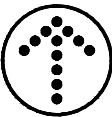


MIKE RYGH HOMES, INC.

505 LAKESIDE DRIVE
BAYPORT, MINNESOTA 55003
TEL (651)938-9152

LEGEND

- 1. PRELIM. PLAT
- 2. SITE PLAN
- 3. GRADING PLAN
- 4. UTILITY PLAN
- 5. TREE PRESERVATION PLAN
- 6. TREE TABULATION
- 7. LANDSCAPE PLAN



SKETCH PLAN
PRELIM. PLAT

02.15.2017

H I D D E N V A L L E Y 7 T H A D D I T I O N

CITY OF COTTAGE GROVE
OUTLOT B

N89°52'37"E 628.09

HARKNESS
WAY

BLOCK
1

L O T B R U L E S 5 0
P.I.D. # 08.027.21.24.0003

CITY OF COTTAGE GROVE
P.I.D. # 08.027.21.23.0004

VILLA OF HIDDEN VALLEY
COTTAGE GROVE, MN

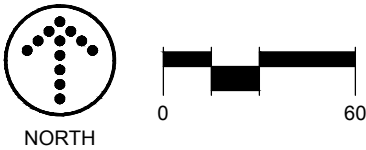
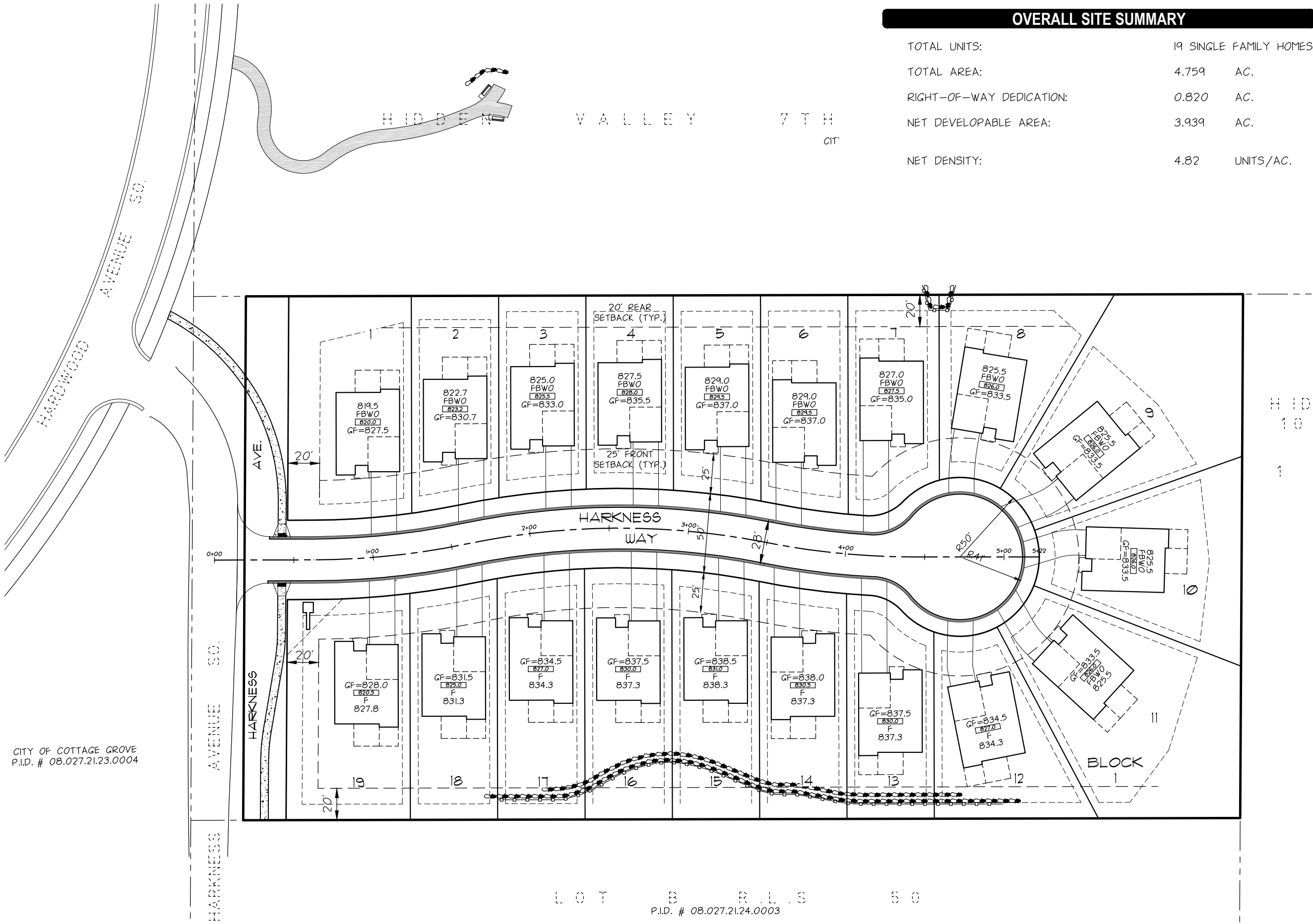
MIKE RYGH HOMES, INC.

