Land Use Application Approved for Construction

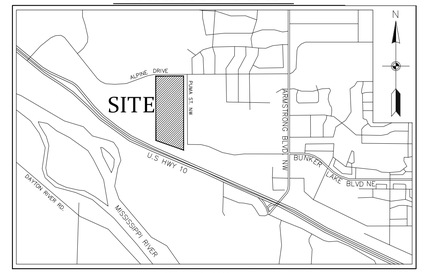
Tim Gladhill, Community Development Director

City of RAMSEY

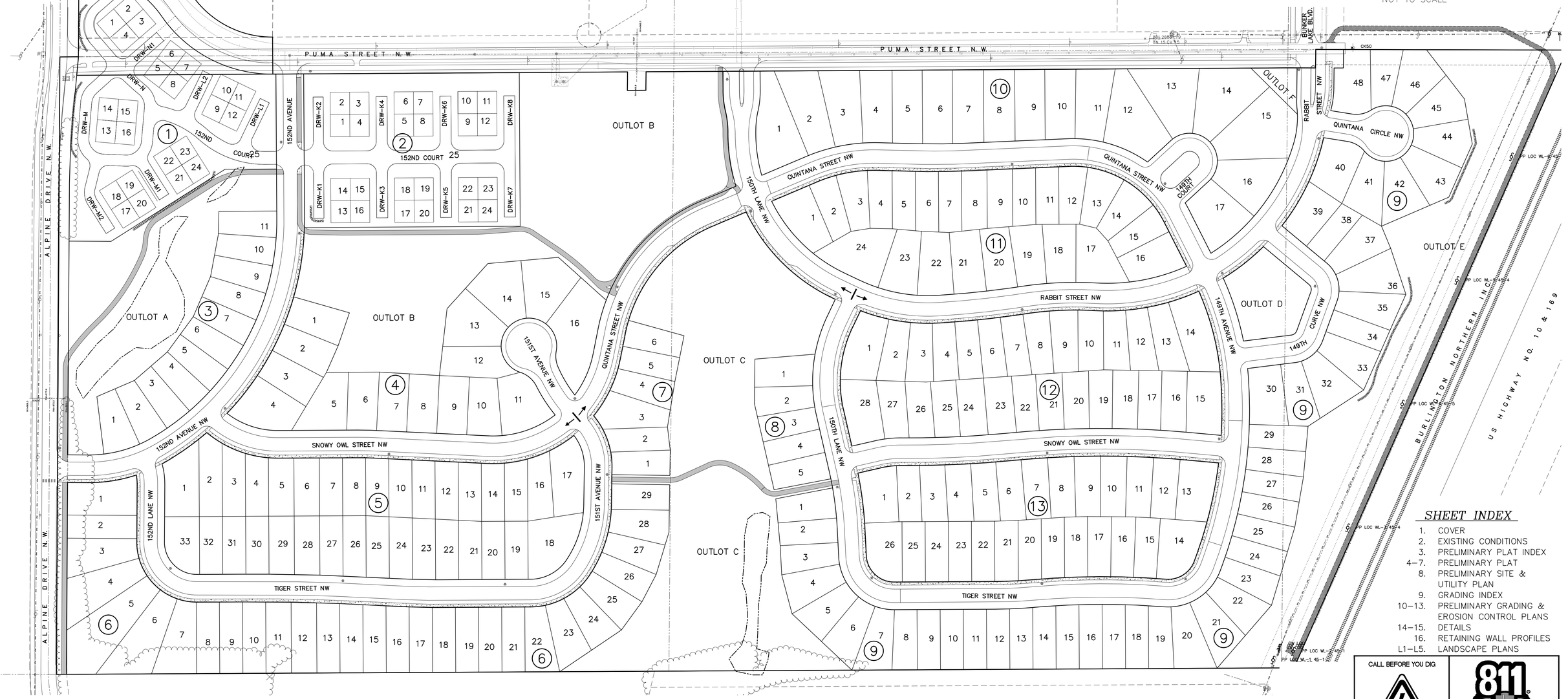
RIVERSTONE

RAMSEY, MINNESOTA

VICINITY MAP



NOT TO SCALE



SHEET INDEX

1.	COVER
2.	EXISTING CONDITIONS
3.	PRELIMINARY PLAT INDEX
4–7.	PRELIMINARY PLAT
8.	PRELIMINARY SITE & UTILITY PLAN
9.	GRADING INDEX
10–13.	PRELIMINARY GRADING & EROSION CONTROL PLANS
14–15.	DETAILS
16.	RETAINING WALL PROFILES
L1–L5.	LANDSCAPE PLANS

BENCHMARK

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

0 50 100 200
(IN FEET)

CALL BEFORE YOU DIG

Know what's below. Call before you dig.

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

Carlson McCain
• environmental
• engineering
• surveying

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

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

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

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

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

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

RIVERSTONE
Ramsey, MN

COVER SHEET

1 of 16

[Save Date: 05/30/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_cover.dwg

Land Use Application Approved for Construction

Tim Gladhill, Community Development Director

City of RAMSEY

SEE SHEET 11

149TH AVENUE NW

149TH LANE NW

149TH CURVE NW

149TH COURT NW

QUINTANA STREET NW

RABBIT STREET NW

QUINTANA CIRCLE NW

BUNKER LAKE BLVD.

GRAVEL CONSTRUCTION ENTRANCE

OUTLOT D

OUTLOT E

OUTLOT F

RETAINING WALL #1

RETAINING WALL #2

BURLINGTON NORTHERN INC.

US HIGHWAY NO. 10 & 169

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
SPECIFIED CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION	00.0	00.0
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		TB

0 25 50 100 (IN FEET)

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:
Date: 3/08/17 License #: 25063

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

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

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

RIVERSTONE
Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

10 of 16

[Save Date: 05/31/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_gr.dwg

Land Use Application Approved for Construction

Tim Gladhill, Community Development Director

City of RAMSEY

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

SEE SHEET 12

10' BITUMINOUS TRAIL

150TH LANE NW

QUINTANA STREET NW

TIGER STREET NW

SNOWY OWL STREET NW

RABBIT STREET NW

PUMA STREET N. W.

149TH COURT

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
SPECIFIED CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION		00.0
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		

N

0 25 50 100
(IN FEET)

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:
Date: 3/08/17 License #: 25063

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

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

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

RIVERSTONE
Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

11 of 16

[Save Date: 05/31/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_gr.dwg

Land Use Application Approved for Construction

Tim Glaffelt, Community Development Director

City of RAMSEY

SEE SHEET 13

SEE SHEET 11

TIGER STREET NW

SNOWY OWL STREET NW

PUMA STREET N.W.

151ST AVENUE NW

QUINTANA STREET NW

152ND COURT

150TH LANE NW

OUTLOT B

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

RETAINING WALL #3

OUTLOT C

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

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

OUTLOT B

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

10' BITUMINOUS TRAIL

SAFETY BENCH

DRW-K1 G.B. 0+50 EL. 873.00
DRW-K2 G.B. 0+50 EL. 873.50
DRW-K3 G.B. 0+50 EL. 873.00
DRW-K4 G.B. 0+50 EL. 873.50
DRW-K5 G.B. 0+50 EL. 873.25
DRW-K6 G.B. 0+50 EL. 873.50
DRW-K7 G.B. 0+50 EL. 873.25
DRW-K8 G.B. 0+50 EL. 873.25

PVI 11+50 EL. 876.00 (50' V.C.)
PVI 19+00 EL. 870.50 (50' V.C.)

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
SPECIFIED CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION	00.0	00.0 E.O.F. 000.0
EMERGENCY OVERFLOW		
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		

0 25 50 100
(IN FEET)

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:
Date: 3/08/17 License #: 25063

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

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

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

RIVERSTONE
Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

12 of 16

[Save Date: 05/31/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_gr.dwg

Land Use Application Approved for Construction

Tim Gladhill, Community Development Director

City of RAMSEY

ALPINE DRIVE N.W.

ALPINE DRIVE N.W.

RETAINING WALL #5

RETAINING WALL #6

10' BITUMINOUS TRAIL

POND 400
NWL = 868.5
100 YR HWL = 869.6

OUTLOT A

WETLAND 1
NWL = 867.5
100 YR HWL = 868.4

RETAINING WALL #4

WETLAND FILL
1738 SF

152ND LANE NW

152ND AVENUE NW

SNOWY OWL STREET NW

TIGER STREET NW

151ST AVENUE NW

152ND COURT

PUMA STREET N.W.

OUTLOT B

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

RETAINING WALL #3

SEE SHEET 12

N

0 25 50 100
(IN FEET)

BENCHMARK

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

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
SPECIFIED CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION		00.0
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		

Carlson McCain
• environmental
• engineering
• surveying

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

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

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

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

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

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

RIVERSTONE
Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

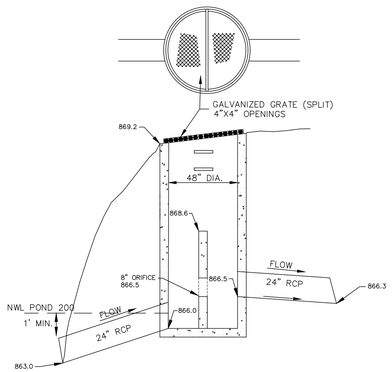
13 of 16

[Save Date: 05/31/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_gr.dwg

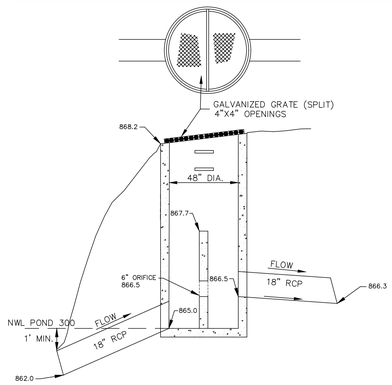
Land Use Application Approved for Construction

Tim Gladhill, Community Development Director — City of RAMSEY

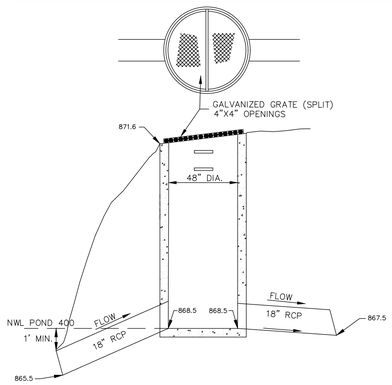
OUTLET CONTROL STRUCTURE POND 200



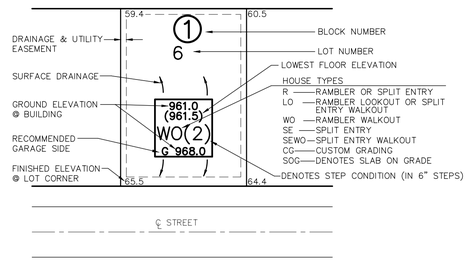
OUTLET CONTROL STRUCTURE POND 300



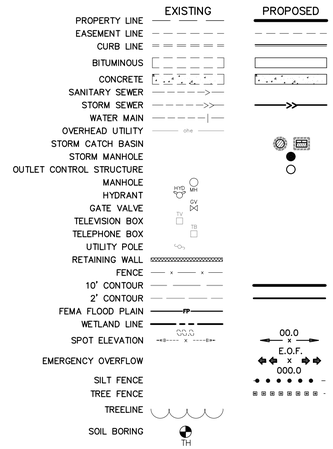
OUTLET CONTROL STRUCTURE POND 400



GRADING PLAN LOT KEY

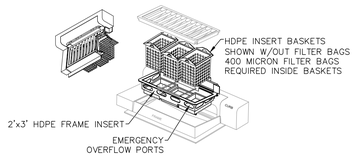


LEGEND



INFRASAFE – 2'x3' DEBRIS COLLECTION DEVICE

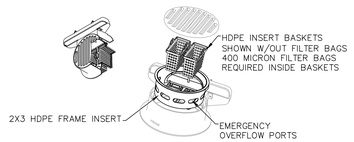
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



– MEETS MN/DOT SPECIFICATION 3891.F
"STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
– DESIGNED FOR NEENAH R–3067 OR R–3290 SERIES

INFRASAFE – 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



– MEETS MN/DOT SPECIFICATION 3891.F
"STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
– DESIGNED FOR NEENAH R–3250–A OR R–3250–1 (MNDOT 801) FRAME CASTING

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

% PASSING

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

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

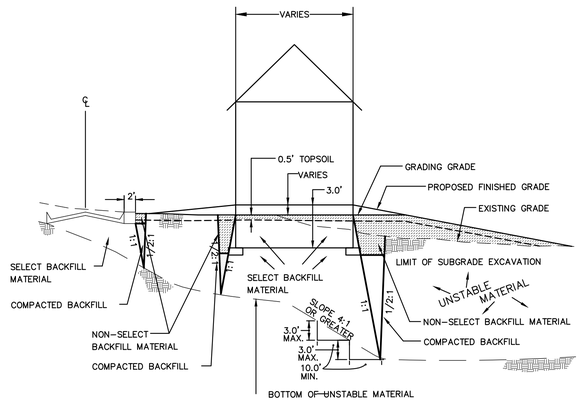
APPROVED: 2 – 2003

City of RAMSEY

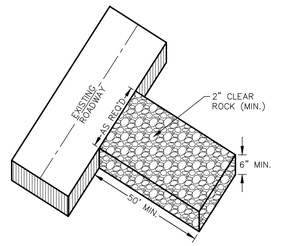
STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS

CITY PLATE No: STR-26

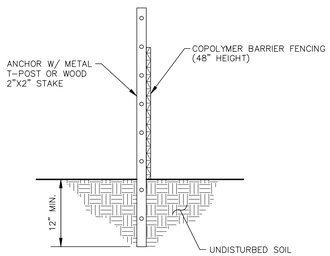
SUBGRADE CORRECTION



ROCK CONSTRUCTION ENTRANCE



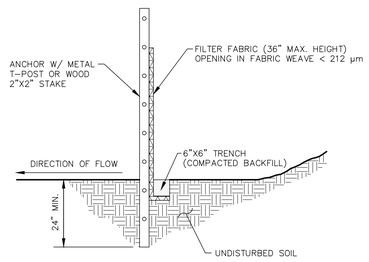
TREE FENCE



NOTES:

1. 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.
2. ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
4. SEE MNDOT SPECIFICATION 2572.

SILT FENCE



NOTES:

1. DIG A 6"X6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"X6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

TURF ESTABLISHMENT

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

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

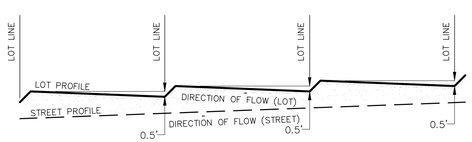
SEED: MnDOT MIXTURE 25–141 AT 60 POUNDS PER ACRE.

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

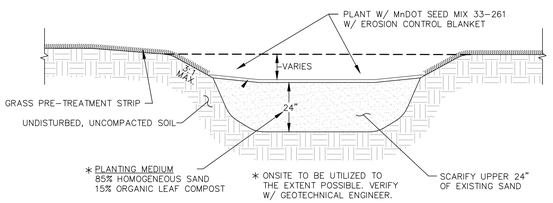
MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

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

LOT BENCHING DETAIL

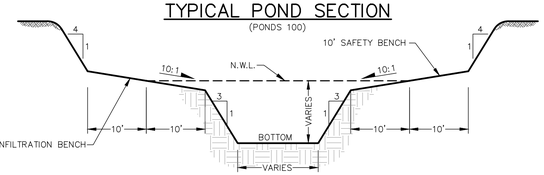


INFILTRATION BASIN



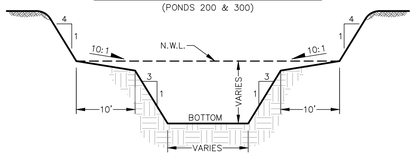
TYPICAL POND SECTION

(PONDS 100)



TYPICAL POND SECTION

(PONDS 200 & 300)



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:
Date: 3/08/17 License #: 25063

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

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

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

RIVERSTONE
Ramsey, MN

DETAILS

[Save Date: 05/31/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_details.dwg

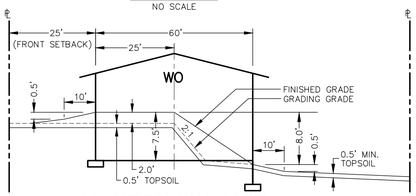
Land Use Application Approved for Construction

Tim Gladhill, Community Development Director

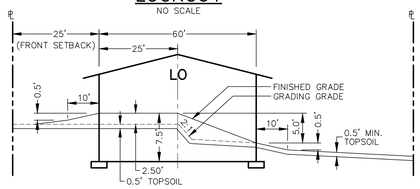
City of RAMSEY

65' LOTS

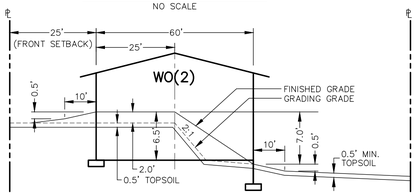
WALKOUT
NO SCALE



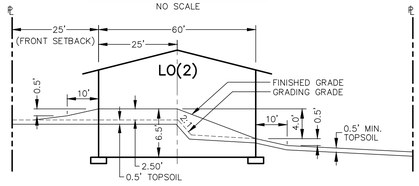
LOOKOUT
NO SCALE

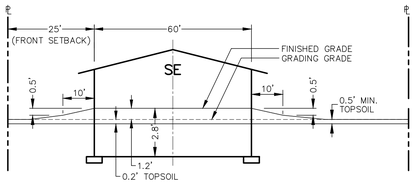


MODIFIED WALKOUT
NO SCALE

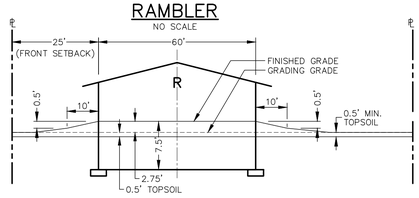


MODIFIED LOOKOUT
NO SCALE

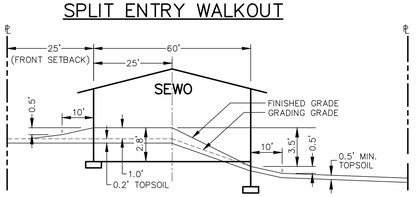




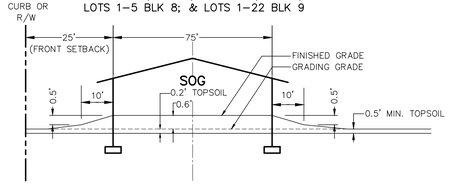
RAMBLER
NO SCALE

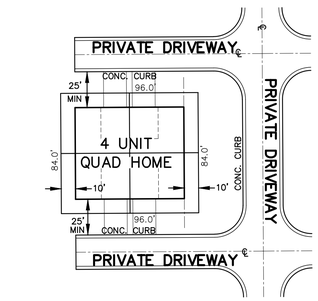


SPLIT ENTRY WALKOUT

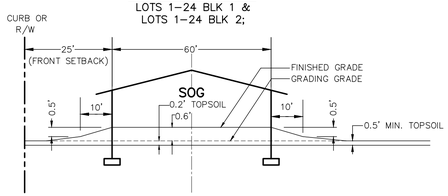


50' VILLAS
SINGLE FAMILY HOLDOWNS
LOTS 1–28, BLK 6; LOTS 1–7, BLK 7;
LOTS 1–5 BLK 8; & LOTS 1–22 BLK 9

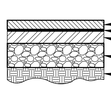




QUAD HOMES
LOTS 1–24 BLK 1 &
LOTS 1–24 BLK 2;



INSERT A:



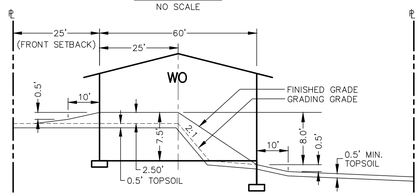
1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340B)
BITUMINOUS MATERIAL FOR TACK COAT
2" TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330B)
MIN. 4" MODIFIED CLASS 5 AGGREGATE BASE (2)
PLACED ON PREPARED SUBGRADE (3)

REFERENCE NOTES:

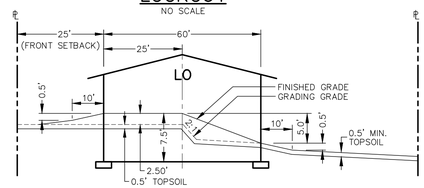
1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO–6
2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR–26
3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY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

50' LOTS

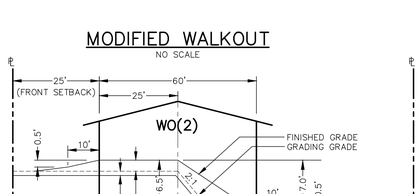
WALKOUT
NO SCALE



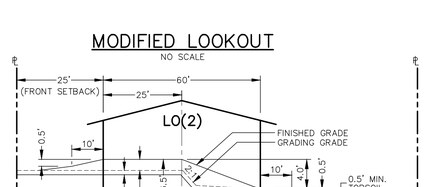
LOOKOUT
NO SCALE



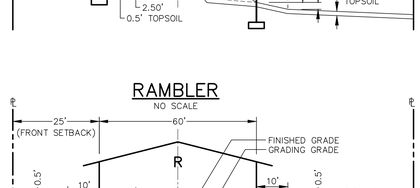
MODIFIED WALKOUT
NO SCALE

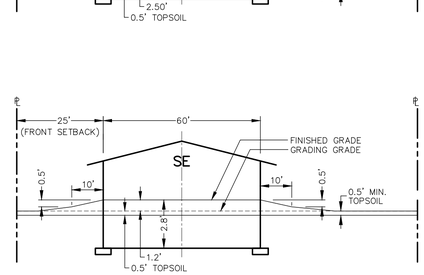


MODIFIED LOOKOUT
NO SCALE

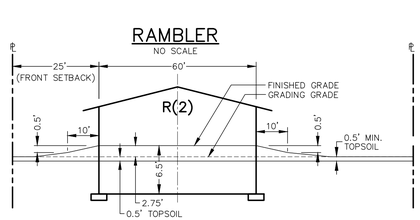


RAMBLER
NO SCALE

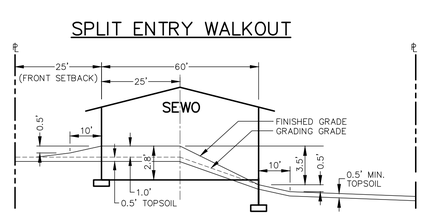




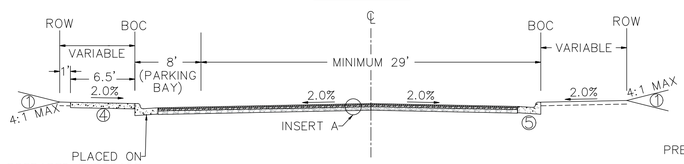
RAMBLER
NO SCALE



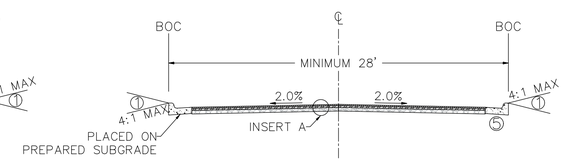
SPLIT ENTRY WALKOUT



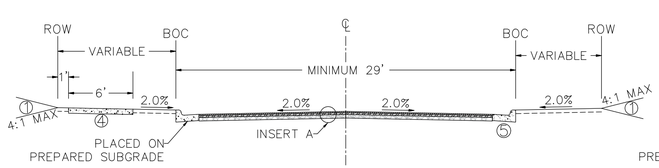
29' – URBAN STREET
W/ PARKING BAY
NOTE: NOT TO SCALE



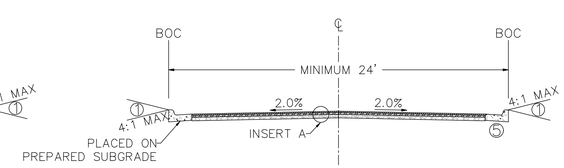
28' – PRIVATE STREET
NOTE: NOT TO SCALE



29' – URBAN STREET
NOTE: NOT TO SCALE



24' – PRIVATE STREET
NOTE: NOT TO SCALE



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:
Date: 3/08/17 License #: 25063

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

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

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

RIVERSTONE
Ramsey, MN

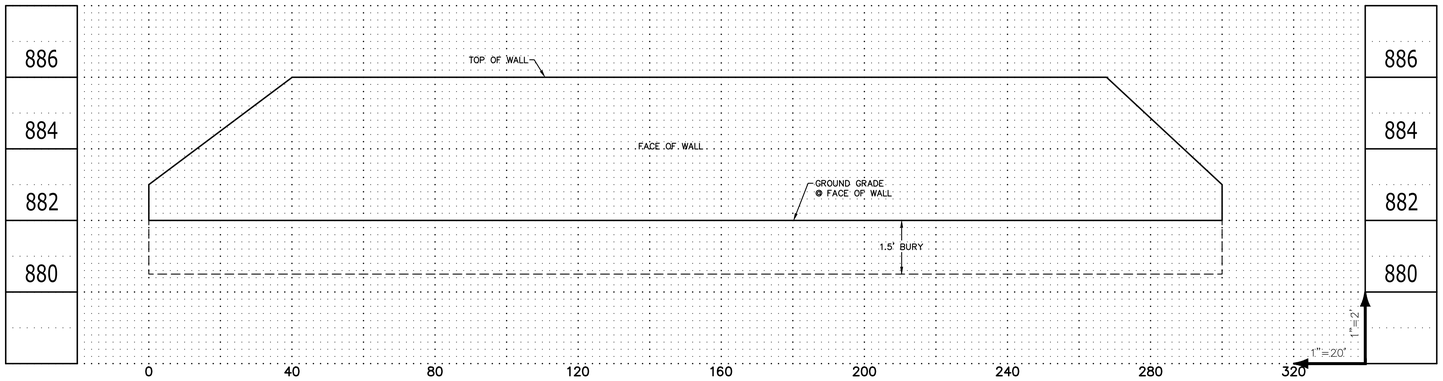
DETAILS

15 of 16

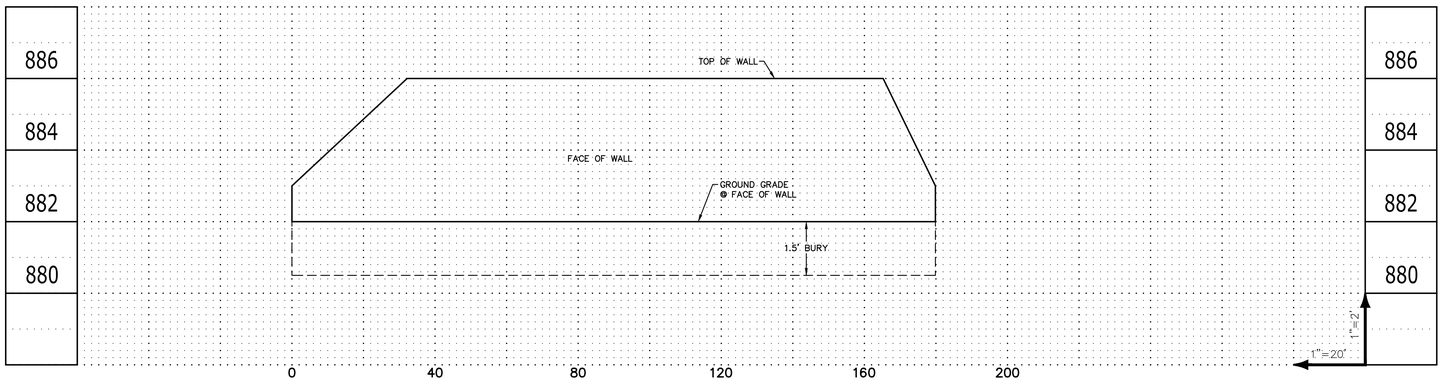
[Save Date: 05/31/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_details.dwg

