

**PARCEL DESCRIPTION:** (Per Schedule A of Title Commitment File No. 104617, with a commitment date of January 4, 2019 at 8:00 A.M., prepared by All American Commercial Title, Inc., as issuing agent for Old Republic National Title Insurance Company)

**Parcel B:**

Outlot A, DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION, Anoka County, Minnesota.

**Parcel C:**

That part of Lots 26 and 27 AUDITOR'S SUBDIVISION NO. 96, Anoka County, Minnesota, lying Easterly and Southeasterly of the following described line: Beginning at intersection of Northernly shoreline of the Mississippi River and a line 75.00 feet Southeasterly of and parallel with the Southeasterly line of Lot 7, DICKENSON'S MISSISSIPPI ESTATE, said Anoka County, as measured along Southeasterly extension of the Northeasterly line of said Lot 7; thence Northeasterly along said parallel line 235 feet, more or less, to its intersection with the Southeasterly extension of Northeasterly line of said Lot 7; thence Northwesterly along said Southeasterly extension 75 feet to the Northeast corner of said Lot 7; thence Northeasterly along Northeasterly extension of said Southeasterly line 66 feet to Northeasterly right-of-way line of Rivlyn Avenue; thence Southeasterly along said right-of-way line to a point 500 feet Southeasterly (as measured along said right-of-way line) of the intersection of said right-of-way line with Southeasterly right-of-way line of Poplar Drive (now known as Tungsten Street N.W.) as shown on the plat of DICKENSON'S MISSISSIPPI ESTATE; thence Northeasterly parallel with said Southeasterly right-of-way line to its intersection with the Southerly line of the plat of ANOKA INDEPENDENT GRAIN AND FEED; thence Southeasterly and Northeasterly along the Southerly and Easterly line of said plat of ANOKA INDEPENDENT GRAIN AND FEED to the North line of said Lot 26 and there terminating.

And lying Westerly of the following described line: Beginning at the most Northernly corner of Lot 14, said AUDITOR'S SUBDIVISION NO. 96; thence Southerly along Northwesterly line of said Lot 14 to the most Westerly corner thereof; thence Southerly along Southwesterly line of said Lot 14 to its intersection with a line parallel and 150 feet Northwesterly (as measured at right angle) of the Southwesterly extension of Southeasterly line of said Lot 14; thence Southwesterly along said parallel line a distance of 500 feet; thence Southwesterly deflecting to right 45 degrees 00 minutes 00 seconds a distance of 900 feet, more or less, to the centerline of the Mississippi River and there terminating.

EXCEPT that property dedicated by deed of dedication dated December 9, 1949 to the Township of Ramsey for public road purposes, recorded as Document No. 132840.

ALSO EXCEPT that part platted as DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION.

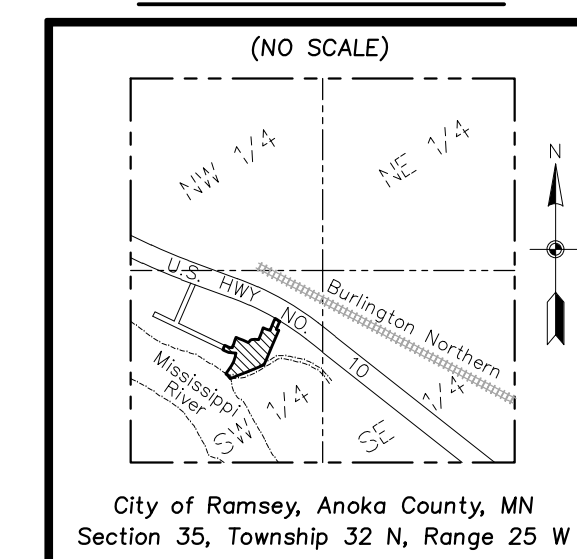
**PARCEL D (proposed public roadway to be vacated):**

That part of vacated RIVLYN Avenue accruing thereto by reason of street vacation.

**GENERAL NOTES:**

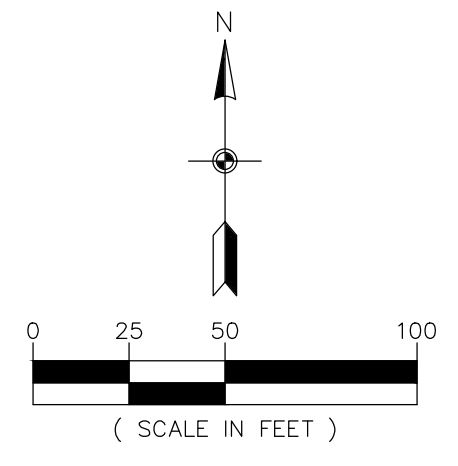
- 1) The field work for this survey was completed on January 18, 2019.
- 2) Bearings shown are based on the East-West Quarter line of Section 35, Township 32, Range 25, Anoka County, Minnesota, which is assumed to bear N89°32'30"E.
- 3) Surveyed property address:  
Parcel B - unassigned situs, Ramsey, MN.  
Parcel C - 6080 Highway 10 NW, Ramsey, MN
- 4) Above ground utilities have been field located as shown. 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).
- 5) Due to snow and other winter conditions, additional improvements may not have been visible at the time of the survey.

**VICINITY MAP**



**LEGEND**

- - Denotes Anoka County Section Monument, as noted
- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- ⊙ - Denotes Light Pole
- ⊕ - Denotes Miscellaneous Sign
- ⊖ - Denotes Sanitary Manhole
- ⊗ - Denotes Catch Basin
- ⊘ - Denotes Cleanout
- ⊙ - Denotes Existing Well
- ⊙ - Denotes Guy Wire
- ⊙ - Denotes Utility Pole
- ⊙ - Denotes Telephone Box
- ⊙ - Denotes Electric Transformer
- ⊙ - Denotes Curb Stop
- ⊙ - Denotes Television Box
- ⊙ - Denotes Soil Boring/Test Hole
- ⊙ - Denotes Guard Post
- ⊙ - Denotes Underground Gas
- ⊙ - Denotes Overhead Electric
- ⊙ - Denotes Watermain
- ⊙ - Denotes Sanitary Sewer
- ⊙ - Denotes Existing Fence as noted
- ⊙ - Denotes Concrete Surface
- ⊙ - Denotes Bituminous Surface
- ⊙ - Denotes Wet Land
- ⊙ - Denotes Existing Contour



BENCHMARK	
1. MNDOT GSID Station #833, Named "Lumber MNDT RM 1"	Elev. = 859.11
2. MNDOT GSID Station #775, Named "E 257"	Elev. = 863.67

**Carlson McCain**  
 • environmental  
 • engineering  
 • surveying

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 Phone: (763) 489-7900  
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 www.carlsonmccain.com

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

Print Name: Thomas R. Balluff, L.S.  
 Signature: *Thomas R. Balluff*  
 Date: 01/25/19 License #: 40361

DRAWN BY: KCM  
 ISSUE DATE: 1/25/19  
 FILE NO.: 1825

Revisions:  
 1. Per City Comments - 4/04/19  
 2. Per City Comments - 5/16/19

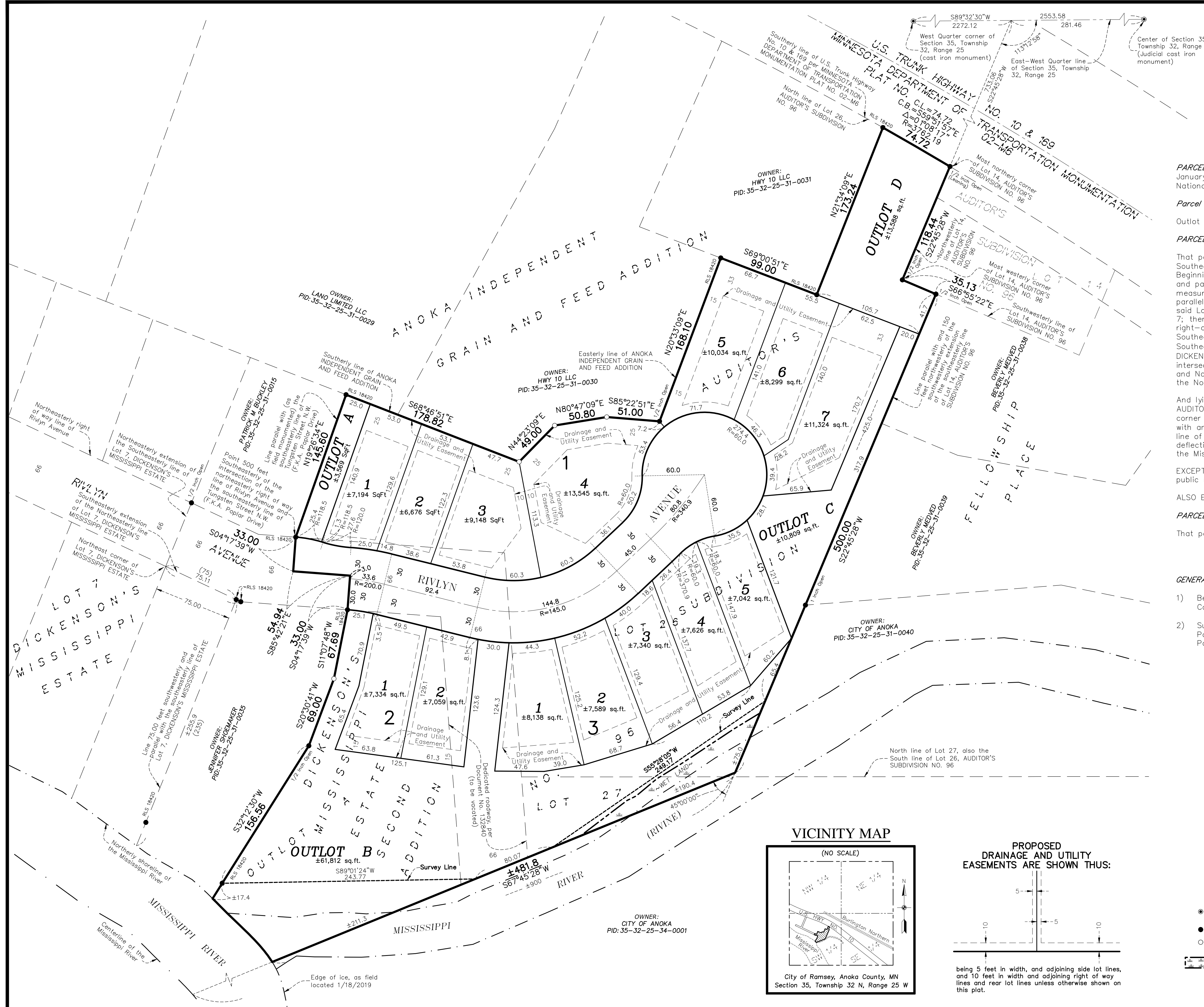
**VILLAGE BANK**  
 9298 Central Avenue NE  
 Blaine, MN, 55434

**RIVER WALK VILLAGE**  
 Ramsey, Minnesota

**EXISTING CONDITIONS**

Save Date: 05/18/19 F:\jobs\7801 - 7820\7802 - highway 10 ramsey\cad\c3d\survey\preliminary\7802\_excon.dwg

# RIVER WALK VILLAGE



**PARCEL DESCRIPTION:** (Per Schedule A of Title Commitment File No. 104617, with a commitment date of January 4, 2019 at 8:00 A.M., prepared by All American Commercial Title, Inc., as issuing agent for Old Republic National Title Insurance Company)

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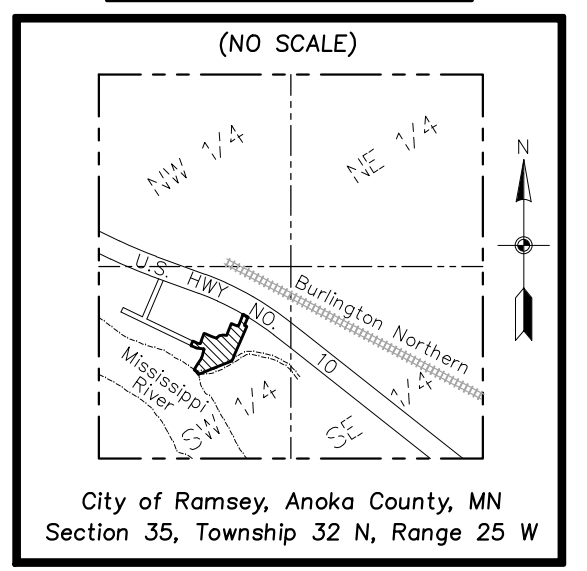
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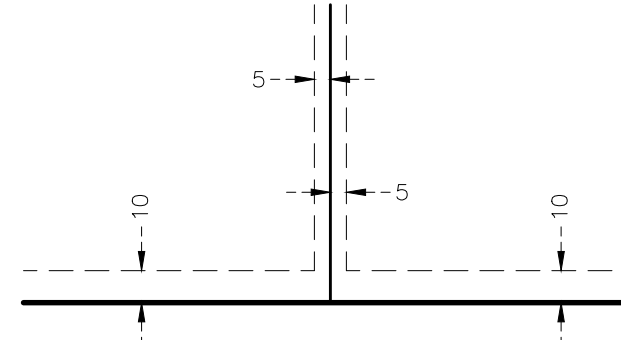
### SITE DATA

TOTAL SITE AREA	±5.55 AC.	EXISTING ZONING	R-1: MUSA
TOTAL ROW AREA	±0.77 AC.	EXISTING ZONING	E-1
TOTAL OUTLOT AREA	±2.06 AC.	PROPOSED ZONING	PUD
OUTLOT A	±0.08 AC.	UTILITIES	AVAILABLE
OUTLOT B	±1.42 AC.		
OUTLOT C	±0.25 AC.		
OUTLOT D	±0.31 AC.		
TOTAL LOT AREA	±2.72 AC.	MINIMUM RESIDENTIAL SETBACK DATA:	
SMALLEST LOT	±6,676 S.F.	FRONT	25 FT.
LARGEST LOT	±13,545 S.F.	SIDE (GARAGE)	7.5 FT.
AVERAGE LOT	±8,454 S.F.	SIDE (HOUSE)	7.5 FT.
TOTAL NUMBER OF LOTS	14	REAR SETBACK	30 FT.
GROSS DENSITY	2.52 LOTS/AC.		

### VICINITY MAP



### PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



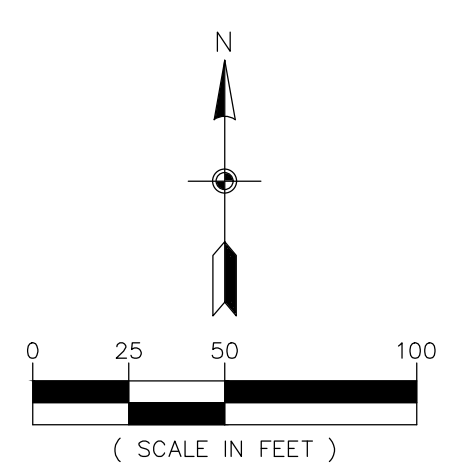
being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

### LEGEND

- - Denotes Anoka County Section Monument, as noted
- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- - Denotes Wet Land

### BENCHMARK

- MNDOT GSD Station #833, Named "Lumber MNDT RM 1" Elev.= 859.11
- MNDOT GSD Station #775, Named "E 257" Elev.= 863.67



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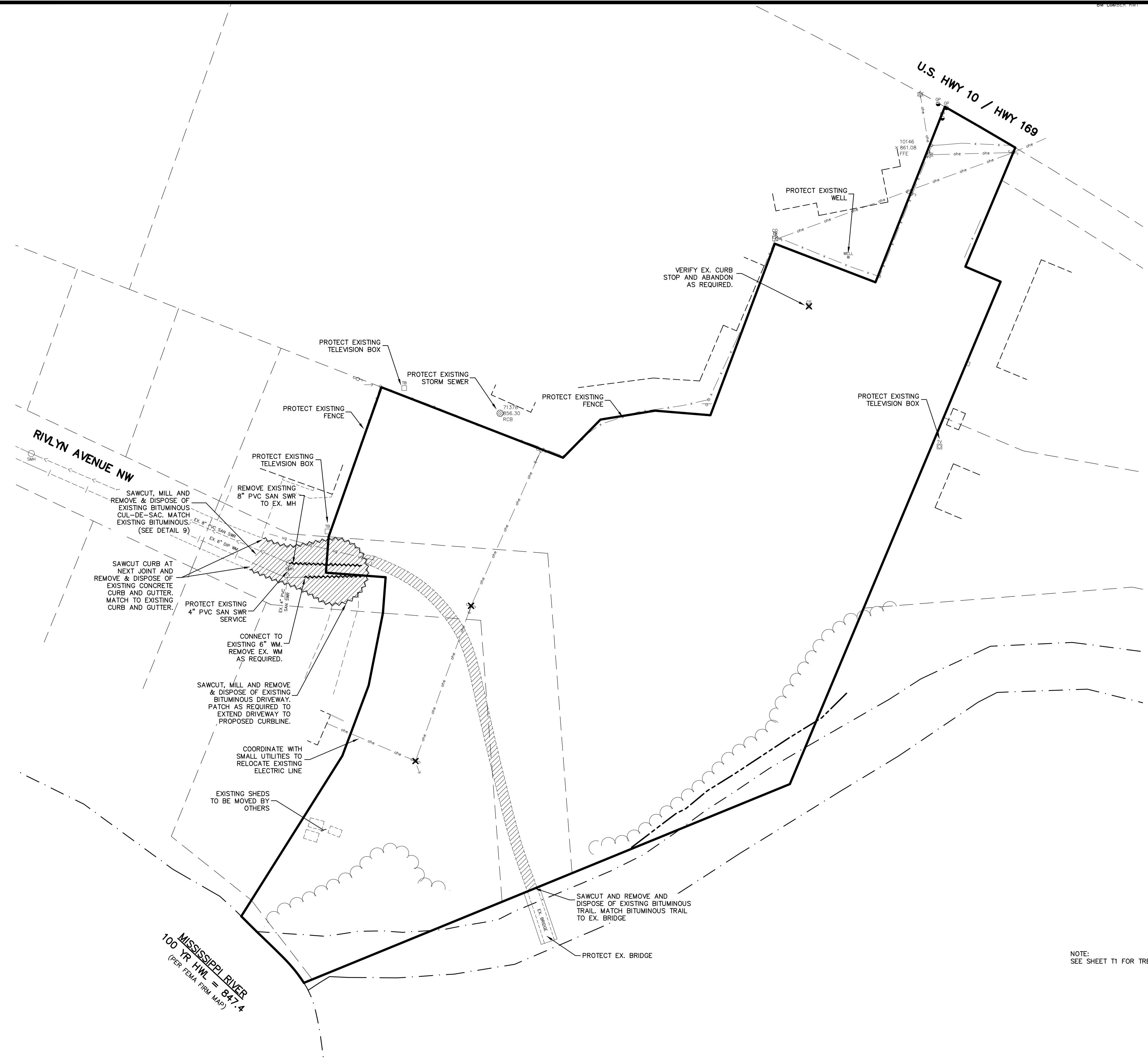
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 Blaine, MN, 55434

