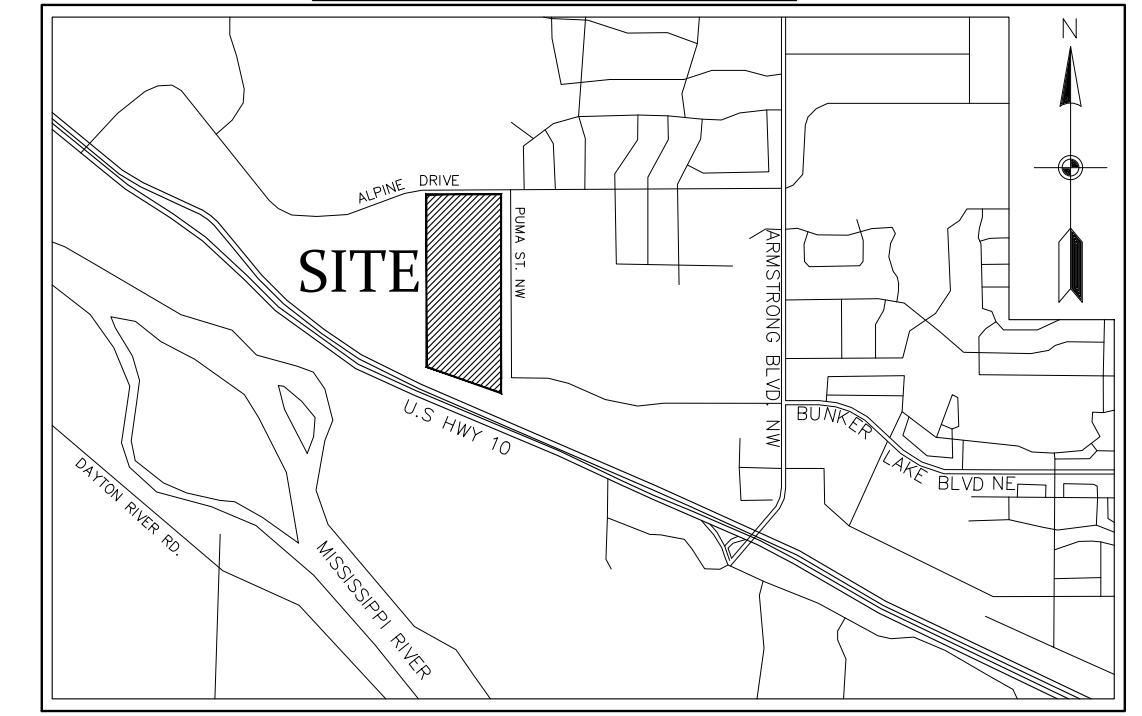


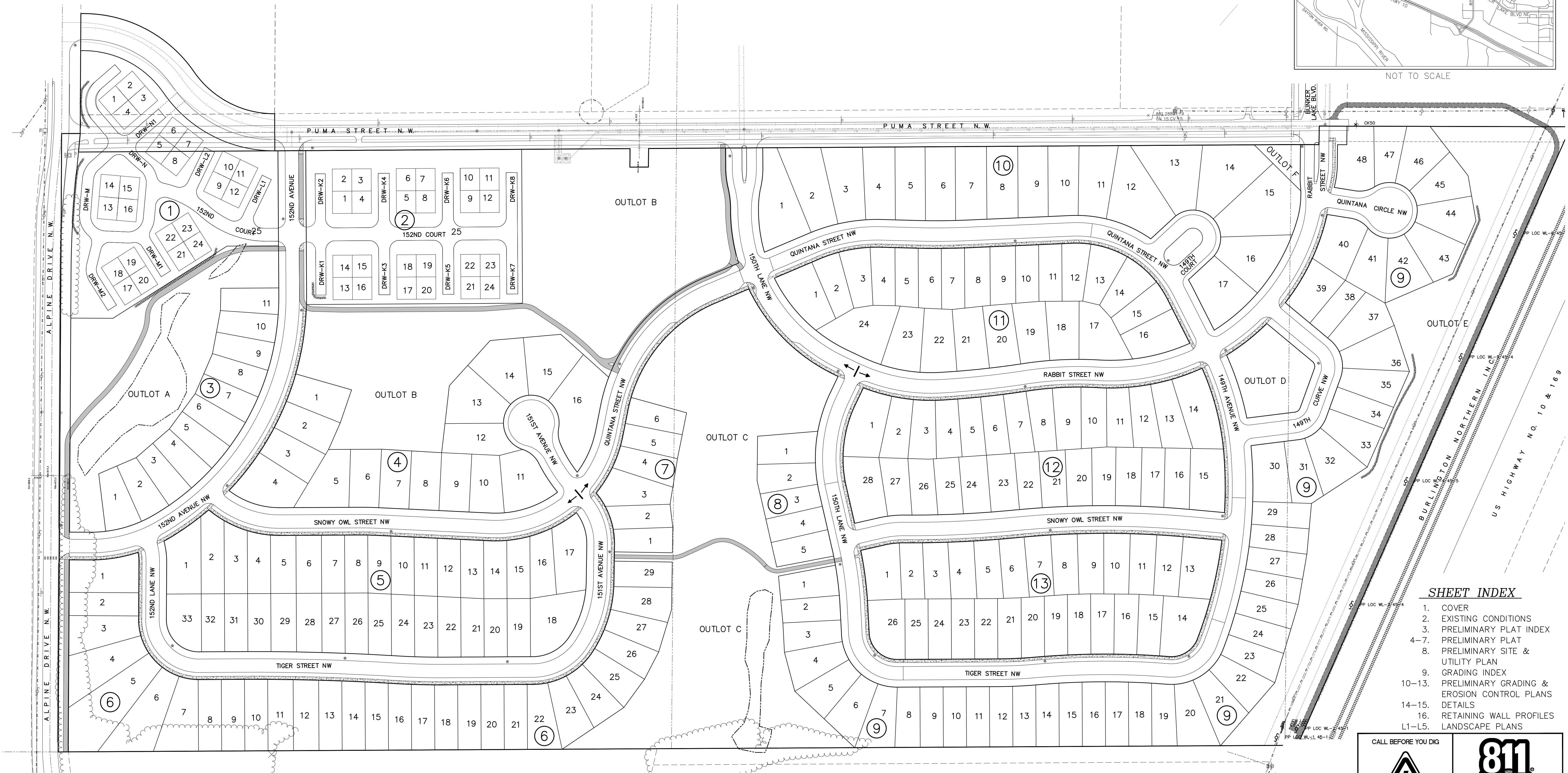
RIVERSTONE

RAMSEY, MINNESOTA

VICINITY MAP



NOT TO SCALE



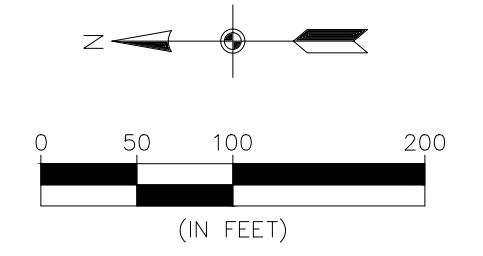
SHEET INDEX

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
- L1-L5. LANDSCAPE PLANS



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

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



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 Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystoflak, P.E.
 Signature: *Brian J. Krystoflak*
 Date: 3/08/17 License #: 25063

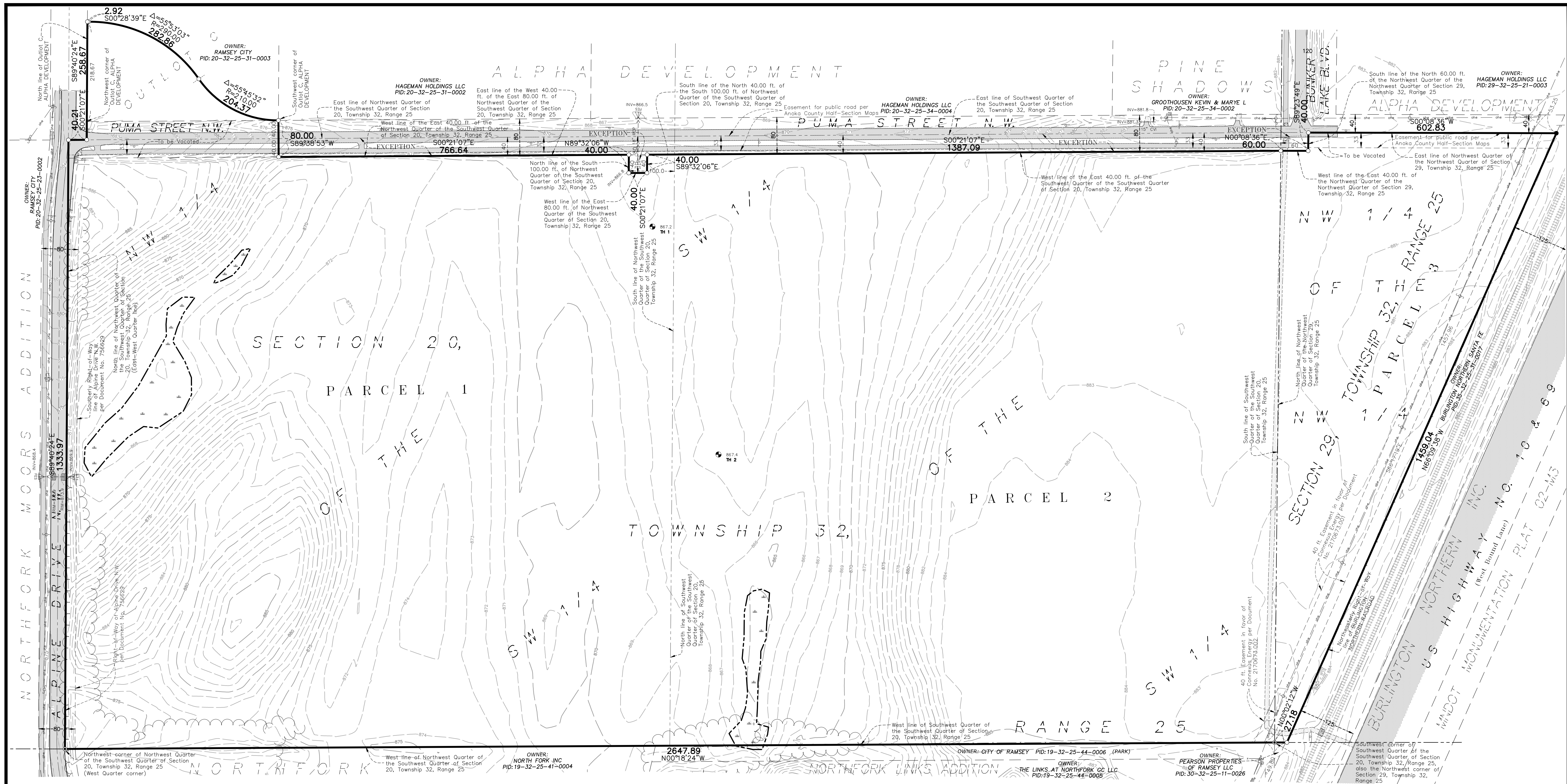
Drawn: ADB
 Designed: BJK
 Date: 3/08/17

Revisions:
 1. 5/24/17 Per City Comments
 2. 6/23/17 Per City Comments
 3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail

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

RIVERSTONE
 Ramsey, MN

COVER SHEET



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 40.00 feet of the North 100.00 feet of the North 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, 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 northeasterly 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 280.00 feet and a central angle of 58 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 53 degrees 45 minutes 32 seconds to the Southwest corner of said Outlot C and said line there terminating.

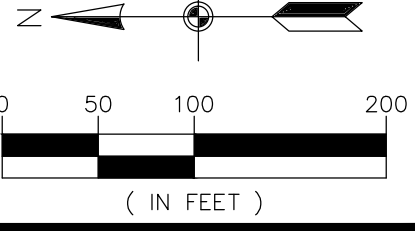
(Proposed Legal Description, subject to City approved Right-of-Way Vacation)
That part of Puma Street Northwest, as created and dedicated in the plat of ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, lying southerly of the westerly extension of the north line of Outlot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

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.

- 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 Kjelhaug 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).

LEGEND

- - Denotes Anoka County Cast Iron Monument
- - Denotes Found Iron Monument
- - Denotes Set Iron Pipe, Marked with RLS 40361
- - Denotes Miscellaneous Sign
- ☐ - Denotes Electric Box
- ☐ - Denotes Catch Basin
- ☐ - Denotes Electric Meter
- ☐ - Denotes Telephone Box
- ⊙ - Denotes Utility Pole
- △ - Denotes Flared End Section
- - Denotes Hand Hole
- - Denotes Overhead Electric
- - Denotes Storm Sewer
- - Denotes Existing Fence as noted
- - Denotes Wetland delineated by Kjelhaug Environmental Services Company in 2016
- ▨ - Denotes Gravel Surface
- ▨ - Denotes Bituminous Surface
- - Denotes Existing 1 Ft. Contour
- - Denotes Existing 5 Ft. Contour



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: *Thomas R. Balluff*
 Date: 3/8/2017 License #: 40361

DRAWN BY: JAB
 ISSUE DATE: 3/8/2017
 FILE NO: 1308

Revisions:
 1. 5/24/2017-Per City Comments
 2. 6/23/2017-Per City Comments

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

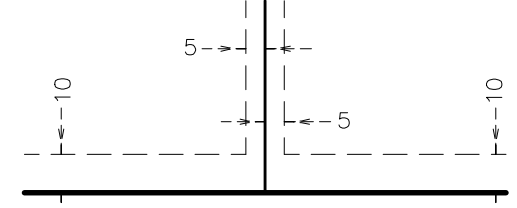
RIVERSTONE
 Ramsey, Minnesota

EXISTING CONDITIONS
 2 of 16

SITE DATA

TOTAL SITE AREA	±90.32 AC.	TOTAL MULTI-FAMILY AREA	±7.38 AC.
TOTAL ROW AREA	±16.77 AC.	NUMBER OF LOTS	48
TOTAL OUTLOT AREA	±20.64 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	±45.53 AC.
OUTLOT C	±6.36 AC.	NUMBER OF LOTS	243
OUTLOT D	±0.66 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	±8,161 S.F.
TOTAL LOT AREA	±52.88 AC.	EXISTING ZONING	R-1, R-2, R-3, B-2
TOTAL NUMBER OF LOTS	291	PROPOSED ZONING	PUD
(SINGLE FAMILY AND MULTI-FAMILY LOTS)		UTILITIES	AVAILABLE
		GROSS DENSITY	3.22 (LOTS/AC.)
		(SINGLE FAMILY + MULTI-FAMILY LOTS/ TOTAL SITE AREA)	

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.

RIVERSTONE

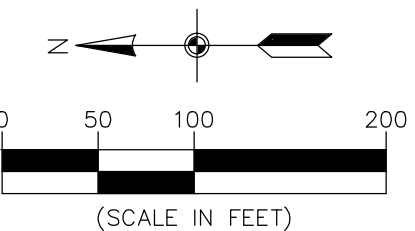
BENCHMARK

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

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.



