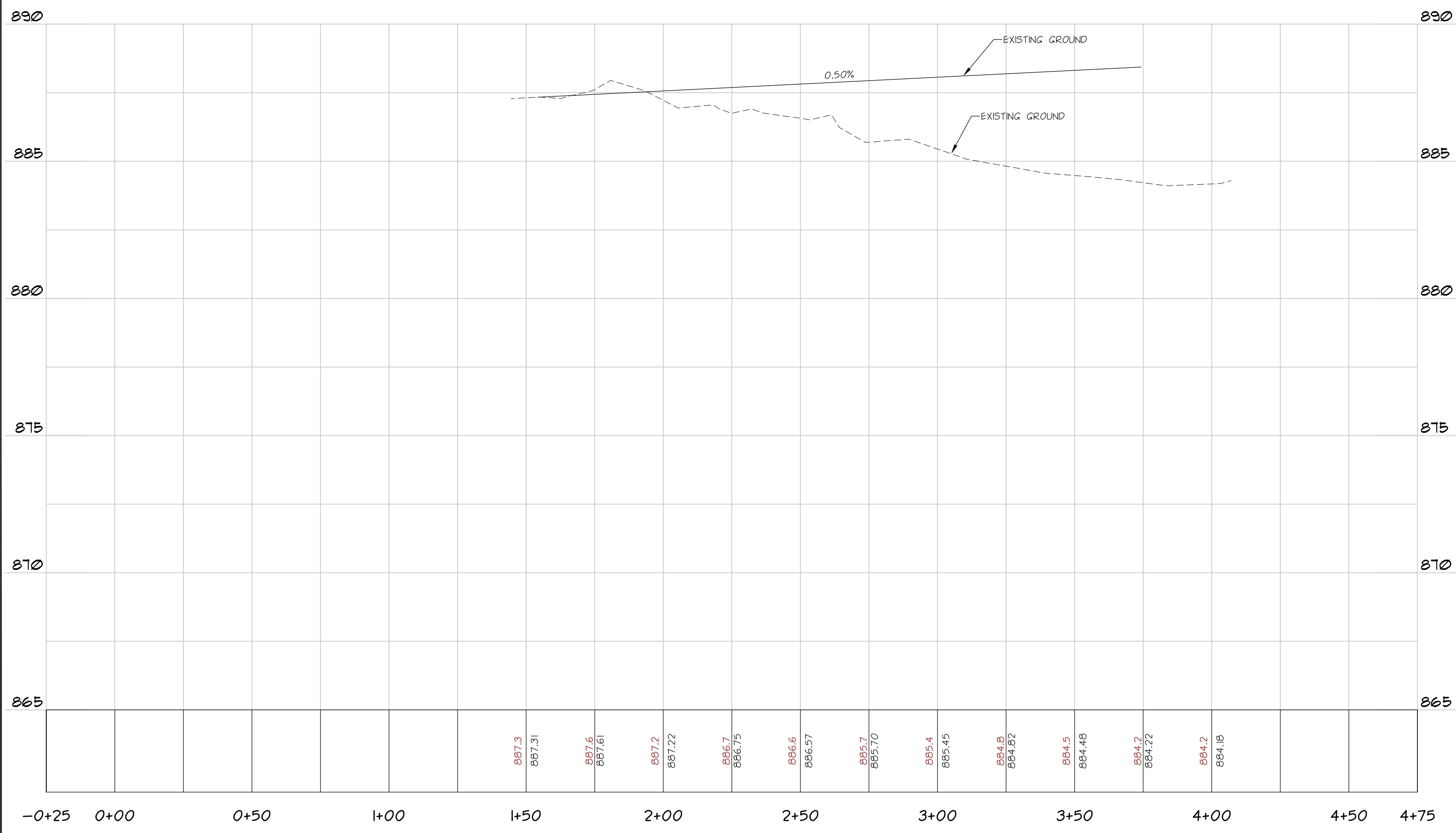
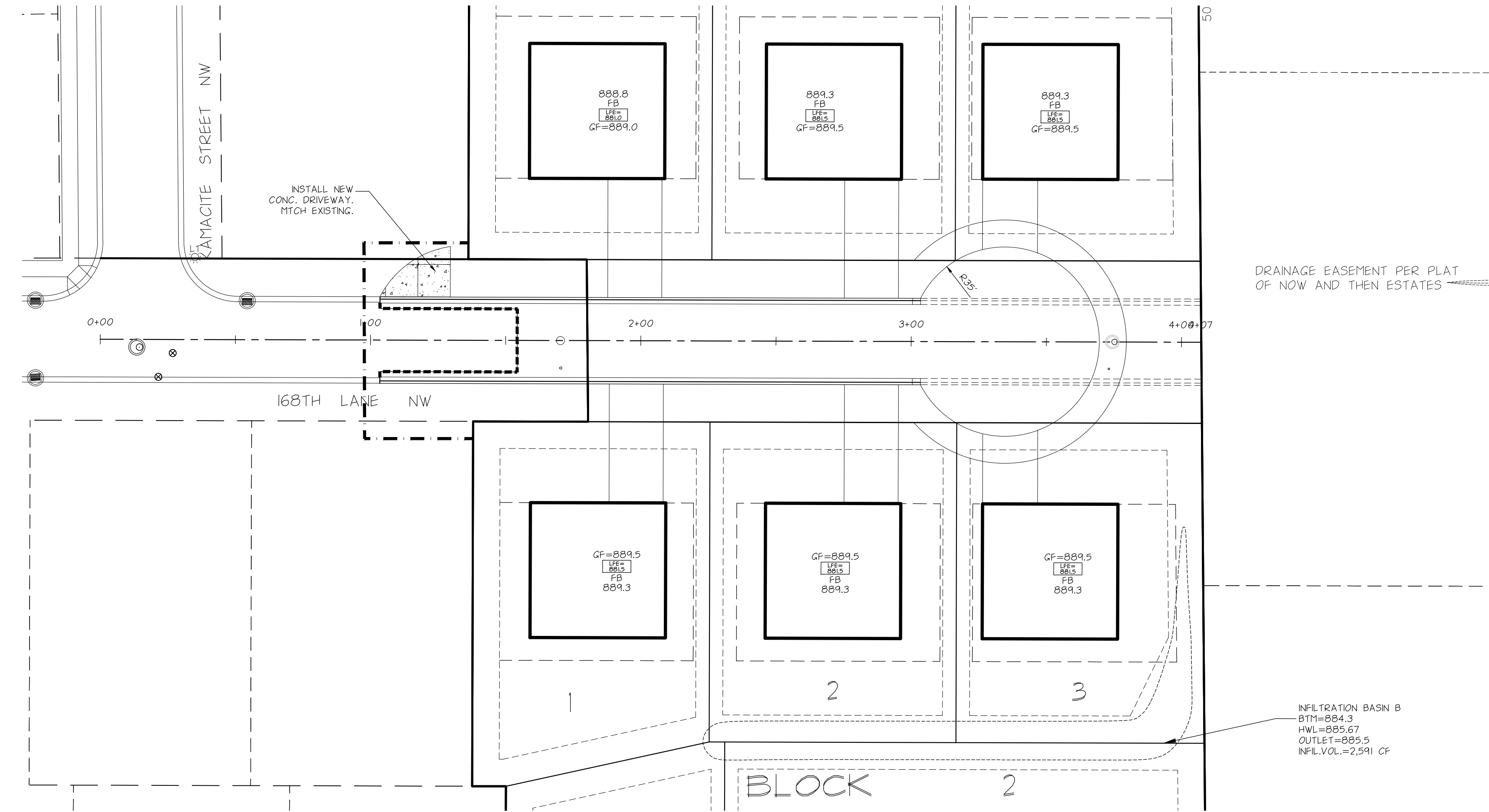


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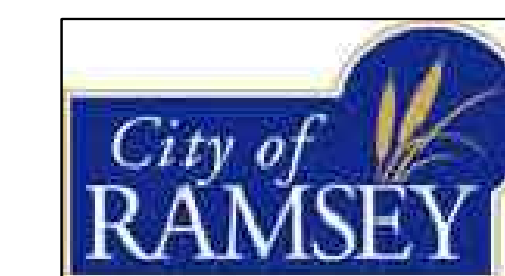
FILE NAME C401ZZZ001.DWG

