

Regular Planning Commission

6. 1.

Meeting Date: 02/06/2020

By: Chloe McGuire Brigl, Community Development

Information

Title:

PUBLIC HEARING: Review Resolution #20-028 Revised Preliminary Plat for Riverstone (Project 17-106, 19-149); Case of Capstone Homes, Inc.

Purpose/Background:

The purpose of this case is to review proposed revisions to Riverstone Addition, a 267 lot residential subdivision (originally 293 lots) generally south of Alpine Drive NW and west of Puma/Okapi Street NW. Riverstone has completed three phases, generally completing the southern half of the site and Pearson Park. The proposed revisions are generally on the northern half of the plat. Please see the attached plan sheet that highlights the proposed changes on the preliminary plat.

Notification:

Notifications of this proposal were sent via Standard US Mail to Property Owners within 350 feet of the Subject Property, as reflected by Anoka County Property Records. A notice was also published in the Anoka Union Herald, the City's Official newspaper.

The City also held a workshop on the proposed changes on December 5, 2019, before the regularly scheduled Planning Commission meeting.

Observations/Alternatives:

Summary

Riverstone Addition is a Planned Unit Development (PUD) that was originally approved in 2017. The original approval included both attached and detached townhomes.

The developer has proposed several changes to the approved preliminary plat, which does require formal action on the amended preliminary plat.

Proposed Changes

Lot Changes:

- Removal of townhome/quad units from approved unit type (change to PUD bulk standards)
 - Changes from quad (4-plex) units to detached townhome units in the NE corner (reduction)
 - Requires comprehensive plan amendment to medium density residential (from HDR)
 - Proposed Density of NE Corner: 5.14 lots per acre (within allowed density of PUD)

Utility Changes:

- Sanitary sewer and water depth changed to serve parcel directly to west between Block 6 and 8
- Sanitary sewer changes across Blocks 1, 2, 4, 6 & 7
- Watermain stubbed west to serve parcel directly to west through block 7

Please note that the utility changes were requested to serve the parcel to the west (currently under application for Sketch Plan from BK Land Development)

Discussion Topic

At the January 14, 2020 City Council meeting, the City Council reviewed a sketch plan proposal and rezoning

application for the property directly west of the Subject Property. The City Council requested that both developers include a roadway connection between the two developments. The Applicant has responded to this City Council request, please see the attached letter from the Applicant.

Staff would like to hear Planning Commission feedback on the informal request from City Council to look into this roadway connection. Staff is open to the discussion. At this time, Staff's recommendation is to approve the attached preliminary plat without the roadway connection based on the small requested changes to Riverstone Addition, the inclusion of the utility connection to the adjacent western lot, and the down-zoning of the northeast corner which was supported by neighbors at the workshop.

City Code Sections

- Preliminary Plat: Section 117-588
- Planned Unit Development: 117-227

Alternatives

Alternative 1: Recommend the City Council adopt Resolution #20-028 approving the attached preliminary plat with minor contingencies. Staff supports this alternative.

Alternative 2: Recommend the City Council adopt Resolution #20-028 with major contingencies, which may include a road connection or other recommendation from the Planning Commission. Staff does not support this alternative, based on the inclusion of the utility connection to the western parcel and the down-zoning of the northeastern corner.

Alternative 3: Recommend denial. Capstone does have approval for the existing preliminary plat which includes quad units in the northeast corner. Staff is supportive of the changes Capstone is proposing, which include a down-zoning of the northeastern corner.

Funding Source:

The Applicant is responsible for all costs associated with review.

Recommendation:

Staff recommends the City Council adopt Resolution #20-028 approving the attached preliminary plat with minor contingencies.

Action:

Motion to recommend the City Council adopt Resolution #20-028.

Attachments

[Plan Sheets](#)

[Planning Review](#)

[Site Location Map](#)

[Comprehensive Plan Amendment Letter](#)

[Connection Letter from Capstone](#)

[Highlighted Changes on Preliminary Plat](#)

[Resolution #20-028](#)

Form Review

Inbox

Chris Anderson
Tim Gladhill

Reviewed By

Chris Anderson
Tim Gladhill

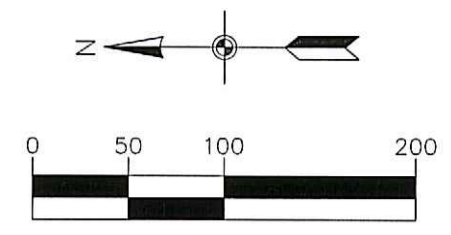
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01/31/2020 09:36 AM

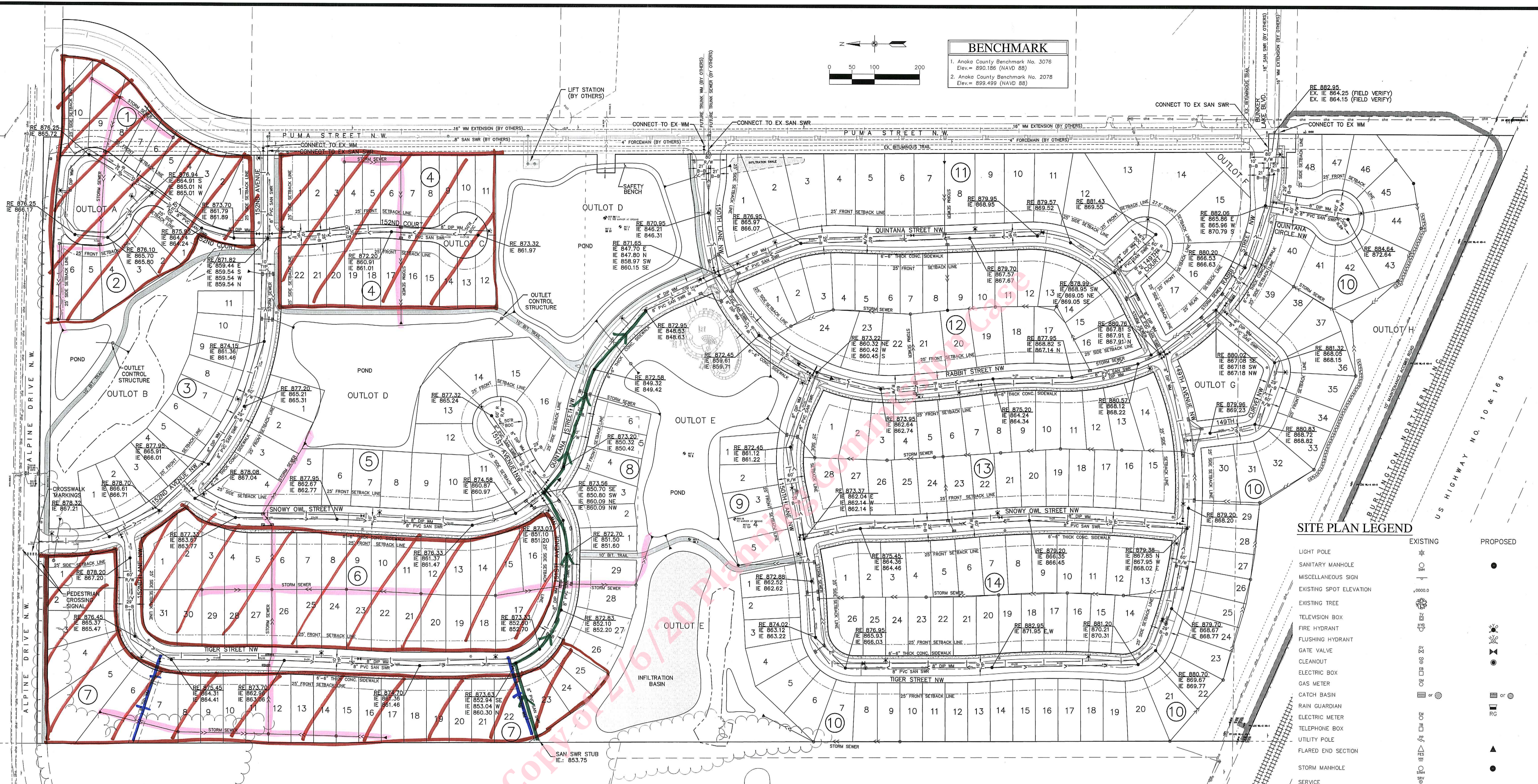
Form Started By: Chloe McGuire Brigl
Final Approval Date: 01/31/2020

Started On: 01/22/2020 08:26 AM

Copy of 2/6/20 Planning Commission Case



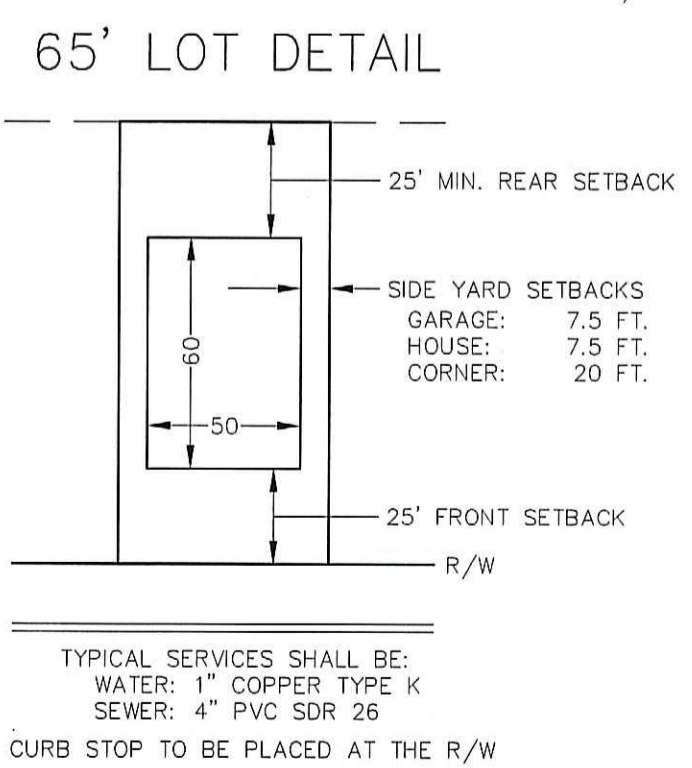
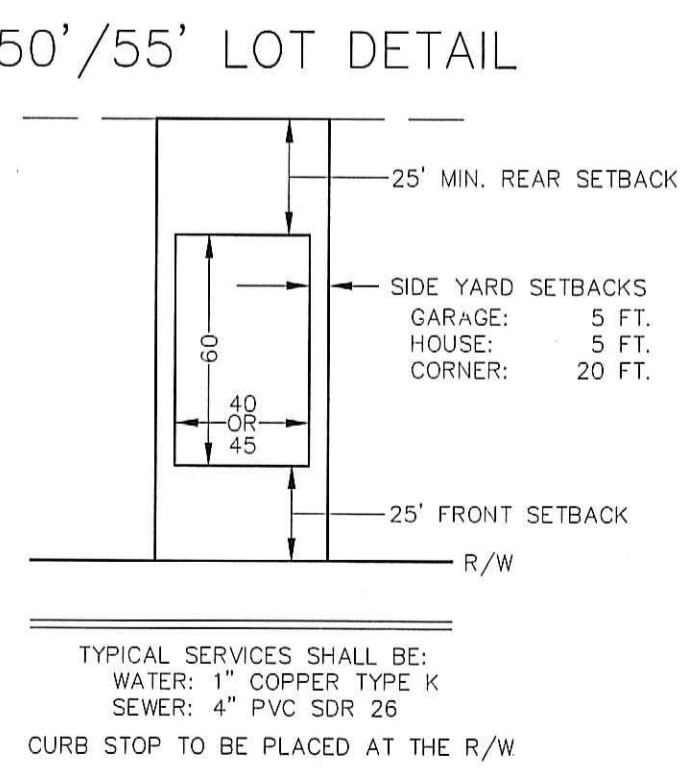
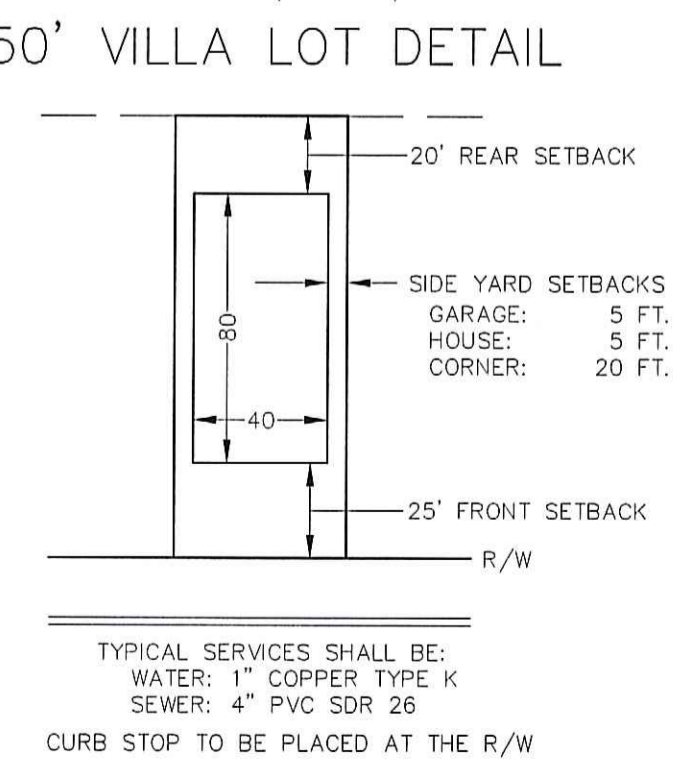
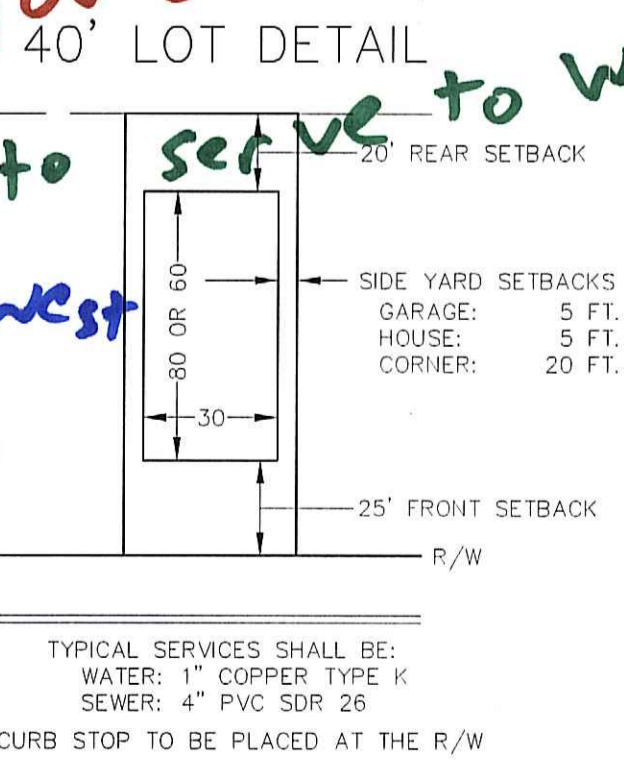
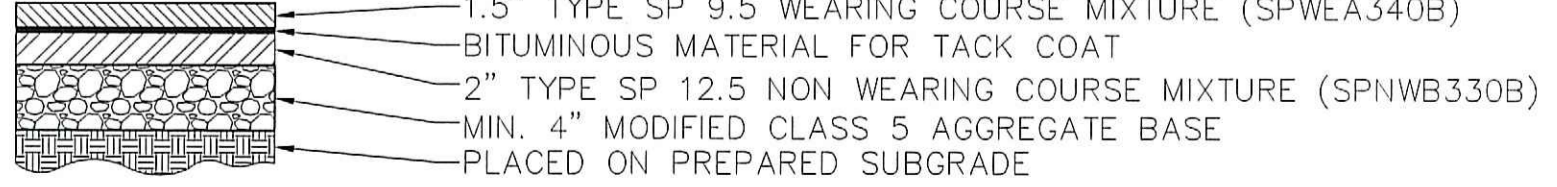
BENCHMARK	
1.	Anoka County Benchmark No. 3076 Elev. = 890.186 (NAVD 88)
2.	Anoka County Benchmark No. 2078 Elev. = 899.499 (NAVD 88)