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)

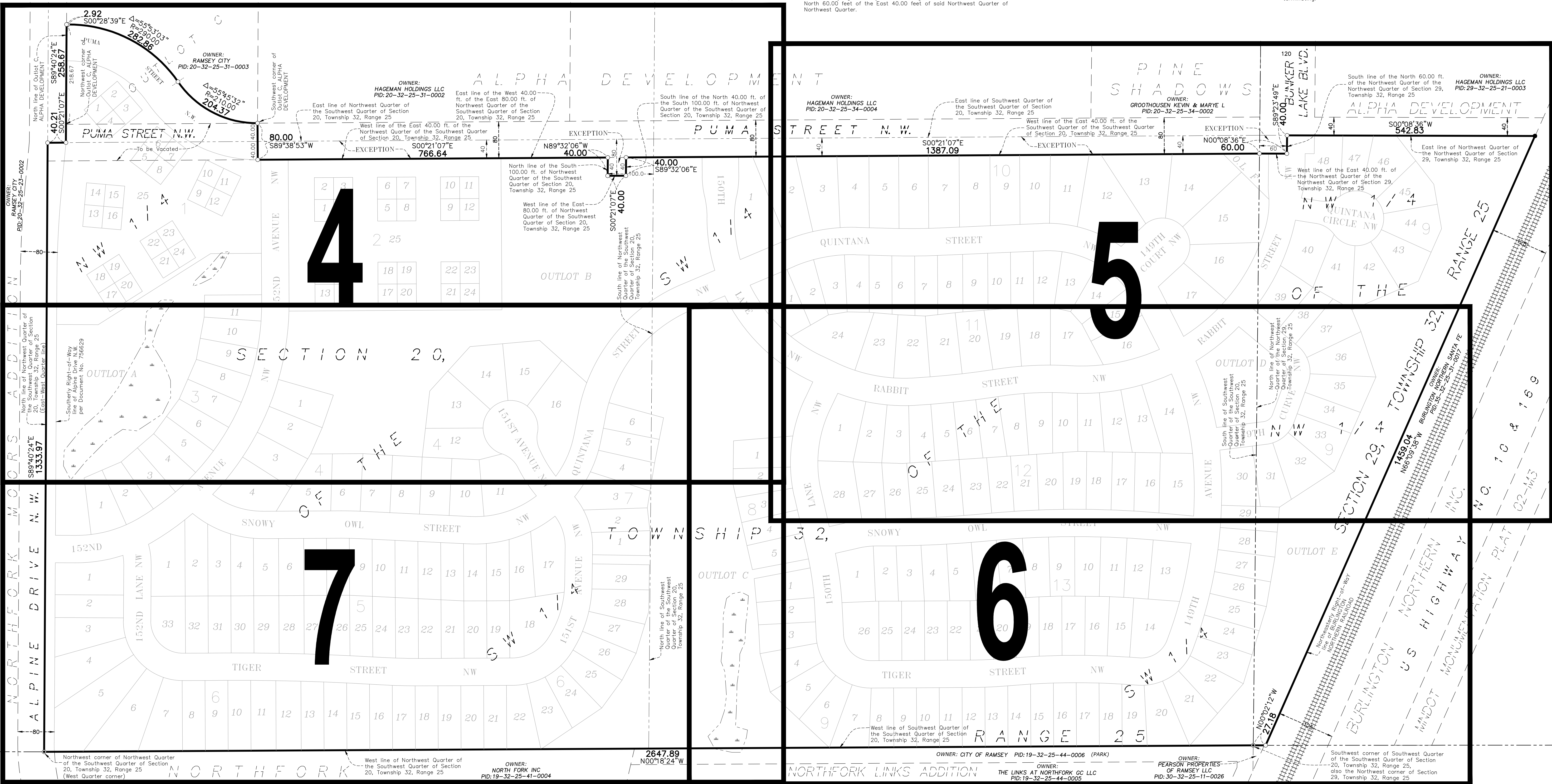
Parcel 1:
The Northwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the East 40.00 feet of said Northwest Quarter of Southwest Quarter lying southerly of the southerly right of way line of Alpine Drive as described in Document No. 756629. AND ALSO 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 northerly 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, which may be subject to City approved parcel subdivision)
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.
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.



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

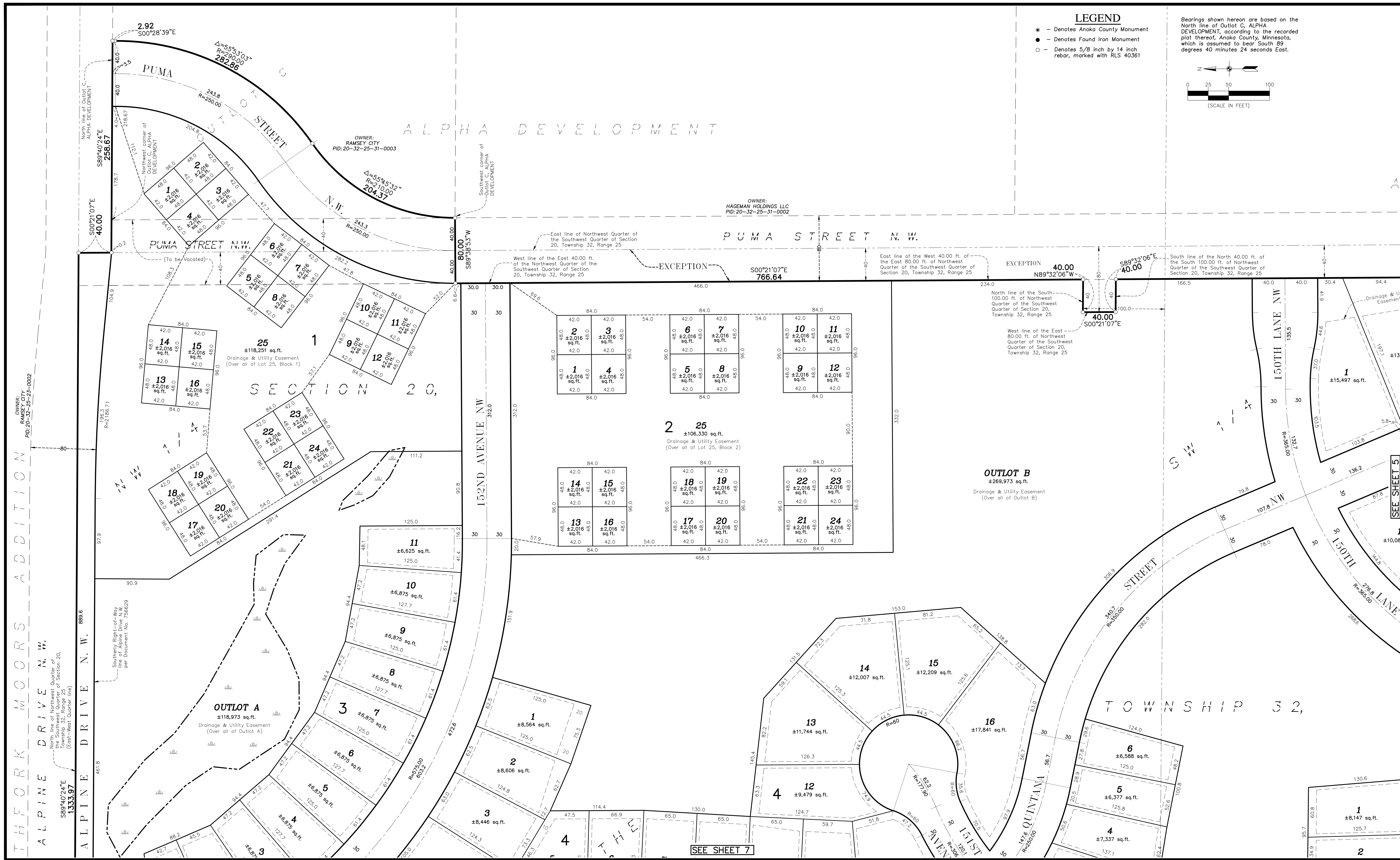
DRAWN BY: JAB
ISSUE DATE: 03/08/2017
FILE NO: 1308
Revisions:
1. 5/24/2017-Per City Comments
2. 6/23/2017-Per City Comments
3. 3/26/2018-Layout Change
4. 4/13/2018-Revise Street Names

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

RIVERSTONE
Ramsey, MN

PRELIMINARY PLAT INDEX

Save Date: 04/16/18 | F:\0605\6421 - 6440\6435 - ramsey.stx\cad\c30survey\6435_prep\index.dwg



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.

0 25 50 100
(SCALE IN FEET)

THORNTON MOORS ADDITION

ALPINE DRIVE N.W.

ALPINE DRIVE N.W.

152ND AVENUE N.W.

TOWNSHIP 32,

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: Thomas R. Balluff
Date: 03/08/2017 License #: 40361

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

Revisions:
1. 5/24/2017-Per City Comments
2. 6/23/2017-Per City Comments
3. 3/26/2018-Layout Change
4. 4/13/2019-Revise Street Names

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

RIVERSTONE
Ramsey, MN

PRELIMINARY PLAT

4 of 16

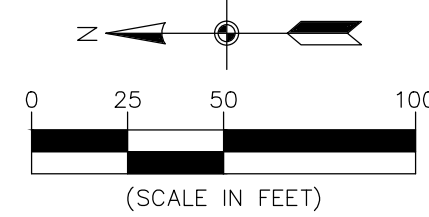
Save Date: 04/16/18 | F:\0605\6421 - 6440\6435 - ramsey-streets\cadd\30\survey\6435_prep.dwg

ALPHA DEVELOPMENT

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

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.

PINE SHADOWS

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

BUNKER LAKE BLVD.

ALPHA DEVELOPMENT

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



SEE SHEET 4

SEE SHEET 6

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: Thomas R. Balluff
 Date: 03/08/2017 License #: 40361

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

Revisions:
 1. 5/24/2017-Per City Comments
 2. 6/23/2017-Per City Comments
 3. 3/26/2018-Layout Change
 4. 4/13/2018-Revise Street Names

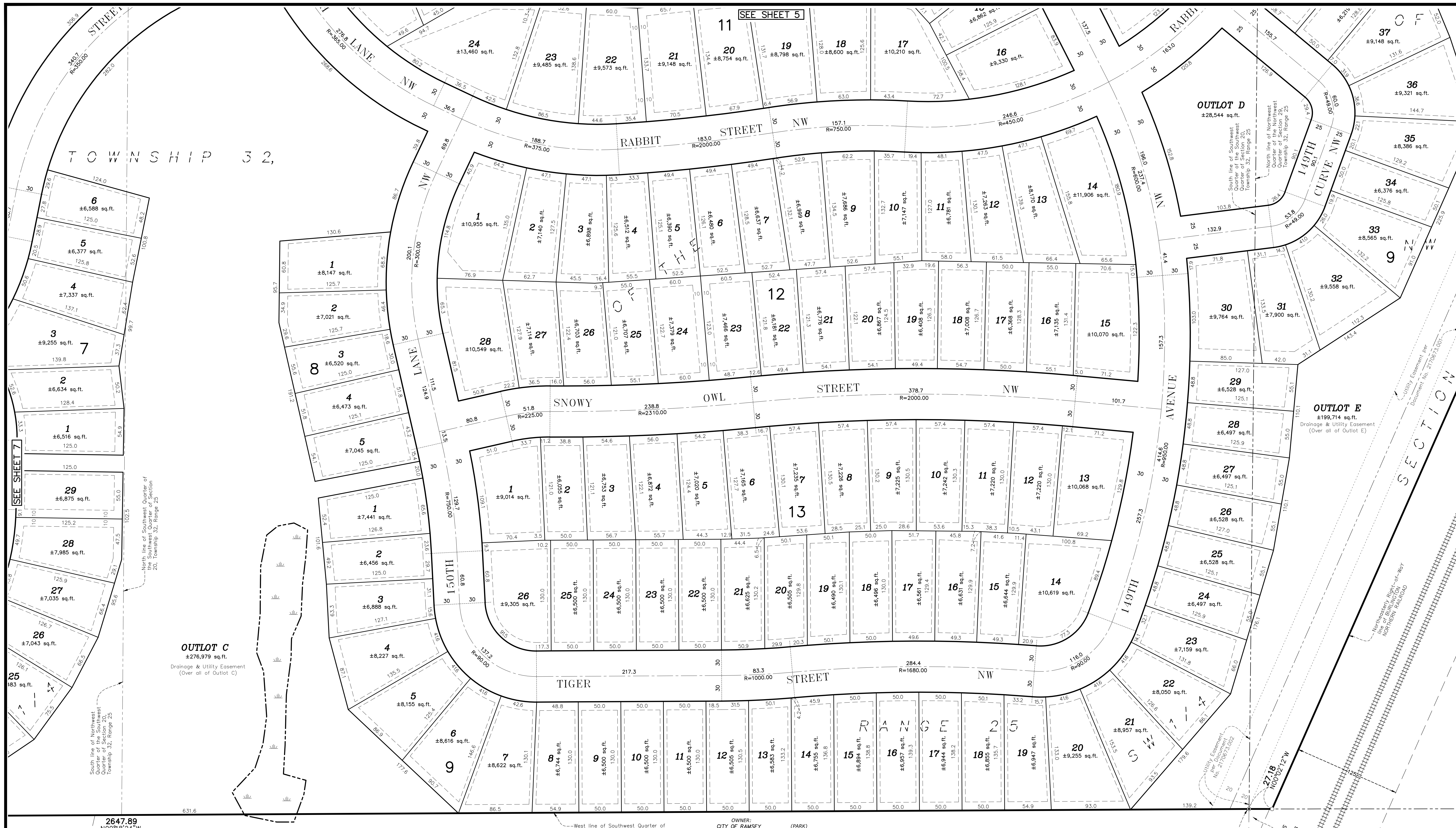
RIVERSTONE DEVELOPMENT, LLC
 14015 Sunfish Lake B, Suite 400
 Ramsey, MN, 55303

RIVERSTONE
 Ramsey, MN

PRELIMINARY PLAT

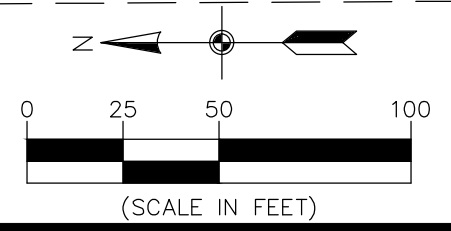
5 of 16

[Save Date: 04/16/18] F:\0605\6421 - 6440\6435 - ramsey.ste/cad/c30survey\6435.dwg



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.

NORTH FORK LINKS ADDITION

OWNER: CITY OF RAMSEY (PARK)
PID: 19-32-25-44-0006

OWNER: THE LINKS AT NORTH FORK GC LLC
PID: 19-32-25-44-0005

Southwest corner of Southwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25, also the Northwest corner of Section 29, Township 32, Range 25

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
 Date: 03/08/2017 License #: 40361

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

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

Revisions:
 1. 5/24/2017-Per City Comments
 2. 6/23/2017-Per City Comments
 3. 3/26/2018-Layout Change
 4. 4/13/2019-Revise Street Names

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

RIVERSTONE
 Ramsey, MN

PRELIMINARY PLAT

Save Date: 04/16/18 | F:\06516421 - 64406435 - ramsey site\cad\c30survey\0415_pre.dwg

NORTH FORK MOORS

ALPINE DRIVE N.W.

ALPINE DRIVE N.W.

152ND AVENUE NW

151ST AVENUE NW

SNOWY OWL STREET NW

TIGER STREET NW

152ND AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

SEE SHEET 4

TOWNSHIP 32,

SEE SHEET 6

OUTLOT C
±276,979 sq.ft.
Drainage & Utility Easement
(Over all of Outlot C)

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

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

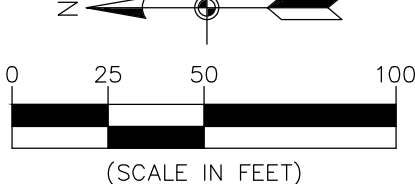
NORTH FORK

West 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

- - 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.

