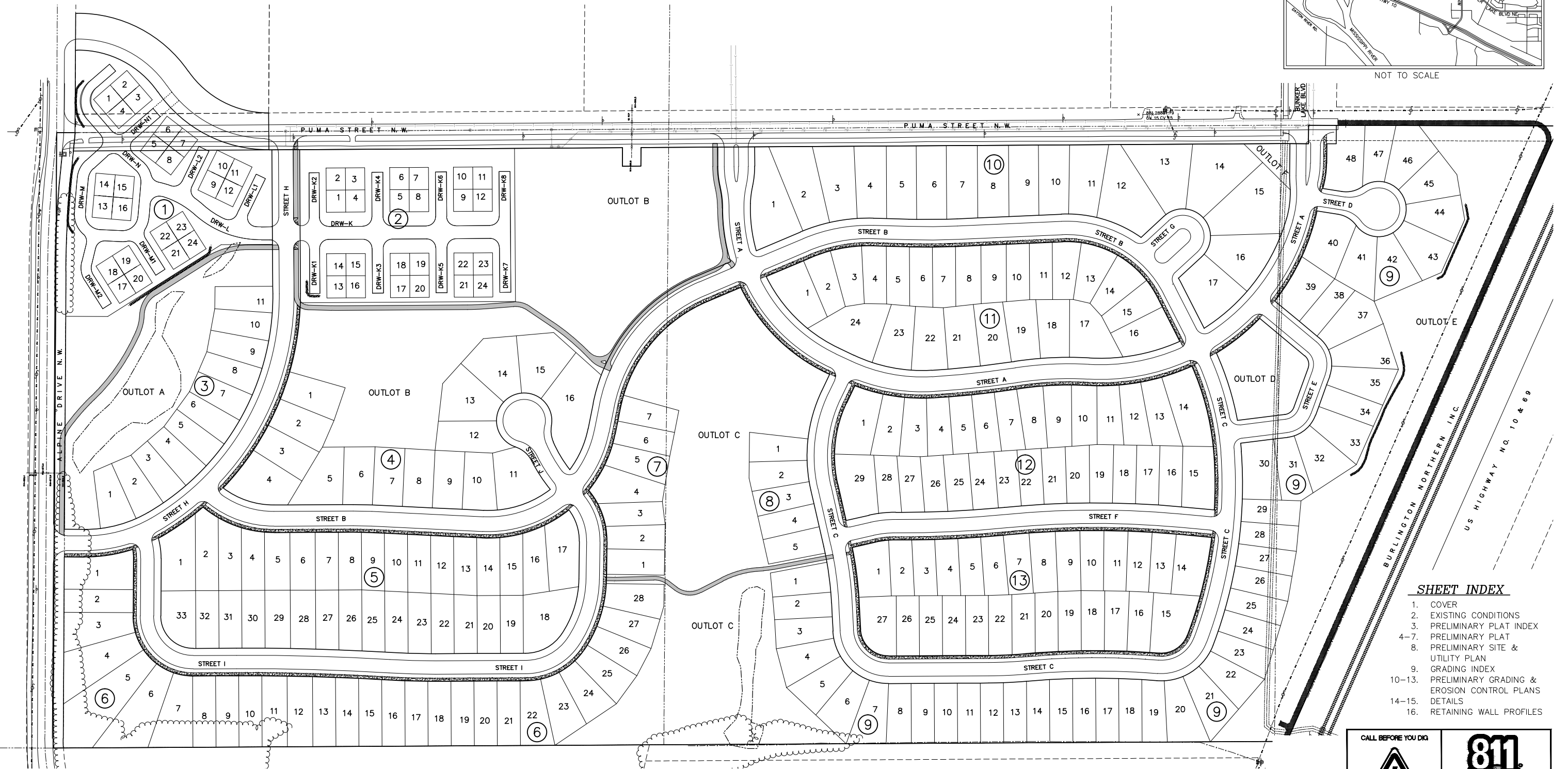
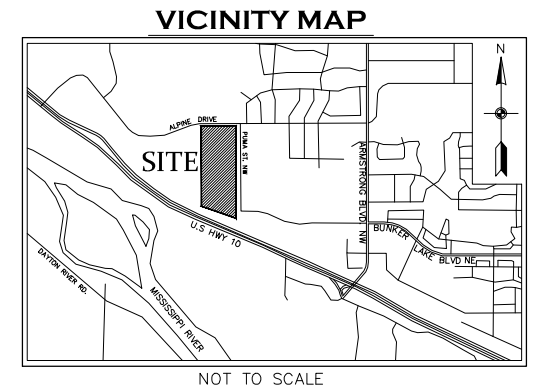


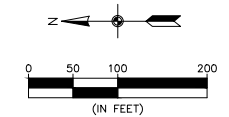
RIVERSTONE

RAMSEY, MINNESOTA



- SHEET INDEX**
1. COVER
 2. EXISTING CONDITIONS
 3. PRELIMINARY PLAT INDEX
 - 4-7. PRELIMINARY PLAT
 8. PRELIMINARY SITE & UTILITY PLAN
 9. GRADING INDEX
 - 10-13. PRELIMINARY GRADING & EROSION CONTROL PLANS
 - 14-15. DETAILS
 16. RETAINING WALL PROFILES

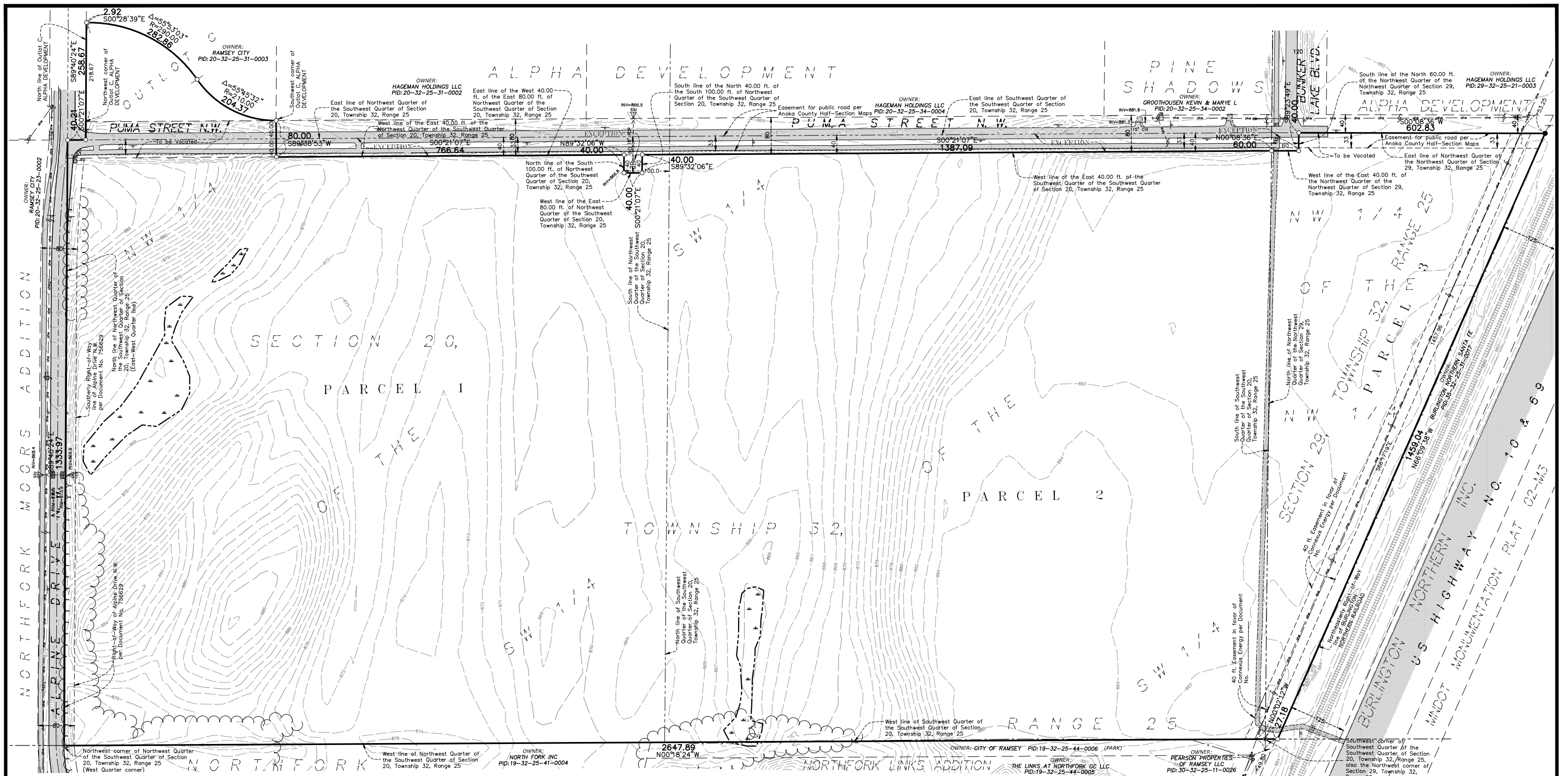
BENCHMARK	
1.	Anoka County Benchmark No. 3076 Elev. = 890.186 (NAVD 88)
2.	Anoka County Benchmark No. 2078 Elev. = 899.499 (NAVD 88)



CALL BEFORE YOU DIG

Know what's below.
Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."



Parcel Description:
 (Per Schedule A of Title Commitment No. 1273, with a commitment date of October 12th, 2016 at 7:30 A.M., prepared by Old Republic National Title Insurance Company)

Parcel 1:
 The Northwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the East 40.00 feet of said Northwest Quarter of Southwest Quarter lying southerly of the southerly right of way line of Alpine Drive as described in Document No. 756629.

Parcel 2:
 The Southwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the East 40.00 feet thereof.

Parcel 3:
 The Northwest Quarter of Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying northeasterly of the northeasterly right of way line of Burlington Northern Railroad, EXCEPT the North 60.00 feet of the East 40.00 feet of said Northwest Quarter of Northwest Quarter.

(Proposed Legal Description, subject to City approved parcel subdivision)
 That part of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota lying westerly and northwesterly of the following described line:

Commencing at the Northwest corner of said Outlot C; thence South 89 degrees 40 minutes 24 seconds East, assumed bearing, along the North line of said Outlot C, a distance of 218.67 feet to the point of beginning of the line to be described; thence South 00 degrees 28 minutes 39 seconds East, 2.92 feet; thence southwesterly 282.86 feet along a tangential curve concave to the northwest, having a radius of 290.00 feet and a central angle of 55 degrees 53 minutes 03 seconds to a point of reverse curvature; thence continuing southwesterly 204.37 feet along a reverse curve concave to the southeast, having a radius of 210.00 feet and a central angle of 55 degrees 45 minutes 32 seconds to the Southwest corner of said Outlot C and said line there terminating.

(Proposed Legal Description, subject to City approved Right-of-Way Vacation)
 That part of Puma Street Northwest, as created and dedicated in the plat of ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, lying southerly of the westerly extension of the north line of Outlot C, said plat, and lying northerly of the following described line:

Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.

GENERAL NOTES:

- The field work for this survey was completed on November 28th, 2016.
- Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.
- BENCHMARK: Anoka County Benchmark No. 3076 Elevation= 890.186 (NAVD 88)
- Surveyed property contains ±3,934,125 sq.ft. (±90.32 acres).
- Wetlands shown hereon were delineated by Kjolhaug Environmental Services Company in 2016.
- Above ground utilities have been field located as shown. Underground utilities shown hereon are those which were field marked by utility companies responding to Gopher State One Call, Ticket No. 162941258 and 162941314, dated 10/20/2016 or were taken from utility plans provided by the City of Ramsey. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).