SITE PLAN LEGEND	
EXISTING	PROPOSED

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

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

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

RIVERSTONE
 Ramsey, MN

PRELIMINARY SITE & UTILITY PLAN



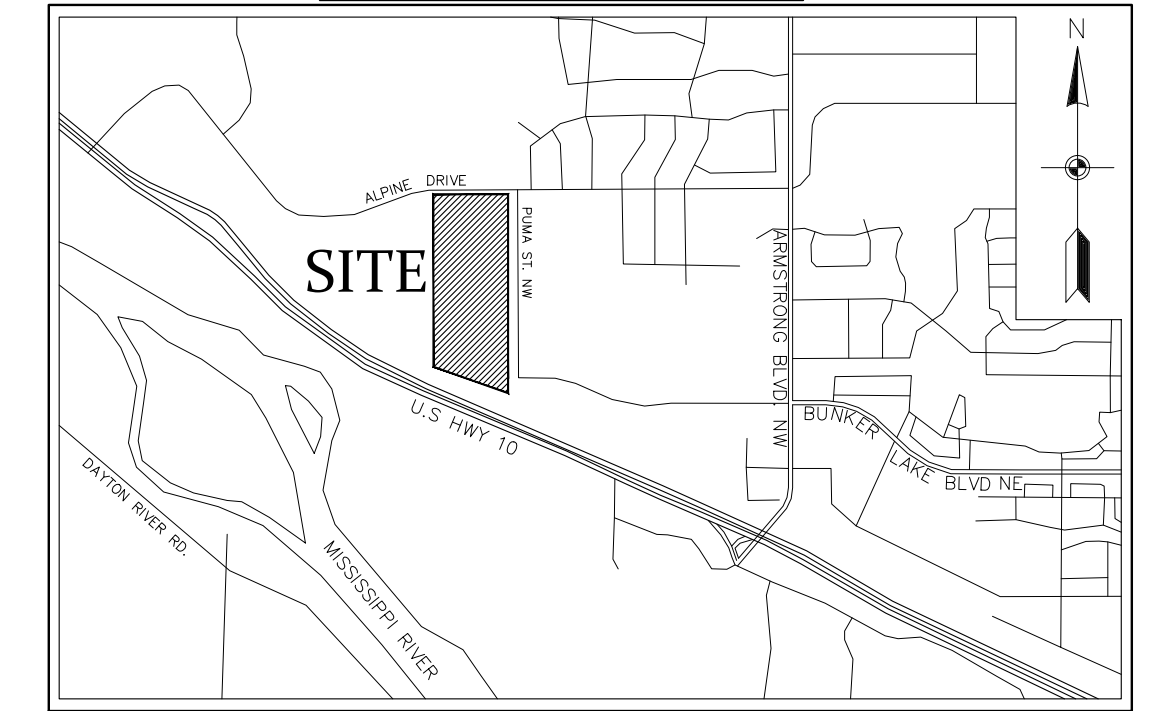
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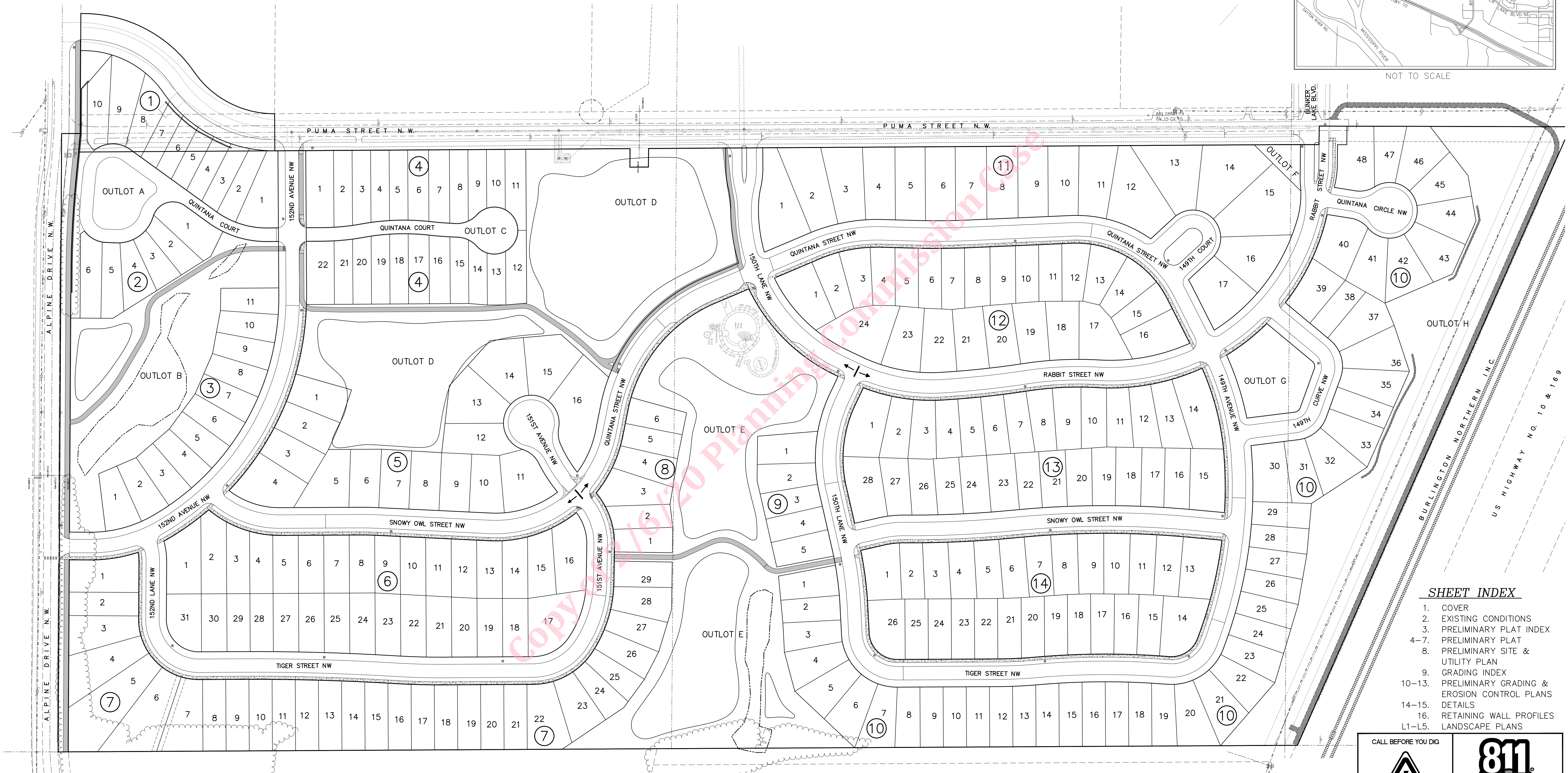
RIVERSTONE

RAMSEY, MINNESOTA

VICINITY MAP



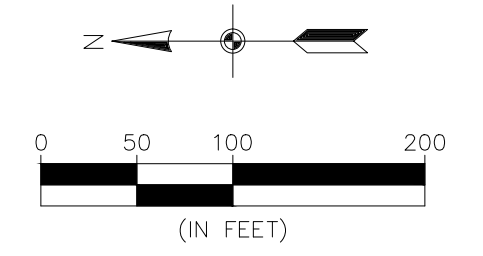
NOT TO SCALE



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

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CALL BEFORE YOU DIG

Know what's below.
Call before you dig.

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

• environmental
• engineering
• surveying

3890 Pheasant Ridge Drive NE,
Suite 100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
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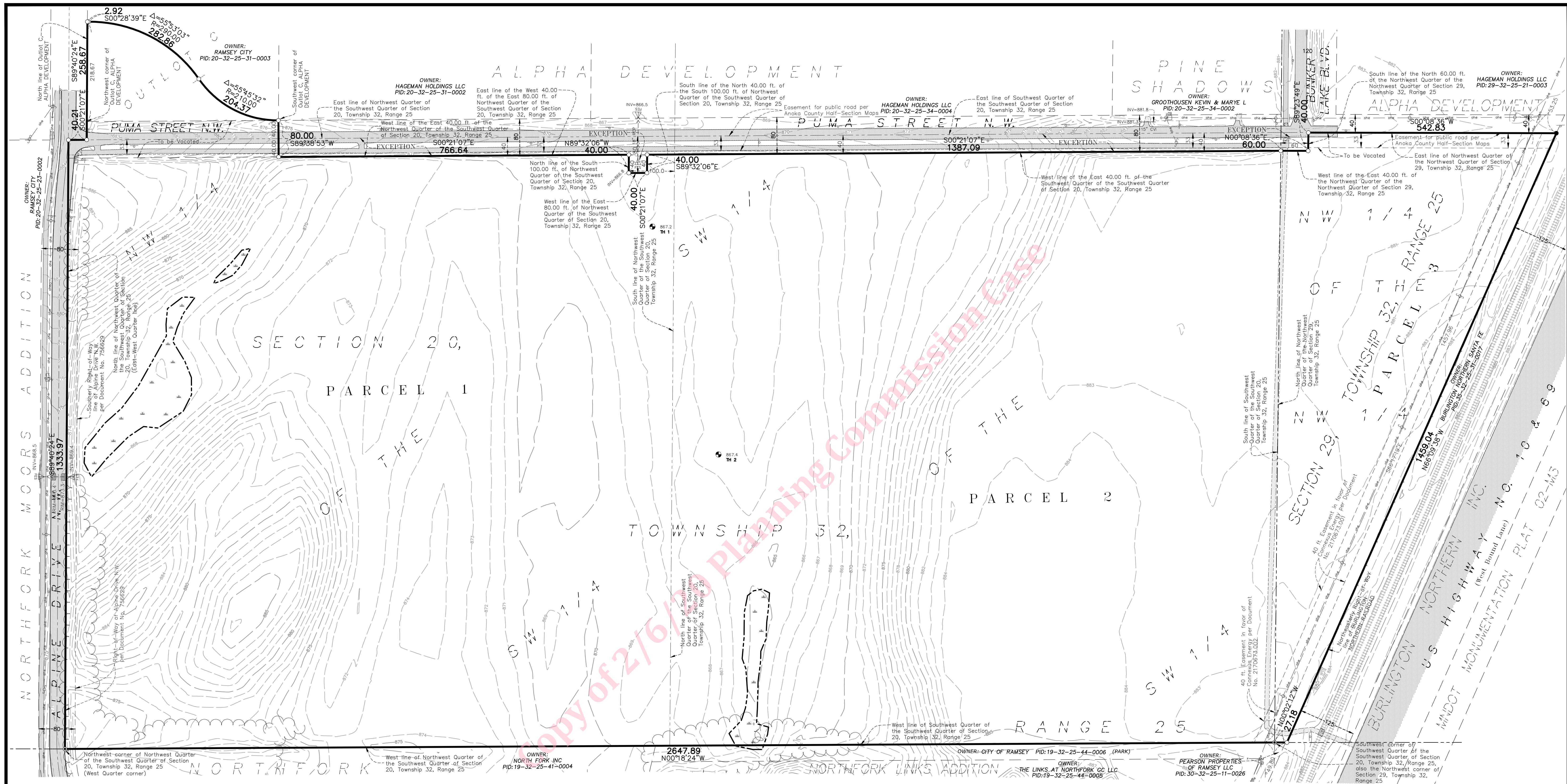
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6. 1/13/20 Per City Comments

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

RIVERSTONE
Ramsey, MN

COVER SHEET



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

Parcel 1:
The Northwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the East 40.00 feet of said Northwest Quarter of Southwest Quarter lying southerly of the southerly right of way line of Alpine Drive as described in Document No. 756629.
AND ALSO 40.00 feet of the North 100.00 feet of the 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 northeasterly of the following described line:
Commencing at the Northwest corner of said Outlot C; thence South 89 degrees 40 minutes 24 seconds East, assumed bearing, along the North line of said Outlot C, a distance of 218.67 feet to the point of beginning of the line to be described; thence South 00 degrees 28 minutes 39 seconds East, 2.92 feet; thence southwesterly 282.86 feet along a tangential curve concave to the northwest, having a radius of 280.00 feet and a central angle of 58 degrees 53 minutes 03 seconds to a point of reverse curvature; thence continuing southwesterly 204.37 feet along a reverse curve concave to the southeast, having a radius of 210.00 feet and a central angle of 53 degrees 45 minutes 32 seconds to the Southwest corner of said Outlot C and said line there terminating.