2647.89
N00°18'24"W

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: *Thomas R. Balluff*
 Date: 03/08/2017 License #: 40361

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

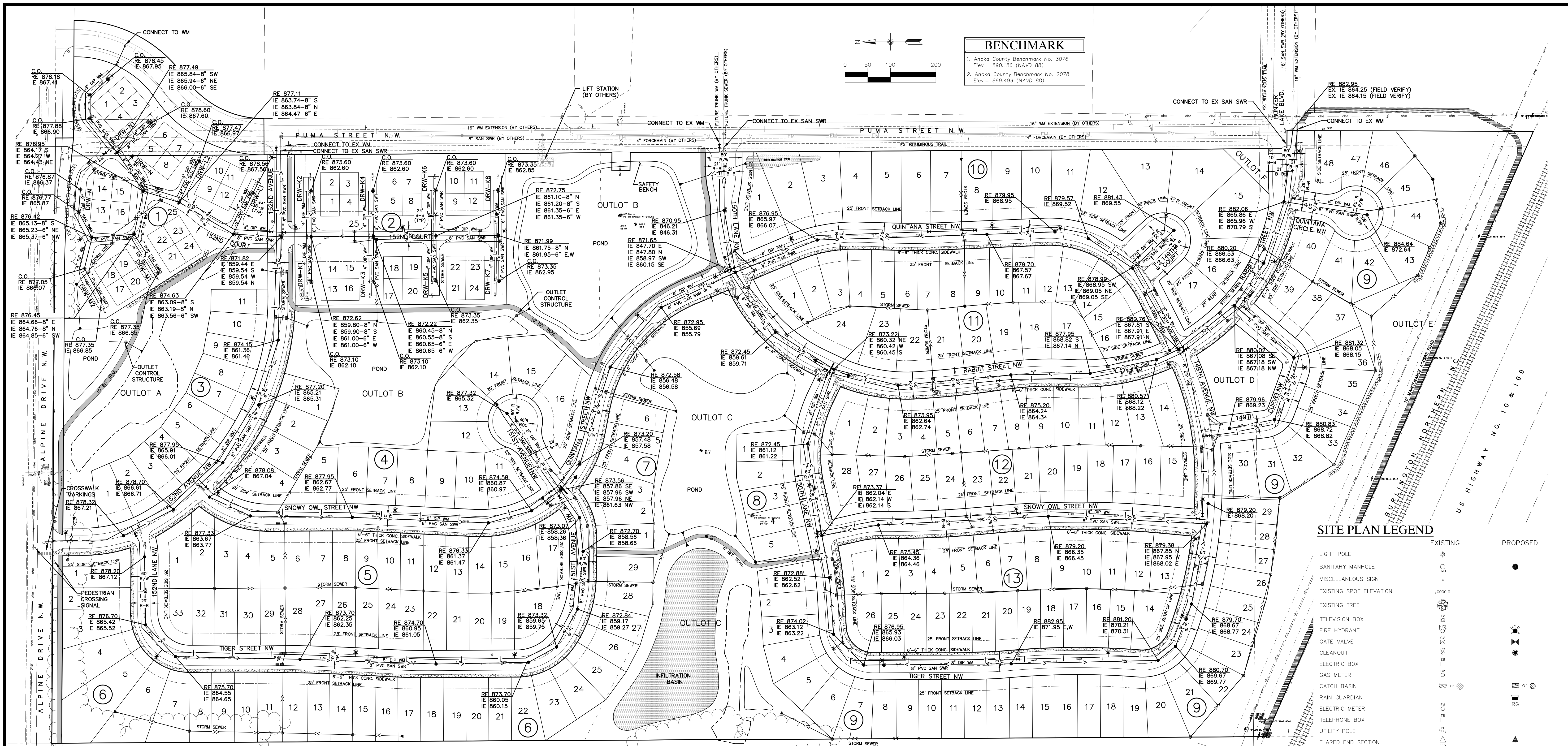
Revisions:
 1. 5/24/2017-Per City Comments
 2. 6/23/2017-Per City Comments
 3. 3/26/2018-Layout Change
 4. 4/13/2018-Revise Street Names

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

RIVERSTONE
 Ramsey, MN

PRELIMINARY PLAT

Save Date: 04/16/18 | F:\06516421-64406435-riverstone\cadd\3d\survey\6435_prep.dwg

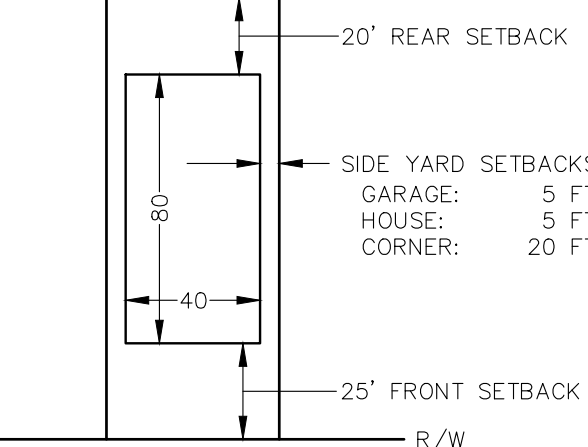


BENCHMARK
 1. Anoka County Benchmark No. 3076
 Elev. = 890.186 (NAVD 88)
 2. Anoka County Benchmark No. 2078
 Elev. = 899.499 (NAVD 88)

SITE PLAN LEGEND

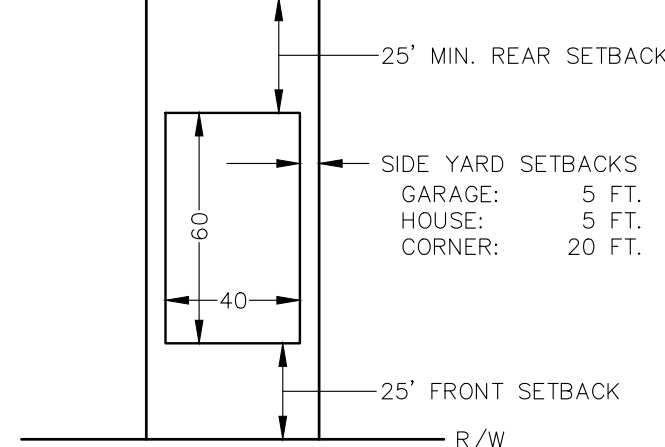
- | | |
|-------------------------|----------|
| EXISTING | PROPOSED |
| LIGHT POLE | ● |
| SANITARY MANHOLE | ○ |
| MISCELLANEOUS SIGN | ○ |
| EXISTING SPOT ELEVATION | 0.000.0 |
| EXISTING TREE | ○ |
| TELEVISION BOX | ○ |
| FIRE HYDRANT | ○ |
| GATE VALVE | ○ |
| CLEANOUT | ○ |
| ELECTRIC BOX | ○ |
| GAS METER | ○ |
| CATCH BASIN | ○ |
| RAIN GUARDIAN | ○ |
| ELECTRIC METER | ○ |
| TELEPHONE BOX | ○ |
| UTILITY POLE | ○ |
| FLARED END SECTION | ○ |
| STORM MANHOLE | ○ |
| SERVICE | ○ |
| SOIL BORING/TEST HOLE | ○ |
| RETAINING WALL | ○ |
| WATERMAIN | ○ |
| SANITARY SEWER | ○ |
| FORCEMAIN | ○ |
| STORM SEWER | ○ |
| PROPERTY LINE | ○ |
| SETBACK LINE | ○ |
| CURB | ○ |
| WETLAND | ○ |
| DITCH | ○ |
| UNDERGROUND TELEPHONE | ○ |
| UNDERGROUND ELECTRIC | ○ |
| UNDERGROUND GAS | ○ |
| UNDERGROUND FIBEROPTIC | ○ |
| FENCE | ○ |
| OVERHEAD ELECTRIC | ○ |
| CONCRETE SURFACE | ○ |
| BITUMINOUS SURFACE | ○ |
| MODULAR ROCK | ○ |

50' VILLA LOT DETAIL



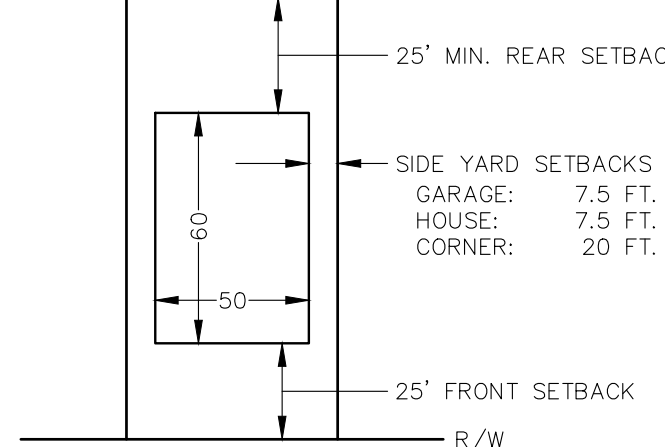
TYPICAL SERVICES SHALL BE:
 WATER: 1" COPPER TYPE K
 SEWER: 4" PVC SDR 26
 CURB STOP TO BE PLACED AT THE R/W

50' LOT DETAIL



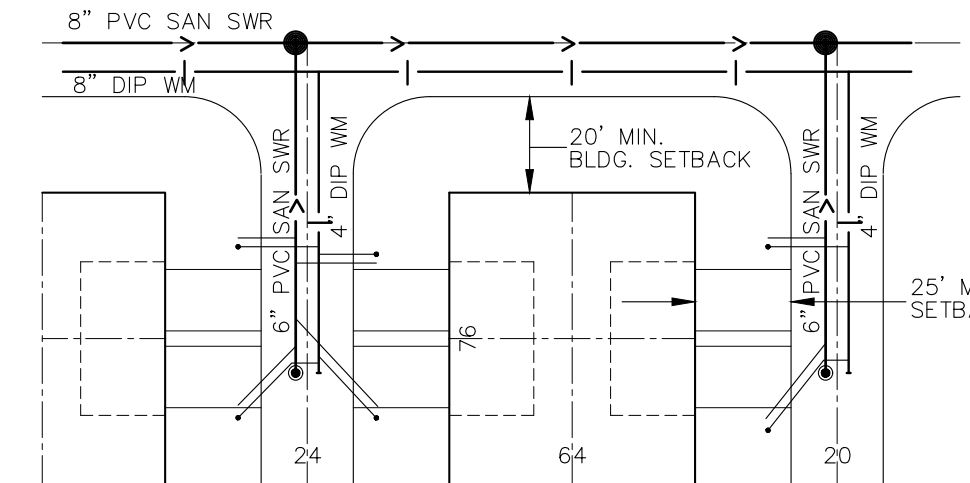
TYPICAL SERVICES SHALL BE:
 WATER: 1" COPPER TYPE K
 SEWER: 4" PVC SDR 26
 CURB STOP TO BE PLACED AT THE R/W

65' LOT DETAIL



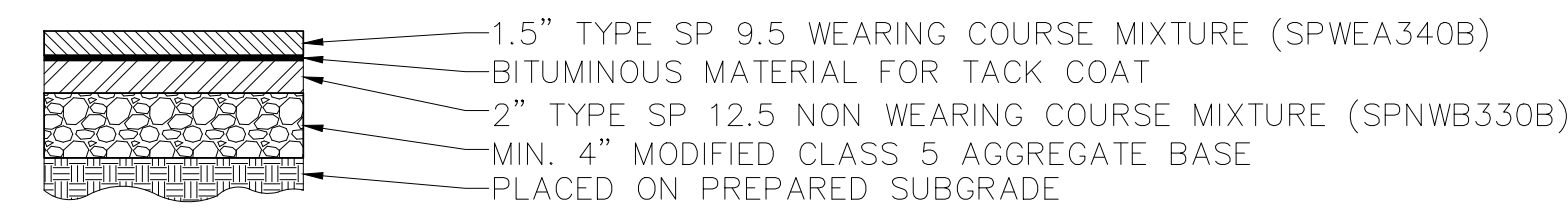
TYPICAL SERVICES SHALL BE:
 WATER: 1" COPPER TYPE K
 SEWER: 4" PVC SDR 26
 CURB STOP TO BE PLACED AT THE R/W

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.

STREET SECTION

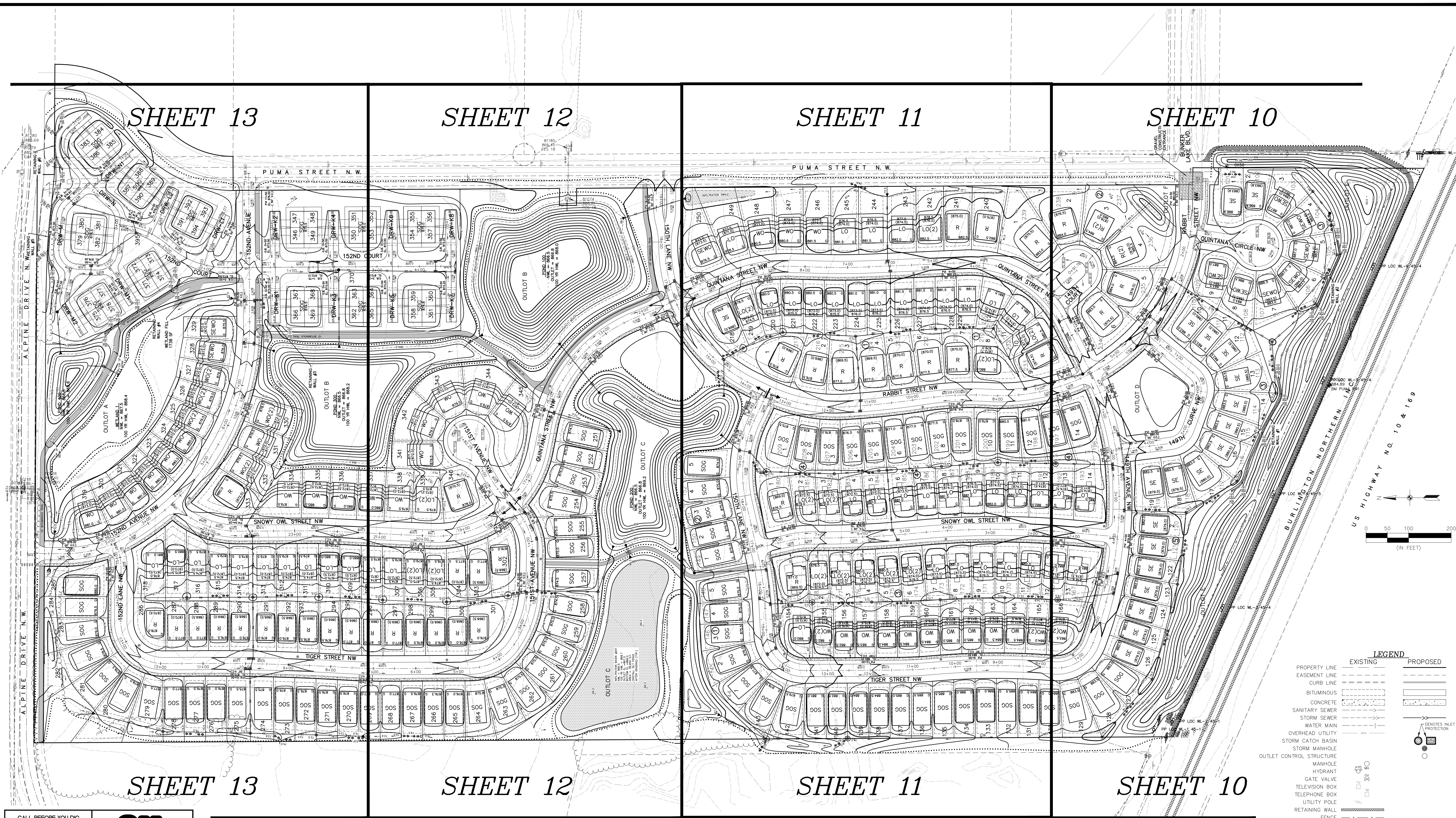


SHEET 13

SHEET 12

SHEET 11

SHEET 10

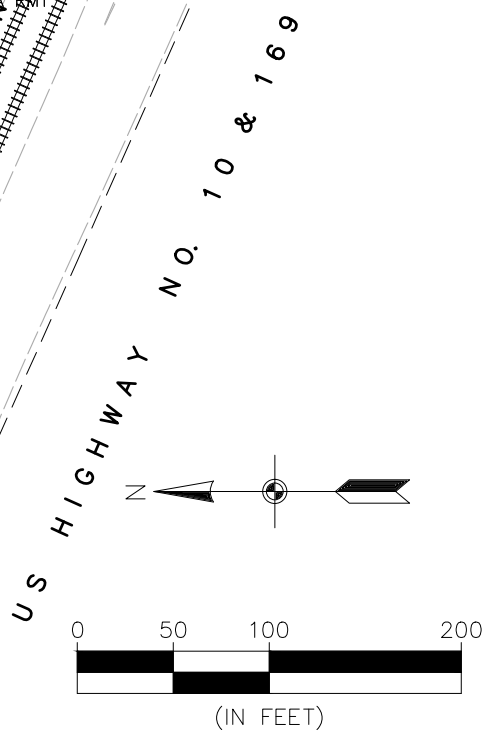


SHEET 13

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 OVERTOP	---
SILT FENCE	---
TREE FENCE	---
GRADING LIMITS	---
TREELINE	---
SOIL BORING	---

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 CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

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 Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystoflak, P.E.
 Signature: *Brian J. Krystoflak*
 Date: 3/08/17 License #: 25063

