

# RIVERSTONE 4TH ADDITION

CITY OF RAMSEY  
COUNTY OF ANOKA  
SEC. 20, 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:

Outlots F and H, RIVERSTONE, Anoka County, Minnesota

Has caused the same to be surveyed and platted as RIVERSTONE 4TH ADDITION and does hereby dedicate to the public for public use the public ways 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 of Land

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
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.

\_\_\_\_\_  
\_\_\_\_\_  
Notary Public, \_\_\_\_\_  
My commission expires \_\_\_\_\_

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of RIVERSTONE 4TH 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 4TH 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 \_\_\_\_\_.

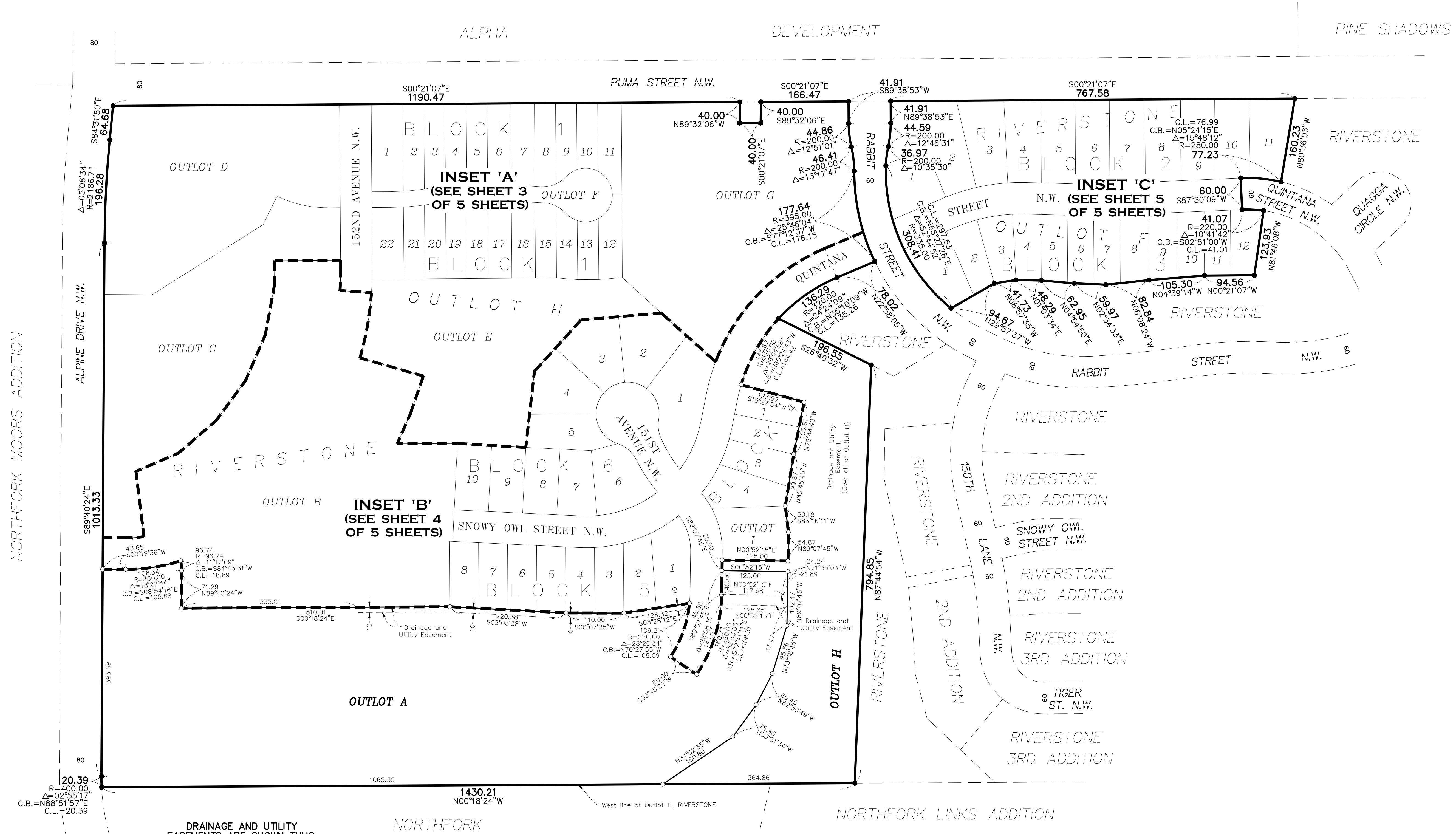
\_\_\_\_\_  
County Recorder/Registrar of Titles

By: \_\_\_\_\_, Deputy

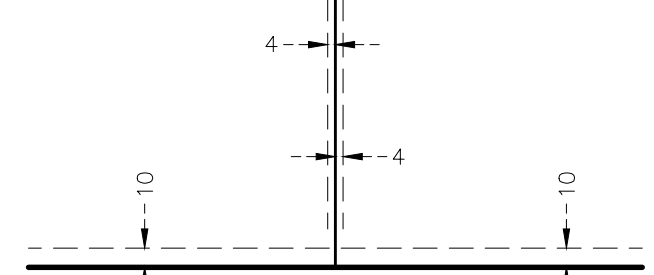


# RIVERSTONE 4TH ADDITION

CITY OF RAMSEY  
 COUNTY OF ANOKA  
 SEC. 20, TWP. 32, RGE. 25



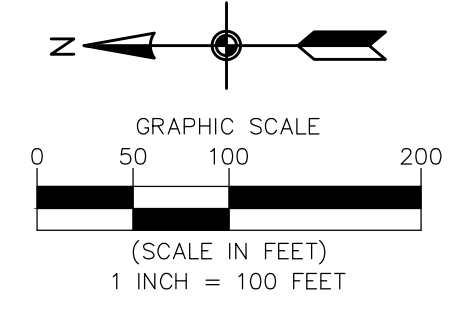
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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 plot.

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

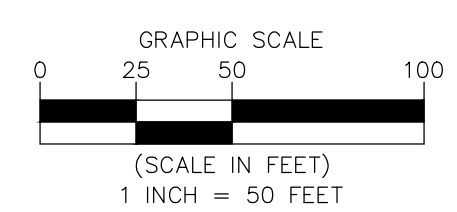
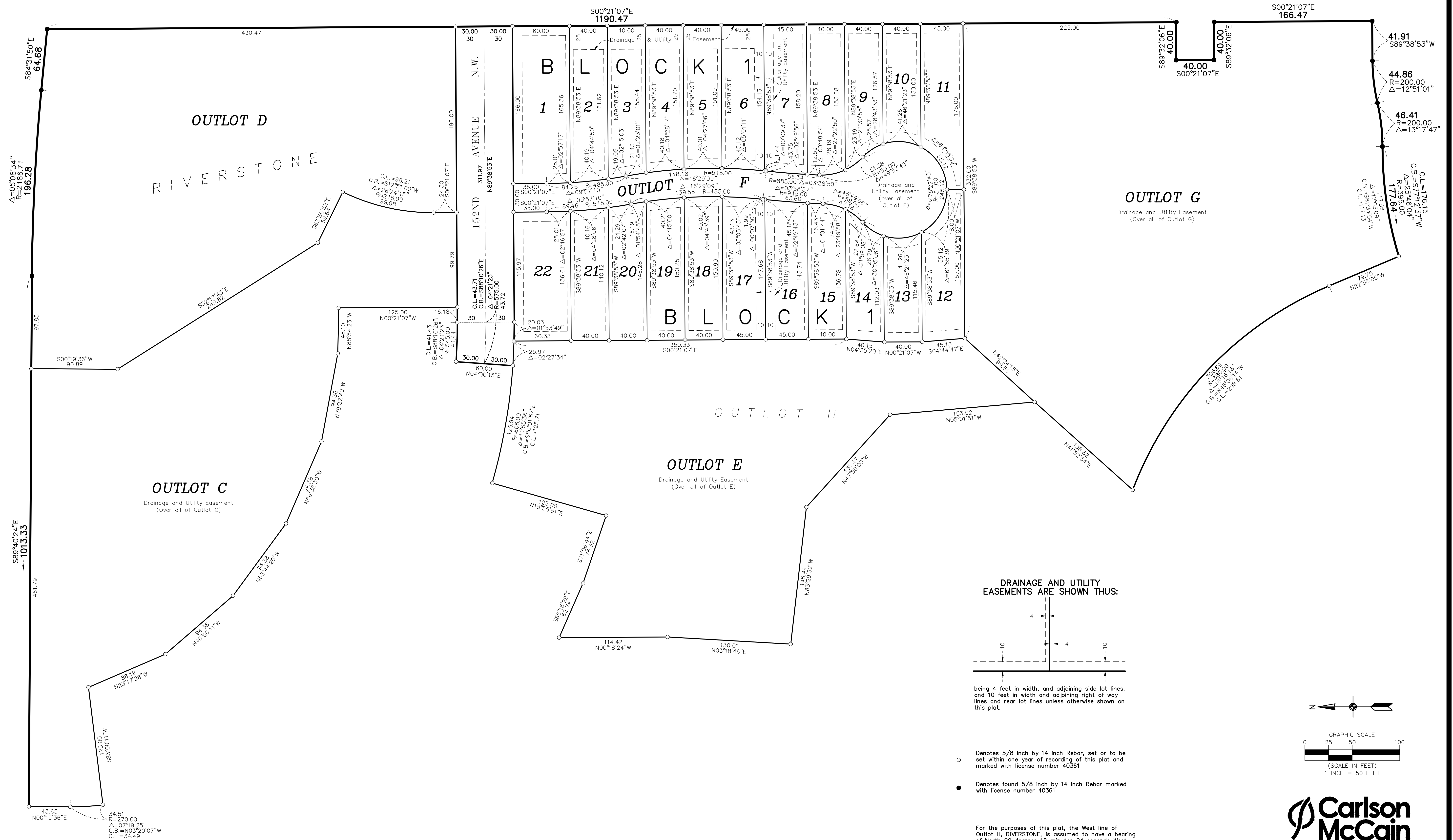
For the purposes of this plot, the West line of Outlot H, RIVERSTONE, is assumed to have a bearing of North 00 degrees 18 minutes 24 seconds West



# RIVERSTONE 4TH ADDITION

CITY OF RAMSEY  
 COUNTY OF ANOKA  
 SEC. 20, TWP. 32, RGE. 25

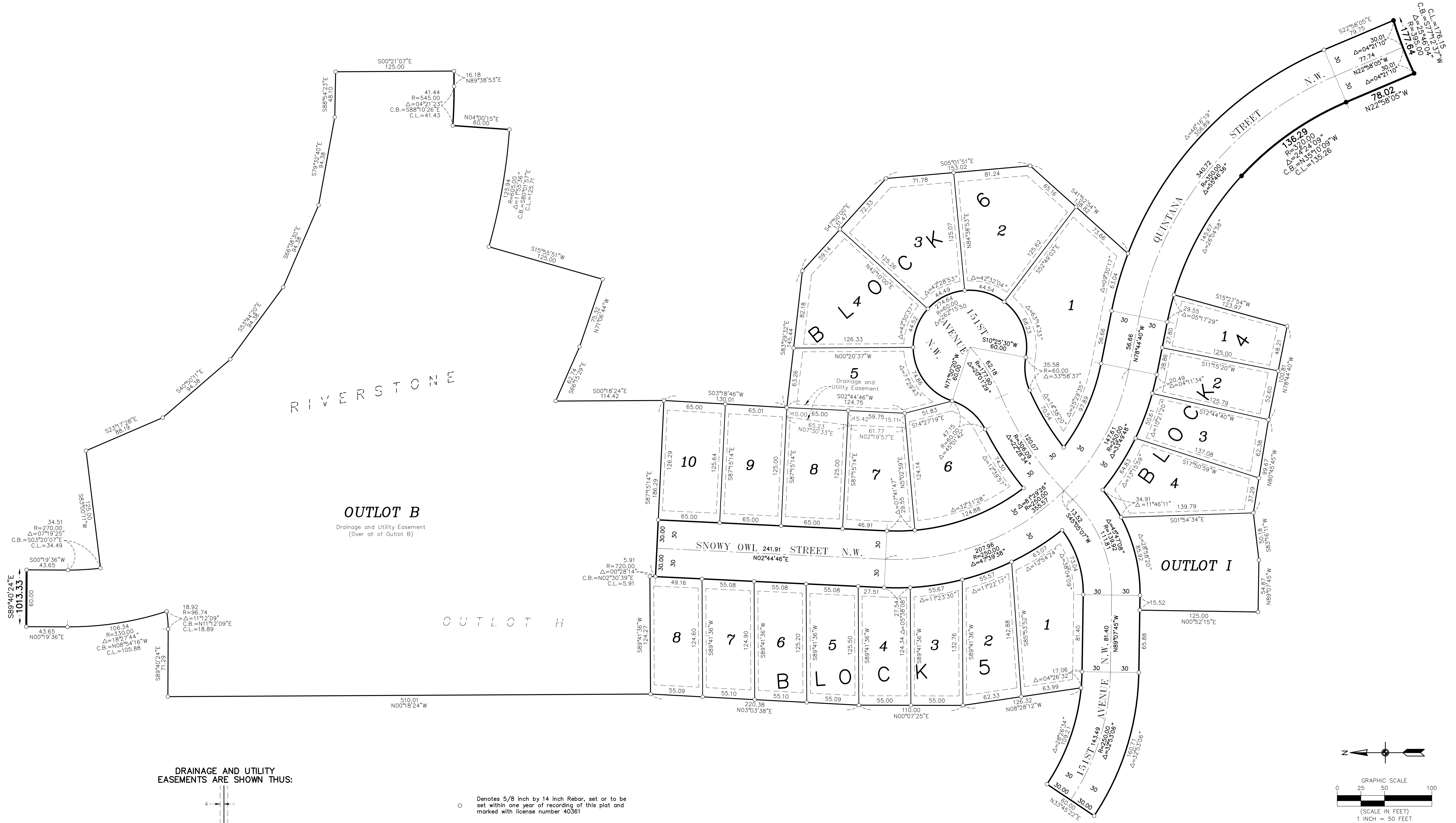
INSET 'A'



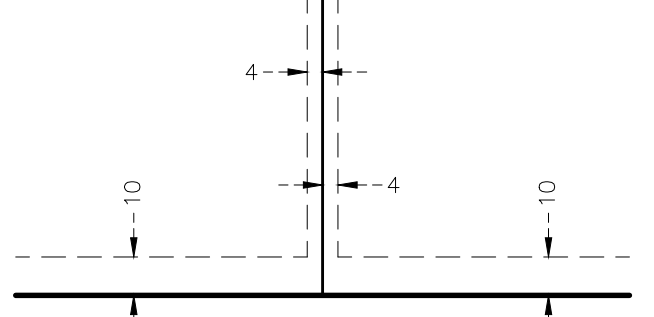
# RIVERSTONE 4TH ADDITION

CITY OF RAMSEY  
COUNTY OF ANOKA  
SEC. 20, TWP. 32, RGE. 25

INSET 'B'



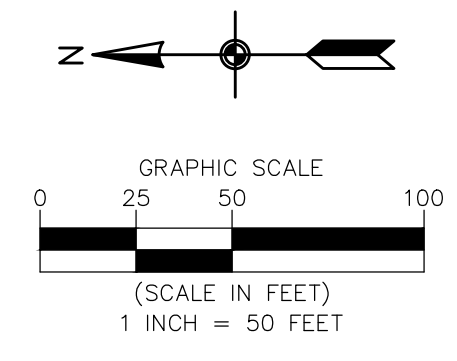
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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.

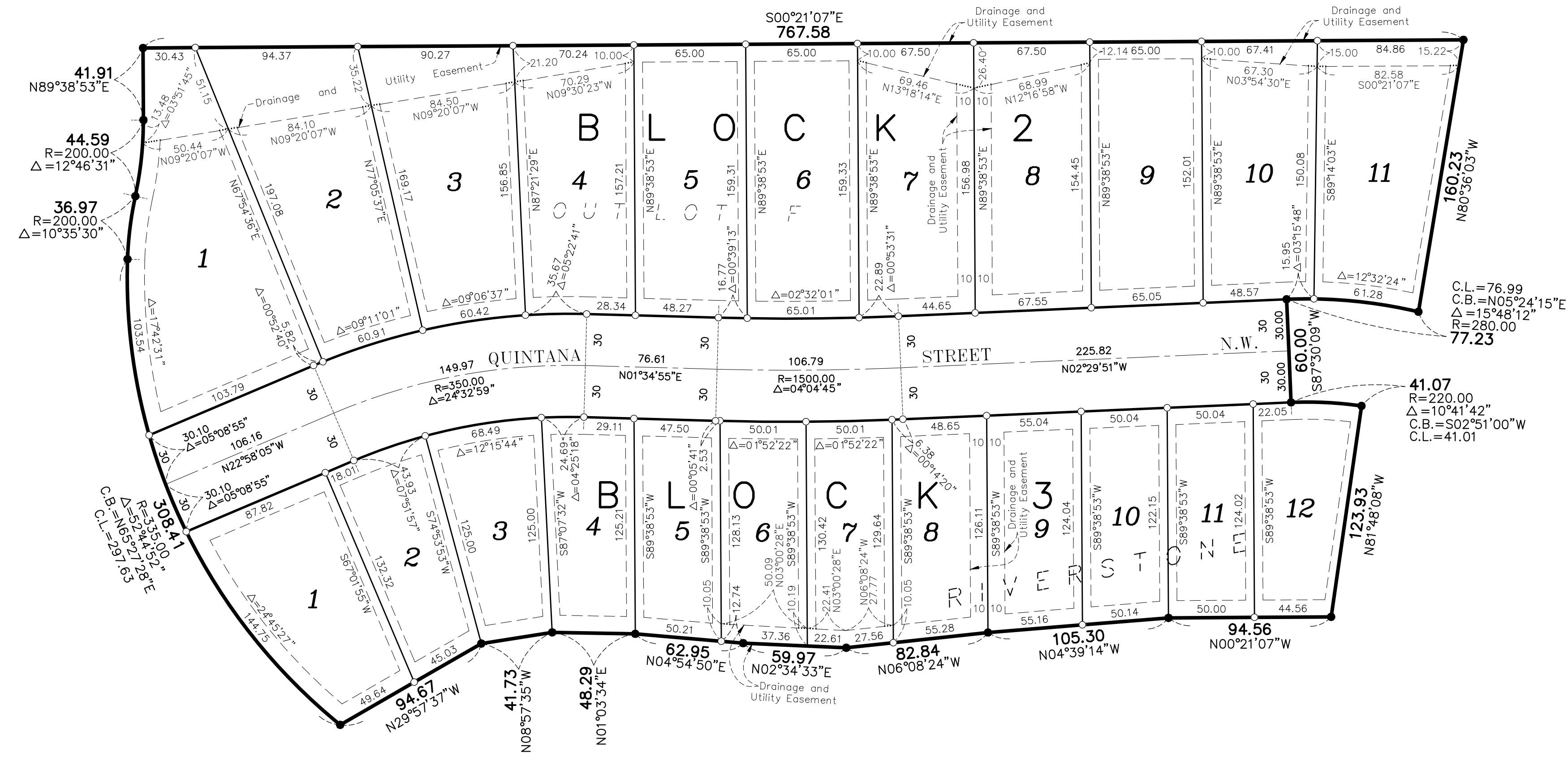
- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes found 5/8 inch by 14 inch Rebar marked with license number 40361

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

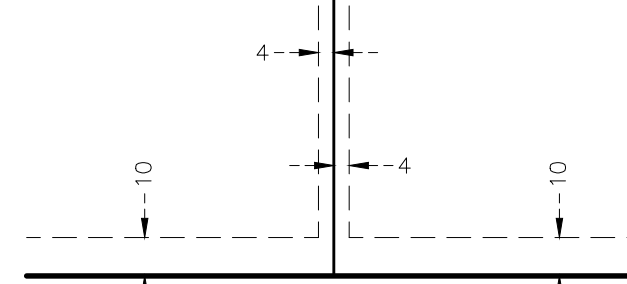


# RIVERSTONE 4TH ADDITION

INSET 'C'



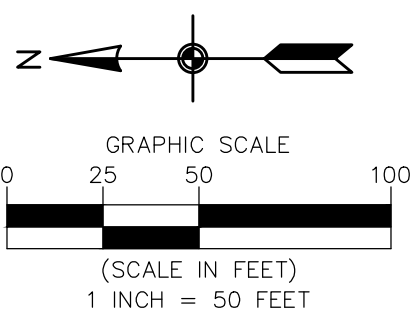
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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.

- 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

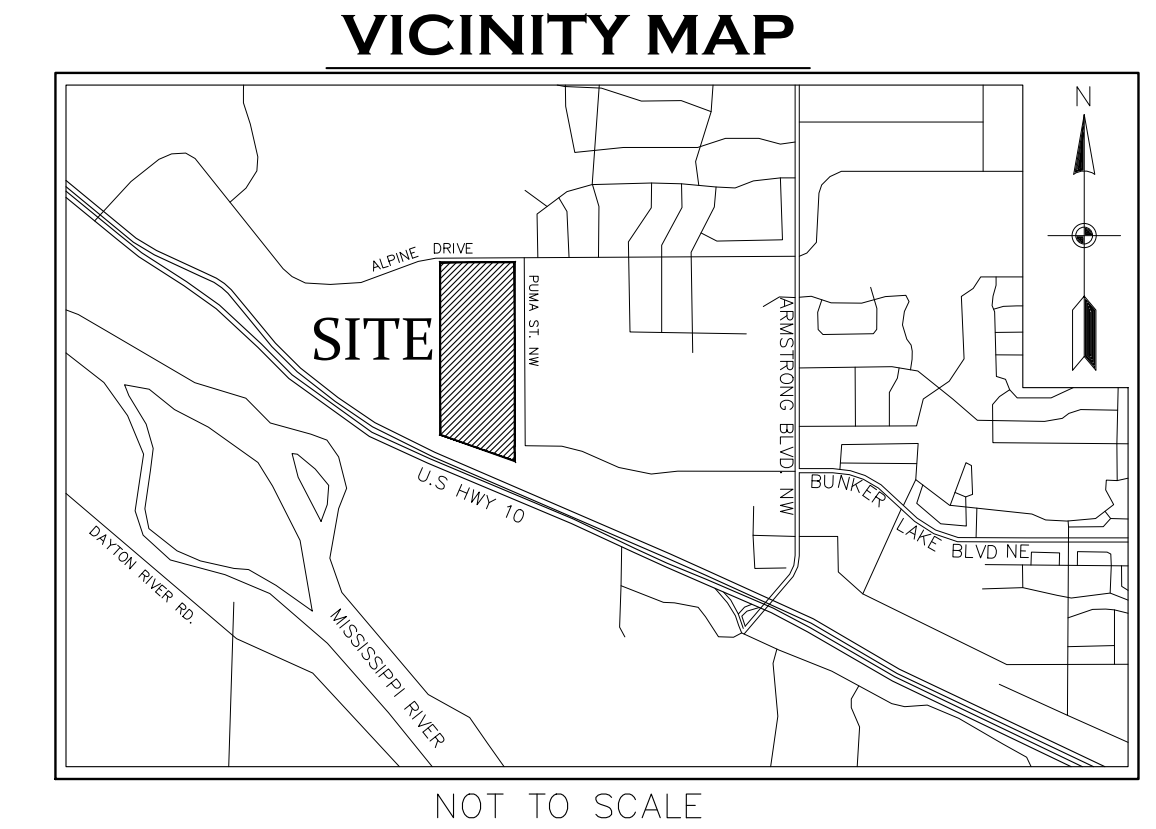
For the purposes of this plat, the West line of Outlot H, RIVERSTONE, is assumed to have a bearing of North 00 degrees 18 minutes 24 seconds West



# RIVERSTONE 4TH ADDITION

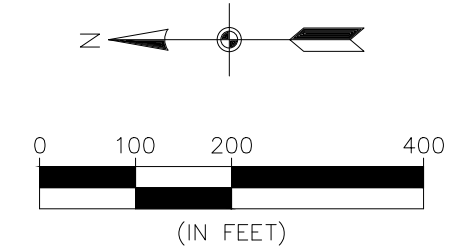
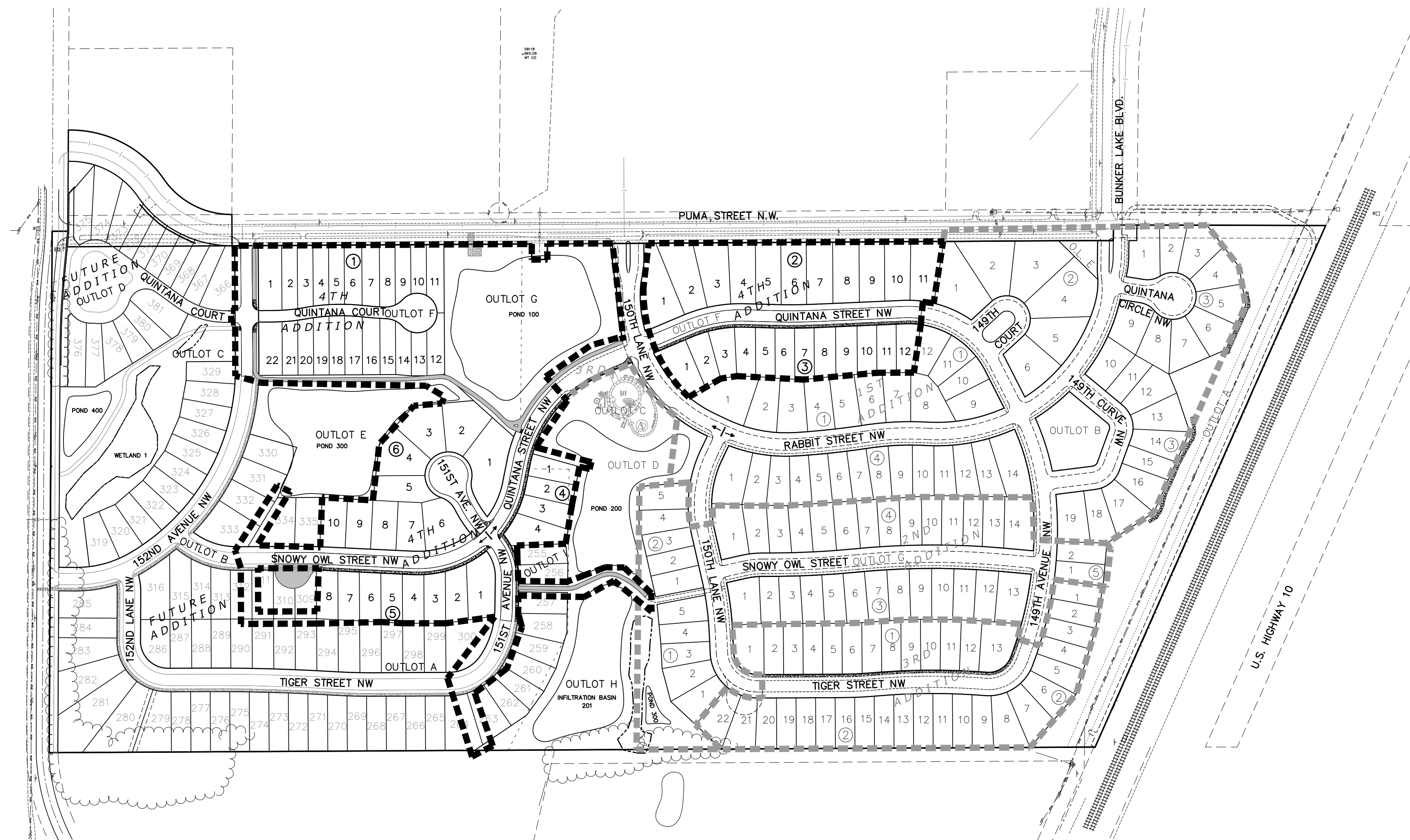
## SANITARY SEWER, WATER MAIN, STORM SEWER AND STREET CONSTRUCTION PLANS

### RAMSEY, MINNESOTA



#### SHEET INDEX

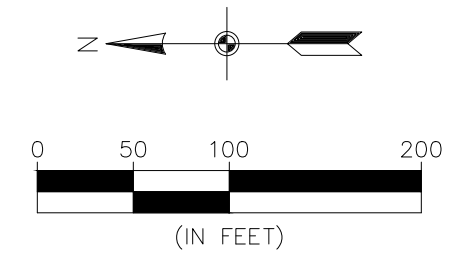
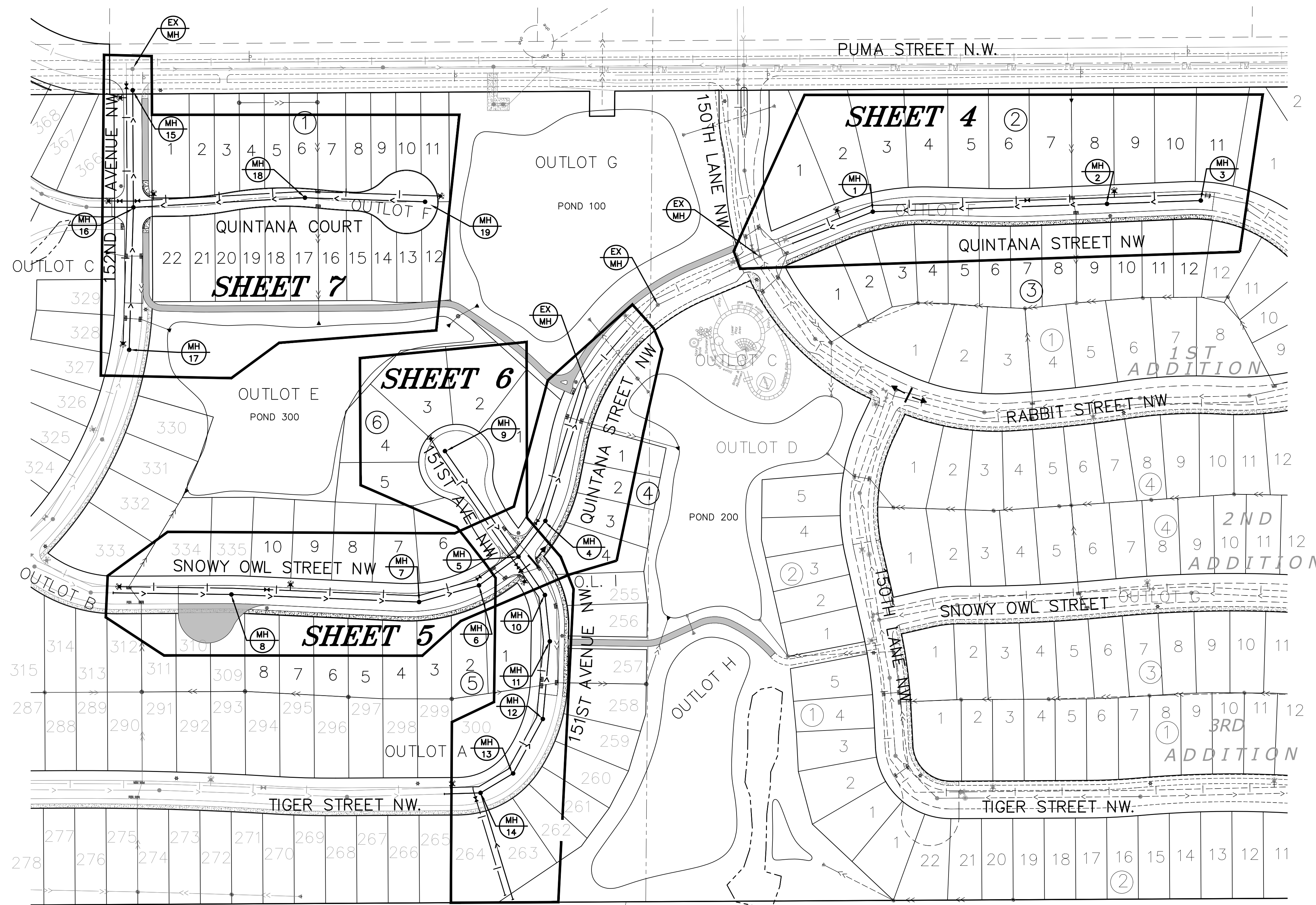
1. COVER
2. SANITARY SEWER INDEX
3. STORM SEWER INDEX
4. SANITARY SEWER & WATERMAIN
  - QUINTANA STREET NW
5. SANITARY SEWER & WATERMAIN
  - SNOWY OWL STREET NW./QUINTANA STREET NW.
6. SANITARY SEWER & WATERMAIN
  - 151ST AVENUE NW.
7. SANITARY SEWER & WATERMAIN
  - 152ND AVENUE NW./QUINTANA COURT
- 8-11. STORM SEWER
12. STREET CONSTRUCTION
  - QUINTANA STREET NW
13. STREET CONSTRUCTION
  - SNOWY OWL STREET NW./QUINTANA STREET NW.
14. STREET CONSTRUCTION
  - 151ST AVENUE NW.
15. STREET CONSTRUCTION
  - 152ND AVENUE NW./QUINTANA COURT
- 16-19. DETAILS



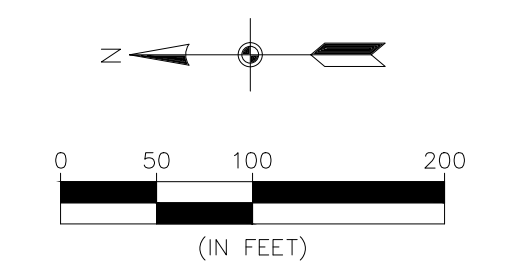
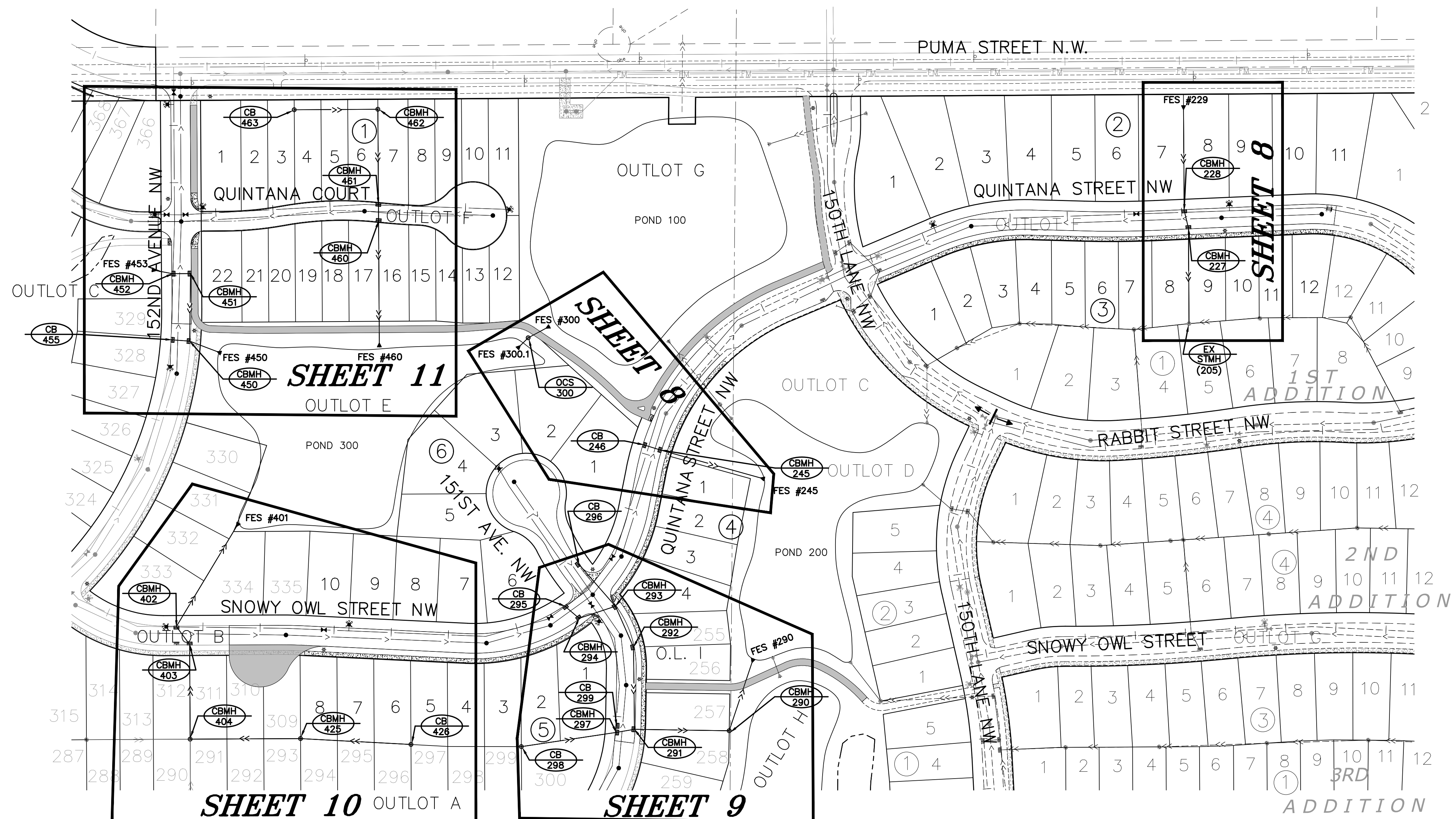
BENCHMARK	
1.	Anoka County Benchmark No. 3076 Elev.= 890.186 (NAVD 88)
2.	Anoka County Benchmark No. 2078 Elev.= 899.499 (NAVD 88)



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



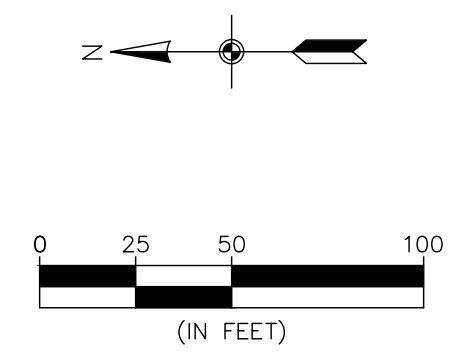
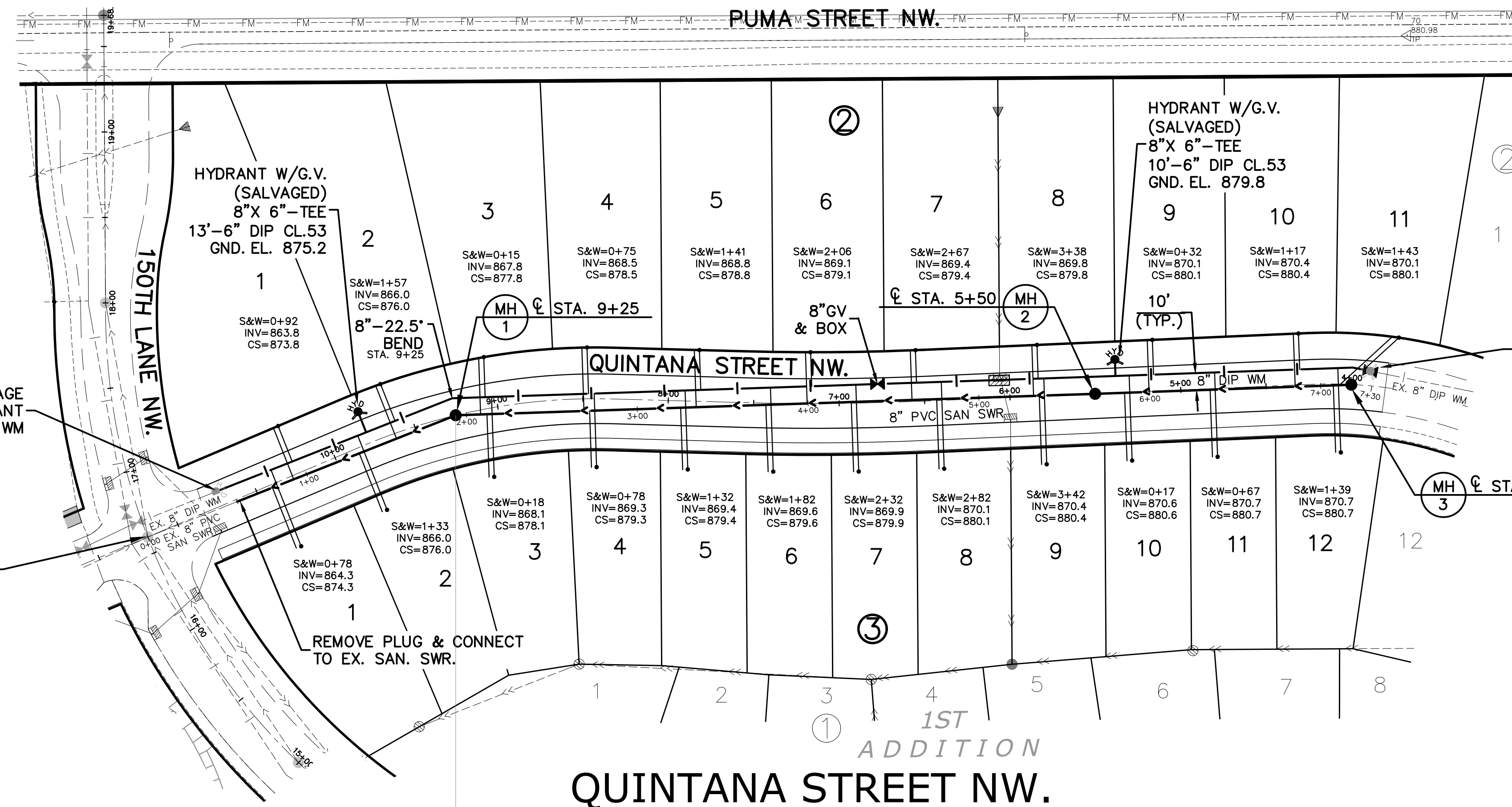
BENCHMARK	
1.	Anoka County Benchmark No. 3076 Elev. = 890.186 (NAVD 88)
2.	Anoka County Benchmark No. 2078 Elev. = 899.499 (NAVD 88)



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

**GENERAL NOTES:**

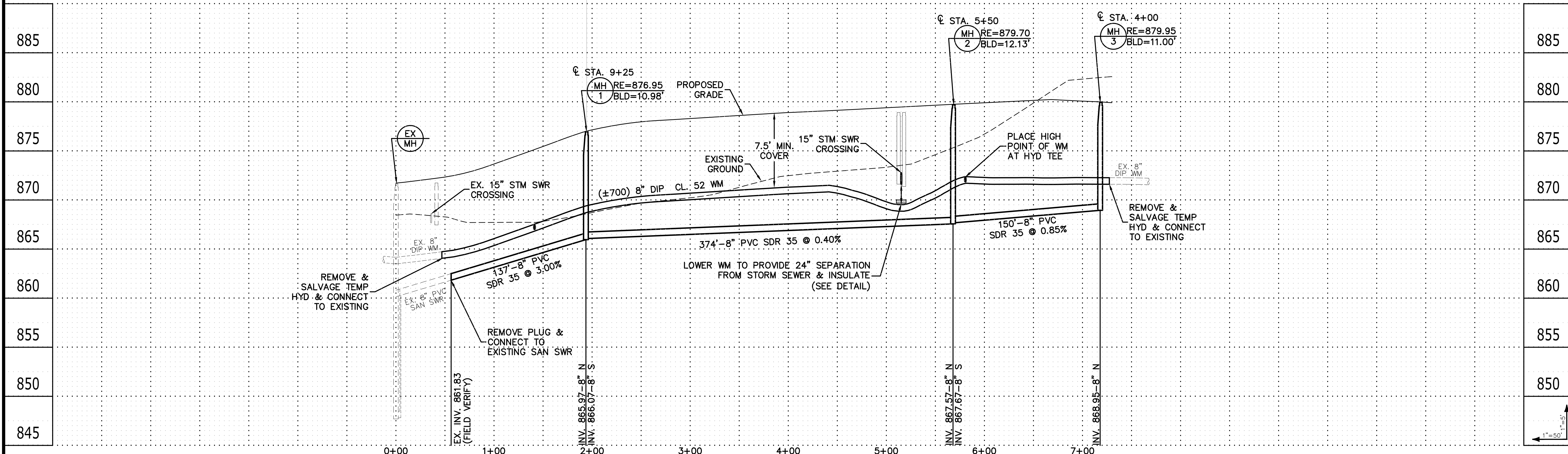
- SANITARY SEWER SERVICES SHALL BE 4" PVC SDR 26 UNLESS OTHERWISE NOTED.
- WATER SERVICES SHALL BE 1" DIA. TYPE K COPPER WITH 7.5' MINIMUM COVER.
- SANITARY SEWER SERVICE WYES ARE STATIONED FROM THE DOWN STREAM MANHOLE.
- SANITARY SEWER INVERTS ARE SHOWN AT THE CURB STOP.
- SANITARY SEWER & WATER SERVICES SHALL BE CONSTRUCTED TO THE R/W WHERE THERE IS NO SIDEWALK, AND 10' BEYOND THE R/W WHERE THERE IS SIDEWALK.
- SLEEVES ARE NOT PERMITTED FOR JOINING WATERMAIN. ALLOW ROOM TO DEFLECT PIPE TO JOIN PIPE AT BELLS OR FITTINGS (EXCLUDING SLEEVES).



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	
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		



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: 1/17/20 License #: 25063

Drawn: NJP  
Designed: BJK  
Date: 1/17/20

Revisions:  
1. 2/12/20 per City Comments  
2. 2/22/20 per City Comments & Extend San & WM to west property line per Owner

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

**RIVERSTONE 4TH ADDITION**  
Ramsey, Minnesota

**SANITARY SEWER & WATER MAIN**

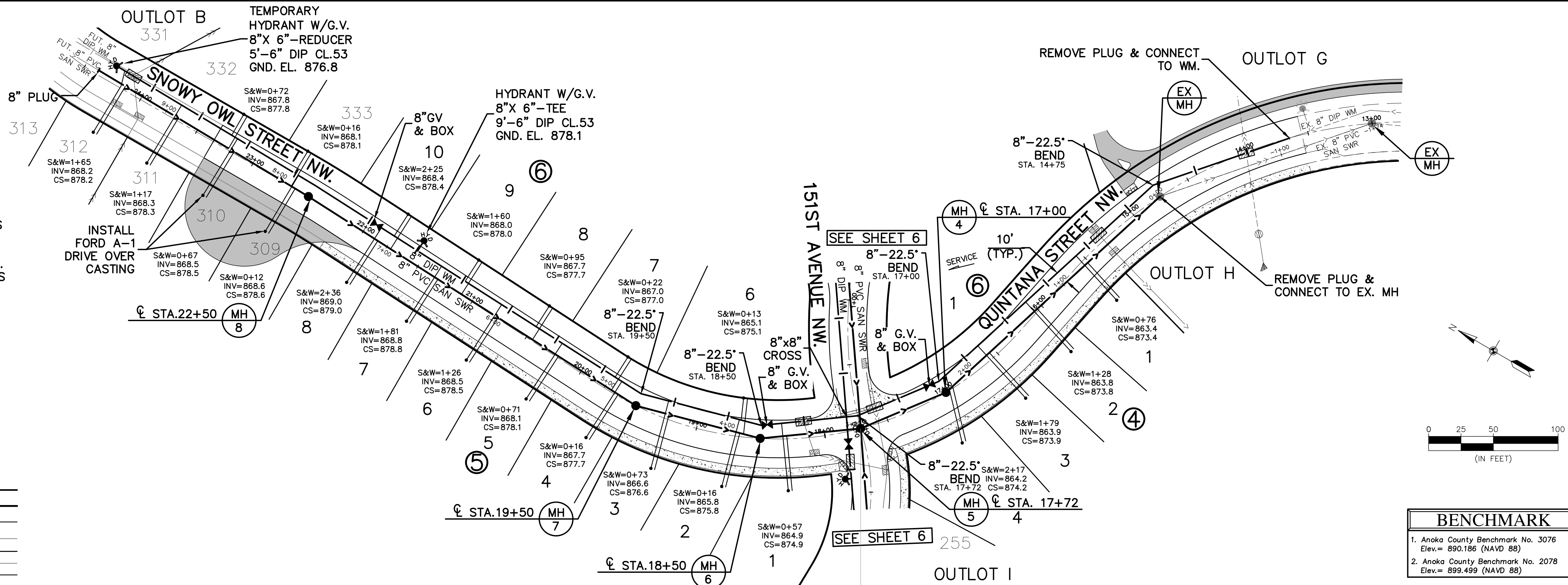
Save Date: 02/26/20 F:\Jobs\6421 - 6440\6435 - ramsey site\cad\c3d\engineering\4th addition\6435\_4th\_utility.dwg

**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.
- 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.
- SLEEVES ARE NOT PERMITTED FOR JOINING WATERMAIN. ALLOW ROOM TO DEFLECT PIPE TO JOIN PIPE AT BELLS OR FITTINGS (EXCLUDING SLEEVES).

**LEGEND**

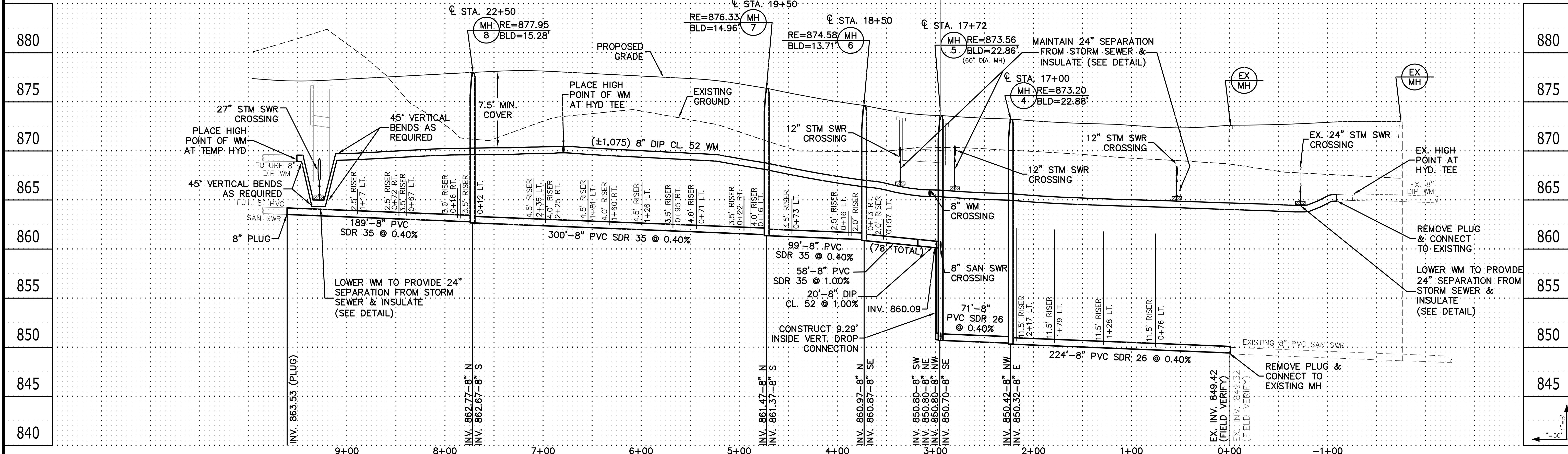
	EXISTING	PROPOSED
SANITARY MANHOLE		
FIRE HYDRANT		
GATE VALVE		
CATCH BASIN		
FLARED END SECTION		
STORM MANHOLE		
SERVICE WATERMAIN		
SANITARY SEWER		
FORCEMAIN		
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
CONCRETE SURFACE		
INSULATION		



**BENCHMARK**

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

**SNOWY OWL STREET NW. ↔ QUINTANA STREET NW.**



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: 1/17/20 License #: 25063

Drawn: NJP  
Designed: BJK  
Date: 1/17/20

Revisions:  
1. 2/12/20 per City Comments  
2. 2/22/20 per City Comments & Extend San & WM to west property line per Owner

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

**RIVERSTONE 4TH ADDITION**  
Ramsey, Minnesota

**SANITARY SEWER & WATER MAIN**

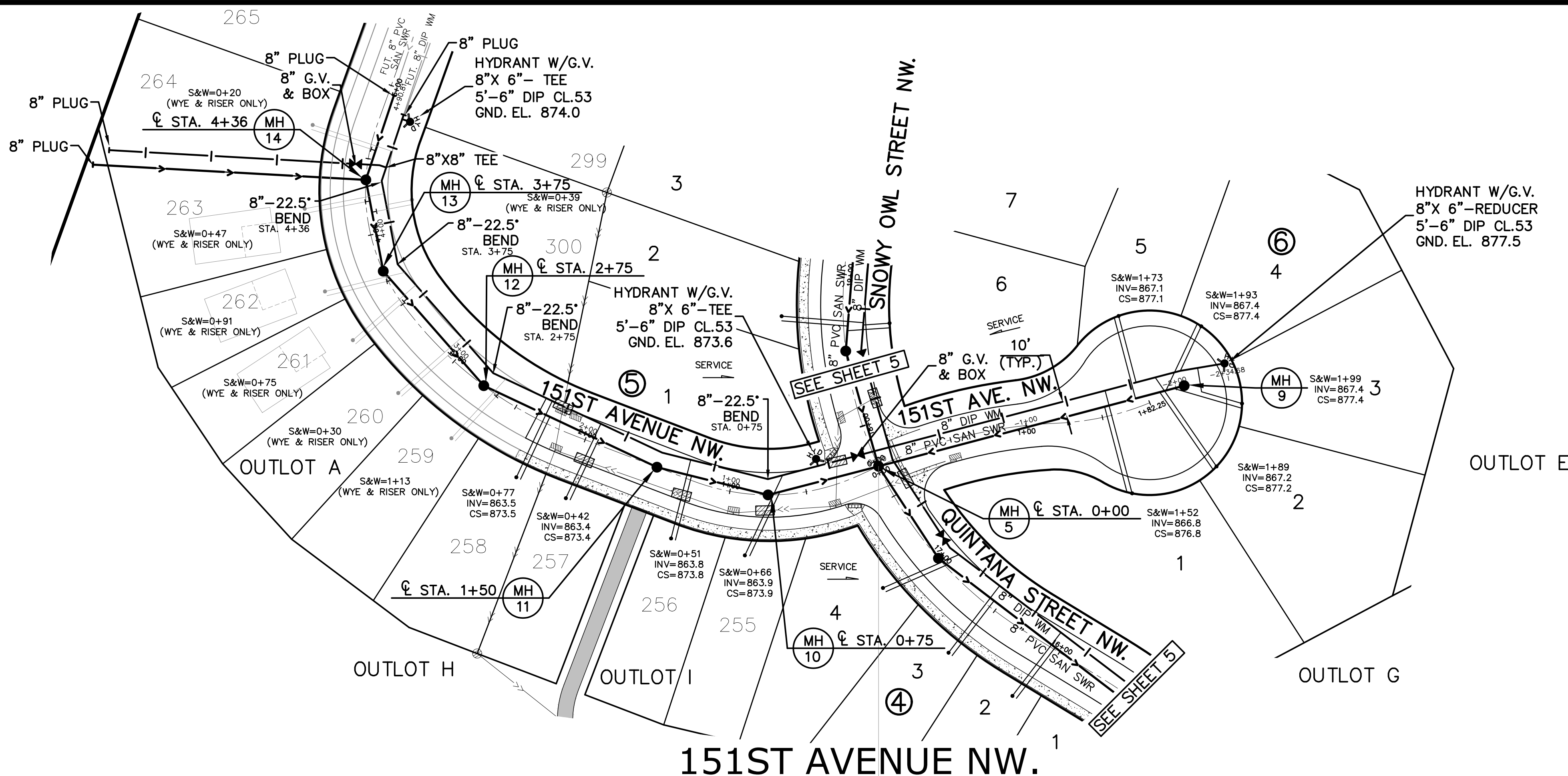
Save Date: 02/26/20 F:\Jobs\6421 - 6440\6435 - ramsey site\cad\c3d\engineering\4th addition\6435\_4th\_utility.dwg

**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.
- 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.
- SLEEVES ARE NOT PERMITTED FOR JOINING WATERMAIN. ALLOW ROOM TO DEFLECT PIPE TO JOIN PIPE AT BELLS OR FITTINGS (EXCLUDING SLEEVES).
- WATER SERVICES FOR LOTS 255-257 SHALL BE LOWERED 2' UNDER THE STORM SEWER AND INSULATED.

