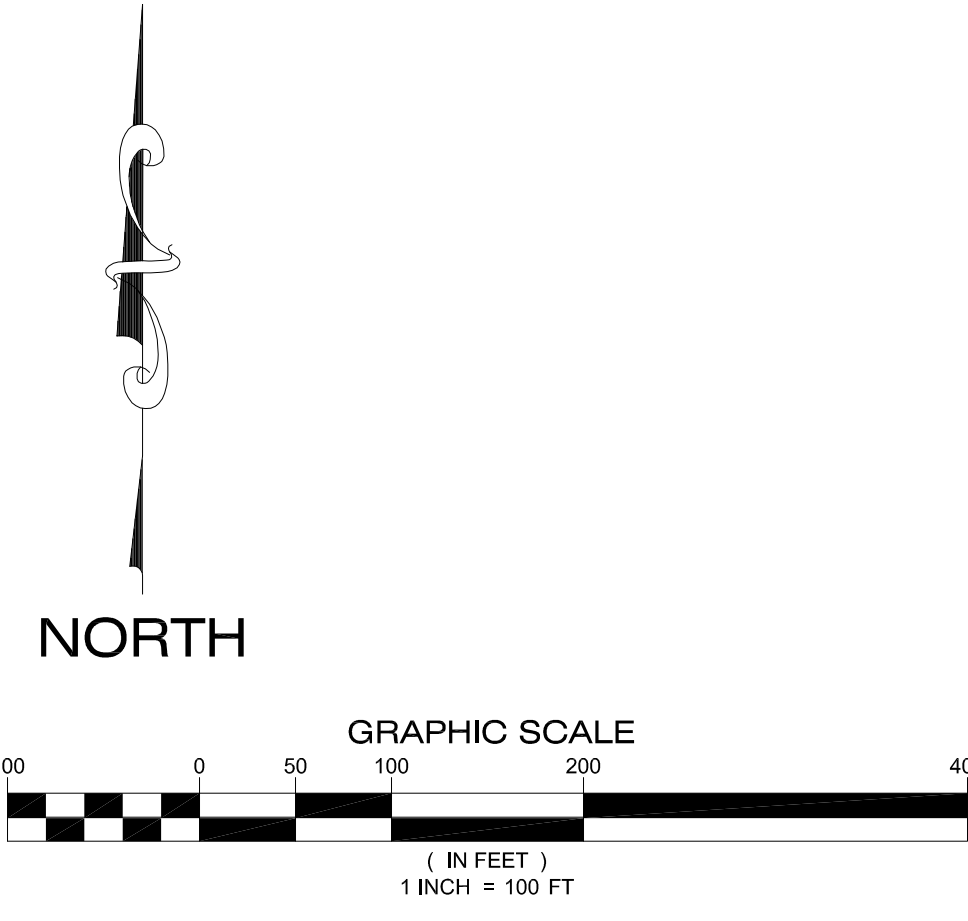
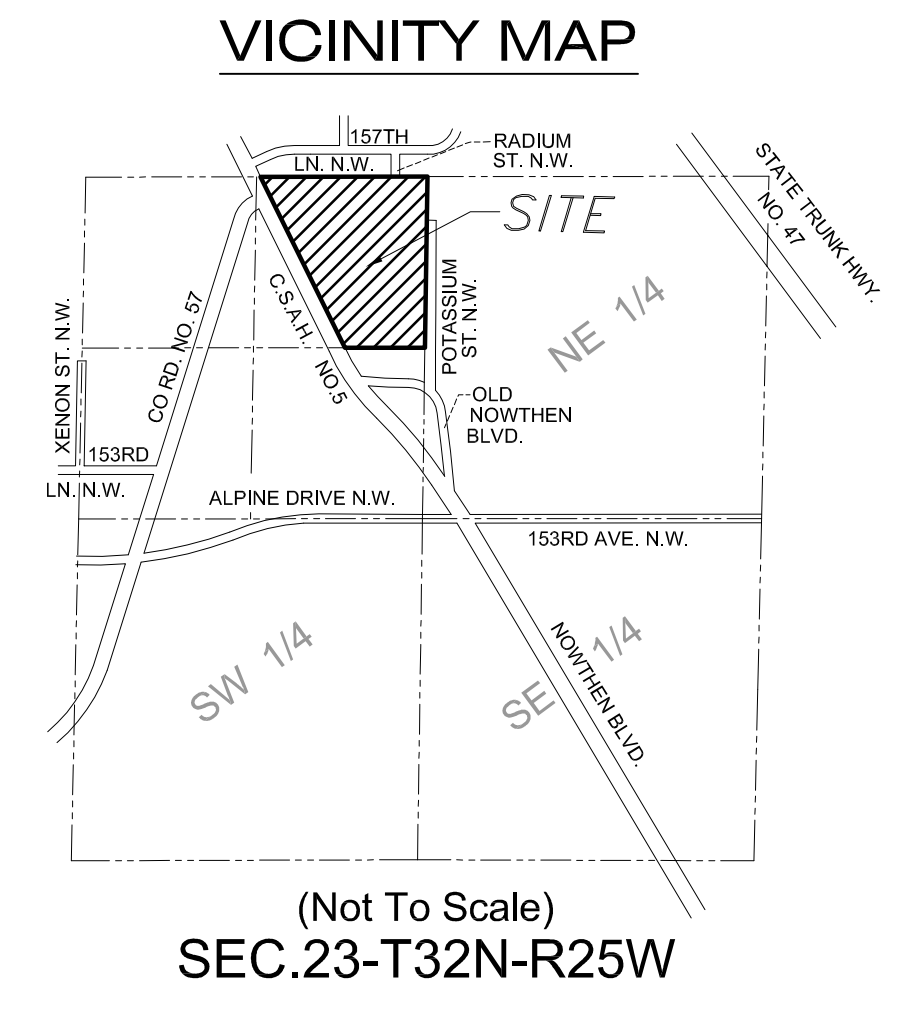
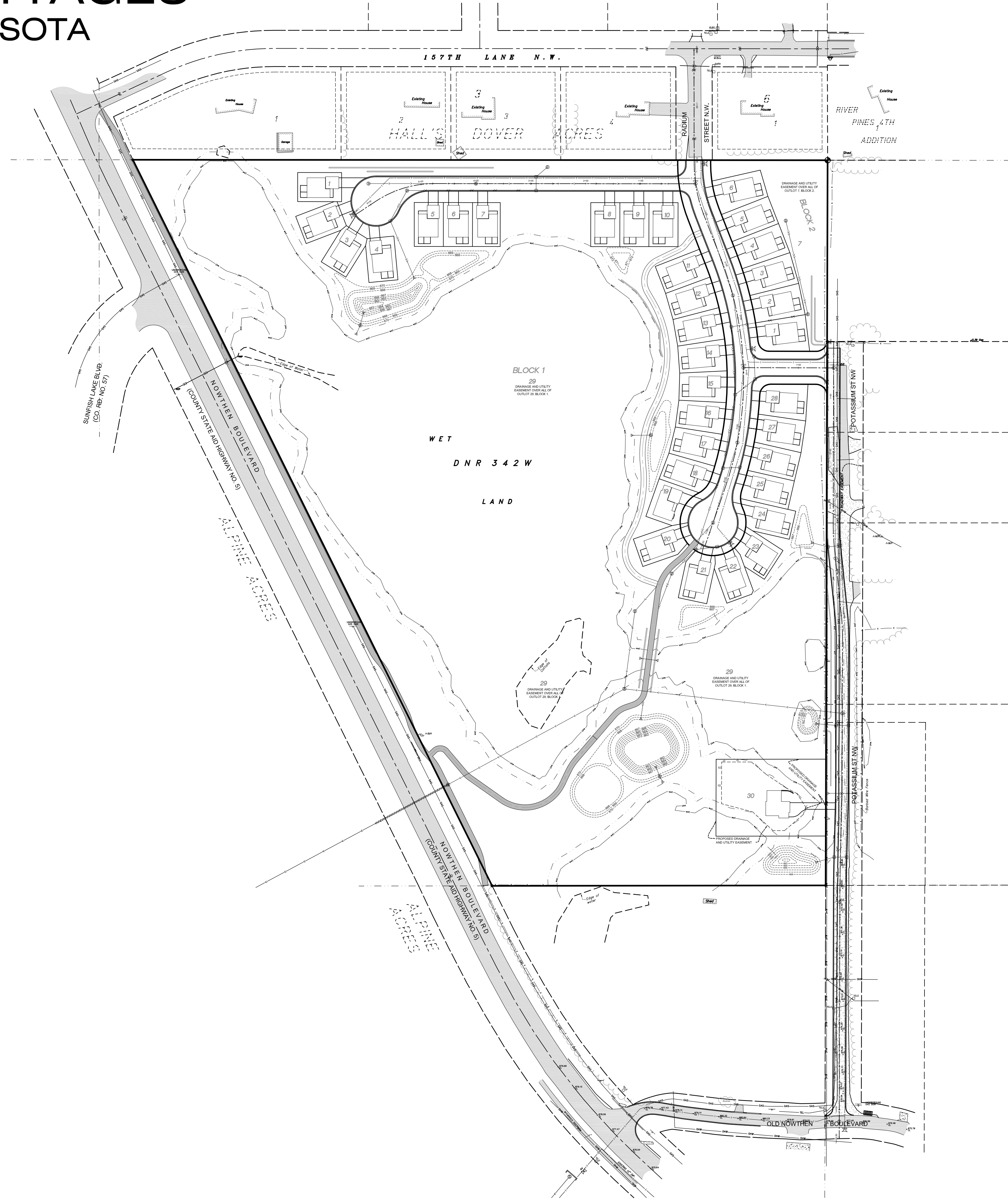


# SHADE TREE COTTAGES

CITY OF RAMSEY, MINNESOTA

~for~

SHADE TREE COMMUNITIES, LLC.  
1696 229TH LANE  
EAST BETHEL, MN 55005  
(612) 812-9656



### SHEET INDEX

G.001	COVER SHEET
C.001	GRADING & DRAINAGE PLAN
C.002	GRADING & DRAINAGE PLAN
C.003	UTILITY PLAN - STORM SEWER
C.004	UTILITY PLAN - STORM SEWER
C.005	UTILITY PLAN - SANITARY SEWER & WATERMAIN
C.006	UTILITY PLAN - SANITARY SEWER & WATERMAIN
C.007	DETAILS
V.001	SITE PLAN
V.002	SITE PLAN
V.003	PRELIMINARY PLAT
V.004	PRELIMINARY PLAT
V.005	TREE INVENTORY & PROTECTION PLAN
V.006	TREE INVENTORY & PROTECTION PLAN
V.007	TREE INVENTORY & PROTECTION PLAN



**PLowe**  
ENGINEERING, INC.  
6776 LAKE DRIVE  
SUITE 110  
LINO LAKES, MN 55014  
PHONE: (651) 361-8210  
FAX: (651) 361-8701

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

DRAWN BY: AG    CHECK BY: AG    JOB NO.: 18-1794    DATE: 09-06-18

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

**PRELIMINARY**  
ADAM GINKEL  
Date: 09.06.2018 License No. 43963

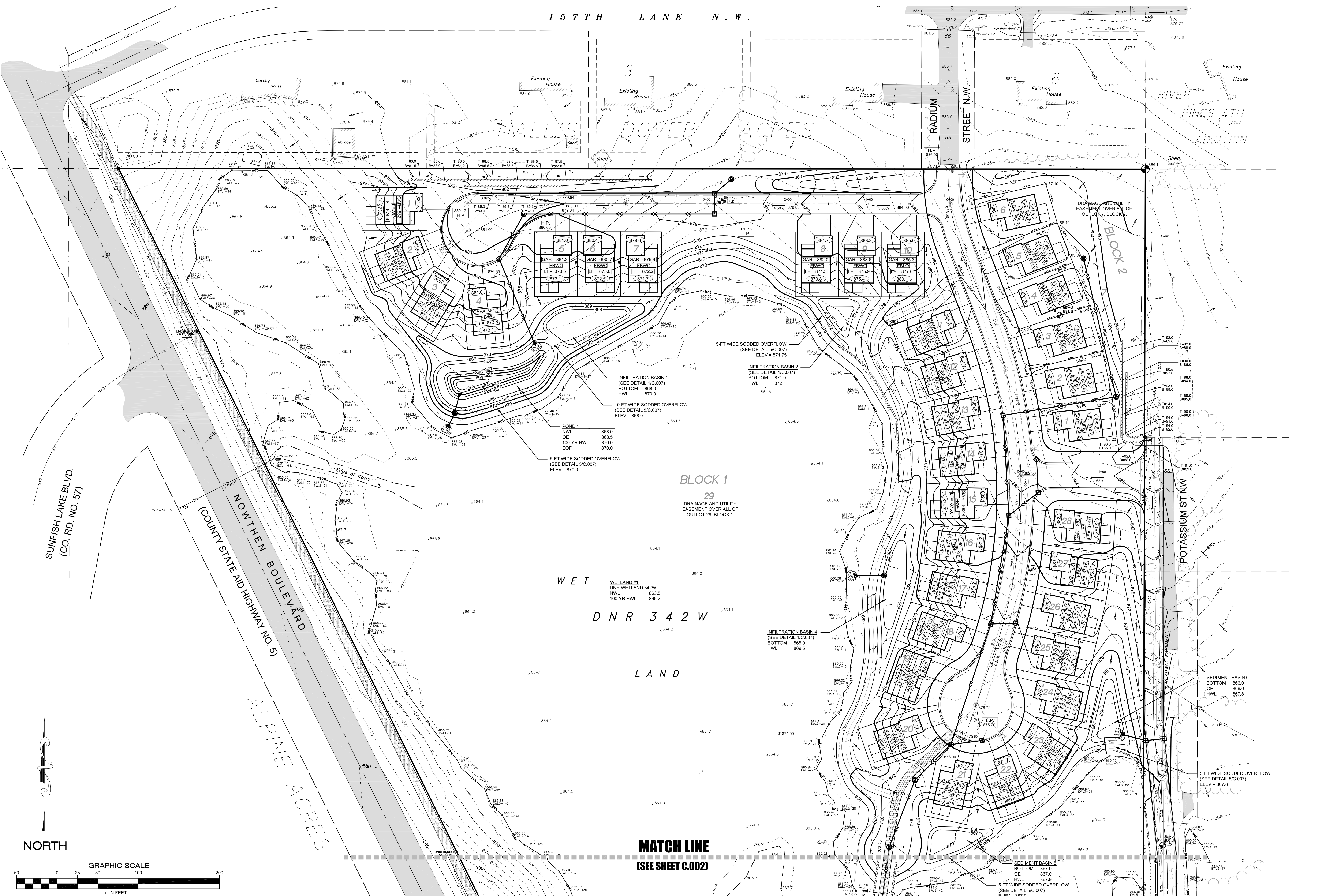
**SHADE TREE COTTAGES**  
CITY OF RAMSEY, MN  
**COVER SHEET**

PREPARED FOR: SHADE TREE COMMUNITIES, LLC

SHEET  
**G.001**



157TH LANE N.W.