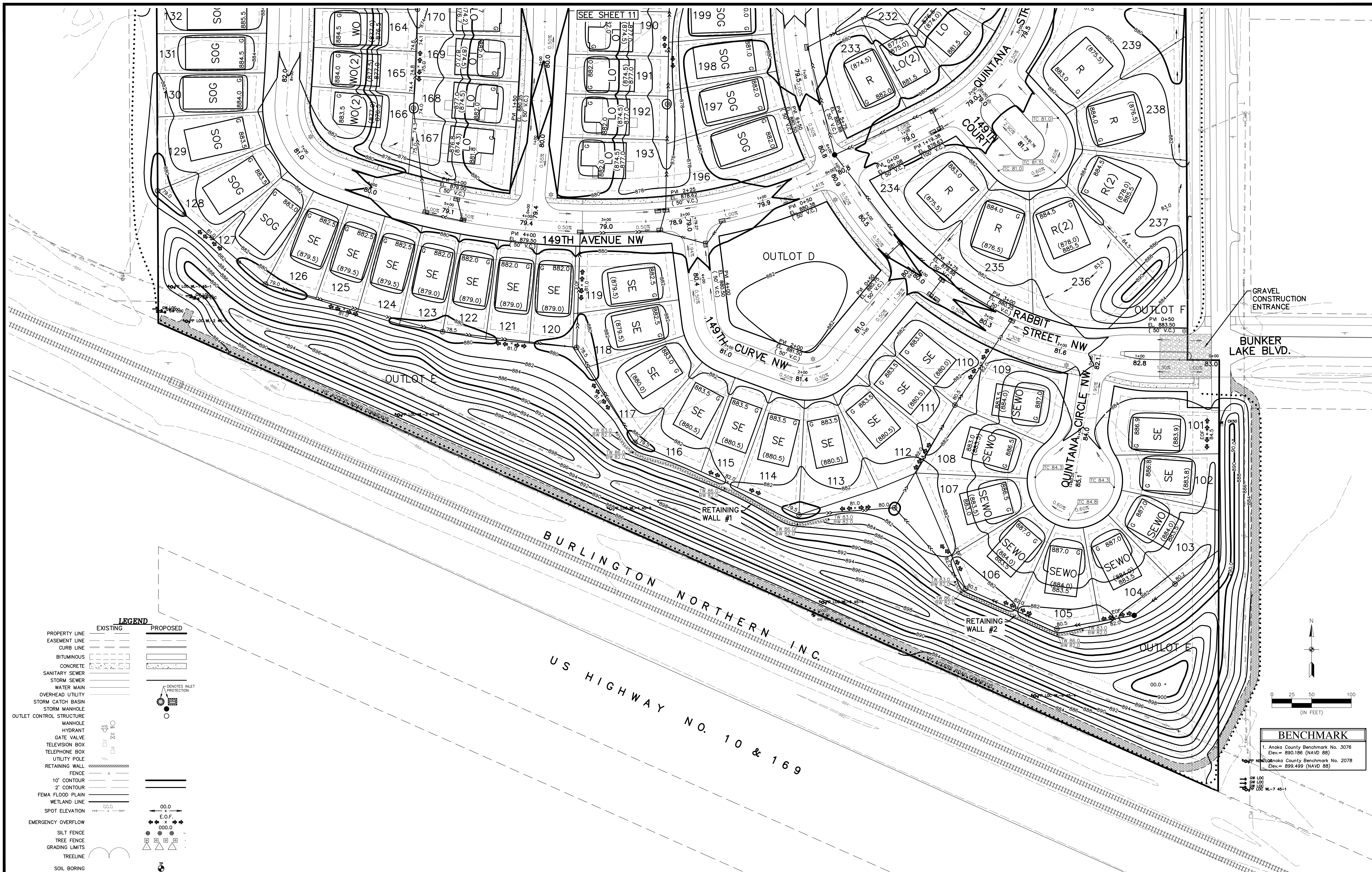
Drawn: LC
 Designed: BJK
 Date: 3/08/17

Revisions:
 1. 5/24/17 Per City Comments
 2. 6/23/17 Per City Comments
 3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail

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

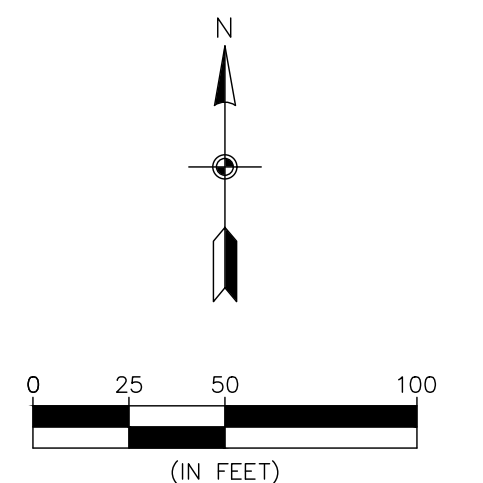
RIVERSTONE
 Ramsey, MN

GRADING INDEX



GRAVEL CONSTRUCTION ENTRANCE

BUNKER LAKE BLVD.



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

LEGEND

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

Carlson McCain
 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 Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystoflak, P.E.
 Signature: [Signature]
 Date: 3/08/17 License #: 25063

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

Revisions:
 1. 5/24/17 Per City Comments
 2. 6/23/17 Per City Comments
 3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail

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

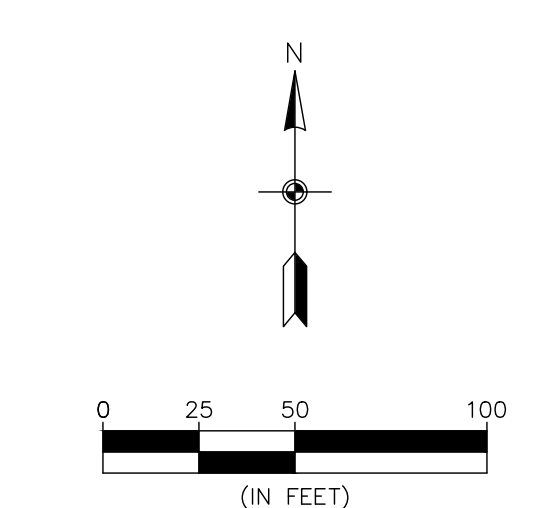
RIVERSTONE
 Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN



LEGEND

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



BENCHMARK

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

NWL = 866.5
OUTLET = 866.8
100 YR HWL = 869.2 OUTLOT C

SEE SHEET 12

SEE SHEET 10

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 Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofak, P.E.
 Signature: *Brian J. Krystofak*
 Date: 3/08/17 License #: 25063

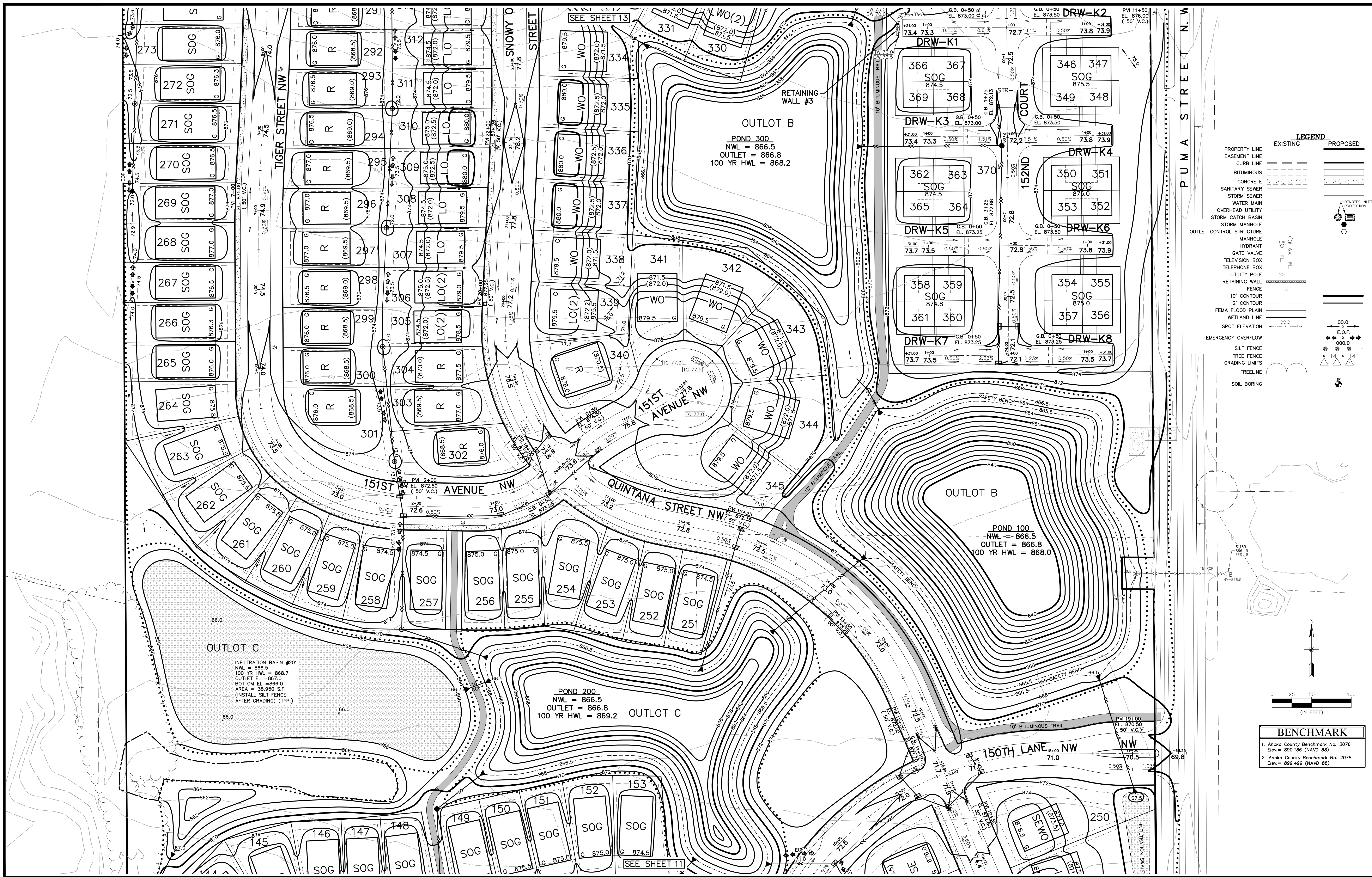
Drawn: LC
 Designed: BJK
 Date: 3/08/17

Revisions:
 1. 5/24/17 Per City Comments
 2. 6/23/17 Per City Comments
 3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail

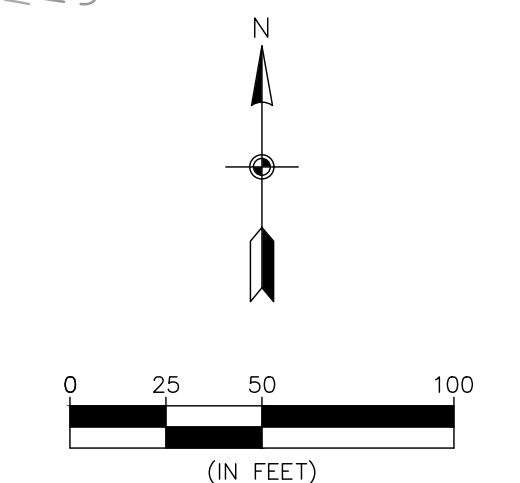
RIVERSTONE DEVELOPMENT, LLC.
 14015 Sunfish Lake B, Suite 400
 Ramsey, MN 55303

RIVERSTONE
 Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN



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 PLAN	---
WETLAND LINE	---
SPOT ELEVATION	00.0
EMERGENCY OVERFLOW	⊙
SILT FENCE	⊙
TREE FENCE	⊙
GRADING LIMITS	---
TREELINE	---
SOIL BORING	⊙



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

OUTLET C
 INFILTRATION BASIN #201
 NWL = 866.5
 100 YR HWL = 868.7
 OUTLET EL = 867.0
 BOTTOM EL = 866.0
 AREA = 38,950 S.F.
 (INSTALL SILT FENCE
 AFTER GRADING) (TYP.)

POND 200
 NWL = 866.5
 OUTLET = 866.8
 100 YR HWL = 869.2

POND 100
 NWL = 866.5
 OUTLET = 866.8
 100 YR HWL = 868.0

OUTLET B
 POND 300
 NWL = 866.5
 OUTLET = 866.8
 100 YR HWL = 868.2

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 Professional Engineer under the laws of the State of Minnesota.

Print Name: Brian J. Krystoflak, P.E.
 Signature: *Brian J. Krystoflak*
 Date: 3/08/17 License #: 25063

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

Revisions:
 1. 5/24/17 Per City Comments
 2. 6/23/17 Per City Comments
 3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail

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

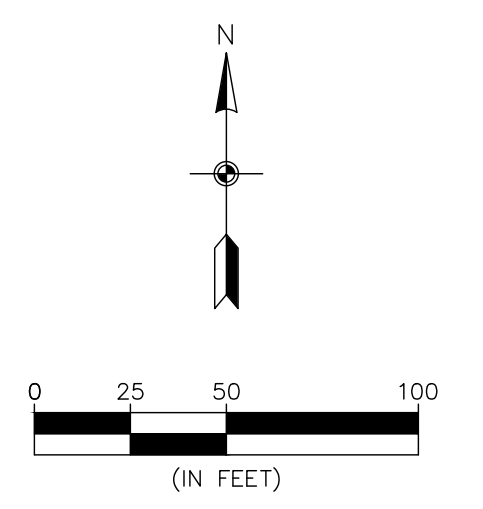
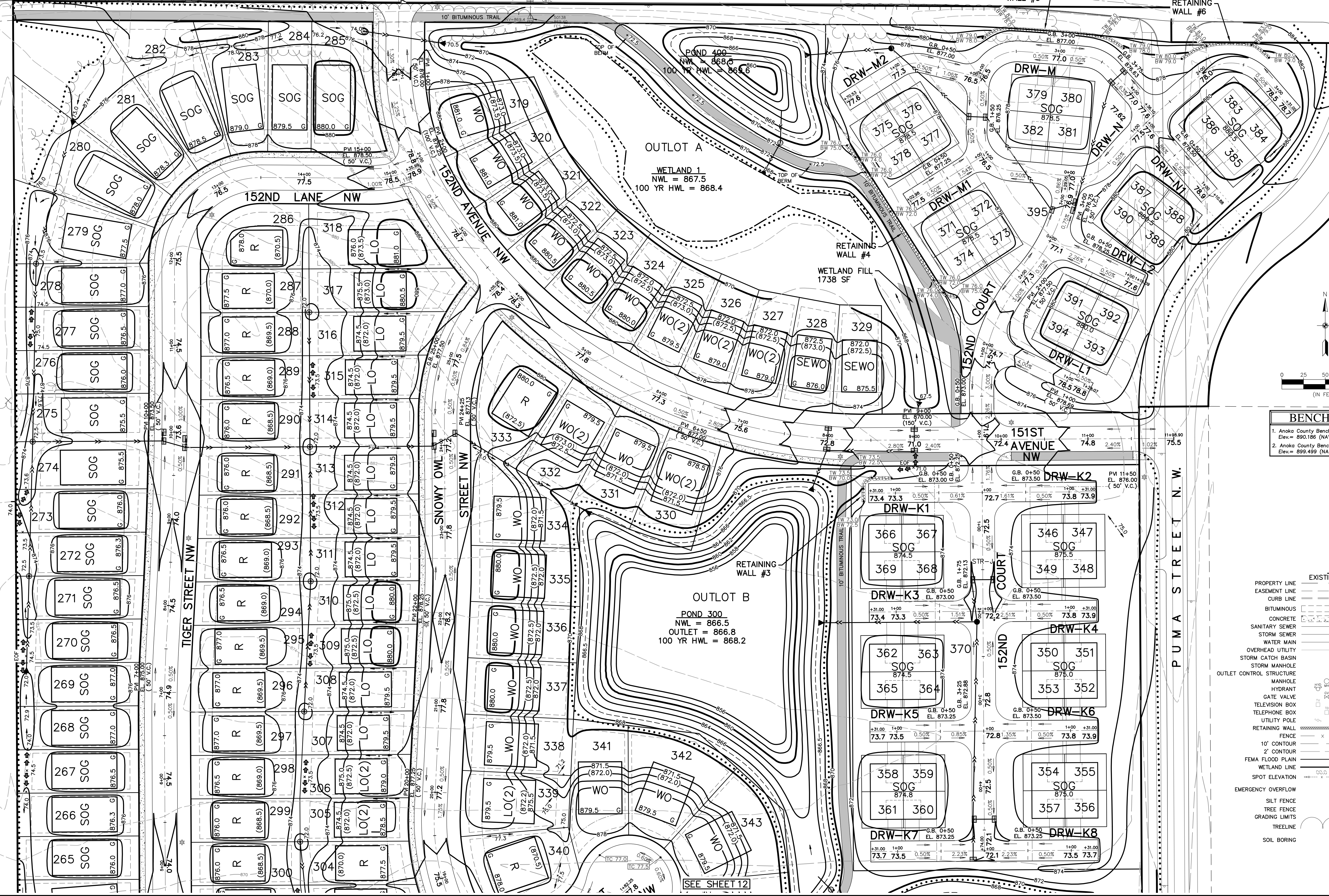
RIVERSTONE
 Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

ALPINE DRIVE N.W.