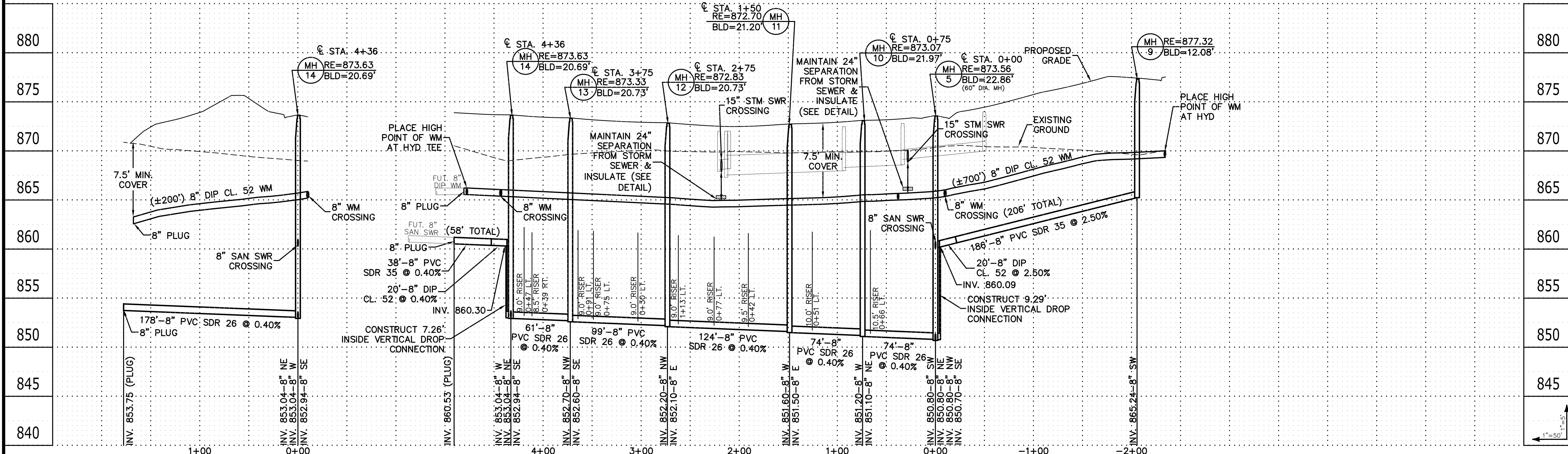
**LEGEND**

	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**

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



**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: 1/17/20 License #: 25063

Drawn: NJP  
Designed: BJK  
Date: 1/17/20

Revisions:  
1. 2/12/20 per City Comments  
2. 2/22/20 per City Comments & Extend San & WM to west property line per Owner

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

**RIVERSTONE 4TH ADDITION**  
Ramsey, Minnesota

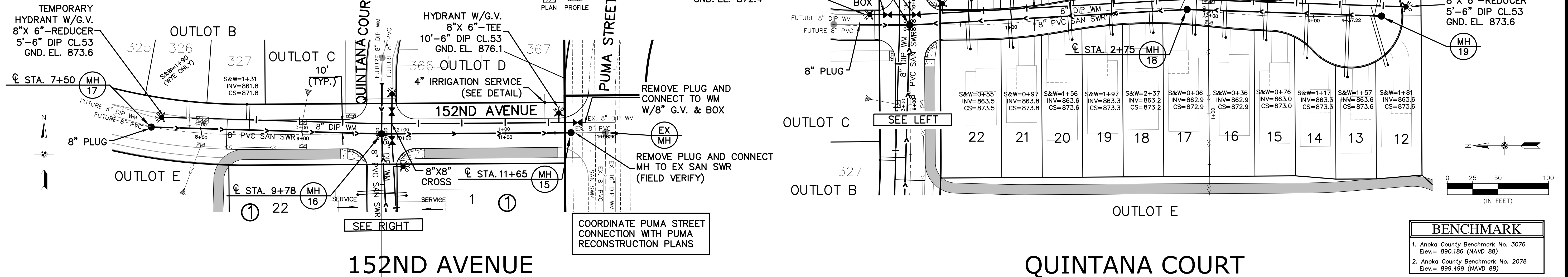
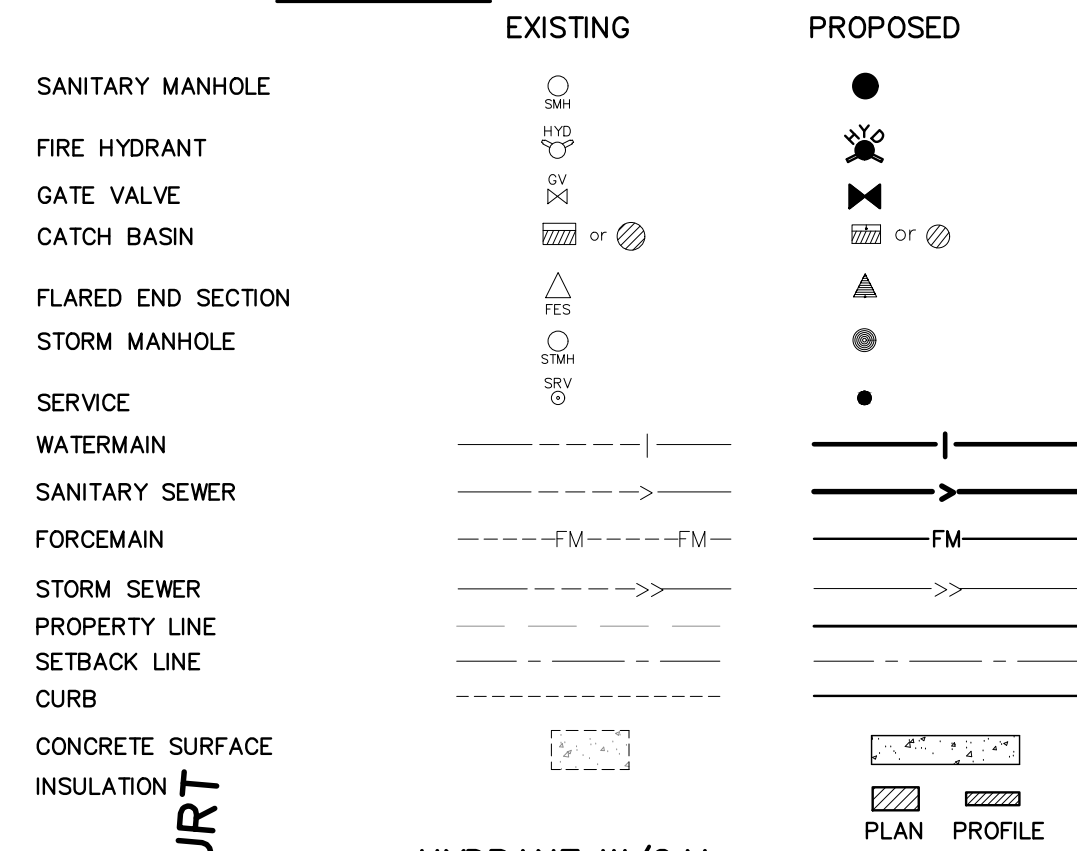
**SANITARY SEWER & WATER MAIN**

Save Date: 02/26/20 F:\Jobs\6421 - 6440\6435 - ramsey site\cad\c3d\engineering\4th addition\6435\_4th\_utility.dwg

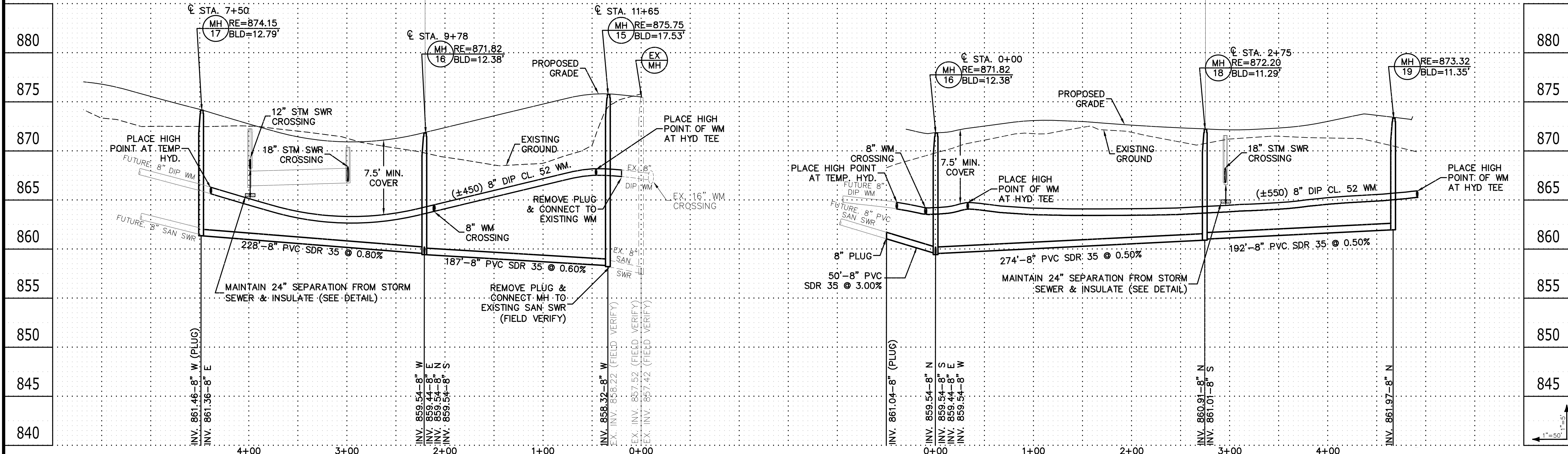
**GENERAL NOTES:**

- 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.
- 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.
- SLEEVES ARE NOT PERMITTED FOR JOINING WATERMAIN. ALLOW ROOM TO DEFLECT PIPE TO JOIN PIPE AT BELLS OR FITTINGS (EXCLUDING SLEEVES).

**LEGEND**



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



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. Krystofak, P.E.  
Signature: *Brian J. Krystofak*  
Date: 1/17/20 License #: 25063

Drawn: NJP  
Designed: BJK  
Date: 1/17/20

Revisions:  
1. 2/12/20 per City Comments  
2. 2/22/20 per City Comments & Extend San & WM to west property line per Owner

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

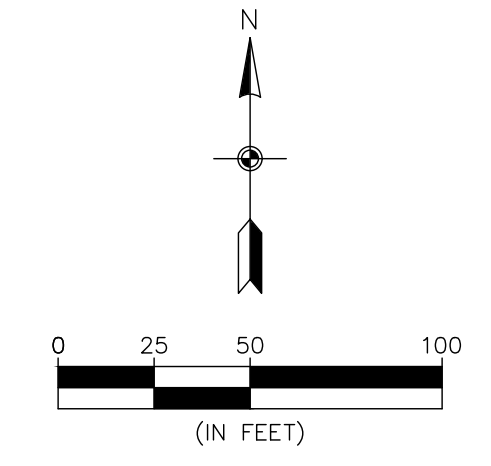
**RIVERSTONE 4TH ADDITION**  
Ramsey, Minnesota

**SANITARY SEWER & WATER MAIN**

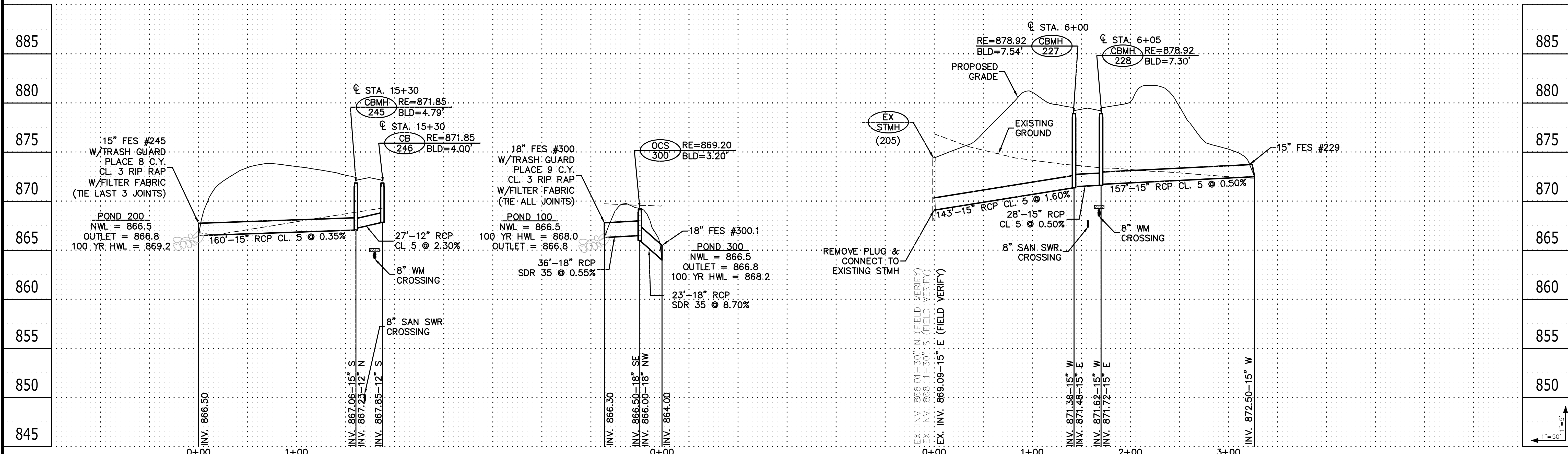
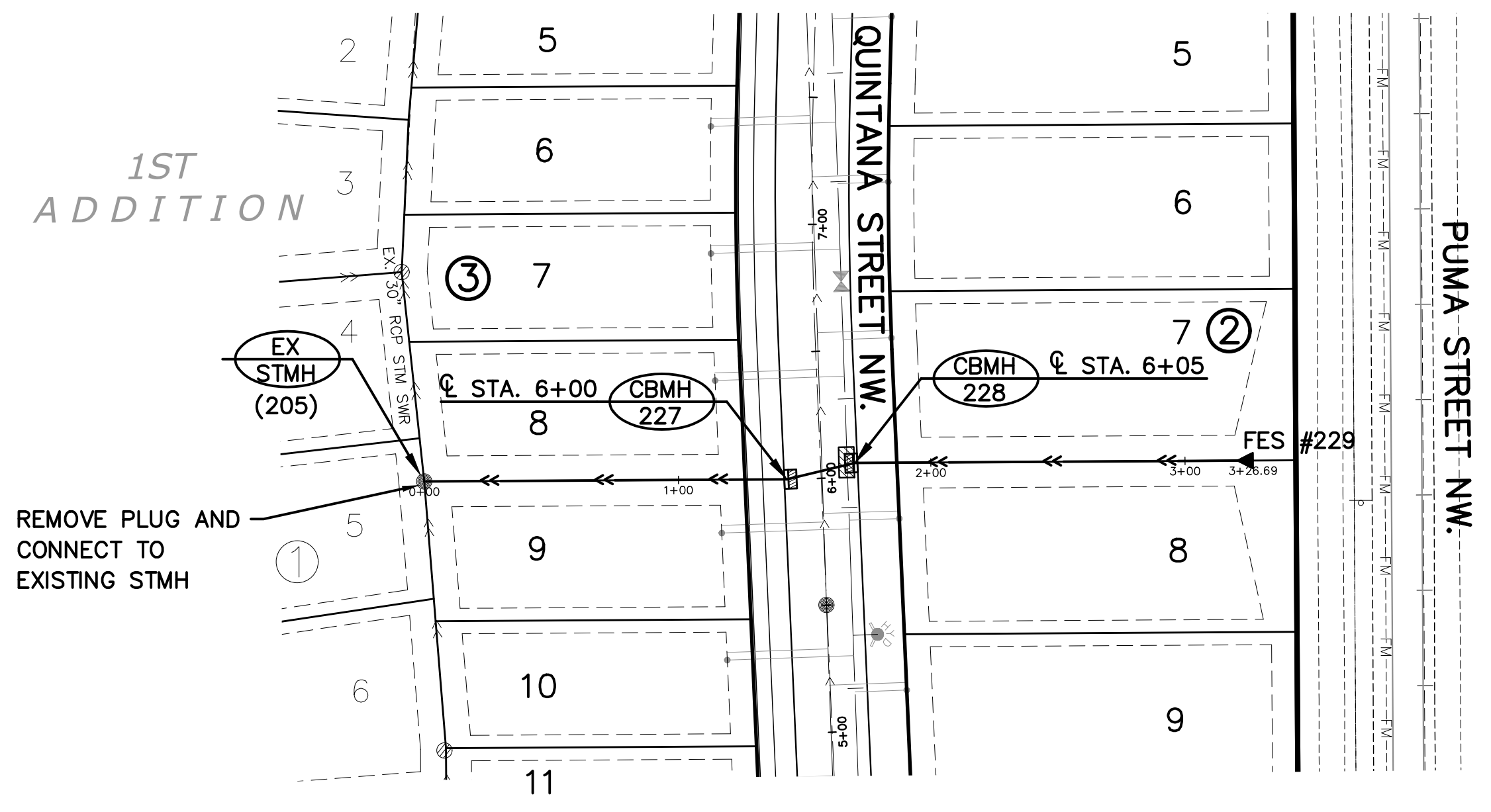
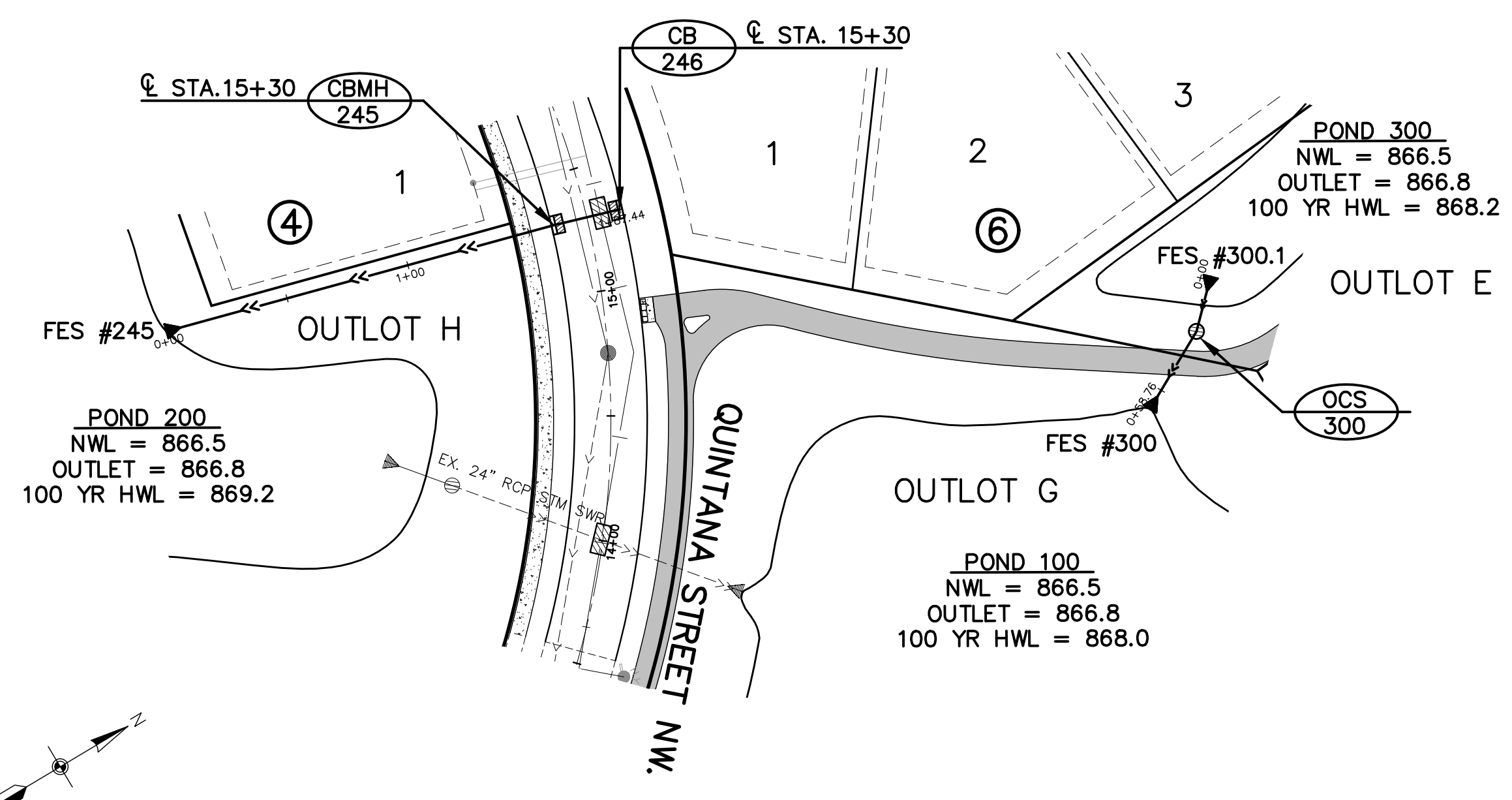
Save Date: 02/26/20 F:\Jobs\6421 - 6440\6435 - ramsey site\cad\c3d\engineering\4th addition\6435\_4th\_utility.dwg

STORM SEWER SCHEDULE		
STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	
CBMH-227	48" DIA.	R-3067
CBMH-228	48" DIA.	R-3067
CBMH-245	48" DIA.	R-3246R
CB-246	24"x36"	R-3246R
OCS-300	SEE DETAIL	

- GENERAL NOTES:**
- INSTALL SEDIMENT CONTROL BARRIER INSERTS ON ALL CATCH BASINS (SEE DETAIL).
  - R-3067 SHALL HAVE BICYCLE SAFE GRATED BACK



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



**Carlson McCain**  
 • environmental engineering • surveying

3890 Pheasant Ridge 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: 1/17/20 License #: 25063

Drawn: NJP  
 Designed: BJK  
 Date: 1/17/20

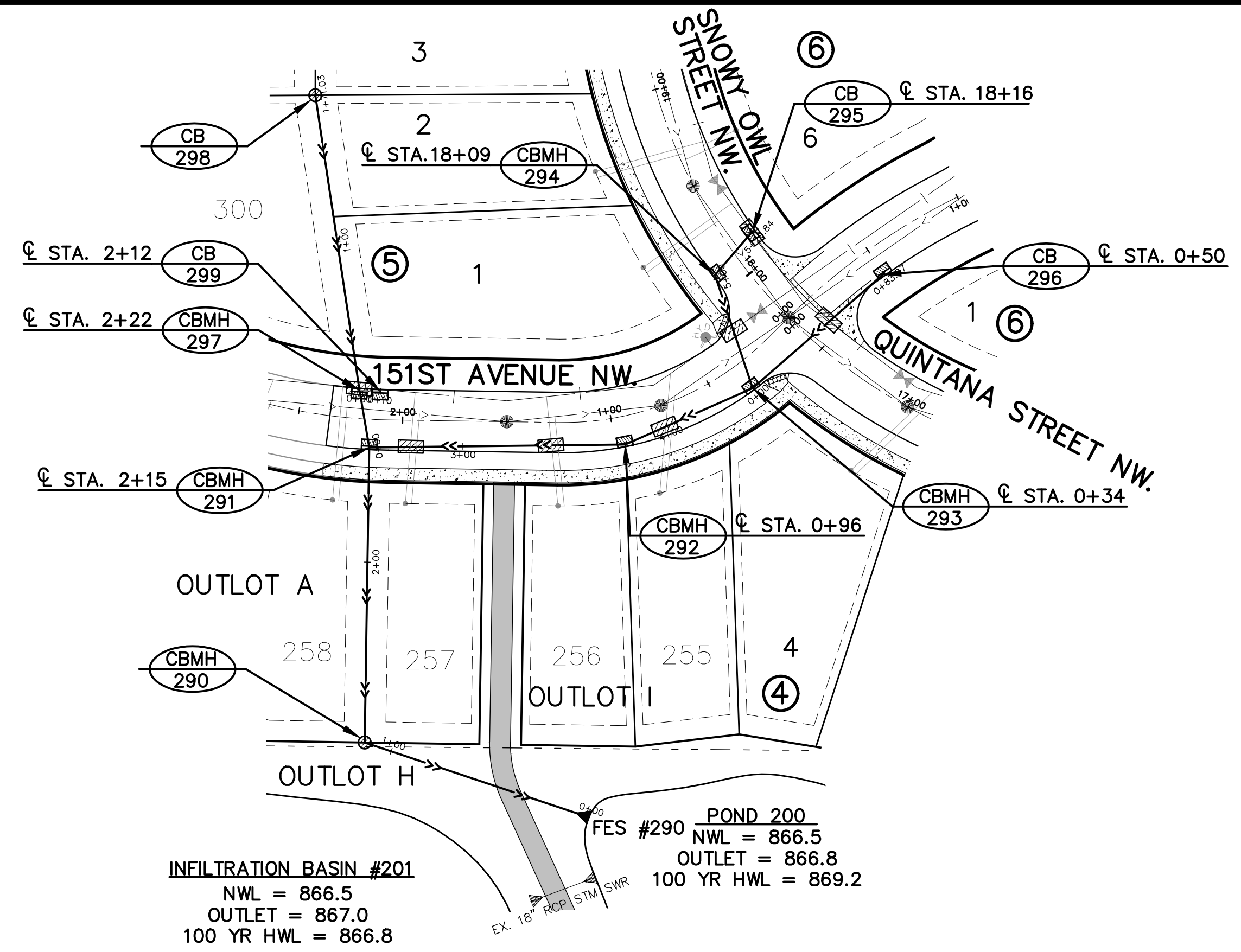
Revisions:  
 1. 2/12/20 per City Comments  
 2. 2/22/20 per City Comments & Extend San & WM to west property line per Owner

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

**RIVERSTONE 4TH ADDITION**  
 Ramsey, Minnesota

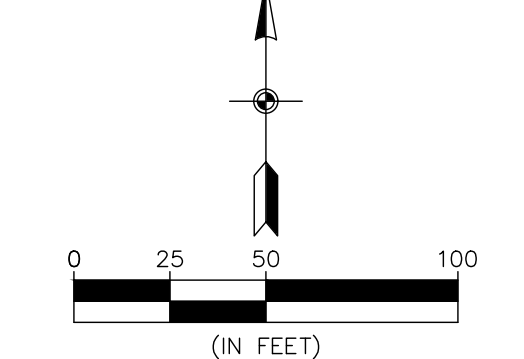
**STORM SEWER**  
 8 of 19

Save Date: 02/26/20 F:\Jobs\6421 - 6440\6435 - ramsey site\cad\3d\engineering\4th addition\6435\_4th\_utility.dwg

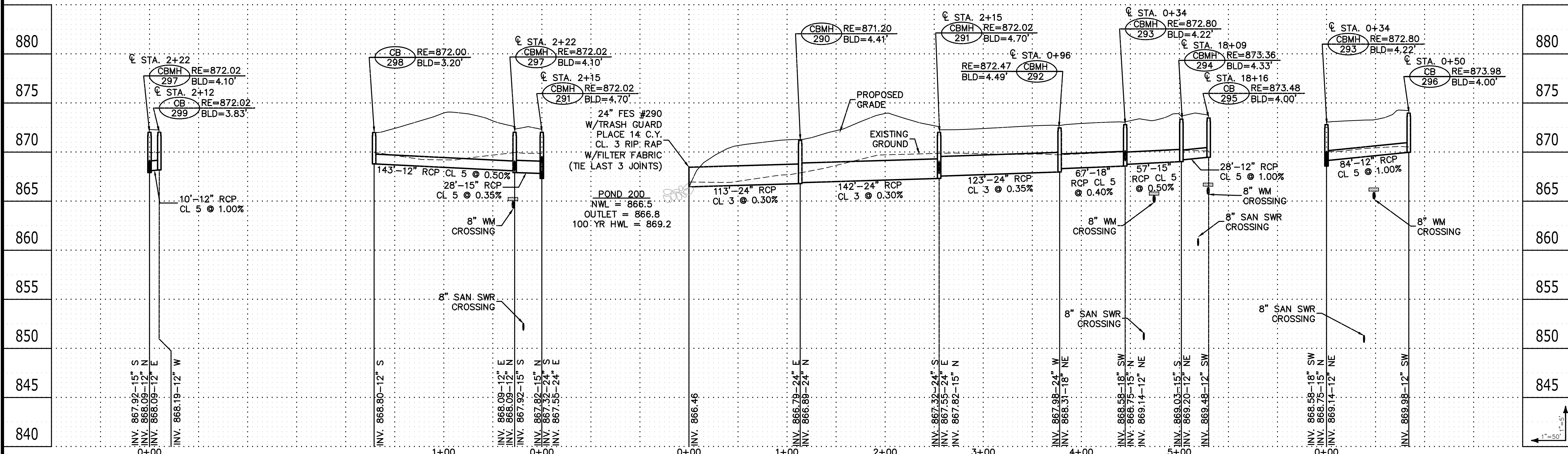


STORM SEWER SCHEDULE		
STRUCTURE TYPE & No.	SIZE	NEENAH CASTING or EQUAL
		CBMH-290
CBMH-291	60" DIA.	R-3067
CBMH-292	48" DIA.	R-3067
CBMH-293	60" DIA.	R-3246R
CBMH-294	48" DIA.	R-3246R
CB-295	24"x36"	R-3246R
CB-296	24"x36"	R-3246R
CBMH-297	48" DIA.	R-3067
CB-298	27" DIA.	R-2570
CB-299	24"x36"	R-3067

- GENERAL NOTES:**
- INSTALL SEDIMENT CONTROL BARRIER INSERTS ON ALL CATCH BASINS (SEE DETAIL).
  - R-3067 SHALL HAVE BICYCLE SAFE GRATED BACK



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



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: 1/17/20 License #: 25063

Drawn: NJP  
Designed: BJK  
Date: 1/17/20

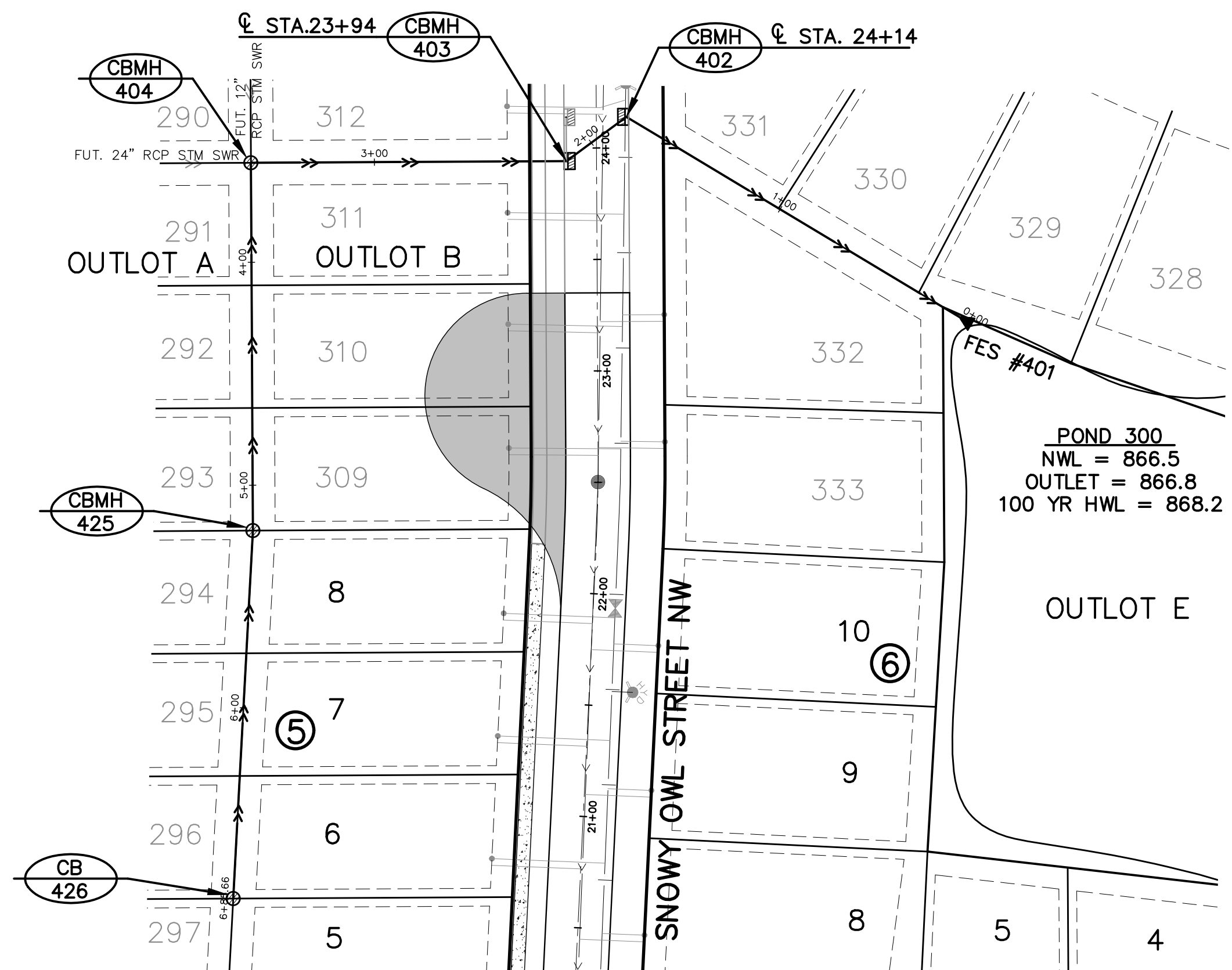
Revisions:  
1. 2/12/20 per City Comments  
2. 2/22/20 per City Comments & Extend San & WM to west property line per Owner

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

**RIVERSTONE 4TH ADDITION**  
Ramsey, Minnesota

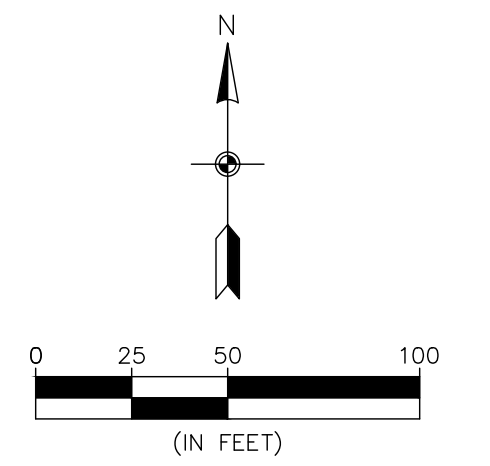
**STORM SEWER**

Save Date: 02/26/20 \F:\Jobs\6421 - 6440\6435 - ramsey site\cad\3d\engineering\4th addition\6435\_4th\_utility.dwg

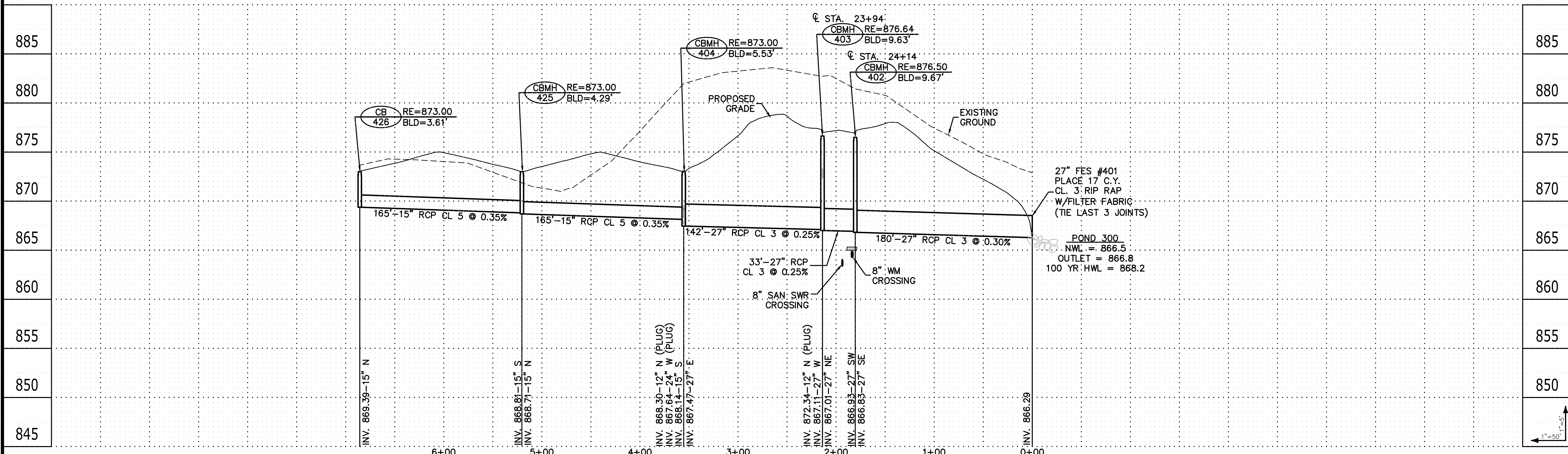


STORM SEWER SCHEDULE		
STRUCTURE TYPE & No.	SIZE	NEENAH CASTING or EQUAL
		CBMH-402
CBMH-403	48" DIA.	R-3067
CBMH-404	60" DIA.	R-2570
CBMH-425	48" DIA.	R-2570
CB-426	27" DIA.	R-2570

- GENERAL NOTES:**
- INSTALL SEDIMENT CONTROL BARRIER INSERTS ON ALL CATCH BASINS (SEE DETAIL).
  - R-3067 SHALL HAVE BICYCLE SAFE GRATED BACK



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



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

3890 Pheasant Ridge 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: 1/17/20 License #: 25063

Drawn: NJP  
 Designed: BJK  
 Date: 1/17/20

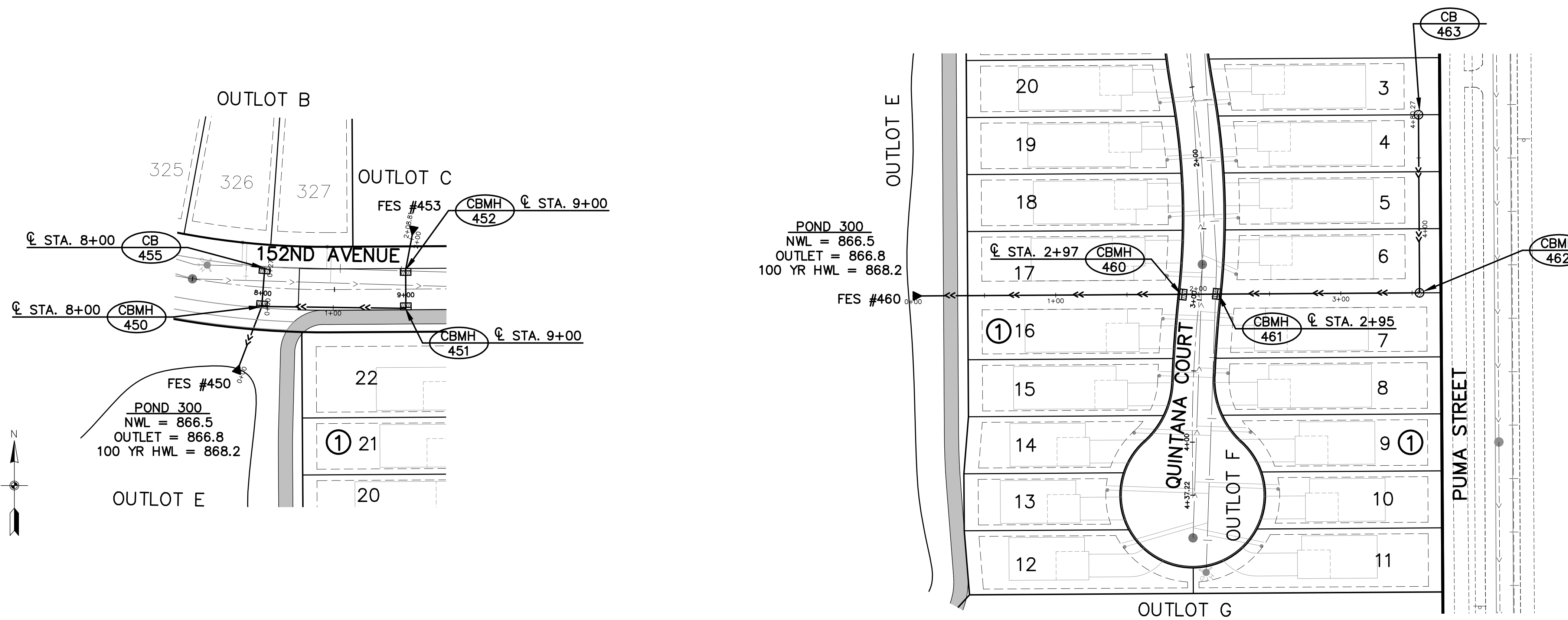
Revisions:  
 1. 2/12/20 per City Comments  
 2. 2/22/20 per City Comments & Extend San & WM to west property line per Owner

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

**RIVERSTONE 4TH ADDITION**  
 Ramsey, Minnesota

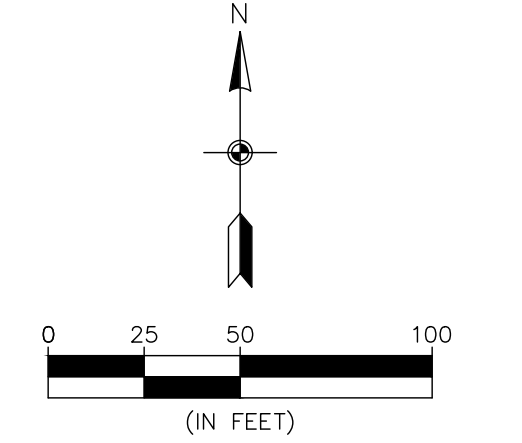
**STORM SEWER**

Save Date: 02/26/20 F:\Jobs\6421 - 6440\6435 - ramsey site\cad\3d\engineering\4th addition\6435\_4th\_utility.dwg

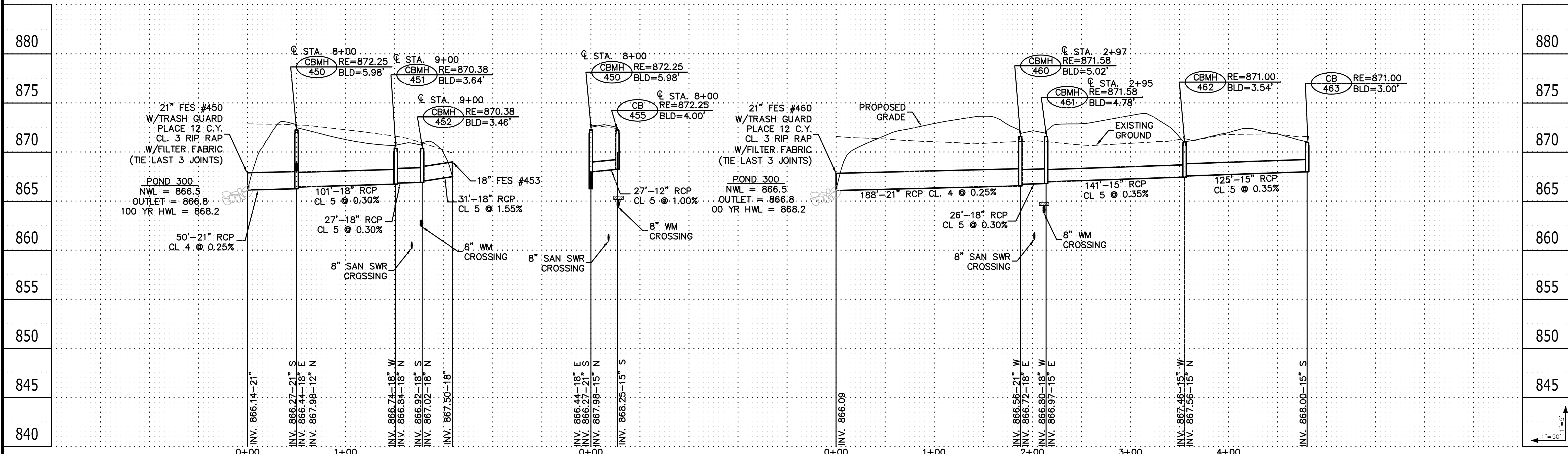


STORM SEWER SCHEDULE		
STRUCTURE	NEENAH CASTING or EQUAL	
TYPE & No.	SIZE	
CBMH-450	48" DIA.	R-3067
CBMH-451	60" DIA.	R-3246R
CBMH-452	48" DIA.	R-3246R
CB-455	24"X36"	R-3067
CBMH-460	48" DIA.	R-3067
CBMH-461	48" DIA.	R-3067
CBMH-462	48" DIA.	R-2570
CB-463	27" DIA.	R-2570

- GENERAL NOTES:**
- INSTALL SEDIMENT CONTROL BARRIER INSERTS ON ALL CATCH BASINS (SEE DETAIL).
  - R-3067 SHALL HAVE BICYCLE SAFE GRATED BACK

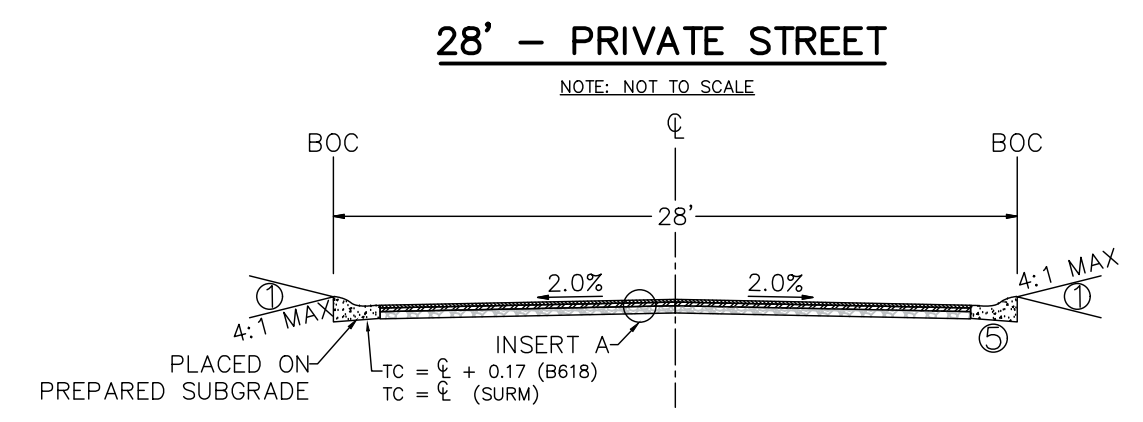
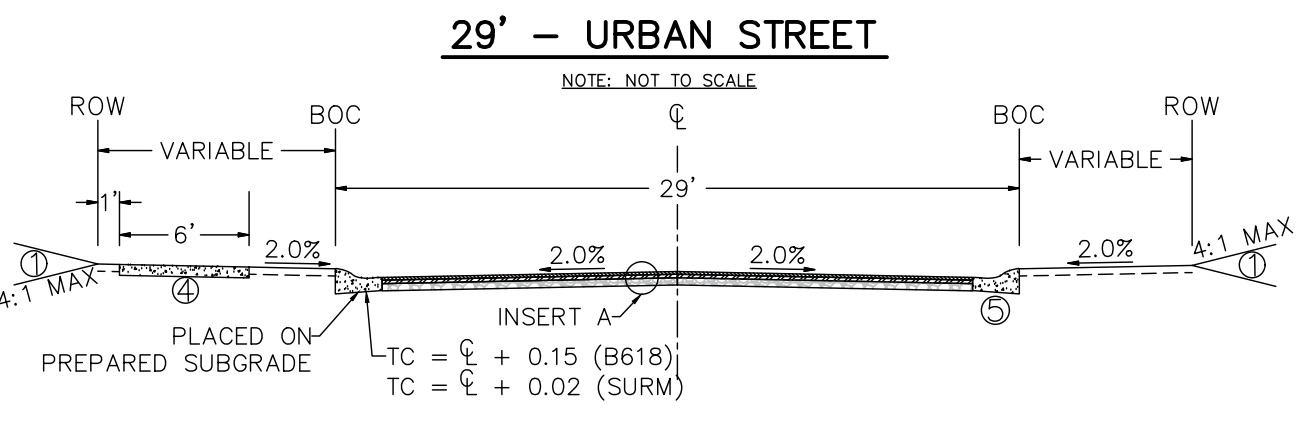


BENCHMARK	
1. Anoka County Benchmark No. 3076	Elev. = 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078	Elev. = 899.499 (NAVD 88)



	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: <i>Brian J. Krystofiak</i> Date: 1/17/20 License #: 25063	Drawn: NJP Designed: BJK Date: 1/17/20	Revisions: 1. 2/12/20 per City Comments 2. 2/22/20 per City Comments & Extend San & WM to west property line per Owner	<b>RIVERSTONE DEVELOPMENT, LLC.</b> 14015 Sunfish Lake Blvd., Suite 400 Ramsey, MN 55303	<b>RIVERSTONE 4TH ADDITION</b> Ramsey, Minnesota	<b>STORM SEWER</b>	11 of 19

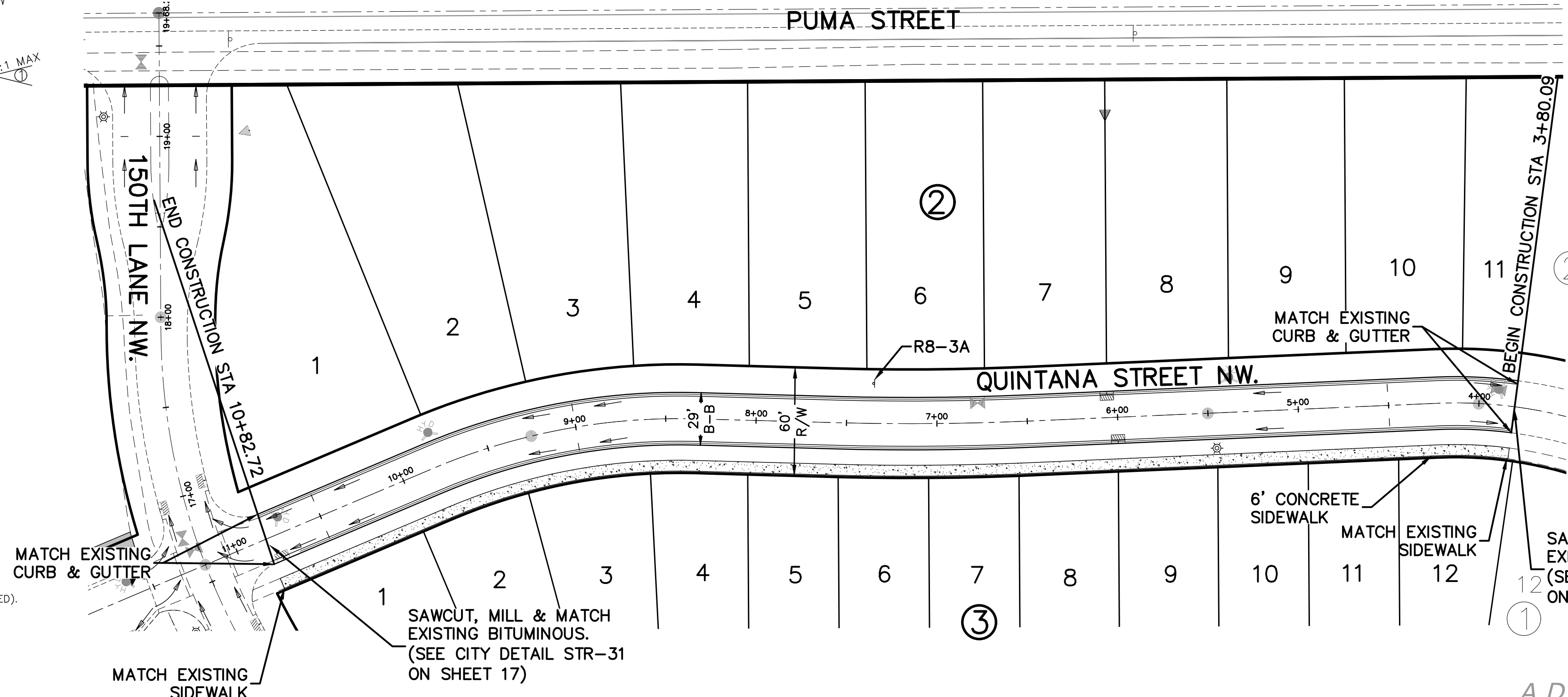
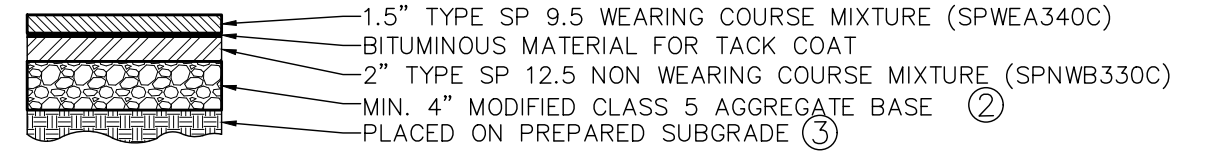
C CURVE DATA (QUINTANA STREET NW.)		
PC = 1+37.46	PC = 6+49.51	PC = 8+32.91
PT = 4+23.69	PT = 7+56.30	PT = 9+82.88
Δ = 65°36'00"	Δ = 4°04'45"	Δ = 24°32'59"
R = 250.00'	R = 1500.00'	R = 350.00'
T = 161.11'	T = 53.42'	T = 76.15'
L = 286.2340'	L = 106.7945'	L = 149.9664'



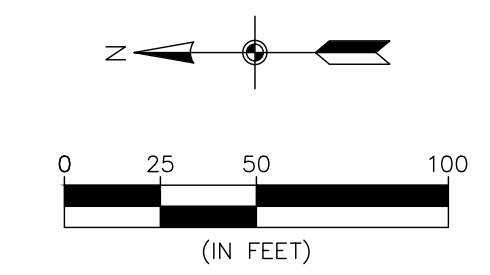
**REFERENCE NOTES:**

- GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. (BLACK DIRT WITH NO MORE THAN 35% SAND)
- 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 (UNLESS OTHERWISE NOTED).
- CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.
- BITUMINOUS TRAIL PER PLAN. SEE PLATE No. PARK-1.