PROJECT NO. ZZZ15326

**STREET PLAN
& PROFILE**
C6.1
SHEET NO. 7/11
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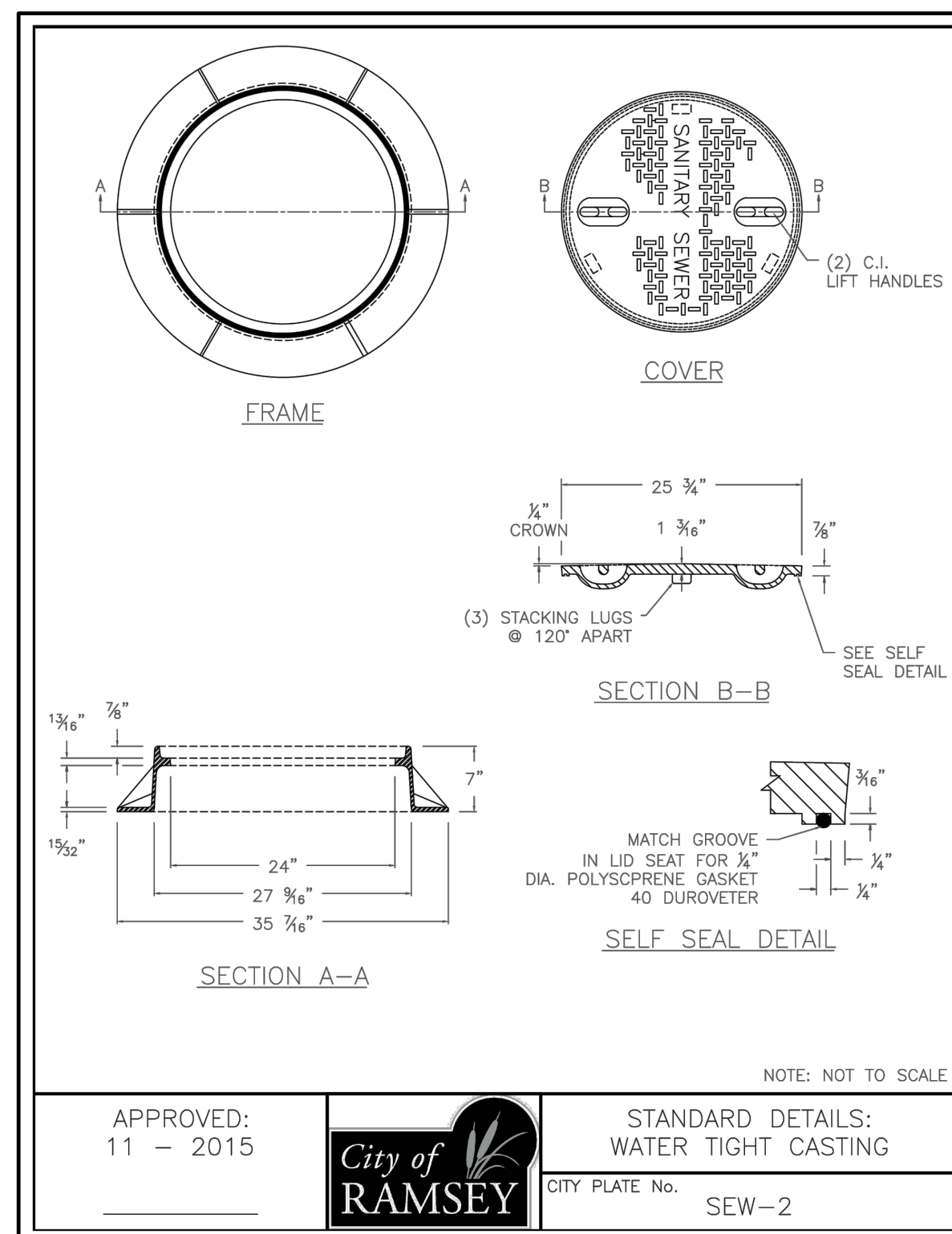


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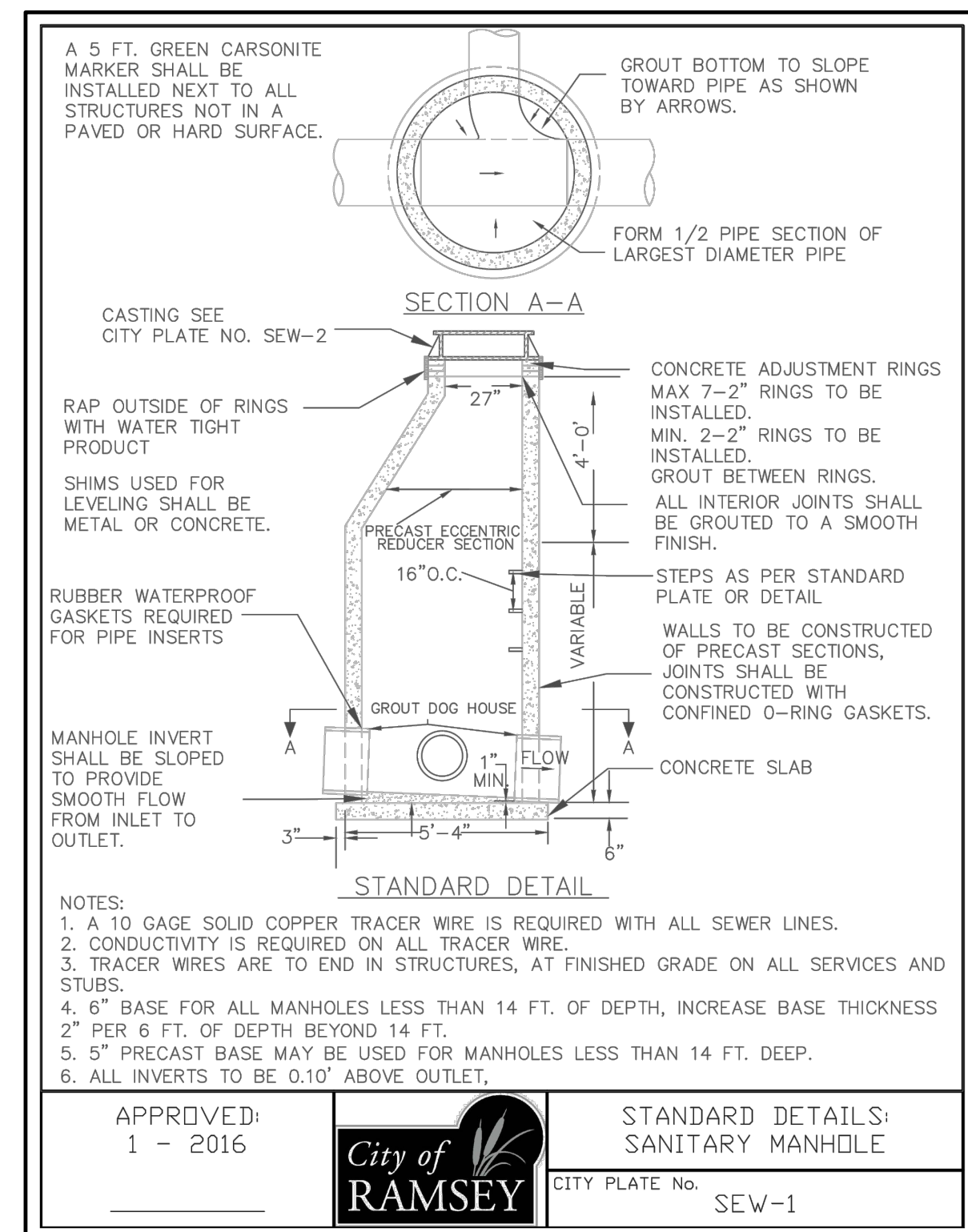