**RIVER WALK VILLAGE**  
 Ramsey, Minnesota

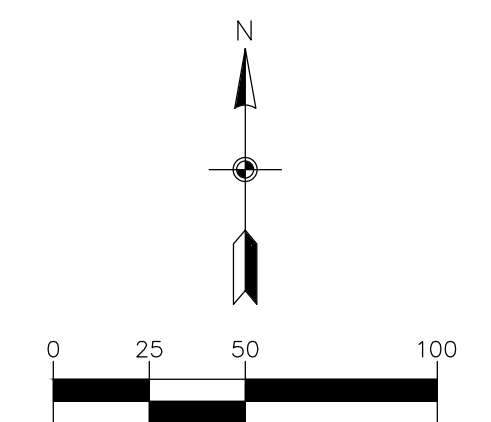
**PRELIMINARY PLAT**

**REMOVALS PLAN LEGEND**

	EXISTING	REMOVAL
LIGHT POLE		
SANITARY MANHOLE		
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION	1,0000.0	
EXISTING TREE		(SEE TREE PRESERVATION PLAN)
TELEVISION BOX		
FIRE HYDRANT		
FLUSHING 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		
WATER LINE		
WETLAND		
DITCH		
UNDERGROUND TELEPHONE		
UNDERGROUND ELECTRIC		
UNDERGROUND GAS		
UNDERGROUND FIBEROPTIC		
FENCE		
OVERHEAD ELECTRIC		
CONCRETE SURFACE		
BITUMINOUS SURFACE		



NOTE:  
SEE SHEET T1 FOR TREE REMOVALS



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Print Name: Brian J. Krystofiak, P.E.  
Signature: *Brian J. Krystofiak*  
Date: 1/25/19 License #: 25063

Drawn: ADB  
Designed: BJK  
Date: 1/25/19

Revisions:  
1. 4/4/19 per City Comments  
2. 5/16/19 per City Comments

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**RIVER WALK VILLAGE**  
Ramsey, Minnesota

**REMOVALS PLAN**

Save Date: 04/04/19 | F:\p08617801 - 782017802 - Highway 10 ramsey\cad\_c3d\engineering\preliminary\7802\_remove.dwg

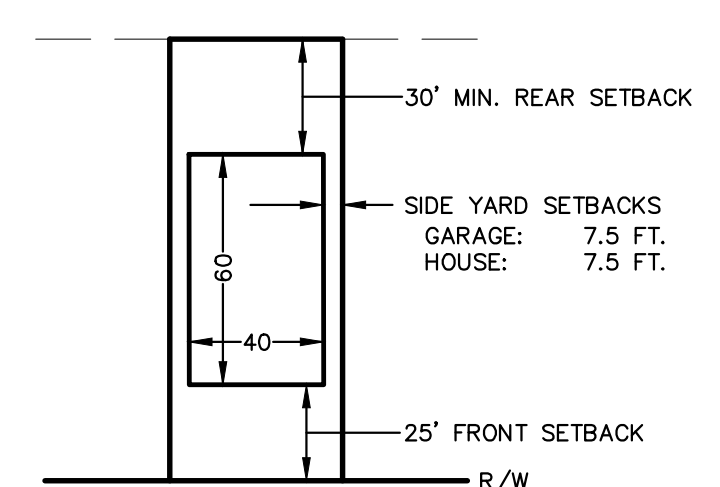
**SITE PLAN LEGEND**

	EXISTING	PROPOSED
LIGHT POLE		
SANITARY MANHOLE		
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION		
EXISTING TREE		
TELEVISION BOX		
FIRE HYDRANT		
FLUSHING HYDRANT		
GATE VALVE		
CLEANOUT		
ELECTRIC BOX		
GAS METER		
CATCH BASIN		
RAIN GUARDIAN		
ELECTRIC METER		
TELEPHONE BOX		
UTILITY POLE		
FLARED END SECTION (W/ RIP RAP)		
STORM MANHOLE		
BREAKAWAY BOLLARD SERVICE		
SOIL BORING/TEST HOLE		
RETAINING WALL		
WATERMAIN		
SANITARY SEWER		
FORCEMAIN		
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
WATER LINE		
WETLAND		
DITCH		
TREE LINE		
UNDERGROUND TELEPHONE		
UNDERGROUND ELECTRIC		
UNDERGROUND GAS		
UNDERGROUND FIBEROPTIC		
FENCE		
OVERHEAD ELECTRIC		
CONCRETE SURFACE		
BITUMINOUS SURFACE		
MAINTENANCE ACCESS		
INFILTRATION BASIN		
FEMA FLOODWAY		
FEMA FLOODPLAIN		

	MODULAR	ROCK
RETAINING WALL		
WATERMAIN		
SANITARY SEWER		
FORCEMAIN		
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
WATER LINE		
WETLAND		
DITCH		
TREE LINE		
UNDERGROUND TELEPHONE		
UNDERGROUND ELECTRIC		
UNDERGROUND GAS		
UNDERGROUND FIBEROPTIC		
FENCE		
OVERHEAD ELECTRIC		

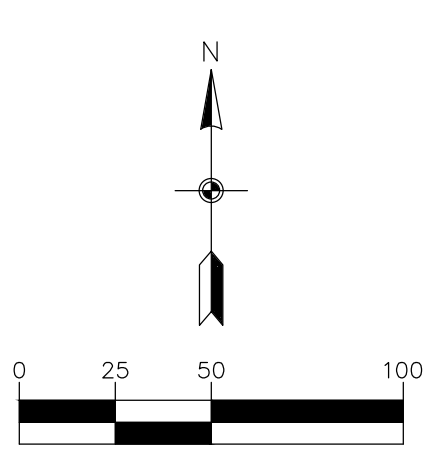
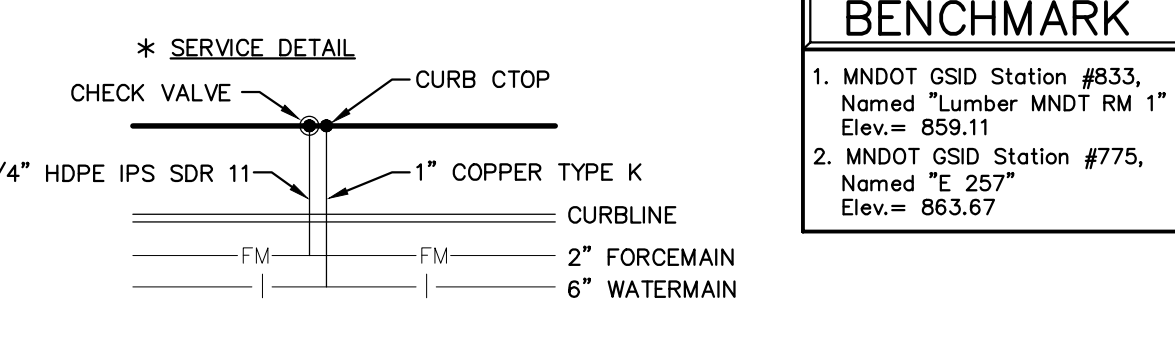
CONCRETE SURFACE		
BITUMINOUS SURFACE		
MAINTENANCE ACCESS		
INFILTRATION BASIN		
FEMA FLOODWAY		
FEMA FLOODPLAIN		

**50' LOT DETAIL**



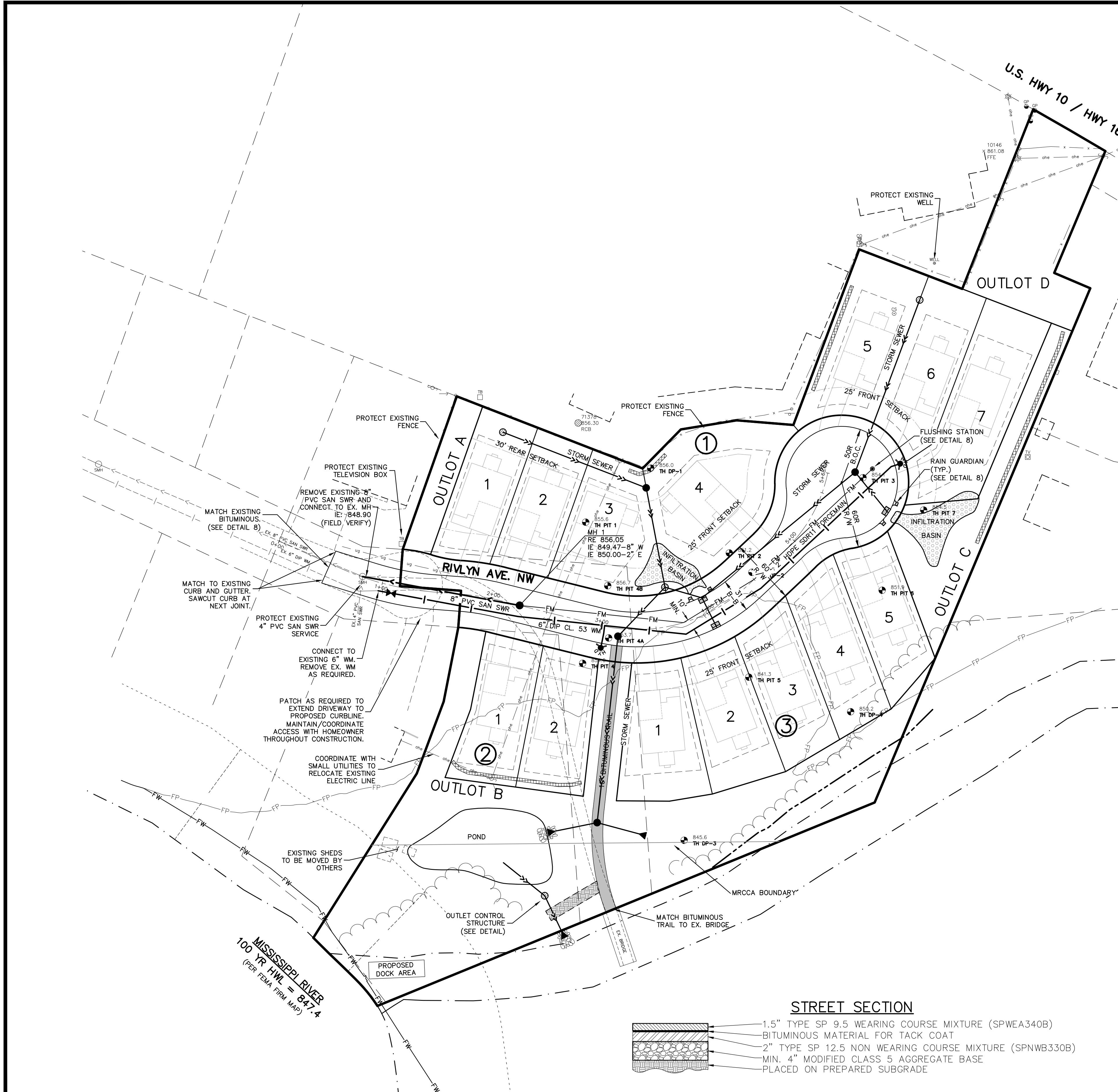
LOTS 1-2, BLK 1 & LOT 1, BLK 2  
 TYPICAL SERVICES SHALL BE:  
 WATER: 1" COPPER TYPE K  
 SEWER: 4" PVC SDR 26  
 SERVICES TO BE BURIED AT 7.5' MINIMUM DEPTH  
 CURB STOP TO BE PLACED AT THE R/W

LOTS 3-7, BLK 1, LOT 2 BLK 2 & LOTS 1-5, BLK 3  
 \* TYPICAL SERVICES SHALL BE:  
 WATER: 1" COPPER TYPE K  
 SEWER: 1-1/4" HDPE IPS SDR 11  
 DHO71-57 INDOOR GRINDER PUMP  
 SERVICES TO BE BURIED AT 7.5' MINIMUM DEPTH  
 CURB STOP AND CHECK VALVE TO BE PLACED AT THE R/W  
 (SEE STAINLESS STEEL LATERAL ASSEMBLY DETAIL 9)

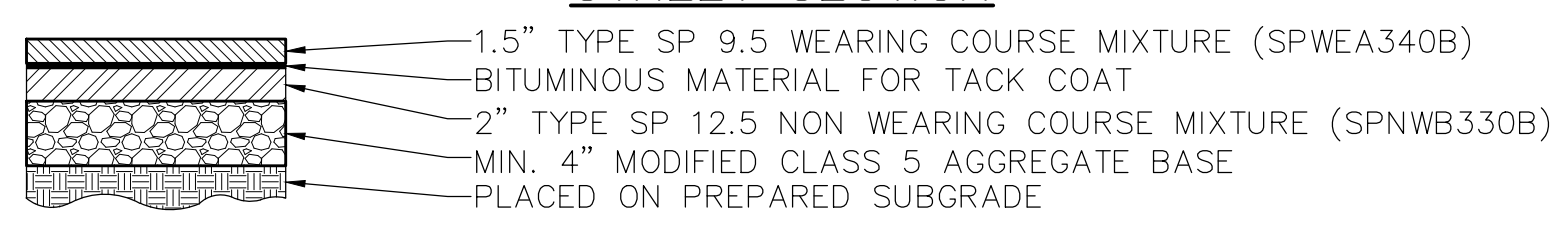


**BENCHMARK**

- MNDOT GSD Station #833, Named "Lumber MNDT RM 1" Elev.= 859.11
- MNDOT GSD Station #775, Named "E 257" Elev.= 863.67



**STREET SECTION**



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Revisions:  
 1. 4/4/19 per City Comments  
 2. 5/16/19 per City Comments

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**PRELIMINARY SITE & UTILITY PLAN**

Save Date: 05/18/19 F:\p08617801 - 782017802 - Highway 10 ramsey\cad\_c3d\engineering\preliminary\7802\_site.dwg

**LOT TABULATION**

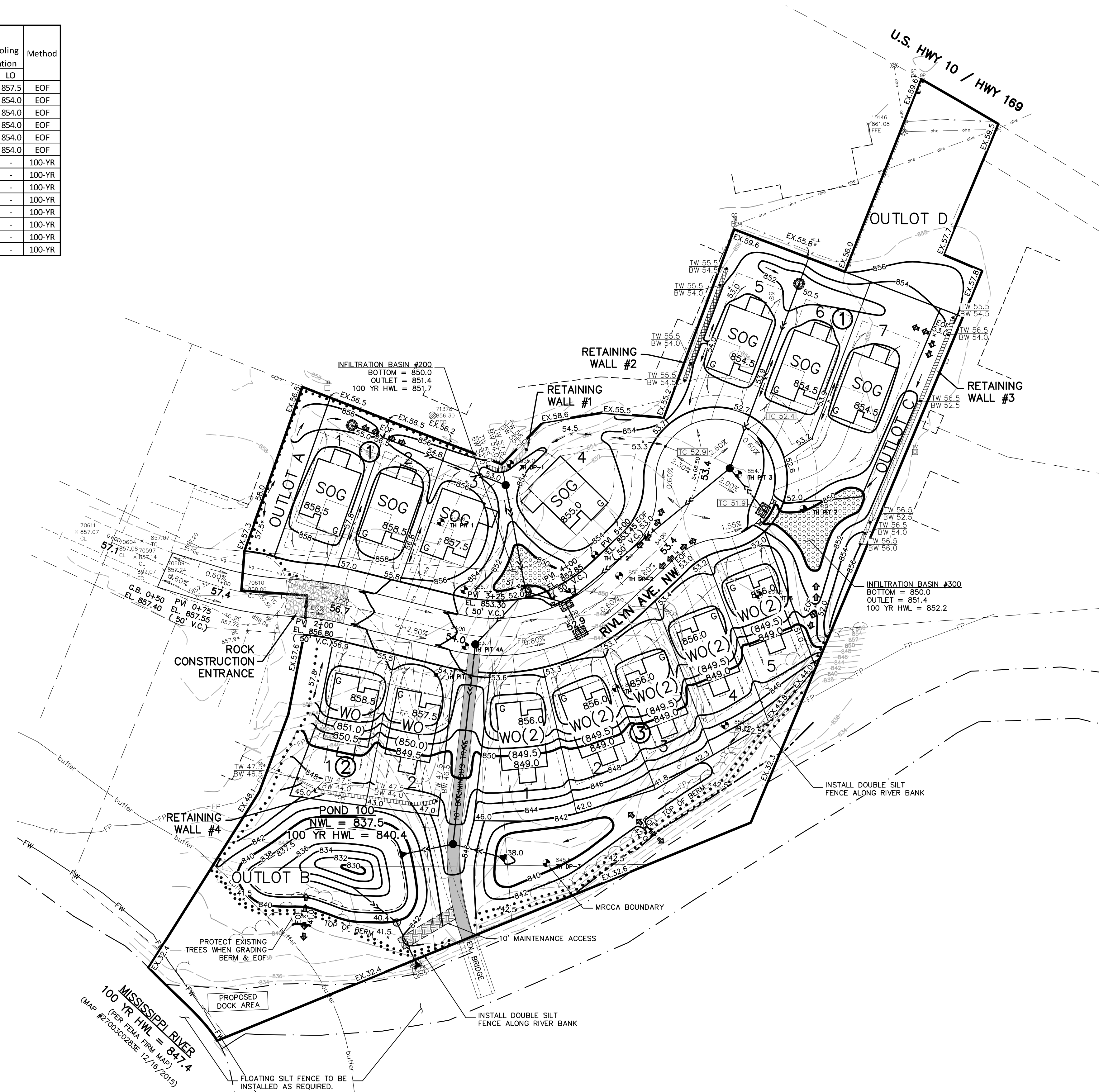
Block	Lot	House Type	Garage Floor Elevation	Proposed Lowest Floor Elevation	Lowest opening Elevation	EOF	100 Year	Water Table	Controlling Elevation		Method
									LF	LO	
1	1	SOG	858.5	858.5	858.5	856.5	-	833.0	-	857.5	EOF
1	2	SOG	858.5	858.5	858.5	853.0	851.7	833.0	-	854.0	EOF
1	3	SOG	857.5	857.5	857.5	853.0	851.7	833.0	-	854.0	EOF
1	4	SOG	855.0	855.0	855.0	853.0	851.7	833.0	-	854.0	EOF
1	5	SOG	854.5	854.5	854.5	853.0	-	833.0	-	854.0	EOF
1	6	SOG	854.5	854.5	854.5	853.0	-	833.0	-	854.0	EOF
1	7	SOG	854.5	854.5	854.5	853.0	852.2	833.0	854.2	-	100-YR
2	1	WO	858.5	851.0	851.0	-	847.4	833.0	849.4	-	100-YR
2	2	WO	857.5	850.0	850.0	-	847.4	833.0	849.4	-	100-YR
3	1	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	2	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	3	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	4	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR
3	5	WO(2)	856.0	849.5	849.5	-	847.4	833.0	849.4	-	100-YR