**INSERT A:**

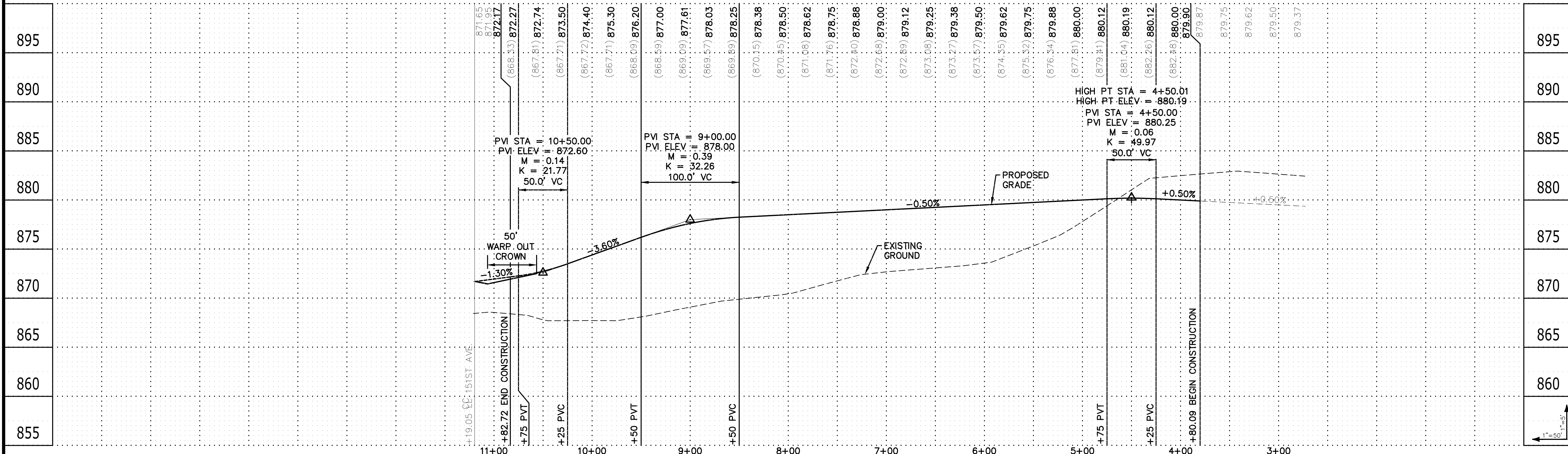


CURB TYPES LEGEND	
	SURMOUNTABLE CONCRETE CURB & GUTTER
	B618 CONCRETE CURB & GUTTER
	DENOTES TOP OF CURB ELEVATION FOR THE TYPE OF CURB SHOWN.
	DENOTES PEDESTRIAN RAMP. (SEE DETAIL)
	CONCRETE VALLEY GUTTER. (SEE DETAIL)



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

**QUINTANA STREET NW.**



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: 1/17/20 License #: 25063

Drawn: NJP  
Designed: BJK  
Date: 1/17/20

Revisions:  
1. 2/12/20 per City Comments  
2. 2/22/20 per City Comments & Extend San & WM to west property line per Owner

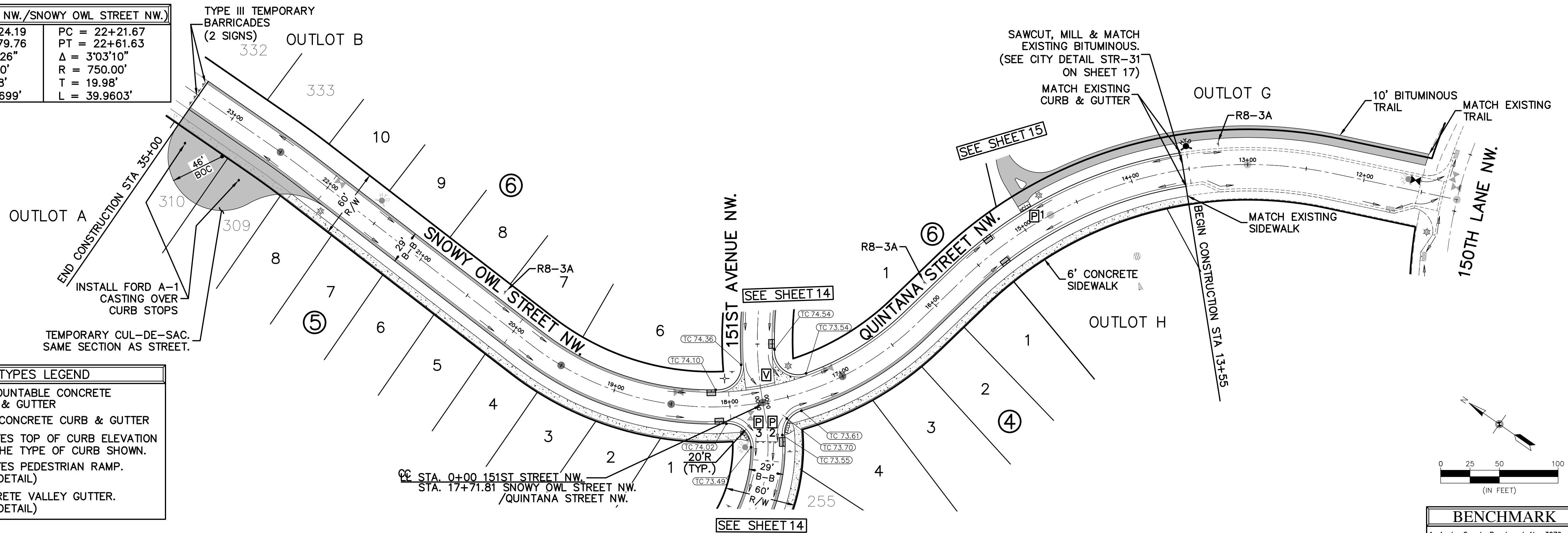
**RIVERSTONE DEVELOPMENT, LLC.**  
14015 Sunfish Lake Blvd., Suite 400  
Ramsey, MN 55303

**RIVERSTONE 4TH ADDITION**  
Ramsey, Minnesota

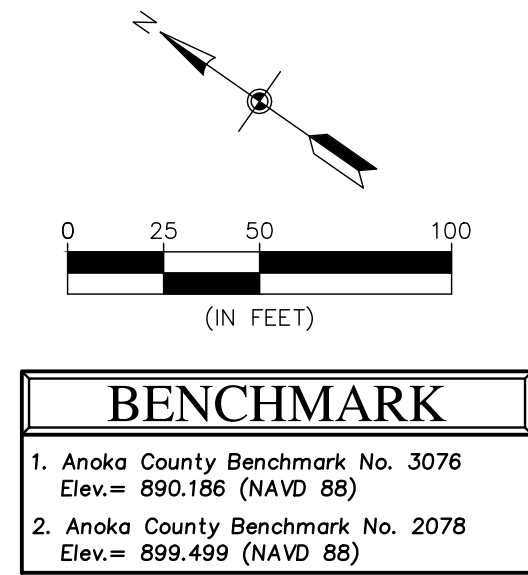
**STREET CONSTRUCTION**

Save Date: 02/26/20 F:\Jobs\6421 - 6440\6435 - ramsey site\cad\c3d\engineering\4th addition\6435\_4th\_street.dwg

CURVE DATA (QUINTANA STREET NW./SNOWY OWL STREET NW.)		
PC = 12+26.81	PC = 16+24.19	PC = 22+21.67
PT = 15+67.52	PT = 19+79.76	PT = 22+61.63
$\Delta = 55^{\circ}46'36''$	$\Delta = 81^{\circ}29'26''$	$\Delta = 3^{\circ}03'10''$
R = 350.00'	R = 250.00'	R = 750.00'
T = 185.22'	T = 215.38'	T = 19.98'
L = 340.7195'	L = 355.5699'	L = 39.9603'

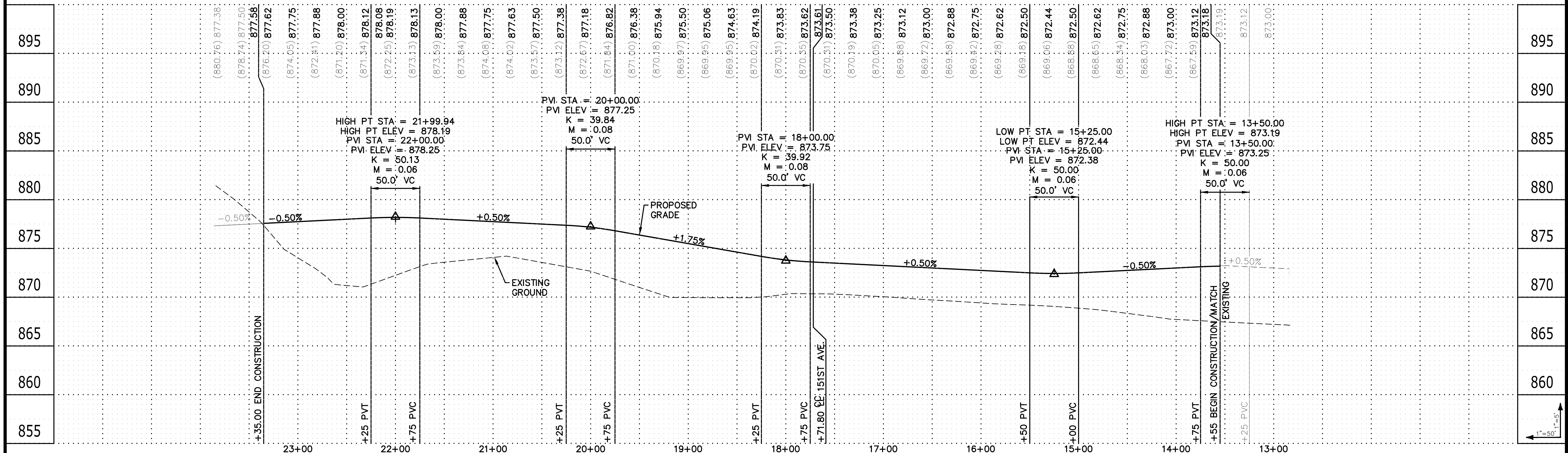


CURB TYPES LEGEND	
	SURMOUNTABLE CONCRETE CURB & GUTTER
	B618 CONCRETE CURB & GUTTER
	DENOTES TOP OF CURB ELEVATION FOR THE TYPE OF CURB SHOWN.
	DENOTES PEDESTRIAN RAMP. (SEE DETAIL)
	CONCRETE VALLEY GUTTER. (SEE DETAIL)



SNOWY OWL STREET NW.

QUINTANA STREET NW.



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: 1/17/20 License #: 25063

Drawn: NJP  
Designed: BJK  
Date: 1/17/20

Revisions:  
1. 2/12/20 per City Comments  
2. 2/22/20 per City Comments & Extend San & WM to west property line per Owner

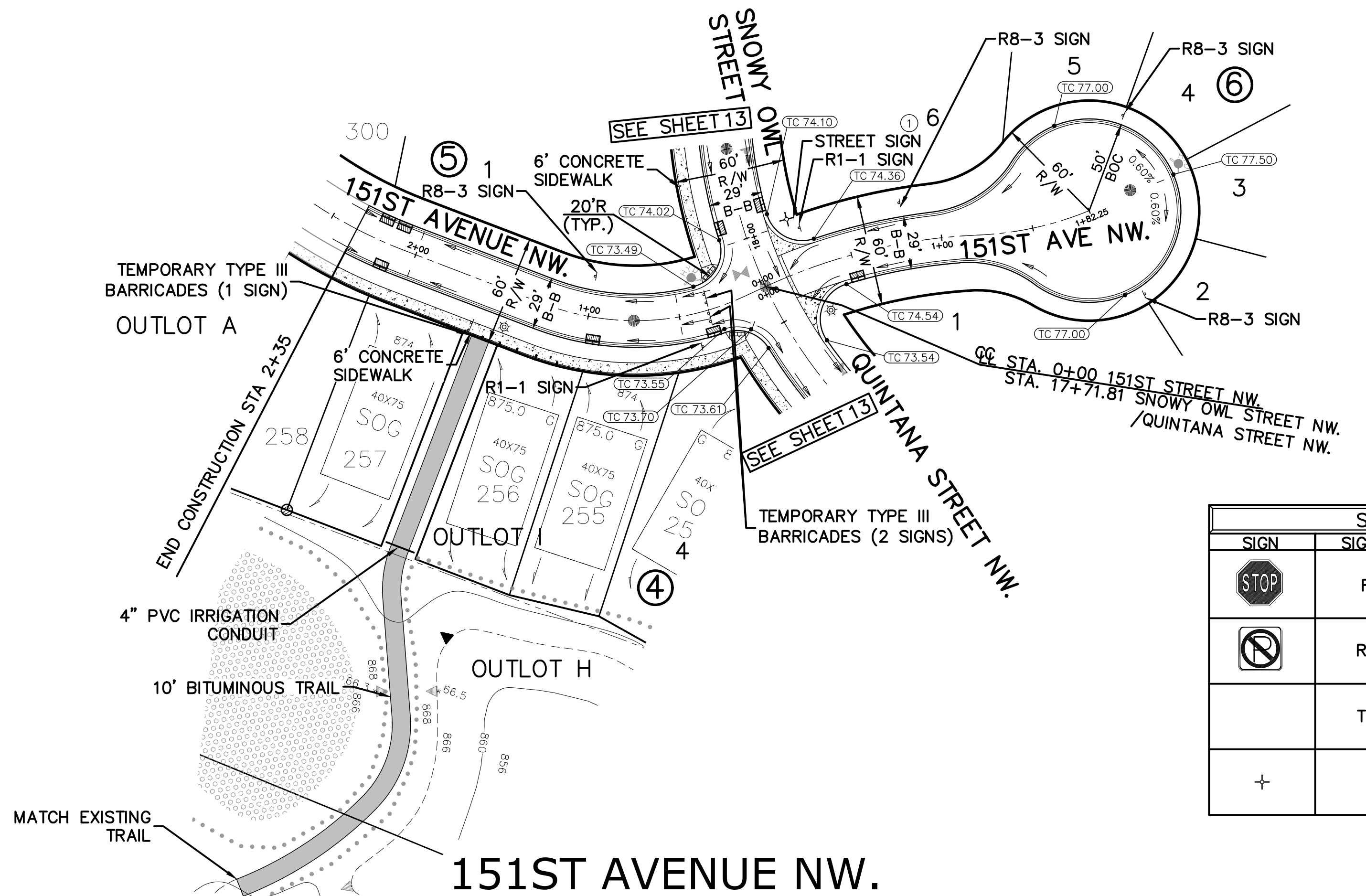
**RIVERSTONE DEVELOPMENT, LLC.**  
14015 Sunfish Lake Blvd., Suite 400  
Ramsey, MN 55303

**RIVERSTONE 4TH ADDITION**  
Ramsey, Minnesota

**STREET CONSTRUCTION**

CURVE DATA (151ST AVENUE NW.)	
PC = 0+13.52	PC = 2+06.73
PT = 1+25.33	PT = 3+50.22
$\Delta = 45^{\circ}47'08''$	$\Delta = 32^{\circ}53'06''$
R = 139.92'	R = 250.00'
T = 59.08'	T = 73.78'
L = 111.8128'	L = 143.4882'

CURVE DATA (151ST AVENUE NW. CUL-DE-SAC)	
PC = 0+00.00	PC = 1+20.07
PT = 1+20.07	PT = 1+82.25
$\Delta = 22^{\circ}28'34''$	$\Delta = 20^{\circ}01'29''$
R = 306.09'	R = 177.90'
T = 60.82'	T = 31.41'
L = 120.0733'	L = 62.1759'

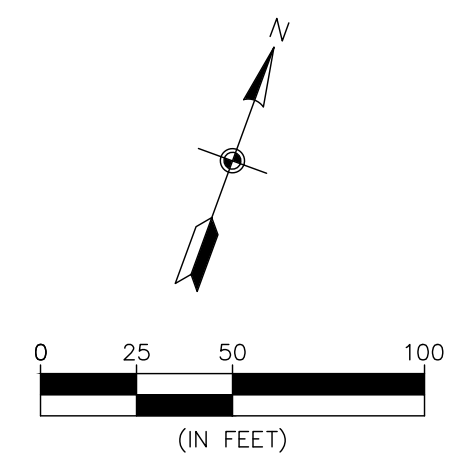


STREET NAME SIGNS	
NAMES	QUANTITY
1 Snowy Owl Street NW. / Quintana Street NW. 151st Avenue NW	1
2 152nd Avenue NW. Quintana Court NW.	1
3 152nd Avenue NW. Puma Street	1

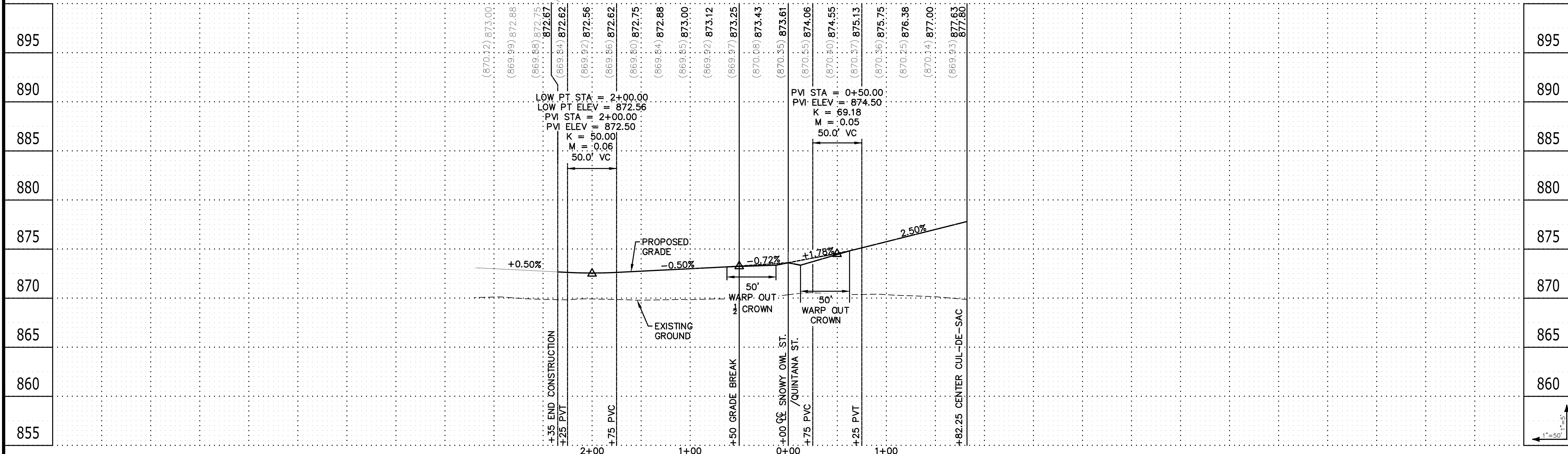
SIGN SCHEDULE			
SIGN	SIGN NO.	SIZE	QUANTITY
	R1-1	30" x 30"	4
	R8-3A	12" x 18"	14
	TYPE III BARRICADES		9
+	STREET SIGN		3

CURB TYPES LEGEND	
	SURMOUNTABLE CONCRETE CURB & GUTTER
	B618 CONCRETE CURB & GUTTER
	DENOTES TOP OF CURB ELEVATION FOR THE TYPE OF CURB SHOWN.
	DENOTES PEDESTRIAN RAMP. (SEE DETAIL)
	CONCRETE VALLEY GUTTER. (SEE DETAIL)

LIGHTING NOTES:  
 PROPOSED LIGHT LOCATION.



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



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

3890 Pheasant Ridge 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: 1/17/20 License #: 25063

Drawn: NJP  
 Designed: BJK  
 Date: 1/17/20

Revisions:  
 1. 2/12/20 per City Comments  
 2. 2/22/20 per City Comments & Extend San & WM to west property line per Owner

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

**RIVERSTONE 4TH ADDITION**  
 Ramsey, Minnesota

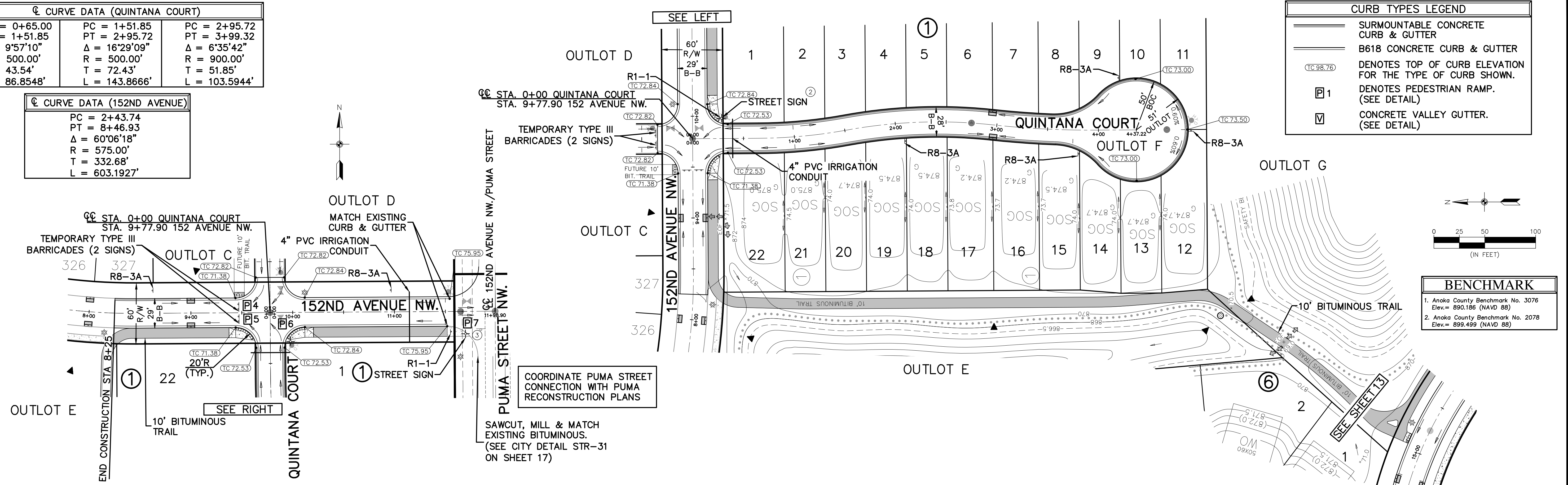
**STREET CONSTRUCTION**

Save Date: 02/26/20 F:\Jobs\6421 - 6440\6435 - ramsey site\cad\c3d\engineering\4th addition\6435\_4th\_street.dwg

☺ CURVE DATA (QUINTANA COURT)		
PC = 0+65.00	PC = 1+51.85	PC = 2+95.72
PT = 1+51.85	PT = 2+95.72	PT = 3+99.32
Δ = 9°57'10"	Δ = 16°29'09"	Δ = 6°35'42"
R = 500.00'	R = 900.00'	R = 900.00'
T = 43.54'	T = 72.43'	T = 51.85'
L = 86.8548'	L = 143.8666'	L = 103.5944'

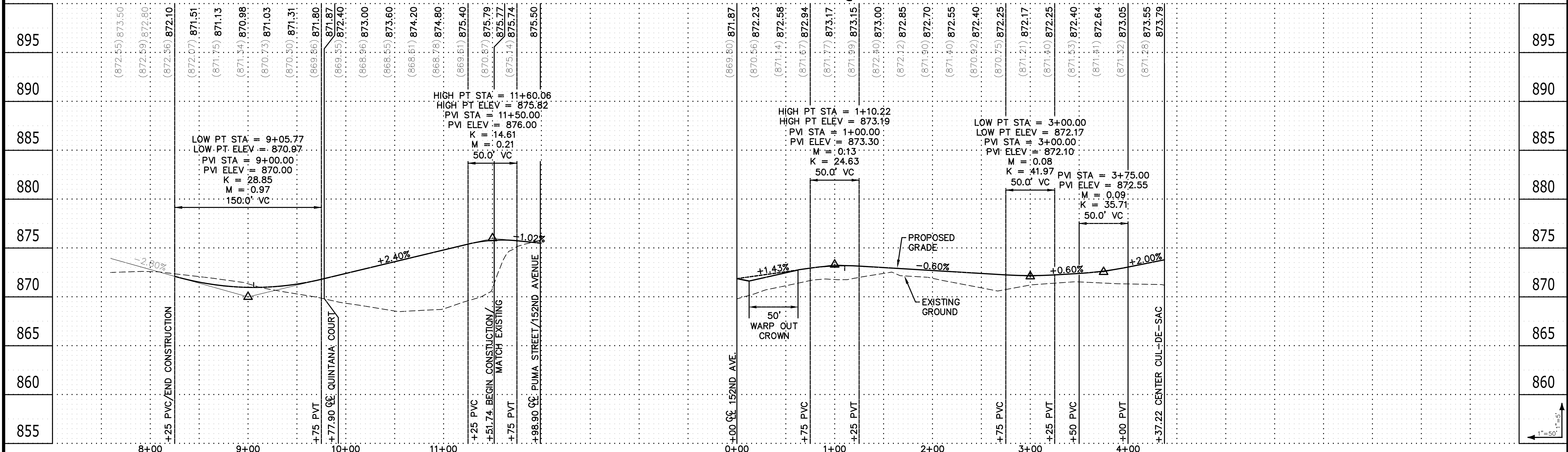
☺ CURVE DATA (152ND AVENUE)	
PC = 2+43.74	PT = 8+46.93
Δ = 60°06'18"	R = 575.00'
T = 332.68'	L = 603.1927'

CURB TYPES LEGEND	
	SURMOUNTABLE CONCRETE CURB & GUTTER
	B618 CONCRETE CURB & GUTTER
	TC 98.76 DENOTES TOP OF CURB ELEVATION FOR THE TYPE OF CURB SHOWN.
	PE 1 DENOTES PEDESTRIAN RAMP. (SEE DETAIL)
	CV DENOTES CONCRETE VALLEY GUTTER. (SEE DETAIL)