**COLE
ADDITION
RAMSEY, MN**

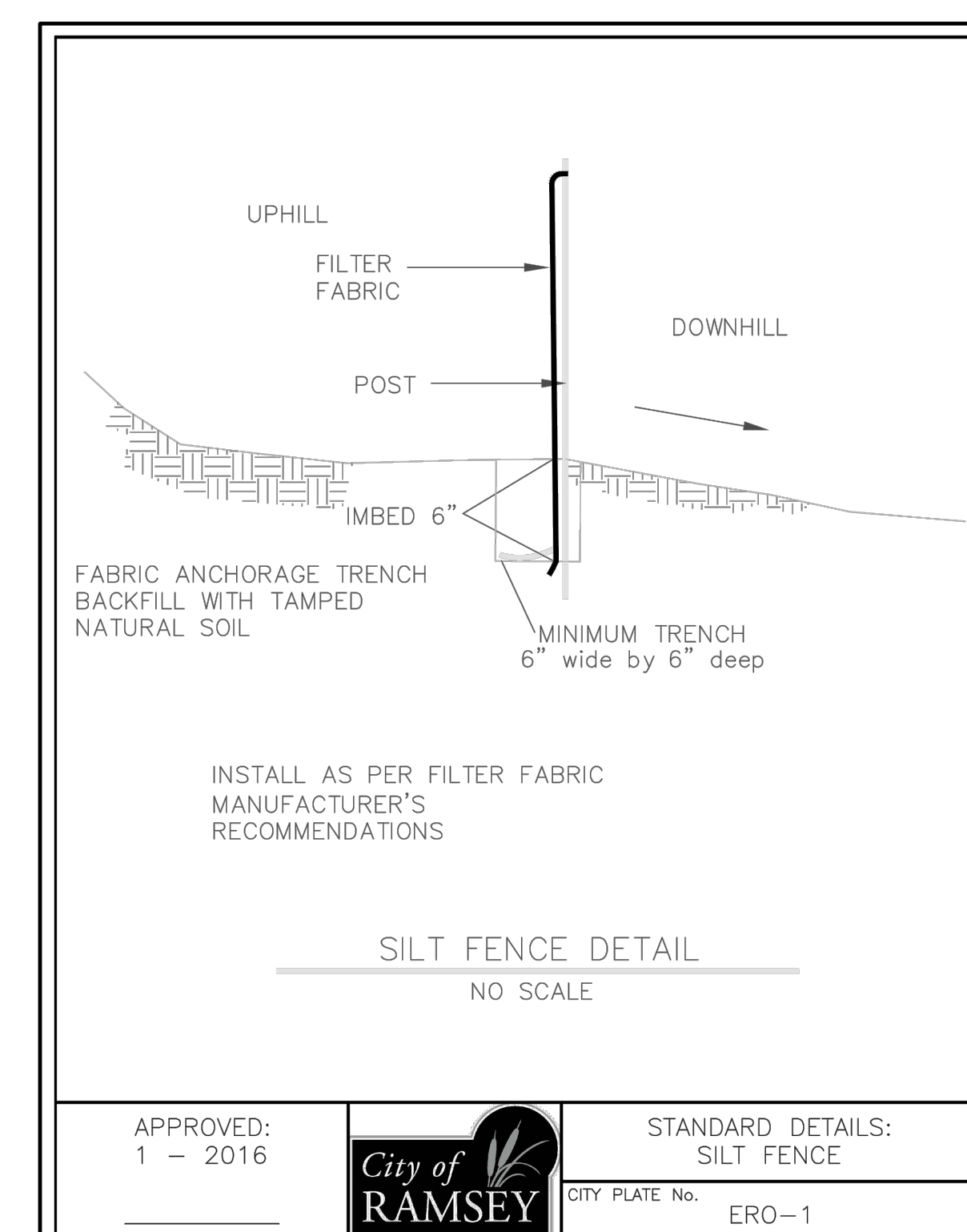
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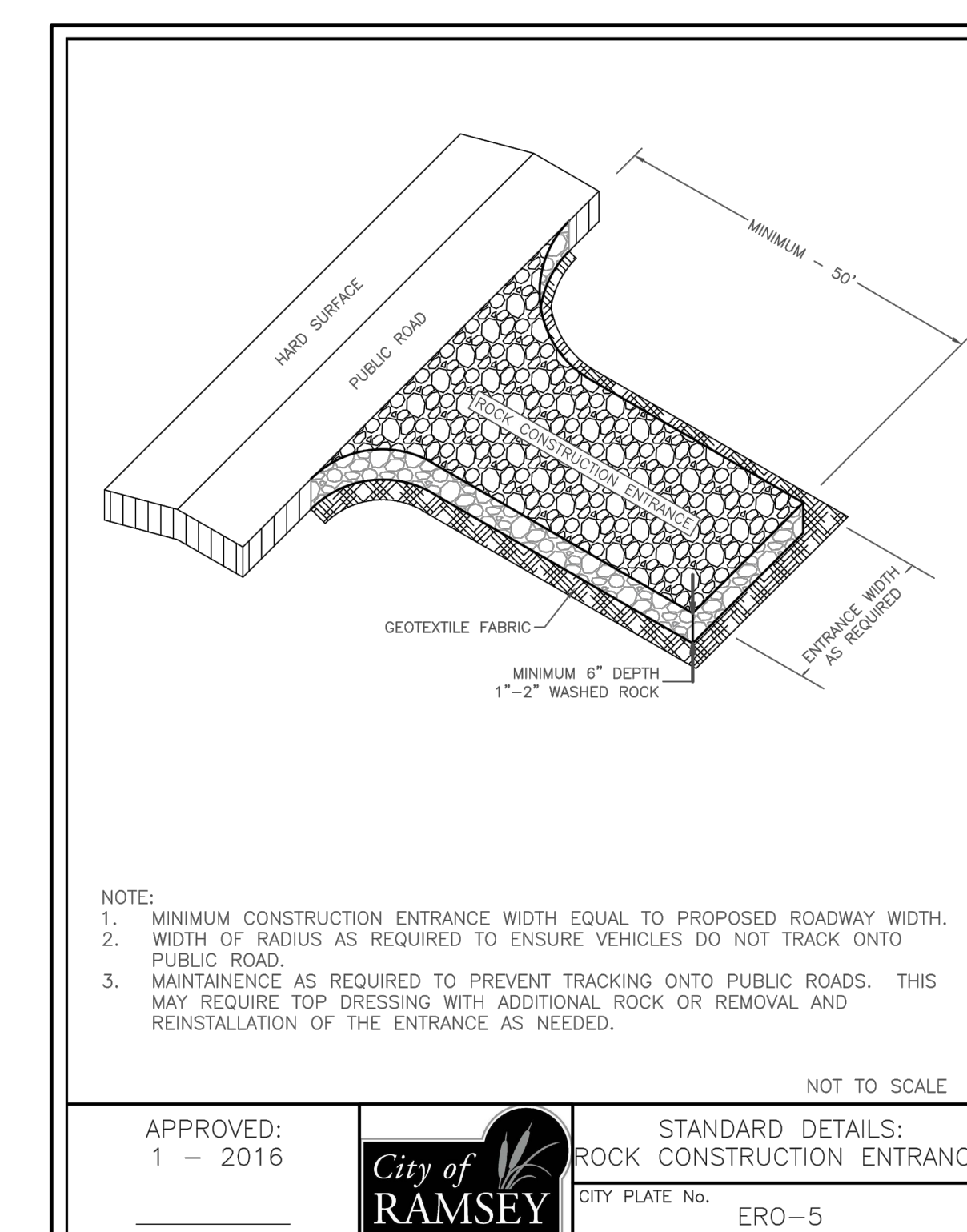
7 SANITARY SEWER CASTING NO SCALE