**NOTES**

- SEE SWPPP FOR STORMWATER POLLUTION PREVENTION PRACTICES.
- STREET SWEEPER MUST BE ONSITE OR AVAILABLE WITHIN 3 HOURS IF NOTIFIED BY THE CITY THAT STREET SWEEPING IS REQUIRED.
- ALL DUMPSITE DEBRIS SHALL BE REMOVED FROM THE RIGHT-OF-WAY AND BUILDING PADS. (TO BE COMPLETED WITH THE SITE CLEANUP PROJECT)

**LEGEND**

EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
CURB LINE	---
BITUMINOUS	---
CONCRETE	---
MAINTENANCE ACCESS	---
INFILTRATION BASIN	---
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 FLOODWAY	---
FEMA FLOODPLAIN	---
100' BUFFER	---
WETLAND LINE	---
SPOT ELEVATION	---
EMERGENCY OVERFLOW	---
SILT FENCE	---
TREE FENCE	---
GRADING LIMITS	---
TREELINE	---
SOIL BORING	---

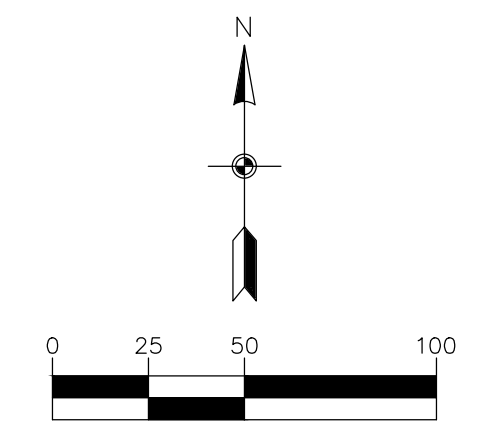


**WETLAND FILL SUMMARY**

THERE ARE NO PROPOSED WETLAND IMPACTS

**FLOODPLAIN SUMMARY**

FLOODPLAIN MITIGATION = 4,268 C.Y.  
 FLOODPLAIN FILL = 4,263 C.Y.  
 (SEE FLOODPLAIN MITIGATION EXHIBIT)



**BENCHMARK**

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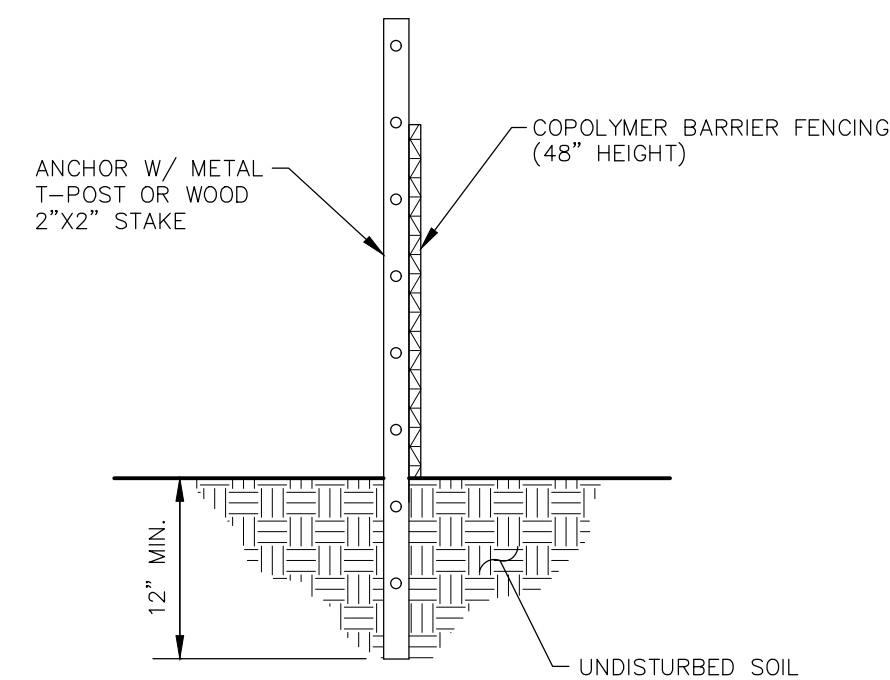
**VILLAGE BANK**  
 9298 Central Avenue NE  
 Blaine, MN 55434

**RIVER WALK VILLAGE**  
 Ramsey, Minnesota

**PRELIMINARY GRADING & EROSION CONTROL PLAN**

Save Date: 05/28/19 | F:\08617801 - 782017802 - Highway 10 ramsey\cad\_c3d\engineering\preliminary\7802\_grade.dwg

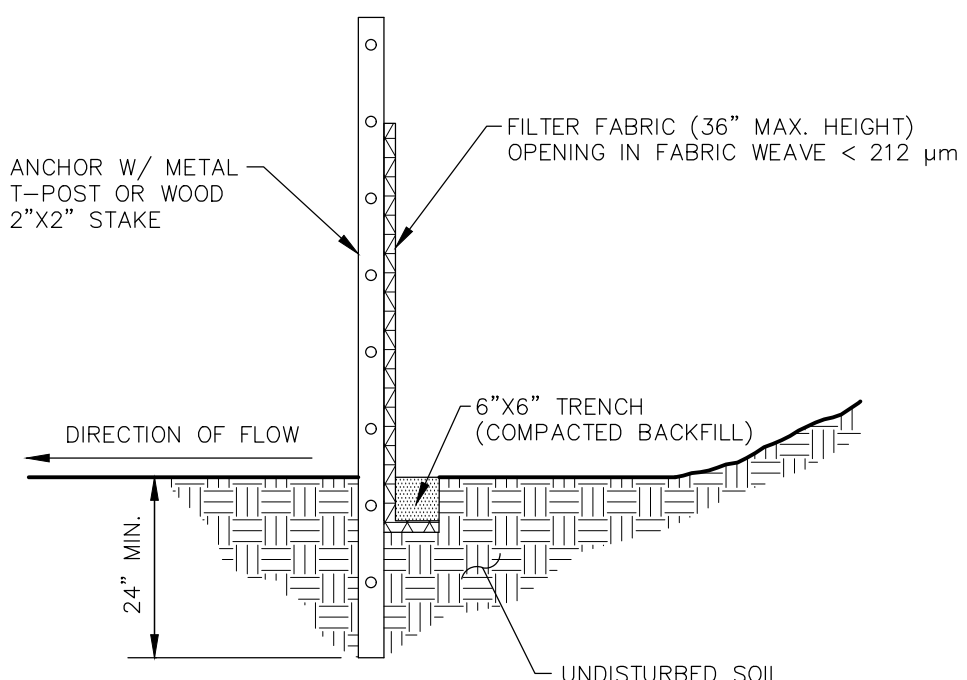
### TREE FENCE



#### 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.

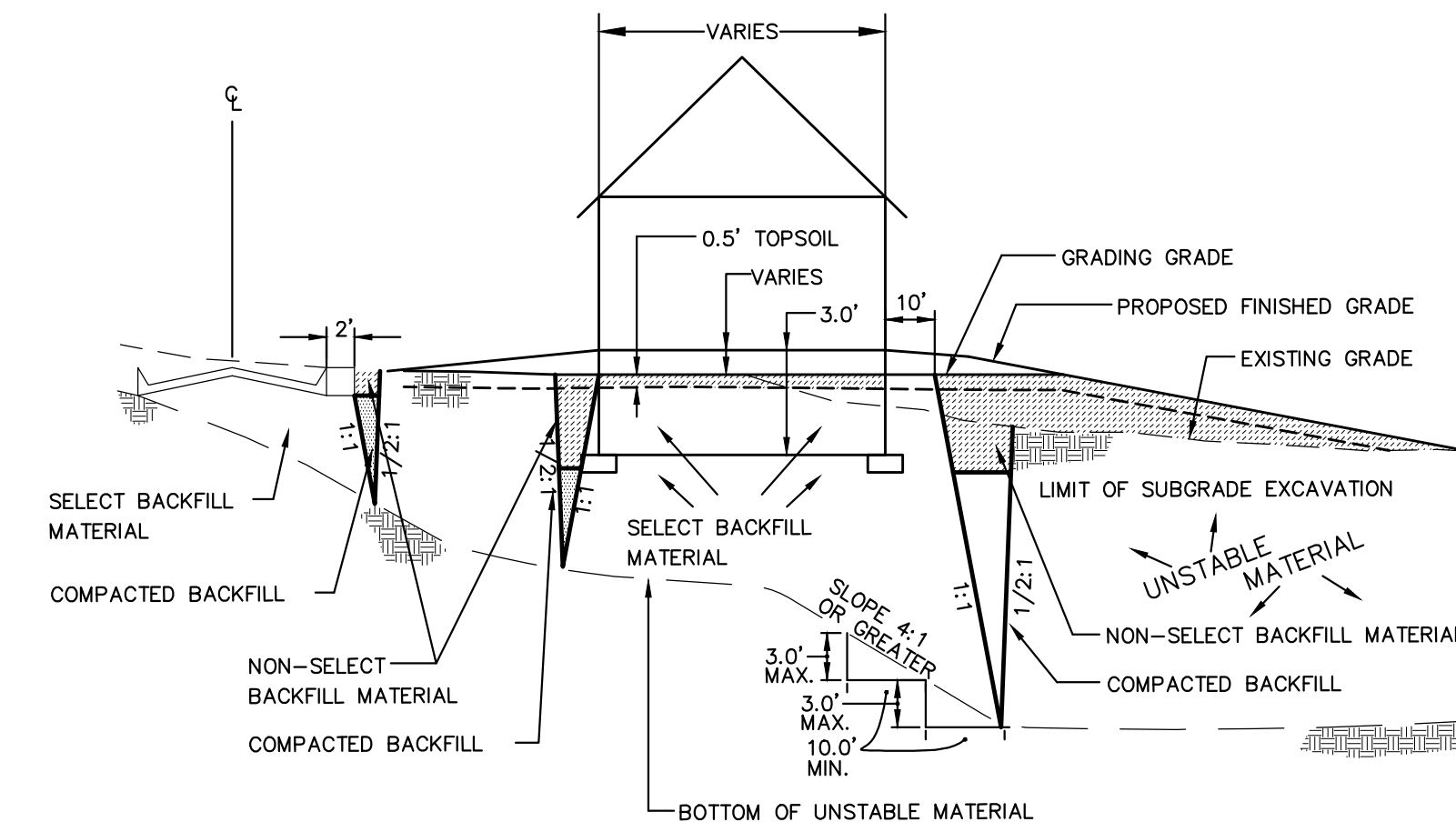
### SILT FENCE



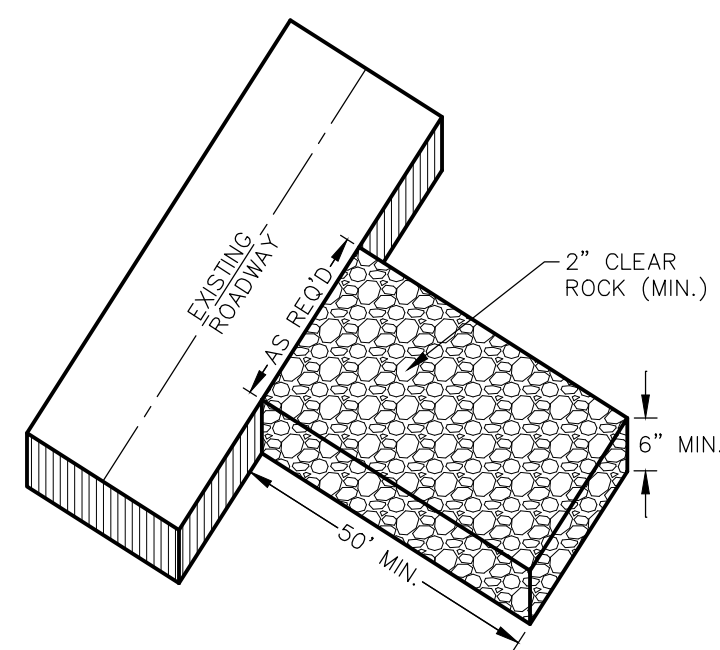
#### NOTES:

- 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.