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OVERALL SITE SUMMARY

TOTAL UNITS:	19 SINGLE FAMILY HOMES	
TOTAL AREA:	4.759	AC.
RIGHT-OF-WAY DEDICATION:	0.820	AC.
NET DEVELOPABLE AREA:	3.939	AC.
NET DENSITY:	4.82	UNITS/AC.

LOT TABLE	
LOT #	LOT AREA
1	10,881
2	7,269
3	6,826
4	6,703
5	6,915
6	7,394
7	7,545
8	8,882
9	14,871
10	10,840
11	14,966
12	8,468
13	7,327
14	7,988
15	8,473
16	8,701
17	8,556
18	8,083
19	10,889



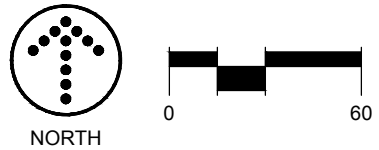
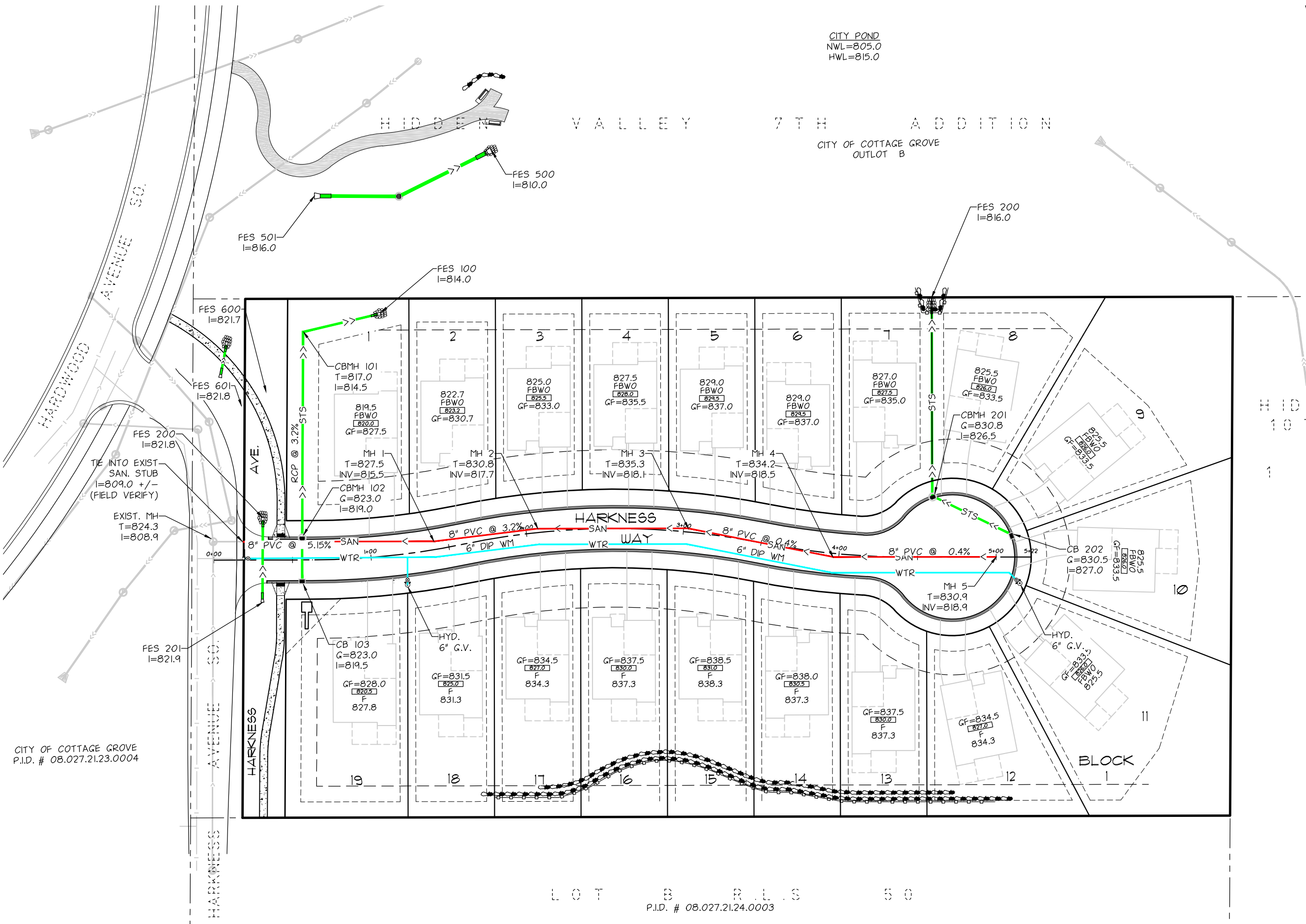
SKETCH PLAN
SITE PLAN

02.15.2017

CITY OF COTTAGE GROVE
P.I.D. # 08.027.21.23.0004

MIKE RYGH HOMES, INC.