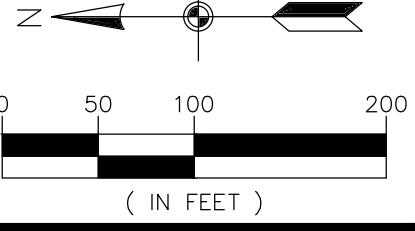
(Proposed Legal Description, subject to City approved Right-of-Way Vacation)
That part of Puma Street Northwest, as created and dedicated in the plat of ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, lying southerly of the westerly extension of the north line of Outlot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

LEGEND

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



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 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

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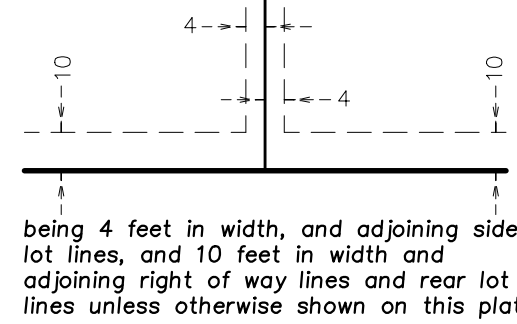
EXISTING CONDITIONS
 2 of 16

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:



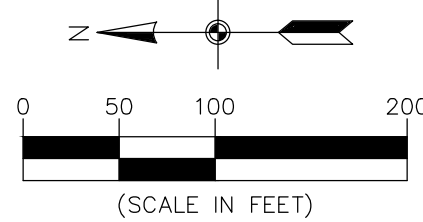
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- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361

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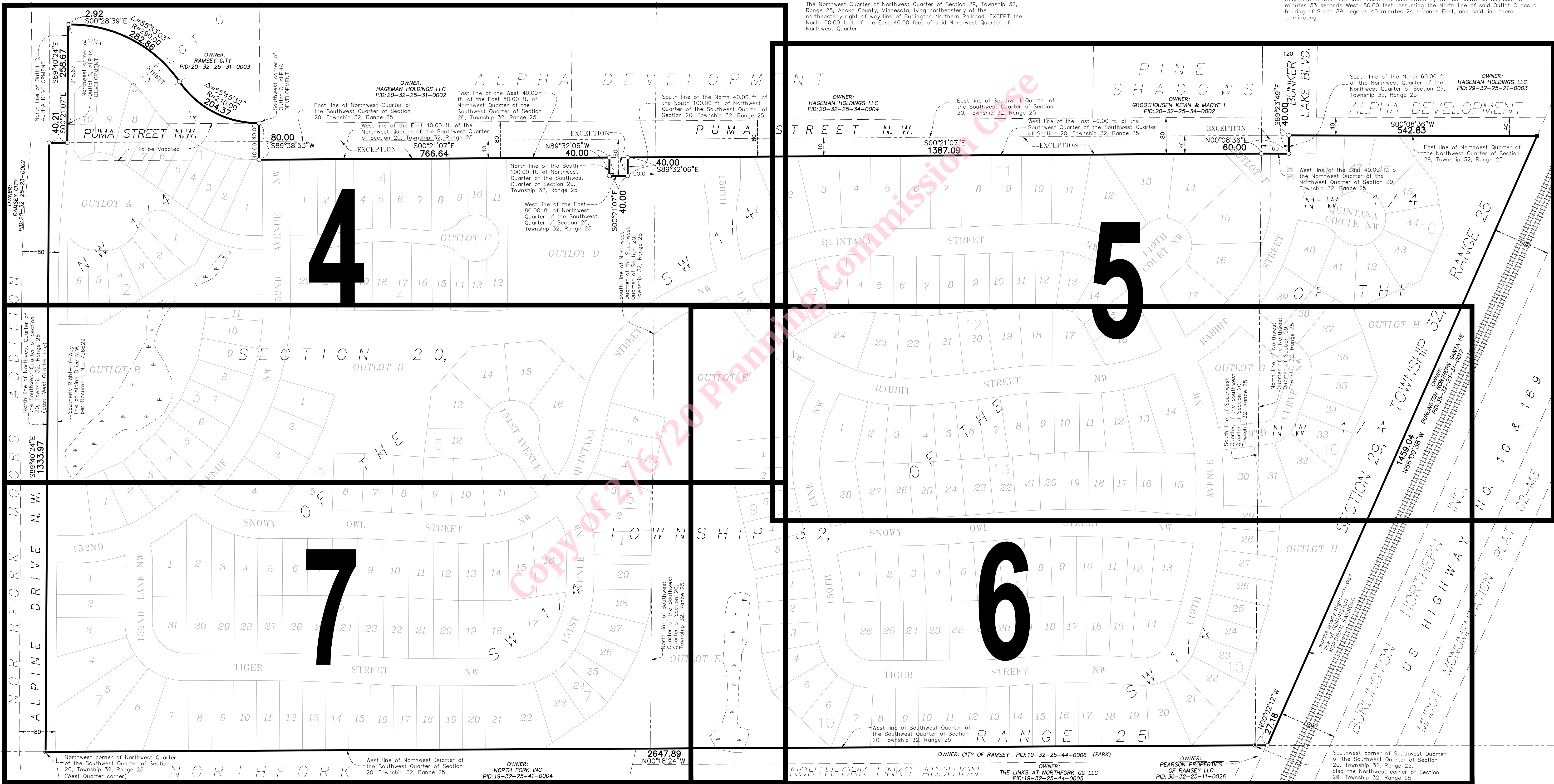
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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota
 Signature: *Thomas R. Balluff, L.S.*
 Date: 03/08/2017 License #: 40361

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

PRELIMINARY PLAT INDEX
 3 of 16

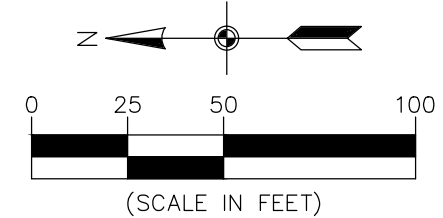
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ALPHA DEVELOPMENT

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

LEGEND

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



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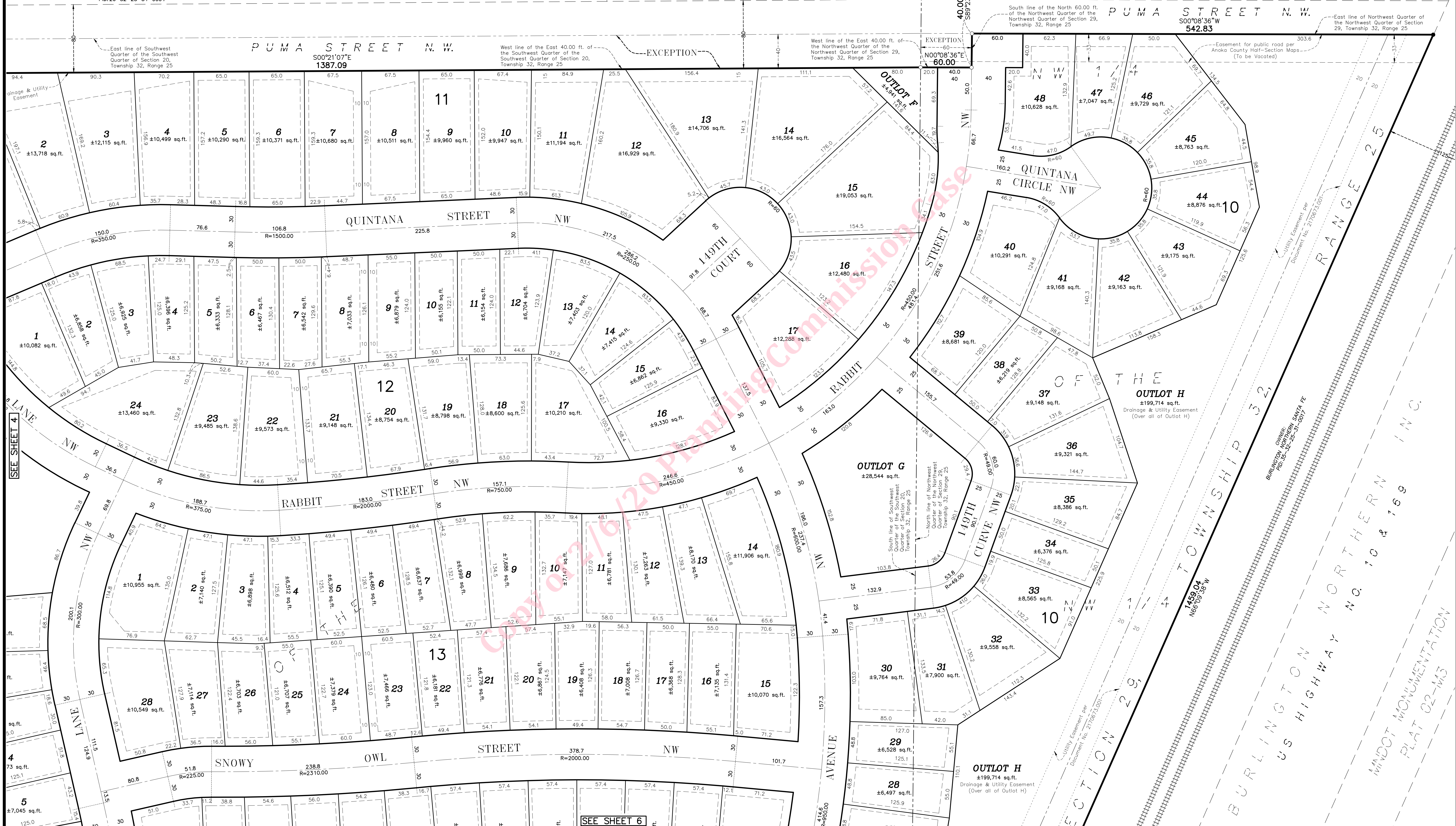
PINE SHADOWS

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

BUNKER LAKE BLVD.

ALPHA DEVELOPMENT

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



SEE SHEET 4

SEE SHEET 6

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 • surveying

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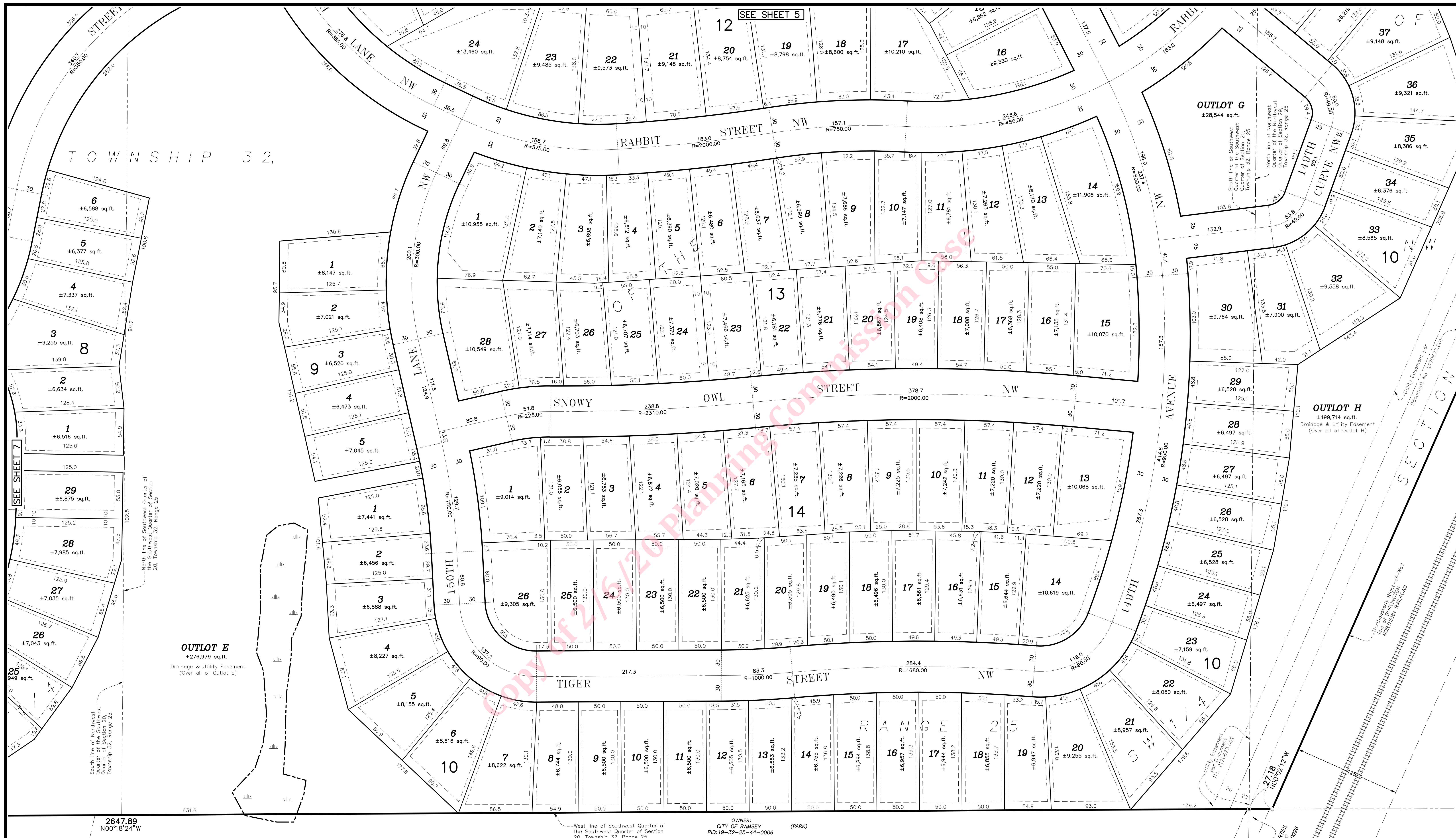
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PRELIMINARY PLAT

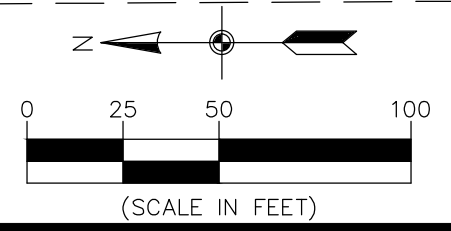
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NORTH FORK LINKS ADDITION

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

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

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



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PRELIMINARY PLAT

Save Date: 12/05/19 | F:\06516421 - 6440\6435 - ramsey.ste\cad\c30\survey\6435_prep.dwg

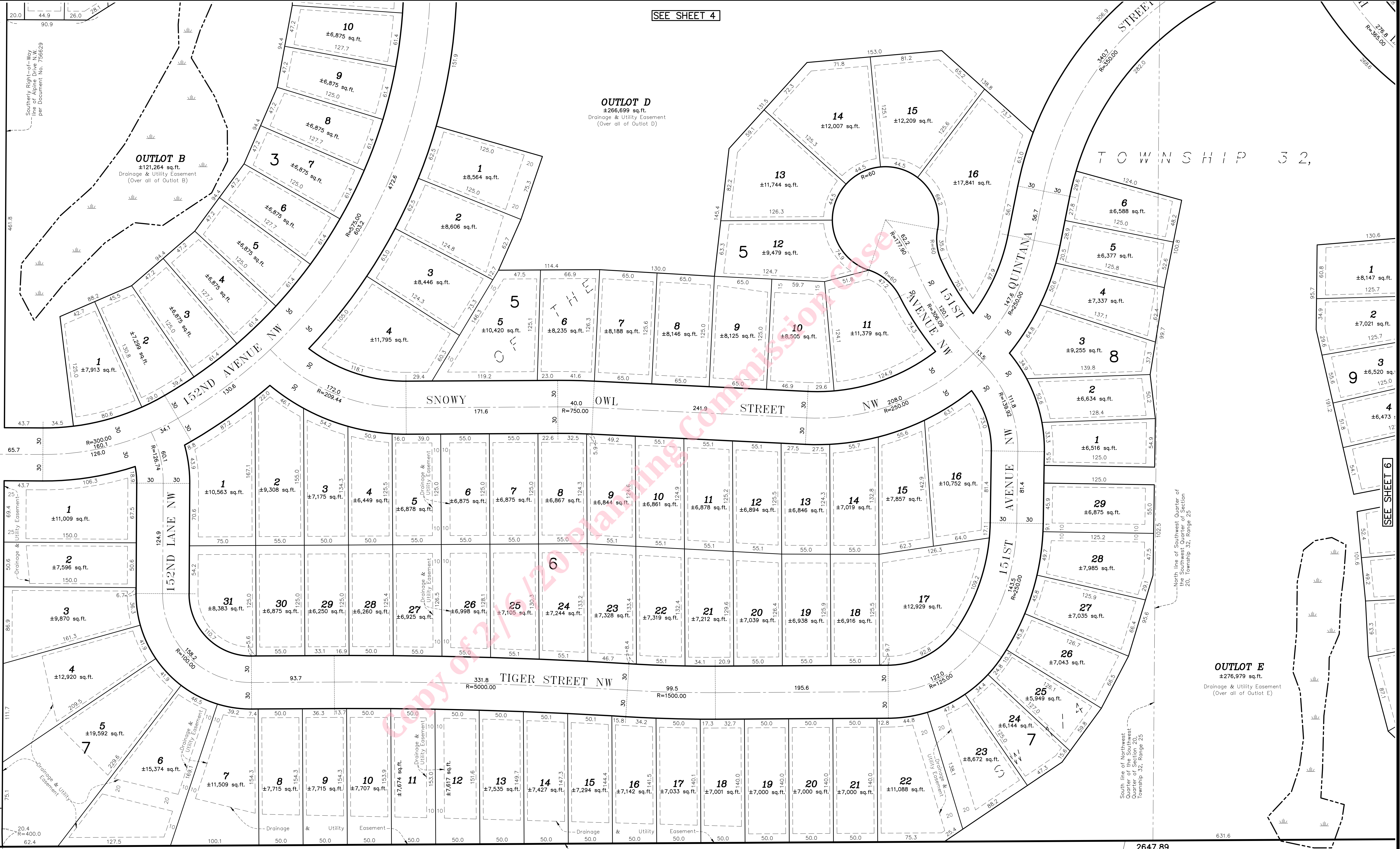
NORTH FORK MOORS

ALPINE DRIVE N.W.

