



April 6, 2017

Tim Gladhill
Community Development Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Dear Tim –

Per previous discussions regarding the Riverstone Project at Pearson Farm, we have designed the preliminary plat using 29 foot roads with unrestricted parking on the low traffic roads. This is a common standard in many growing cities throughout the metro area, to have 28 foot or 29 foot roads. This standard has worked for emergency vehicles, school buses, snow plows and other large vehicles. Enclosed are the City specifications from our recent new communities in Blaine, Dayton, Eden Prairie, Lino Lakes and Otsego:

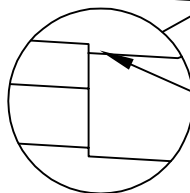
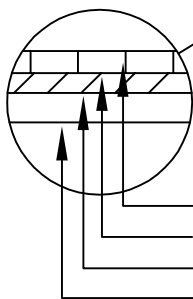
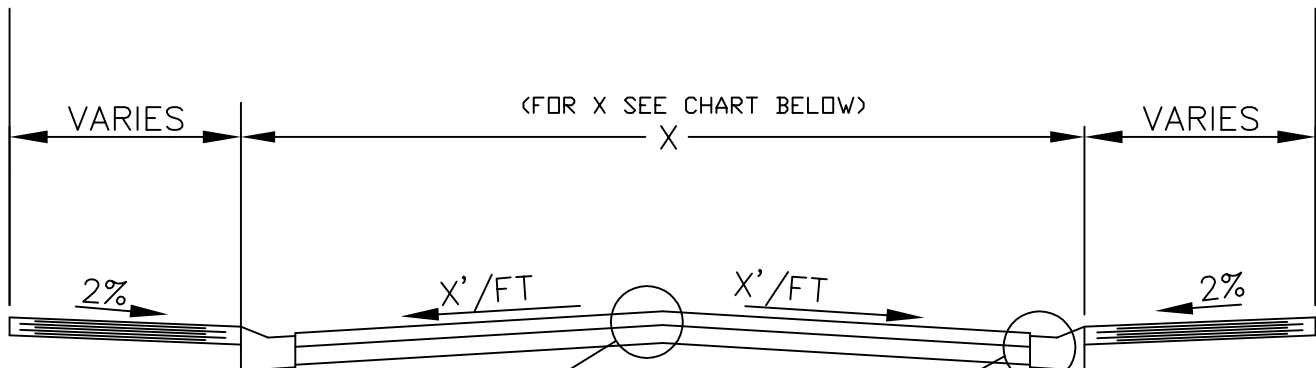
- Eden Prairie 28' BB one side parking
- Otsego 28' BB one side parking
- Lino Lakes 28' BB one side parking
- Dayton 28' BB one side parking
- Blaine 29' BB unrestricted parking

The Riverstone preliminary plat shows 29-foot road widths within the perimeter of the project on low traffic roads. The proposed 29 foot roads will primarily be utilized by residents and guests of the project and will not carry significant traffic. Road A and portions of Road B will remain at the current City standard as these roads will carry more traffic. The 60' right of way standard remains unchanged, and the intersections of the low traffic roads could be widened if necessary, to accommodate the turning radius of larger vehicles.

The reduced width (compared to the Ramsey standard) will create a safer and more desirable neighborhood for the residents, in addition to reducing the impervious surface throughout. Reduction of the pavement footprint will have a calming effect on traffic flow and increase boulevard green space in the community. This creates a safer environment for pedestrians. Cost reduction is not the driving force for the reduced street width. Instead, the overall community safety and improved aesthetic appeal is most important.

We are grateful to the City of Ramsey for its continued partnership with Capstone Homes to bring high quality housing to the residents for Ramsey and we thank you in advance for considering the proposal of Riverstone.

Capstone Homes, Inc.
14015 Sunfish Lake Blvd NW, Suite 400
Ramsey, MN 55303
Office: (763) 427-3090 Fax: (763) 712 -9060



1-1/2" BITUMINOUS WEAR COURSE, SPWEA330B
 BITUMINOUS TACK COAT
 2" BITUMINOUS BASE COURSE, SPNWB330B
 4" AGGREGATE BASE

ROAD WIDTH AT 2% SLOPE	31'	29'	24'	22'
WEAR CL=TC	+0.17'	+0.15'	+0.10'	+0.08'
BASE CL=TC	+0.05'	+0.03'	-0.03'	-0.05'
CL-5 CL=TC	-0.12'	-0.14'	-0.20'	-0.22'
SUBGRADE CL=TC	-0.45'	-0.47'	-0.53'	-0.55'