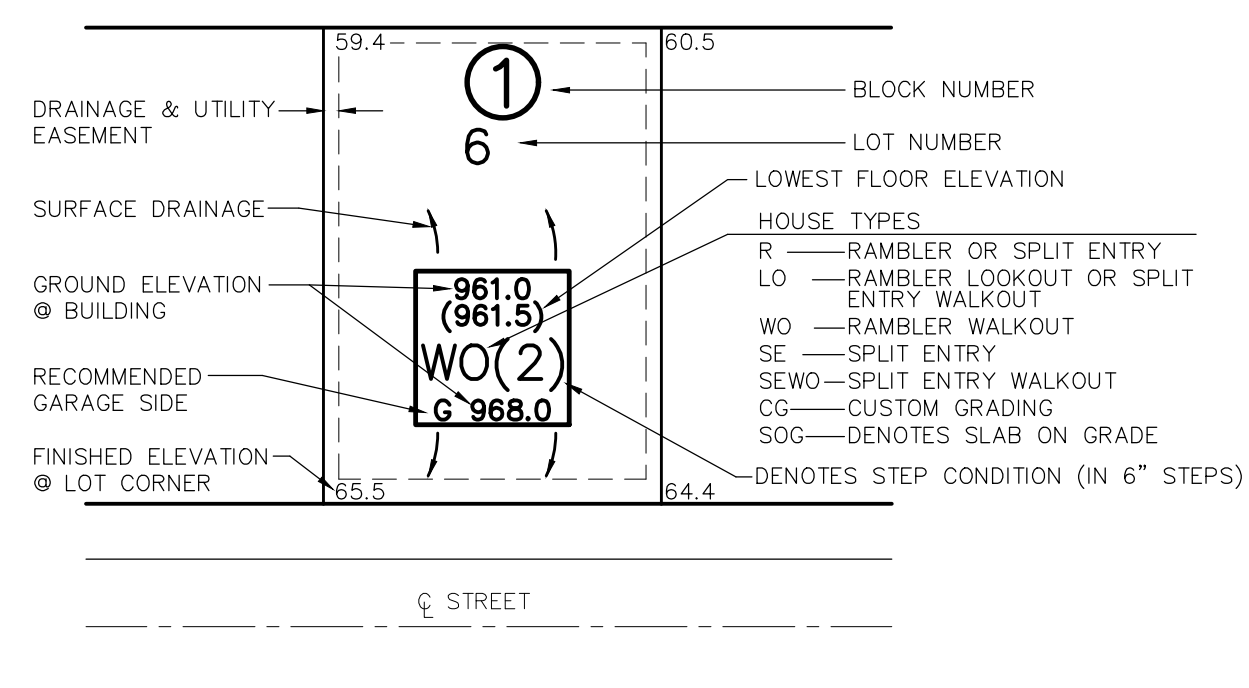
### SUBGRADE CORRECTION



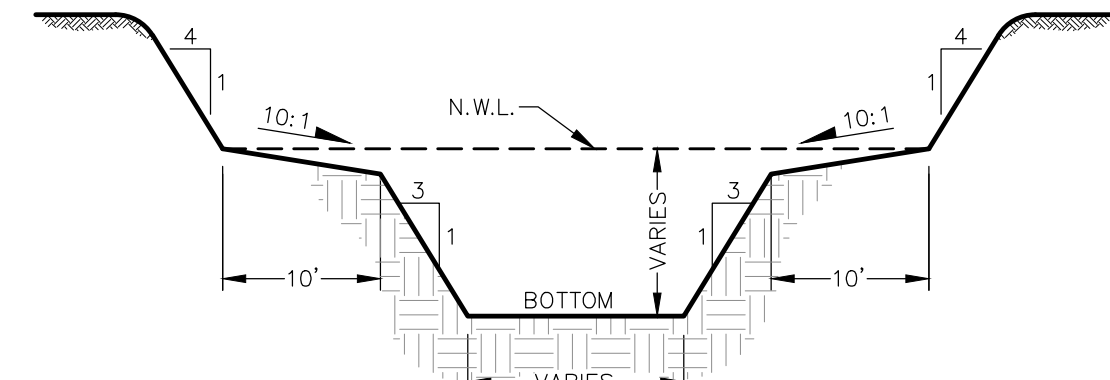
### ROCK CONSTRUCTION ENTRANCE



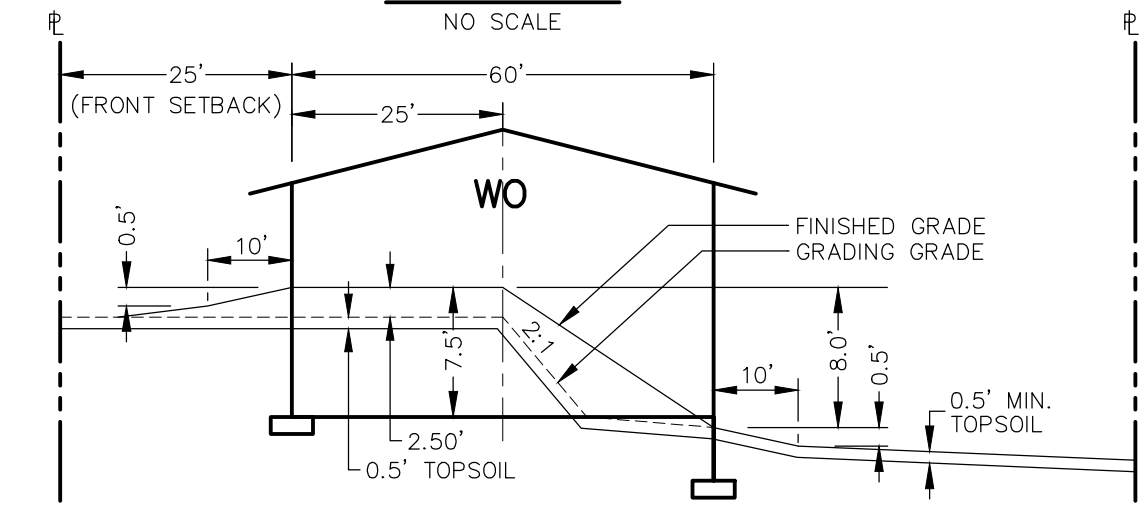
### GRADING PLAN LOT KEY



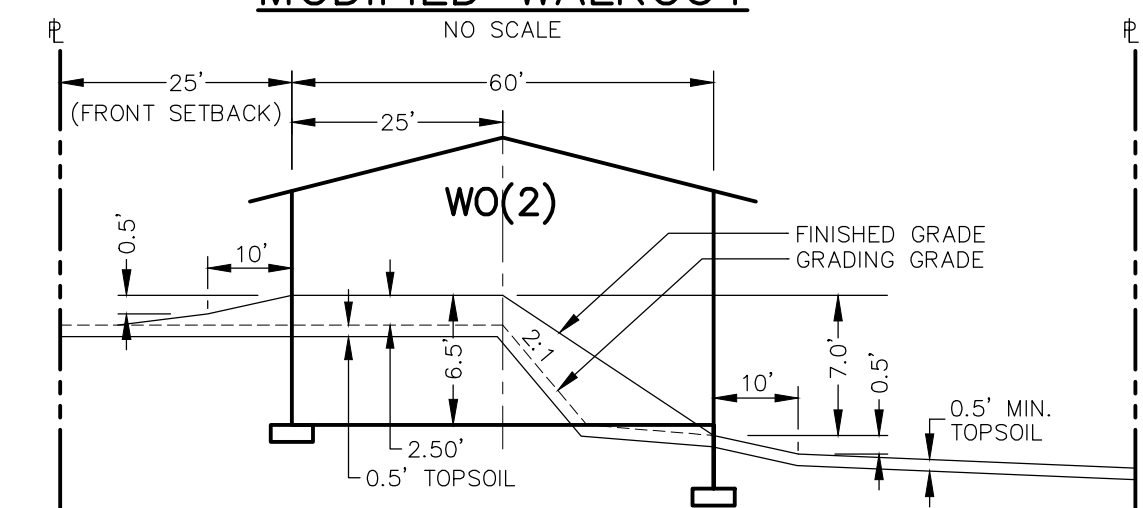
### TYPICAL POND SECTION



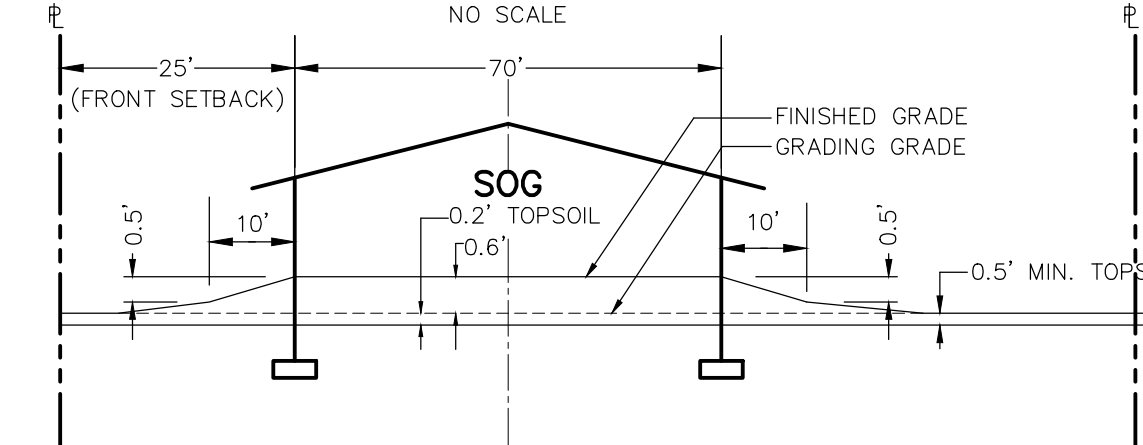
### WALKOUT



### MODIFIED WALKOUT



### SLAB ON GRADE



### 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.

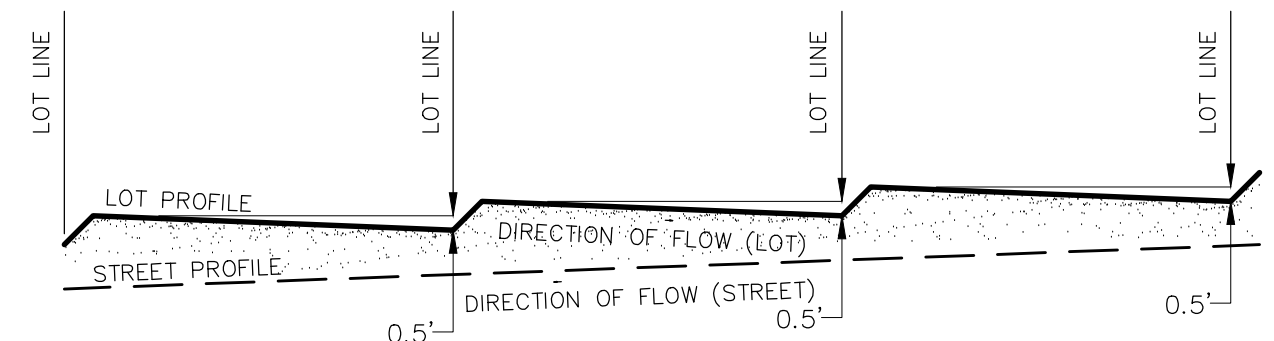
SEED: MNDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

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

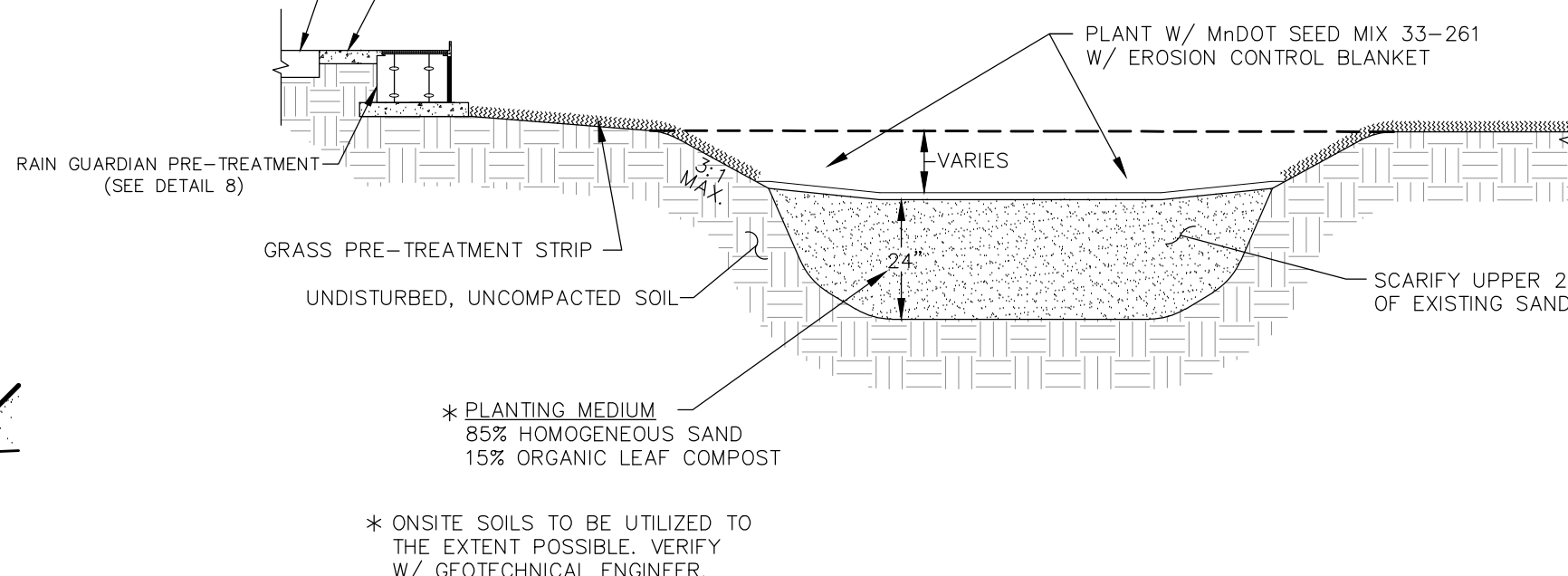
MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

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

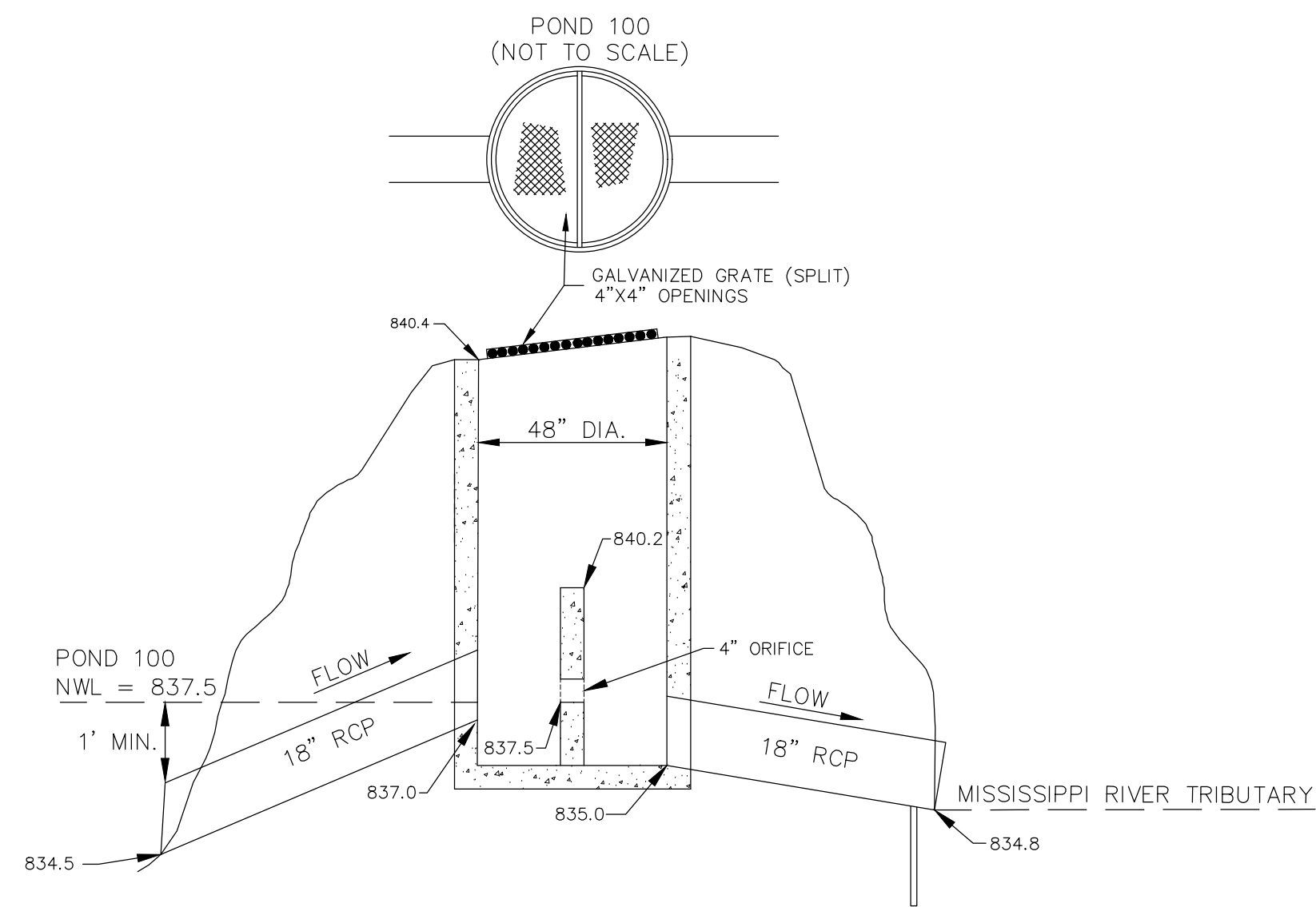
### LOT BENCHING DETAIL



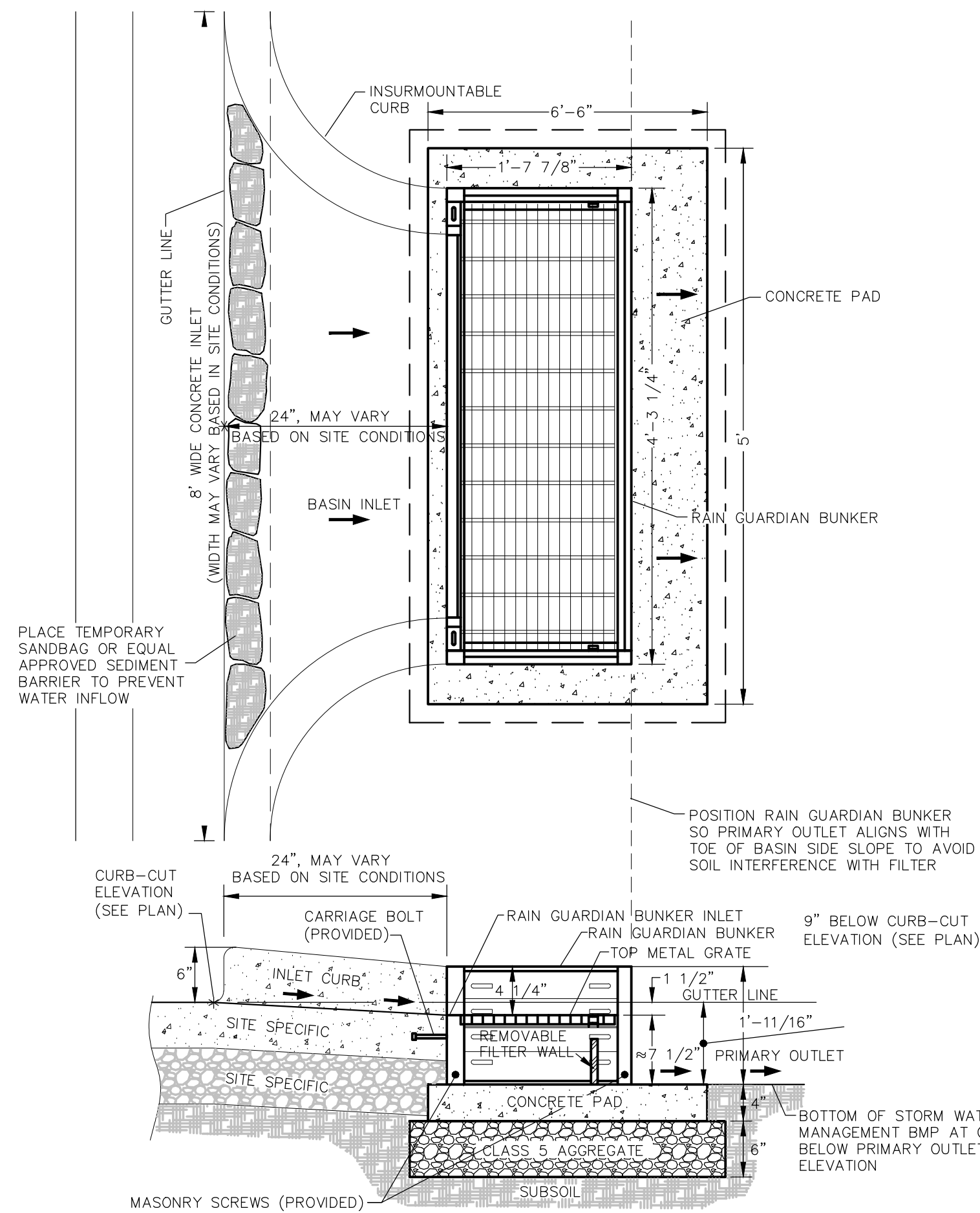
### INFILTRATION BASIN



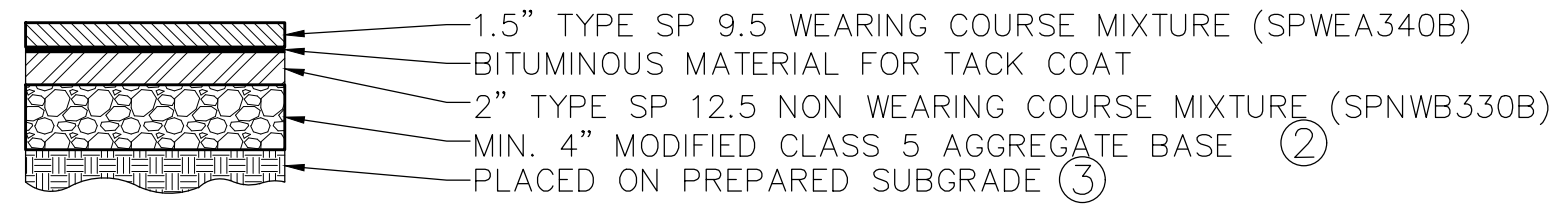
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**RAIN GUARDIAN DETAIL**



