

RIVERSTONE 3RD ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SECS. 20 & 29, TWP. 32, RGE. 25

KNOW ALL PERSONS BY THESE PRESENTS: That Riverstone Development, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot A, RIVERSTONE 2ND ADDITION, according to the recorded plat thereof, Anoka County, Minnesota

Has caused the same to be surveyed and platted as RIVERSTONE 3RD ADDITION and does hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat.

In witness whereof said Riverstone Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20__.

RIVERSTONE DEVELOPMENT, LLC

Stephen A. Bona, Vice President

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Stephen A. Bona, Vice President of Riverstone Development, LLC, a Minnesota limited liability company, on behalf of the company.

(Signed)

(Printed)

Notary Public, _____

My commission expires _____

I Thomas R. Balluff do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20__.

Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Thomas R. Balluff.

(Signed)

(Printed)

Notary Public, _____

My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of RIVERSTONE 3RD ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this ____ day of _____, 20__, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

By: _____, Mayor

By: _____, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20__.

By: _____
Charles F. Gitzen
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20__ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20__.

Property Tax Administrator
By _____, Deputy

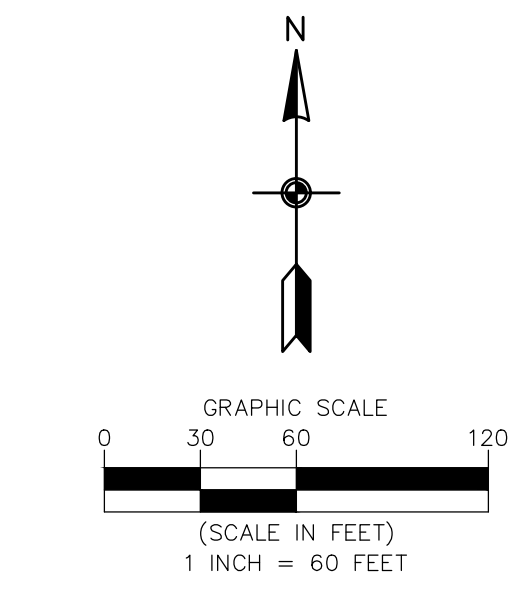
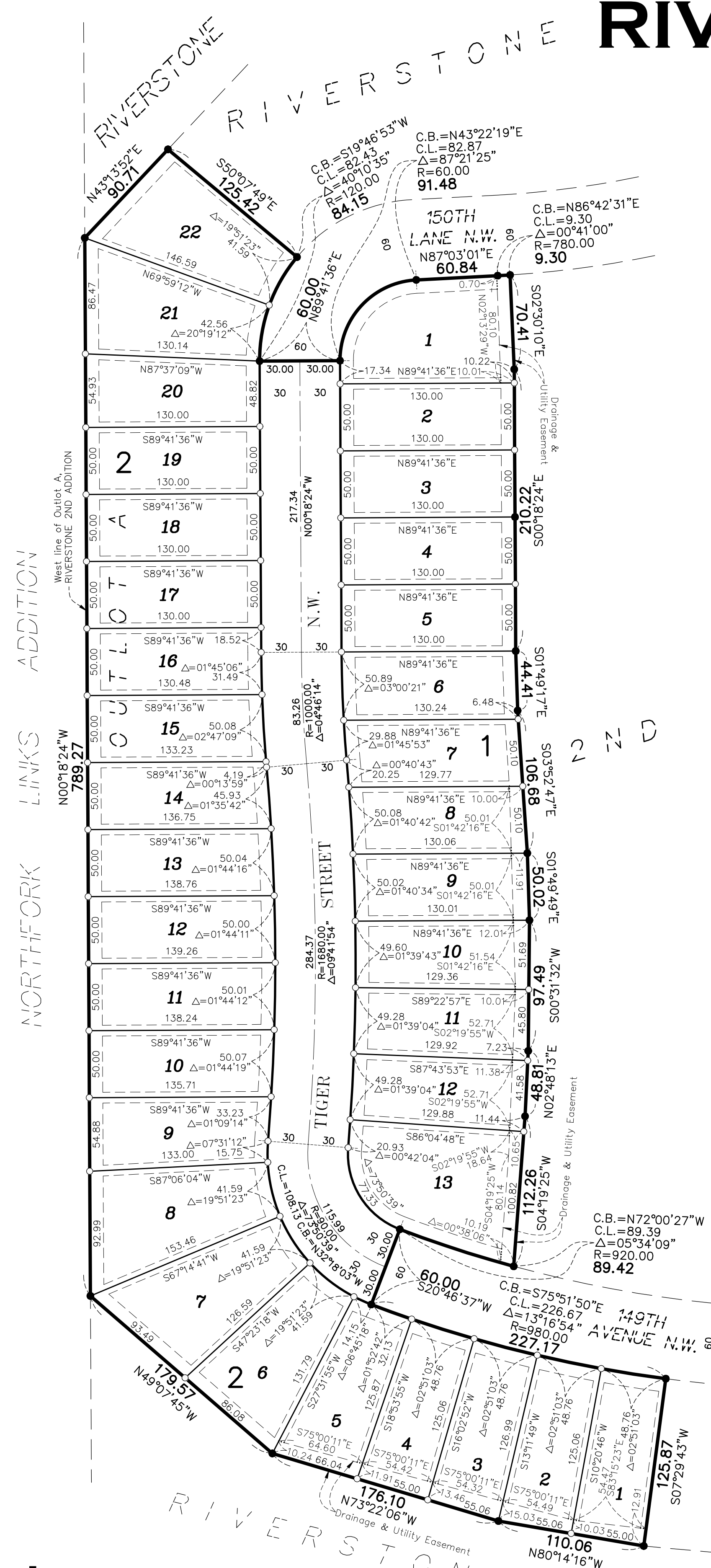
COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of RIVERSTONE 3RD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20__, at ____ o'clock ____M. and was duly recorded as Document Number _____

County Recorder/Registrar of Titles

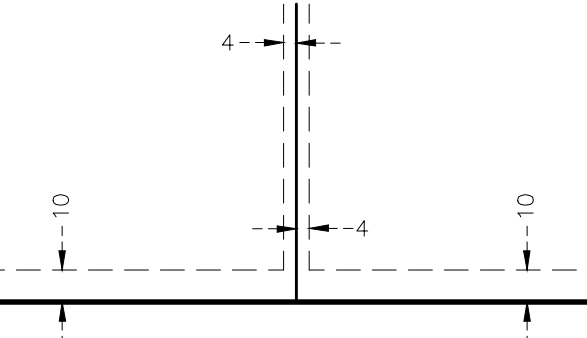
By _____, Deputy



For the purposes of this plat, the West line of Outlot A, RIVERSTONE 2ND ADDITION, is assumed to have a bearing of North 00 degrees 18 minutes 24 seconds West.

- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found 5/8 inch by 14 inch Rebar, marked with license number 40361

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

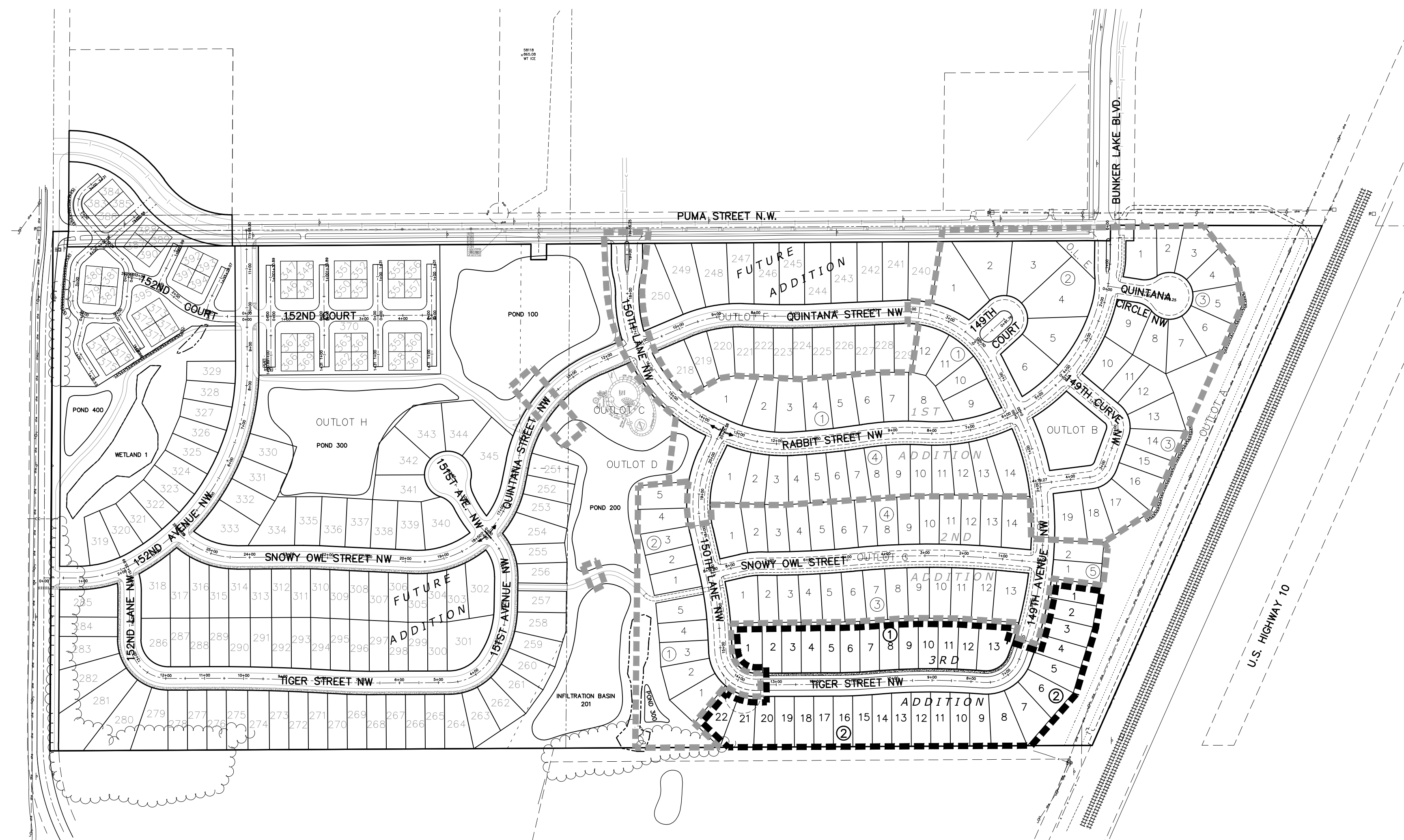
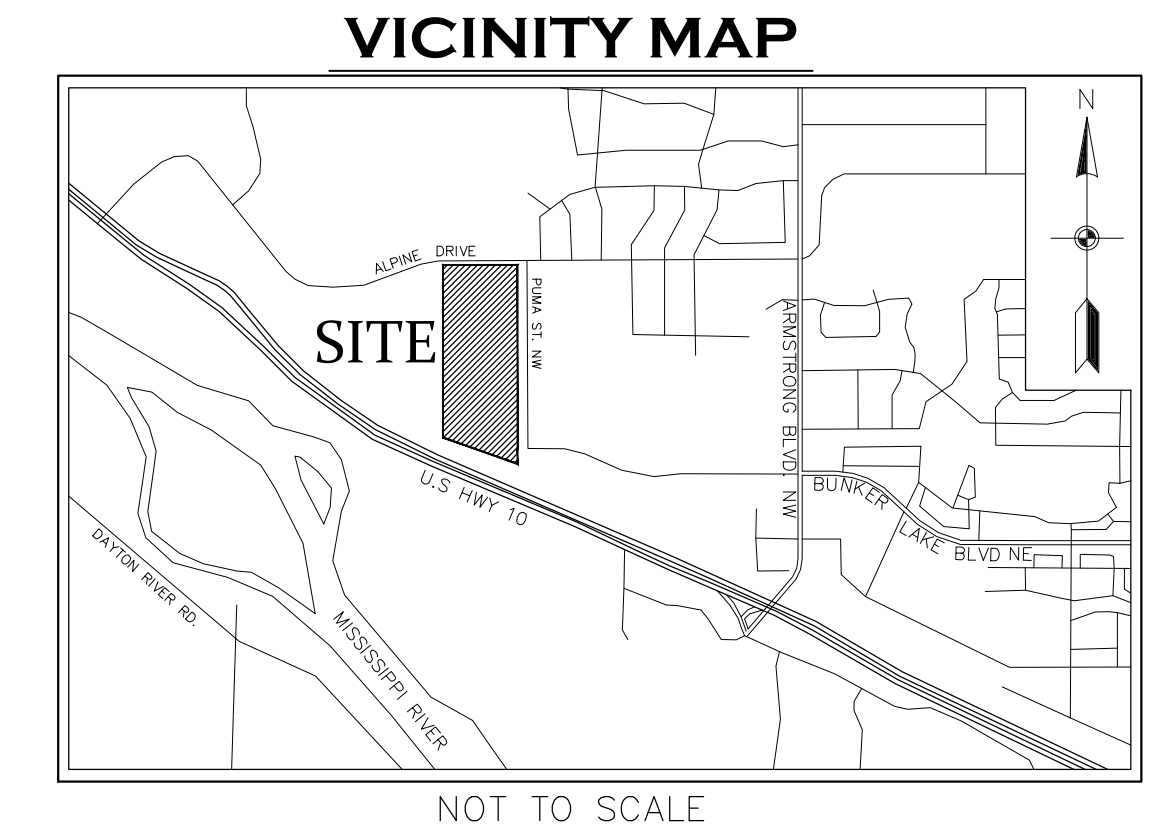


being 4 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

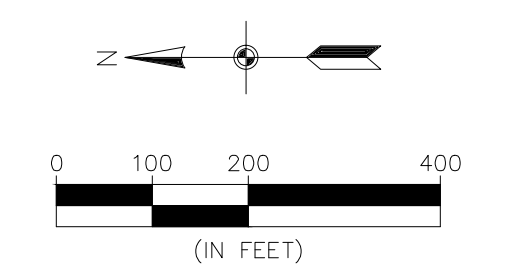
RIVERSTONE 3RD ADDITION

SANITARY SEWER, WATER MAIN, STORM SEWER AND STREET CONSTRUCTION PLANS

RAMSEY, MINNESOTA



- SHEET INDEX**
1. COVER
 2. UTILITY INDEX
 3. SANITARY SEWER & WATERMAIN
 4. STORM SEWER
 5. STREET CONSTRUCTION
 - TIGER STREET NW/149TH AVENUE NW
 - 6-7. DETAILS

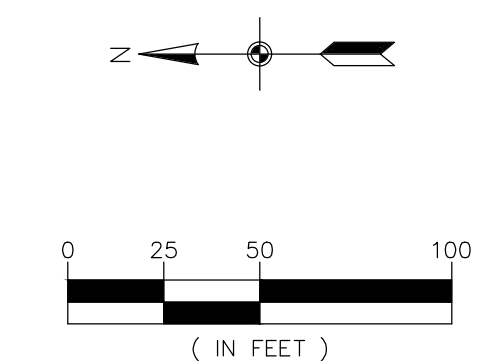
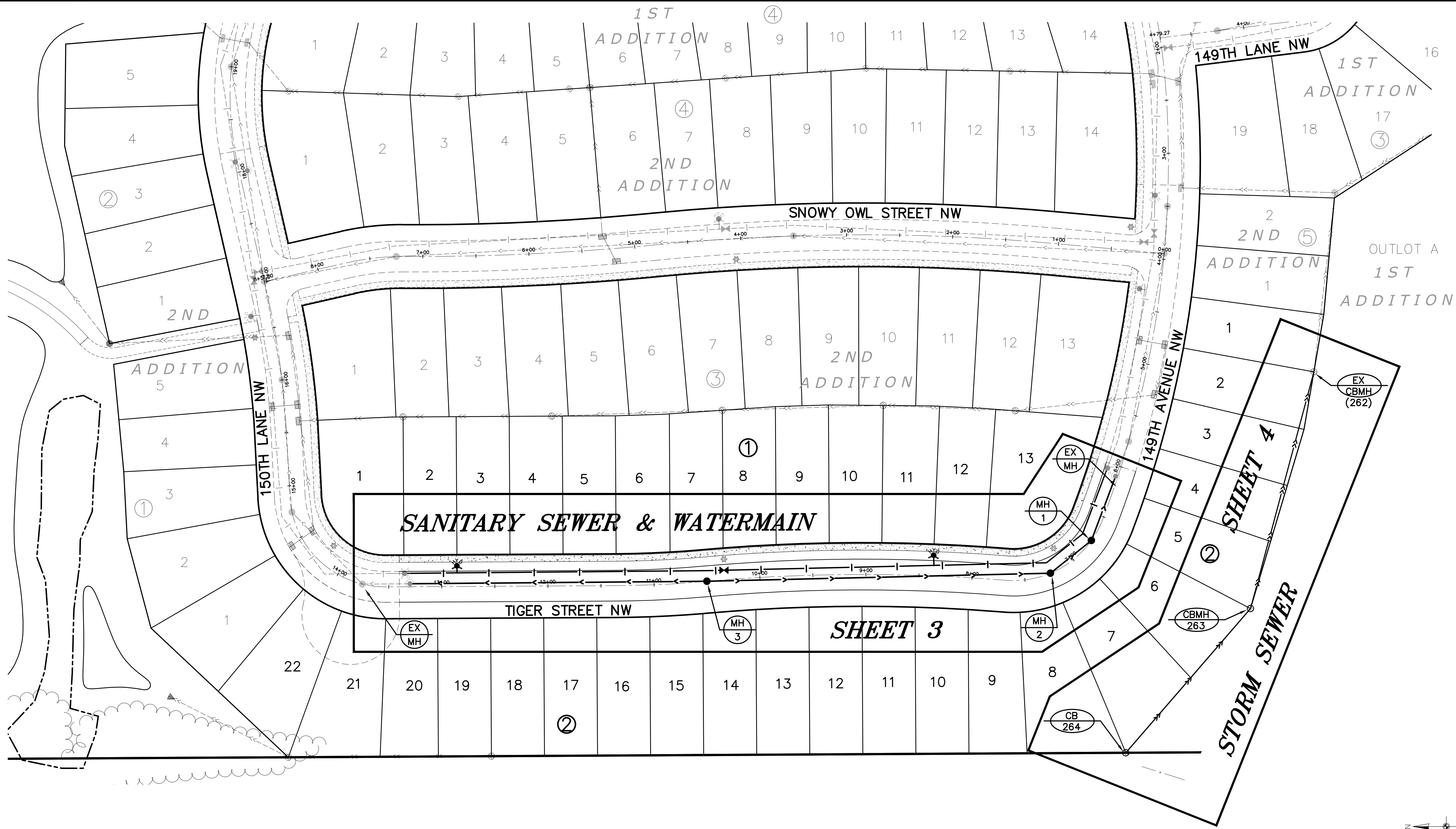


BENCHMARK	
1.	Anoka County Benchmark No. 3076 Elev.= 890.186 (NAVD 88)
2.	Anoka County Benchmark No. 2078 Elev.= 899.499 (NAVD 88)

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



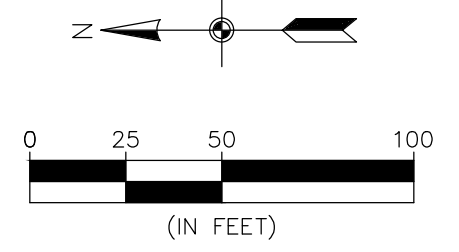
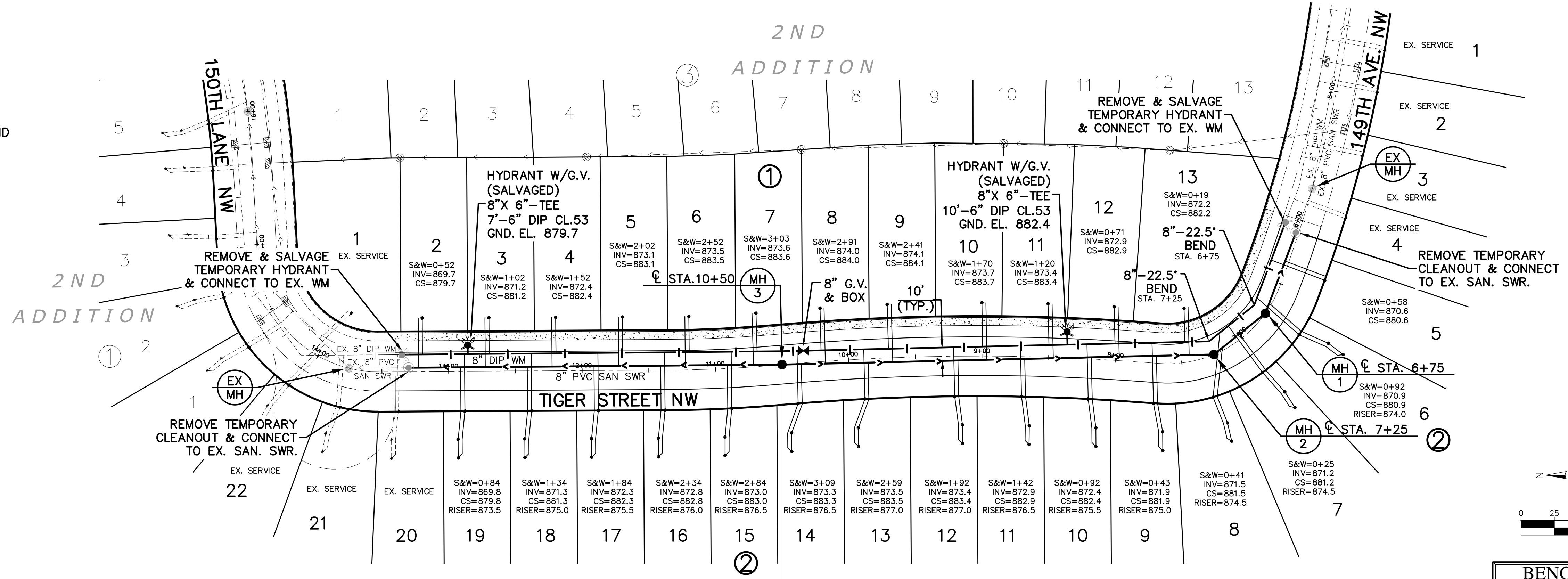
BENCHMARK	
1.	Anoka County Benchmark No. 3076 Elev.= 890.186 (NAVD 88)
2.	Anoka County Benchmark No. 2078 Elev.= 899.499 (NAVD 88)

GENERAL NOTES:

- SANITARY SEWER SERVICES SHALL BE 4" PVC SDR 26 UNLESS OTHERWISE NOTED.
- WATER SERVICES SHALL BE 1" DIA. TYPE K COPPER WITH 7.5' MINIMUM COVER.
- SANITARY SEWER SERVICE WYES ARE STATIONED FROM THE DOWN STREAM MANHOLE.
- SANITARY SEWER INVERTS ARE SHOWN AT THE CURB STOP AND AT THE RISER PIPE INSIDE THE BUILDING (FOR VILLA UNITS).
- SANITARY SEWER & WATER SERVICES SHALL BE CONSTRUCTED TO THE R/W WHERE THERE IS NO SIDEWALK, AND 10' BEYOND THE R/W WHERE THERE IS SIDEWALK.

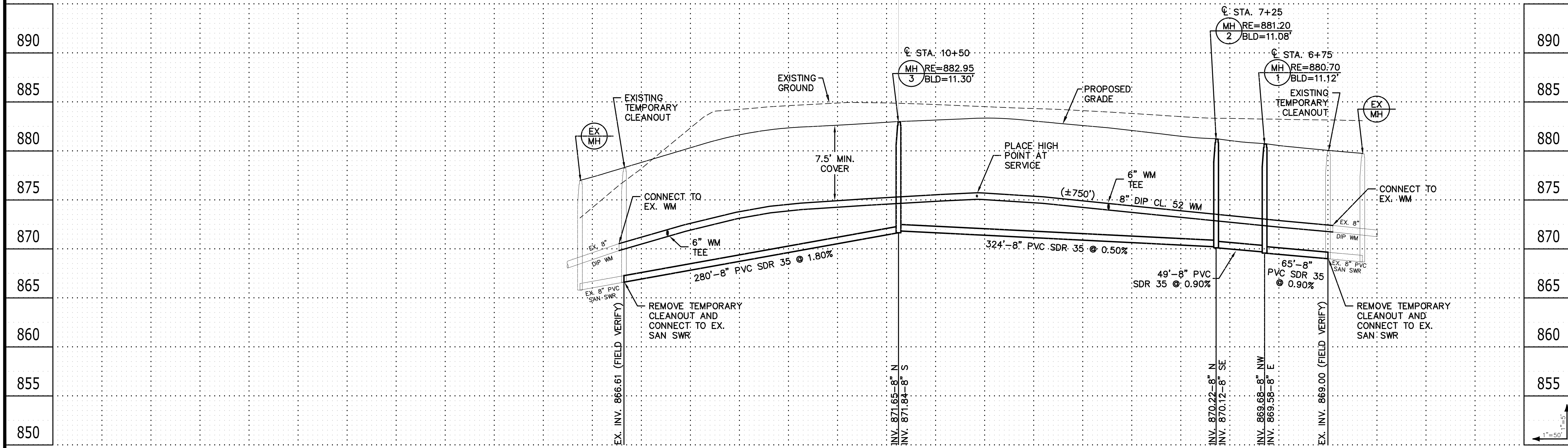
LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE		
FIRE HYDRANT		
GATE VALVE		
CATCH BASIN		
FLARED END SECTION		
STORM MANHOLE		
SERVICE		
WATERMAIN		
SANITARY SEWER		
FORCEMAIN		
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
CONCRETE SURFACE		
INSULATION		



BENCHMARK	
1.	Anoka County Benchmark No. 3076 Elev. = 890.186 (NAVD 88)
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TIGER STREET NW



Carlson McCain
 • environmental
 • engineering
 • surveying

3890 Pheasant Ridge DR. 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. Krystofiak, P.E.
 Signature: *Brian J. Krystofiak*
 Date: 2/15/19 License #: 25063

Drawn: ADB
 Designed: BJK
 Date: 2/15/19

Revisions:
 1.

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

RIVERSTONE 3RD ADDITION
 Ramsey, Minnesota

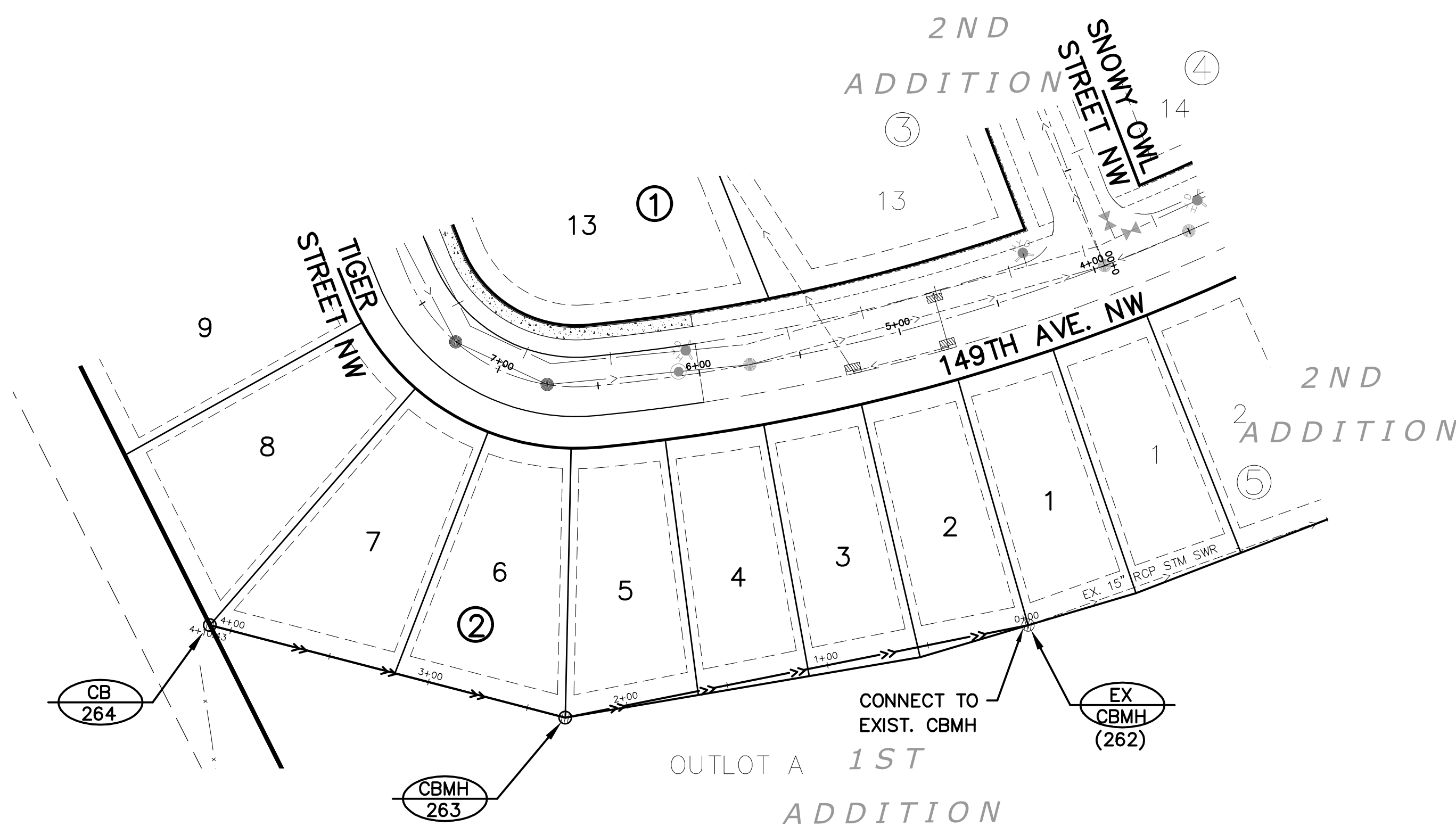
SANITARY SEWER & WATER MAIN

3 of 7

Save Date: 02/14/19 F:\06616421 - 6440\6435 - ramsey site\cadd\engineering\3rd addition\6435_3rd_utility.dwg

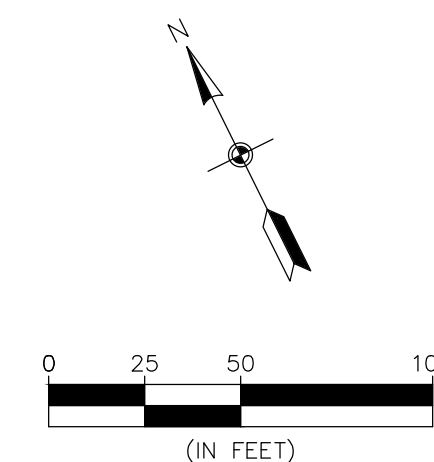
STORM SEWER SCHEDULE		
STRUCTURE	NEENAH CASTING or EQUAL	
TYPE & No.	SIZE	
CBM-263	48" DIA.	R-2570
CB-264	27" DIA.	R-2570

GENERAL NOTES:
 1. INSTALL SEDIMENT CONTROL BARRIER INSERTS ON ALL CATCH BASINS (SEE DETAIL).



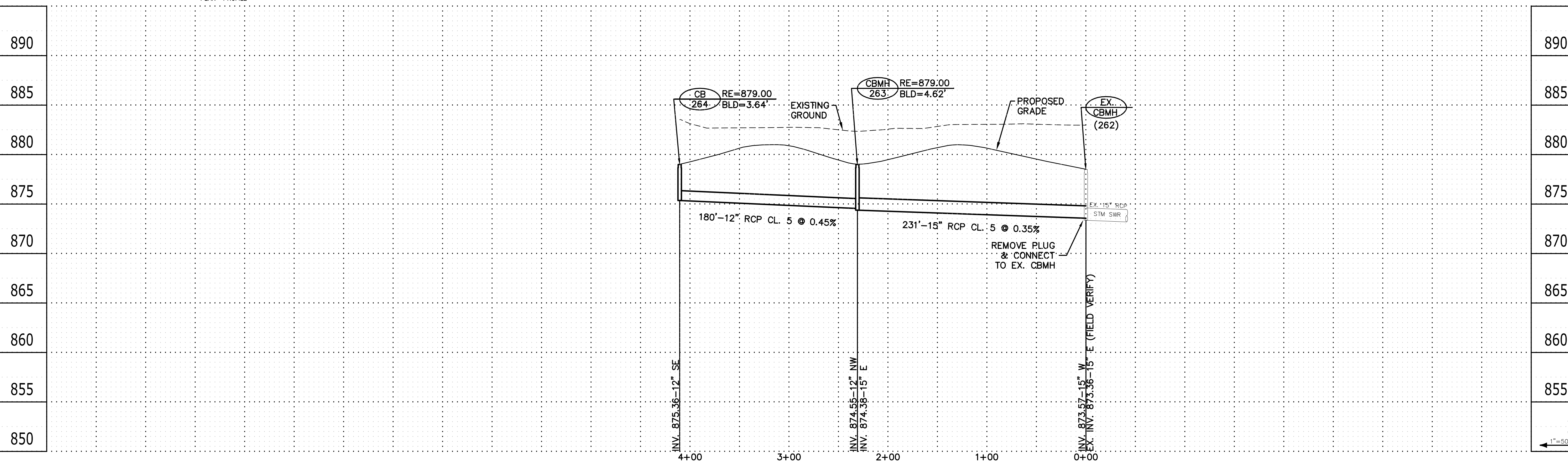
LEGEND

EXISTING	PROPOSED
SANITARY MANHOLE	SANITARY MANHOLE
FIRE HYDRANT	FIRE HYDRANT
GATE VALVE	GATE VALVE
CATCH BASIN	CATCH BASIN
FLARED END SECTION	FLARED END SECTION
STORM MANHOLE	STORM MANHOLE
WATERMAIN	WATERMAIN
SANITARY SEWER	SANITARY SEWER
FORCEMAIN	FORCEMAIN
STORM SEWER	STORM SEWER
PROPERTY LINE	PROPERTY LINE
SETBACK LINE	SETBACK LINE
CURB	CURB
CONCRETE SURFACE	CONCRETE SURFACE
INSULATION	INSULATION
	PLAN PROFILE

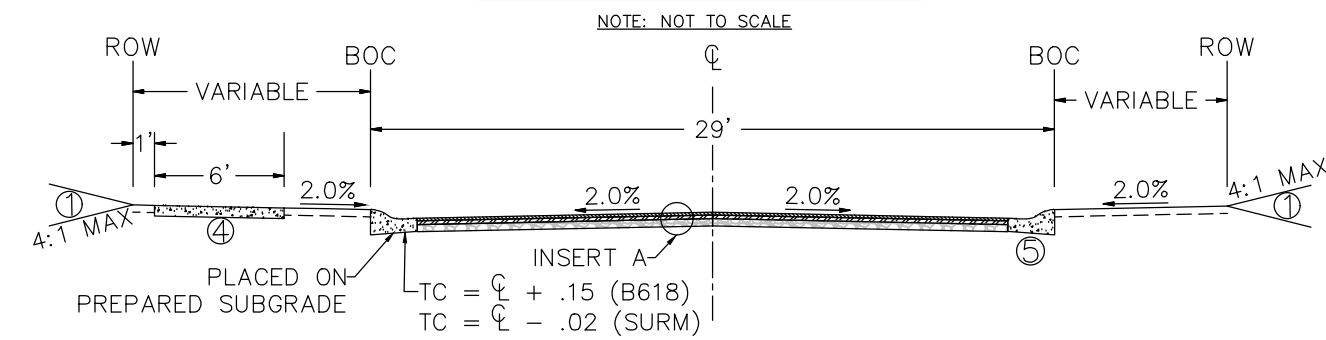


BENCHMARK

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



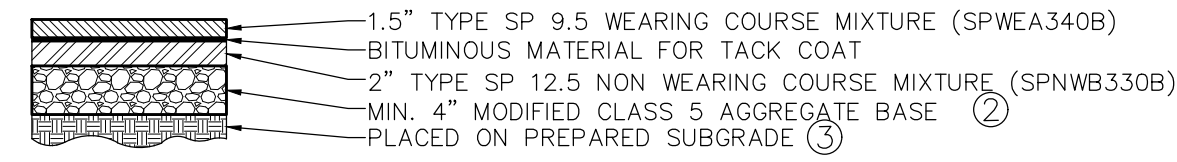
29' - URBAN STREET



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.