Carlson McCain
 environmental engineering surveying
 3890 Pheasant Ridge Drive NE, Suite 100
 Blaine, MN 55449
 Phone: (763) 489-7900
 Fax: (763) 489-7959
 www.carlsonmccain.com

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

Print Name: Thomas R. Balluff, L.S.
 Signature: DRAFT
 Date: 3/8/2017 License #: 40361

Print Name: Thomas R. Balluff, L.S.
 Signature: DRAFT
 Date: 3/8/2017 License #: 40361

Drawn By: JAB
 Issue Date: 3/8/2017
 File No: 1308

RIVERSTONE DEVELOPMENT, LLC
 14015 Sunfish Lake B, Suite 400
 Ramsey, MN, 55303

RIVERSTONE
 Ramsey, Minnesota

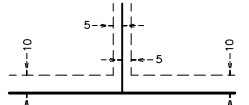
EXISTING CONDITIONS
 2 of 16

SITE DATA

TOTAL SITE AREA	±190.32 AC.	TOTAL MULTI-FAMILY AREA	±17.38 AC.
TOTAL ROW AREA	±16.77 AC.	NUMBER OF LOTS	48
TOTAL OUTLOT AREA	±20.67 AC.	NUMBER OF COMMON AREA LOTS	2
OUTLOT A	±2.73 AC.	MULTI-FAMILY LOT SIZE	±2,016 S.F.
OUTLOT B	±6.20 AC.	TOTAL SINGLE FAMILY AREA	±45.50 AC.
OUTLOT C	±6.39 AC.	NUMBER OF LOTS	245
OUTLOT D	±0.86 AC.	SMALLEST LOT	±6,056 S.F.
OUTLOT E	±4.58 AC.	LARGEST LOT	±19,592 S.F.
OUTLOT F	±0.11 AC.	AVERAGE LOT	±8,090 S.F.
TOTAL LOT AREA	±52.88 AC.	EXISTING ZONING	R-1, R-2, R-3, B-2
TOTAL NUMBER OF LOTS	293	PROPOSED ZONING	PUD
(SINGLE FAMILY AND MULTI-FAMILY LOTS)		UTILITIES	AVAILABLE
		GROSS DENSITY	3.24
		(SINGLE FAMILY + MULTI-FAMILY LOTS/	
		TOTAL SITE AREA)	

RIVERSTONE

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

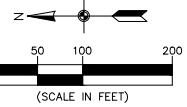


being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

BENCHMARK	
1. Anoka County Benchmark No. 3076	Elev. = 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078	Elev. = 899.499 (NAVD 88)

- LEGEND**
- - Denotes Anoka County Monument
 - - Denotes Found Iron Monument
 - - Denotes 5/8 inch by 1/4 inch rebar, marked with RLS 40361

Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.



LEGAL DESCRIPTION

Parcel Description:
(Per Schedule A of Title Commitment No. 1273, with a commitment date of October 12th, 2016 at 7:30 A.M., prepared by Old Republic National Title Insurance Company)

Parcel 1:
The Northwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the East 40.00 feet of said Northwest Quarter of Southwest Quarter lying southerly of the southerly right of way line of Alpine Drive as described in Document No. 756629, AND ALSO EXCEPT the North 40.00 feet of the South 100.00 feet of the West 40.00 feet of the East 80.00 feet of said Northwest Quarter of Southwest Quarter.

Parcel 2:
The Southwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the East 40.00 feet thereof.

Parcel 3:
The Northwest Quarter of Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying northeasterly of the northeasterly right of way line of Burlington Northern Railroad, EXCEPT the North 60.00 feet of the East 40.00 feet of said Northwest Quarter of Northwest Quarter.

(Proposed Legal Description, which may be subject to City approved parcel subdivision)
That part of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota lying westerly and northwesterly of the following described line:

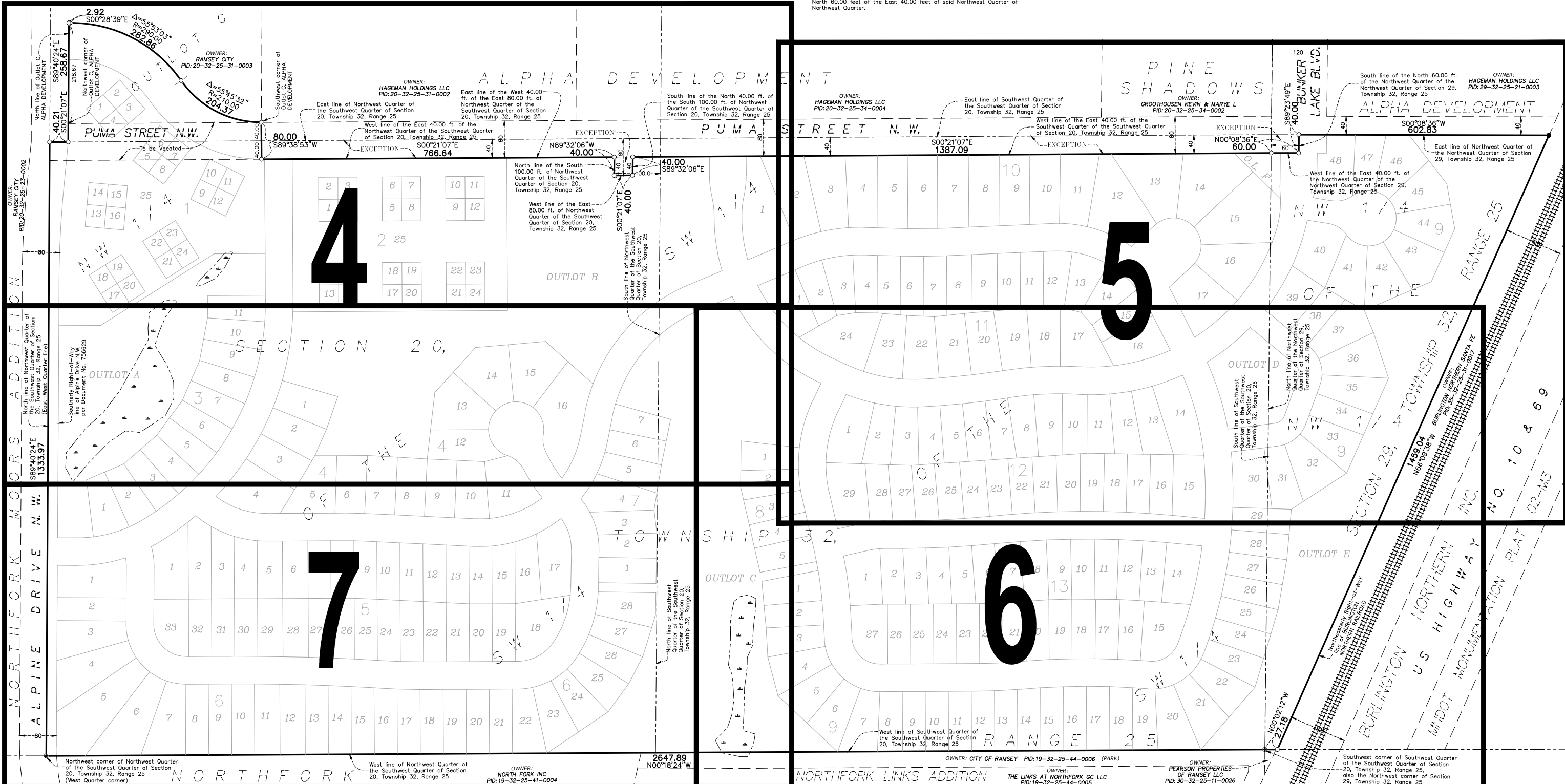
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Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.

AND
That part of the East 40.00 feet of the Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, lying southerly of the southerly right of way line of Alpine Drive NW as described in Doc. No. 756629 and lying northerly of the following described line:

Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.



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 Print Name: Thomas R. Balluff, L.S.
 Signature: *DRAFT*
 Date: 03/08/2017 License #: 40361

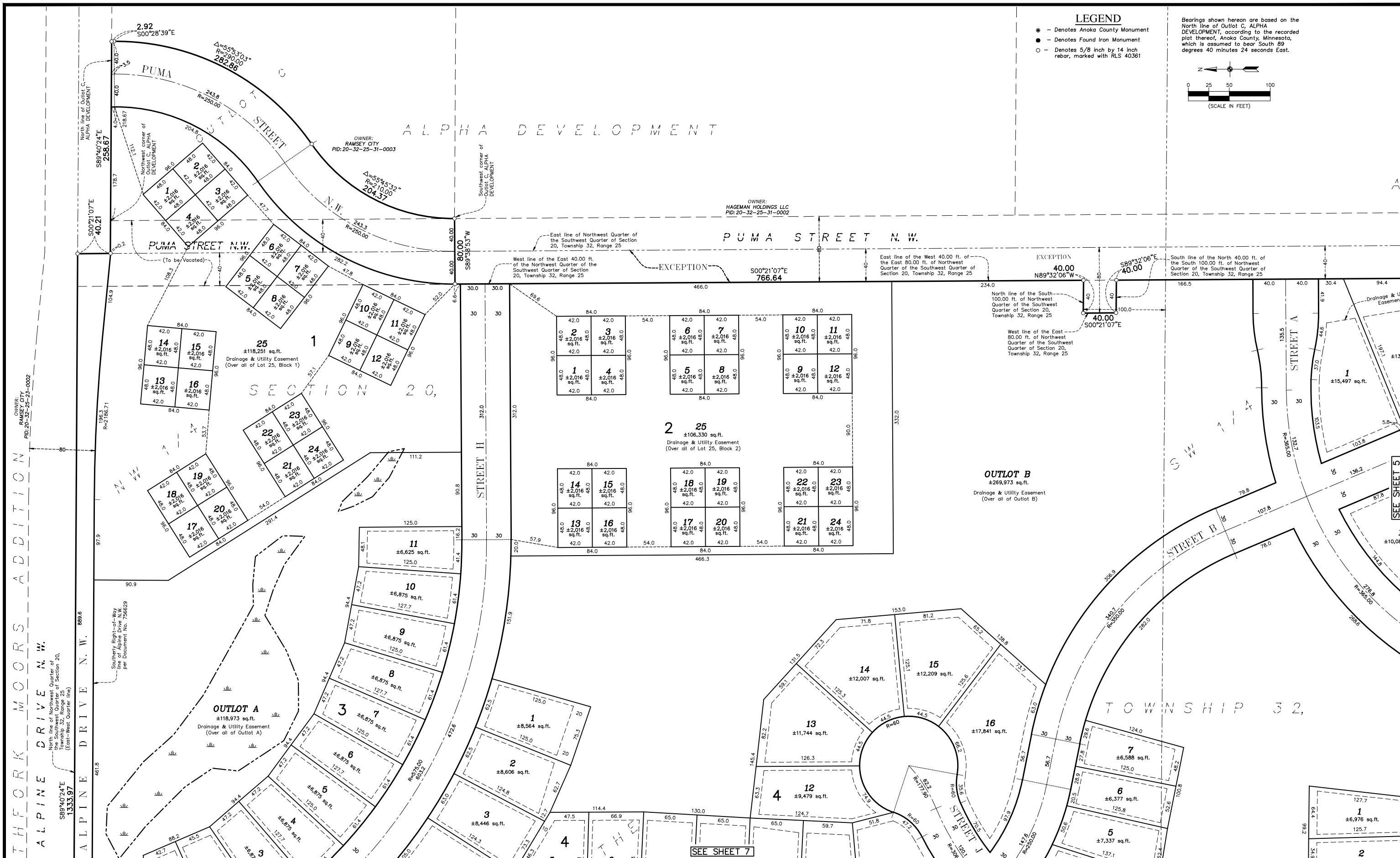
DRAWN BY: JAB
 ISSUE DATE: 03/08/2017
 FILE NO.: 1308

RIVERSTONE DEVELOPMENT, LLC
 14015 Sunfish Lake B, Suite 400
 Ramsey, MN, 55303

RIVERSTONE
 Ramsey, MN

PRELIMINARY PLAT INDEX
 3 of 16

Issue Date: 03/10/17 1:07 PM 0421 - 6440/0435 - ramsey site/ced c30/survey/0435_ppr-ndoc.docx



LEGEND
 ● - Denotes Anoka County Monument
 ● - Denotes Found Iron Monument
 ○ - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361

Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.