ALPINE DRIVE N.W.

889°40'24"E
1333.97

North line of Northwest Quarter of Township 32, Range 25 (East-West Quarter line)



SEE SHEET 4

TOWNSHIP 32,

SEE SHEET 6

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

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

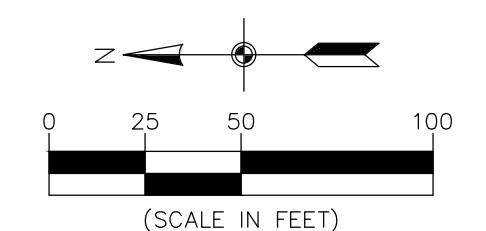
NORTH FORK

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

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

LEGEND

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



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



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: [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

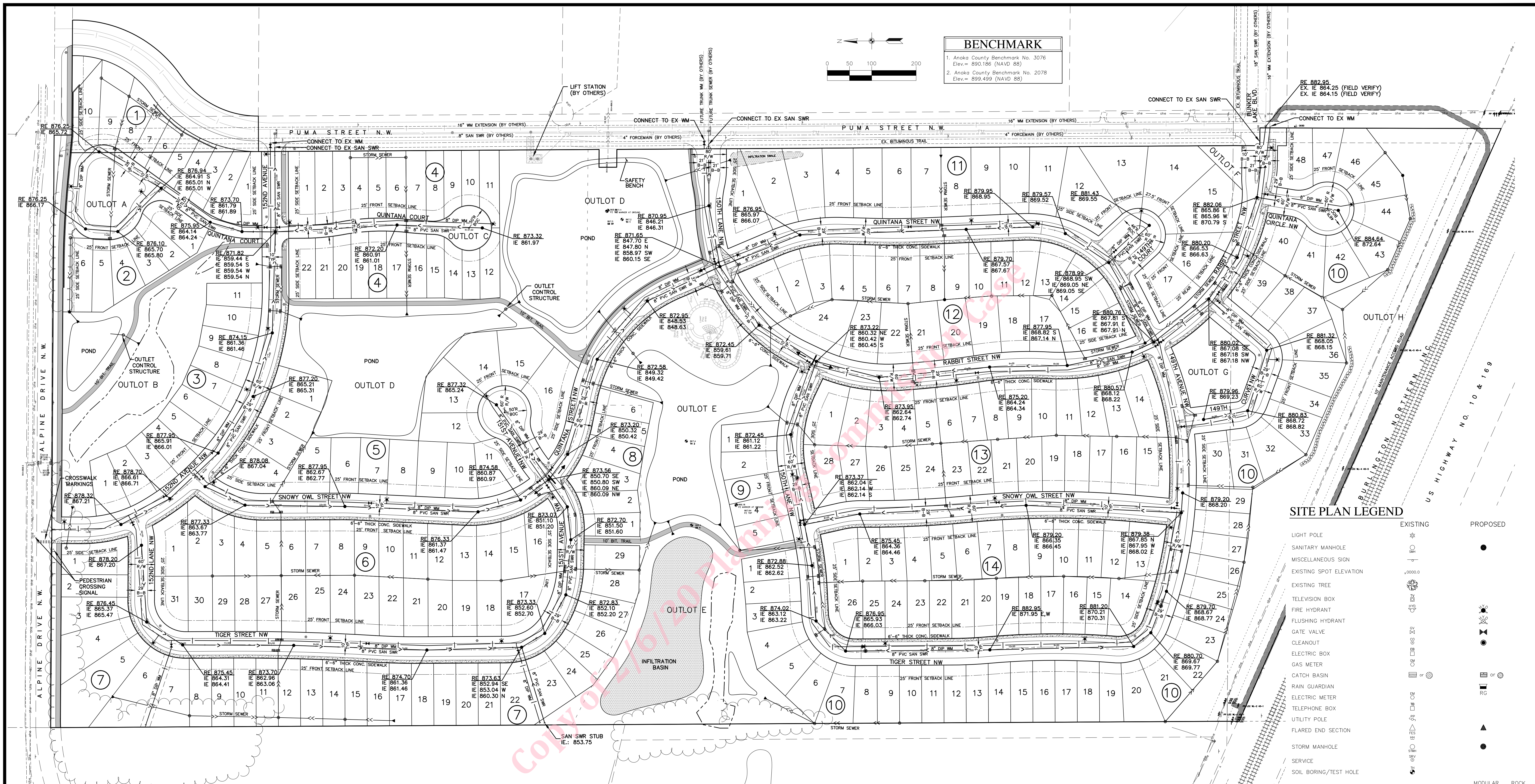
RIVERSTONE DEVELOPMENT, LLC 14015 Sunfish Lake B, Suite 400 Ramsey, MN, 55303

RIVERSTONE Ramsey, MN

PRELIMINARY PLAT

7 of 16

Issue Date: 12/09/19 | P:\06516421-164406435-rmsy-sts\cad\30survey\6435_prep.dwg

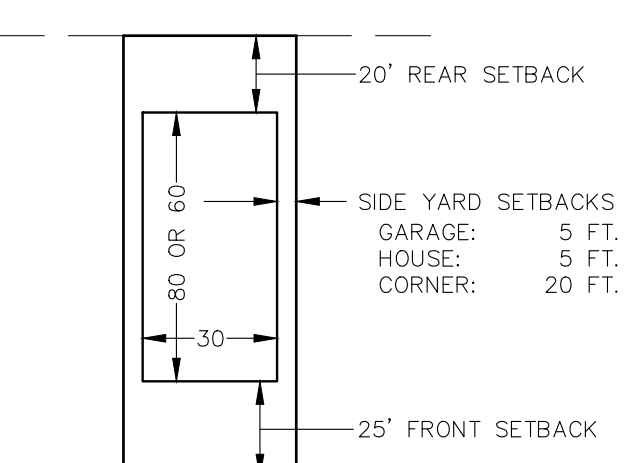


BENCHMARK
 1. Anoka County Benchmark No. 3076
 Elev. = 890.186 (NAVD 88)
 2. Anoka County Benchmark No. 2078
 Elev. = 899.499 (NAVD 88)

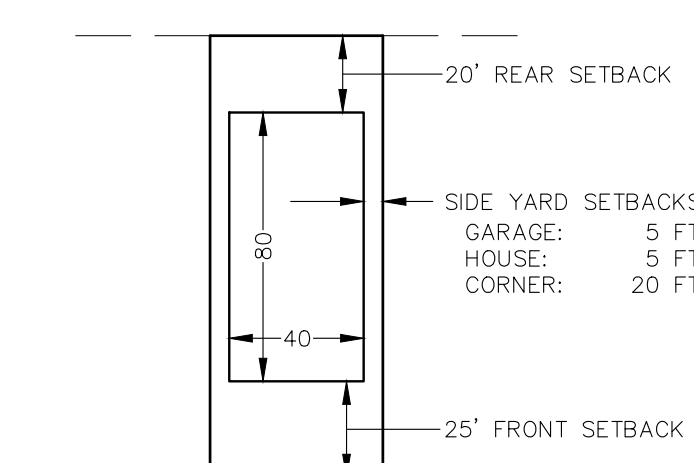
SITE PLAN LEGEND

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

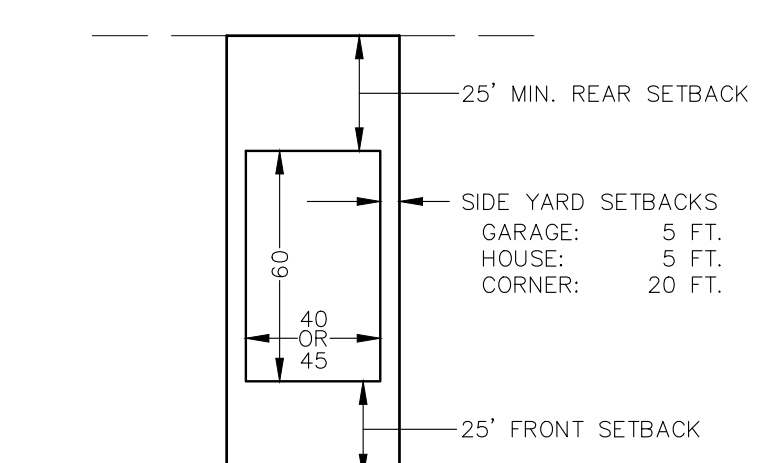
40' LOT DETAIL



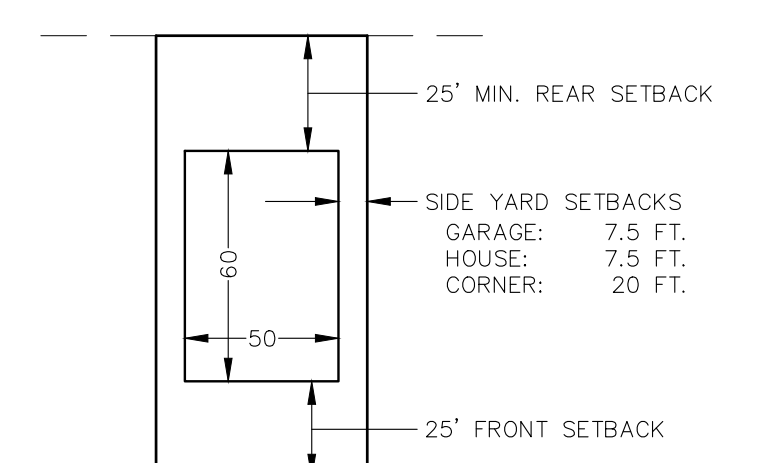
50' VILLA LOT DETAIL



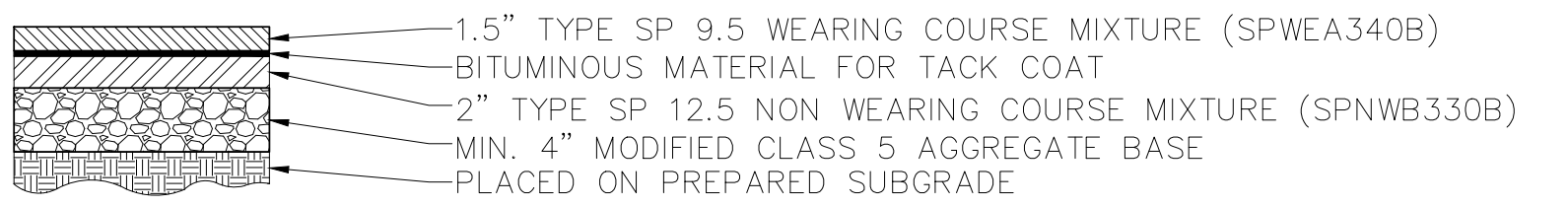
50'/55' LOT DETAIL



65' LOT DETAIL



STREET SECTION



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

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

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 WATER: 1" COPPER TYPE K
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 Blaine, MN 55449
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Print Name: Brian J. Krystoflak, P.E.
 Signature: *Brian J. Krystoflak*
 Date: 3/08/17 License #: 25063

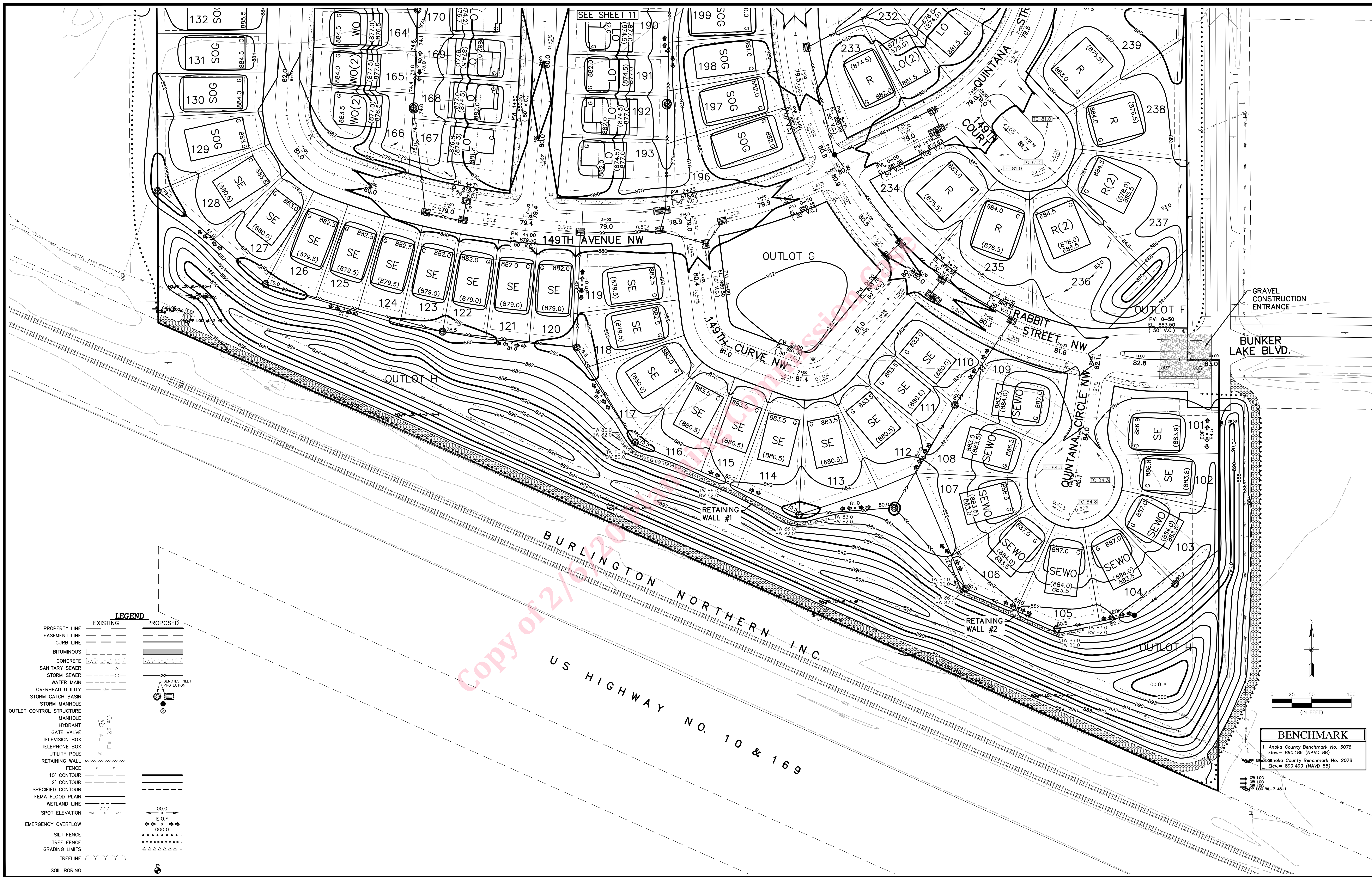
Drawn: ADB
 Designed: BJK
 Date: 3/08/17

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

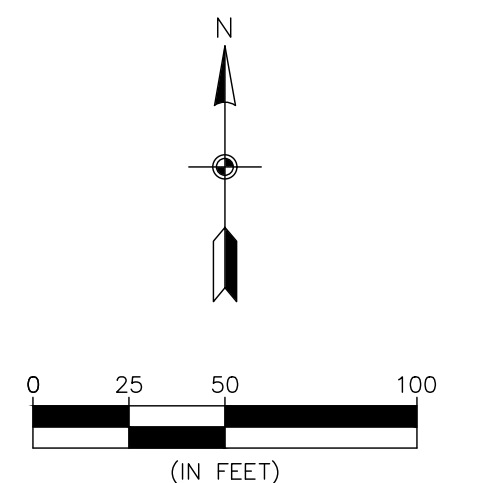
RIVERSTONE
 Ramsey, MN

PRELIMINARY SITE & UTILITY PLAN



GRAVEL CONSTRUCTION ENTRANCE

BUNKER LAKE BLVD.