SUNFISH LAKE BLVD.  
(CO. RD. NO. 57)

NO W THEN BOULEVARD  
(COUNTY STATE AID HIGHWAY NO. 5)

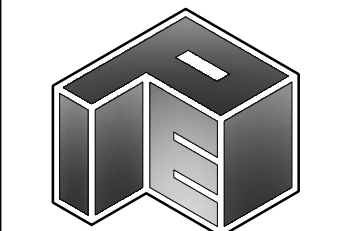
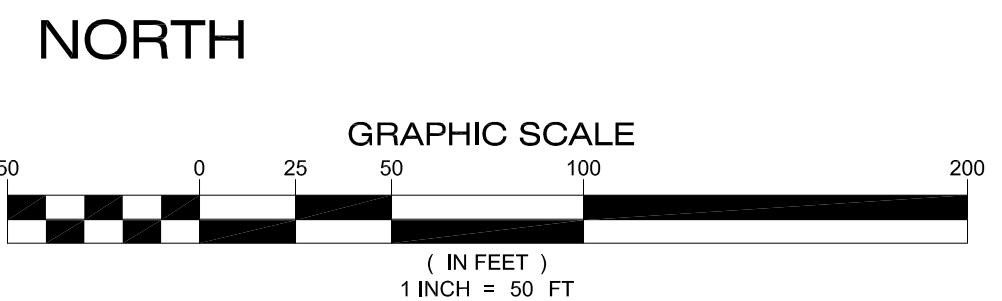
ALPINE ACRES

WETLAND #1  
DNR WETLAND 342W  
NWL 863.5  
100-YR HWL 866.2

LAND

BLOCK 1  
29  
DRAINAGE AND UTILITY  
EASEMENT OVER ALL OF  
OUTLOT 29, BLOCK 1.

MATCH LINE  
(SEE SHEET C.002)



SITE PLANNING & ENGINEERING  
**PLOWE**  
ENGINEERING, INC.  
6776 LAKE DRIVE  
SUITE 110  
LINO LAKES, MN 55014  
PHONE: (651) 361-8210  
FAX: (651) 361-8701

NO.	DATE	DESCRIPTION
1	09-06-18	
2	18-1784	
3		
4		
5		

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

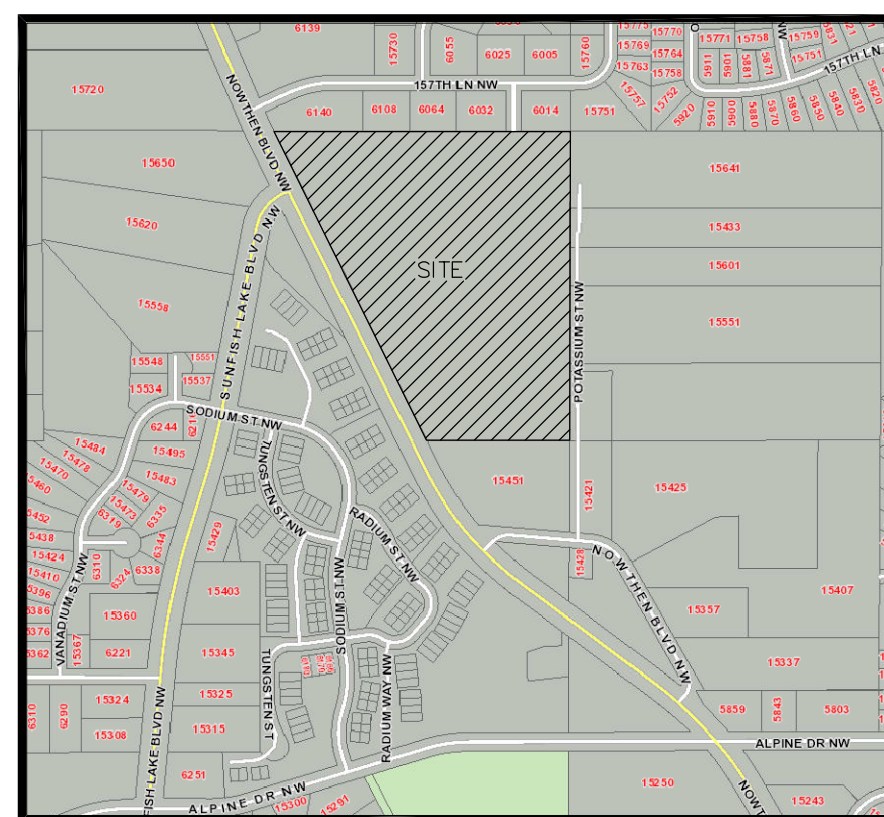
**PRELIMINARY**  
ADAM GINKEL  
Date: 09.06.2018 License No. 43963

**SHADE TREE COTTAGES**  
CITY OF RAMSEY, MN  
**GRADING & DRAINAGE PLAN**  
PREPARED FOR: SHADE TREE COMMUNITIES, LLC

SHEET  
**C.001**

# VICINITY MAP

PART OF SEC. 23, TWP. 32, RNG. 25



ANOKA COUNTY, MINNESOTA  
(NO SCALE)

## OWNER AND SUBDIVIDER

SHADE TREE COMMUNITIES, LLC.  
1696 229TH LANE  
EAST BETHEL, MN 55005  
(612) 812-9656

## CIVIL ENGINEER

PLOWE ENGINEERING, INC.  
6776 LAKE DRIVE N.E. SUITE 110  
LINO LAKES, MN 55014  
PHONE: (651) 361-8210

## SURVEYOR

E.G. RUD & SONS, INC.  
6776 LAKE DRIVE N.E. SUITE 110  
LINO LAKES, MN 55014  
PHONE: (651) 361-8210

## PROPERTY DESCRIPTION

All that part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 32, Range 25, lying east of the Eastern Right-of-Way of County State Aid Highway No. 5, in Anoka County, Minnesota.

## DENSITY COMPUTATIONS

TOTAL AREA SITE AREA	28.41± ACRES
PROPOSED SINGLE UNIT TOWNHOME LOTS	34
PROPOSED SINGLE FAMILY LOTS	1
PROPOSED RIGHT OF WAY AREA	1.30± ACRES
UPLAND AREA	15.3± ACRES
GROSS DENSITY	1.23± UNITS/ACRE
NET UPLAND DENSITY	2.3± UNITS/ACRE

## ZONING AND SETBACKS

CURRENT ZONING: PUD- PLANNED UNIT DEVELOPMENT WITH R-1 SINGLE FAMILY UNDERLYING

PROPOSED ZONING: PUD- PLANNED UNIT DEVELOPMENT

PROPOSED PUD SINGLE UNIT TOWNHOME SETBACKS:  
(LOTS 1-28, BLOCK 1 & LOTS 1-6, BLOCK 2)

FRONT STREET:	25 FEET FROM CURB
SIDE STREET:	25 FEET FROM CURB
SIDE YARD:	15 FEET BETWEEN BUILDINGS
PLAT BOUNDARY:	30 FEET FROM PLAT BOUNDARY
WETLANDS AND STORMWATER PONDS:	16.5 FEET

PROPOSED PUD SINGLE FAMILY LOT SETBACKS:  
(LOT 30, BLOCK 1)

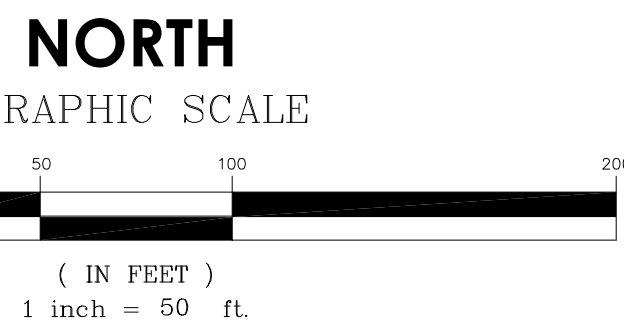
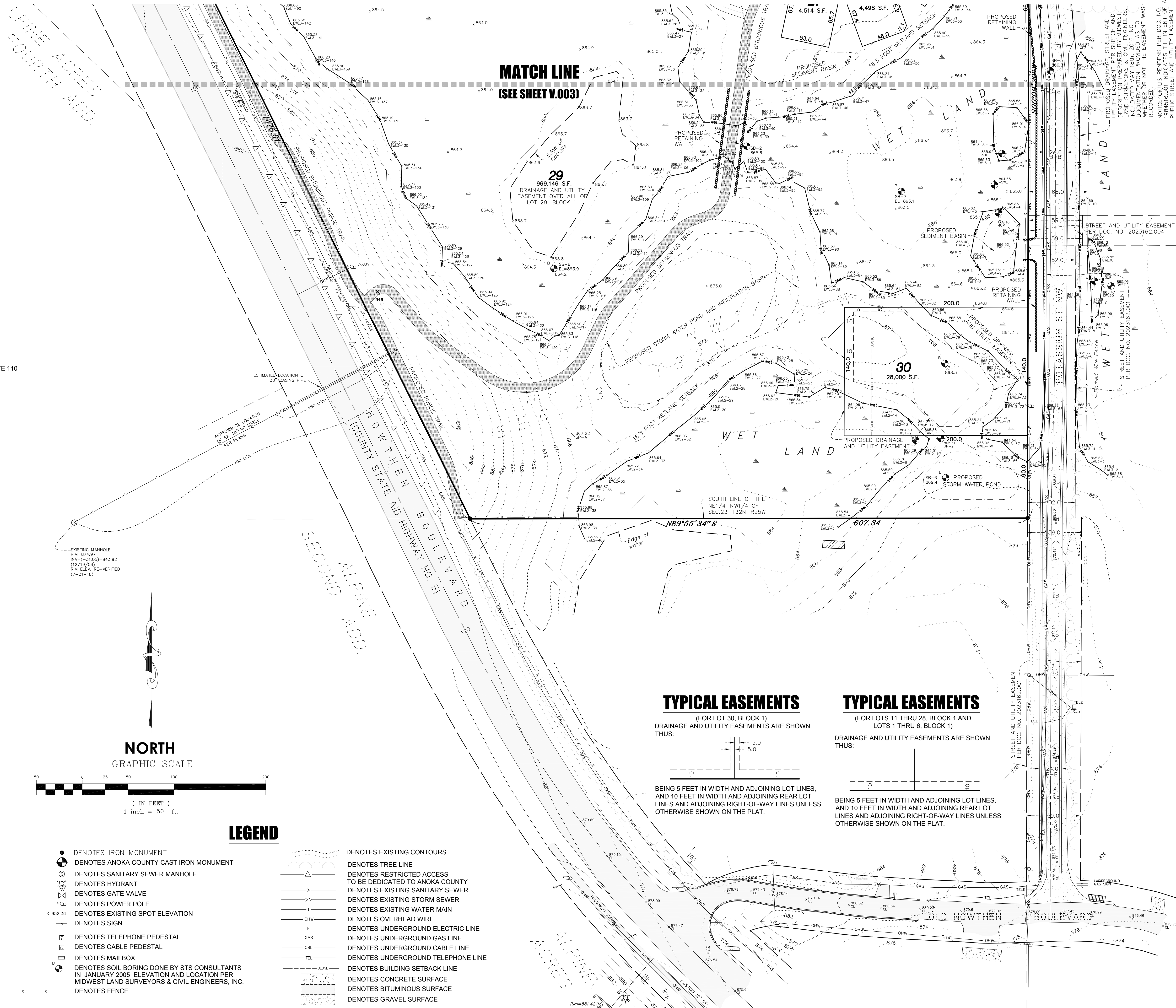
FRONT STREET:	30 FEET
HOUSE SIDE YARD:	10 FEET
GARAGE SIDE YARD:	6 FEET
REAR YARD:	30 FEET
WETLANDS AND STORMWATER PONDS:	16.5 FEET

MINIMUM LOT AREA 10,800 S.F.  
MINIMUM LOT WIDTH 70 FEET AT SETBACK LINE

OVERALL PROPOSED PUD DEVELOPMENT REQUIREMENTS  
DENSITY 3 UNITS PER ACRE (NET)

## NOTES

- Bearings shown are on the Anoka County Coordinate System.
- Contours and topography shown are a combination of plans prepared by MIDWEST Land Surveyors and Civil Engineers, Inc. 4-25-05 and field work completed by E.G. Rud & Sons, Inc. on July 31st, 2018.
- Wetlands were field located by E.G. Rud & Sons, Inc. on 11-07-17 and additional wetlands located on July 31st, 2018.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance flood plain).
- According to Flood Insurance Rate Map Community No. 270881 Panel 0170 Suffix E, Map Number 27003C0170E by the Federal Emergency Management Agency, effective date December 18, 2015.
- This survey was based on Title Commitment File No. 1808-1549-CC, prepared by Liberty Title, Inc. as issuing agents for Old Republic National Title Insurance Company, dated August 31st, 2018.
- Wetland Delineation done by Jacobson Environmental, PLLC in November of 2017. Additional wetlands were delineated in July of 2018.
- The proposed cul-de-sac length for 157th Ave N.W. (Private Street) is 588.3 feet. The proposed cul-de-sac length for Radium Street N.W. (Public Street) is 289.9 feet.
- Proposed location of Storm water Basins and Ponds provided by Plowe Engineering, Inc. on 9-05-18.

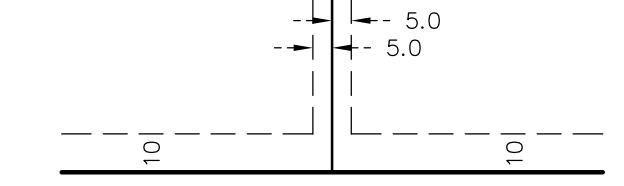


## LEGEND

- DENOTES IRON MONUMENT
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES SANITARY SEWER MANHOLE
- DENOTES HYDRANT
- DENOTES GATE VALVE
- DENOTES POWER POLE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES SIGN
- DENOTES TELEPHONE PEDESTAL
- DENOTES CABLE PEDESTAL
- DENOTES MAILBOX
- DENOTES SOIL BORING DONE BY STS CONSULTANTS IN JANUARY 2005 ELEVATION AND LOCATION PER MIDWEST LAND SURVEYORS & CIVIL ENGINEERS, INC.
- DENOTES FENCE
- DENOTES EXISTING CONTOURS
- DENOTES TREE LINE
- DENOTES RESTRICTED ACCESS TO BE DEDICATED TO ANOKA COUNTY
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD WIRE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND CABLE LINE
- DENOTES UNDERGROUND TELEPHONE LINE
- DENOTES BUILDING SETBACK LINE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE

## TYPICAL EASEMENTS

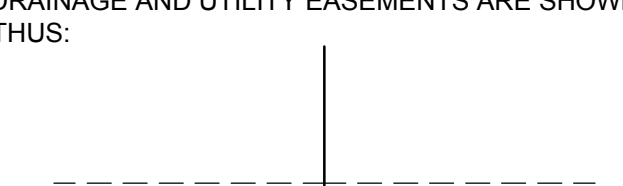
(FOR LOT 30, BLOCK 1)  
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

## TYPICAL EASEMENTS

(FOR LOTS 11 THRU 28, BLOCK 1 AND LOTS 1 THRU 6, BLOCK 1)  
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