**152ND AVENUE NW.**

**QUINTANA COURT**



**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: 1/17/20 License #: 25063

Drawn: NJP  
 Designed: BJK  
 Date: 1/17/20

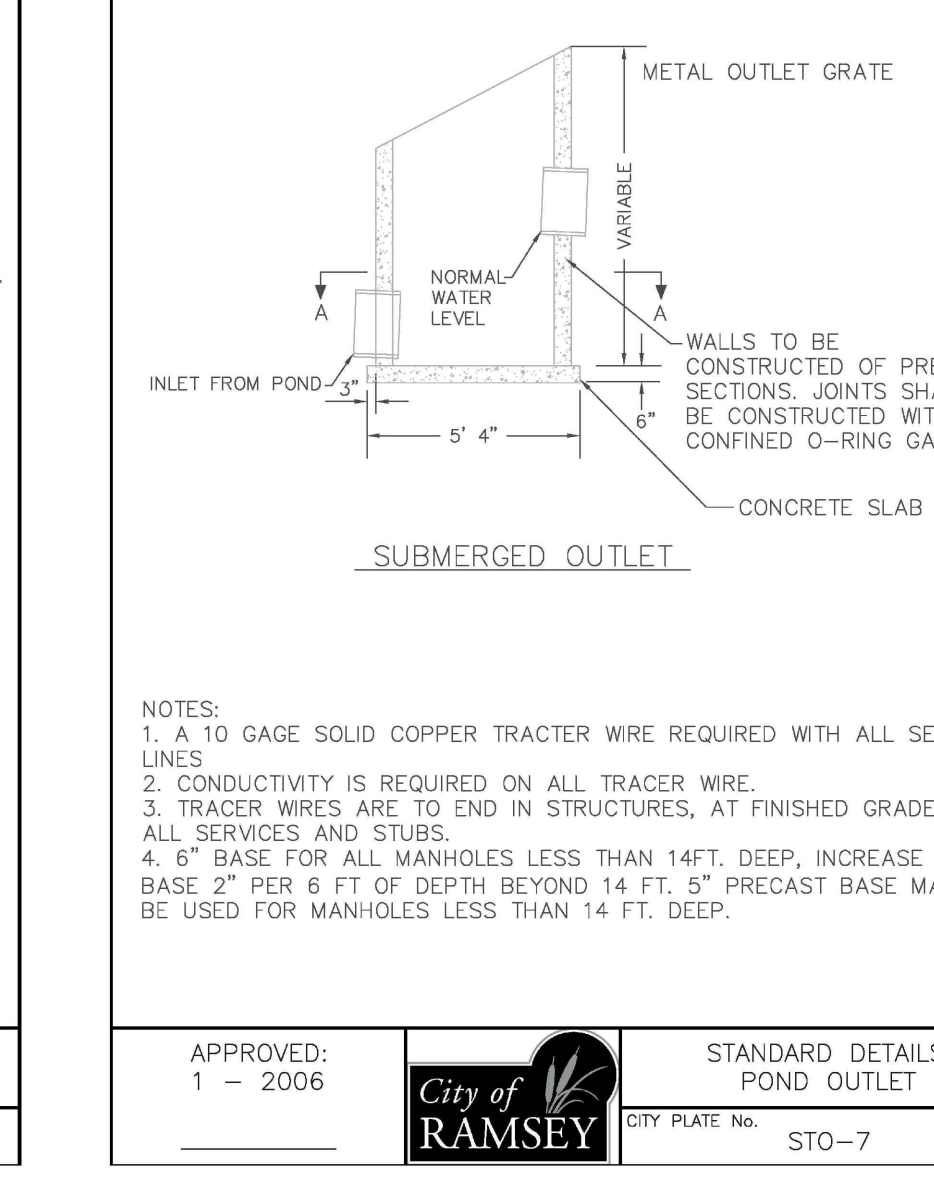
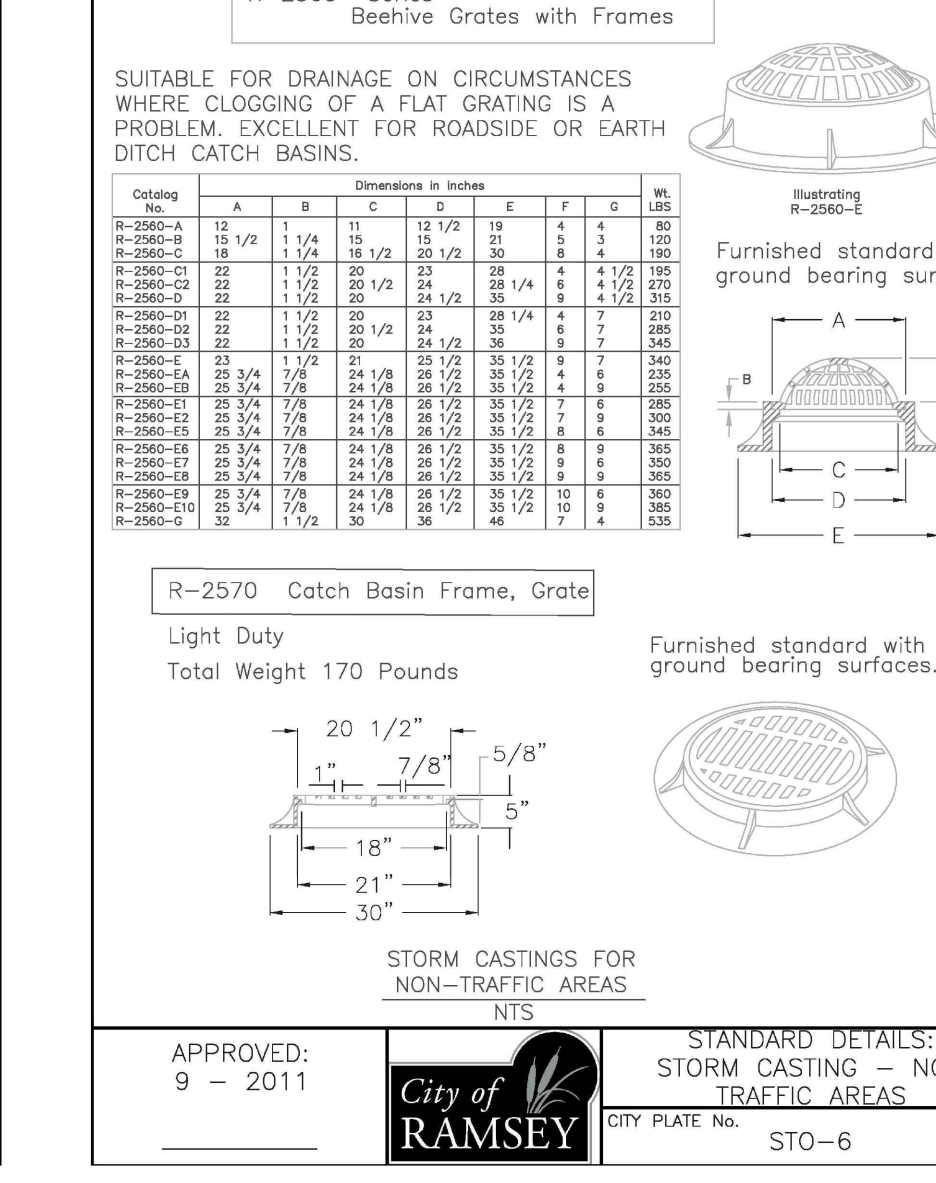
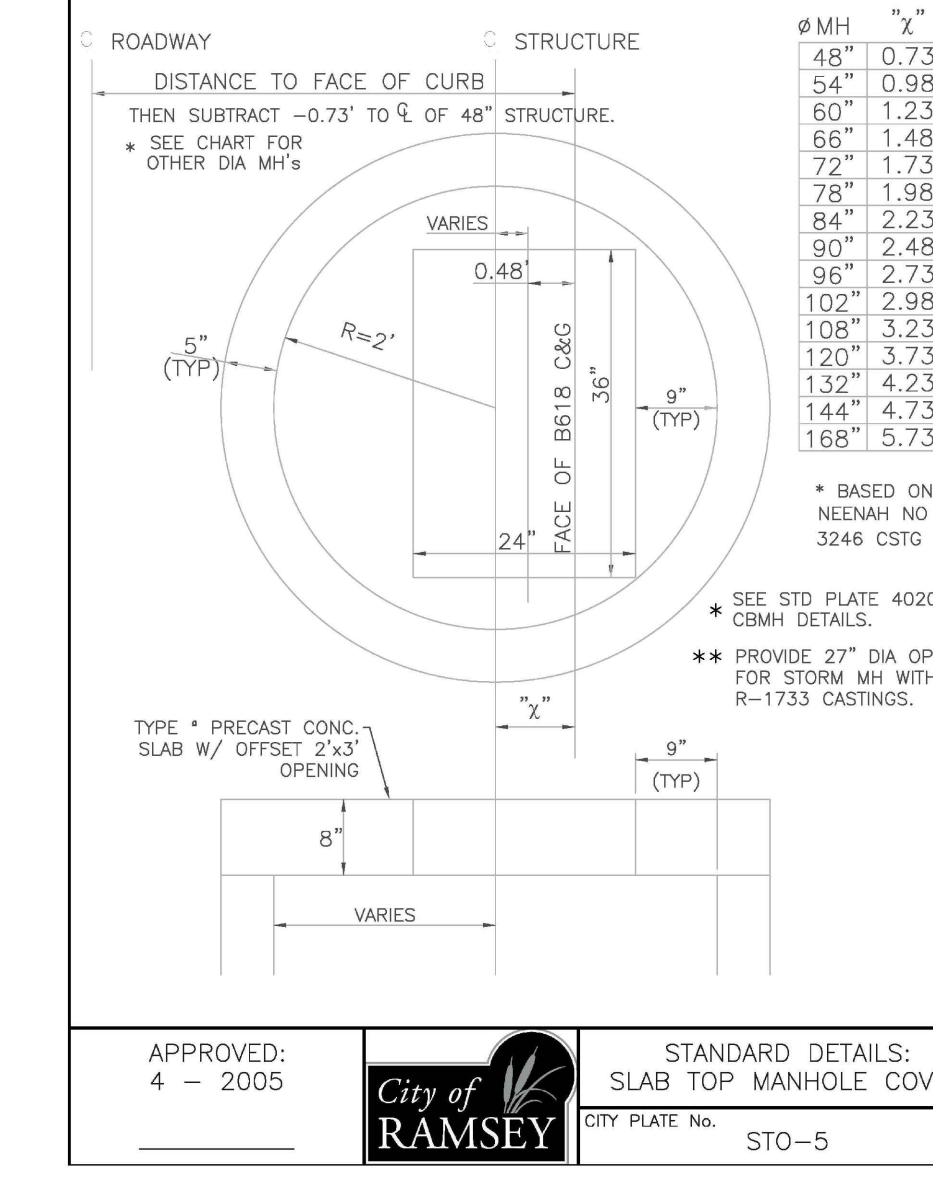
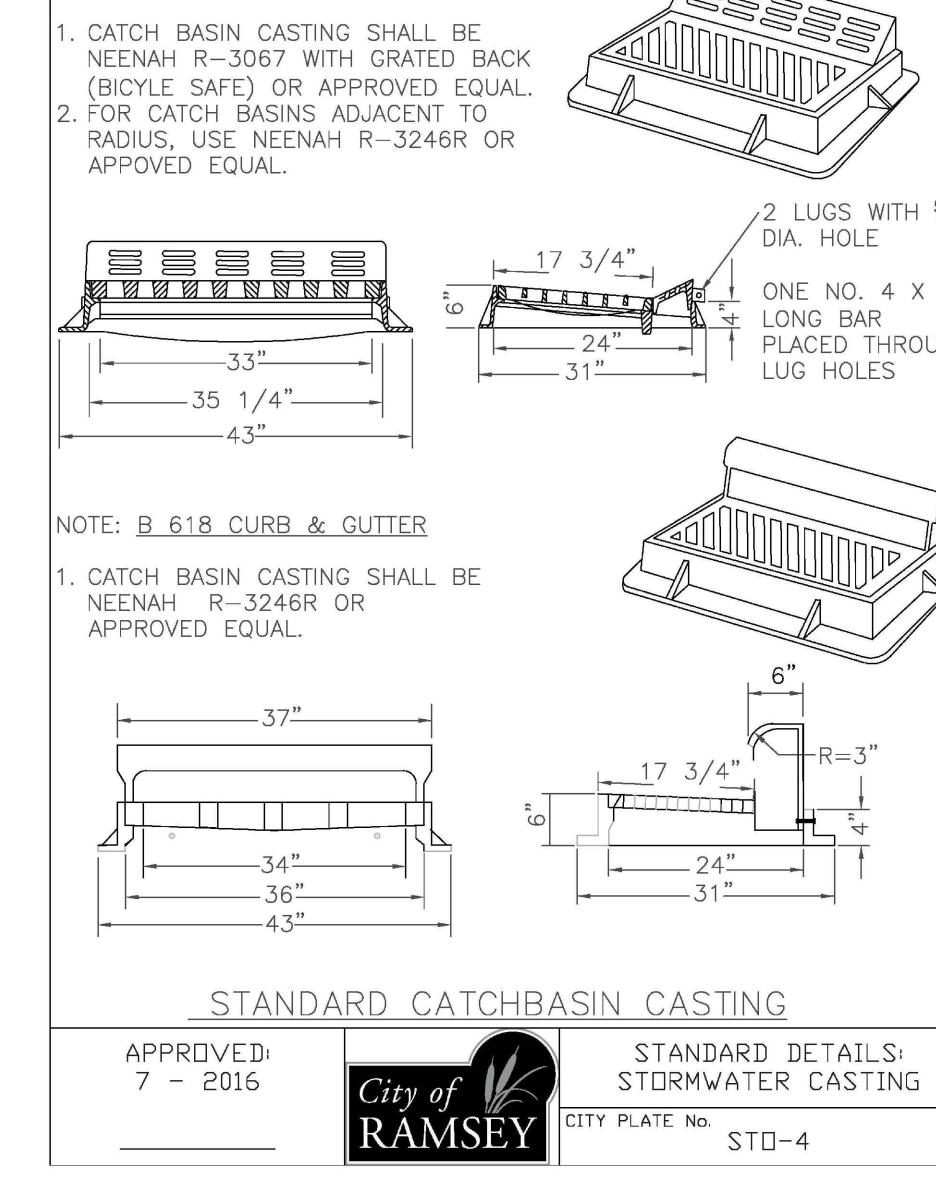
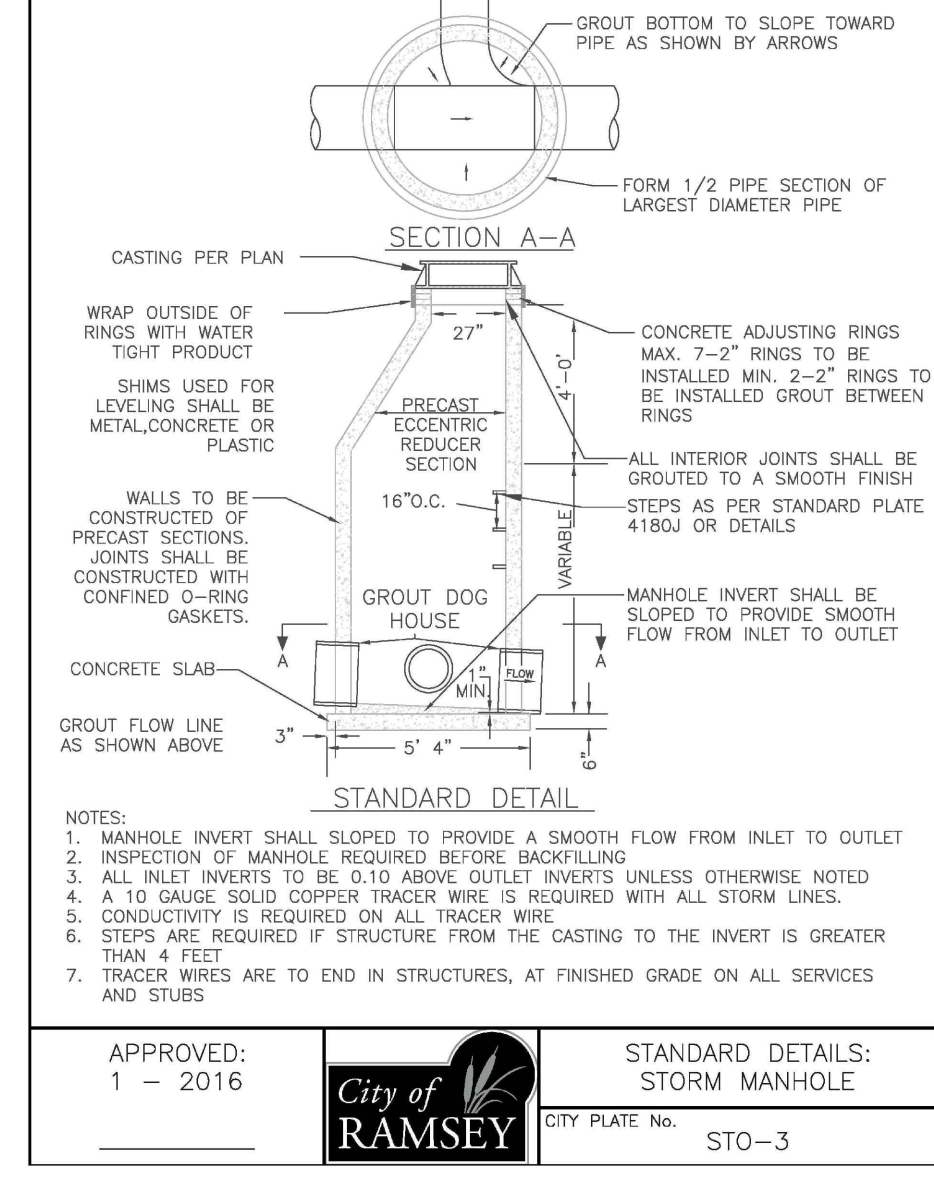
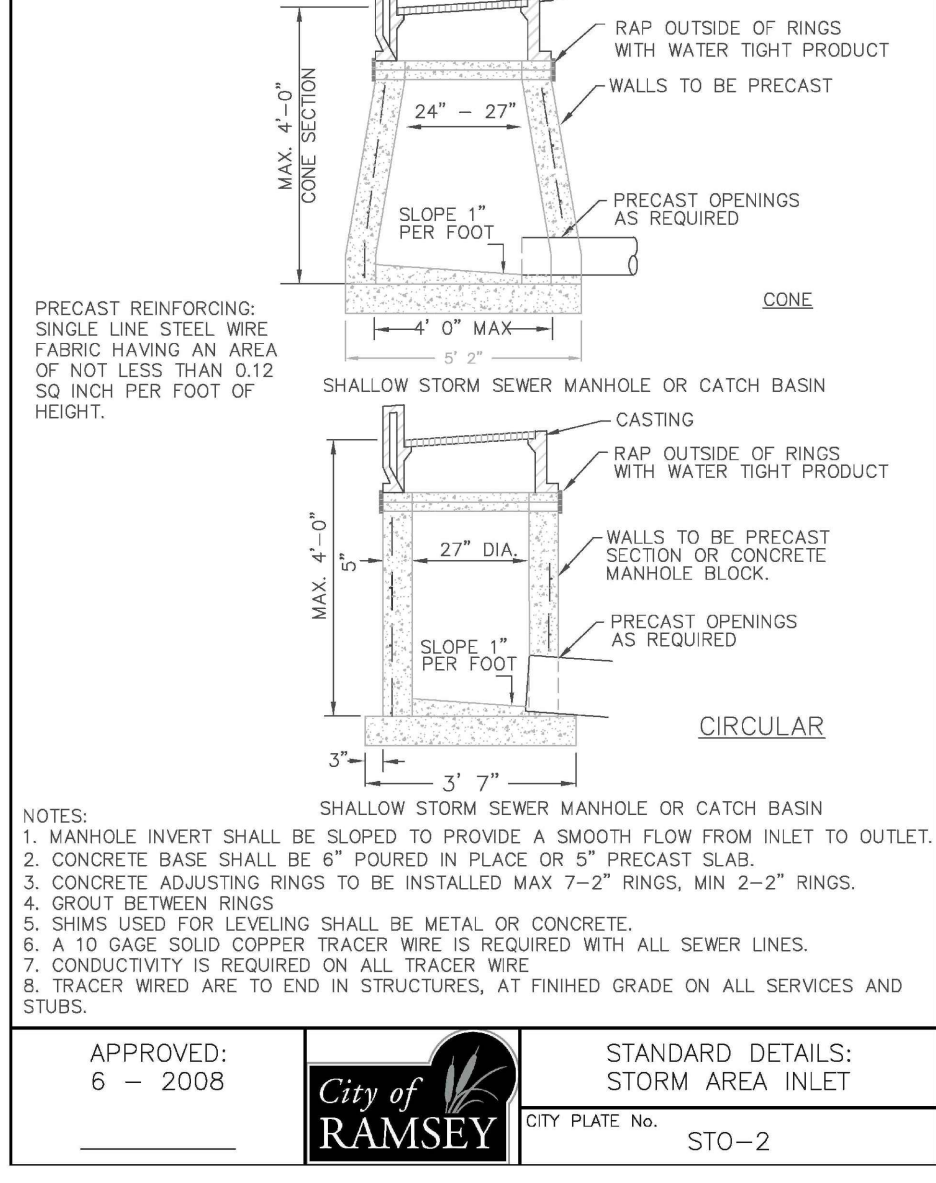
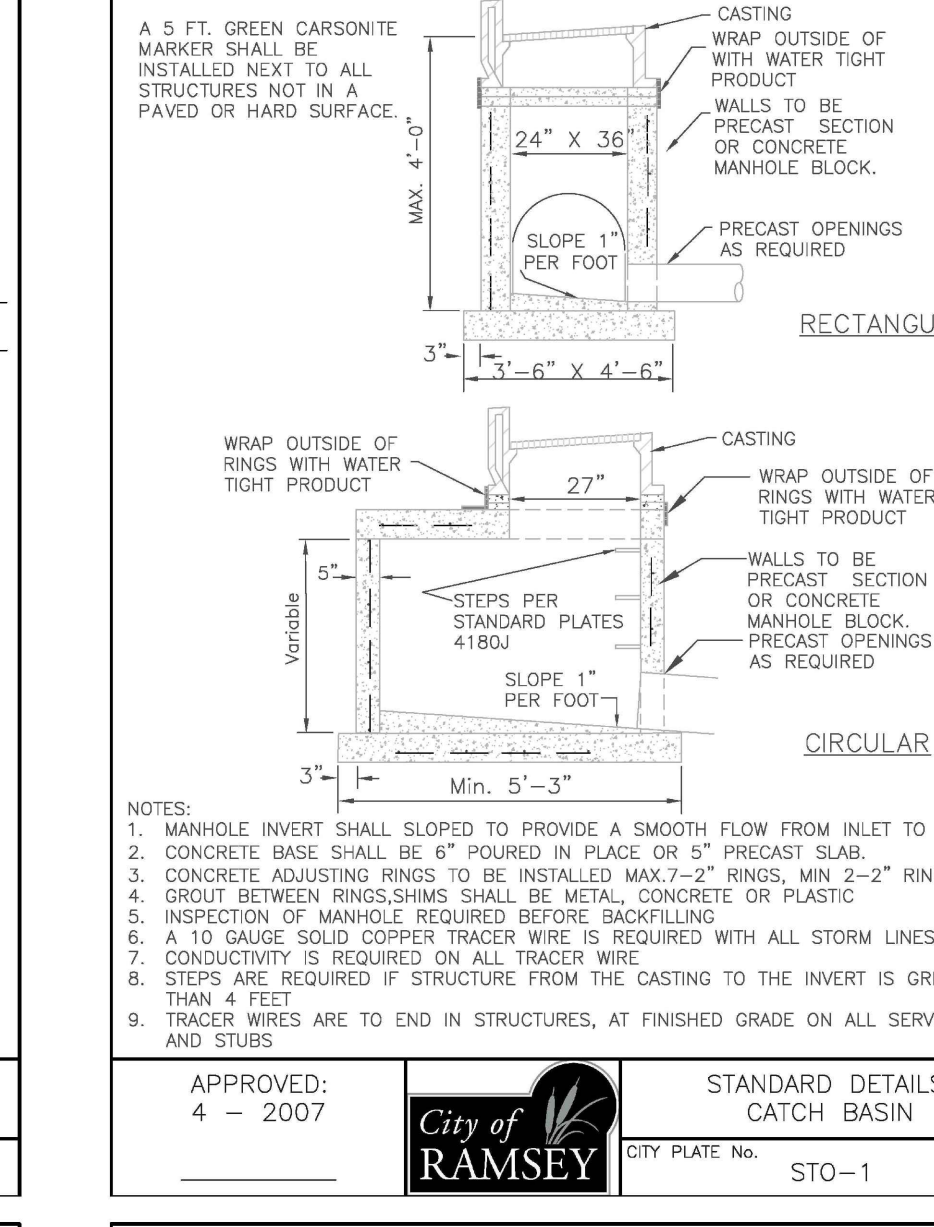
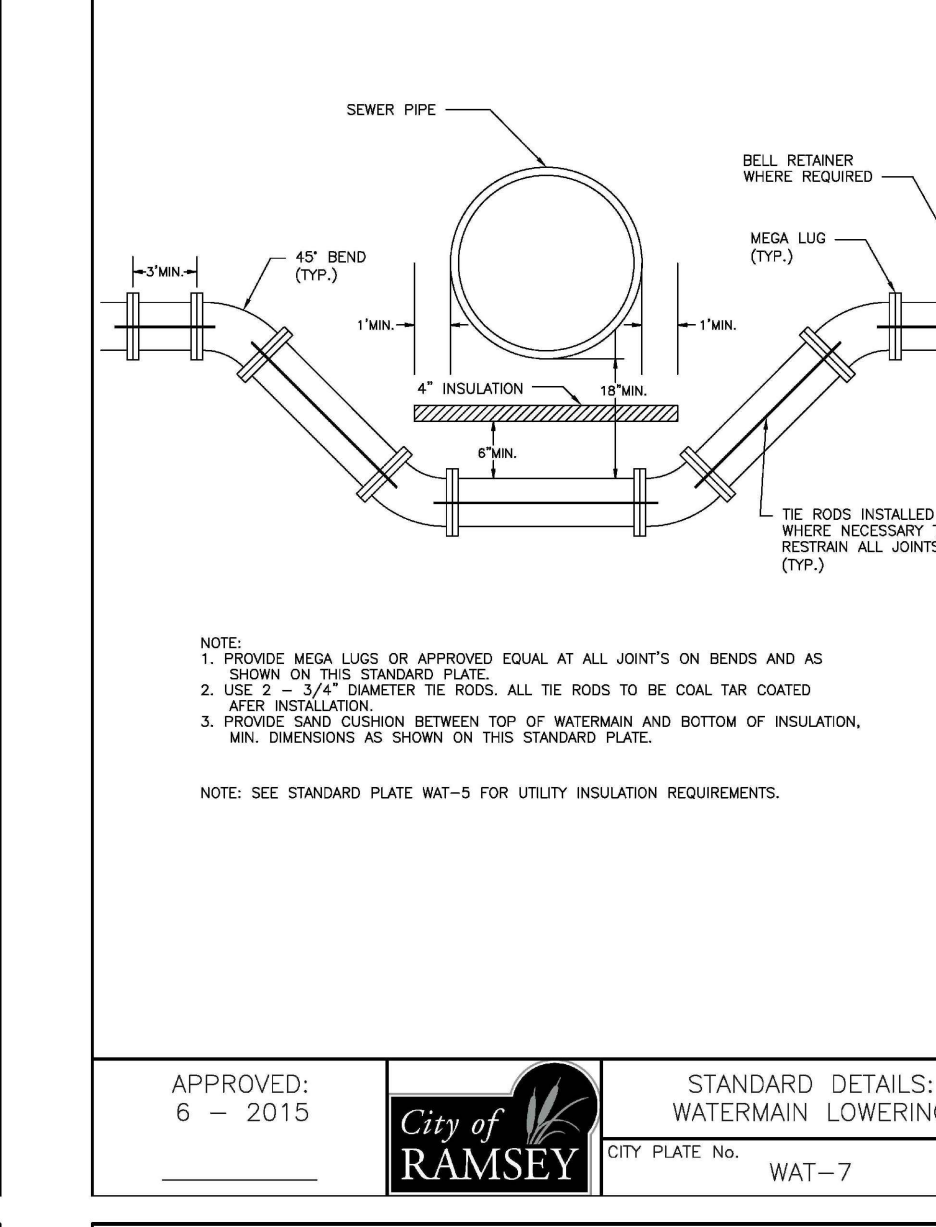
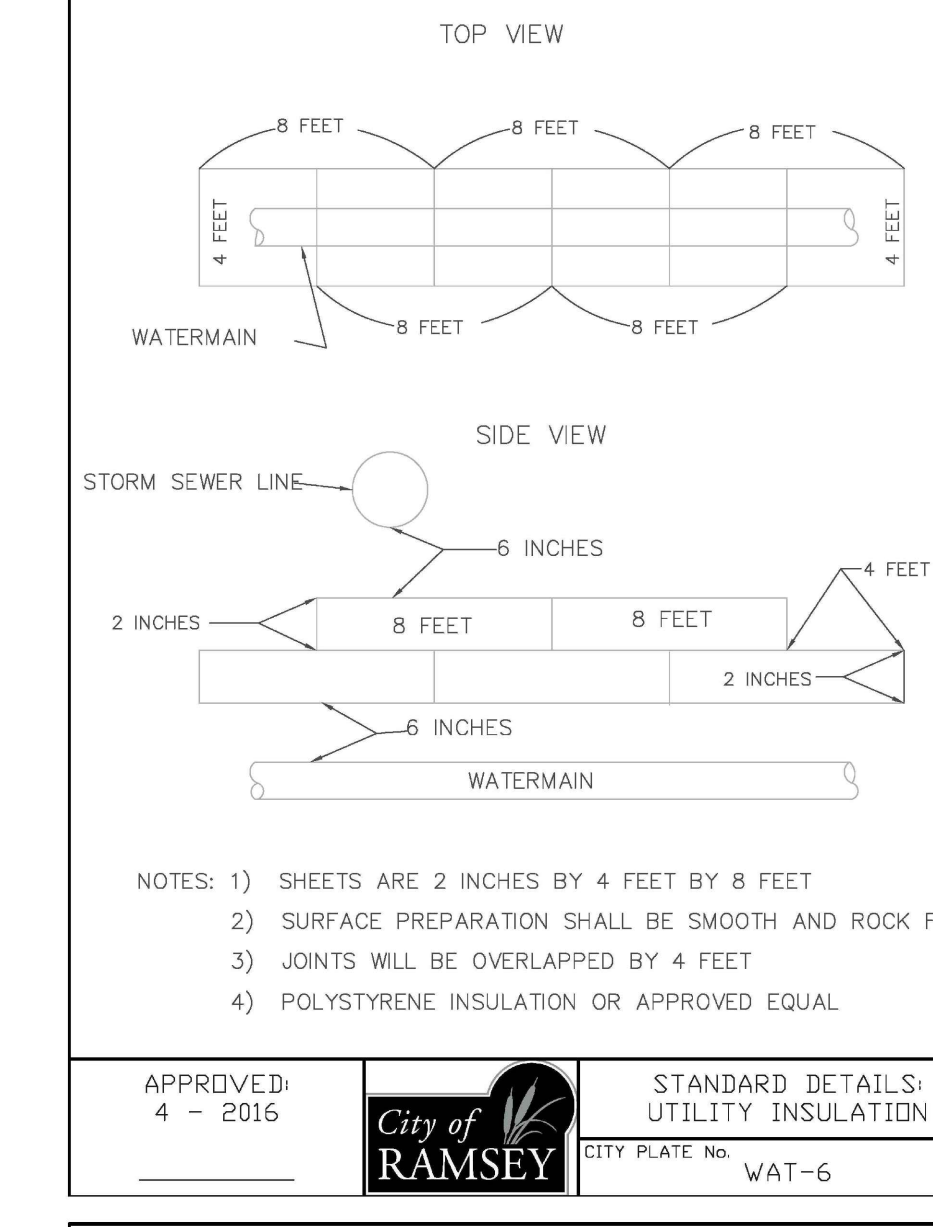
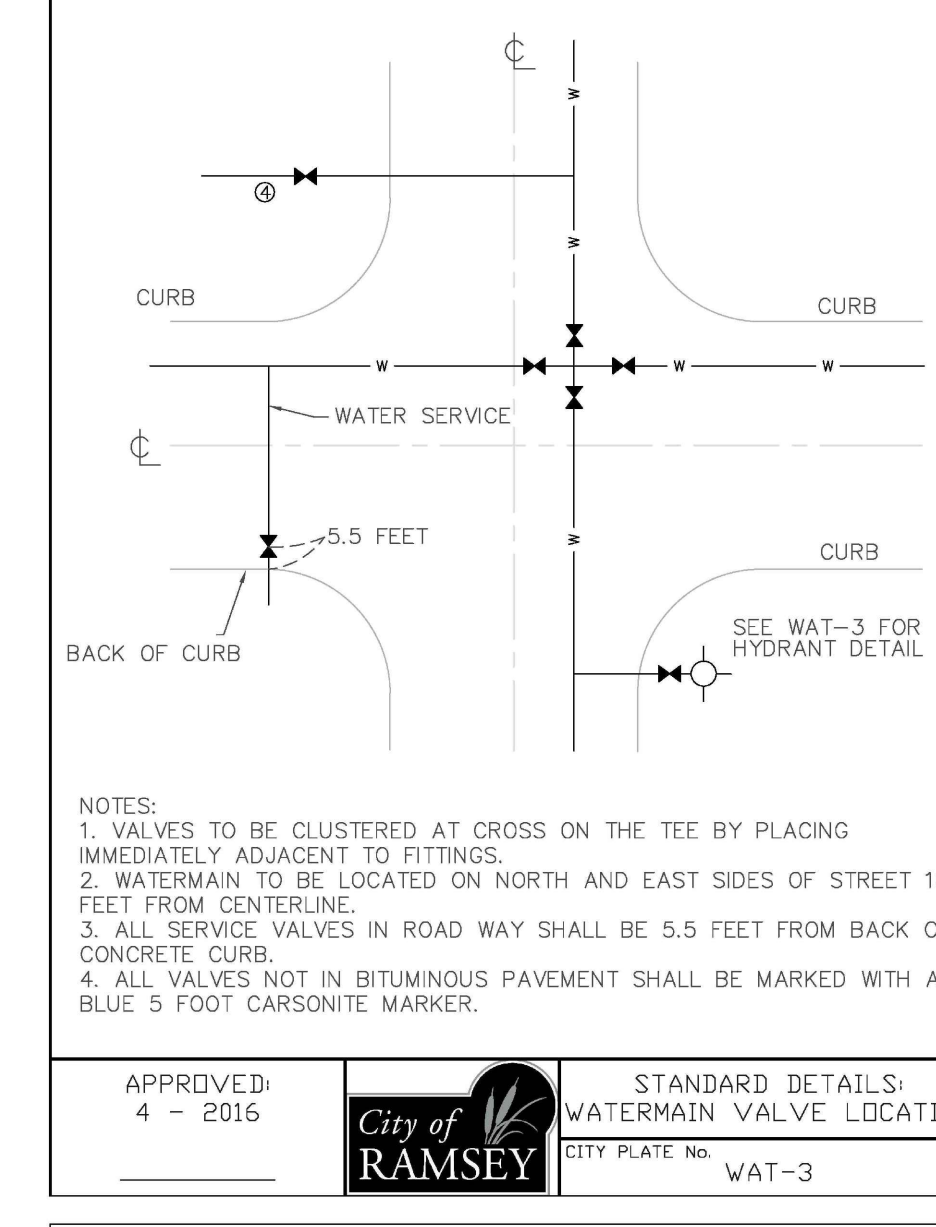
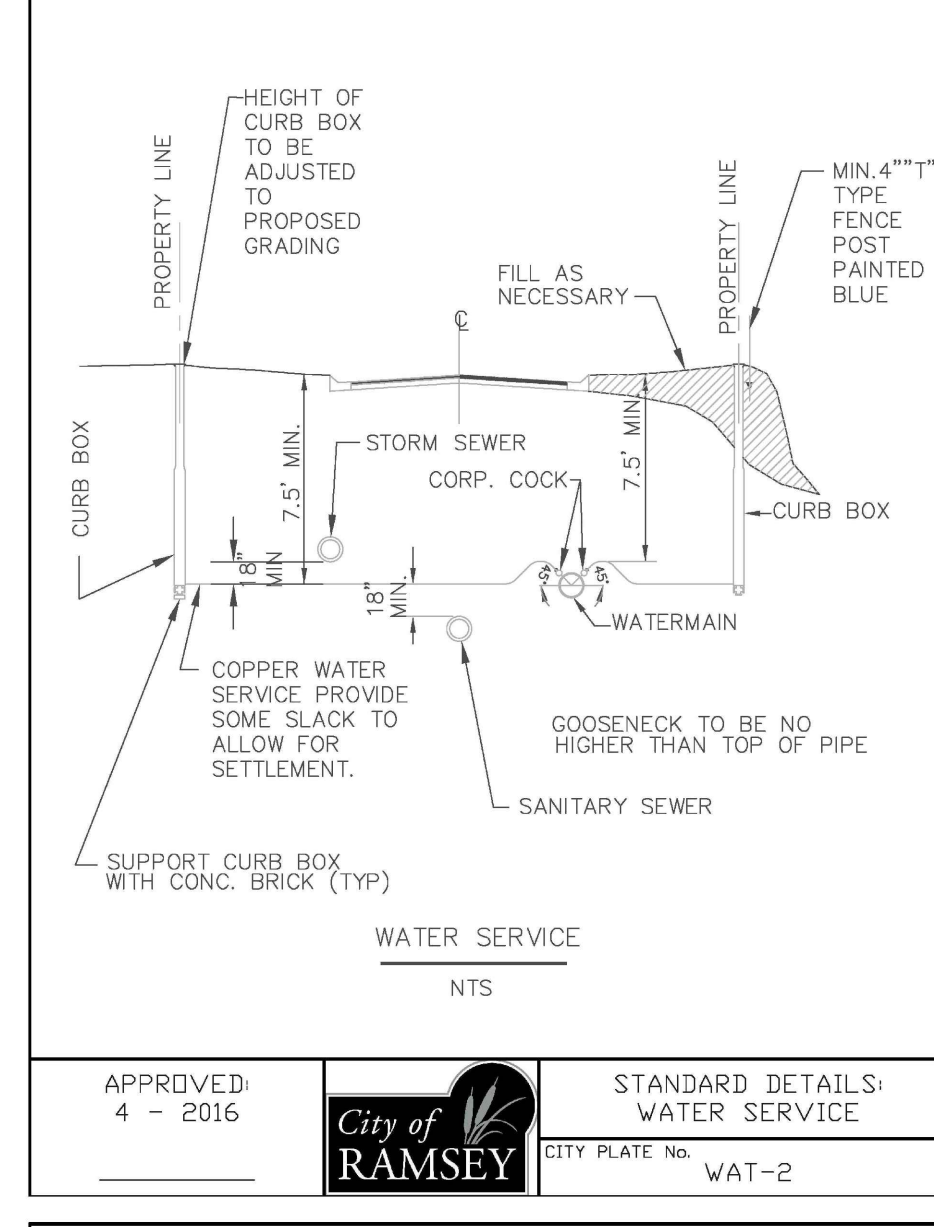
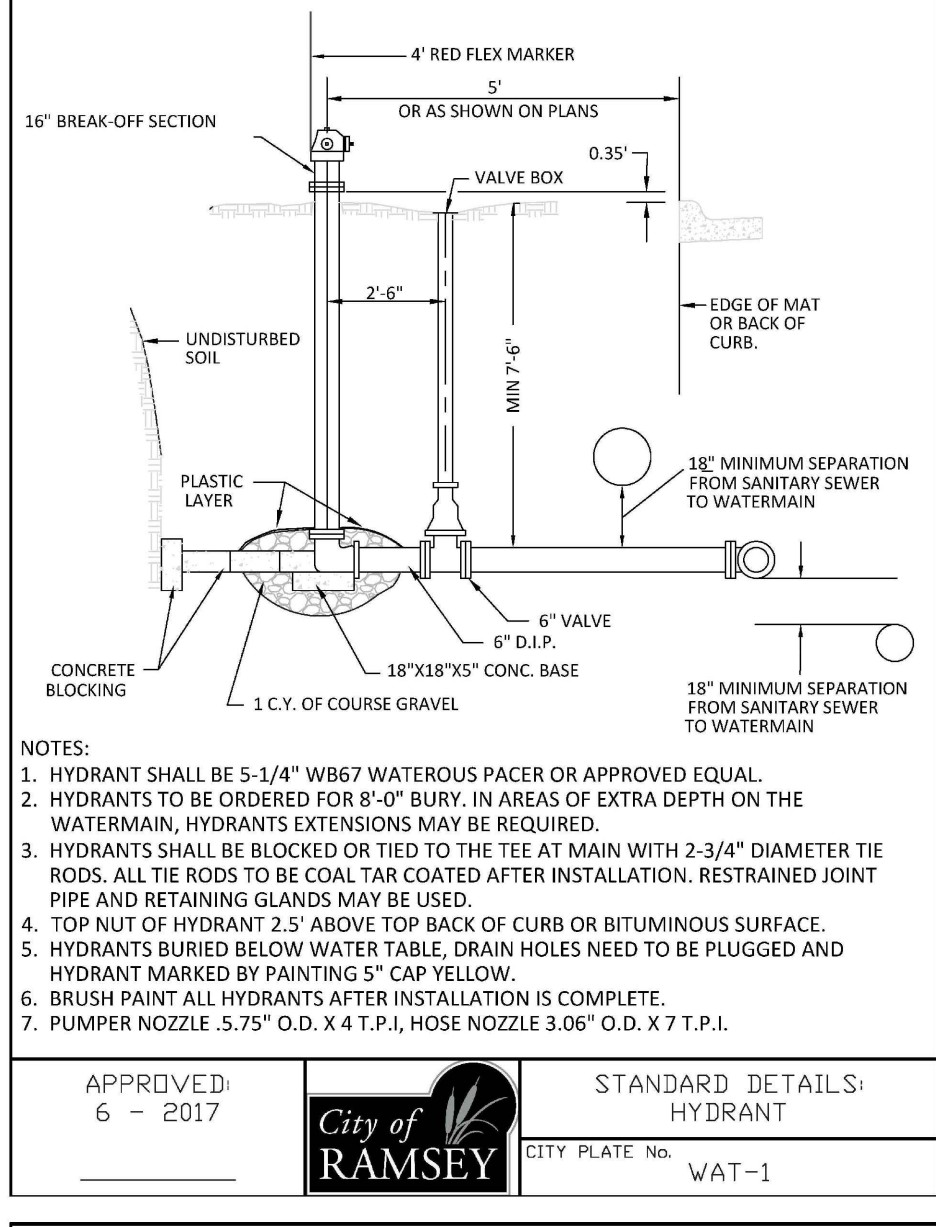
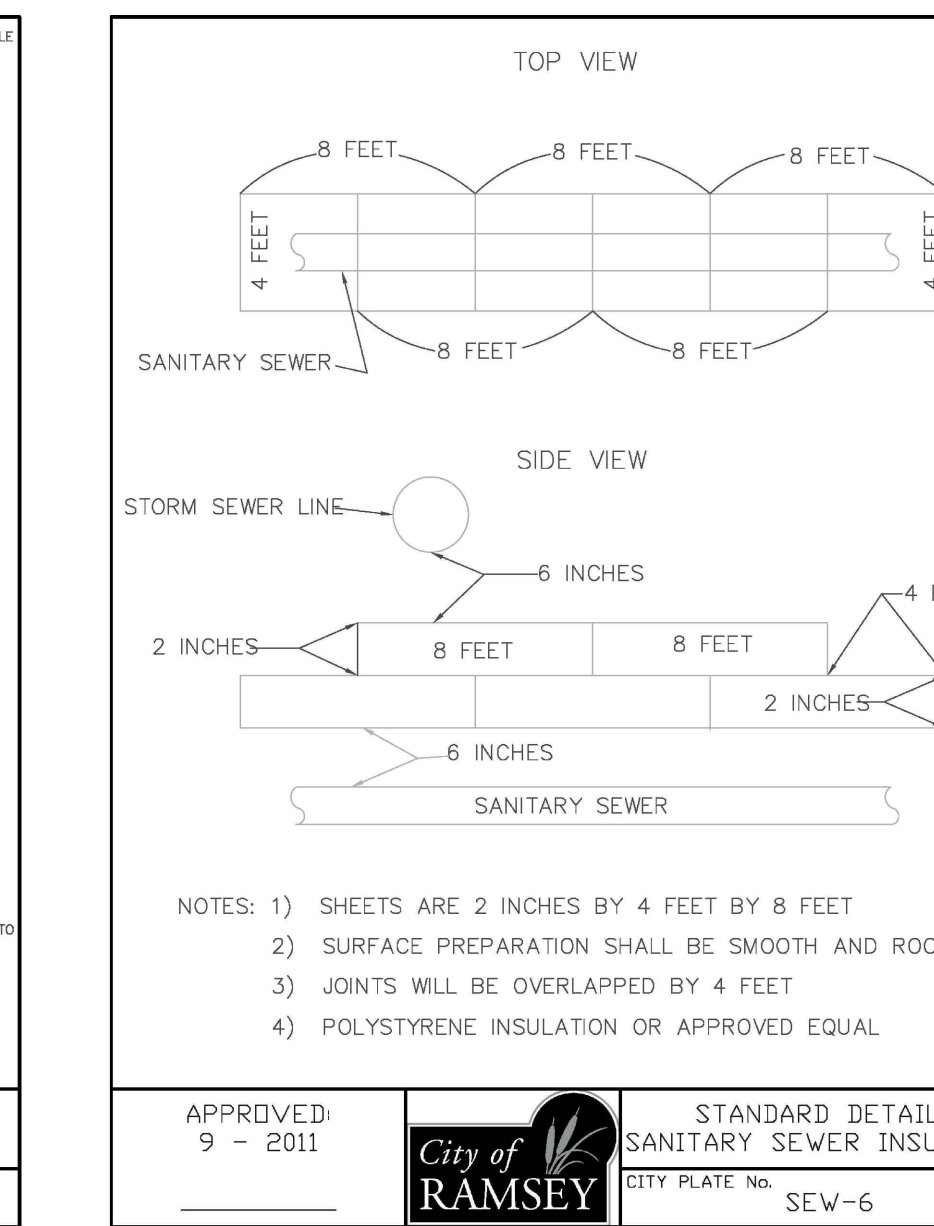
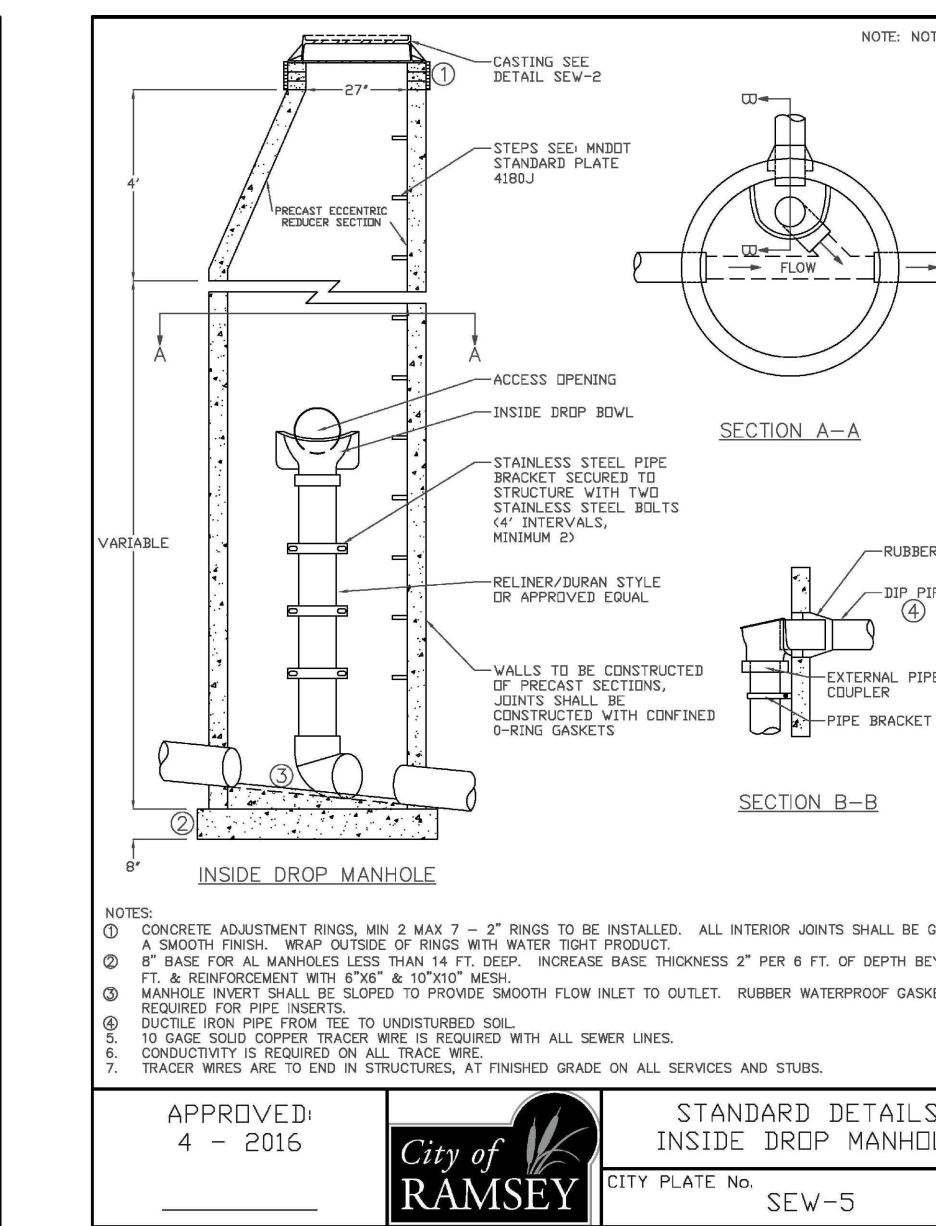
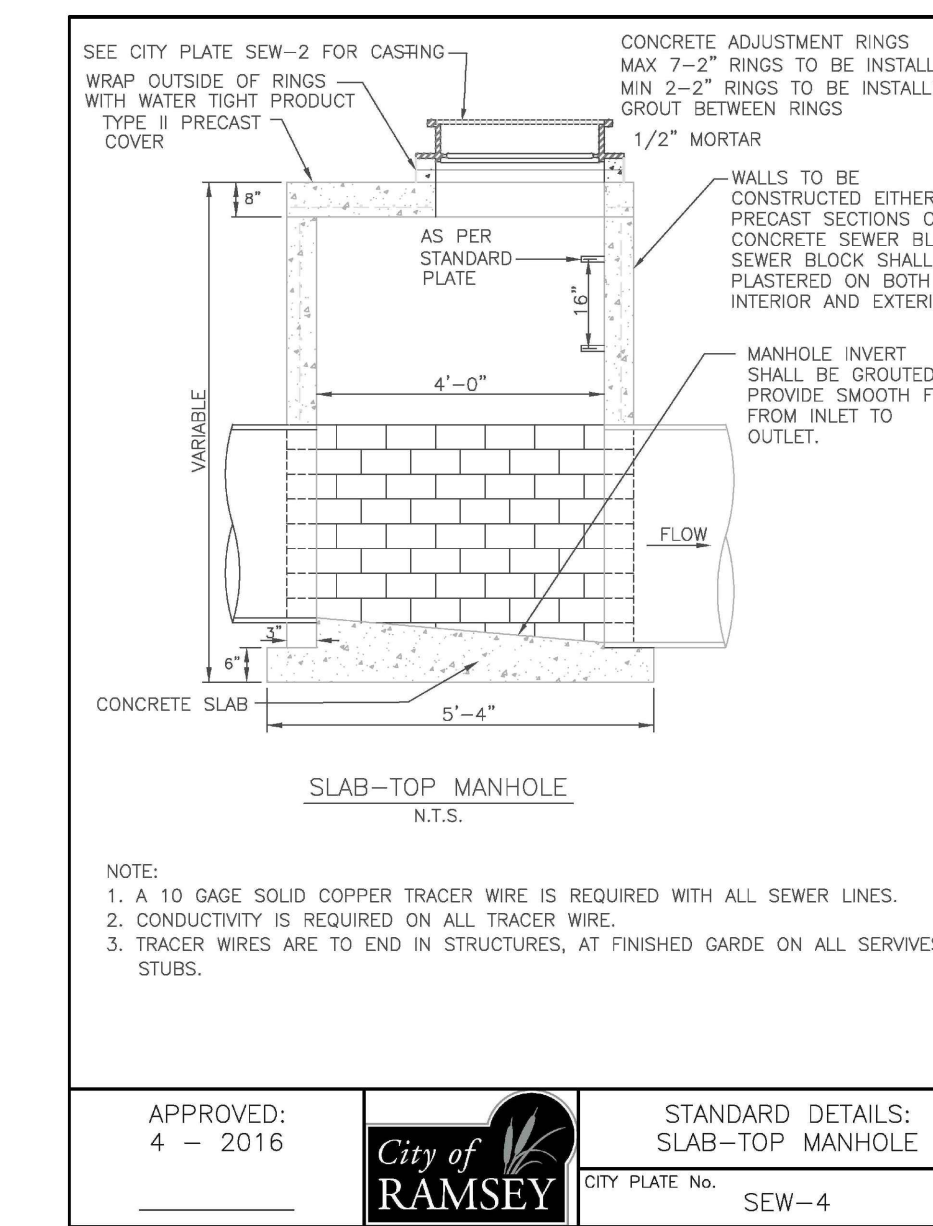
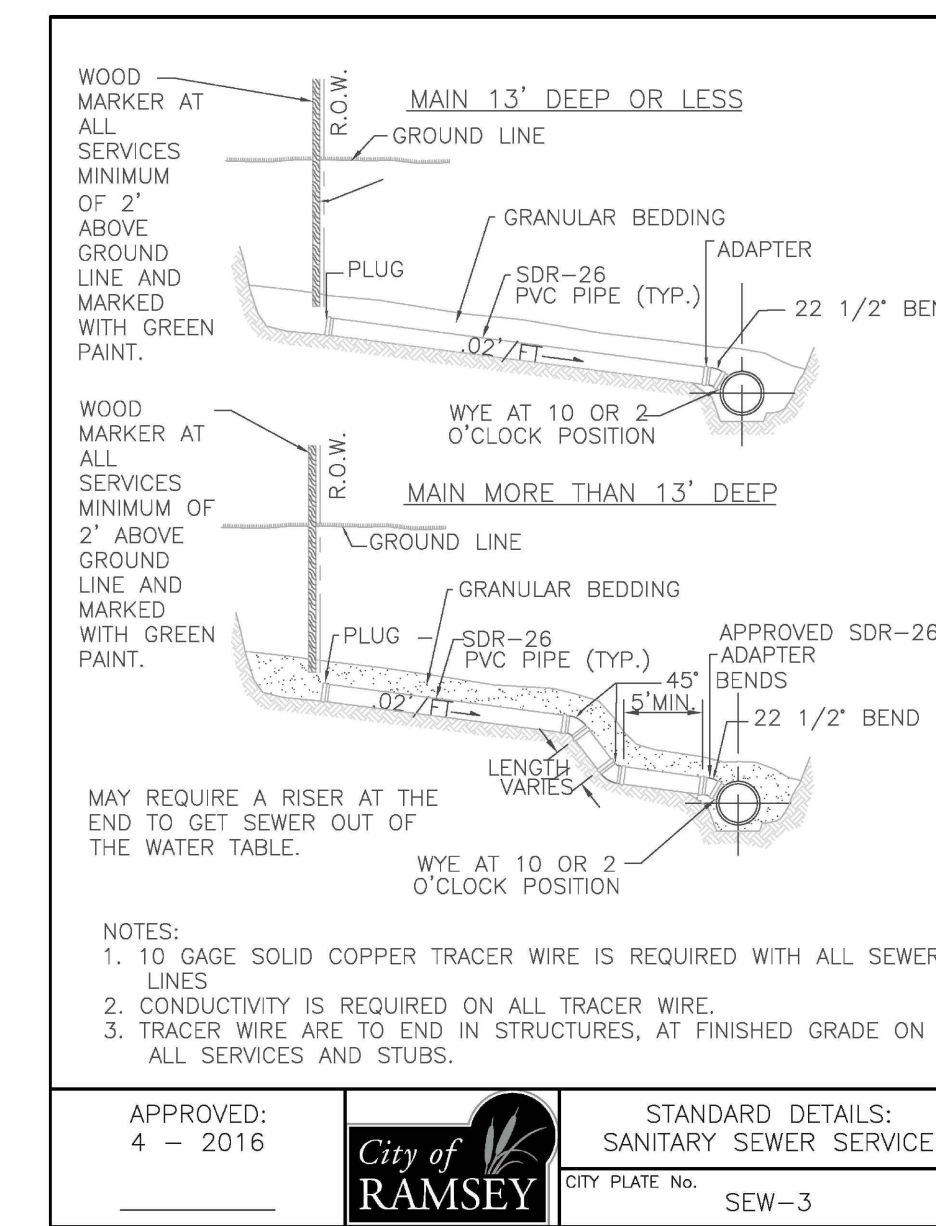
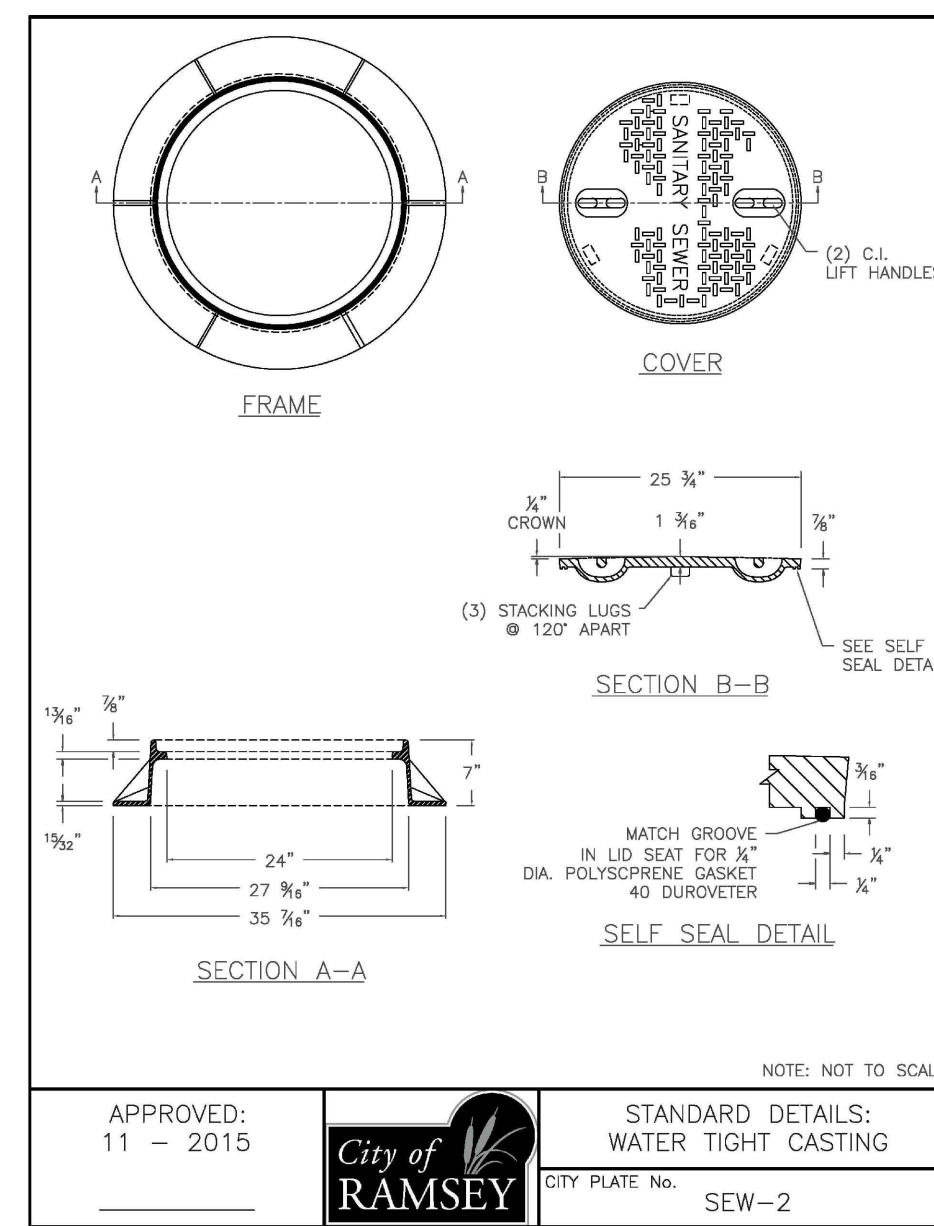
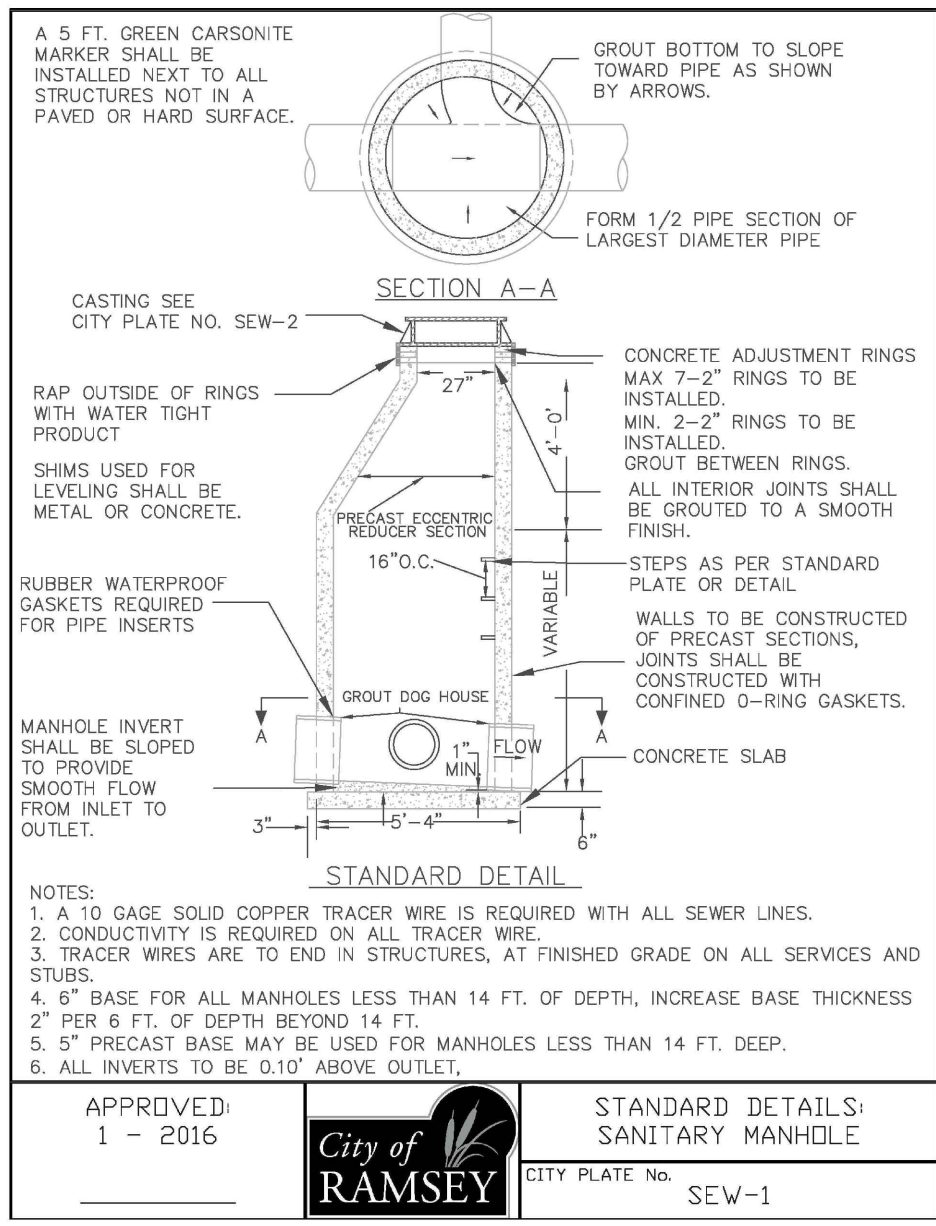
Revisions:  
 1. 2/12/20 per City Comments  
 2. 2/22/20 per City Comments & Extend San & WM to west property line per Owner

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

**RIVERSTONE 4TH ADDITION**  
 Ramsey, Minnesota

**STREET CONSTRUCTION**

Save Date: 02/26/20 F:\Jobs\6421 - 6440\6435 - riverstone site\cad\3d\engineering\4th addition\6435\_4th\_street.dwg



**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 of report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofak, P.E.  
Signature: *Brian J. Krystofak*  
Date: 1/17/20 License #: 25063

Drawn: NJP  
Designed: BJK  
Date: 1/17/20

Revisions:  
1. 2/12/20 per City Comments  
2. 2/22/20 per City Comments & Extend San & WM to west property line per Owner