ROAD WIDTH AT 3% SLOPE	31'	29'	24'	22'
WEAR CL=TC	+0.31'	+0.28'	+0.20'	+0.17'
BASE CL=TC	+0.19'	+0.16'	+0.08'	+0.05'
CL-5 CL=TC	+0.02'	-0.01'	-0.09'	-0.12'
SUBGRADE CL=TC	-0.31'	-0.34'	-0.42'	-0.45'

TYPICAL STREET SECTION WITH D312 CURBING

Plate No. ST-9



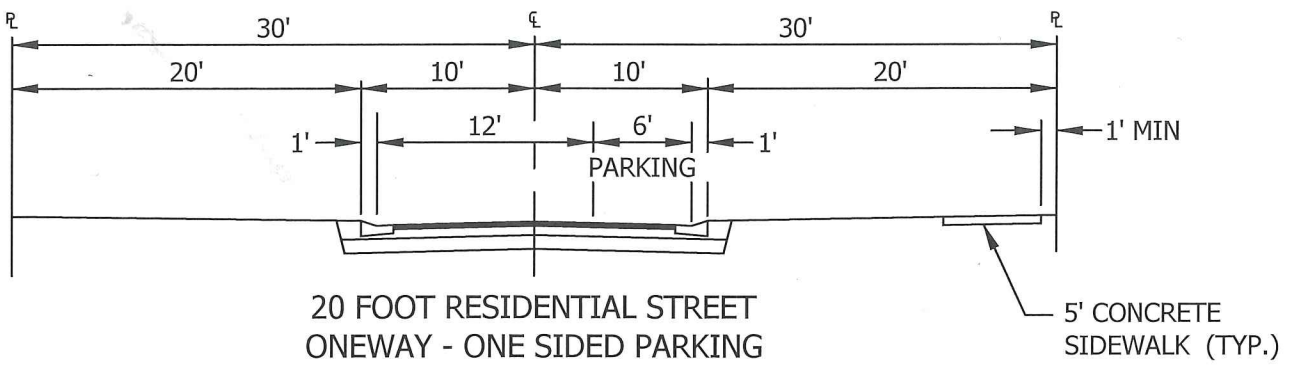
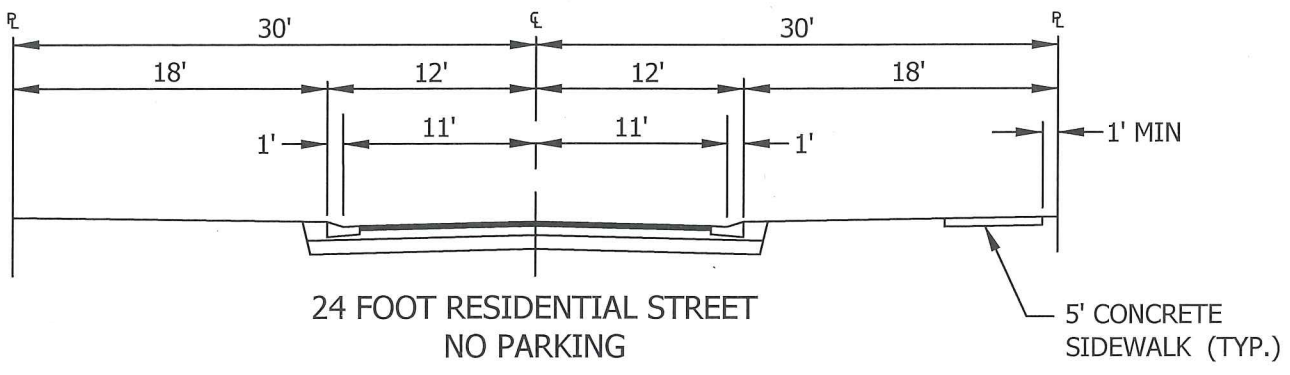
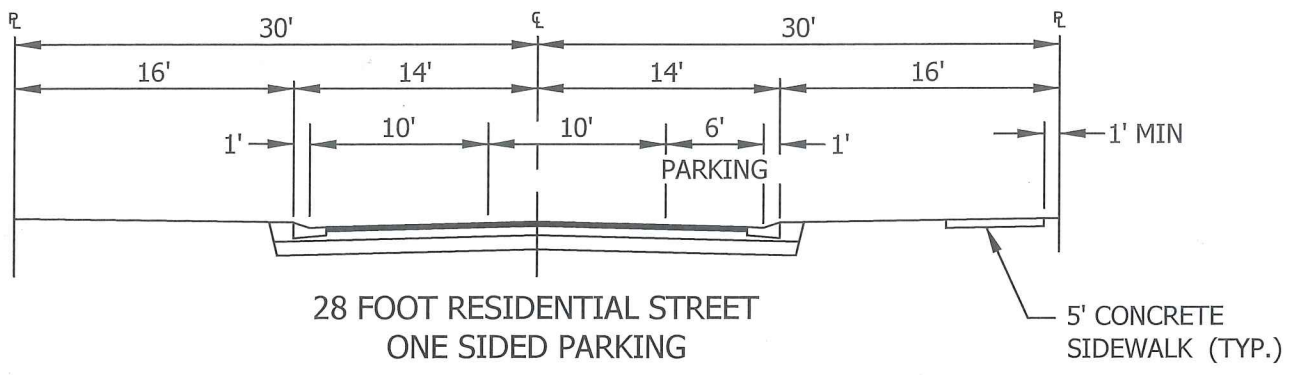
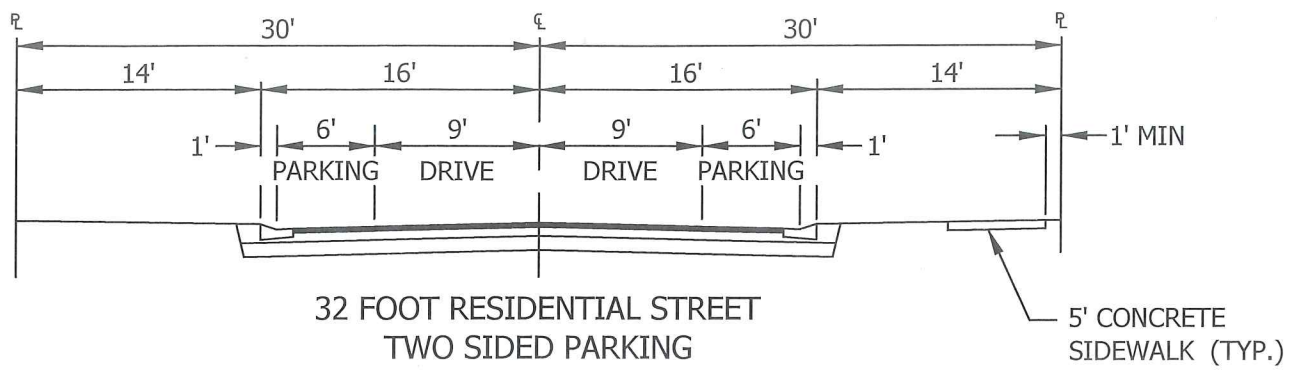
2014 STANDARD DETAIL PLATE