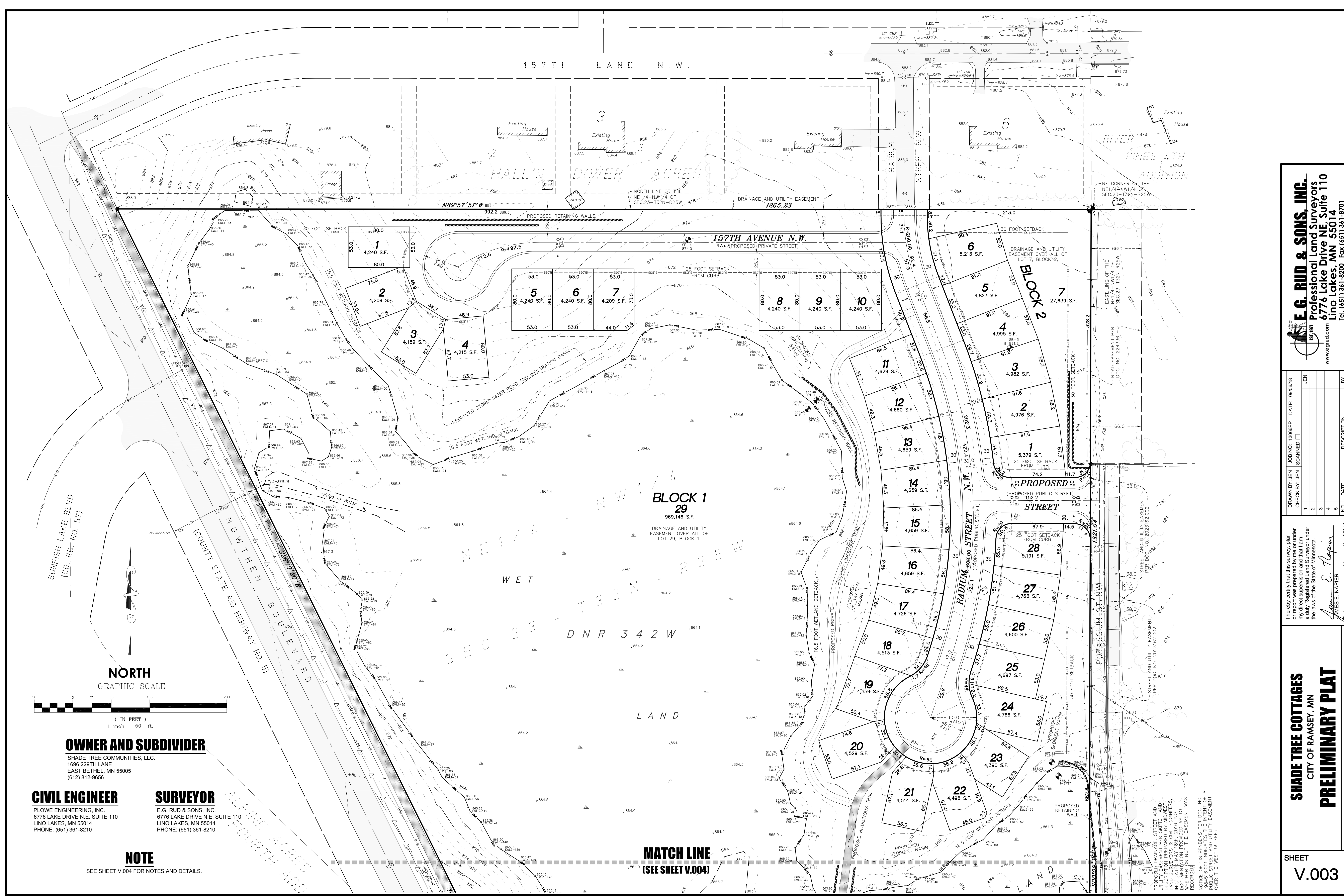
**E.G. RUD & SONS, INC.**  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701  
www.egrud.com

DRAWN BY: JEN	JOB NO.: 13066PP	DATE: 09-06-18
CHECK BY: JEN	SCANNED	
1	JEN	
2		
3		
4		
5		
NO.	DATE	DESCRIPTION
BY		

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.  
*James E. Napier*  
JAMES E. NAPIER License No. 25343  
Date: 09-06-18

**SHADE TREE COTTAGES**  
CITY OF RAMSEY, MN  
**PRELIMINARY PLAT**  
PREPARED FOR: SHADE TREE COMMUNITIES, LLC

SHEET  
**V.004**



157TH LANE N.W.

157TH AVENUE N.W.  
475.7 (PROPOSED PRIVATE STREET)

BLOCK 2

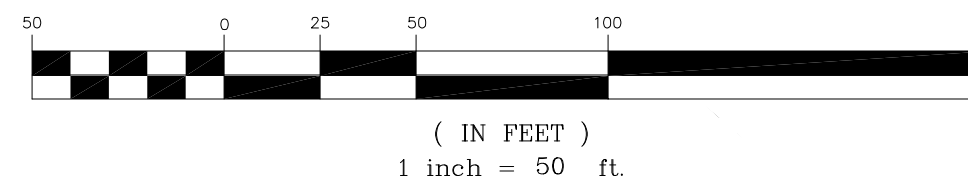
BLOCK 1  
29  
969,146 S.F.

DNR 342 W

LAND

MATCH LINE  
(SEE SHEET V.004)

NORTH  
GRAPHIC SCALE



**OWNER AND SUBDIVIDER**

SHADE TREE COMMUNITIES, LLC.  
1696 229TH LANE  
EAST BETHEL, MN 55005  
(612) 812-9656

**CIVIL ENGINEER**

PLOWE ENGINEERING, INC.  
6776 LAKE DRIVE N.E. SUITE 110  
LINO LAKES, MN 55014  
PHONE: (651) 361-8210

**SURVEYOR**

E.G. RUD & SONS, INC.  
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LINO LAKES, MN 55014  
PHONE: (651) 361-8210

**NOTE**

SEE SHEET V.004 FOR NOTES AND DETAILS.

**E.G. RUD & SONS, INC.**  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701  
www.egrud.com

NO.	DATE	DESCRIPTION	BY
1			JEN
2			
3			
4			
5			

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.  
*James E. Napier*  
JAMES E. NAPIER License No. 25343  
Date: 09-06-18

**SHADE TREE COTTAGES**  
CITY OF RAMSEY, MN  
**PRELIMINARY PLAT**

PREPARED FOR: SHADE TREE COMMUNITIES, LLC

SHEET  
**V.003**

**VICINITY MAP**

PART OF SEC. 23, TWP. 32, RNG. 25



ANOKA COUNTY, MINNESOTA  
(NO SCALE)

**OWNER AND SUBDIVIDER**

SHADE TREE COMMUNITIES, LLC.  
1696 229TH LANE  
EAST BETHEL, MN 55005  
(612) 812-9656

**CIVIL ENGINEER**

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LINO LAKES, MN 55014  
PHONE: (651) 361-8210

**SURVEYOR**

E.G. RUD & SONS, INC.  
6776 LAKE DRIVE N.E. SUITE 110  
LINO LAKES, MN 55014  
PHONE: (651) 361-8210

**PROPERTY DESCRIPTION**

All that part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 32, Range 25, lying east of the Easterly Right-of-Way of County State Aid Highway No. 5, in Anoka County, Minnesota.

**DENSITY COMPUTATIONS**

TOTAL AREA SITE AREA ..... 28.41± ACRES  
PROPOSED SINGLE UNIT TOWNHOME LOTS ... 34  
PROPOSED SINGLE FAMILY LOTS ..... 1  
PROPOSED RIGHT OF WAY AREA ..... 1.30± ACRES  
UPLAND AREA ..... 15.3± ACRES  
GROSS DENSITY ..... 1.23± UNITS/ACRE  
NET UPLAND DENSITY ..... 2.3± UNITS/ ACRE

**ZONING AND SETBACKS**

CURRENT ZONING: PUD- PLANNED UNIT DEVELOPMENT WITH R-1 SINGLE FAMILY UNDERLYING

PROPOSED ZONING: PUD- PLANNED UNIT DEVELOPMENT

PROPOSED PUD SINGLE UNIT TOWNHOME SETBACKS:  
(LOTS 1-28, BLOCK 1 & LOTS 1-6, BLOCK 2)

FRONT STREET: 25 FEET FROM CURB  
SIDE STREET: 25 FEET FROM CURB  
SIDE YARD: 15 FEET BETWEEN BUILDINGS  
PLAT BOUNDARY: 30 FEET FROM PLAT BOUNDARY  
WETLANDS AND STORMWATER PONDS: 16.5 FEET

PROPOSED PUD SINGLE FAMILY LOT SETBACKS:  
(LOT 30, BLOCK 1)

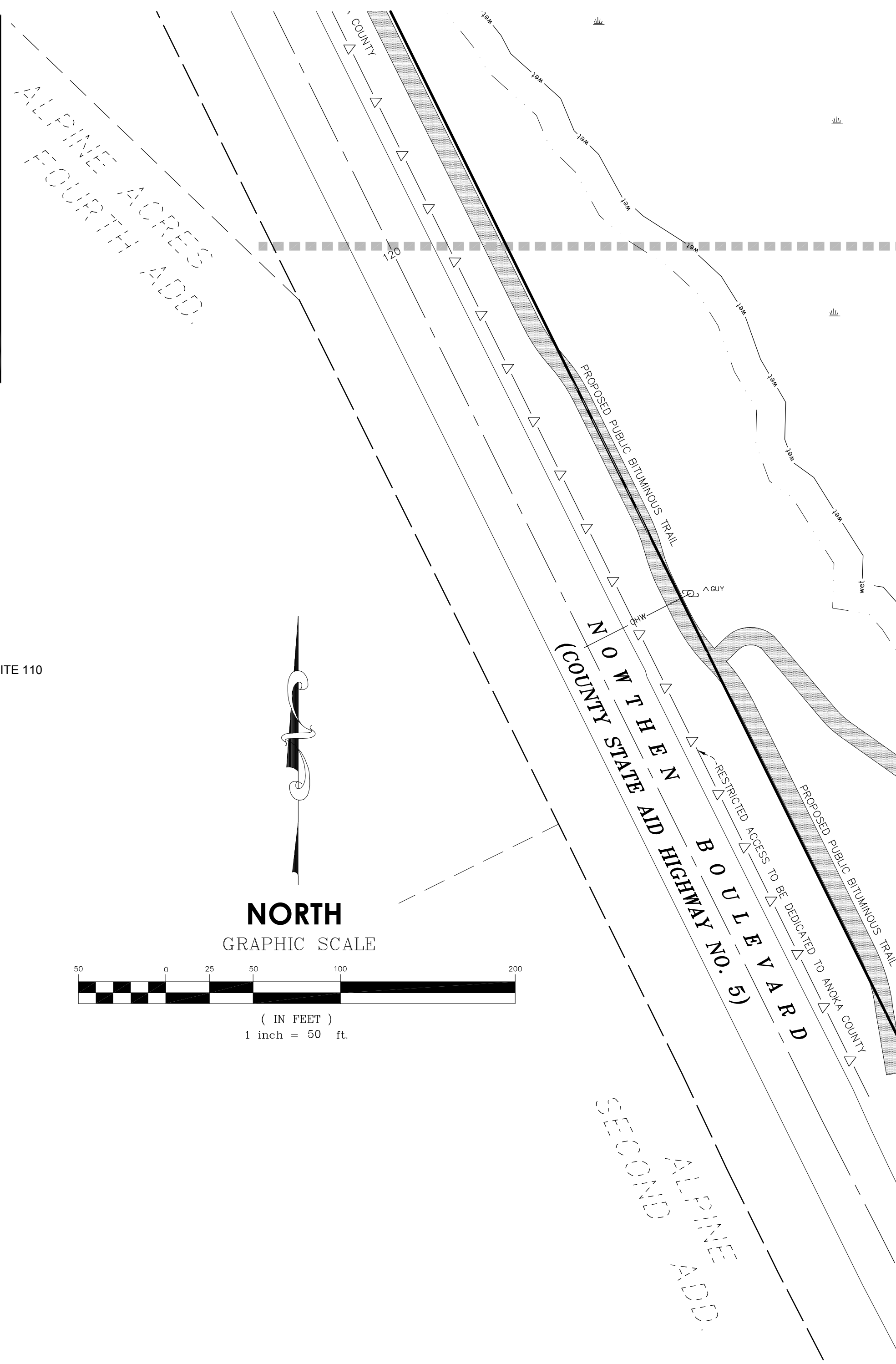
FRONT STREET: 30 FEET FROM RIGHT-OF-WAY  
HOUSE SIDE YARD: 10 FEET  
GARAGE SIDE YARD: 6 FEET  
REAR YARD: 30 FEET  
WETLANDS AND STORMWATER PONDS: 16.5 FEET

MINIMUM LOT AREA 10,800 S.F.  
MINIMUM LOT WIDTH 70 FEET AT SETBACK LINE

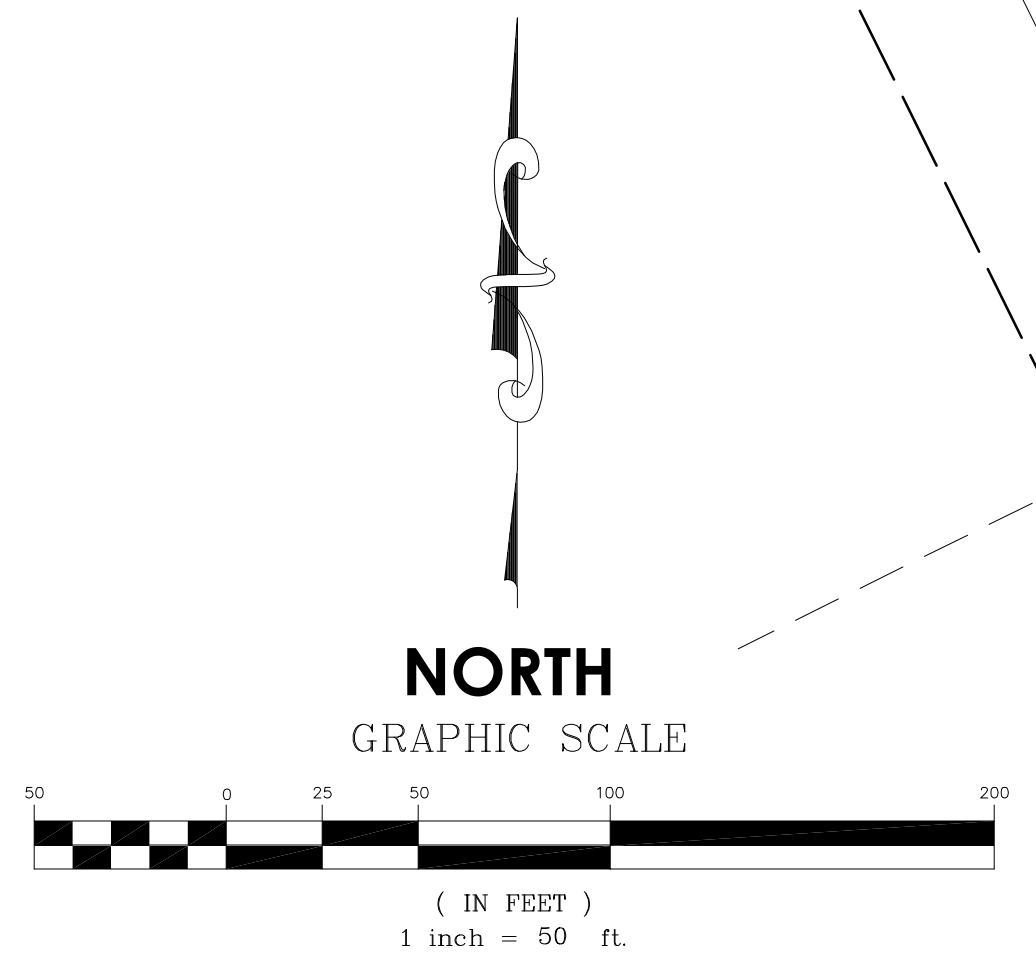
OVERALL PROPOSED PUD DEVELOPMENT REQUIREMENTS  
DENSITY 3 UNITS PER ACRE (NET)

**NOTES**

- Bearings shown are on the Anoka County Coordinate System.
- Contours and topography shown are a combination of plans prepared by MIDWEST Land Surveyors and Civil Engineers, Inc. 4-25-05 and field work completed by E.G. Rud & Sons, Inc. on July 31st, 2018.
- Wetlands were field located by E.G. Rud & Sons, Inc. on 11-07-17 and additional wetlands located on July 31st, 2018.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance flood plain). According to Flood Insurance Rate Map Community No. 270681 Panel 0170 Suffix E, Map Number 270030D170E by the Federal Emergency Management Agency, effective date December 16, 2015.
- This survey was based on Title Commitment File No. 1808-1549-CC, prepared by Liberty Title, Inc. as issuing agents for Old Republic National Title Insurance Company, dated August 31st, 2018.
- Wetland Delineation done by Jacobson Environmental, PLLC in November of 2017. Additional wetlands were delineated in July of 2018.
- The proposed cul-de-sac length for 157th Ave N.W. (Private Street) is 588.3 feet. The proposed cul-de-sac length for Radium Street N.W. (Public Street) is 289.9 feet.
- Refer to Preliminary Plat for boundary information, lot dimensions and lot areas.
- See Landscape Architecture Plan for proposed landscape screening.
- Proposed location of Storm water Basins and Ponds provided by Plowe Engineering, Inc. on 9-05-18.