INSERT A:

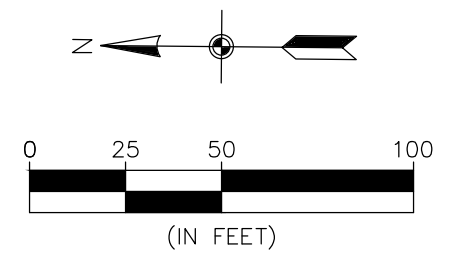


C CURVE DATA (149TH AVENUE NW/TIGER STREET NW)			
PC = 2+37.41	PC = 6+51.98	PC = 7+67.98	PC = 10+52.35
PT = 6+51.98	PT = 7+67.98	PT = 10+52.35	PT = 11+35.61
Δ = 025°00'12"	Δ = 073°50'39"	Δ = 009°41'54"	Δ = 004°46'14"
R = 950.00'	R = 90.00'	R = 1680.00'	R = 1000.00'
T = 210.64'	T = 67.63'	T = 142.52'	T = 41.65'
L = 414.5718'	L = 115.9941'	L = 284.3687'	L = 83.2606'

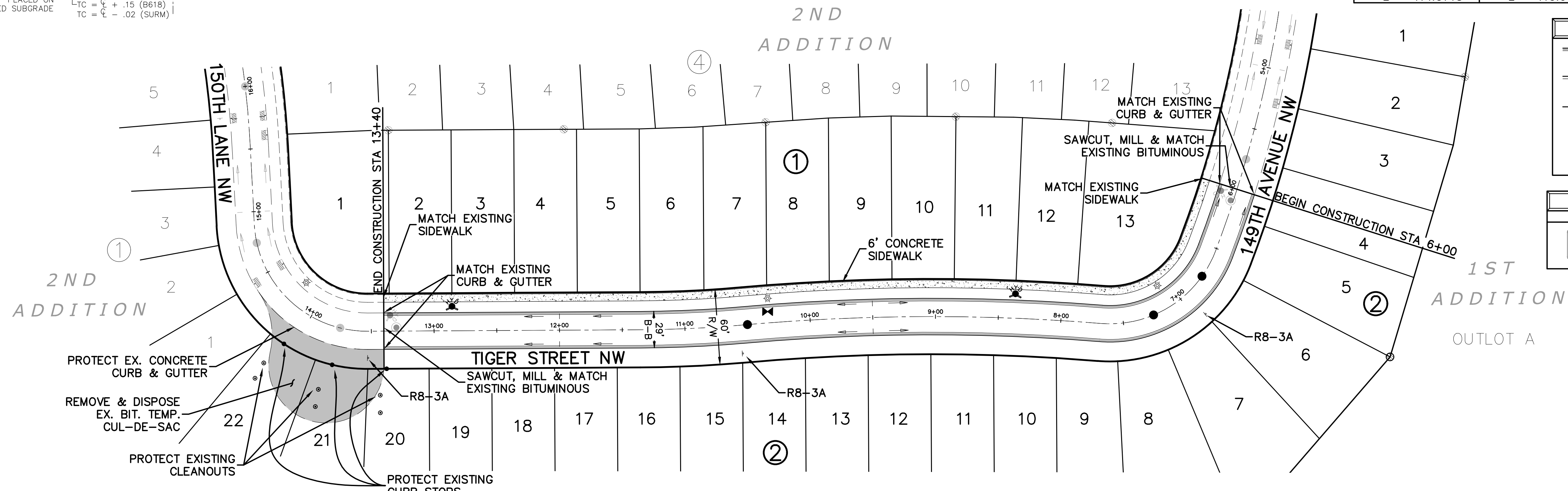
CURB TYPES LEGEND	
	SURMOUNTABLE CONCRETE CURB & GUTTER
	B618 CONCRETE CURB & GUTTER
	B618 CONCRETE CURB & GUTTER (TIP OUT)
	TC 98.76 DENOTES TOP OF CURB ELEVATION FOR THE TYPE OF CURB SHOWN.

SIGN SCHEDULE			
SIGN	SIGN NO.	SIZE	QUANTITY
	R8-3A	12" x 18"	3

LIGHTING NOTES:
 PROPOSED LIGHT LOCATION.

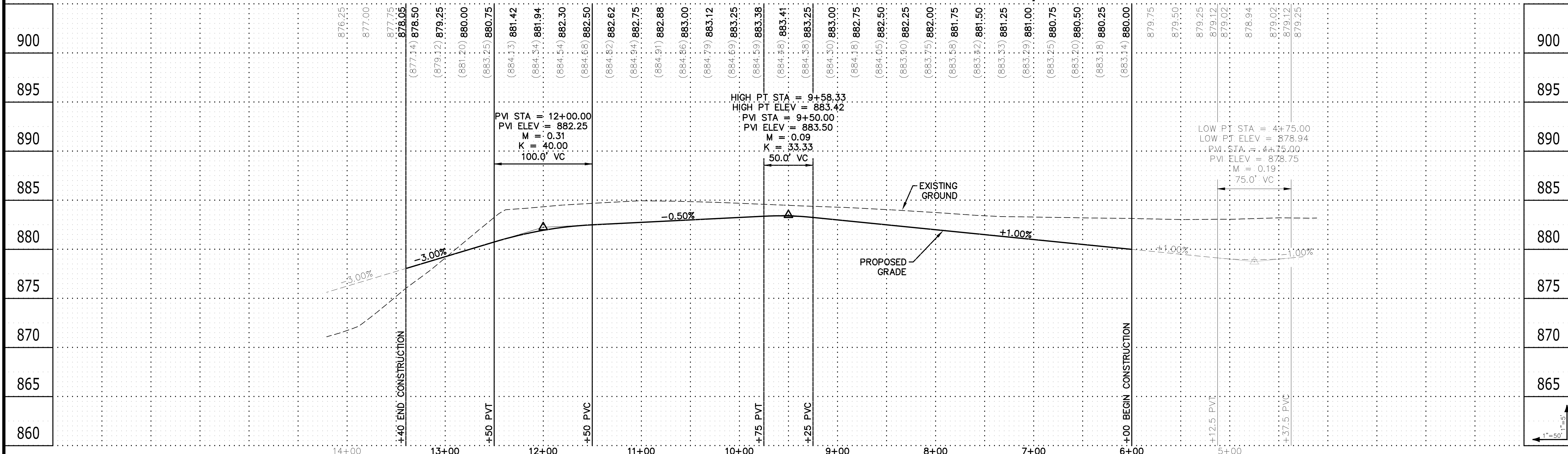


BENCHMARK	
1. Anoka County Benchmark No. 3076 Elev. = 890.186 (NAVD 88)	
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TIGER STREET NW

149TH AVENUE NW



3890 Pheasant Ridge DR. NE,
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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. Krystofiak, P.E.
 Signature:
 Date: 2/15/19 License #: 25063