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

**RIVERSTONE 4TH ADDITION**  
Ramsey, Minnesota

**DETAILS**

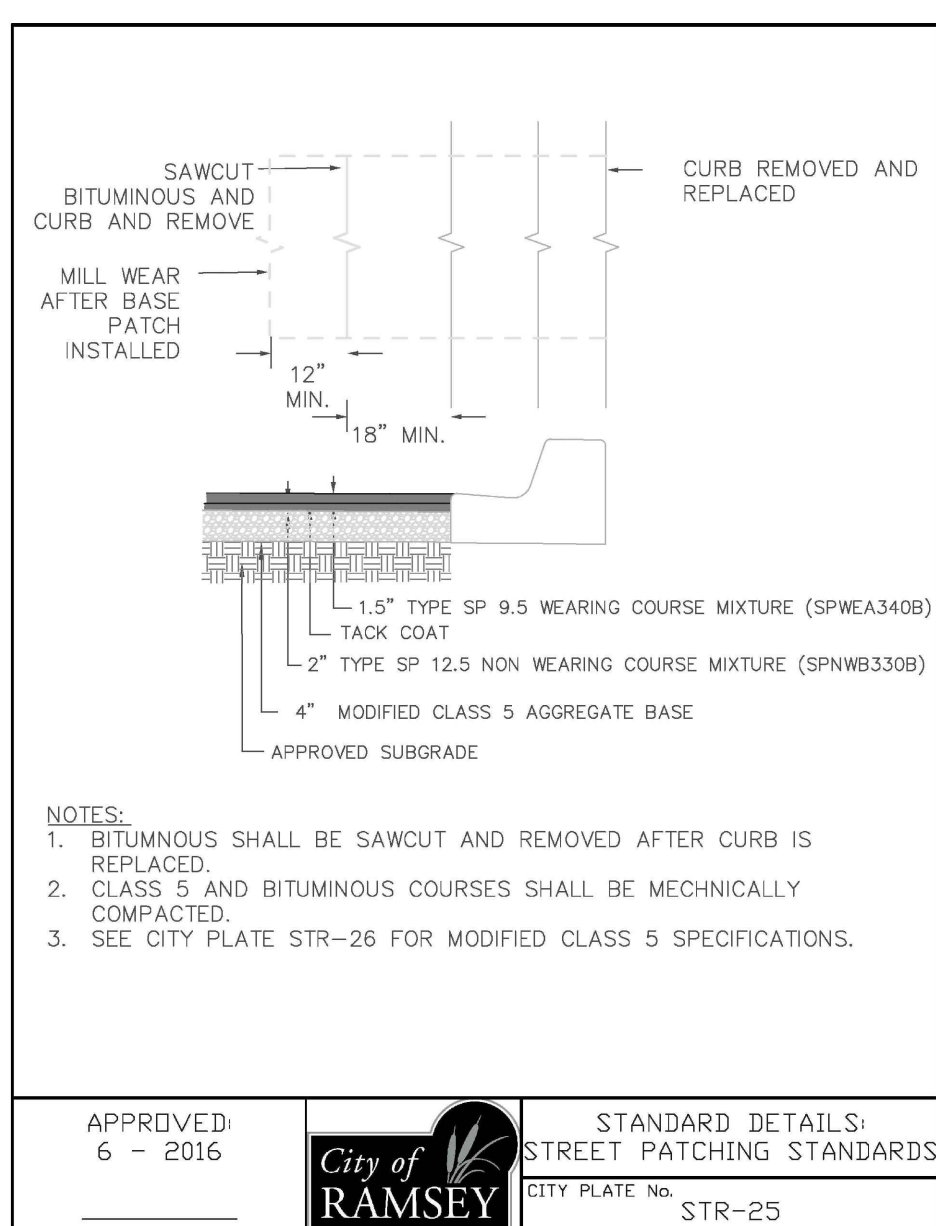
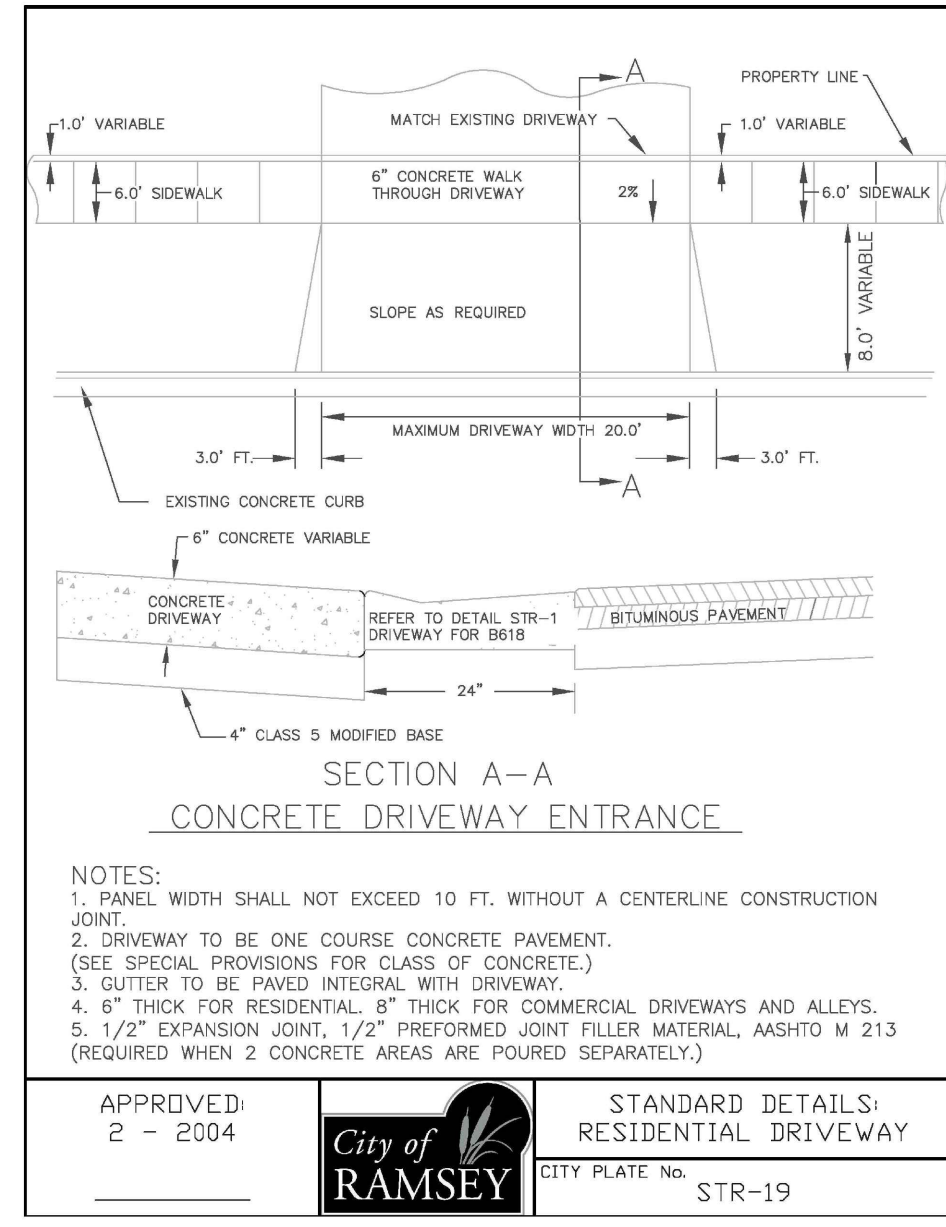
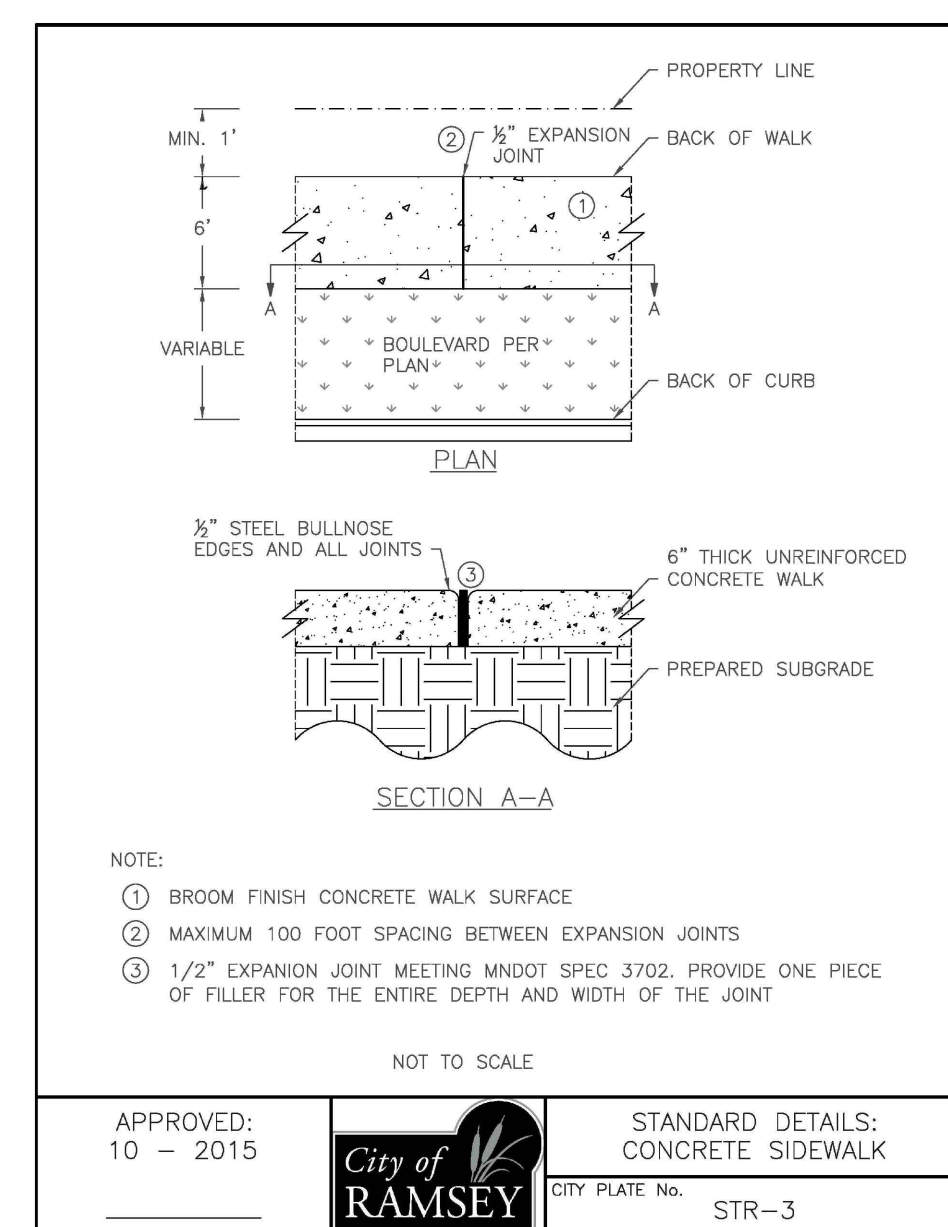
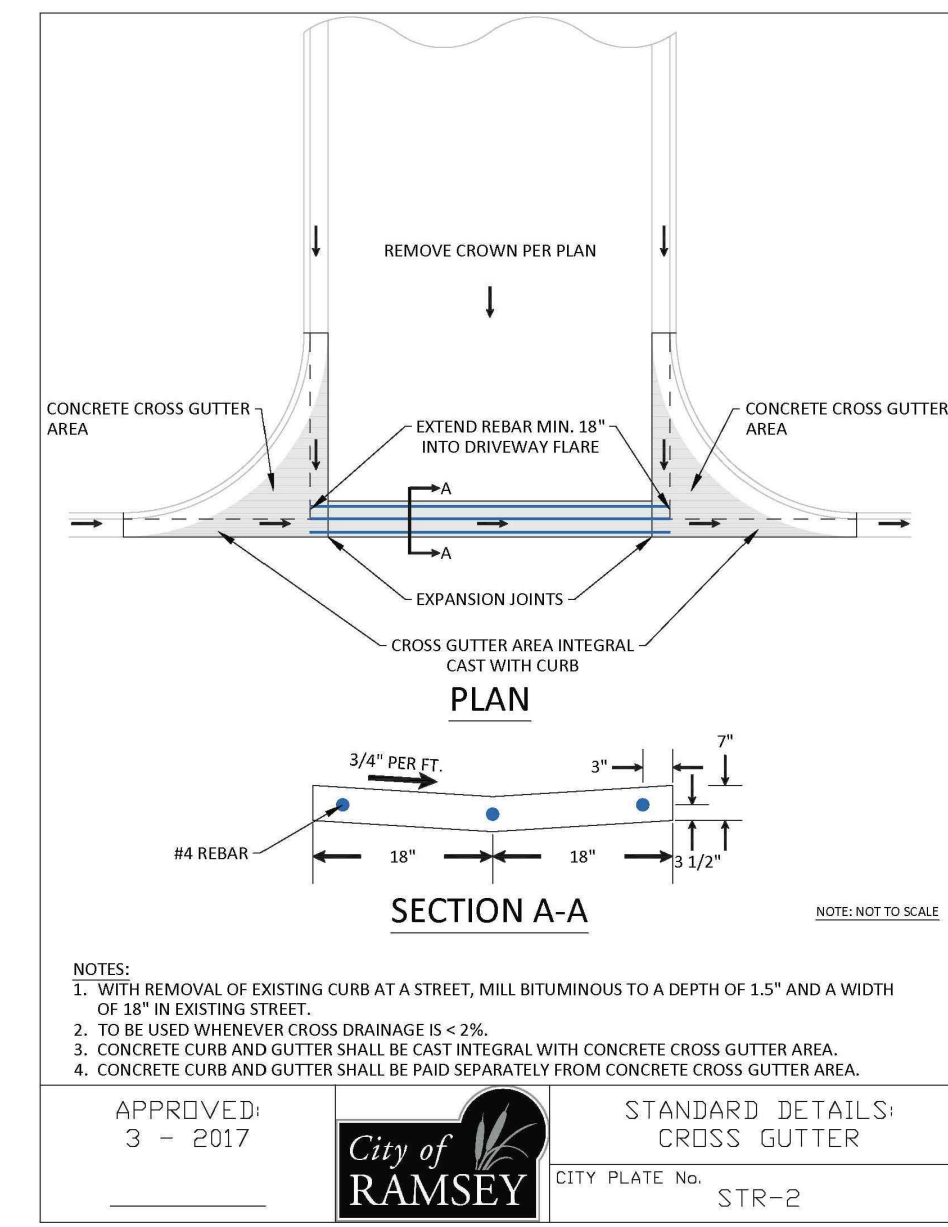
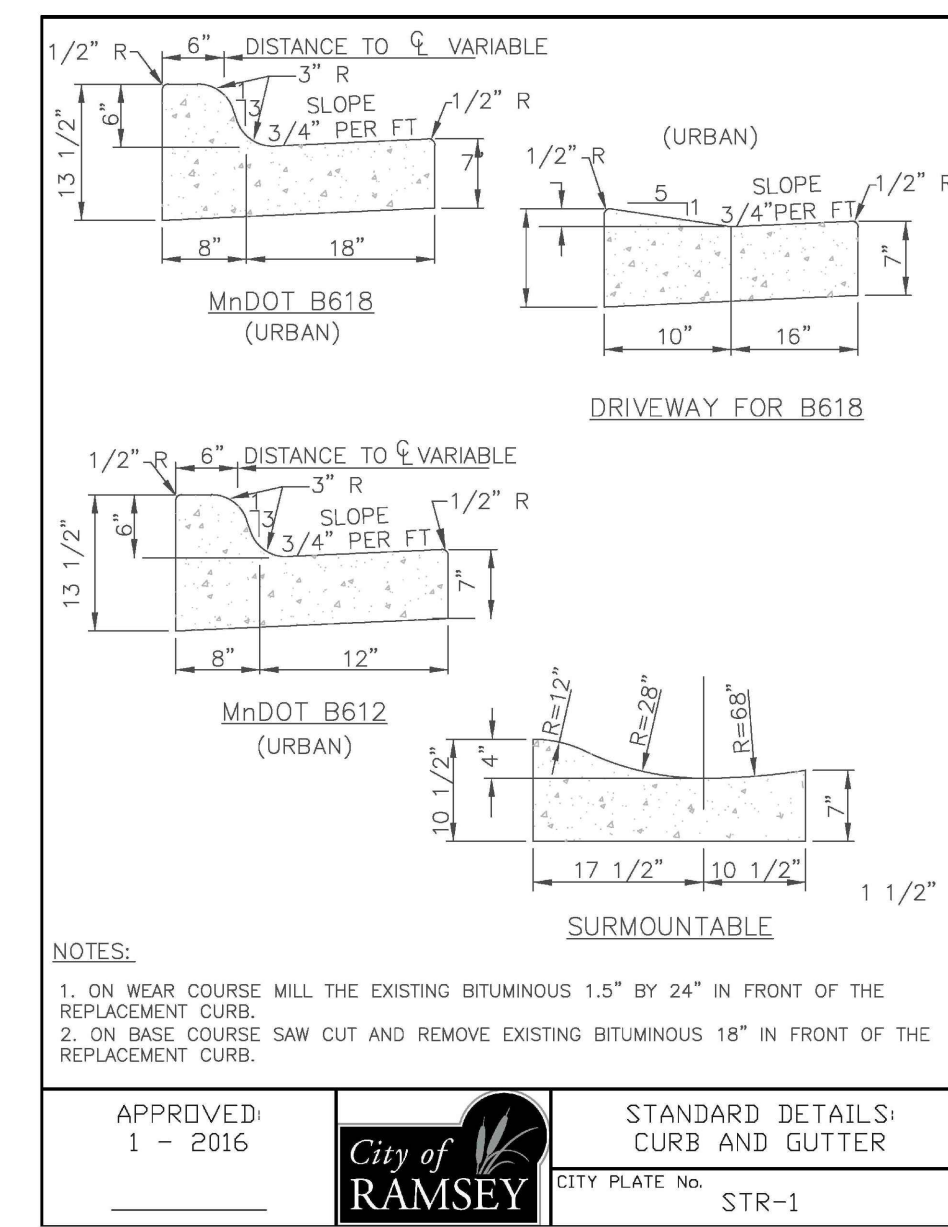
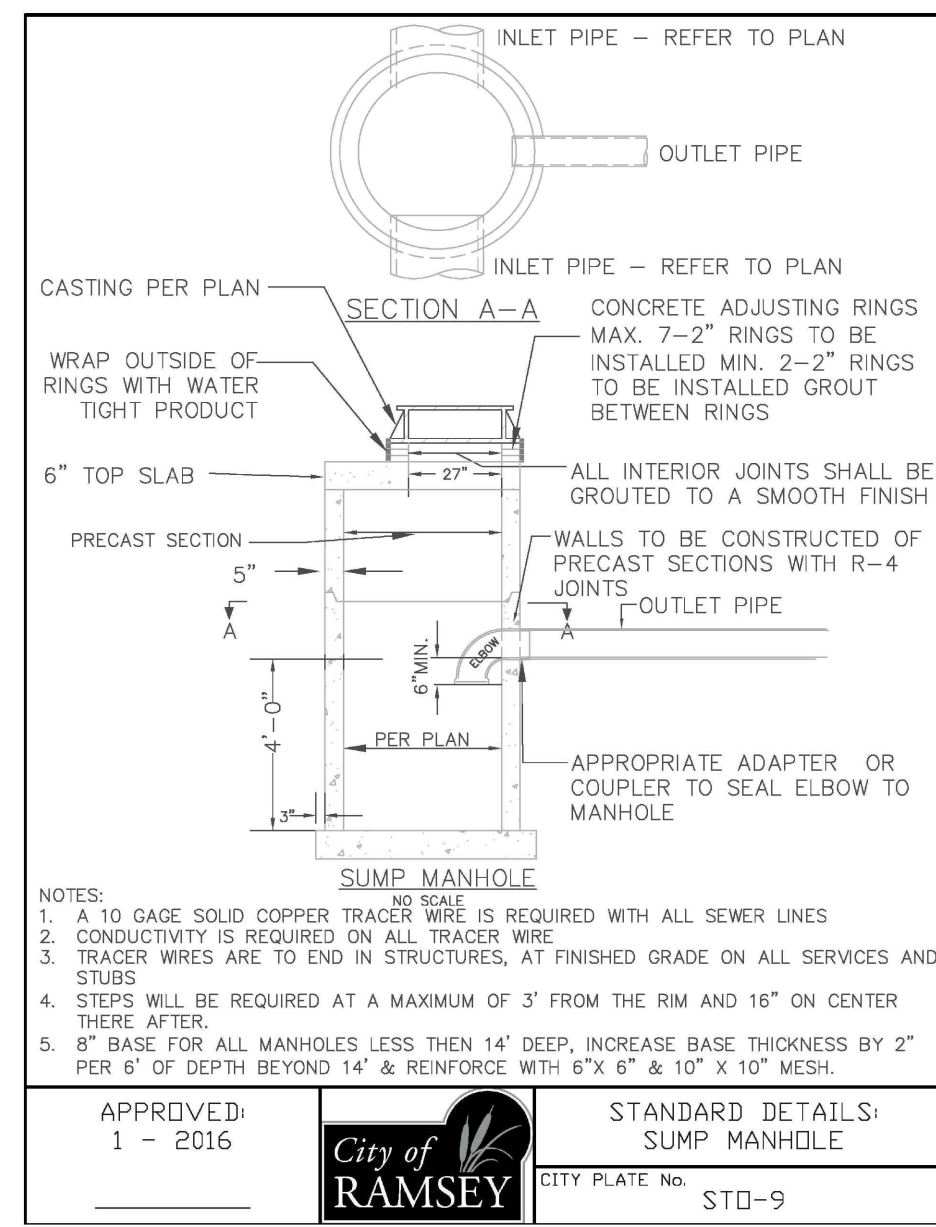
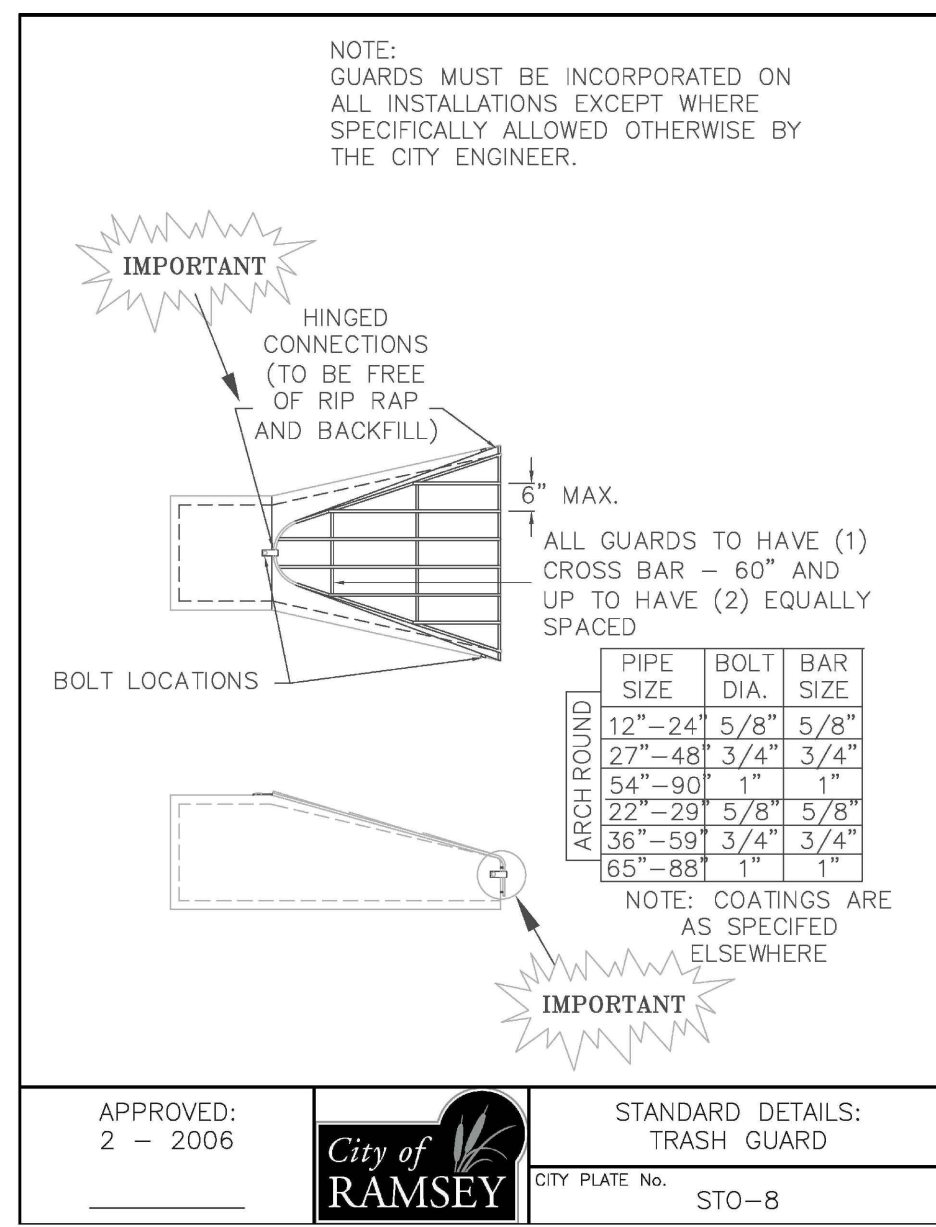
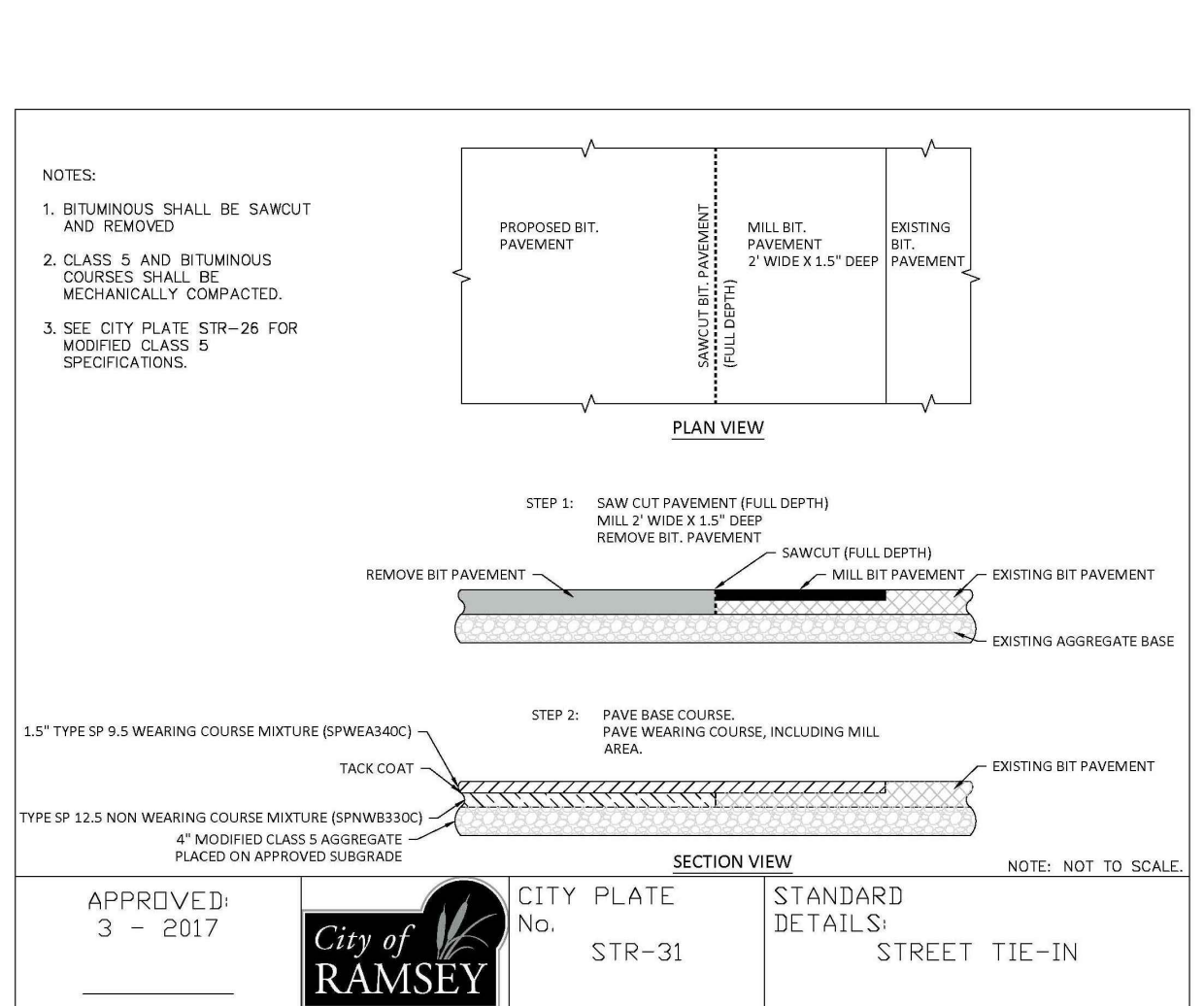
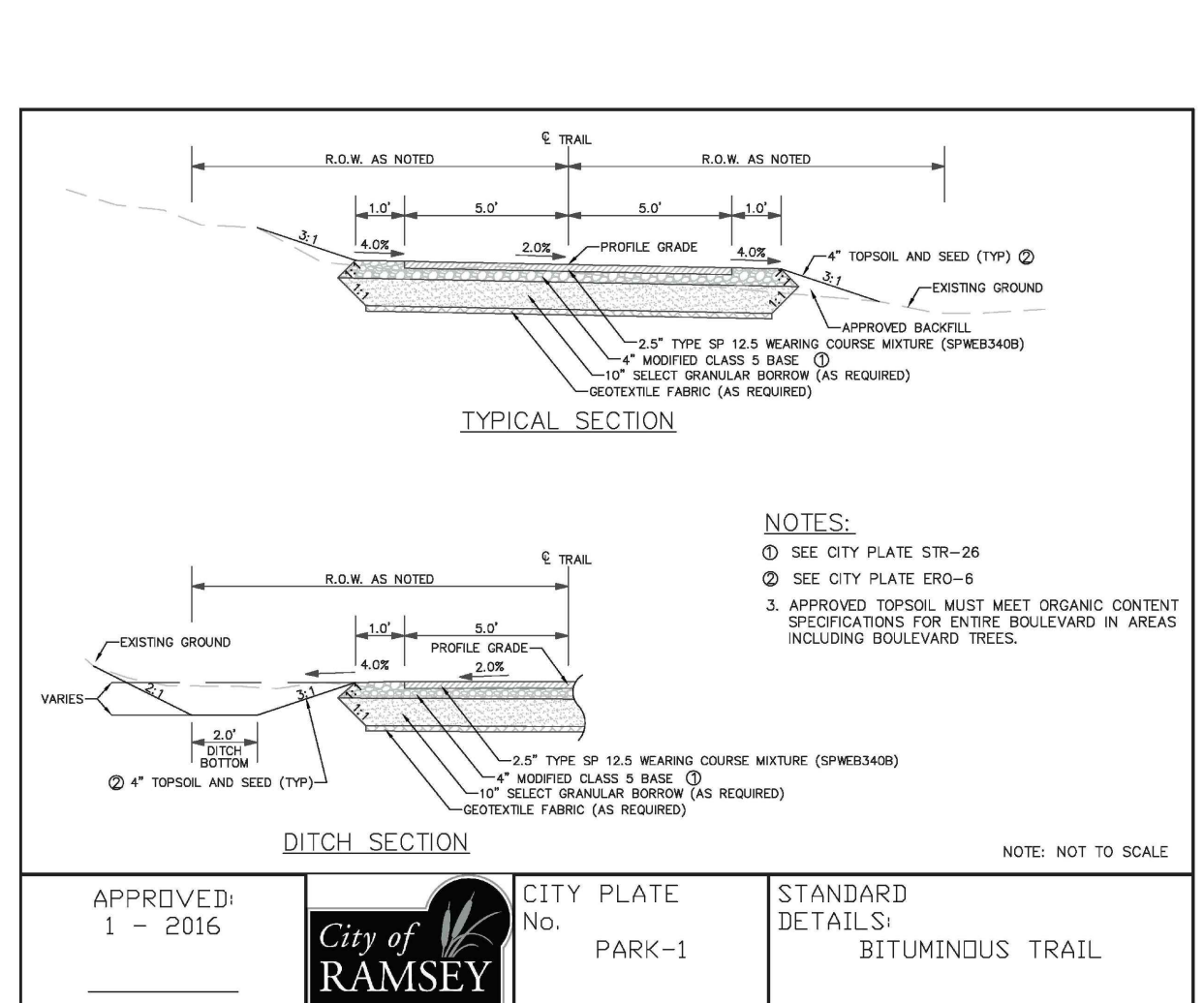
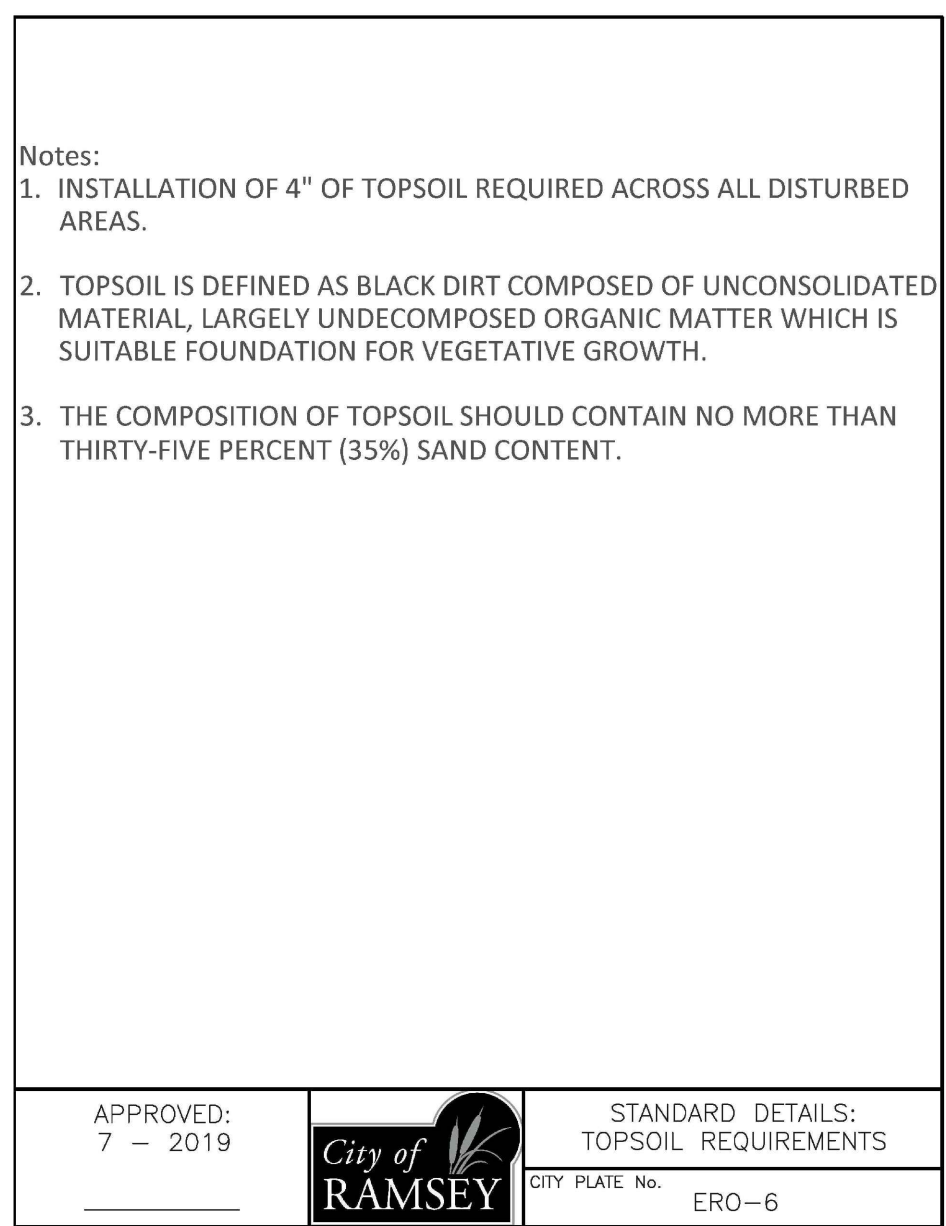
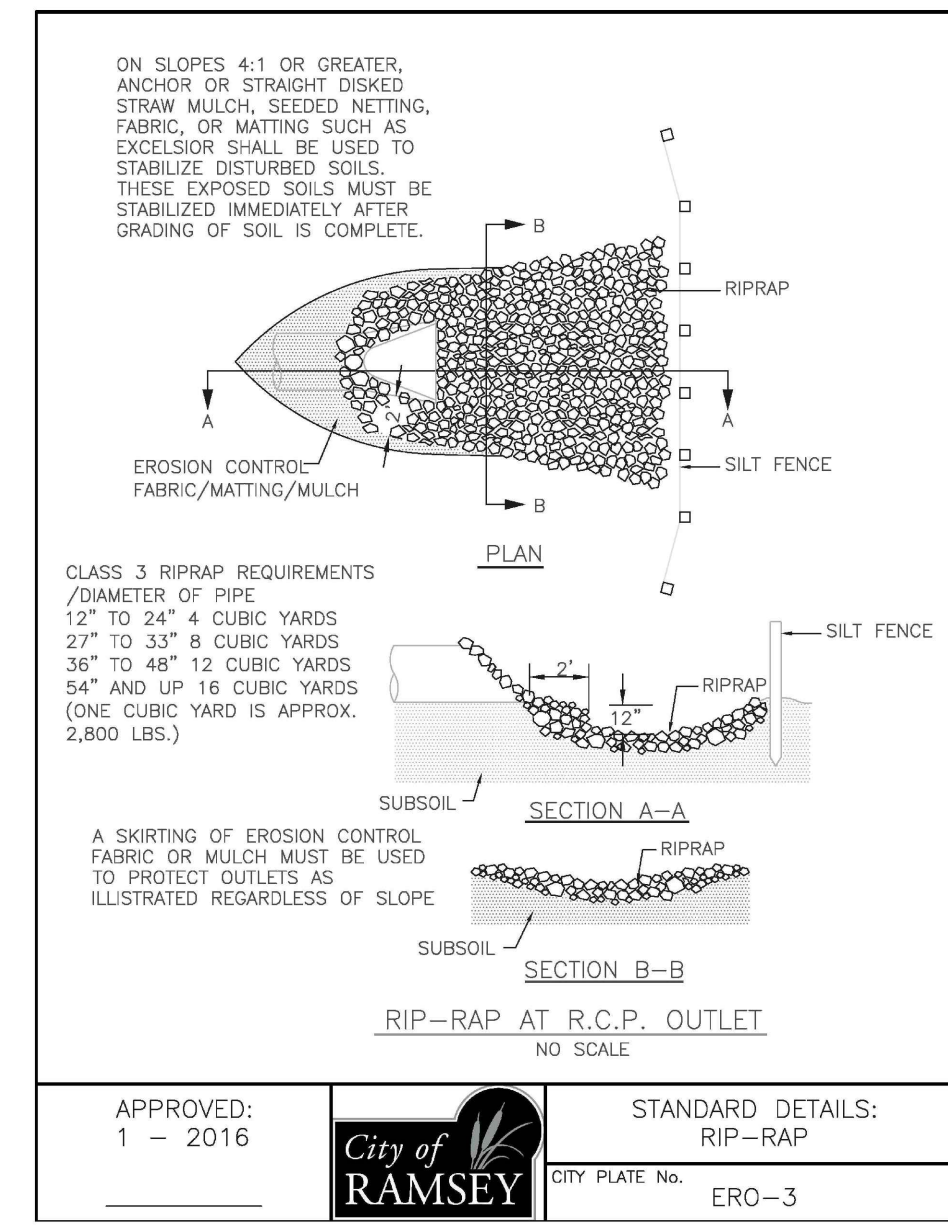
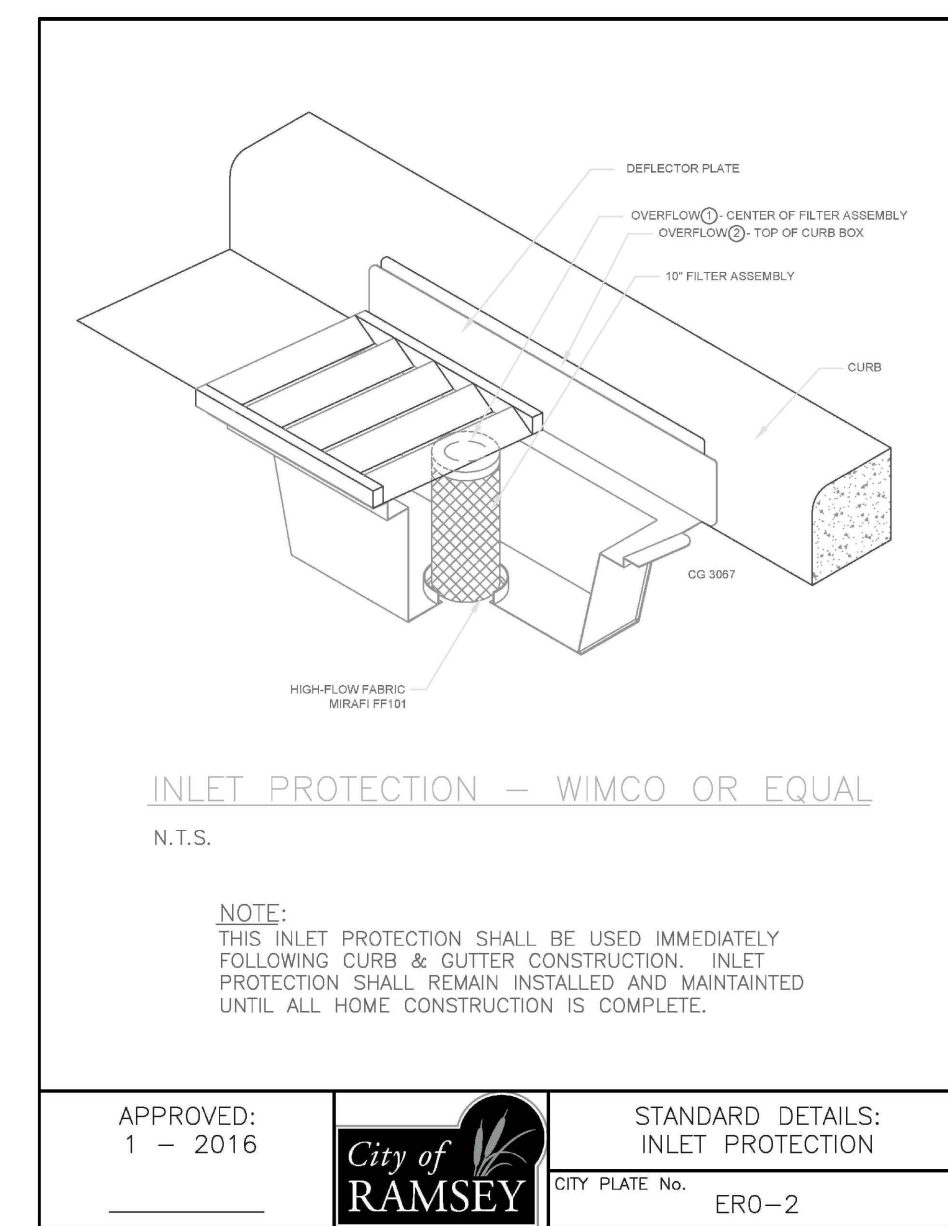
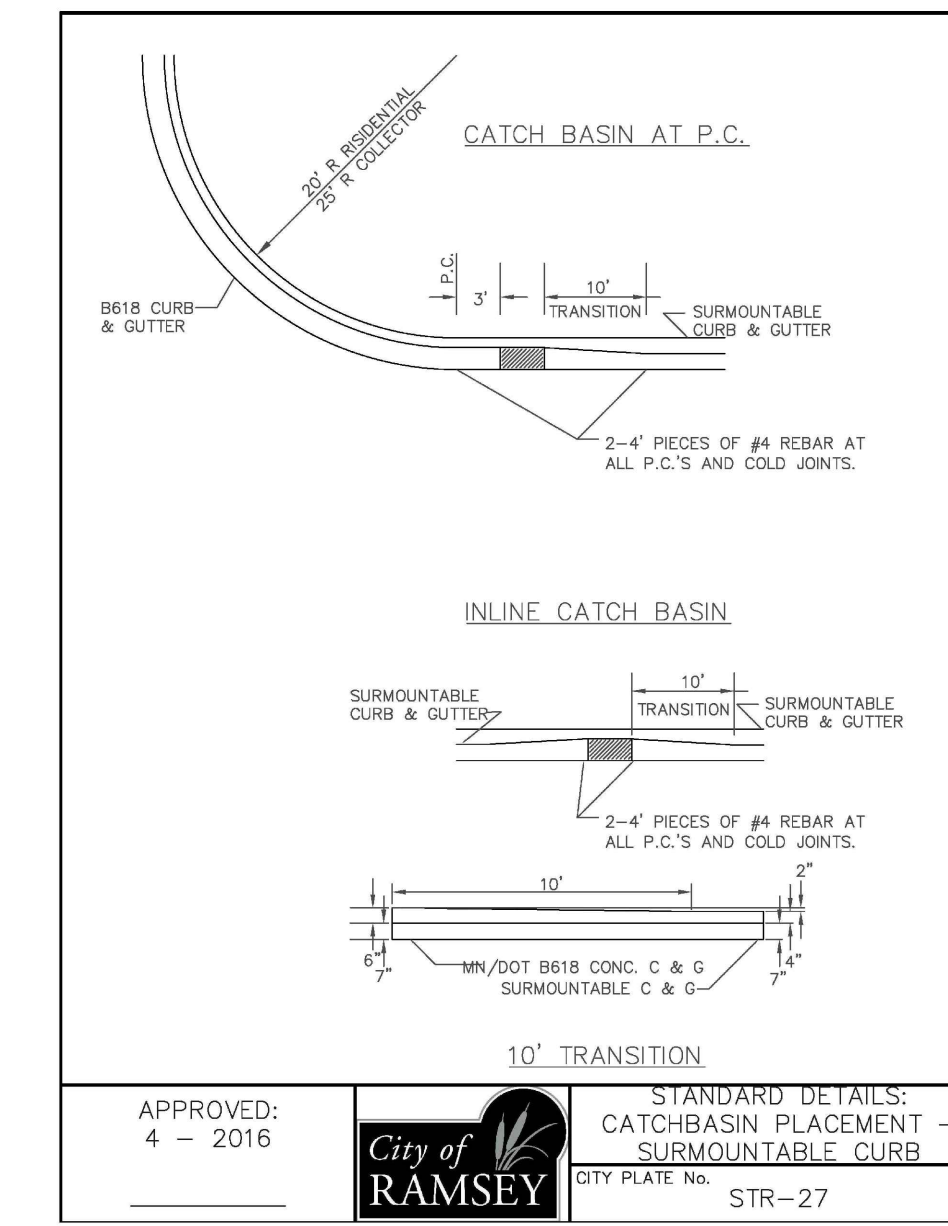


TABLE A  
MODIFIED CLASS 5 SPECIFICATIONS

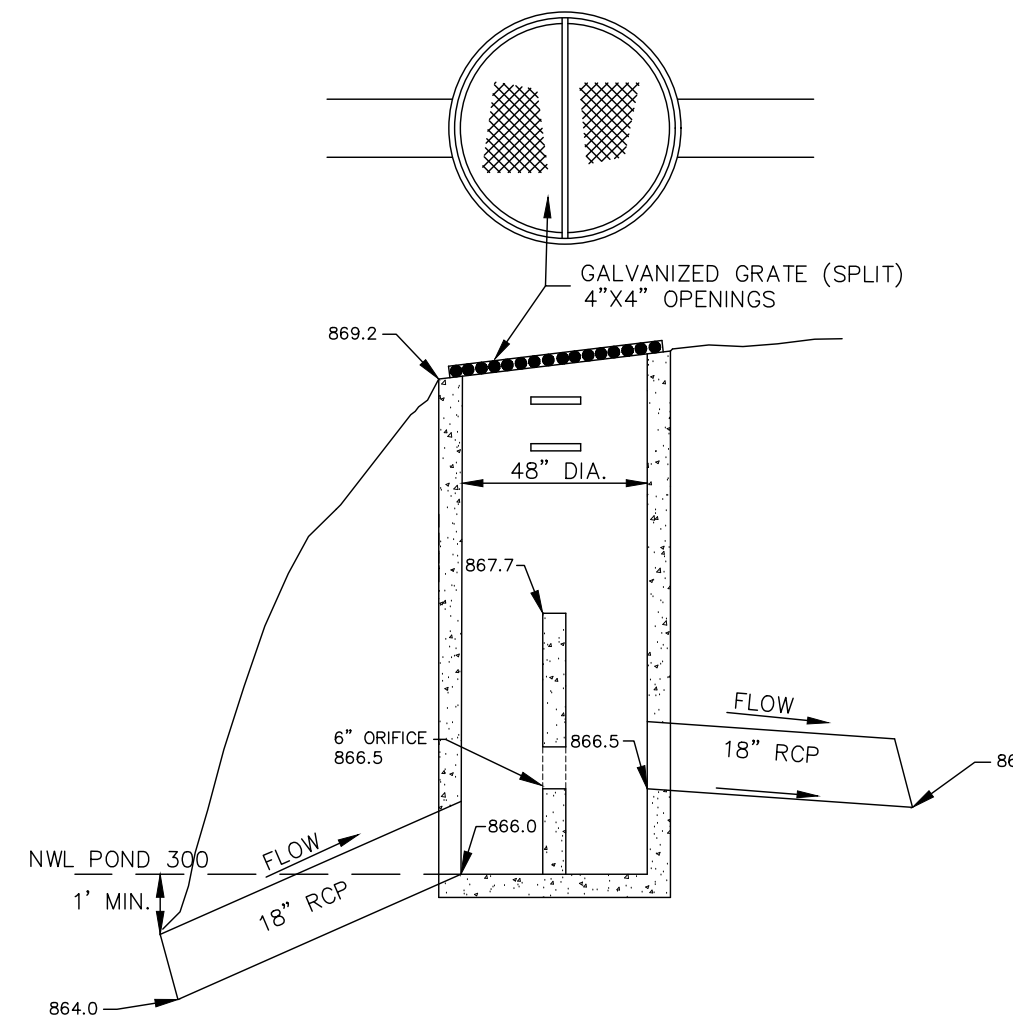
% PASSING	
1"	100
3/4"	90 - 100
3/8"	50 - 80
No.4	35 - 70
No.10	20 - 60
No.40	10 - 35
No.200	5 - 10

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.

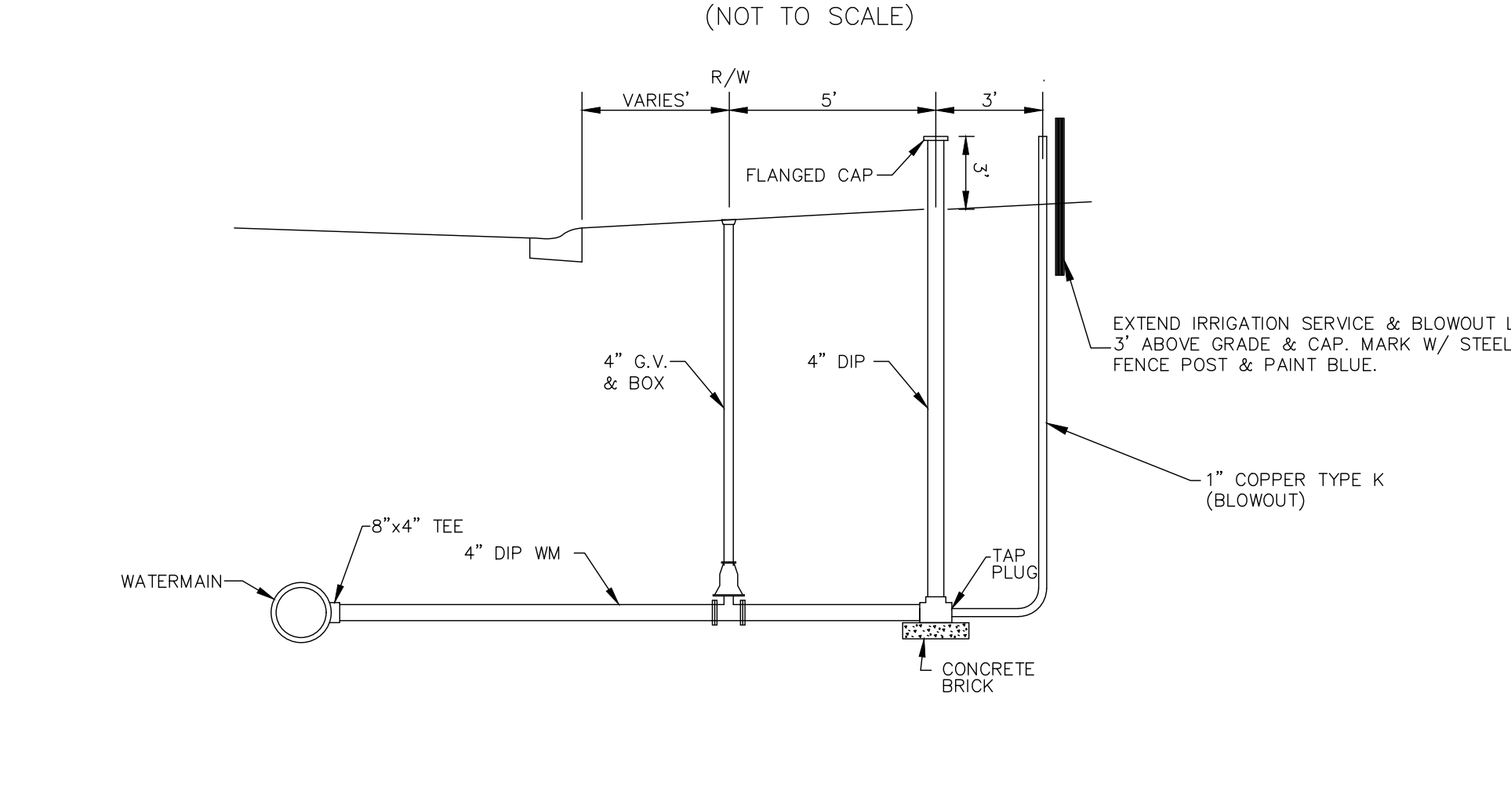
APPROVED: 2 - 2003  
City of Ramsey  
STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS  
CITY PLATE No. STR-26