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SKETCH PLAN
UTILITIES

02.15.2017

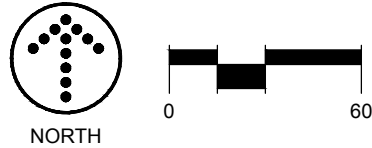
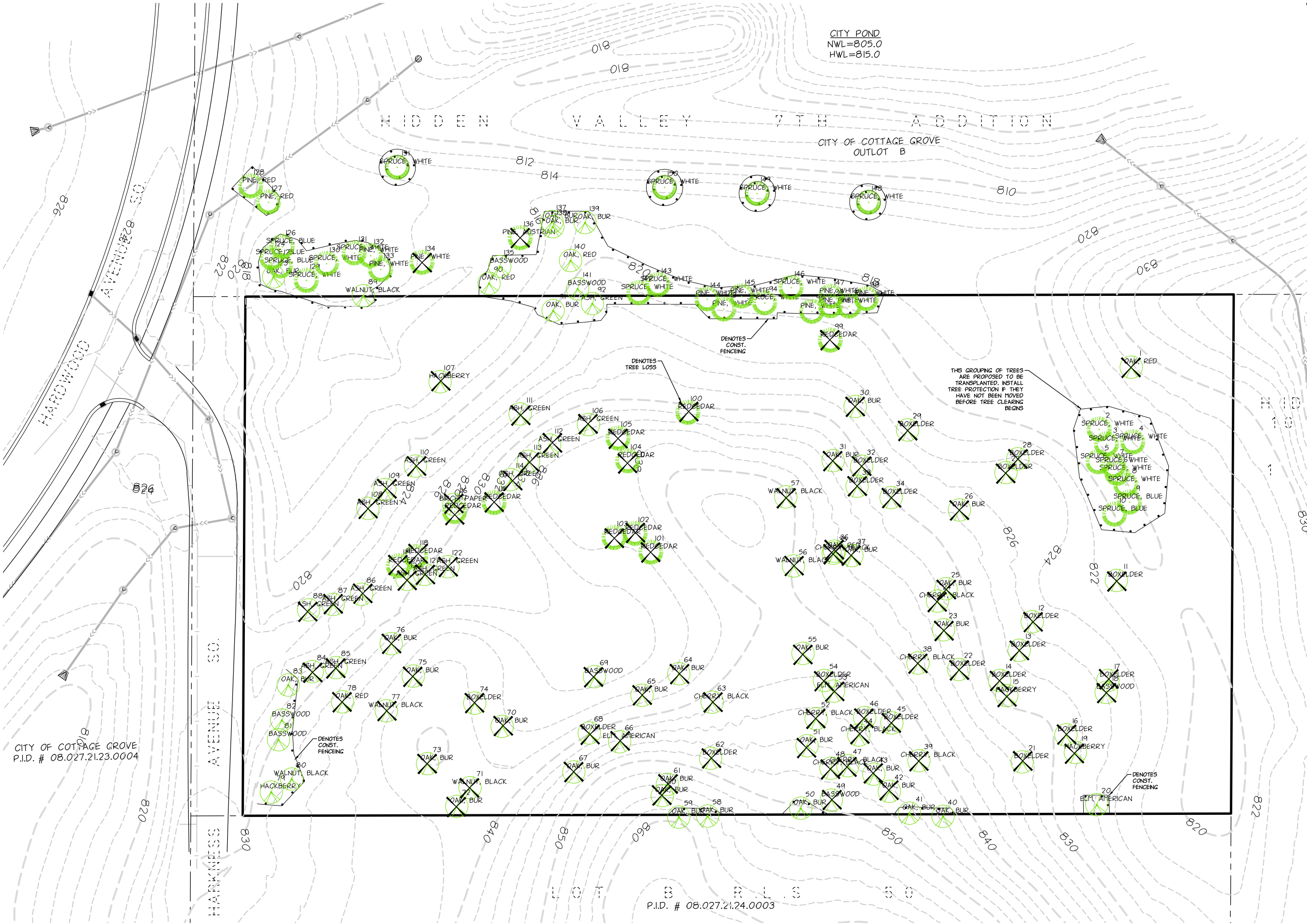
CITY OF COTTAGE GROVE
P.I.D. # 08.027.21.23.0004

LOT B R L S 50
P.I.D. # 08.027.21.24.0003

VILLAS OF HIDDEN VALLEY
COTTAGE GROVE, MN

MIKE RYGH HOMES, INC.