(SCALE IN FEET)

THE FORK MOORS ADDITION
 ALPINE DRIVE N.W.
 ALPINE DRIVE N.W.
 ALPINE DRIVE N.W.

Carlson McCain
 environmental
 engineering
 surveying

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RIVERSTONE DEVELOPMENT, LLC
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 Ramsey, MN, 55303

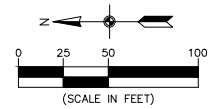
RIVERSTONE
 Ramsey, MN

PRELIMINARY PLAT

ALPHA DEVELOPMENT

LEGEND

- Denotes Anoka County Monument
- Denotes Found Iron Monument
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Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.

PINE SHADOWS

OWNER: GROOHOUSE KEVIN & MARYE L
PID: 20-32-25-34-0002

BUNKER LAKE BLVD.

ALPHA DEVELOPMENT

OWNER: HAGEMAN HOLDINGS LLC
PID: 29-32-25-21-0003

OWNER: HAGEMAN HOLDINGS LLC
PID: 20-32-25-34-0004

PUMA STREET N.W.

West line of the East 40.00 ft. of the Southwest Quarter of Section 20, Township 32, Range 25

EXCEPTION

West line of the East 40.00 ft. of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25

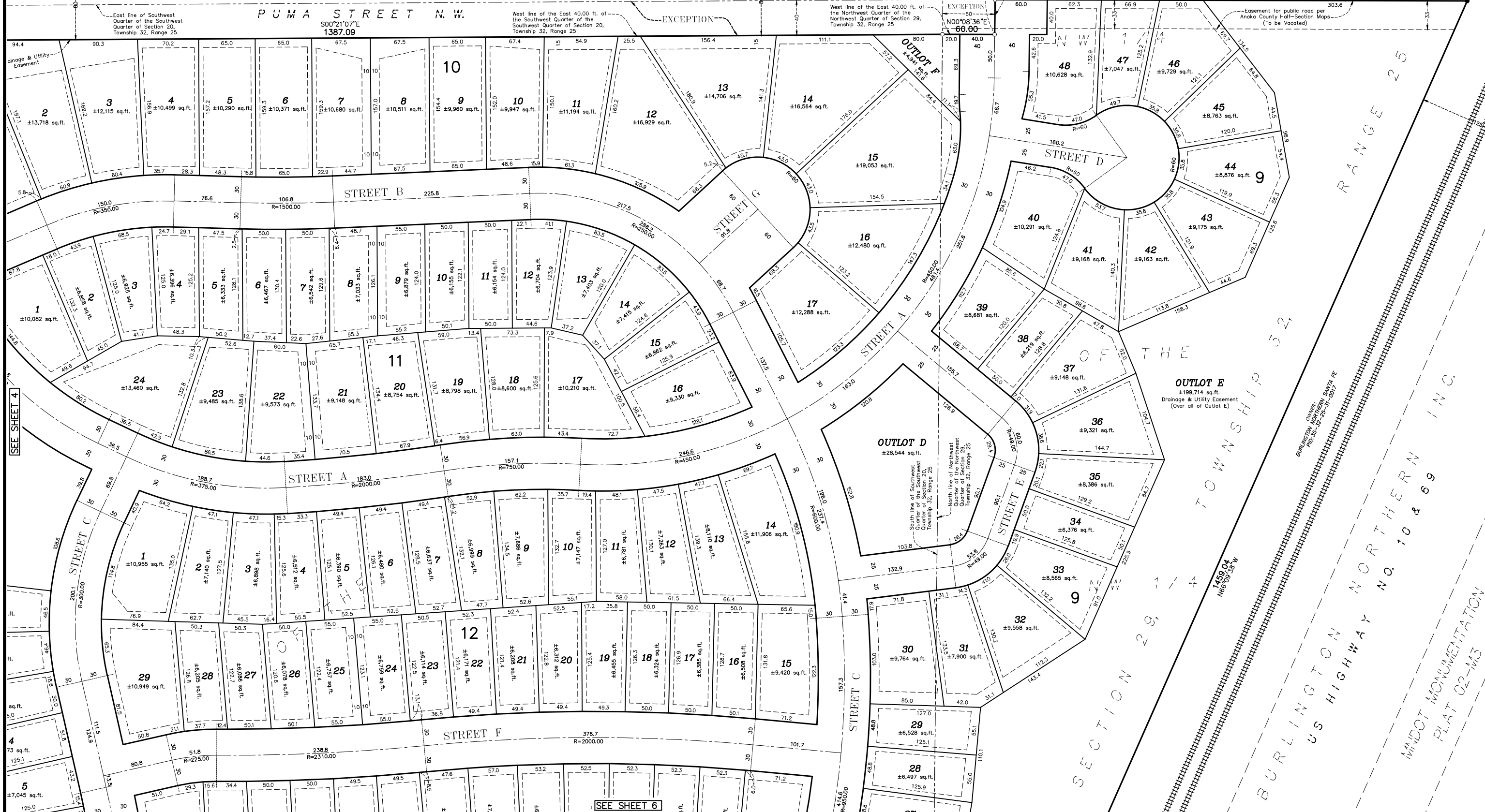
EXCEPTION
N00°08'36"E
60.00'

South line of the North 60.00 ft. of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25

PUMA STREET N.W.

S00°08'36"W
602.83'

East line of Northwest Quarter of Section 29, Township 32, Range 25



SEE SHEET 4

SEE SHEET 6



3990 Phasant Ridge Drive NE, Suite 100
Blaine, MN 55449
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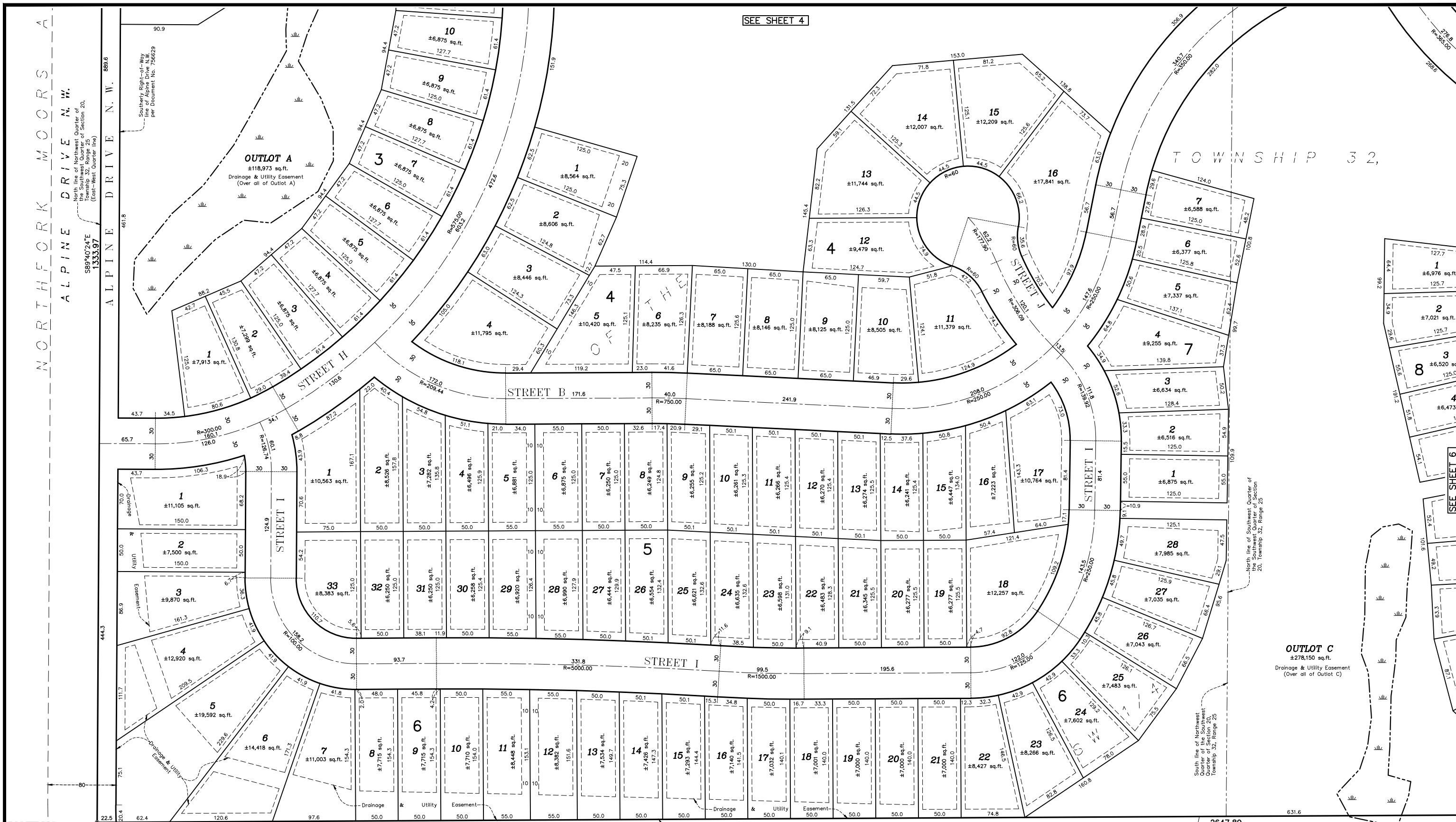
DRAWN BY: JAB
ISSUE DATE: 03/08/2017
FILE NO.: 1308

Revisions:

RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN, 55303

RIVERSTONE
Ramsey, MN

PRELIMINARY PLAT



SEE SHEET 4

TOWNSHIP 32,

SEE SHEET 6

OUTLOT A
±118,973 sq.ft.
Drainage & Utility Easement
(Over all of Outlot A)

OUTLOT C
±278,150 sq.ft.
Drainage & Utility Easement
(Over all of Outlot C)

NORTH FORK MOORS A
ALPINE DRIVE N.W.
S89°40'24"E
1333.97'

Northwest corner of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25 (West Quarter corner)

West line of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

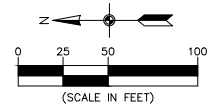
North line of Southwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

South line of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

OWNER:
NORTH FORK INC
PID:19-32-25-41-0004

LEGEND

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- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361