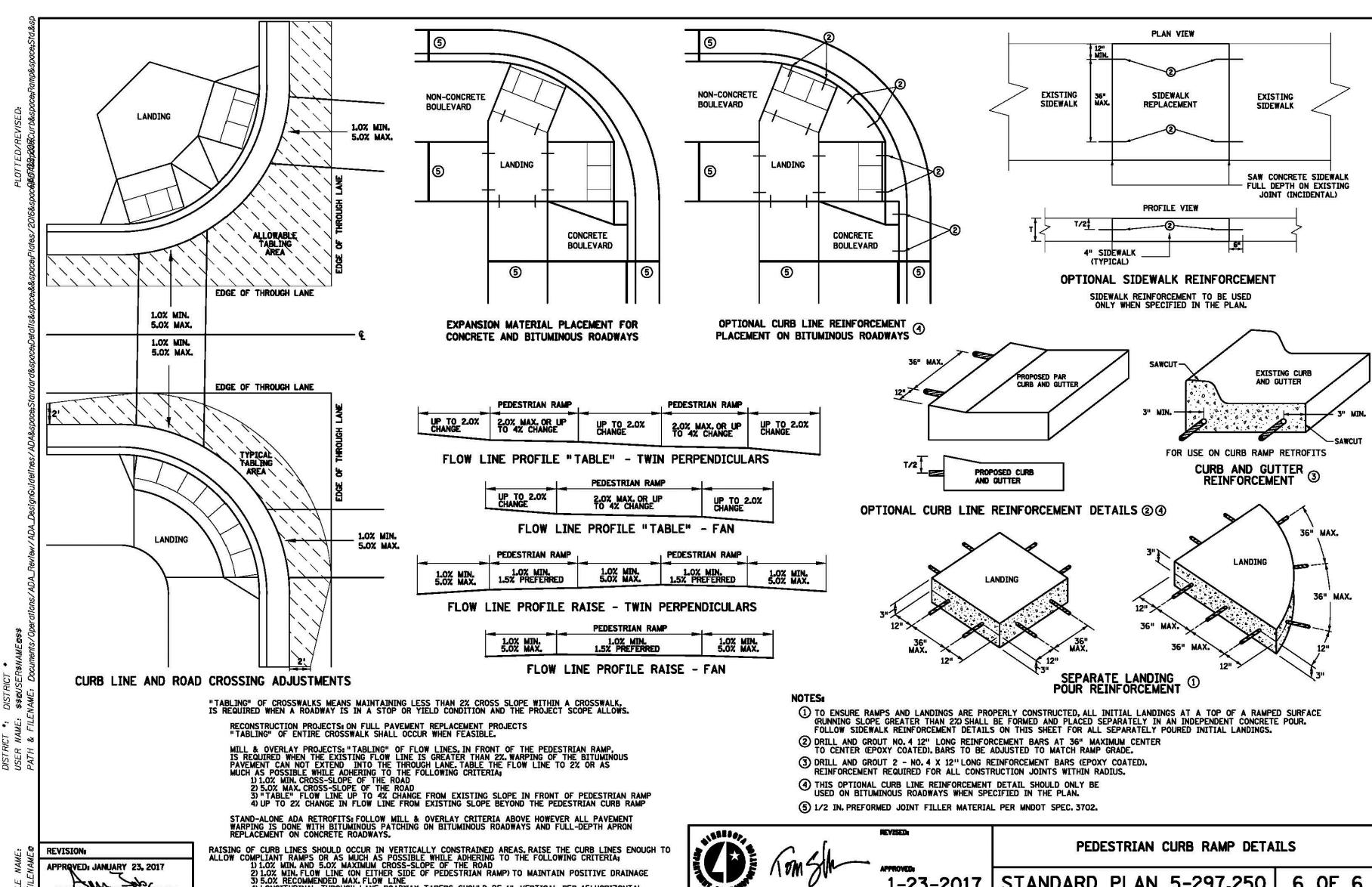
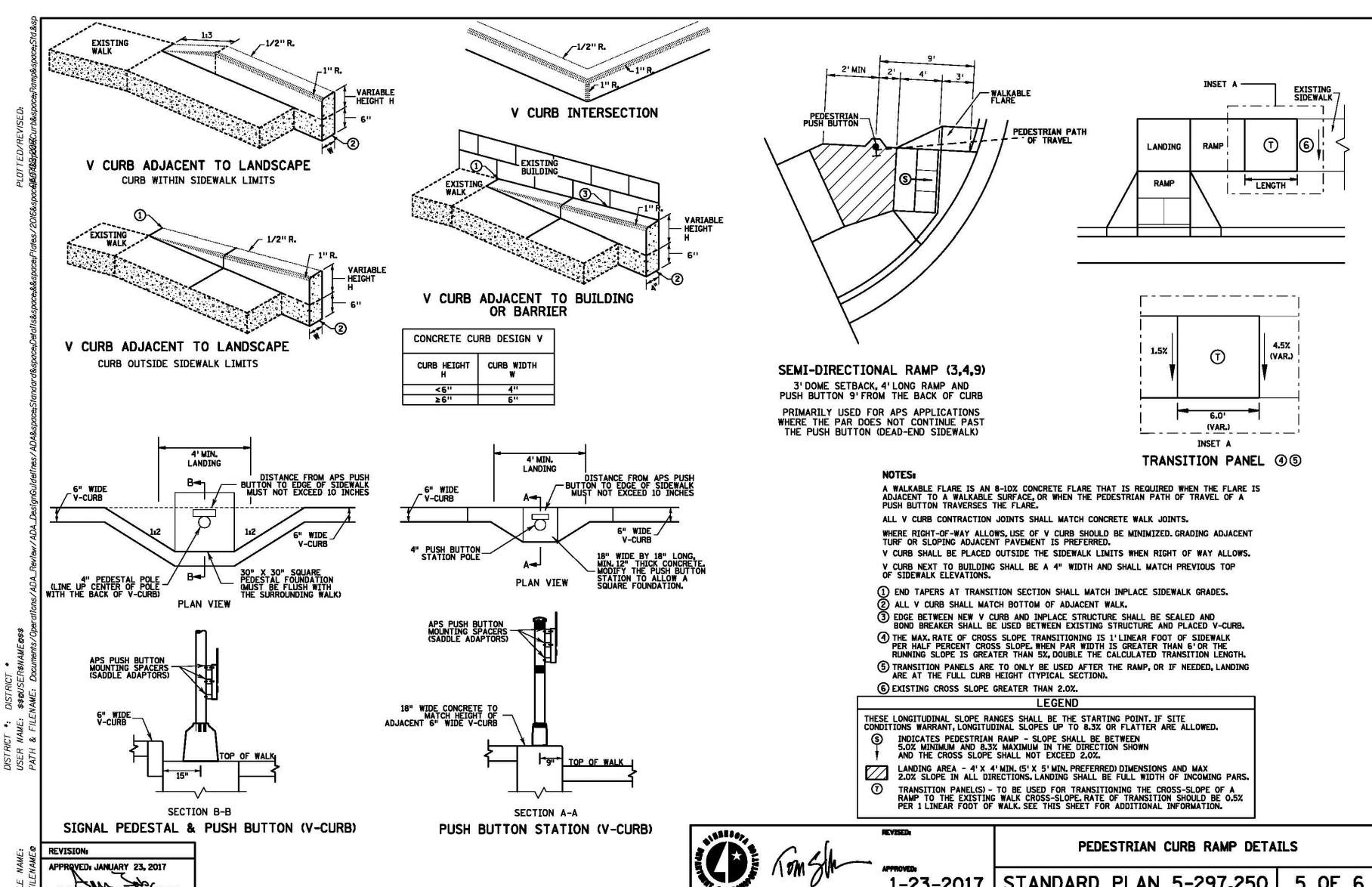
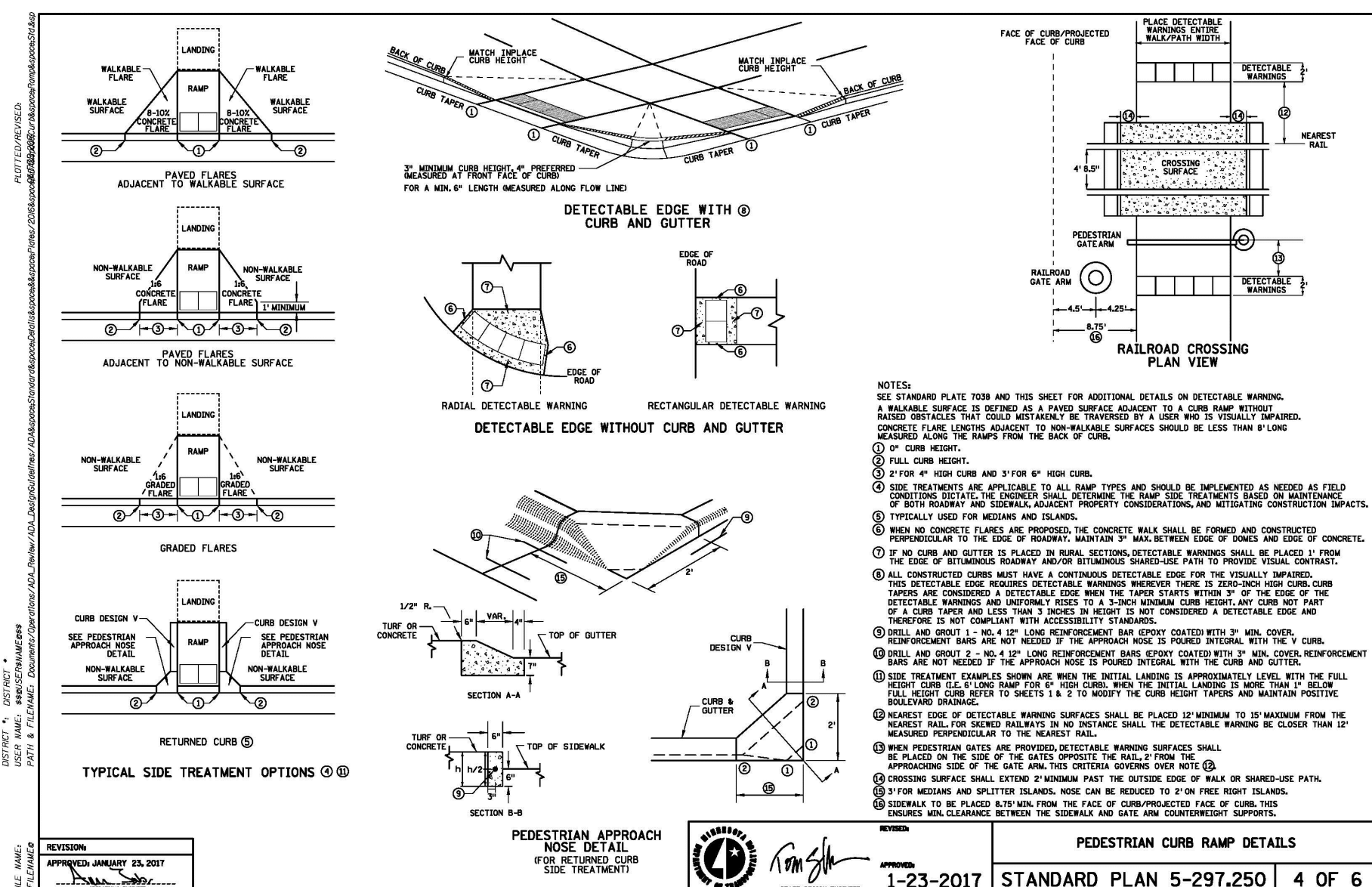
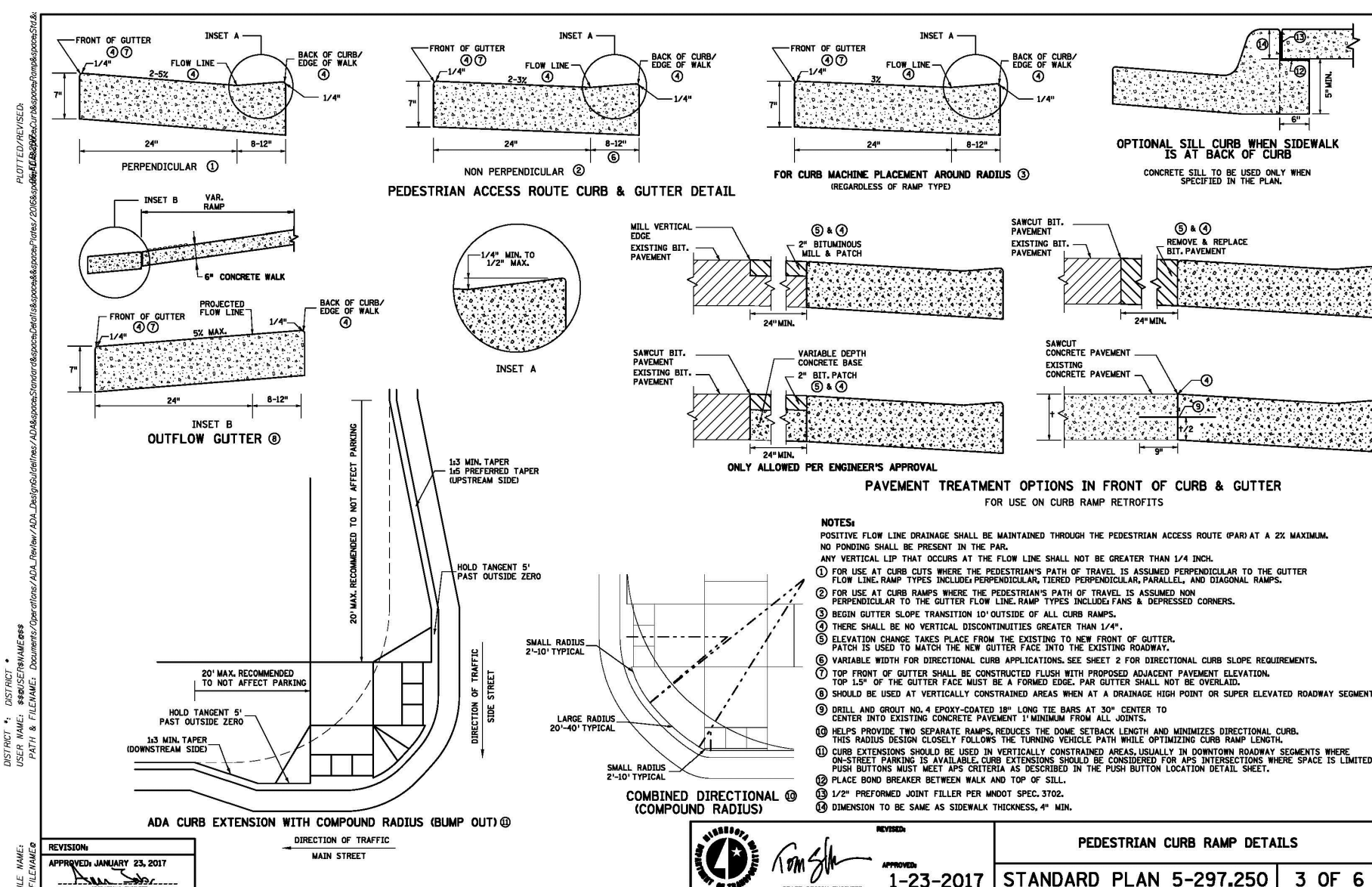
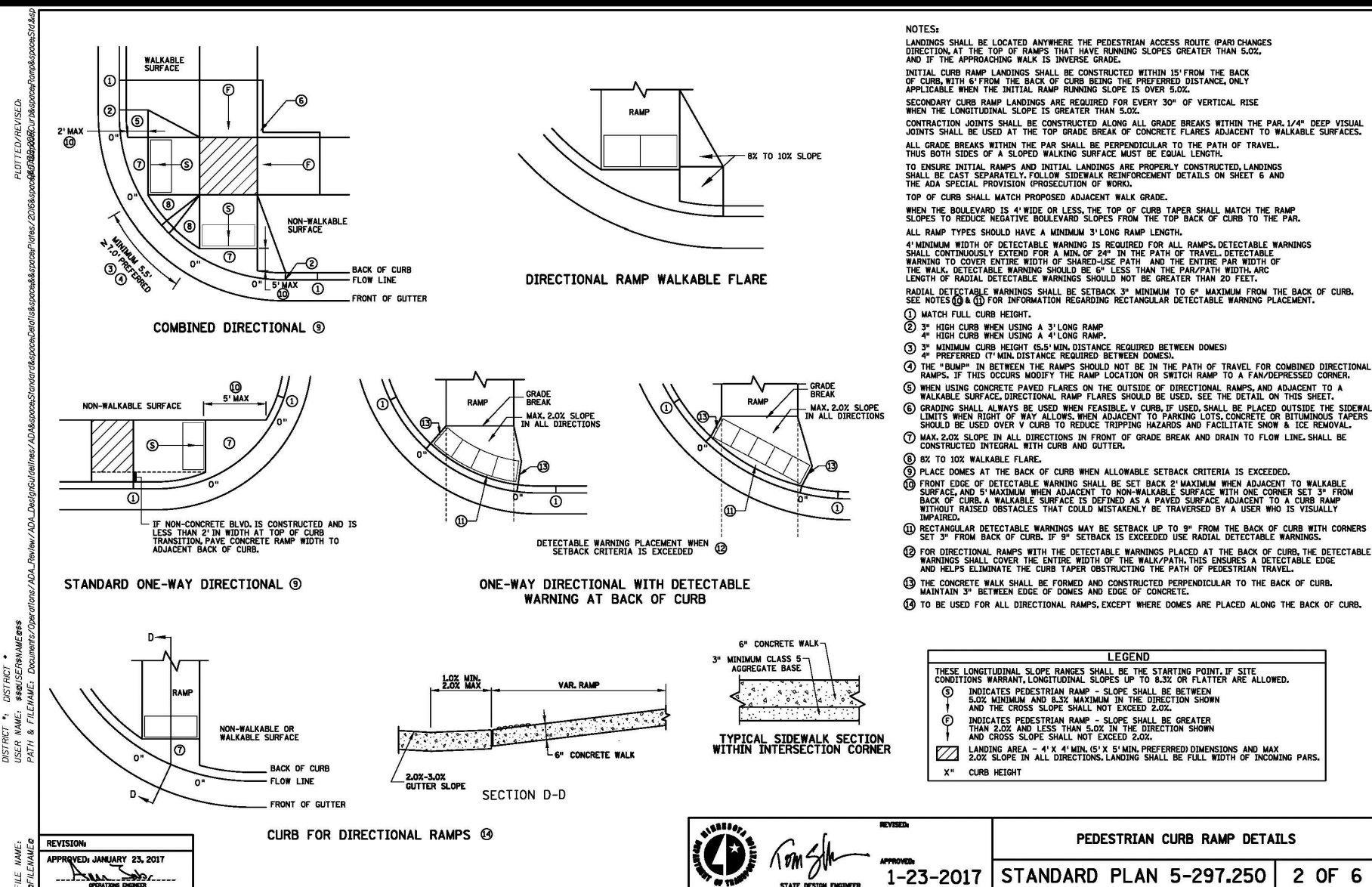
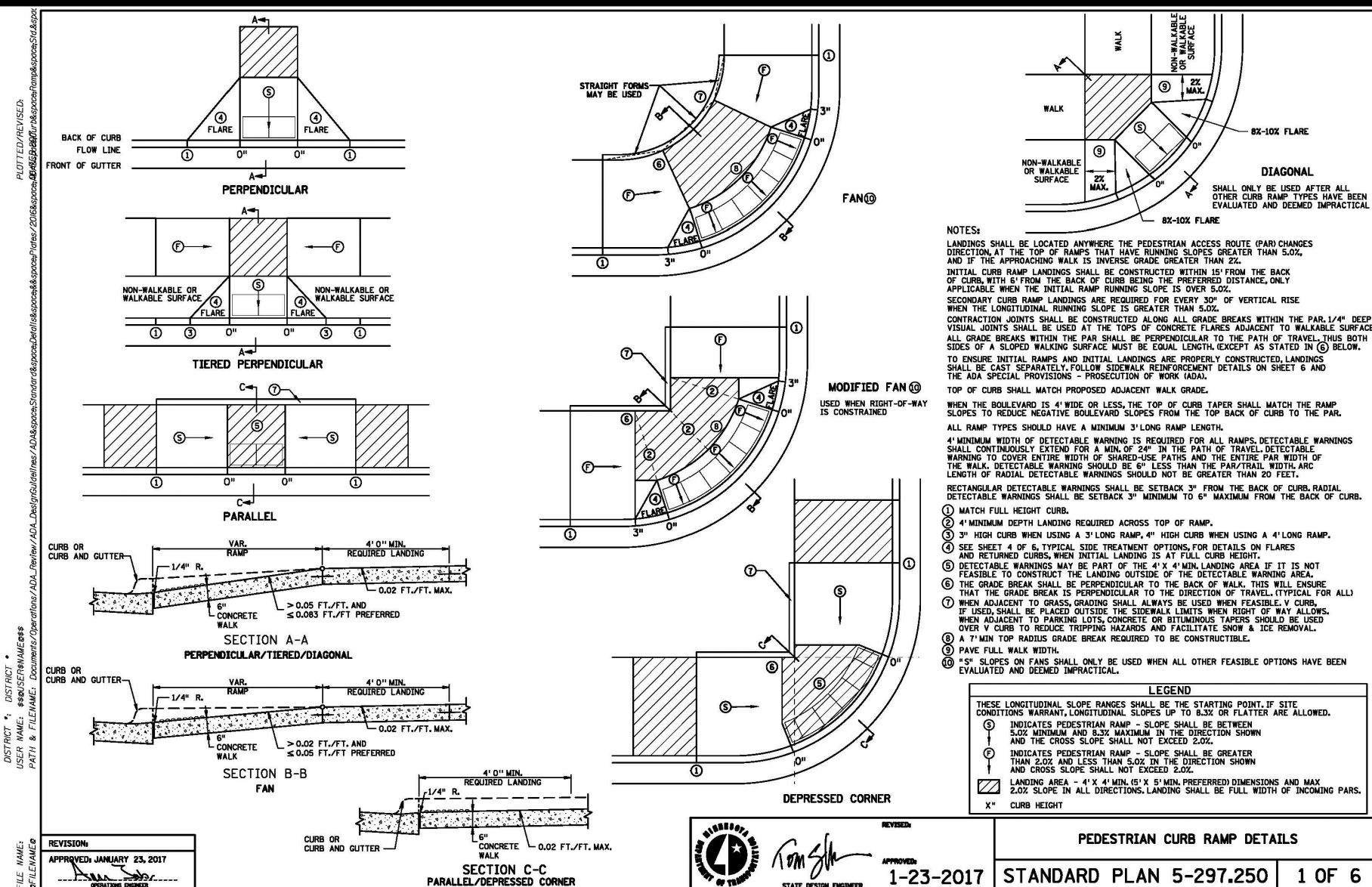


OUTLET CONTROL STRUCTURE POND 300

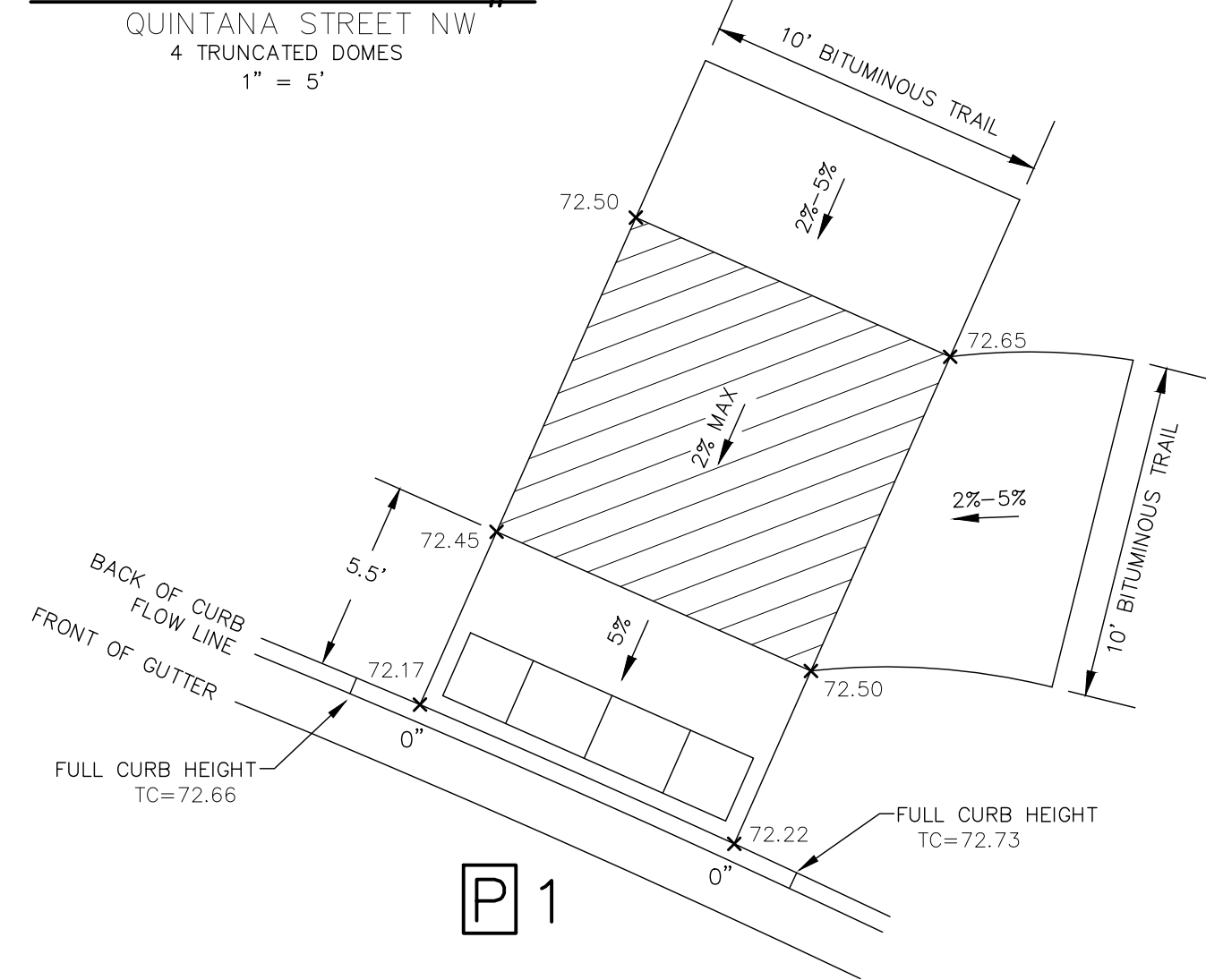


IRRIGATION SERVICE (NOT TO SCALE)

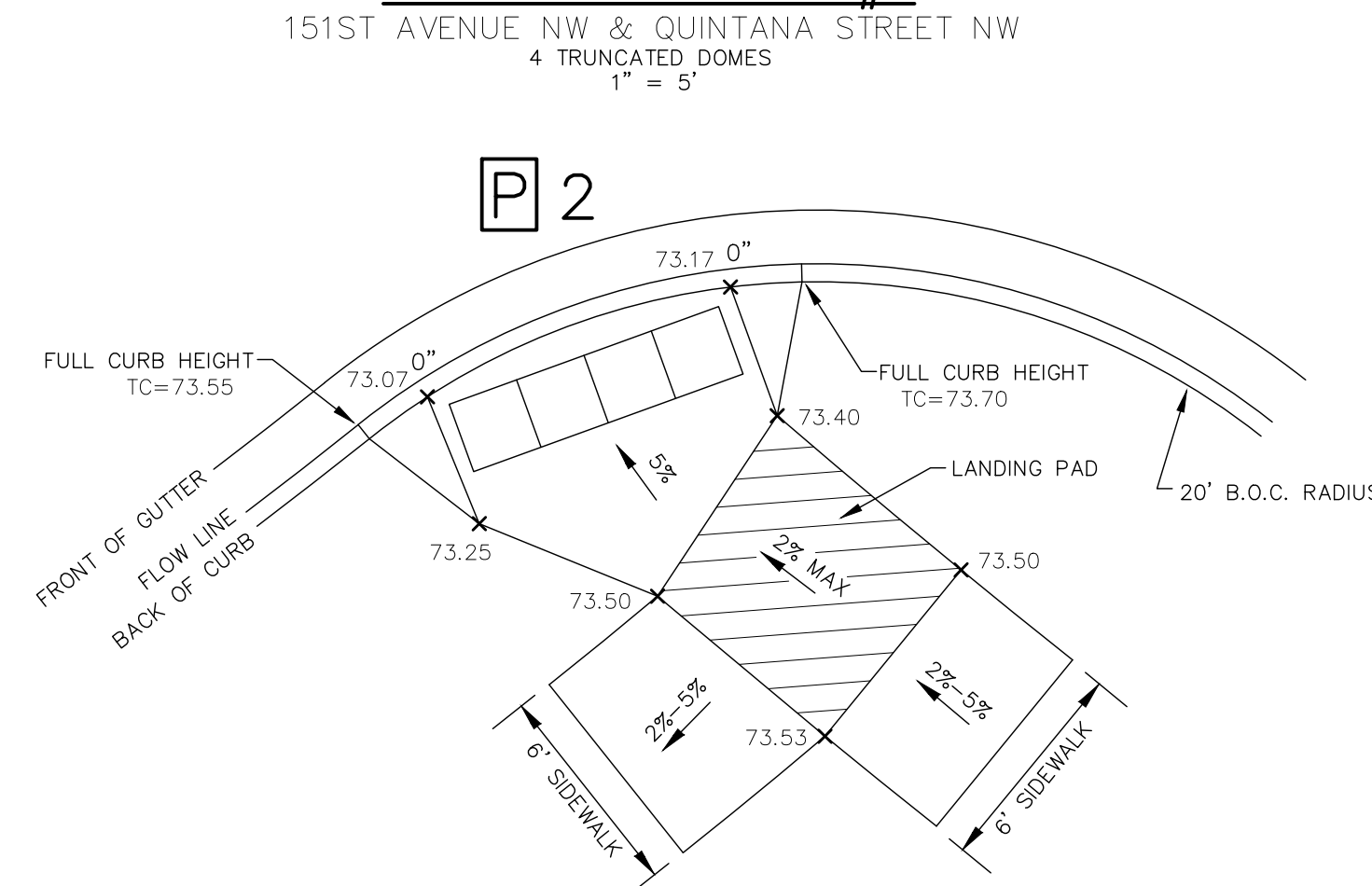




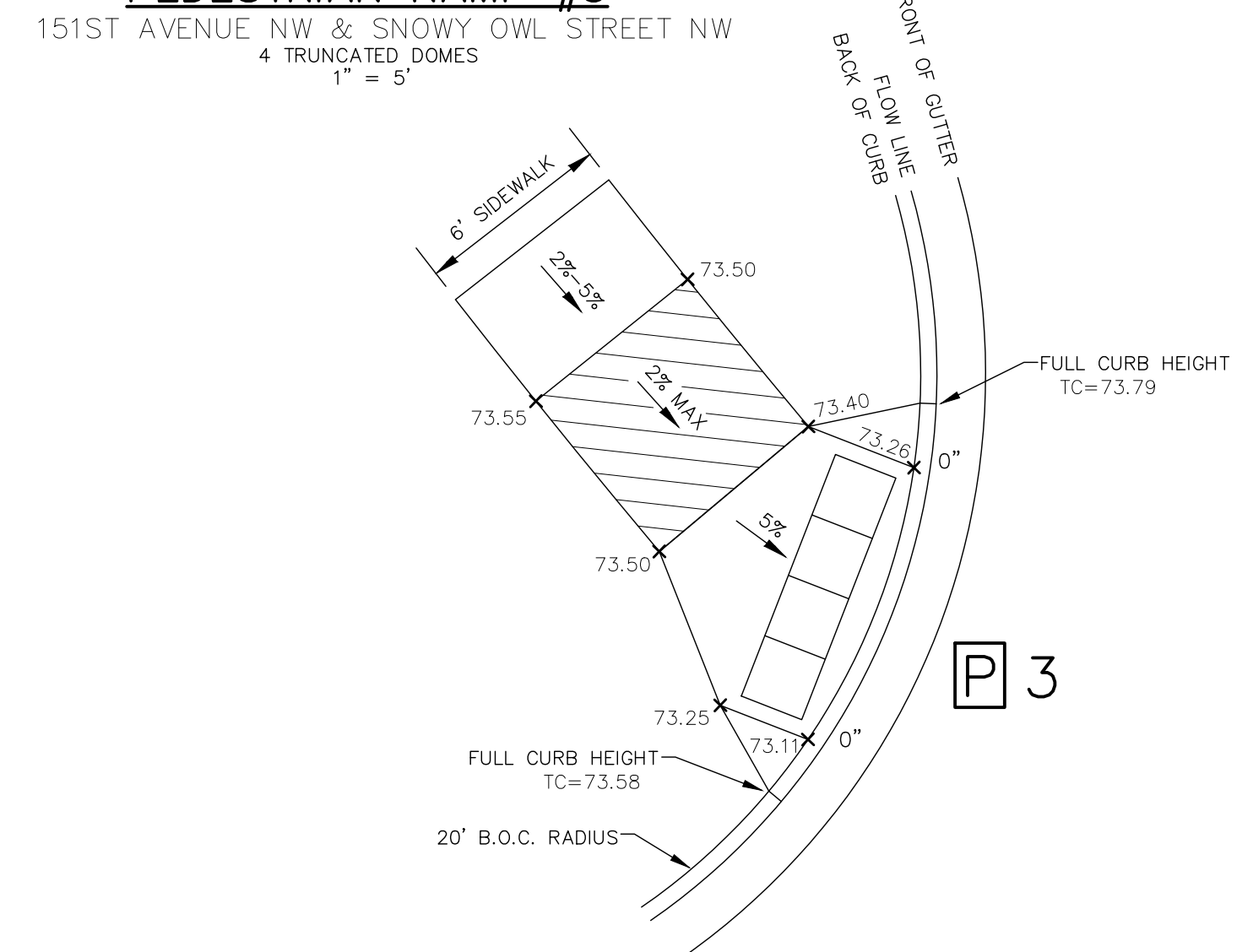
**PEDESTRIAN RAMP #1**



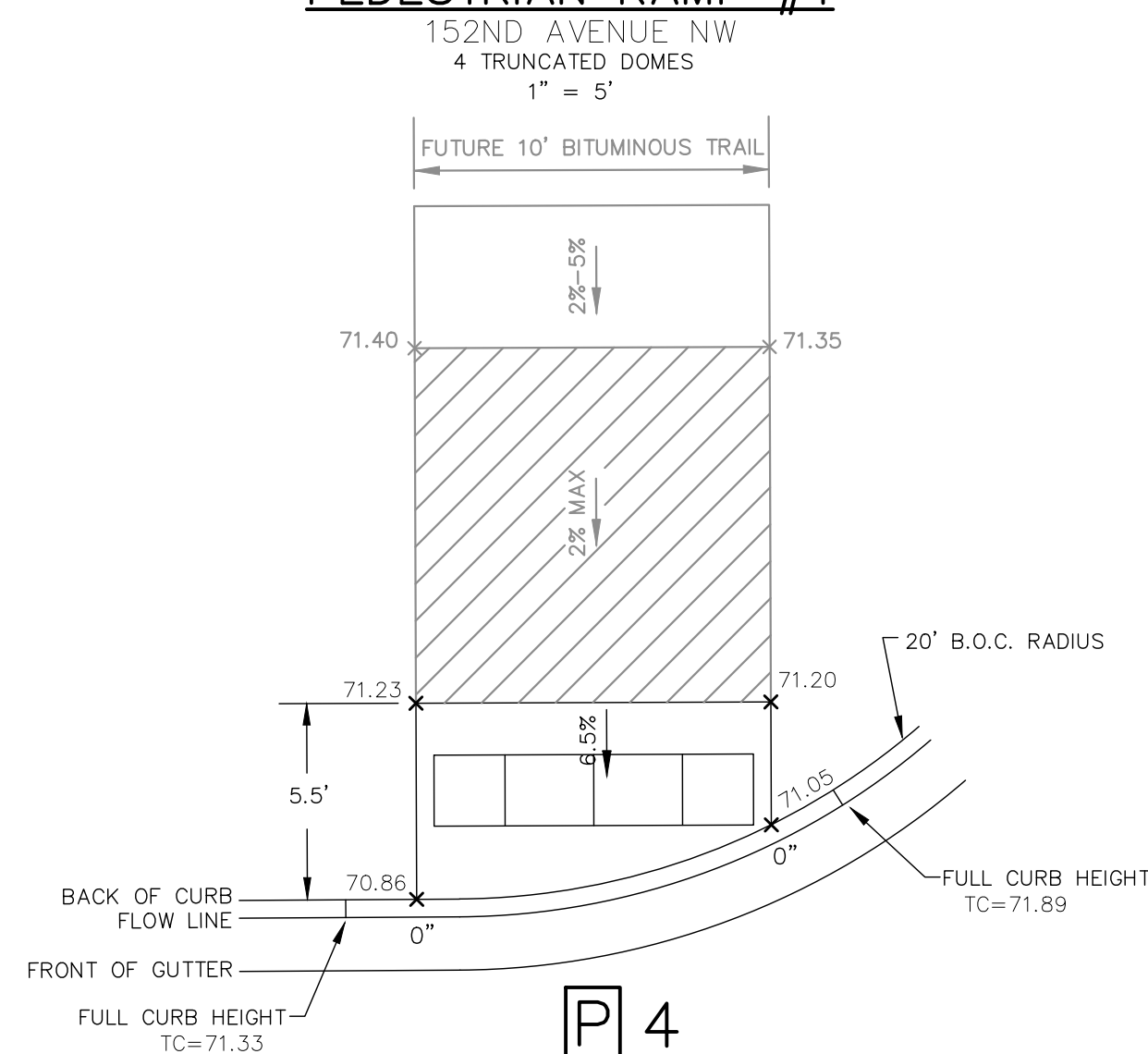
**PEDESTRIAN RAMP #2**



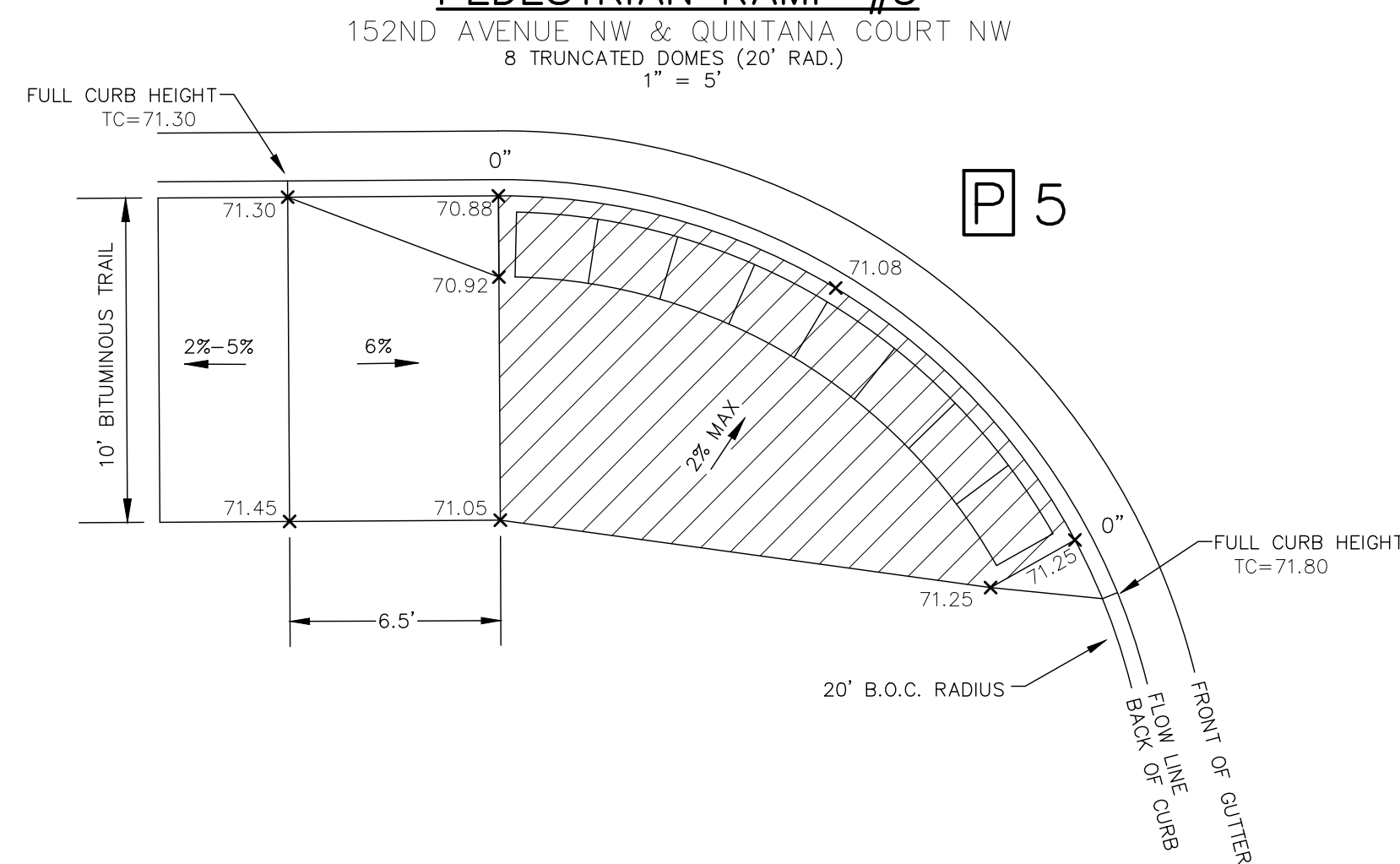
**PEDESTRIAN RAMP #3**



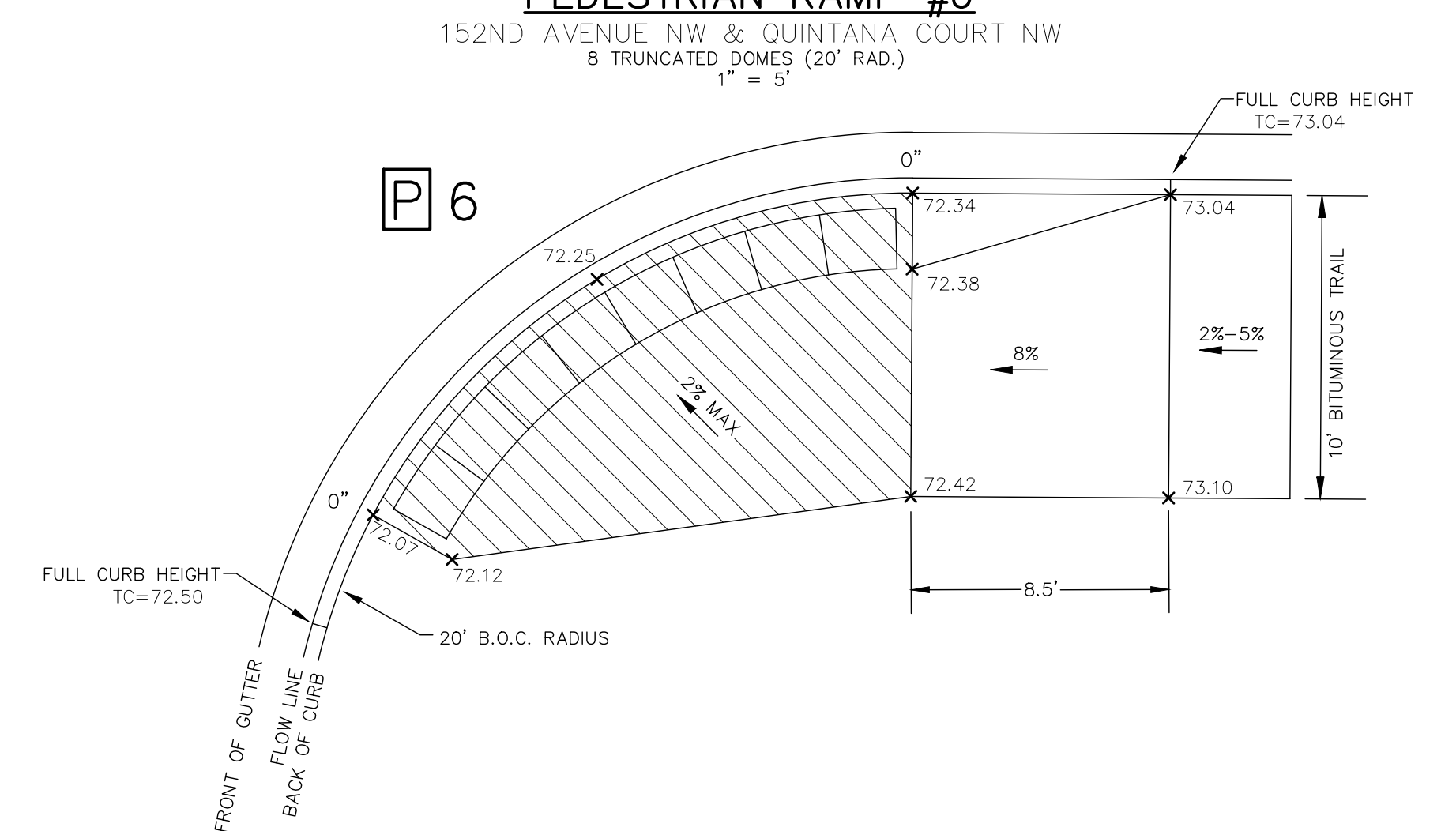
**PEDESTRIAN RAMP #4**



**PEDESTRIAN RAMP #5**



**PEDESTRIAN RAMP #6**



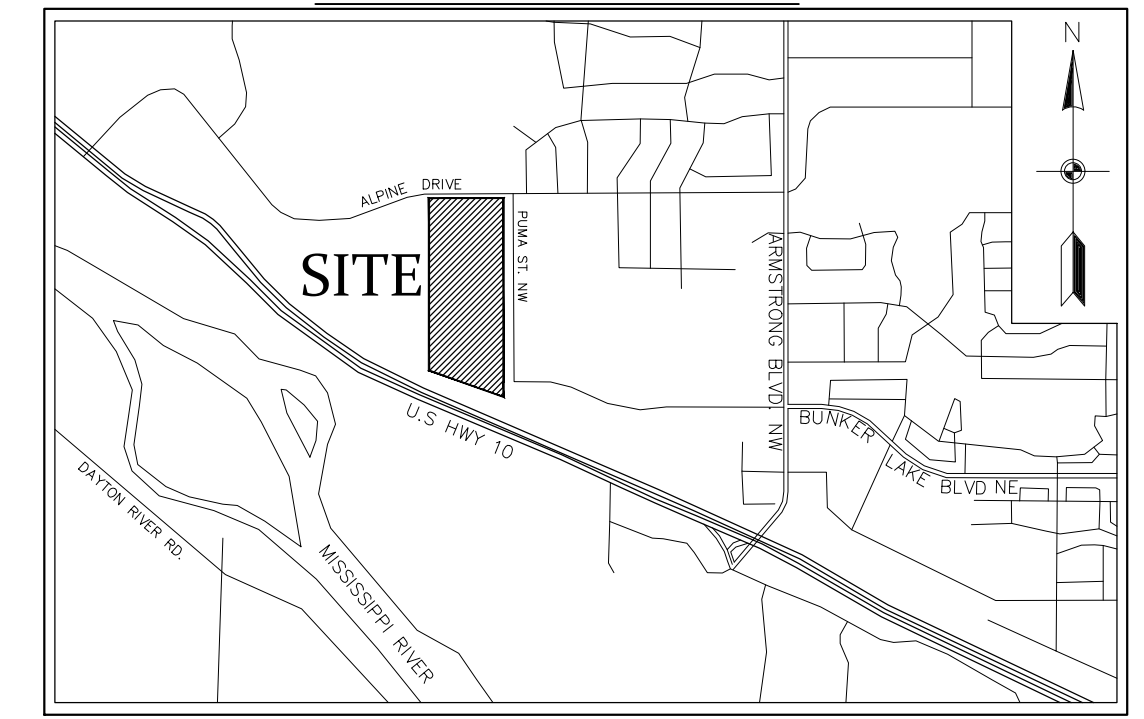
NOTE: CONTRACTOR SHALL FIELD VERIFY/ADJUST ALL ELEVATIONS TO MATCH ACTUAL CURB GRADES.

# RIVERSTONE 4TH ADDITION

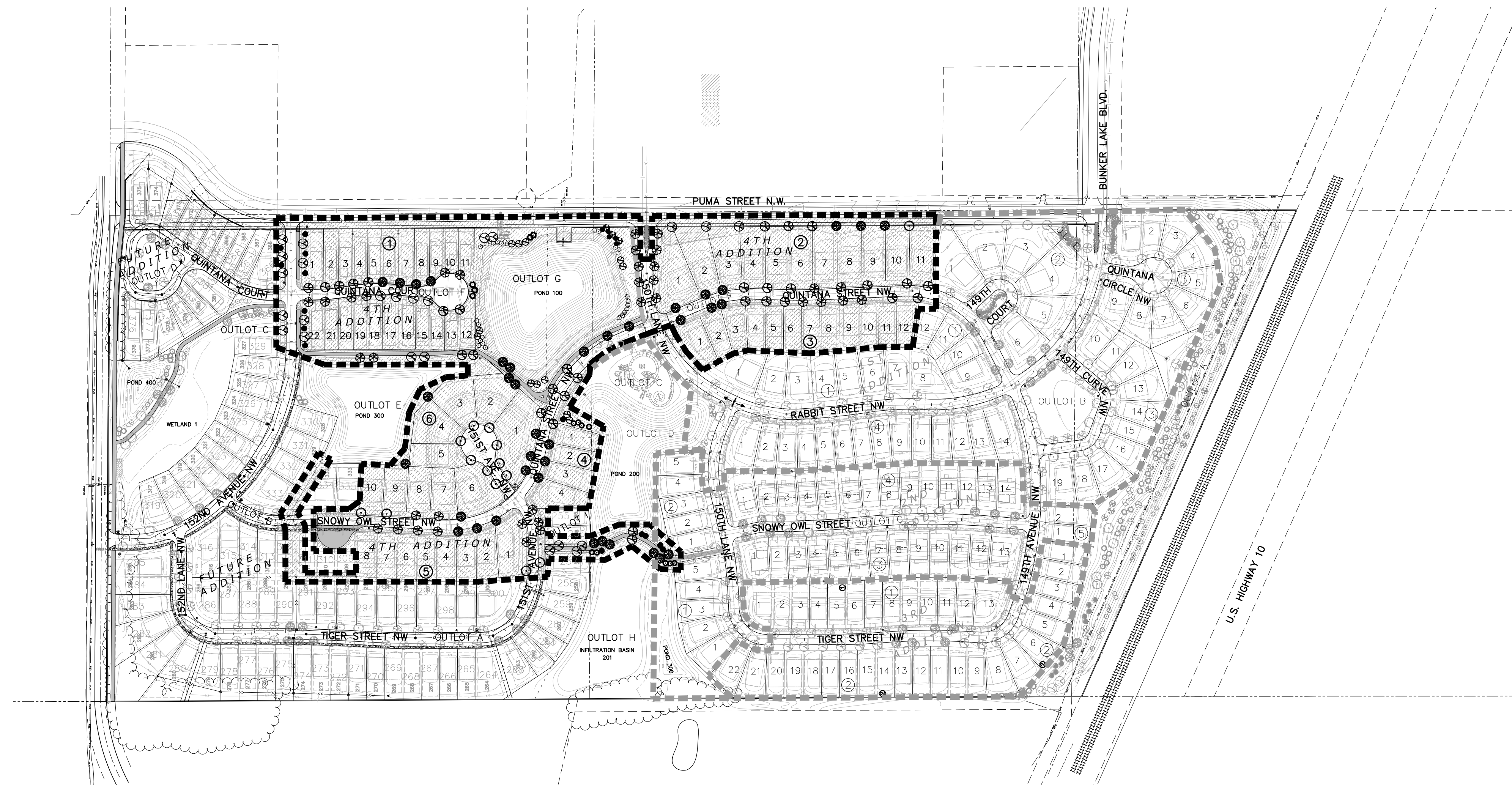
## LANDSCAPE CONSTRUCTION PLANS

### RAMSEY, MINNESOTA

#### VICINITY MAP



NOT TO SCALE

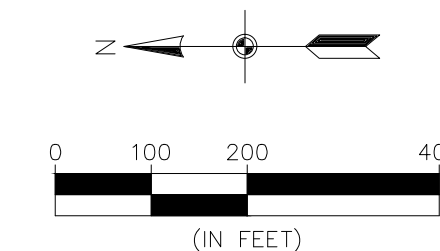


#### LANDSCAPE PLAN NOTES

- EXISTING CONDITIONS.** CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
- UTILITY LOCATES.** CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL Gopher State ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS "FIELD VERIFY" ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
- PERMITS.** CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- EXISTING ITEMS TO REMAIN.** CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
- CONSTRUCTION STAGING AND ACCESS.** CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
- SITE REMOVALS.** REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS "REMOVED BY OTHERS" OR "REMOVE AND SALVAGE."
- UTILITY COORDINATION.** REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
- CONSTRUCTION STAKING.** UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
- DIMENSIONS.** DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- PLAN QUANTITIES.** CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
- REFERENCE SPECIFICATIONS.** THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
  - ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
  - LANDSCAPE SPECIFICATIONS.
  - PLAN DRAWINGS.
  - PLANT / MATERIAL SCHEDULES.
  - CITY STANDARD SPECIFICATIONS AND DETAILS.
  - MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

#### CITY OF RAMSEY NOTES

- CONTRACTOR SHALL GUARANTEE ALL NEW PLANT MATERIAL FOR TWO (2) FULL GROWING SEASONS AFTER THE DATE OF WRITTEN FINAL ACCEPTANCE BY THE landscape architect. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOOLIATES DURING THE GUARANTEE PERIOD SHALL BE IMMEDIATELY REPLACED AT NO ADDITIONAL COST TO THE OWNER AND SHALL BE COVERED BY THE SAME GUARANTEE.
- TREES SHALL NOT BE PLANTED WITHIN THE VISION TRIANGLE AS DEFINED IN CITY CODE 117-348
- ALL TREES IN ISLANDS/CENTER MEDIAN SHALL BE PRIVATELY MAINTAINED PER THE PER THE HOME OWNERS ASSOCIATION DOCTRINE
- TOPSOIL 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 SOIL.
- NO TOPSOIL (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.

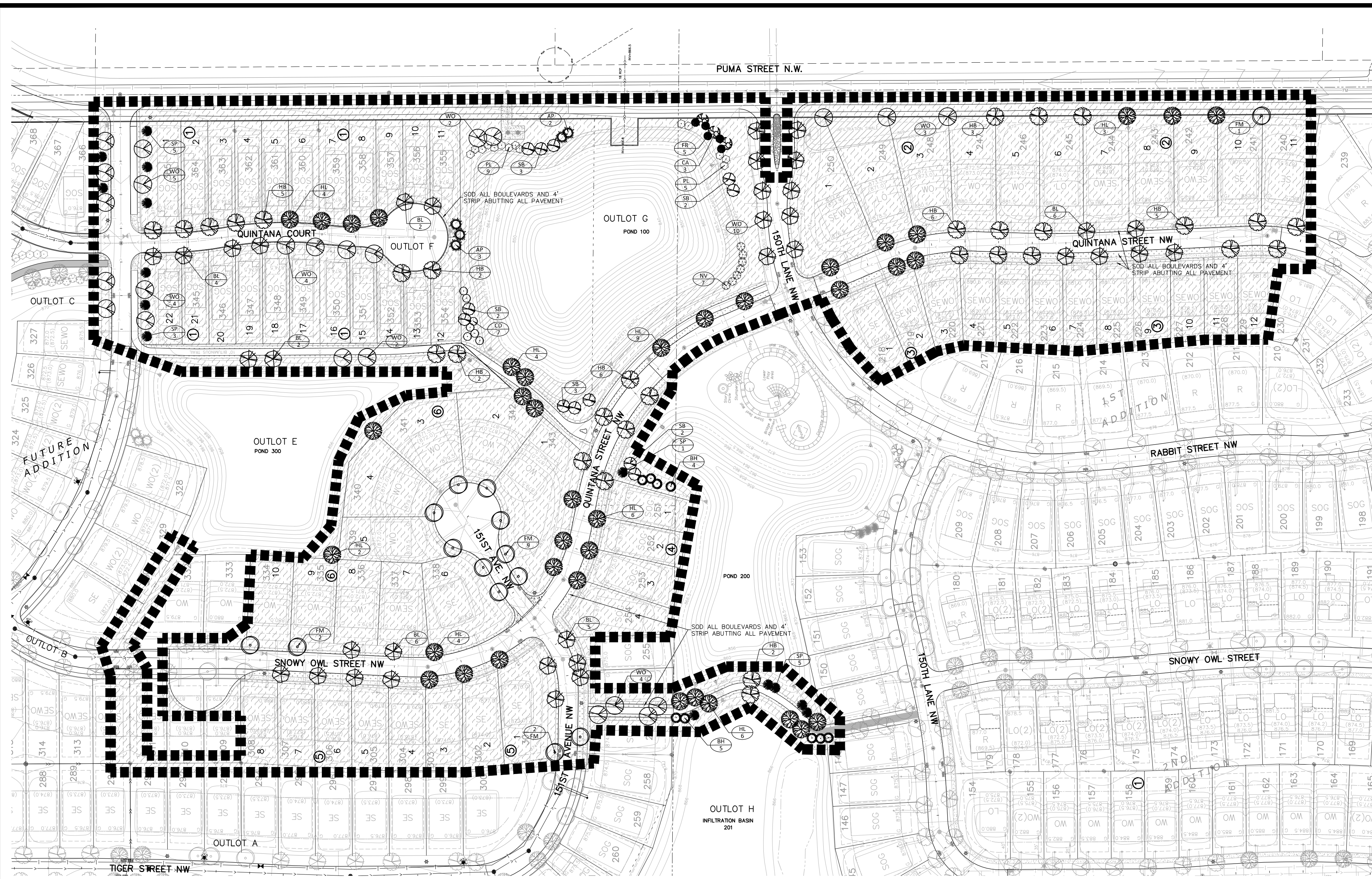


#### BENCHMARK

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



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



**LANDSCAPE SCHEDULE**

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.
<b>DECIDUOUS TREES</b>					
	Quercus bicolor	SWAMP WHITE OAK	2"	BB	24
	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	14
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	35
	Celtis occidentalis	HACKBERRY	2"	BB	31
	Gleditsia triacanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	38

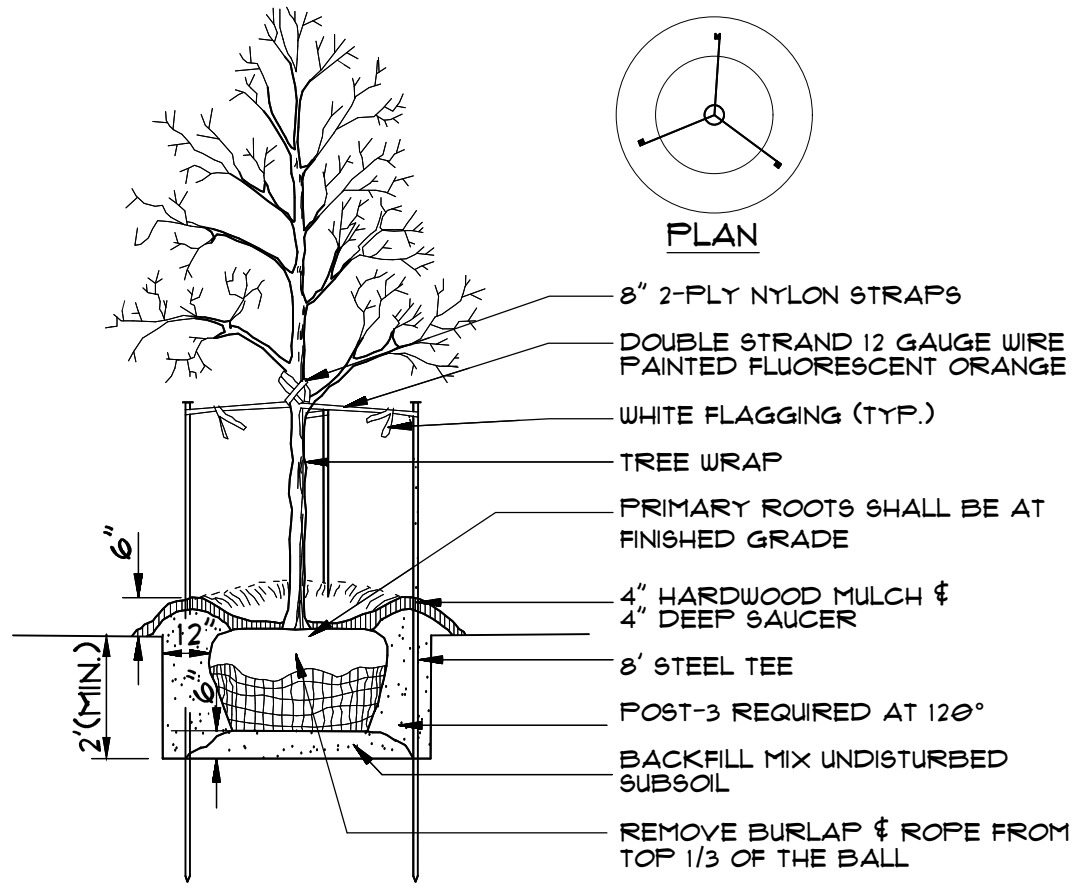
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.
<b>ORNAMENTAL TREES</b>					
	Amelanchier	SERVICEBERRY multi stem	12'	BB	12
	Morus 'Red Jewel'	RED JEWEL CRAB multi stem	8'	BB	3
<b>CONIFEROUS TREES</b>					
	Picea glauca densata	BLACK HILLS SPRUCE	6'	HT.	9
	Abies balsamea	BALSAM FIR	6'	HT.	5
	Pinus nigra	AUSTRIAN PINE	6'	HT.	5
	Pinus sylvestris	SCOTCH PINE	6'	HT.	14
<b>SHRUBS</b>					
	Viburnum lentago	NANNYBERRY VIBURNUM	#5	CONT.	7
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	#5	CONT.	7
	Syringa vulgaris	COMMON PURPLE LILAC	#5	CONT.	14

**SEEDING LEGEND**

SYM.	TYPE	SEED MIX
	WETLAND FRINGE	MN SEED MIX 33-261 (OLD BWSR U6)
	COMMERCIAL TURF - SOD	BLUEGRASS SOD
	MNDOT 260 - ALL AREAS DISTURBED BY CONSTRUCTION & NOT INTENDED TO BE SODDED OR RETENTION BASINS	MN SEED MIX 25-131 (OLD MNDOT 260) (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1)

**LANDSCAPE SPECIFICATIONS**

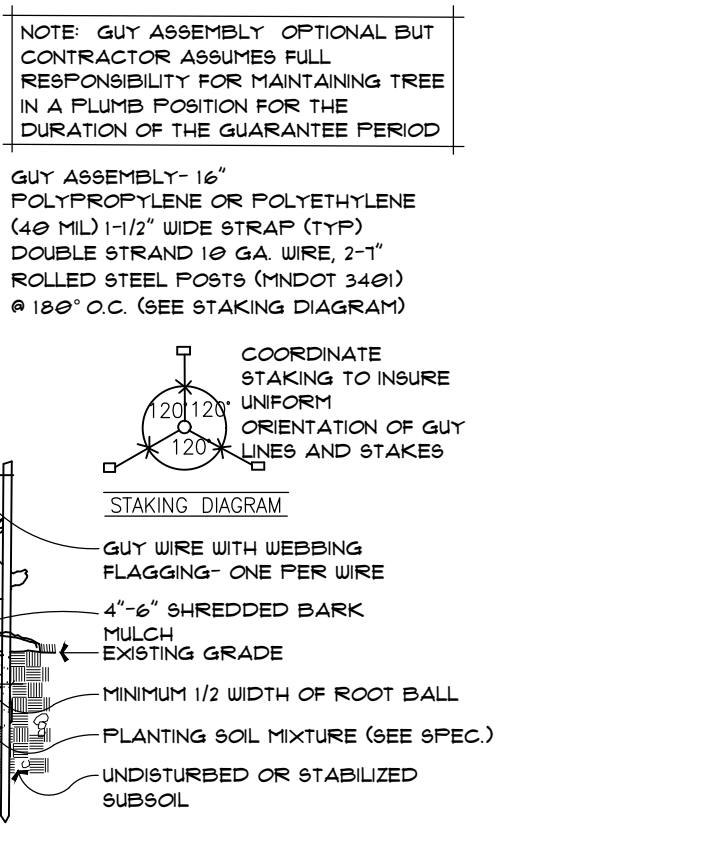
- TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERRECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6" STEEL FENCE POSTS SPACED 6' O.C. MAX.
- EROSION CONTROL.** REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPs, INCLUDING SILT FENCE, BIO-RILLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPs MUST BE IMPLEMENTED WITHIN 7 DAYS USING.
- CLEARING AND GRUBBING.** CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
- SOIL PREPARATION.** REFER TO GEO TECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
- TOPSOIL MATERIAL.** ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF WDOT TOPSOIL TYPE A. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN 1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.
- SEEDING AND TURF ESTABLISHMENT.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWN IN 2 PERPENDICULAR PASSES, EACH PASS AT ONE-HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
- SODDING.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
- PLANT MATERIAL.** ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-260, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANT MATERIAL SUBSTITUTIONS.** ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.
- PLANT INSTALLATION AND ESTABLISHMENT.** REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
- MULCH MATERIAL.** DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4" MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
- LANDSCAPE EDGING.** INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.
- IRRIGATION.** DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND READJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.
- MAINTENANCE.** MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES, HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
- WATERING.** UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
- FINAL ACCEPTANCE.** UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
- WARRANTY.** ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.