**INSERT A:**

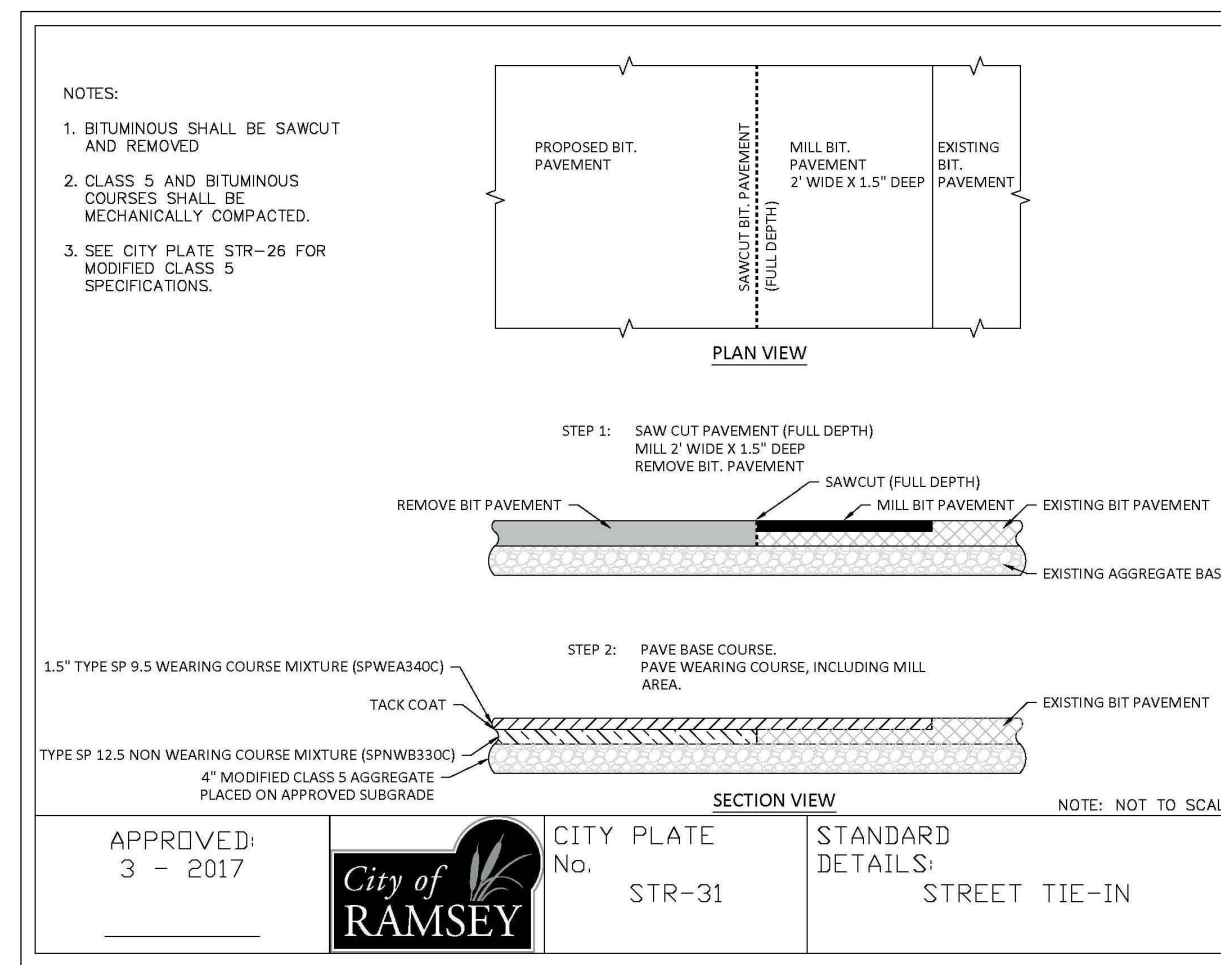
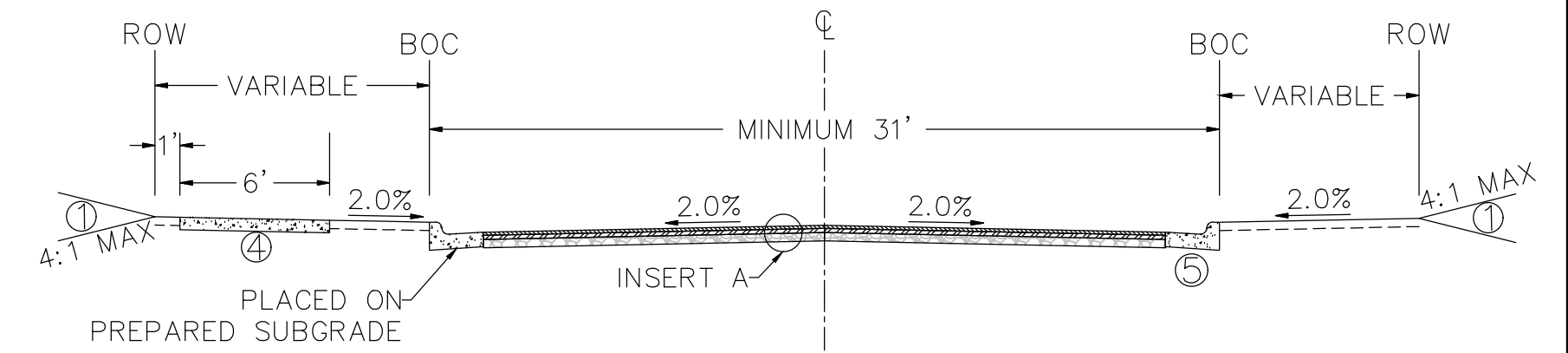


**REFERENCE NOTES:**

- 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.

**31' - URBAN STREET**

NOTE: NOT TO SCALE



**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 USED IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

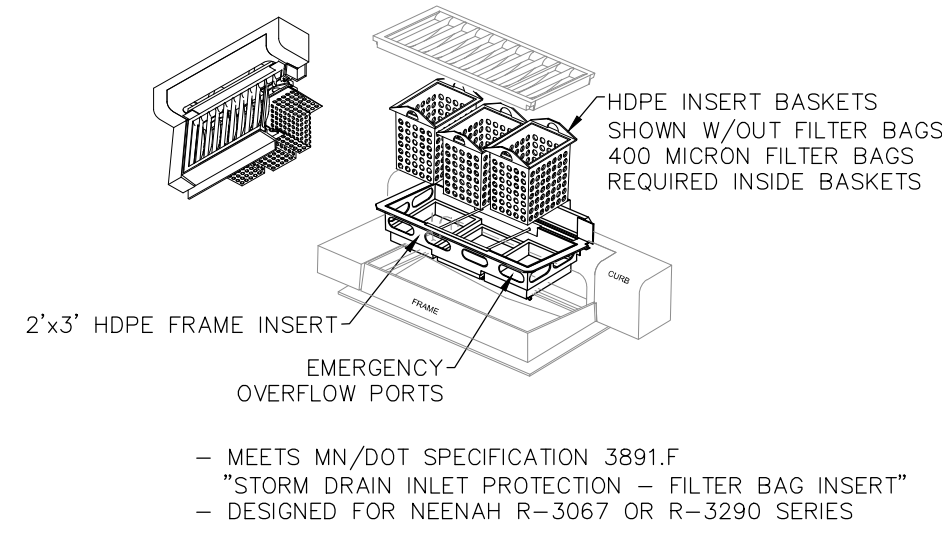
APPROVED  
2 - 2003



STANDARD DETAILS  
MODIFIED CLASS 5  
SPECIFICATIONS  
CITY PLATE No. STR-26

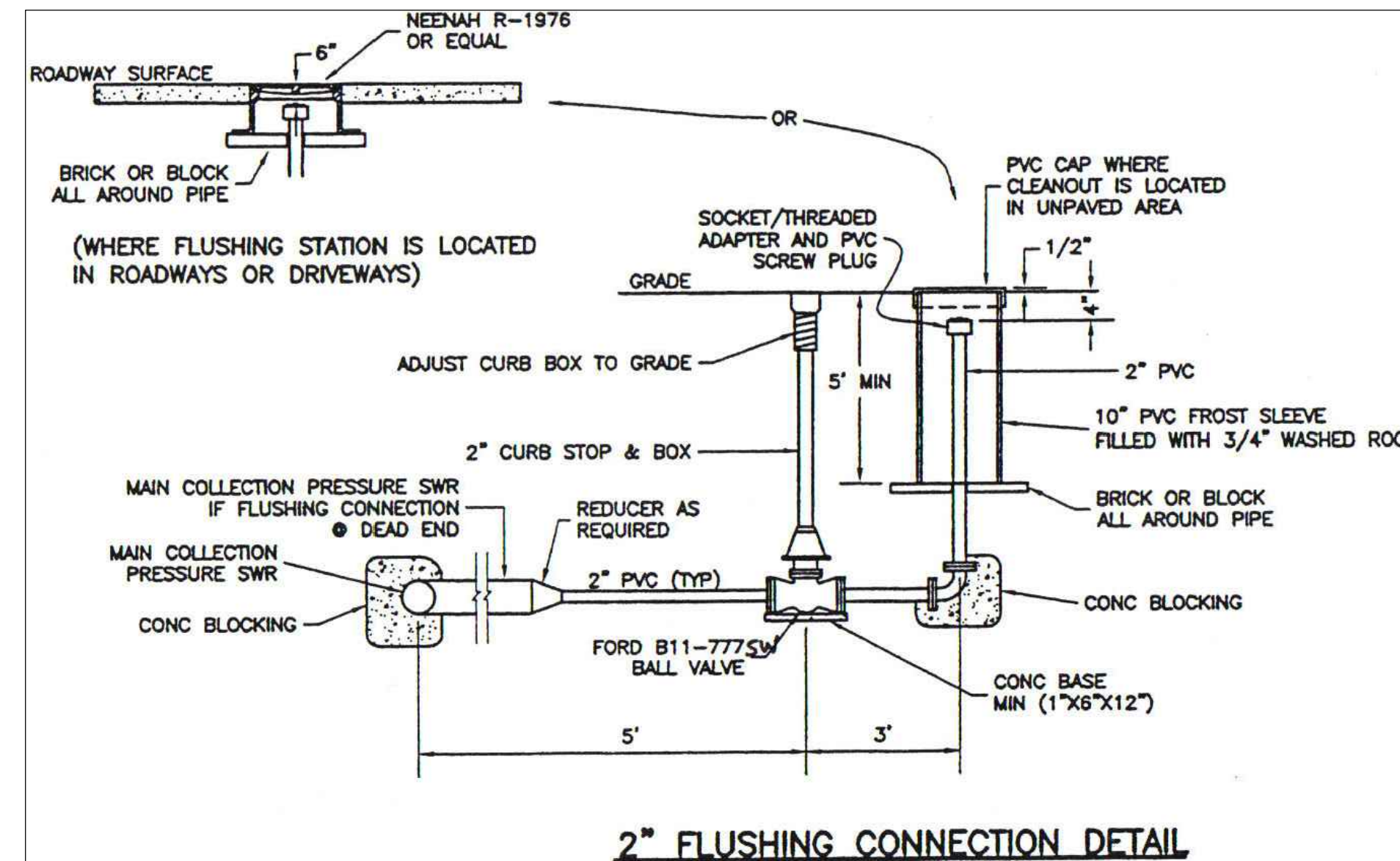
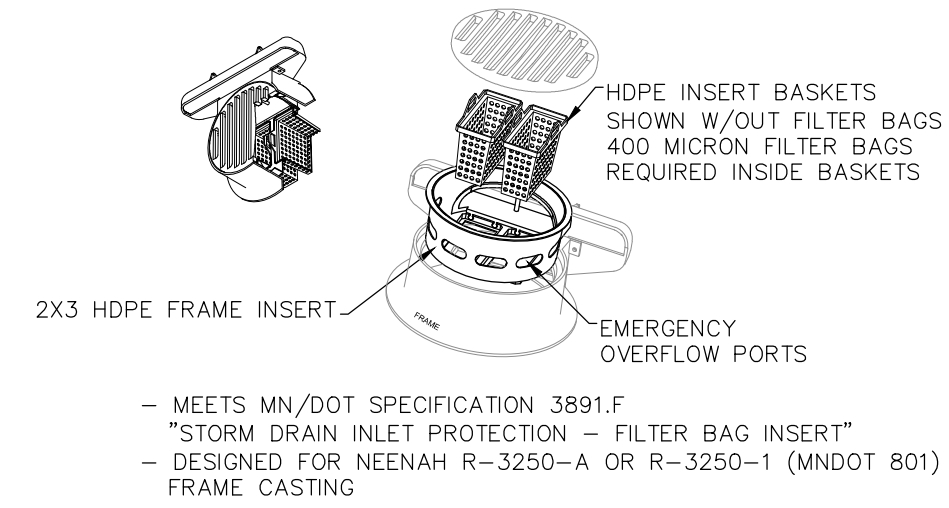
**INFRA SAFE - 2'x3' DEBRIS COLLECTION DEVICE**

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



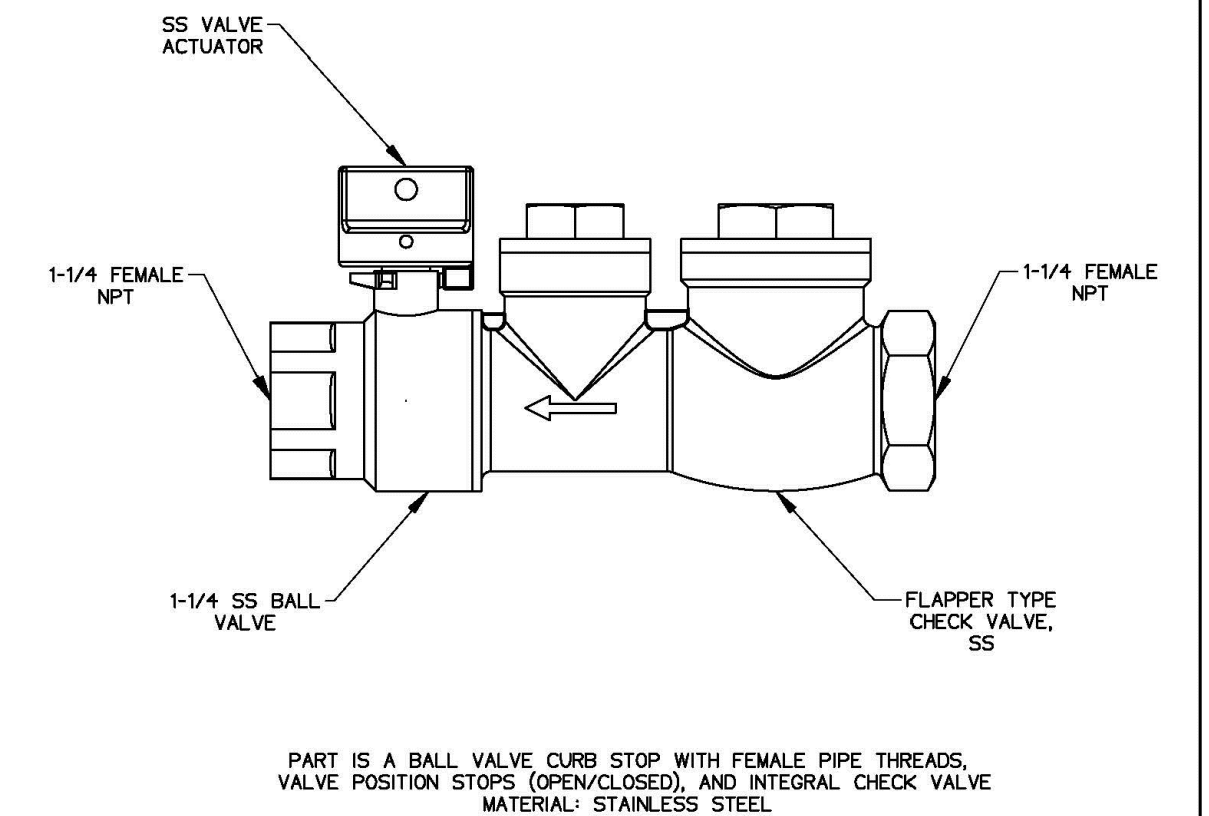
**INFRA SAFE - 27" DEBRIS COLLECTION DEVICE**

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



**2" FLUSHING CONNECTION DETAIL**

**STAINLESS STEEL  
LATERAL ASSEMBLY  
NO FITTINGS**



PRESSURE RATING: 235 PSI  
TO ORDER SS LATERAL, NO FITTINGS  
USE PART NUMBER N80184P01

SSS	DN	09/20/11	-	3/18
DR BY	CHK'D	DATE	ISSUE	SCALE
<b>eone</b> SEWER SYSTEMS				
STAINLESS STEEL LATERAL ASSEMBLY NO FITTINGS				
NA0330P05				



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. Krystofiak, P.E.  
Signature: *Brian J. Krystofiak*  
Date: 1/25/19 License #: 25063

Drawn: ADB  
Designed: BJK  
Date: 1/25/19

Revisions:  
1. 4/4/19 per City Comments  
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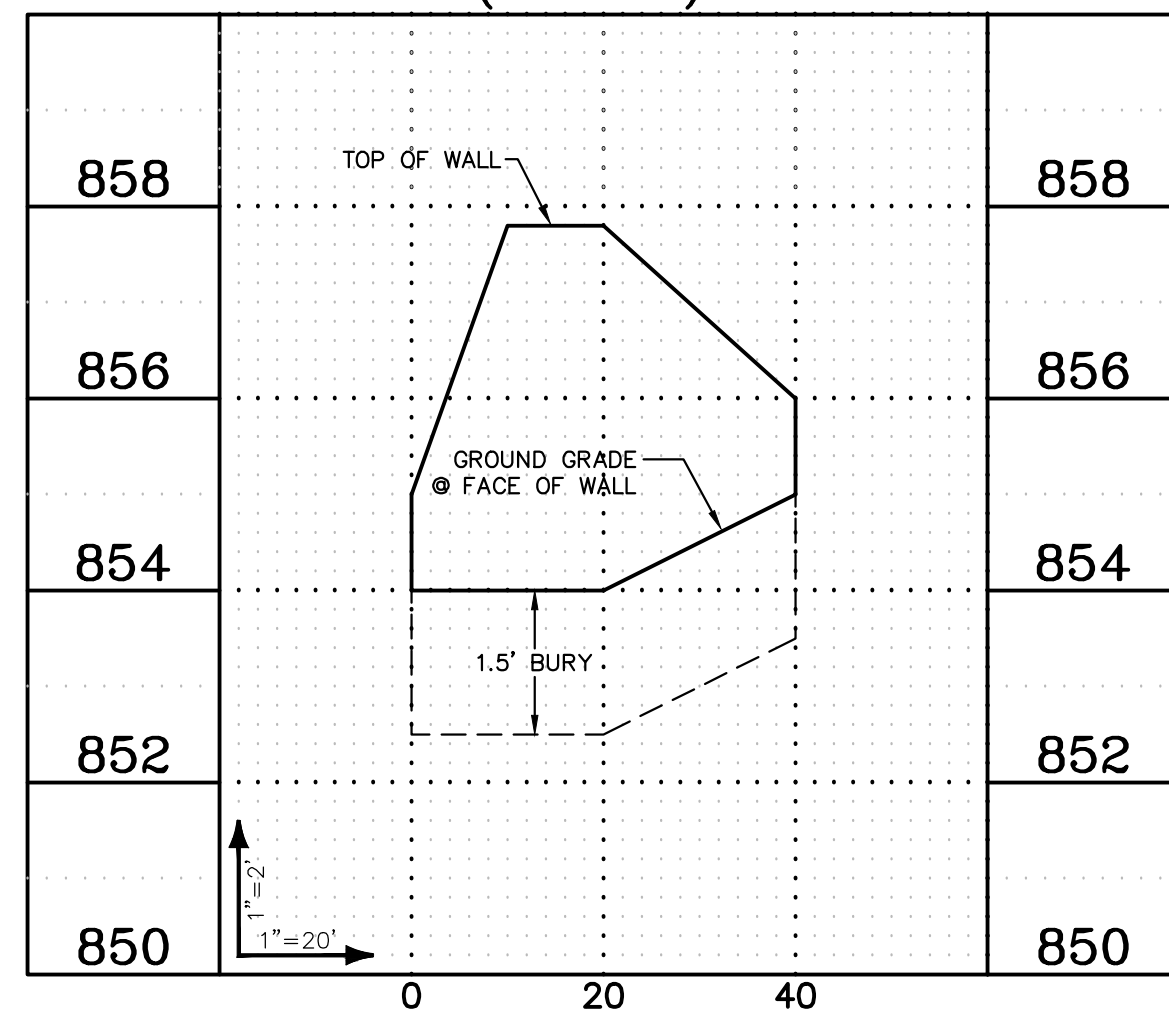
**VILLAGE BANK**  
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Ramsey, Minnesota