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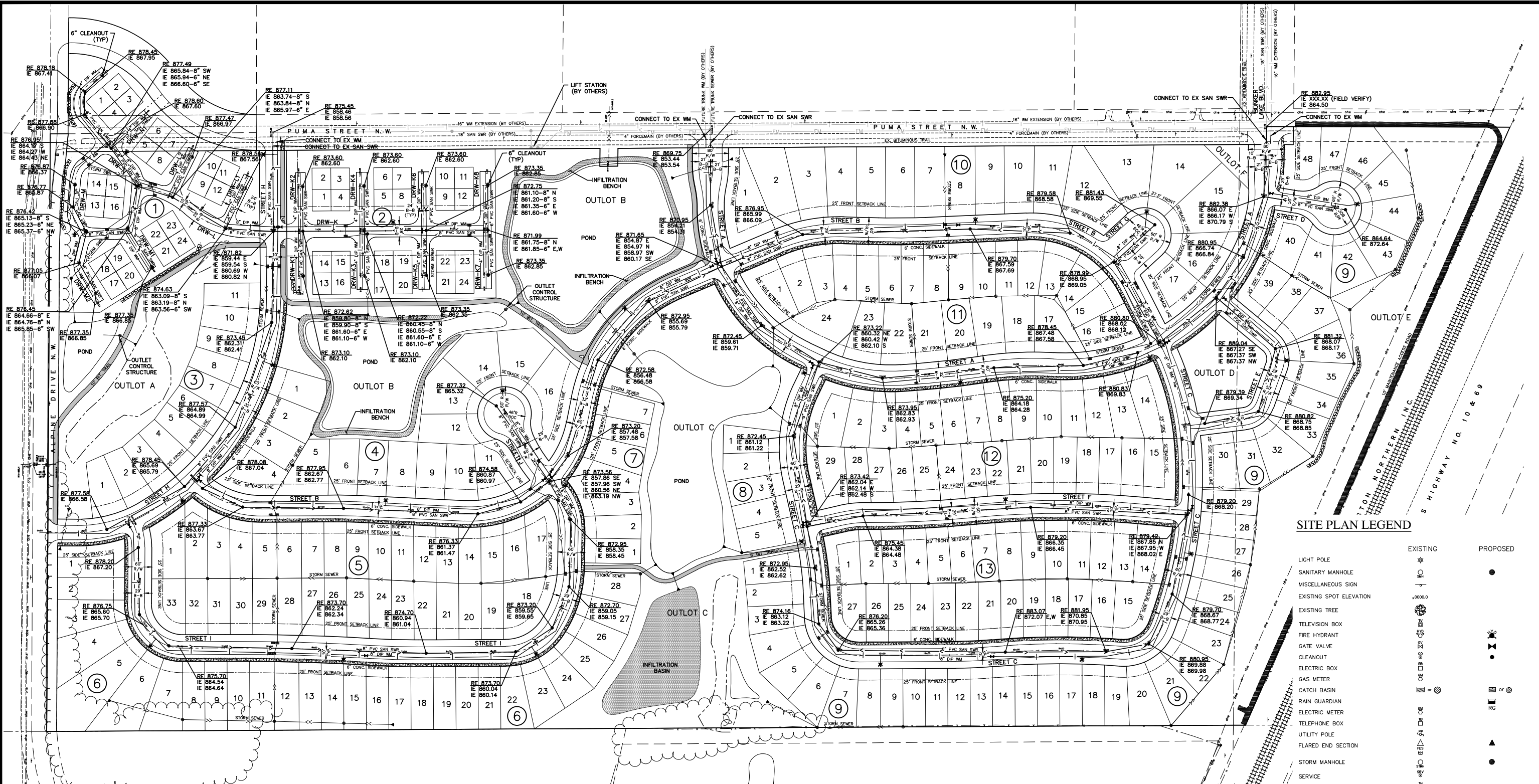
Revisions:

RIVERSTONE DEVELOPMENT, LLC
 14015 Sunfish Lake B, Suite 400
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RIVERSTONE
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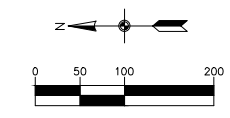
PRELIMINARY PLAT

Issue Date: 03/10/17 F:\0016421 - 6440\6435 - ramsey site\cad\c30\survey\6435_ppp.dwg



SITE PLAN LEGEND

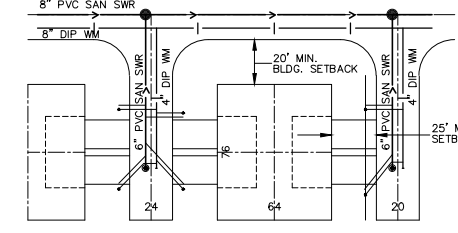
	EXISTING	PROPOSED
LIGHT POLE		
SANITARY MANHOLE		
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION		
EXISTING TREE		
TELEVISION BOX		
FIRE HYDRANT		
GATE VALVE		
CLEANOUT		
ELECTRIC BOX		
GAS METER		
CATCH BASIN		
RAIN GUARDIAN		
ELECTRIC METER		
TELEPHONE BOX		
UTILITY POLE		
FLARED END SECTION		
STORM MANHOLE		
SERVICE		
SOIL BORING/TEST HOLE		
RETAINING WALL		
PROPERTY LINE		
SETBACK LINE		
CURB		
WETLAND		
DITCH		
UNDERGROUND TELEPHONE		
UNDERGROUND ELECTRIC		
WATERMAIN		
SANITARY SEWER		
UNDERGROUND GAS		
STORM SEWER		
FENCE		
OVERHEAD ELECTRIC		
EXISTING FENCE AS NOTED		
CONCRETE SURFACE		
BITUMINOUS SURFACE		



BENCHMARK

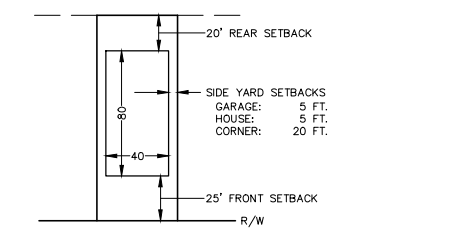
- Anoka County Benchmark No. 3076
Elev. = 890.186 (NAVD 88)
- Anoka County Benchmark No. 2078
Elev. = 899.499 (NAVD 88)

TOWNHOME DETAIL



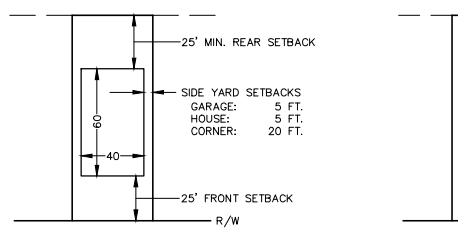
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED 10' BEHIND THE CURB.

50' VILLA LOT DETAIL



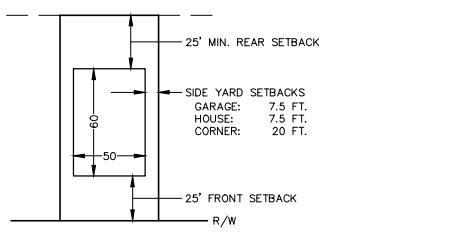
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W

50' LOT DETAIL



TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W

65' LOT DETAIL



TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W

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www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Print Name: Brian J. Krystofak, P.E.
Signature: **DRAFT**
Date: 3/08/17 License #: 25063

Drawn: ADB
Designed: BJK
Date: 3/08/17
Revisions:
1.

RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE
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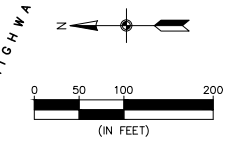
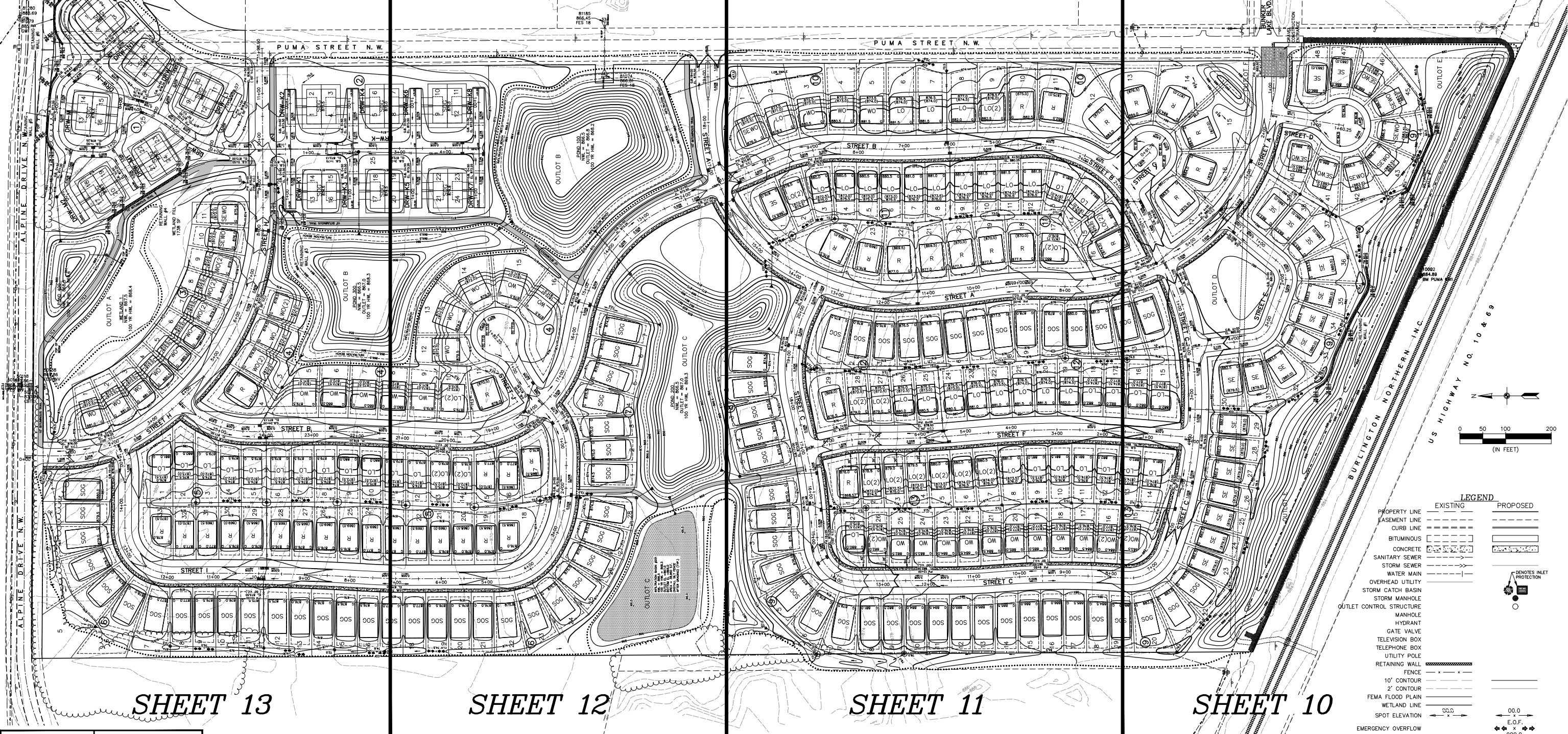
PRELIMINARY SITE & UTILITY PLAN

SHEET 13

SHEET 12

SHEET 11

SHEET 10



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
STORM CATCH BASIN	---	---
STORM MANHOLE	---	---
OUTLET CONTROL STRUCTURE	---	---
MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
TELEVISION BOX	---	---
TELEPHONE BOX	---	---
UTILITY POLE	---	---
RETAINING WALL	---	---
FENCE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
FEMA FLOOD PLAIN	---	---
WETLAND LINE	---	---
SPOT ELEVATION	---	---
EMERGENCY OVERFLOW	---	---
SILT FENCE	---	---
TREE FENCE	---	---
TREELINE	---	---
SOIL BORING	---	---
GRADING LIMITS	---	---
STORM CATCH BASIN	---	---
WETLAND BUFFER SIGN	---	---

WETLAND SUMMARY

WETLAND FILL = 1738 SF

NOTE: WETLAND FILL TOTAL IS LESS THAN THE DEMINIMUM AMOUNT; NO WETLAND REPLACEMENT WILL BE REQUIRED

CALL BEFORE YOU DIG

Know what's below. Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of G/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

Carlson McCain

environmental
engineering
surveying

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Signature: **DRAFT**
Date: 3/08/17 License #: 25063