ALPINE DRIVE N.W. RETAINING WALL #5

RETAINING WALL #6



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

	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 OVERTFLOW	---	---
SILT FENCE	---	---
TREE FENCE	---	---
GRADING LIMITS	---	---
TRELLINE	---	---
SOIL BORING	---	---

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 Professional Engineer under the laws of the State of Minnesota.

Print Name: Brian J. Krystoflak, P.E.
 Signature: *Brian J. Krystoflak*
 Date: 3/08/17 License #: 25063

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

Revisions:
 1. 5/24/17 Per City Comments
 2. 6/23/17 Per City Comments
 3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail

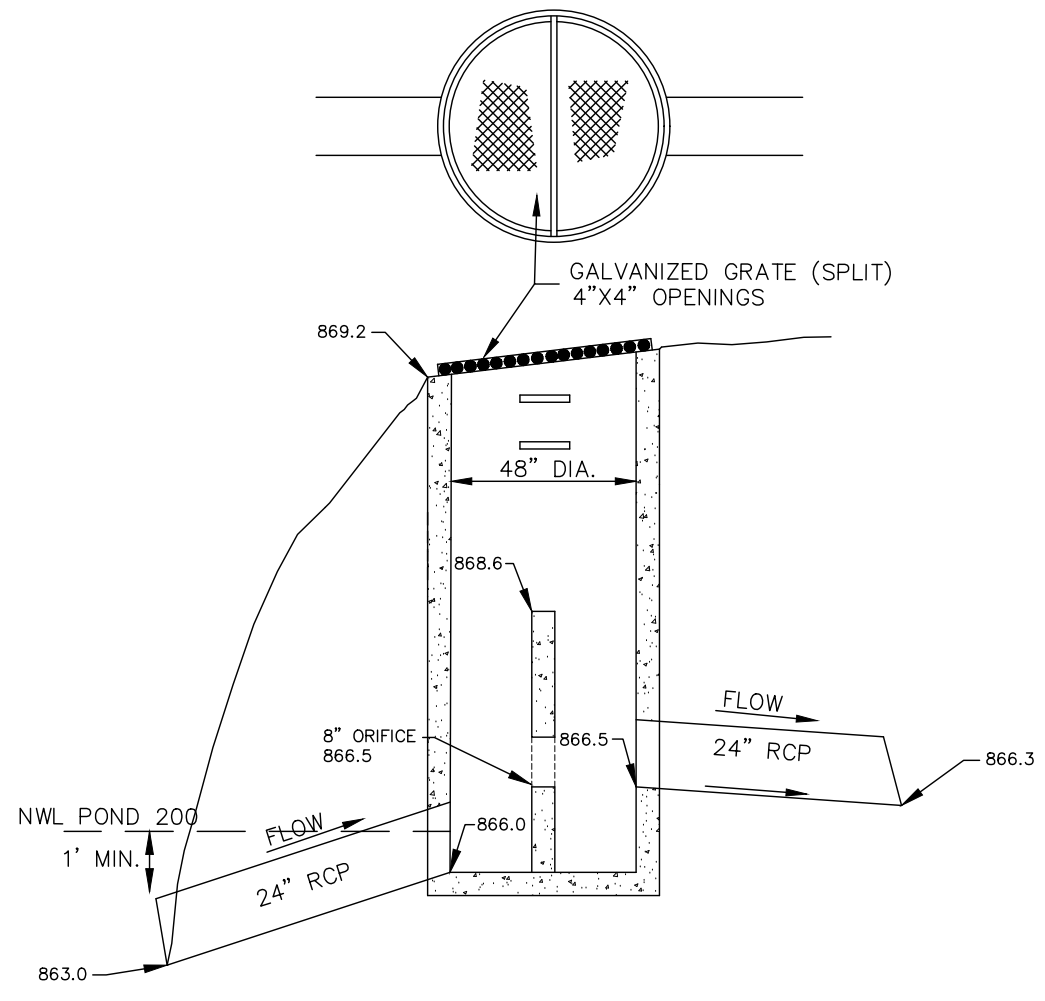
SEE SHEET 12

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

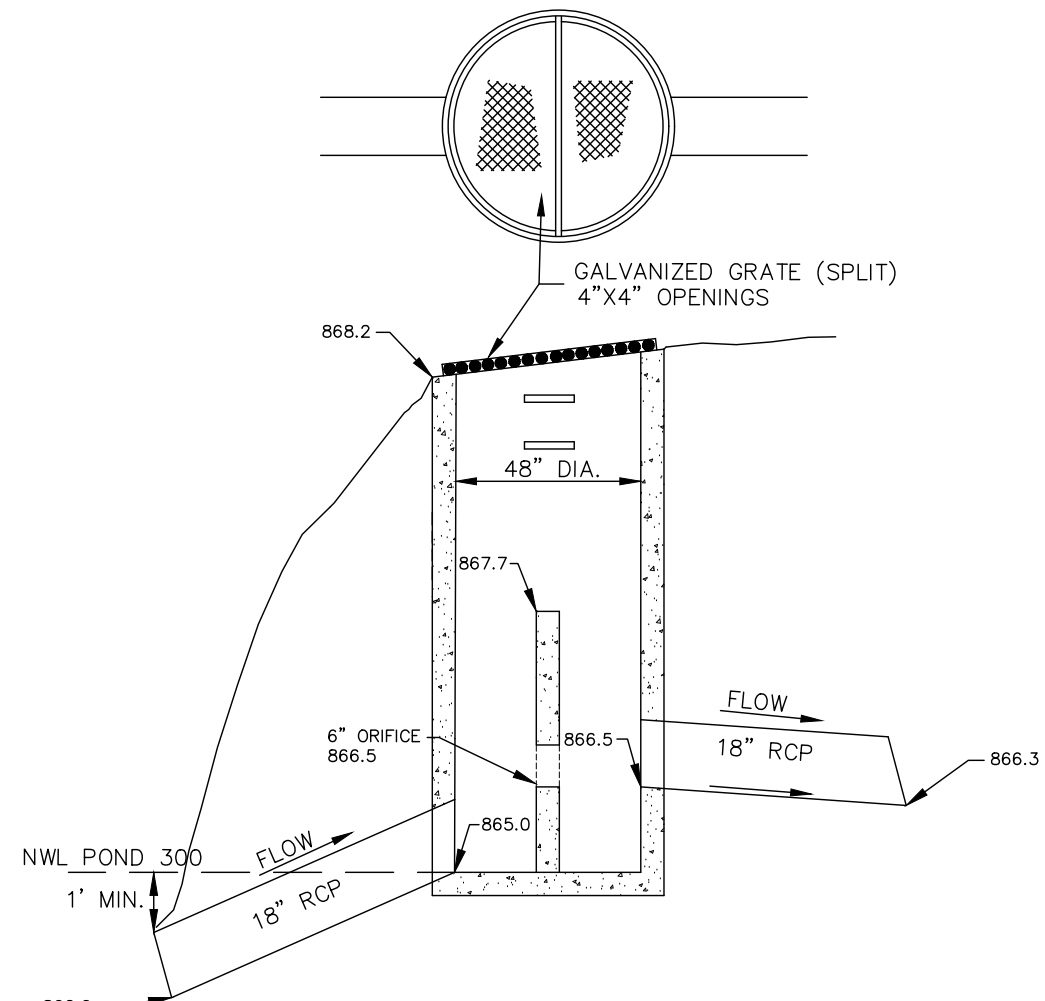
RIVERSTONE
 Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