505 LAKESIDE DRIVE
BAYPORT, MINNESOTA 55003
TEL (651)938-9152



SKETCH PLAN
TREE PRESERVATION

VILLAS OF HIDDEN VALLEY : TREE INVENTORY

Tree #	Species	Lost	DBH	Condition	Stems	Height	Specimen
1	Oak, red	X	11.0	Fair	1		
2	Spruce, white		5.0	Good	1	15	
3	Spruce, white		3.5	Fair	1	12	
4	Spruce, white		5.0	Fair	1	16	
5	Spruce, white		5.0	Fair	1	18	
6	Spruce, white		4.0	Fair	1	1	
7	Spruce, white		4.0	Fair	1	14	
8	Spruce, white		3.5	Fair	1	10	
9	Spruce, blue		6.5	Fair	1	22	
10	Spruce, blue		6.0	Good	1	22	
11	Boxelder	X	14.0	Good	1		
12	Boxelder	X	14.0	Good	1		
13	Boxelder	X	13.0	Good	1		
14	Boxelder	X	12.5	Good	1		
15	Hackberry	X	21.0	Good	1		
16	Boxelder	X	12.0	Fair	1		
17	Boxelder	X	22.0	Fair	1		
18	Basswood	X	24.0	Fair	2		
19	Hackberry	X	8.5	Good	1		
20	Elm, American		16.0	Fair	1		
21	Boxelder	X	12.5	Good	1		
22	Boxelder	X	15.0	Good	1		
23	Oak, bur	X	30.0	Fair	1		Yes
24	Cherry, black	X	8.0	Fair	1		
25	Oak, bur	X	26.0	Good	1		
26	Oak, bur	X	35.0	Good	1		Yes
27	Boxelder	X	14.0	Good	1		
28	Boxelder	X	16.0	Good	1		
29	Boxelder	X	16.5	Good	2		
30	Oak, bur	X	10.5	Good	1		
31	Oak, bur	X	9.0	Good	1		
32	Boxelder	X	13.5	Good	1		
33	Boxelder	X	16.0	Fair	2		
34	Boxelder	X	12.5	Good	1		
35	Cherry, black	X	12.0	Fair	1		
36	Oak, red	X	6.0	Fair	1		
37	Oak, bur	X	23.0	Good	1		
38	Cherry, black	X	12.0	Fair	1		
39	Cherry, black	X	9.5	Good	1		
40	Oak, bur		15.0	Good	1		
41	Oak, bur		13.0	Good	1		
42	Oak, bur	X	10.0	Good	1		
43	Oak, bur	X	20.0	Good	1		
44	Cherry, black	X	10.0	Good	1		
45	Boxelder	X	13.0	Good	1		
46	Boxelder	X	14.0	Fair	1		
47	Cherry, black	X	8.5	Good	1		
48	Cherry, black	X	6.5	Fair	1		
49	Basswood		22.0	Good	1		
50	Oak, bur		17.5	Good	1		
51	Oak, bur	X	22.0	Fair	1		
52	Cherry, black	X	7.0	Good	1		
53	Elm, American	X	15.0	Good	1		
54	Boxelder	X	13.5	Fair	1		
55	Oak, bur	X	28.0	Good	1		
56	Walnut, black	X	10.5	Good	1		