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

LEGEND

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

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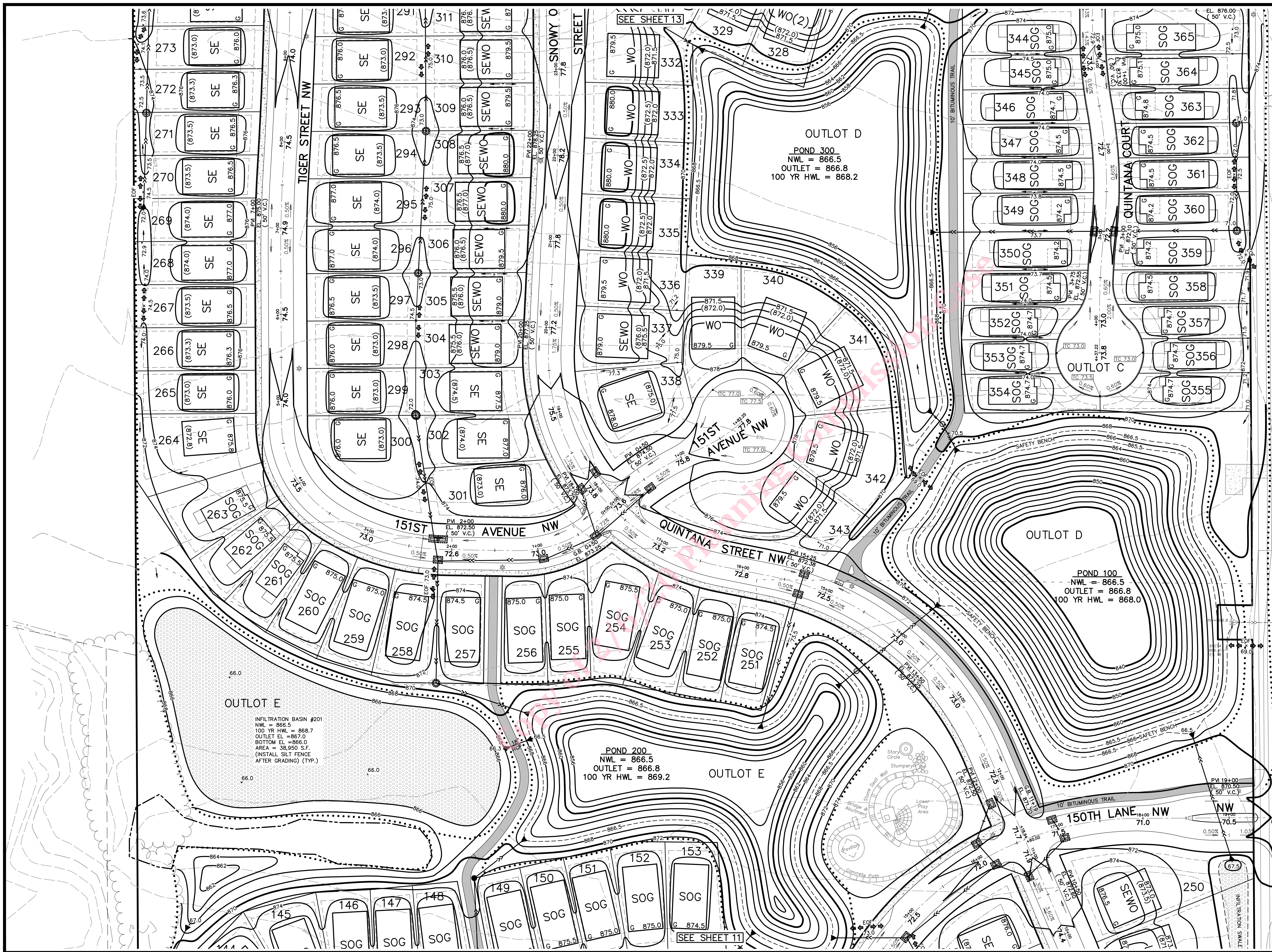
6. 1/13/20 Per City Comments

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

RIVERSTONE
 Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN





LEGEND

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

BENCHMARK

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

0 25 50 100
(IN FEET)

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 • engineering
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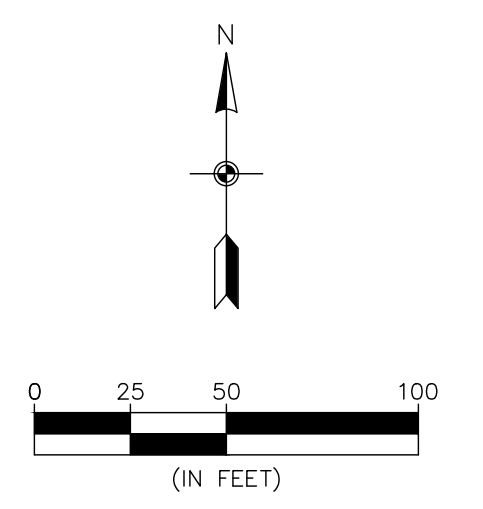
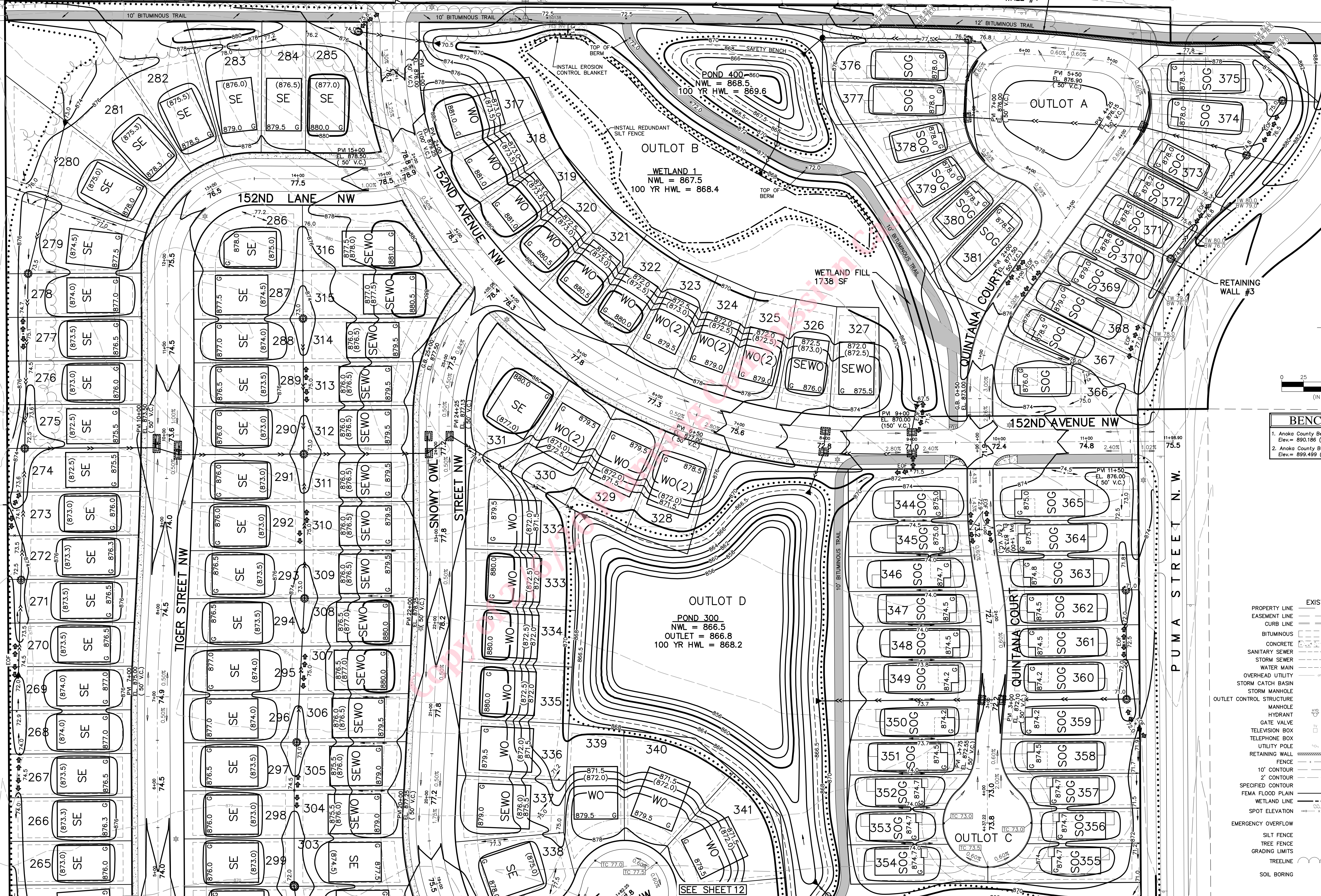
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 14015 Sunfish Lake B, Suite 400
 Ramsey, MN 55303

RIVERSTONE
 Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

ALPINE DRIVE N.W.

ALPINE DRIVE N.W. RETAINING WALL #4



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

LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
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CURB LINE	CURB LINE
BITUMINOUS	BITUMINOUS
CONCRETE	CONCRETE
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
WATER MAIN	WATER MAIN
OVERHEAD UTILITY	OVERHEAD UTILITY
STORM CATCH BASIN	STORM CATCH BASIN
STORM MANHOLE	STORM MANHOLE
OUTLET CONTROL STRUCTURE	OUTLET CONTROL STRUCTURE
MANHOLE	MANHOLE
HYDRANT	HYDRANT
GATE VALVE	GATE VALVE
TELEVISION BOX	TELEVISION BOX
TELEPHONE BOX	TELEPHONE BOX
UTILITY POLE	UTILITY POLE
RETAINING WALL	RETAINING WALL
FENCE	FENCE
1' CONTOUR	1' CONTOUR
2' CONTOUR	2' CONTOUR
SPECIFIED CONTOUR	SPECIFIED CONTOUR
FEMA FLOOD LINE	FEMA FLOOD LINE
WETLAND LINE	WETLAND LINE
SPOT ELEVATION	SPOT ELEVATION
EMERGENCY OVERFLOW	EMERGENCY OVERFLOW
SILT FENCE	SILT FENCE
TREE FENCE	TREE FENCE
GRADING LIMITS	GRADING LIMITS
TREELINE	TREELINE
SOIL BORING	SOIL BORING

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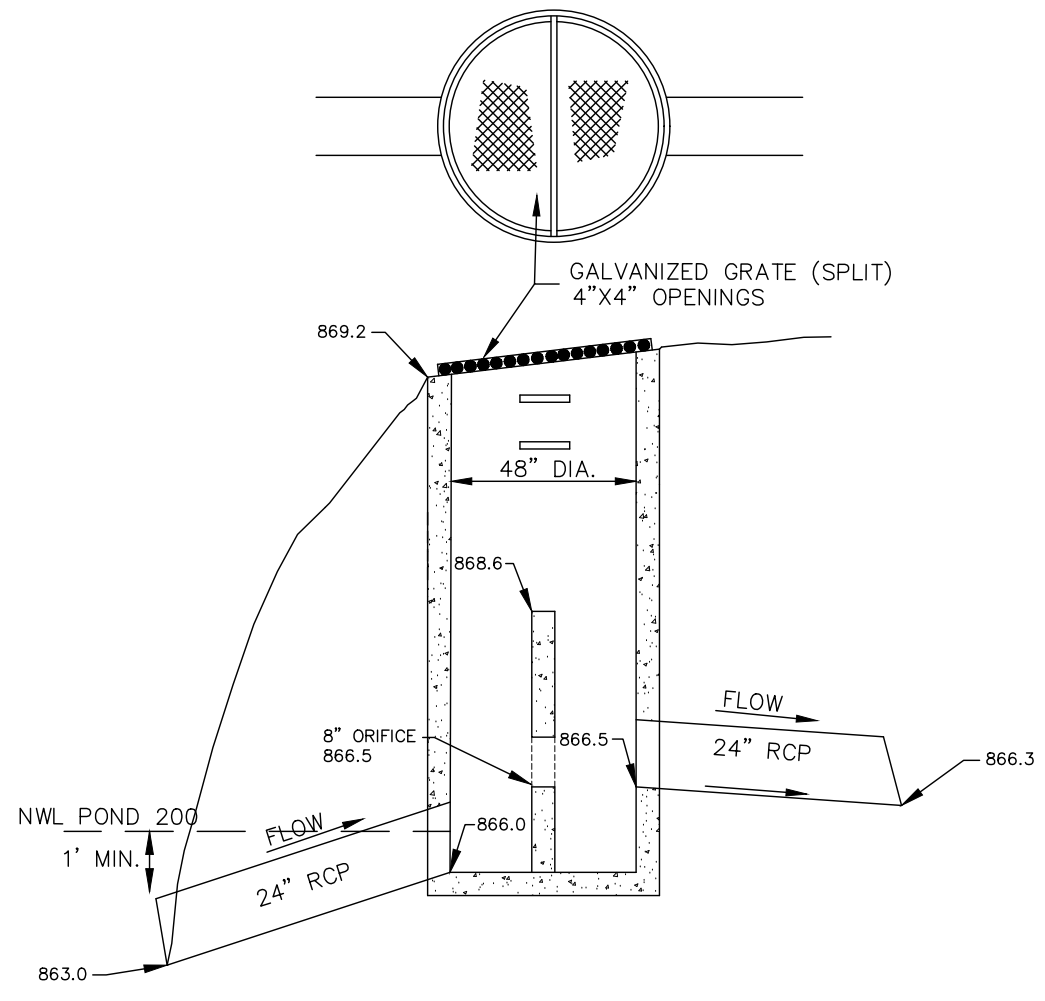
6. 1/13/20 Per City Comments