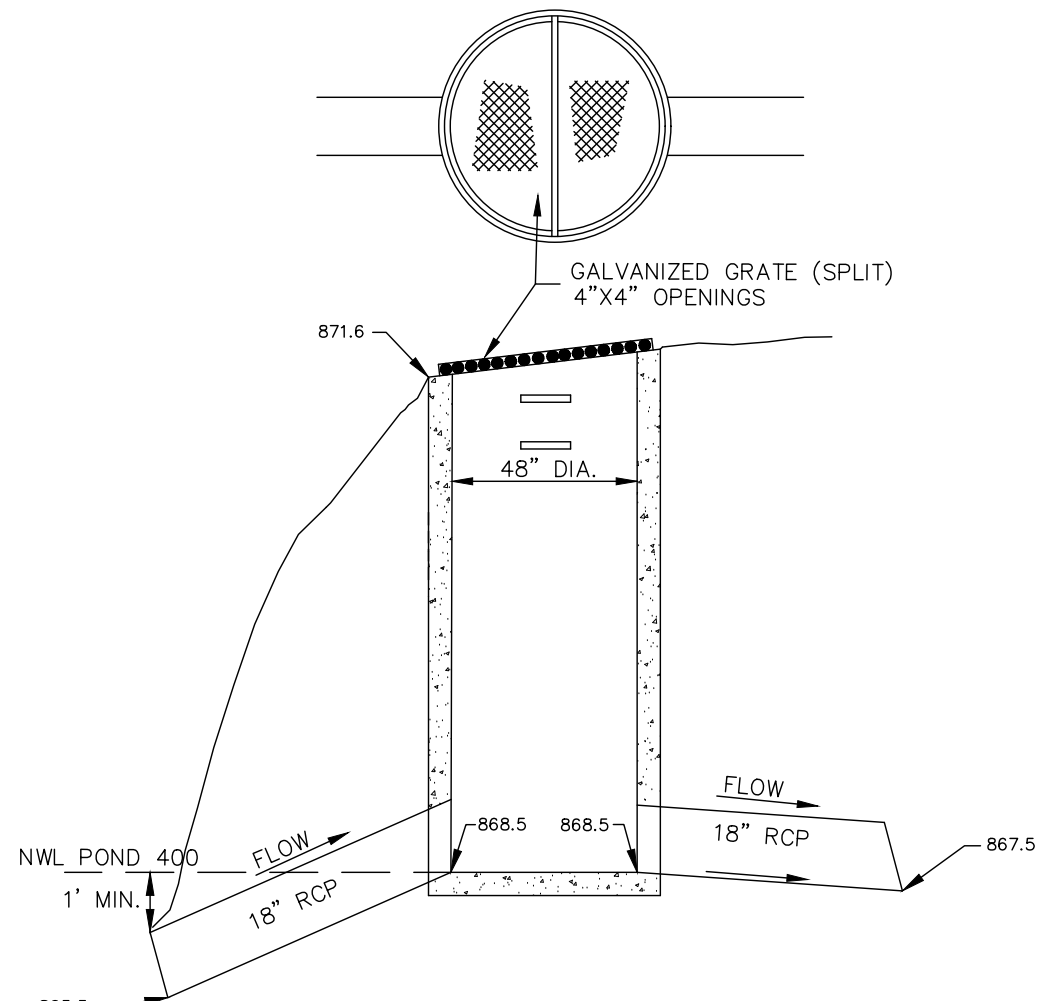
OUTLET CONTROL STRUCTURE POND 200



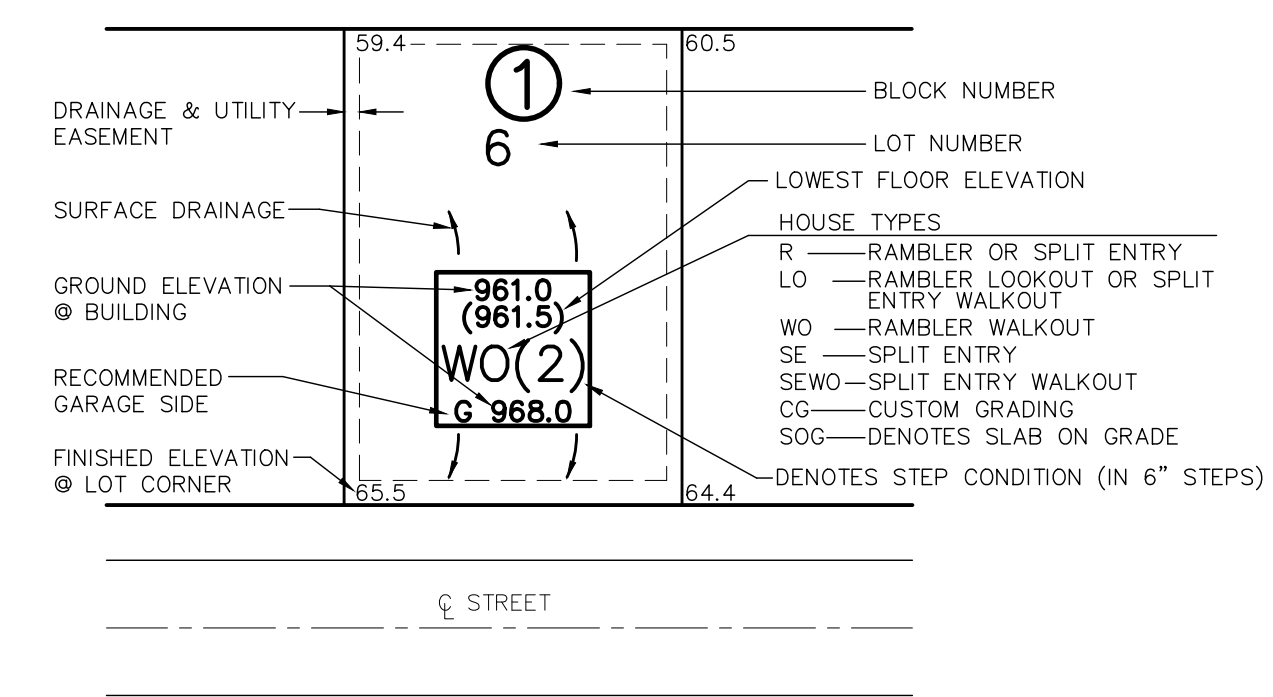
OUTLET CONTROL STRUCTURE POND 300



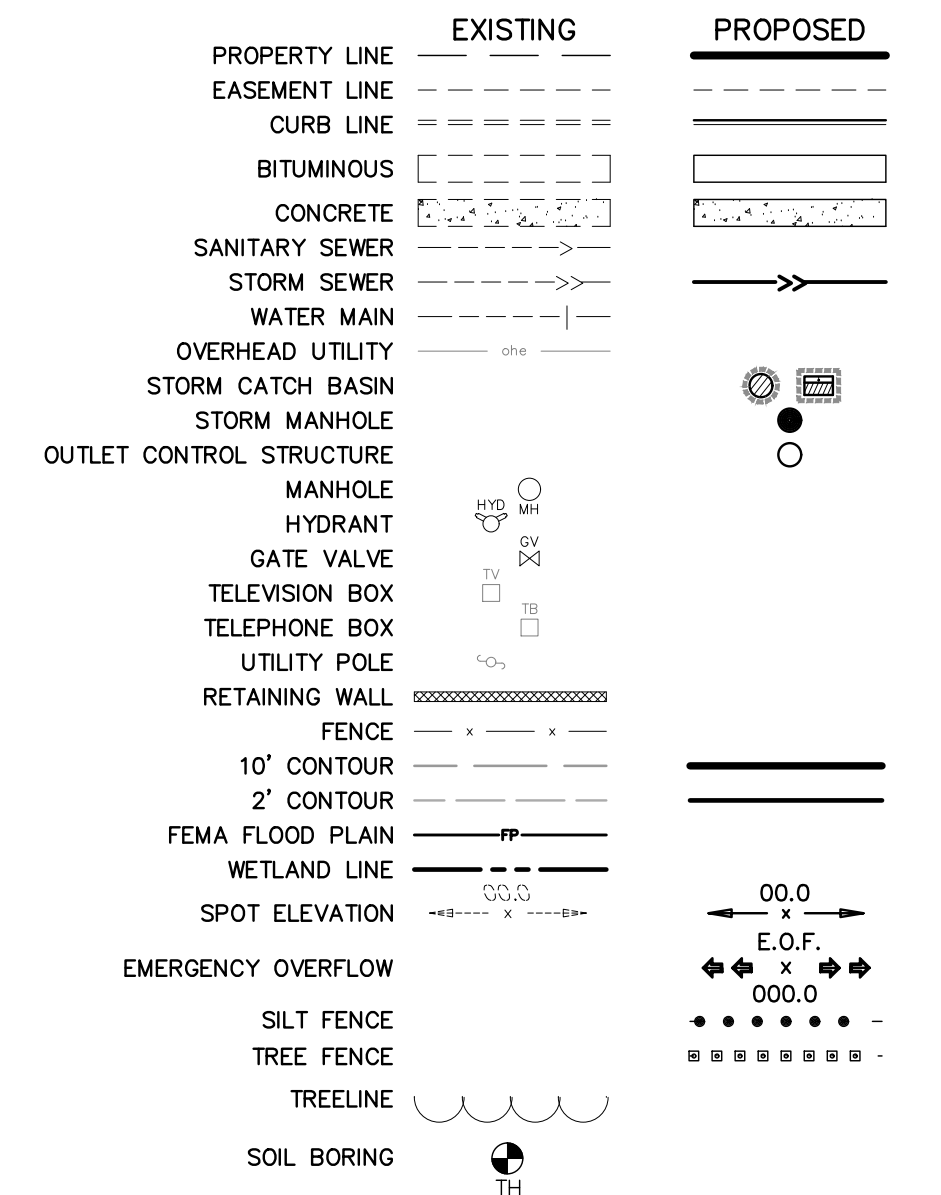
OUTLET CONTROL STRUCTURE POND 400



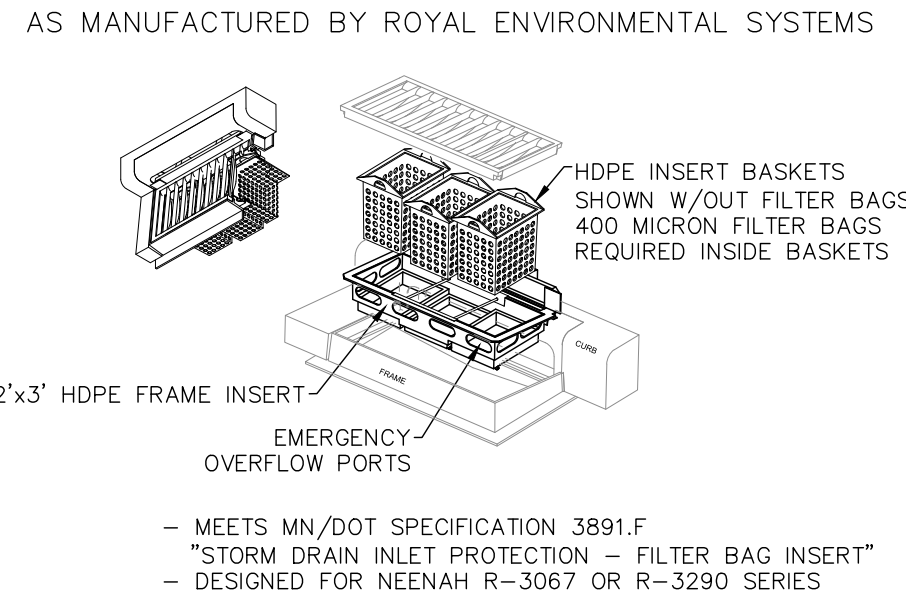
GRADING PLAN LOT KEY



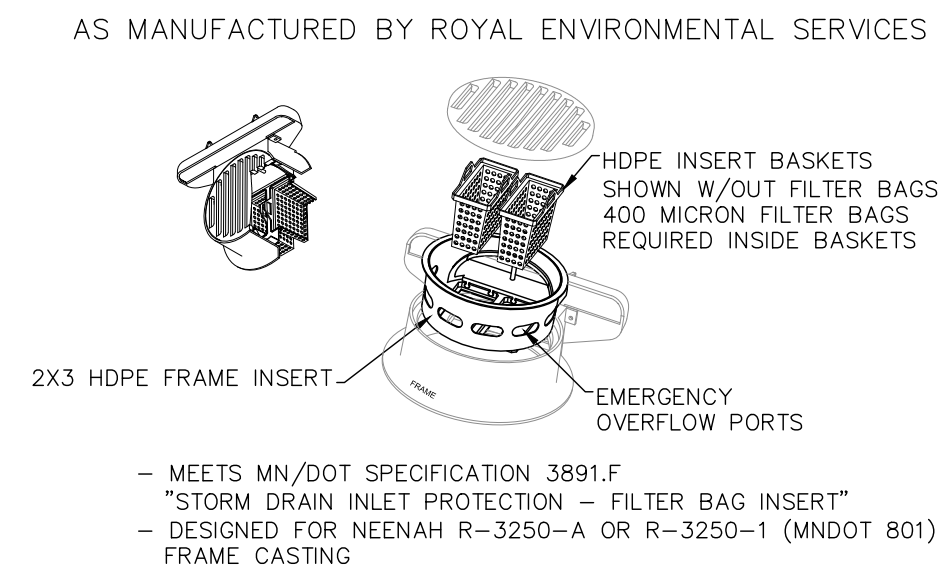
LEGEND



INFRA SAFE - 2'x3' DEBRIS COLLECTION DEVICE



INFRA SAFE - 27" DEBRIS COLLECTION DEVICE



**TABLE A
MODIFIED CLASS 5
SPECIFICATIONS**

% PASSING

1"	100
3/4"	90 - 100
3/8"	50 - 80
No.4	35 - 70
No.10	20 - 60
No.40	10 - 35
No.200	5 - 10

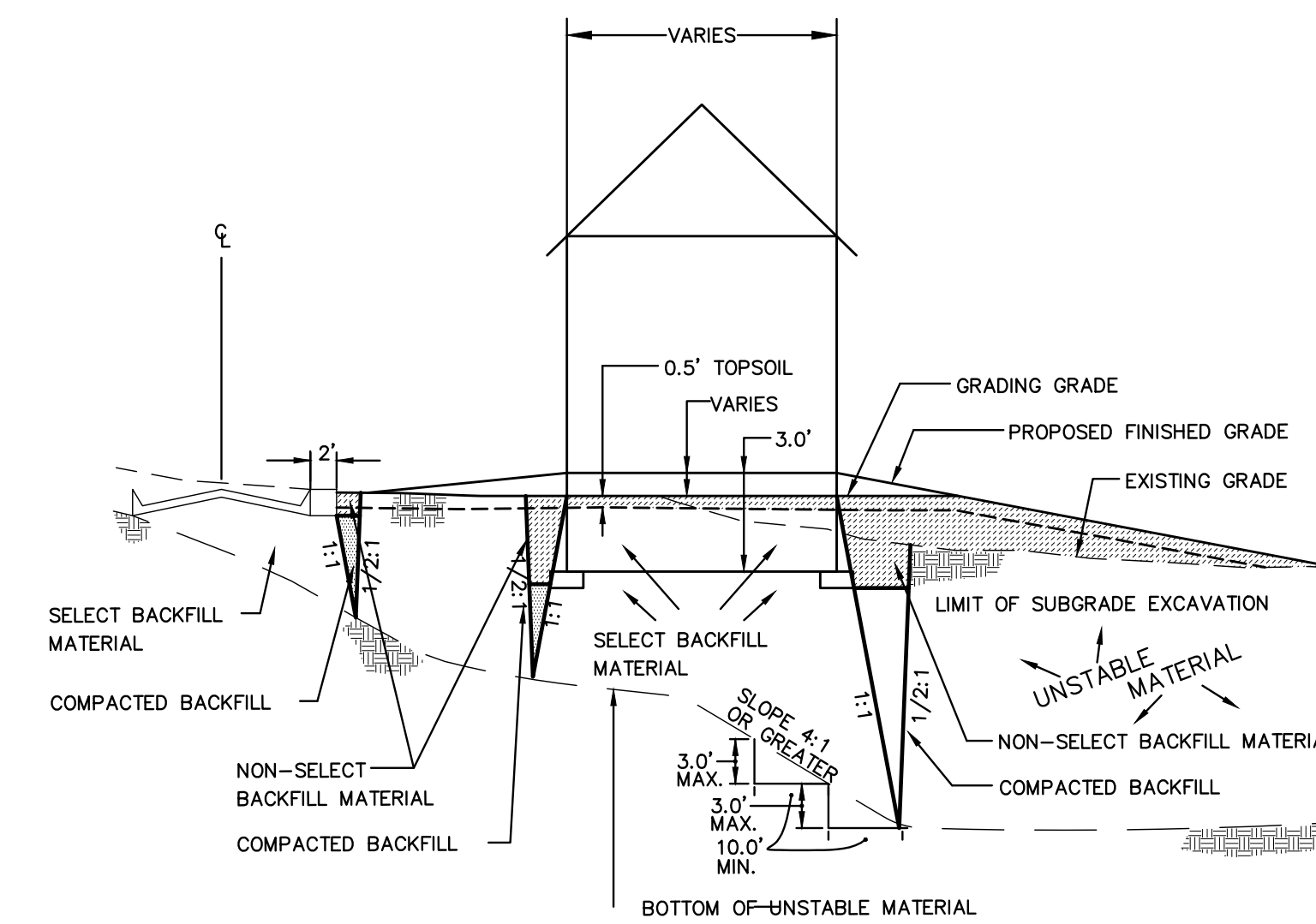
NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED: 2 - 2003

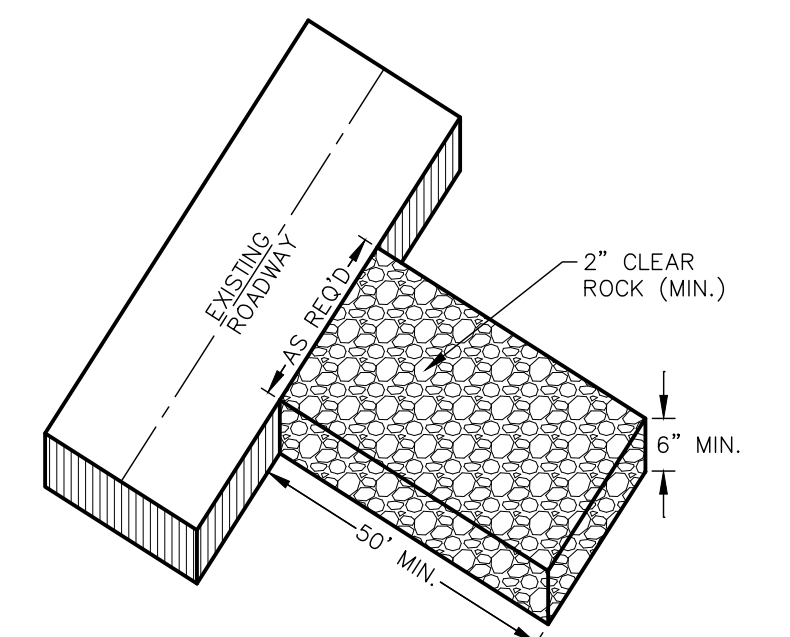
CITY OF RAMSEY
CITY PLAT. NO. STR-26

STANDARD DETAILS:
MODIFIED CLASS 5
SPECIFICATIONS

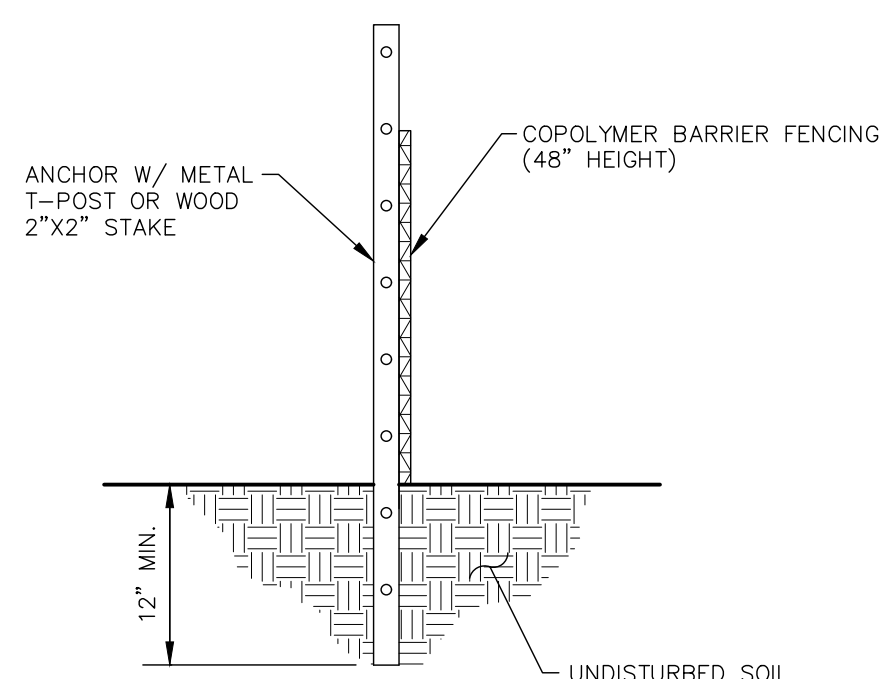
SUBGRADE CORRECTION



ROCK CONSTRUCTION ENTRANCE

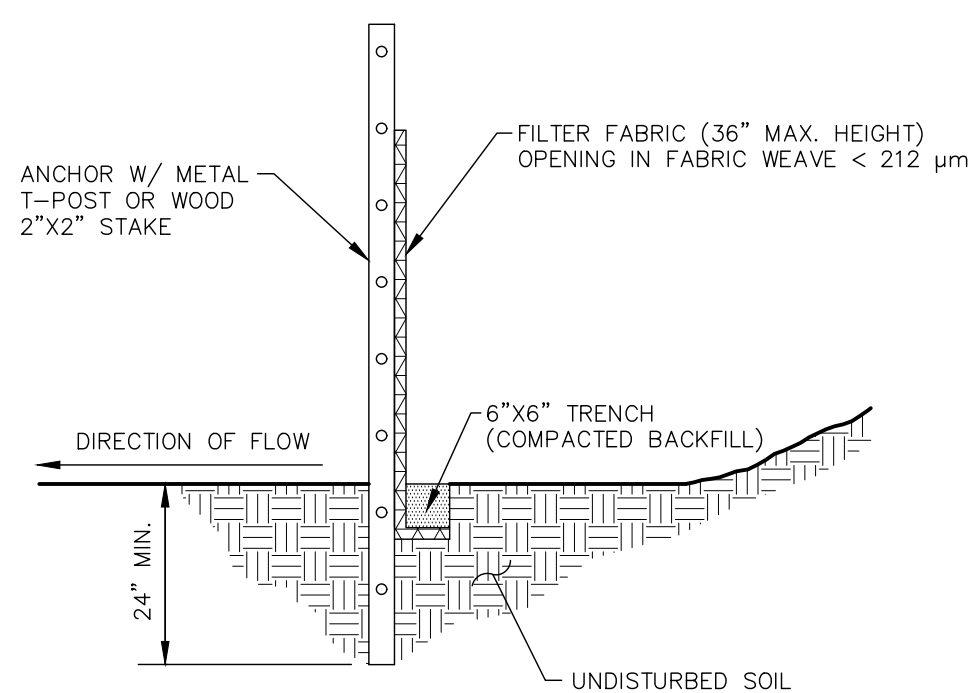


TREE FENCE



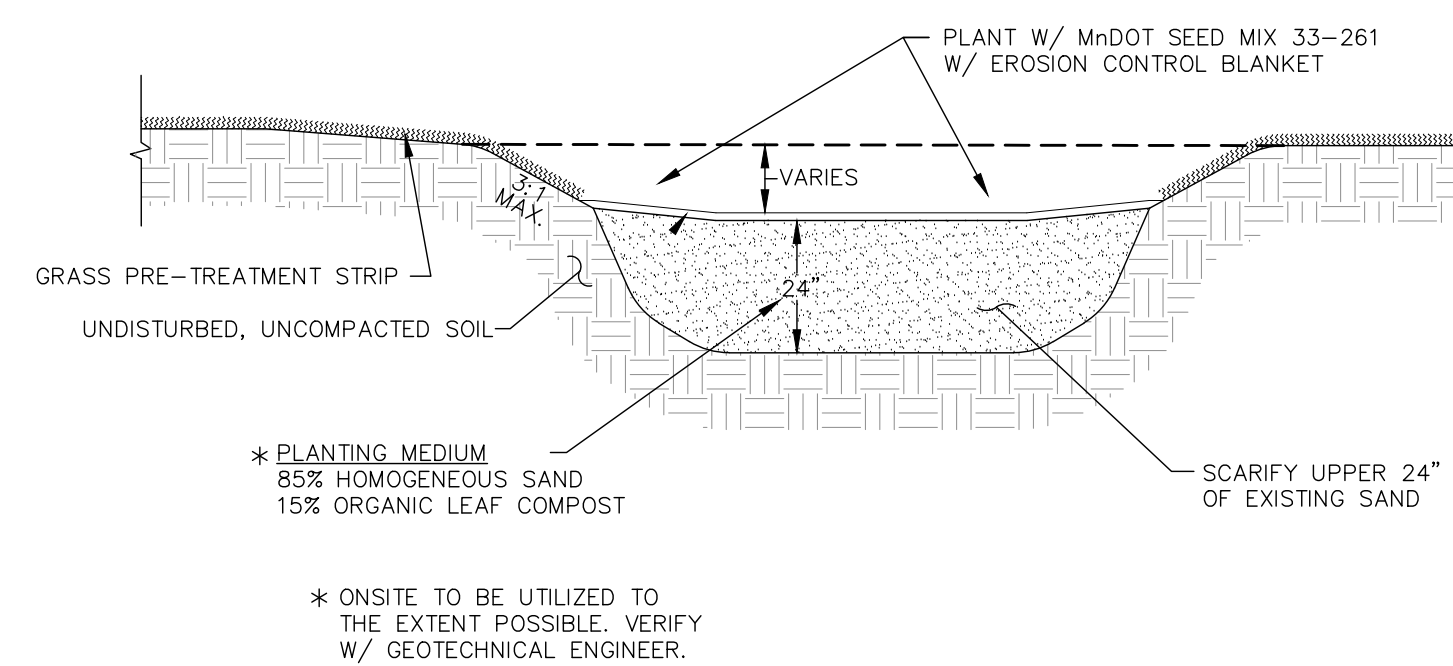
- NOTES:
- TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
 - ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
 - SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
 - SEE MNDOT SPECIFICATION 2572.