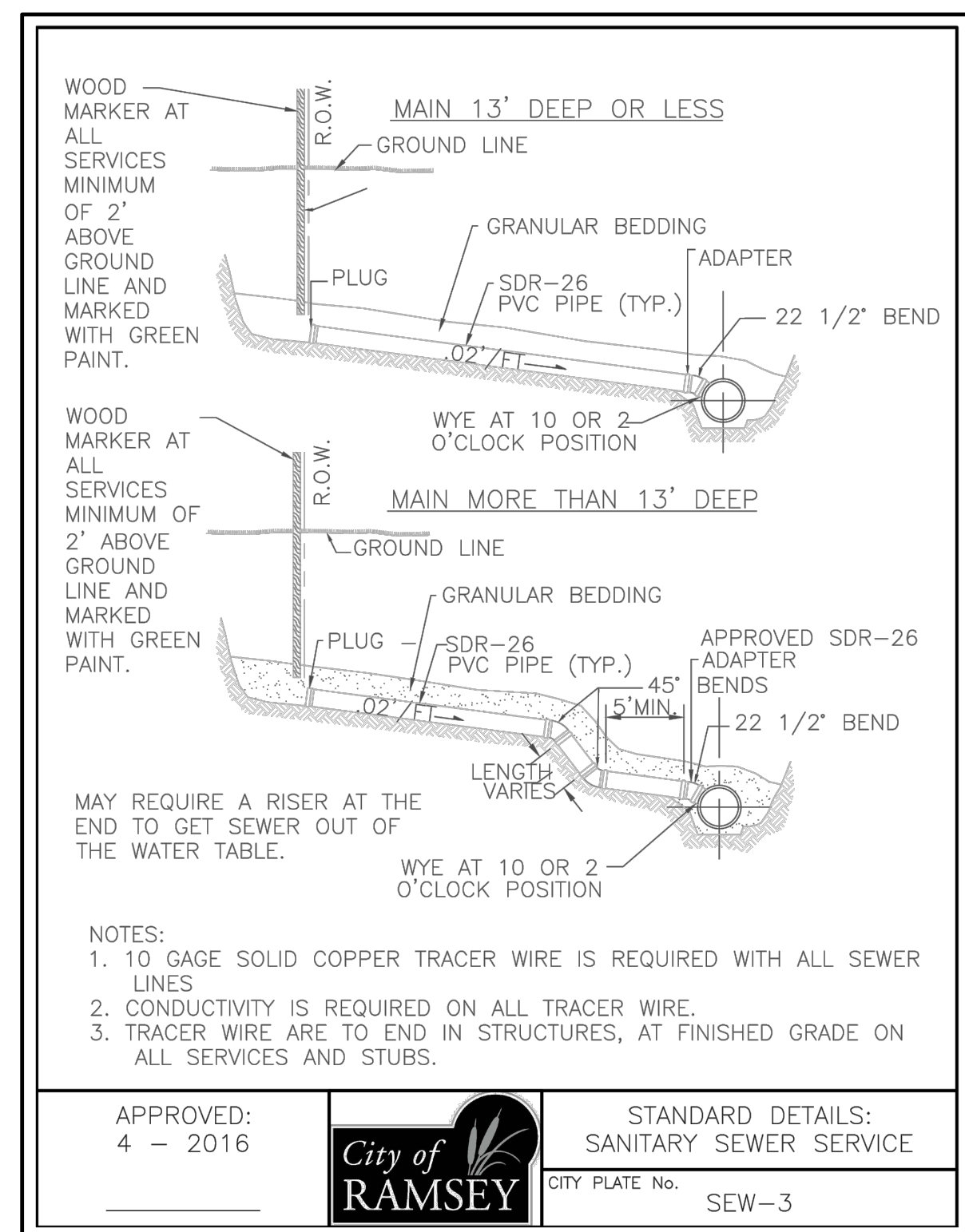
5 SANITARY SEWER MANHOLE NO SCALE



3 SILT FENCE NO SCALE



1 ROCK CONSTRUCTION ENTRANCE NO SCALE



2 SANITARY SEWER SERVICE NO SCALE

MNDOT 2016 SPEC

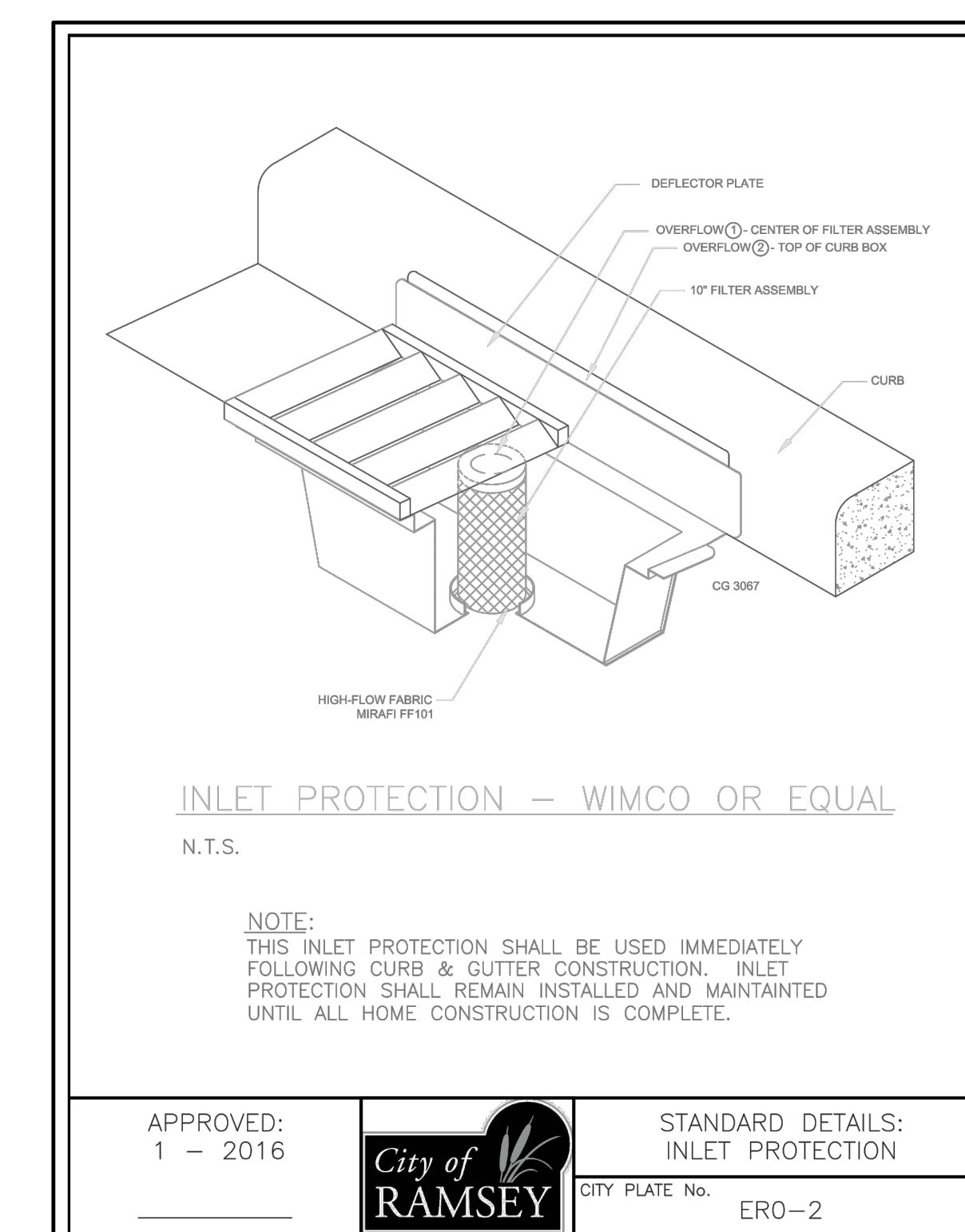
REQUIREMENT	RANGE	TEST METHOD
MATERIAL PASSING THE 3/4 IN [19MM]	100%	ASTM D 422
MATERIAL PASSING NO. 4 [4.75MM]	>85%	-
CLAY	5% - 35%	ASTM D 422
SILT	5% - 70%	ASTM D 422
SAND	10% - 75%	ASTM D 422
ORGANIC MATTER	3% - 15%	ASTM D 2974
pH	6.1-7.8	ASTM G 51

APPROVED: 1 - 2016

STANDARD DETAILS: TOPSOIL REQUIREMENTS

CITY PLATE No. ERO-6

4 TOPSOIL REQUIREMENTS NO SCALE



2 INLET PROTECTION NO SCALE

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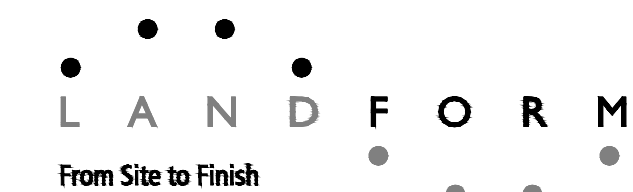
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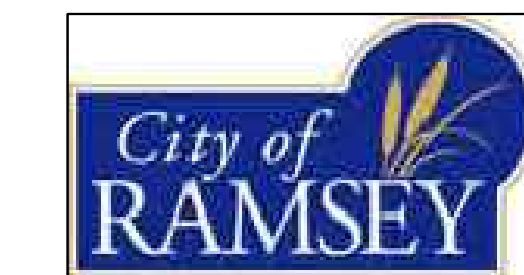