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

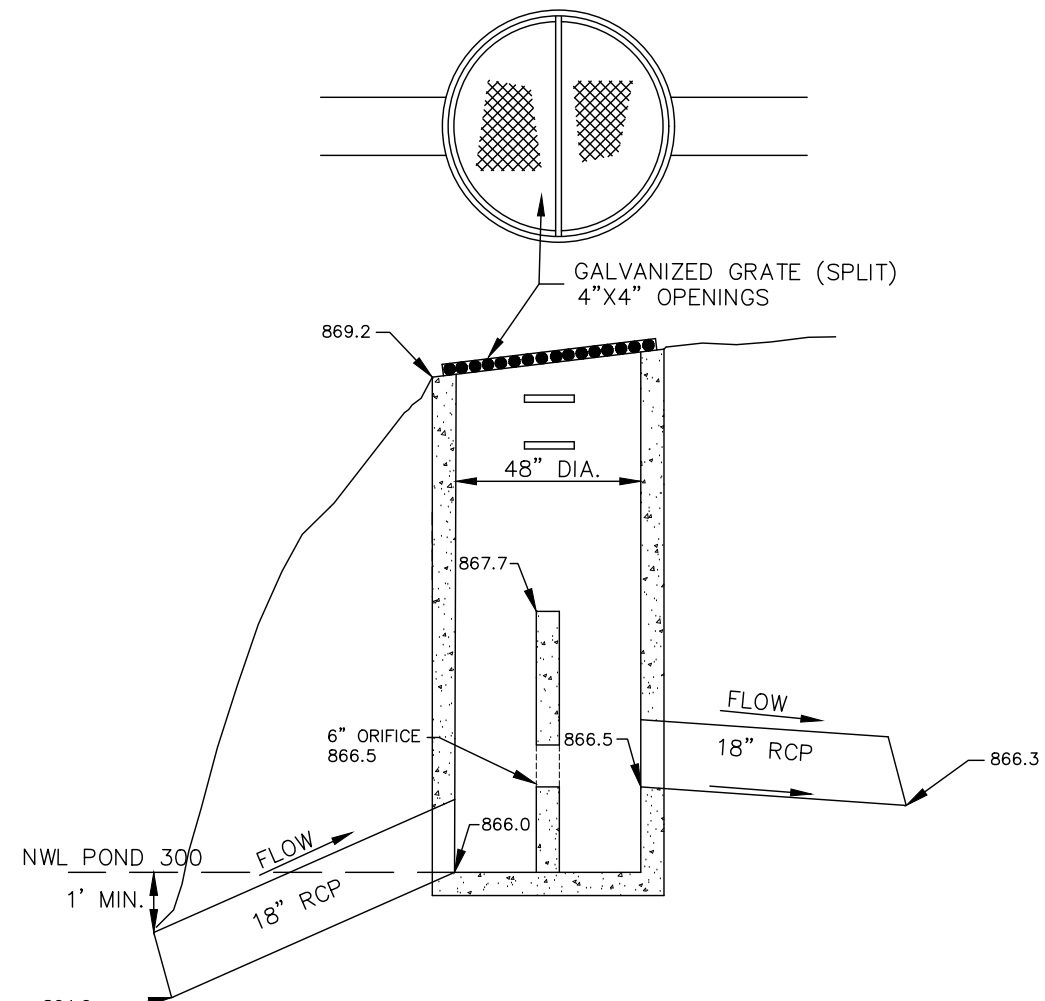
RIVERSTONE
 Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

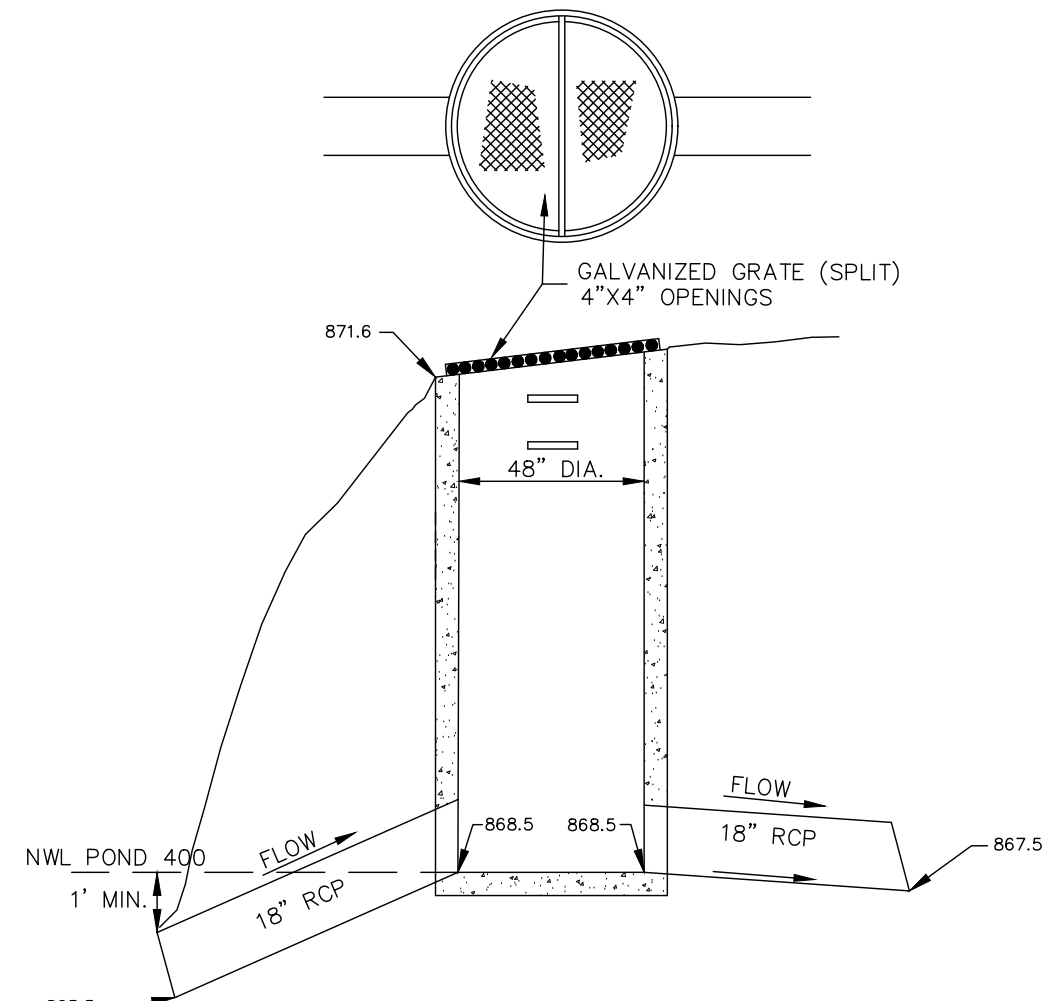
OUTLET CONTROL STRUCTURE POND 200



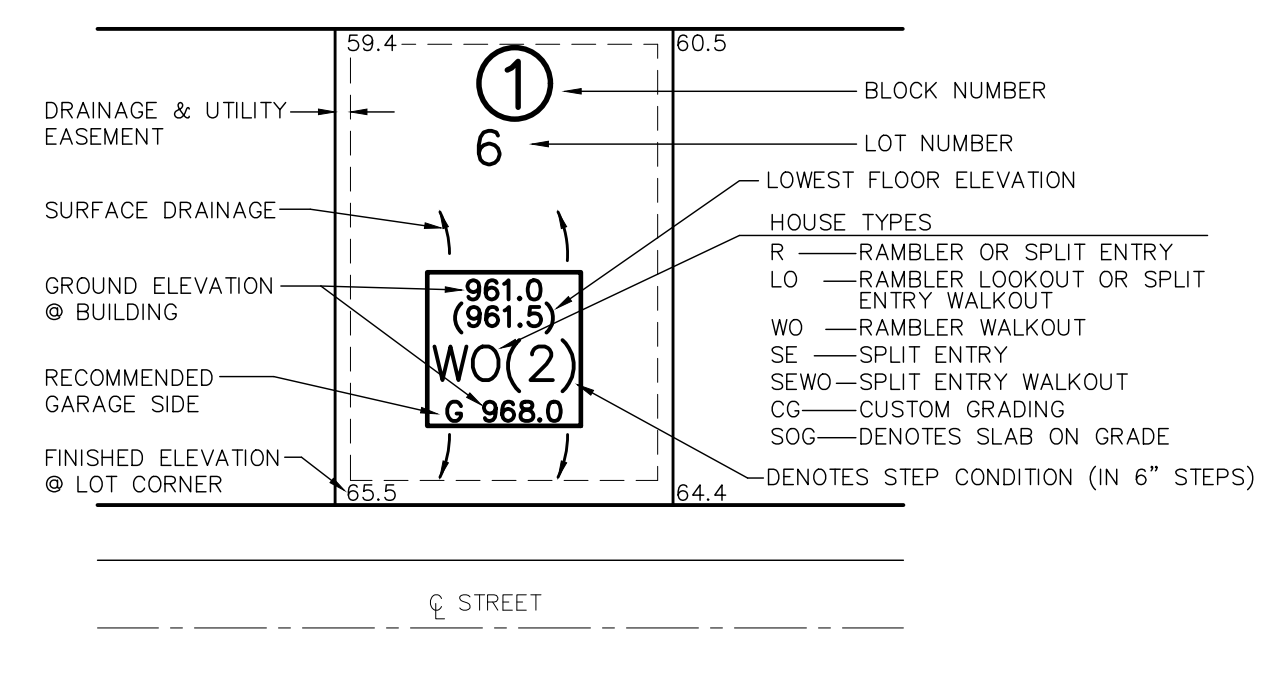
OUTLET CONTROL STRUCTURE POND 300



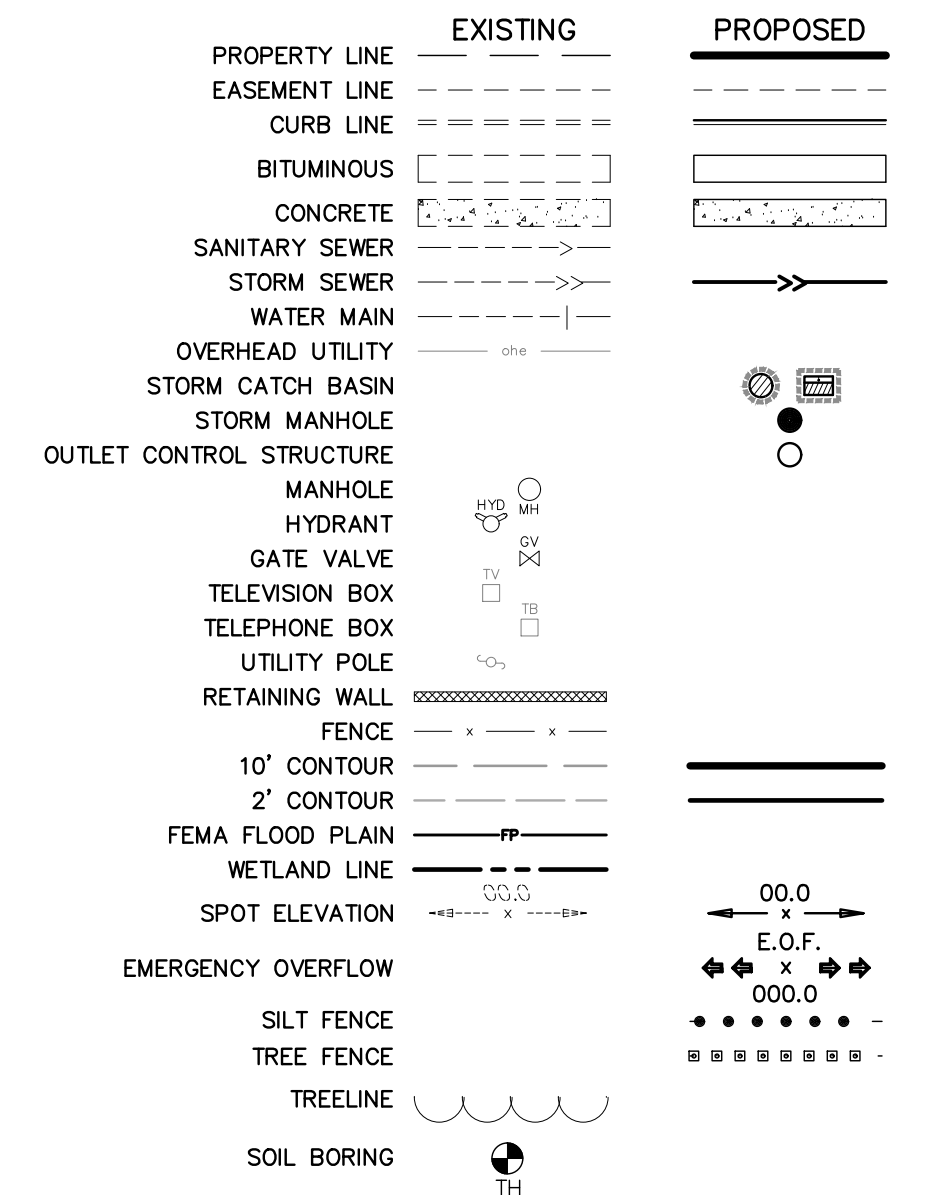
OUTLET CONTROL STRUCTURE POND 400



GRADING PLAN LOT KEY

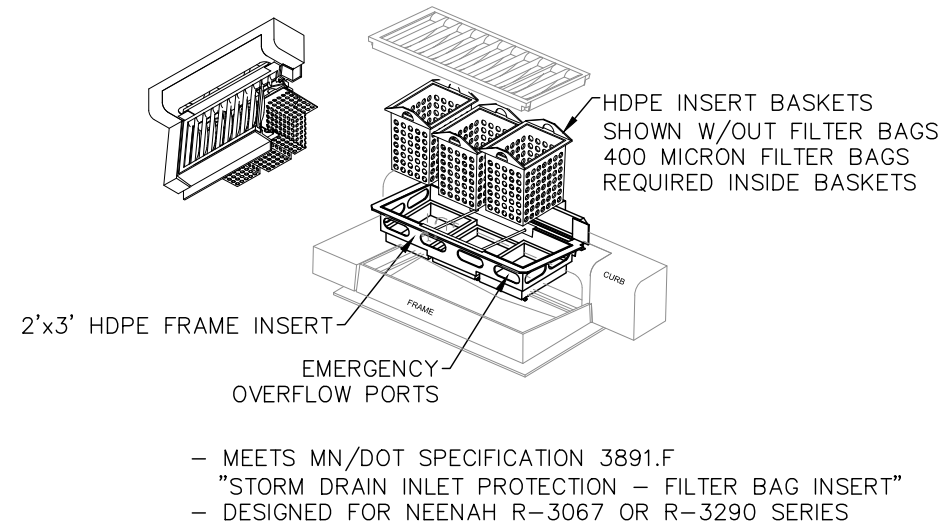


LEGEND



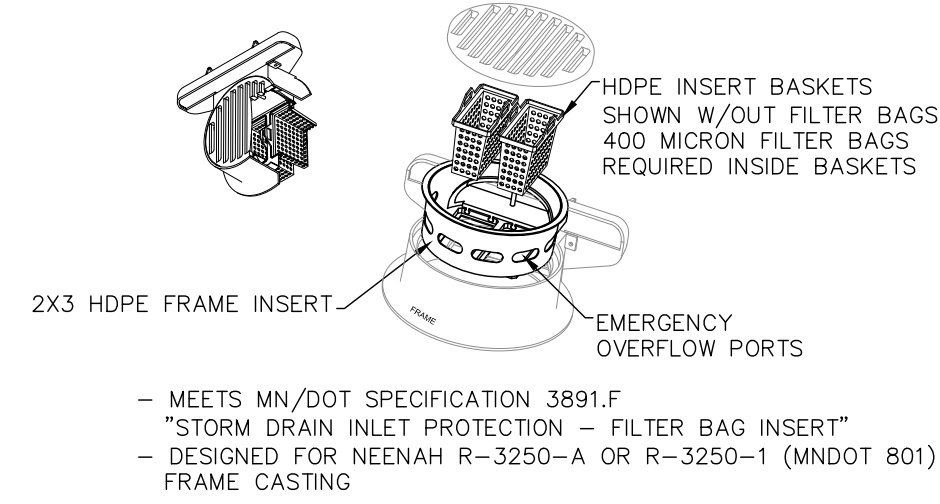
INFRA SAFE - 2'x3' DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