Drawn: ADB
 Designed: BJK
 Date: 2/15/19

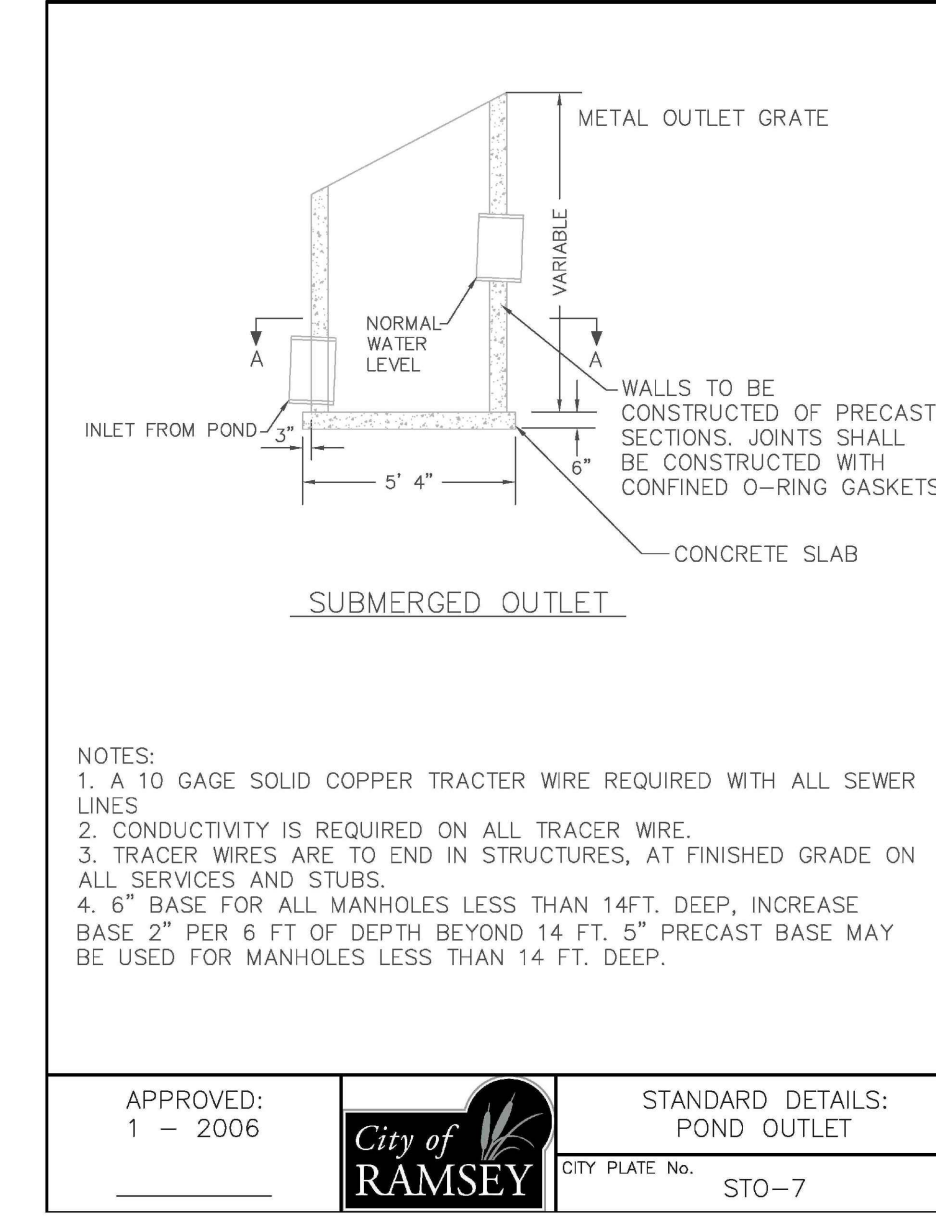
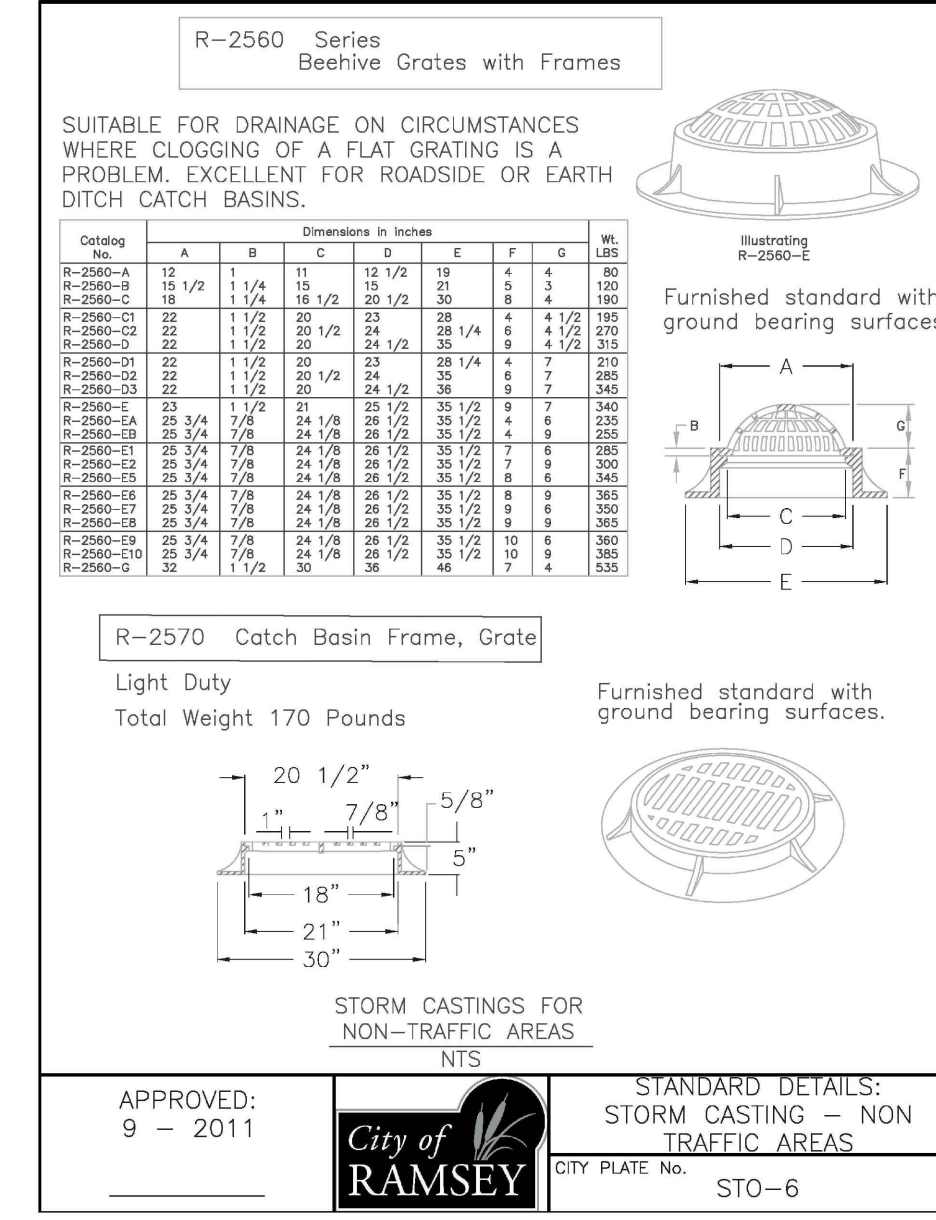
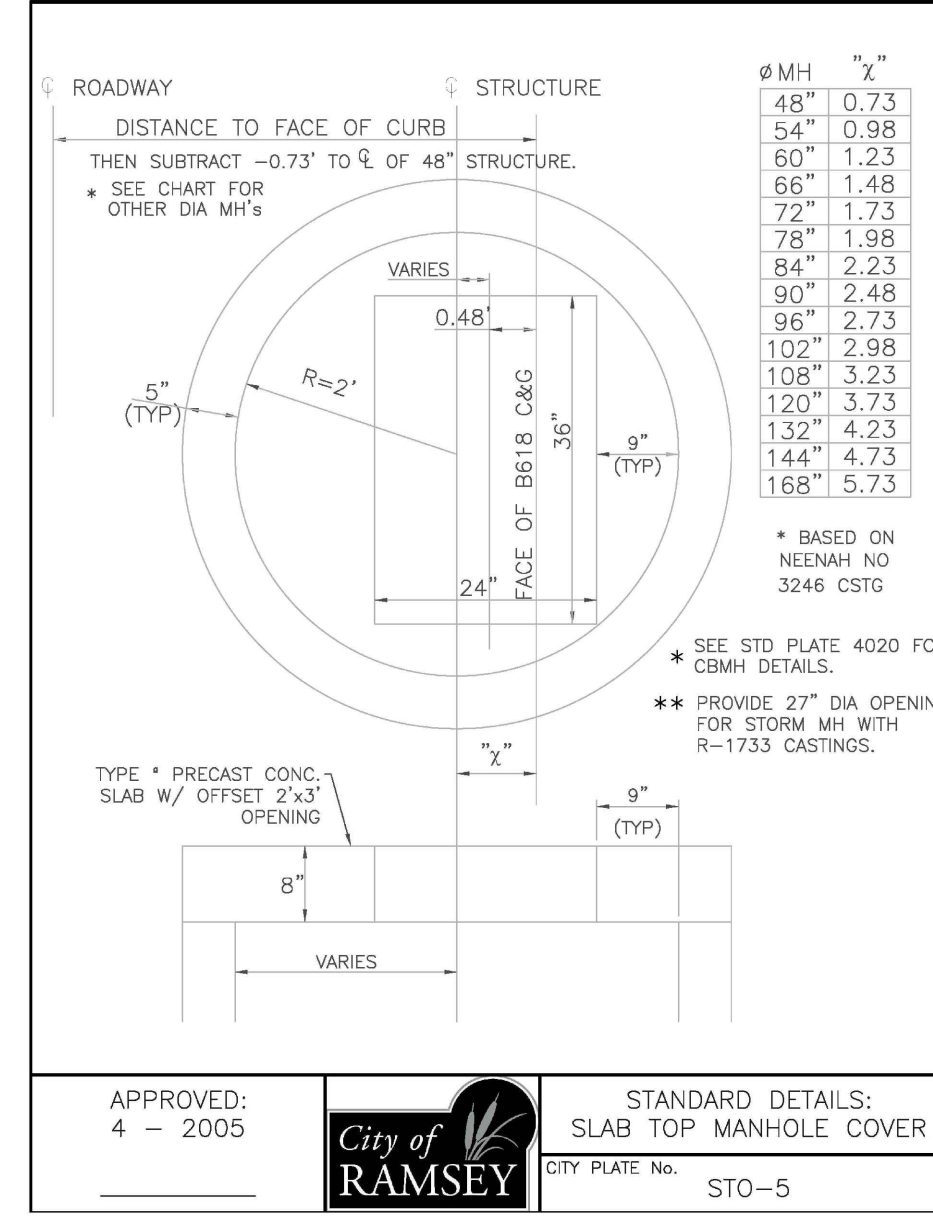
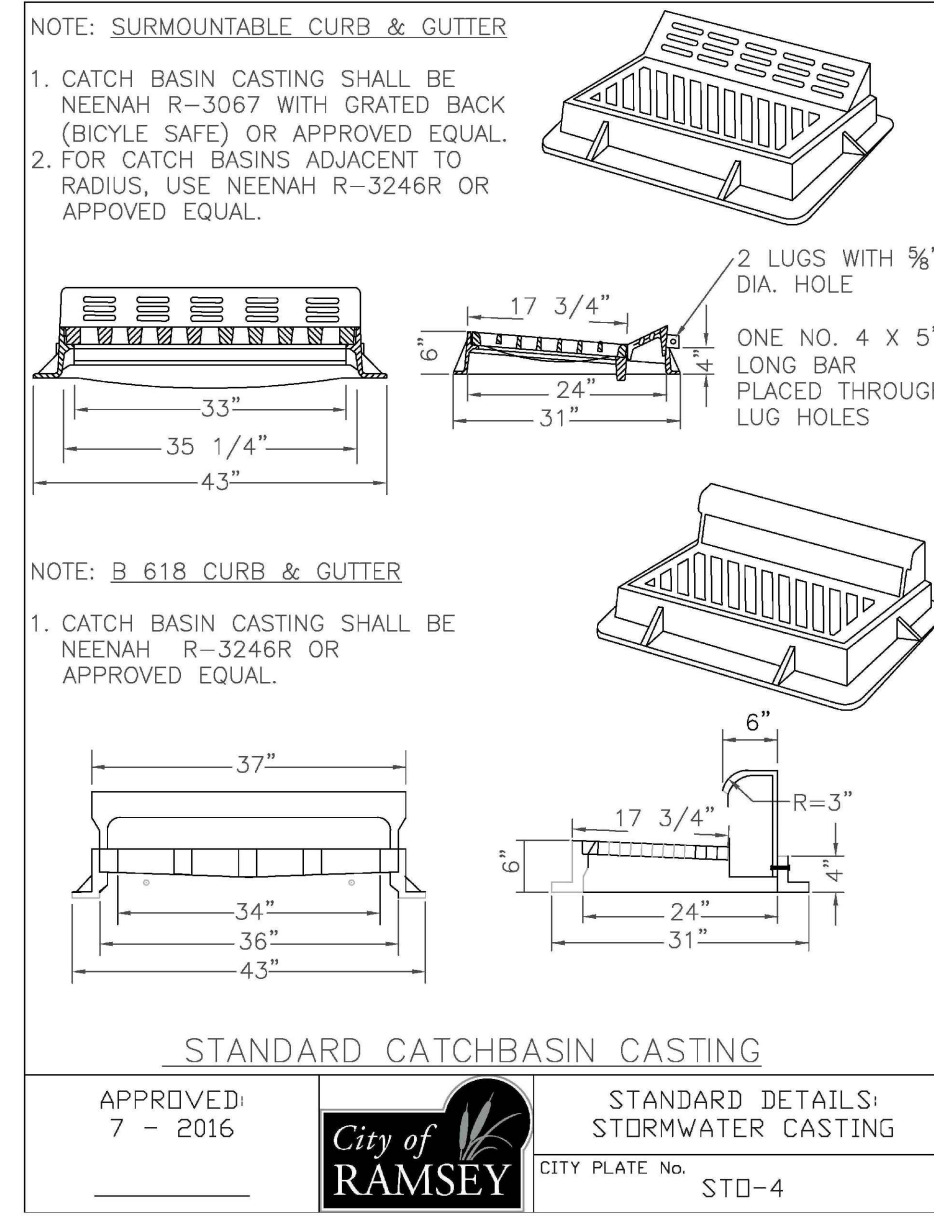
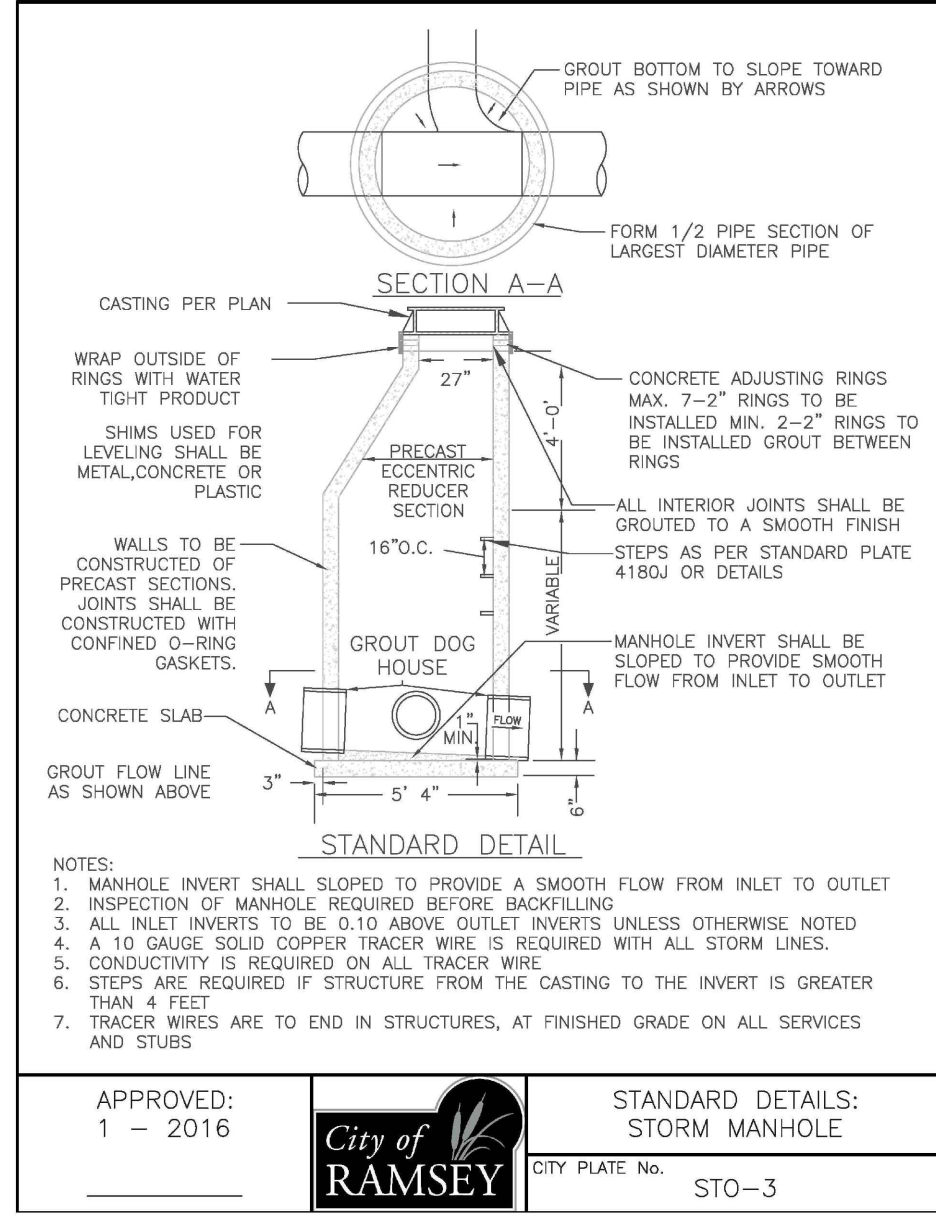
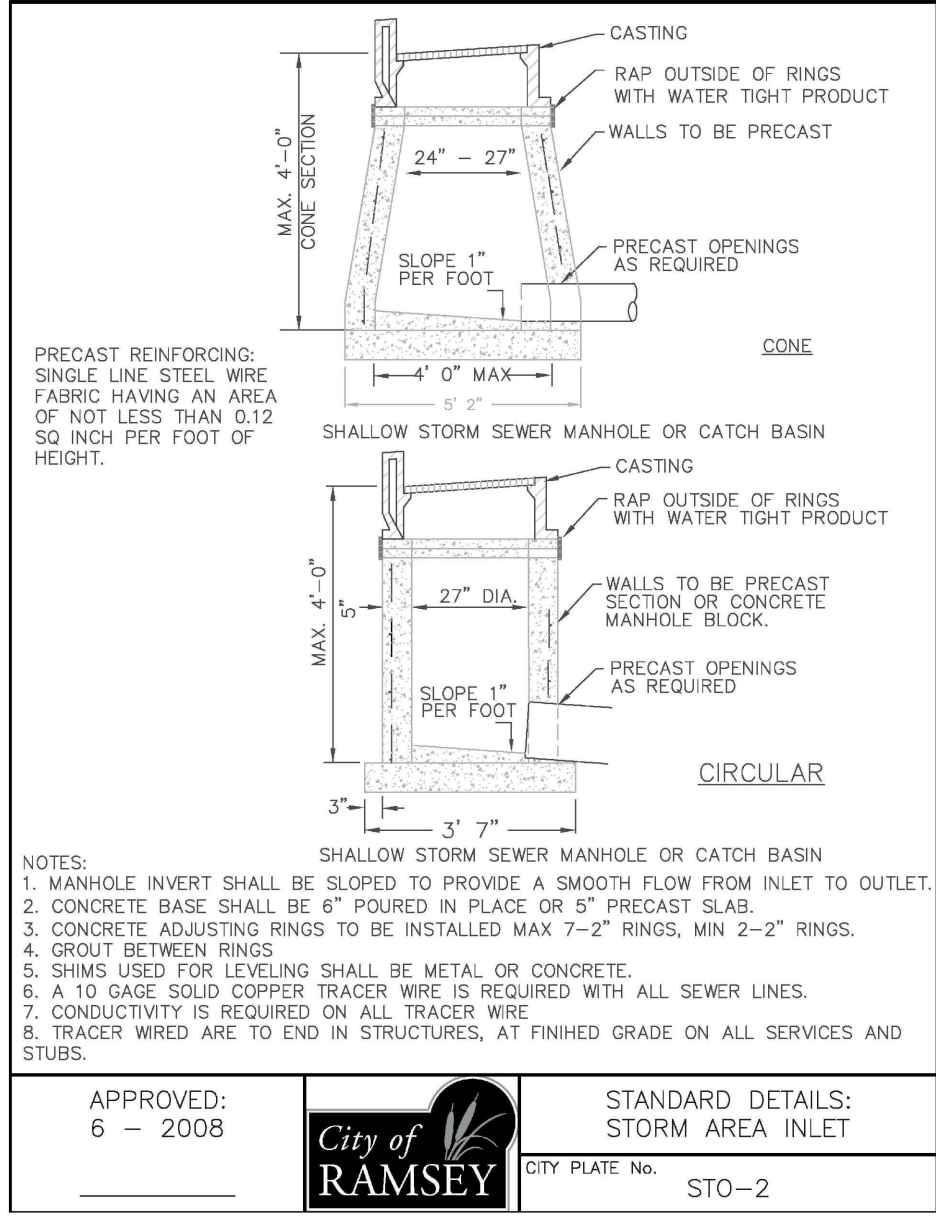
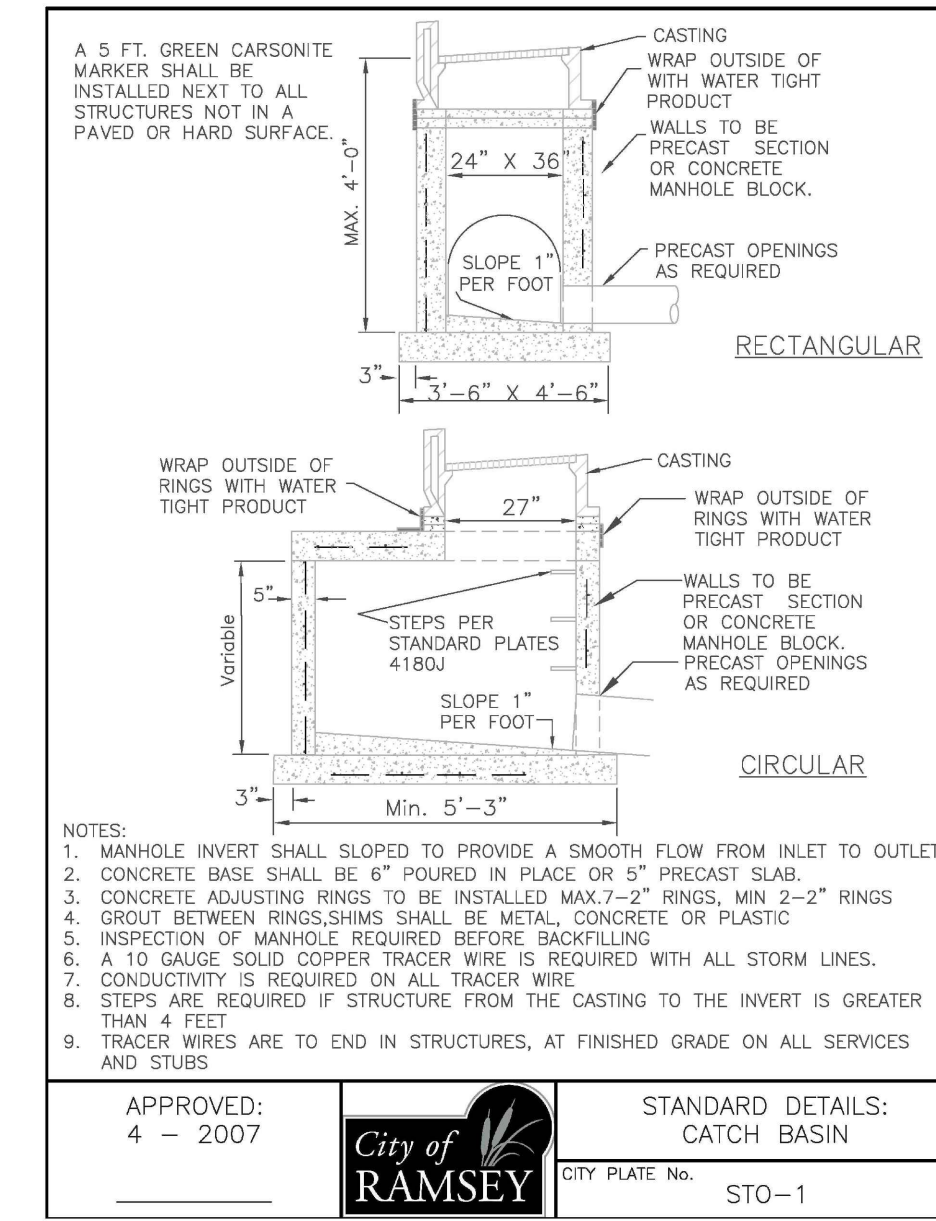
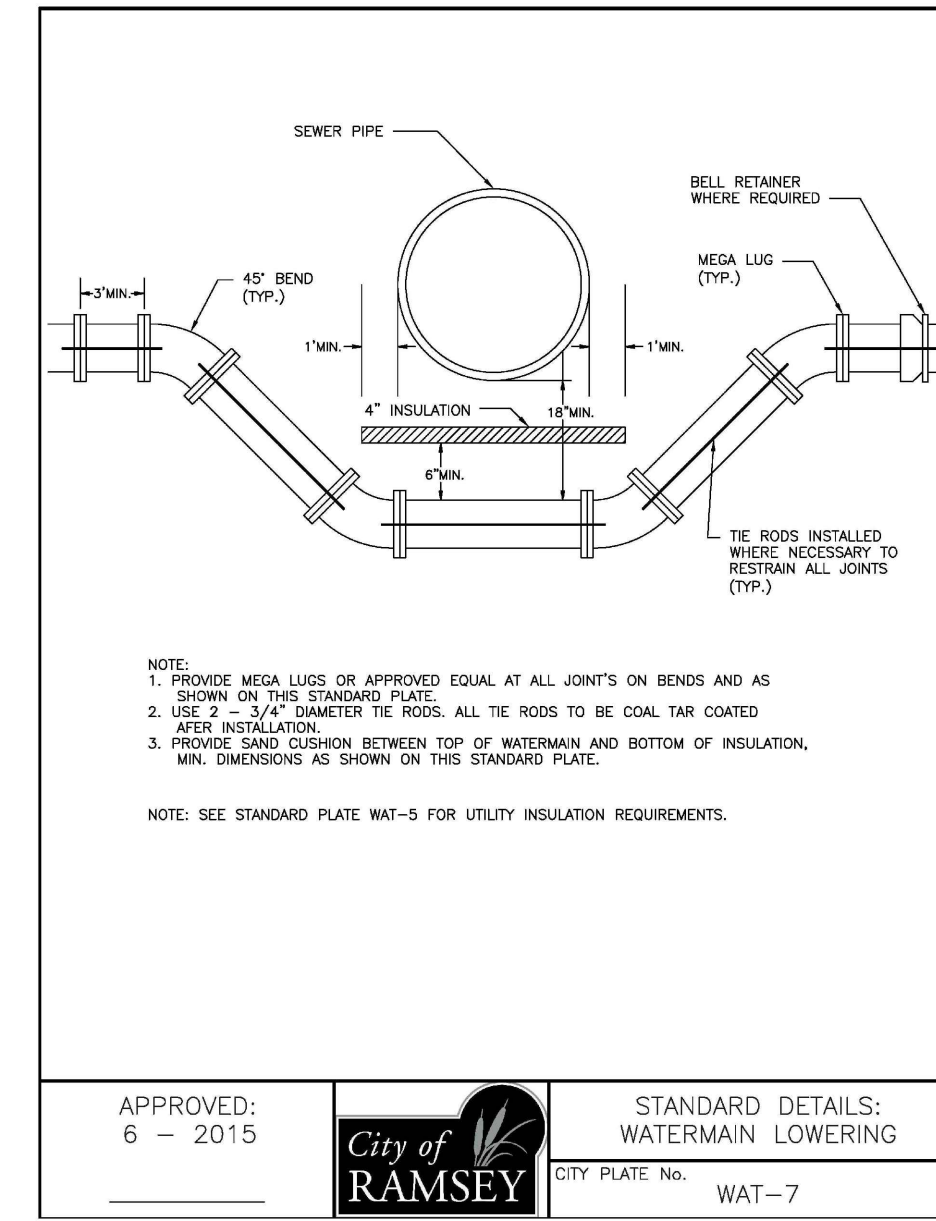
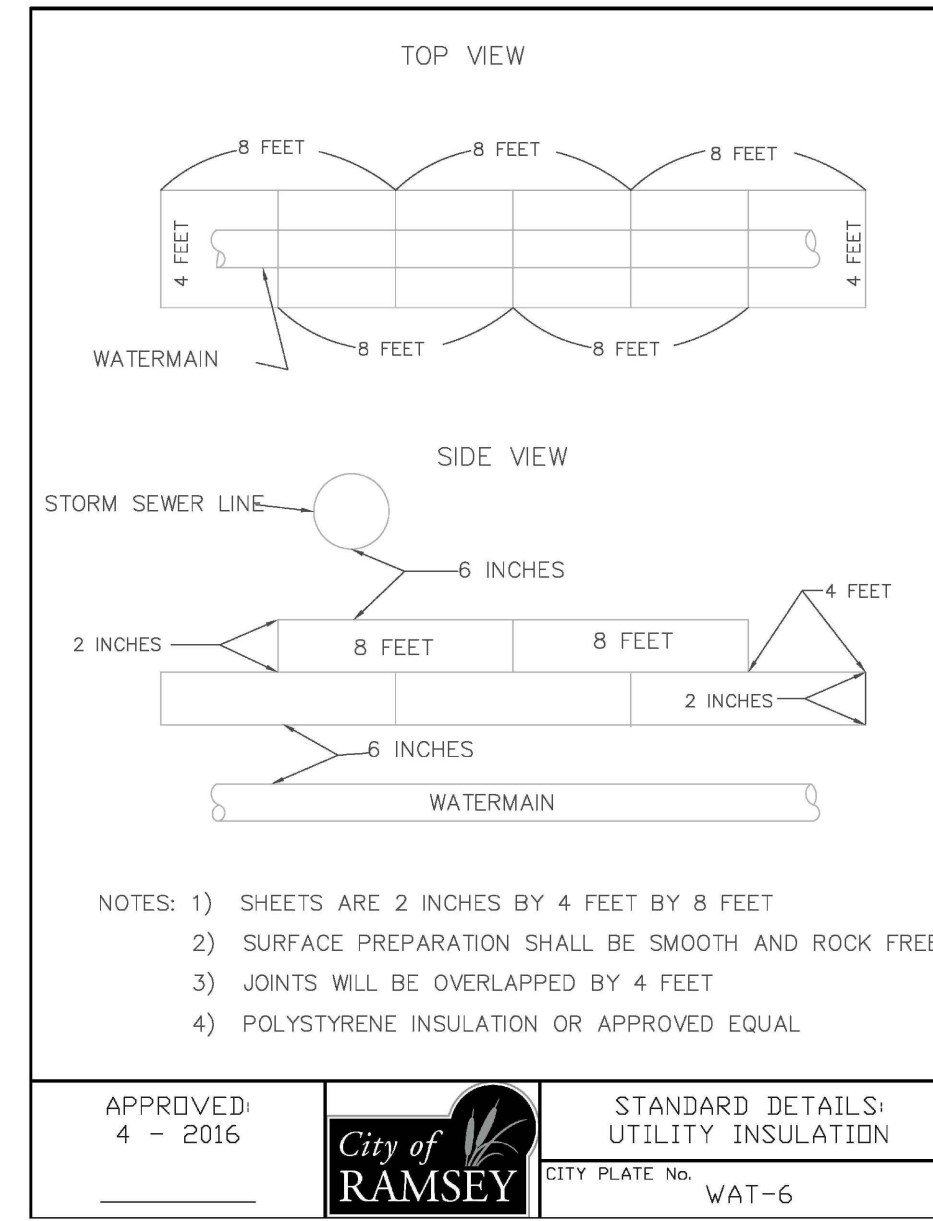
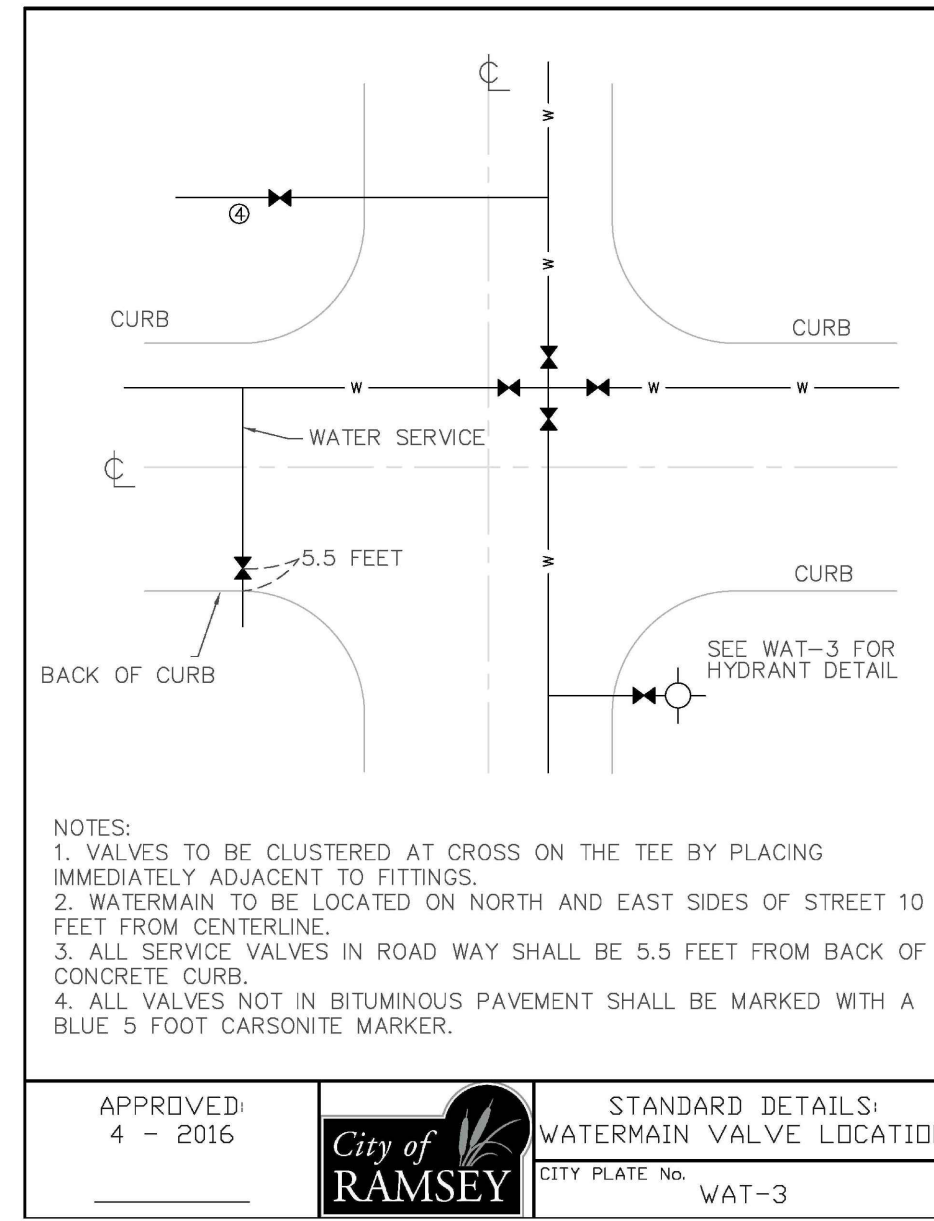
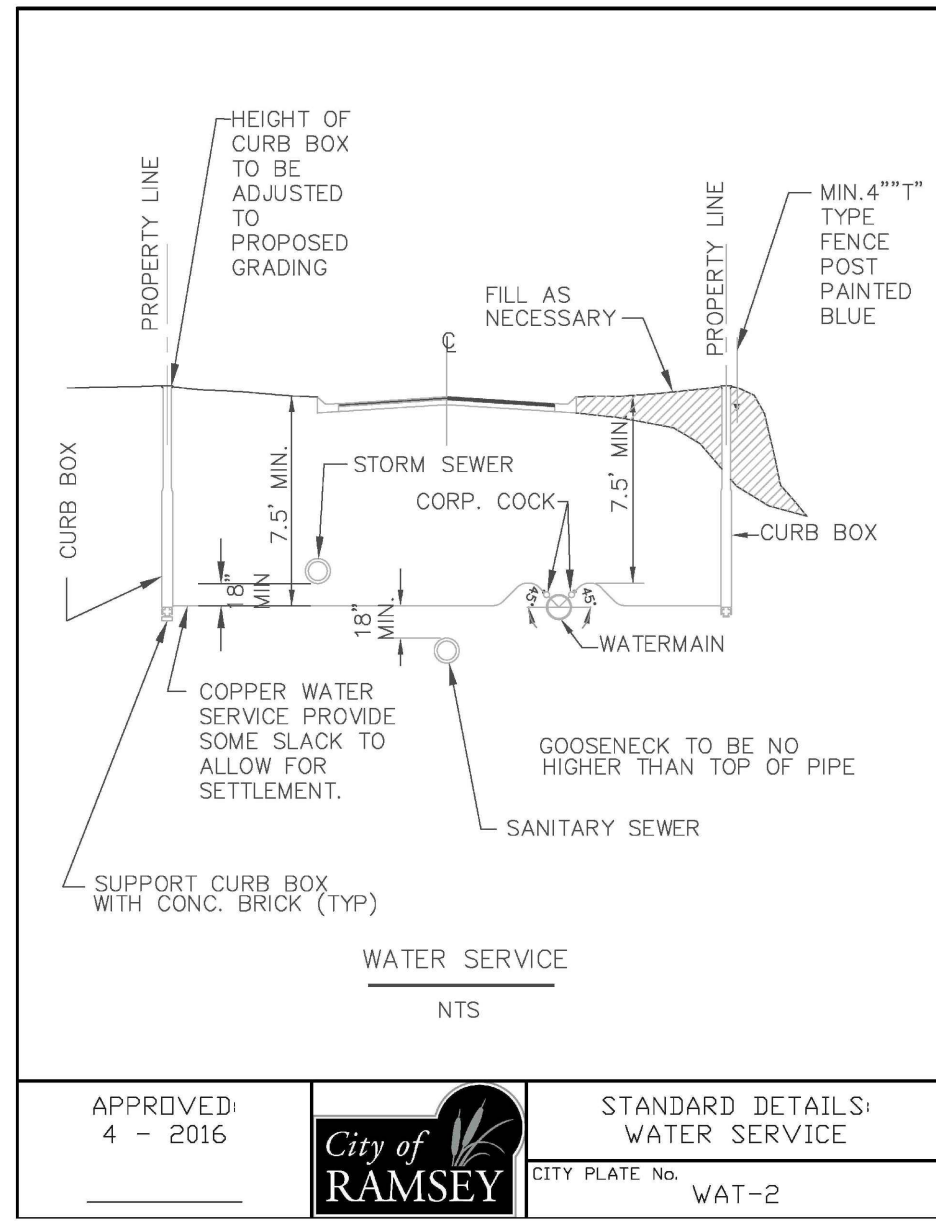
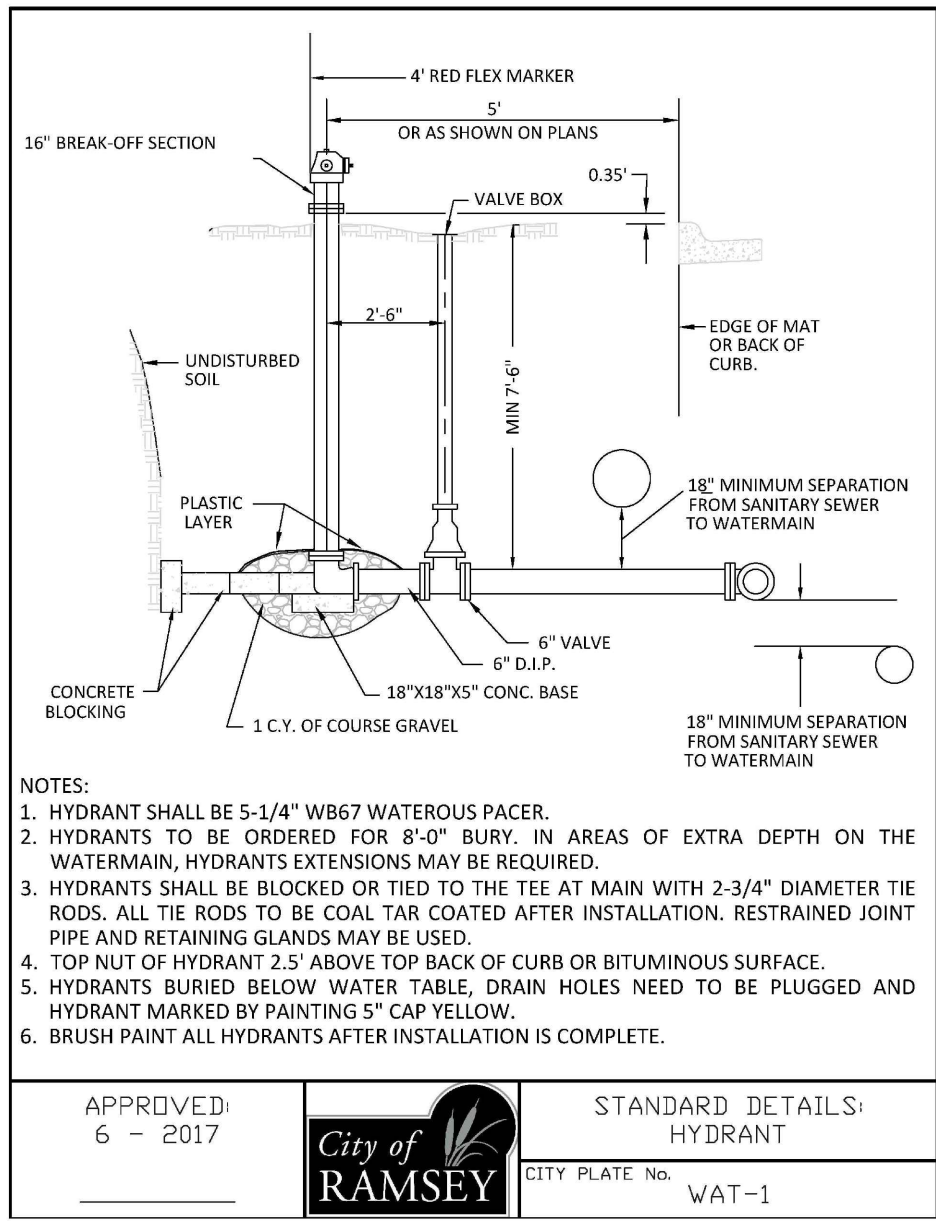
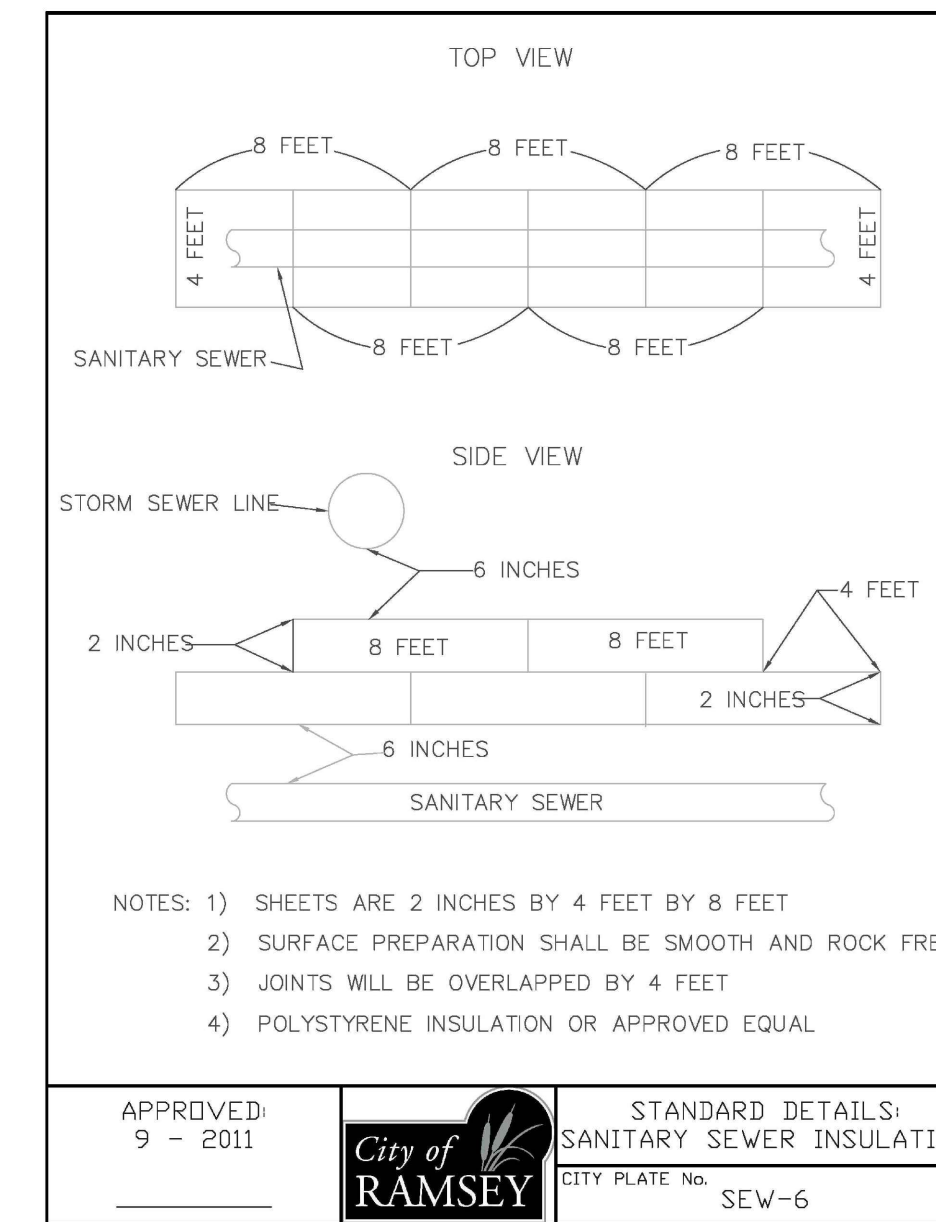
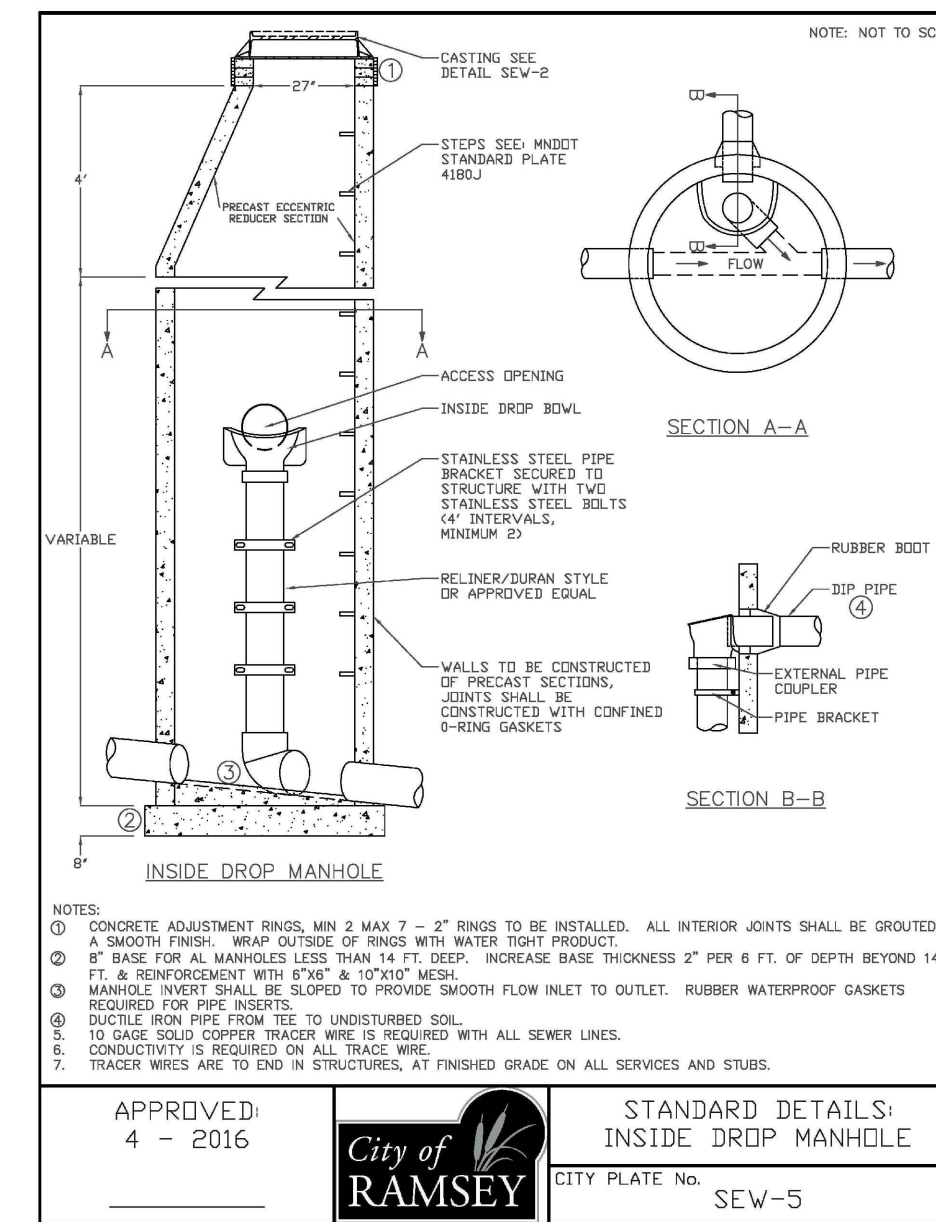
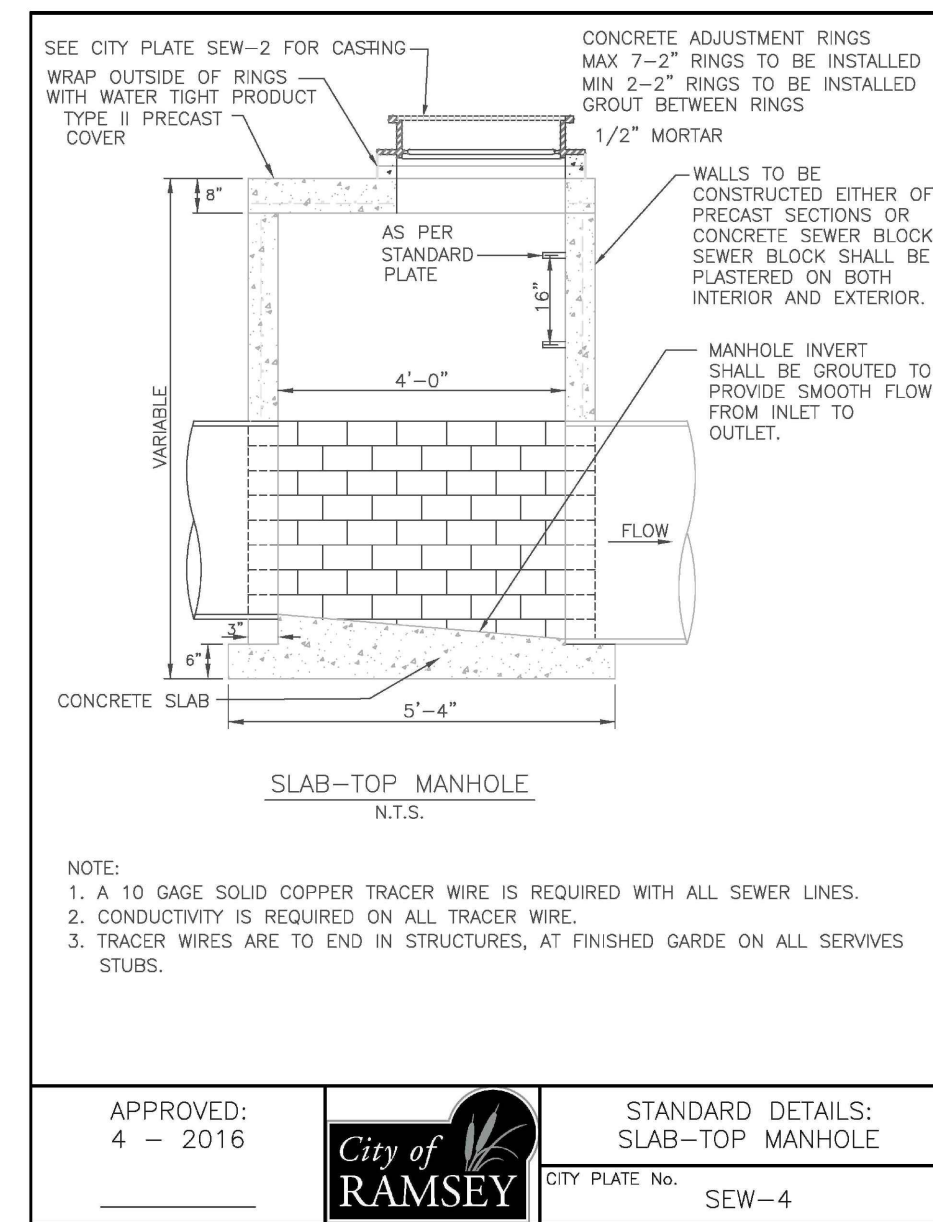
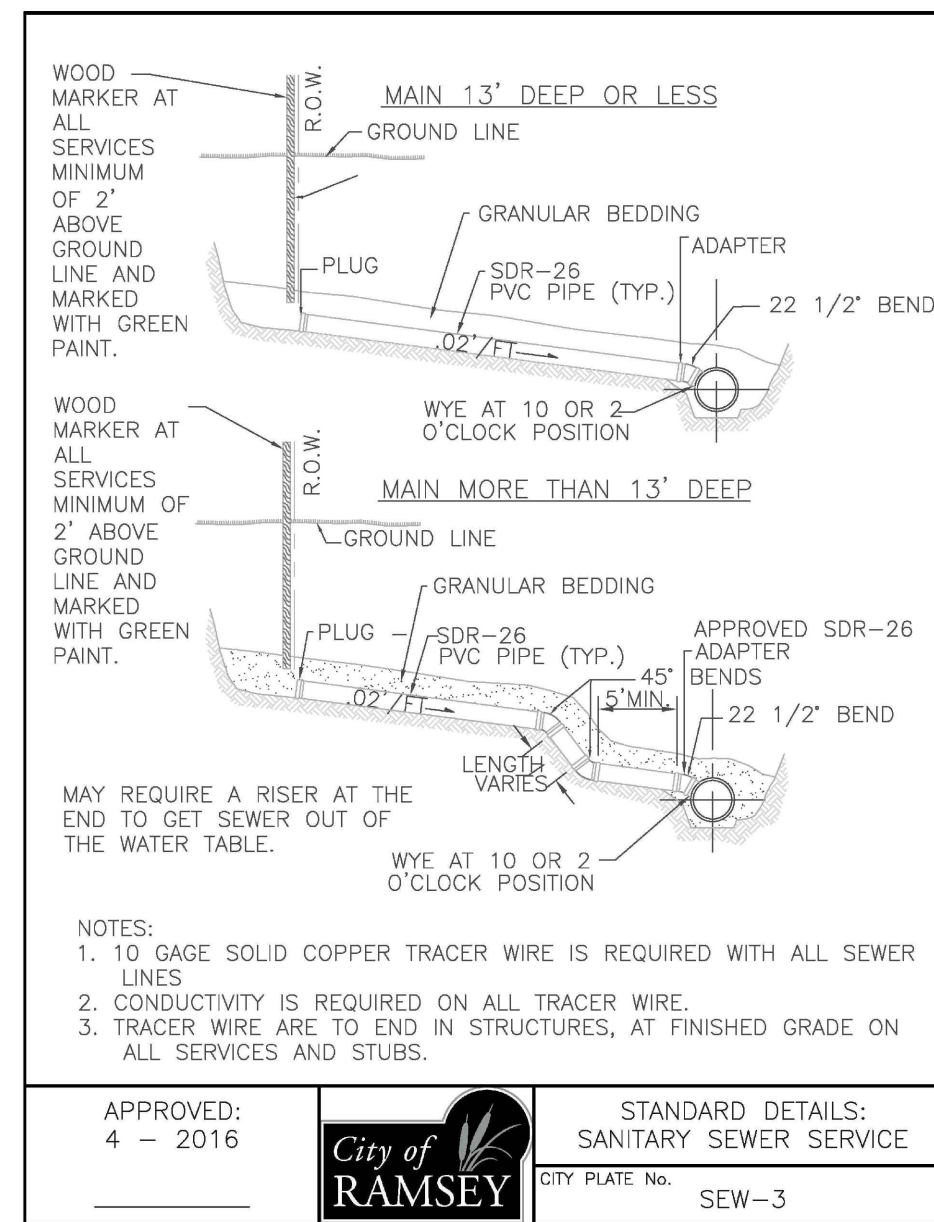
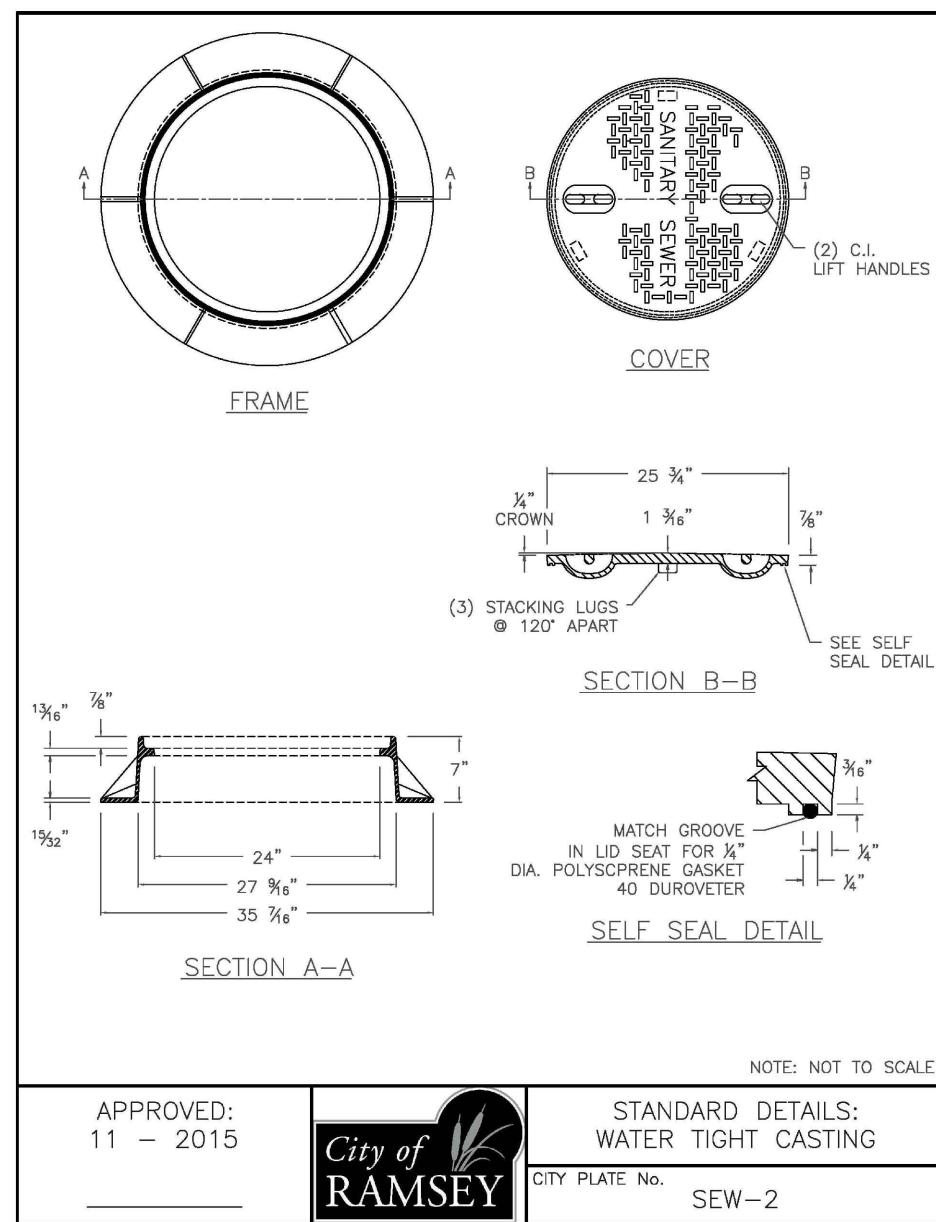
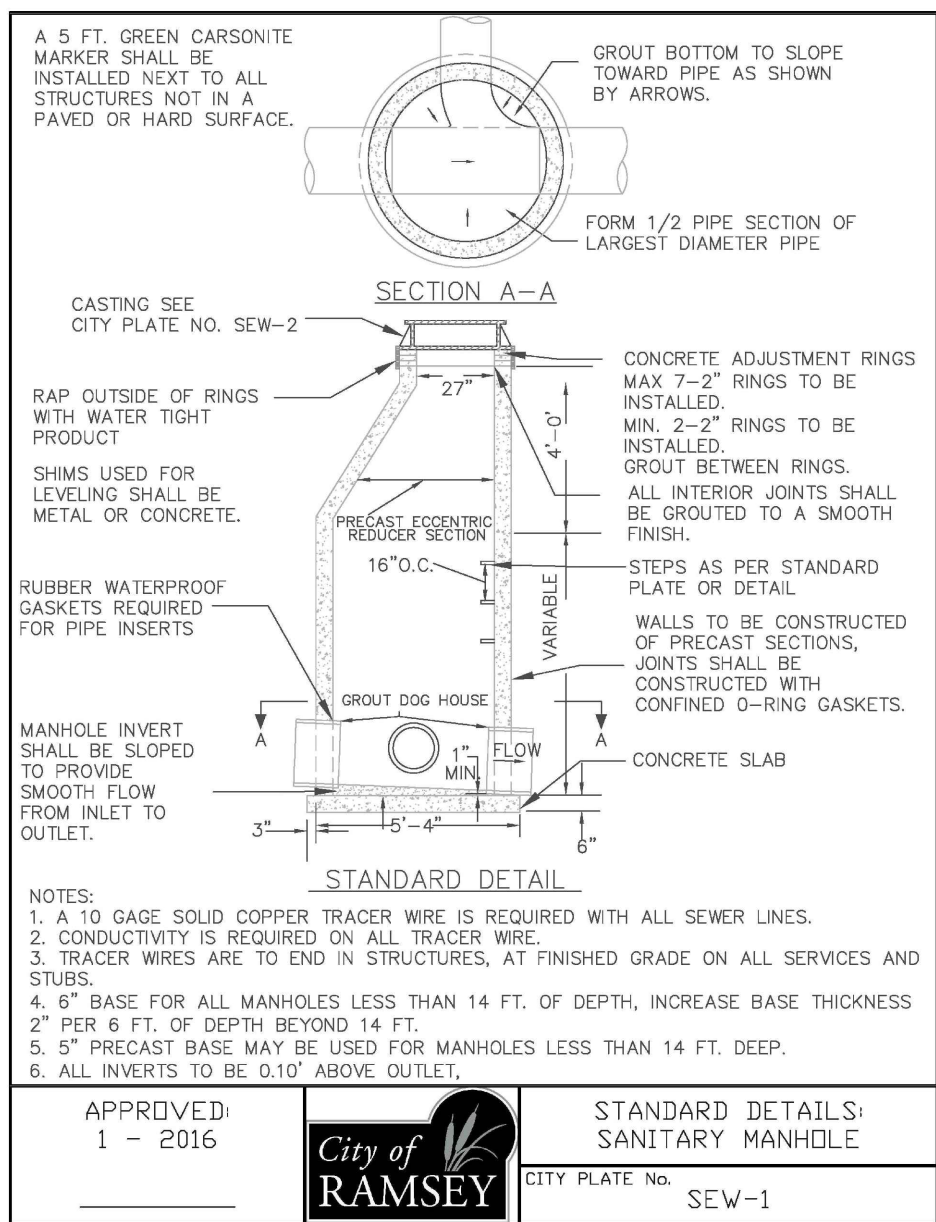
Revisions:
 1.