Drawn: **BJK**
Designed: **BJK**
Date: 3/08/17

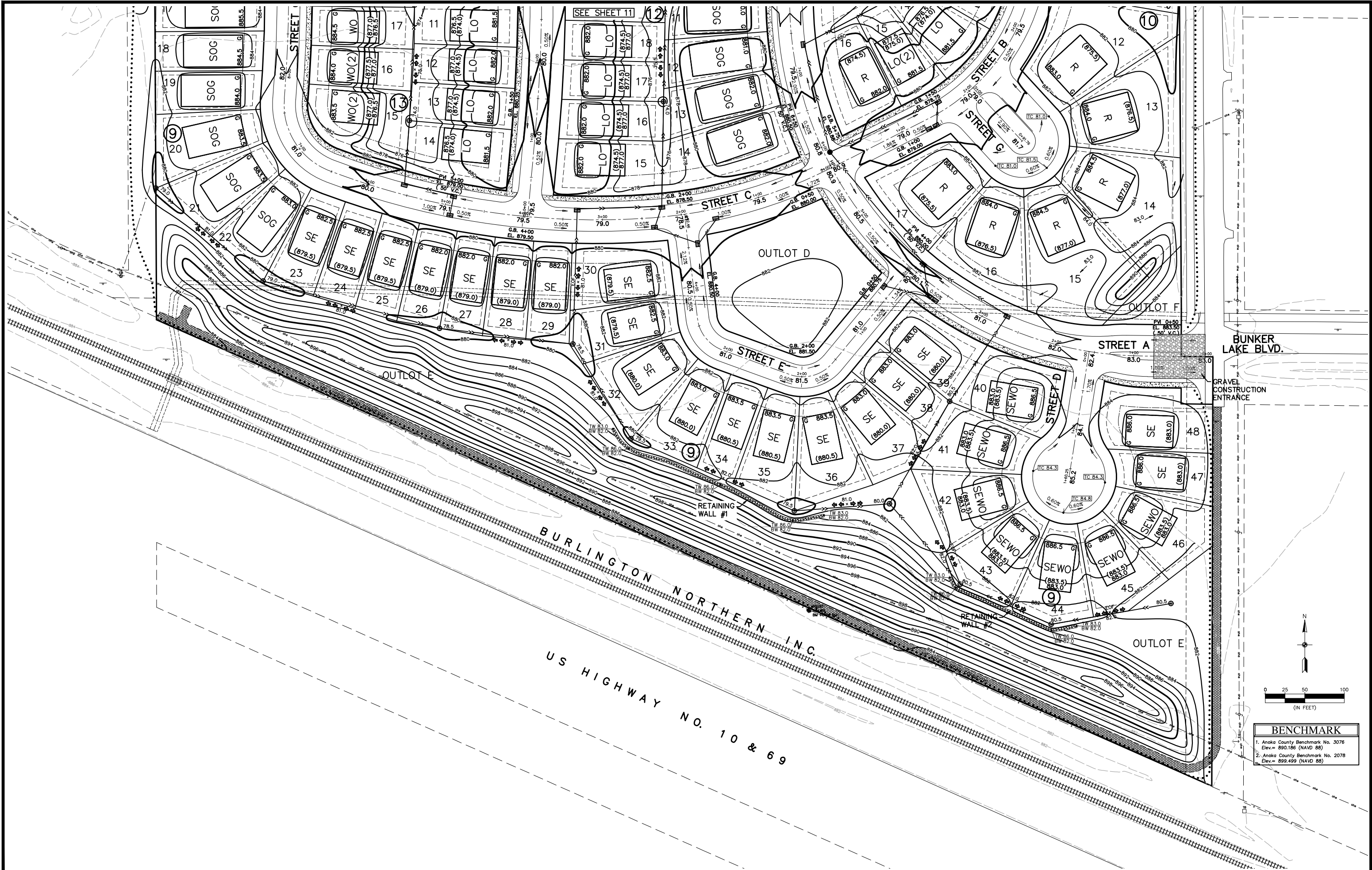
Revisions:
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14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

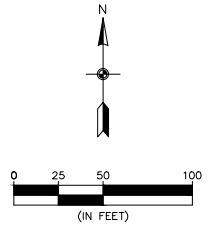
RIVERSTONE
Ramsey, MN

GRADING INDEX

9 of 16



BUNKER LAKE BLVD.
GRAVEL CONSTRUCTION ENTRANCE



BENCHMARK	
1.	Anoka County Benchmark No. 3078 Elev. = 890.186 (NAVD 88)
2.	Anoka County Benchmark No. 2078 Elev. = 899.499 (NAVD 88)

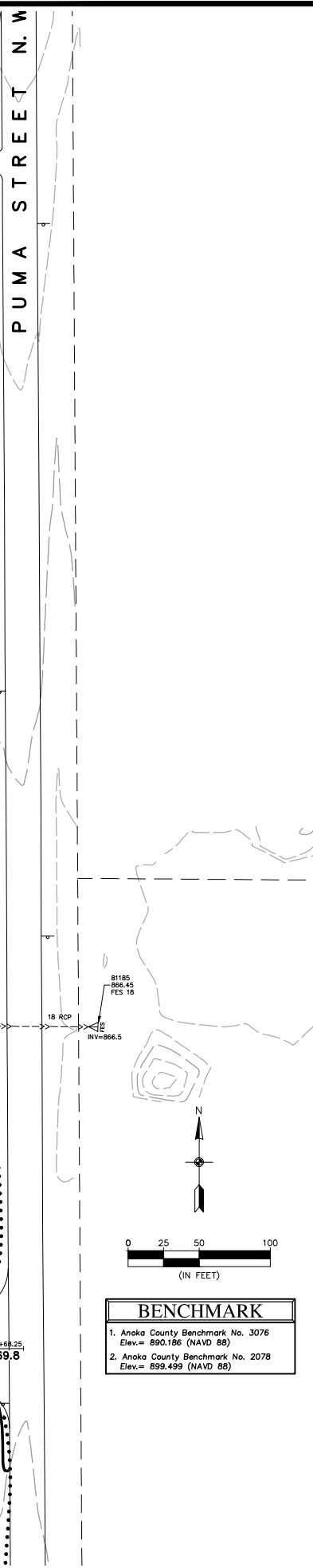
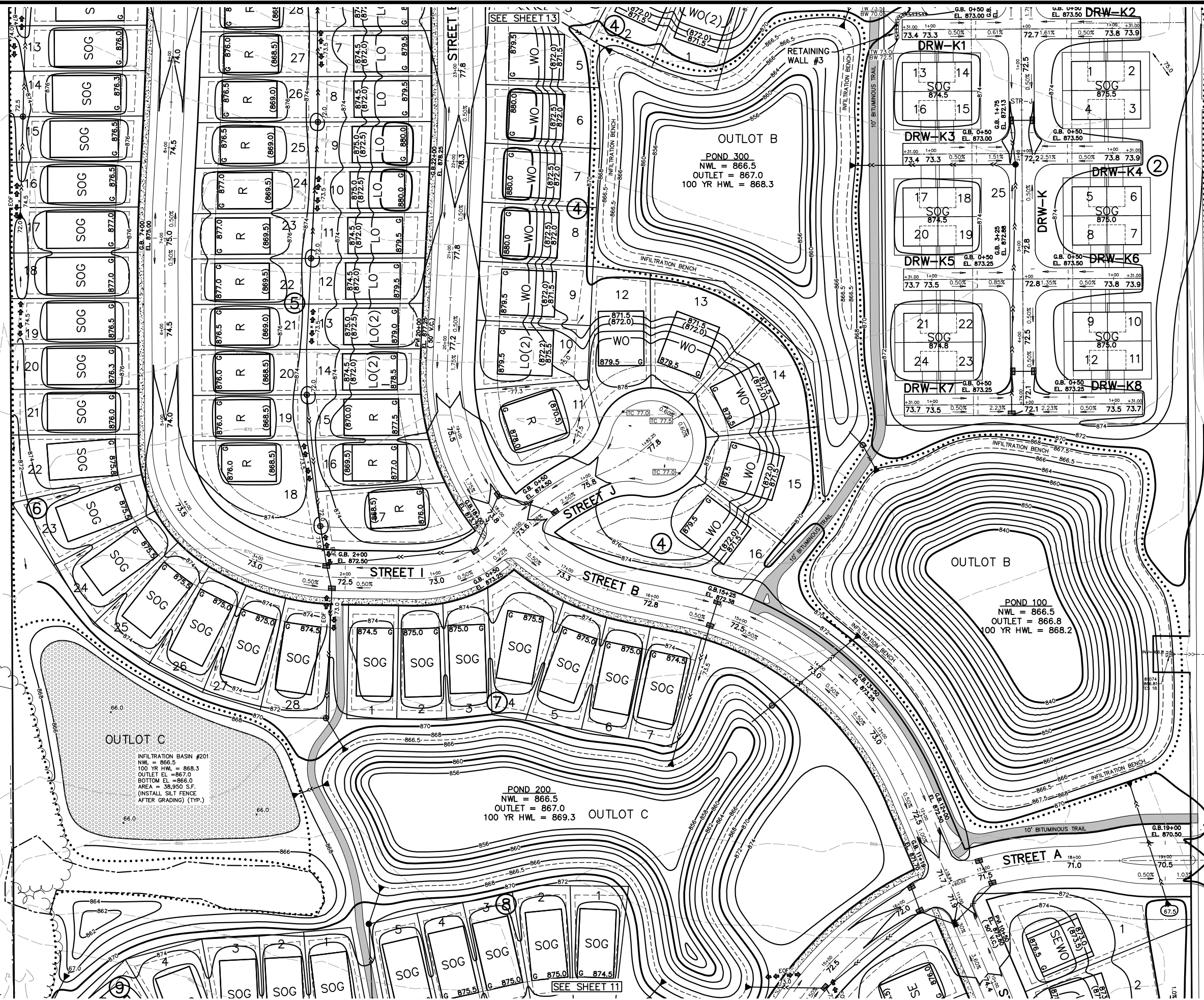
NWL = 866.5
 OUTLET = 867.0
 100 YR HWL = 869.3 OUTLOT C

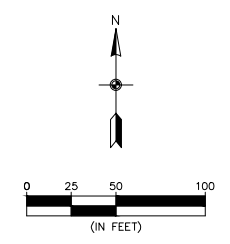
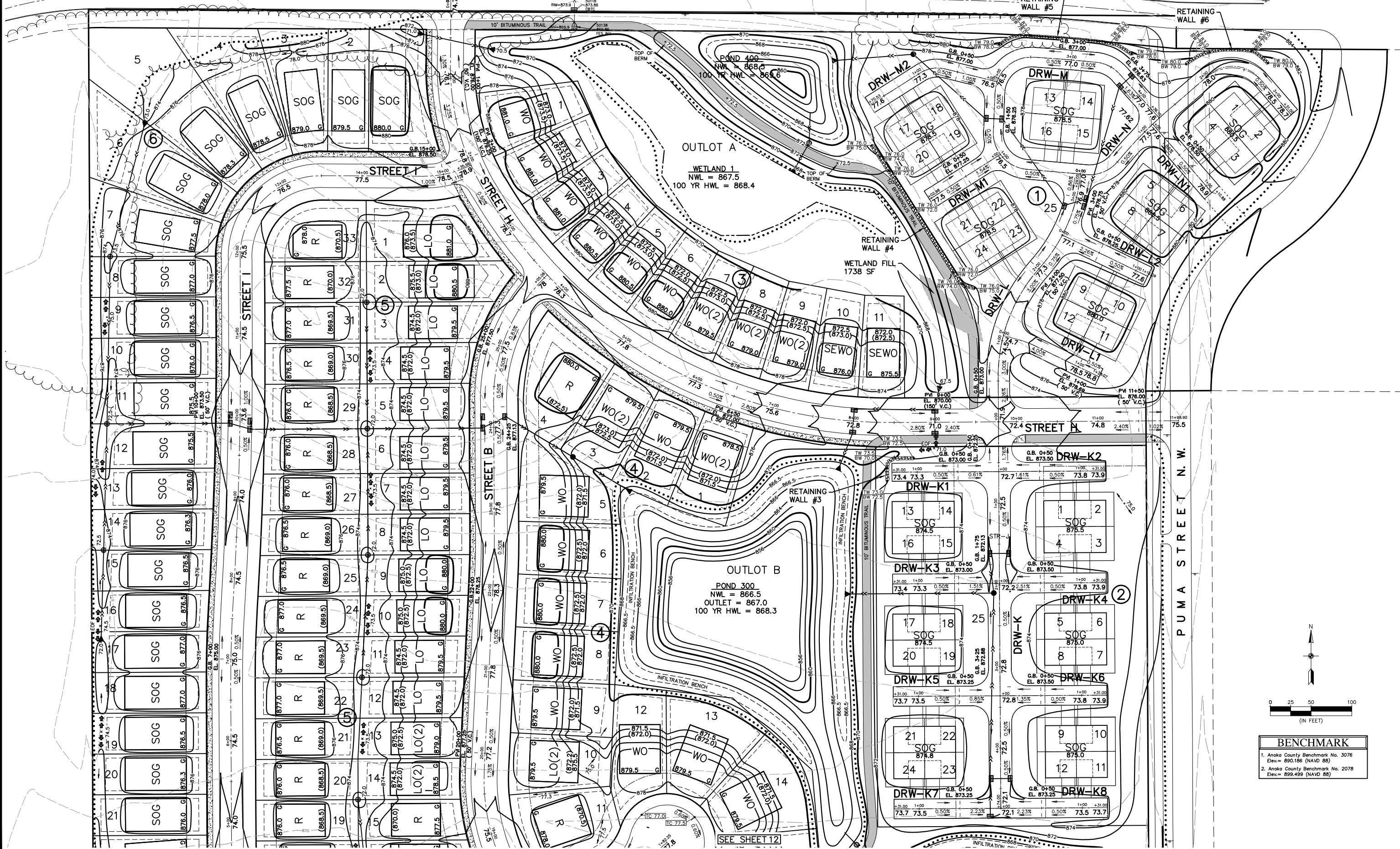
SEE SHEET 12