Land Use Application Approved for Construction
Tim Gladhill, Community Development Director
City of RAMSEY

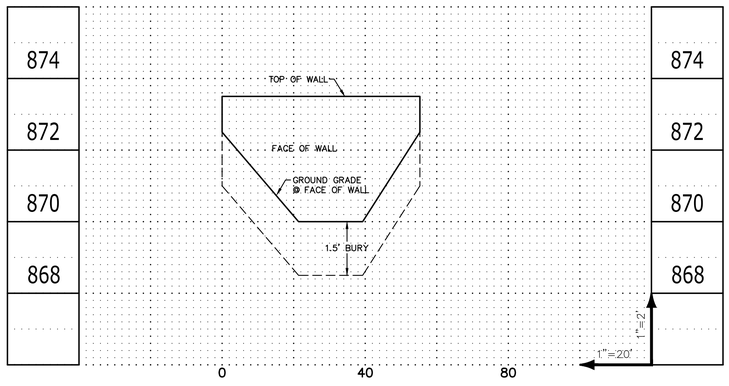
MODULAR RETAINING WALL #1
(1542 SF)



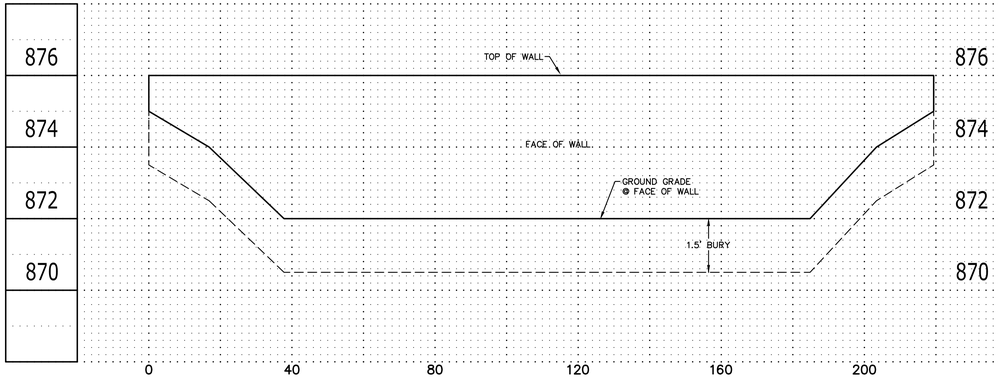
MODULAR RETAINING WALL #2
(919 SF)



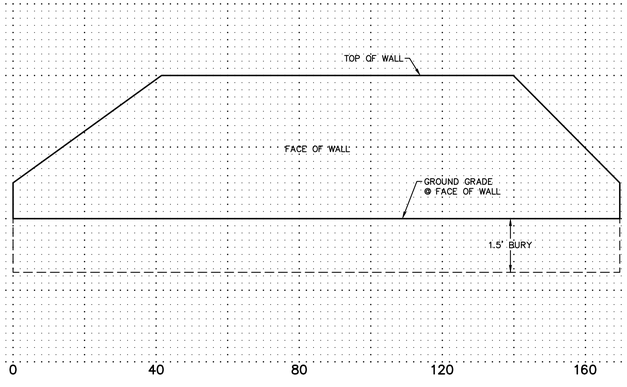
MODULAR RETAINING WALL #3
(235 SF)



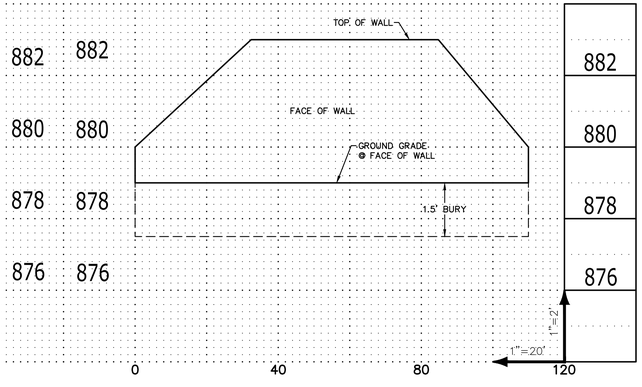
MODULAR RETAINING WALL #4
(1085 SF)



MODULAR RETAINING WALL #5
(830 SF)



MODULAR RETAINING WALL #6
(525 SF)



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:
Date: 3/08/17 License #: 25063

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

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

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

RIVERSTONE
Ramsey, MN

RETAINING WALL PROFILES

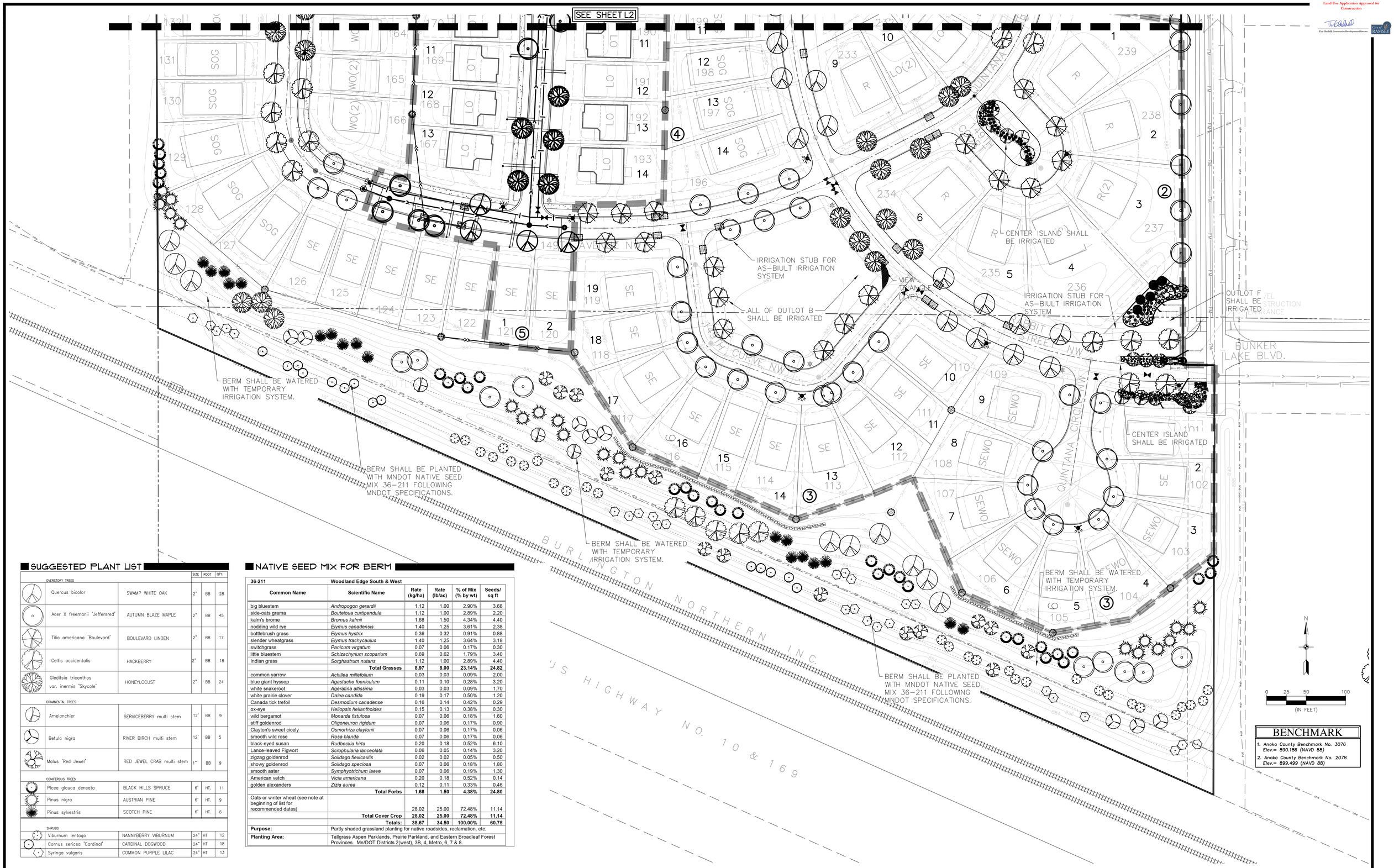
16 of 16

[Save Date: 05/31/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_details.dwg

Land Use Application Approved for Construction

Tim Gladhill, Community Development Director

City of RAMSEY



SUGGESTED PLANT LIST

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

NATIVE SEED MIX FOR BERM

36-211 **Woodland Edge South & West**

Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/ac)	% of Mix (% by wt)	Seeds/ sq ft
big bluestem	*Andropogon gerardii*	1.12	1.00	2.90%	3.68
side-oats grama	*Bouteloua curtipendula*	1.12	1.00	2.89%	2.20
kalm's brome	*Bromus kalmii*	1.68	1.50	4.34%	4.40
nodding wild rye	*Elymus canadensis*	1.40	1.25	3.61%	2.38
bottlebrush grass	*Elymus hystrix*	0.36	0.32	0.91%	0.88
slender wheatgrass	*Elymus trachycaulus*	1.40	1.25	3.64%	3.18
switchgrass	*Panicum virgatum*	0.07	0.06	0.17%	0.30
little bluestem	*Schizachyrium scoparium*	0.69	0.62	1.79%	3.40
Indian grass	*Sorghastrum nutans*	1.12	1.00	2.89%	4.40
	Total Grasses	**8.97**	**8.00**	**23.14%**	**24.82**
common yarrow	*Achillea millefolium*	0.03	0.03	0.09%	2.00
blue giant hyssop	*Agastache foeniculum*	0.11	0.10	0.28%	3.20
white snakeroot	*Ageratina altissima*	0.03	0.03	0.09%	1.70
white prairie clover	*Dalea candida*	0.19	0.17	0.50%	1.20
Canada tick trefoil	*Desmodium canadense*	0.16	0.14	0.42%	0.29
ox-eye	*Heliopsis helianthoides*	0.15	0.13	0.38%	0.30
wild bergamot	*Monarda fistulosa*	0.07	0.06	0.18%	1.60
stiff goldenrod	*Oligoneuron rigidum*	0.07	0.06	0.17%	0.90
Clayton's sweet cicely	*Osmorhiza claytonii*	0.07	0.06	0.17%	0.06
smooth wild rose	*Rosa blanda*	0.07	0.06	0.17%	0.06
black-eyed susan	*Rudbeckia hirta*	0.20	0.18	0.52%	6.10
Lance-leaved Figwort	*Scrophularia lanceolata*	0.06	0.05	0.14%	3.20
zigzag goldenrod	*Solidago flexicaulis*	0.02	0.02	0.05%	0.50
showy goldenrod	*Solidago speciosa*	0.07	0.06	0.18%	1.80
smooth aster	*Symphyotrichum laeve*	0.07	0.06	0.19%	1.30
American vetch	*Vicia americana*	0.20	0.18	0.52%	0.14
golden alexanders	*Zizia aurea*	0.12	0.11	0.33%	0.46
	Total Forbs	**1.68**	**1.50**	**4.38%**	**24.80**
Oats or winter wheat (see note at beginning of list for recommended dates)		28.02	25.00	72.48%	11.14
	Total Cover Crop	**28.02**	**25.00**	**72.48%**	**11.14**
	Totals:	**38.67**	**34.50**	**100.00%**	**60.75**
Purpose:	Partly shaded grassland planting for native roadsides, reclamation, etc.				
Planting Area:	Tallgrass Aspen Parklands, Prairie Parkland, and Eastern Broadleaf Forest Provinces. Mn/DOT Districts 2(west), 3B, 4, Metro, 6, 7 & 8.				

BENCHMARK

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

Carlson McCann
• environmental
• engineering
• surveying

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

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

Print Name: James A. Kalkes
Signature: James A. Kalkes
Date: 04/13/18 License #: 45071

Drawn: SDB
Designed: SDB
Date: 04/13/18

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

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

RIVERSTONE
Ramsey, MN

LANDSCAPE PLAN

L1 of 5

Save Date: 06/01/18 f:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_lscp.dwg

Land Use Application Approved for Construction

Tim Gladhill, Community Development Director

City of RAMSEY

SEE SHEET L3

SEE SHEET L1

LANDSCAPE SCHEDULE

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

N

0 25 50 100

(IN FEET)

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 Landscape Architect under the laws of the State of Minnesota

Print Name: James A. Kalkes
Signature: James A. Kalkes
Date: 04/13/18 License #: 45071

Drawn: SDB
Designed: SDB
Date: 04/13/18

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

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

RIVERSTONE
Ramsey, MN

LANDSCAPE PLAN

L2 of 5

Save Date: 06/01/18 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_lscp.dwg

Land Use Application Approved for Construction

Tim Gladhill, Community Development Director

City of RAMSEY

LANDSCAPE SCHEDULE

OVERSTORY TREES					
	Quercus bicolor	SWAMP WHITE OAK	2"	BB	12
	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	25
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	31
	Celtis occidentalis	HACKBERRY	2"	BB	22
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	30
ORNAMENTAL TREES					
	Amelanchier	SERVICEBERRY multi stem	12'	BB	12
	Betula nigra	RIVER BIRCH multi stem	12'	BB	3
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	1"	BB	3
CONFEROUS TREES					
	Picea glauca densata	BLACK HILLS SPRUCE	6'	HT.	6
	Pinus nigra	AUSTRIAN PINE	6'	HT.	8
	Pinus sylvestris	SCOTCH PINE	6'	HT.	11
SHRUBS					
	Viburnum lentago	NANNYBERRY VIBURNUM	24"	HT	7
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	24"	HT	7
	Syringa vulgaris	COMMON PURPLE LILAC	24"	HT	14

SEE SHEET L4

SEE SHEET L2

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

OUTLOT B
POND 100
NWL = 865.5
OUTLET = 866.8
100 YR HWL = 868.0

POND 200
NWL = 866.5
OUTLET = 866.8
100 YR HWL = 868.2

INV=866.8
18" RCP
INV=866.5

0 25 50 100
(IN FEET)

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 Landscape Architect under the laws of the State of Minnesota

Print Name: James A. Kalkes
Signature: James A. Kalkes
Date: 04/13/18 License #: 45071

Drawn: SDB
Designed: SDB
Date: 04/13/18

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

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

RIVERSTONE
Ramsey, MN

PRELIMINARY LANDSCAPE PLAN

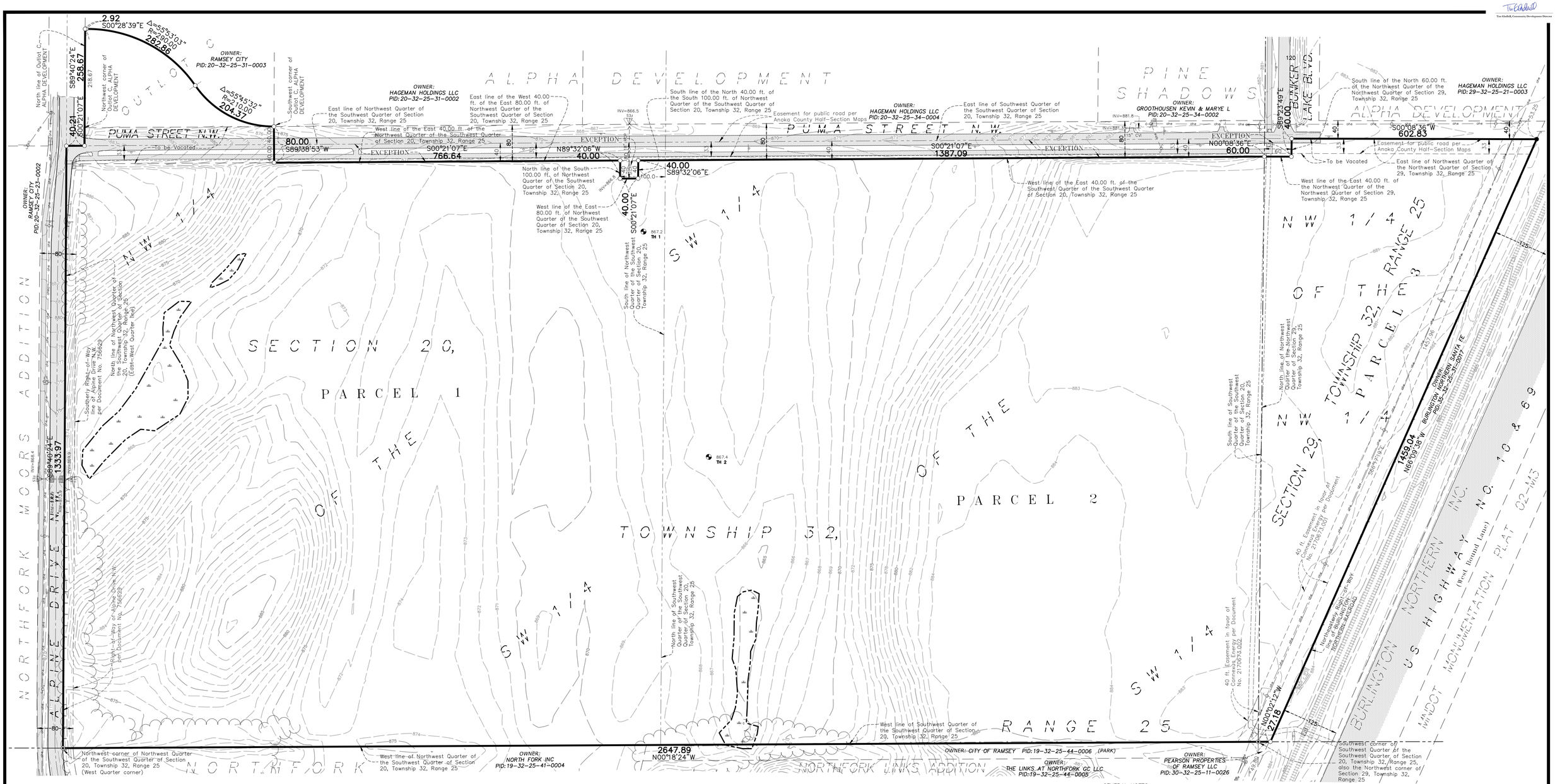
L3 of 5

[Save Date: 06/01/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_lscp.dwg

Land Use Application Approved for Construction

Tim Gladhill, Community Development Director

City of RAMSEY



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

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

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

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

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

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

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

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

And

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

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

LEGEND

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

(IN FEET)

GENERAL NOTES:

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

Carlson McCain | • environmental • engineering • surveying

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

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

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

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

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

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

RIVERSTONE
Ramsey, Minnesota

EXISTING CONDITIONS

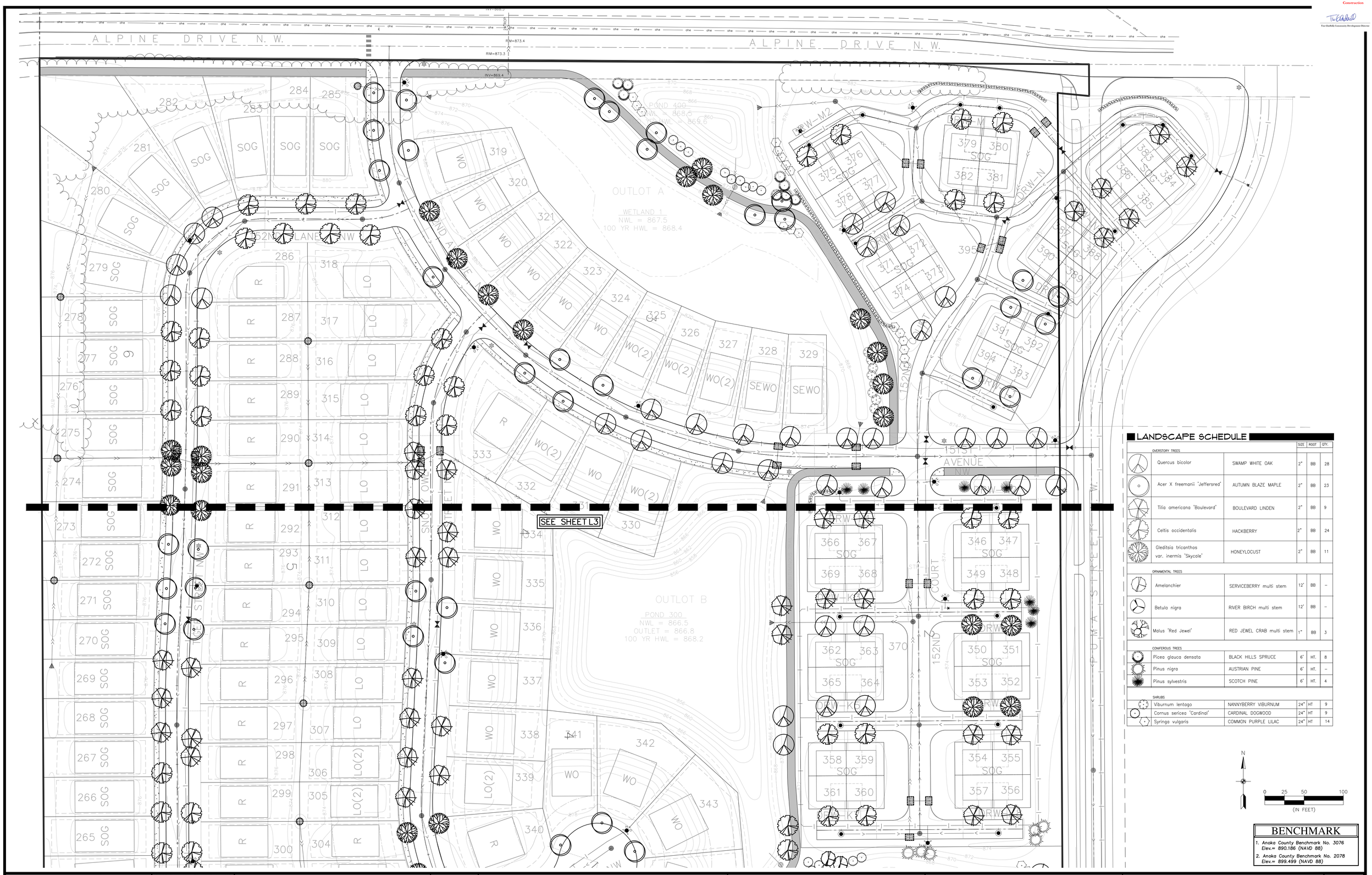
2 of 16

(Save Date: 06/28/17) F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\survey\6435_excon.dwg

Land Use Application Approved for Construction

Tim Gladhill, Community Development Director

City of RAMSEY



LANDSCAPE SCHEDULE

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

N

0 25 50 100

(IN FEET)

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 Landscape Architect under the laws of the State of Minnesota

Print Name: James A. Kalkes
Signature: James A. Kalkes
Date: 04/13/18 License #: 45071

Drawn: SDB
Designed: SDB
Date: 04/13/18

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

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

RIVERSTONE
Ramsey, MN

PRELIMINARY LANDSCAPE PLAN

L4 of 5

Save Date: 06/01/18 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_lscp.dwg

Land Use Application Approved for Construction

Tim Gladhill, Community Development Director

City of RAMSEY

CITY OF RAMSEY REQUESTED NOTES:

1. CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM THE DATE OF LANDSCAPE ARCHITECT ACCEPTANCE WITH ALL REPLACEMENTS TO BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER. THE CITY IS REQUIRING AN ADDITIONAL TWO YEARS (3 TOTAL) FOR ALL TREES AT NO ADDITIONAL COST TO THE OWNER.
2. TREES SHALL NOT BE PLANTED WITHIN THE VISION TRIANGLE AS DEFINED IN CITY CODE 117-348
3. ALL TREES IN ISLANDS/CENTER MEDIAN SHALL BE PRIVATELY MAINTAINED PER THE PER THE HOME OWNERS ASSOCIATION DOCTRINE
4. 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 SOD.
5. NO TOPSOIL (OR OTHER FILL) SHALL BE PLACED WITHIN ANY WETLAND OR WETLAND SETBACK AREA.
6. IRRIGATION SYSTEM SHALL BE DESIGN BUILT BY THE CONTRACTOR AND SHALL UTILIZE MATCH PRECIPITATION HEADS, HEAD TO HEAD COVERAGE AND WEATHER COMPENSATING SMART CONTROLLER.

LANDSCAPE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.
	DECIDUOUS TREES				
	Quercus bicolor	SWAMP WHITE OAK	2"	BB	98
	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	119
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	86
	Celtis occidentalis	HACKBERRY	2"	BB	103
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	94
	ORNAMENTAL TREES				
	Amelanchier	SERVICEBERRY multi stem	12'	BB	26
	Betula nigra	RIVER BIRCH multi stem	12'	BB	8
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	8'	BB	14
	CONIFEROUS TREES				
	Picea glauca densata	BLACK HILLS SPRUCE	6'	HT.	26
	Pinus nigra	AUSTRIAN PINE	6'	HT.	17
	Pinus sylvestris	SCOTCH PINE	6'	HT.	21
	SHRUBS				
	Viburnum lentago	NANNYBERRY VIBURNUM	24"	HT	29
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	24"	HT	35
	Syringa vulgaris	COMMON PURPLE LILAC	24"	HT	44

LANDSCAPE REQUIRMENTS

2 TREES PER LOT — 2 X 295 = 590 TREES

TOTAL TREES TO BE PLANTED = 612 TREES

GENERAL NOTES:

1. LANDSCAPE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS ON THE PROPERTY WITH THE GENERAL CONTRACTOR AND BY GOPHER STATE ONE CALL PRIOR TO STAKING PLANT LOCATIONS.
2. COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON THE SITE.
3. WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUB MASSINGS ARE FOUND ON THE SITE WHETHER SHOWN ON THE DRAWINGS OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE WITHIN THE GRADING LIMITS. ANY QUESTION REGARDING WHETHER PLANT MATERIAL SHOULD OR SHOULD NOT REMAIN SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
4. ALL EXISTING TREES TO REMAIN SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
5. BB TREES AND SHRUBS ARE BALLED AND BURLAPPED.
6. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO SUBMISSION OF BID AND/OR QUOTATION.
7. ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST ADDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
8. THE CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION.
10. WARRANTY FOR THE LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.
11. CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEARS FROM THE DATE OF LANDSCAPE ARCHITECT ACCEPTANCE WITH ALL REPLACEMENTS TO BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER. THE CITY IS REQUIRING AN ADDITIONAL TWO YEARS (3 TOTAL) FOR ALL TREES AT NO ADDITIONAL COST TO THE OWNER.