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

RIVERSTONE 3RD ADDITION
 Ramsey, Minnesota

STREET CONSTRUCTION

Save Date: 02/14/19 F:\Jobs\6421 - 6440\6435 - ramsey site\cad\3rd\engineering\3rd addition\6435_3rd_street.dwg



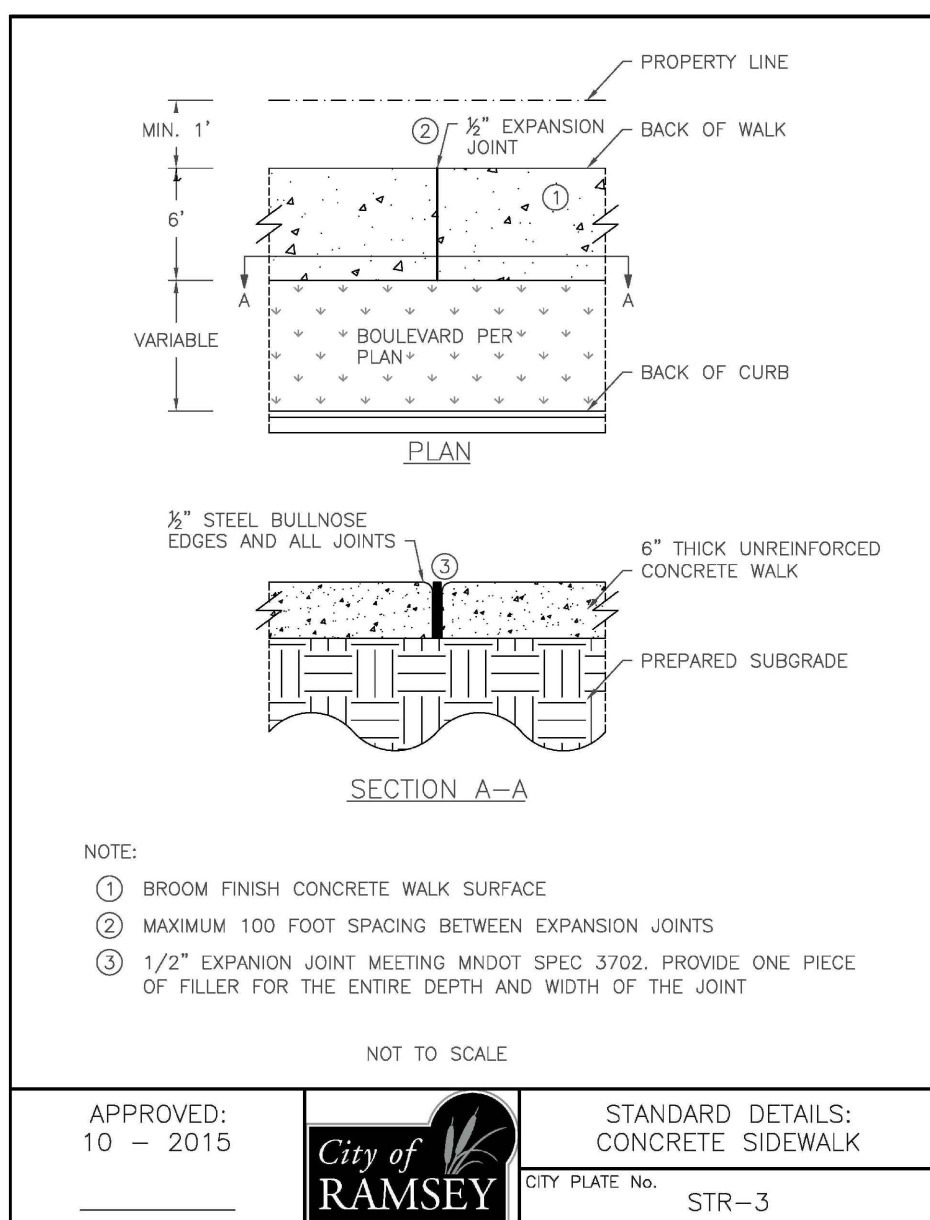
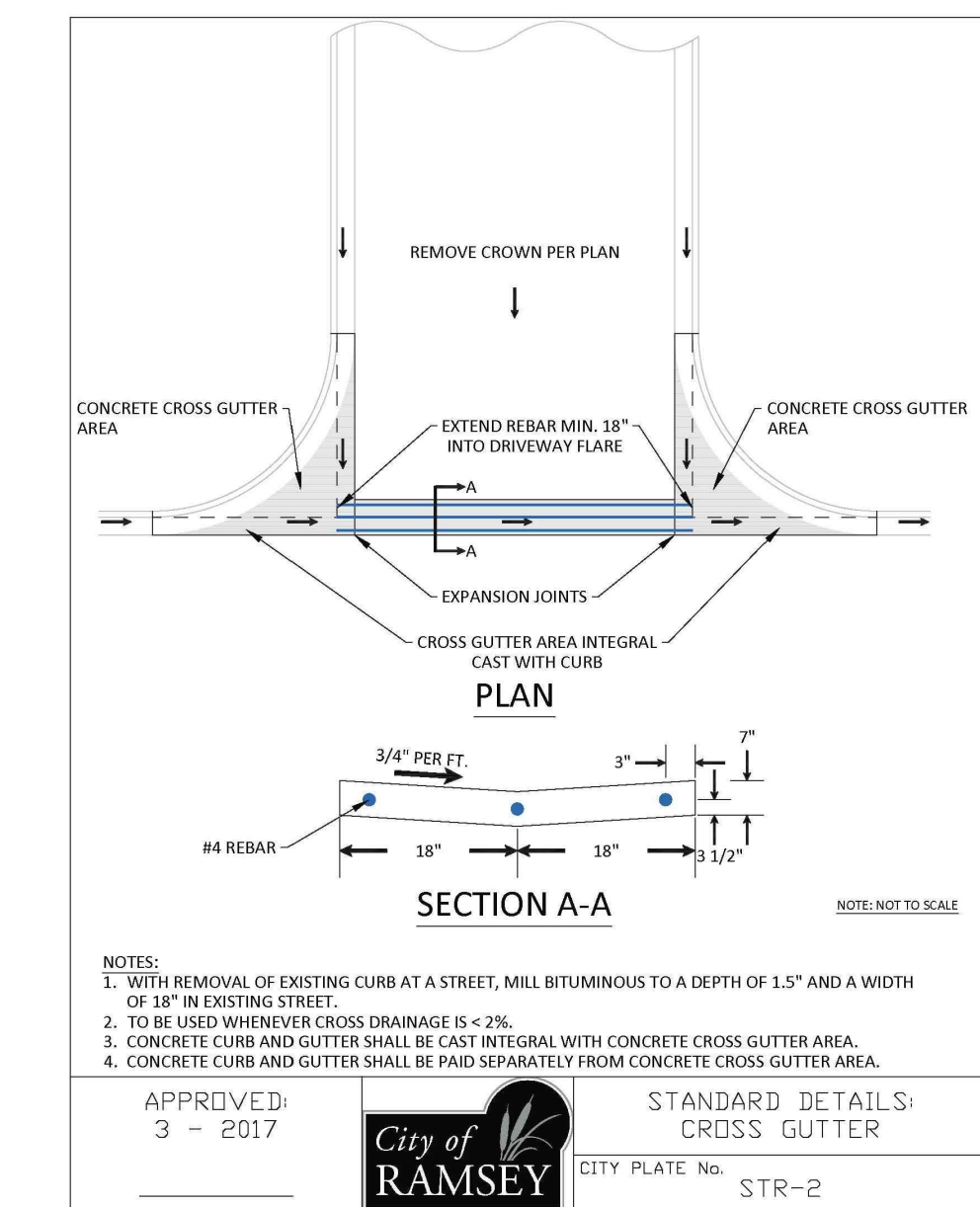
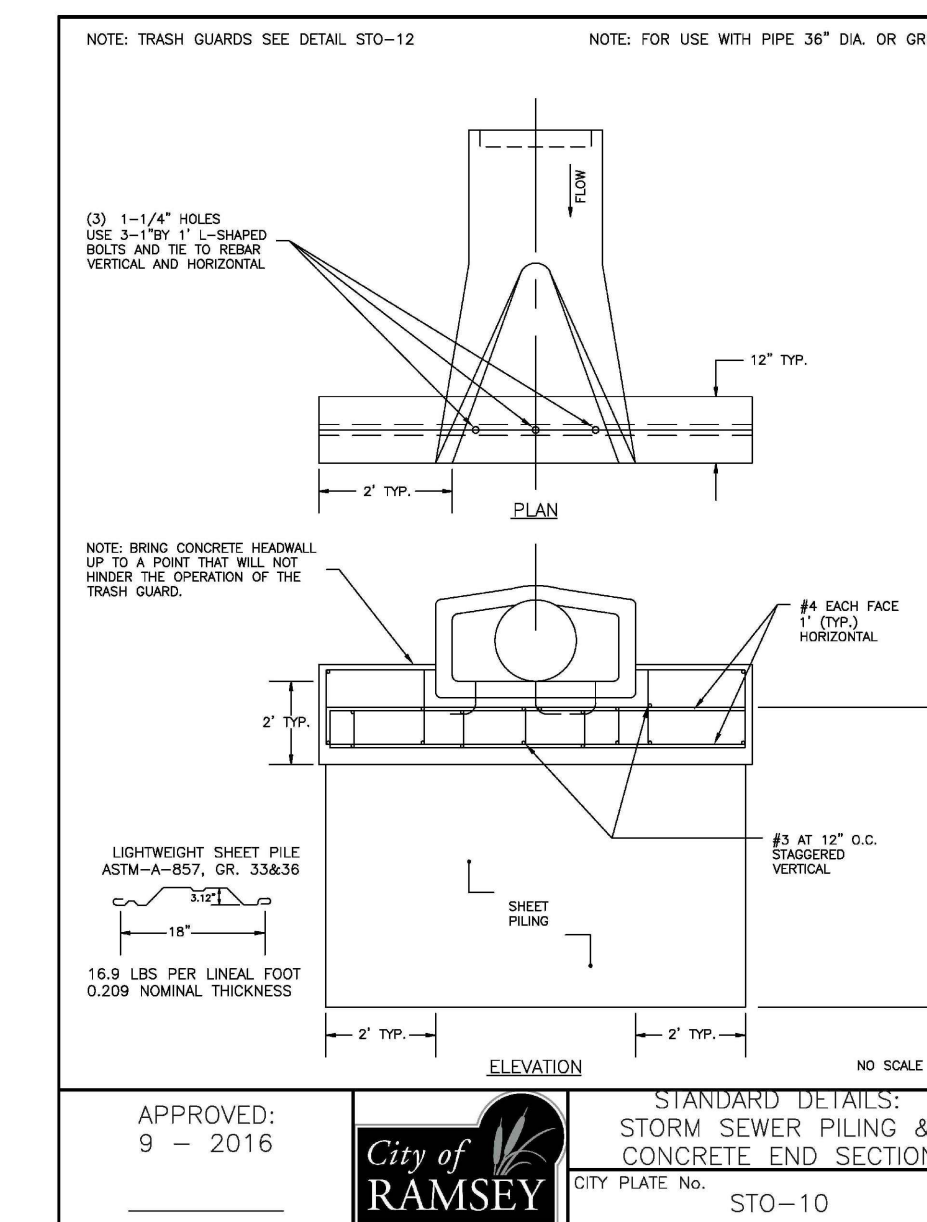
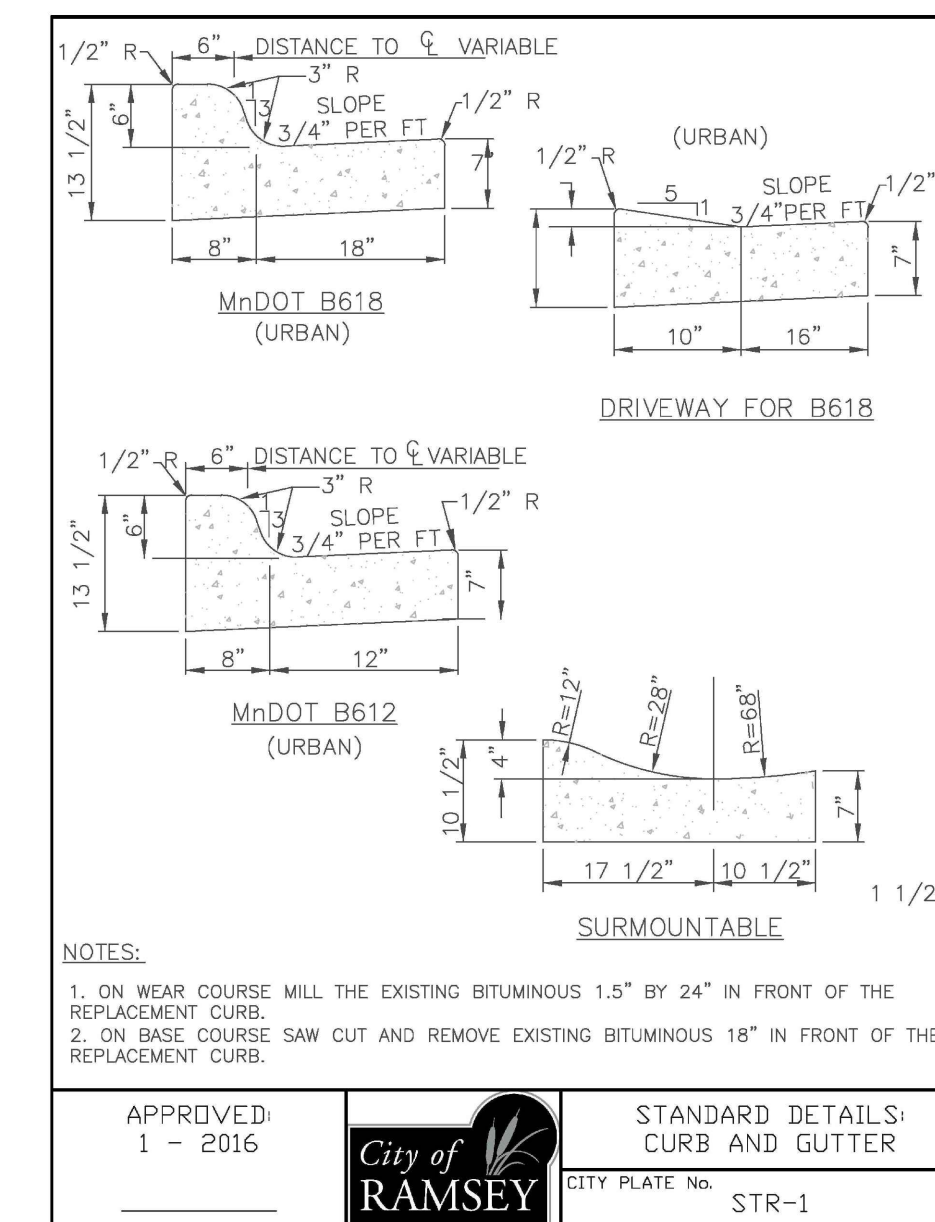
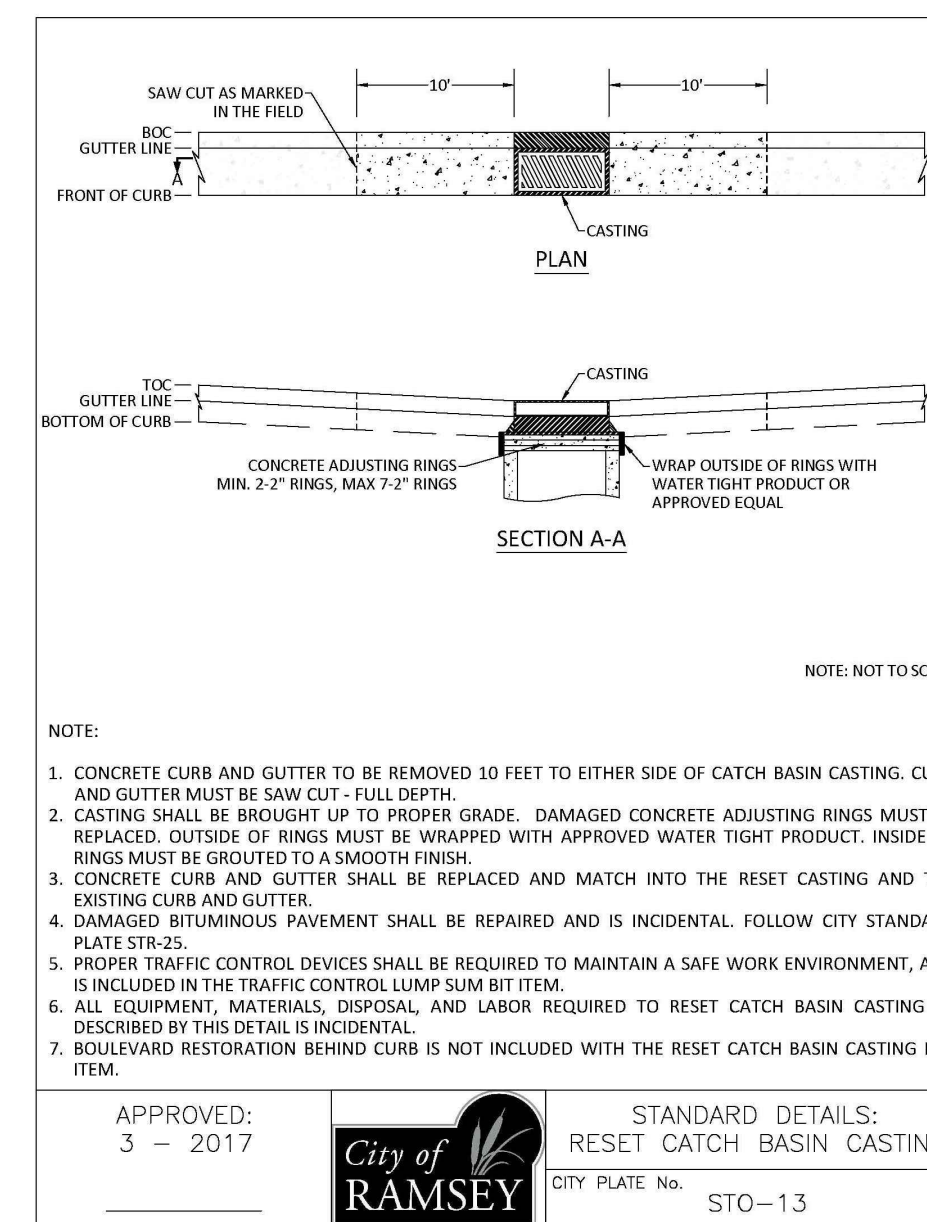
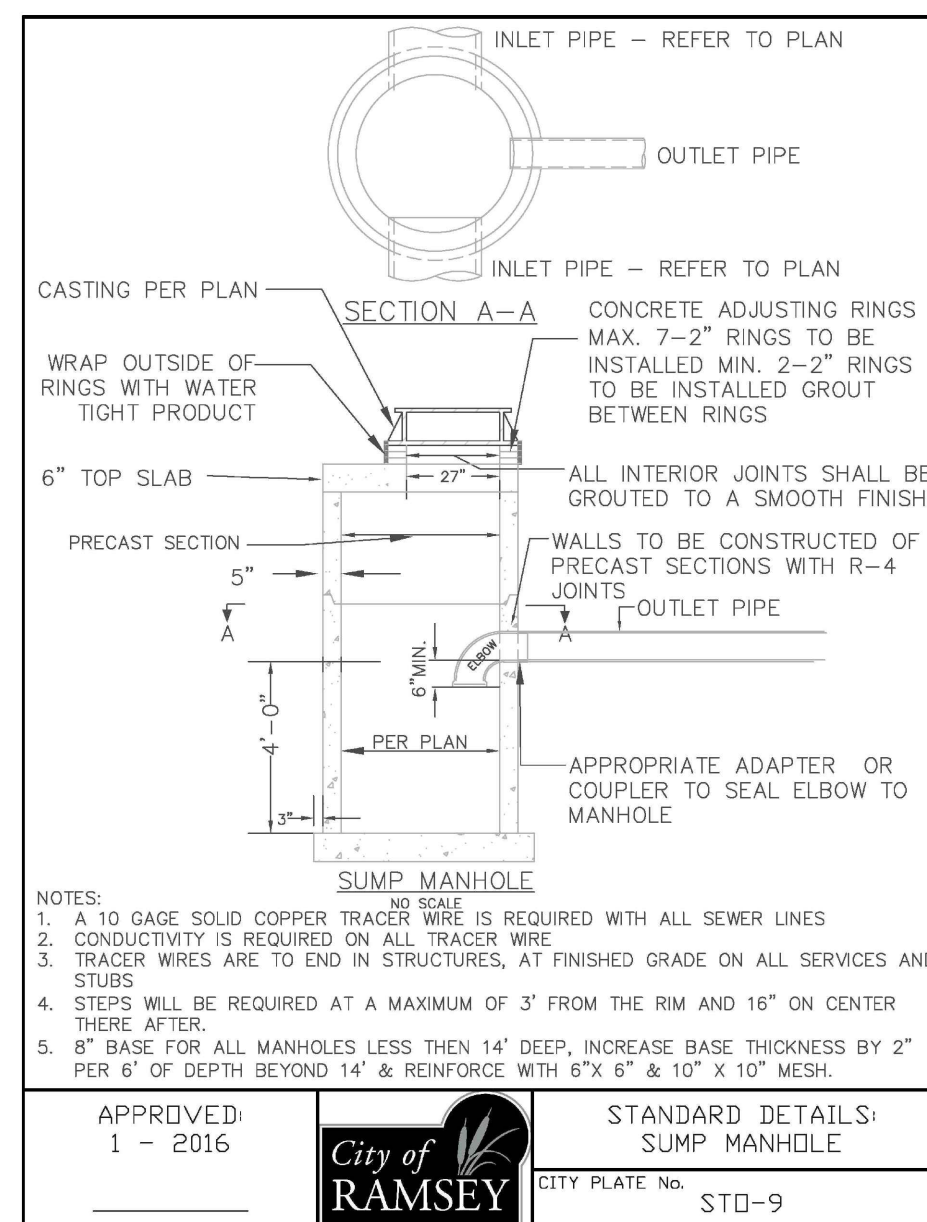
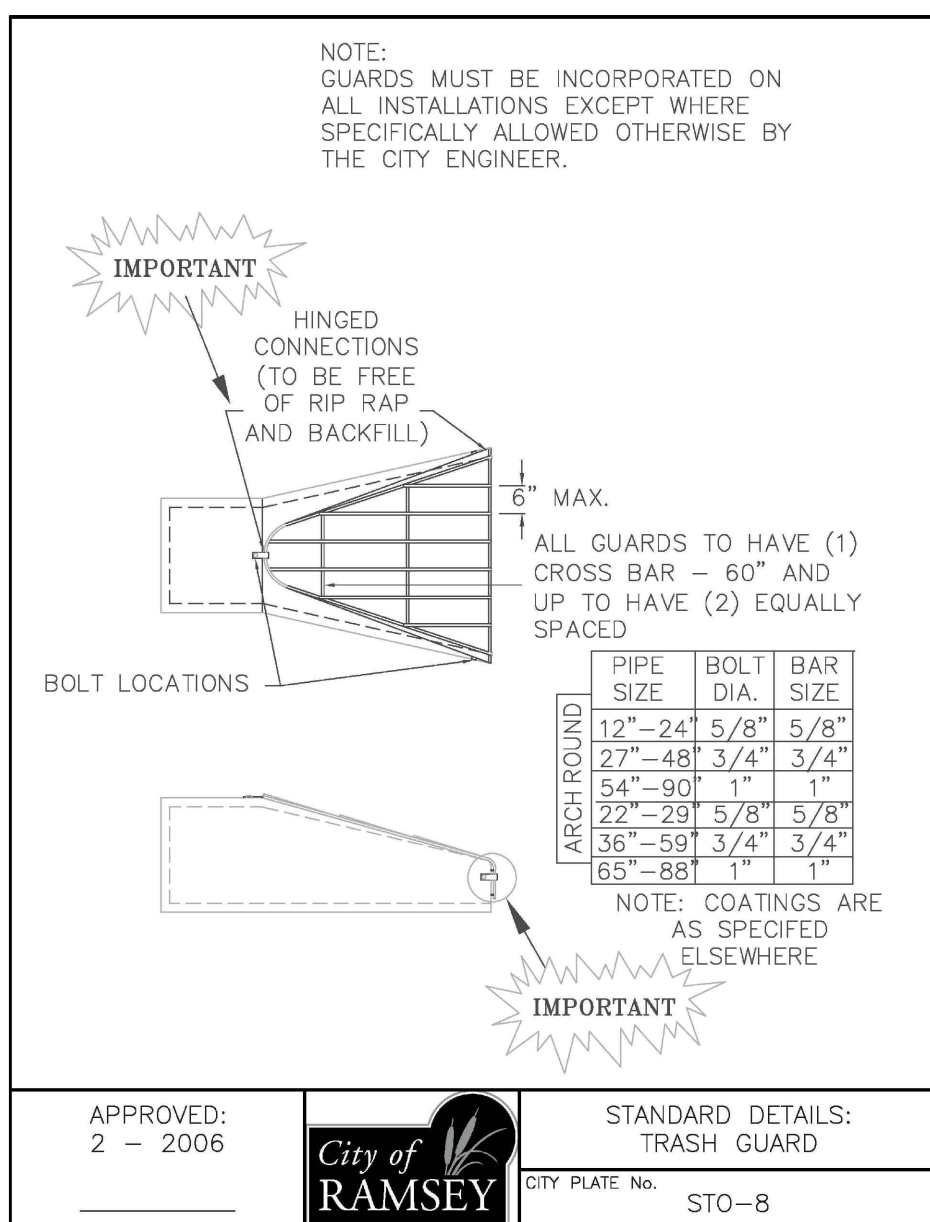


TABLE A
MODIFIED CLASS 5
SPECIFICATIONS

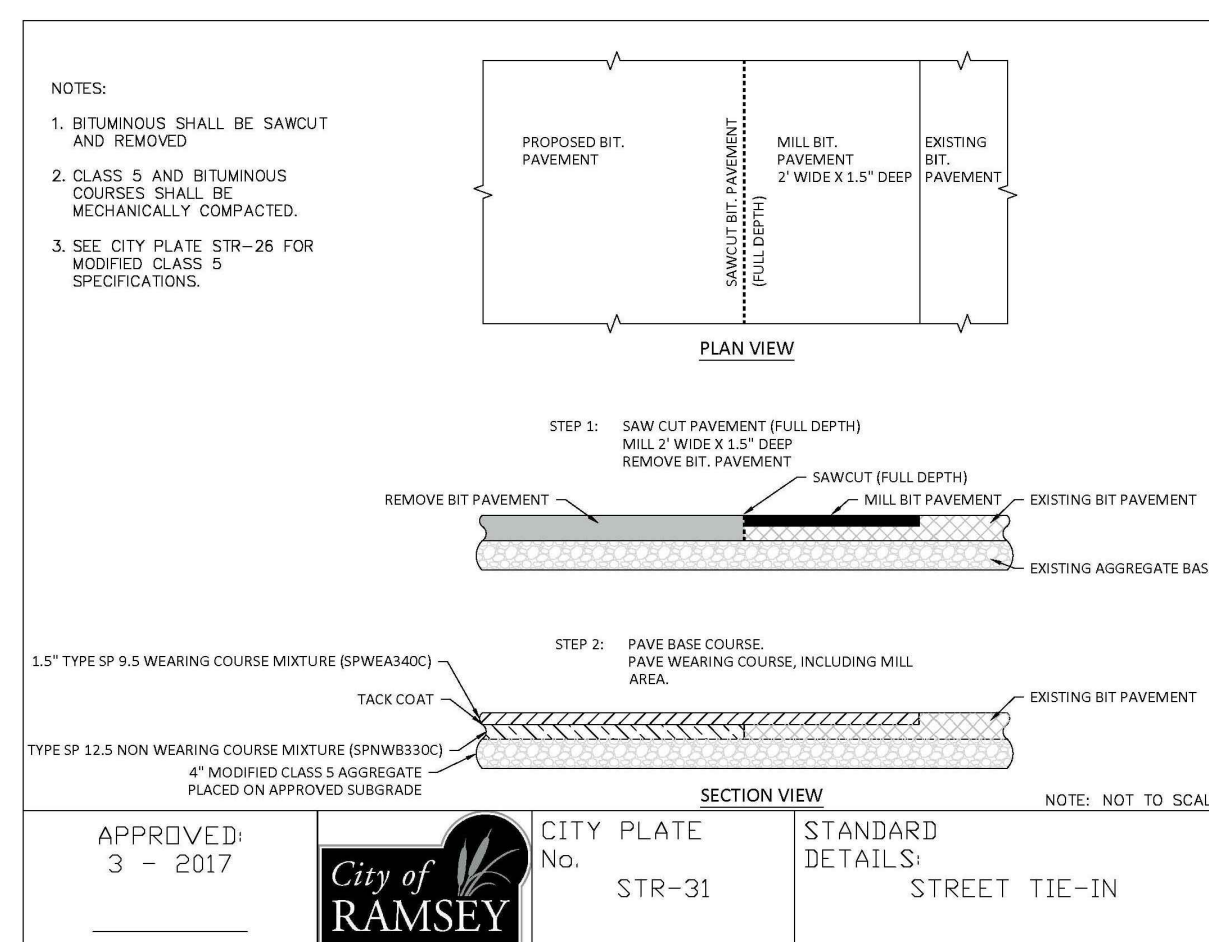
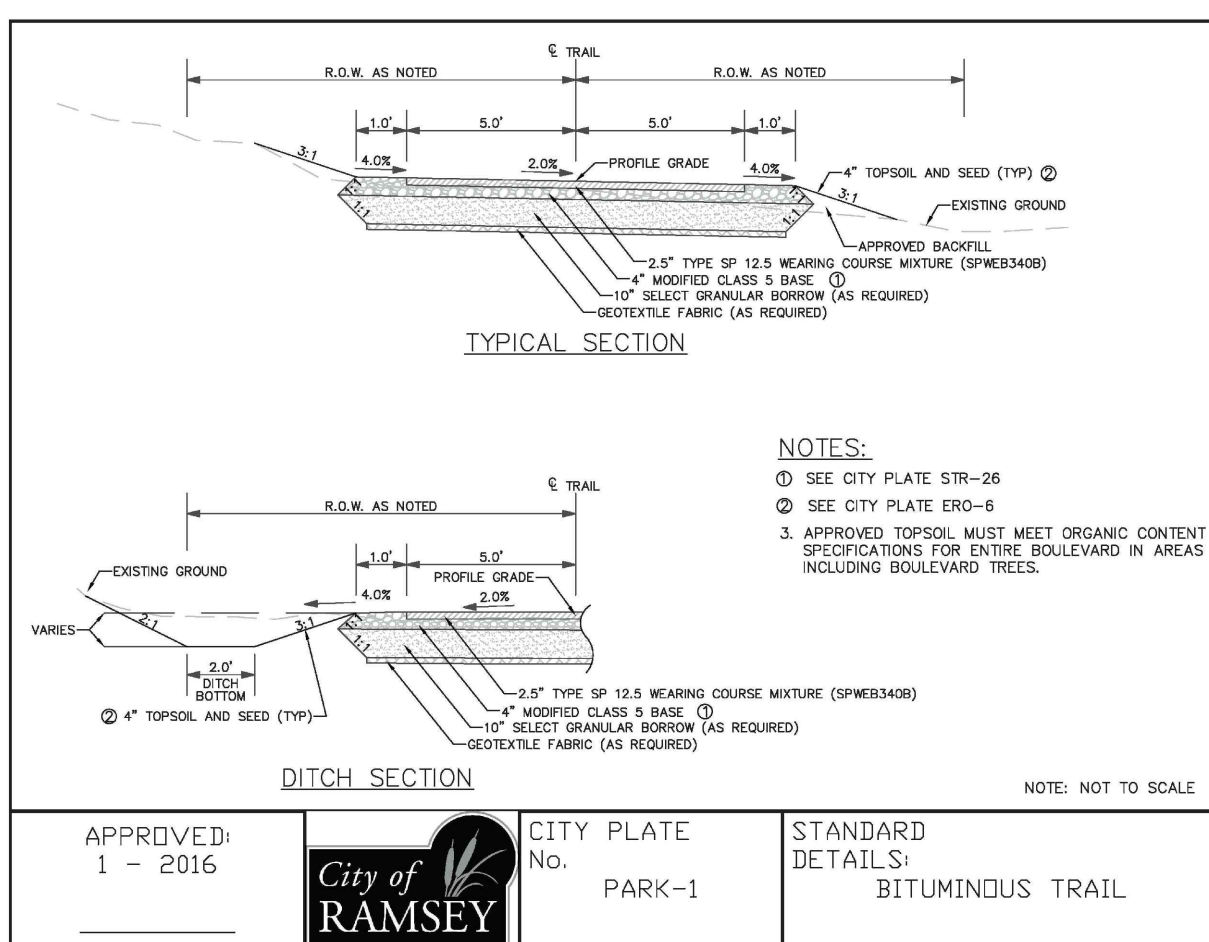
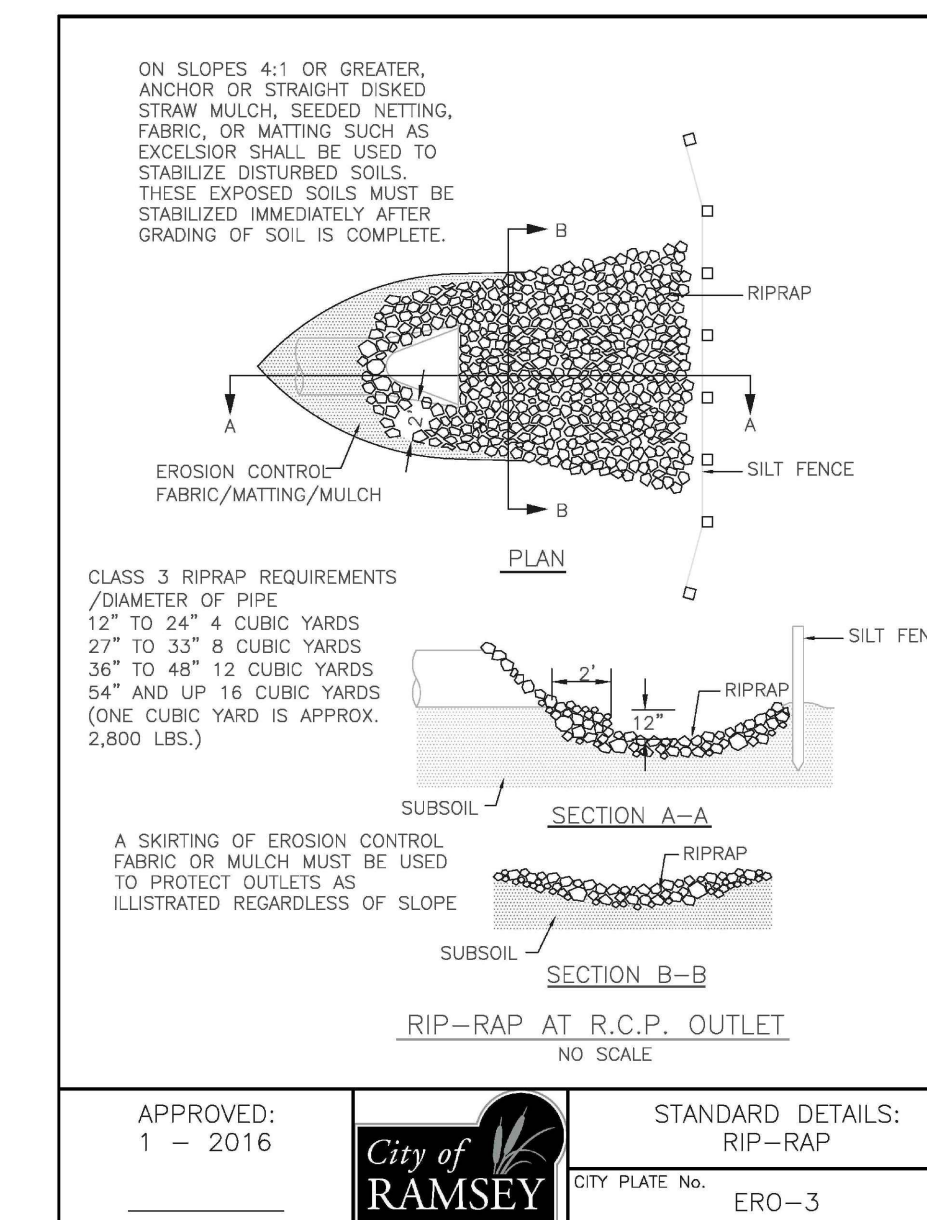
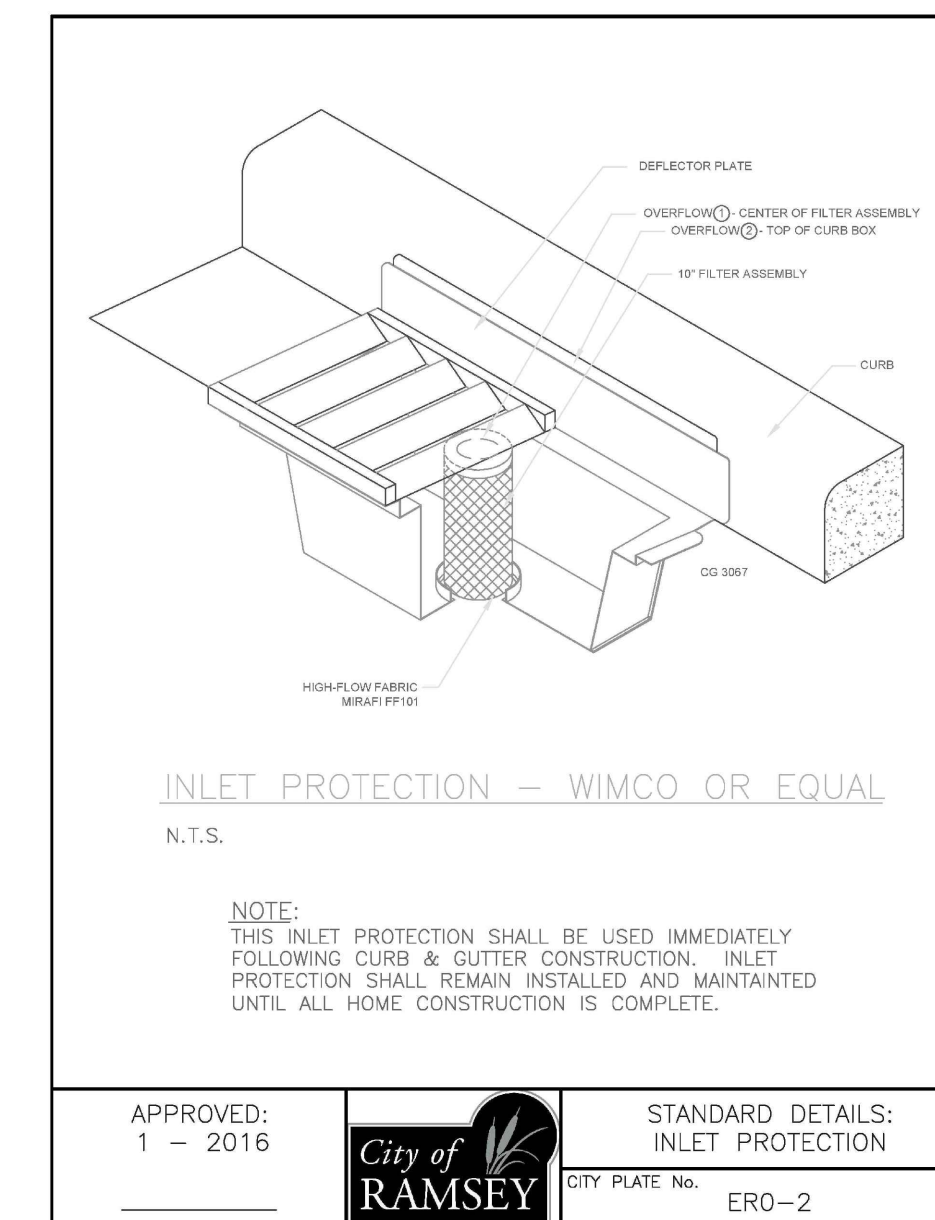
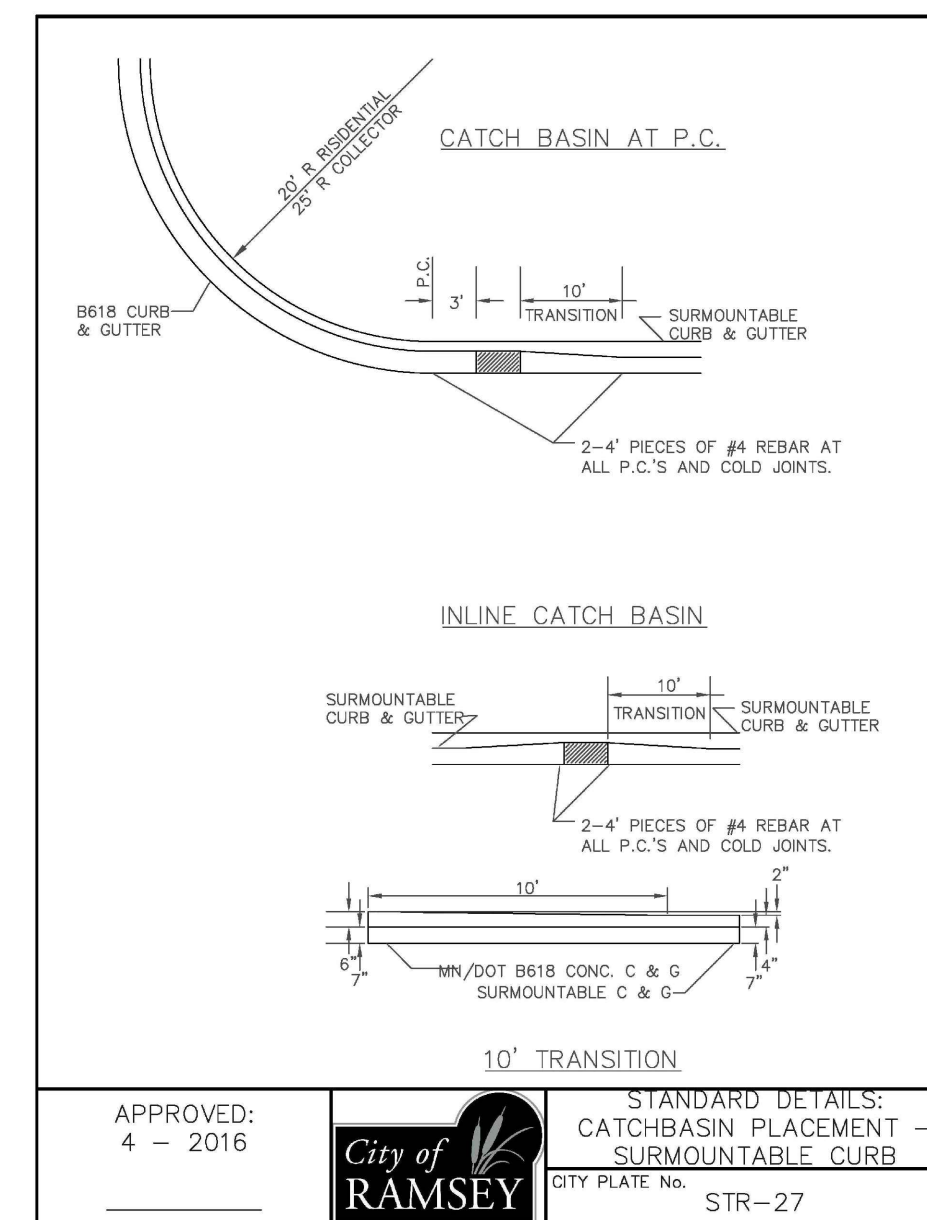
% PASSING