57	Walnut, black	X	8.0	Good	1		
58	Oak, bur		21.0	Fair	1		
59	Oak, bur		14.0	Good	1		

60	Oak, bur	X	17.5	Good	1	
61	Oak, bur	X	22.0	Fair	1	
62	Boxelder	X	13.5	Good	1	
63	Cherry, black	X	26.0	Fair	1	
64	Oak, bur	X	27.0	Good	1	
65	Oak, bur	X	25.0	Good	1	
66	Elm, American	X	36.0	Fair	3	
67	Oak, bur	X	24.0	Good	1	
68	Boxelder	X	25.5	Good	2	
69	Basswood	X	28.0	Fair	1	
70	Oak, bur	X	24.0	Good	1	
71	Walnut, black	X	11.0	Good	1	
72	Oak, bur	X	23.0	Fair	1	
73	Oak, bur	X	18.5	Good	1	
74	Boxelder	X	18.0	Good	1	
75	Oak, bur	X	25.0	Good	1	
76	Oak, bur	X	16.5	Good	1	
77	Walnut, black	X	10.5	Good	1	
78	Oak, red	X	29.5	Fair	1	
79	Hackberry		15.0	Good	1	
80	Walnut, black		7.0	Good	1	
81	Basswood		26.0	Fair	2	
82	Basswood		46.0	Fair	5	
83	Oak, bur		28.0	Fair	1	
84	Ash, green	X	8.5	Fair	2	
85	Ash, green	X	10.5	Good	1	
86	Ash, green	X	14.0	Good	1	
87	Ash, green	X	15.5	Good	1	
88	Ash, green	X	27.0	Good	1	
89	Walnut, black		6.2	Good	1	
90	Oak, red	X	20.0	Good	1	
91	Oak, bur		35.0	Good	1	Yes
92	Ash, green		9.5	Good	1	
93	Pine, white		11.5	Good	1	
94	Spruce, white		7.0	Good	1	22
95	Pine, white		20.0	Fair	2	25
96	Pine, white		11.5	Good	1	22
97	Pine, white		14.0	Good	1	22
98	Pine, white		14.0	Good	1	22
99	Redcedar	X	1.5	Good	1	10
100	Redcedar	X	2.0	Good	1	11
101	Redcedar	X	15.0	Fair	1	28
102	Redcedar	X	12.0	Good	1	28
103	Redcedar	X	16.5	Good	1	28
104	Redcedar	X	12.0	Good	1	28
105	Redcedar	X	15.5	Fair	2	28
106	Ash, green	X	26.0	Good	1	
107	Hackberry	X	33.0	Fair	1	
108	Ash, green	X	22.5	Good	1	
109	Ash, green	X	36.0	Fair	3	
110	Ash, green	X	15.0	Fair	1	
111	Ash, green	X	14.5	Good	1	
112	Ash, green	X	19.5	Good	1	
113	Ash, green	X	21.0	Good	1	
114	Ash, green	X	14.5	Good	1	
115	Redcedar	X	11.0	Good	1	25
116	Birch, paper	X	11.0	Fair	1	
117	Redcedar	X	11.5	Good	1	25
118	Redcedar	X	14.0	Good	1	28
119	Redcedar	X	10.5	Fair	1	22