City of Blaine – Engineering Department

10801 Town Square Drive NE, Blaine, Minnesota 55449

(763)785-6172

Fax(763)785-6139



RESIDENTIAL STREET DIMENSIONS

LAST REVISION:
MAR 2017

PLATE NO.
STR-05A

CITY OF EDEN PRAIRIE

TYPICAL MINIMUM ROADWAY SECTION

5 ft. X 5 in. SIDEWALK AND / OR
8 ft. BITUMINOUS TRAIL

ENTRANCE SPACING

ROAD TYPE	RIGHT-OF-WAY (FEET)	ROADWAY WIDTH BACK-BACK (FEET)	ENTRANCE SPACING
RESIDENTIAL 1	50	28	MINIMUM 150 FEET WITHIN INTERSECTIONS
COLLECTOR	60	32	MINIMUM 150 FEET WITHIN INTERSECTIONS
INDUSTRIAL 4	70-100	37-52	MINIMUM 150 FEET WITHIN INTERSECTIONS
COMMERCIAL 4	100 ²	52	MINIMUM 600 FEET BETWEEN FULL INTERSECTIONS
MSA TYPICAL	110	2@28 ³	MINIMUM 600 FEET BETWEEN FULL INTERSECTIONS

AS REQUIRED

AS REQUIRED

AS REQUIRED

BOTH SIDES

BOTH SIDES

1.5" SPWEA230B (5)
2" SPNWB240B
8" CLASS 5 AGGREGATE BASE (100% CRUSHED QUARRY ROCK)*

1.5" SPWEA_40B** (5)
2" SPNWB_30B**
10" CLASS 5 AGGREGATE BASE (100% CRUSHED QUARRY ROCK)*

2" SPWEA_40B** (5)
4" SPNWB_30B**
10" CLASS 5 AGGREGATE BASE (100% CRUSHED QUARRY ROCK)*

2" SPWEA_40B** (5)
4" SPNWB_30B**
10" CLASS 5 AGGREGATE BASE (100% CRUSHED QUARRY ROCK)*

3" SPWEA_40B* (5)
3" SPNWB_30B**
4" SPNWB_30B**
12" CLASS 5 AGGREGATE BASE (100% CRUSHED QUARRY ROCK)*

GENERAL SPECIFICATIONS

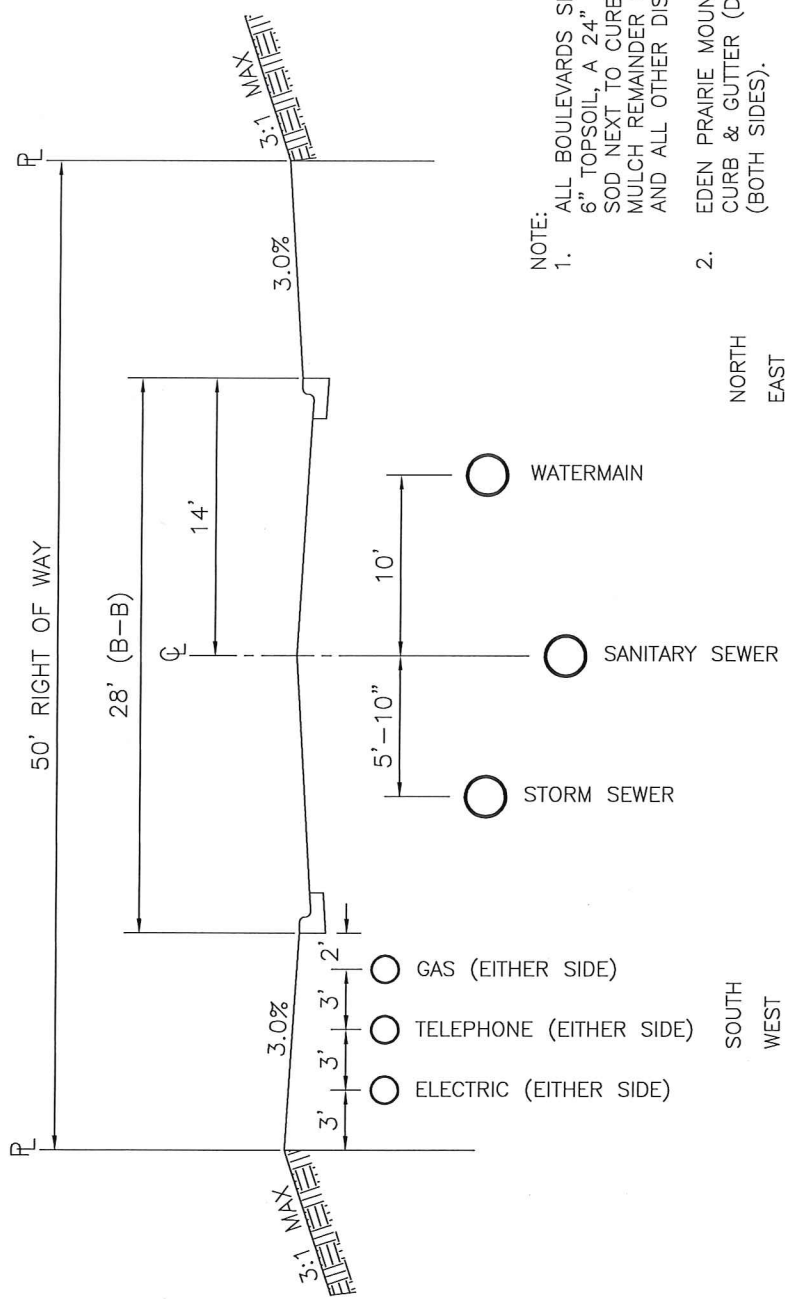
MnDOT 2360 SPECIFICATIONS SHALL APPLY

MAXIMUM GRADE = 8.0%; MINIMUM GRADE = 0.5%

RADIUS ON CURB RETURNS MINIMUM 20'

* RECYCLED CL.5 MAY BE USED WITH THE CITY ENGINEER'S APPROVAL AND IN ACCORDANCE WITH CITY SPECIFICATIONS

- CUL-DE-SAC REQUIREMENTS, RIGHT-OF-WAY RADIUS 50 FEET, ROADWAY RADIUS 39 FEET TO BACK OF CURB
 - AT MAJOR INTERSECTIONS INCREASE TO 120 FEET
 - FOUR LANE DIVIDED WITH 18 FEET MEDIAN
 - FINAL DESIGN DEPENDENT UPON TRAFFIC VOLUME AND SOIL FACTORS
 - AFTER 1 FREEZE - THAW CYCLE OR SECOND YEAR
- ** TO BE DETERMINED BY PAVEMENT DESIGN FOR ESALS