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

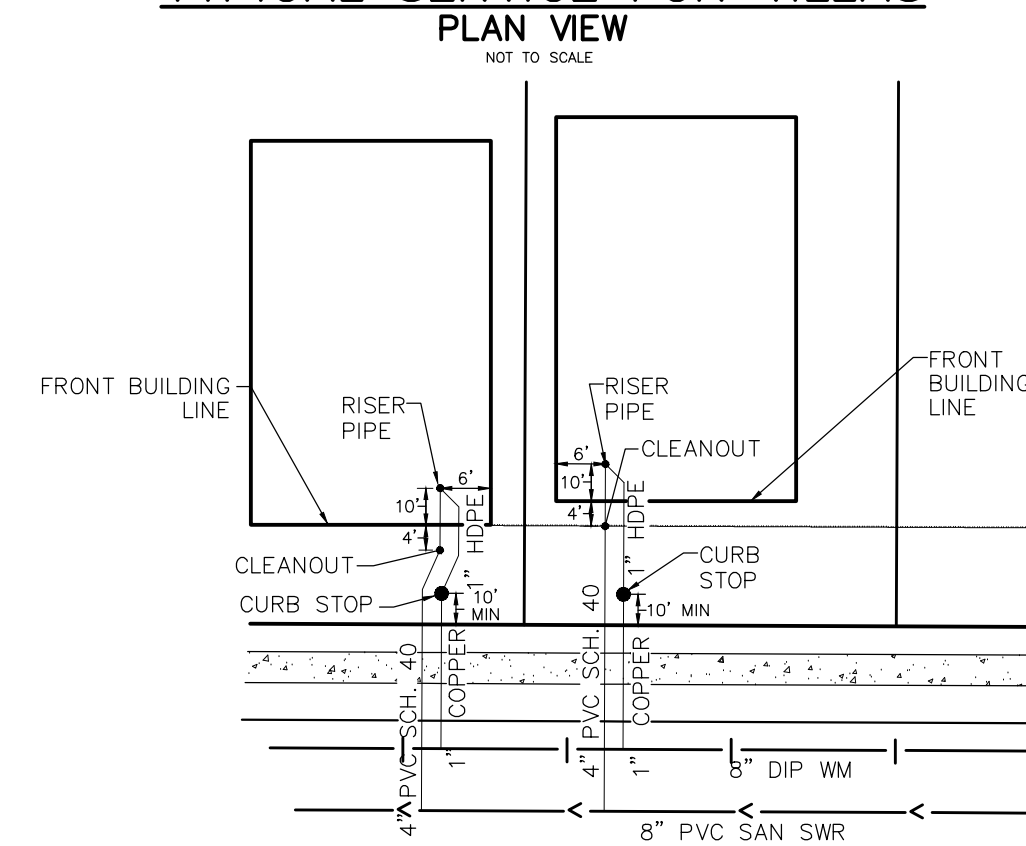
NOTES:

- THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
- 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.
- IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

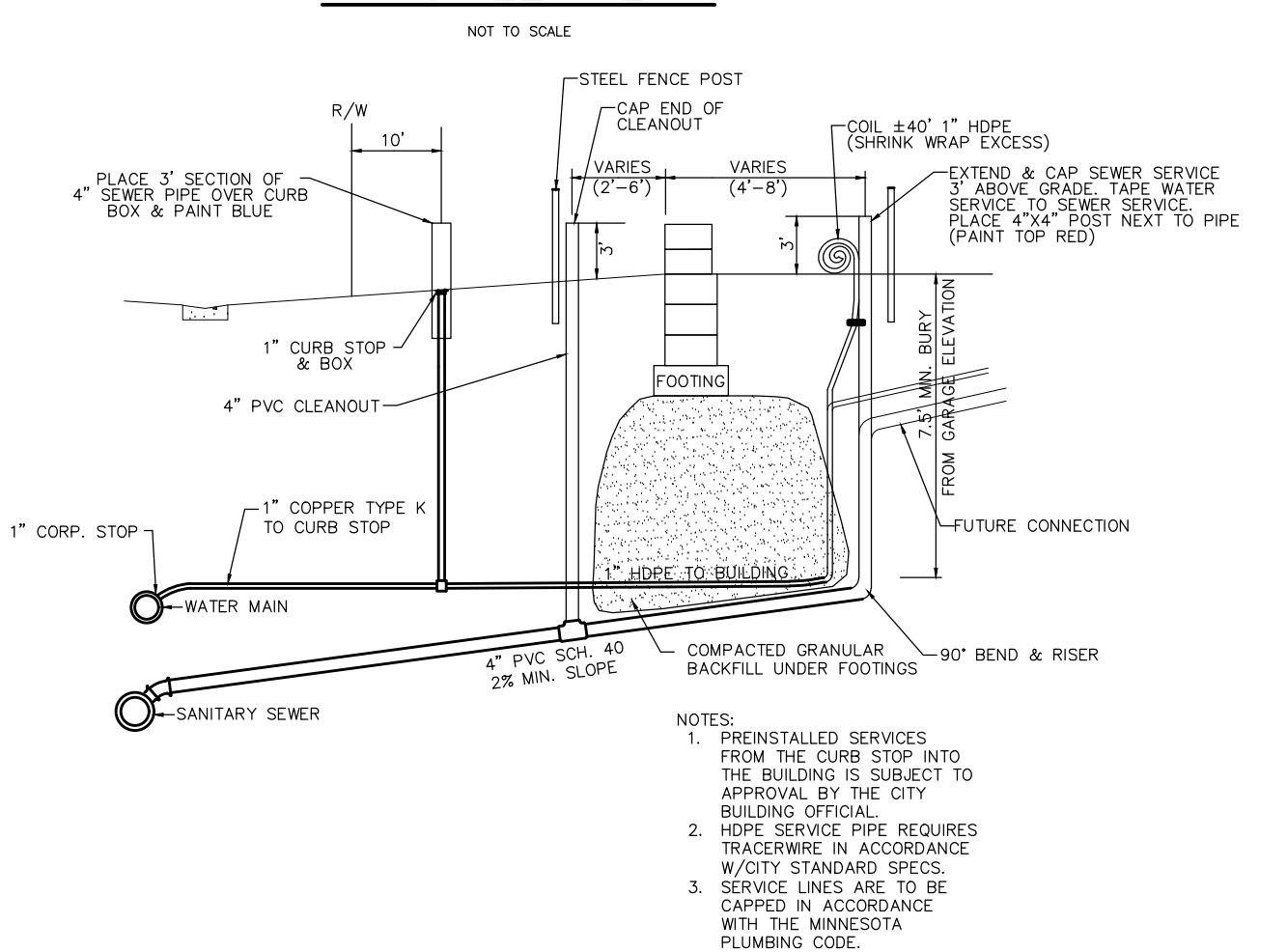
APPROVED: 2 - 2003
City of RAMSEY
STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS
CITY PLATE No. STR-26

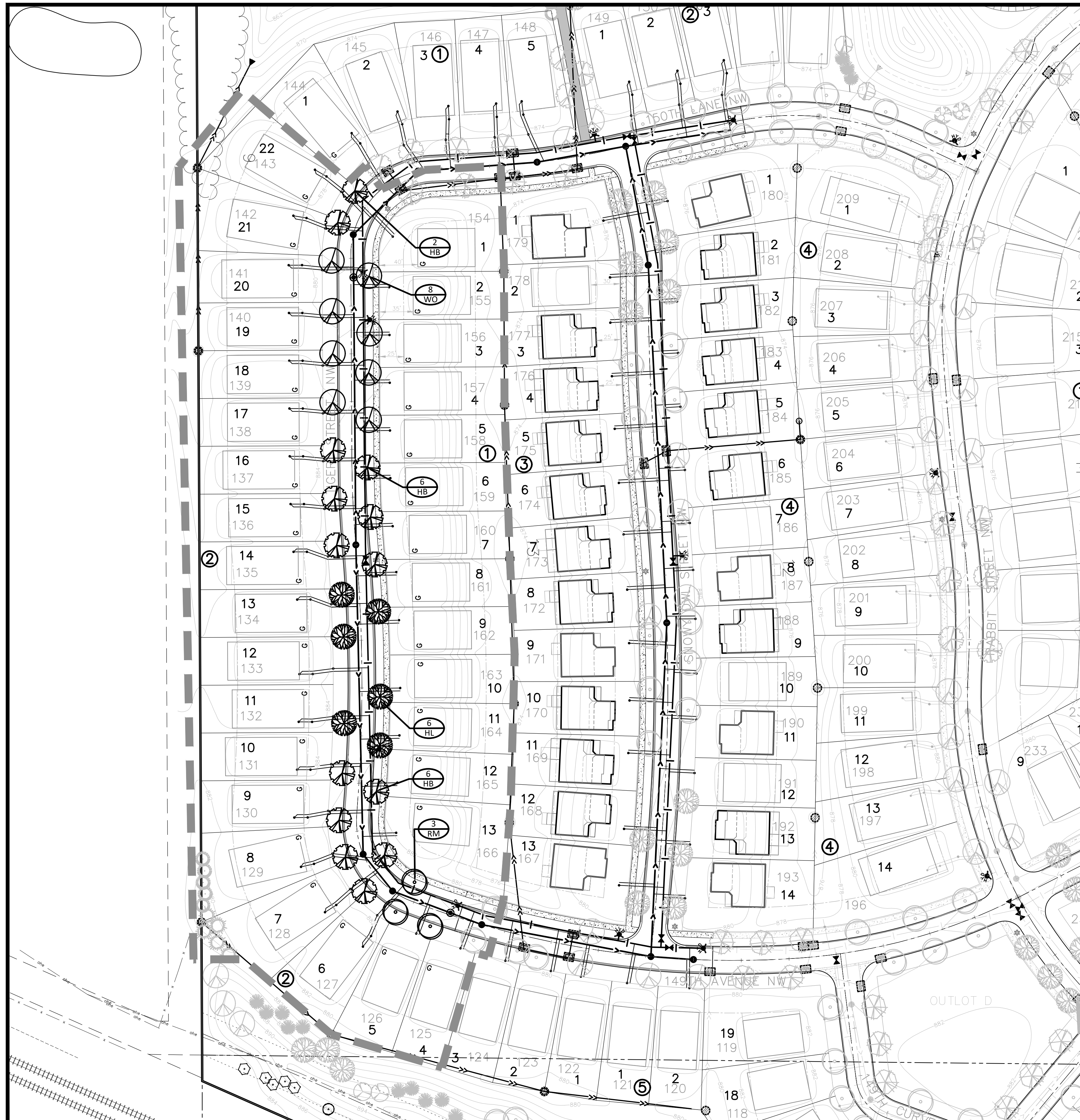


TYPICAL SERVICE FOR VILLAS



PROFILE VIEW





GENERAL NOTES:

- LANDSCAPE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS ON THE PROPERTY WITH THE GENERAL CONTRACTOR AND BY Gopher State ONE CALL PRIOR TO STAKING PLANT LOCATIONS.
- COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON THE SITE.
- WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUB MASSING ARE FOUND ON THE SITE WHETHER SHOWN ON THE DRAWINGS OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE WITHIN THE GRADING LIMITS. ANY QUESTION REGARDING WHETHER PLANT MATERIAL SHOULD OR SHOULD NOT REMAIN SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
- ALL EXISTING TREES TO REMAIN SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
- BB TREES AND SHRUBS ARE BALLED AND BURLAPPED. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO SUBMISSION OF BID AND/OR QUOTATION.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST ADDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
- THE CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION.
- WARRANTY FOR THE LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
- CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH TWO CALENDAR YEARS FROM THE DATE OF LANDSCAPE ARCHITECT ACCEPTANCE WITH ALL REPLACEMENTS TO BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER. THE CITY IS REQUIRING TWO YEARS (2 TOTAL) FOR ALL TREES AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL SCHEDULE A PRE-PLANTING MEETING WITH THE CITY AND THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF ANY TREES IN THE PUBLIC REALM, INCLUDING BOULEVARDS. CONTRACTOR SHALL USE A WOOD LATH STAKE TO MARK LOCATION AND CULTIVAR OF PROPOSED TREE.
- TREES ALONG TRAILS AND OPEN SPACE SHALL BE INSTALLED AT COMPLETION OF FINAL GRADING. INDIVIDUAL TREES ON PROPOSED LOTS SHALL BE INSTALLED AT COMPLETION OF CONSTRUCTION ACTIVITY.

CITY OF RAMSEY REQUESTED NOTES:

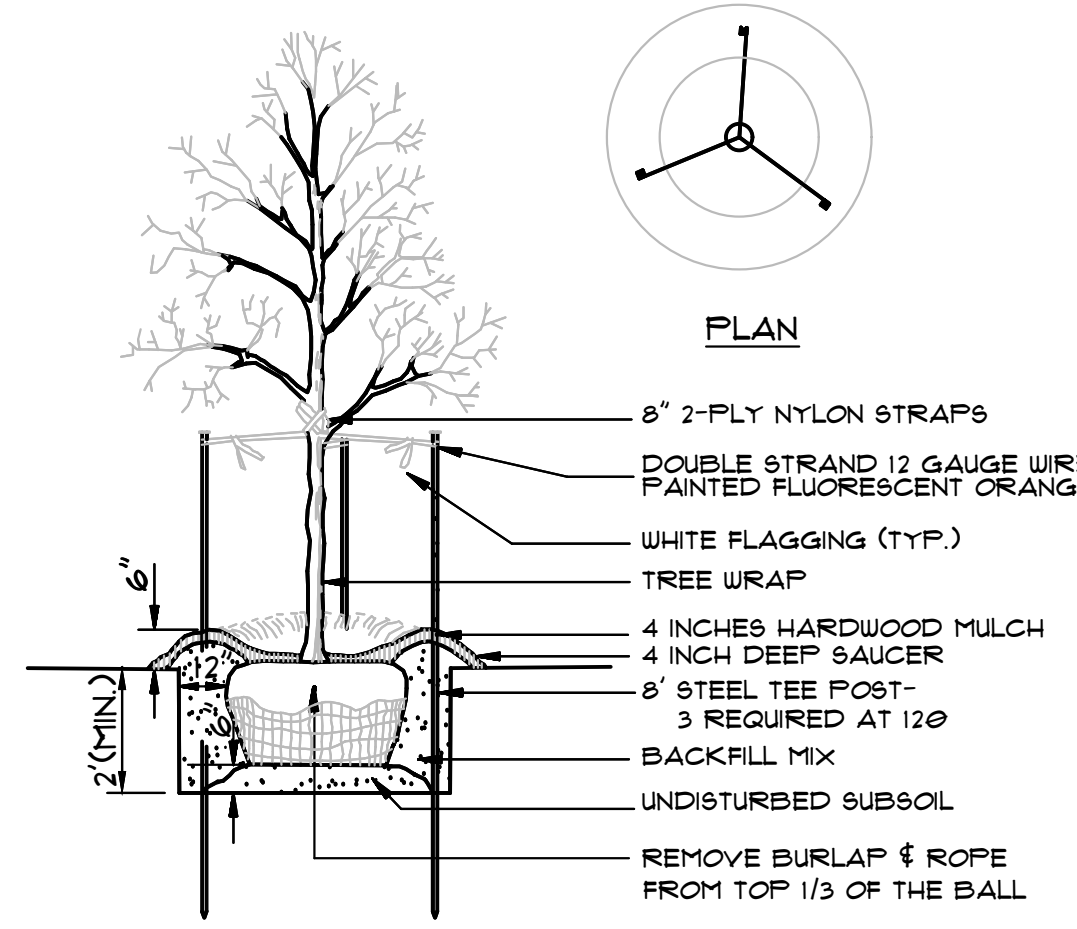
- CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH TWO CALENDAR YEARS FROM THE DATE OF LANDSCAPE ARCHITECT ACCEPTANCE WITH ALL REPLACEMENTS TO BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
- TREES SHALL NOT BE PLANTED WITHIN THE VISION TRIANGLE AS DEFINED IN CITY CODE 11-348.
- ALL TREES IN ISLANDS/CENTER MEDIAN SHALL BE PRIVATELY MAINTAINED PER THE PER THE HOME OWNERS ASSOCIATION DOCTRINE.
- TOPSOL MEETING THE CITY'S SPECIFICATION SHALL BE REQUIRED PER EACH LOT. COPIES OF THE LOAD TICKET SHALL BE PROVIDED AND CITY INSPECTION IS REQUIRED PRIOR TO INSTALLATION OF SOD.
- NO TOPSOL (OR OTHER FILL) SHALL BE PLACED WITHIN ANY WETLAND OR WETLAND SETBACK AREA.
- IRRIGATION SYSTEM SHALL BE DESIGN BUILT BY THE CONTRACTOR AND SHALL UTILIZE MATCH PRECIPITATION HEADS, HEAD TO HEAD COVERAGE AND WEATHER COMPENSATING SMART CONTROLLER.

PLANTING SPECIFICATIONS:

- PLANTING BED PREPARATION: ALL MASS PLANTING BEDS SHALL BE TILLED TO A MINIMUM DEPTH OF 10". AMENDMENTS SHALL BE APPLIED AFTER CULTIVATION.
- BACKFILL SOL: USE SOL EXCAVATED FROM PLANTING HOLES & PROVIDE AMENDMENTS. REMOVE ALL DEBRIS AND ROCKS LARGER THAN 3" IN DIA.
- FERTILIZATION: IT IS RECOMMENDED THAT NEWLY PLANTED TREES AND SHRUBS SHOULD NOT BE FERTILIZED THE FIRST YEAR. IF NECESSARY, BEGIN FERTILIZING TREES AND SHRUBS THE SECOND YEAR AFTER ESTABLISHMENT AT A RATIO AND RATE BASED ON A SOL TEST.
- MULCH MATERIAL: AS SPECIFIED ON LANDSCAPE PLANS. MASS MULCH ALL PLANTING BEDS TO 3" DEPTH OVER FIBER MAT WEED BARRIER. ALL PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO FIBER WEED MAT BARRIER. ALL DECIDUOUS AND EVERGREEN TREES TO RECEIVE 6" DEEP SHREDDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
- TREE STAKING: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO STAKE AND/OR GUY THE TREES ACCORDING TO THE DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE NECESSARY MEASURES TO MAINTAIN THE TREES AND SHRUBS IN AN UPRIGHT AND FLUKE CONDITION AT ALL TIMES UNTIL THE END OF THE PLANT GUARANTEE PERIOD, ESPECIALLY WHERE VANDALISM, SOIL OR WIND CONDITIONS ARE A PROBLEM.
- TREE WRAPPING: WRAPPING MATERIAL SHALL BE QUALITY HEAVY WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING BY 5-1.
- RODENT PROTECTION: PROVIDE ON ALL TREES, EXCEPT SPRUCE UNLESS OTHERWISE NOTED.
- PLANTING PLAN: ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS. THE PLAN TAKES PRECEDENCE OVER THE NOTES. RESPECT STATED DIMENSIONS. DO NOT SCALE DRAWINGS.
- EDGING: EDGING SHALL BE 4" P.V.C COMMERCIAL GRADE EDGING WITH THREE (3) METAL ANCHOR STAKES PER 20 FOOT SECTION, UNLESS OTHERWISE NOTED ON THE PLAN. ALL MASS PLANTING BEDS SHALL HAVE EDGING PLACED BETWEEN MULCH AND ANY ADJACENT TURF AREAS.

LANDSCAPE LEGEND (PHASE 3)

OVERSTORY TREES			SIZE	ROOT	QTY.
WO	Quercus bicolor	SWAMP WHITE OAK	2"	BB	8
RM	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	3
BL	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	-
HB	Celtis occidentalis	HACKBERRY	2"	BB	14
HL	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	6



NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

(A) DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

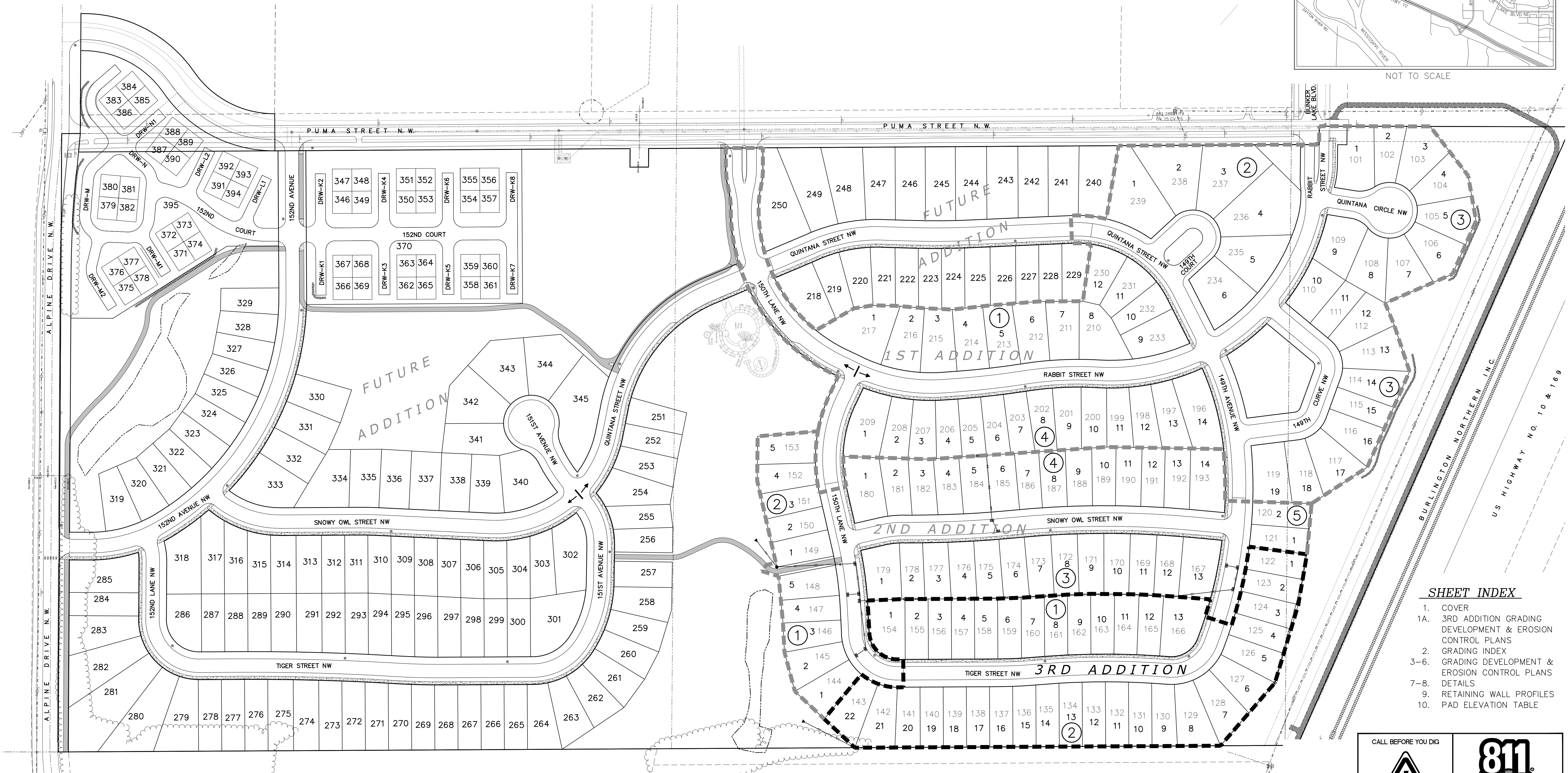
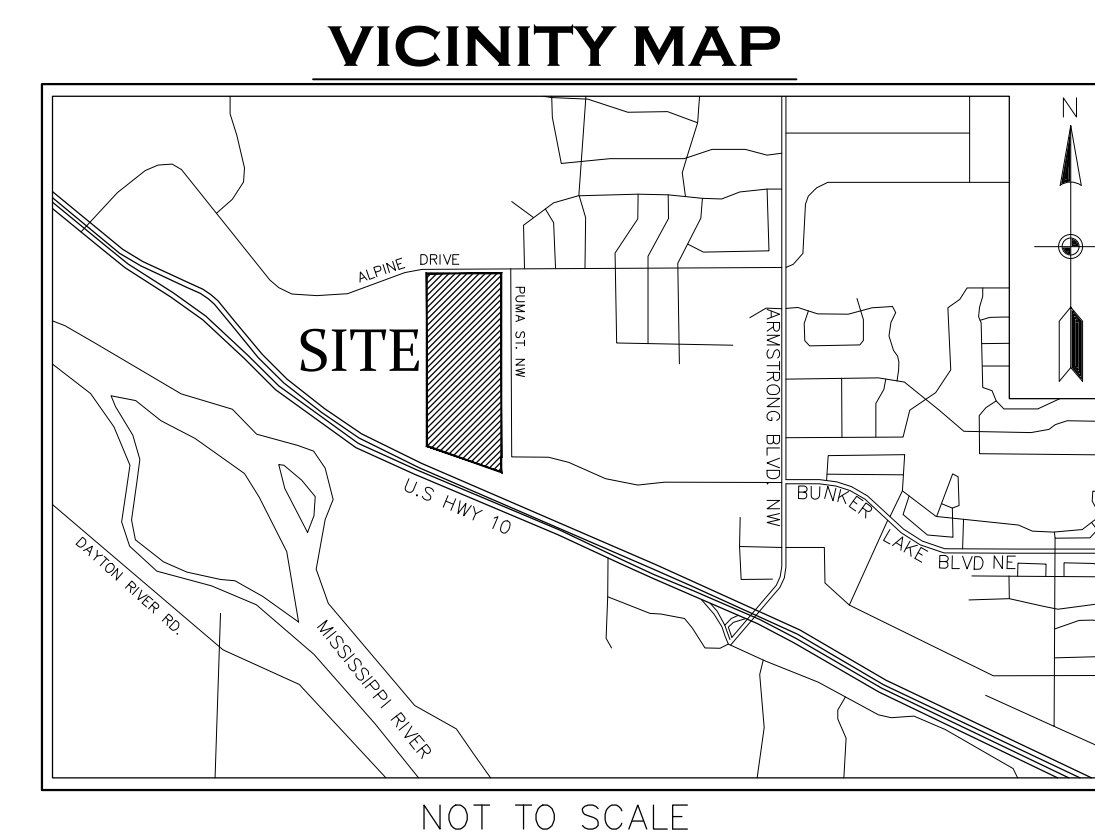


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RIVERSTONE

GRADING, DEVELOPMENT & EROSION CONTROL PLANS

RAMSEY, MINNESOTA

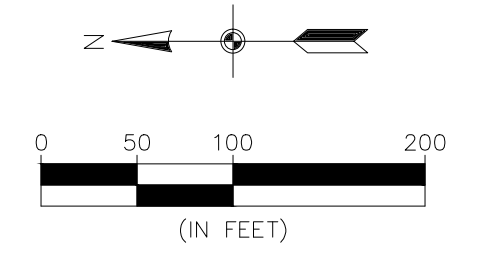


SHEET INDEX

1. COVER
- 1A. 3RD ADDITION GRADING DEVELOPMENT & EROSION CONTROL PLANS
2. GRADING INDEX
- 3-6. GRADING DEVELOPMENT & EROSION CONTROL PLANS DETAILS
- 7-8. RETAINING WALL PROFILES
9. PAD ELEVATION TABLE
- 10.

BENCHMARK

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



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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."

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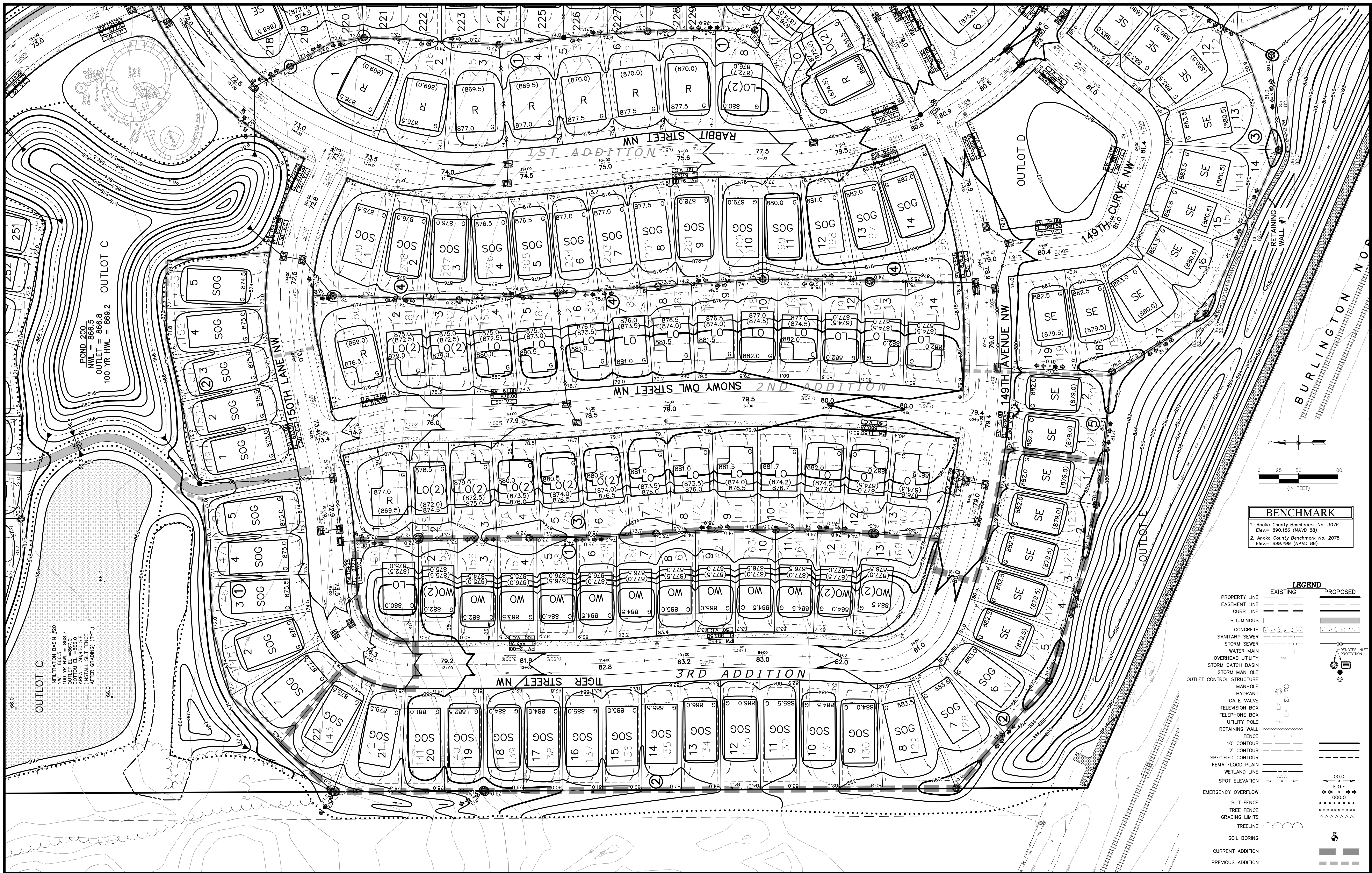
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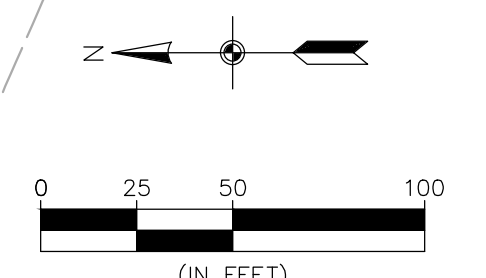
RIVERSTONE
Ramsey, MN

COVER SHEET



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

INFILTRATION BASIN #201
 NWL = 866.3
 100 YR HWL = 866.7
 BOTTOM EL. = 866.0
 AREA = 38,950 S.F.
 (INSTALL SILT FENCE
 AFTER GRADING) (TYP.)