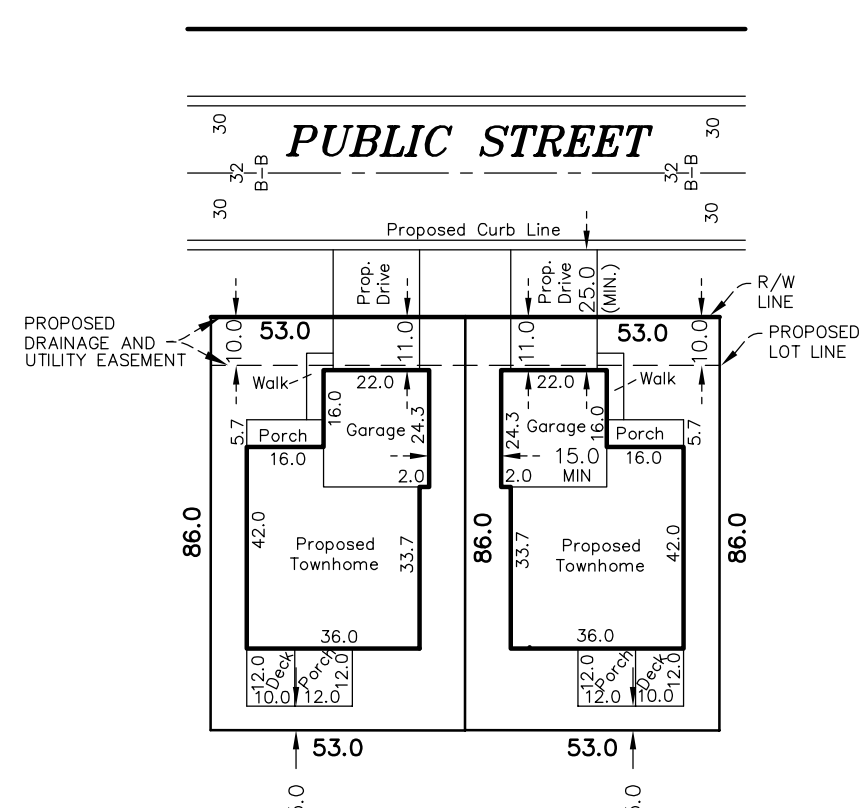


**MATCH LINE**  
(SEE SHEET V.001)



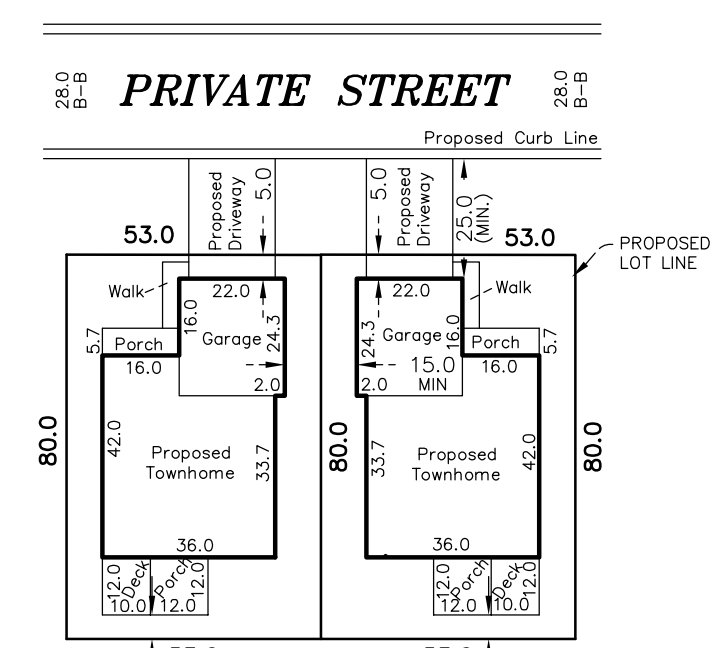
**SINGLE TOWNHOME DETAIL FOR PUBLIC STREET**

(SCALE: 1"=40')



**SINGLE TOWNHOME DETAIL FOR PRIVATE STREET**

(SCALE: 1"=40')



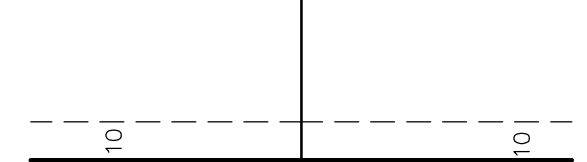
**AREA CALCULATIONS**

AREA	SQUARE FOOTAGE	ACRES	PERCENTAGE OF TOTAL AREA	PERCENTAGE OF TOTAL UPLAND AREA
TOTAL SITE	1,237,600	28.41	N/A	N/A
UPLAND	668,345	15.34	54.0%	N/A
WETLAND	569,255	13.07	46.0%	N/A
<b>IMPERVIOUS AREAS:</b>				
TOWNHOUSE, SIDEWALK DRIVEWAYS, ETC.	105,964	2.43	8.6%	15.9%
SINGLE FAMILY HOUSES, DRIVEWAY, SIDEWALK, ETC.	3,000	0.07	0.2	0.4%
STREETS WITHIN BOUNDARY	54,144	1.24	4.4%	8.1%
TOTAL IMPERVIOUS	163,108	3.74	13.2%	24.4%
PUBLIC RIGHT OF WAY	56,514	1.30	4.6%	8.5%
COMMON SPACE (LOT 29 B1+LOT 7 B2)	996,785	22.88	80.5%	N/A

**TYPICAL EASEMENTS**

(FOR LOTS 11 THRU 28, BLOCK 1 AND LOTS 1 THRU 6, BLOCK 1)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

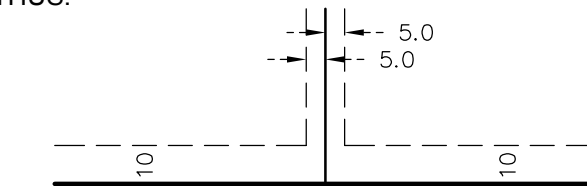


BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING REAR LOT LINES AND ADJOINING RIGHT-OF-WAY LINES UNLESS OTHERWISE SHOWN ON THE PLAT.

**TYPICAL EASEMENTS**

(FOR LOT 30, BLOCK 1)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

**E.G. RUD & SONS, INC.**  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701  
www.egrud.com

NO.	DATE	DESCRIPTION	BY
1	JEN		JEN
2			
3			
4			
5			

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.  
*James E. Napier*  
JAMES E. NAPIER  
Date: 09-06-18 License No. 25343

**SHADE TREE COTTAGES**  
CITY OF RAMSEY, MN  
**SITE PLAN**

SHEET  
**V.002**

157TH LANE N.W.

HALL'S DOVER ACRES

RIVER PINES 4TH ADDITION

157TH AVENUE N.W.  
(PROPOSED PRIVATE STREET)

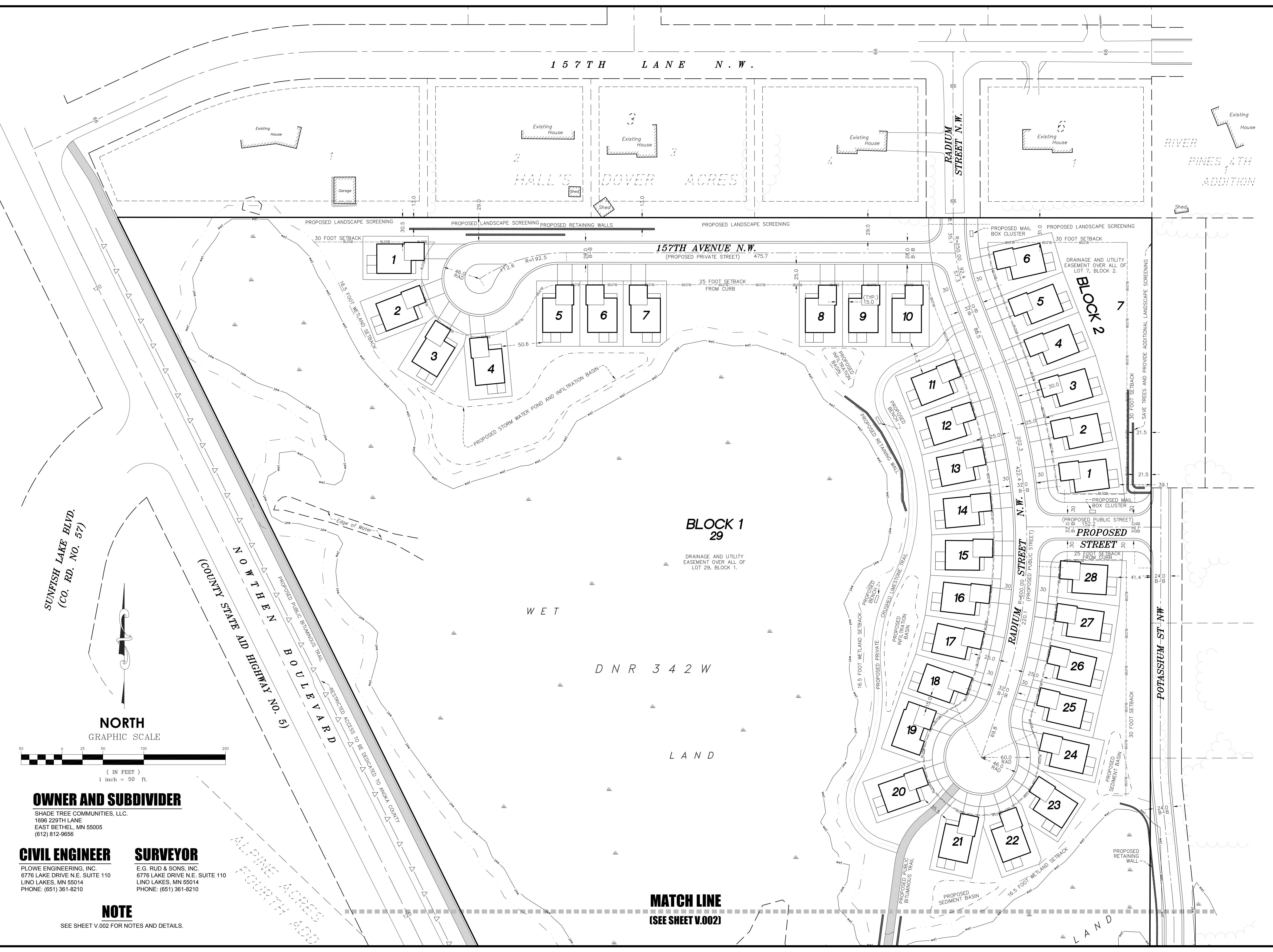
BLOCK 1  
29

DRAINAGE AND UTILITY  
EASEMENT OVER ALL OF  
LOT 29, BLOCK 1.

DNR 342W

LAND

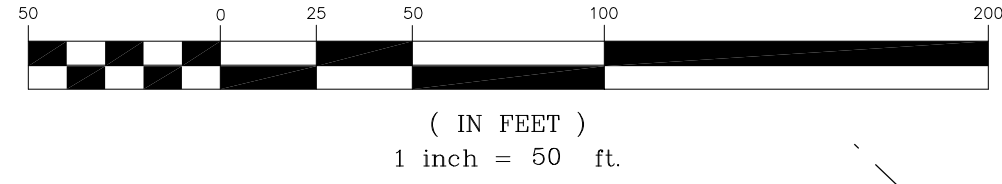
MATCH LINE  
(SEE SHEET V.002)



SUNFISH LAKE BLVD.  
(CO. RD. NO. 57)

NORTH  
BOLIVARD  
(COUNTY STATE AID HIGHWAY NO. 5)

NORTH  
GRAPHIC SCALE



**OWNER AND SUBDIVIDER**  
SHADE TREE COMMUNITIES, LLC.  
1696 229TH LANE  
EAST BETHEL, MN 55005  
(612) 812-9656

**CIVIL ENGINEER**  
PLOWE ENGINEERING, INC.  
6776 LAKE DRIVE N.E., SUITE 110  
LINO LAKES, MN 55014  
PHONE: (651) 361-8210

**SURVEYOR**  
E.G. RUD & SONS, INC.  
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PHONE: (651) 361-8210

**NOTE**  
SEE SHEET V.002 FOR NOTES AND DETAILS.

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Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701  
www.egrud.com

NO.	DATE	DESCRIPTION	BY
1	JEN		JEN
2			
3			
4			
5			

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.  
*James T. Napier*  
JAMES T. NAPIER  
Date: 09-06-18 License No. 25343