PLANTING SPECIFICATIONS:

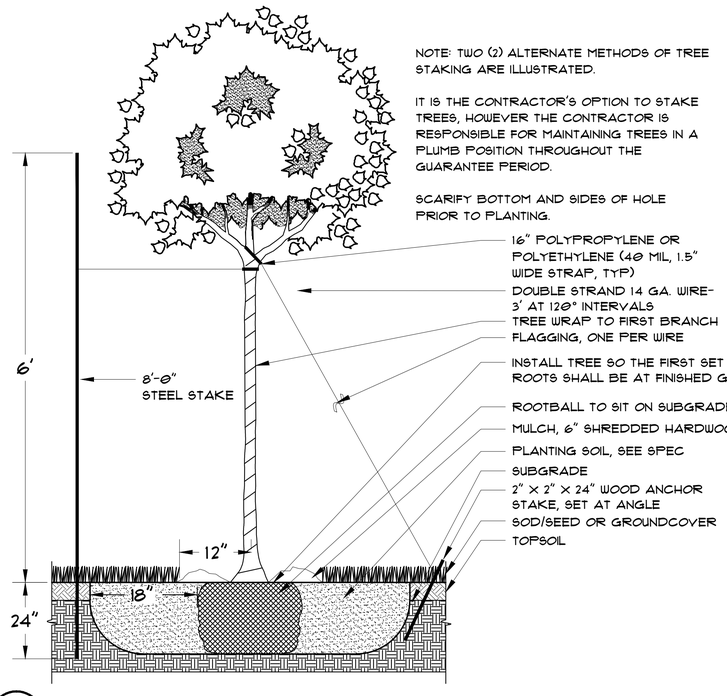
1. PLANTING BED PREPARATION: ALL MASS PLANTING BEDS SHALL BE TILLED TO A MINIMUM DEPTH OF 10". AMENDMENTS SHALL BE APPLIED AFTER CULTIVATION.
2. BACKFILL SOIL: USE SOIL EXCAVATED FROM PLANTING HOLES & PROVIDE AMENDMENTS. REMOVE ALL DEBRIS AND ROCKS LARGER THAN 3" IN DIA.
9. FERTILIZATION: IT IS RECOMMENDED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

PLANTING NOTES:

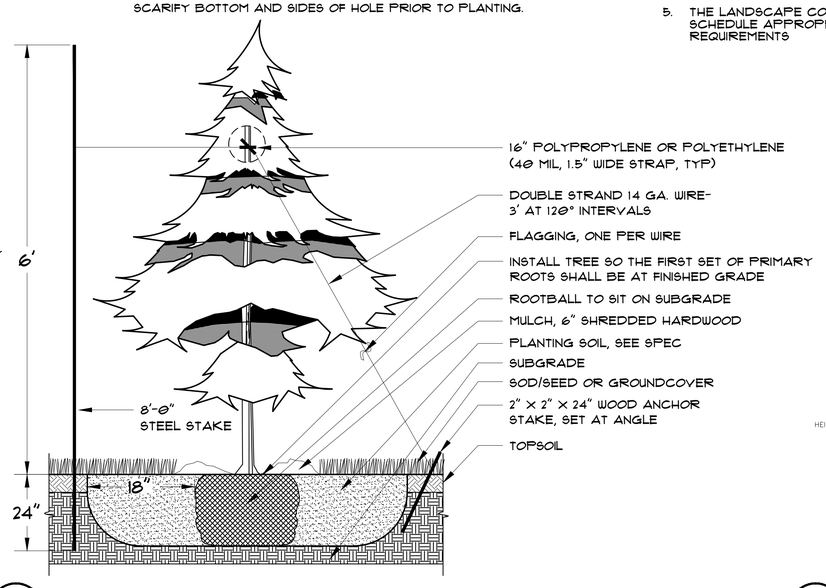
1. NO PLANTING TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. ALL PLANT MATERIAL LOCATIONS MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY AND ALL DIGGING.
3. IF THE LANDSCAPE CONTRACTOR PERCEIVES AND DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL OR GUARANTEE, THEY SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ADJUSTMENTS IN THE LOCATION OF PROPOSED PLANT MATERIAL MAY BE NEEDED IN THE FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.
5. ALL PLANTS TO BE INSTALLED PER PLANTING DETAILS.
6. ONE SHRUB PER TYPE AND SIZE IN EACH PLANTING BED AND EVERY TREE SHOULD BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO OWNER ACCEPTANCE.
7. WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SEED/SOD SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
8. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3 : 1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.
9. SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE TO RECEIVE SOD.
10. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATORS AT NO COST TO THE OWNER.

IRRIGATION NOTES:

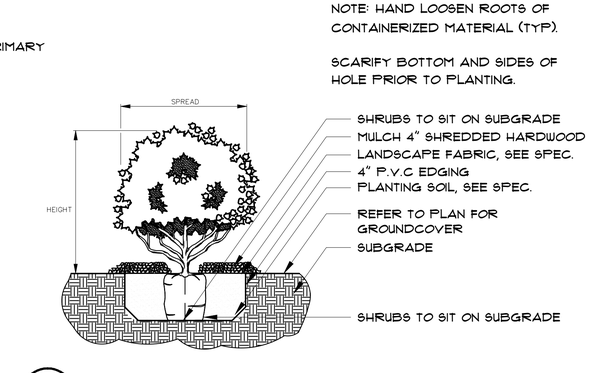
1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SHOP DRAWINGS ILLUSTRATING IRRIGATION PLANS AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER.
2. VERIFY EXISTING/PROPOSED SYSTEM LOCATION.
3. UNLESS OTHERWISE NOTED, ALL SOD/SEED AND PLANTING AREAS INDICATED ON THE PLAN SHALL BE 100% IRRIGATED. THE IRRIGATION SHALL INCLUDE THE PUBLIC RIGHT OF WAY BETWEEN THE PROPERTY LINE AND BACK OF CURB WHERE NEW LANDSCAPE IMPROVEMENTS ARE PROPOSED.
4. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
5. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS



1 L2 DECIDUOUS TREE — LEVEL SITE



2 L2 CONIFEROUS TREE — LEVEL SITE



3 L2 SHRUB — LEVEL SITE

Carlson McCain
• environmental
• engineering
• surveying

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

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

Print Name: James A. Kalkes
Signature: James A. Kalkes
Date: 04/13/18 License #: 45071

Drawn: SDB
Designed: SDB
Date: 04/13/18

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

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

RIVERSTONE
Ramsey, MN

PRELIMINARY LANDSCAPE DETAILS

L5 of 5

Save Date: 06/01/18 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_lscp.dwg

Land Use Application Approved for Construction

Tim Gladhill, Community Development Director

RIVERSTONE

SITE DATA

TOTAL SITE AREA	±90.32 AC.
TOTAL ROW AREA	±16.77 AC.
TOTAL OUTLOT AREA	±20.64 AC.
OUTLOT A	±2.73 AC.
OUTLOT B	±6.20 AC.
OUTLOT C	±6.36 AC.
OUTLOT D	±0.66 AC.
OUTLOT E	±4.58 AC.
OUTLOT F	±0.11 AC.
TOTAL LOT AREA	±52.88 AC.
TOTAL NUMBER OF LOTS	291
(SINGLE FAMILY AND MULTI-FAMILY LOTS)	
TOTAL MULTI-FAMILY AREA	±7.38 AC.
NUMBER OF LOTS	48
NUMBER OF COMMON AREA LOTS	2
MULTI-FAMILY LOT SIZE	±2,016 S.F.
TOTAL SINGLE FAMILY AREA	±45.53 AC.
NUMBER OF LOTS	243
SMALLEST LOT	±6,056 S.F.
LARGEST LOT	±19,592 S.F.
AVERAGE LOT	±8,161 S.F.
EXISTING ZONING	R-1, R-2, R-3, B-2
PROPOSED ZONING	PUD
UTILITIES	AVAILABLE
GROSS DENSITY	3.22 (LOTS/AC.)
(SINGLE FAMILY + MULTI-FAMILY LOTS/ TOTAL SITE AREA)	

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

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

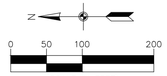
BENCHMARK

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

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

LEGEND

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



LEGAL DESCRIPTION

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

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

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

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

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

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

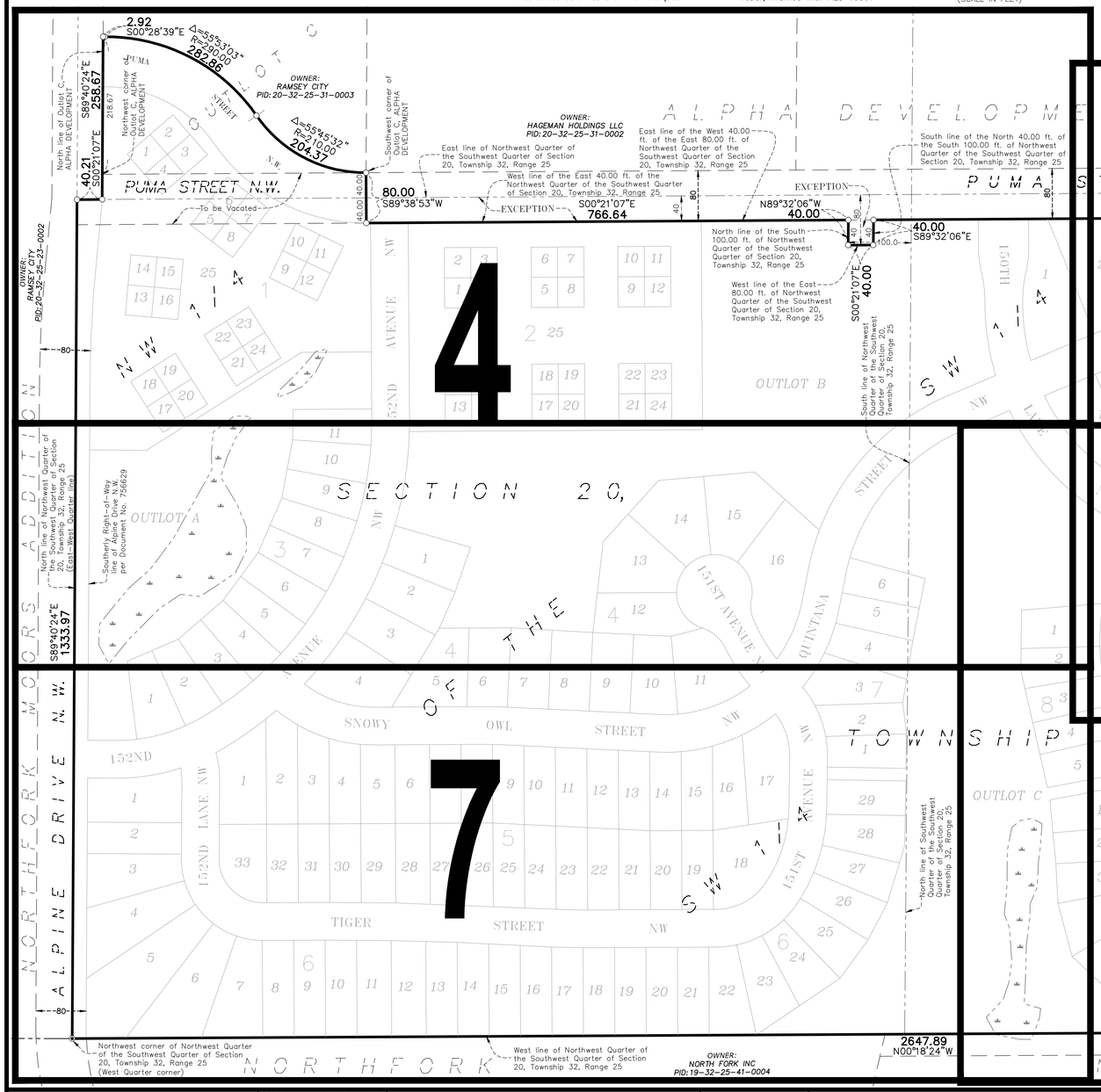
(Proposed Legal Description, which may be subject to City approved parcel subdivision)
That part of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota lying southerly of the westerly extension of the north line of Outlot C, said plat, and lying northerly of the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

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

AND

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

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



Carlson McCain
• environmental
• engineering
• surveying

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

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

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

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

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

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

RIVERSTONE
Ramsey, MN

PRELIMINARY PLAT INDEX

3 of 16

[Save Date: 04/16/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\survey\6435_prp-index.dwg

Land Use Application Approved for Construction

Tim Gladhill, Community Development Director — City of RAMSEY

LEGEND

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

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

N

0 25 50 100

(SCALE IN FEET)

ALPHA DEVELOPMENT

PUMA STREET N.W.

OWNER: RAMSEY CITY PID: 20-32-25-31-0003

OWNER: HAGEMAN HOLDINGS LLC PID: 20-32-25-31-0002

OWNER: RAMSEY CITY PID: 20-32-25-23-0002

SECTION 20, TOWNSHIP 32, RANGE 25

THORK MOORS ADDITION

ALPINE DRIVE N.W.

150TH LANE NW

152ND AVENUE NW

151ST LANE NW

QUINTANA STREET NW

RAVEN STREET NW

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

OUTLOT B
±269,973 sq.ft.
Drainage & Utility Easement
(Over all of Outlot B)

25
±118,251 sq.ft.
Drainage & Utility Easement
(Over all of Lot 25, Block 1)

25
±106,330 sq.ft.
Drainage & Utility Easement
(Over all of Lot 25, Block 2)

EXCEPTION
S00°21'07"E 766.64
N89°32'06"W 40.00
S89°32'06"E 40.00
S00°21'07"E 40.00

(To be Vacated)

SEE SHEET 7

SEE SHEET 5

Carlson McCain
• environmental
• engineering
• surveying

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

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

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

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

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

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

RIVERSTONE
Ramsey, MN

PRELIMINARY PLAT

4 of 16

[Save Date: 04/16/18] F:\Jobs\6421 - 6440\6435 - ramsey site\cad c3d\survey\6435_prp.dwg

Land Use Application Approved for Construction

Tim Gladhill, Community Development Director

City of RAMSEY

LEGEND

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

0 25 50 100 (SCALE IN FEET)

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

ALPHA DEVELOPMENT

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

PINE SHADOWS

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

BUNKER LAKE BLVD.

ALPHA DEVELOPMENT

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

PUMA STREET N. W.

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

S00°21'07"E 1387.09

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

EXCEPTION

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

EXCEPTION N00°08'36"E 60.00

40.00 S89°23'49"E

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

S00°08'36"W 542.83

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

Easement for public road per Anoka County Half-Section Maps (To be Vacated)

Drainage & Utility Easement

QUINTANA STREET NW

QUINTANA CIRCLE NW

149TH COURT

149TH CURVE NW

RABBIT STREET NW

SNOWY OWL STREET NW

LANE NW

AVENUE NW

OUTLOT F ±4,941 sq.ft.

OUTLOT D ±28,544 sq.ft.

OUTLOT E ±199,714 sq.ft. Drainage & Utility Easement (Over all of Outlot E)

Utility Easement per Document No. 2170673.001

OWNER: BURLINGTON NORTHERN SANTA FE PID: 35-32-25-13-0017

BURLINGTON NORTHERN SANTA FE RAILWAY

1459.04 N66°59'38"W

SECTION 29, TOWNSHIP 32, RANGE 25

MNDOT MONUMENTATION PLAT 02-M5

SEE SHEET 4

SEE SHEET 6

Carlson McCain
• environmental
• engineering
• surveying

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

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

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

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

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

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

RIVERSTONE
Ramsey, MN

PRELIMINARY PLAT

Save Date: 04/16/18 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\survey\6435_prp.dwg

Land Use Application Approved for Construction

Tim Gladhill, Community Development Director

City of RAMSEY

SEE SHEET 5

SEE SHEET 7

TOWNSHIP 32, RANGE 25

STREET NW

LANE NW

RABBIT STREET NW

SNOWY OWL STREET NW

TIGER STREET NW

149TH LANE NW

149TH CURVE NW

151ST LANE NW

150TH LANE NW

149TH AVENUE NW

RANGE LINE

SECTION LINE

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

OUTLOT D
±28,544 sq.ft.

OUTLOT E
±199,714 sq.ft.
Drainage & Utility Easement
(Over all of Outlot E)

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

North line of Southwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25

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

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

Utility Easement per Document No. 2770673.001

Utility Easement No. per 2770673.002

Northeasterly Right-of-Way line BURLINGTON NORTHERN RAILROAD

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

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

2647.89
N00°18'24"W

27.18
N00°02'12"W

631.6

139.2

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

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

OWNER:
PEARSON PROPERTIES OF RAMSEY LLC
PID:32-32-25-11-0026

NORTHFORK LINKS ADDITION

LEGEND

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

0 25 50 100
(SCALE IN FEET)

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

Carlson McCain • environmental • engineering • surveying	3890 Pheasant Ridge Drive NE, Suite 100 Blaine, MN 55449 Phone: (763) 489-7900 Fax: (763) 489-7959 www.carlsonmccain.com	I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota	Print Name: Thomas R. Balluff, L.S. Signature: Date: 03/08/2017 License #: 40361	DRAWN BY: JAB ISSUE DATE: 03/08/2017 FILE NO: 1308	Revisions: 1. 5/24/2017-Per City Comments 2. 6/23/2017-Per City Comments 3. 3/26/2018-Layout Change 4. 4/13/2018-Revise Street Names	**RIVERSTONE DEVELOPMENT, LLC** 14015 Sunfish Lake B, Suite 400 Ramsey, MN, 55303	**RIVERSTONE** Ramsey, MN	**PRELIMINARY PLAT**	6 of 16

[Save Date: 04/16/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\survey\6435_prp.dwg

Land Use Application Approved for Construction

Tim Gladhill, Community Development Director — City of RAMSEY

SEE SHEET 4

SEE SHEET 6

NORTHFORK MOORS

ALPINE DRIVE N.W.

ALPINE DRIVE N.W. 889.6

461.8

Southerly Right-of-Way line of Alpine Drive N.W. per Document No. 7586629

North line of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25 (East-West Quarter line)

S89°40'24"E 1333.97

90.9

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

151ND AVENUE NW

152ND LANE NW

SNOWY OWL STREET NW

TIGER STREET NW

151ST AVENUE NW

147.8 QUINTANA STREET NW

TOWNSHIP 32,

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

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

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

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

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

2647.89
N00°18'24"W

NORTH FORK

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

LEGEND

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

0 25 50 100
(SCALE IN FEET)

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

Carlson McCain
• environmental
• engineering
• surveying

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

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

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

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

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

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

RIVERSTONE
Ramsey, MN

PRELIMINARY PLAT

7 of 16

[Save Date: 04/16/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\survey\6435_prp.dwg

Land Use Application Approved for Construction

Tim Gladhill, Community Development Director

City of RAMSEY

BENCHMARK

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

0 50 100 200

PUMA STREET N.W.

PUMA STREET N.W.

16" WM EXTENSION (BY OTHERS)

8" SAN SWR (BY OTHERS)

4" FORCEMAIN (BY OTHERS)

CONNECT TO WM

CONNECT TO EX WM

CONNECT TO EX SAN SWR

LIFT STATION (BY OTHERS)

FUTURE TRUNK WM (BY OTHERS)

FUTURE TRUNK SEWER (BY OTHERS)

EX. BITUMINOUS TRAIL

16" SAN SWR (BY OTHERS)

16" WM EXTENSION (BY OTHERS)

BUNKER LAKE BLVD.

ALPINE DRIVE N.W.

152ND AVENUE

152ND COURT

152ND LANE NW

151ST AVENUE NW

150TH LANE NW

149TH AVENUE NW

149TH COURT

QUINTANA STREET NW

QUINTANA CIRCLE NW

RABBIT STREET NW

SNOWY OWL STREET NW

TIGER STREET NW

OUTLOT A

OUTLOT B

OUTLOT C

OUTLOT D

OUTLOT E

POND

INFILTRATION BASIN

SAFETY BENCH

OUTLET CONTROL STRUCTURE

10' BIT. TRAIL

6'-6" THICK CONC. SIDEWALK

CROSSWALK MARKINGS

PEDESTRIAN CROSSING SIGNAL

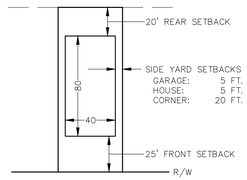
PEDESTRIAN CROSSING ADVANCED WARNING SIGNAL. (FINAL LOCATION/DESIGN TO BE SUBMITTED & REVISED W/FINAL PLANS PRIOR TO INSTALLATION.

BURLINGTON NORTHERN SANTA FE

US HIGHWAY NO. 10 & 169

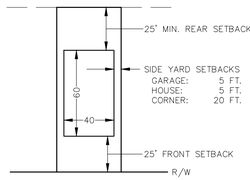
50' MAINTENANCE ACCESS ROAD

50' VILLA LOT DETAIL



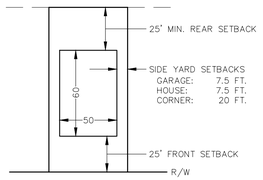
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W

50' LOT DETAIL



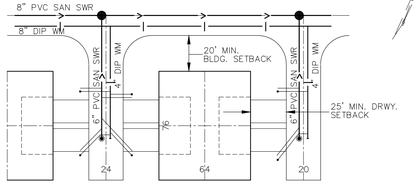
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W

65' LOT DETAIL



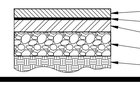
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W

TOWNHOME DETAIL



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

STREET SECTION



1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340B)
BITUMINOUS MATERIAL FOR TACK COAT
2" TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330B)
MIN. 4" MODIFIED CLASS 5 AGGREGATE BASE
PLACED ON PREPARED SUBGRADE

SITE PLAN LEGEND

	EXISTING	PROPOSED
LIGHT POLE	☼	●
SANITARY MANHOLE	SAN	●
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION	,0000.0	
EXISTING TREE		
TELEVISION BOX	TV	
FIRE HYDRANT		
FLUSHING HYDRANT		
GATE VALVE		
CLEANOUT		
ELECTRIC BOX		
GAS METER		
CATCH BASIN	or	or
RAIN GUARDIAN		RG
ELECTRIC METER		
TELEPHONE BOX		
UTILITY POLE		
FLARED END SECTION		
STORM MANHOLE	STM	●
SERVICE		
SOIL BORING/TEST HOLE		
RETAINING WALL		MODULAR ROCK
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
WETLAND		
DITCH		
UNDERGROUND TELEPHONE	ut	ut
UNDERGROUND ELECTRIC	ue	ue
UNDERGROUND GAS	ug	ug
UNDERGROUND FIBEROPTIC	ufo	ufo
FENCE	x	x
OVERHEAD ELECTRIC	ohe	ohe
CONCRETE SURFACE		
BITUMINOUS SURFACE		

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:
Date: 3/08/17 License #: 25063

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

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

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

RIVERSTONE
Ramsey, MN

PRELIMINARY SITE & UTILITY PLAN

8 of 16

Save Date: 06/13/18 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_site.dwg

Land Use Application Approved for Construction

Tim Gladhill, Community Development Director

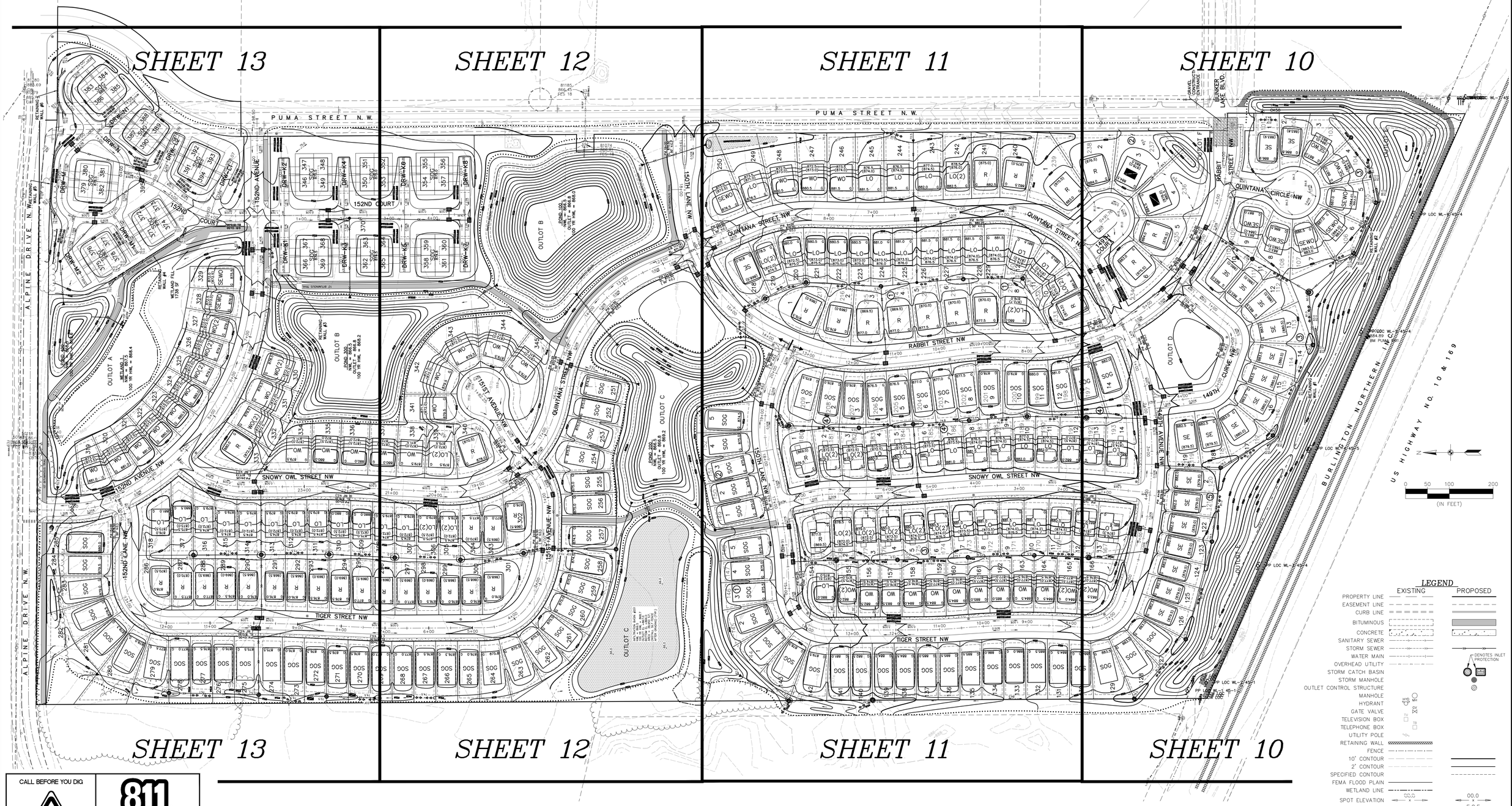
City of RAMSEY

SHEET 13

SHEET 12

SHEET 11

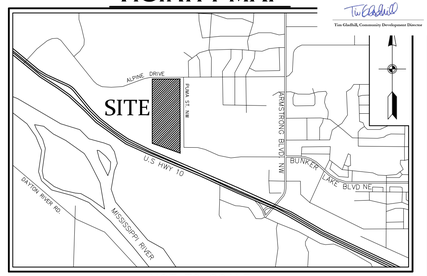
SHEET 10



RIVERSTONE
TREE PRESERVATION PLAN
RAMSEY, MINNESOTA

Land Use Application Approved for Construction
Tim Gladhill, Community Development Director
City of Ramsey

VICINITY MAP



NOT TO SCALE

1 / TP1 TREE PRESERVATION PLAN

0 100 200 300
SCALE 1" = 100'

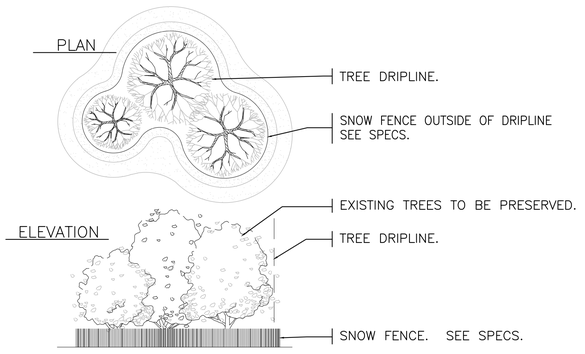
TREE REMOVAL/REPLACEMENT SUMMARY

REMOVED/SAVED	REPLACEMENT/CREDIT
1. SIGNIFICANT TREES;	
1.1. OAK AND EVERGREEN OVER 4 DBH	
1.2. ALL TREES OVER 8 DBH	
2. REMOVAL THRESHOLD	
2.1. AT LEAST 40% OF THE EXISTING SIGNIFICANT TREE DBH SHALL BE RETAINED ON-SITE	
2.2. FOR EVERY SIGNIFICANT DBH REMOVED ABOVE THE 40%, REPLACE AT 1.25%	
SIGNIFICANT TREES (OAK / EVERGREEN)	374 dbh
SIGNIFICANT TREES (ALL OTHERS)	1884 dbh
TOTAL DBH ON SITE -	2258 dbh
TOTAL (2258 TOTAL- 882 EXEMPT TREES = 1376DBH)	1376 DBH
EXEMPT TREES	882 dbh
40% TO REMAIN ON-SITE	550 dbh
60% ALLOWABLE REMOVAL	826 dbh
TREES REMOVED FOR GRADING	939 dbh
TOTAL REPLACEMENT REQUIRED	113 dbh
REPLACE TREES @ 125%	141 dbh
REPLACEMENT TREES @ 2.5 DBH	57 ADDITIONAL TREES

SHEET INDEX

1. COVER
2. TREE PRESERVATION PLAN & TREE TABLES

TREE PROTECTION FENCE



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

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 Landscape Architect under the laws of the State of Minnesota

Print Name: James A. Kalkes
Signature: James A. Kalkes
Date: 06/19/18 License #: 45071

Drawn: JAK
Designed: JAK
Date: 06/19/18

Revisions:
1.