SILT FENCE

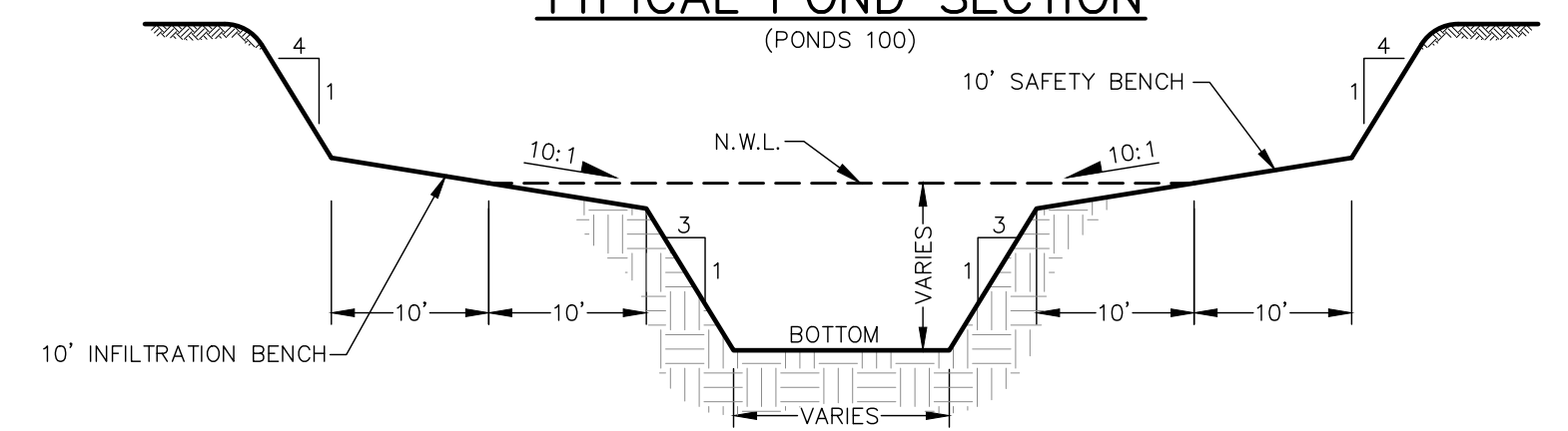


- NOTES:
- DIG A 6"x6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
 - DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
 - POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
 - LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"x6" TRENCH.
 - SECURELY ATTACH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

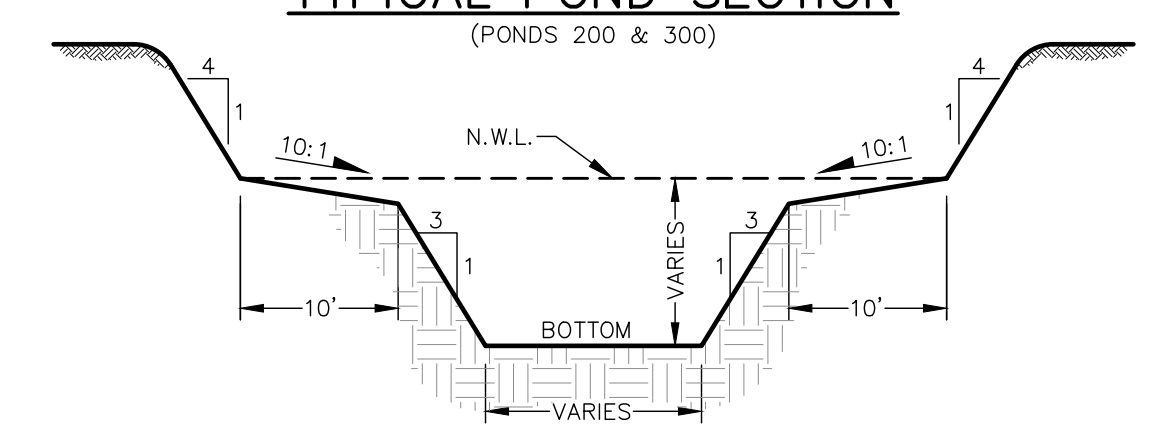
INFILTRATION BASIN



TYPICAL POND SECTION (PONDS 100)



TYPICAL POND SECTION (PONDS 200 & 300)



TURF ESTABLISHMENT

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

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

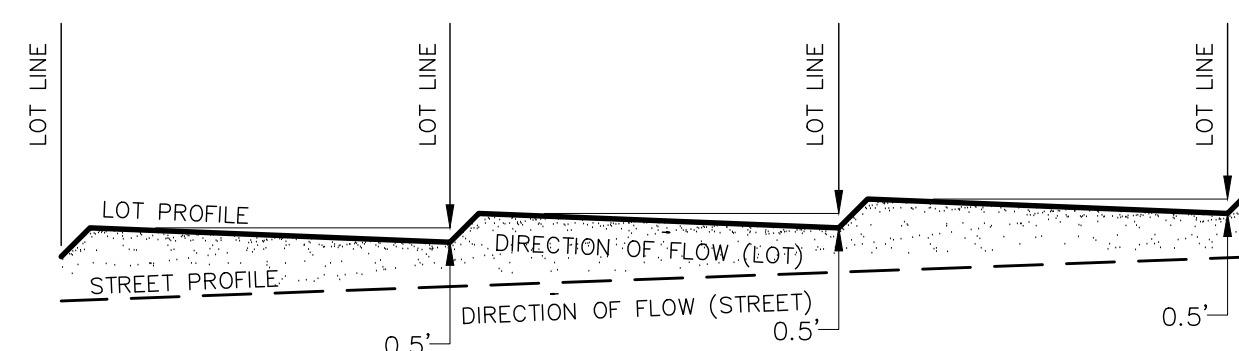
SEED: MNDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

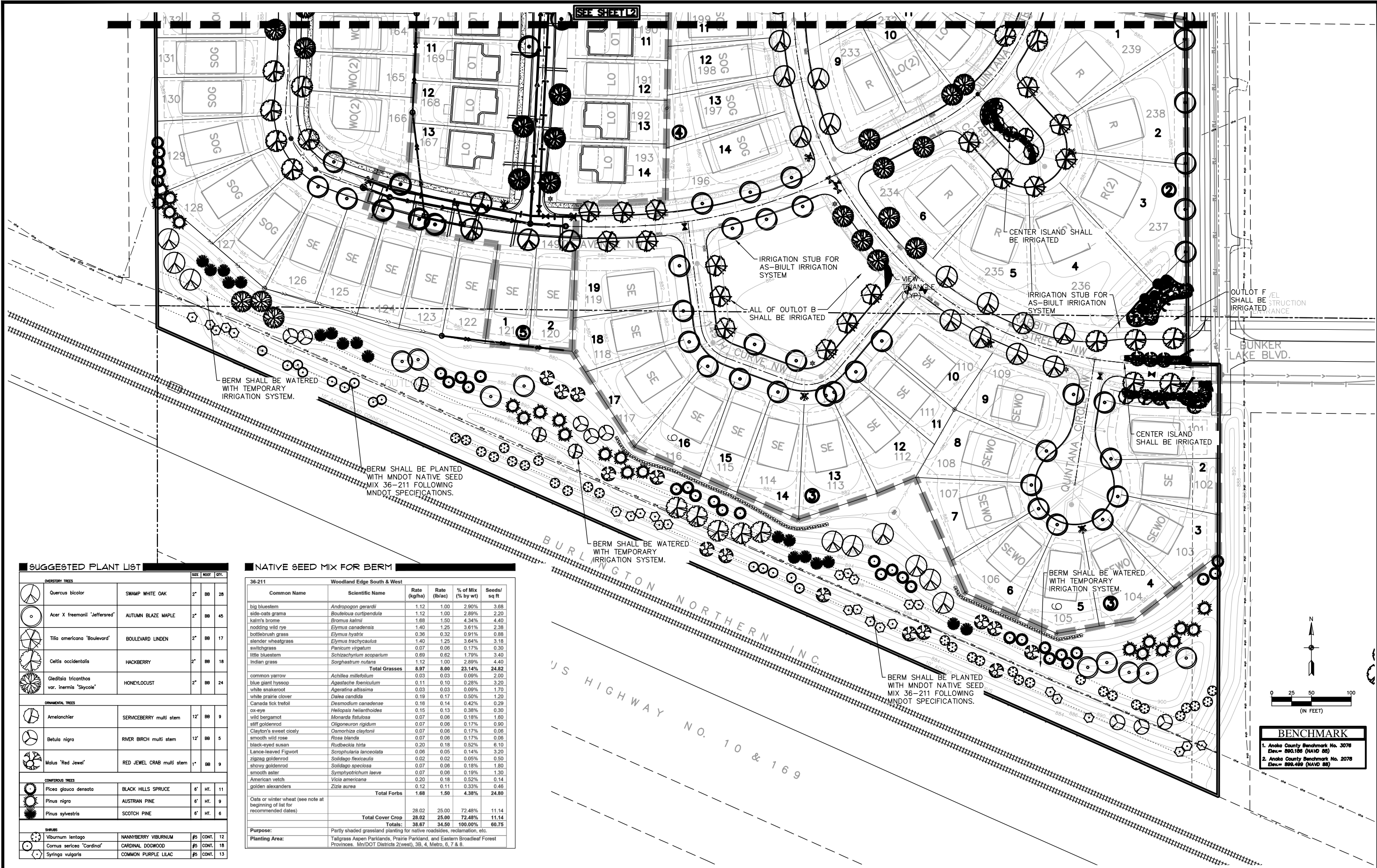
DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

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

FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

LOT BENCHING DETAIL





SUGGESTED PLANT LIST

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT	QTY.
DECIDUOUS TREES					
	Quercus bicolor	SWAMP WHITE OAK	2"	BB	28
	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	45
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	17
	Celtis occidentalis	HACKBERRY	2"	BB	18
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	24
ORNAMENTAL TREES					
	Amelanchier	SERVICEBERRY multi stem	12"	BB	9
	Betula nigra	RIVER BIRCH multi stem	12"	BB	5
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	1"	BB	9
CONIFERUS TREES					
	Picea glauca densata	BLACK HILLS SPRUCE	6"	HT.	11
	Pinus nigra	AUSTRIAN PINE	6"	HT.	9
	Pinus sylvestris	SCOTCH PINE	6"	HT.	6
SHRUBS					
	Viburnum lentago	NANNYBERRY VIBURNUM	#5	CONT.	12
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	#5	CONT.	18
	Syringa vulgaris	COMMON PURPLE LILAC	#5	CONT.	13

NATIVE SEED MIX FOR BERM

Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/ac)	% of Mix (% by wt)	Seeds/sq ft
36-211 Woodland Edge South & West					
big bluestem	Andropogon gerardii	1.12	1.00	2.90%	3.68
side-oats grama	Bouteloua curtipendula	1.12	1.00	2.89%	2.20
kalm's brome	Bromus kalmii	1.68	1.50	4.34%	4.40
nodding wild rye	Elymus canadensis	1.40	1.25	3.61%	2.38
bottlebrush grass	Elymus hystrix	0.36	0.32	0.91%	0.68
slender wheatgrass	Elymus trachycalyx	1.40	1.25	3.64%	3.18
switchgrass	Panicum virgatum	0.07	0.06	0.17%	0.30
little bluestem	Schizachyrium scoparium	0.69	0.62	1.79%	3.40
Indian grass	Sorghastrum nutans	1.12	1.00	2.89%	4.40
Total Grasses		8.97	8.00	23.14%	24.82
common yarrow	Achillea millefolium	0.03	0.03	0.09%	2.00
blue giant hyssop	Agastache foeniculum	0.11	0.10	0.28%	3.20
white snakeroot	Ageratina altissima	0.03	0.03	0.09%	1.70
white trillium clover	Dalea candida	0.19	0.17	0.50%	1.20
Canada tick trefoil	Desmodium canadense	0.18	0.14	0.42%	0.29
ox-eye	Helopsis helianthoides	0.15	0.13	0.38%	0.30
wild bergamot	Monarda fistulosa	0.07	0.06	0.18%	1.60
stiff goldenrod	Oligoneuron rigidum	0.07	0.06	0.17%	0.90
Clayton's sweet cicely	Osmorhiza claytonii	0.07	0.06	0.17%	0.06
smooth wild rose	Rosa blanda	0.07	0.06	0.17%	0.06
black-eyed susan	Rudbeckia hirta	0.20	0.18	0.52%	6.10
lance-leaved Figwort	Scrophularia lanceolata	0.06	0.05	0.14%	3.20
zigzag goldenrod	Solidago flexicaulis	0.02	0.02	0.05%	0.50
showy goldenrod	Solidago speciosa	0.07	0.06	0.18%	1.80
smooth aster	Symphotrichum laeve	0.07	0.06	0.19%	1.30
American vetch	Vicia americana	0.20	0.18	0.52%	0.14
golden alexanders	Zizia aurea	0.12	0.11	0.33%	0.46
Total Forbs		1.68	1.50	4.38%	24.80
Oats or winter wheat (see note at beginning of list for recommended dates)					
Total Cover Crop		28.02	25.00	72.48%	11.14
Total		38.67	34.50	100.00%	66.75
Purpose:	Partly shaded grassland planting for native roadsides, reclamation, etc.				
Planting Area:	Tallgrass Aspen Parklands, Prairie Parkland, and Eastern Broadleaf Forest Provinces, MndOT Districts 2(west), 3B, 4, Metro, 6, 7 & 8.				