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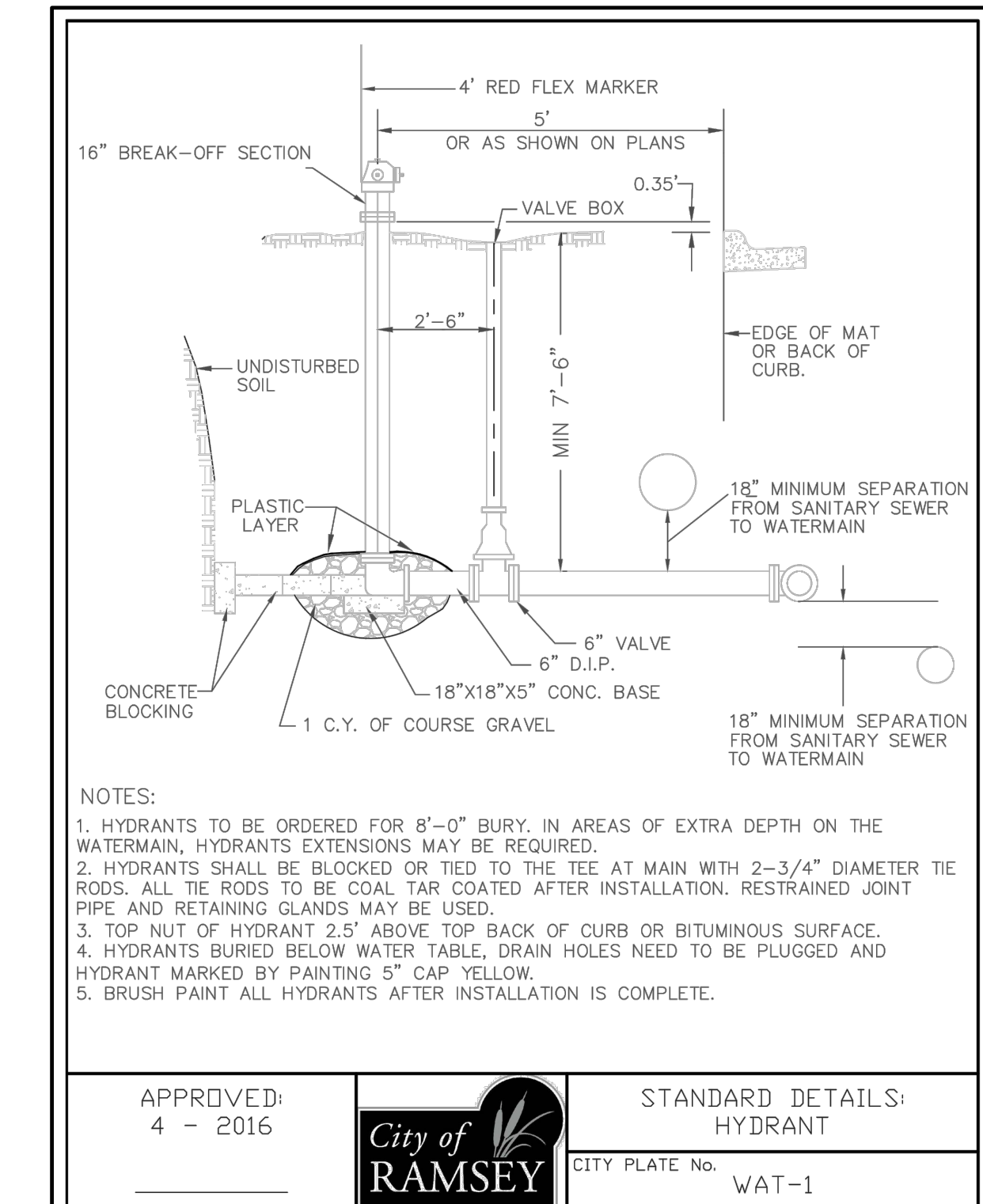
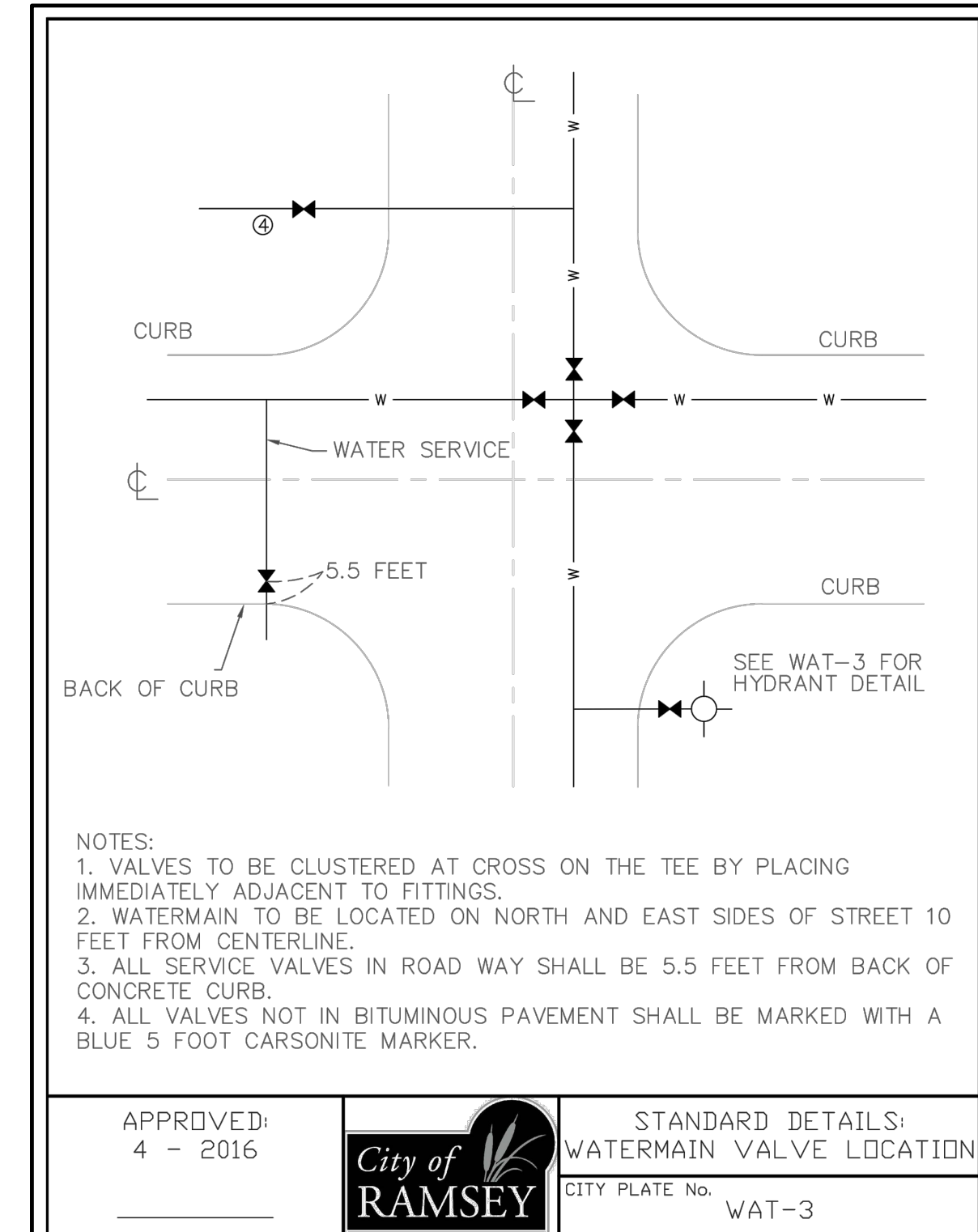
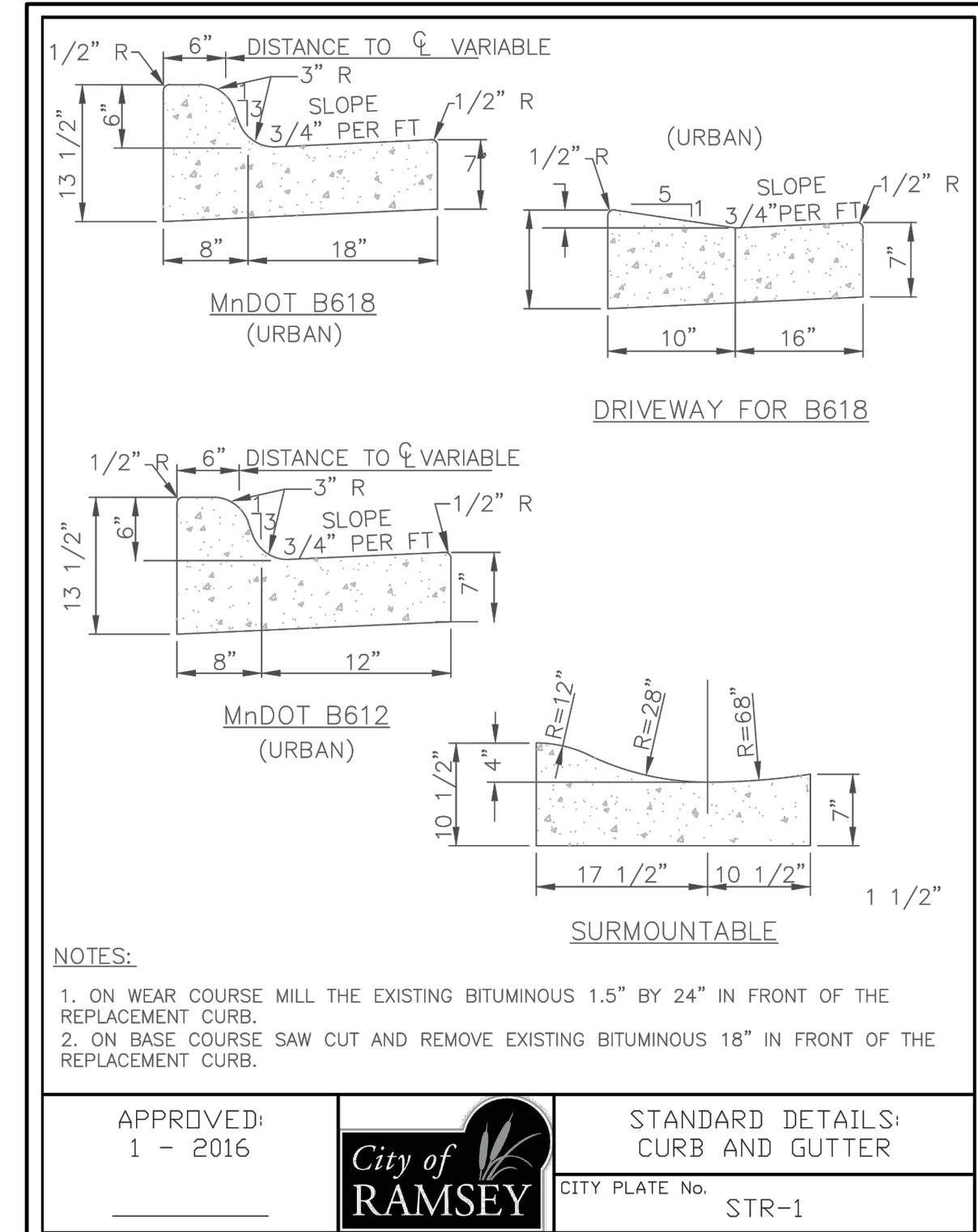
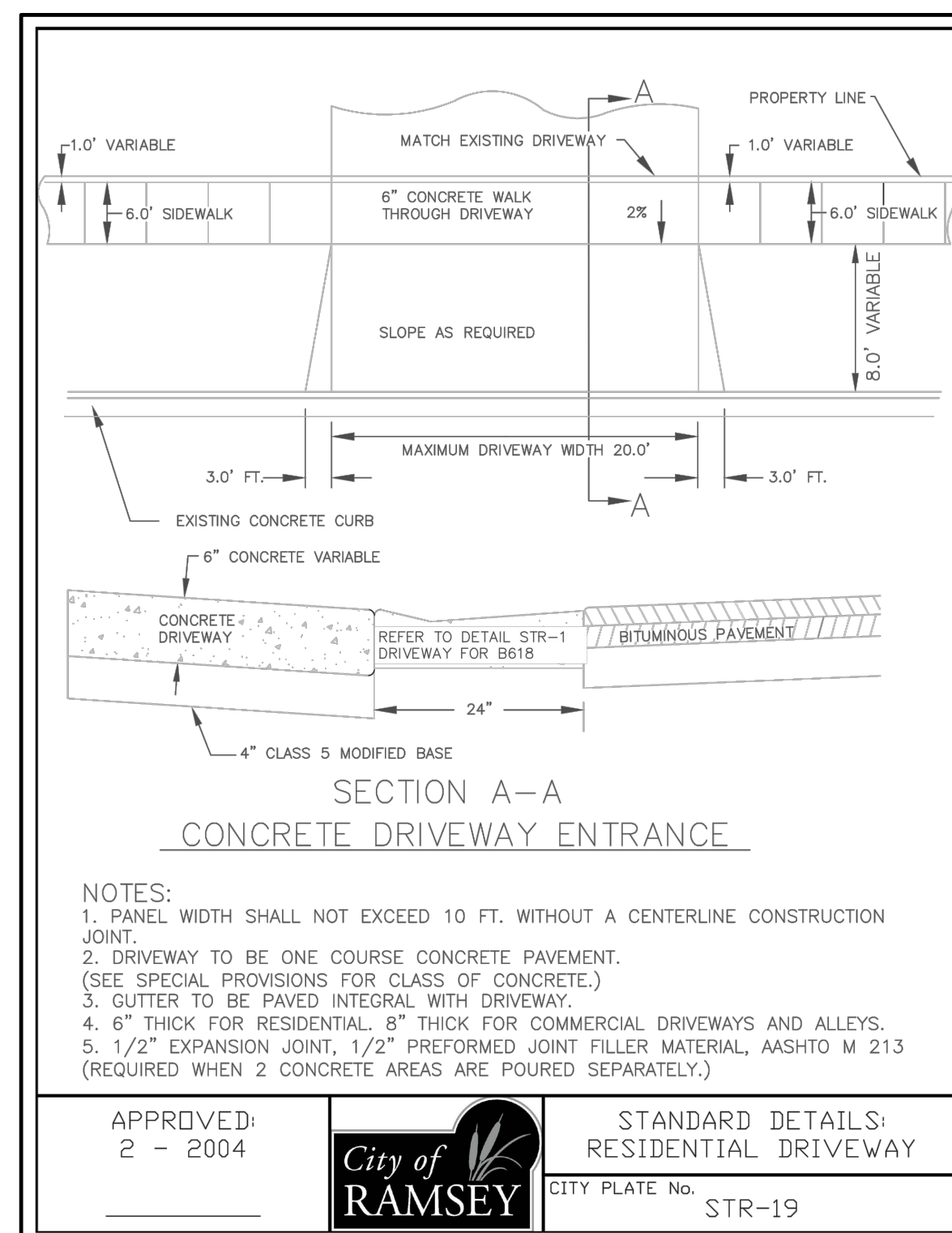
CIVIL CONSTRUCTION DETAILS