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

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RIVERSTONE
 Ramsey, MN

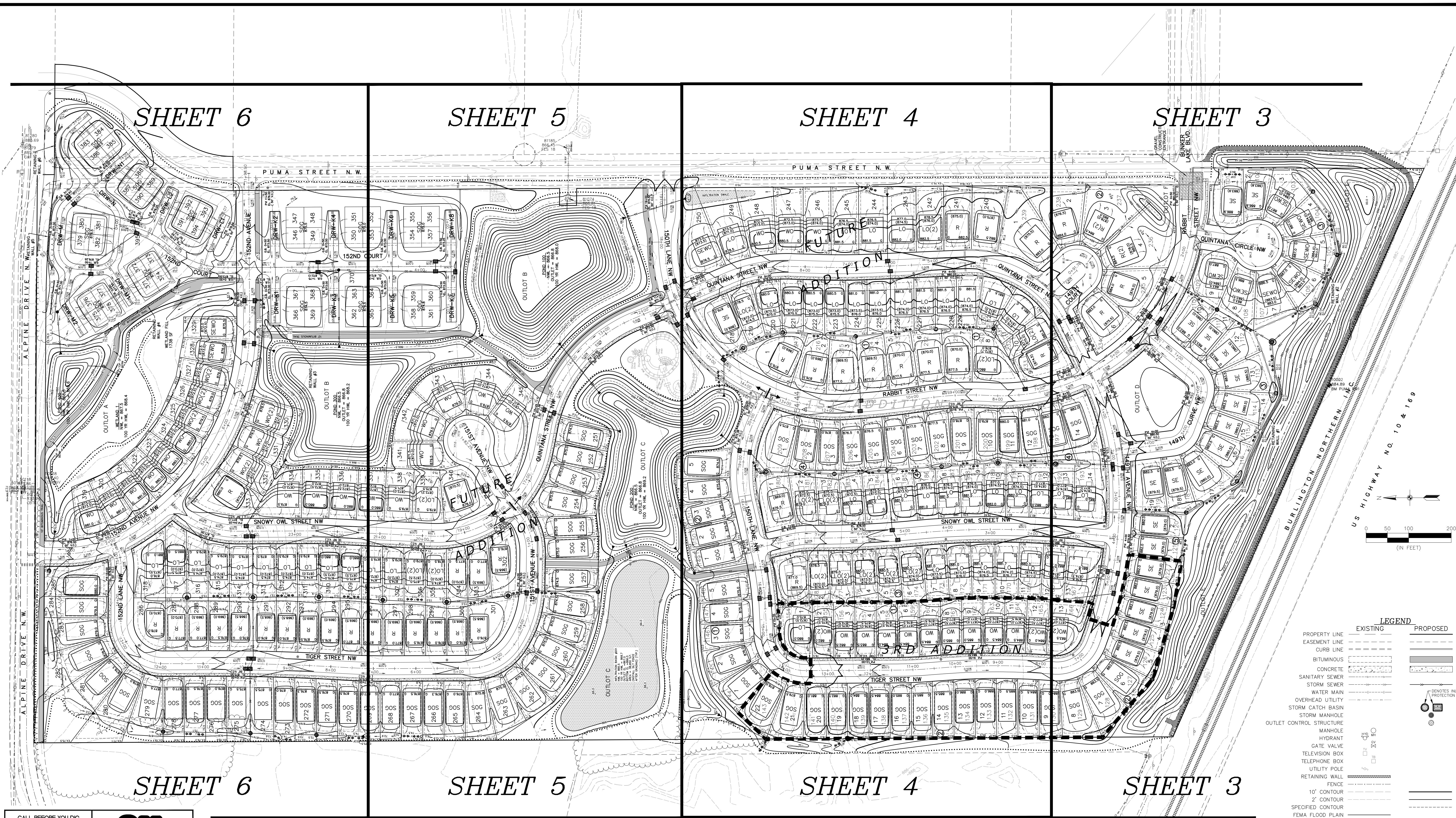
GRADING, DEVELOPMENT & EROSION CONTROL PLAN

SHEET 6

SHEET 5

SHEET 4

SHEET 3

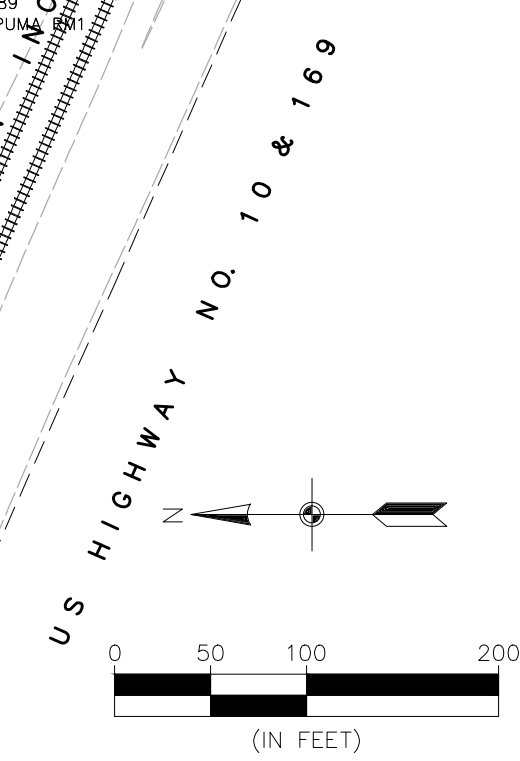


SHEET 6

SHEET 5

SHEET 4

SHEET 3



LEGEND

EXISTING	PROPOSED
Property Line	Property Line
Easement Line	Easement Line
Curb Line	Curb Line
Bituminous	Bituminous
Concrete	Concrete
Sanitary Sewer	Sanitary Sewer
Storm Sewer	Storm Sewer
Water Main	Water Main
Overhead Utility	Overhead Utility
Storm Catch Basin	Storm Catch Basin
Storm Manhole	Storm Manhole
Outlet Control Structure	Outlet Control Structure
Manhole	Manhole
Hydrant	Hydrant
Gate Valve	Gate Valve
Television Box	Television Box
Telephone Box	Telephone Box
Utility Pole	Utility Pole
Retaining Wall	Retaining Wall
Fence	Fence
10' Contour	10' Contour
2' Contour	2' Contour
Specified Contour	Specified Contour
FEMA Flood Plain	FEMA Flood Plain
Wetland Line	Wetland Line
Spot Elevation	Spot Elevation
Emergency Overflow	Emergency Overflow
Silt Fence	Silt Fence
Tree Fence	Tree Fence
Grading Limits	Grading Limits
Tree Line	Tree Line
Soil Boring	Soil Boring
Current Addition	Current Addition
Previous Addition	Previous Addition

WETLAND SUMMARY

WETLAND FILL = 1738 SF

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

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811

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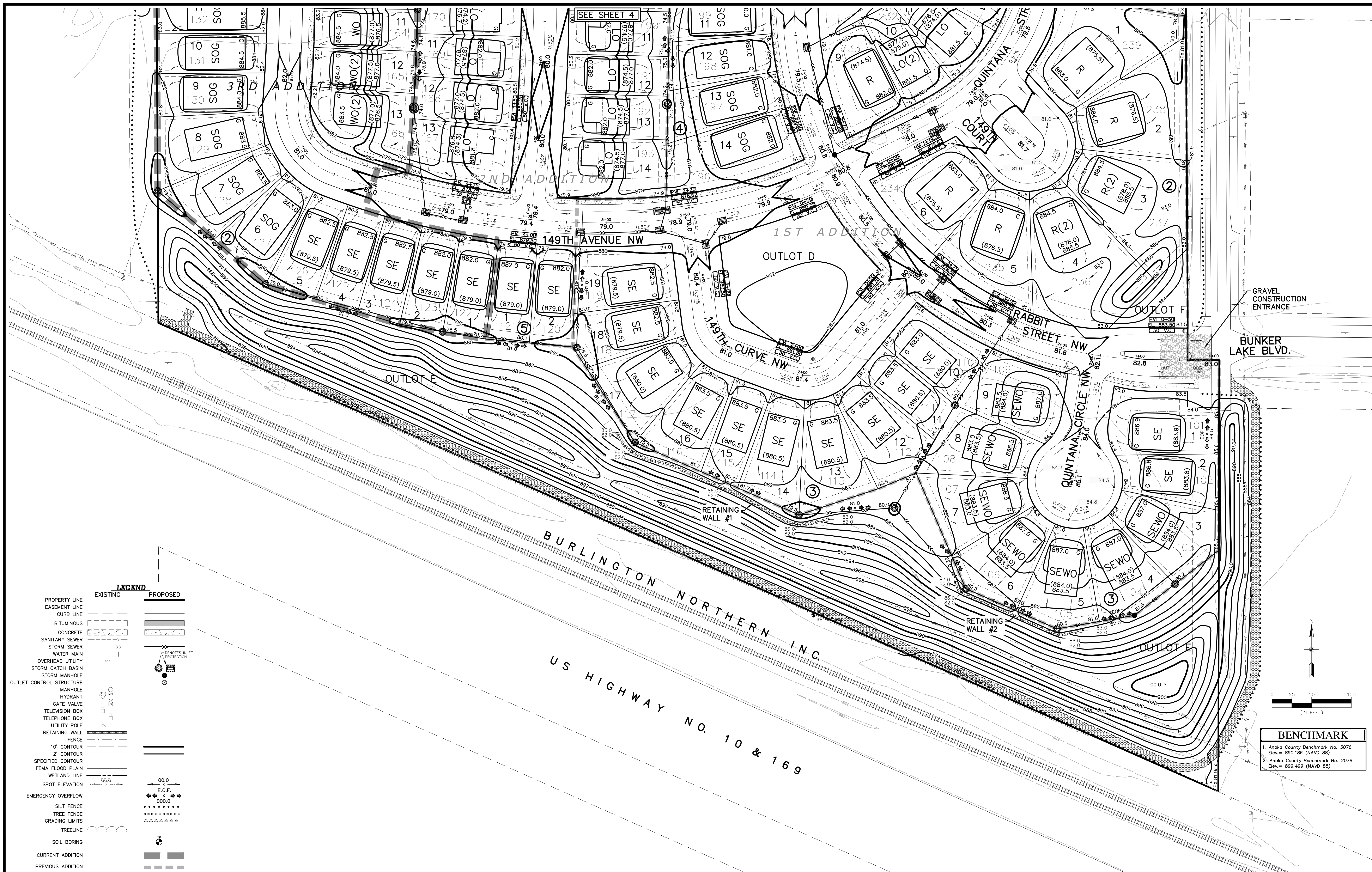
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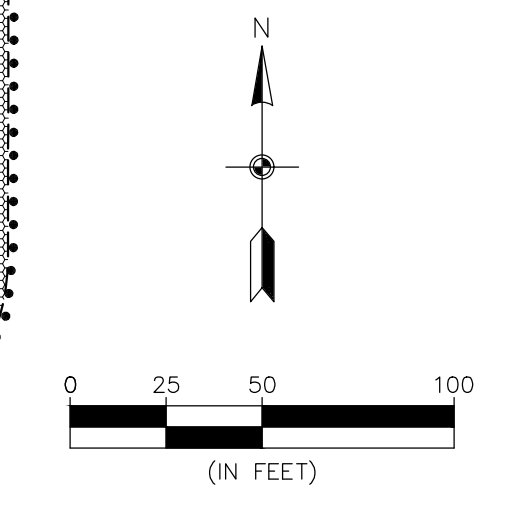
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GRADING INDEX



GRAVEL CONSTRUCTION ENTRANCE

BUNKER LAKE BLVD.



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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	---
SPECIFIED CONTOUR	---
FEMA FLOOD PLAIN	---
WETLAND LINE	---
SPOT ELEVATION	00.0
EMERGENCY OVERFLOW	E.O.F.
SILT FENCE	---
TREE FENCE	---
GRADING LIMITS	---
TREELINE	---
SOIL BORING	---
CURRENT ADDITION	---
PREVIOUS ADDITION	---

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GRADING, DEVELOPMENT & EROSION CONTROL PLAN

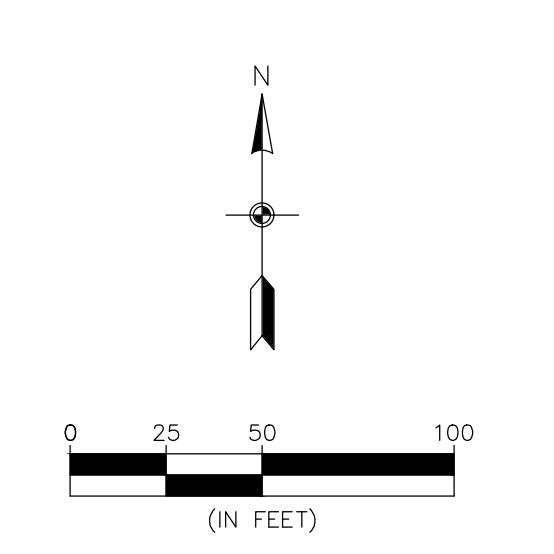
AFTER GRADING (TYP.)

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

SEE SHEET 5

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	---	---
SPECIFIED FLOOR	---	---
FEMA FLOOD PLAIN	---	---
WETLAND LINE	---	---
SPOT ELEVATION	---	---
EMERGENCY OVERFLOW	---	---
SILT FENCE	---	---
TREE FENCE	---	---
GRADING LIMITS	---	---
TREELINE	---	---
SOIL BORING	---	---
CURRENT ADDITION	---	---
PREVIOUS ADDITION	---	---



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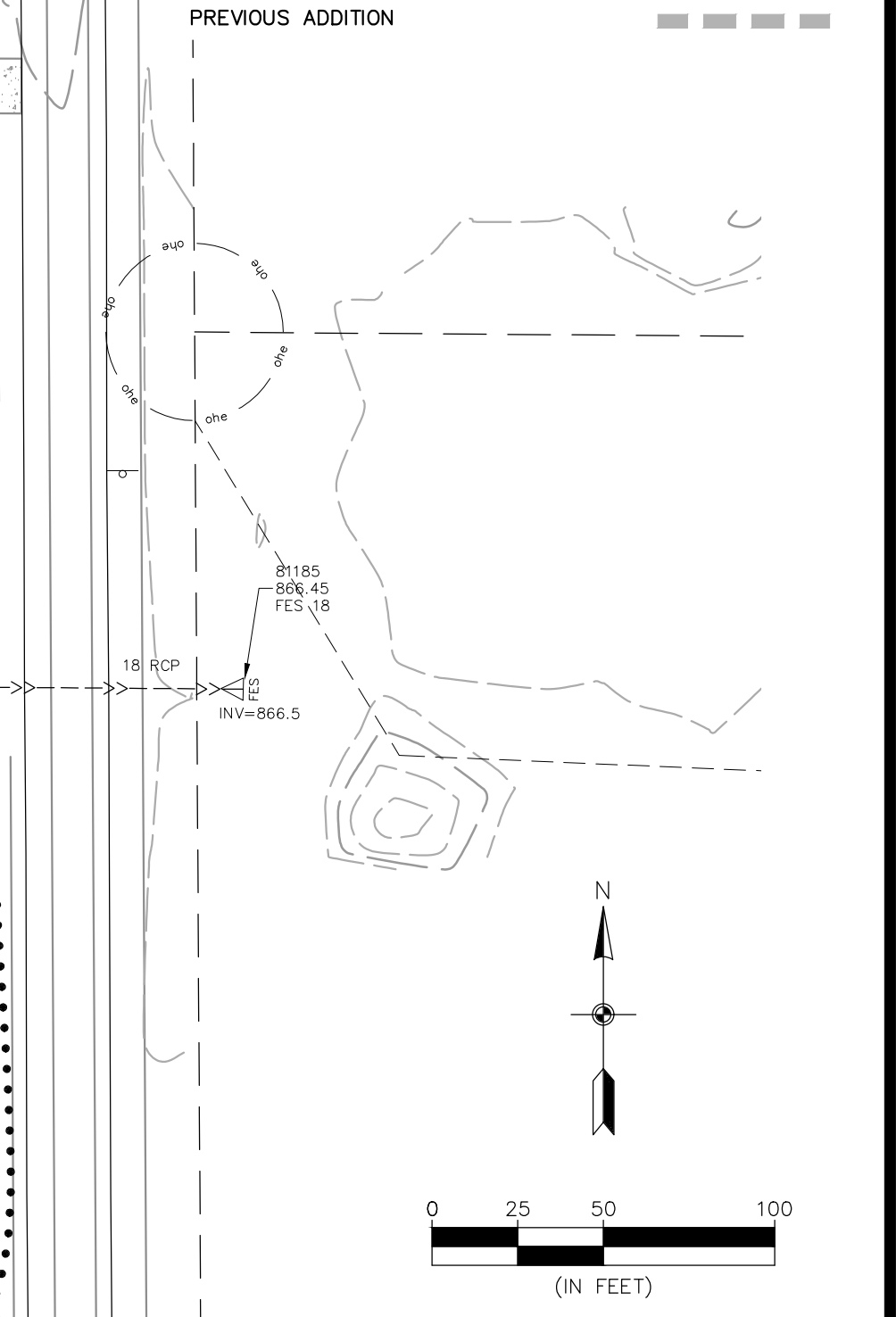
RIVERSTONE
 Ramsey, MN

GRADING, DEVELOPMENT & EROSION CONTROL PLAN



LEGEND

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



BENCHMARK

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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

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 Ramsey, MN 55303

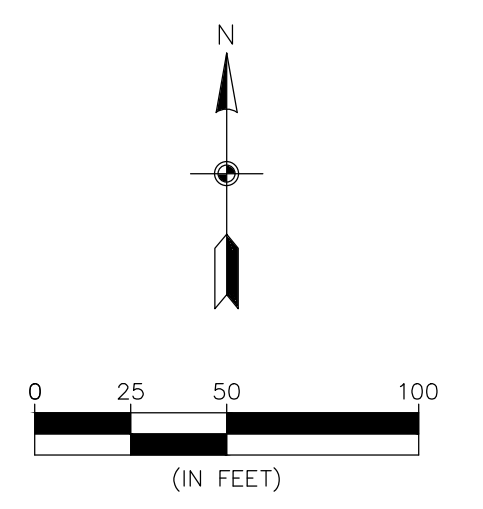
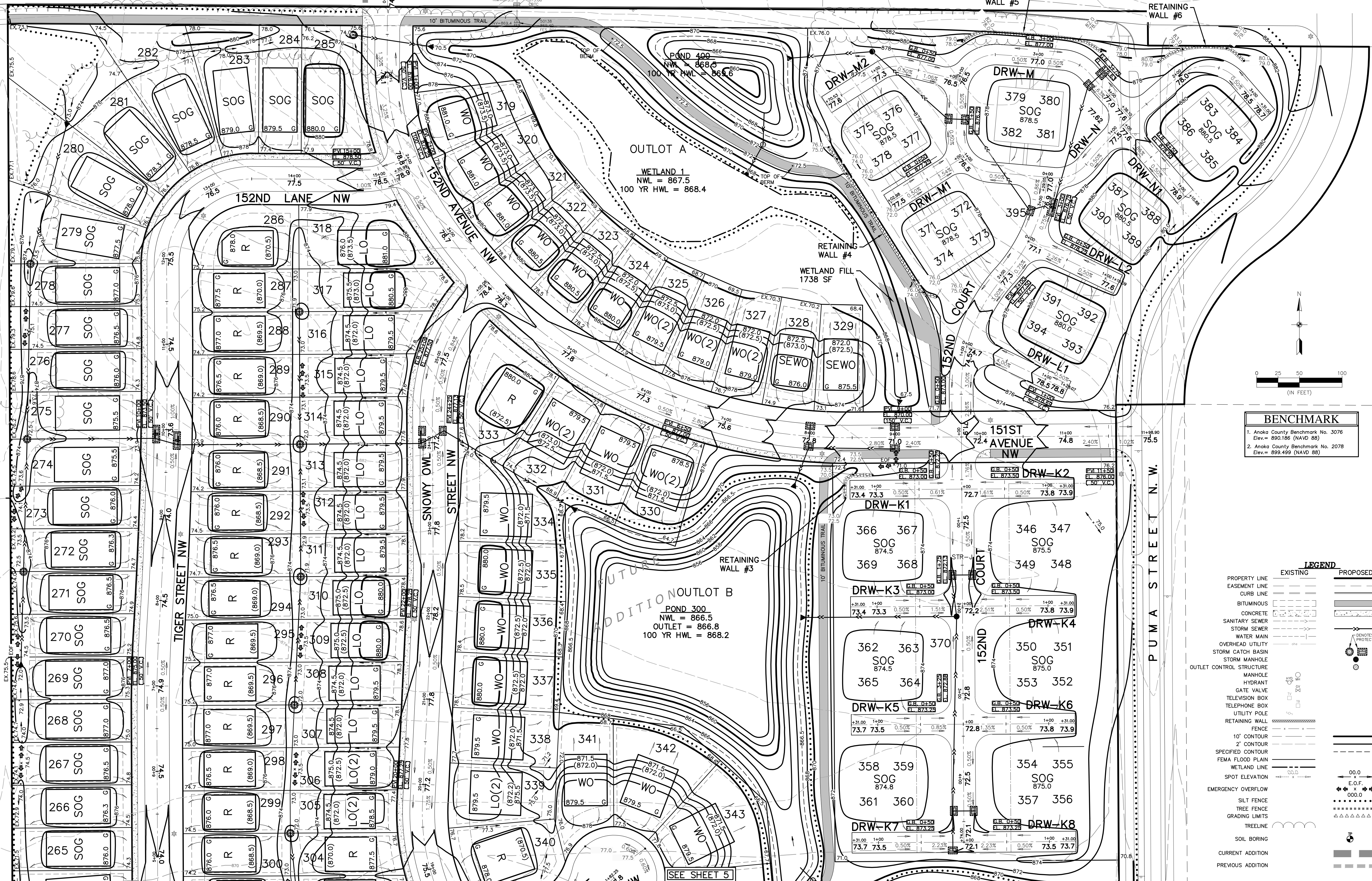
RIVERSTONE
 Ramsey, MN

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

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.
 Date: 6/23/17 License #: 25063

Print Name: Brian J. Krystofak, P.E.
 Signature: *Brian J. Krystofak*
 Date: 6/23/17 License #: 25063

Drawn: LC
 Designed: BJK
 Date: 6/23/17

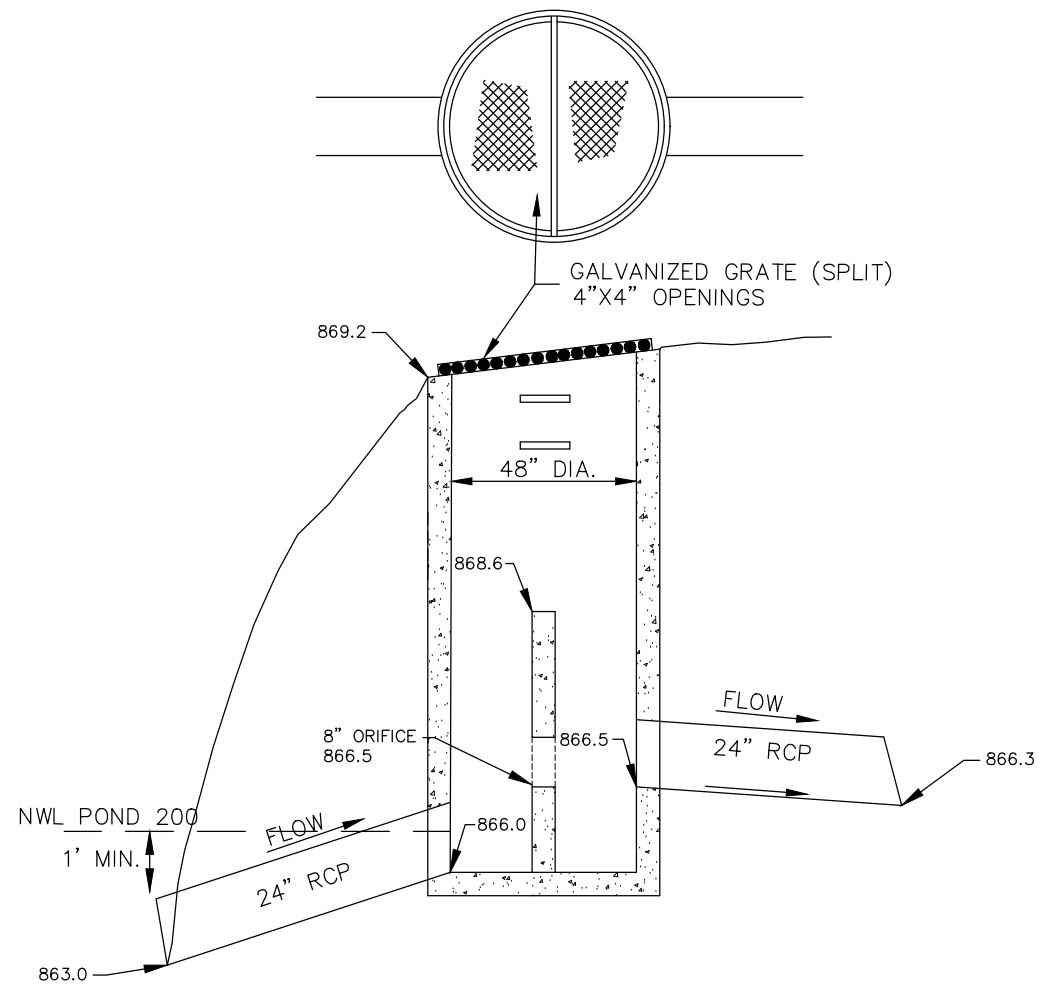
Revisions:
 1. 7/27/17 per City Comments
 2. 8/23/17 per City Comments
 3. 11/15/17 Update Street Names & 1st Addition Outlined
 4. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
 5. 6/13/18 per City Comments

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

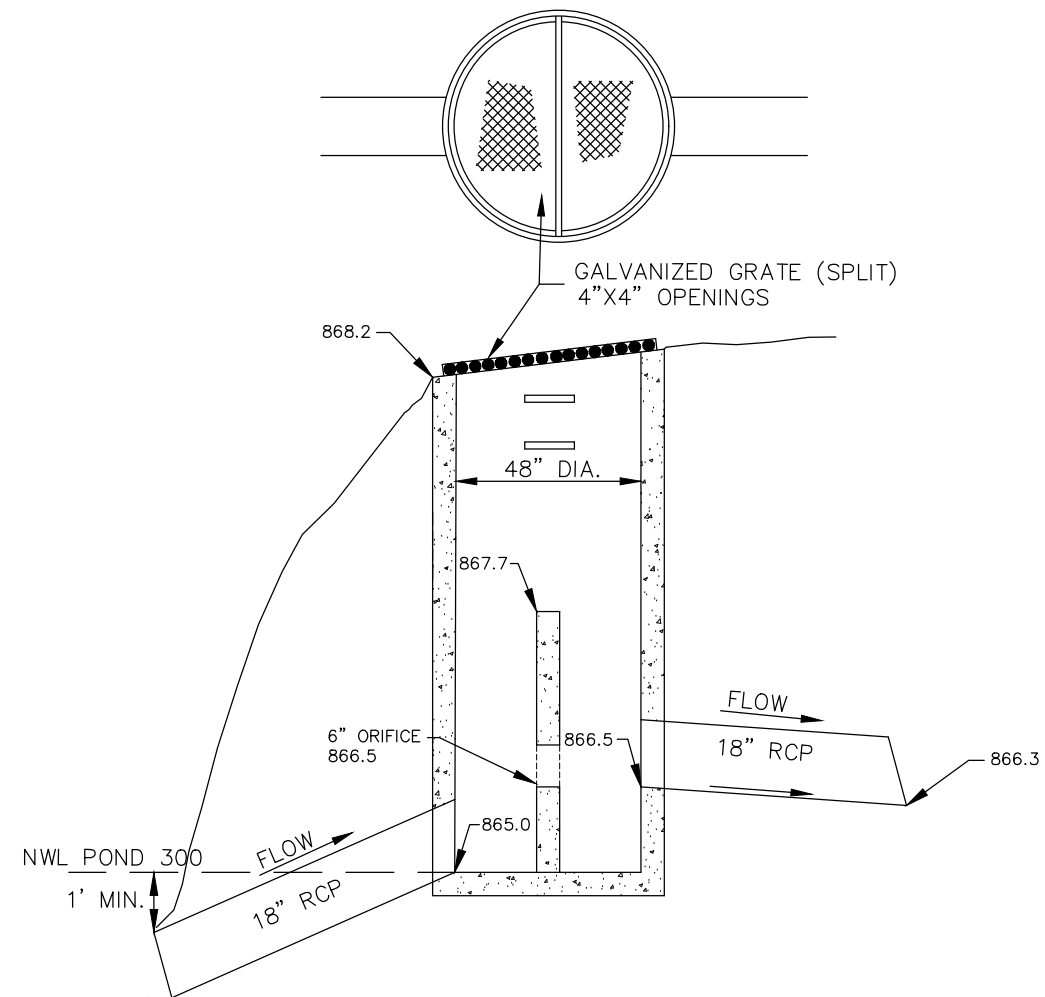
RIVERSTONE
 Ramsey, MN

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

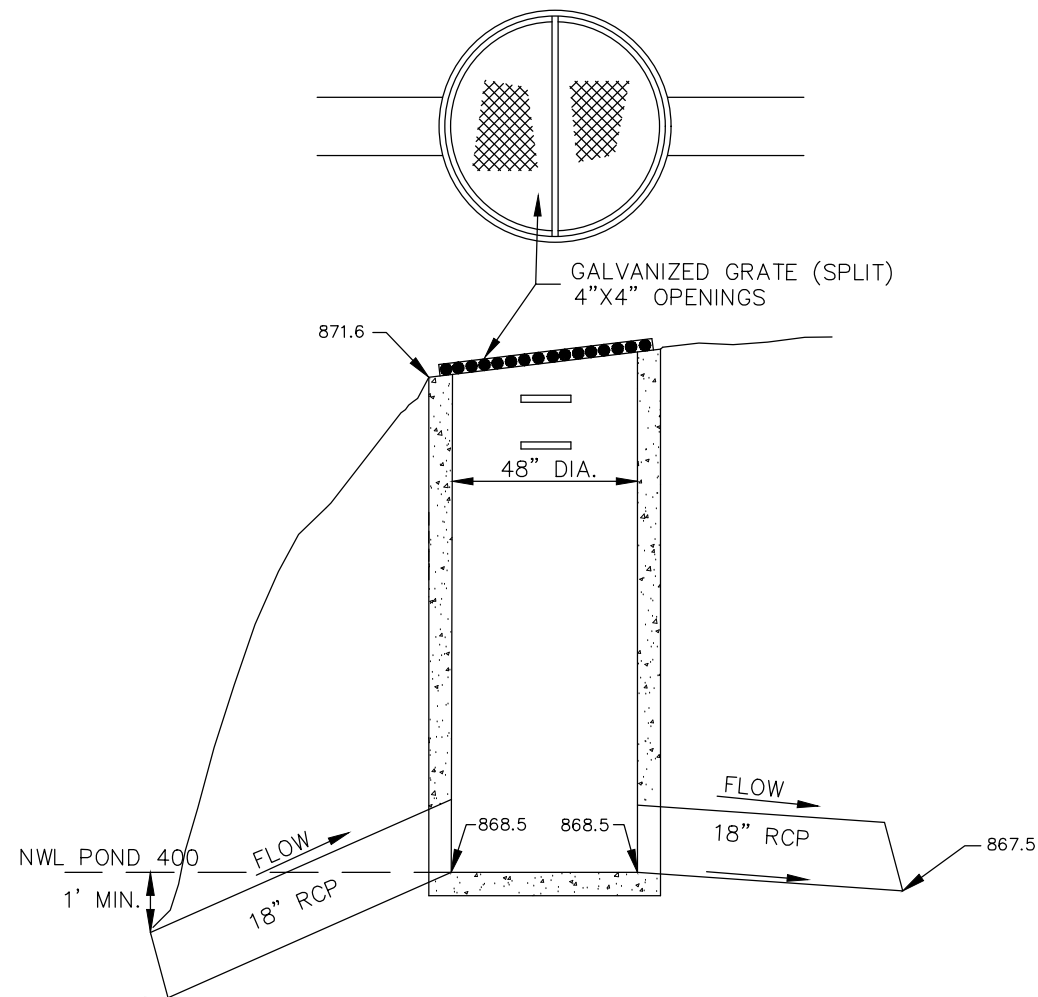
OUTLET CONTROL STRUCTURE POND 200



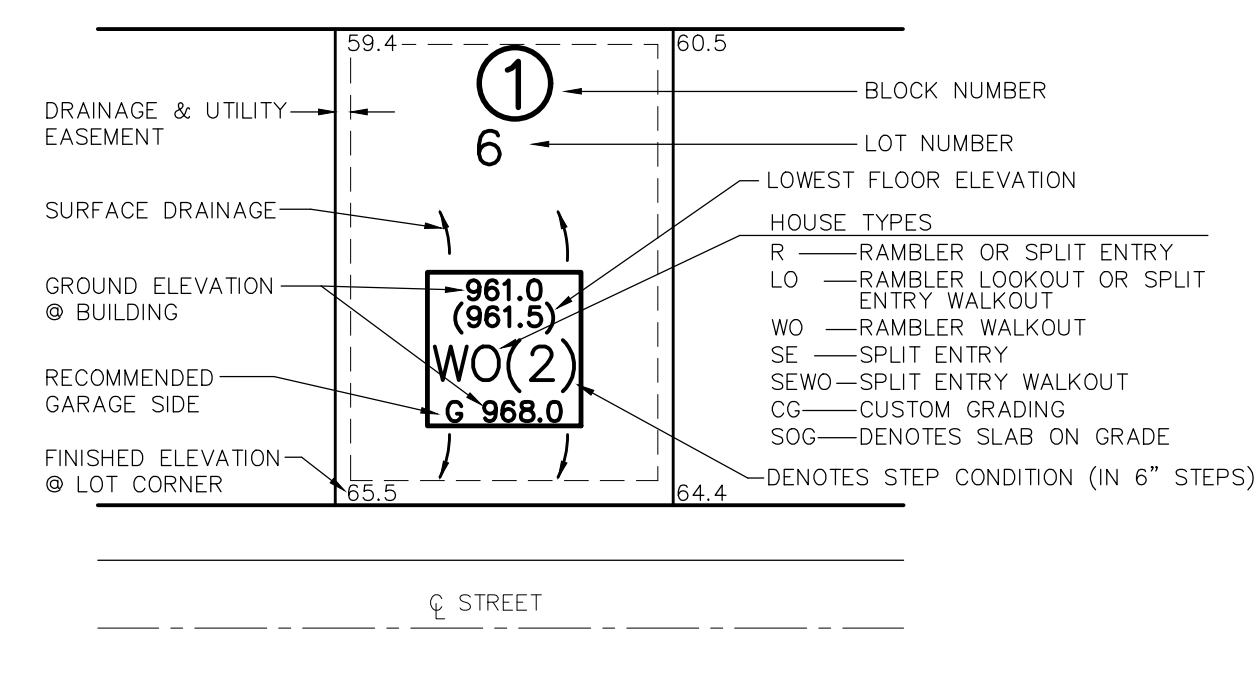
OUTLET CONTROL STRUCTURE POND 300



OUTLET CONTROL STRUCTURE POND 400



GRADING PLAN LOT KEY

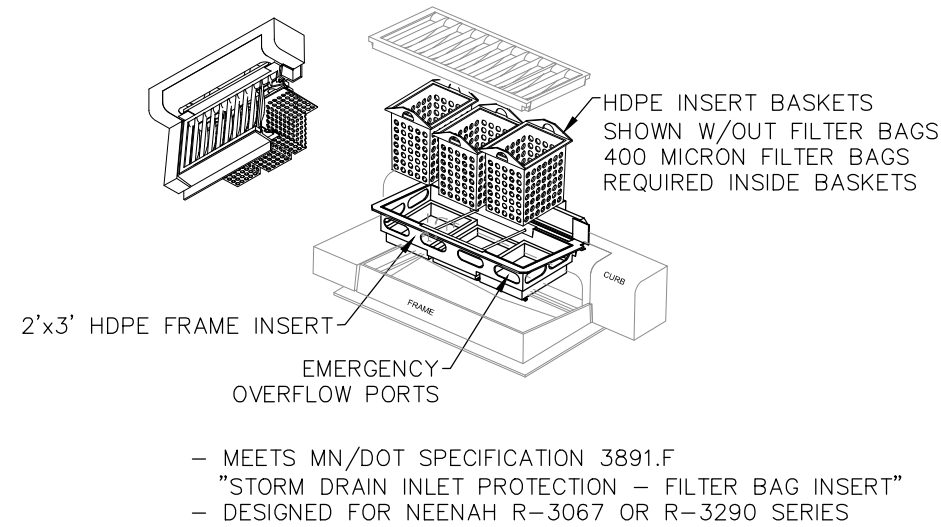


LEGEND

	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	---	---
SPECIFIED CONTOUR	---	---
FEMA FLOOD PLAIN	---	---
WETLAND LINE	---	---
SPOT ELEVATION	---	---
EMERGENCY OVERFLOW	---	---
SILT FENCE	---	---
TREE FENCE	---	---
GRADING LIMITS	---	---
TREELINE	---	---
SOIL BORING	---	---
CURRENT ADDITION	---	---
PREVIOUS ADDITION	---	---

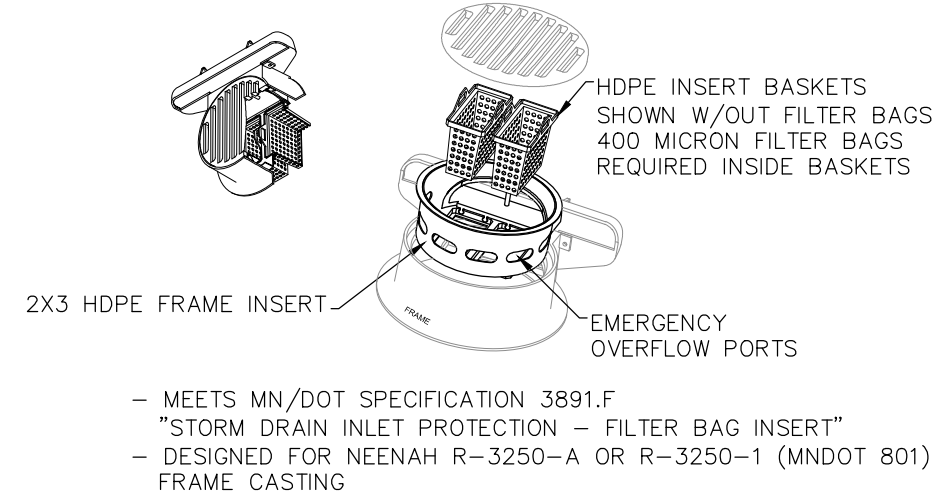
INFRA SAFE - 2'x3' DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



INFRA SAFE - 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



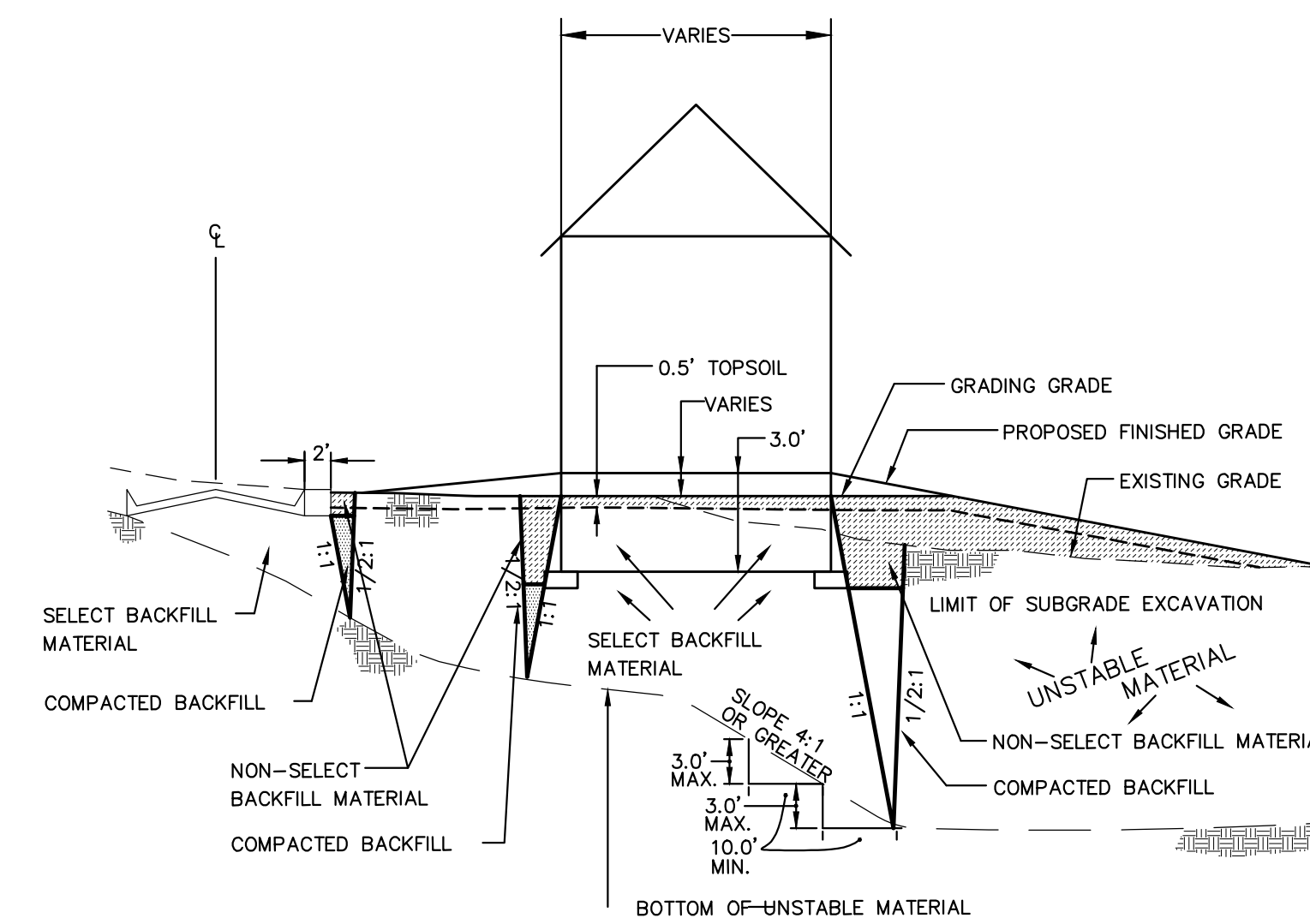
**TABLE A
MODIFIED CLASS 5
SPECIFICATIONS**

SIZE	% 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

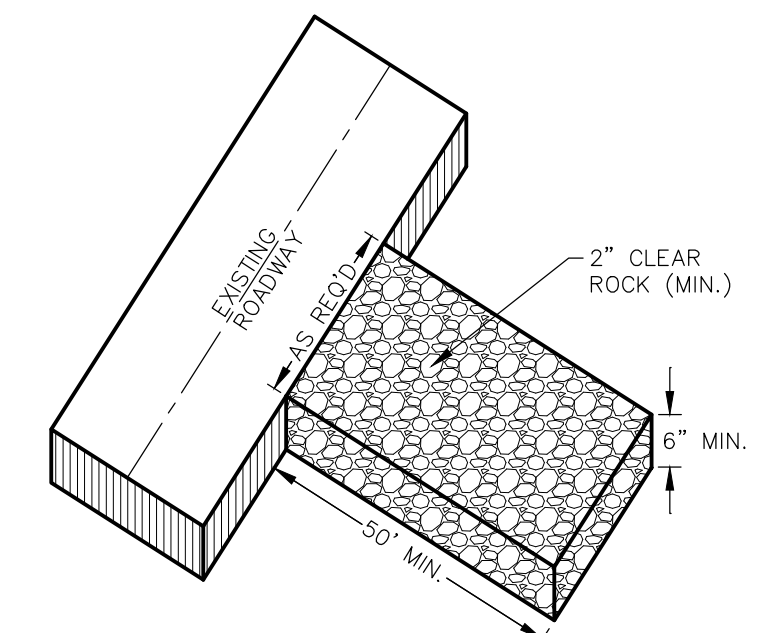
NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3.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