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

RIVERSTONE
Ramsey, MN

COVER

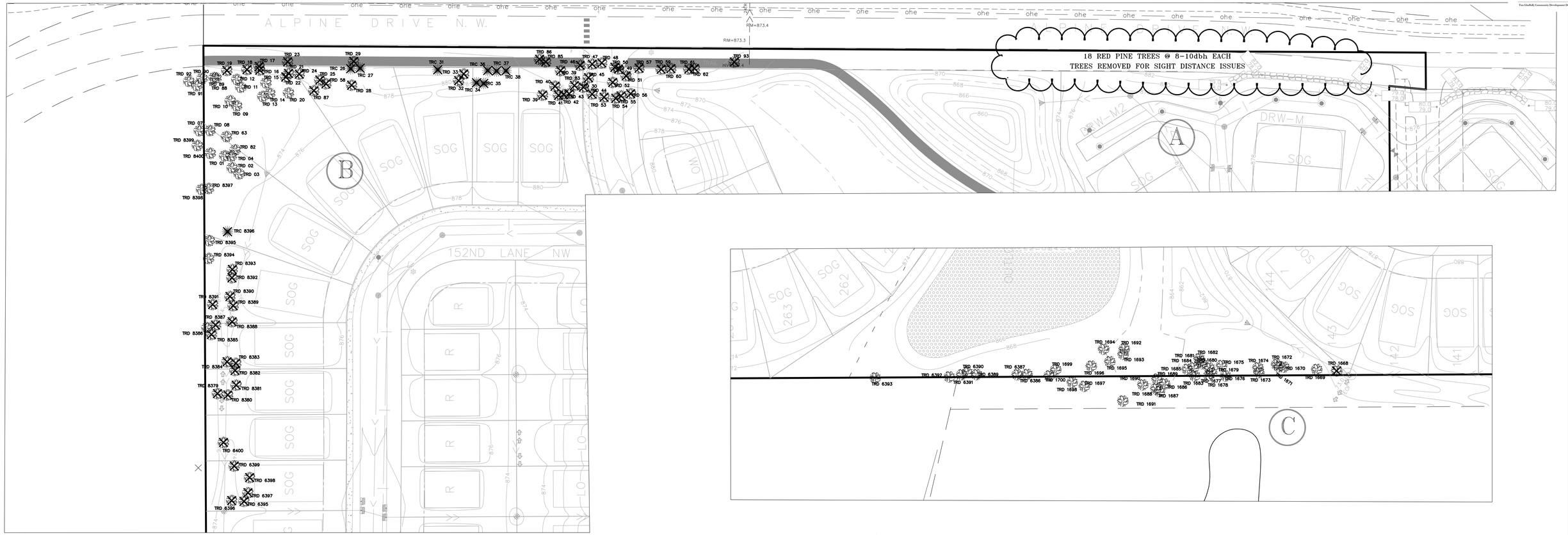
TP1 of 2

[Save Date: 06/19/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\tree preservation\6435_tree.dwg

Land Use Application Approved for Construction

Tim Gladhill, Community Development Director

City of RAMSEY



1 TP2 TREE PRESERVATION PLAN

SCALE 1" = 50'

2 TP2 TREE PRESERVATION PLAN

SCALE 1" = 50'

Tree No.	Tree Species	(DBH)	Saved	Removed	Removed for...
001	Boxelder	8	X		
002	Elm	16	X		
003	Boxelder	9	X		
004.01	Boxelder	15	X		
004.02	Boxelder	12	X		
005	Boxelder	15		X	Grading
006	Boxelder	13		X	Grading
007	Boxelder	10	Off Site		
008	Boxelder	10	Off Site		
009	Boxelder	14	X		
010	Boxelder	12	X		
011	Boxelder	12	X		
012	Elm	10	X		
013	Elm	9	X		
014	Boxelder	11	X		
015	Boxelder	12	X		
016	Boxelder	12		X	Exempt - Trail
017	Boxelder	13		X	Exempt - Trail
018	Boxelder	12		X	Exempt - Trail
019	Boxelder	13		X	Exempt - Trail
020	Boxelder	12	X		
021	Boxelder	10		X	Grading
022	Boxelder	8		X	Grading
023.01	Boxelder	9		X	Exempt - Trail
023.02	Boxelder	8		X	Exempt - Trail
024	Boxelder	8		X	Grading
025	Hackberry	18		X	Grading
026	35' Red Pine	9		X	Exempt - Trail
027	35' Red Pine	9		X	Exempt - Trail
028	Boxelder	8		X	Grading
029	Boxelder	8		X	Exempt - Trail
030.01	25' Red Pine	6		X	Exempt - Trail
030.02	25' Red Pine	6		X	Exempt - Trail
031	40' Red Pine	9		X	Exempt - Trail
032	Elm	9		X	Grading
033	Elm	9		X	Exempt - Trail
034	30' Red Pine	12		X	Grading
035	30' Red Pine	12		X	Grading
036	40' Pine	14		X	Exempt - Trail
037	40' Pine	14		X	Exempt - Trail
038.01	Boxelder	10		X	Exempt - Trail
038.02	Boxelder	8		X	Exempt - Trail
039	Elm	10		X	Exempt - Trail
040	Hack	10		X	Grading
041	Elm	10		X	Grading
042	Elm	15		X	Grading
043	Boxelder	11		X	Grading
044	Boxelder	12		X	Exempt - Trail
045	Boxelder	12		X	Exempt - Trail

Tree No.	Tree Species	(DBH)	Saved	Removed	Removed for...
046	Elm	9		X	Exempt - Trail
047	Elm	8		X	Exempt Road
048	Elm	8		X	Exempt Road
049	Elm	9		X	Exempt Road
050	Elm	8		X	Exempt Road
051	Elm	8		X	Exempt - Trail
052	Ash	10		X	Exempt Road
053.01	Elm	10		X	Exempt Road
053.02	Elm	11		X	Exempt Road
054	Elm	14		X	Exempt Road
055	Boxelder	13		X	Exempt Road
056	Elm	10		X	Exempt Road
057.01	Elm	15		X	Exempt - Trail
057.02	Elm	12		X	Exempt - Trail
057.03	Elm	10		X	Exempt - Trail
058	Elm	9		X	Grading
059	Elm	9		X	Exempt - Trail
060	Elm	10		X	Exempt - Trail
061	Elm	14		X	Exempt - Trail
062	Elm	15		X	Exempt - Trail
063	Elm	16	X		
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
082	Boxelder	8	X		
083	Boxelder	22		X	Grading
084	Boxelder	10		X	Grading
085	Elm	10		X	Exempt - Trail
086	Elm	10		X	Exempt - Trail
087	Elm	24		X	Grading
088	Elm	12	X		
089	Elm	10	X		
090	Elm	12	Off Site		
091	Boxelder	10	Off Site		

Tree No.	Tree Species	(DBH)	Saved	Removed	Removed for...
092	Boxelder	12	Off Site		
093	Boxelder	24		X	Exempt - Trail
1668.01	Boxelder	20		X	
1668.02	Boxelder	15		X	
1668.03	Boxelder	12		X	
1668.04	Boxelder	13		X	
1668.05	Boxelder	17		X	
1669.01	Boxelder	13	X		
1669.02	Boxelder	12	X		
1669.03	Boxelder	17	X		
1670	Oak	25	X		
1671	Oak	12	X		
1672	Boxelder	30	X		
1673.01	Box - Broken	10	X		
1673.02	Box - Broken	12	X		
1673.03	Box - Broken	15	X		
1673.04	Box - Broken	10	X		
1674	Oak	20	X		
1675.01	Boxelder	20	X		
1675.02	Boxelder	20	X		
1675.03	Boxelder	24	X		
1676	Oak	13	X		
1677	Boxelder	10	X		
1678	Boxelder	10	X		
1679	Boxelder	12	X		
1680	Boxelder	10	X		
1681	Boxelder	10	X		
1682	Boxelder	8	X		
1683	Boxelder	12	X		
1684.01	Oak	20	X		
1684.02	Oak	19	X		
1685	Boxelder	11	X		
1686	Boxelder	8	Off Site		
1687	Boxelder	9	X		
1688.01	Boxelder	8	X		
1688.02	Boxelder	10	X		
1689	Boxelder	9	X		
1690	Boxelder	9	Off Site		
1691	Cottonwood	20	X		
1692	Poplar	9	X		
1692.02	Cottonwood	19	X		
1693	Poplar	8	X		
1694	Boxelder	10	X		
1695	Boxelder	14	X		
1696	Oak	41	X		
1697.01	Boxelder	10	Off Site		
1697.02	Boxelder	8	Off Site		
1698	Boxelder	14	Off Site		
1699	Boxelder	18	X		

Tree No.	Tree Species	(DBH)	Saved	Removed	Removed for...
1700.01	Boxelder	12	X		
1700.02	Boxelder	10	X		
6386.01	Boxelder	14	X		
6386.02	Boxelder	12	X		
6386.03	Boxelder	12	X		
6387.01	Boxelder	19	X		
6387.02	Boxelder	17	X		
6389	Boxelder	8	X		
6390	Boxelder	8	X		
6391.01	Boxelder	11	X		
6391.02	Boxelder	8	X		
6391.03	Boxelder	8	X		
6392.01	Boxelder	9	X		
6392.02	Boxelder	8	X		
6393	Boxelder	8	X		
6394	25' Red Pine	8		X	Grading
6395	Elm	15		X	Grading
6396	Boxelder	10		X	Grading
6397	Elm	8		X	Grading
6398	Elm	8		X	Grading
6399	Elm	12		X	Grading
6400	Elm	16		X	Grading
8379	Elm	10		X	Grading
8380	Elm	15		X	Grading
8381	Elm	8		X	Grading
8382	Elm	12		X	Grading
8383	Elm	14		X	Grading
8384.01	Elm	26		X	Grading
8384.02	Elm	24		X	Grading
8385	Elm	8		X	Grading
8386	Elm	9	X		
8387.01	Elm	10		X	Grading
8387.02	Elm	8		X	Grading
8388	Elm	18		X	Grading
8389	Elm	12		X	Grading
8390	Elm	10		X	Grading
8391.01	Elm	10		X	Grading
8391.02	Elm	10		X	Grading
8391.03	Elm	10		X	Grading
8391.04	Elm	10		X	Grading
8391.05	Elm	10		X	Grading
8392	Elm	12		X	Grading
8393	Elm	16		X	Grading
8394	Elm	24	X		
8395.01	Elm	22	X		
8395.02	Elm	20	X		
8396	35' Red Pine	14		X	Grading
8397	Hackberry	14	X		
8398	Boxelder	12	Off Site		

Tree No.	Tree Species	(DBH)	Saved	Removed	Removed for...
8399.01	Boxelder	14	Off Site		
8399.02	Boxelder	10	Off Site		
8400.01	Boxelder	20	Off Site		
8400.02	Boxelder	18	X		

TREE LEGEND

- EVERGREEN TREES TO REMAIN
- EVERGREEN TO BE REMOVED
- DECIDUOUS TO REMAIN
- DECIDUOUS TO BE REMOVED

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 Landscape Architect under the laws of the State of Minnesota

Print Name: James A. Kalkes
Signature: James A. Kalkes
Date: 06/19/18 License #: 45071

Drawn: JAK
Designed: JAK
Date: 06/19/18

Revisions:
1.

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

RIVERSTONE
Ramsey, MN

TP2 of 2

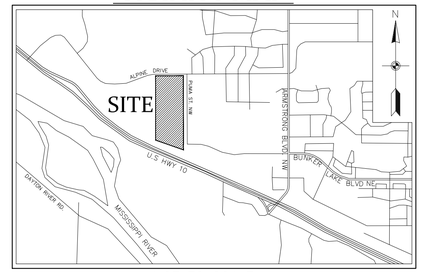
[Save Date: 06/19/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\tree preservation\6435_tree.dwg

Site Plan Approved

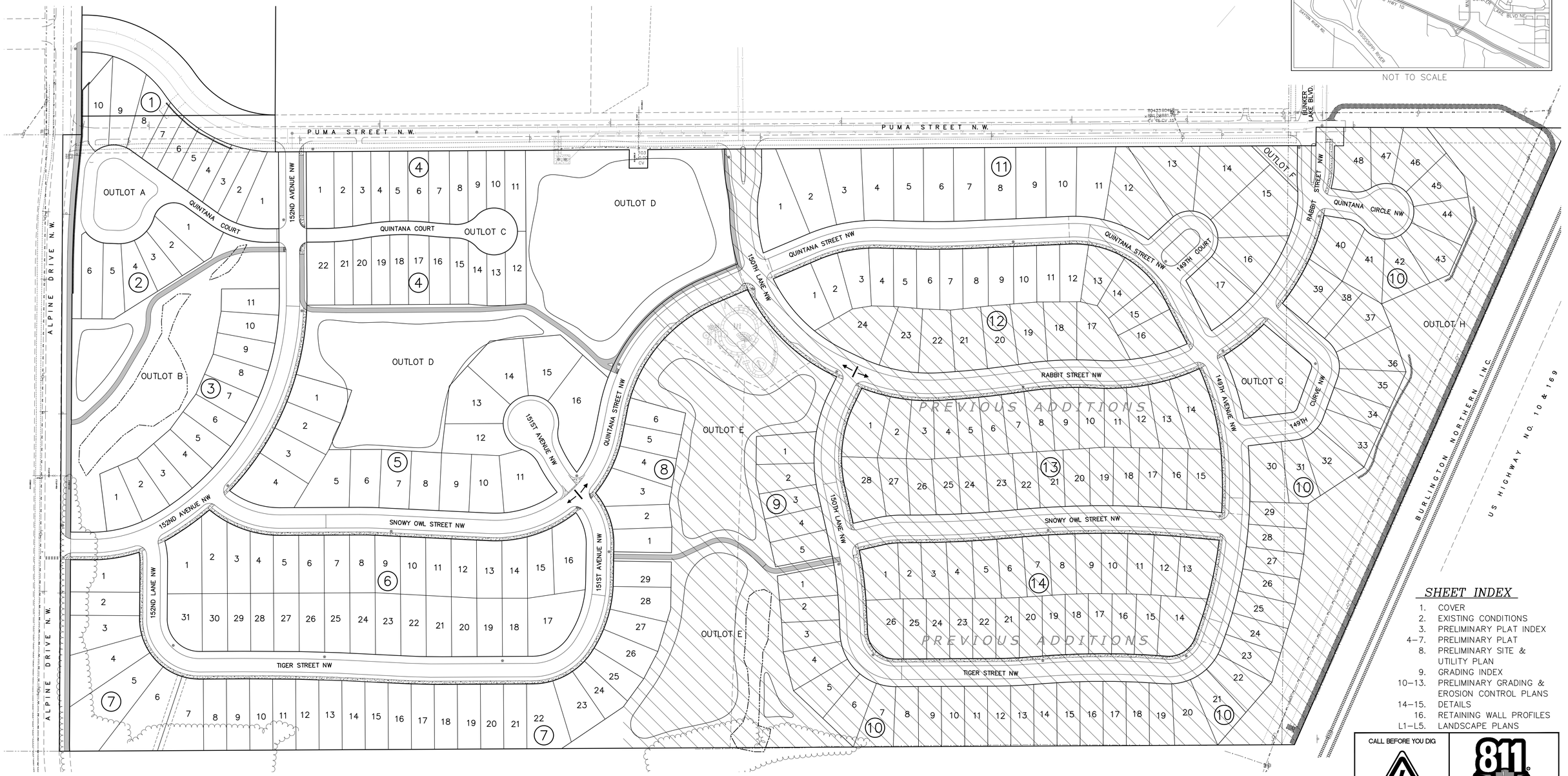
RIVERSTONE

RAMSEY, MINNESOTA

VICINITY MAP



NOT TO SCALE



SHEET INDEX

1. COVER
2. EXISTING CONDITIONS
3. PRELIMINARY PLAT INDEX
4–7. PRELIMINARY PLAT
8. PRELIMINARY SITE & UTILITY PLAN
9. GRADING INDEX
10–13. PRELIMINARY GRADING & EROSION CONTROL PLANS
14–15. DETAILS
16. RETAINING WALL PROFILES
L1–L5. LANDSCAPE PLANS

CALL BEFORE YOU DIG

811 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."

OWNER REVISIONS (12/4/19)

- QUINTANA COURT ROADWAY LAYOUT REVISED
- BLOCK 1,2&4 REVISED TO DETACHED TOWNHOME UNITS
- BLOCK 6&7 LOT LINE ADJUSTMENTS
- SANITARY SEWER AND WATERMAIN EXTENDED TO THE NEIGHBORING PROPERTY TO THE WEST.

BENCHMARK

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

N

0 50 100 200

(IN FEET)

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: [signature]
Date: 3/08/17 License #: 25063

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

Revisions:
1. 5/24/17 Per City Comments
2. 6/23/17 Per City Comments
3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
4. 6/13/18 Per City Comments
5. 12/4/19 Revise Layout Per Owner
6. 1/13/20 Per City Comments
7. 2/12/20 Per City Comments
8. 2/22/20 Per City Comments

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

RIVERSTONE
Ramsey, MN

COVER SHEET

1 of 16

Save Date: 03/09/20 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_cover.dwg

Site Plan Approval

BENCHMARK

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

0 50 100 200

SITE PLAN LEGEND

	EXISTING	PROPOSED
LIGHT POLE	☼	●
SANITARY MANHOLE	SAN	SAN
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION	x0000.0	
EXISTING TREE		
TELEVISION BOX	TV	
FIRE HYDRANT		
FLUSHING HYDRANT		
GATE VALVE	GV	
CLEANOUT	CO	
ELECTRIC BOX	EB	
GAS METER	GM	
CATCH BASIN	CB or	CB or
RAIN GUARDIAN		RG
ELECTRIC METER	EM	
TELEPHONE BOX	TB	
UTILITY POLE	UP	
FLARED END SECTION	FES	▲
STORM MANHOLE	STM	●
SERVICE	SRV	
SOIL BORING/TEST HOLE		

	MODULAR	ROCK
RETAINING WALL		
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
WETLAND		
DITCH		
UNDERGROUND TELEPHONE	ut	
UNDERGROUND ELECTRIC	ue	
UNDERGROUND GAS	ug	
UNDERGROUND FIBEROPTIC	ufo	
FENCE		
OVERHEAD ELECTRIC	ohe	
CONCRETE SURFACE		
BITUMINOUS SURFACE		

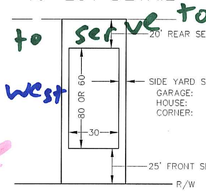
PEDESTRIAN CROSSING ADVANCED WARNING SIGNAL. (FINAL LOCATION/DESIGN TO BE SUBMITTED & REVISED W/FINAL PLANS PRIOR TO INSTALLATION.

Lot lines Moved
SSWR Depth to serve to west
WM STUB west
STM Change

STREET SECTION

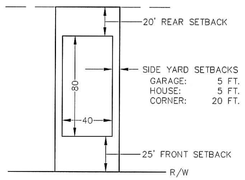
- 1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340B)
- BITUMINOUS MATERIAL FOR TACK COAT
- 2" TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330B)
- MIN. 4" MODIFIED CLASS 5 AGGREGATE BASE
- PLACED ON PREPARED SUBGRADE

40' LOT DETAIL



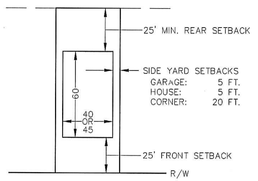
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W

50' VILLA LOT DETAIL



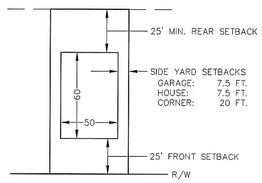
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W

50'/55' LOT DETAIL



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

65' LOT DETAIL



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

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:
Date: 3/08/17 License #: 25063

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

Revisions:
1. 5/24/17 Per City Comments
2. 6/23/17 Per City Comments
3. 4/13/18 Revise Street names, B12L15-26 & B13L1-13 & add NE Trail
4. 6/13/18 Per City Comments
5. 12/4/19 Revise Layout Per Owner

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

RIVERSTONE
Ramsey, MN

PRELIMINARY SITE & UTILITY PLAN

8 of 16

[Save Date: 12/02/19] F:\Jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_site.dwg

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.

PUMA STREET N.W.

PUMA STREET N.W.

BUNKER LAKE BLVD.

ALPINE DRIVE N.W.

FUTURE ADDITIONS

QUINTANA COURT

152ND AVENUE

4TH ADDITION

QUINTANA STREET NW

1ST ADDITION

150TH LANE NW

RABBIT STREET NW

149TH AVENUE NW

149TH COURT

QUINTANA CIRCLE NW

RABBIT STREET NW

151ST AVENUE NW

SNOWY OWL STREET NW

2ND ADDITION

152ND LANE NW

TIGER STREET NW

3RD ADDITION

BURLINGTON NORTHERN INC.

BENCHMARK

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

N

0 50 100 200

(IN FEET)

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

Drawn: ADB
Designed: BJK
Date: 2/22/20

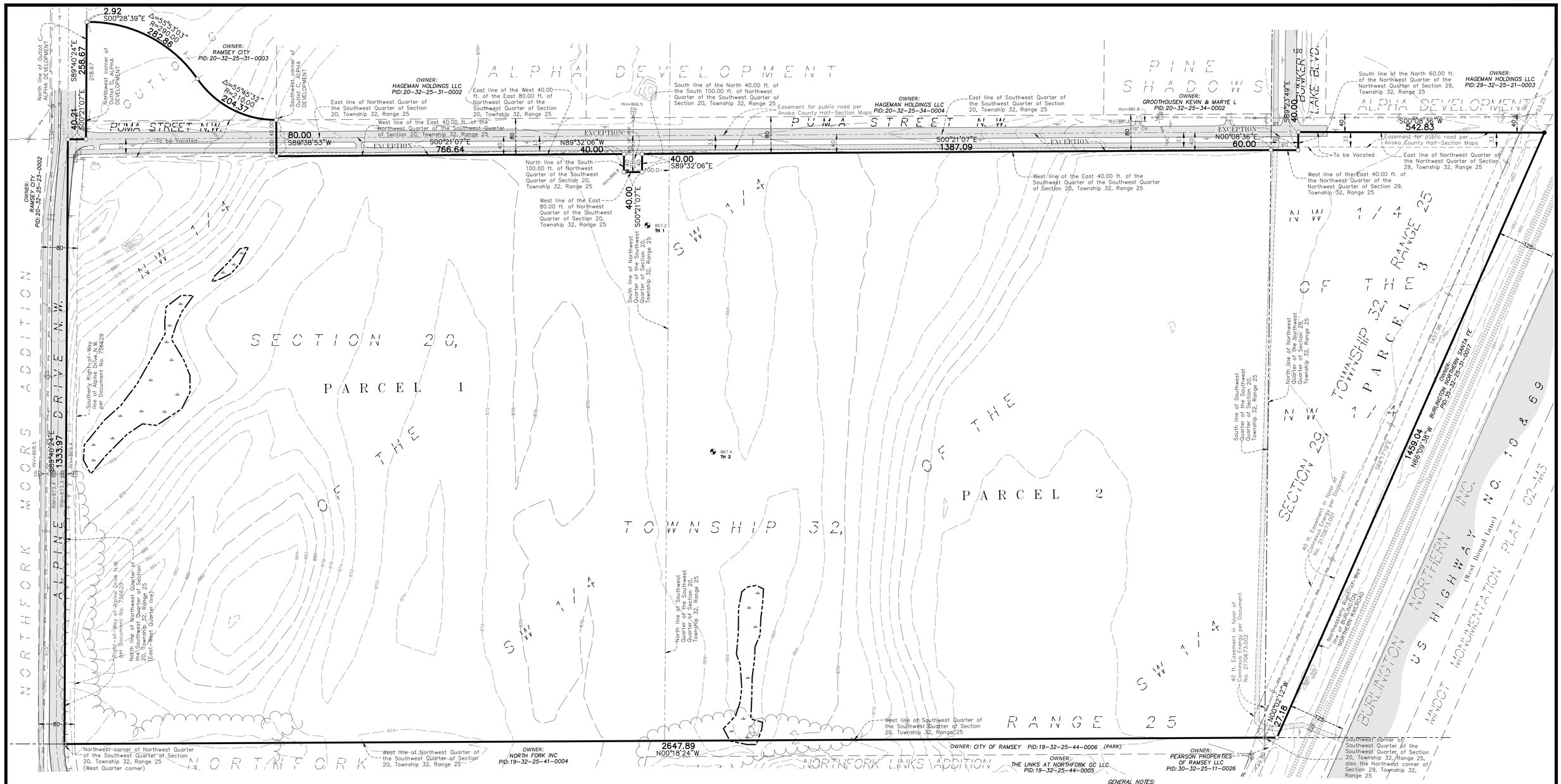
Revisions:
1. 3/9/2020 per City Comments

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

RIVERSTONE 4TH ADDITION
Ramsey, Minnesota

PERMIT RESTRICTED LOT EXHIBIT

Save Date: 02/27/20 J:\F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\4th addition\6435_permit restricted lot ex.dwg



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

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

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

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

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

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

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

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

And

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

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

LEGEND

- ◉ – Denotes Anoka County Cast Iron Monument
- ● – Denotes Found Iron Monument
- ○ – Denotes Set Iron Pipe, Marked with RLS 40361
- –o– Denotes Miscellaneous Sign
- EB – Denotes Electric Box
- CB or CBMH – Denotes Catch Basin
- EM – Denotes Electric Meter
- TB – Denotes Telephone Box
- PP – Denotes Utility Pole
- FES – Denotes Flared End Section
- HH – Denotes Hand Hole
- one – Denotes Overhead Electric
- >> – Denotes Storm Sewer
- x – x – Denotes Existing Fence as noted
- Denotes Wetland delineated by Kjolhaug Environmental Services Company in 2016
- Denotes Gravel Surface
- Denotes Bituminous Surface
- 900 – Denotes Existing 1 Ft. Contour
- 900 – Denotes Existing 5 Ft. Contour

0 50 100 200 (IN FEET)

GENERAL NOTES:

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

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

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

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

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

Revisions:
1. 5/24/2017-Per City Comments
2. 6/23/2017-Per City Comments
3. 2/12/2020-Per City Comments
4. 2/22/2020-Per City Comments

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

RIVERSTONE
Ramsey, Minnesota

EXISTING CONDITIONS

2 of 16

[Save Date: 02/13/20] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\survey\6435_excon-2020.dwg

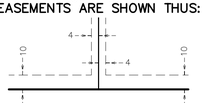
Site Plan Approved

RIVERSTONE

SITE DATA

TOTAL SITE AREA	±90.32 AC.	TOTAL LOT AREA	±51.31 AC.
TOTAL ROW AREA	±16.77 AC.	TOTAL NUMBER OF LOTS	279
TOTAL OUTLOT AREA	±22.24 AC.	SMALLEST LOT	±5,046 S.F.
OUTLOT A	±1.18 AC.	LARGEST LOT	±19,592 S.F.
OUTLOT B	±2.78 AC.	AVERAGE LOT	±8,161 S.F.
OUTLOT C	±0.44 AC.	EXISTING ZONING	R-1, R-2, R-3, B-2
OUTLOT D	±6.13 AC.	PROPOSED ZONING	PUD
OUTLOT E	±6.36 AC.	UTILITIES	AVAILABLE
OUTLOT F	±0.11 AC.	GROSS DENSITY	3.09 (LOTS/AC.)
OUTLOT G	±0.66 AC.		
OUTLOT H	±4.58 AC.		