C7.1



COLE ADDITION RAMSEY, MN

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
C2.1	DEMOLITION PLAN
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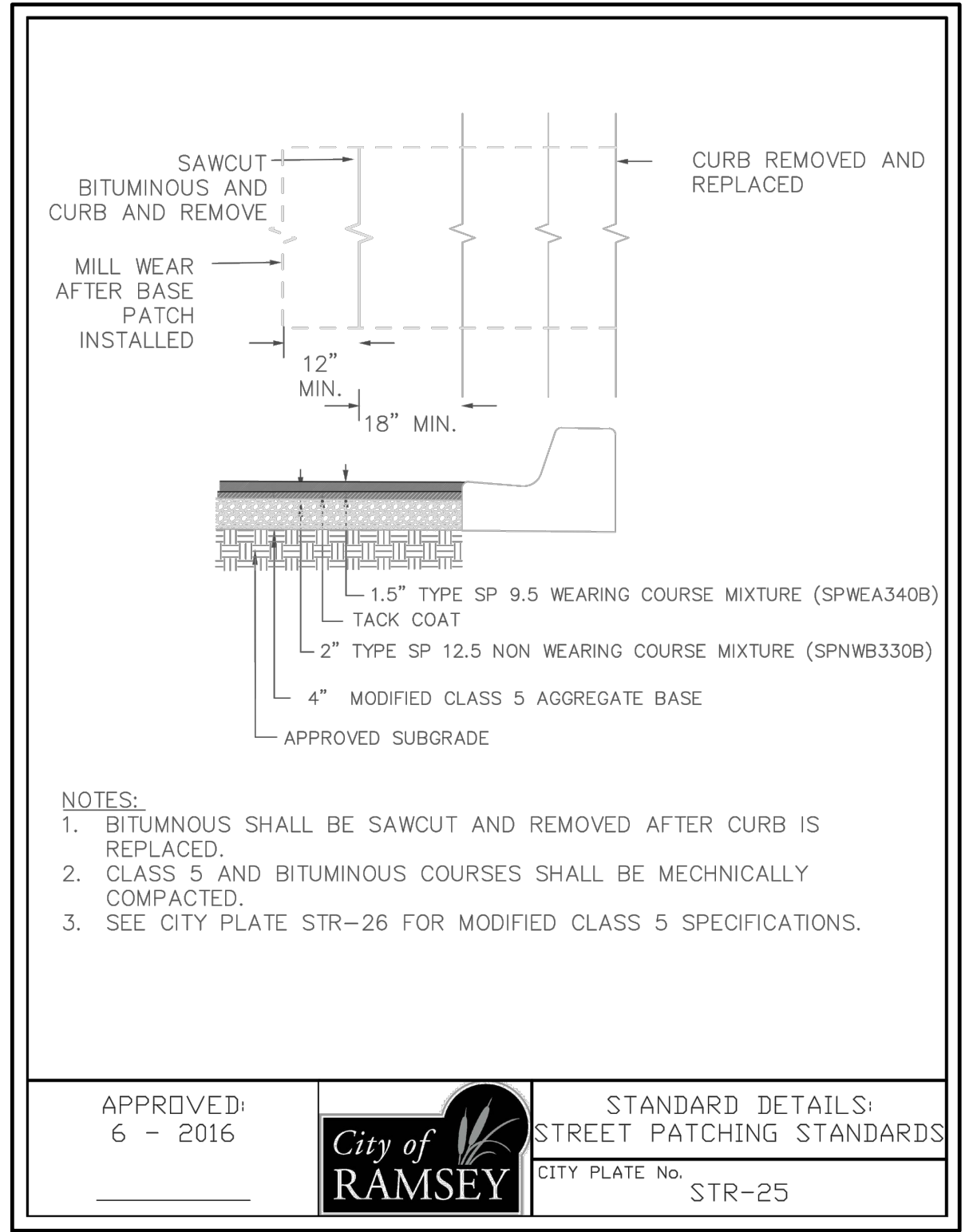