120	Ash, green	X	15.5	Good	1		
121	Ash, green	X	19.5	Good	1		
122	Ash, green	X	21.5	Good	1		
123	Oak, bur	X	9.5	Good	1		No
124	Spruce, blue		10.0	Good	1	25	No
125	Spruce, blue		11.0	Good	1	30	No
126	Spruce, blue		14.0	Good	1	30	No
127	Pine, red		5.5	Good	1	15	No
128	Pine, red		4.5	Good	1	12	No
129	Spruce, white		7.5	Good	1	25	No
130	Spruce, white		8.0	Good	1	22	No
131	Spruce, white		13.0	Fair	2	22	No
132	Pine, white		12.5	Good	1	28	No
133	Pine, white		11.5	Fair	1	28	No
134	Pine, white	X	13.0	Good	1	30	No
135	Basswood	X	55.5	Good	5		No
136	Pine, Austrian	X	14.5	Fair	1	32	No
137	Oak, bur		10.0	Good	1		No
138	Oak, bur		7.5	Good	1		No
139	Oak, bur		6.0	Good	1		No
140	Oak, red		8.5	Good	1		No
141	Basswood		14.0	Fair	2		No
142	Spruce, white		12.0	Fair	2	32	No
143	Spruce, white		6.5	Good	1	20	No
144	Pine, white		13.0	Good	1	35	No
145	Pine, white		17.0	Fair	1	36	No
146	Spruce, white		7.0	Good	1	23	No
147	Pine, white		14.0	Good	1	35	No
148	Spruce, white		7.0	Good	1	13	No
149	Spruce, white		7.0	Good	1	14	No
150	Spruce, white		6.0	Good	1	14	No
151	Spruce, white		6.0	Good	1	15	No

2285	Total Caliper Inches
1634.5	Total Caliper Inches Removed
71.53%	Percentage of Trees Lost
100	Mitigation trees required (92 New Trees, 8 Transplated Ex. Trees)
19	Required subdivision trees required

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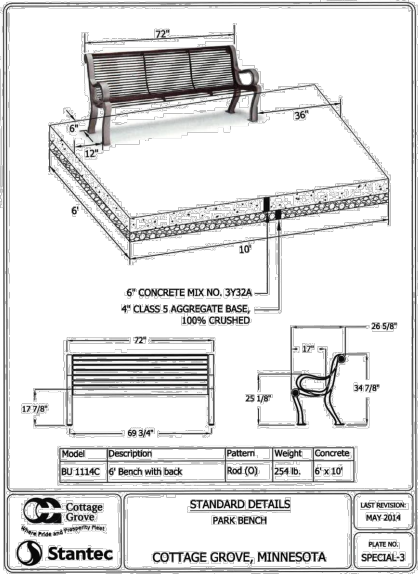


SKETCH PLAN
TREE TABULATION

02.15.2017

MIKE RYGH HOMES, INC.