NOTE:

1. ALL BOULEVARDS SHALL HAVE 6" TOPSOIL, A 24" STRIP OF SOD NEXT TO CURB, SEED AND MULCH REMAINDER OF BOULEVARD AND ALL OTHER DISTURBED AREAS.
2. EDEN PRAIRIE MOUNTABLE CONCRETE CURB & GUTTER (DETAIL R-11) (BOTH SIDES).
3. TRENCH LOCATION FOR UTILITIES MAY BE MODIFIED WHEN JOINT TRENCHING IS IMPLEMENTED.
4. CROWN SHALL BE 2" ABOVE TOP OF MOUNTABLE CURB. WHERE 'B' TYPE CURB IS USED, THE CROWN ELEVATION SHALL BE EQUAL TO TOP OF CURB.

NORTH
EAST

SOUTH
WEST

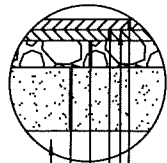
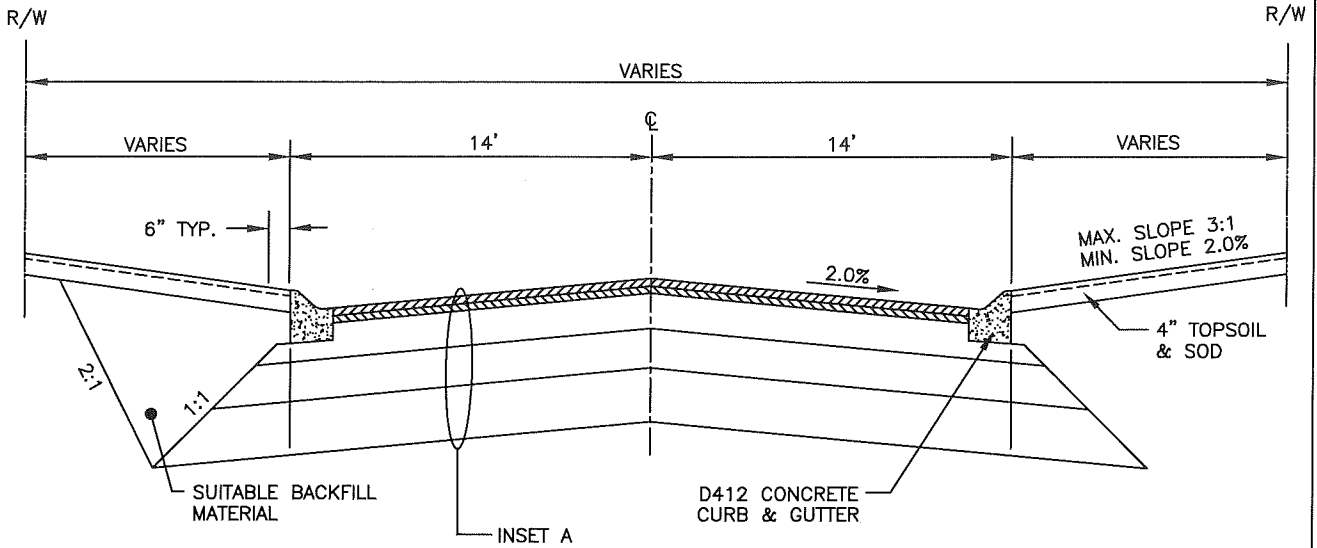


CITY OF EDEN PRAIRIE, MINNESOTA

RESIDENTIAL - MINOR SECTION

DEPARTMENT OF ENGINEERING

R-2



- 1.5" 2360 TYPE SP WEARING COURSE
- 2357 BITUMINOUS TACK COAT
- 2" 2360 TYPE SP NON-WEARING COURSE
- 5" AGGREGATE BASE, CL 5
- 24" SELECT GRANULAR BORROW
- 24" APPROVED SUBGRADE *