7 RESIDENTIAL DRIVEWAY NO SCALE

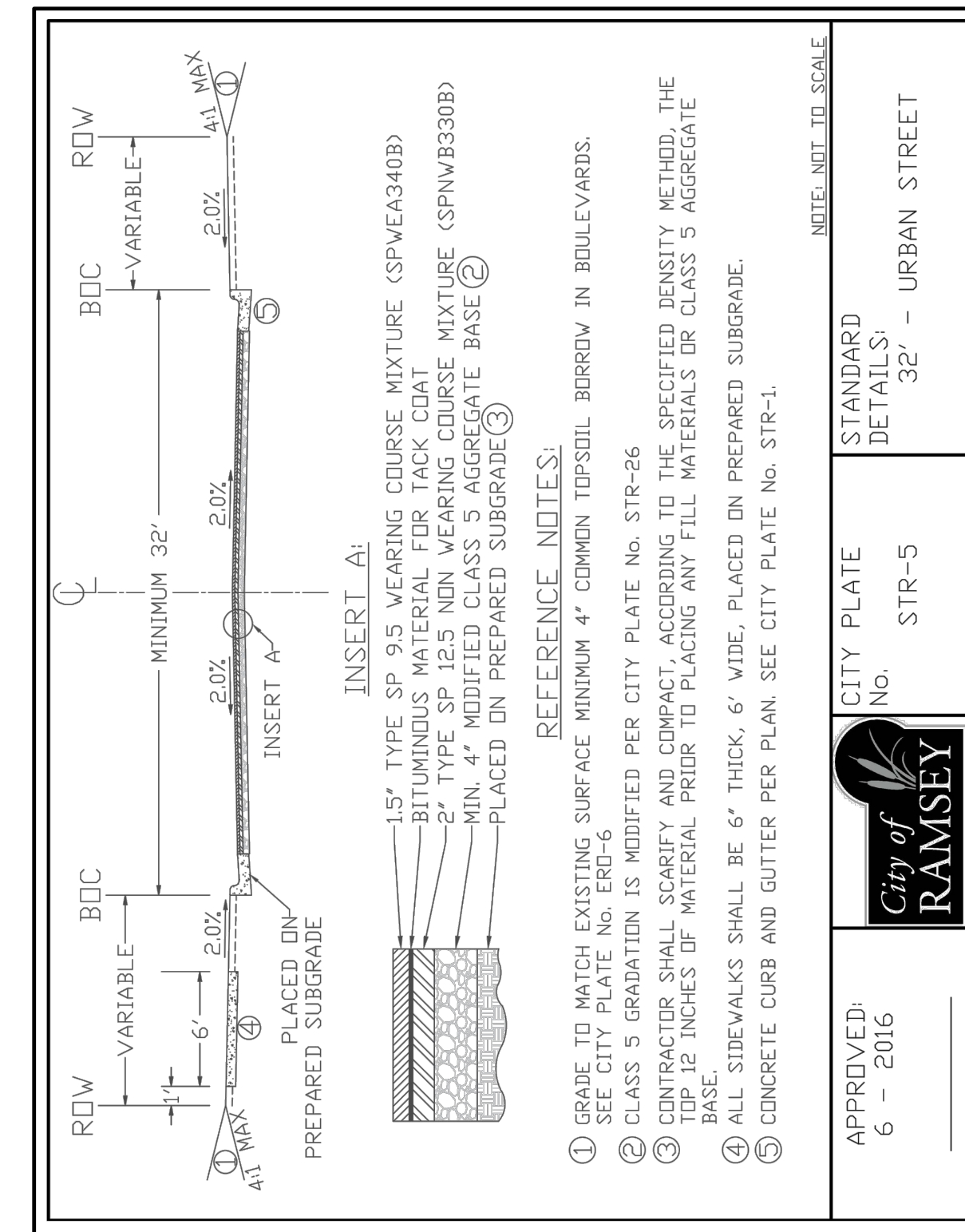
5 CURB AND GUTTER NO SCALE

3 WATERMAIN VALVE LOCATION NO SCALE

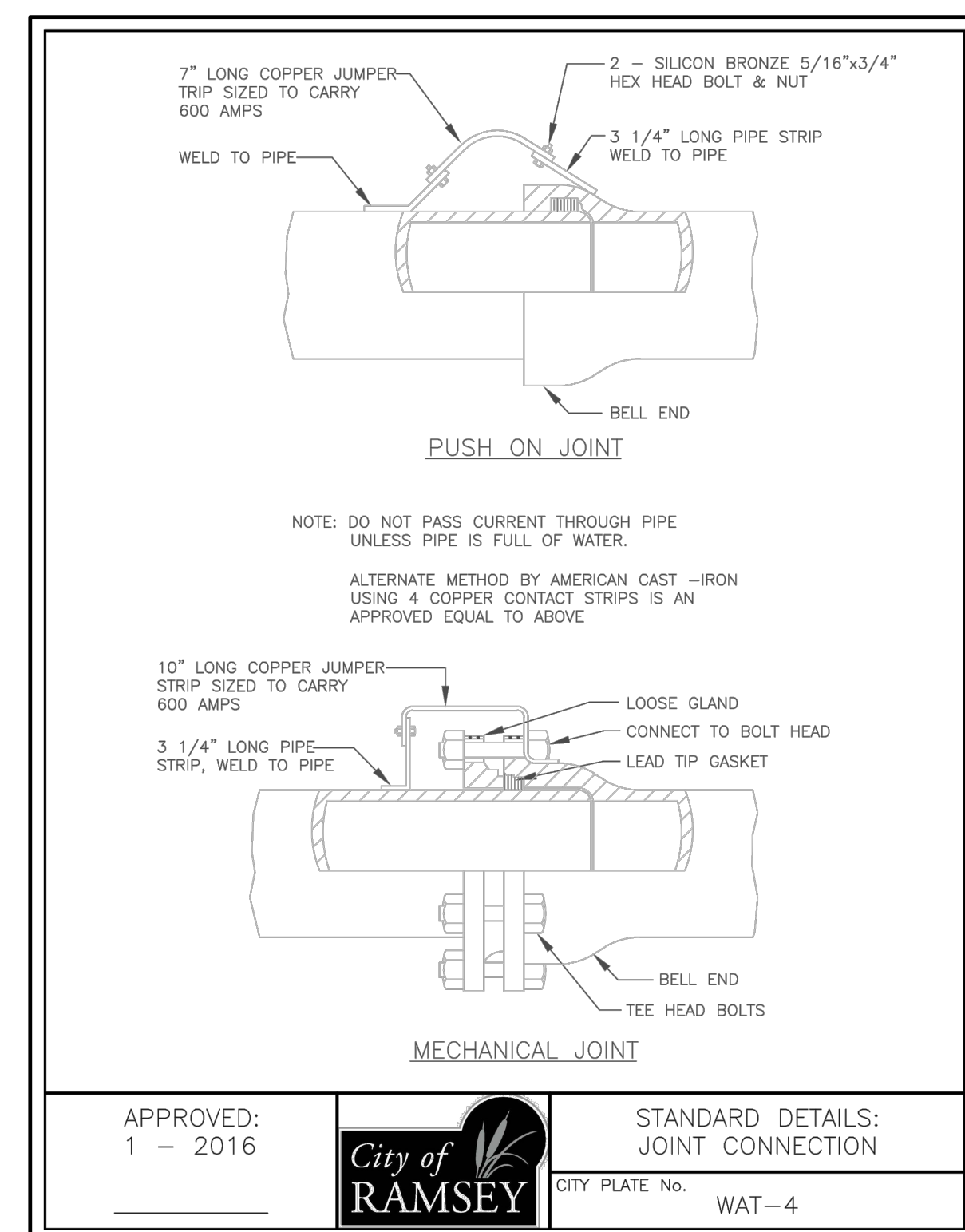
1 STANDARD HYDRANT NO SCALE



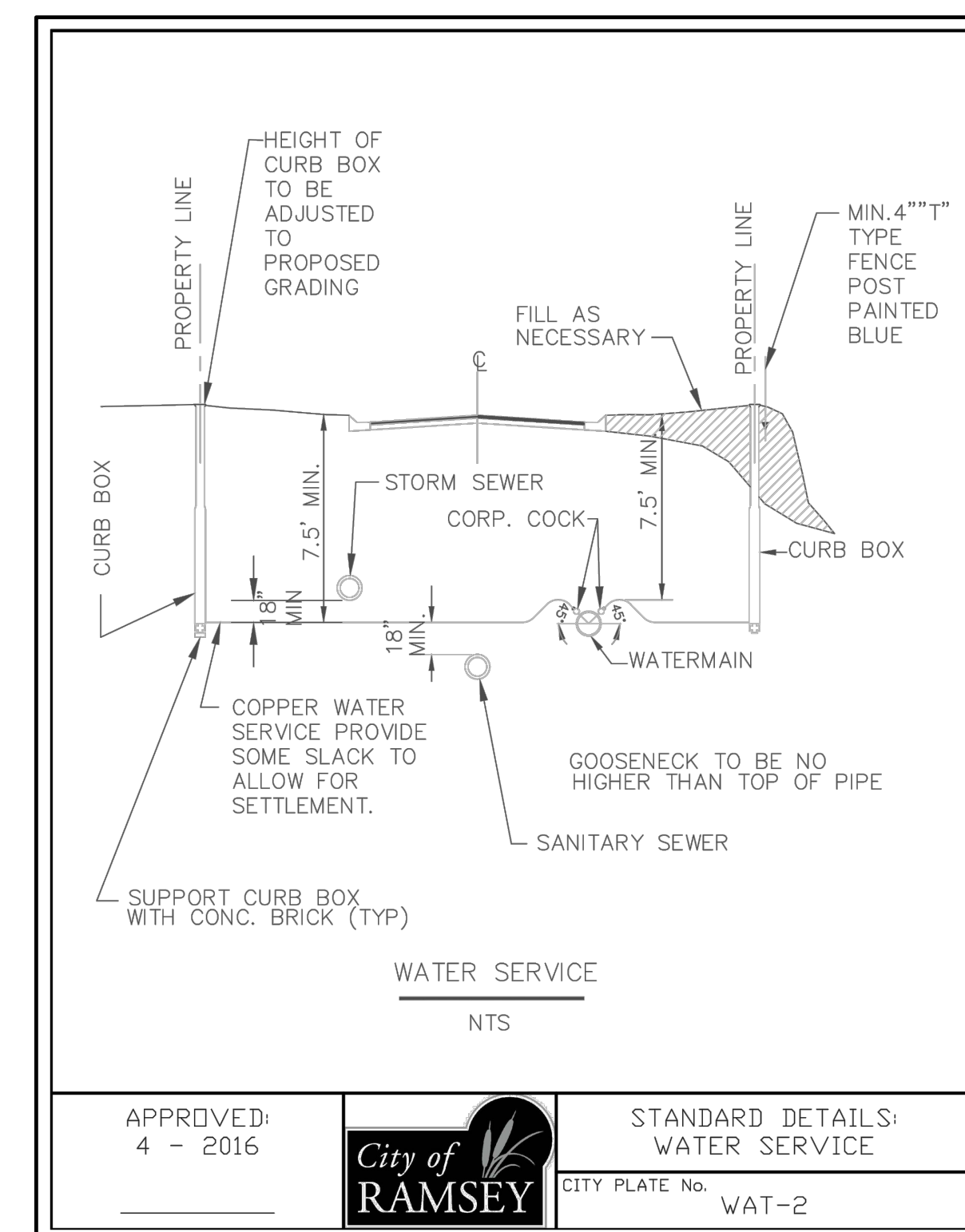
8 STREET PATCHING STANDARDS NO SCALE



6 URBAN STREET SECTION NO SCALE



4 JOINT CONNECTION NO SCALE



2 WATERMAIN SERVICE NO SCALE

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
23 MAY 2017	SKETCH PLAN	
01 JUN 2017	PRELIMINARY & FINAL PLAT	RTS

PROJECT MANAGER REVIEW

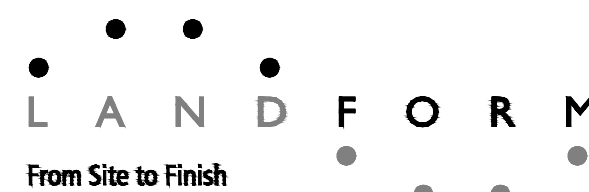
BY RS DATE 05-21-17

CERTIFICATION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

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

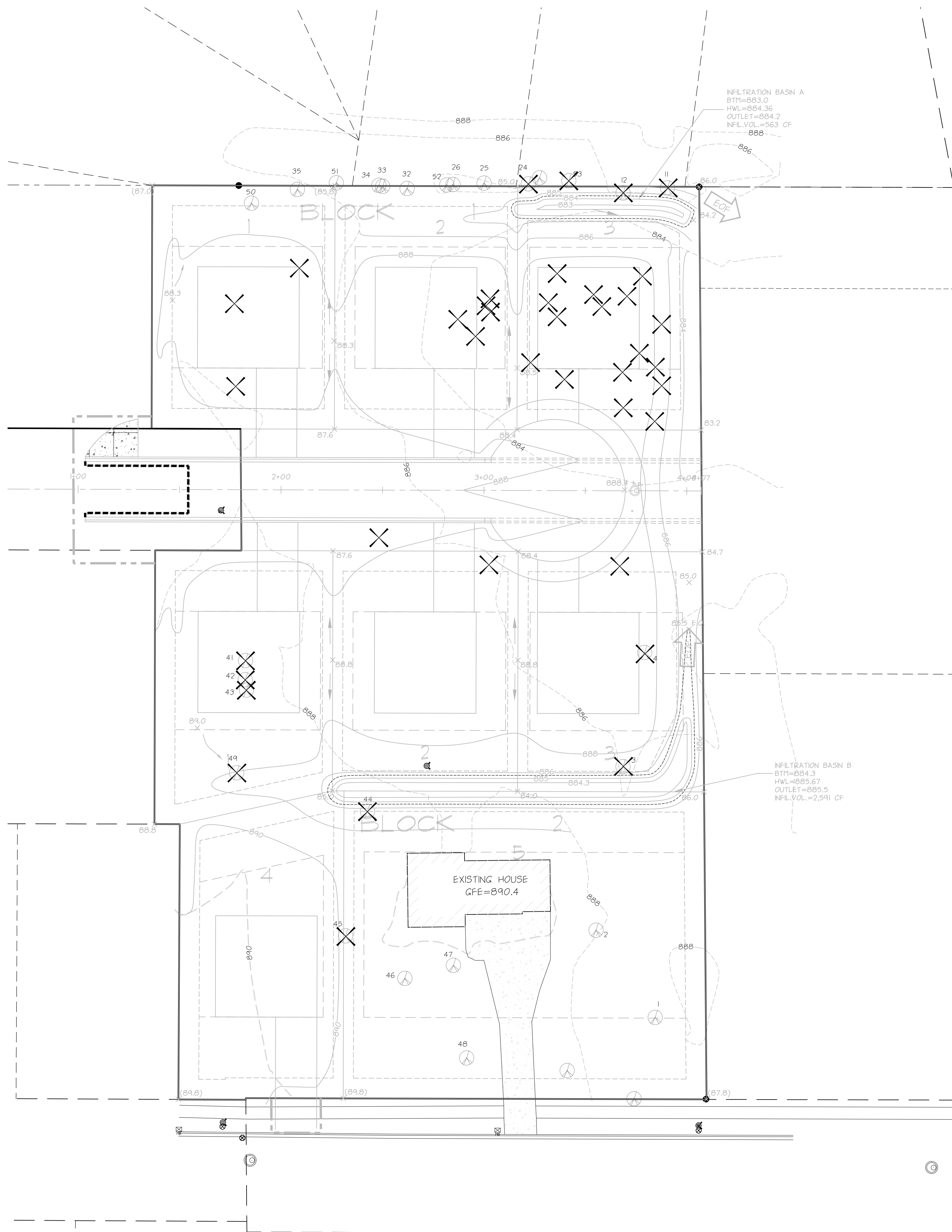
PRELIMINARY & FINAL PLAT
06-01-17



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

FILE NAME: C702ZZZ001.DWG
PROJECT NO.: ZZZ15326

CIVIL CONSTRUCTION
DETAILS
C7.2



TABLE

Tree #	Species	DBH	Condition	Stems	Removed	Saved
1	Maple, silver	14.0	Good	1		X
2	Maple, silver	15.5	Good	1		X
3	Maple, silver	17.0	Fair	1	X	
4	Maple, silver	9.5	Good	1	X	
5	Elm, Siberian	10.0	Fair	1	X	
6	Boxelder	8.0	Fair	1	X	
7	Boxelder	16.0	Fair	3	X	
8	Boxelder	27.0	Fair	5	X	
9	Boxelder	21.0	Fair	3	X	
10	Boxelder	25.0	Fair	4	X	
11	Boxelder	46.0	Fair	4	X	
12	Boxelder	42.5	Fair	5	X	
13	Boxelder	13.0	Fair	2	X	
14	Boxelder	13.0	Fair	3	X	
15	Boxelder	10.5	Fair	2	X	
16	Boxelder	12.5	Fair	2	X	
17	Boxelder	12.0	Fair	2	X	
18	Boxelder	8.5	Fair	2	X	
19	Boxelder	9.0	Fair	2	X	
20	Boxelder	13.0	Fair	2	X	
21	Boxelder	11.5	Fair	2	X	
22	Boxelder	24.0	Fair	5	X	
23	Boxelder	14.0	Fair	2	X	
24	Boxelder	21.0	Fair	3	X	
25	Boxelder	29.0	Fair	3		X
26	Boxelder	24.0	Fair	1		X
27	Boxelder	8.5	Good	1	X	
28	Boxelder	16.5	Fair	3	X	
29	Boxelder	8.0	Good	1	X	
30	Boxelder	14.0	Fair	2	X	
31	Boxelder	8.5	Good	1	X	
32	Boxelder	40.0	Fair	1		X