SEE SHEET 10



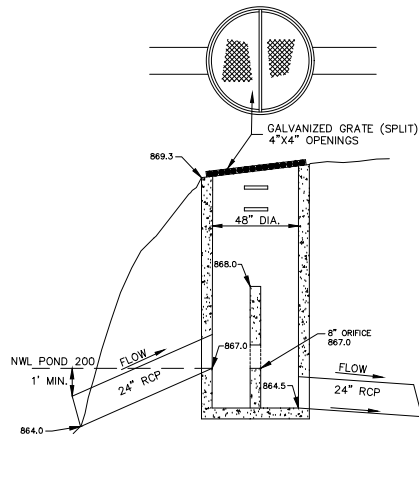
BENCHMARK	
1.	Anoka County Benchmark No. 3076 Elev. = 890.186 (NAVD 88)
2.	Anoka County Benchmark No. 2078 Elev. = 899.499 (NAVD 88)



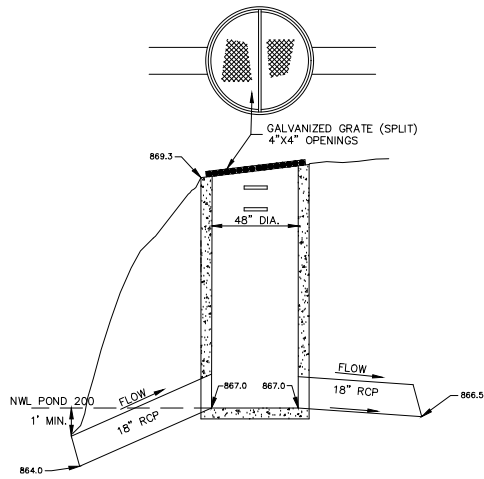


BENCHMARK	
1.	Anoka County Benchmark No. 3076 Elev = 890.186 (NAVD 88)
2.	Anoka County Benchmark No. 2078 Elev = 899.499 (NAVD 88)

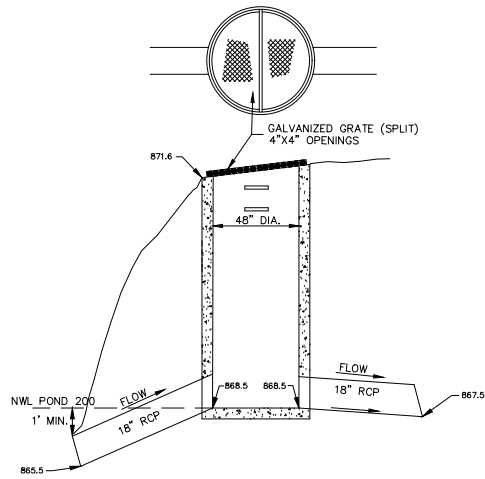
OUTLET CONTROL STRUCTURE POND 200



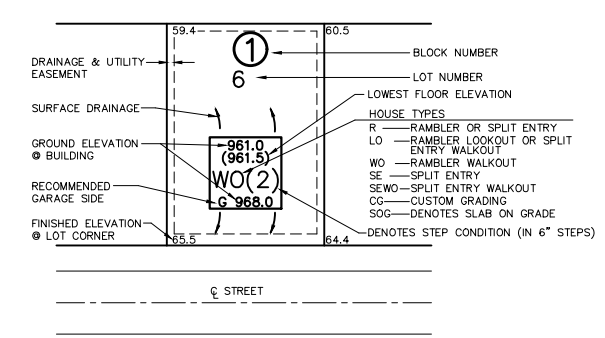
OUTLET CONTROL STRUCTURE POND 300



OUTLET CONTROL STRUCTURE POND 400

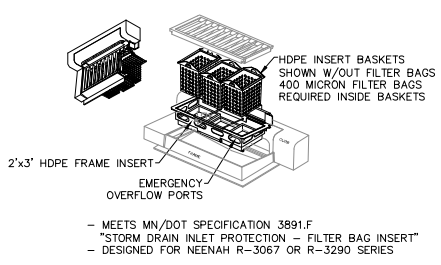


GRADING PLAN LOT KEY

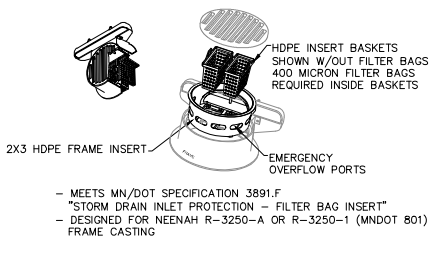


	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
STORM CATCH BASIN	---	---
STORM MANHOLE	---	---
OUTLET CONTROL STRUCTURE	---	---
MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
TELEVISION BOX	---	---
TELEPHONE BOX	---	---
UTILITY POLE	---	---
RETAINING WALL	---	---
FENCE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
FEMA FLOOD PLAIN	---	---
WETLAND LINE	---	---
SPOT ELEVATION	---	---
EMERGENCY OVERFLOW	---	---
SILT FENCE	---	---
TREE FENCE	---	---
TREELINE	---	---
SOIL BORING	---	---

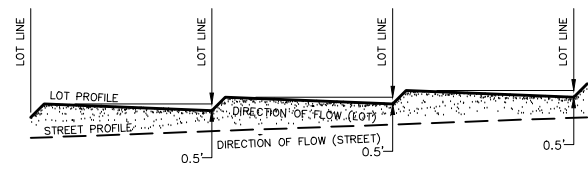
INFRASAFE - 2'x3' DEBRIS COLLECTION DEVICE



INFRASAFE - 27" DEBRIS COLLECTION DEVICE



LOT BENCHING DETAIL



TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2005) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 14 DAYS.

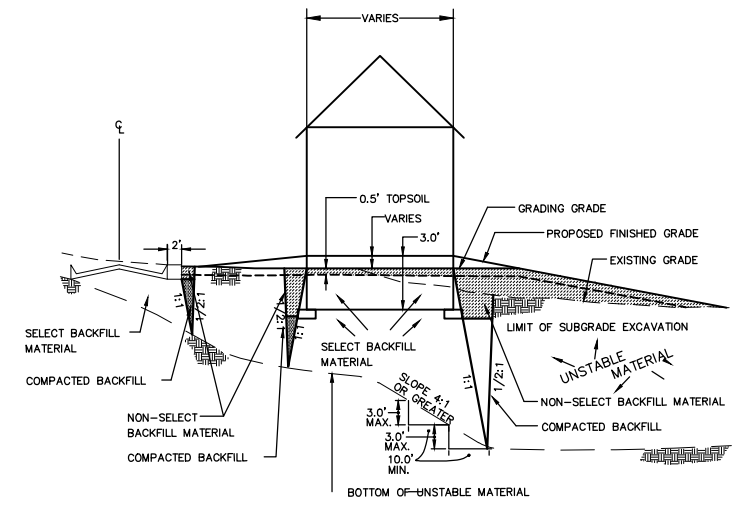
SEED: MNDOT MIXTURE 250 AT 70 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

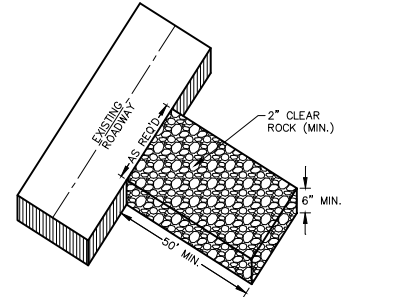
MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 24-12-24 AT 300 POUNDS PER ACRE.

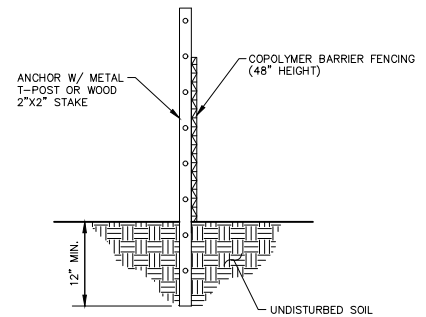
SUBGRADE CORRECTION



ROCK CONSTRUCTION ENTRANCE

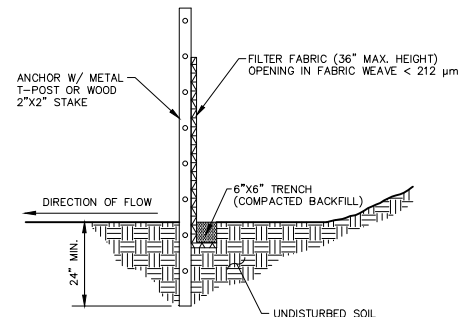


TREE FENCE



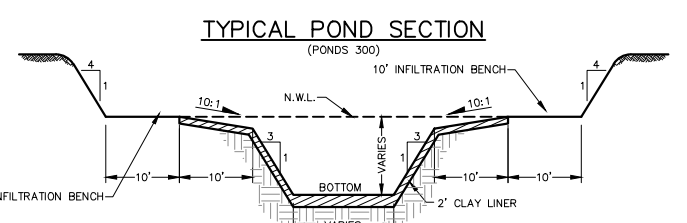
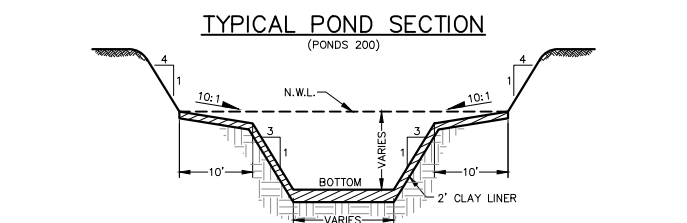
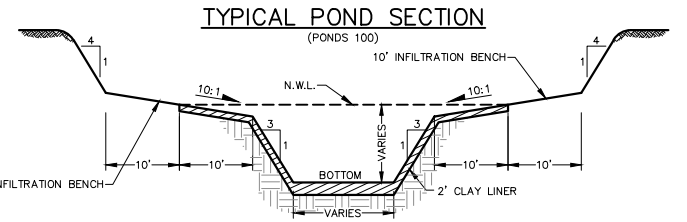
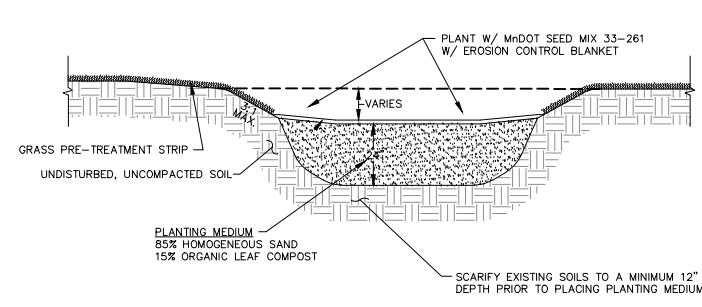
- NOTES:
- TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
 - ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
 - SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
 - SEE MNDOT SPECIFICATION 2572.