Carlson McCain
 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 Landscape Architect under the laws of the State of Minnesota
 Signature: James A. Kalkes
 Date: 04/13/18 License #: 45071

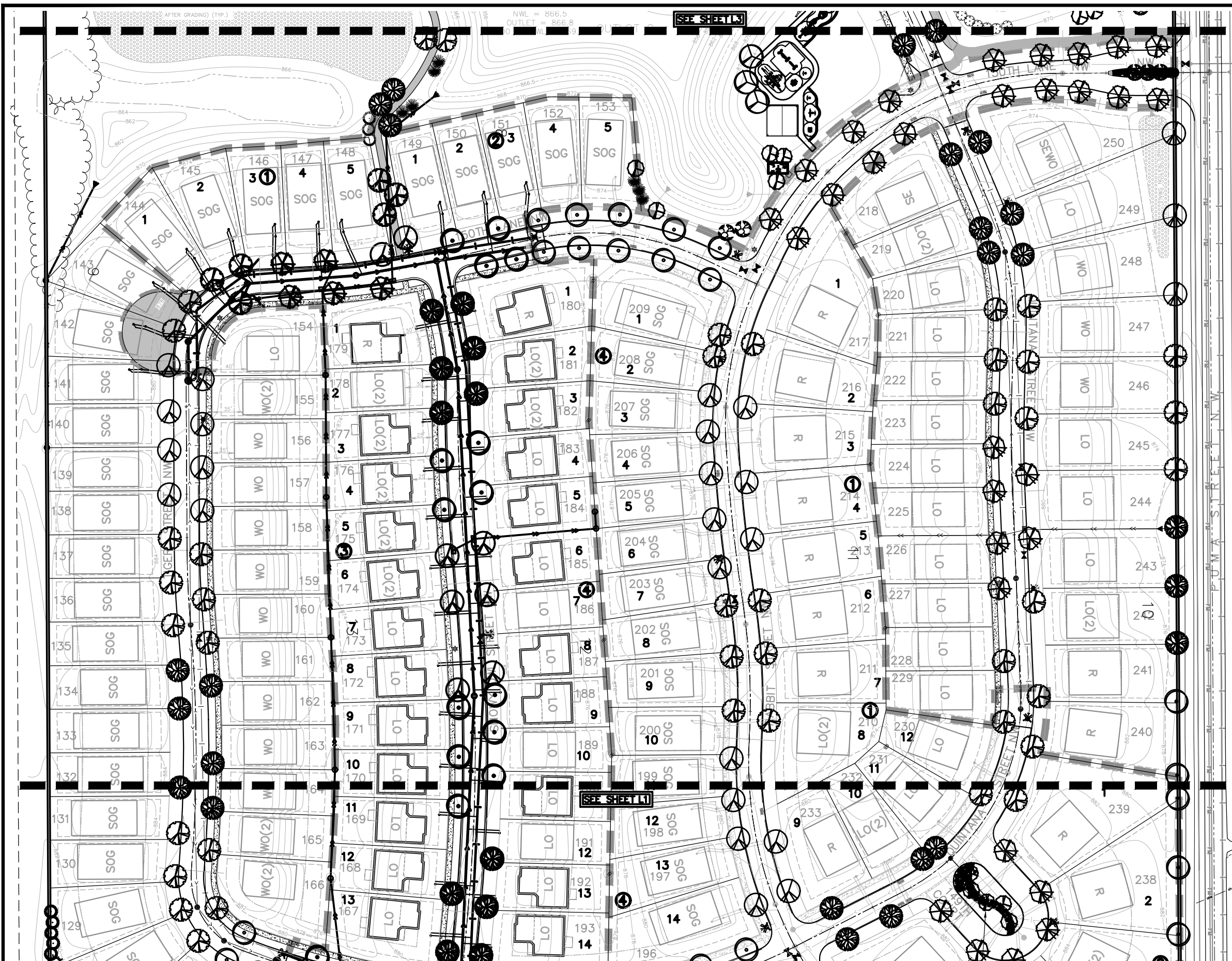
Print Name: James A. Kalkes
 Drawn: SDB
 Designed: SDB
 Date: 04/13/18

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

RIVERSTONE
 Ramsey, MN

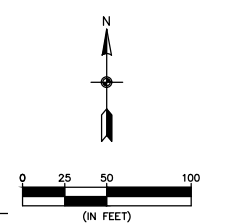
LANDSCAPE PLAN
 L1 of 5

BENCHMARK
 1. Anoka County Benchmark No. 3076 Elev. = 890.188 (NAVD 88)
 2. Anoka County Benchmark No. 2078 Elev. = 898.489 (NAVD 88)



LANDSCAPE SCHEDULE

OVERSTORY TREES		SIZE	ROOT	QTY.
	Quercus bicolor	SWAMP WHITE OAK	2'	BB 31
	Acer X freemanii 'Jefferson'	AUTUMN BLAZE MAPLE	2'	BB 24
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2'	BB 29
	Celtis occidentalis	HACKBERRY	2'	BB 39
	Gleditsia tricanthos var. inermis 'Sycote'	HONEYLOCUST	2'	BB 24
ORNAMENTAL TREES				
	Amelanchier	SERVICEBERRY multi stem	12'	BB 5
	Betula nigra	RIVER BIRCH multi stem	12'	BB -
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	1*	BB 2
CONIFEROUS TREES				
	Picea glauca densata	BLACK HILLS SPRUCE	6'	Hf. 3
	Pinus nigra	AUSTRIAN PINE	6'	Hf. -
	Pinus sylvestris	SCOTCH PINE	6'	Hf. 5
SHRUBS				
	Viburnum lentago	NANNYBERRY VIBURNUM	#5	CONT. -
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	#5	CONT. -
	Syringa vulgaris	COMMON PURPLE LILAC	#5	CONT. -



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

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

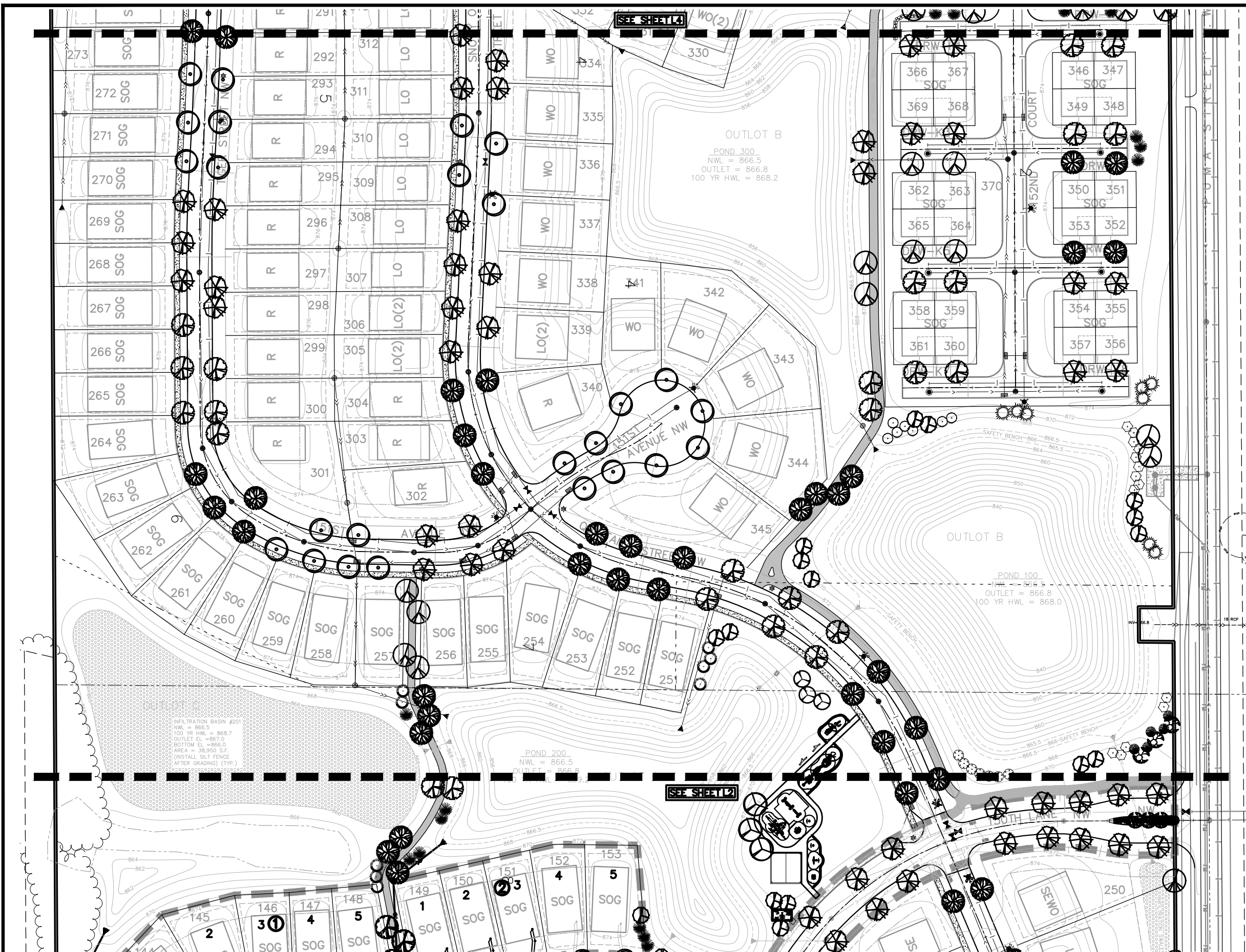
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota
 Print Name: James A. Kalkes
 Signature: *James A. Kalkes*
 Date: 04/13/18 License #: 45071

Drawn: SDB
 Designed: SDB
 Revisions:
 1. 5/24/17 Per City Comments
 2. 6/23/17 Per City Comments
 3. 4/13/18 Revise Street names, 812,115-28 & 813,11-13 & add NE Trail
 Date: 04/13/18


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

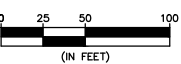
RIVERSTONE
 Ramsey, MN

LANDSCAPE PLAN
 L2 of 5



LANDSCAPE SCHEDULE			
SYMBOL	TREE NAME	SIZE	ROOT SPREAD
	Quercus bicolor	SWAMP WHITE OAK	2" BB 12
	Acer X freemonii 'Jeffersred'	AUTUMN BLAZE MAPLE	2" BB 25
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2" BB 31
	Celtis occidentalis	HACKBERRY	2" BB 22
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2" BB 30
ORNAMENTAL TREES			
	Amelanchier	SERVICEBERRY multi stem	12" BB 12
	Betula nigra	RIVER BIRCH multi stem	12" BB 3
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	1" BB 3
CONIFEROUS TREES			
	Picea glauca densata	BLACK HILLS SPRUCE	6" HT. 6
	Pinus nigra	AUSTRIAN PINE	6" HT. 8
	Pinus sylvestris	SCOTCH PINE	6" HT. 11
SHRUBS			
	Viburnum lentago	NANNYBERRY VIBURNUM	#5 CONT. 7
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	#5 CONT. 7
	Syringa vulgaris	COMMON PURPLE LILAC	#5 CONT. 14





(IN FEET)

BENCHMARK

1. Anoka County Benchmark No. 3078
Elev. = 892.188 (NAVD 83)

2. Anoka County Benchmark No. 2078
Elev. = 898.489 (NAVD 83)

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

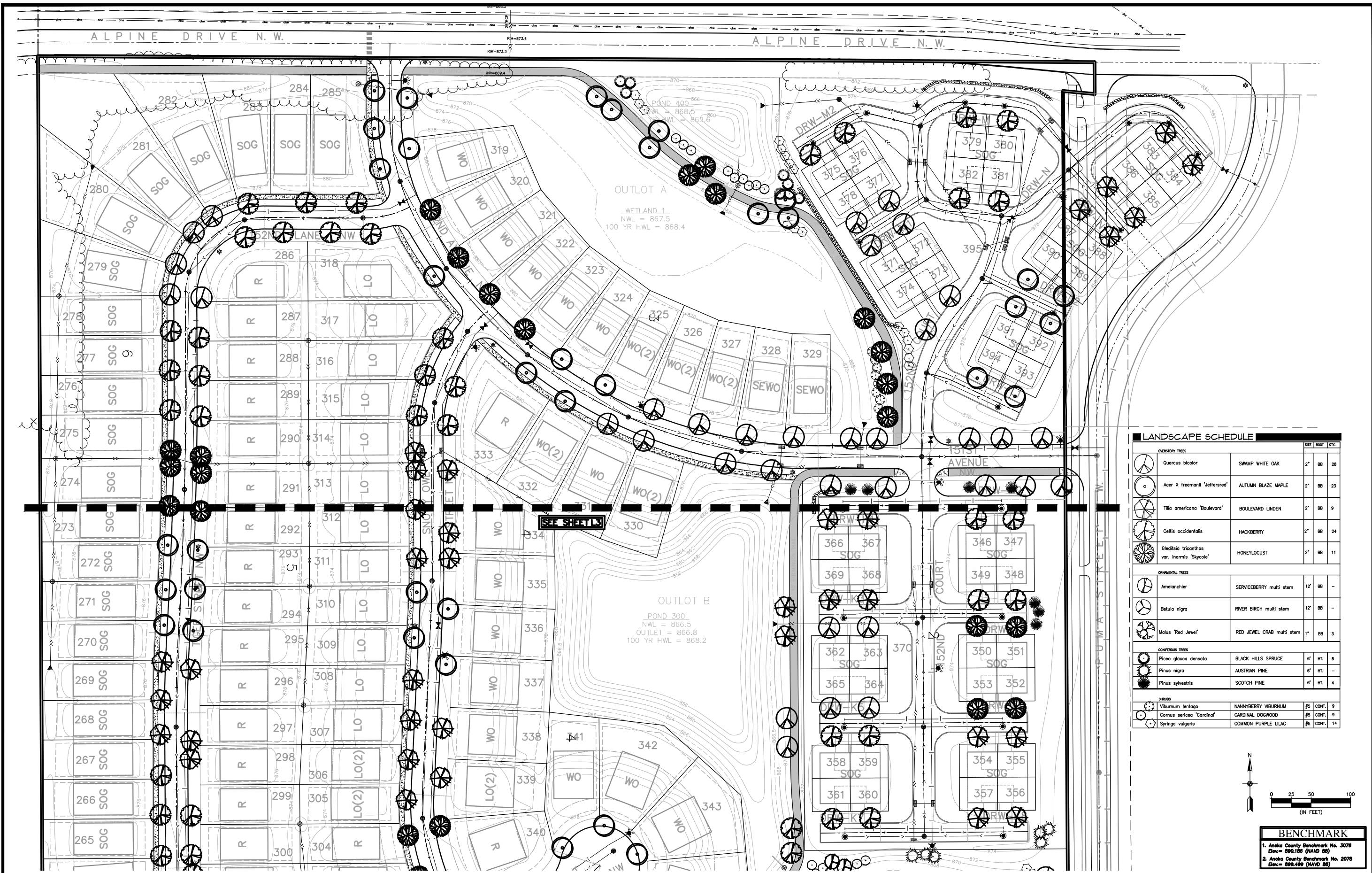
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota
 Print Name: James A. Kalkes
 Signature: *James A. Kalkes*
 Date: 04/13/18 License #: 45071

Drawn: SDB
 Designed: SDB
 Revisions:
 1. 5/24/17 Per City Comments
 2. 6/23/17 Per City Comments
 3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
 Date: 04/13/18

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

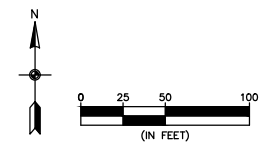
RIVERSTONE
 Ramsey, MN

PRELIMINARY LANDSCAPE PLAN



LANDSCAPE SCHEDULE

SYMBOL	TREE NAME	COMMON NAME	SIZE	ROOT	QTY.
	<i>Quercus bicolor</i>	SWAMP WHITE OAK	2"	BB	28
	<i>Acer X freemanii 'Jeffersred'</i>	AUTUMN BLAZE MAPLE	2"	BB	23
	<i>Tilia americana 'Boulevard'</i>	BOULEVARD LINDEN	2"	BB	9
	<i>Celtis occidentalis</i>	HACKBERRY	2"	BB	24
	<i>Gleditsia triacanthos var. inermis 'Skycole'</i>	HONEYLOCUST	2"	BB	11
ORNAMENTAL TREES					
	<i>Amelanchier</i>	SERVICEBERRY multi stem	12'	BB	-
	<i>Betula nigra</i>	RIVER BIRCH multi stem	12'	BB	-
	<i>Molus 'Red Jewel'</i>	RED JEWEL CRAB multi stem	1"	BB	3
CONIFEROUS TREES					
	<i>Picea glauca densata</i>	BLACK HILLS SPRUCE	6'	HT.	8
	<i>Pinus nigra</i>	AUSTRIAN PINE	6'	HT.	-
	<i>Pinus sylvestris</i>	SCOTCH PINE	6'	HT.	4
SHRUBS					
	<i>Viburnum lentago</i>	NANNYBERRY VIBURNUM	#5	CONT.	9
	<i>Cornus sericea 'Cardinal'</i>	CARDINAL DOGWOOD	#5	CONT.	9
	<i>Syringa vulgaris</i>	COMMON PURPLE LILAC	#5	CONT.	14



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

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 Landscape Architect under the laws of the State of Minnesota
 Signature: *James A. Kalkes*
 Date: 04/13/18 License #: 45071

Print Name: James A. Kalkes
 Drawn: SDB
 Designed: SDB
 Revisions:
 1. 5/24/17 Per City Comments
 2. 6/23/17 Per City Comments
 3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
 Date: 04/13/18

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

RIVERSTONE
 Ramsey, MN

PRELIMINARY LANDSCAPE PLAN
 L4 of 5