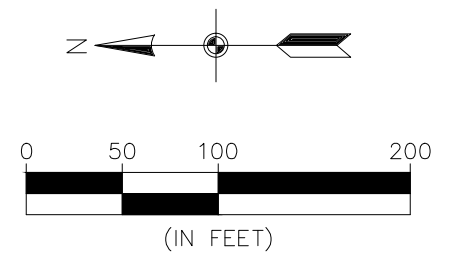
**A DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE

- SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
- TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
- SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
- PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITH APPROXIMATELY 1/2" OF THE TOP OF ROOTBALL, WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWINE.
- PLUMB AND BACKFILL WITH BACKFILL SOIL.
- WATER TO SETTLE PLANTS AND FILL VOIDS.
- WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
- PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

**B CONIFEROUS TREE PLANTING DETAIL**  
NOT TO SCALE

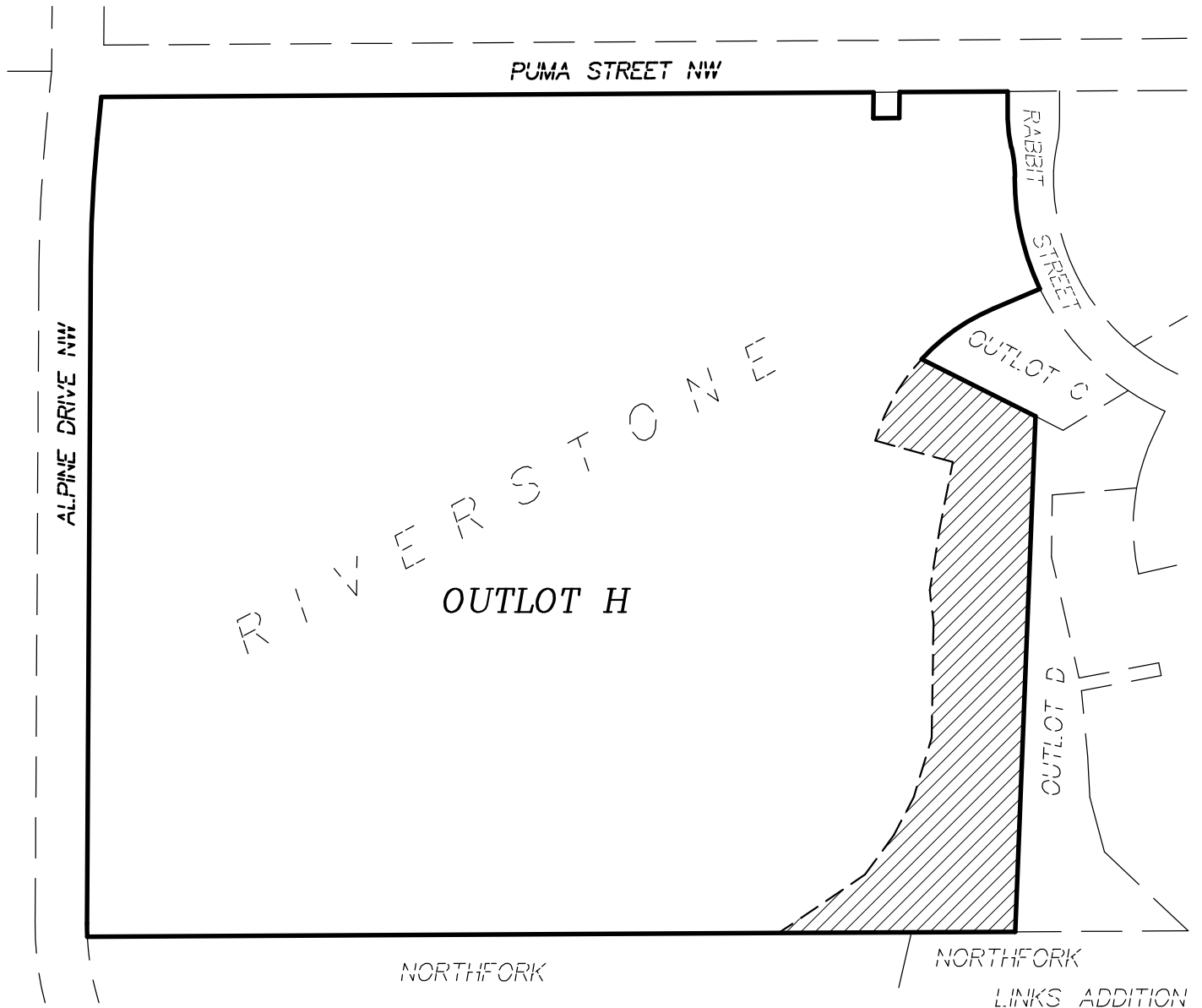


**C SHRUB & CONTAINER PLANTING DETAIL**  
NOT TO SCALE




Save Date: 01/24/20 F:\Jobs\6421 - 6440\6435 - ramsey site\cadd\c3d\6435\_lscp\_4th add.dwg

# Drainage and Utility Easement Vacation Description Sketch



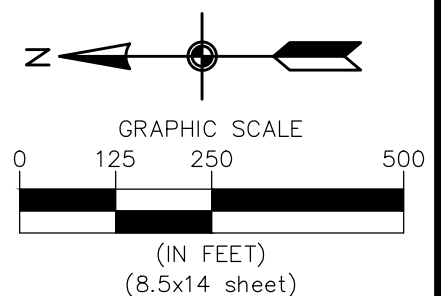
## DRAINAGE AND UTILITY EASEMENT VACATION DESCRIPTION

All of the drainage and utility easements lying over, under, and across Outlot H, as created and dedicated in the plat of RIVERSTONE, according to the recorded plat thereof, Anoka County, Minnesota.

 Drainage and Utility Easement Vacation Area



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

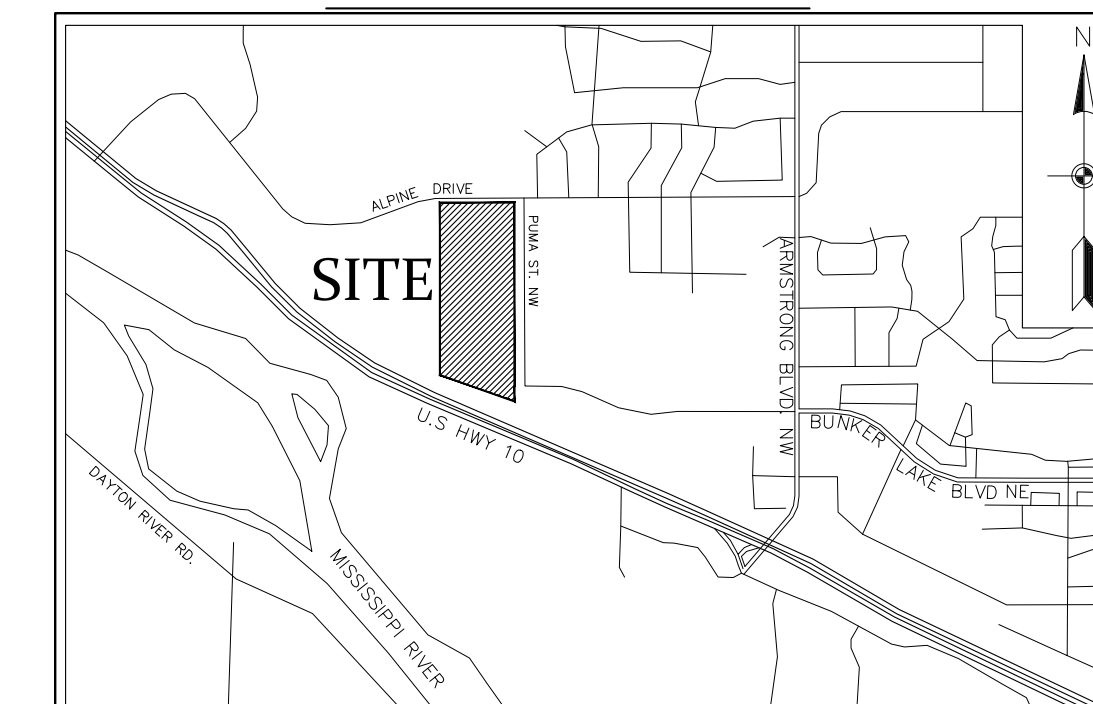


# RIVERSTONE

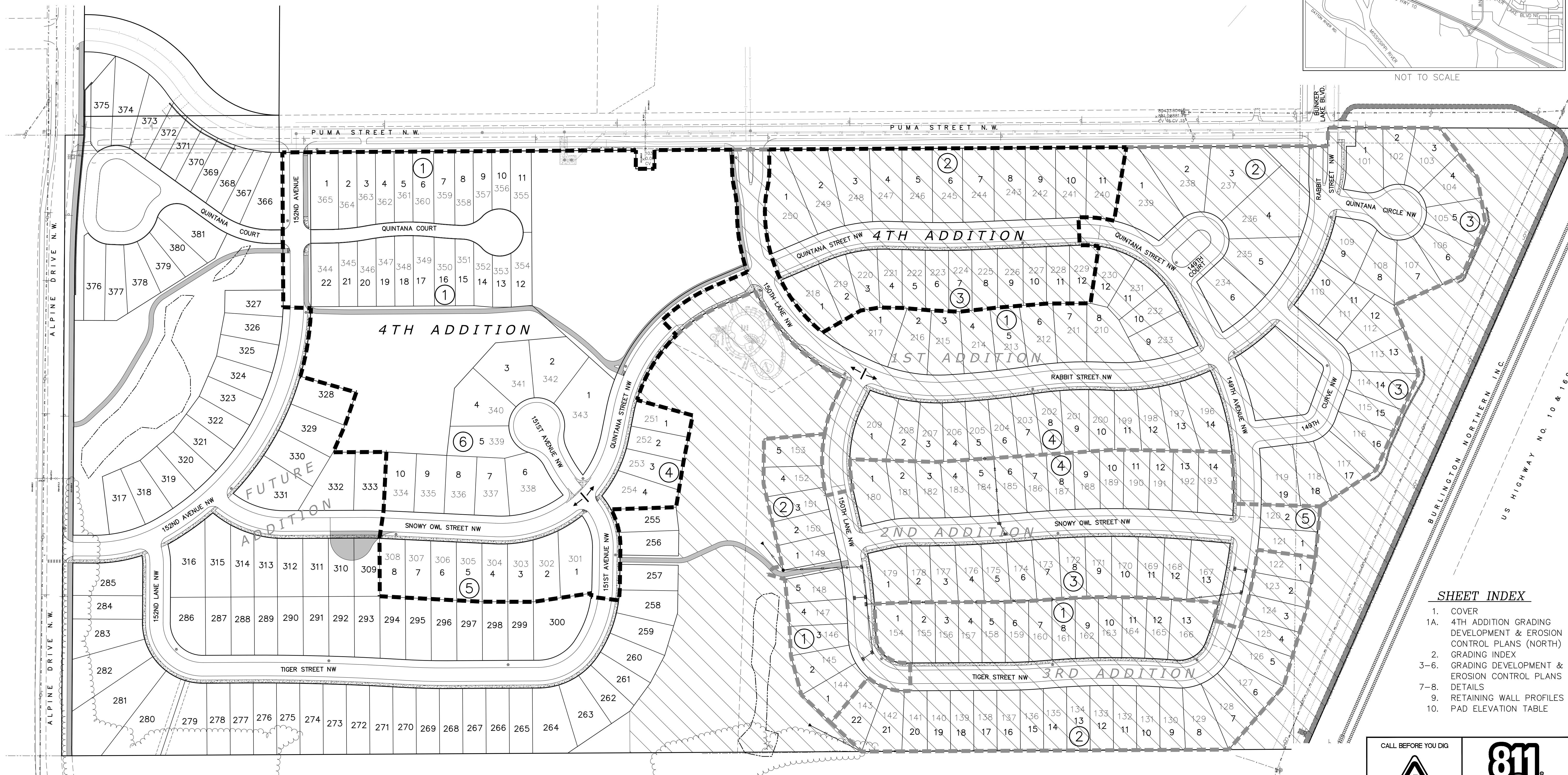
## GRADING, DEVELOPMENT & EROSION CONTROL PLANS

### RAMSEY, MINNESOTA

#### VICINITY MAP



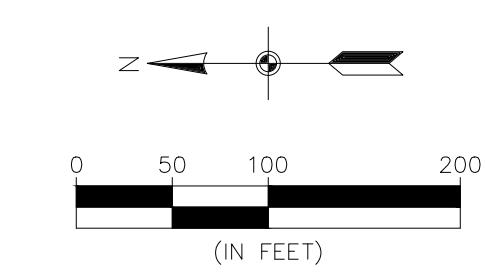
NOT TO SCALE



#### SHEET INDEX

1. COVER
- 1A. 4TH ADDITION GRADING DEVELOPMENT & EROSION CONTROL PLANS (NORTH)
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)



CALL BEFORE YOU DIG

Know what's below.  
Call before you dig.

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

• environmental  
• engineering  
• surveying

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

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

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

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

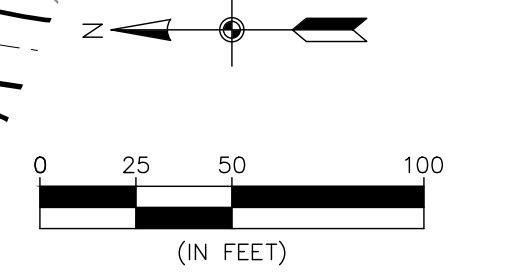
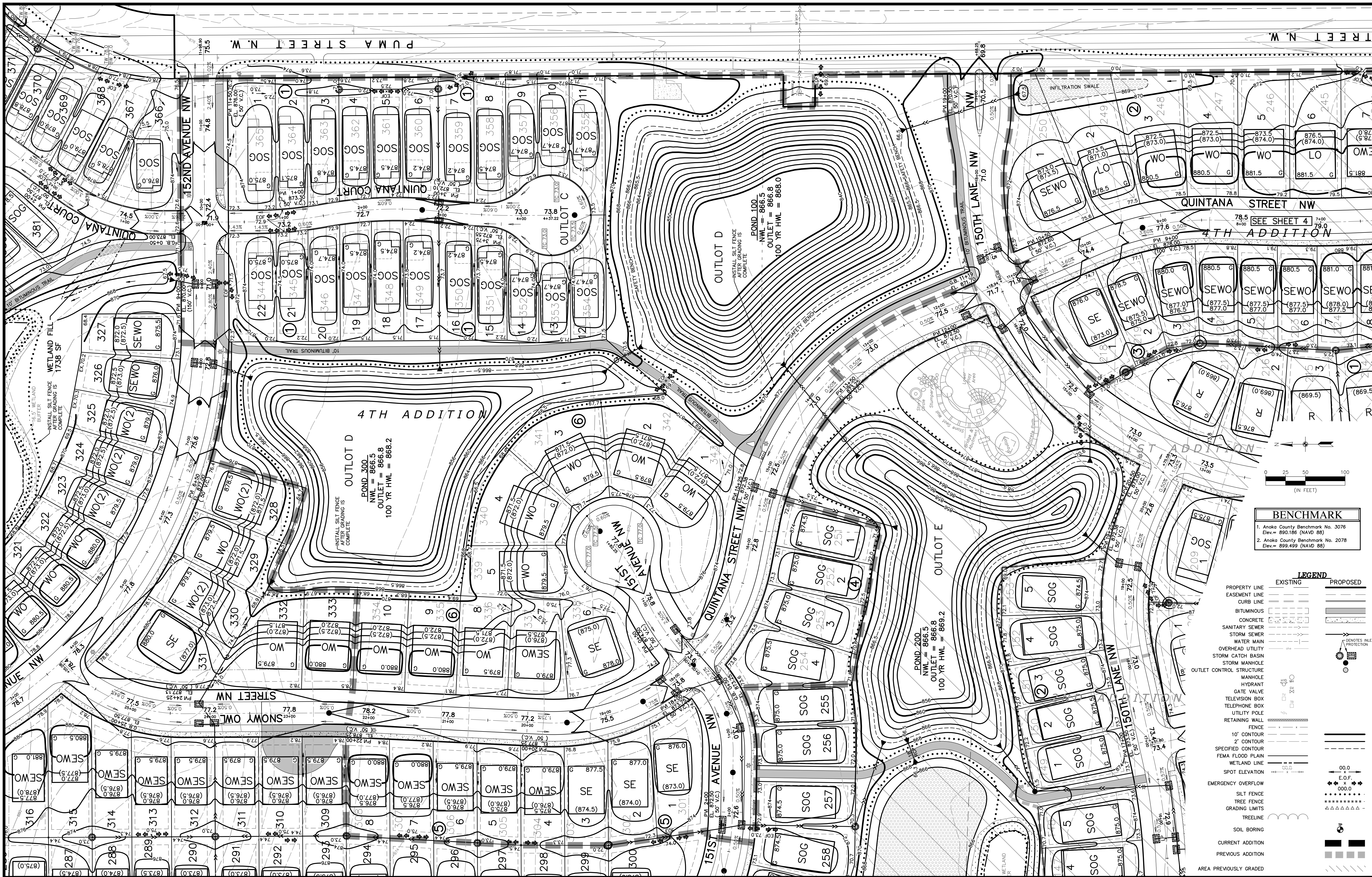
Revisions:

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
6. 2/15/19 per 3rd Addition
7. 6/12/19 Rev. Sheet 1A per Owner
8. 1/17/20 Rev. Layout per Owner/4th Addition
9. 2/12/20 per City Comments
10. 2/22/20 per City Comments (Sheets 2 & 8)

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

**RIVERSTONE**  
Ramsey, MN

**COVER SHEET**



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

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

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

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

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

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

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

- Revisions:
- 7/27/17 per City Comments
  - 8/23/17 per City Comments
  - 11/15/17 Update Street Names & 1st Addition Outlined
  - 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
  - 5/13/18 per City Comments
  - 2/15/19 per 3rd Addition
  - 6/12/19 Rev. Lots 6-7, B2 3rd Add. to SE
  - 1/17/20 Rev. Layout per Owner/4th Addition
  - 2/12/20 per City Comments

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

**RIVERSTONE**  
 Ramsey, MN

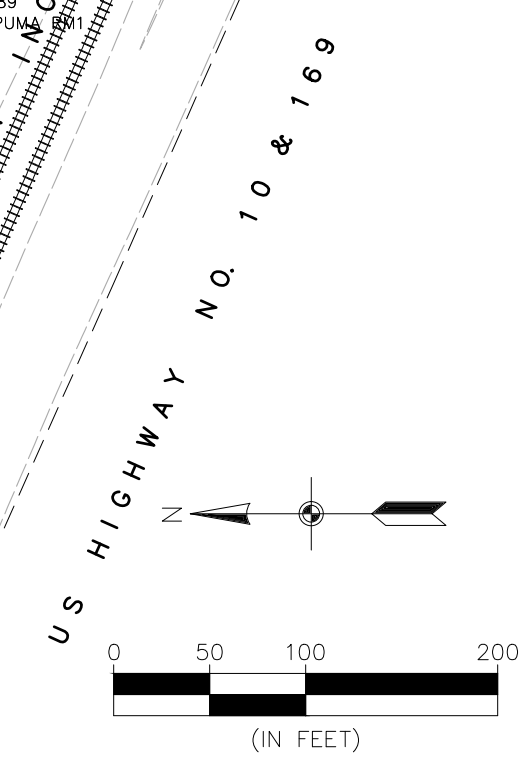
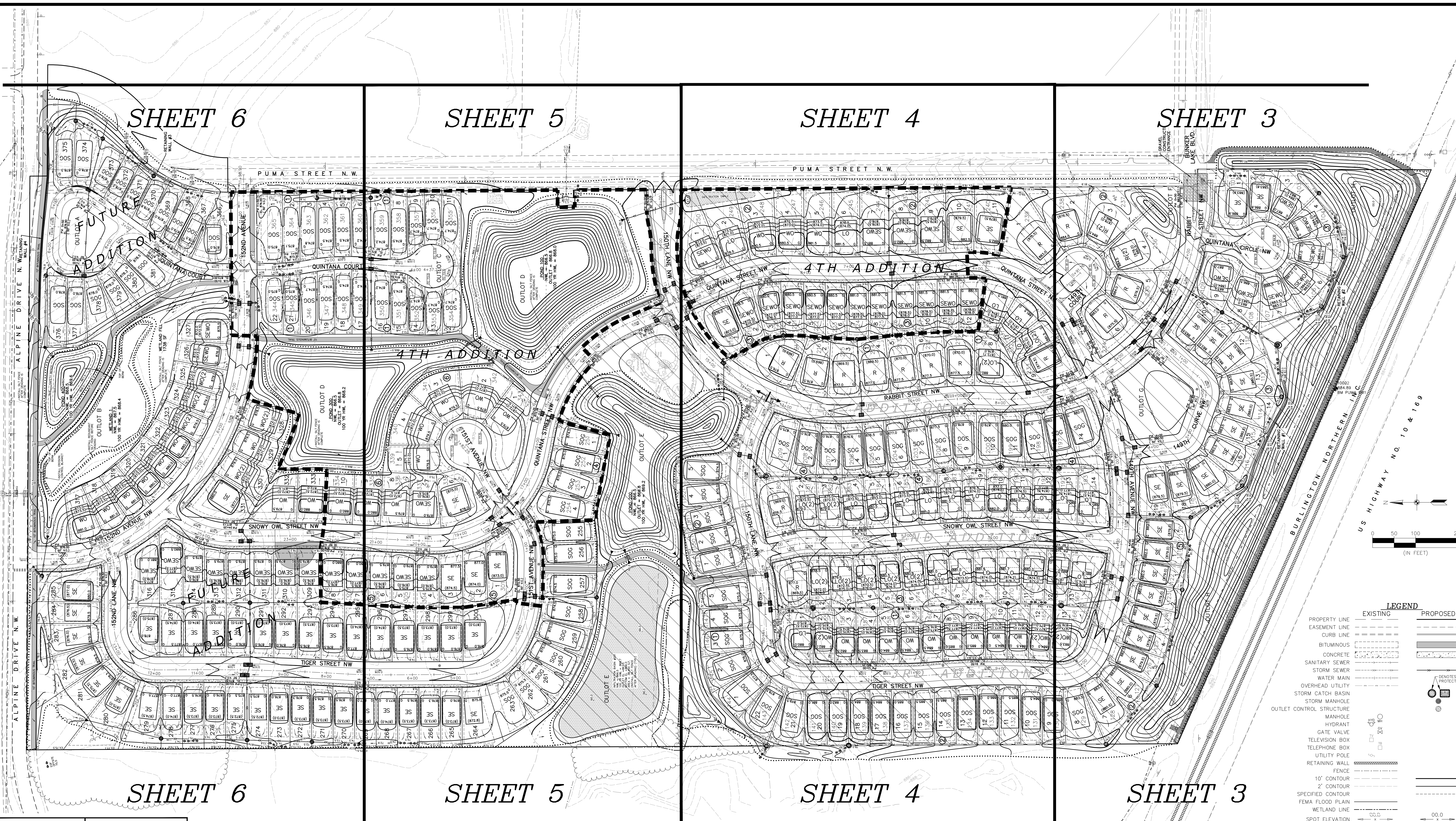
**GRADING, DEVELOPMENT & EROSION CONTROL PLAN**

SHEET 6

SHEET 5

SHEET 4

SHEET 3



**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	---	---
AREA PREVIOUSLY GRADED	---	---

**WETLAND SUMMARY**

WETLAND FILL	= 1,738 SF
WETLAND BUFFER AREA	= 30,834 SF

NOTE: WETLAND FILL TOTAL IS LESS THAN THE DEMINIMUM AMOUNT; NO WETLAND REPLACEMENT WILL BE REQUIRED (PER LRRWMO 6/15/2017 NOTICE OF DECISION APP.#2017-13)

NOTE: GRADING WILL BE AUTHORIZED ON OUTLOT H, PER RIVERSTONE 4TH ADDITION FINAL PLAT, PRIOR TO EXECUTING A CONTRACT FOR PUMA STREET RECONSTRUCTION. BUILDING PERMITS WILL NOT BE ISSUED UNTIL SAID CONTRACT IS EXECUTED.

**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."

**Carlson McCain**

- environmental
- engineering
- surveying

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

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

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

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

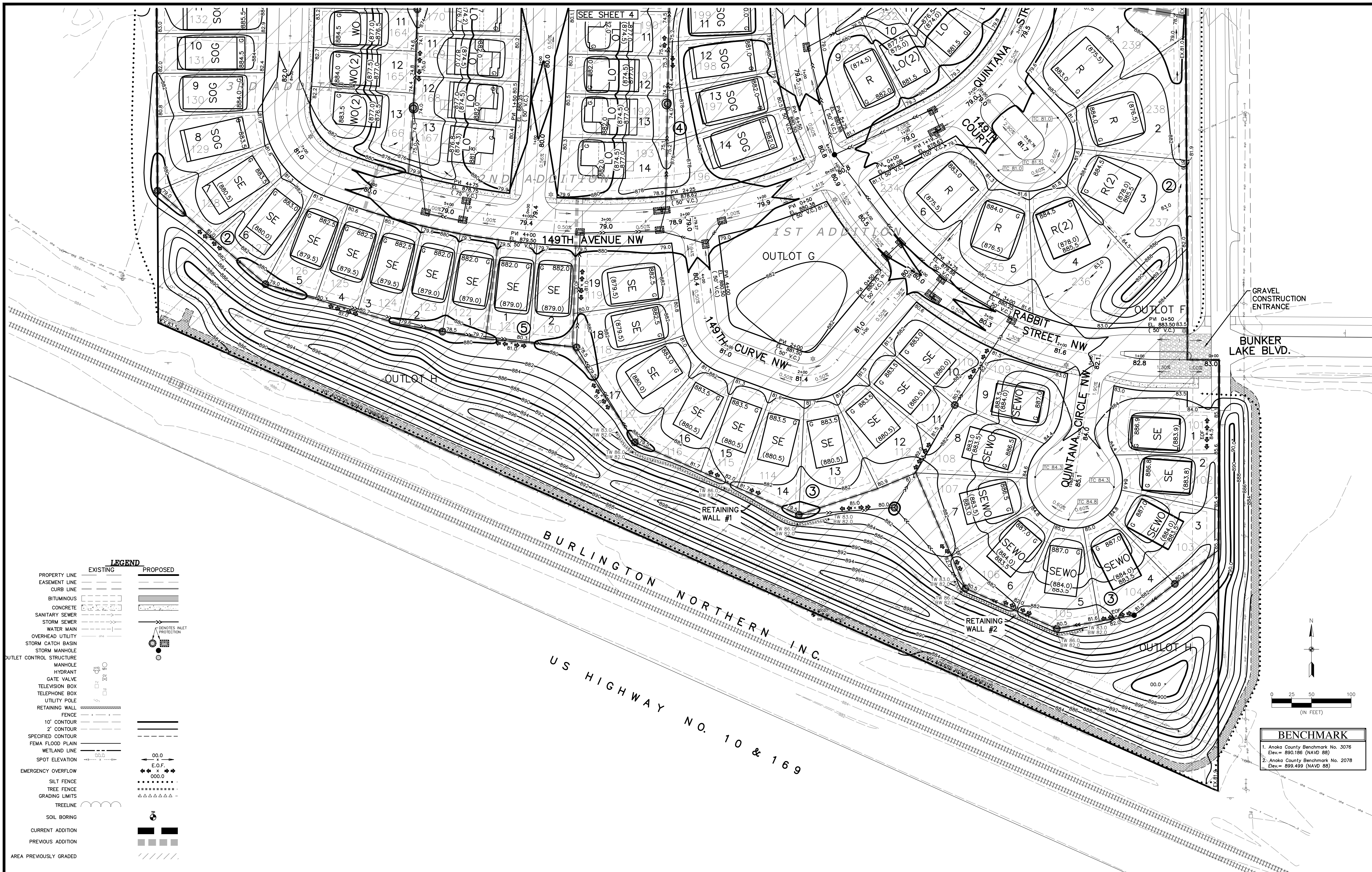
Revisions:

- 7/27/17 per City Comments
- 8/23/17 per City Comments
- 11/15/17 Update Street Names & 1st Addition Outlined
- 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
- 6/13/18 per City Comments
- 2/15/19 per 3rd Addition
- 1/17/20 Rev. Layout per Owner/4th Addition
- 2/12/20 per City Comments
- 2/22/20 per City Comments
- 5/13/18 per City Comments

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

**RIVERSTONE**  
Ramsey, MN

**GRADING INDEX**

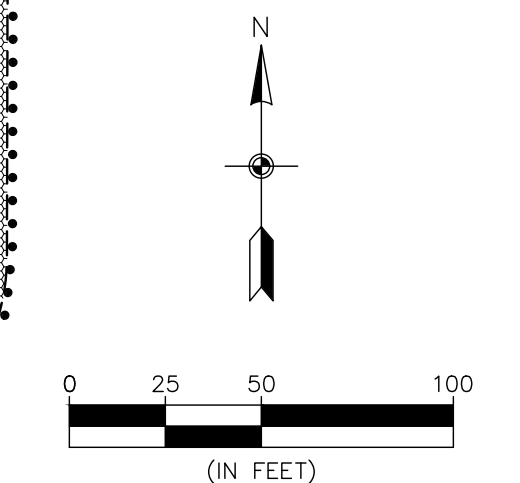


GRAVEL CONSTRUCTION ENTRANCE

BUNKER LAKE BLVD.

**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
AREA PREVIOUSLY GRADED	AREA PREVIOUSLY GRADED



**BENCHMARK**

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

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

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

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

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

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

- Revisions:
- 7/27/17 per City Comments
  - 8/23/17 per City Comments
  - 11/15/17 Update Street Names & 1st Addition Outlined
  - 4/13/18 Revise Street names, B12L15-28 & B13L11-13 & add NE Trail
  - 6/13/18 per City Comments
  - 2/15/19 per 3rd Addition
  - 11/17/20 Rev. Layout per Owner/4th Addition
  - 2/12/20 per City Comments

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

**RIVERSTONE**  
 Ramsey, MN

**GRADING, DEVELOPMENT & EROSION CONTROL PLAN**



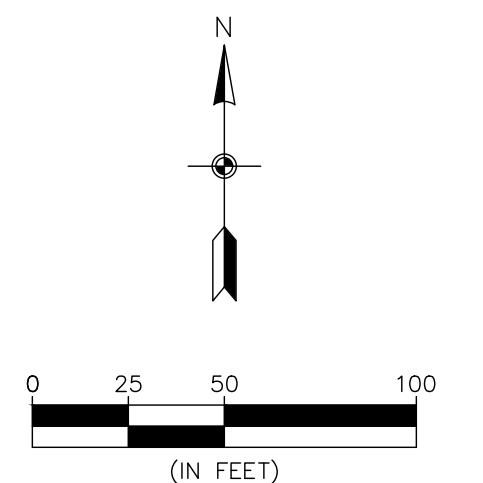
NWL = 866.5  
 OUTLET = 866.8  
 100 YR HWL = 869.2

SEE SHEET 5

SEE SHEET 3

**LEGEND**

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



**BENCHMARK**

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

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

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

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

Print Name: Brian J. 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	6. 2/15/19 per 3rd Addition
2. 8/31/17 per City Comments	7. 1/17/20 Rev. Layout per Owner/4th Addition
3. 11/15/17 Update Street Names & 1st Addition Outlined	8. 2/12/20 per City Comments
4. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail	
5. 6/13/18 per City Comments	

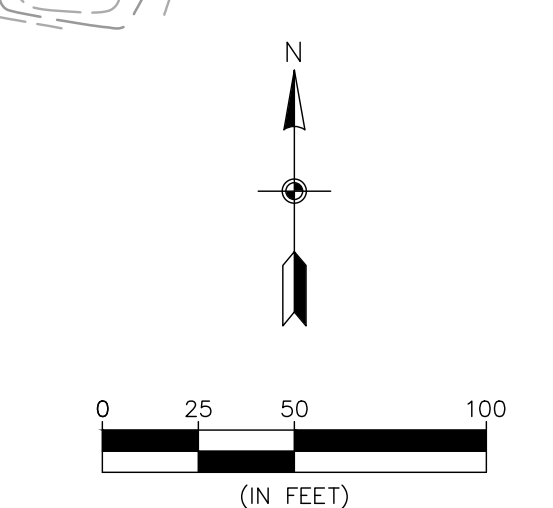
**RIVERSTONE DEVELOPMENT, LLC.**  
 14015 Sunfish Lake B, Suite 400  
 Ramsey, MN 55303

**RIVERSTONE**  
 Ramsey, MN

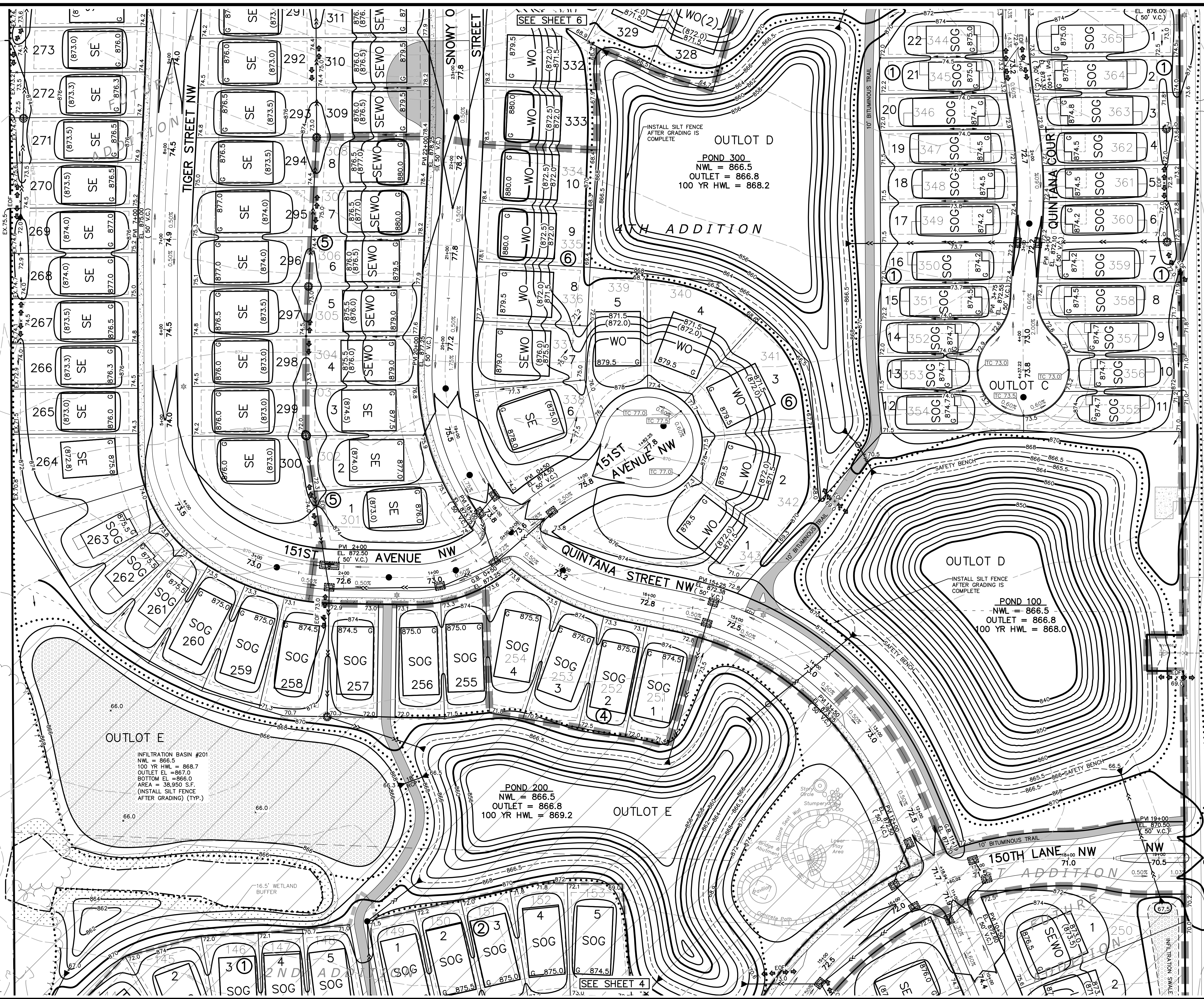
**GRADING, DEVELOPMENT & EROSION CONTROL PLAN**

NOTE: GRADING WILL BE AUTHORIZED ON OUTLOT H, PER RIVERSTONE 4TH ADDITION FINAL PLAT, PRIOR TO EXECUTING A CONTRACT FOR PUMA STREET RECONSTRUCTION. BUILDING PERMITS WILL NOT BE ISSUED UNTIL SAID CONTRACT IS EXECUTED.

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	---
AREA PREVIOUSLY GRADED	---



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



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

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

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

Print Name: Brian J. 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. 8/31/17 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  
 6. 2/15/19 per 3rd Addition  
 7. 11/17/20 Rev. Layout per Owner/4th Addition  
 8. 2/12/20 per City Comments

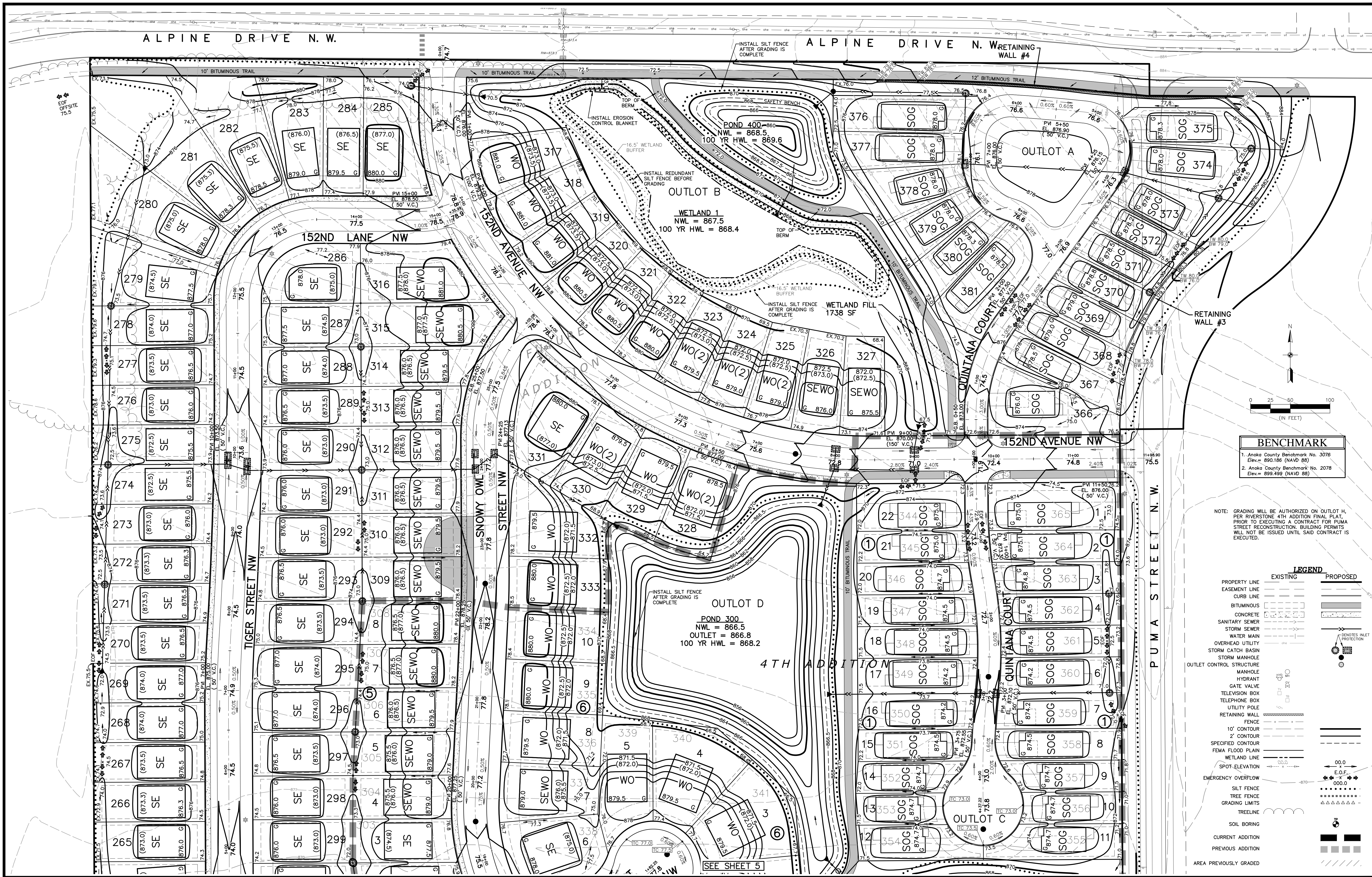
**RIVERSTONE DEVELOPMENT, LLC.**  
 14015 Sunfish Lake B, Suite 400  
 Ramsey, MN 55303

**RIVERSTONE**  
 Ramsey, MN

**GRADING, DEVELOPMENT & EROSION CONTROL PLAN**

ALPINE DRIVE N.W.

ALPINE DRIVE N.W. RETAINING WALL #4



**BENCHMARK**

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

NOTE: GRADING WILL BE AUTHORIZED ON OUTLOT H, PER RIVERSTONE 4TH ADDITION FINAL PLAT, PRIOR TO EXECUTING A CONTRACT FOR PUMA STREET RECONSTRUCTION. BUILDING PERMITS WILL NOT BE ISSUED UNTIL SAID CONTRACT IS EXECUTED.

**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
AREA PREVIOUSLY GRADED	AREA PREVIOUSLY GRADED

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

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

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

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

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

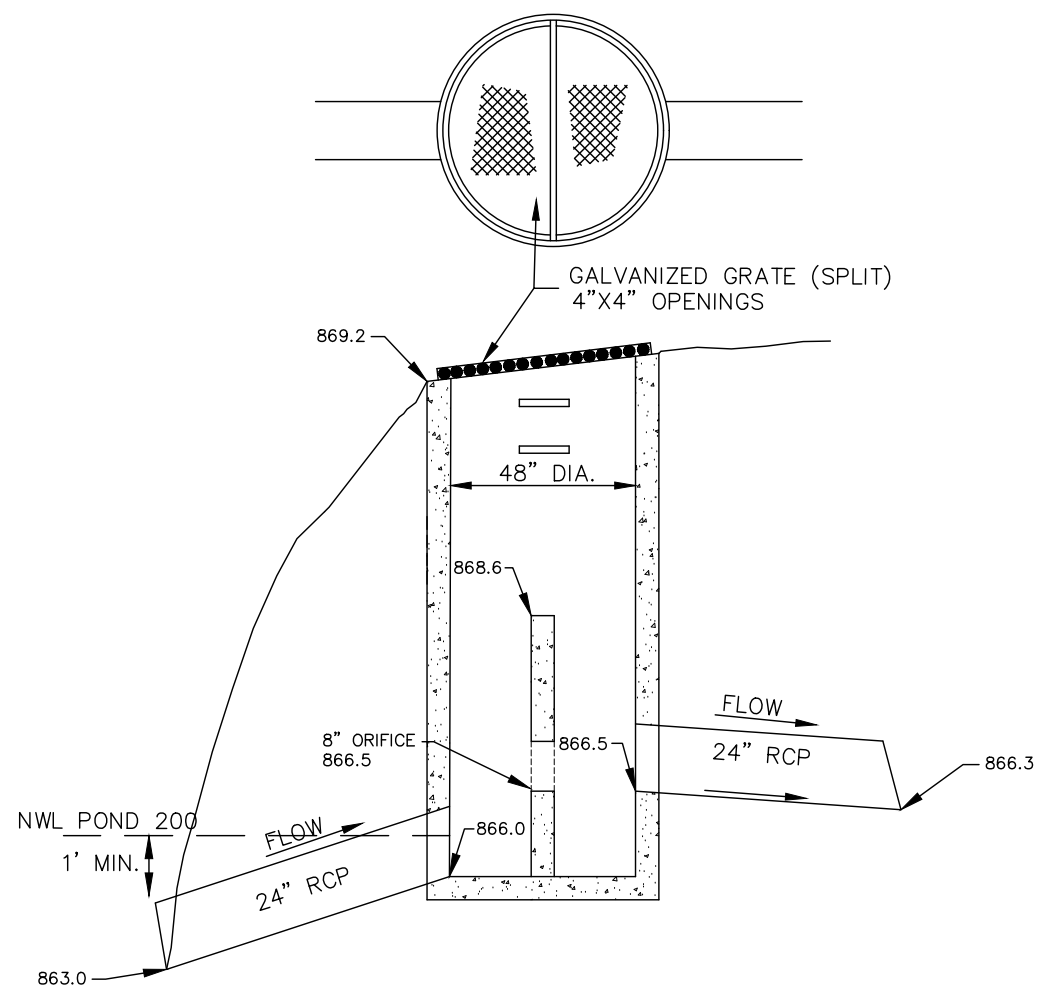
Revisions:  
 1. 7/27/17 per City Comments  
 2. 8/23/17 per City Comments  
 3. 11/15/17 Update Street Names & 1st Addition Outlined  
 4. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail  
 5. 6/13/18 per City Comments  
 6. 2/15/19 per 3rd Addition  
 7. 11/17/20 Rev. Layout per Owner/4th Addition  
 8. 2/12/20 per City Comments