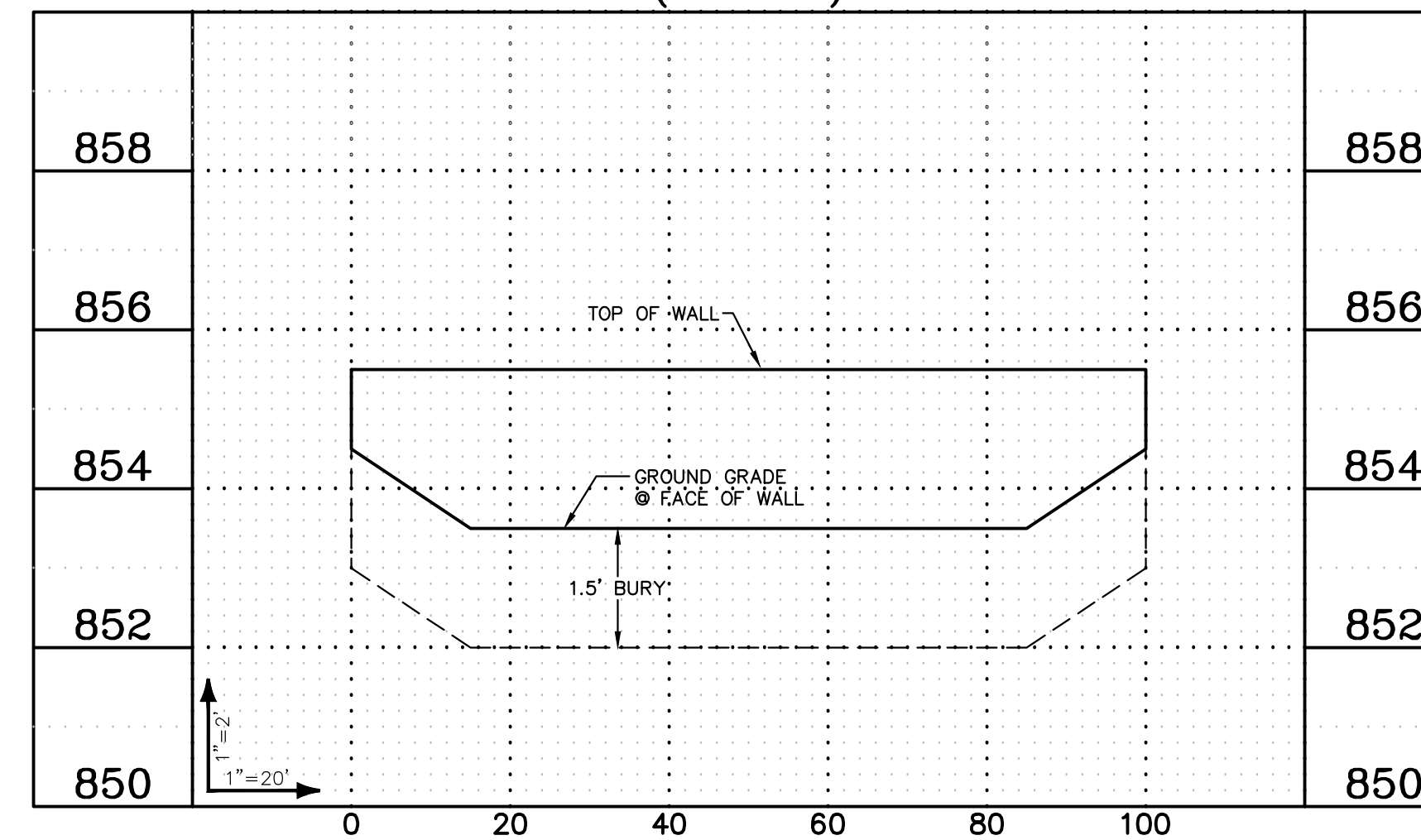
**DETAILS**

8 of 9

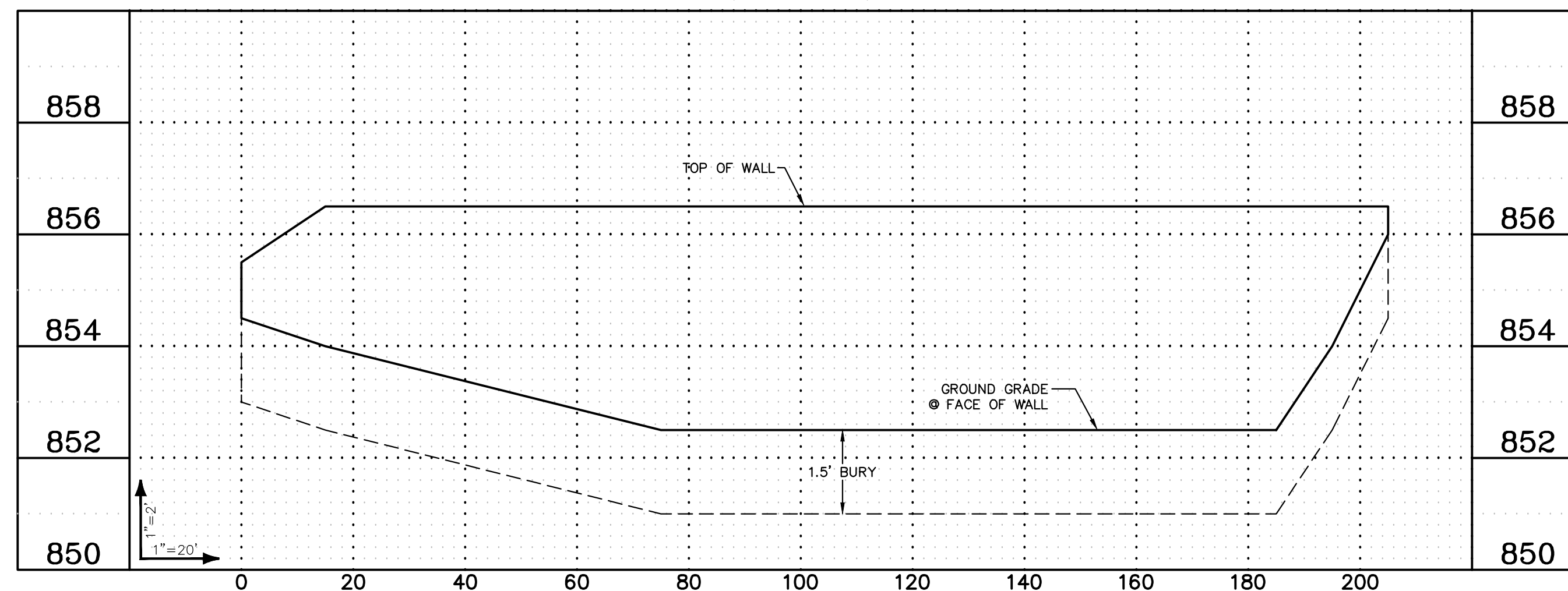
ROCK RETAINING WALL #1  
(170 SF)



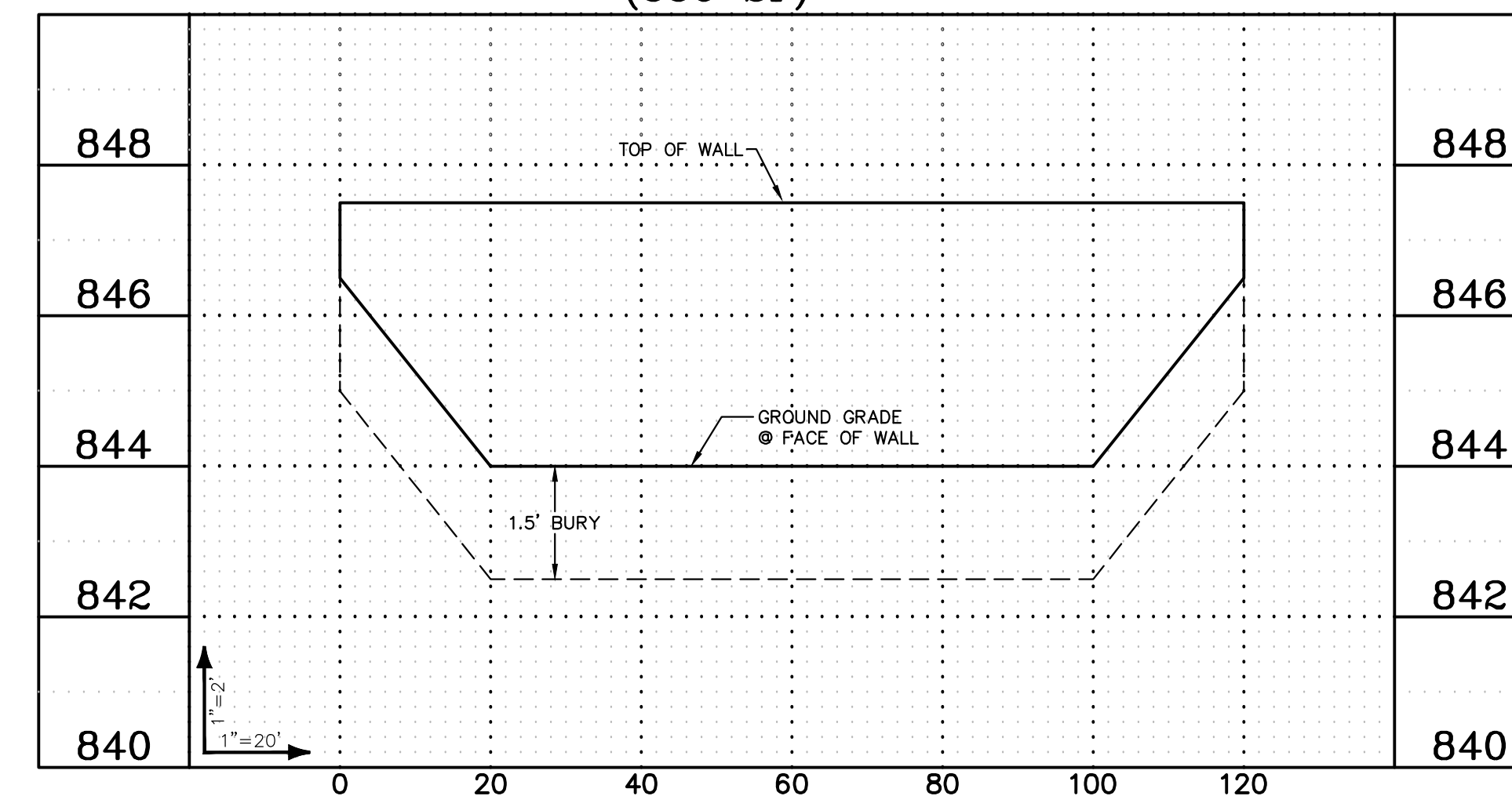
ROCK RETAINING WALL #2  
(335 SF)



MODULAR RETAINING WALL #3  
(1020 SF)



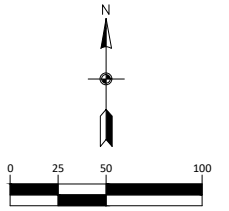
ROCK RETAINING WALL #4  
(550 SF)





**LEGEND**

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
CURB LINE	CURB LINE
BITUMINOUS	BITUMINOUS
CONCRETE	CONCRETE
MAINTENANCE ACCESS	MAINTENANCE ACCESS
INFILTRATION BASIN	INFILTRATION BASIN
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 FLOODWAY	FEMA FLOODWAY
FEMA FLOODPLAIN	FEMA FLOODPLAIN
100' BUFFER	100' BUFFER
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



BENCHMARK	
1.	MNDOT GSID Station #833, Named "Lumber MNDT RM 1" Elev. = 859.11
2.	MNDOT GSID Station #775, Named "E 257" Elev. = 863.67

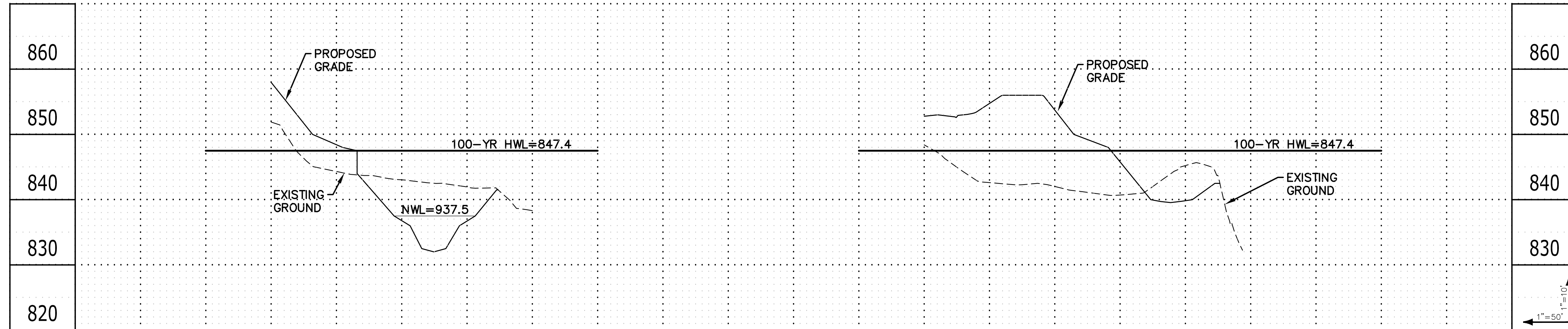
**BLUFF LINE**

- BLUFF LINE**
1. A LINE ALONG THE TOP OF A SLOPE CONNECTING THE POINTS AT WHICH THE SLOPE OF THE LAND BECOMES MORE THAN 12 PERCENT. THIS APPLIES TO THOSE SLOPES WITHIN THE LAND USE DISTRICT WHICH ARE BEYOND THE SETBACK PROVISIONS FROM THE ORDINARY HIGH WATER LEVEL; OR
  2. THE LINE WHICH GENERALLY FOLLOWS THE RIVERBANK WHERE THE SLOPE CHANGES FROM STEEP (MORE THAN 12 PERCENT TO LESS THAN 12 PERCENT).

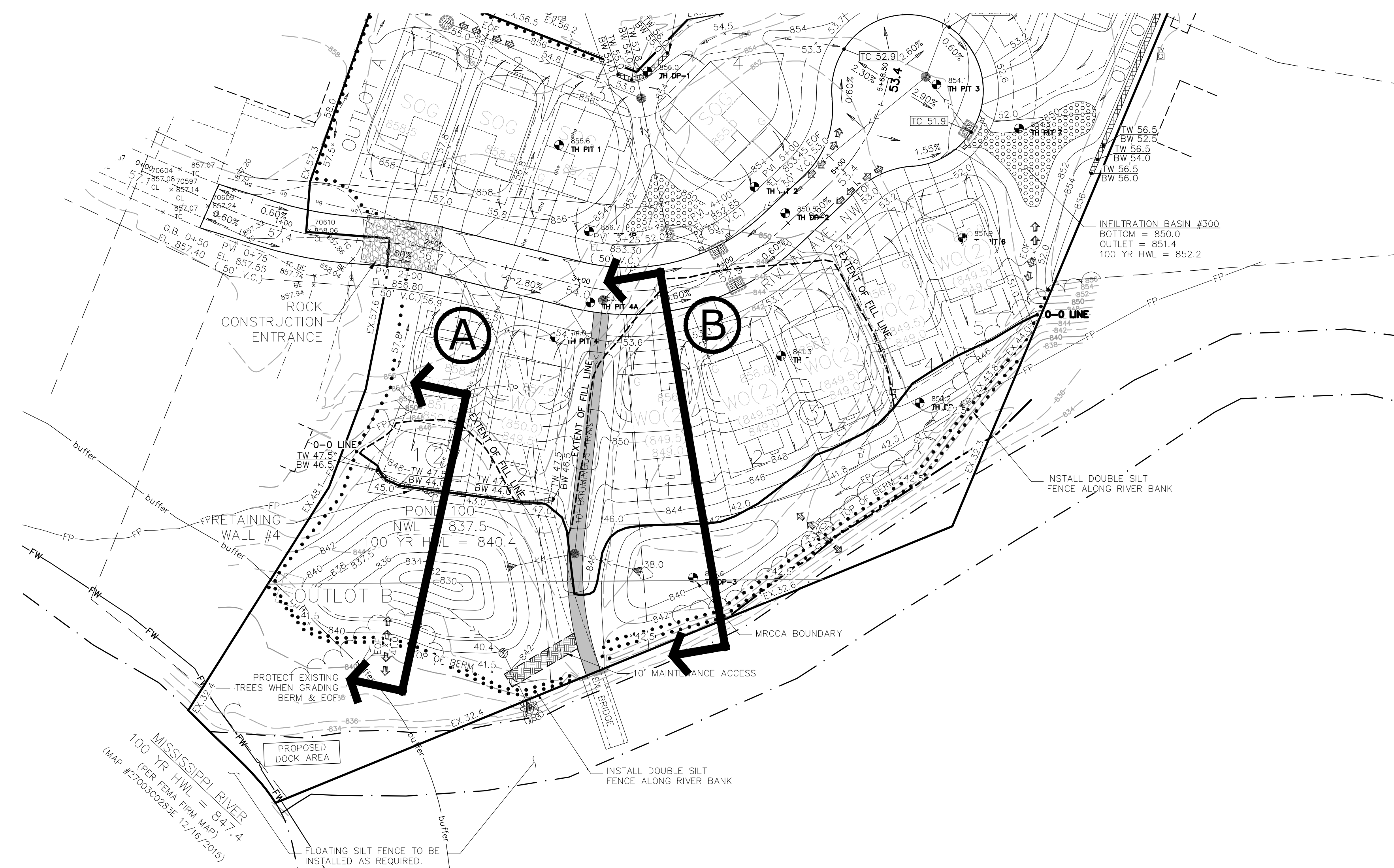
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CROSS SECTION A

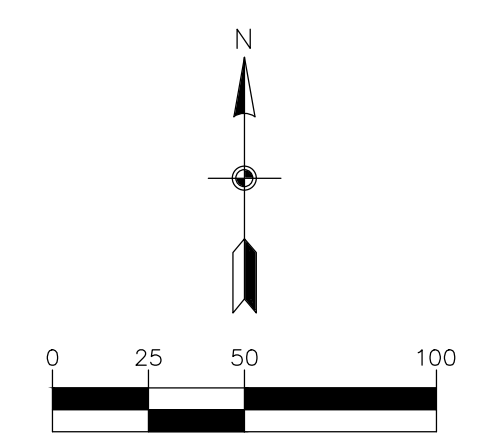
CROSS SECTION B



LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
CURB LINE	---
BITUMINOUS	▬
CONCRETE	▬
MAINTENANCE ACCESS	▬
INFILTRATION BASIN	▬
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 FLOODWAY	▬
FEMA FLOODPLAIN	▬
100' BUFFER	▬
WETLAND LINE	▬
SPOT ELEVATION	▬
EMERGENCY OVERFLOW	▬
SILT FENCE	▬
TREE FENCE	▬
GRADING LIMITS	▬
TREELINE	▬
SOIL BORING	▬