SILT FENCE

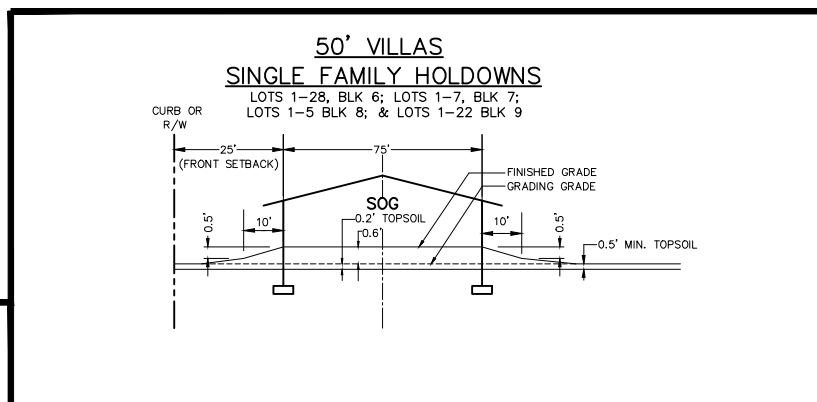
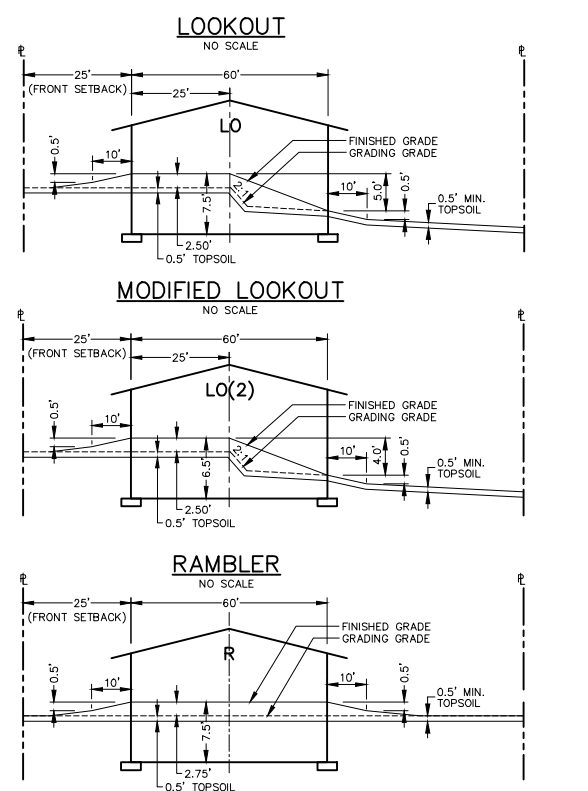
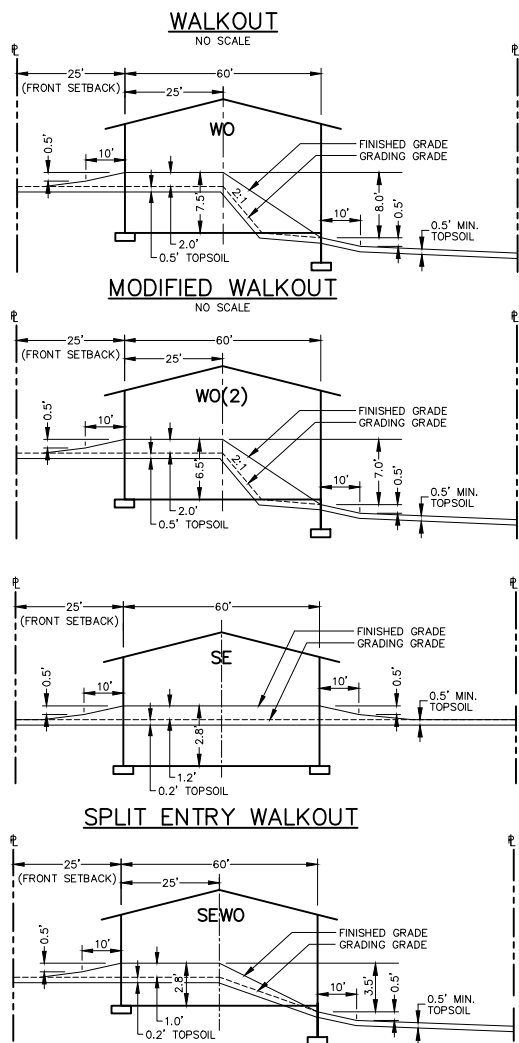


- NOTES:
- DIG A 6"x6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
 - DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
 - POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
 - LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"x6" TRENCH.
 - SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
 - SEE MNDOT SPECIFICATIONS 2573 & 3886.

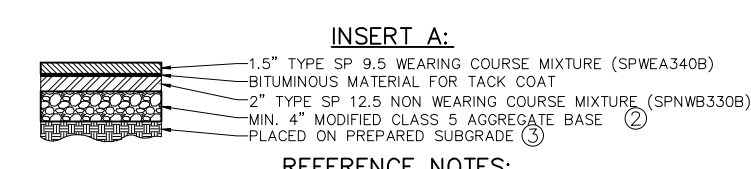
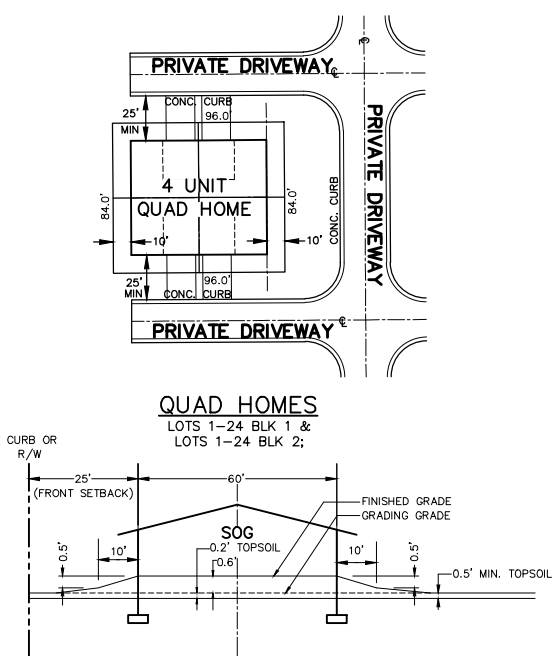
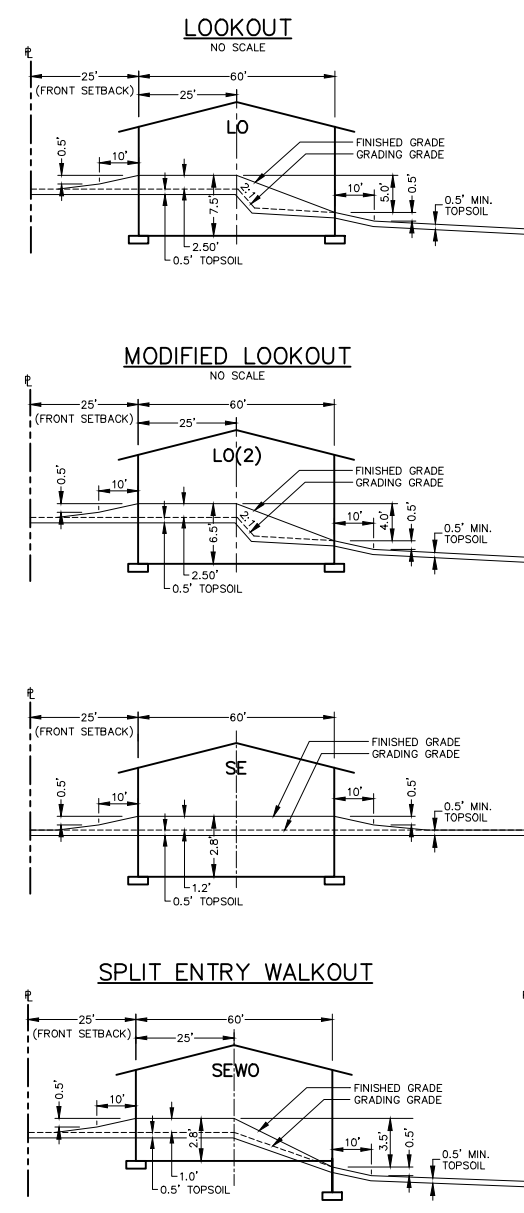
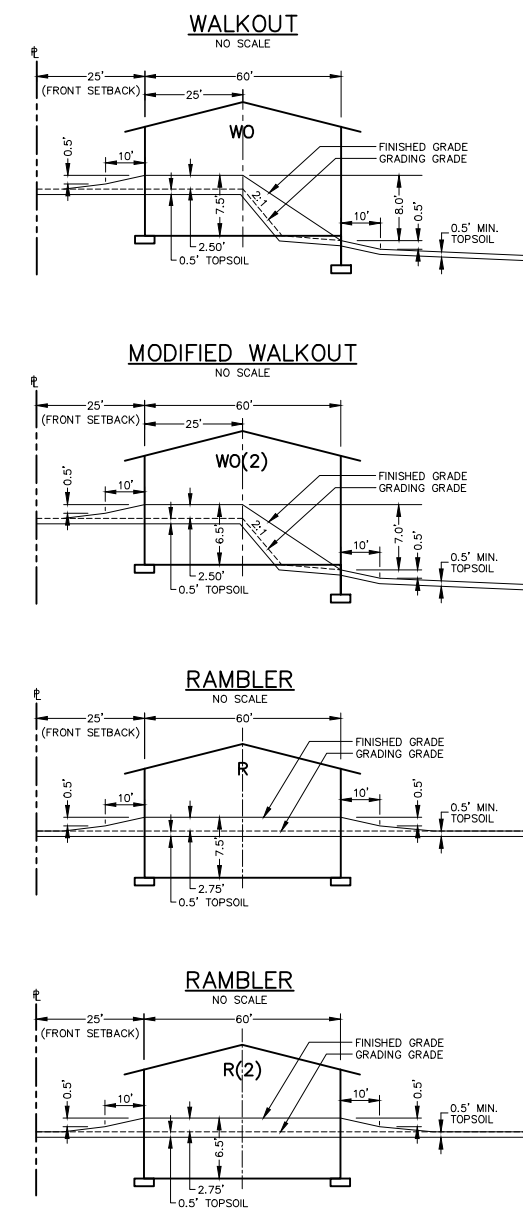
INFILTRATION BASIN