INSET A

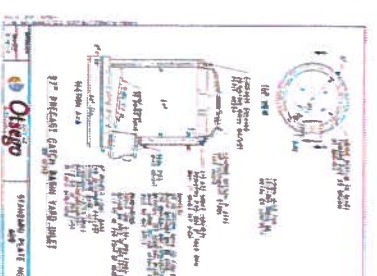
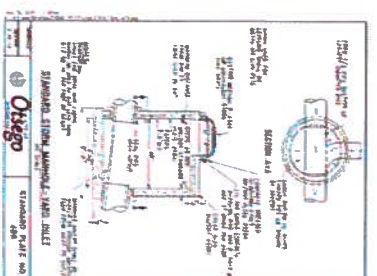
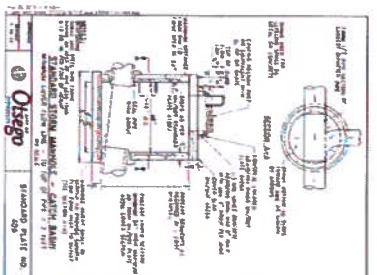
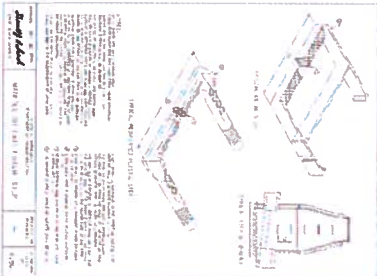
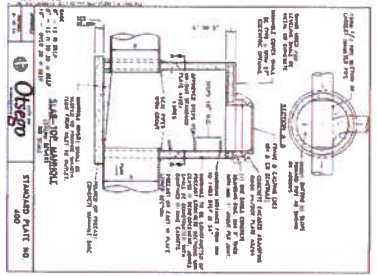
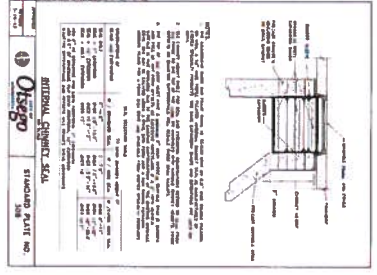
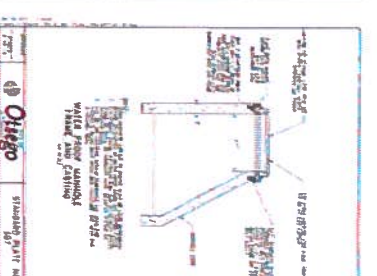
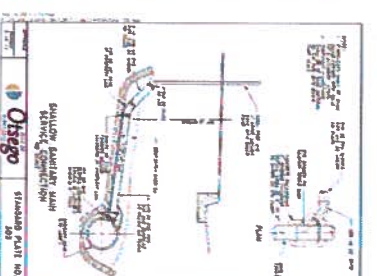
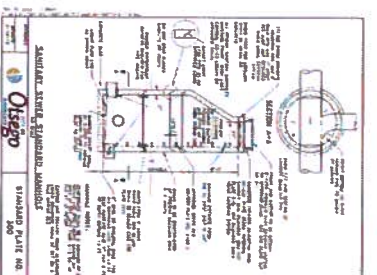
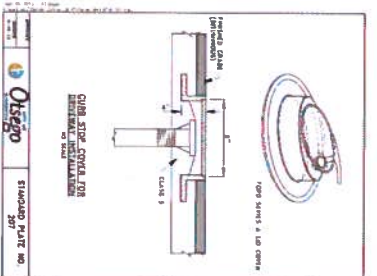
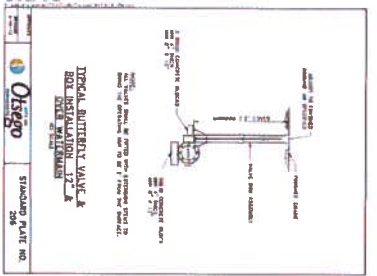
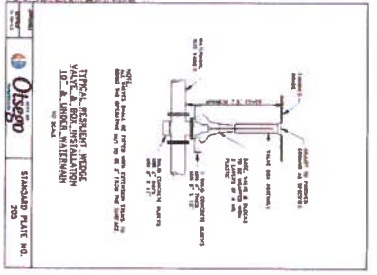
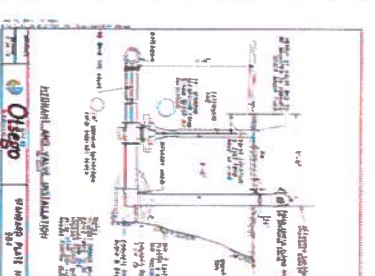
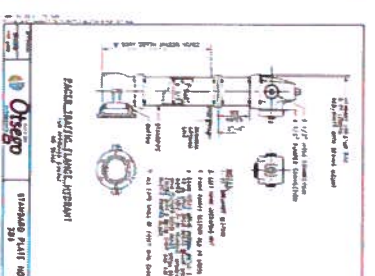
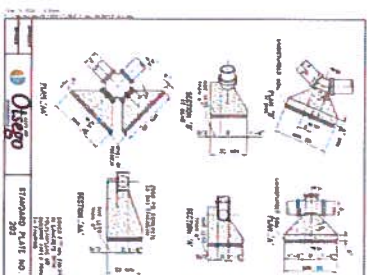
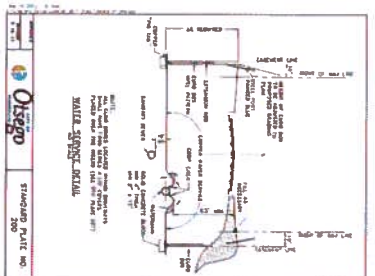
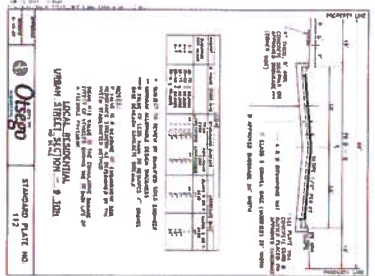
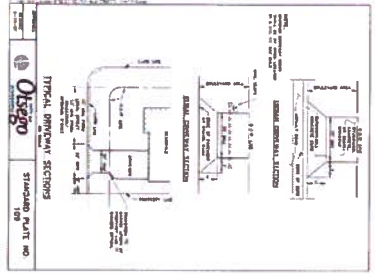
* THIS WORK SHALL INCLUDE OVER TURNING THE SOIL IN WET CONDITIONS TO DRY SUBGRADE MATERIAL (INCIDENTAL).