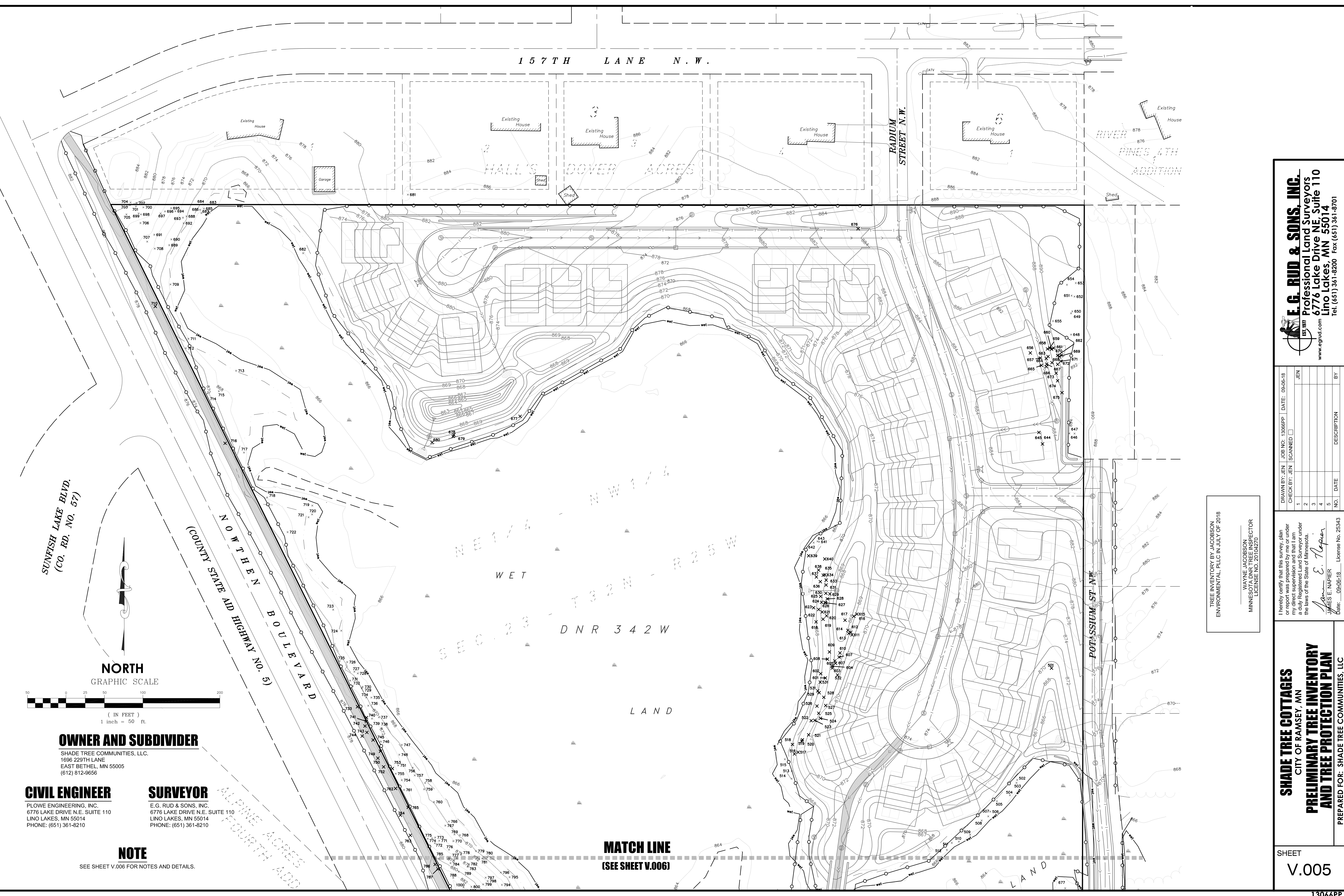
**SHADE TREE COTTAGES**  
CITY OF RAMSEY, MN  
**SITE PLAN**

PREPARED FOR: SHADE TREE COMMUNITIES, LLC

SHEET  
V.001



TAG	SPECIES	DBH	NOTES	STATUS	TAG	SPECIES	DBH	NOTES	STATUS	TAG	SPECIES	DBH	NOTES	STATUS	TAG	SPECIES	DBH	NOTES	STATUS	TAG	SPECIES	DBH	NOTES	STATUS
501	Bur Oak	2		Remove	669	Red Oak	4		Remove	744	Bur Oak	1		Off Site/Trail	845	Scots Pine	13		Saved	945	Red Oak	6		Saved
502	Red Oak	16		Remove	670	Red Oak	2		Remove	745	Red Oak	16		Off Site/Trail	846	Box Elder	9		Saved	946	Bur Oak	5		Saved
503	Red Oak	8		Saved	671	Red Oak	2		Remove	746	Red Oak	10		Saved	847	Quaking Aspen	12		Saved	947	Bur Oak	12		Saved
504	Red Cedar	5		Saved	672	Red Oak	4		Remove	747	Red Oak	12		Saved	848	Quaking Aspen	8		Saved	948	Bur Oak	18		Saved
505	Red Oak	10		Saved	673	Red Oak	2		Remove	748	Red Oak	8		Saved	849	Quaking Aspen	8		Saved	949	Red Cedar	5		Trail
506	Red Oak	7		Saved	674	Red Oak	2		Remove	749	Red Oak	10		Off Site/Trail	850	Quaking Aspen	12		Saved	950	Red Cedar	4		Saved
507	Red Oak	12		Saved	675	Bur Oak	5		Remove	750	Red Oak	5		Off Site/Trail	851	Quaking Aspen	12		Saved	951	Bur Oak	14		Saved
508	Red Oak	14		Saved	676	Quaking Aspen	7		Saved	751	Red Oak	16		Saved	852	Box Elder	8		Saved	952	Bur Oak	14		Saved
509	Red Oak	12		Saved	676	Scots Pine	12		Street	752	Red Cedar	5		Off Site/Trail	853	Quaking Aspen	13		Saved	953	Bur Oak	6		Saved
510	Red Oak	13		Saved	677	Quaking Aspen	12		Pond	753	Red Oak	15	Poor Condition	Trail	854	Quaking Aspen	8		Saved	954	Bur Oak	14		Saved
511	Quaking Aspen	8		Saved	677	Red Cedar	6		Saved	754	Red Oak	10		Saved	855	White Spruce	12		Saved	955	Bur Oak	5		Saved
512	Quaking Aspen	10		Saved	678	Quaking Aspen	28		Saved	755	Bur Oak	2		Saved	856	Bur Oak	5		Saved	956	Bur Oak	2		Saved
513	Bur Oak	16		Saved	678	Quaking Aspen	13	Very Poor Condition	Pond	756	Bur Oak	4		Saved	857	Bur Oak	12		Saved	957	Bur Oak	2		Saved
514	Red Oak	3		Saved	679	Red Oak	2		Saved	757	Bur Oak	3		Saved	858	Red Oak	10		Saved	958	Bur Oak	11		Saved
515	Red Oak	11		Saved	679	Quaking Aspen	14		Pond	758	Red Oak	2		Saved	859	Bur Oak	6		Saved	959	Bur Oak	2		Saved
516	Bur Oak	10		Remove	680	Red Oak	6		Saved	759	Red Oak	12		Saved	860	Bur Oak	3		Saved	960	Bur Oak	6		Saved
517	Red Oak	16		Trail	680	Quaking Aspen	12	Poor Condition	Pond	760	Red Oak	12		Saved	861	Red Oak	21		Saved	961	Bur Oak	10		Saved
518	Bur Oak	5		Remove	681	Red Oak	3		Pond	761	Red Oak	11		Saved	862	Scots Pine	7		Saved	962	Box Elder	8		Saved
519	Bur Oak	9		Trail	681	Siberian Elm	9		Off Site	762	Box Elder	12	Poor Condition	Off Site/Trail	863	White Spruce	5		Saved	963	Bur Oak	2		Saved
520	Bur Oak	5		Trail	682	Red Oak	3		Pond	763	Red Oak	3		Off Site/Trail	864	White Spruce	5	Very Poor Condition	Saved	964	Bur Oak	12		Saved
521	Bur Oak	5		Trail	682	Quaking Aspen	8		Saved	764	Box Elder	11	Poor Condition	Off Site/Trail	865	Bur Oak	3		Saved	965	Bur Oak	5		Saved
522	Bur Oak	5		Trail	683	Red Oak	2		Pond	765	Red Oak	18		Off Site/Trail	866	Bur Oak	3		Saved	966	Bur Oak	12		Saved
523	Bur Oak	11		Trail	683	Quaking Aspen	10		Saved	766	Green Ash	8	Very Poor Condition	Saved	867	White Oak	12		Saved	967	Bur Oak	8		Saved
524	Bur Oak	10		Remove	684	Red Oak	1		Pond	767	Green Ash	8	Very Poor Condition	Saved	868	Bur Oak	1		Saved	968	Bur Oak	14		Saved
525	Bur Oak	12		Trail	684	White Spruce	4		Saved	768	Bur Oak	16		Saved	869	Quaking Aspen	14		Saved	969	Bur Oak	2		Saved
526	Bur Oak	2		Trail	685	Red Oak	2		Off Site	769	Bur Oak	12		Saved	870	Quaking Aspen	13		Saved	970	Bur Oak	5		Saved
527	Bur Oak	5		Remove	685	Red Oak	7		Saved	770	Bur Oak	7		Saved	871	Box Elder	8		Saved	971	Bur Oak	2		Saved
528	Bur Oak	2		Trail	686	Red Oak	1		Off Site	771	Bur Oak	9		Saved	872	Quaking Aspen	14		Saved	972	Bur Oak	11		Saved
529	Bur Oak	11		Trail	686	Red Oak	3		Saved	772	Red Oak	8		Saved	873	Quaking Aspen	16		Saved	973	Red Oak	14		Saved
531	Bur Oak	1		Trail	687	Red Oak	3		Off Site	773	Red Oak	17		Saved	874	Bur Oak	2		Pond	974	Red Oak	12		Saved
531	Bur Oak	1		Trail	687	Red Oak	6		Saved	774	Red Oak	11	Very Poor Condition	Saved	875	Red Oak	6		Pond	975	Bur Oak	11		Saved
532	Bur Oak	14		Pond	688	Red Cedar	4		Off Site	775	Box Elder	16		Saved	876	Box Elder	10		Pond	976	Bur Oak	9		Saved
601	Bur Oak	4		Trail	688	Bur Oak	8		Saved	776	Red Oak	6		Saved	877	Box Elder	8		Pond	977	Red Oak	11		Saved
602	Bur Oak	9		Trail	689	Red Oak	1		Off Site	777	Red Oak	6		Saved	878	Red Oak	6		Saved	978	Bur Oak	2		Saved
603	Bur Oak	9		Remove	689	Bur Oak	13		Saved	778	Red Oak	10		Saved	879	Red Oak	24		Saved	979	Bur Oak	15		Saved
604	Bur Oak	5		Remove	690	Red Oak	5		Off Site	779	Red Oak	11		Saved	880	Quaking Aspen	8		Saved	980	Bur Oak	4		Saved
605	Bur Oak	7		Pond	690	Bur Oak	7		Saved	780	Red Oak	11		Saved	881	Red Oak	9		Saved	981	Red Oak	13		Saved
607	Bur Oak	6		Pond	691	Red Oak	3		Off Site	781	Bur Oak	2		Saved	882	Bur Oak	12		Saved	982	Bur Oak	11		Saved
607	Bur Oak	12		Pond	691	Bur Oak	1		Saved	782	Red Oak	13		Saved	883	Red Oak	8		Saved	983	Bur Oak	2		Saved
608	Red Oak	6		Trail	692	Red Oak	7		Off Site	783	Bur Oak	13		Saved	884	Bur Oak	7		Saved	984	Bur Oak	12		Saved
609	Bur Oak	7		Trail	692	Bur Oak	1		Saved	784	Red Oak	14		Saved	885	Red Oak	11		Saved	985	Bur Oak	12		Saved
610	Bur Oak	8		Pond	693	Cottonwood	25		Off Site	785	Red Oak	14		Saved	886	Red Oak	10		Saved	986	Bur Oak	16		Saved
611	Red Oak	10		Remove	693	Bur Oak	15		Saved	786	Bur Oak	3		Off Site/Trail	887	Quaking Aspen	9		Saved	987	Bur Oak	5		Saved
612	Red Oak	11		Remove	694	Red Oak	5		Off Site	787	Red Oak	10	Poor Condition	Off Site/Trail	888	Quaking Aspen	11		Saved	988	Bur Oak	0		Saved
613	Red Oak	5		Pond	694	Bur Oak	14		Saved	788	Bur Oak	12		Saved	889	Green Ash	8		Saved	989	Siberian Elm	10		Off Site/Trail
614	Red Oak	9		Pond	695	Red Oak	4		Off Site	789	Bur Oak	13		Saved	890	Red Oak	5		Saved	990	Box Elder	9	Very Poor Condition	Saved
615	Red Oak	4		Remove	695	Bur Oak	9		Saved	790	Red Oak	14		Saved	891	Bur Oak	9		Saved	991	Bur Oak	15		Saved
616	Quaking Aspen	12		Pond	696	Red Oak	2		Off Site	791	Bur Oak	2		Saved	892	Red Oak	8		Saved	992	Bur Oak	3		Saved
617	Red Oak	12		Pond	696	Bur Oak	8		Saved	792	Bur Oak	5		Saved	893	Box Elder	8		Off Site	993	Bur Oak	4		Saved
618	White Spruce	8		Remove	697	Red Oak	6		Off Site	793	Bur Oak	5		Saved	894	Box Elder	8		Off Site	994	Bur Oak	4		Saved
619	Scots Pine	13		Trail	697	Black Cherry	9	Very Poor Condition	Saved	794	Bur Oak	4		Saved	895	White Oak	13		Off Site	995	Bur Oak	2		Saved
620	Scots Pine	13		Trail	698	Red Oak	4		Off Site	795	Red Oak	18		Saved	896	Black Cherry	8		Saved	996	Bur Oak	3		Saved
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622	Scots Pine	10		Remove	699	Red Oak	2		Off Site	797	Bur Oak	13		Saved	898	Bur Oak	7		Saved	998	Bur Oak	4		Saved
623	White Spruce	9		Remove	699	Bur Oak	2		Saved	798	Red Oak	15		Saved	899	Bur Oak	5		Saved	999	Siberian Elm	15		Saved
624	Scots Pine	9		Trail	700	Red Oak	4		Off Site	799	Bur Oak	11		Saved	900	Box Elder	20		Saved	1000	Bur Oak	5		Saved
625	Scots Pine	10		Trail	700	Bur Oak	14		Saved	800	Red Oak	5		Saved	901	Red Oak	18		Saved					
626	Scots Pine	6		Trail	701	Bur Oak	13		Saved	801	Red Oak	11		Off Site	902	Bur Oak	5		Saved					
627	Scots Pine	10		Trail	702	Green Ash	13		Saved	802	Red Oak	2		Off Site	903	Bur Oak	7		Saved					
628	Scots Pine	8		Trail	703	Bur Oak	5		Saved	803	Red Oak	2		Off Site	904	Bur Oak	2		Saved					
629	Scots Pine	12		Trail	704	Bur Oak	7		Saved	804	American Elm	8		Off Site	905	Red Oak	5		Saved					
630	Scots Pine	11		Trail	705	Siberian Elm	8		Saved	805	Red Oak	6		Off Site	906	Hackberry	8		Saved					
631	Scots Pine	10		Trail	706	Bur Oak	7		Saved	806	Red Oak	2	Very Poor Condition	Off Site	907	Red Oak	18		Saved					
633	Scots Pine	11		Trail	707	Box Elder	8		Saved	807	Red Oak	4		Off Site	908	Red Oak	7		Saved					
634	Scots Pine	10		Remove	708	Siberian Elm	13		Saved	808	Red Oak	4		Off Site	909	Bur Oak	13		Saved					
635	Scots Pine	9		Remove	709	Box Elder	13		Saved	809	Red Oak	2		Off Site	910	Bur Oak	4		Saved					
636	Scots Pine	13		Remove	710	Box Elder	12		Off Site/Trail	810	Red Oak	5		Off Site	911	Bur Oak	18		Saved					
637	White Spruce	15	Poor Condition	Remove	711	Box Elder	10		Saved	812	Red Oak	1		Off Site	912	Red Oak	16		Saved					
638	Scots Pine	15		Remove	712	Box Elder	11		Saved	813	Red Oak	3		Off Site	913	Mulberry	8		Saved					
639	White Spruce	16	Very Poor Condition	Remove	713	Box Elder	15		Saved	814	Red Oak	2		Off Site	914	Red Oak	18		Saved					
640	Scots Pine	15		Remove	714	Siberian Elm	31		Saved	815	Red Oak	3		Off Site	915	Red Oak	30		Saved					
641	White Spruce	10		Saved	715	Box Elder	22		Saved	816	Red Oak	3		Off Site	916	Red Oak	4		Saved					
642	White Spruce	14		Saved	716	Box Elder	12		Off Site/Trail	817	Red Oak	2		Saved	917	Bur Oak	12		Saved					
643	White Spruce	12		Saved	717	Box Elder	21		Saved	818	Red Oak	8		Saved	918	Red Oak	18		Saved					
644	Bur Oak	1		Remove	718	Box Elder	15		Saved	819	Red Oak	12		Saved	919	White Oak	18		Saved					
645	Red Oak	7																						



157TH LANE N.W.