33	Boxelder	10.5	Fair	1		X
34	Boxelder	11.0	Fair	1		X
35	Boxelder	38.0	Fair	1		X
36	Boxelder	8.0	Good	1	X	
37	Boxelder	8.5	Fair	1	X	
38	Boxelder	12.5	Fair	1	X	
39	Cottonwood	15.0	Good	1	X	
40	Elm, Siberian	15.0	Fair	3	X	
41	Boxelder	11.0	Good	1	X	
42	Boxelder	10.0	Good	1	X	
43	Boxelder	10.5	Fair	1	X	
44	Maple, silver	22.0	Good	1	X	
45	Maple, silver	24.0	Fair	1	X	
46	Ash, green	11.0	Good	1		X
47	Ash, green	13.0	Good	1		X
48	Ash, green	14.0	Fair	1		X
49	Ash, green	17.0	Good	1	X	
50	Boxelder	16.0	Fair	1		X
51	Boxelder	16.0	Fair	1		X
52	Boxelder	8.0	Fair	1		X
53	Boxelder	8.0	Fair	1	X	

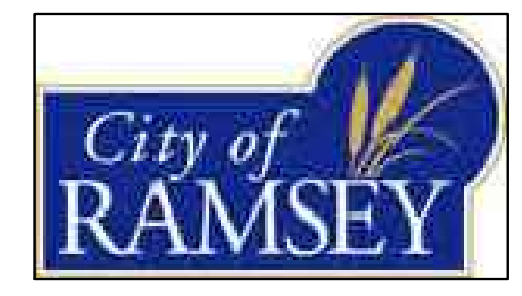
TREE SUMMARY

Total Sig. Tree Inches:	861.0
Total Sig. Tree Inches (Exempt):	157
Net Sig. Tree Inches:	704.5
60% allowable sig. tree removals (threshold):	422.7
Removal inches (Non-exempt):	444.5
Removal Inches above threshold:	21.8
Removal Percentage:	63.1%
Replacement Inches:	27.25

DEVELOPER

BRYON AND LYNN COLE
6951 168TH AVE NW
ANOKA, MN 55303

MUNICIPALITY



PROJECT

**COLE
ADDITION
RAMSEY, MN**

SHEET INDEX

SHEET	TITLE
C2.1	CIVIL TITLE SHEET
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	PRELIMINARY PLAT & SITE PLAN
C3.1	GRAVING, DRAINAGE, AND EROSION CONTROL PLAN
C4.1	UTILITY PLAN AND PROFILE
C5.1	STREET PLAN AND PROFILE
C7.1	CONSTRUCTION DETAILS
C7.2	CONSTRUCTION DETAILS
L1.1	TREE PRESERVATION PLAN
L2.1	LANDSCAPE PLAN

ISSUE / REVISION HISTORY

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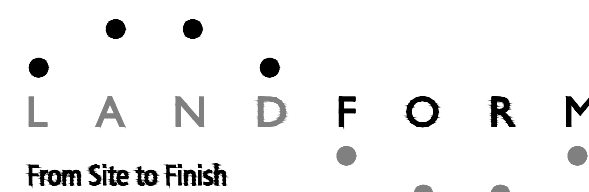
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BY RS DATE 05-22-17
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PRELIMINARY & FINAL PLAT
06-01-17



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

FILE NAME L101ZZZ001.DWG
PROJECT NO. ZZZ15326

**TREE PRESERVATION
PLAN AND TABLE**

L1.1

SHEET NO. 7/11
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