**FLOODPLAIN SUMMARY**  
 FLOODPLAIN MITIGATION = 4,268 C.Y.  
 FLOODPLAIN FILL = 4,263 C.Y.



BENCHMARK
1. MNDOT GSID Station #833, Named "Lumber MNDT RM 1" Elev. = 859.11
2. MNDOT GSID Station #775, Named "E 257" Elev. = 863.67



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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: *Brian J. Krystofiak*  
 Date: 1/25/19 License #: 25063

Drawn: ADB  
 Designed: BJK  
 Date: 1/25/19

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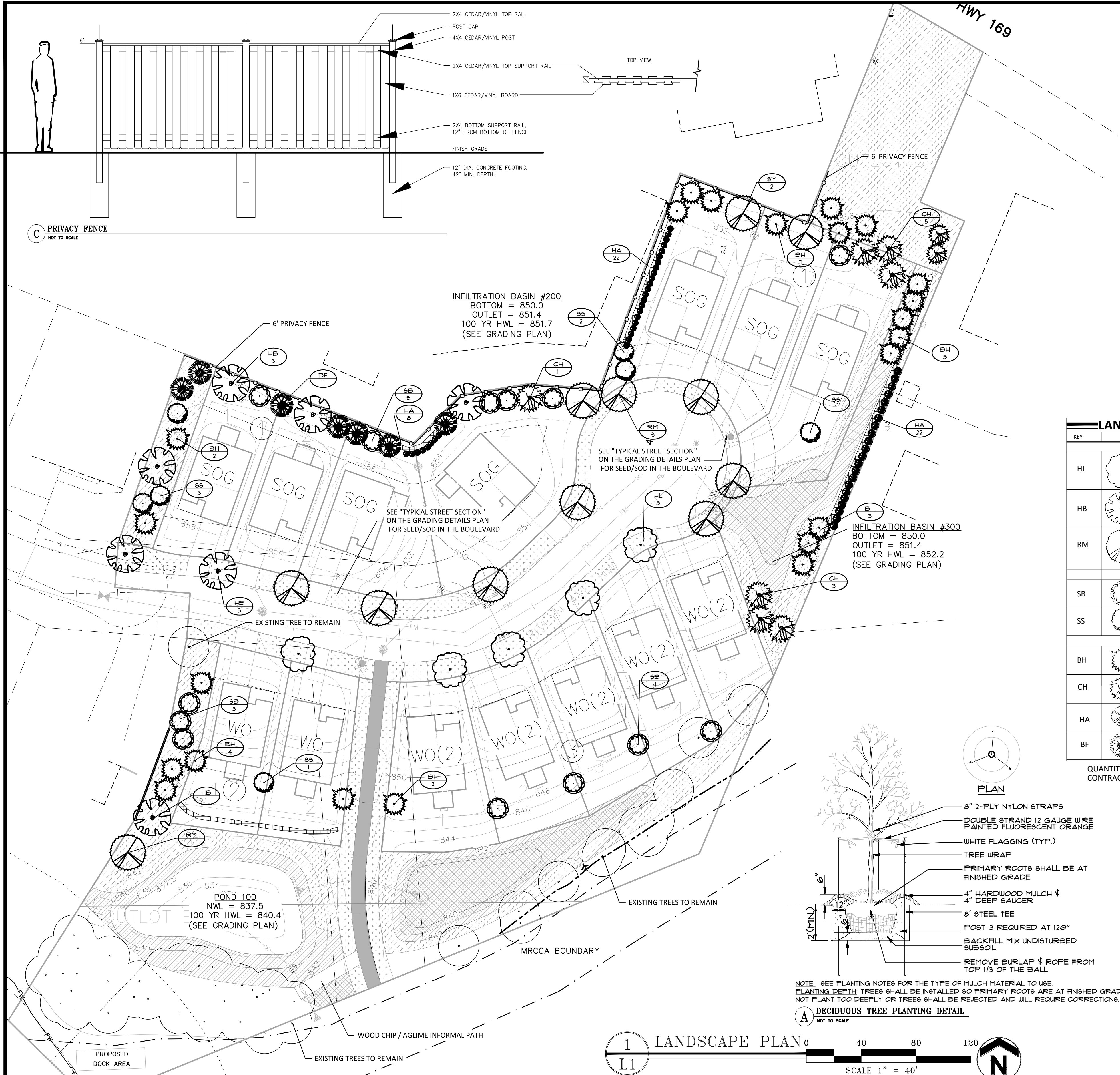
**VILLAGE BANK**  
 9298 Central Avenue NE  
 Blaine, MN 55434

**RIVER WALK VILLAGE**  
 Ramsey, Minnesota

**FLOODPLAIN MITIGATION PLAN**

FP1 of 1

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**CITY of RAMSEY LANDSCAPE CODE**

- OVERSTORY / EVERGREEN TREES
- MINIMUM OF TWO TREES PER LOT (14 Lots x 2) = 28 TREES
- TREE PRESERVATION REPLACEMENT TREES = 00 TREES
- TOTAL REQUIRED = 28 TREES
- SCREEN VEGETATION PER CITY = 107 TREES
- \* TWO TREES PER LOT SHALL BE INSTALLED BY THE BUILDER/HOMEOWNER.

**SEED MIX LEGEND (FOR ALL SHEETS)**

SYM.	TYPE	SEED MIX
[Symbol]	NATIVE WET PRAIRIE	MN SEED MIX 34-371 (OLD BWSR W3)
[Symbol]	WETLAND FRINGE	MN SEED MIX 33-261 (OLD BWSR U6)
[Symbol]	COMMERCIAL TURF - SOD	SOD
[Symbol]	MNDOT 260 ALL AREAS DISTURBED BY CONSTRUCTION NOT INTENDED SODDED, OR RETENTION BASINS	MN SEED MIX 25-131 (OLD MNDOT 260) & (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1)
[Symbol]	MESIC GENERAL ROADSIDE FOR GENERAL STABILIZATION OF PAD AREAS	MN SEED MIX 25-131 (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1)
[Symbol]	HARDWOOD MULCH SHREDDED HARDWOOD MULCH	(NATURAL COLOR)
[Symbol]	1/2" CRUSHED GRANITE	CRUSHED QUARRY GRANITE

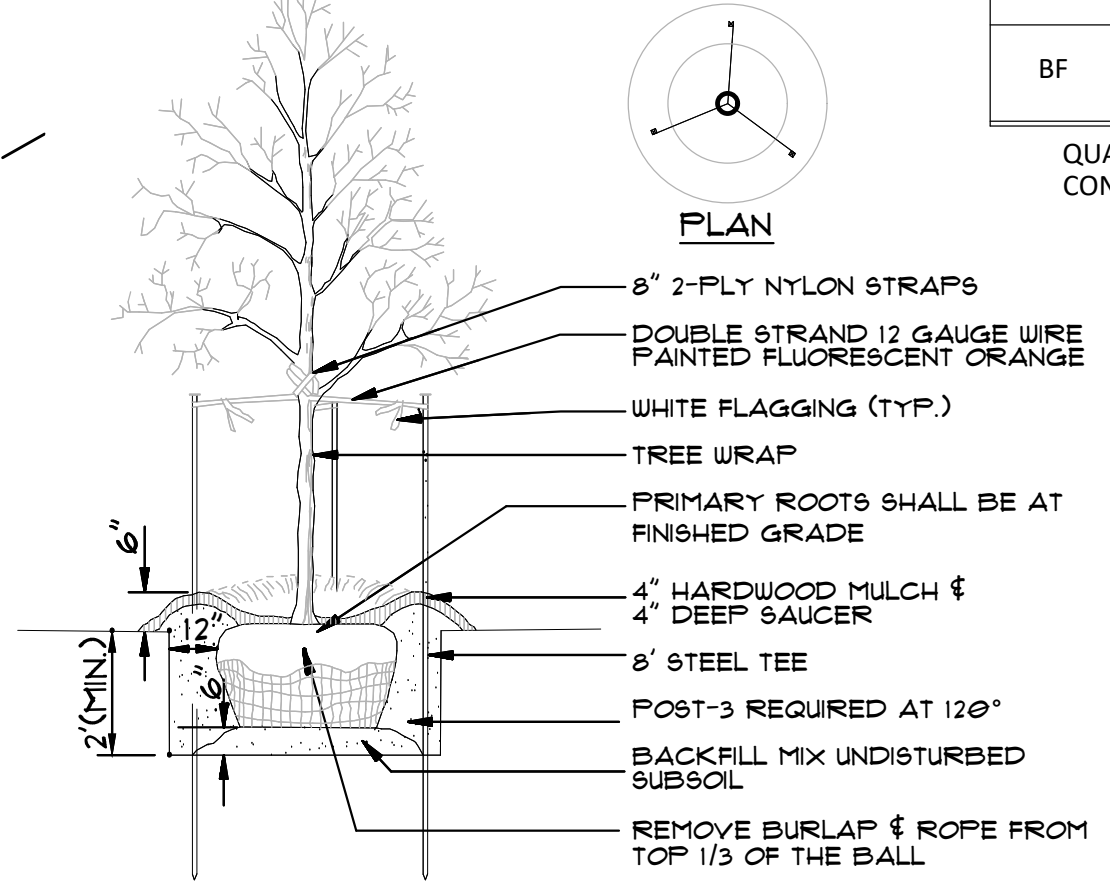
**LANDSCAPE LEGEND**

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	INSTALL HEIGHT	MATURE HEIGHT	
<b>DECIDUOUS TREES</b>								
HL	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster'	SHADEMASTER HONEYLOCUST	2.5"	BB	5	10'	50'	
HB	<i>Celtis occidentalis</i>	HACKBERRY	2.5"	BB	7	15'	50'	
RM	<i>Acer rubrum</i> 'Nothwoods'	NORTHWOODS MAPLE	2.5"	BB	12	14'	50'	
<b>ORNAMENTAL TREES</b>								
SB	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	1.5"	BB	13	8'	20'	
SS	<i>Malus x 'Spring Snow'</i>	SPRING SNOW CRABAPPLE	1.5"	BB	7	8'	25'	
<b>EVERGREEN TREES</b>								
BH	<i>Picea glauca</i> var. <i>Densata</i>	BLACK HILLS SPRUCE	6"	BB	23	6'	40'	
CH	<i>Tsuga canadensis</i>	CANADIAN HEMLOCK	6"	BB	9	6'	40'	
HA	<i>Thuja occidentalis</i> 'Holmstrup'	HOLMSTRUP ARBORVITAE	5"	BB	52	4'	10'	
BF	<i>Abies Balsamea</i>	BALSAM FIR	6"	BB	7	6'	40'	

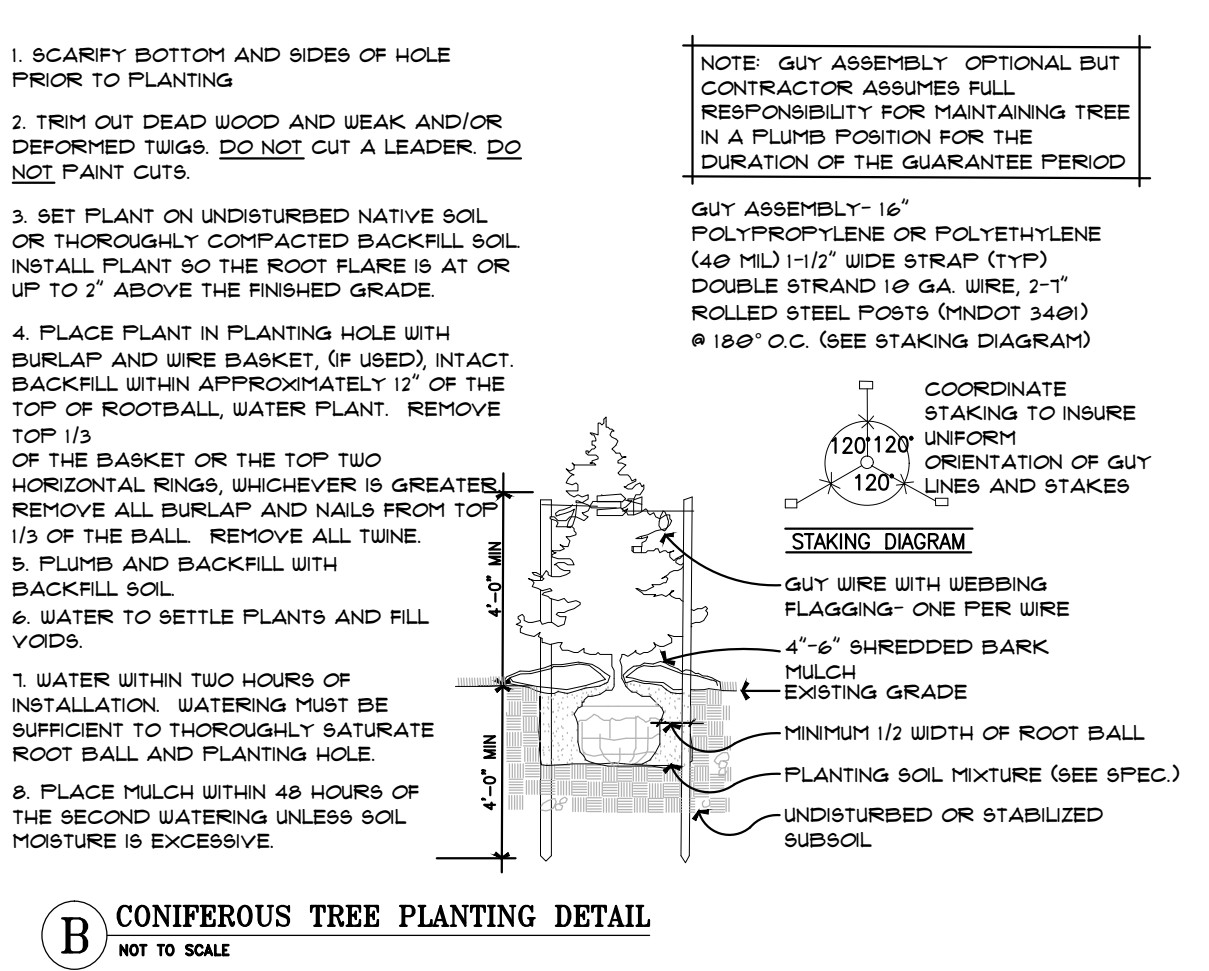
**PLANTING NOTES**

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
- EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4" HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6" O.C. MAXIMUM SPACING.
- ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, IN ALL MASS PLANTING BEDS AND FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 4" FOR SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.
- PLACE LANDSCAPE FILTER FABRIC UNDER ALL MULCHED AREAS. FILTER FABRIC SHALL BE 100% INTERWOVEN 5.1oz NEEDLE PUNCHED POLYPROPYLENE FABRIC MANUFACTURED BY DEWITT. USE PRO 5 "WEED BARRIER" OR APPROVED EQUAL.
- PLACE EDGING BETWEEN ALL PLANTING/ROCK BEDS AND TURF. EDGING SHALL BE POLY.
- THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE LANDSCAPE LEGEND.
- LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
- THE CONTRACTOR SHALL KEEP PAVEMENTS, PLANTERS AND BUILDINGS CLEAN AND UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAVED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL AT 454-0002 (TWIN CITIES METRO AREA) OR 800-252-1166 (GREATER MINNESOTA) 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- USE ANTI-DESICCANT (WILTTRUF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LATE FALL FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.
- PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE LOAM MIXTURE CONTAINING A LIBERAL AMOUNT OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MN/DOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL MIXTURE SHALL BE FREE FROM HARDPAK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED BY ROTOTILLING IT INTO THE TOP 12" OF SOIL.
- ALL PLANTS SHALL BE QUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
- SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK.

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.



**DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE



**CONIFEROUS TREE PLANTING DETAIL**  
NOT TO SCALE



**Carlson McCain**  
environmental engineering surveying  
1890 Phasant 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 RLA  
Signature: *James A. Kalkes*  
Date: 4/4/19 License #: 45071

Drawn: JAK  
Designed: JAK  
Date: 4/4/19

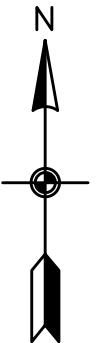
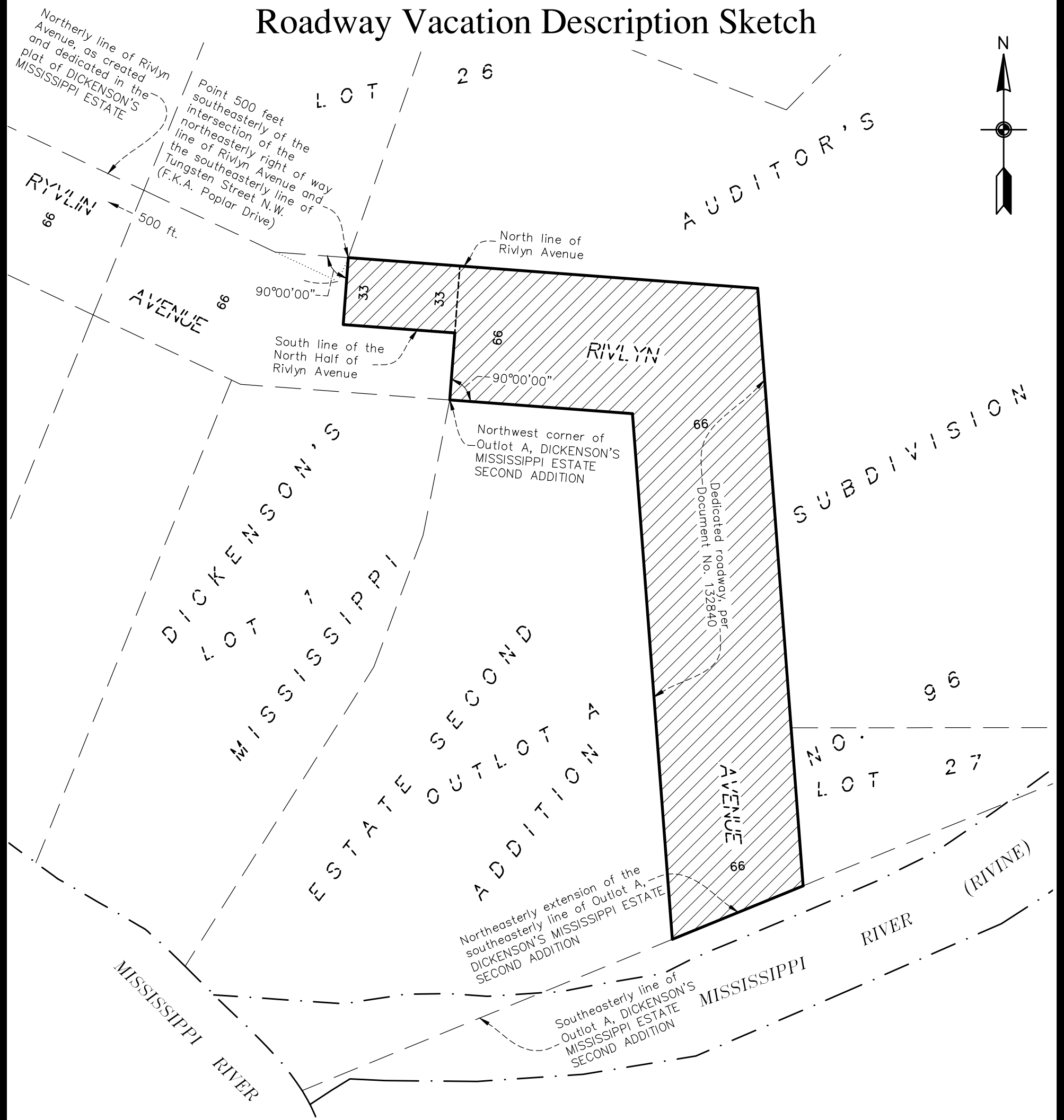
**VILLAGE BANK**  
9298 Central Avenue NE  
Blaine, MN 55434

**RIVER WALK VILLAGE**  
Ramsey, Minnesota

**LANDSCAPE PLAN**  
L1 of 1

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# Roadway Vacation Description Sketch



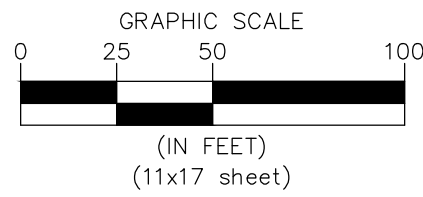
**ROADWAY VACATION DESCRIPTION:**

That part of the dedicated roadway, now known as Rivlyn Avenue, as described in Document No. 132840, lying northwesterly of the northeasterly extension of the southeasterly line of Outlot A, DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION, and lying easterly of a line drawn from the northwest corner of said Outlot A, perpendicular to the North line of said Outlot A, to the North line of said roadway described in Document No. 132840 and said line there terminating.

Together with

That part of the North half of said dedicated roadway, now known as Rivlyn Avenue, as described in Document No. 132840, lying westerly of the above described parcel, and lying easterly of a line drawn from a point on the northerly line of said dedicated roadway, distant 500.00 feet southeasterly of the intersection of the northeasterly right of way line of Rivlyn Avenue and the southeasterly right of way line of Tungsten Street NW, formerly known as Poplar Drive, perpendicular to said North line of the dedicated roadway, now known as Rivlyn Avenue, as described in Document No. 132840, to the South line of said North half of said dedicated roadway, as described in Document No. 132840 and said line there terminating.

Said roadway vacation area contains ±27,886 sq. ft.



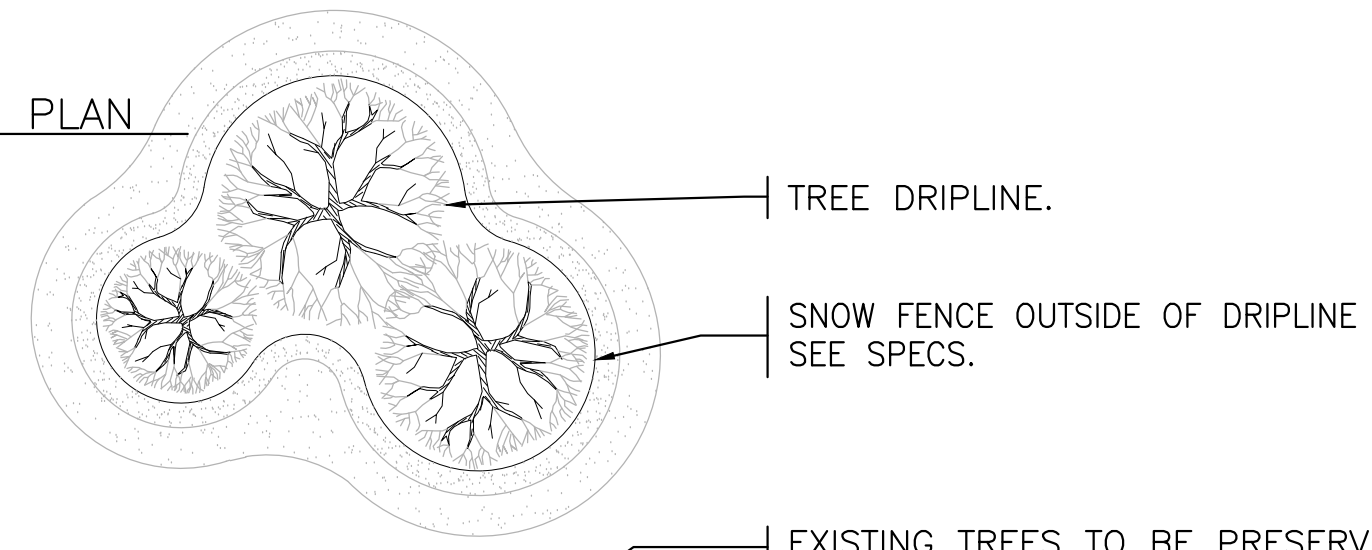
 Denotes Roadway Vacation Area

**Carlson  
McCain**  
ENVIRONMENTAL · ENGINEERING · SURVEYING  
3890 Pheasant Ridge Drive NE,  
Suite 100, Blaine, MN 55449  
Phone: 763-489-7900 Fax: 763-489-7959

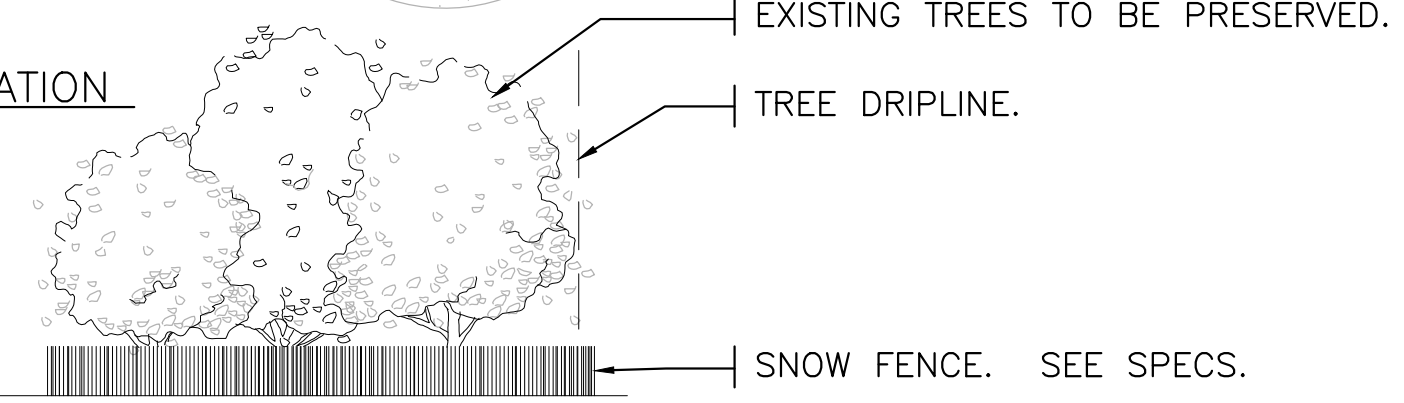
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**TREE PROTECTION FENCE**

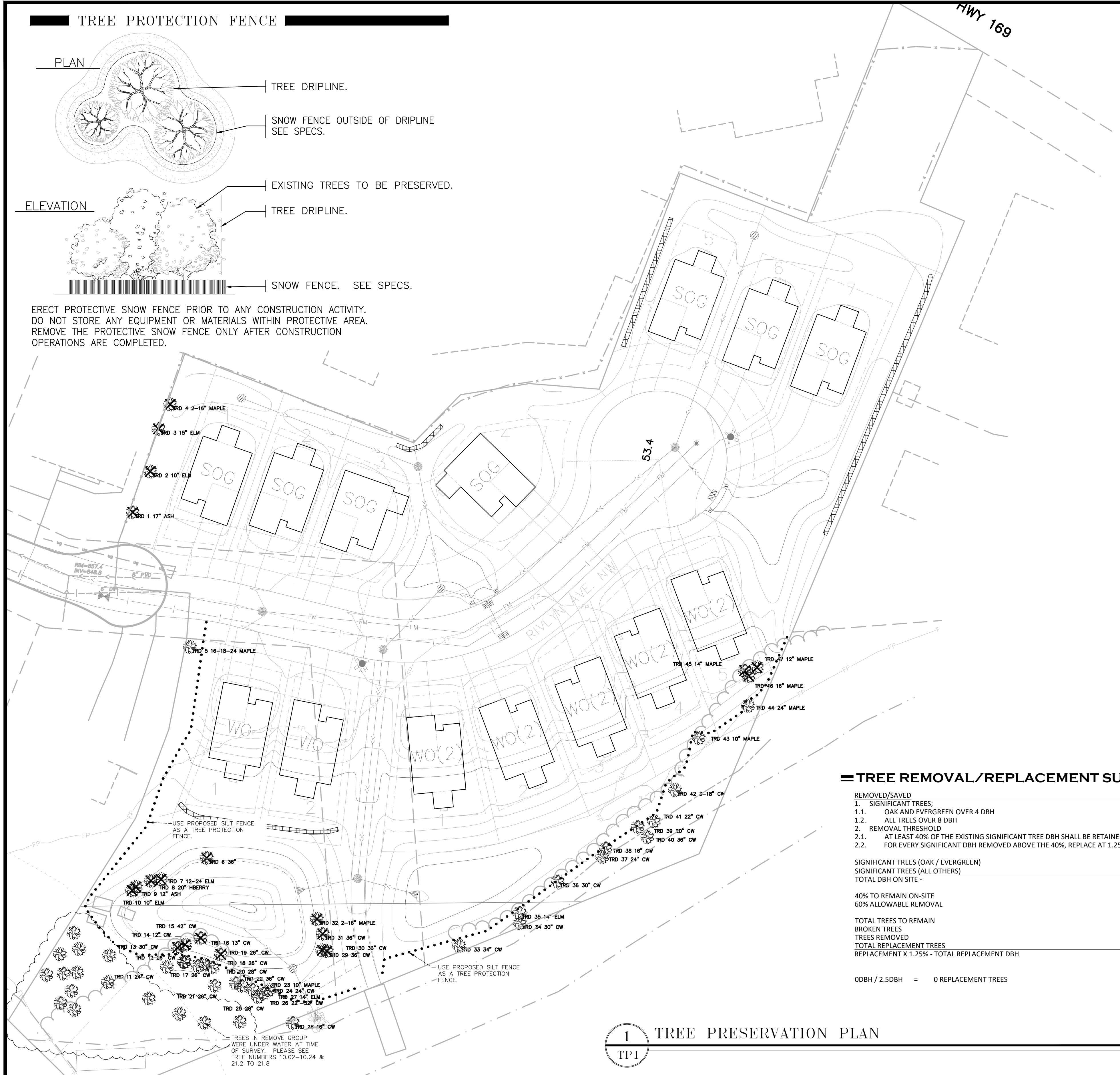
PLAN



ELEVATION



ERECT PROTECTIVE SNOW FENCE PRIOR TO ANY CONSTRUCTION ACTIVITY.  
DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN PROTECTIVE AREA.  
REMOVE THE PROTECTIVE SNOW FENCE ONLY AFTER CONSTRUCTION OPERATIONS ARE COMPLETED.

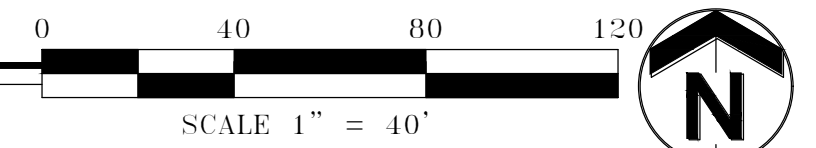


**TREE REMOVAL/REPLACEMENT SUMMARY**

REMOVED/SAVED	REPLACEMENT/CREDIT
1. SIGNIFICANT TREES;	
1.1. OAK AND EVERGREEN OVER 4 DBH	
1.2. ALL TREES OVER 8 DBH	
2. REMOVAL THRESHOLD	
2.1. AT LEAST 40% OF THE EXISTING SIGNIFICANT TREE DBH SHALL BE RETAINED ON-SITE	
2.2. FOR EVERY SIGNIFICANT DBH REMOVED ABOVE THE 40%, REPLACE AT 1.25%	
SIGNIFICANT TREES (OAK / EVERGREEN)	0 dbh
SIGNIFICANT TREES (ALL OTHERS)	1,829 dbh
TOTAL DBH ON SITE -	1,829 dbh
40% TO REMAIN ON-SITE	733 dbh
60% ALLOWABLE REMOVAL	1,096 dbh
TOTAL TREES TO REMAIN	1249 dbh
BROKEN TREES	147 dbh
TREES REMOVED	- 430 dbh
TOTAL REPLACEMENT TREES	0 dbh
REPLACEMENT X 1.25% - TOTAL REPLACEMENT DBH	0 dbh
ODBH / 2.5DBH =	0 REPLACEMENT TREES

Tree Tag	DBH	Tree Type	Significant	Dead/Broke	Remove
1	17	Ash	Y	N	Y
2	10	Boxelder	N	Broken	B
3	15	Elm	Y	N	Y
4.1	16	Boxelder	Y	N	Y
4.2	16	Boxelder	Y	N	Y
5.1	16	Silver Maple	Y	N	Y
5.2	18	Silver Maple	Y	N	Y
5.3	24	Silver Maple	Y	N	Y
6	36	Silver Maple	Y	N	Y
7.1	11	Elm	Y	N	Y
7.2	24	Elm	Y	N	Y
8	20	Hackberry	Y	N	Y
9	12	Ash	Y	N	Y
10.1	11	Elm	N	Broken	B
10.2	12	Cottonwood	N	N	N
10.3	10	Cottonwood	Y	N	N
10.4	12	Cottonwood	Y	N	N
10.5	12	Cottonwood	Y	N	N
10.6	10	Cottonwood	Y	N	N
10.7	12	Cottonwood	Y	N	N
10.8	12	Cottonwood	Y	N	N
10.9	12	Cottonwood	Y	N	N
10.10	10	Cottonwood	Y	N	N
10.11	12	Cottonwood	Y	N	N
10.12	12	Cottonwood	Y	N	N
10.13	12	Cottonwood	Y	N	N
10.14	18	Cottonwood	Y	N	N
10.15	20	Cottonwood	Y	N	N
10.16	18	Cottonwood	Y	N	N
10.17	18	Cottonwood	N	Broken	B
10.18	20	Cottonwood	Y	N	N
10.19	18	Cottonwood	Y	N	N
10.20	20	Cottonwood	Y	N	N
10.21	20	Cottonwood	Y	N	N
10.22	18	Cottonwood	N	Broken	B
10.23	20	Cottonwood	N	Broken	B
10.24	20	Cottonwood	N	Broken	B
11	24	Cottonwood	Y	N	N
12	26	Cottonwood	Y	N	N
13	30	Cottonwood	Y	N	N
14	12	Cottonwood	Y	N	Y
15	42	Cottonwood	Y	N	Y
16	13	Cottonwood	Y	N	Y
17	26	Cottonwood	Y	N	N
18.1	30	Cottonwood	Y	N	N
18.2	26	Cottonwood	N	Broken	B
18.3	18	Cottonwood	Y	N	N
18.4	12	Cottonwood	Y	N	N
10.5	10	Cottonwood	Y	N	N
18.6	22	Cottonwood	Y	N	N
18.7	24	Cottonwood	N	Broken	B
18.8	30	Cottonwood	Y	N	N
19	26	Cottonwood	Y	N	N
20	28	Cottonwood	Y	N	N
21.1	26	Cottonwood	Y	N	N
21.2	20	Cottonwood	Y	N	N
21.3	18	Cottonwood	Y	N	N
21.4	12	Cottonwood	Y	N	N
21.5	10	Cottonwood	Y	N	N
21.6	22	Cottonwood	Y	N	N
21.7	24	Cottonwood	Y	N	N
21.8	30	Cottonwood	Y	N	N
22	36	Cottonwood	Y	N	N
23	10	Silver Maple	Y	N	N
24	22	Cottonwood	Y	N	N
25	28	Cottonwood	Y	N	N
26.1	32	Cottonwood	Y	N	N
26.2	22	Cottonwood	Y	N	N
27	14	Elm	Y	N	N
28	16	Cottonwood	Y	N	Y
29	36	Cottonwood	Y	N	Y
30.1	36	Cottonwood	Y	N	Y
30.2	8	Elm	Y	N	Y
30.3	8	Elm	Y	N	Y
31	36	Cottonwood	Y	N	Y
32	16	Boxelder	Y	N	Y
33	34	Cottonwood	Y	N	N
34	30	Cottonwood	Y	N	N
35	14	Elm	Y	N	N
36	30	Cottonwood	Y	N	N
37	24	Cottonwood	Y	N	N
38	16	Cottonwood	Y	N	N
39	20	Cottonwood	Y	N	N
40	36	Cottonwood	Y	N	N
41	22	Cottonwood	Y	N	N
42.1	18	Cottonwood	Y	N	N
42.2	18	Cottonwood	Y	N	N
42.3	18	Cottonwood	Y	N	N
43	10	Boxelder	Y	N	N
44	24	Silver Maple	Y	N	N
45	14	Silver Maple	Y	N	Y
46	14	Silver Maple	Y	N	Y
47	12	Silver Maple	Y	N	Y

**1 TREE PRESERVATION PLAN**  
TP1



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 RLA  
Signature: *James A. Kalkes*  
Date: 4/4/19 License #: 45071

Drawn: JAK  
Designed: JAK  
Date: 4/4/19

Revisions:  
1. 4/4/19 per City Comments  
2. 5/16/19 per City Comments

**VILLAGE BANK**  
9298 Central Avenue NE  
Blaine, MN 55434

**RIVER WALK VILLAGE**  
Ramsey, Minnesota

**TREE PRESERVATION PLAN**

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