APPROVED: 2 - 2003
City of Ramsey
STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS
CITY PLATE No. STR-26

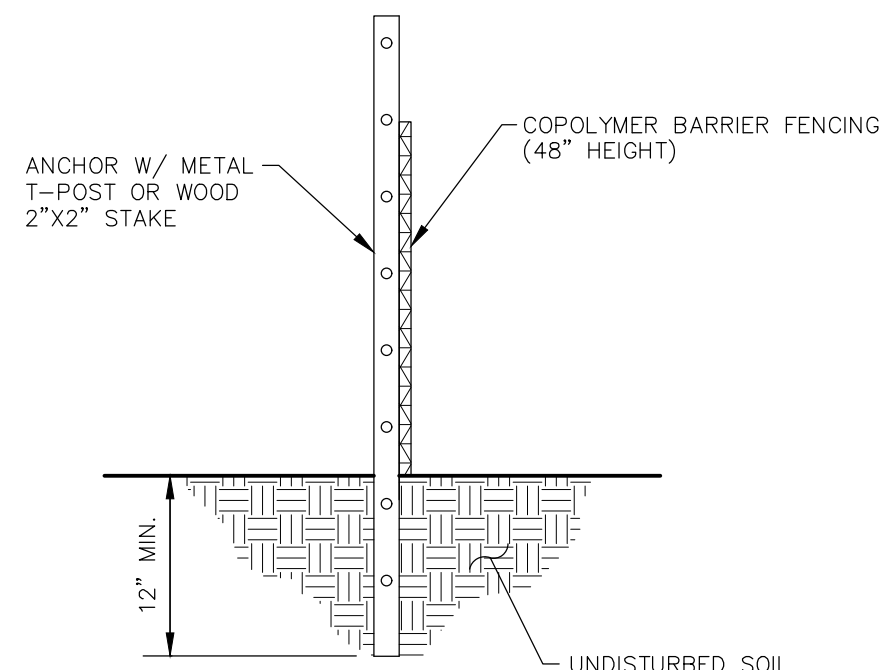
SUBGRADE CORRECTION



ROCK CONSTRUCTION ENTRANCE

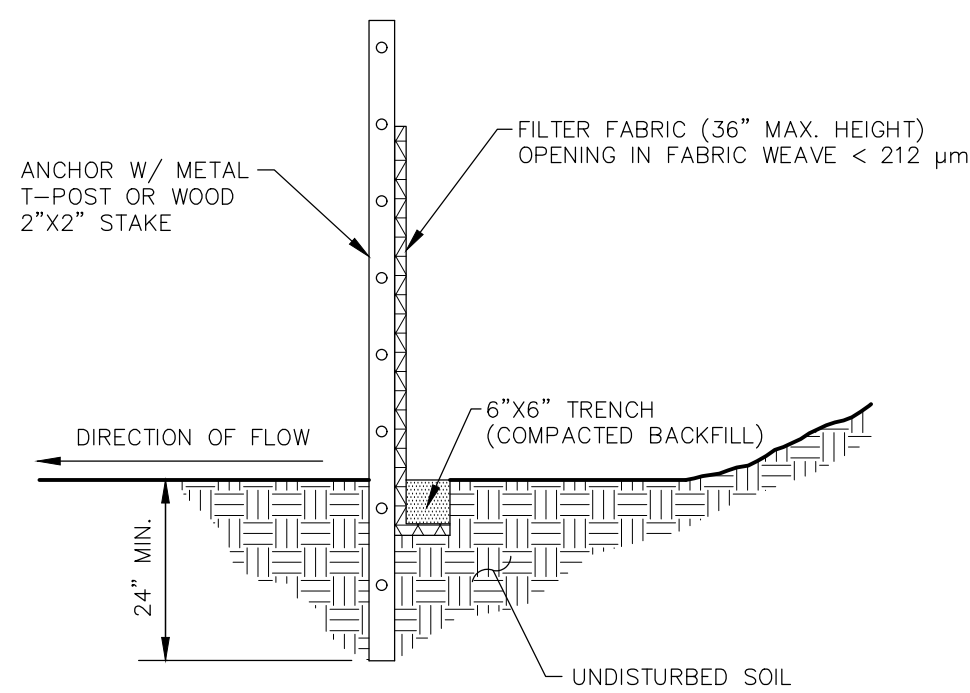


TREE FENCE



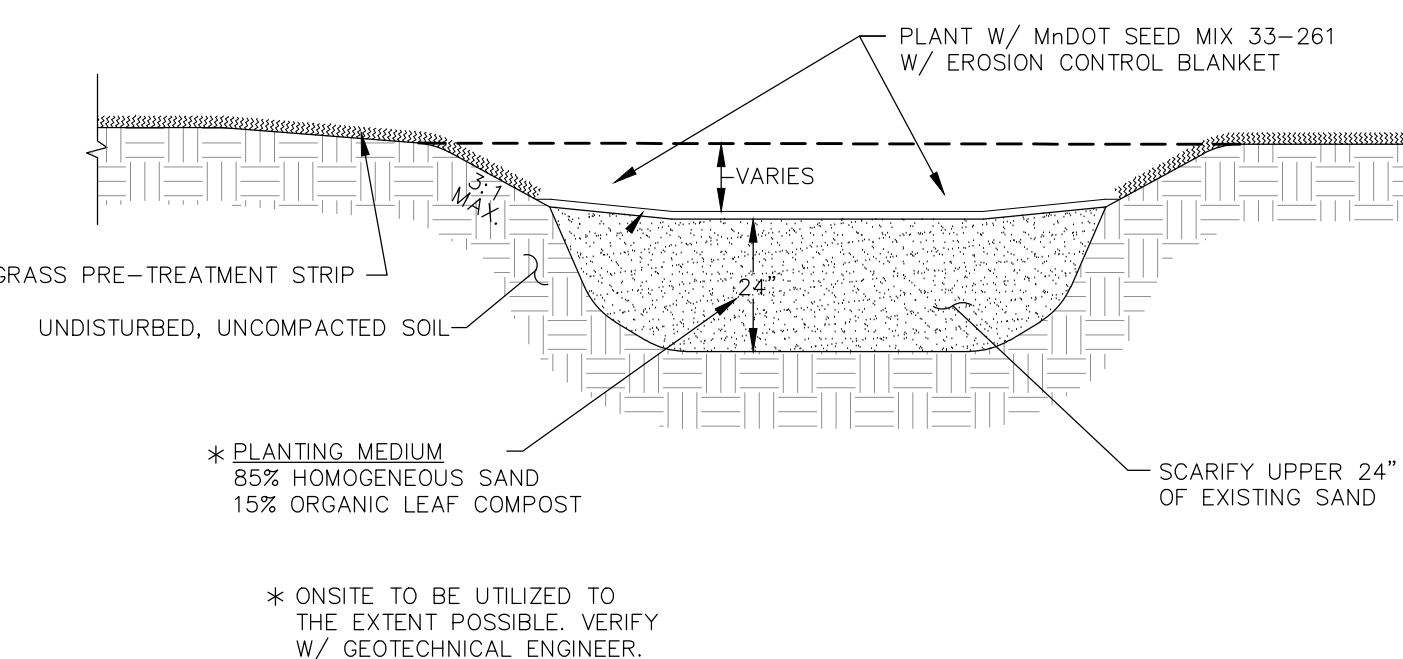
- NOTES:
- TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
 - ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
 - SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
 - SEE MNDOT SPECIFICATION 2572.

SILT FENCE

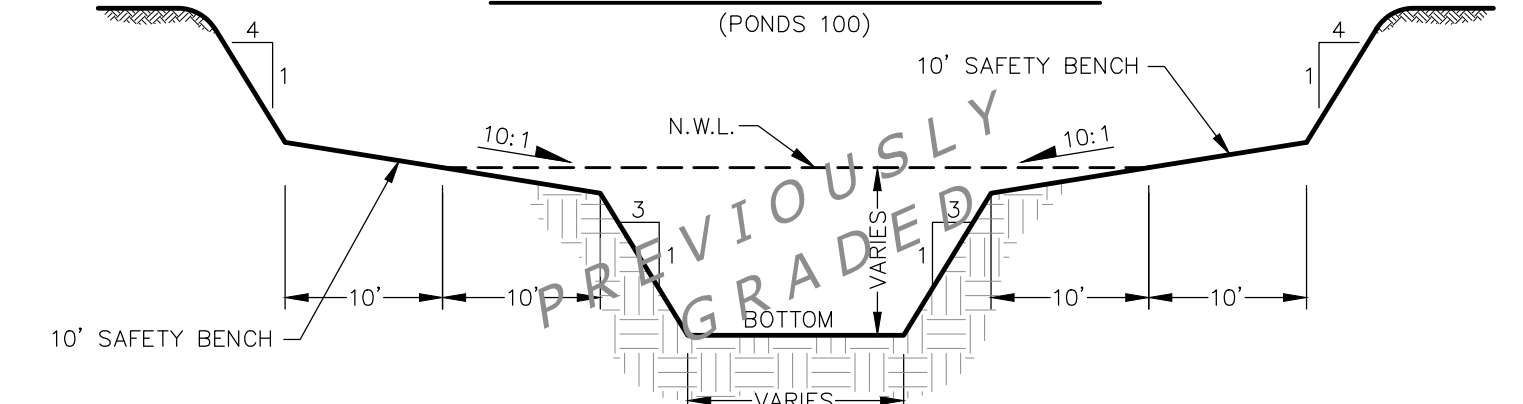


- NOTES:
- DIG A 6"x6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
 - DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
 - POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
 - LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"x6" TRENCH.
 - SECURELY ATTACH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

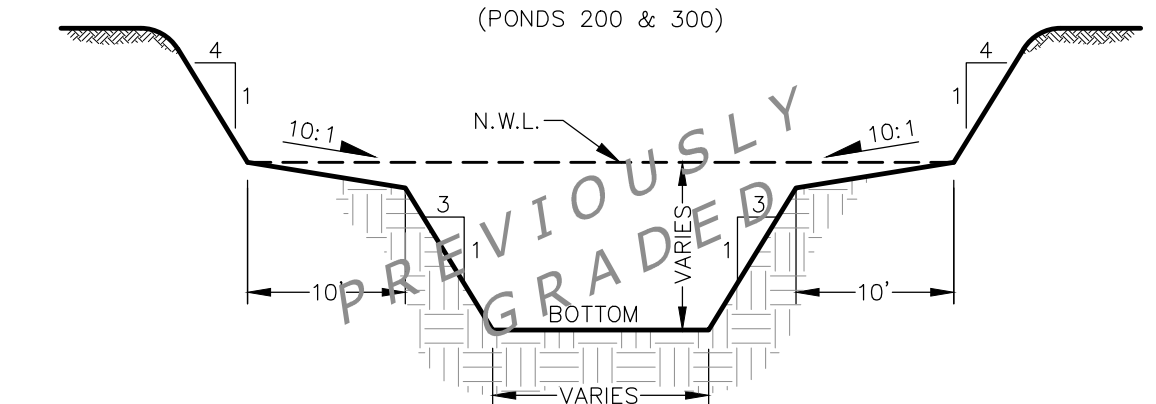
INFILTRATION BASIN



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.

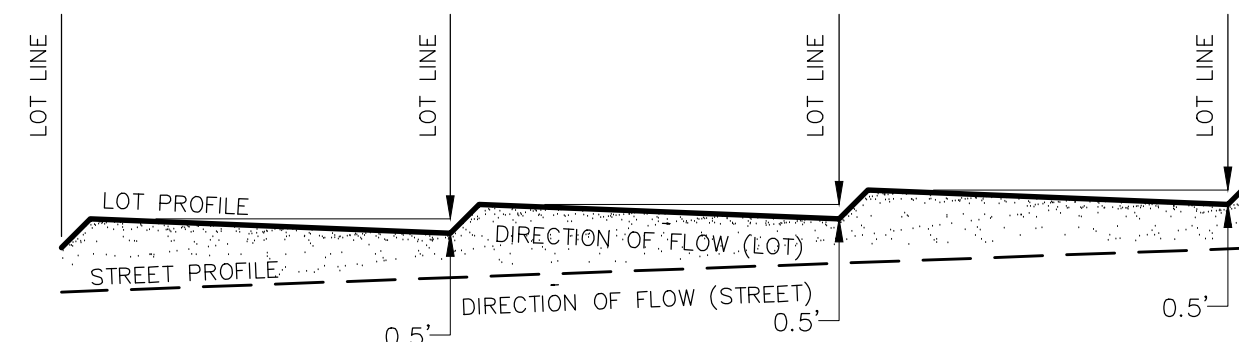
SEED: MNDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

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

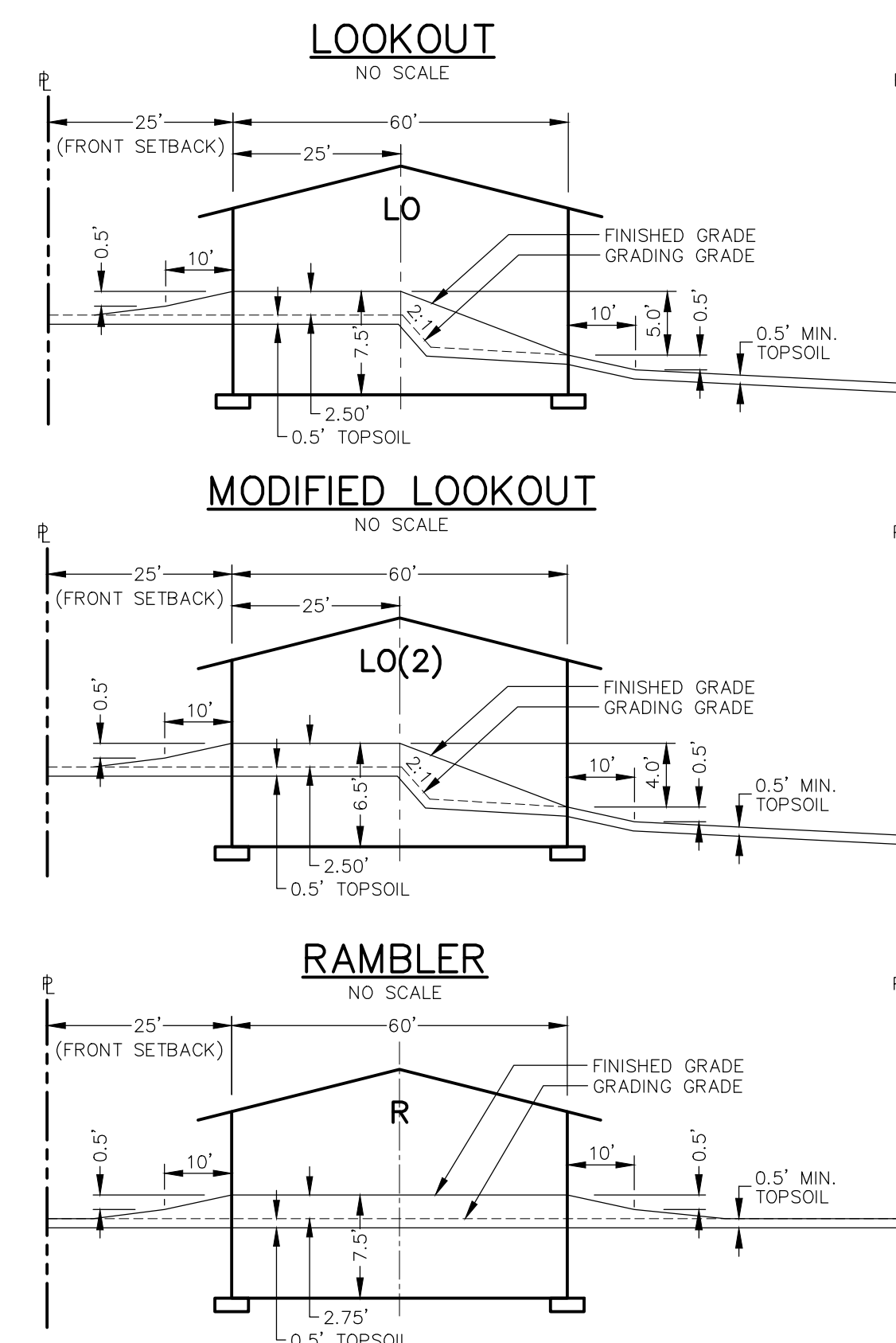
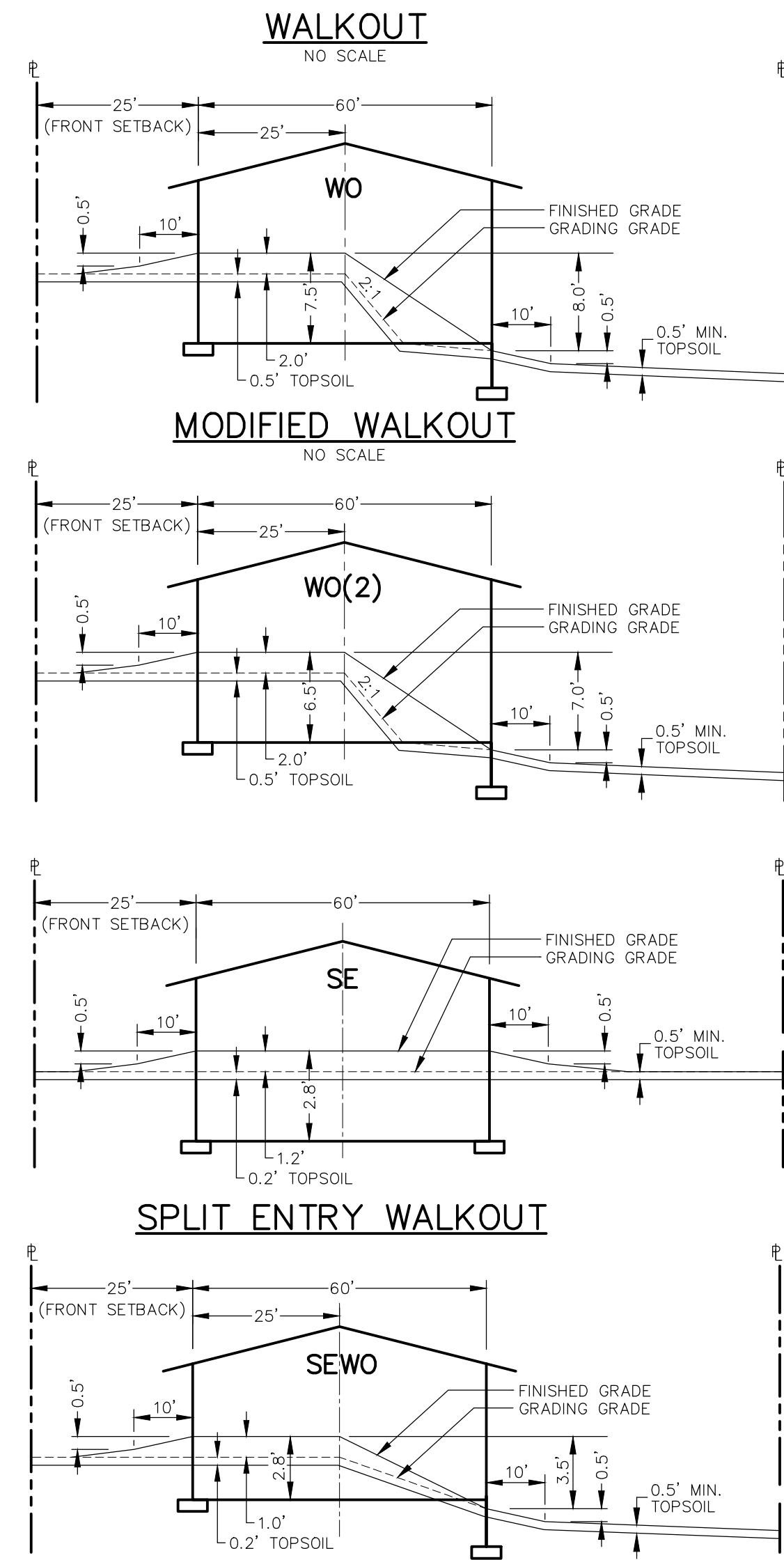
MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

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

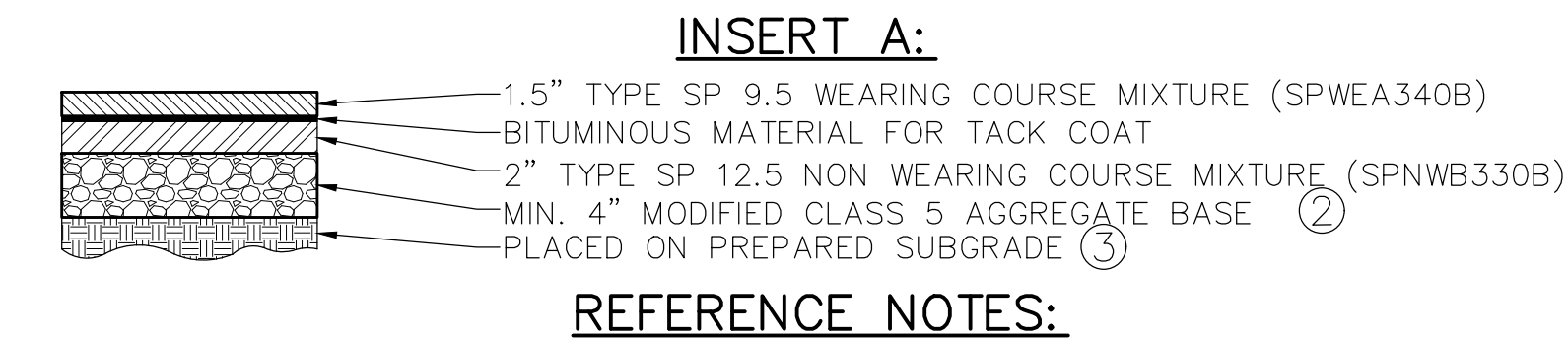
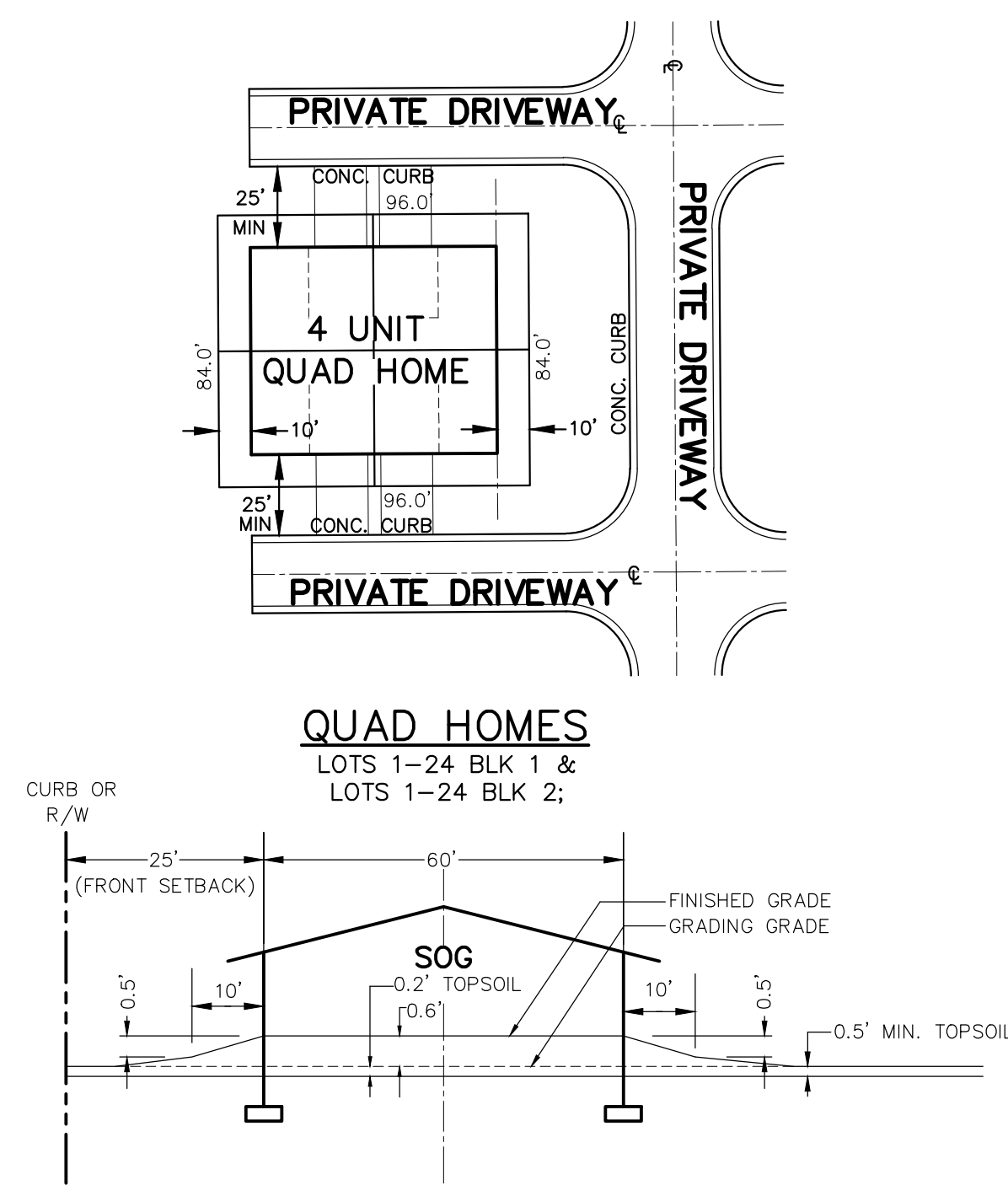
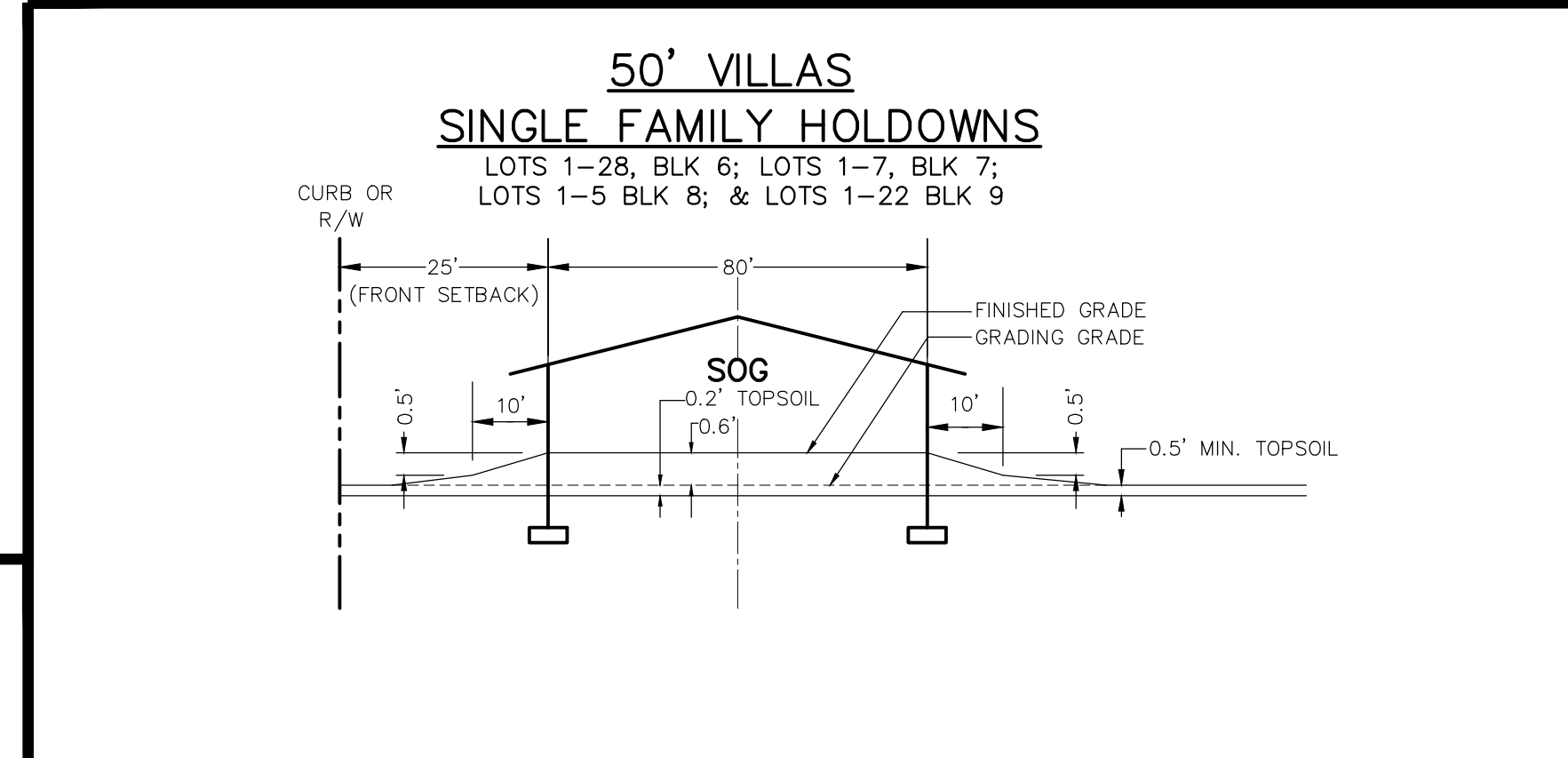
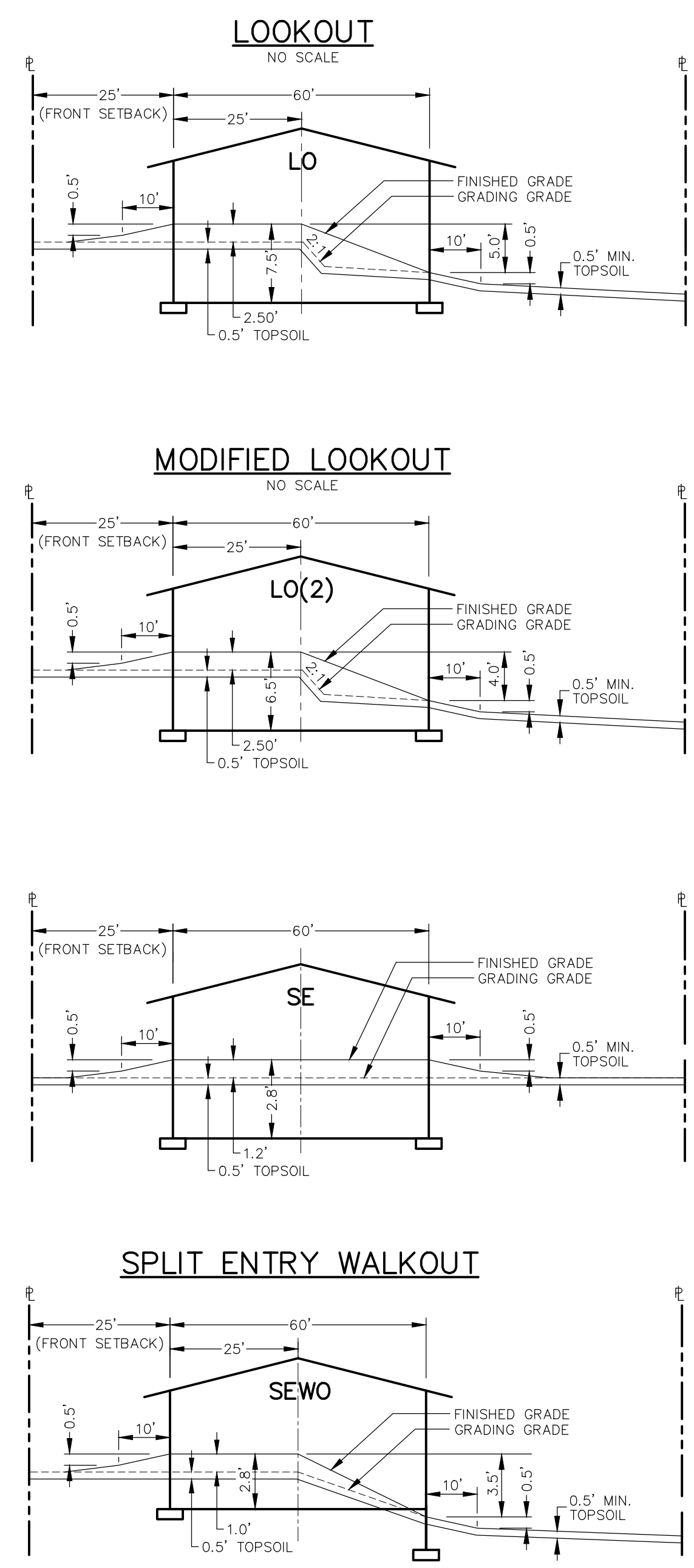
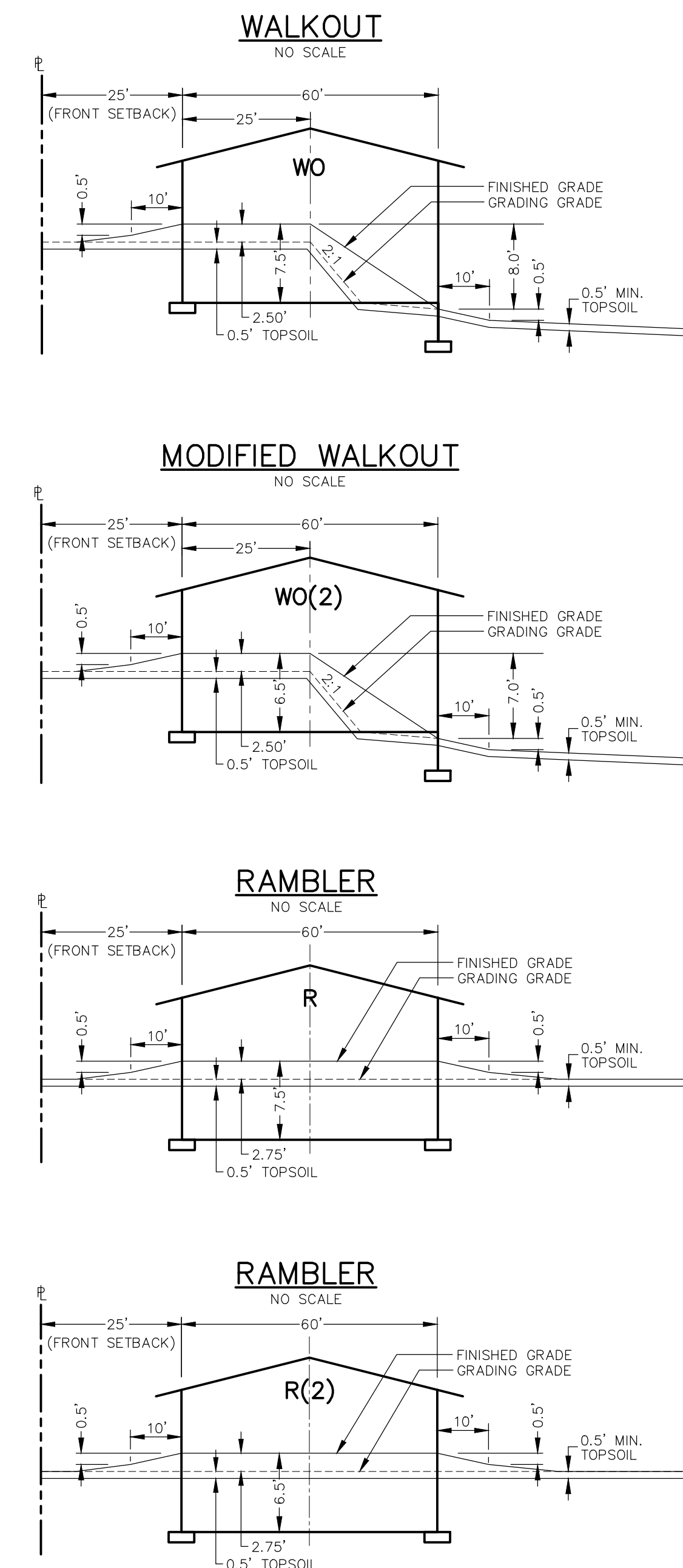
LOT BENCHING DETAIL