PUD TYPICAL SECTION
(URBAN STREET)

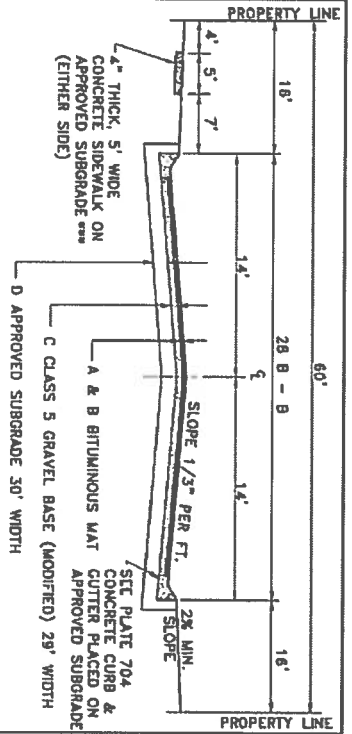
JUNE 2016

GEN-1 PUD



TO
 SON AT
 THE
 TON.

NO.



ASHTP SUBGRADE SOIL CLASS	R VALUE	LEGEND		AGGREGATE BASE	
		YEAR 2000 LVM(50,000)	NON-WEAR LVM(50,000)	CLASS 3 OR 6	CLASS 3 OR 4
A-3	(R-70 ≤ 80,000)	1 1/2"	2"	5"	12"
A-4	(R-20 ≤ 80,000)	1 1/2"	2"	5"	12"
A-5	(R-10 ≤ 80,000)	1 1/2"	2"	5"	12"
A-7	(R-5 ≤ 80,000)	1 1/2"	2"	5"	12"

SUBJECT TO REVIEW BY QUALIFIED SOILS ENGINEER
 ** MINIMUM ALLOWABLE DESIGN THICKNESS
 *** R VALUE OF LESS THAN 20 REQUIRES 4" GRAVEL BASE BENEATH CONCRETE SIDEWALK

NOTES:
 R VALUE IS A MEASURE OF SUBGRADE SOIL RESISTANCE STRENGTH AS DETERMINED BY THE HVEEM STABILOMETER METHOD
 SIGMA H18 VALUE IS THE CUMULATIVE DAMAGE EFFECT OF VEHICLES DURING THE DESIGN LIFE OF A FLEXIBLE PAVEMENT.

LOCAL RESIDENTIAL
URBAN STREET SECTION - 9 TON
 NO SCALE

APPROVED
 REVISION
 5-10-07

STANDARD PLATE NO.
 112



April 27, 2017

Tim Gladhill
Community Development Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Pedestrian Crossing Proposal, UPDATED

Dear Tim –

During our planning sessions with the City of Ramsey, Capstone Homes has been asked to take into account pedestrian safety along Alpine Drive. After exploring options to provide increased safety to pedestrians, we would like to propose installation of a solar powered pedestrian crossing where the Lake Itasca Park Trail will cross at Alpine Drive.