PROPOSED 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.

BENCHMARK

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

LEGEND

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

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

N

0 50 100 200

(SCALE IN FEET)

LEGAL DESCRIPTION

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

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

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

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

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

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

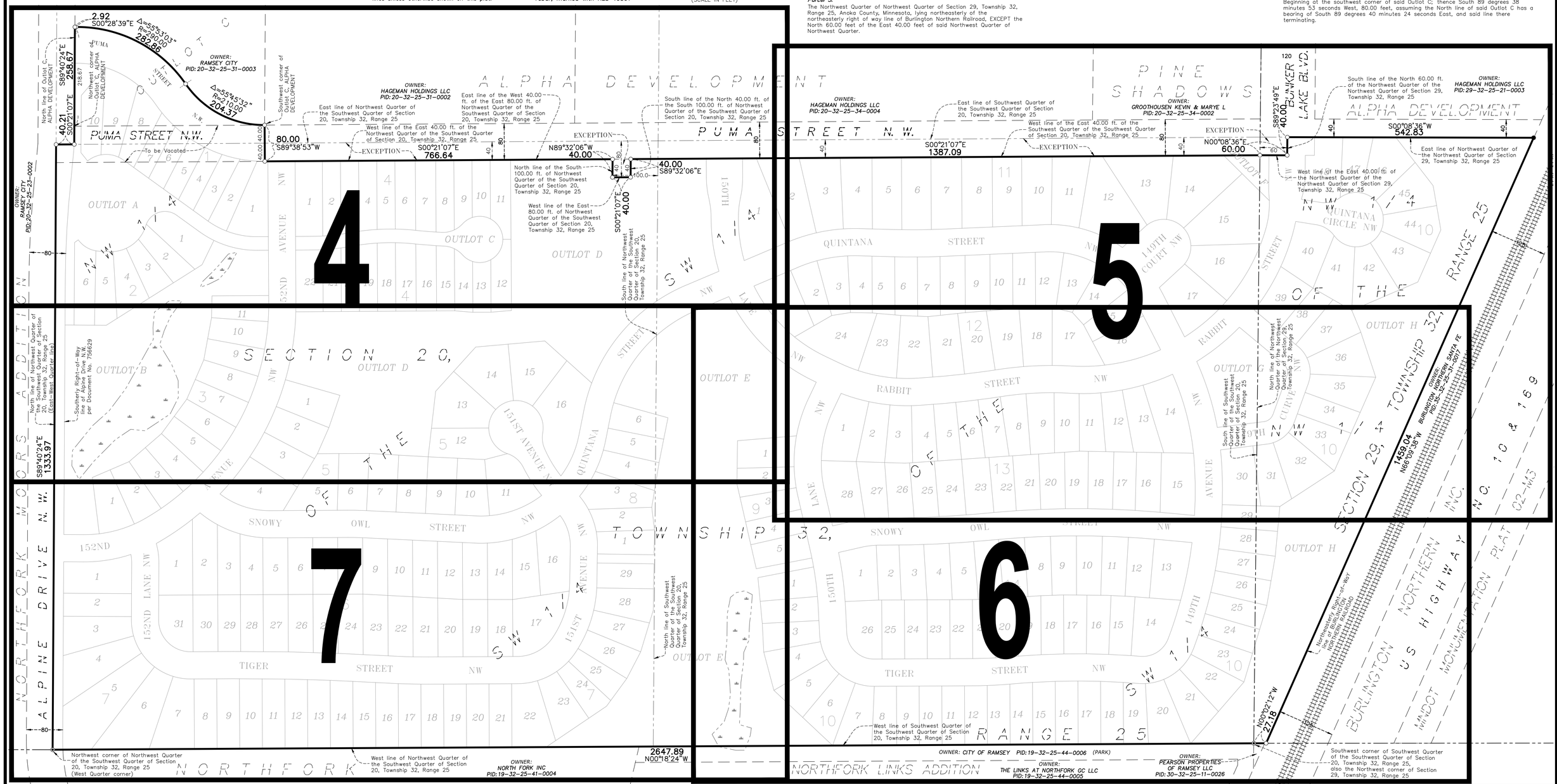
(Proposed Legal Description, which may be subject to City approved parcel subdivision)
That part of Puma Street Northwest, as created and dedicated in the plat of ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, lying southerly of the westerly extension of the north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

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

AND

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

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



Carlson McCain
• environmental
• engineering
• surveying

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

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

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

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

Revisions:
1. 5/24/2017-Per City Comments
2. 6/23/2017-Per City Comments
3. 3/26/2018-Layout Change
4. 4/13/2018-Revise Street Names
5. 12/04/2019-Revise Layout per Owner
6. 2/22/2020-Per City Comments

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

RIVERSTONE
Ramsey, MN

PRELIMINARY PLAT INDEX

3 of 16

[Save Date: 03/09/20] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\survey\6435_prp-index.dwg

Site Plan Approved

LEGEND

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

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

0 25 50 100
(SCALE IN FEET)

ALPHA DEVELOPMENT

PUMA STREET N.W.

PUMA STREET N.W. (To be Vacated)

OWNER: RAMSEY CITY PID: 20-32-25-31-0003

OWNER: HAGEMAN HOLDINGS LLC PID: 20-32-25-31-0002

OWNER: RAMSEY CITY PID: 20-32-25-23-0002

Northwest corner of Outlot C, ALPHA DEVELOPMENT

North line of Outlot C, ALPHA DEVELOPMENT

Southwest corner of Outlot C, ALPHA DEVELOPMENT

S89°40'24"E 1333.97

S89°40'24"E 258.67

S00°21'07"E 40.00

S89°38'53"W 80.00

S00°21'07"E 766.64

EXCEPTION

East line of Northwest Quarter of Section 20, Township 32, Range 25

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

East line of the West 40.00 ft. of the East 80.00 ft. of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

EXCEPTION
S89°32'06"E 40.00
N89°32'06"W 40.00
S00°21'07"E 40.00

North line of the South 100.00 ft. of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

West line of the East 80.00 ft. of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

South line of the North 40.00 ft. of the South 100.00 ft. of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

SECTION 20, TOWNSHIP 32, RANGE 25

OUTLOT A
±51,502 sq.ft.
Drainage & Utility Easement
(Over all of Outlot A)

OUTLOT B
±121,284 sq.ft.
Drainage & Utility Easement
(Over all of Outlot B)

OUTLOT C
±19,152 sq.ft.
Drainage & Utility Easement
(Over all of Outlot C)

OUTLOT D
±266,699 sq.ft.
Drainage & Utility Easement
(Over all of Outlot D)

OUTLOT D
±266,699 sq.ft.
Drainage & Utility Easement
(Over all of Outlot D)

THE ORCHARD MOORS ADDITION

ALPINE DRIVE N.W.

ALPINE DRIVE N.W.

152ND AVENUE NW

150TH LANE NW

150TH STREET NW

151ST AVENUE NW

QUINTANA STREET NW

TOWNSHIP 32, RANGE 25

Southerly Right-of-Way line of Alpine Drive N.W. per Document No. 756629

North line of the Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25 (East-West Quarter line)

SEE SHEET 5

SEE SHEET 7

Carlson McCain • environmental • engineering • surveying	3890 Pheasant Ridge Drive NE, Suite 100 Blaine, MN 55449 Phone: (763) 489-7900 Fax: (763) 489-7959 www.carlsonmccain.com	I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota Print Name: Thomas R. Balluff, L.S. Signature: Date: 03/08/2017 License #: 40361	DRAWN BY: JAB ISSUE DATE: 03/08/2017 FILE NO: 1308	Revisions: 1. 5/24/2017-Per City Comments 2. 6/23/2017-Per City Comments 3. 3/26/2018-Layout Change 4. 4/13/2018-Revise Street Names 5. 12/04/2019-Revise Layout per Owner 6. 2/22/2020-Per City Comments	**RIVERSTONE DEVELOPMENT, LLC** 14015 Sunfish Lake B, Suite 400 Ramsey, MN, 55303
RIVERSTONE Ramsey, MN	**PRELIMINARY PLAT**	4 of 16			

[Save Date: 03/09/20] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\survey\6435_prp.dwg

Site Plan Approved

LEGEND

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

0 25 50 100 (SCALE IN FEET)

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

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

PINE SHADOWS
OWNER: GROOTHOUSEN KEVIN & MARYE L
PID: 20-32-25-34-0002

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

BUNKER LAKE BLVD.

PUMA STREET N.W.
S00°21'07"E 1387.09

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

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

EXCEPTION

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

EXCEPTION
N00°08'36"E 60.00

S89°23'49"E 40.00

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

PUMA STREET N.W.
S00°08'36"W 542.83

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

Easement for public road per Anoka County Half-Section Maps (To be Vacated)

Drainage & Utility Easement

QUINTANA STREET NW

QUINTANA CIRCLE NW

149TH COURT

149TH CURVE NW

RABBIT LANE NW

RABBIT STREET NW

SNOWY OWL STREET NW

OUTLOT F ±4,941 sq.ft.

OUTLOT G ±28,544 sq.ft.

OUTLOT H ±199,714 sq.ft. Drainage & Utility Easement (Over all of Outlot H)

1 ±10,082 sq.ft.
2 ±13,718 sq.ft.
3 ±12,115 sq.ft.
4 ±10,499 sq.ft.
5 ±10,290 sq.ft.
6 ±10,371 sq.ft.
7 ±10,680 sq.ft.
8 ±10,511 sq.ft.
9 ±9,960 sq.ft.
10 ±9,947 sq.ft.
11 ±11,194 sq.ft.
12 ±16,929 sq.ft.
13 ±14,706 sq.ft.
14 ±16,564 sq.ft.
15 ±19,053 sq.ft.
16 ±12,480 sq.ft.
17 ±12,288 sq.ft.
18 ±8,600 sq.ft.
19 ±8,798 sq.ft.
20 ±8,754 sq.ft.
21 ±9,148 sq.ft.
22 ±9,573 sq.ft.
23 ±9,485 sq.ft.
24 ±13,460 sq.ft.
25 ±6,707 sq.ft.
26 ±6,703 sq.ft.
27 ±7,114 sq.ft.
28 ±10,549 sq.ft.
29 ±6,528 sq.ft.
30 ±9,764 sq.ft.
31 ±7,900 sq.ft.
32 ±9,558 sq.ft.
33 ±8,565 sq.ft.
34 ±6,376 sq.ft.
35 ±8,386 sq.ft.
36 ±9,321 sq.ft.
37 ±9,148 sq.ft.
38 ±6,218 sq.ft.
39 ±8,681 sq.ft.
40 ±10,291 sq.ft.
41 ±9,168 sq.ft.
42 ±9,163 sq.ft.
43 ±9,175 sq.ft.
44 ±8,876 sq.ft.
45 ±8,763 sq.ft.
46 ±9,729 sq.ft.
47 ±7,047 sq.ft.
48 ±10,628 sq.ft.

SEE SHEET 4

SEE SHEET 6

Utility Easement per Document No. 2170673.001

Utility Easement per Document No. 2170673.001

OWNER: BURLINGTON NORTHERN SANTA FE PID:35-32-25-31-0017

1459.04 N66°09'38"W

TOWNSHIP 32 RANGE 25

SECTION 29

SECTION 20

BURLINGTON NORTHERN INC.

BURLINGTON NORTHERN SANTA FE RAILWAY CO.

MNDOT MONUMENTATION PLAT 02-M3

Carlson McCain
• environmental
• engineering
• surveying

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

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

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

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

Revisions:
1. 5/24/2017-Per City Comments
2. 6/23/2017-Per City Comments
3. 3/26/2018-Layout Change
4. 4/13/2018-Revise Street Names
5. 12/04/2019-Revise Layout per Owner
6. 2/22/2020-Per City Comments

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

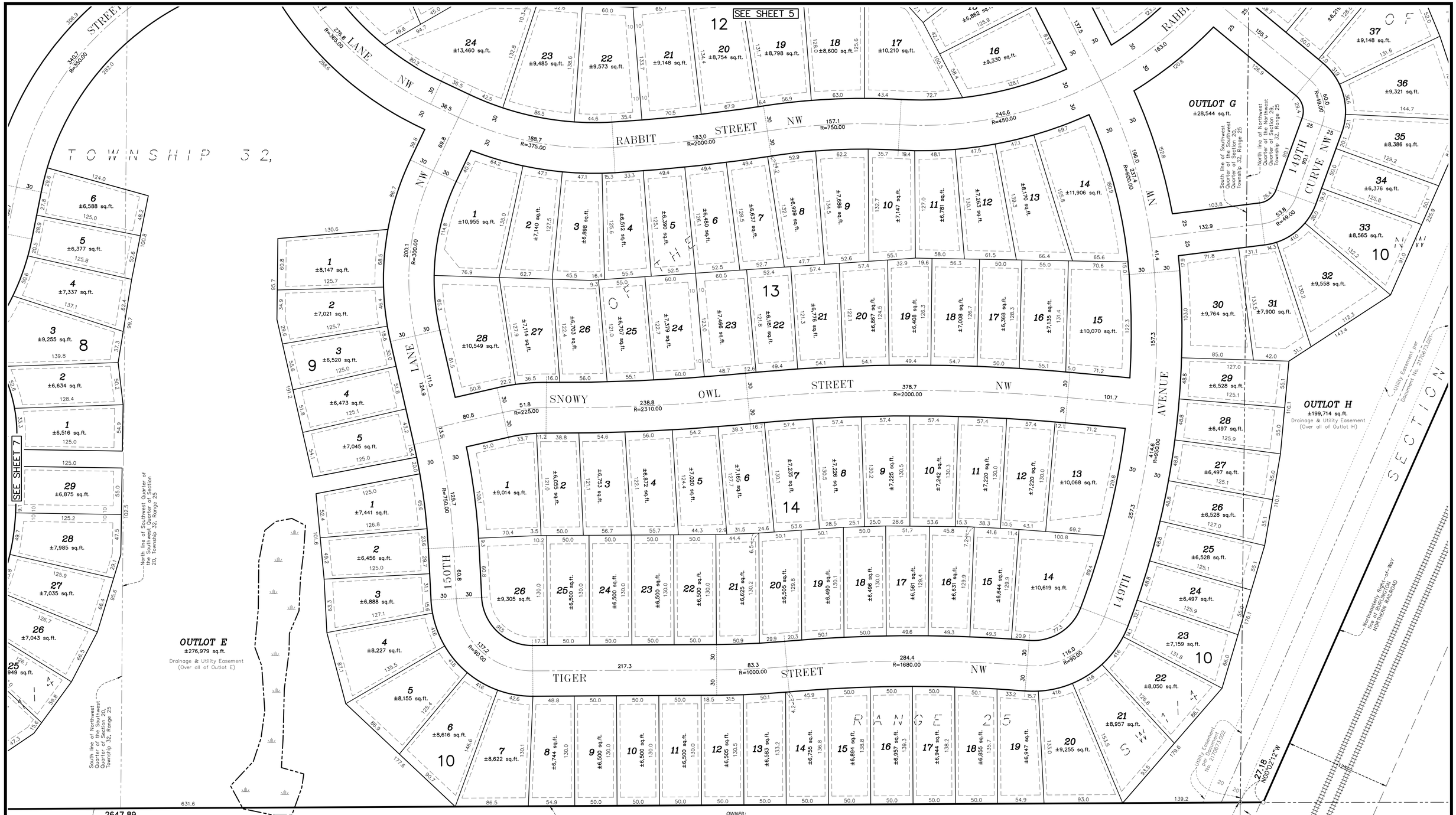
RIVERSTONE
Ramsey, MN

PRELIMINARY PLAT

5 of 16

[Save Date: 03/09/20] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\survey\6435_prp.dwg

Site Plan Approved



LEGEND

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

0 25 50 100
(SCALE IN FEET)

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

Carlson McCain
• environmental
• engineering
• surveying

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

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

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

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

Revisions:
1. 5/24/2017-Per City Comments
2. 6/23/2017-Per City Comments
3. 3/26/2018-Layout Change
4. 4/13/2018-Revise Street Names
5. 12/04/2019-Revise Layout per Owner
6. 2/22/2020-Per City Comments

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

RIVERSTONE
Ramsey, MN

PRELIMINARY PLAT

6 of 16

[Save Date: 03/09/20] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\survey\6435_prp.dwg

Site Plan Approved

SEE SHEET 4

NORTHFORK MOORS

ALPINE DRIVE N.W.

ALPINE DRIVE N.W. 889.6

461.8

Southerly Right-of-Way line of Alpine Drive N.W. per Document No. 7506629

North line of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25 (East-West Quarter line)

S89°40'24"E 1333.97

OUTLOT B
±121,264 sq.ft.
Drainage & Utility Easement
(Over all of Outlot B)

OUTLOT D
±266,699 sq.ft.
Drainage & Utility Easement
(Over all of Outlot D)

152ND AVENUE NW

SNOWY OWL STREET NW

TIGER STREET NW

152ND LANE NW

151ST AVENUE NW

QUINTANA STREET

TOWNSHIP 32,

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

SEE SHEET 6

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

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

2647.89
N00°18'24"W

631.6

NORTHFORK

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

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

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

LEGEND

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

0 25 50 100
(SCALE IN FEET)

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

Carlson McCain
• environmental
• engineering
• surveying

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

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

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

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

Revisions:
1. 5/24/2017-Per City Comments
2. 6/23/2017-Per City Comments
3. 3/26/2018-Layout Change
4. 4/13/2018-Revise Street Names
5. 12/04/2019-Revise Layout per Owner
6. 1/13/2020-Per City Comments
7. 2/22/2020-Per City Comments

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

RIVERSTONE
Ramsey, MN

PRELIMINARY PLAT

7 of 16

[Save Date: 03/09/20] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\survey\6435_prp.dwg

Site Plan Approved

BENCHMARK

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

0 50 100 200

LIFT STATION (BY OTHERS)

CONNECT TO EX WM
CONNECT TO EX SAN SWR

16" WM EXTENSION (BY OTHERS)
8" SAN SWR (BY OTHERS)
4" FORCEMAIN (BY OTHERS)
FUTURE TRUNK WM (BY OTHERS)
FUTURE TRUNK SEWER (BY OTHERS)

PUMA STREET N.W.

ALPINE DRIVE N.W.

152ND AVENUE

150TH LANE NW

151ST AVENUE NW

QUINTANA COURT

QUINTANA STREET NW

QUINTANA CIRCLE NW

RABBIT STREET NW

SNOWY OWL STREET NW

TIGER STREET NW

149TH AVENUE NW

149TH COURT

BUNKER LAKE BLVD.

EX. BITUMINOUS TRAIL

16" SAN SWR (BY OTHERS)

16" WM EXTENSION (BY OTHERS)

OUTLOT A
OUTLOT B
OUTLOT C
OUTLOT D
OUTLOT E
OUTLOT F
OUTLOT G
OUTLOT H

POND

SAFETY BENCH

OUTLET CONTROL STRUCTURE

10' BIT. TRAIL

INFILTRATION BASIN

PEDESTRIAN CROSSING ADVANCED WARNING SIGN.

CROSSWALK MARKINGS

TAPCO PEDESTRIAN CROSSING SIGNAL (SEE DETAIL)

SAN SWR STUB
IE:. 853.75

NORTHERN STATES POWER MAINTENANCE ACCESS ROAD

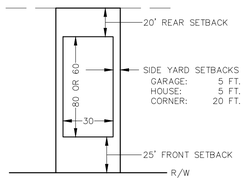
BURLINGTON NORTHERN

US HIGHWAY NO. 10 & 169

STREET SECTION

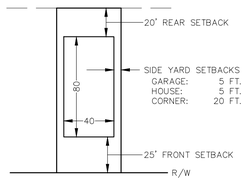
1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340B)
BITUMINOUS MATERIAL FOR TACK COAT
2" TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330B)
MIN. 4" MODIFIED CLASS 5 AGGREGATE BASE
PLACED ON PREPARED SUBGRADE

40' LOT DETAIL



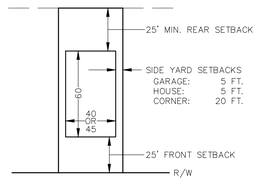
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W

50' VILLA LOT DETAIL



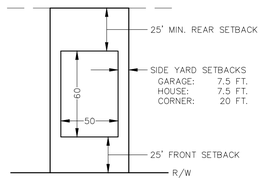
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K
SEWER: 4" PVC SDR 26
CURB STOP TO BE PLACED AT THE R/W

50'/55' LOT DETAIL



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

65' LOT DETAIL



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

SITE PLAN LEGEND

	EXISTING	PROPOSED
LIGHT POLE	☼	
SANITARY MANHOLE	SAN	●
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION	,0000.0	
EXISTING TREE		
TELEVISION BOX	TV	
FIRE HYDRANT		
FLUSHING HYDRANT		
GATE VALVE	GV	
CLEANOUT	CO	◉
ELECTRIC BOX	EB	
GAS METER	GM	
CATCH BASIN	or	or
RAIN GUARDIAN		RG
ELECTRIC METER	EM	
TELEPHONE BOX	TB	
UTILITY POLE		
FLARED END SECTION	FES	▲
STORM MANHOLE	STMH	●
SERVICE	SRV	
SOIL BORING/TEST HOLE		

	MODULAR	ROCK
RETAINING WALL		
WATERMAIN		
SANITARY SEWER		
FORCEMAIN	FM	FM
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
WETLAND		
DITCH		
UNDERGROUND TELEPHONE	ut	ut
UNDERGROUND ELECTRIC	ue	ue
UNDERGROUND GAS	ug	ug
UNDERGROUND FIBEROPTIC	ufo	ufo
FENCE	x	x
OVERHEAD ELECTRIC	ohe	ohe
CONCRETE SURFACE		
BITUMINOUS SURFACE		

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:
Date: 3/08/17 License #: 25063

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

Revisions:
1. 5/24/17 Per City Comments
2. 6/23/17 Per City Comments
3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
4. 6/13/18 Per City Comments
5. 12/4/19 Revise Layout Per Owner
6. 1/13/20 Per City Comments
7. 2/12/20 Per City Comments
8. 2/22/20 Per City Comments

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

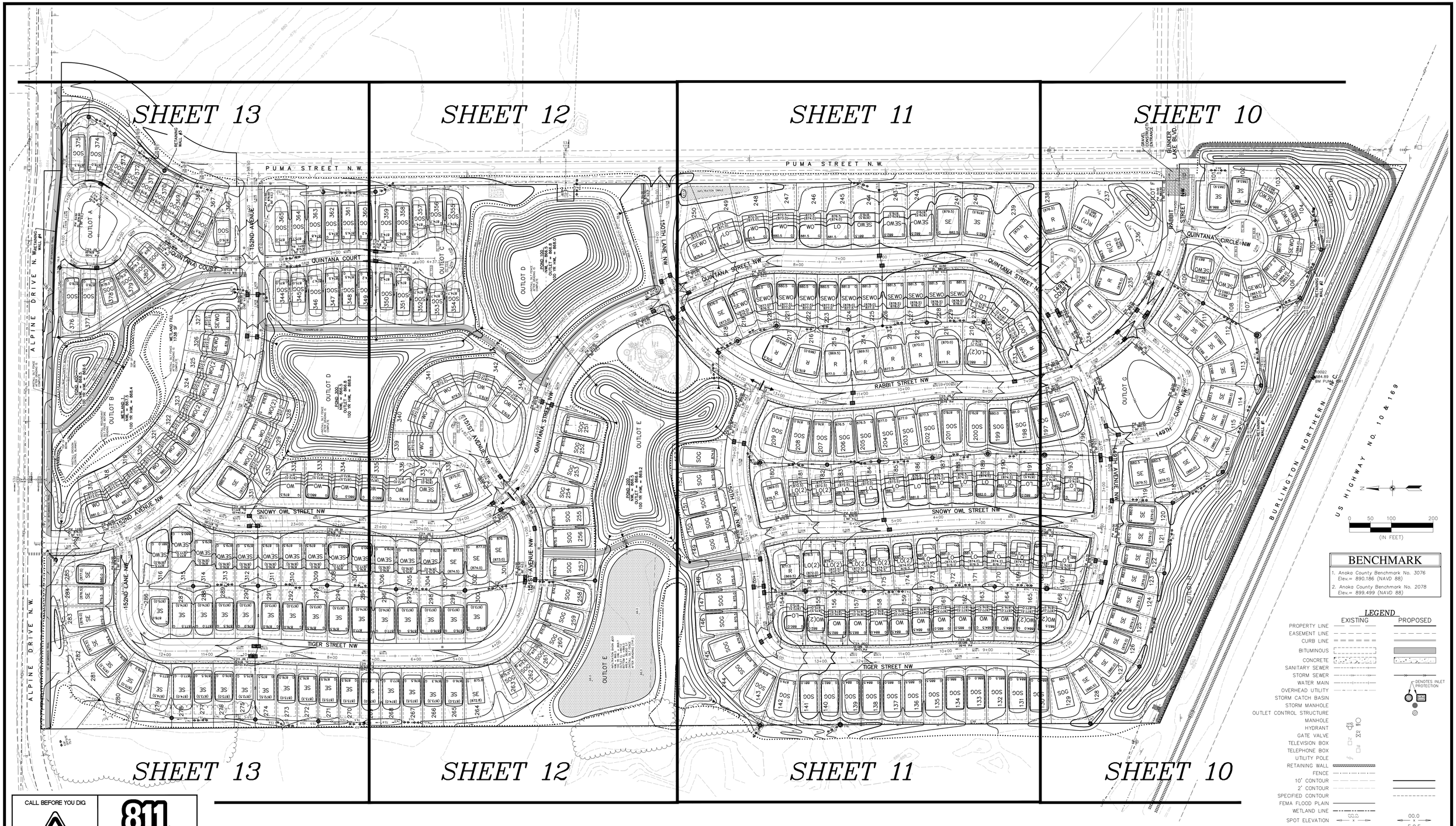
RIVERSTONE
Ramsey, MN

PRELIMINARY SITE & UTILITY PLAN

8 of 16

Save Date: 02/12/20 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_site.dwg

Site Plan Approved



BENCHMARK

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

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE	MH	
HYDRANT	HYD	
GATE VALVE	GV	
TELEVISION BOX	TV	
TELEPHONE BOX	TB	
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
SPECIFIED CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION	00.0	00.0
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		TB

WETLAND SUMMARY

WETLAND FILL = 1738 SF

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

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

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

Carlson McCain
• environmental
• engineering
• surveying

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

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

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

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

Revisions:
1. 5/24/17 Per City Comments
2. 6/23/17 Per City Comments
3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
4. 6/13/18 Per City Comments
5. 12/4/19 Revise Layout Per Owner
6. 1/13/20 Per City Comments
7. 2/12/20 Per City Comments
8. 2/22/20 Per City Comments