505 LAKESIDE DRIVE
BAYPORT, MINNESOTA 55003
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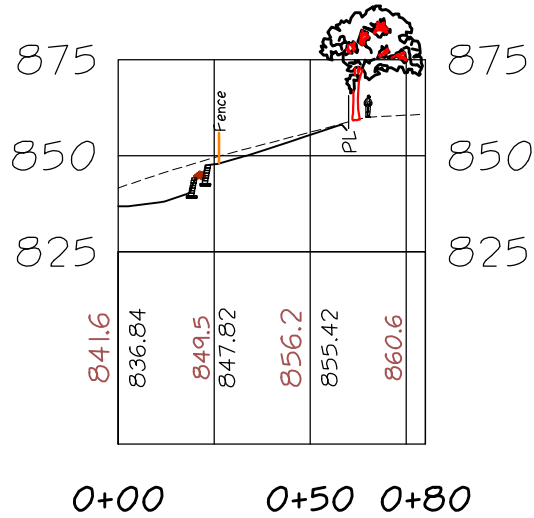
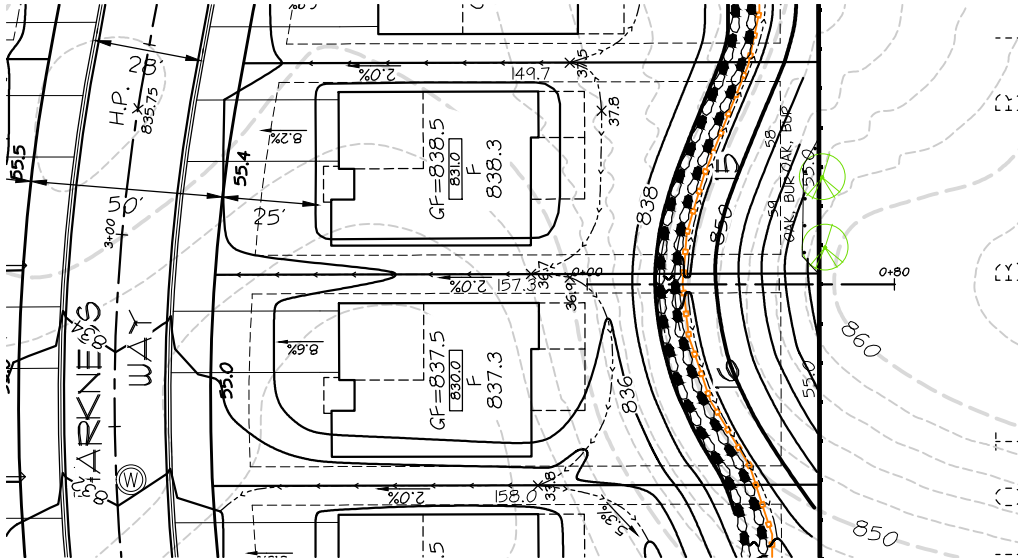
SYM	QTY.	DESCRIPTION
	18	AUSTRIAN PINE
	12	RED PINE
	26	BLACK SPRUCE
	8	JAPANESE LILAC
	13	SPRING SNOW CRABAPPLE
	12	RIVER BIRCH
	12	NORTHWOODS MAPLE
	6	REDMOND LINDEN
	4	PRAIRIE CASCADE WILLOW
	9	TRANSPLANTED EX. SPRUCE



LANDFORM
From Site to Finish

SKETCH PLAN
LANDSCAPE PLAN

02.15.2017



NORTH



LANDFORM
From Site to Finish

VILLAS OF HIDDEN VALLEY

COTTAGE GROVE, MINNESOTA

CROSS SECTION @
ALT. RETAINING WALL