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

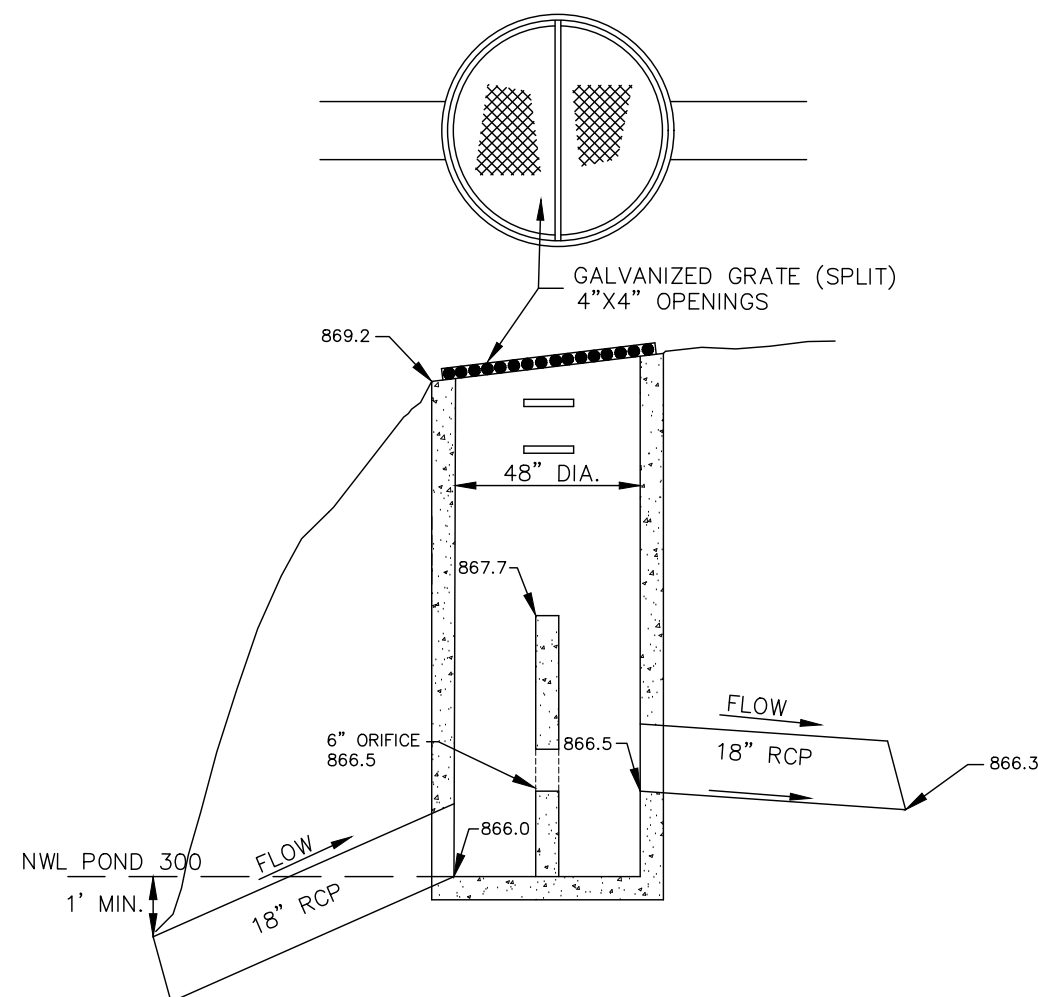
**RIVERSTONE**  
 Ramsey, MN

**GRADING, DEVELOPMENT & EROSION CONTROL PLAN**

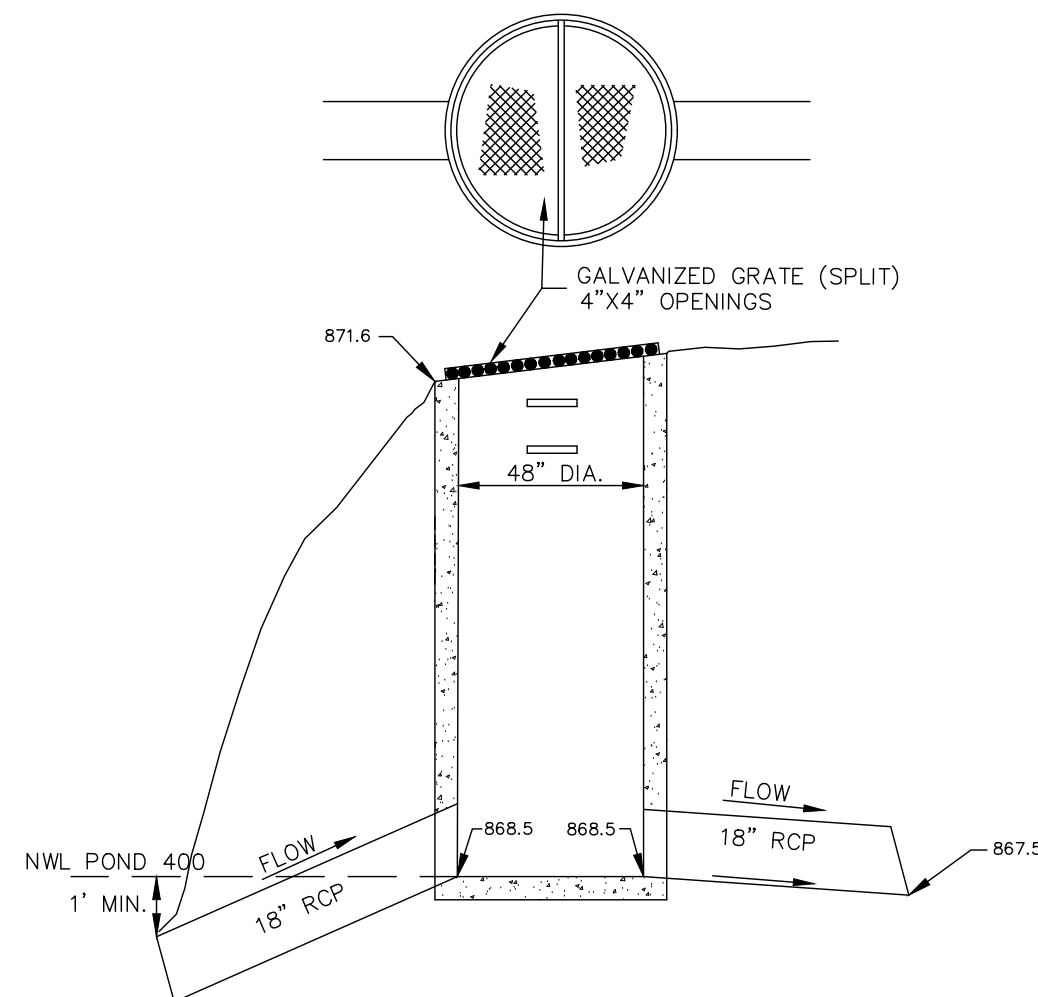
**OUTLET CONTROL STRUCTURE POND 200**



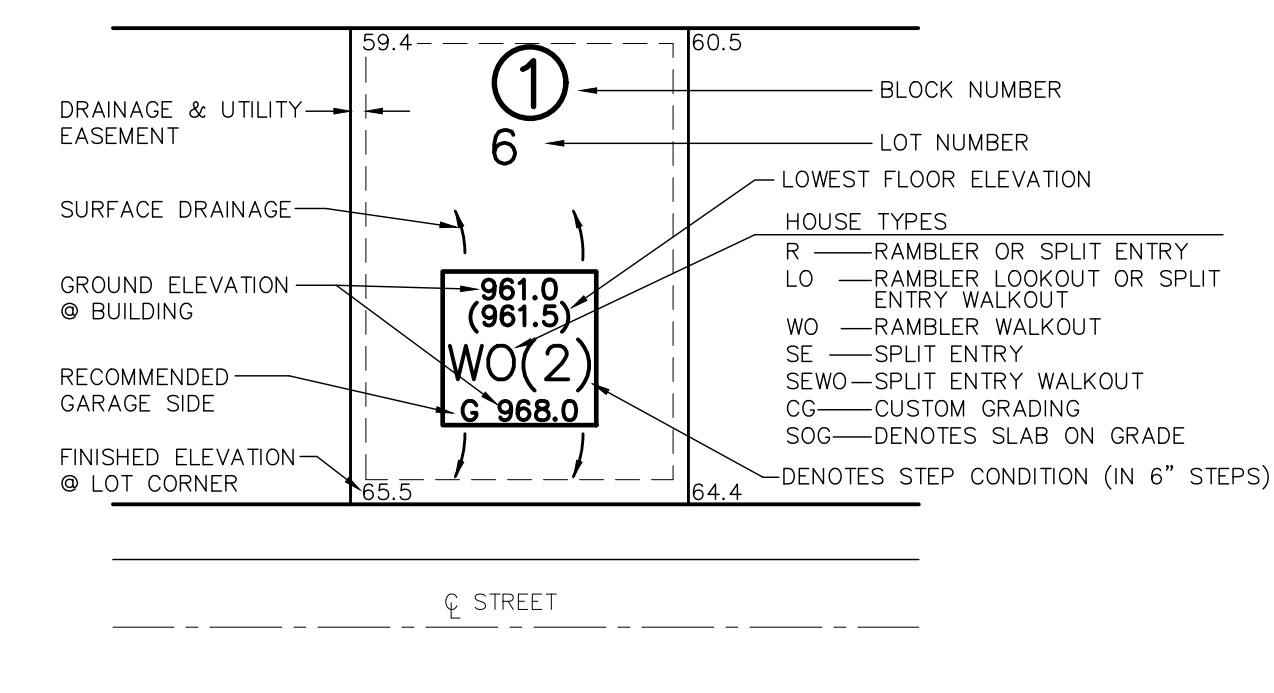
**OUTLET CONTROL STRUCTURE POND 300**



**OUTLET CONTROL STRUCTURE POND 400**



**GRADING PLAN LOT KEY**

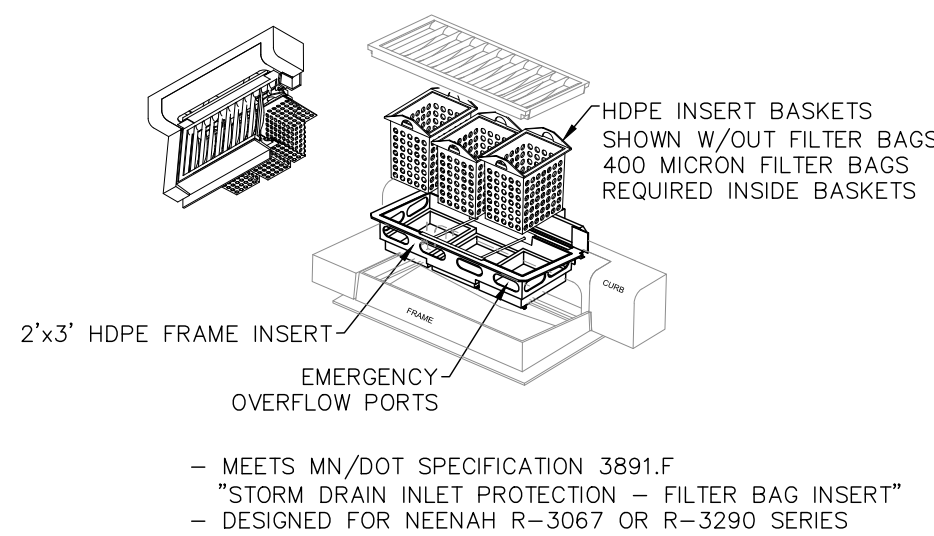


**LEGEND**

	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	---	---

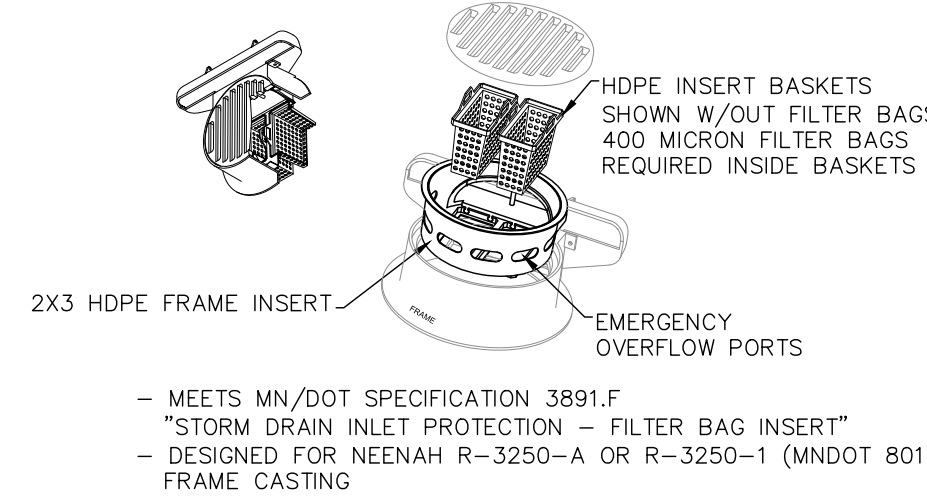
**INFRA SAFE - 2'x3' DEBRIS COLLECTION DEVICE**

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



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

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



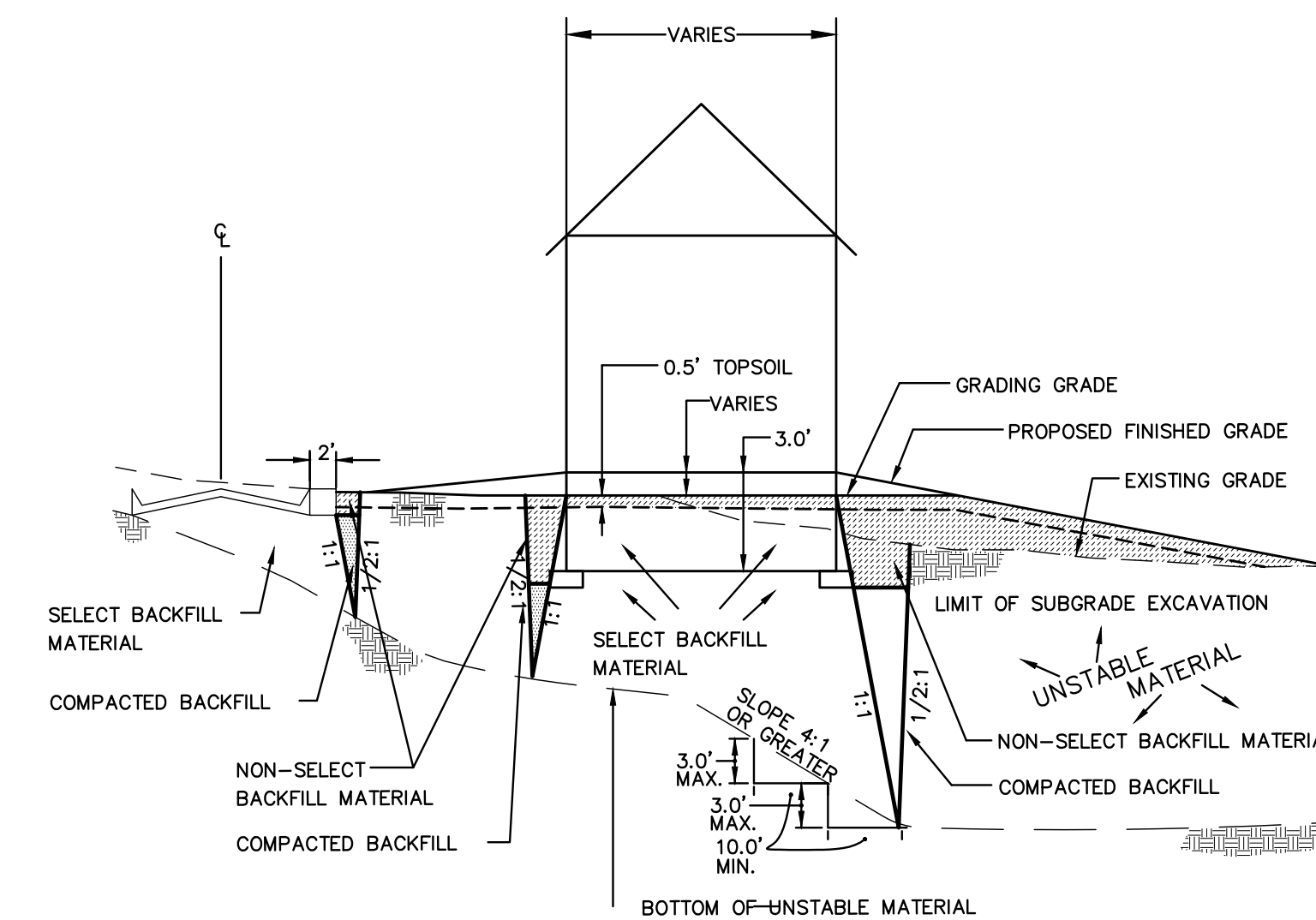
**TABLE A  
MODIFIED CLASS 5  
SPECIFICATIONS**

% 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

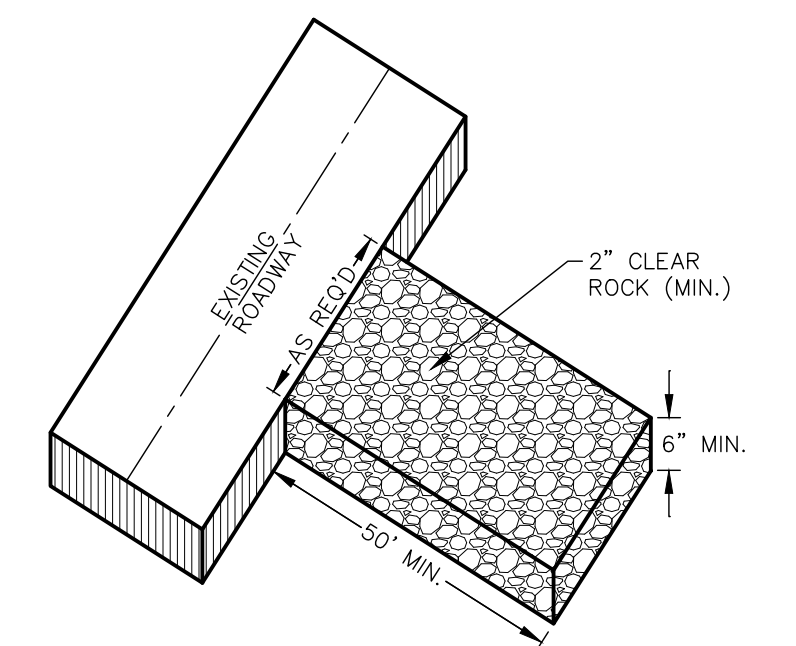
NOTES:  
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.  
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE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

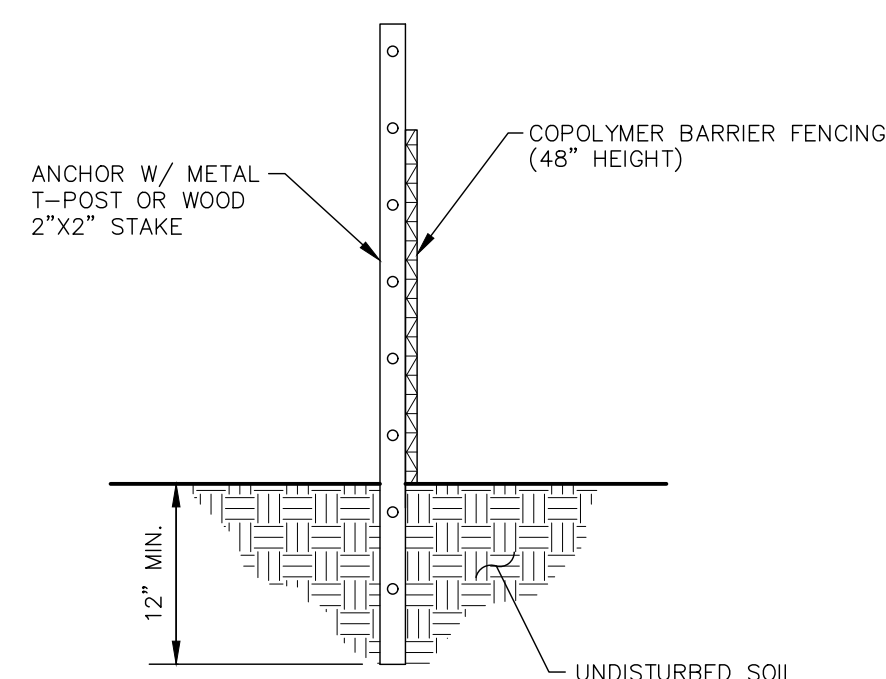
**SUBGRADE CORRECTION**



**ROCK CONSTRUCTION ENTRANCE**

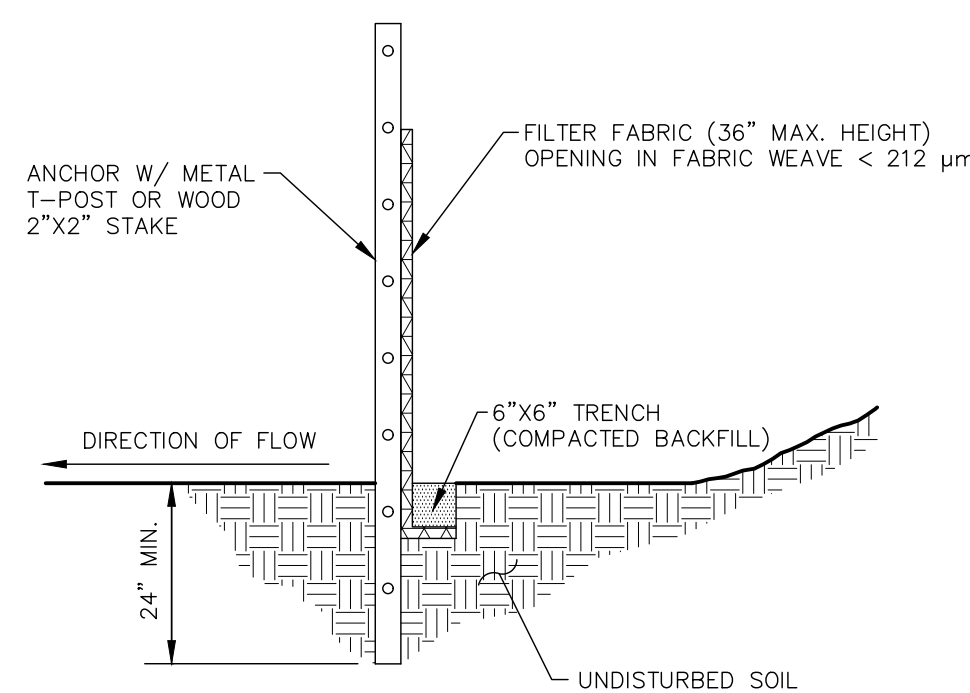


**TREE FENCE**



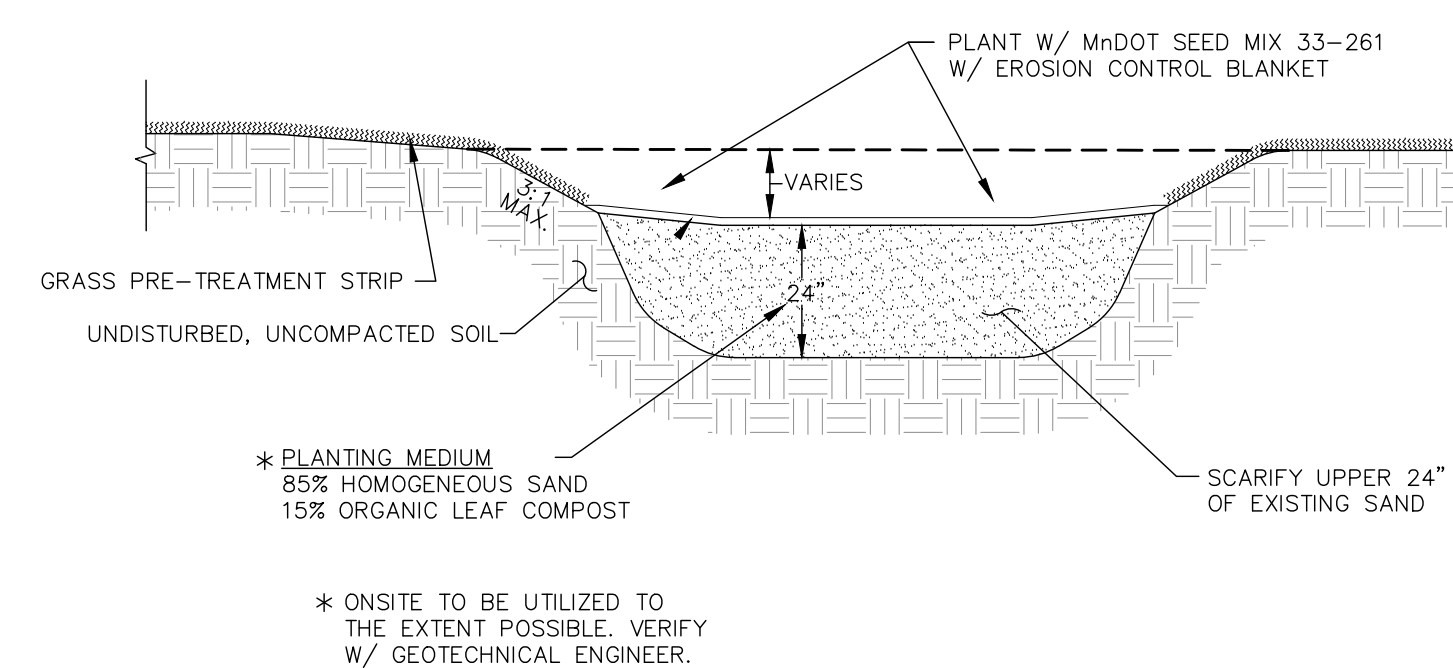
- NOTES:
- TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
  - ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
  - SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
  - SEE MNDOT SPECIFICATION 2572.

**SILT FENCE**



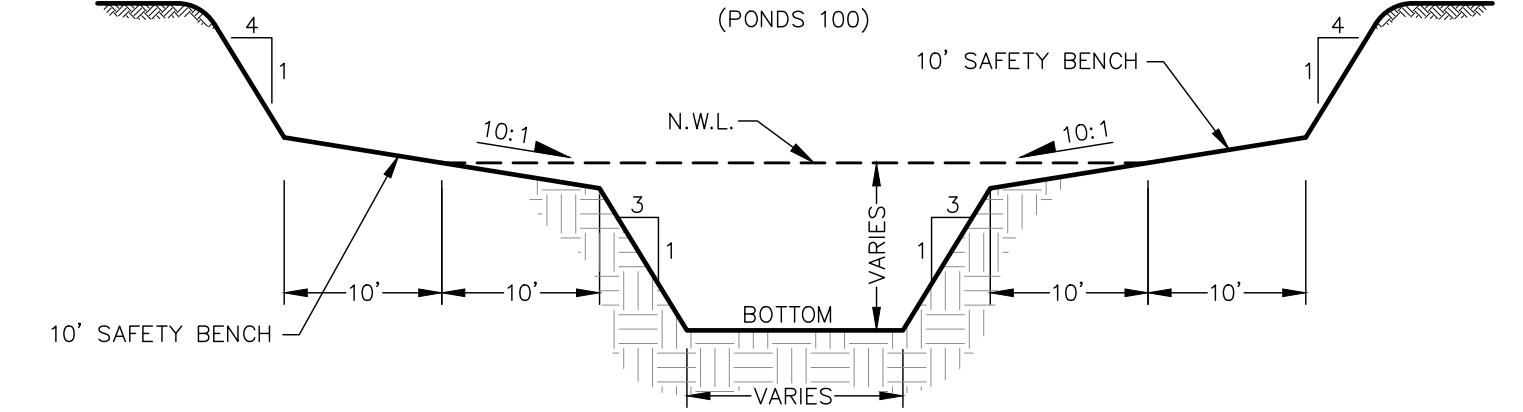
- NOTES:
- DIG A 6"x6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
  - DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
  - POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
  - LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"x6" TRENCH.
  - SECURELY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

**INFILTRATION BASIN**

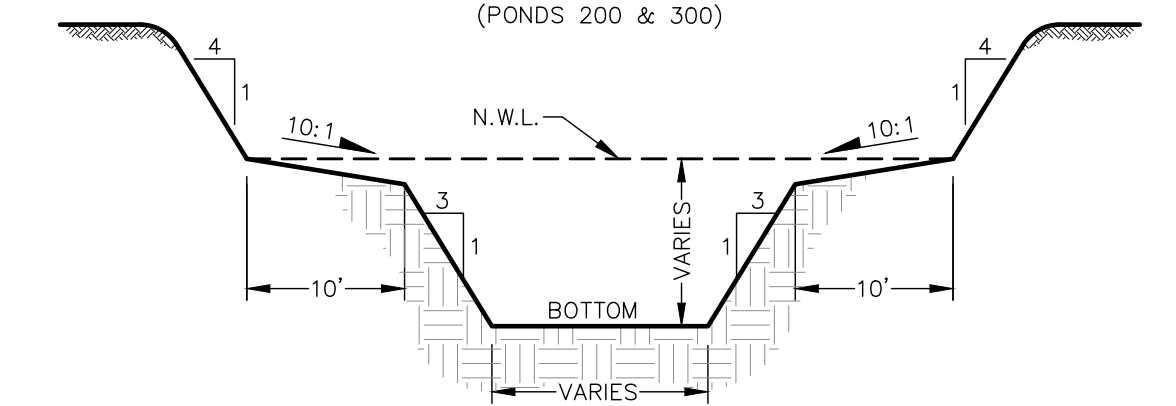


\* ON SITE TO BE UTILIZED TO THE EXTENT POSSIBLE. VERIFY W/ GEOTECHNICAL ENGINEER.

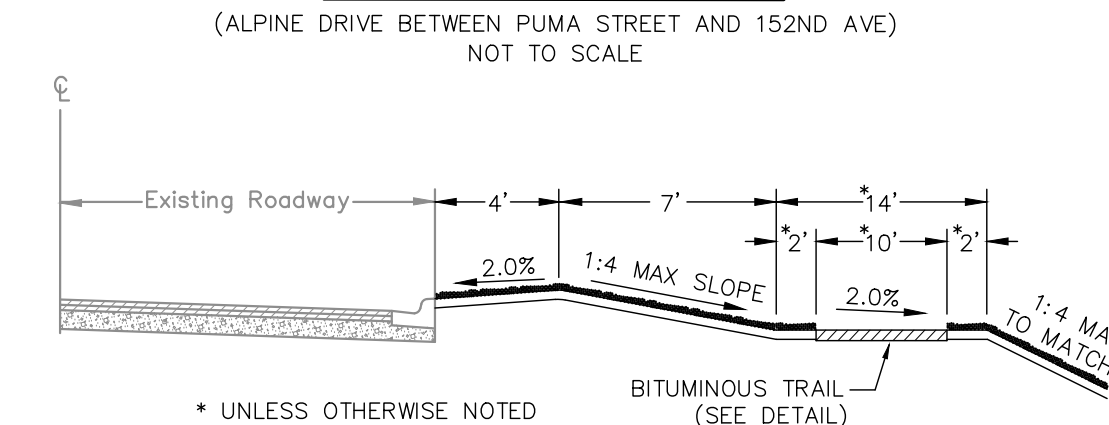
**TYPICAL POND SECTION (PONDS 100)**



**TYPICAL POND SECTION (PONDS 200 & 300)**



**TYPICAL TRAIL SECTION**



\* UNLESS OTHERWISE NOTED

**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.

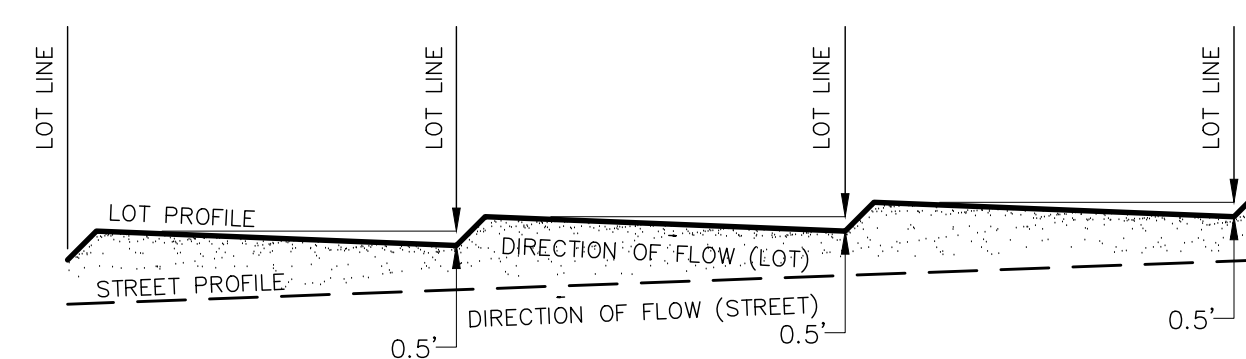
SEED: MNDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

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

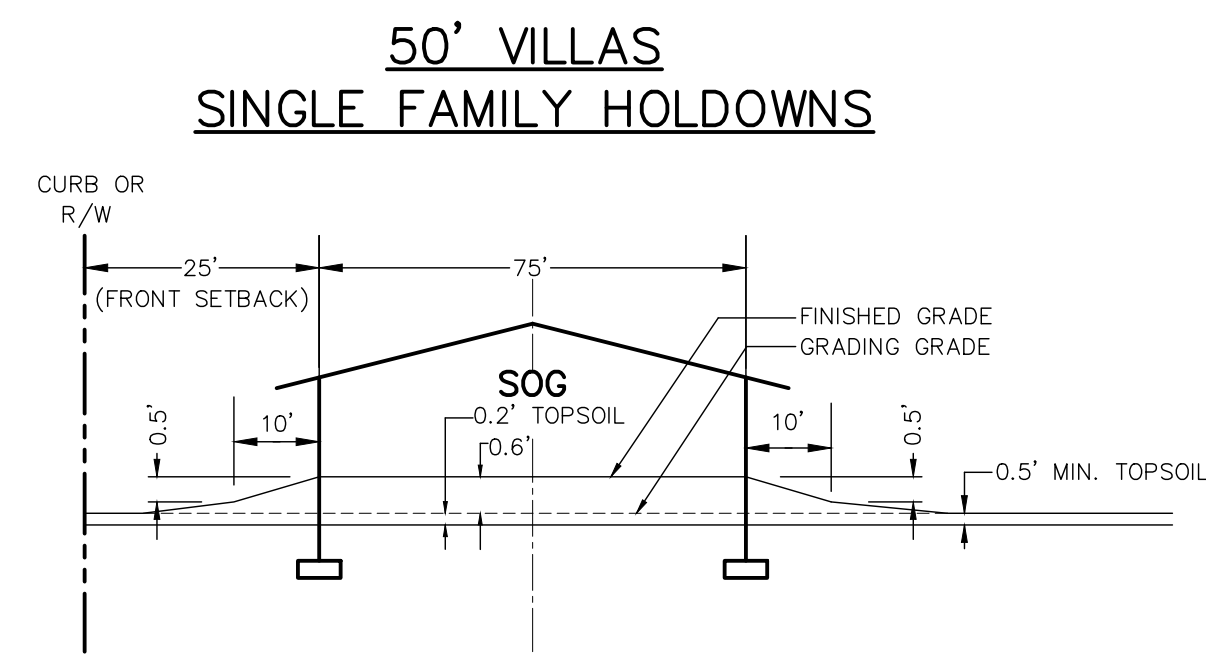
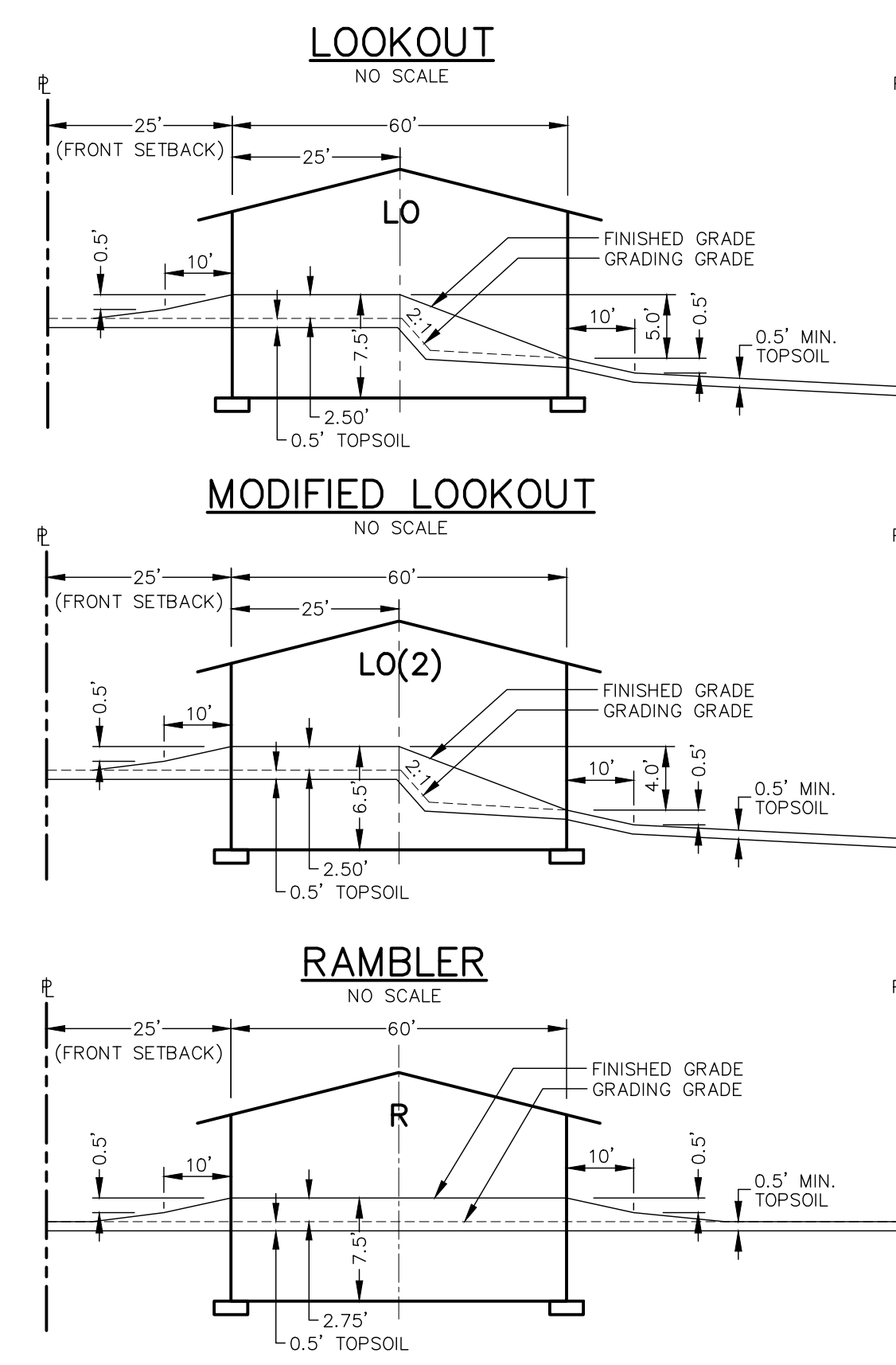
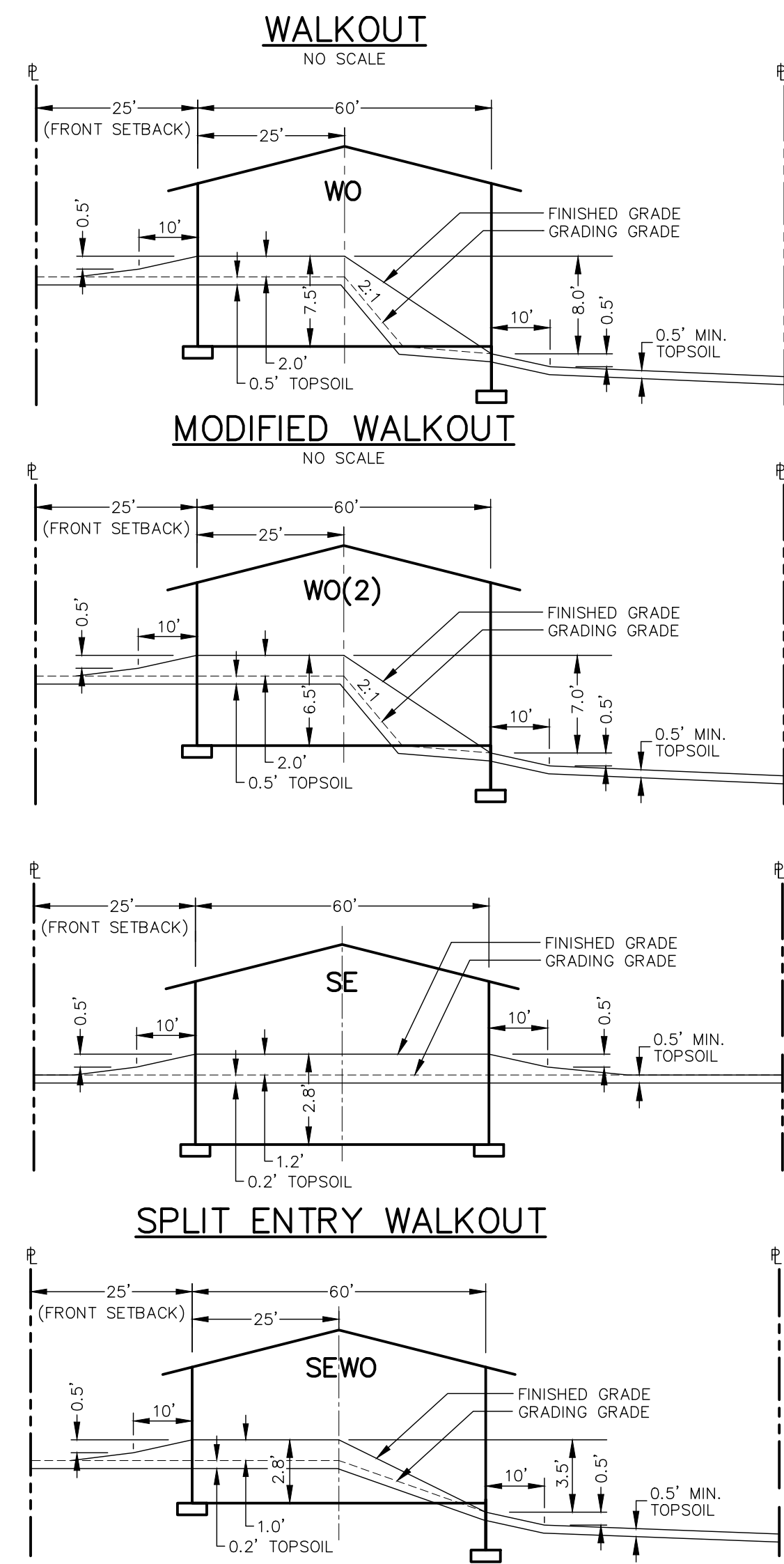
MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

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

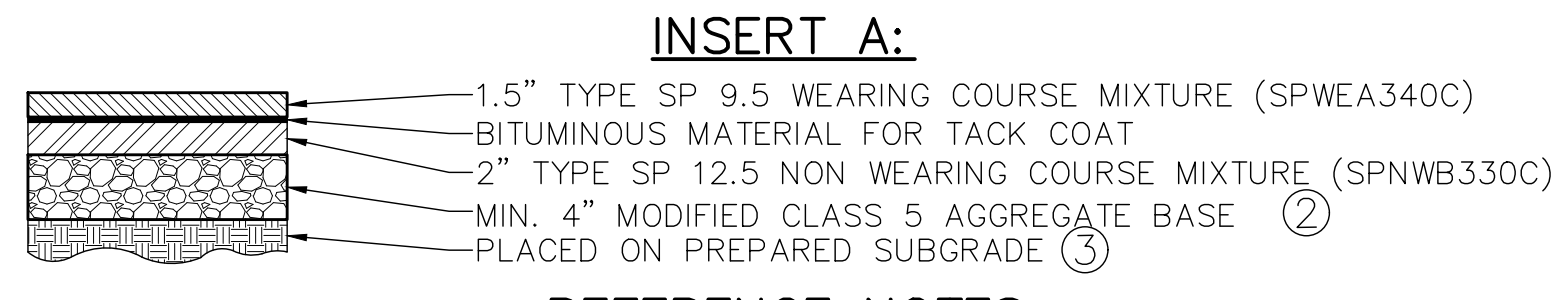
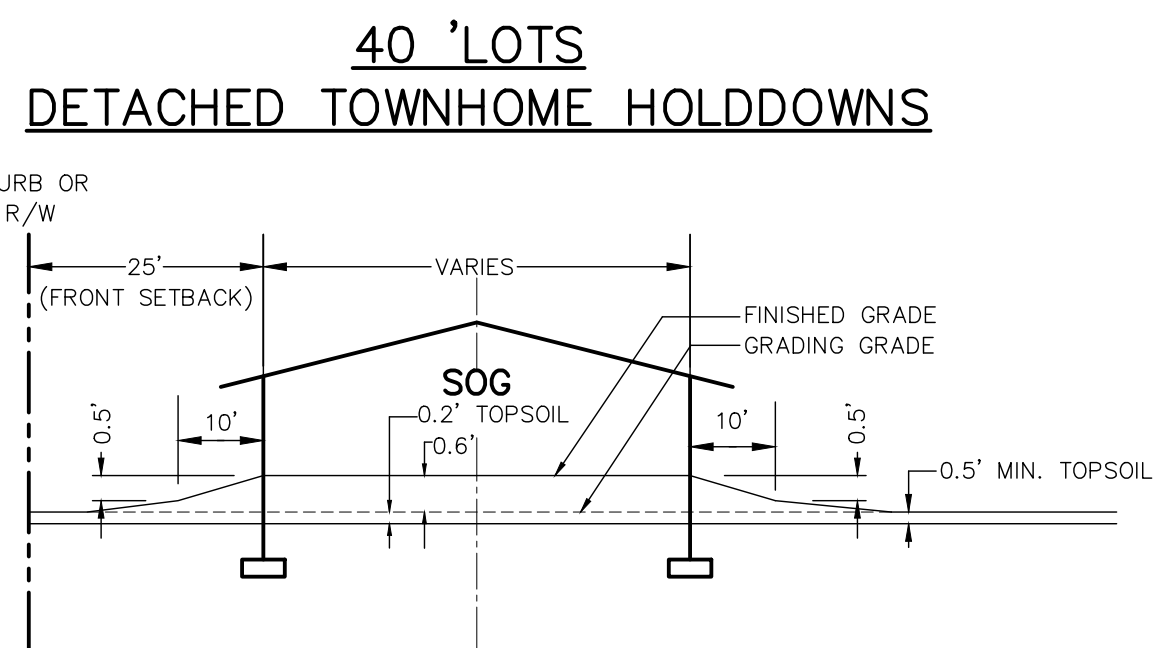
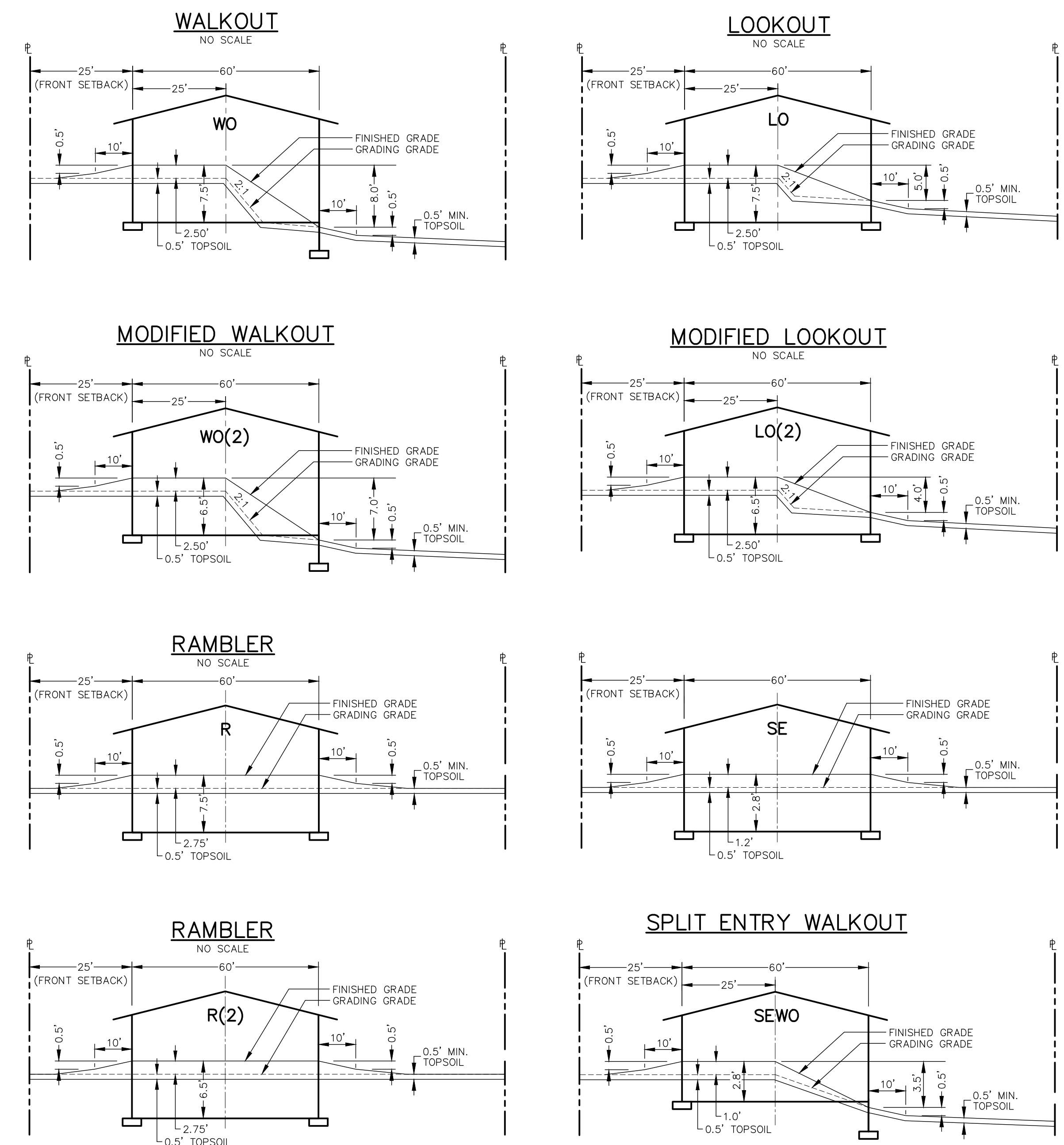
**LOT BENCHING DETAIL**



65' LOTS

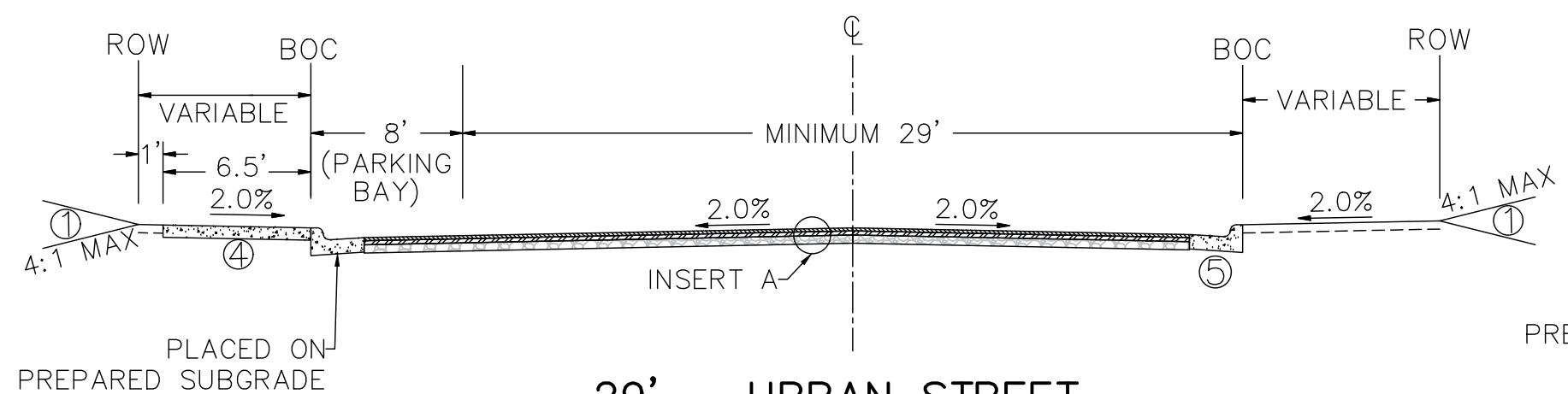


50' LOTS

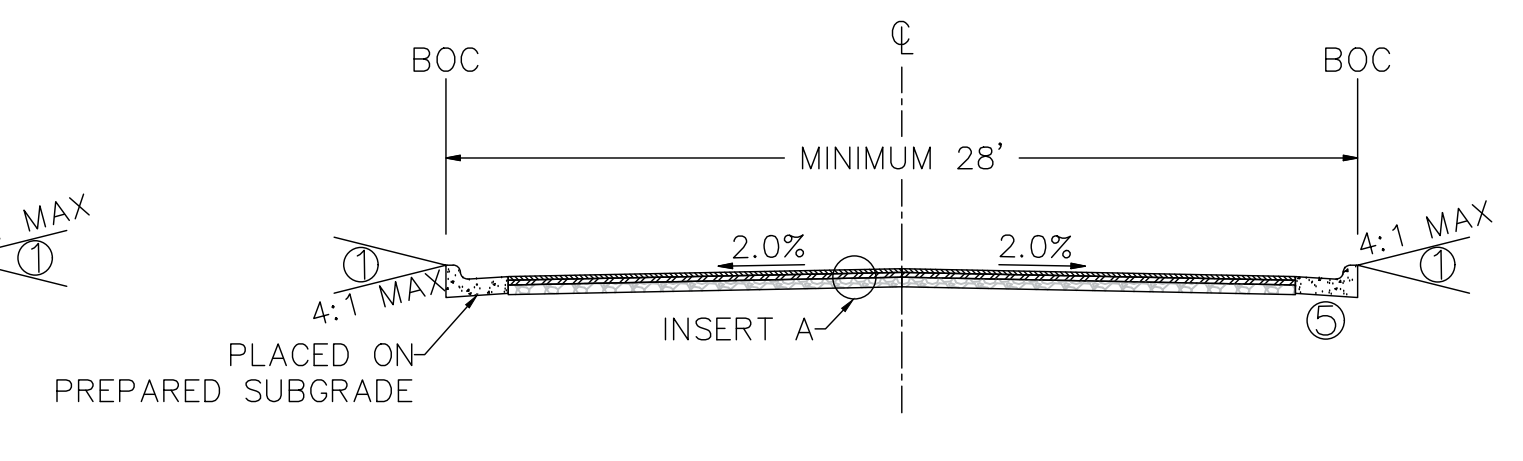


- REFERENCE NOTES:**
- GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
  - CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
  - CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL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

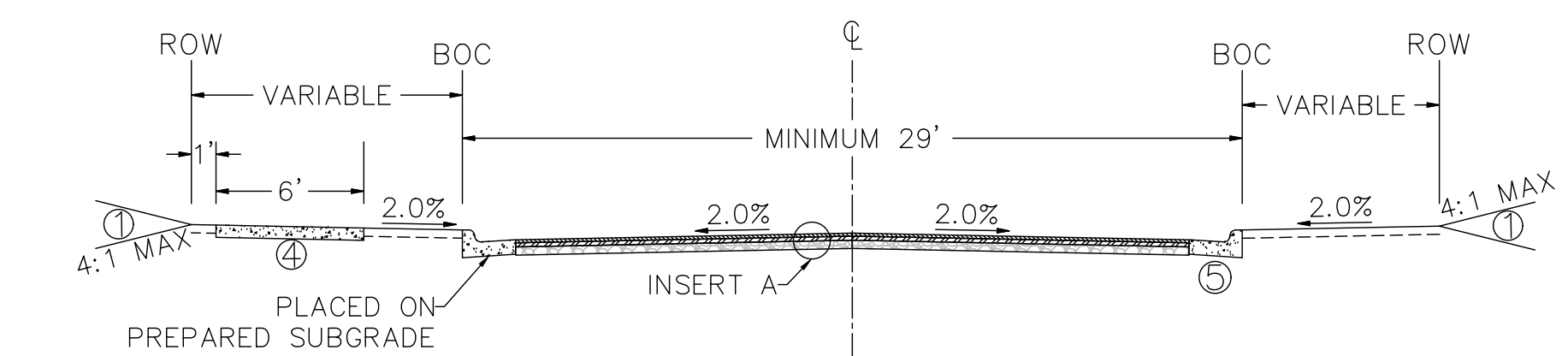
29' - URBAN STREET W/ PARKING BAY



28' - PRIVATE STREET



29' - URBAN STREET





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	SE	883.0	880.0	883.0	881.0	-	864.7	-	882.0	EOF
128	3	2	7	SE	883.5	880.5	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	2	1	1	LO	880.0	872.5	875.0	873.5	-	864.7	-	874.5	EOF
155	2	1	2	WO(2)	882.0	875.5	875.5	873.5	-	864.7	-	874.5	EOF
156	2	1	3	WO	882.5	875.0	875.0	874.0	-	864.7	-	875.0	EOF
157	2	1	4	WO	883.5	876.0	876.0	874.0	-	864.7	-	875.0	EOF
158	2	1	5	WO	884.0	876.5	876.5	874.0	-	864.7	-	875.0	EOF
159	2	1	6	WO	884.5	877.0	877.0	875.0	-	864.7	-	876.0	EOF
160	2	1	7	WO	884.5	877.0	877.0	875.0	-	864.7	-	876.0	EOF
161	2	1	8	WO	885.0	877.5	877.5	875.0	-	864.7	-	876.0	EOF
162	2	1	9	WO	885.0	877.5	877.5	875.0	-	864.7	-	876.0	EOF
163	2	1	10	WO	884.5	877.0	877.0	875.0	-	864.7	-	876.0	EOF
164	2	1	11	WO	884.5	877.0	877.0	875.0	-	864.7	-	876.0	EOF
165	2	1	12	WO(2)	884.0	877.5	877.5	875.0	-	864.7	-	876.0	EOF
166	2	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	881.5	874.0	876.5	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	4	3	SOG	876.0	876.0							