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

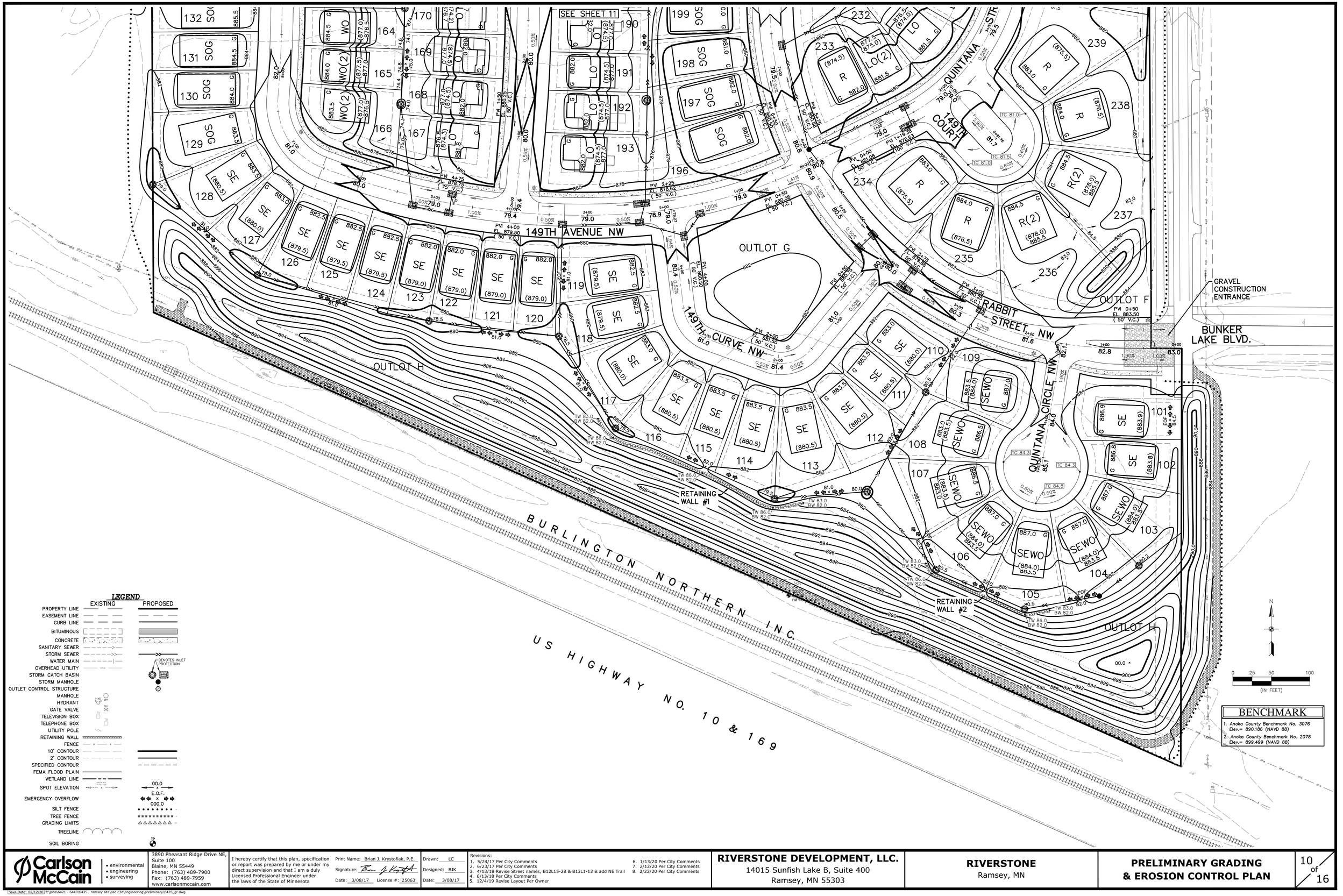
RIVERSTONE
Ramsey, MN

GRADING INDEX

9 of 16

[Save Date: 03/09/20] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_gr-inx.dwg

Site Plan Approved



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
SPECIFIED CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION		00.0
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		TB

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:
Date: 3/08/17 License #: 25063

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

Revisions:
1. 5/24/17 Per City Comments
2. 6/23/17 Per City Comments
3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
4. 6/13/18 Per City Comments
5. 12/4/19 Revise Layout Per Owner
6. 1/13/20 Per City Comments
7. 2/12/20 Per City Comments
8. 2/22/20 Per City Comments

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

RIVERSTONE
Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

10 of 16

[Save Date: 02/12/20] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_gr.dwg

Site Plan Approved

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
SPECIFIED CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION		00.0
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		

0 25 50 100
(IN FEET)

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:
Date: 3/08/17 License #: 25063

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

Revisions:
1. 5/24/17 Per City Comments
2. 6/23/17 Per City Comments
3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
4. 6/13/18 Per City Comments
5. 12/4/19 Revise Layout Per Owner
6. 1/13/20 Per City Comments
7. 2/12/20 Per City Comments
8. 2/22/20 Per City Comments

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

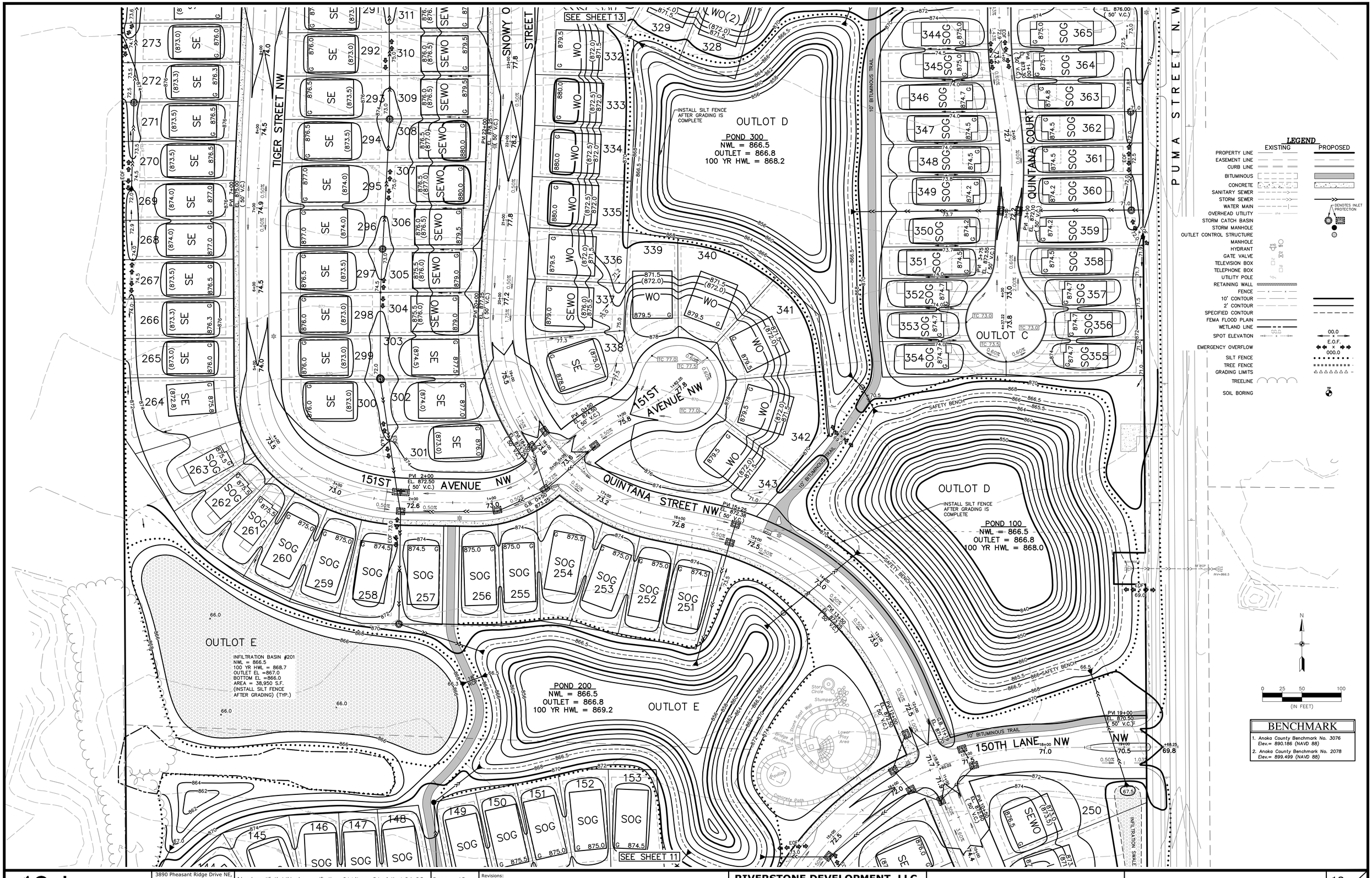
RIVERSTONE
Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

11 of 16

Save Date: 02/12/20 | F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_gr.dwg

Site Plan Approved



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:
Date: 3/08/17 License #: 25063

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

Revisions:
1. 5/24/17 Per City Comments
2. 6/23/17 Per City Comments
3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
4. 6/13/18 Per City Comments
5. 12/4/19 Revise Layout Per Owner
6. 1/13/20 Per City Comments
7. 2/12/20 Per City Comments
8. 2/22/20 Per City Comments

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

RIVERSTONE
Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

Save Date: 02/12/20 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_gr.dwg

Site Plan Approved

ALPINE DRIVE N. W.

ALPINE DRIVE N. W.

10' BITUMINOUS TRAIL

12' BITUMINOUS TRAIL

EOF OFFSITE 75.5

INSTALL SILT FENCE AFTER GRADING IS COMPLETE

RETAINING WALL #4

TOP OF BERM

INSTALL EROSION CONTROL BLANKET

POND 400
NWL = 868.5
100 YR HWL = 869.6

SAFETY BENCH

INSTALL REDUNDANT SILT FENCE BEFORE GRADING

OUTLOT B

WETLAND 1
NWL = 867.5
100 YR HWL = 868.4

TOP OF BERM

OUTLOT A

PVI 5+50
EL 876.90
(50' V.C.)

PM 7+00
EL 876.00
(50' V.C.)

PVI 4+25
EL 876.15
(50' V.C.)

152ND LANE NW

152ND AVENUE NW

QUINTANA COURT

INSTALL SILT FENCE AFTER GRADING IS COMPLETE

WETLAND FILL
1738 SF

10' BITUMINOUS TRAIL

RETAINING WALL #3

PVI 9+00
EL 870.00
(150' V.C.)

PVI 6+50
EL 877.00
(50' V.C.)

PVI 11+50
EL 876.00
(50' V.C.)

PVI 3+25
EL 872.45
(50' V.C.)

PVI 3+00
EL 872.10
(50' V.C.)

PM 7+00
EL 875.50
(50' V.C.)

PVI 15+00
EL 878.50
(50' V.C.)

PM 10+00
EL 874.50
(50' V.C.)

PM 20+00
EL 877.25
(50' V.C.)

PM 22+00
EL 876.25
(50' V.C.)

TIGER STREET NW

SNOWY OWL STREET NW

INSTALL SILT FENCE AFTER GRADING IS COMPLETE

OUTLOT D

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

10' BITUMINOUS TRAIL

OUTLOT C

PUMA STREET N.W.

SEE SHEET 12

0 25 50 100
(IN FEET)

BENCHMARK

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

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
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		

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:
Date: 3/08/17 License #: 25063

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

Revisions:
1. 5/24/17 Per City Comments
2. 6/23/17 Per City Comments
3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
4. 6/13/18 Per City Comments
5. 12/4/19 Revise Layout Per Owner
6. 1/13/20 Per City Comments
7. 2/12/20 Per City Comments
8. 2/22/20 Per City Comments

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

RIVERSTONE
Ramsey, MN

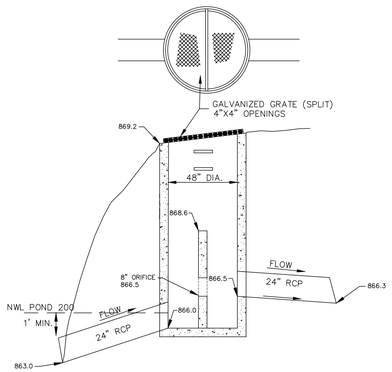
PRELIMINARY GRADING & EROSION CONTROL PLAN

13 of 16

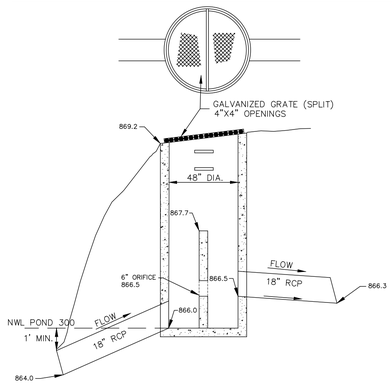
Save Date: 02/12/20 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_gr.dwg

Site Plan Approval

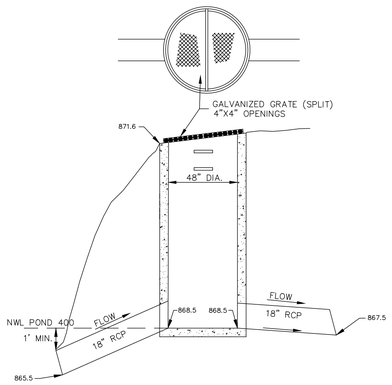
OUTLET CONTROL STRUCTURE POND 200



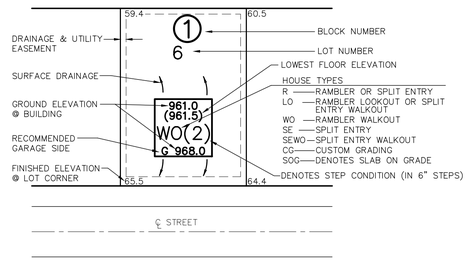
OUTLET CONTROL STRUCTURE POND 300



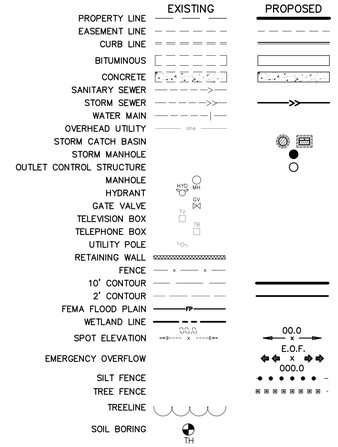
OUTLET CONTROL STRUCTURE POND 400



GRADING PLAN LOT KEY

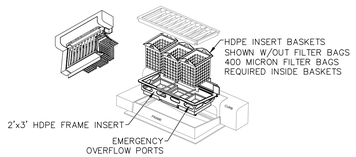


LEGEND



INFRASAFE — 2'x3' DEBRIS COLLECTION DEVICE

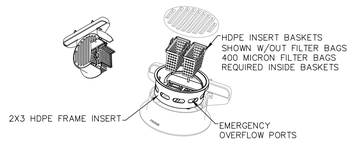
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



- MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION — FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3067 OR R-3290 SERIES

INFRASAFE — 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



- MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION — FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3250-A OR R-3250-1 (MNDOT 801) FRAME CASTING

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

% PASSING

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

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

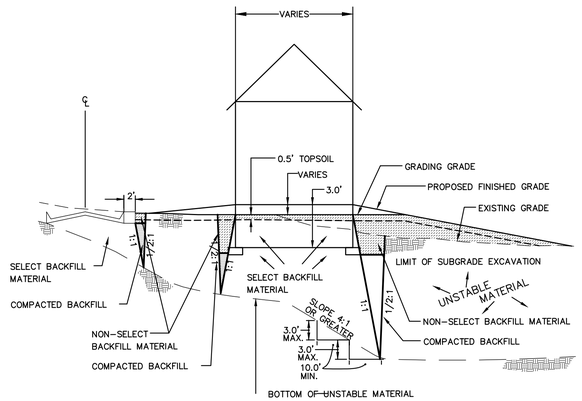
APPROVED: 2 — 2003

City of RAMSEY

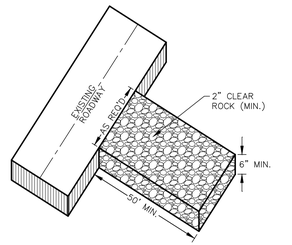
STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS

CITY PLATE No. STR-26

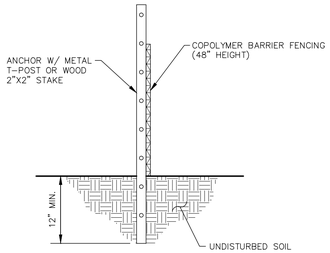
SUBGRADE CORRECTION



ROCK CONSTRUCTION ENTRANCE



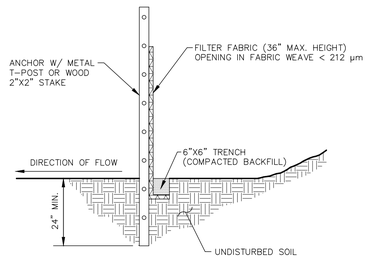
TREE FENCE



NOTES:

1. 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.
2. ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
4. SEE MNDOT SPECIFICATION 2572.

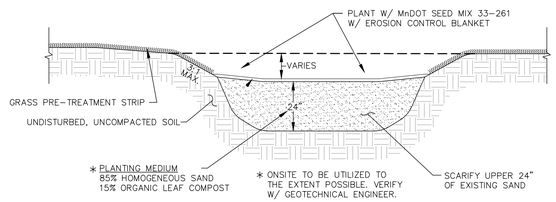
SILT FENCE



NOTES:

1. DIG A 6"X6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"X6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

INFILTRATION BASIN



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.

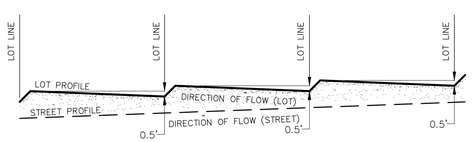
SEED: MnDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

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

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

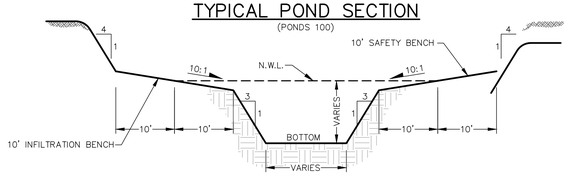
FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

LOT BENCHING DETAIL



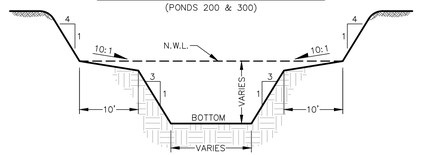
TYPICAL POND SECTION

(PONDS 100)



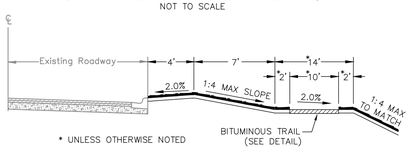
TYPICAL POND SECTION

(PONDS 200 & 300)



TYPICAL TRAIL SECTION

(ALPINE DRIVE BETWEEN PUMA STREET AND 152ND AVE)
NOT TO SCALE



* UNLESS OTHERWISE NOTED

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:
Date: 3/08/17 License #: 25063

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

Revisions:
1. 5/24/17 Per City Comments
2. 6/23/17 Per City Comments
3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
4. 6/13/18 Per City Comments
5. 12/4/19 Revise Layout Per Owner
6. 1/13/20 Per City Comments
7. 2/12/20 Per City Comments
8. 2/22/20 Per City Comments

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

RIVERSTONE
Ramsey, MN

DETAILS

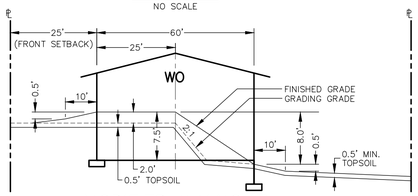
14 of 16

Save Date: 03/09/20 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\preliminary\6435_details.dwg

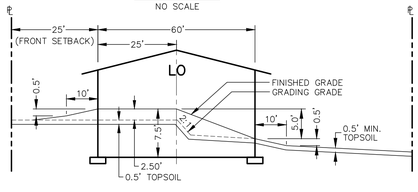
Site Plan Approved

65' LOTS

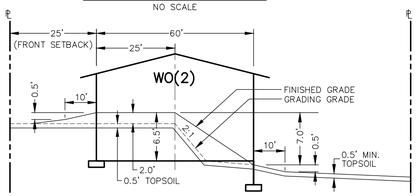
WALKOUT
NO SCALE



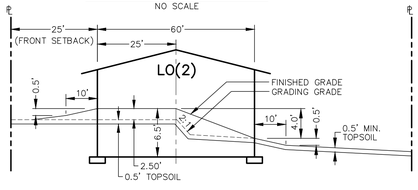
LOOKOUT
NO SCALE



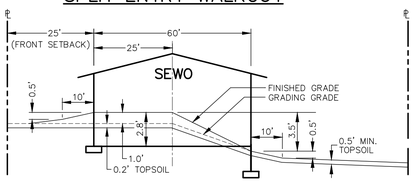
MODIFIED WALKOUT
NO SCALE



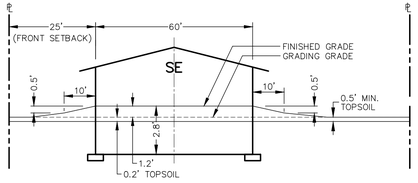
MODIFIED LOOKOUT
NO SCALE



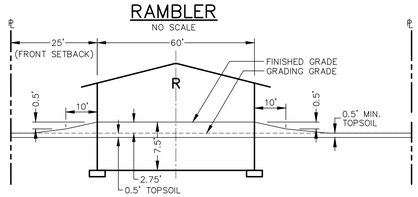
SPLIT ENTRY WALKOUT
NO SCALE



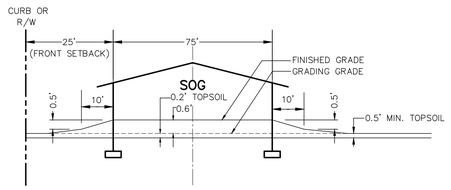
SE
NO SCALE



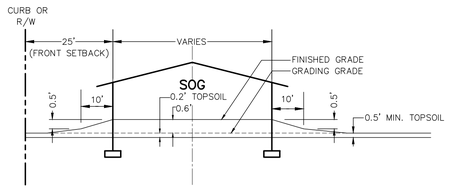
RAMBLER
NO SCALE



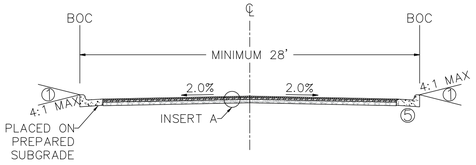
50' VILLAS
SINGLE FAMILY HOLDOWNS



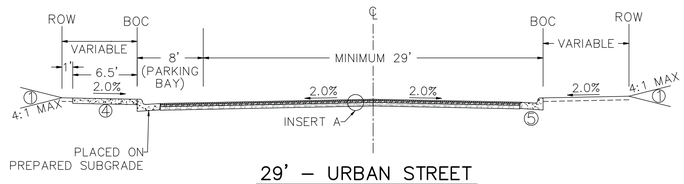
40 'LOTS
DETACHED TOWNHOME HOLDDOWNS



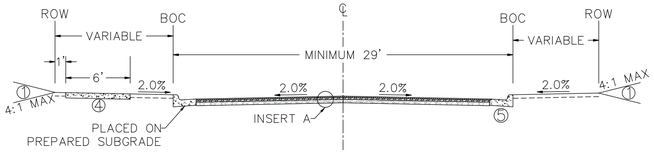
28' – PRIVATE STREET
NOTE: NOT TO SCALE



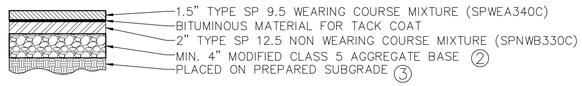
29' – URBAN STREET
W/ PARKING BAY
NOTE: NOT TO SCALE



29' – URBAN STREET
NOTE: NOT TO SCALE



INSERT A:

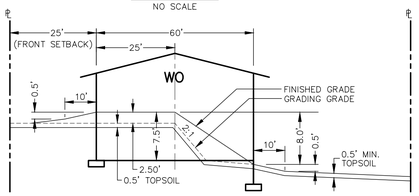


REFERENCE NOTES:

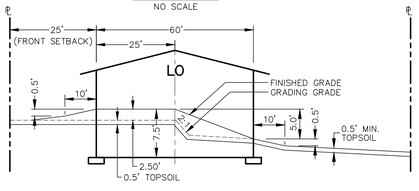
1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY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

50' LOTS

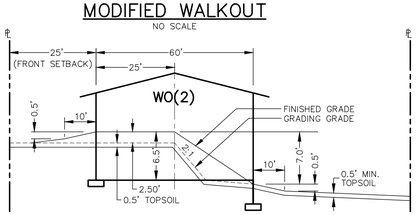
WALKOUT
NO SCALE



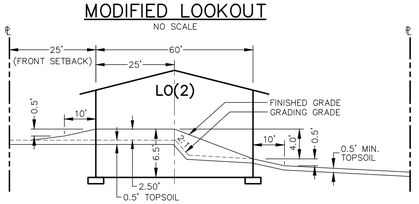
LOOKOUT
NO SCALE



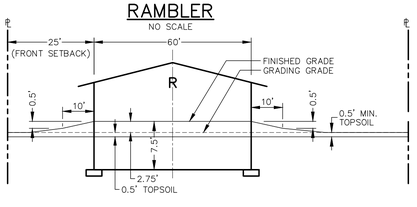
MODIFIED WALKOUT
NO SCALE



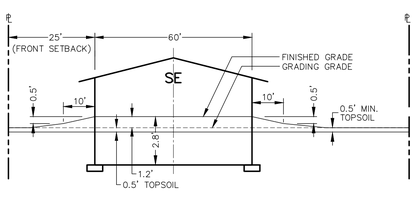
MODIFIED LOOKOUT
NO SCALE



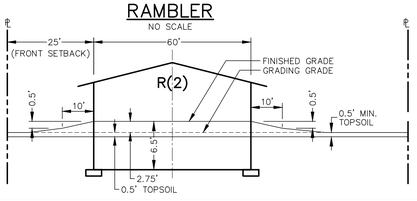
RAMBLER
NO SCALE



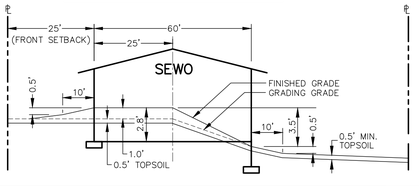
SE
NO SCALE

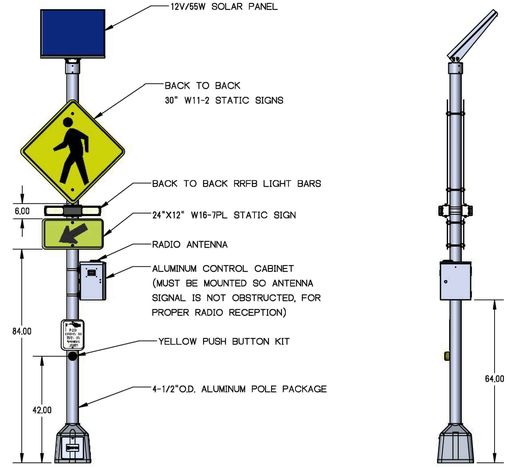


RAMBLER
NO SCALE



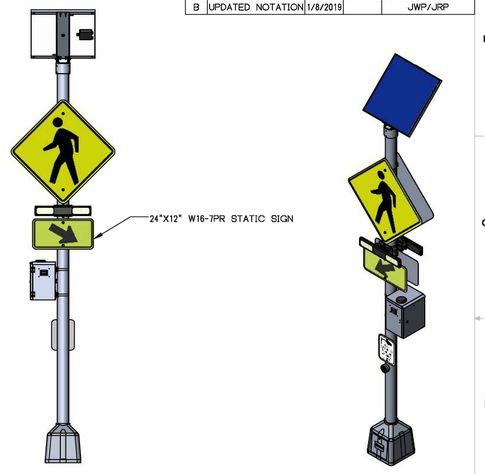
SPLIT ENTRY WALKOUT





NOTES:
1. ORIENT SOLAR PANEL TOWARDS SOUTHERN SKY FOR MAXIMUM SOLAR EXPOSURE
2. CONTROL CABINET HEIGHT MAY VARY.
3. SNAP LOCKS ARE PROVIDED, STANDARD 3/4" S/S BANDING IS RECOMMENDED
4. J-BOLTS NOT SHOWN
5. ALL DIMENSIONS ARE FOR REFERENCE ONLY
6. STATIC SIGNS NOT INCLUDED IN SYSTEM (B)

REVISIONS				
REV.	DESCRIPTION	DATE	ECN #	AUTHOR/APPROVED
A	INITIAL RELEASE	5/7/2018	N/A	C.G./J.P.
B	UPDATED NOTATION	1/8/2019		JWP/JRP



TAPCO
TRAFFIC & PARKING CONTROL CO., INC.