The Pedestrian Crossing proposed would include:

- Installation of 2 polls (on both sides of the street) that each have:
 - A pedestrian crossing sign
 - A double-sided flashing beacon
- The flashing beacons on each poll would be solar powered so electricity would not need to be supplied to the device.
- The flashing beacons on each poll would be push-button activated by the pedestrian.
- Painted stripes on the street between the polls.
- Installation of 2 additional polls at determined distance away from crossing that each have:
 - Directional flashing beacon
 - Pedestrian crossing sign
 - “Prepare to stop when flashing” sign

We feel that this application along Alpine Drive will provide more than adequate safety for the pedestrians in the neighborhood. We have included in this proposal an example of a pedestrian crossing on a fairly busy road in Maple Grove. The pedestrian crossing in Maple Grove on County Road 47 and Dallas Lane North allows local neighborhood residents to safely access their community park. It is a very similar application to the one we are proposing along Alpine Drive.

As we've mentioned previously, we are grateful to the City of Ramsey for its continued partnership with Capstone Homes to bring high quality housing to the residents for Ramsey and we thank you in advance for considering this pedestrian crossing proposal for Riverstone.

Regards,

Stephen Bona
Vice President of Land Management

Capstone Homes, Inc.
14015 Sunfish Lake Blvd NW, Suite 400
Ramsey, MN 55303
Office: (763) 427-3090 Fax: (763) 712 -9060



April 19, 2017

Tim Gladhill
Community Development Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Dear Tim –

Upon review of our initial marketing plan for Riverstone, we would like to propose additional signage to help improve marketing exposure in an effort to draw traffic to the project.

We understand from previous conversations that the City is planning to install signs on Armstrong and Bunker Lake to promote the COR West and that Capstone will be included in that advertising, so we will not request an individual sign at that location.

There are three areas surrounding the property where we would like to have signs. We have attached a map with sign locations identified. The locations are labeled A-D as indicated below for identification purposes.

- Berm Signage along Highway 10 - Two (2) Flat signs
 - One (1) similar in size to the North Fork sign attached, on the southeast corner (A)
 - One (1) 8'x9' on the southwest corner (B)
- One 8'x9' sign at the entrance to Riverstone on Puma at Bunker Lake Boulevard (C)
- One double-sided 8'x9' directional sign on Alpine at Puma (D)

Signs in each of these locations will improve our exposure and allow potential residents to find us effectively. The daily traffic along Highway 10 will identify Riverstone to passersby. However, because they are travelling at posted speeds, multiple V signs along the berm are necessary to reach drivers from both directions. The berm signs will each have unique information. A sign on the north side of the property on Alpine at Puma will give directional information to our entrance. A sign at Bunker Lake Boulevard and Puma will let buyers know they have reached their destination.

Capstone Homes is grateful to have the opportunity to work with the City of Ramsey to bring high quality housing to the residents of Ramsey and we thank you in advance for considering this sign proposal for Riverstone.

Regards,

Stephen Bona
Vice President of Land Management

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Ramsey, MN 55303
Office: (763) 427-3090 Fax: (763) 712 -9060



SITE DATA

TOTAL AREA 188.44 AC SETBACK DATA
 TOTAL NUMBER OF LOTS 203
 50' S.F. - SIDE 5 FT.
 65' S.F. - SIDE 7.5 FT.
 50' VILLAS - SIDE 5 FT.
 FRONT (ALL) 25 FT.
 REAR 20 FT. MIN

SOUTH HALF DATA

TOTAL AREA 150
 TOTAL NUMBER OF LOTS 150
 50' S.F. - SIDE 5 FT.
 65' S.F. - SIDE 7.5 FT.
 50' VILLAS - SIDE 5 FT.
 FRONT (ALL) 25 FT.
 REAR 20 FT. MIN



BANQUET FACILITIES
Available Seating to 275

NORTH FORK

The Links at Northfork
18 Hole Public Golf Course • Range
GolfTheLinks.com

1 MI. • TURN RIGHT ON ALPINE DRIVE

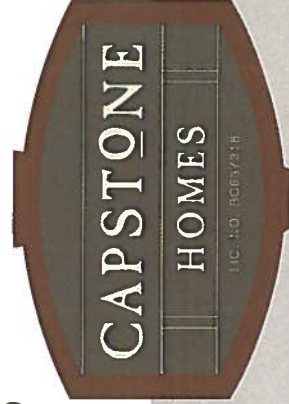
Sample
Billboard

Riverstone

COMING SOON

**HOME
PACKAGES
FROM THE \$250s**

**ENTRANCE
OFF PUMA &
BUNKER**



763-458-2498 | capstonehomes-mn.com

Sample
8x9

Riverstone

HOME PACKAGES
FROM THE **\$250s**

EXIT AT

ARMSTRONG



763-458-2498 | capstonehomes-mn.com