RADIUM STREET N.W.

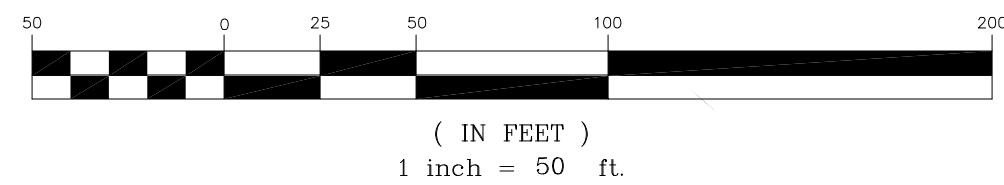
SUNFISH LAKE BLVD.  
(CO. RD. NO. 57)

NORTH N. BOULEVARD  
(COUNTY STATE AID HIGHWAY NO. 5)

WET LAND  
DNR 342 W  
SEC 23 T 32 N R 25 W

POTASSIUM ST. NW

NORTH  
GRAPHIC SCALE



**OWNER AND SUBDIVIDER**

SHADE TREE COMMUNITIES, LLC.  
1696 229TH LANE  
EAST BETHEL, MN 55005  
(612) 812-9656

**CIVIL ENGINEER**

PLOWE ENGINEERING, INC.  
6776 LAKE DRIVE N.E., SUITE 110  
LINO LAKES, MN 55014  
PHONE: (651) 361-8210

**SURVEYOR**

E.G. RUD & SONS, INC.  
6776 LAKE DRIVE N.E., SUITE 110  
LINO LAKES, MN 55014  
PHONE: (651) 361-8210

**NOTE**

SEE SHEET V.006 FOR NOTES AND DETAILS.

**MATCH LINE**  
(SEE SHEET V.006)

TREE INVENTORY BY JACOBSON  
ENVIRONMENTAL, PLLC IN JULY OF 2018  
  
WAYNE JACOBSON  
MINNESOTA DNR TREE INSPECTOR  
LICENSE NO. 20104270

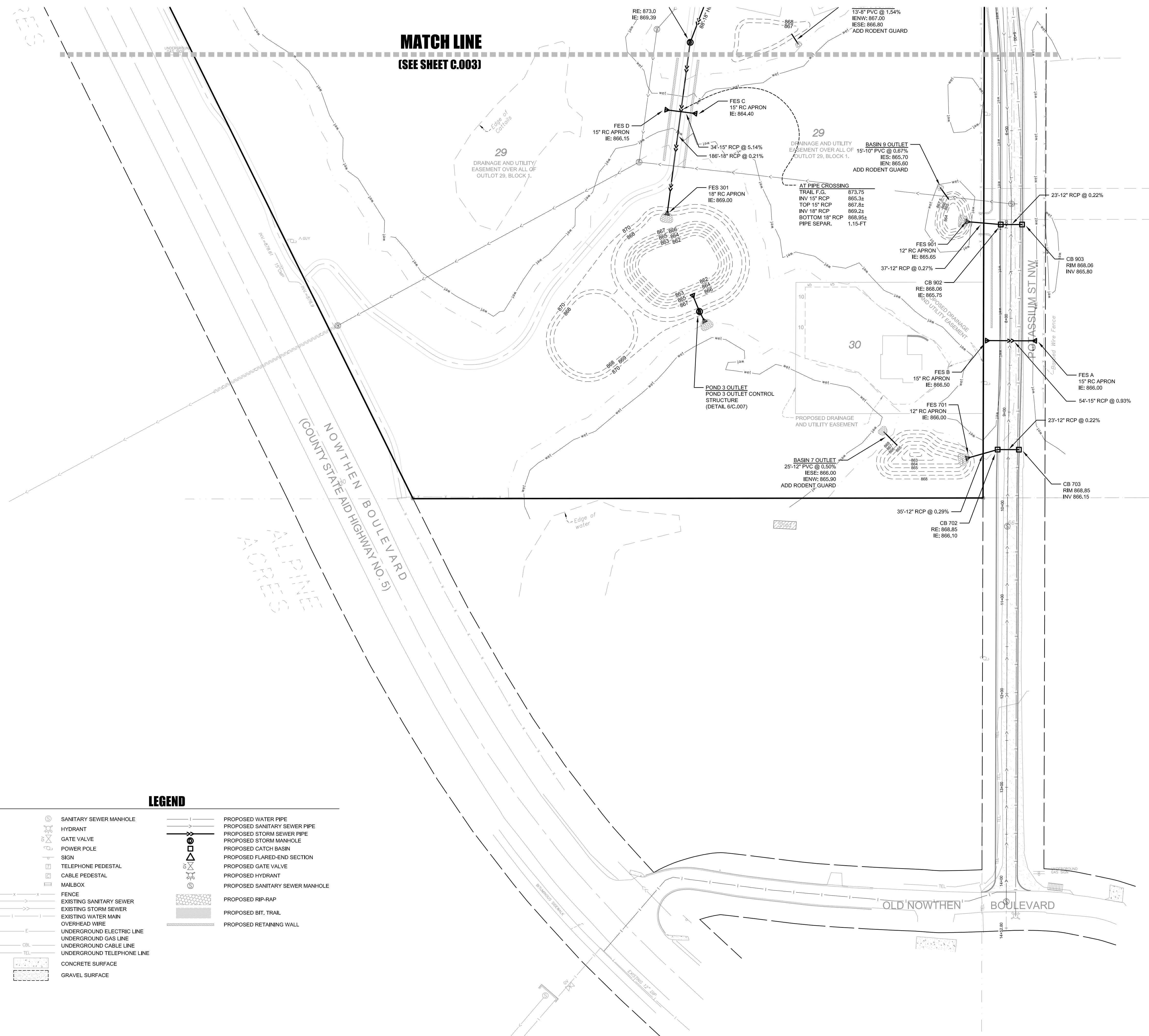
NO.	DATE	DESCRIPTION	BY
1			JEN
2			
3			
4			
5			

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.  
*James E. Napier*  
JAMES E. NAPIER  
Date: 09-06-18 License No. 25343

**SHADE TREE COTTAGES**  
CITY OF RAMSEY, MN  
**PRELIMINARY TREE INVENTORY  
AND TREE PROTECTION PLAN**  
PREPARED FOR: SHADE TREE COMMUNITIES, LLC

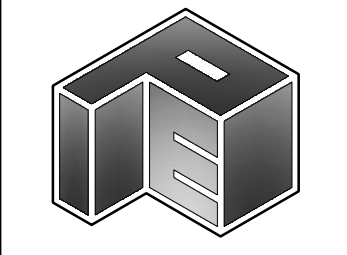
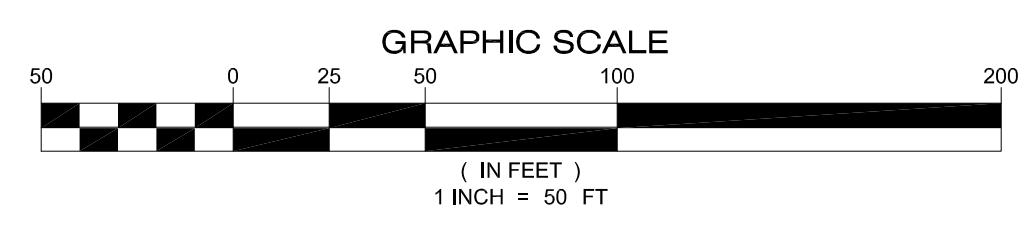
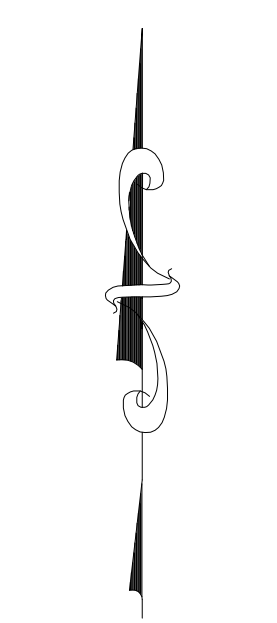
SHEET  
**V.005**

**E.G. RUD & SONS, INC.**  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701  
www.egrud.com



**LEGEND**

- |  |                            |  |                                 |
|--|----------------------------|--|---------------------------------|
|  | SANITARY SEWER MANHOLE     |  | PROPOSED WATER PIPE             |
|  | HYDRANT                    |  | PROPOSED SANITARY SEWER PIPE    |
|  | GATE VALVE                 |  | PROPOSED STORM SEWER PIPE       |
|  | POWER POLE                 |  | PROPOSED STORM MANHOLE          |
|  | SIGN                       |  | PROPOSED CATCH BASIN            |
|  | TELEPHONE PEDESTAL         |  | PROPOSED FLARED-END SECTION     |
|  | CABLE PEDESTAL             |  | PROPOSED GATE VALVE             |
|  | MAILBOX                    |  | PROPOSED HYDRANT                |
|  | FENCE                      |  | PROPOSED SANITARY SEWER MANHOLE |
|  | EXISTING SANITARY SEWER    |  | PROPOSED RIP-RAP                |
|  | EXISTING STORM SEWER       |  | PROPOSED BIT, TRAIL             |
|  | EXISTING WATER MAIN        |  | PROPOSED RETAINING WALL         |
|  | OVERHEAD WIRE              |  |                                 |
|  | UNDERGROUND ELECTRIC LINE  |  |                                 |
|  | UNDERGROUND GAS LINE       |  |                                 |
|  | UNDERGROUND CABLE LINE     |  |                                 |
|  | UNDERGROUND TELEPHONE LINE |  |                                 |
|  | CONCRETE SURFACE           |  |                                 |
|  | GRAVEL SURFACE             |  |                                 |



SITE PLANNING & ENGINEERING  
**PLOWE**  
 ENGINEERING, INC.  
 6776 LAKE DRIVE  
 SUITE 110  
 LINO LAKES, MN 55014  
 PHONE: (651) 361-8210  
 FAX: (651) 361-8701

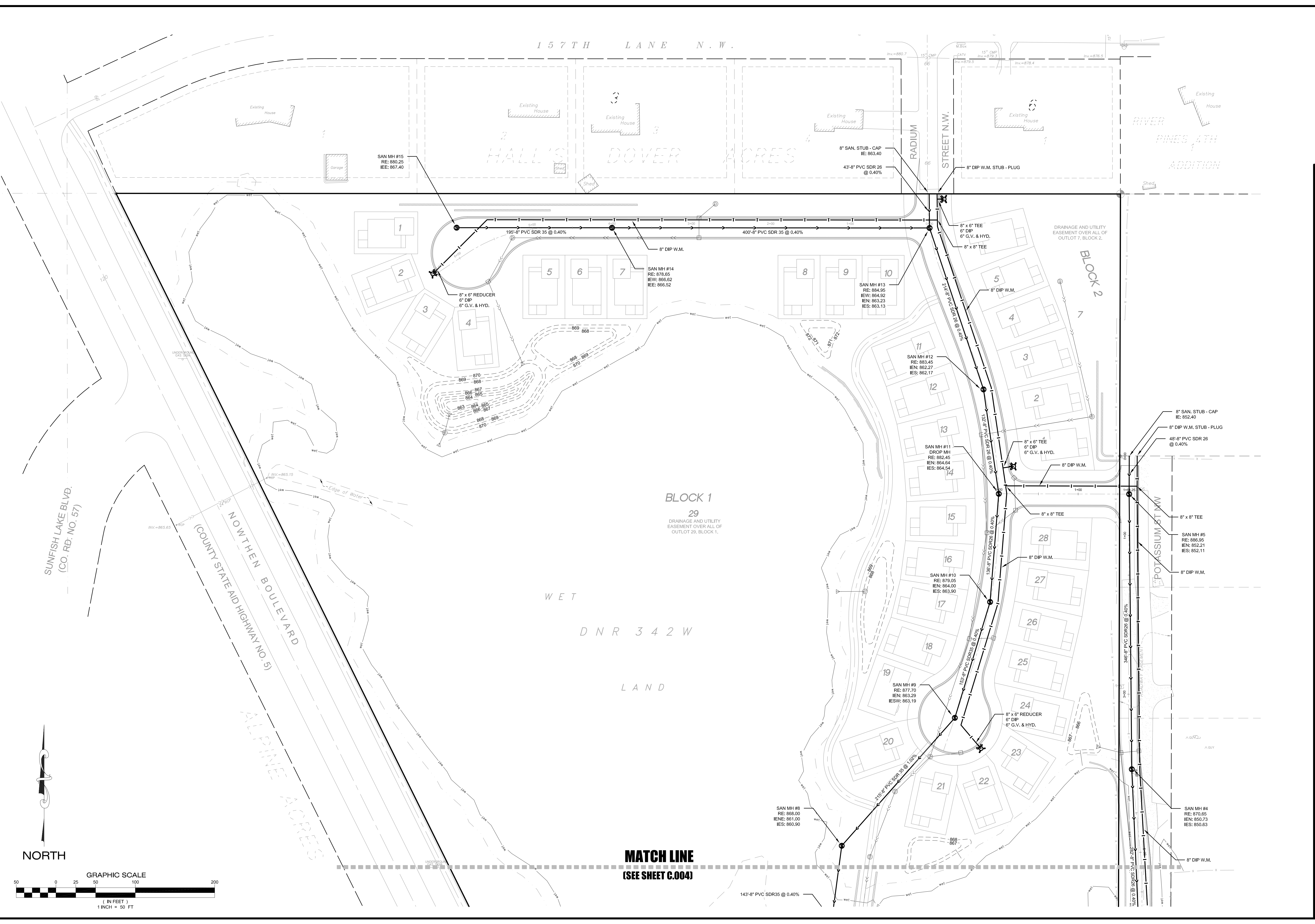
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

DRAWN BY: AG    CHECK BY: AG    JOB NO.: 18-1794    DATE: 09-06-18

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
**PRELIMINARY**  
 ADAM GINKEL  
 Date: 09.06.2018 License No. 43963

**SHADE TREE COTTAGES**  
 CITY OF RAMSEY, MN  
**UTILITY PLAN - STORM SEWER**  
 PREPARED FOR: SHADE TREE COMMUNITIES, LLC

SHEET  
**C.004**



157TH LANE N.W.