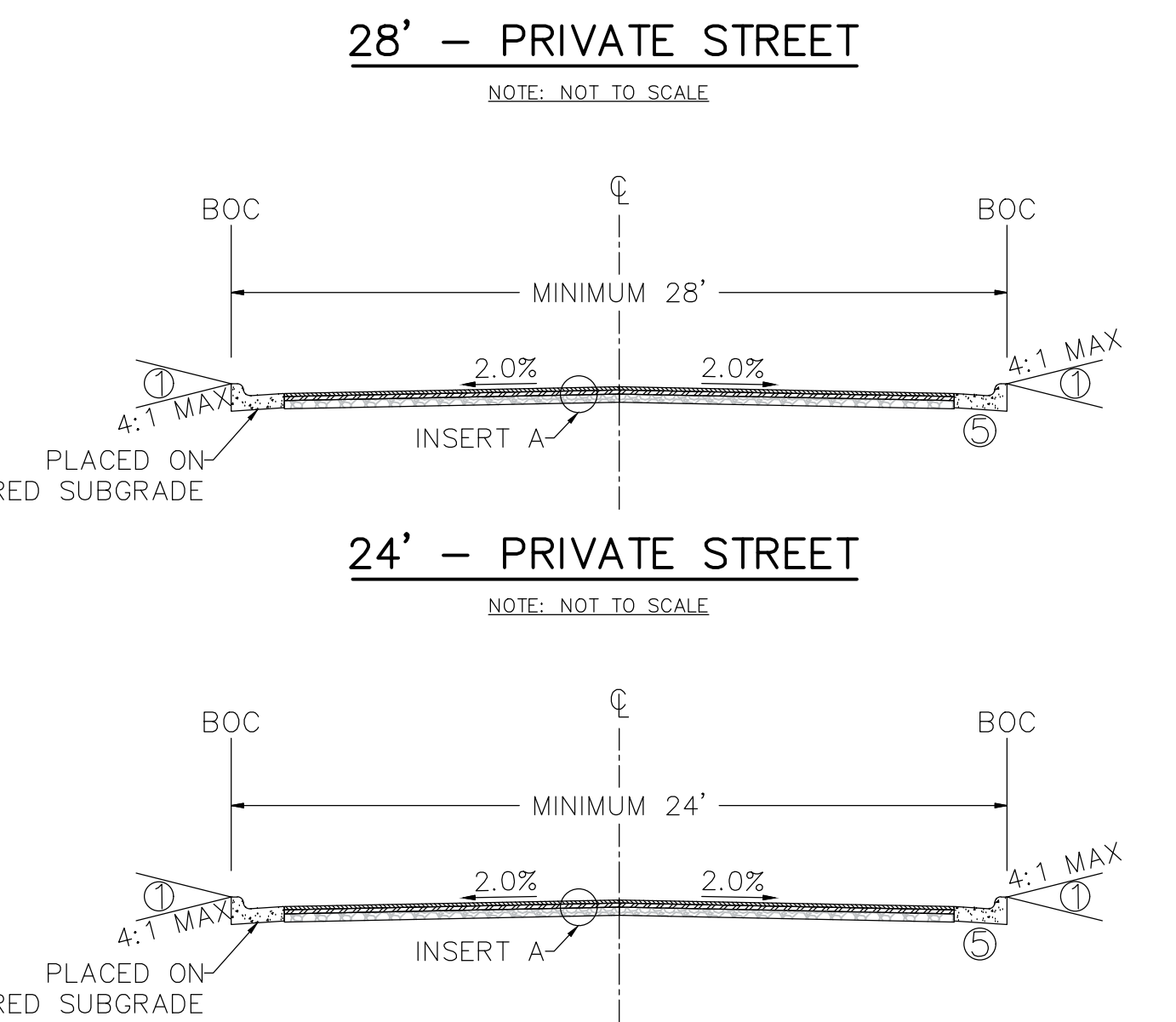
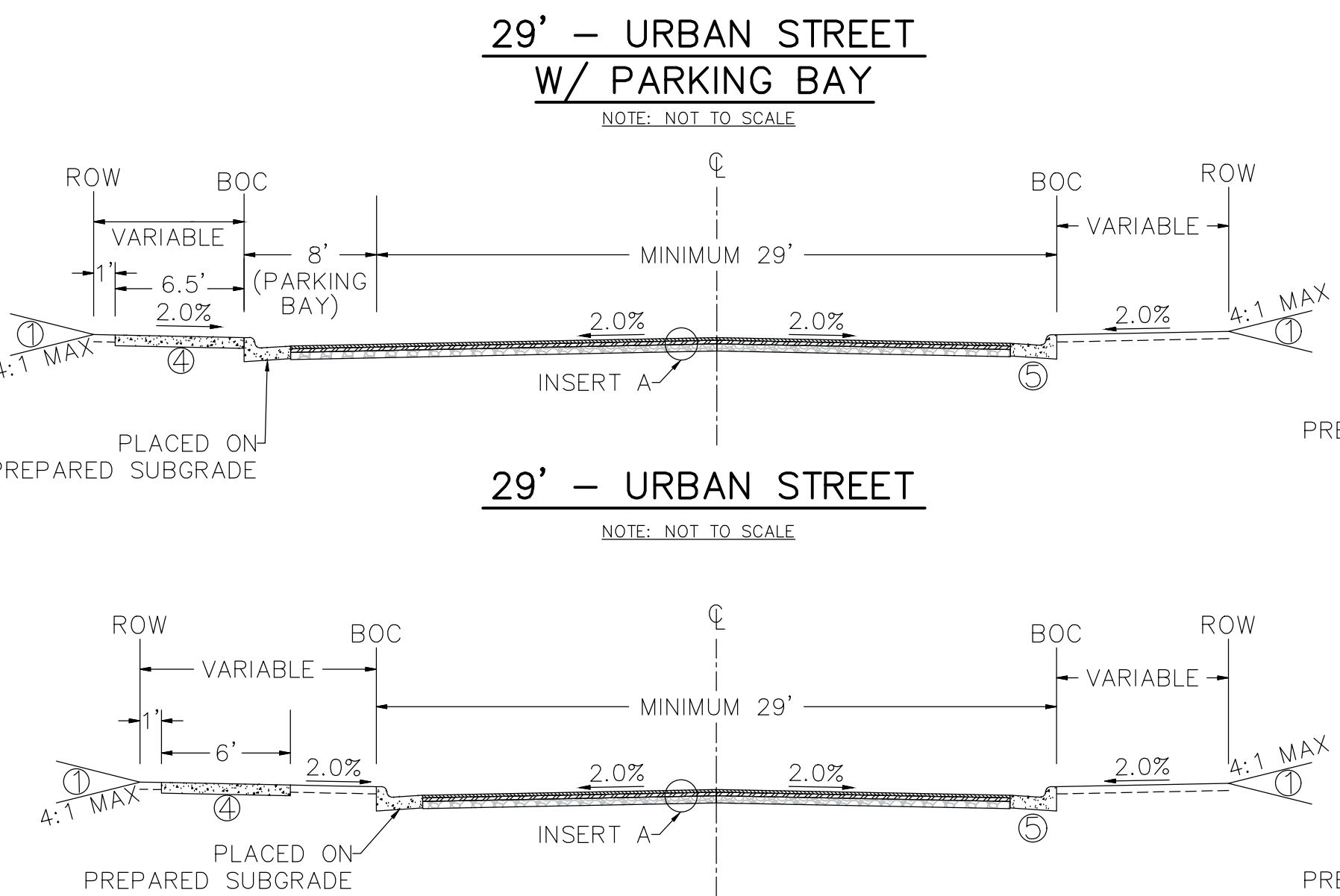
65' LOTS



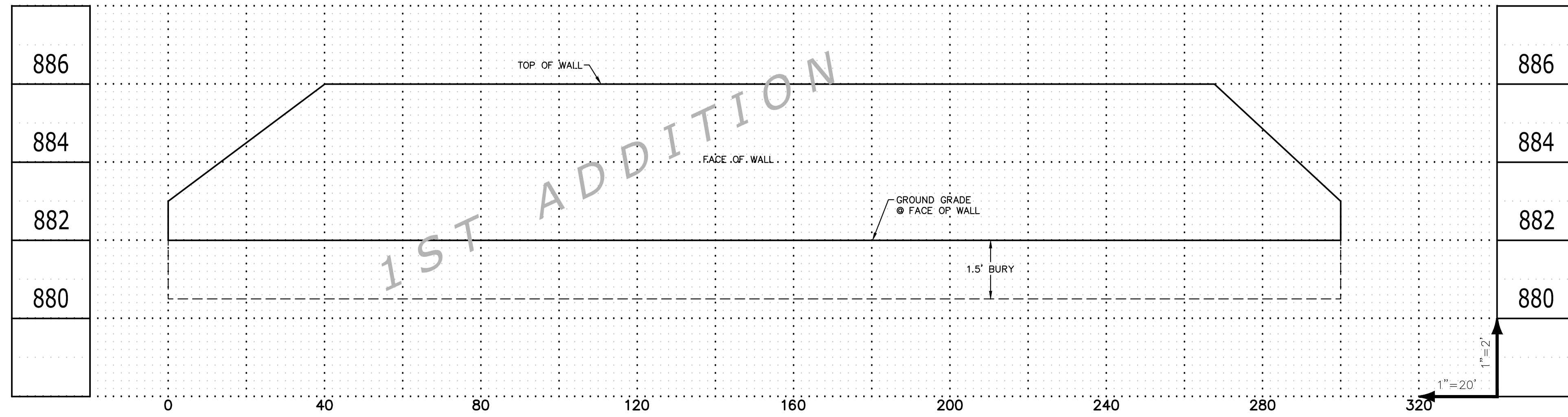
50' LOTS



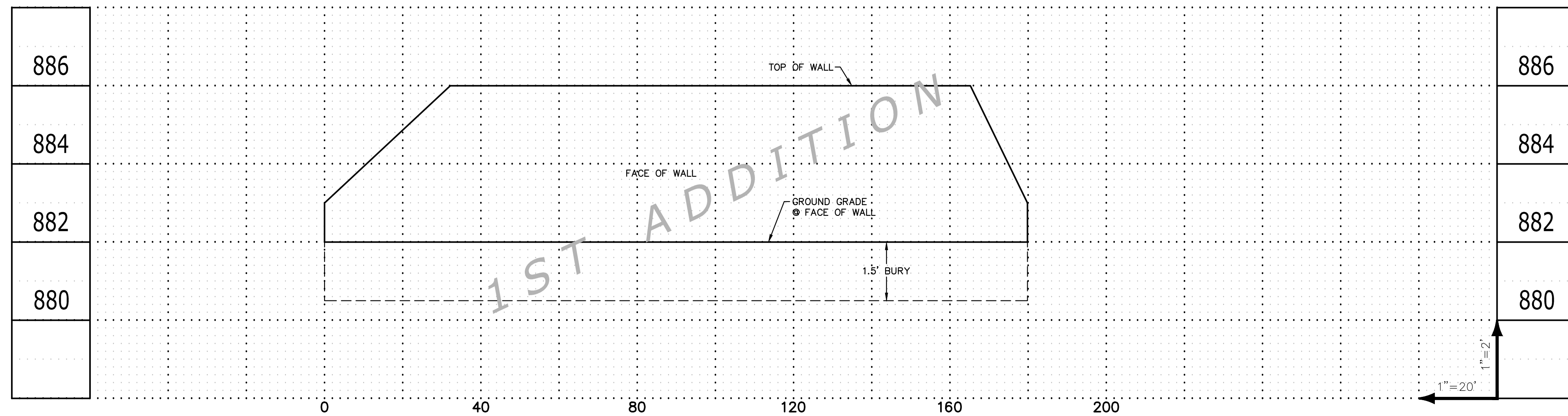
- REFERENCE NOTES:
- GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
 - CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
 - CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR 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.



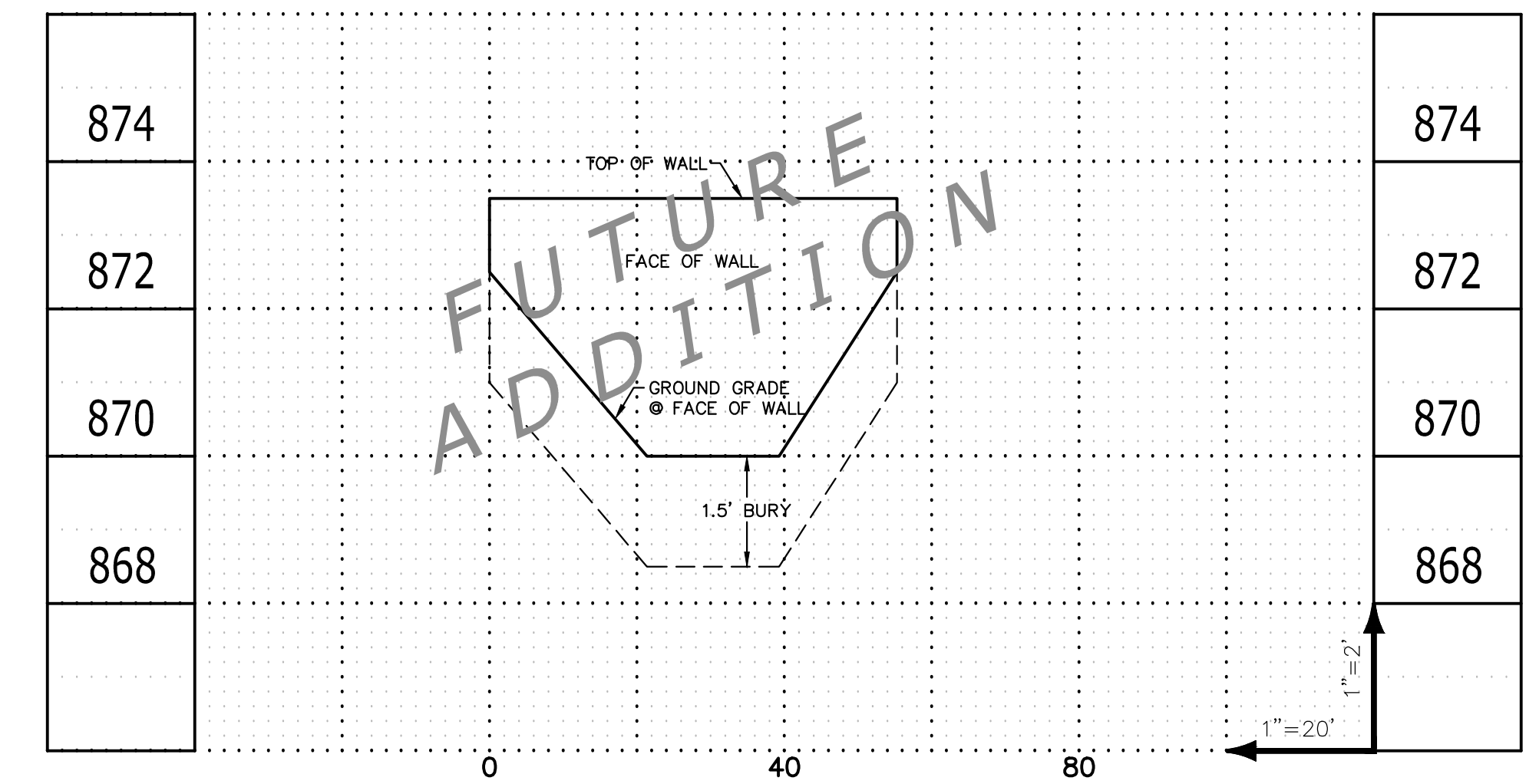
MODULAR RETAINING WALL #1
(1542 SF)



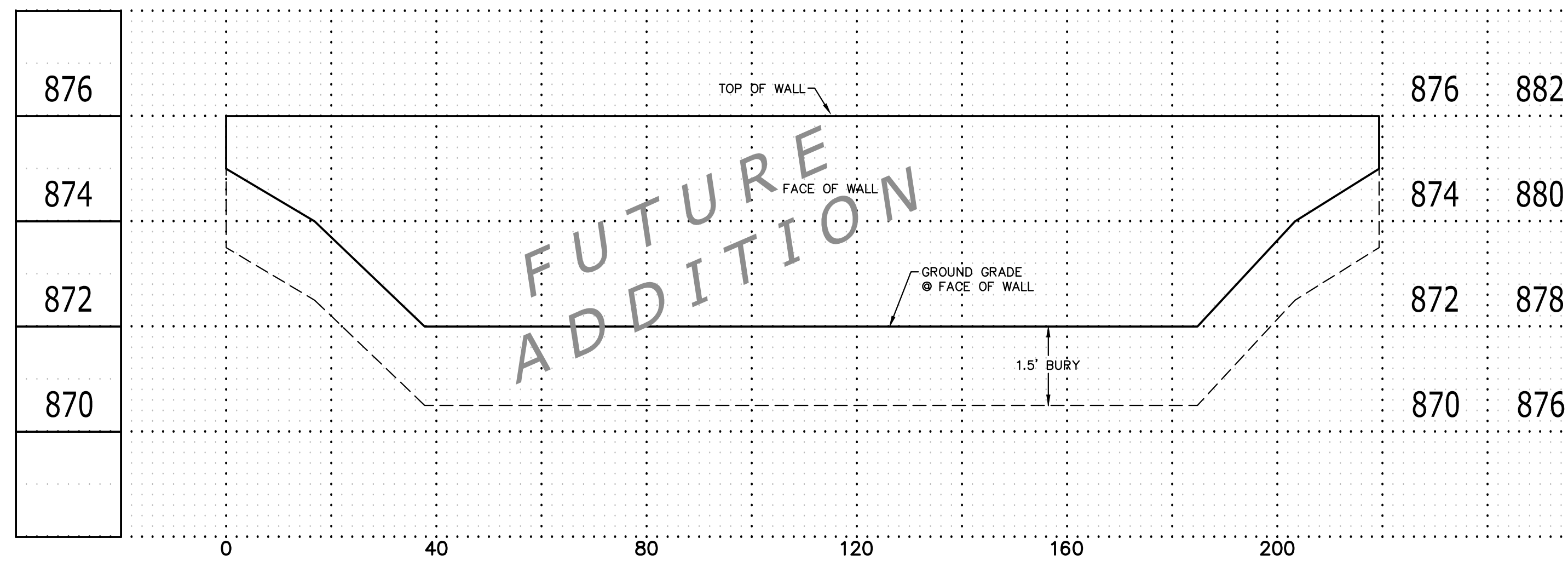
MODULAR RETAINING WALL #2
(919 SF)



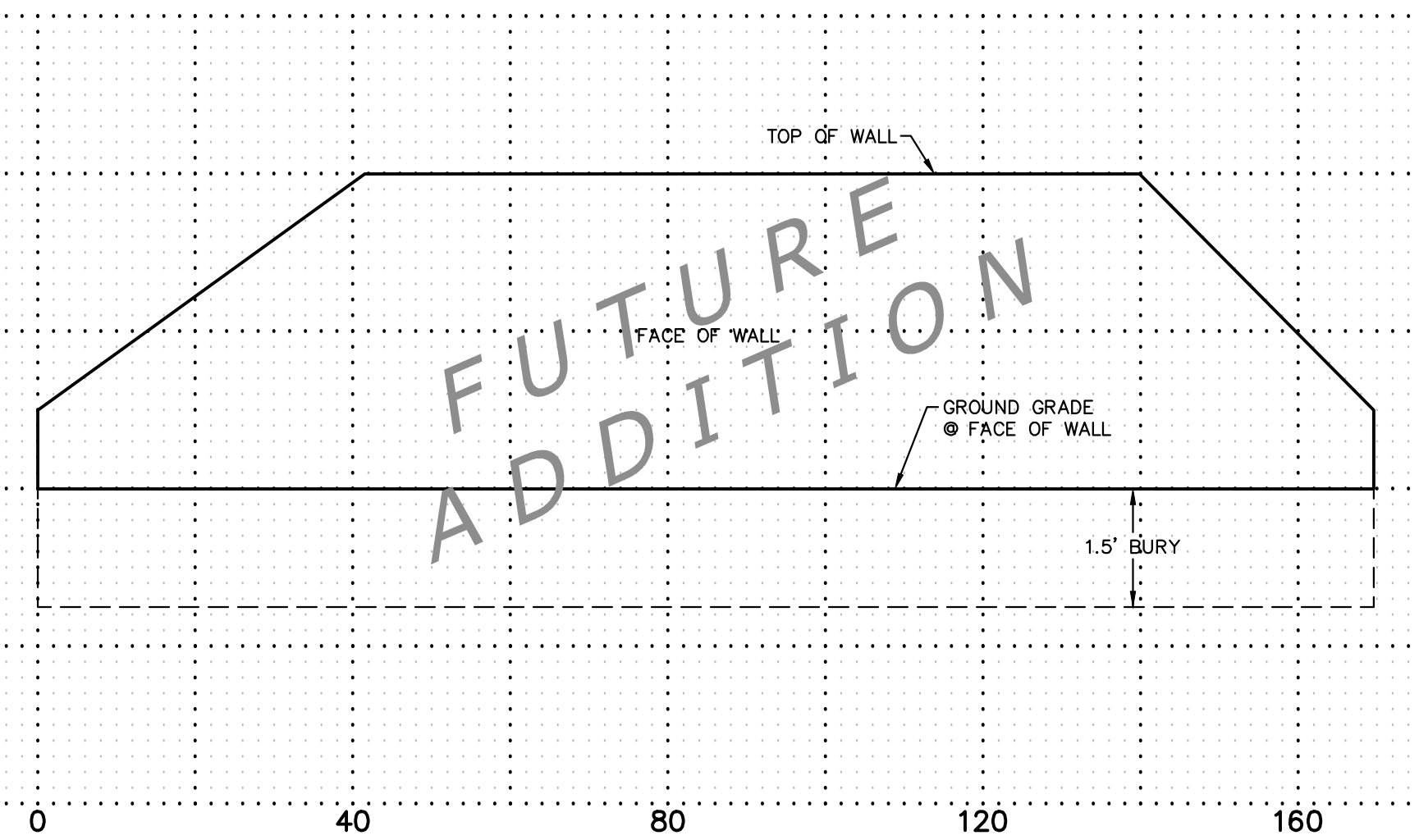
MODULAR RETAINING WALL #3
(235 SF)



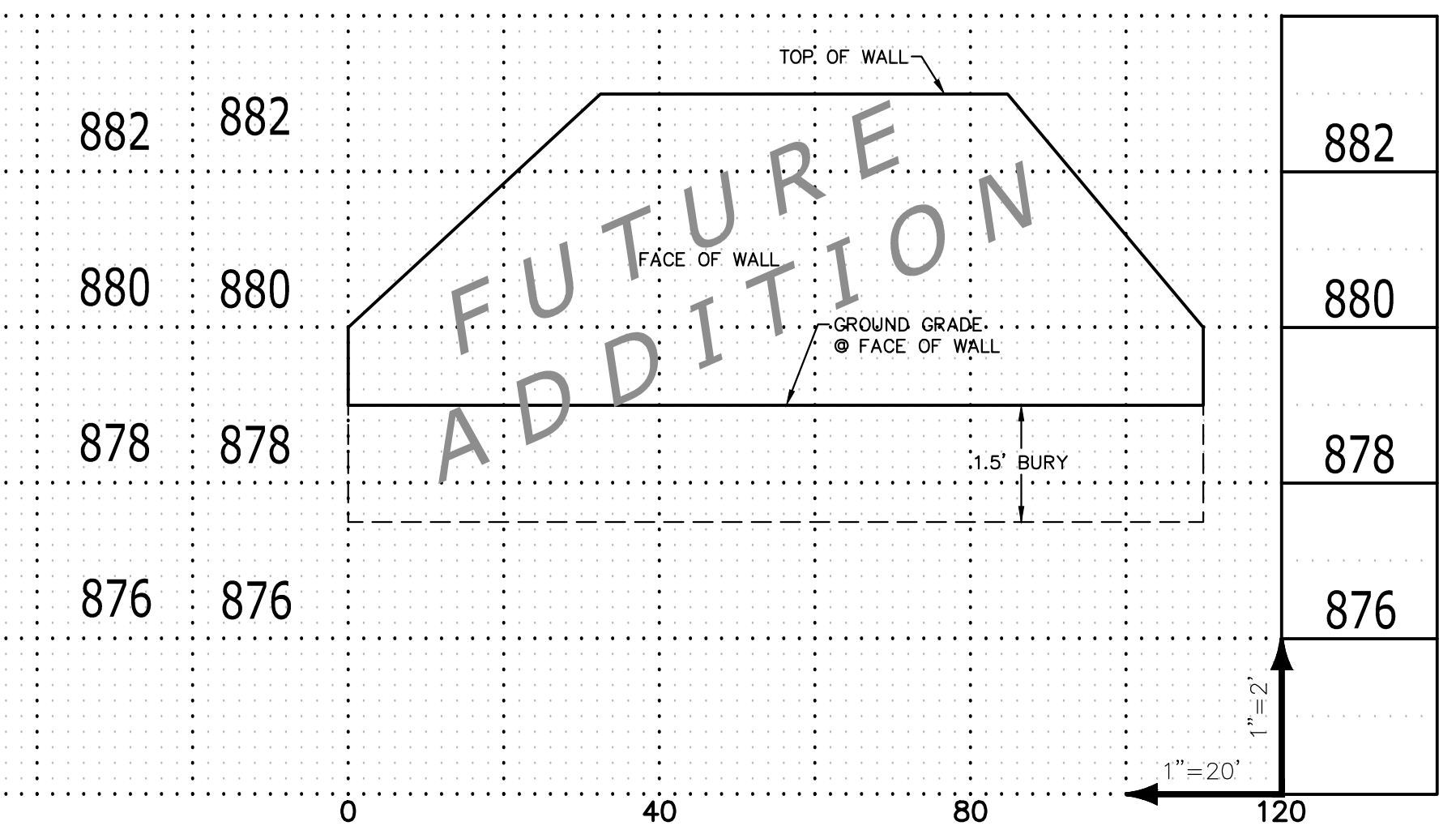
MODULAR RETAINING WALL #4
(1085 SF)



MODULAR RETAINING WALL #5
(830 SF)



MODULAR RETAINING WALL #6
(525 SF)



Grading Lot Number	Addition	Block	Lot	House Type	Garage Floor Elevation	Proposed Lowest Floor Elevation	Lowest opening Elevation	EOF	100 Year	Water Table	Controlling Elevation		Method
											LF	LO	
101	1	3	1	SE	886.9	883.9	886.9	884.5	-	864.7	-	885.5	EOF
102	1	3	2	SE	886.8	883.8	886.8	882.0	-	864.7	-	883.0	EOF
103	1	3	3	SEWO	887.0	884.0	884.0	882.0	-	864.7	-	883.0	EOF
104	1	3	4	SEWO	887.0	884.0	884.0	882.0	-	864.7	-	883.0	EOF
105	1	3	5	SEWO	887.0	884.0	884.0	882.0	-	864.7	-	883.0	EOF
106	1	3	6	SEWO	887.0	884.0	884.0	882.0	-	864.7	-	883.0	EOF
107	1	3	7	SEWO	886.5	883.5	883.5	882.0	-	864.7	-	883.0	EOF
108	1	3	8	SEWO	886.5	883.5	883.5	882.0	-	864.7	-	883.0	EOF
109	1	3	9	SEWO	887.0	884.0	884.0	882.0	-	864.7	-	883.0	EOF
110	1	3	10	SE	883.0	880.0	883.0	882.0	-	864.7	-	883.0	EOF
111	1	3	11	SE	883.5	880.5	883.5	882.0	-	864.7	-	883.0	EOF
112	1	3	12	SE	883.5	880.5	883.5	882.0	-	864.7	-	883.0	EOF
113	1	3	13	SE	883.5	880.5	883.5	882.0	-	864.7	-	883.0	EOF
114	1	3	14	SE	883.5	880.5	883.5	882.0	-	864.7	-	883.0	EOF
115	1	3	15	SE	883.5	880.5	883.5	882.0	-	864.7	-	883.0	EOF
116	1	3	16	SE	883.5	880.5	883.5	881.0	-	864.7	-	882.0	EOF
117	1	3	17	SE	883.0	880.0	883.0	881.0	-	864.7	-	882.0	EOF
118	1	3	18	SE	882.5	879.5	882.5	881.0	-	864.7	-	882.0	EOF
119	1	3	19	SE	882.5	879.5	882.5	881.0	-	864.7	-	882.0	EOF
120	2	5	2	SE	882.0	879.0	882.0	881.0	-	864.7	-	882.0	EOF
121	2	5	1	SE	882.0	879.0	882.0	881.0	-	864.7	-	882.0	EOF
122	3	2	1	SE	882.0	879.0	882.0	881.0	-	864.7	-	882.0	EOF
123	3	2	2	SE	882.0	879.0	882.0	881.0	-	864.7	-	882.0	EOF
124	3	2	3	SE	882.5	879.5	882.5	881.0	-	864.7	-	882.0	EOF
125	3	2	4	SE	882.5	879.5	882.5	881.0	-	864.7	-	882.0	EOF
126	3	2	5	SE	882.5	879.5	882.5	881.0	-	864.7	-	882.0	EOF
127	3	2	6	SOG	883.0	883.0	883.0	881.0	-	864.7	-	882.0	EOF
128	3	2	7	SOG	883.5	883.5	883.5	881.0	-	864.7	-	882.0	EOF
129	3	2	8	SOG	883.5	883.5	883.5	881.0	-	864.7	-	882.0	EOF
130	3	2	9	SOG	884.0	884.0	884.0	881.0	-	864.7	-	882.0	EOF
131	3	2	10	SOG	884.5	884.5	884.5	881.0	-	864.7	-	882.0	EOF
132	3	2	11	SOG	885.5	885.5	885.5	881.0	-	864.7	-	882.0	EOF
133	3	2	12	SOG	886.0	886.0	886.0	881.0	-	864.7	-	882.0	EOF
134	3	2	13	SOG	886.0	886.0	886.0	879.0	-	864.7	-	880.0	EOF
135	3	2	14	SOG	885.5	885.5	885.5	879.0	-	864.7	-	880.0	EOF
136	3	2	15	SOG	885.5	885.5	885.5	879.0	-	864.7	-	880.0	EOF
137	3	2	16	SOG	885.0	885.0	885.0	879.0	-	864.7	-	880.0	EOF
138	3	2	17	SOG	884.5	884.5	884.5	879.0	-	864.7	-	880.0	EOF
139	3	2	18	SOG	884.0	884.0	884.0	879.0	-	864.7	-	880.0	EOF
140	3	2	19	SOG	882.5	882.5	882.5	879.0	-	864.7	-	880.0	EOF
141	3	2	20	SOG	881.0	881.0	881.0	873.0	-	864.7	-	874.0	EOF
142	3	2	21	SOG	879.5	879.5	879.5	873.0	-	864.7	-	874.0	EOF
143	3	2	22	SOG	878.5	878.5	878.5	-	869.2	864.7	871.2	-	100 YR
144	2	1	1	SOG	877.5	877.5	877.5	-	869.2	864.7	871.2	-	100 YR
145	2	1	2	SOG	876.0	876.0	876.0	-	869.2	864.7	871.2	-	100 YR
146	2	1	3	SOG	875.5	875.5	875.5	-	869.2	864.7	871.2	-	100 YR
147	2	1	4	SOG	875.0	875.0	875.0	-	869.2	864.7	871.2	-	100 YR
148	2	1	5	SOG	875.0	875.0	875.0	-	869.2	864.7	871.2	-	100 YR
149	2	2	1	SOG	875.0	875.0	875.0	-	869.2	864.7	871.2	-	100 YR
150	2	2	2	SOG	875.5	875.5	875.5	-	869.2	864.7	871.2	-	100 YR
151	2	2	3	SOG	875.0	875.0	875.0	-	869.2	864.7	871.2	-	100 YR
152	2	2	4	SOG	875.0	875.0	875.0	-	869.2	864.7	871.2	-	100 YR
153	2	2	5	SOG	874.5	874.5	874.5	-	869.2	864.7	871.2	-	100 YR
154	3	1	1	LO	880.0	872.5	875.0	873.5	-	864.7	-	874.5	EOF
155	3	1	2	WO(2)	882.0	875.0	875.0	873.5	-	864.7	-	874.5	EOF
156	3	1	3	WO	882.5	875.0	875.0	874.0	-	864.7	-	875.0	EOF
157	3	1	4	WO	883.5	876.0	876.0	874.0	-	864.7	-	875.0	EOF
158	3	1	5	WO	884.0	876.5	876.5	874.0	-	864.7	-	875.0	EOF
159	3	1	6	WO	884.5	877.0	877.0	875.0	-	864.7	-	876.0	EOF
160	3	1	7	WO	884.5	877.0	877.0	875.0	-	864.7	-	876.0	EOF
161	3	1	8	WO	885.0	877.5	877.5	875.0	-	864.7	-	876.0	EOF
162	3	1	9	WO	885.0	877.5	877.5	875.0	-	864.7	-	876.0	EOF
163	3	1	10	WO	884.5	877.0	877.0	875.0	-	864.7	-	876.0	EOF
164	3	1	11	WO	884.5	877.0	877.0	875.0	-	864.7	-	876.0	EOF
165	3	1	12	WO(2)	884.0	877.5	877.5	875.0	-	864.7	-	876.0	EOF
166	3	1	13	WO(2)	883.5	877.0	877.0	875.0	-	864.7	-	876.0	EOF
167	2	3	13	LO	881.8	874.3	876.8	875.0	-	864.7	-	876.0	EOF
168	2	3	12	LO	882.0	874.5	877.0	875.0	-	864.7	-	876.0	EOF
169	2	3	11	LO	882.0	874.5	877.0	875.0	-	864.7	-	876.0	EOF
170	2	3	10	LO	881.7	874.2	876.7	875.0	-	864.7	-	876.0	EOF
171	2	3	9	LO	881.5	874.0	876.5	875.0	-	864.7	-	876.0	EOF
172	2	3	8	LO	881.0	873.5	876.0	875.0	-	864.7	-	876.0	EOF
173	2	3	7	LO	881.0	873.5	876.0	875.0	-	864.7	-	876.0	EOF
174	2	3	6	LO(2)	880.5	874.0	876.5	875.0	-	864.7	-	876.0	EOF
175	2	3	5	LO(2)	880.5	874.0	876.5	874.0	-	864.7	-	875.0	EOF
176	2	3	4	LO(2)	880.0	873.5	876.0	874.0	-	864.7	-	875.0	EOF
177	2	3	3	LO(2)	879.0	872.5	875.0	874.0	-	864.7	-	875.0	EOF
178	2	3	2	LO(2)	878.5	872.0	874.5	873.5	-	864.7	-	874.5	EOF
179	2	3	1	R	877.0	869.5	877.0	873.5	-	864.7	-	874.5	EOF
180	2	4	1	R	876.5	869.0	876.5	872.5	-	864.7	-	873.5	EOF
181	2	4	2	LO(2)	879.0	872.5	875.0	874.0	-	864.7	-	875.0	EOF

Grading Lot Number	Addition	Block	Lot	House Type	Garage Floor Elevation	Proposed Lowest Floor Elevation	Lowest opening Elevation	EOF	100 Year	Water Table	Controlling Elevation		Method
											LF	LO	
182	2	4	3	LO(2)	879.0	872.5	875.0	874.0	-	864.7	-	875.0	EOF
183	2	4	4	LO	880.0	872.5	875.0	874.0	-	864.7	-	875.0	EOF
184	2	4	5	LO	880.5	873.0	875.5	874.0	-	864.7	-	875.0	EOF
185	2	4	6	LO	881.0	873.5	876.0	875.0	-	864.7	-	876.0	EOF
186	2	4	7	LO	881.0	873.5	876.0	875.0	-	864.7	-	876.0	EOF
187	2	4	8	LO	881.5	874.0	876.5	875.0	-	864.7	-	876.0	EOF
188	2	4	9	LO	882.0	874.5	877.0	875.5	-	864.7	-	876.5	EOF
189	2	4	10	LO	882.0	874.5	877.0	875.5	-	864.7	-	876.5	EOF
190	2	4	11	LO	882.0	874.5	877.0	875.5	-	864.7	-	876.5	EOF
191	2	4	12	LO	882.0	874.5	877.0	875.5	-	864.7	-	876.5	EOF
192	2	4	13	LO	882.0	874.5	877.0	875.5	-	864.7	-	876.5	EOF
193	2	4	14	LO	882.0	874.5	877.0	875.5	-	864.7	-	876.5	EOF
196	1	4	14	SOG	882.0	882.0	882.0	875.5	-	864.7	-	876.5	EOF
197	1	4	13	SOG	882.0	882.0	882.0	875.5	-	864.7	-	876.5	EOF
198	1	4	12	SOG	881.0	881.0	881.0	875.5	-	864.7	-	876.5	EOF
199	1	4	11	SOG	880.0	880.0	880.0	875.5	-	864.7	-	876.5	EOF
200	1	4	10	SOG	879.0	879.0	879.0	875.5	-	864.7	-	876.5	EOF
201	1	4	9	SOG	878.0	878.0	878.0	875.5	-	864.7	-	876.5	EOF
202	1	4	8	SOG	877.5	877.5	877.5	875.0	-	864.7	-	876.0	EOF
203	1	4	7	SOG	877.0	877.0	877.0	875.0	-	864.7	-	876.0	EOF
204	1	4	6	SOG	877.0	877.0	877.0	875.0	-	864.7	-	876.0	EOF
205	1	4	5	SOG	876.5	876.5	876.5	874.0	-	864.7	-	875.0	EOF
206	1	4	4	SOG	876.5	876.5	876.5	874.0	-	864.7	-	875.0	EOF
207	1												