MATERIAL		INTERPRET GEOMETRIC TOLERANCING PER ASME Y14.5-2009
FINISH		REFERENCE:

TOLERANCE UNLESS OTHERWISE SPECIFIED
HOLE Ø ±.003
DEC. INCH
X ±0.030
XX ±0.015
XXX ±0.005
ANGULAR ±0.5°

TITLE: RRFB, SOLAR 55/48, RADIO, SOP, DS, AMBER, PH, H
POLE X2 (30" W11-2 ARRANGEMENT)

		SIZE	DWG. NO.	REV	WEIGHT:
DESIGNED BY:	TAPCO				
DRAWN BY:	C. GRAVES 5/7/2018	B	600147	B	
CHECKED BY:					SCALE: 1:26

PROPRIETARY AND CONFIDENTIAL. THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF TAPCO. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF TAPCO IS PROHIBITED. SHEET 1 OF 6

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

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

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

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

Revisions:
1. 5/24/17 Per City Comments
2. 6/23/17 Per City Comments
3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
4. 6/13/18 Per City Comments
5. 12/4/19 Revise Layout Per Owner
6. 1/13/20 Per City Comments
7. 2/12/20 Per City Comments
8. 2/22/20 Per City Comments

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

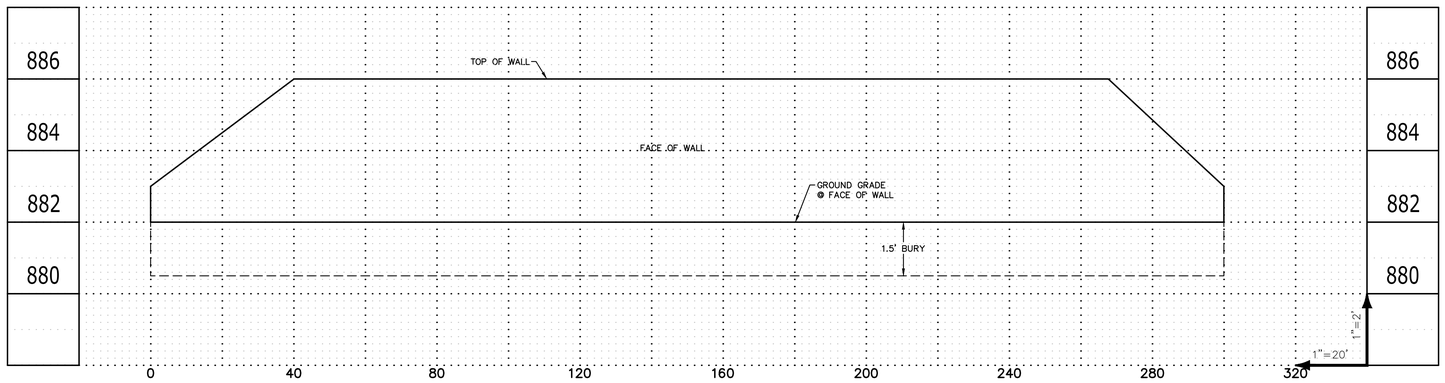
RIVERSTONE
Ramsey, MN

DETAILS

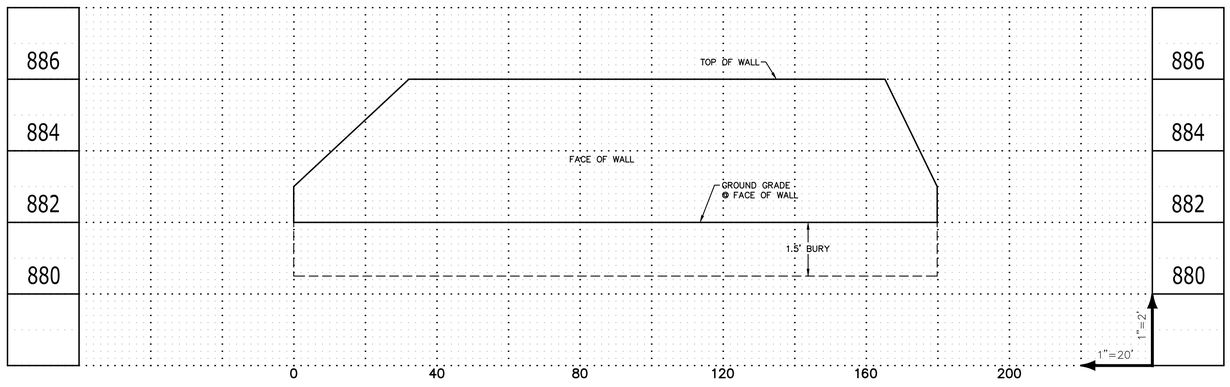
15 of 16

Site Plan Approved

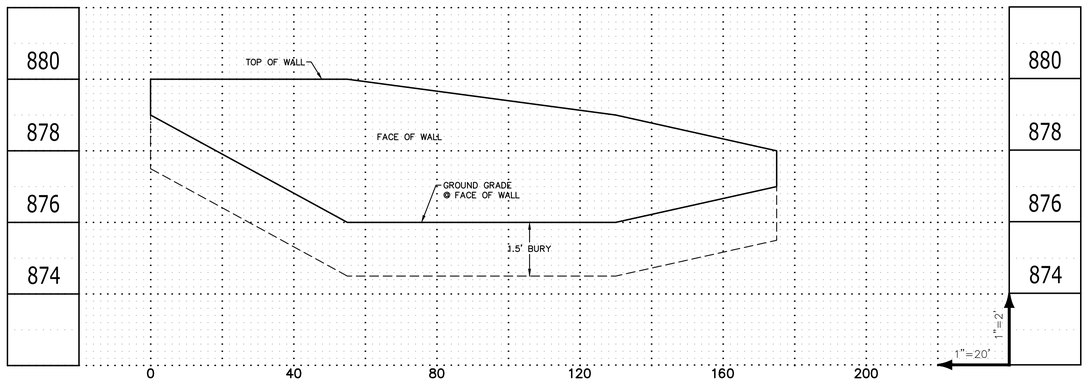
MODULAR RETAINING WALL #1
(1542 SF)



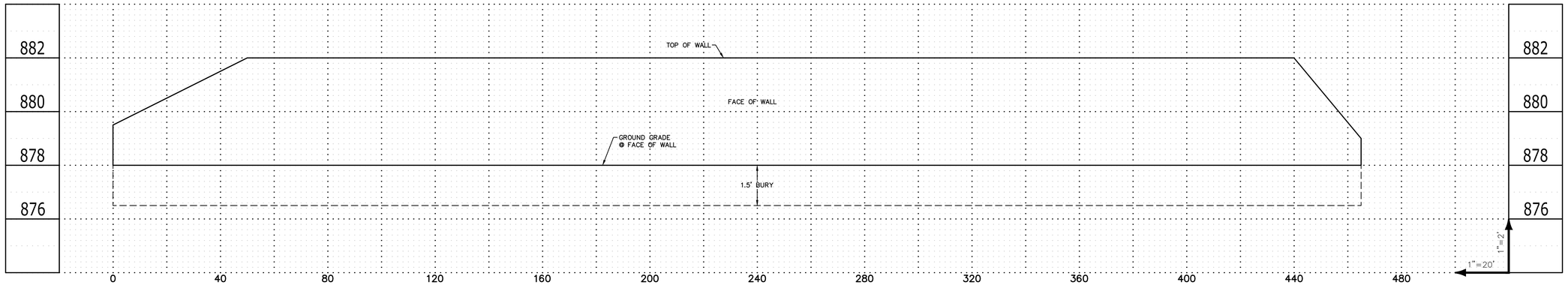
MODULAR RETAINING WALL #2
(919 SF)



MODULAR RETAINING WALL #3
(755 SF)



MODULAR RETAINING WALL #4
(2475 SF)



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: 3/08/17 License #: 25063

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

Revisions:
1. 5/24/17 Per City Comments
2. 6/23/17 Per City Comments
3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
4. 6/13/18 Per City Comments
5. 12/4/19 Revise Layout Per Owner
6. 1/13/20 Per City Comments
7. 2/12/20 Per City Comments
8. 2/22/20 Per City Comments

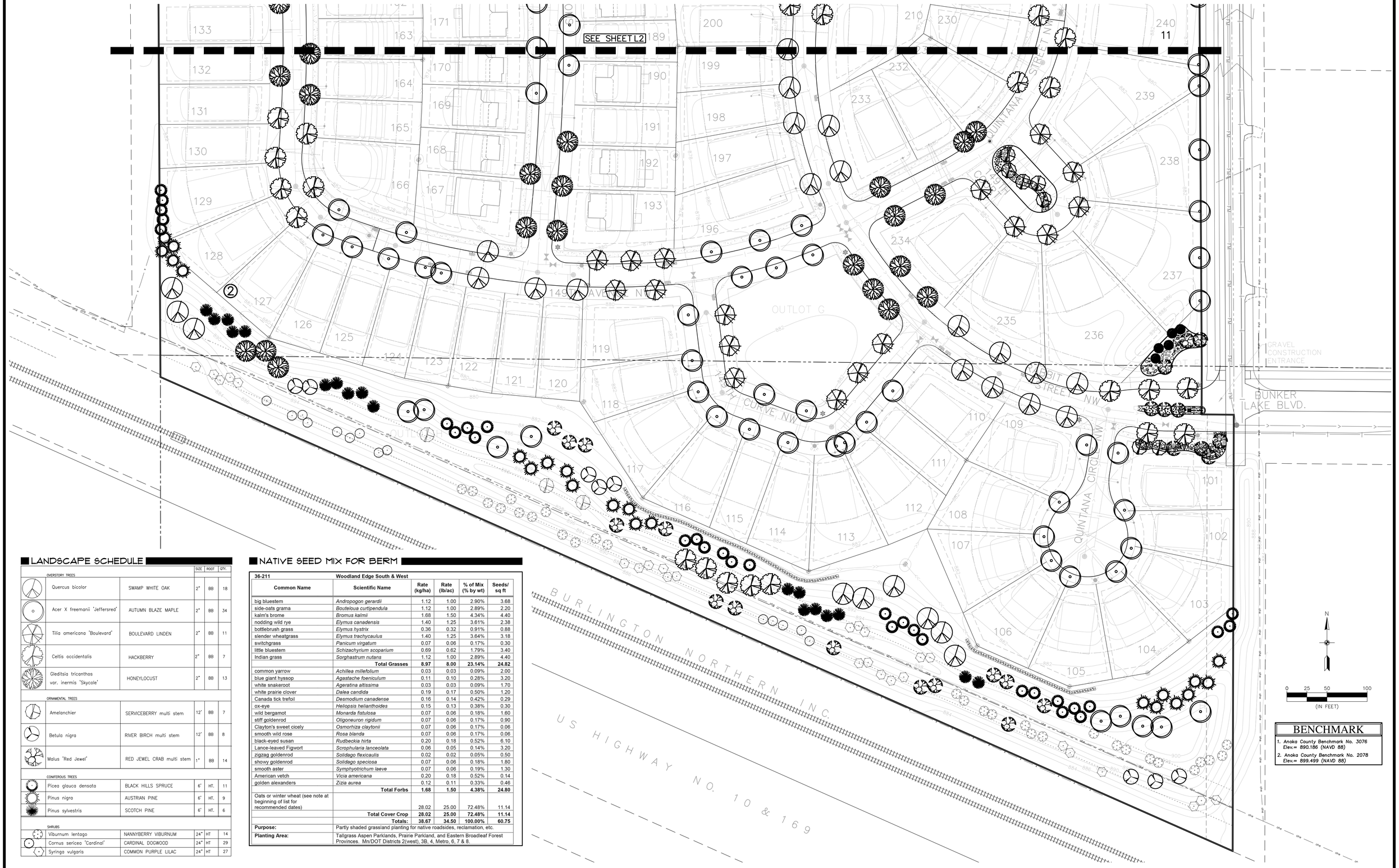
RIVERSTONE DEVELOPMENT, LLC.
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE
Ramsey, MN

RETAINING WALL PROFILES

16 of 16

Site Plan Approved



LANDSCAPE SCHEDULE

			SIZE	ROOT	QTY.
	OVERSTORY TREES				
	Quercus bicolor	SWAMP WHITE OAK	2"	BB	18
	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	34
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	11
	Celtis occidentalis	HACKBERRY	2"	BB	7
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	13
	ORNAMENTAL TREES				
	Amelanchier	SERVICEBERRY multi stem	12'	BB	7
	Betula nigra	RIVER BIRCH multi stem	12'	BB	8
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	1"	BB	14
	CONIFEROUS TREES				
	Picea glauca densata	BLACK HILLS SPRUCE	6'	HT.	11
	Pinus nigra	AUSTRIAN PINE	6'	HT.	9
	Pinus sylvestris	SCOTCH PINE	6'	HT.	6
	SHRUBS				
	Viburnum lentago	NANNYBERRY VIBURNUM	24"	HT	14
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	24"	HT	29
	Syringa vulgaris	COMMON PURPLE LILAC	24"	HT	27

NATIVE SEED MIX FOR BERM

36-211	Woodland Edge South & West				
Common Name	**Scientific Name**	**Rate (kg/ha)**	**Rate (lb/ac)**	**% of Mix (% by wt)**	**Seeds/ sq ft**
big bluestem	*Andropogon gerardii*	1.12	1.00	2.90%	3.68
side-oats grama	*Bouteloua curtipendula*	1.12	1.00	2.89%	2.20
kalm's brome	*Bromus kalmii*	1.68	1.50	4.34%	4.40
nodding wild rye	*Elymus canadensis*	1.40	1.25	3.61%	2.38
bottlebrush grass	*Elymus hystrix*	0.36	0.32	0.91%	0.88
slender wheatgrass	*Elymus trachycaulus*	1.40	1.25	3.64%	3.18
switchgrass	*Panicum virgatum*	0.07	0.06	0.17%	0.30
little bluestem	*Schizachyrium scoparium*	0.69	0.62	1.79%	3.40
Indian grass	*Sorghastrum nutans*	1.12	1.00	2.89%	4.40
	Total Grasses	**8.97**	**8.00**	**23.14%**	**24.82**
common yarrow	*Achillea millefolium*	0.03	0.03	0.09%	2.00
blue giant hyssop	*Agastache foeniculum*	0.11	0.10	0.28%	3.20
white snakeroot	*Ageratina altissima*	0.03	0.03	0.09%	1.70
white prairie clover	*Dalea candida*	0.19	0.17	0.50%	1.20
Canada tick trefoil	*Desmodium canadense*	0.16	0.14	0.42%	0.29
ox-eye	*Heliopsis helianthoides*	0.15	0.13	0.38%	0.30
wild bergamot	*Monarda fistulosa*	0.07	0.06	0.18%	1.60
stiff goldenrod	*Oligoneuron rigidum*	0.07	0.06	0.17%	0.90
Clayton's sweet cicely	*Osmorhiza claytonii*	0.07	0.06	0.17%	0.06
smooth wild rose	*Rosa blanda*	0.07	0.06	0.17%	0.06
black-eyed susan	*Rudbeckia hirta*	0.20	0.18	0.52%	6.10
Lance-leaved Figwort	*Scrophularia lanceolata*	0.06	0.05	0.14%	3.20
zigzag goldenrod	*Solidago flexicaulis*	0.02	0.02	0.05%	0.50
showy goldenrod	*Solidago speciosa*	0.07	0.06	0.18%	1.80
smooth aster	*Symphyotrichum laeve*	0.07	0.06	0.19%	1.30
American vetch	*Vicia americana*	0.20	0.18	0.52%	0.14
golden alexanders	*Zizia aurea*	0.12	0.11	0.33%	0.46
	Total Forbs	**1.68**	**1.50**	**4.38%**	**24.80**
Oats or winter wheat (see note at beginning of list for recommended dates)		28.02	25.00	72.48%	11.14
	Total Cover Crop	**28.02**	**25.00**	**72.48%**	**11.14**
	Totals:	**38.67**	**34.50**	**100.00%**	**60.75**
Purpose:	Partly shaded grassland planting for native roadsides, reclamation, etc.				
Planting Area:	Tallgrass Aspen Parklands, Prairie Parkland, and Eastern Broadleaf Forest Provinces. Mn/DOT Districts 2(west), 3B, 4, Metro, 6, 7 & 8.				

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 Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger
Signature:
Date: 12/04/19 License #: 56346

Drawn: SDB
Designed: SDB
Date: 04/13/18

Revisions:
1. 5/24/17 Per City Comments
2. 6/23/17 Per City Comments
3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
4. 6/13/18 Per City Comments
5. 12/4/19 Revise Layout Per Owner
6. 1/13/20 Per City Comments
7. 2/12/20 Per City Comments
8. 2/22/20 Per City Comments

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

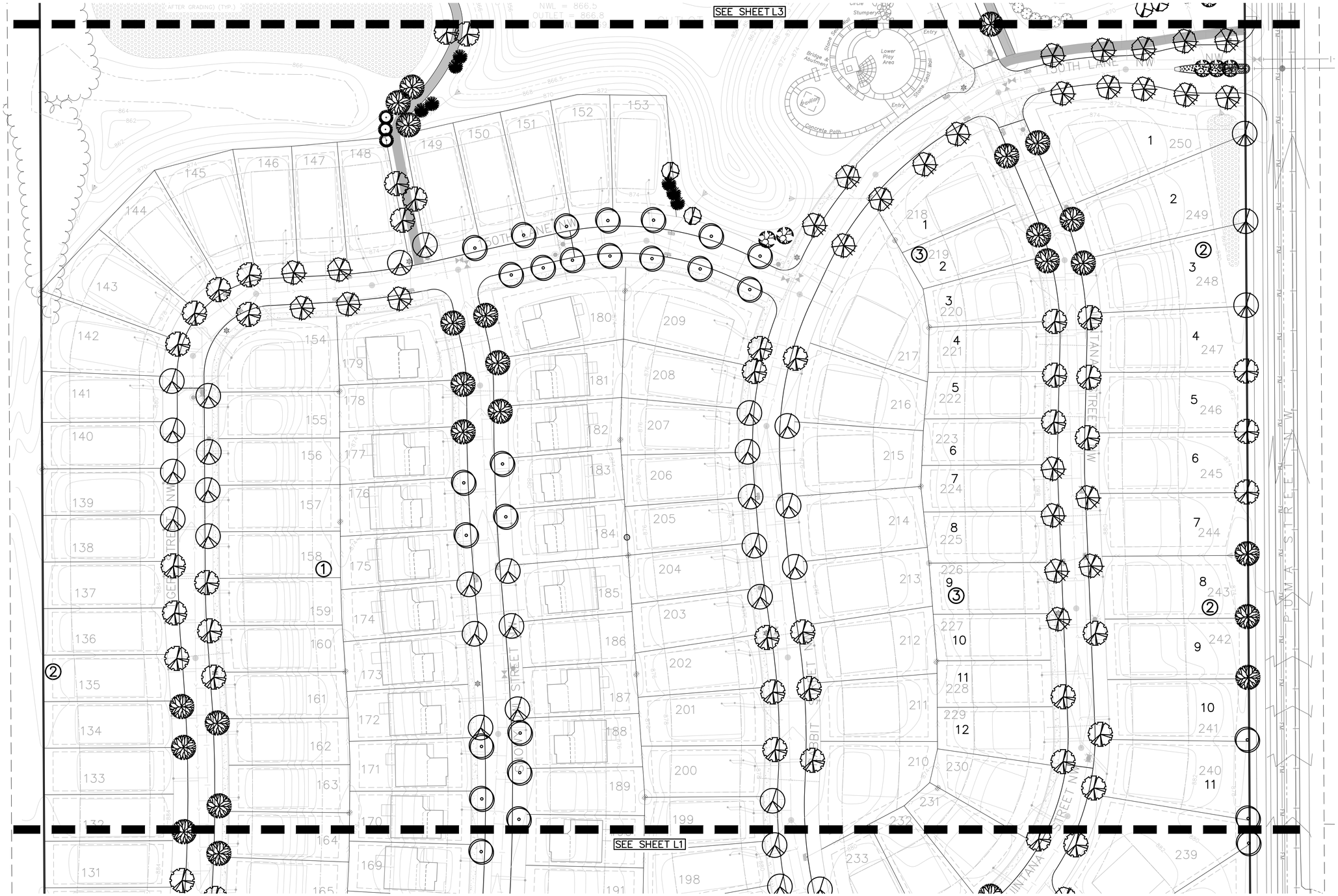
RIVERSTONE
Ramsey, MN

LANDSCAPE PLAN

L1 of 5

Save Date: 03/09/20 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\la\6435_lscp.dwg

Site Plan Approved



LANDSCAPE SCHEDULE

			SIZE	ROOT	QTY.
OVERSTORY TREES					
	Quercus bicolor	SWAMP WHITE OAK	2"	BB	28
	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	24
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	27
	Celtis occidentalis	HACKBERRY	2"	BB	39
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	22
ORNAMENTAL TREES					
	Amelanchier	SERVICEBERRY multi stem	12'	BB	2
	Betula nigra	RIVER BIRCH multi stem	12'	BB	–
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	1"	BB	5
CONIFEROUS TREES					
	Picea glauca densata	BLACK HILLS SPRUCE	6'	HT.	3
	Pinus nigra	AUSTRIAN PINE	6'	HT.	–
	Pinus sylvestris	SCOTCH PINE	6'	HT.	7
SHRUBS					
	Viburnum lentago	NANNYBERRY VIBURNUM	24"	HT	–
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	24"	HT	–
	Syringa vulgaris	COMMON PURPLE LILAC	24"	HT	–

N

0 25 50 100
(IN FEET)

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 Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger
Signature:
Date: 12/04/19 License #: 56346

Drawn: SDB
Designed: SDB
Date: 04/13/18

Revisions:
1. 5/24/17 Per City Comments
2. 6/23/17 Per City Comments
3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
4. 6/13/18 Per City Comments
5. 12/4/19 Revise Layout Per Owner
6. 1/13/20 Per City Comments
7. 2/12/20 Per City Comments
8. 2/22/20 Per City Comments

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

RIVERSTONE
Ramsey, MN

LANDSCAPE PLAN

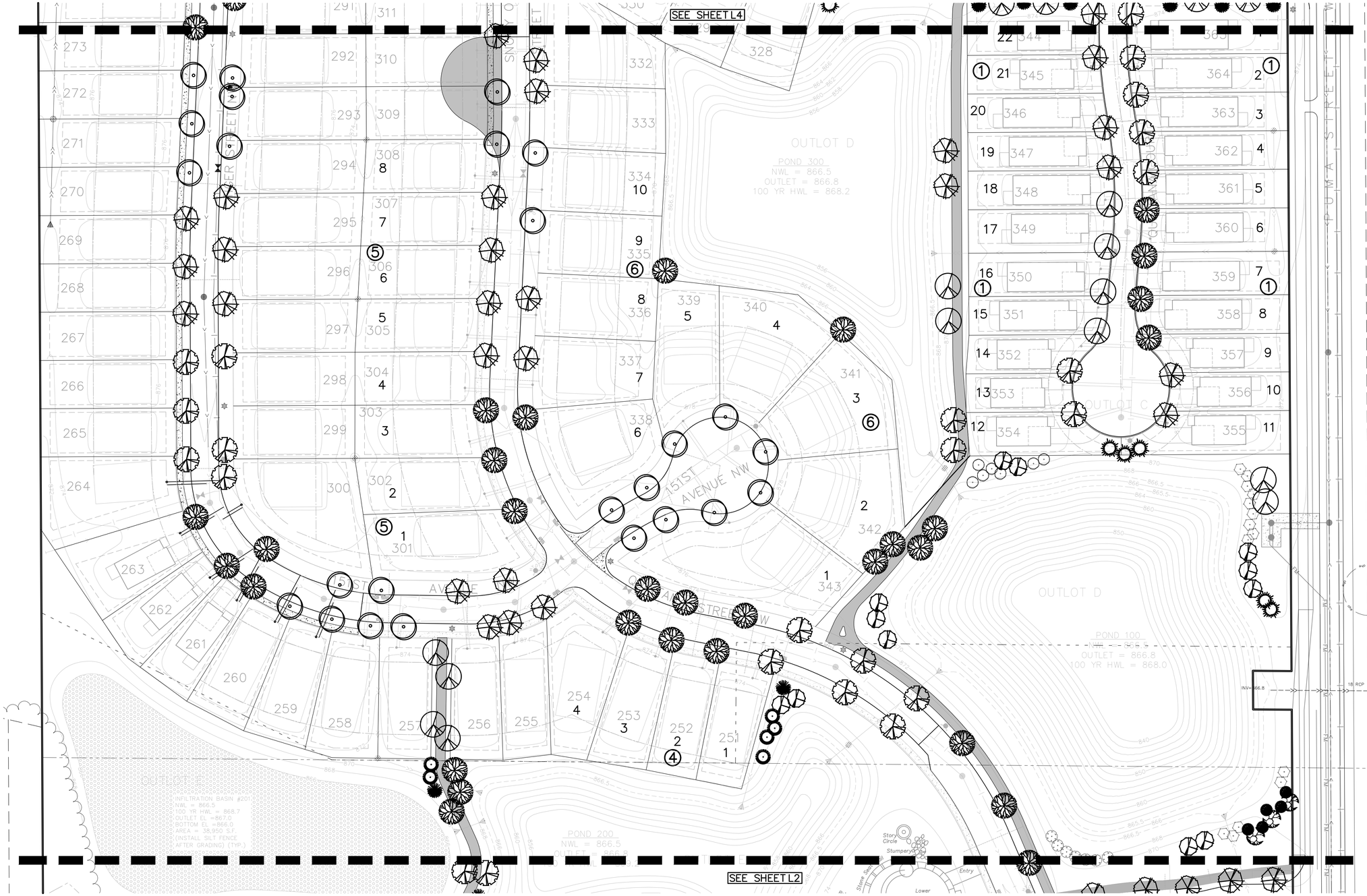
L2 of 5

Save Date: 03/09/20 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\la\6435_lscp.dwg

Site Plan Approved

LANDSCAPE SCHEDULE

			SIZE	ROOT	QTY.
OVERSTORY TREES					
	Quercus bicolor	SWAMP WHITE OAK	2"	BB	12
	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	25
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	27
	Celtis occidentalis	HACKBERRY	2"	BB	20
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	30
ORNAMENTAL TREES					
	Amelanchier	SERVICEBERRY multi stem	12'	BB	12
	Betula nigra	RIVER BIRCH multi stem	12'	BB	–
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	1"	BB	3
CONFEROUS TREES					
	Picea glauca densata	BLACK HILLS SPRUCE	6'	HT.	6
	Pinus nigra	AUSTRIAN PINE	6'	HT.	5
	Pinus sylvestris	SCOTCH PINE	6'	HT.	2
SHRUBS					
	Viburnum lentago	NANNYBERRY VIBURNUM	24"	HT	7
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	24"	HT	7
	Syringa vulgaris	COMMON PURPLE LILAC	24"	HT	14



N

0 25 50 100
(IN FEET)

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 Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger
Signature:
Date: 12/04/19 License #: 56346

Drawn: SDB
Designed: SDB
Date: 04/13/18

Revisions:
1. 5/24/17 Per City Comments
2. 6/23/17 Per City Comments
3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
4. 6/13/18 Per City Comments
5. 12/4/19 Revise Layout Per Owner
6. 1/13/20 Per City Comments
7. 2/12/20 Per City Comments
8. 2/22/20 Per City Comments