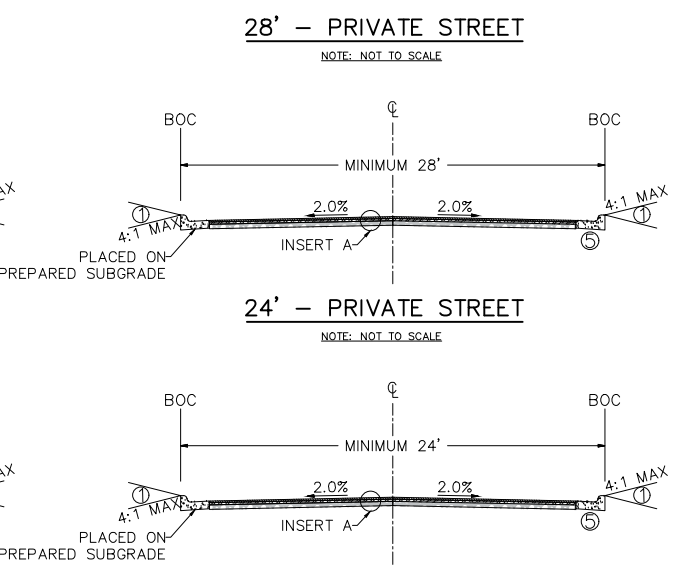
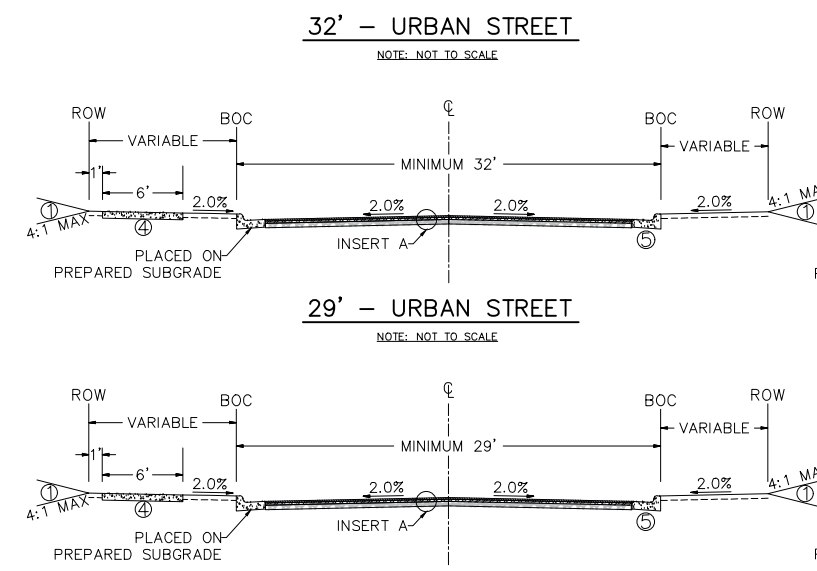
65' LOTS



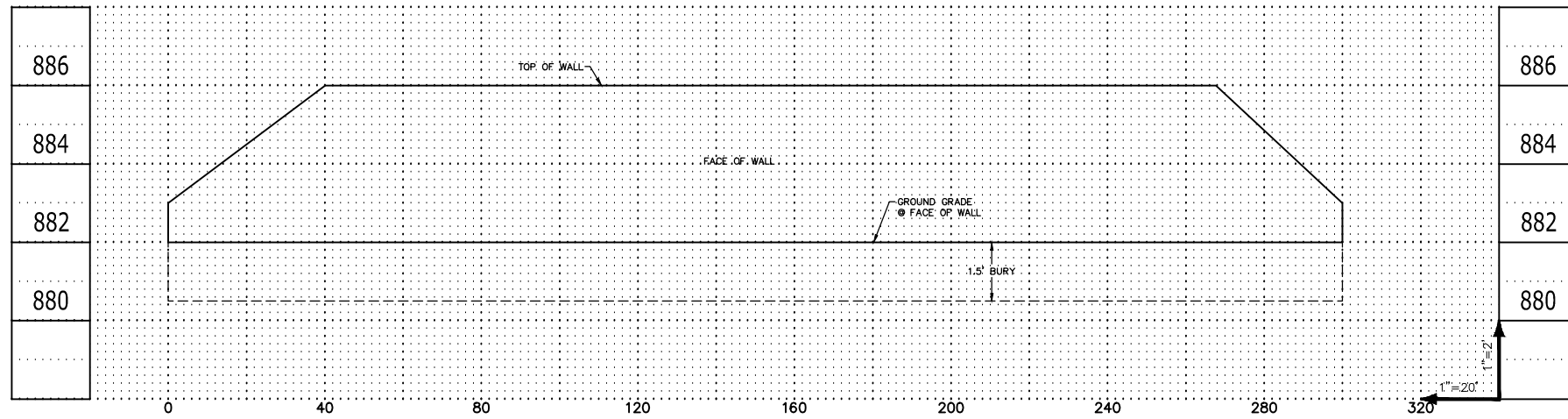
50' LOTS



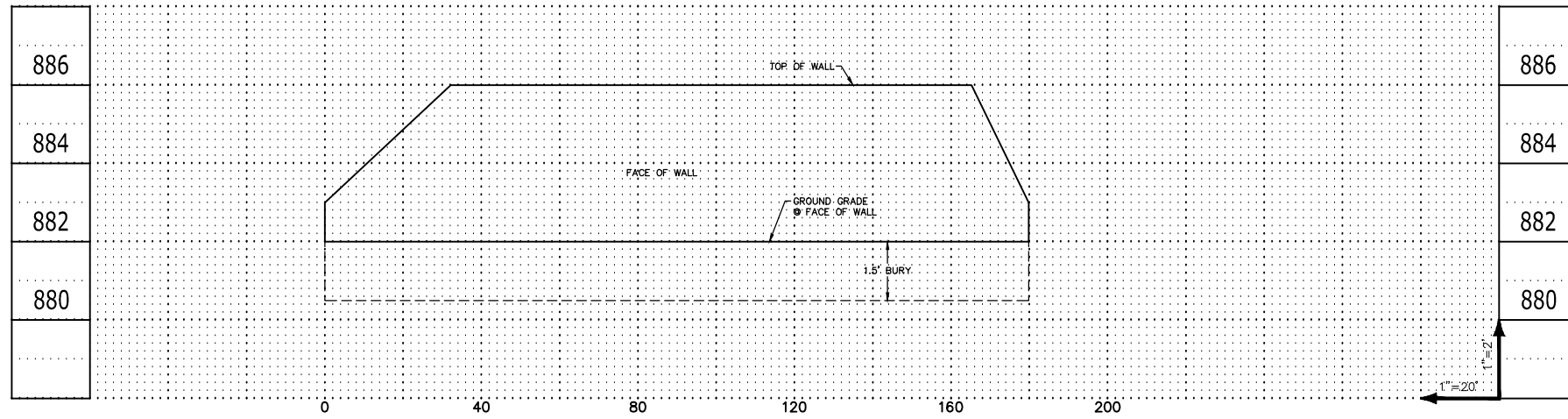
- REFERENCE NOTES:
- GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
 - CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
 - CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.
 - ALL SIDEWALKS SHALL BE 6" THICK, 6" WIDE, PLACED ON PREPARED SUBGRADE.
 - CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.



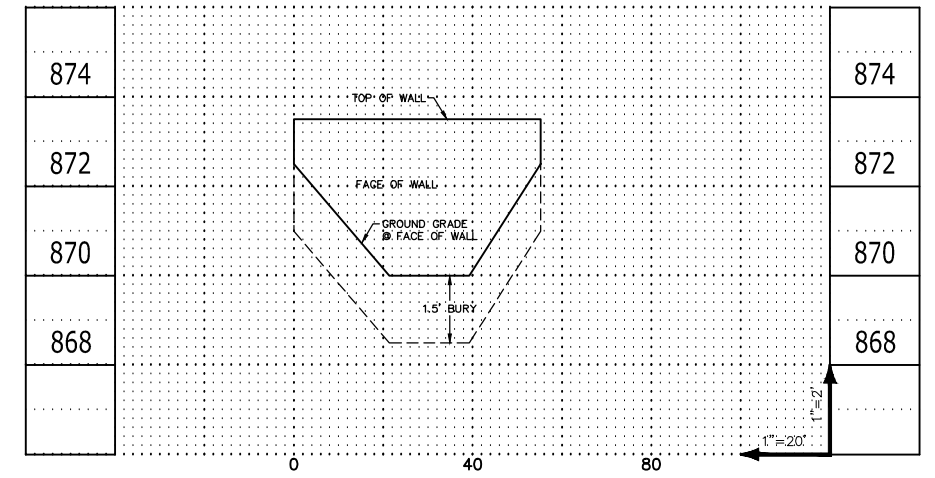
MODULAR RETAINING WALL #1
(1542 SF)



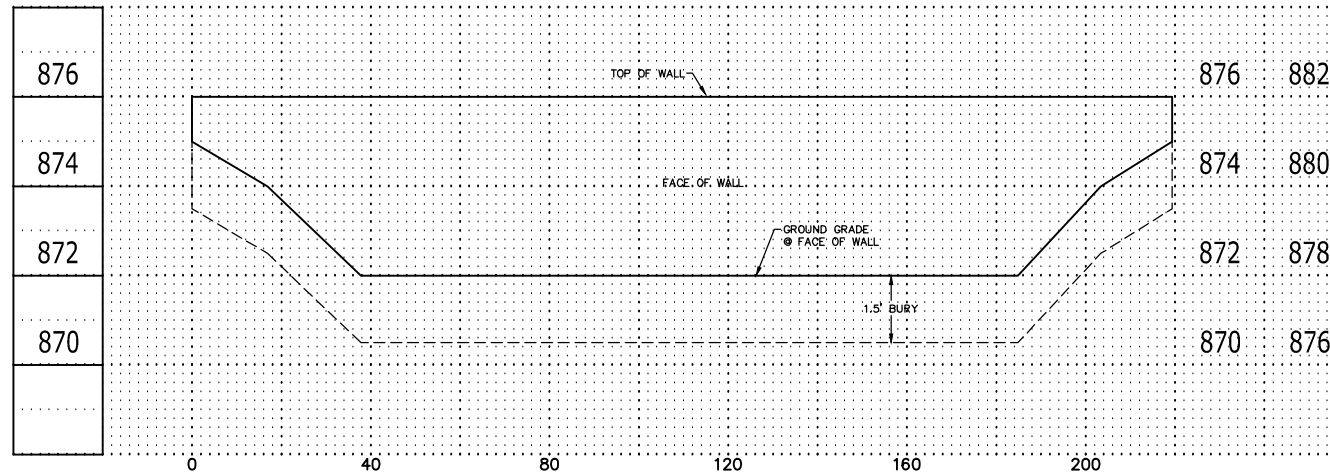
MODULAR RETAINING WALL #2
(919 SF)



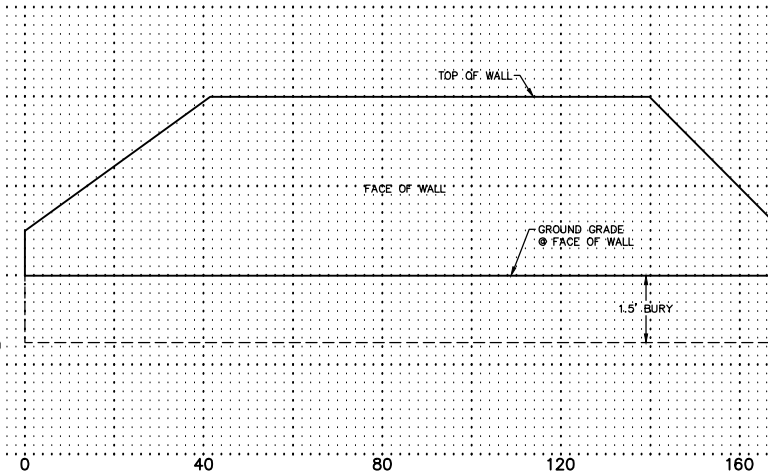
MODULAR RETAINING WALL #3
(235 SF)



MODULAR RETAINING WALL #4
(1085 SF)



MODULAR RETAINING WALL #5
(830 SF)



MODULAR RETAINING WALL #6
(525 SF)