HALL'S DOVER ACRES

RIVER PINES 4TH ADDITION

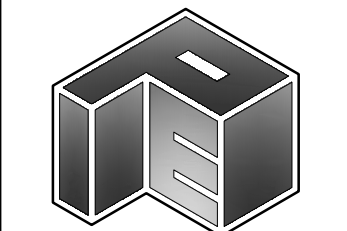
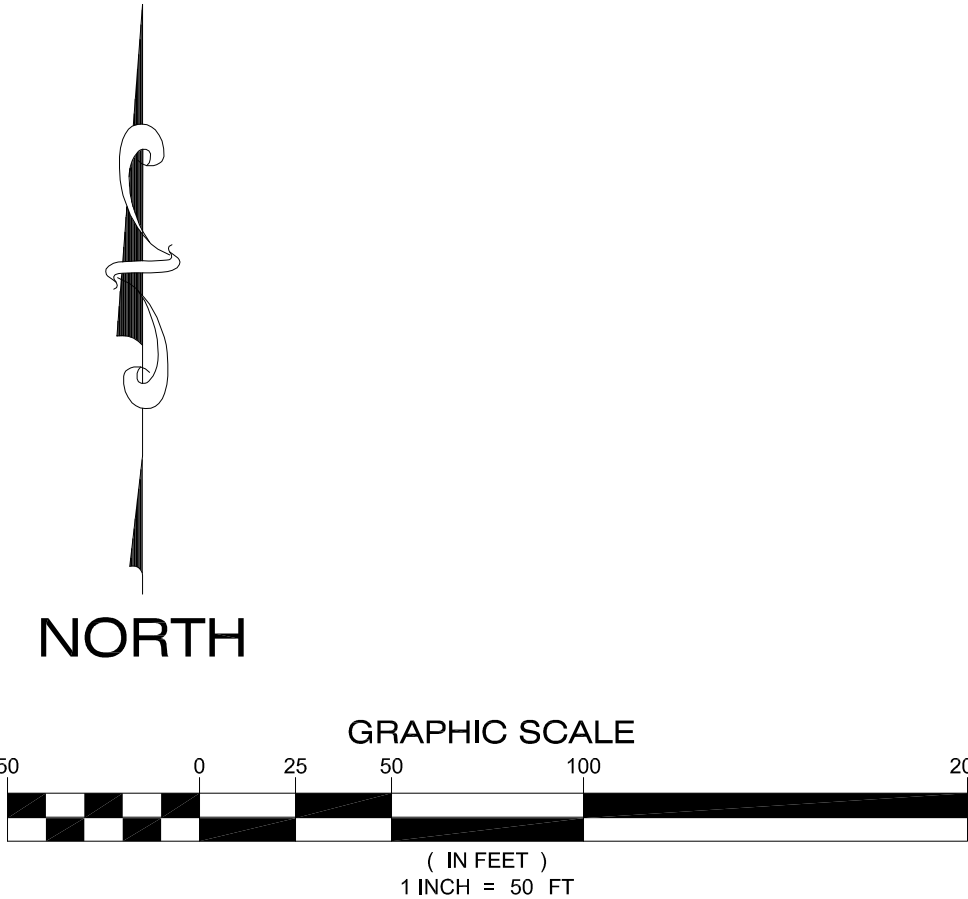
SUNFISH LAKE BLVD. (CO. RD. NO. 57)  
 NOW THEN BOULEVARD  
 (COUNTY STATE AID HIGHWAY NO. 5)  
 ALPINE ACRES

BLOCK 1

29 DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT 29, BLOCK 1.

W E T  
 D N R 3 4 2 W  
 L A N D

**MATCH LINE**  
 (SEE SHEET C.004)



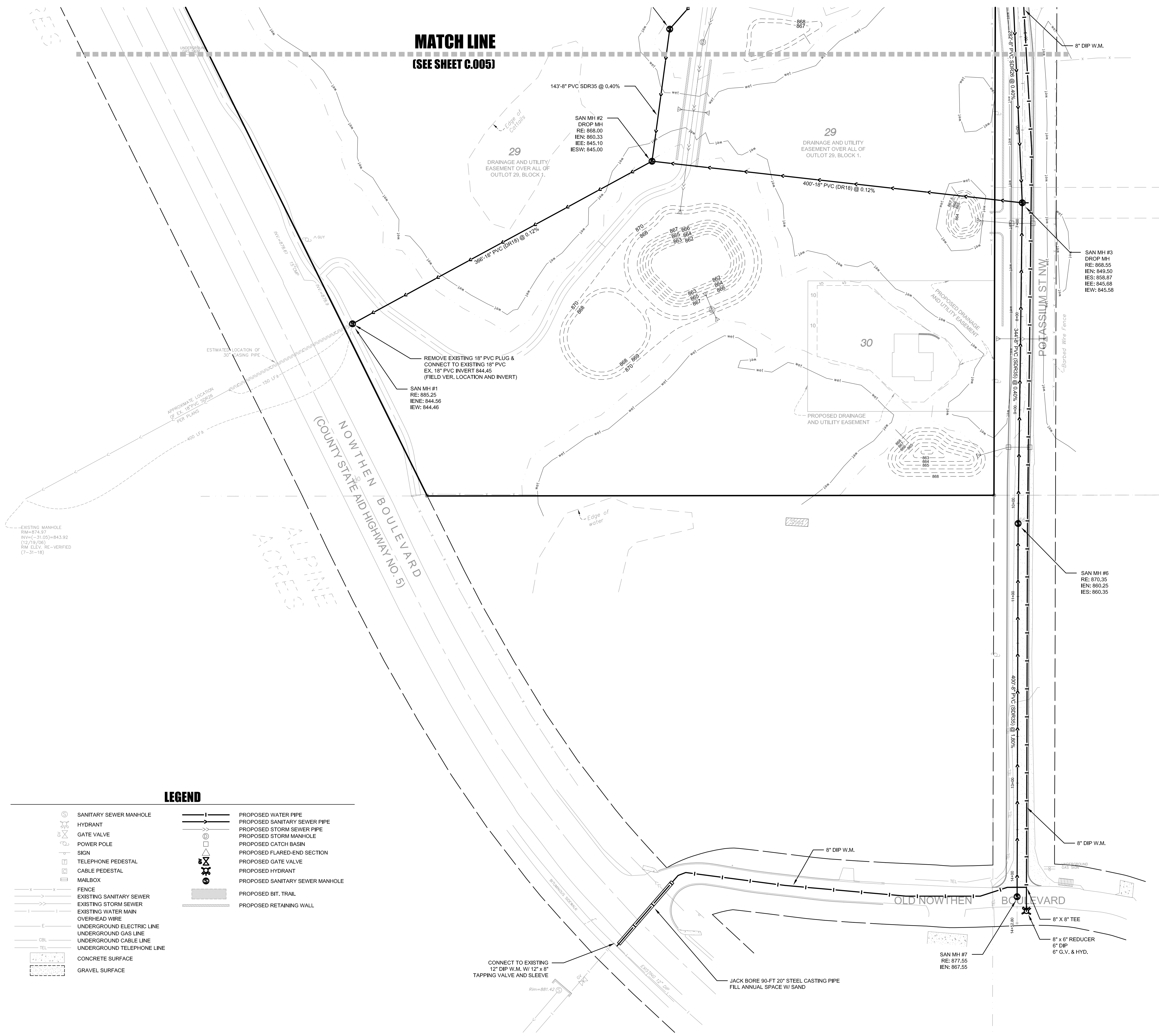
**SITE PLANNING & ENGINEERING**  
**PLOWE**  
 ENGINEERING, INC.  
 6776 LAKE DRIVE  
 SUITE 110  
 LINO LAKES, MN 55014  
 PHONE: (651) 361-8210  
 FAX: (651) 361-8701

NO.	DATE	DESCRIPTION
1	09-06-18	DRAWN BY: AG
2	18-1784	CHECK BY: AG
3		
4		
5		
6		

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
**PRELIMINARY**  
 ADAM GINKEL  
 License No. 43963  
 Date: 09.06.2018

**SHADE TREE COTTAGES**  
 CITY OF RAMSEY, MN  
**UTILITY PLAN - SANITARY & WATER**  
 PREPARED FOR: SHADE TREE COMMUNITIES, LLC

SHEET  
**C.005**



**MATCH LINE**  
(SEE SHEET C.005)

143-8" PVC SDR35 @ 0.40%

SAN MH #2  
DROP MH  
RE: 868.00  
IEN: 860.33  
IES: 845.10  
IEW: 845.00

29  
DRAINAGE AND UTILITY  
EASEMENT OVER ALL OF  
OUTLOT 29, BLOCK 1.

REMOVE EXISTING 18" PVC PLUG &  
CONNECT TO EXISTING 18" PVC  
EX. 18" PVC INVERT 844.45  
(FIELD VER. LOCATION AND INVERT)

SAN MH #1  
RE: 885.25  
IEN: 844.56  
IEW: 844.46

SAN MH #3  
DROP MH  
RE: 868.55  
IEN: 849.50  
IES: 858.87  
IEW: 845.98  
IEW: 845.58

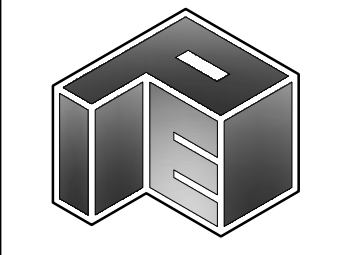
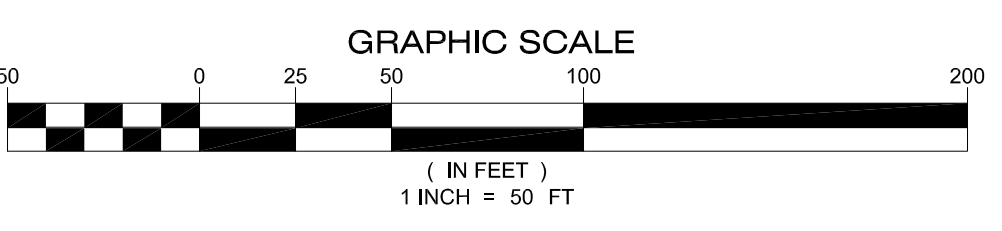
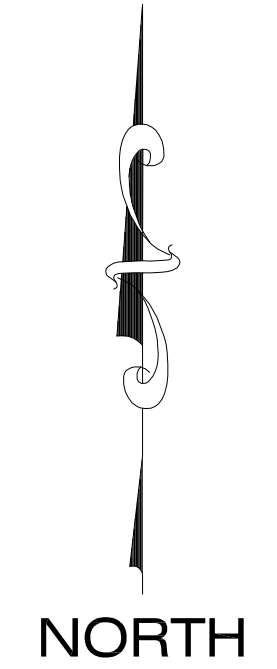
SAN MH #6  
RE: 870.35  
IEN: 860.25  
IES: 860.35

SAN MH #7  
RE: 877.55  
IEN: 867.55

EXISTING MANHOLE  
RM=874.97  
IEN=C-31(05)=843.92  
(12/18/06)  
RM ELEV. RE-VERIFIED  
(7-31-16)

**LEGEND**

- |  |                            |  |                                 |
|--|----------------------------|--|---------------------------------|
|  | SANITARY SEWER MANHOLE     |  | PROPOSED WATER PIPE             |
|  | HYDRANT                    |  | PROPOSED SANITARY SEWER PIPE    |
|  | GATE VALVE                 |  | PROPOSED STORM SEWER PIPE       |
|  | POWER POLE                 |  | PROPOSED STORM MANHOLE          |
|  | SIGN                       |  | PROPOSED CATCH BASIN            |
|  | TELEPHONE PEDESTAL         |  | PROPOSED FLARED-END SECTION     |
|  | CABLE PEDESTAL             |  | PROPOSED GATE VALVE             |
|  | MAILBOX                    |  | PROPOSED HYDRANT                |
|  | FENCE                      |  | PROPOSED SANITARY SEWER MANHOLE |
|  | EXISTING SANITARY SEWER    |  | PROPOSED BIT, TRAIL             |
|  | EXISTING STORM SEWER       |  | PROPOSED RETAINING WALL         |
|  | EXISTING WATER MAIN        |  |                                 |
|  | OVERHEAD WIRE              |  |                                 |
|  | UNDERGROUND ELECTRIC LINE  |  |                                 |
|  | UNDERGROUND GAS LINE       |  |                                 |
|  | UNDERGROUND CABLE LINE     |  |                                 |
|  | UNDERGROUND TELEPHONE LINE |  |                                 |
|  | CONCRETE SURFACE           |  |                                 |
|  | GRAVEL SURFACE             |  |                                 |



SITE PLANNING  
& ENGINEERING

**PLOWE**  
ENGINEERING, INC.

6776 LAKE DRIVE  
SUITE 110  
LINO LAKES, MN 55014

PHONE: (651) 361-8210  
FAX: (651) 361-8701

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
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DRAWN BY: AG    CHECK BY: AG    JOB NO.: 18-1794    DATE: 09-06-18