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

RIVERSTONE
Ramsey, MN

PRELIMINARY LANDSCAPE PLAN

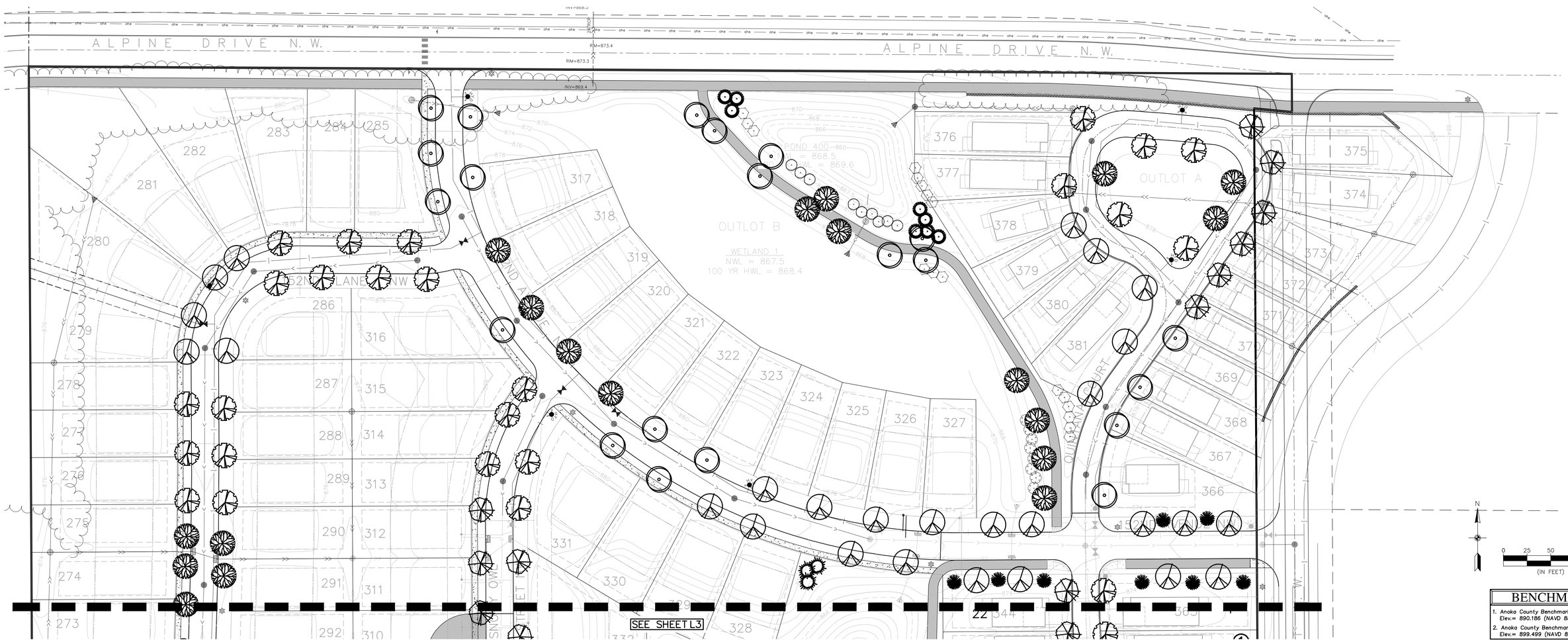
L3 of 5

[Save Date: 03/09/20] F:\Jobs\6421 - 6440\6435 - ramsey site\cad c3d\la\6435_lscp.dwg

Site Plan Approved

LANDSCAPE SCHEDULE

			SIZE	ROOT	QTY.
	OVERSTORY TREES				
	Quercus bicolor	SWAMP WHITE OAK	2"	BB	27
	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	21
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	10
	Celtis occidentalis	HACKBERRY	2"	BB	25
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	19
	ORNAMENTAL TREES				
	Amelanchier	SERVICEBERRY multi stem	12'	BB	–
	Betula nigra	RIVER BIRCH multi stem	12'	BB	–
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	1"	BB	–
	CONIFEROUS TREES				
	Picea glauca densata	BLACK HILLS SPRUCE	6'	HT.	8
	Pinus nigra	AUSTRIAN PINE	6'	HT.	3
	Pinus sylvestris	SCOTCH PINE	6'	HT.	8
	SHRUBS				
	Viburnum lentago	NANNYBERRY VIBURNUM	24"	HT	–
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	24"	HT	17
	Syringa vulgaris	COMMON PURPLE LILAC	24"	HT	17



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 Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger
Signature:
Date: 12/04/19 License #: 56346

Drawn: SDB
Designed: SDB
Date: 04/13/18

Revisions:
1. 5/24/17 Per City Comments
2. 6/23/17 Per City Comments
3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
4. 6/13/18 Per City Comments
5. 12/4/19 Revise Layout Per Owner
6. 1/13/20 Per City Comments
7. 2/12/20 Per City Comments
8. 2/22/20 Per City Comments

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

RIVERSTONE
Ramsey, MN

PRELIMINARY LANDSCAPE PLAN

L4 of 5

Save Date: 03/09/20 F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\la\6435_lscp.dwg

Site Plan Approval

CITY OF RAMSEY REQUESTED NOTES:

1. 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 DEFOLIATES DURING THE GUARANTEE PERIOD SHALL BE IMMEDIATELY REPLACED AT NO ADDITIONAL COST TO THE OWNER AND SHALL BE COVERED BY THE SAME GUARANTEE.
2. TREES SHALL NOT BE PLANTED WITHIN THE VISION TRIANGLE AS DEFINED IN CITY CODE 117-348
3. ALL TREES IN ISLANDS/CENTER MEDIAN SHALL BE PRIVATELY MAINTAINED PER THE PER THE HOME OWNERS ASSOCIATION DOCTRINE
4. 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 SOD.
5. NO TOPSOIL (OR OTHER FILL) SHALL BE PLACED WITHIN ANY WETLAND OR WETLAND SETBACK AREA.
6. IRRIGATION SYSTEM SHALL BE DESIGN BUILT BY THE CONTRACTOR AND SHALL UTILIZE MATCH PRECIPITATION HEADS, HEAD TO HEAD COVERAGE AND WEATHER COMPENSATING SMART CONTROLLER.

GENERAL NOTES:

1. LANDSCAPE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS ON THE PROPERTY WITH THE GENERAL CONTRACTOR AND BY GOPHER STATE ONE CALL PRIOR TO STAKING PLANT LOCATIONS.
2. COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON THE SITE.
3. WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUB MASSINGS ARE FOUND ON THE SITE WHETHER SHOWN ON THE DRAWINGS OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE WITHIN THE GRADING LIMITS. ANY QUESTION REGARDING WHETHER PLANT MATERIAL SHOULD OR SHOULD NOT REMAIN SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL
4. ALL EXISTING TREES TO REMAIN SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
5. BB TREES AND SHRUBS ARE BALLED AND BURLAPPED.
6. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO SUBMISSION OF BID AND/OR QUOTATION.
7. ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST ADDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
8. THE CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION.
10. TWO (2) YEAR WARRANTY FOR THE LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF WRITTEN FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT ONLY AFTER ALL PLANTING HAS BEEN COMPLETED. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

LANDSCAPE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.
	DECIDUOUS TREES				
	Quercus bicolor	SWAMP WHITE OAK	2"	BB	85
	Acer X freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2"	BB	104
	Tilia americana 'Boulevard'	BOULEVARD LINDEN	2"	BB	75
	Celtis occidentalis	HACKBERRY	2"	BB	91
	Gleditsia tricanthos var. inermis 'Skycole'	HONEYLOCUST	2"	BB	84

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.
	ORNAMENTAL TREES				
	Amelanchier	SERVICEBERRY multi stem	12'	BB	21
	Betula nigra	RIVER BIRCH multi stem	12'	BB	8
	Malus 'Red Jewel'	RED JEWEL CRAB multi stem	8'	BB	22
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.
	CONIFEROUS TREES				
	Picea glauca densata	BLACK HILLS SPRUCE	6'	HT.	28
	Pinus nigra	AUSTRIAN PINE	6'	HT.	17
	Pinus sylvestris	SCOTCH PINE	6'	HT.	23

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.
	SHRUBS				
	Viburnum lentago	NANNYBERRY VIBURNUM	24"	HT	29
	Cornus sericea 'Cardinal'	CARDINAL DOGWOOD	24"	HT	35
	Syringa vulgaris	COMMON PURPLE LILAC	24"	HT	44

LANDSCAPE REQUIRMENTS

2 TREES PER LOT 2 X 279 = 558 TREES

TOTAL TREES TO BE PLANTED = 558 TREES

PLANTING SPECIFICATIONS:

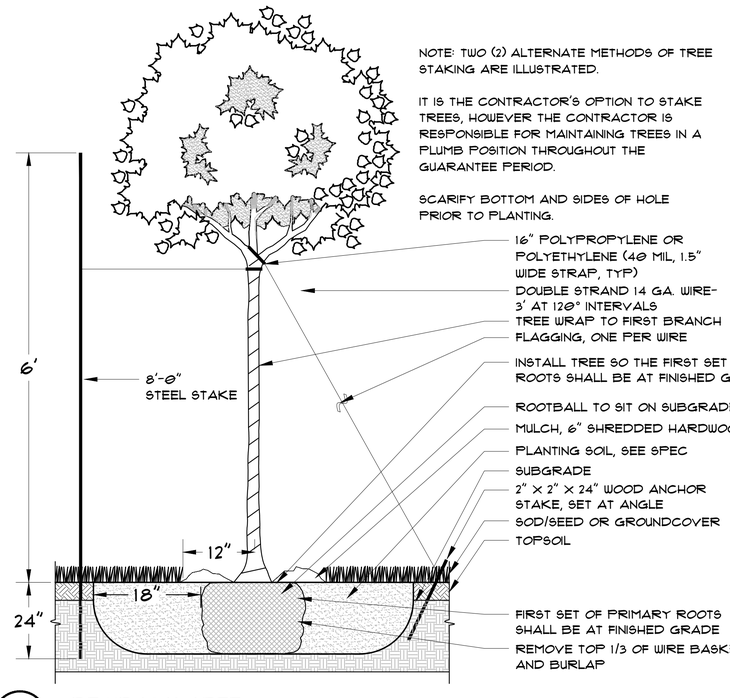
1. PLANTING BED PREPARATION: ALL MASS PLANTING BEDS SHALL BE TILLED TO A MINIMUM DEPTH OF 10". AMENDMENTS SHALL BE APPLIED AFTER CULTIVATION.
2. BACKFILL SOIL: USE SOIL EXCAVATED FROM PLANTING HOLES & PROVIDE AMENDMENTS. REMOVE ALL DEBRIS AND ROCKS LARGER THAN 3" IN DIA.
9. FERTILIZATION: IT IS RECOMMENDED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

PLANTING NOTES:

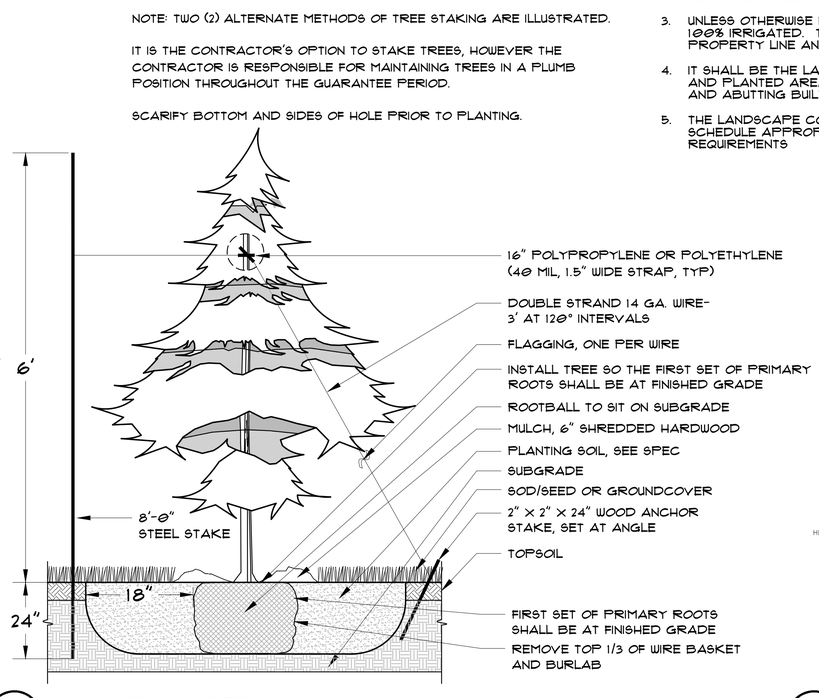
1. NO PLANTING TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. ALL PLANT MATERIAL LOCATIONS MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY AND ALL DIGGING.
3. IF THE LANDSCAPE CONTRACTOR PERCEIVES AND DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL OR GUARANTEE, THEY SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ADJUSTMENTS IN THE LOCATION OF PROPOSED PLANT MATERIAL MAY BE NEEDED IN THE FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.
5. ALL PLANTS TO BE INSTALLED PER PLANTING DETAILS.
6. ONE SHRUB PER TYPE AND SIZE IN EACH PLANTING BED AND EVERY TREE SHOULD BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO OWNER ACCEPTANCE.
7. WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SEED/SOD SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
8. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3 : 1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.
9. SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE TO RECEIVE SOD.
10. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATORS AT NO COST TO THE OWNER.

IRRIGATION NOTES:

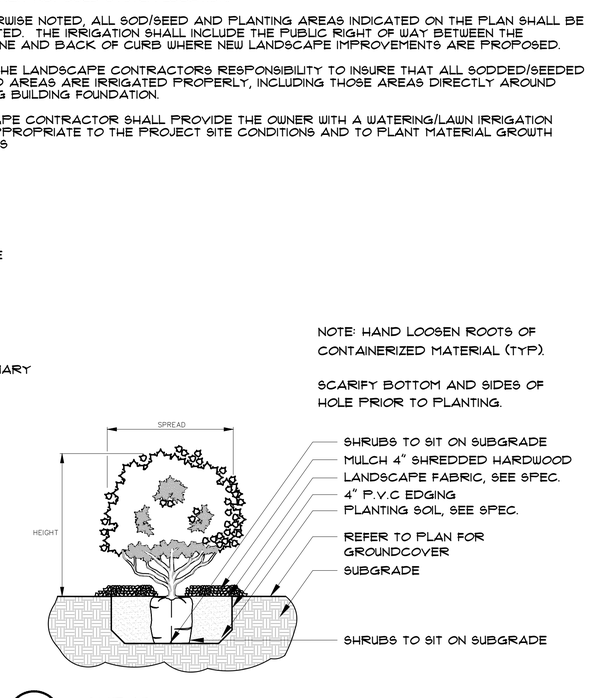
1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SHOP DRAWINGS ILLUSTRATING IRRIGATION PLANS AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER.
2. VERIFY EXISTING/PROPOSED SYSTEM LOCATION.
3. UNLESS OTHERWISE NOTED, ALL SOD/SEED AND PLANTING AREAS INDICATED ON THE PLAN SHALL BE 100% IRRIGATED. THE IRRIGATION SHALL INCLUDE THE PUBLIC RIGHT OF WAY BETWEEN THE PROPERTY LINE AND BACK OF CURB WHERE NEW LANDSCAPE IMPROVEMENTS ARE PROPOSED.
4. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
5. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS



1 L2 DECIDUOUS TREE — LEVEL SITE



2 L2 CONIFEROUS TREE — LEVEL SITE



3 L2 SHRUB — LEVEL SITE

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

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

Print Name: Ryan J. Ruttger
Signature:
Date: 12/04/19 License #: 56346

Drawn: SDB
Designed: SDB
Date: 04/13/18

Revisions:
1. 5/24/17 Per City Comments
2. 6/23/17 Per City Comments
3. 4/13/18 Revise Street names, B12L15-28 & B13L1-13 & add NE Trail
4. 6/13/18 Per City Comments
5. 12/4/19 Revise Layout Per Owner
6. 1/13/20 Per City Comments
7. 2/12/20 Per City Comments
8. 2/22/20 Per City Comments

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

RIVERSTONE
Ramsey, MN

PRELIMINARY LANDSCAPE DETAILS

L5 of 5

Site Plan Approved

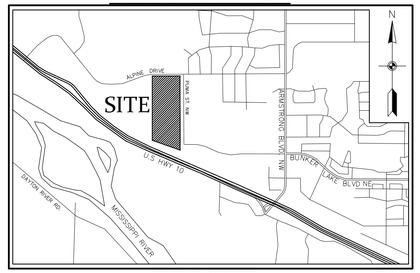
RIVERSTONE
TREE PRESERVATION PLAN
RAMSEY, MINNESOTA

1 TP1 TREE PRESERVATION PLAN

0 100 200 300

SCALE 1" = 100'

VICINITY MAP



NOT TO SCALE

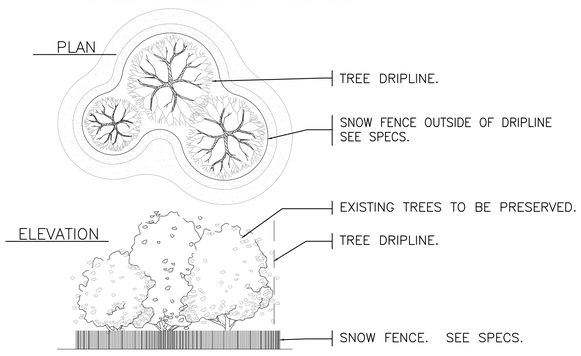
SHEET INDEX

1. COVER
2. TREE PRESERVATION PLAN & TREE TABLES

TREE REMOVAL/REPLACEMENT SUMMARY

REMOVED/SAVED	REPLACEMENT/CREDIT
1. SIGNIFICANT TREES;	
1.1. OAK AND EVERGREEN OVER 4 DBH	
1.2. ALL TREES OVER 8 DBH	
2. REMOVAL THRESHOLD	
2.1. AT LEAST 40% OF THE EXISTING SIGNIFICANT TREE DBH SHALL BE RETAINED ON-SITE	
2.2. FOR EVERY SIGNIFICANT DBH REMOVED ABOVE THE 40%, REPLACE AT 1.25%	
SIGNIFICANT TREES (OAK / EVERGREEN)	374 dbh
SIGNIFICANT TREES (ALL OTHERS)	1884 dbh
TOTAL DBH ON SITE -	2258 dbh
TOTAL (2258 TOTAL- 882 EXEMPT TREES = 1376DBH)	1376 DBH
EXEMPT TREES	882 dbh
40% TO REMAIN ON-SITE	550 dbh
60% ALLOWABLE REMOVAL	826 dbh
TREES REMOVED FOR GRADING	939 dbh
TOTAL REPLACEMENT REQUIRED	113 dbh
REPLACE TREES @ 125%	141 dbh
REPLACEMENT TREES @ 2.5 DBH	57 ADDITIONAL TREES

TREE PROTECTION FENCE



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

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 Landscape Architect under the laws of the State of Minnesota

Print Name: James A. Kalkes
Signature: James A. Kalkes
Date: 06/19/18 License #: 45071

Drawn: JAK
Designed: JAK
Date: 06/19/18

Revisions:
1.

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

RIVERSTONE
Ramsey, MN

COVER

TP1 of 2

[Save Date: 06/19/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\tree preservation\6435_tree.dwg

Site Plan Approval

1 TP2 TREE PRESERVATION PLAN

SCALE 1" = 50'

2 TP2 TREE PRESERVATION PLAN

SCALE 1" = 50'

Tree No.	Tree Species	(DBH)	Saved	Removed	Removed for...
001	Boxelder	8	X		
002	Elm	16	X		
003	Boxelder	9	X		
004.01	Boxelder	15	X		
004.02	Boxelder	12	X		
005	Boxelder	15		X	Grading
006	Boxelder	13		X	Grading
007	Boxelder	10	Off Site		
008	Boxelder	10	Off Site		
009	Boxelder	14	X		
010	Boxelder	12	X		
011	Boxelder	12	X		
012	Elm	10	X		
013	Elm	9	X		
014	Boxelder	11	X		
015	Boxelder	12	X		
016	Boxelder	12		X	Exempt - Trail
017	Boxelder	13		X	Exempt - Trail
018	Boxelder	12		X	Exempt - Trail
019	Boxelder	13		X	Exempt - Trail
020	Boxelder	12	X		
021	Boxelder	10		X	Grading
022	Boxelder	8		X	Grading
023.01	Boxelder	9		X	Exempt - Trail
023.02	Boxelder	8		X	Exempt - Trail
024	Boxelder	8		X	Grading
025	Hackberry	18		X	Grading
026	35' Red Pine	9		X	Exempt - Trail
027	35' Red Pine	9		X	Exempt - Trail
028	Boxelder	8		X	Grading
029	Boxelder	8		X	Exempt - Trail
030.01	25' Red Pine	6		X	Exempt - Trail
030.02	25' Red Pine	6		X	Exempt - Trail
031	40' Red Pine	9		X	Exempt - Trail
032	Elm	9		X	Grading
033	Elm	9		X	Exempt - Trail
034	30' Red Pine	12		X	Grading
035	30' Red Pine	12		X	Grading
036	40' Pine	14		X	Exempt - Trail
037	40' Pine	14		X	Exempt - Trail
038.01	Boxelder	10		X	Exempt - Trail
038.02	Boxelder	8		X	Exempt - Trail
039	Elm	10		X	Exempt - Trail
040	Hack	10		X	Grading
041	Elm	10		X	Grading
042	Elm	15		X	Grading
043	Boxelder	11		X	Grading
044	Boxelder	12		X	Exempt - Trail
045	Boxelder	12		X	Exempt - Trail

Tree No.	Tree Species	(DBH)	Saved	Removed	Removed for...
046	Elm	9		X	Exempt - Trail
047	Elm	8		X	Exempt Road
048	Elm	8		X	Exempt Road
049	Elm	9		X	Exempt Road
050	Elm	8		X	Exempt Road
051	Elm	8		X	Exempt - Trail
052	Ash	10		X	Exempt Road
053.01	Elm	10		X	Exempt Road
053.02	Elm	11		X	Exempt Road
054	Elm	14		X	Exempt Road
055	Boxelder	13		X	Exempt Road
056	Elm	10		X	Exempt Road
057.01	Elm	15		X	Exempt - Trail
057.02	Elm	12		X	Exempt - Trail
057.03	Elm	10		X	Exempt - Trail
058	Elm	9		X	Grading
059	Elm	9		X	Exempt - Trail
060	Elm	10		X	Exempt - Trail
061	Elm	14		X	Exempt - Trail
062	Elm	15		X	Exempt - Trail
063	Elm	16	X		
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
0	25' Red Pine	8		X	Exempt - Sight Distance
082	Boxelder	8	X		
083	Boxelder	22		X	Grading
084	Boxelder	10		X	Grading
085	Elm	10		X	Exempt - Trail
086	Elm	10		X	Exempt - Trail
087	Elm	24		X	Grading
088	Elm	12	X		
089	Elm	10	X		
090	Elm	12	Off Site		
091	Boxelder	10	Off Site		

Tree No.	Tree Species	(DBH)	Saved	Removed	Removed for...
092	Boxelder	12	Off Site		
093	Boxelder	24		X	Exempt - Trail
1668.01	Boxelder	20		X	
1668.02	Boxelder	15		X	
1668.03	Boxelder	12		X	
1668.04	Boxelder	13		X	
1668.05	Boxelder	17		X	
1669.01	Boxelder	13	X		
1669.02	Boxelder	12	X		
1669.03	Boxelder	17	X		
1670	Oak	25	X		
1671	Oak	12	X		
1672	Boxelder	30	X		
1673.01	Box - Broken	10	X		
1673.02	Box - Broken	12	X		
1673.03	Box - Broken	15	X		
1673.04	Box - Broken	10	X		
1674	Oak	20	X		
1675.01	Boxelder	20	X		
1675.02	Boxelder	20	X		
1675.03	Boxelder	24	X		
1676	Oak	13	X		
1677	Boxelder	10	X		
1678	Boxelder	10	X		
1679	Boxelder	12	X		
1680	Boxelder	10	X		
1681	Boxelder	10	X		
1682	Boxelder	8	X		
1683	Boxelder	12	X		
1684.01	Oak	20	X		
1684.02	Oak	19	X		
1685	Boxelder	11	X		
1686	Boxelder	8	Off Site		
1687	Boxelder	9	X		
1688.01	Boxelder	8	X		
1688.02	Boxelder	10	X		
1689	Boxelder	9	X		
1690	Boxelder	9	Off Site		
1691	Cottonwood	20	X		
1692	Poplar	9	X		
1692.02	Cottonwood	19	X		
1693	Poplar	8	X		
1694	Boxelder	10	X		
1695	Boxelder	14	X		
1696	Oak	41	X		
1697.01	Boxelder	10	Off Site		
1697.02	Boxelder	8	Off Site		
1698	Boxelder	14	Off Site		
1699	Boxelder	18	X		

Tree No.	Tree Species	(DBH)	Saved	Removed	Removed for...
1700.01	Boxelder	12	X		
1700.02	Boxelder	10	X		
6386.01	Boxelder	14	X		
6386.02	Boxelder	12	X		
6386.03	Boxelder	12	X		
6387.01	Boxelder	19	X		
6387.02	Boxelder	17	X		
6389	Boxelder	8	X		
6390	Boxelder	8	X		
6391.01	Boxelder	11	X		
6391.02	Boxelder	8	X		
6391.03	Boxelder	8	X		
6392.01	Boxelder	9	X		
6392.02	Boxelder	8	X		
6393	Boxelder	8	X		
6394	25' Red Pine	8		X	Grading
6395	Elm	15		X	Grading
6396	Boxelder	10		X	Grading
6397	Elm	8		X	Grading
6398	Elm	8		X	Grading
6399	Elm	12		X	Grading
6400	Elm	16		X	Grading
8379	Elm	10		X	Grading
8380	Elm	15		X	Grading
8381	Elm	8		X	Grading
8382	Elm	12		X	Grading
8383	Elm	14		X	Grading
8384.01	Elm	26		X	Grading
8384.02	Elm	24		X	Grading
8385	Elm	8		X	Grading
8386	Elm	9	X		
8387.01	Elm	10		X	Grading
8387.02	Elm	8		X	Grading
8388	Elm	18		X	Grading
8389	Elm	12		X	Grading
8390	Elm	10		X	Grading
8391.01	Elm	10		X	Grading
8391.02	Elm	10		X	Grading
8391.03	Elm	10		X	Grading
8391.04	Elm	10		X	Grading
8391.05	Elm	10		X	Grading
8392	Elm	12		X	Grading
8393	Elm	16		X	Grading
8394	Elm	24	X		
8395.01	Elm	22	X		
8395.02	Elm	20	X		
8396	35' Red Pine	14		X	Grading
8397	Hackberry	14	X		
8398	Boxelder	12	Off Site		

Tree No.	Tree Species	(DBH)	Saved	Removed	Removed for...
8399.01	Boxelder	14	Off Site		
8399.02	Boxelder	10	Off Site		
8400.01	Boxelder	20	Off Site		
8400.02	Boxelder	18	X		

TREE LEGEND

- EVERGREEN TREES TO REMAIN
- EVERGREEN TO BE REMOVED
- DECIDUOUS TO REMAIN
- DECIDUOUS TO BE REMOVED

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 Landscape Architect under the laws of the State of Minnesota

Print Name: James A. Kalkes
Signature: James A. Kalkes
Date: 06/19/18 License #: 45071

Drawn: JAK
Designed: JAK
Date: 06/19/18

Revisions:
1.

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

RIVERSTONE
Ramsey, MN

[Save Date: 06/19/18] F:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\engineering\tree preservation\6435_tree.dwg

Site Plan Approved