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

**PRELIMINARY**

ADAM GINKEL  
Date: 09.06.2018 License No. 43963

**SHADE TREE COTTAGES**  
CITY OF RAMSEY, MN

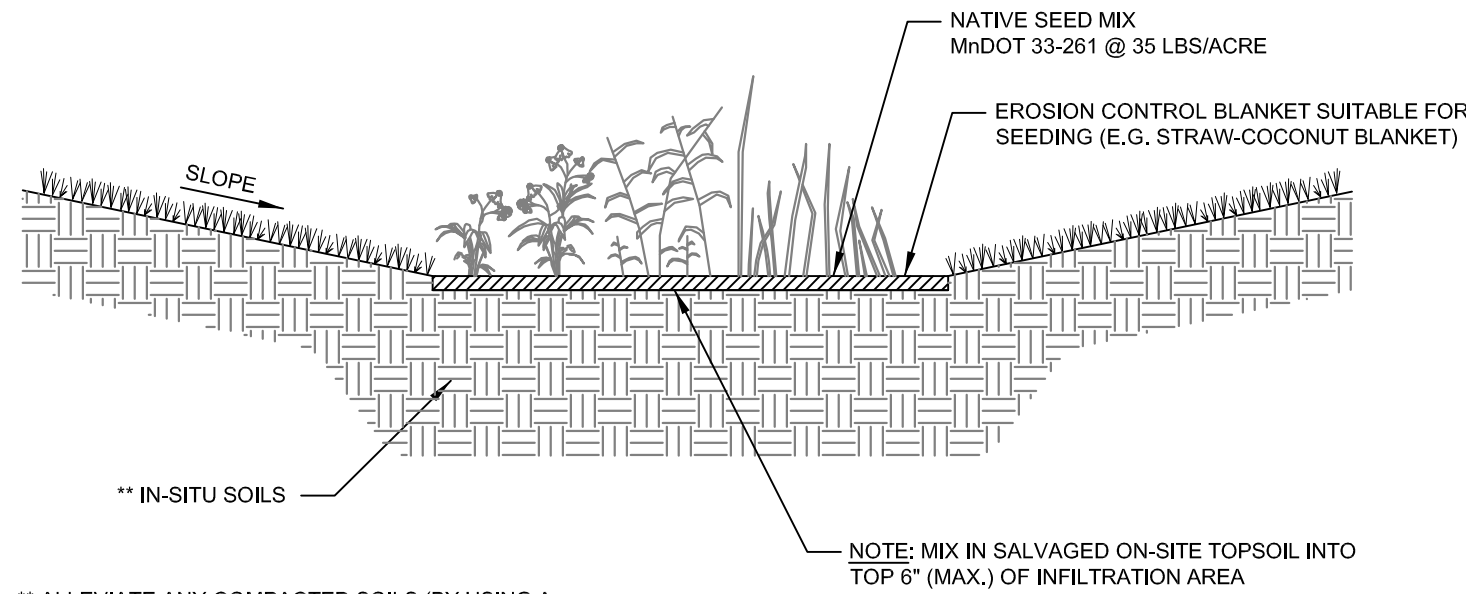
**UTILITY PLAN - SANITARY & WATER**

PREPARED FOR: SHADE TREE COMMUNITIES, LLC

SHEET  
**C.006**

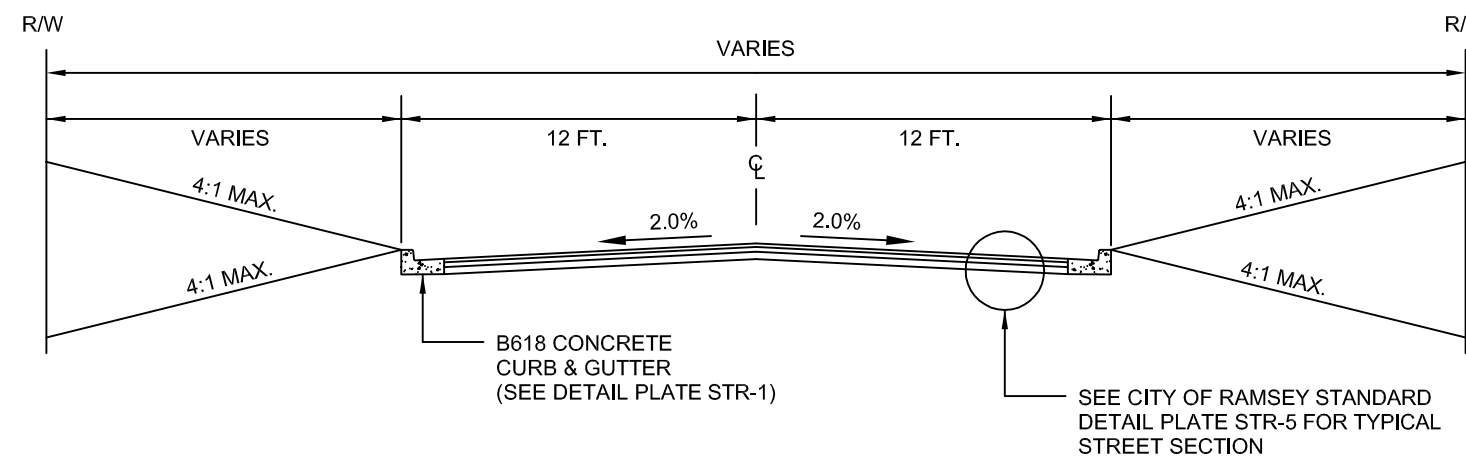
**INFILTRATION AREAS NOTES:**

1. CONTRACTOR TO FIELD CHECK FOR CLAY OR POOR INFILTRATION SOILS DURING CONSTRUCTION
  - 1.1. IF CLAY OR POOR INFILTRATION SOILS ARE PRESENT, CONTRACTOR SHALL REMOVE SAID SOILS IN SUCH A MANNER AS TO MINIMIZE CONSTRUCTION VEHICLE TRAFFIC OVER INFILTRATION AREA
2. USE LOW-IMPACT, EARTH MOVING EQUIPMENT (WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT-EQUIPMENT WITH TURF-TYPE TIRES)
3. NO MINING OF SANDY SOILS ALLOWED IN INFILTRATION AREAS
4. PROTECT INFILTRATION AREAS FROM RUN-OFF DURING ALL CONSTRUCTION ACTIVITIES
5. EXCAVATE INFILTRATION AREAS TO FINAL GRADE ONLY UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREAS

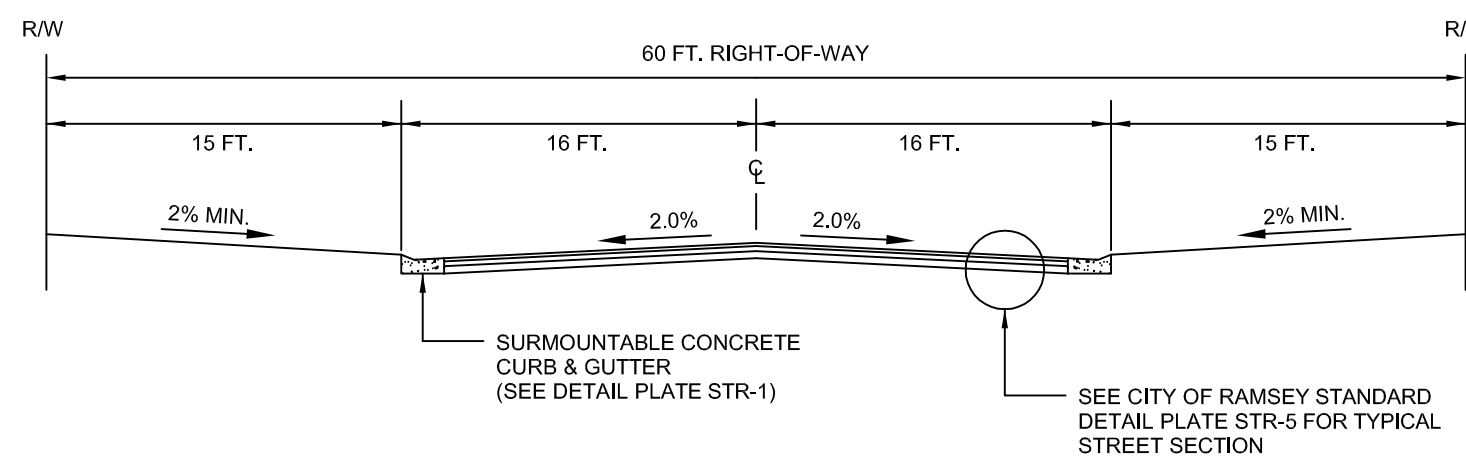


CONTACT CITY OF RAMSEY ENGINEERING DEPARTMENT A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION OF INFILTRATION BASIN OR IF SOILS REMOVAL IS NEEDED (SEE NOTE #1 ABOVE)

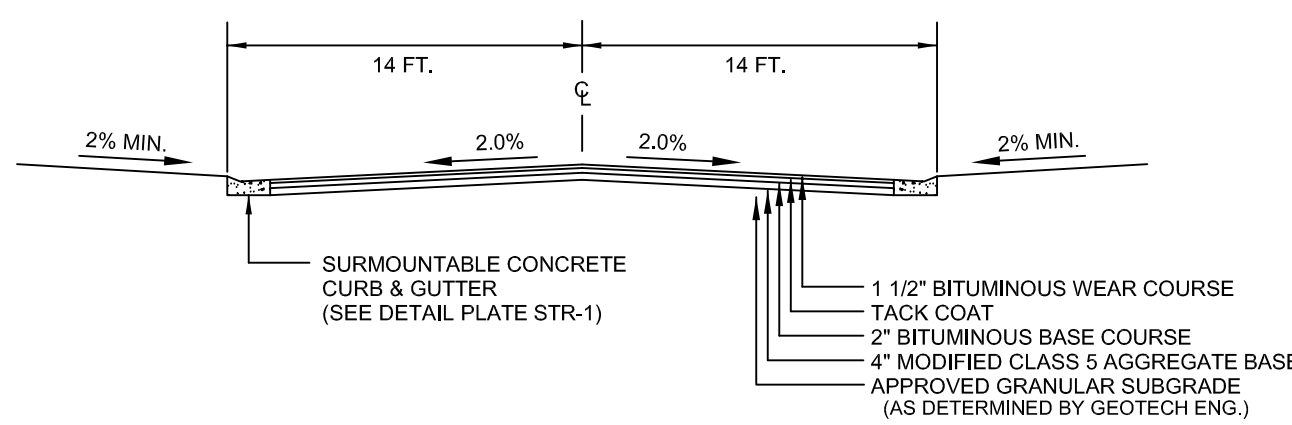
**1** INFILTRATION BASIN  
C.007 N.T.S.



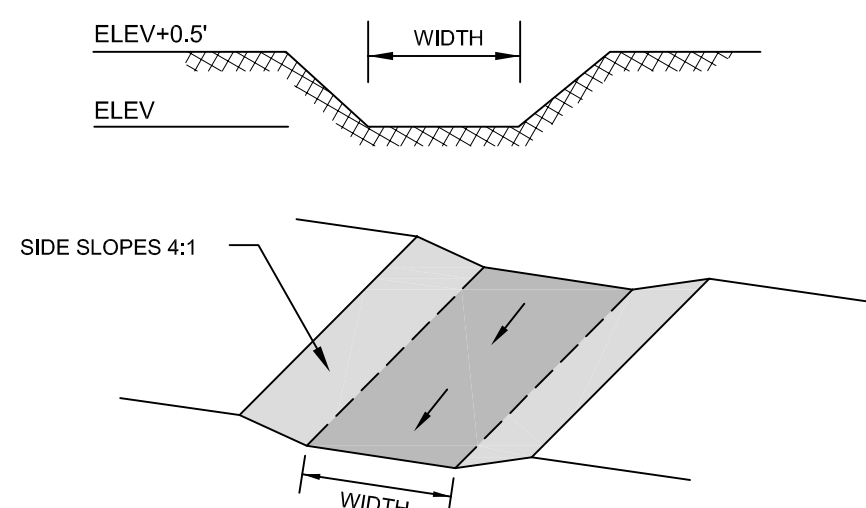
**2** TYPICAL STREET SECTION  
C.007 N.T.S. POTASSIUM STREET NW



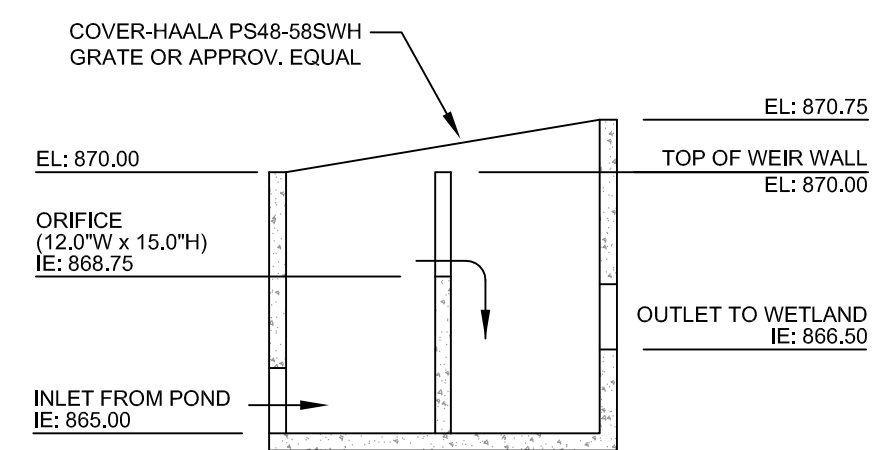
**3** TYPICAL STREET SECTION  
C.007 N.T.S. PUBLIC STREET (NO NAME) RADIUM STREET NW



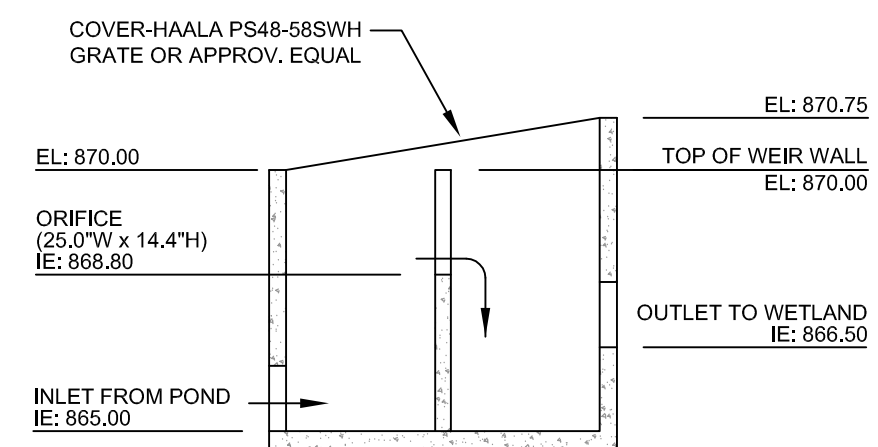
**4** TYPICAL STREET SECTION  
C.007 N.T.S. PRIVATE ROAD 157TH AVENUE NW



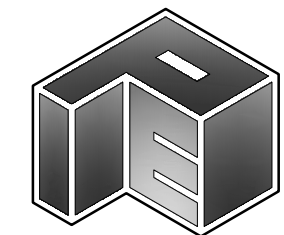
**5** SODDED OVERFLOW  
C.007 N.T.S.



**6** POND 3 OUTLET STRUCTURE  
C.007 N.T.S.



**7** POND 1 OUTLET STRUCTURE  
C.007 N.T.S.



SITE PLANNING & ENGINEERING

**PLOWE**

ENGINEERING, INC.

6776 LAKE DRIVE  
SUITE 110  
LINO LAKES, MN 55014

PHONE: (651) 361-8210  
FAX: (651) 361-8701

NO.	DATE	DESCRIPTION
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I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

**PRELIMINARY**

ADAM GINKEL  
Date: 09.05.2018 License No. 43963

**SHADE TREE COTTAGES**  
CITY OF RAMSEY, MN  
**DETAILS**

PREPARED FOR: SHADE TREE COMMUNITIES, LLC

SHEET  
**C.007**

157TH LANE N.W.

HALL'S DOVER ACRES

RIVER PINES 4TH ADDITION

RADIUM STREET N.W.

BLOCK 2

BLOCK 1

29 DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT 29, BLOCK 1.

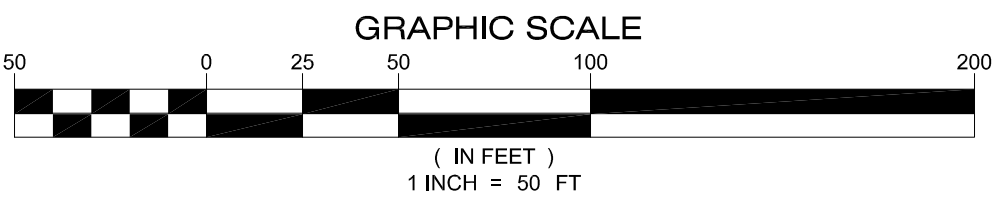
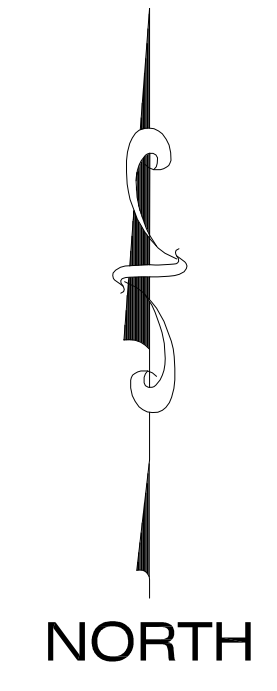
WET LAND DNR 342W

SUNFISH LAKE BLVD. (CO. RD. NO. 57)

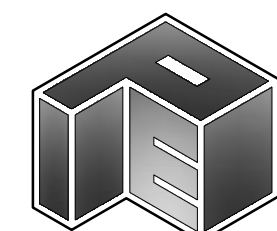
NOW THEN BOULEVARD (COUNTY STATE AID HIGHWAY NO. 5)

ALPINE ACRES

POTASSIUM ST NW



MATCH LINE (SEE SHEET C.004)



SITE PLANNING & ENGINEERING

PLOWE

ENGINEERING, INC.

6776 LAKE DRIVE SUITE 110 LINO LAKES, MN 55014

PHONE: (651) 361-8210 FAX: (651) 361-8701

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PRELIMINARY  
ADAM GINKEL  
Date: 09.06.2018 License No. 43963

SHADE TREE COTTAGES  
CITY OF RAMSEY, MN  
UTILITY PLAN - STORM SEWER  
PREPARED FOR: SHADE TREE COMMUNITIES, LLC

SHEET  
C.003