INFRA SAFE - 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



**TABLE A
MODIFIED CLASS 5
SPECIFICATIONS**

% PASSING

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

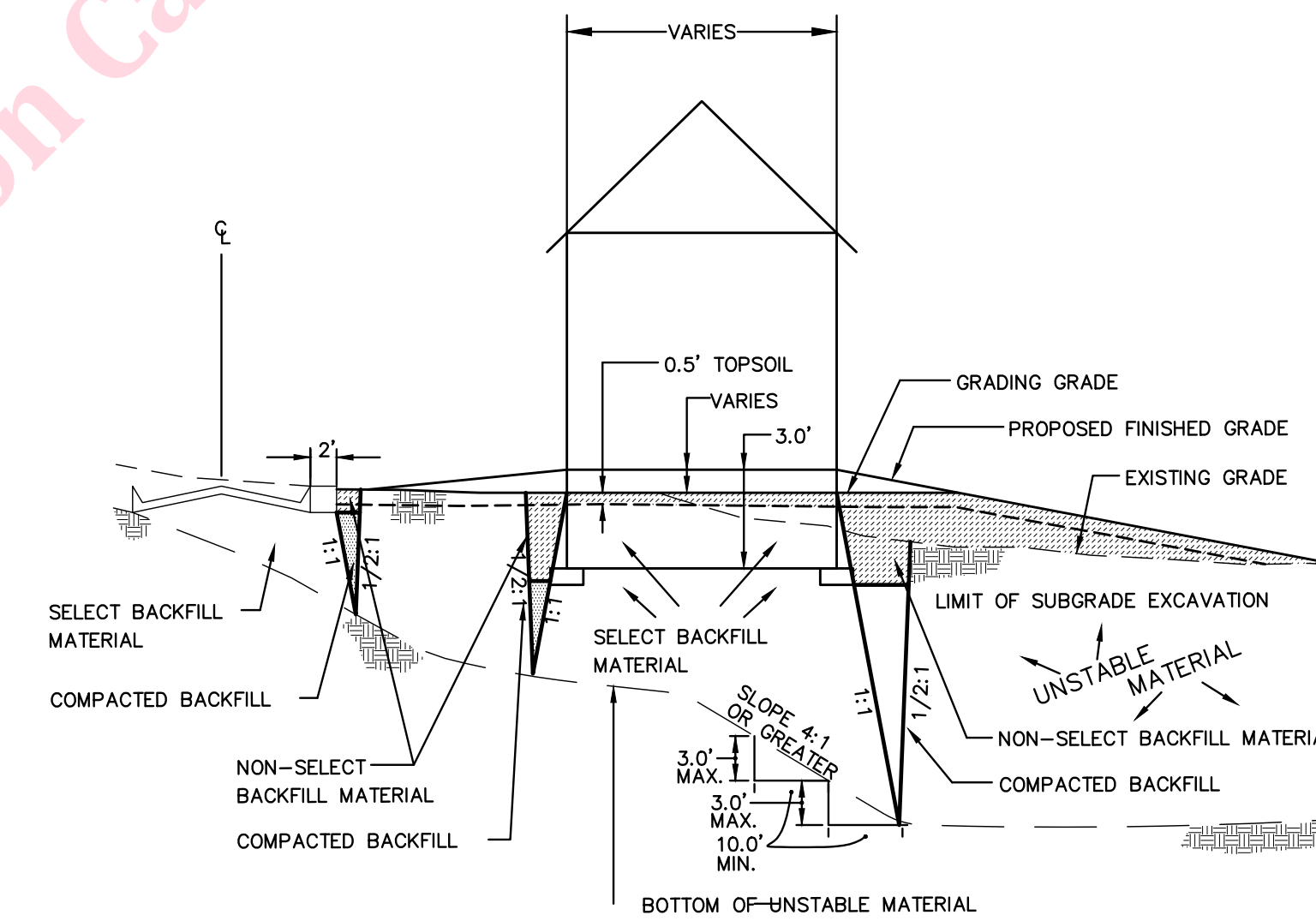
NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3.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

APPROVED: 2 - 2003

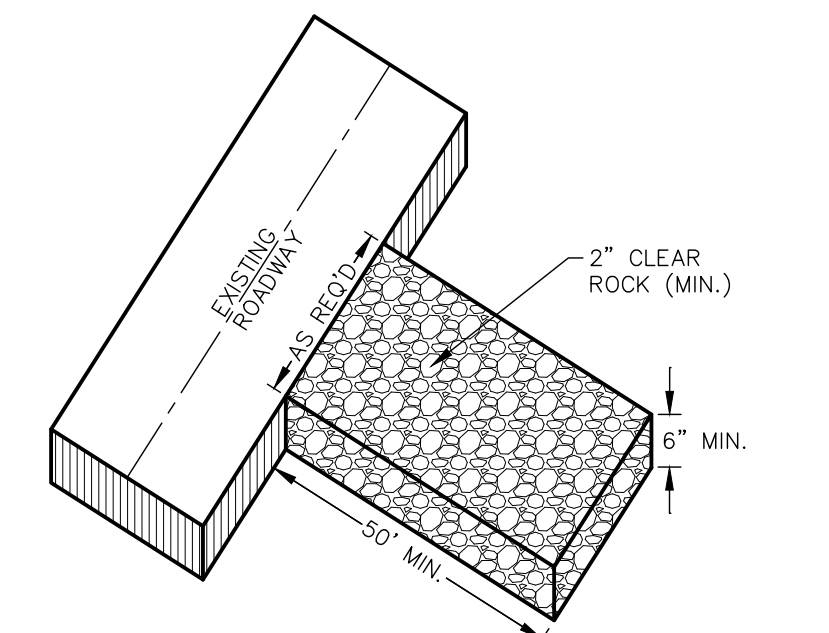
CITY OF RAMSEY
CITY PLAT. No. STR-26

STANDARD DETAILS:
MODIFIED CLASS 5
SPECIFICATIONS

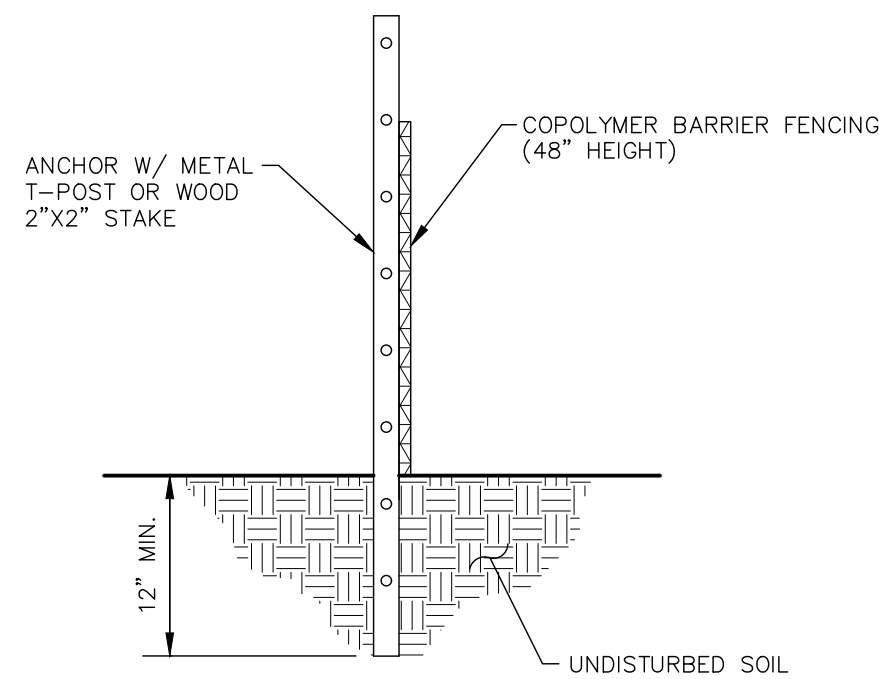
SUBGRADE CORRECTION



ROCK CONSTRUCTION ENTRANCE



TREE FENCE



NOTES:

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

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.

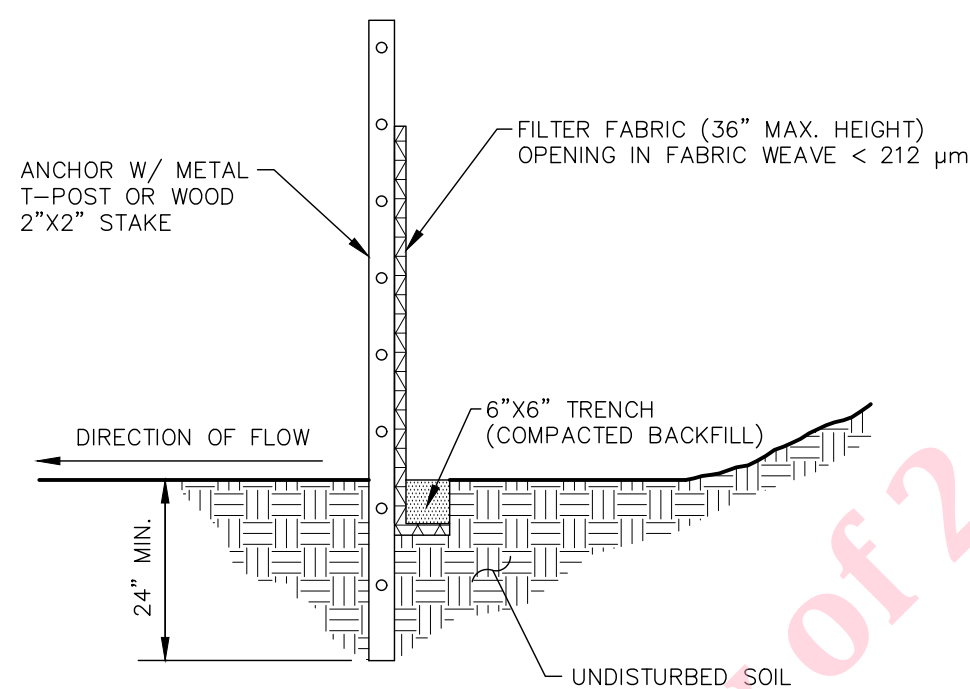
SEED: MNDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

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.

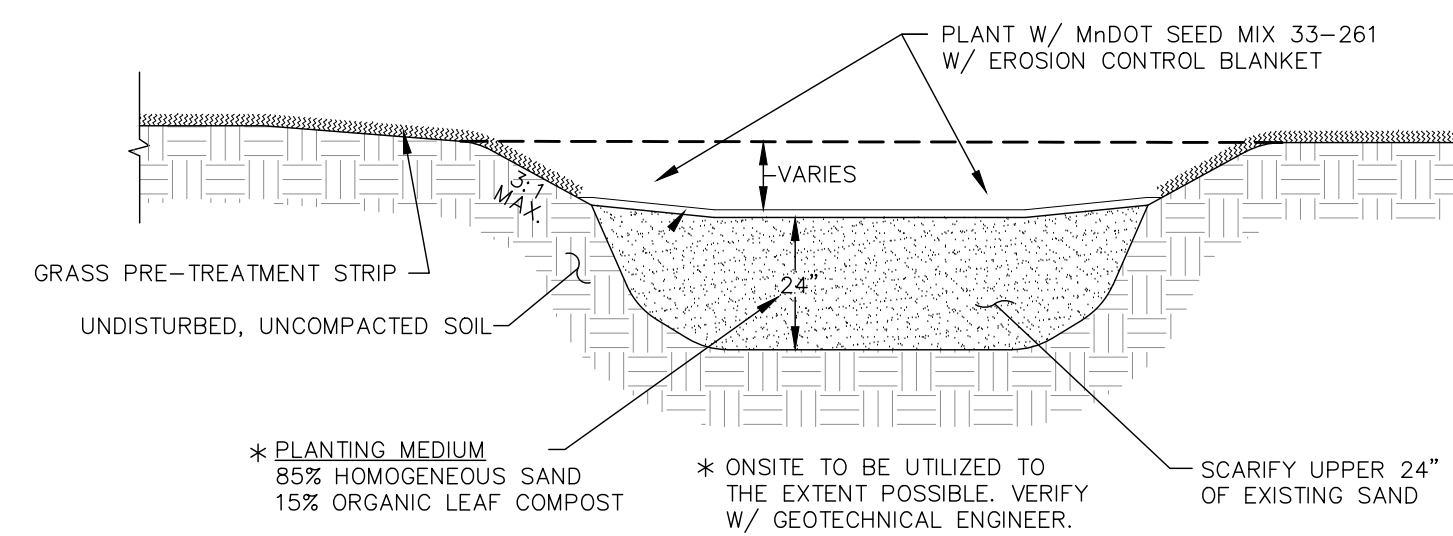
SILT FENCE



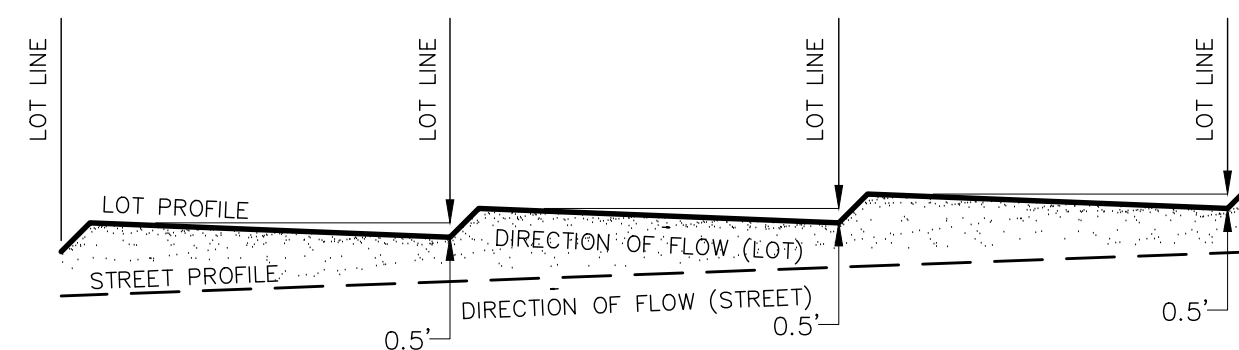
NOTES:

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

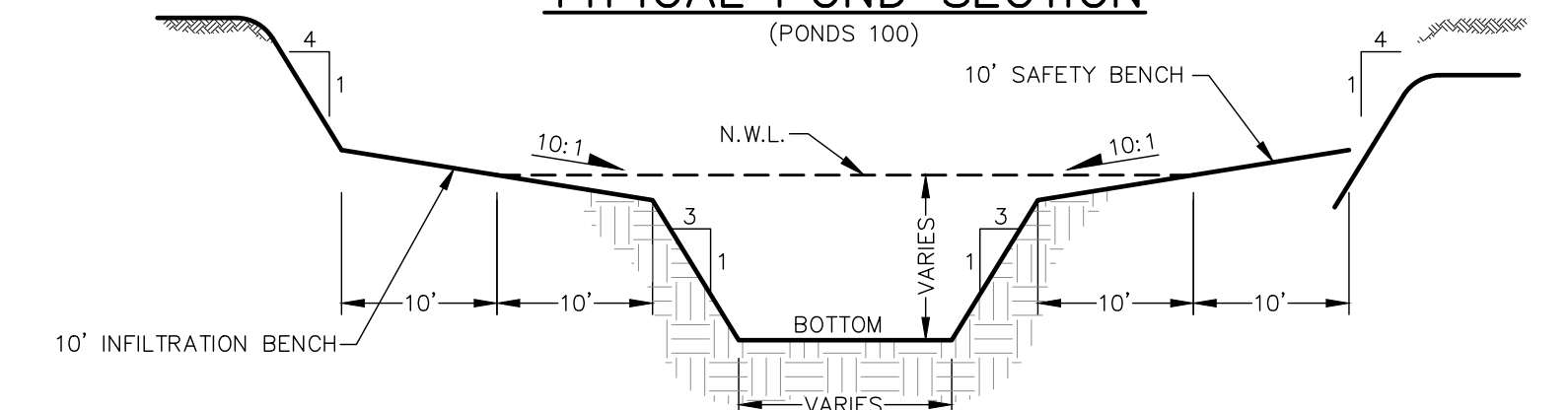
INFILTRATION BASIN



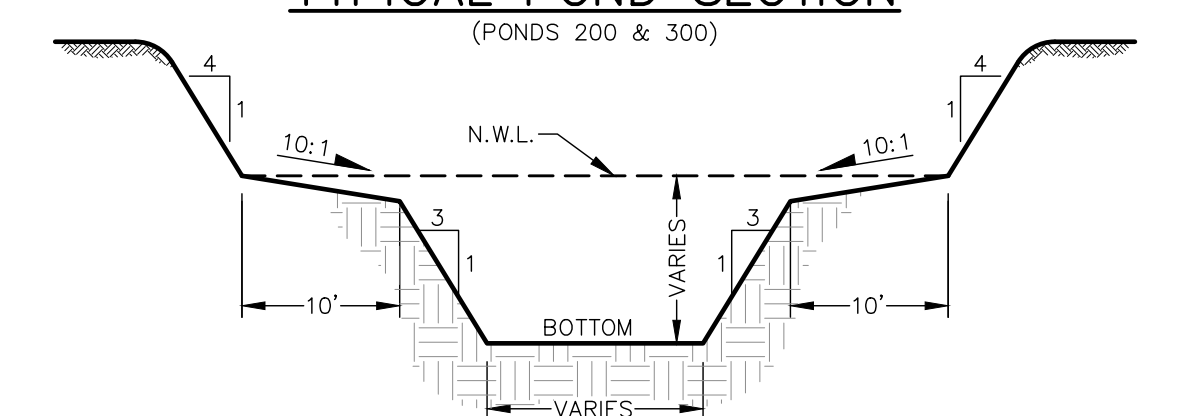
LOT BENCHING DETAIL



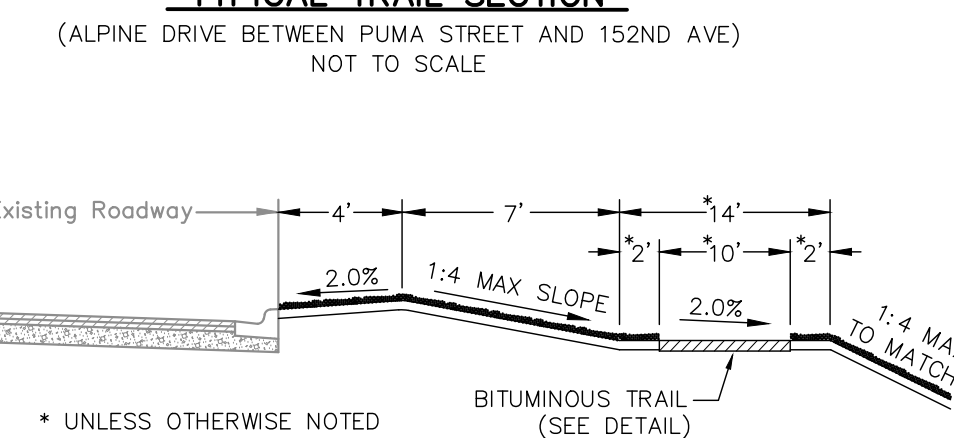
TYPICAL POND SECTION (PONDS 100)



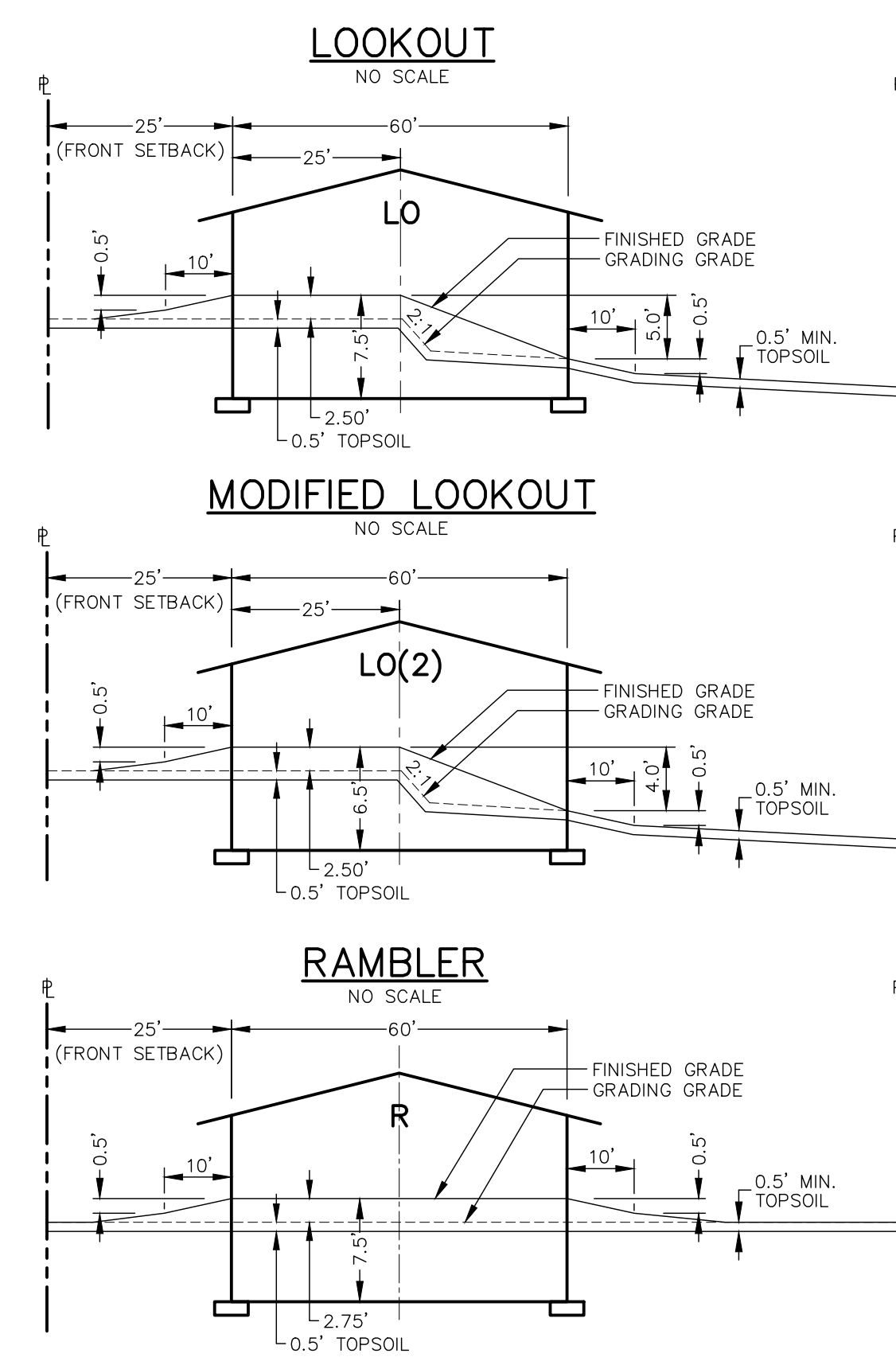
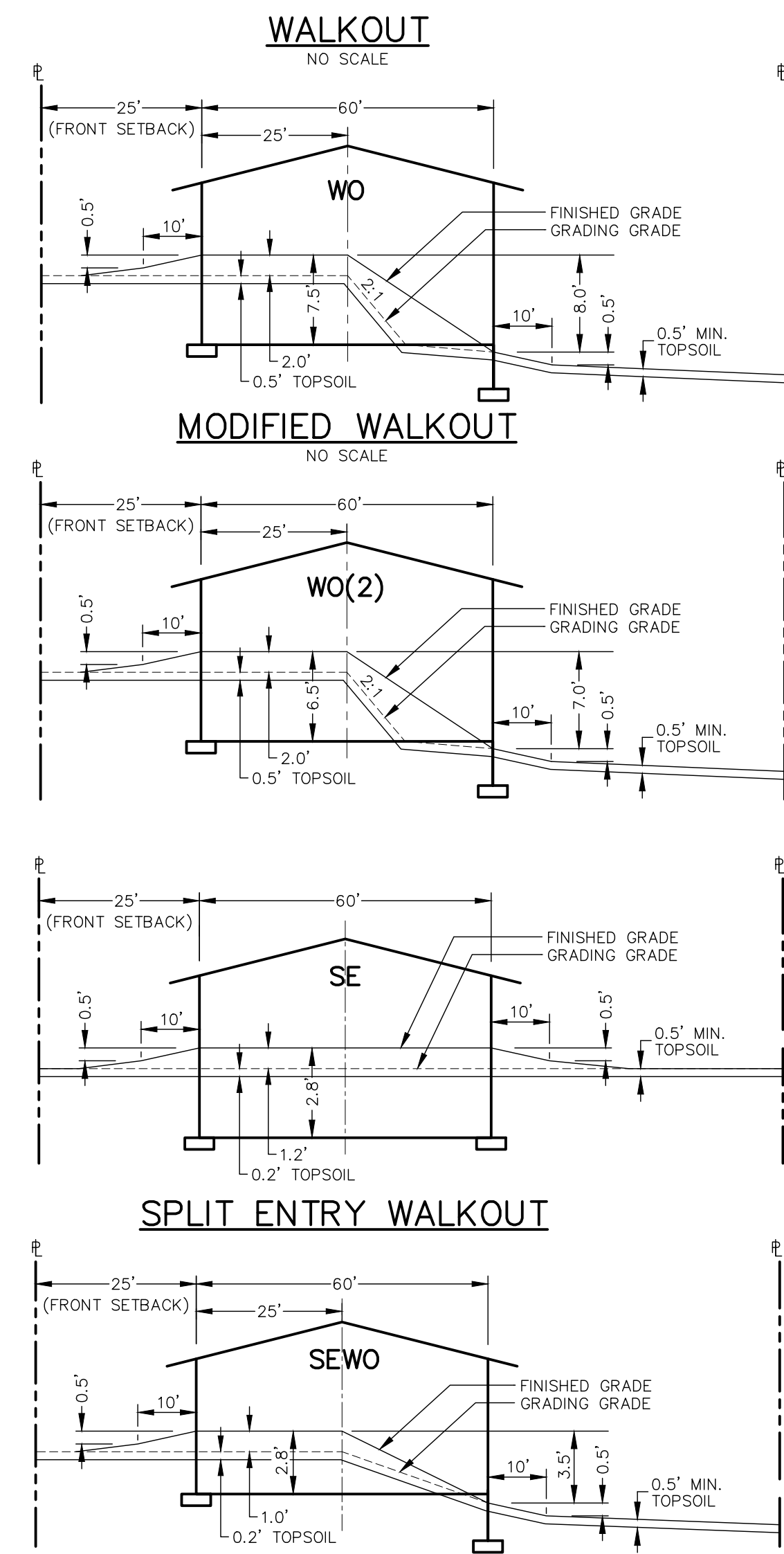
TYPICAL POND SECTION (PONDS 200 & 300)



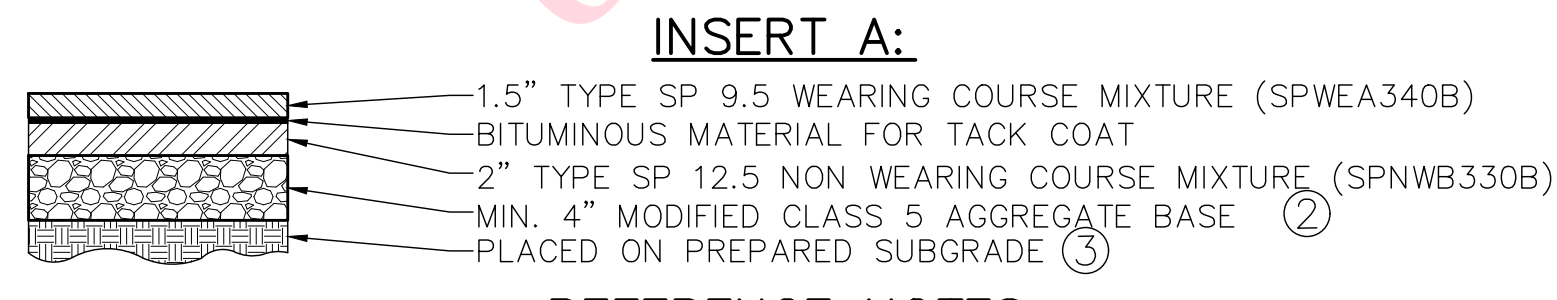
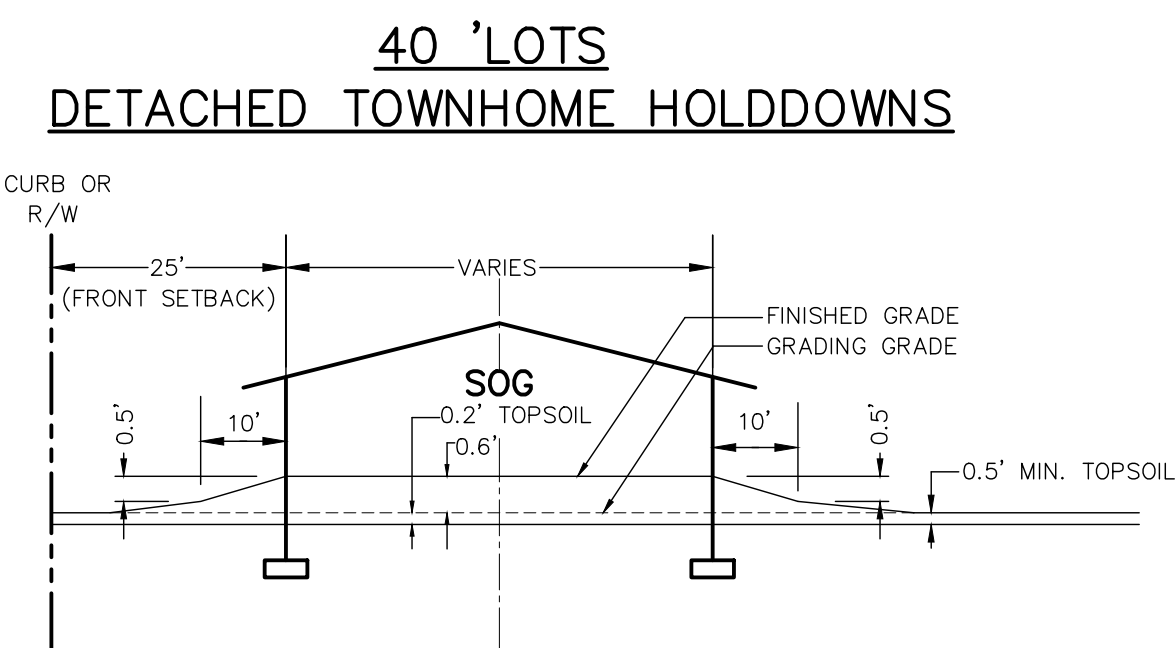
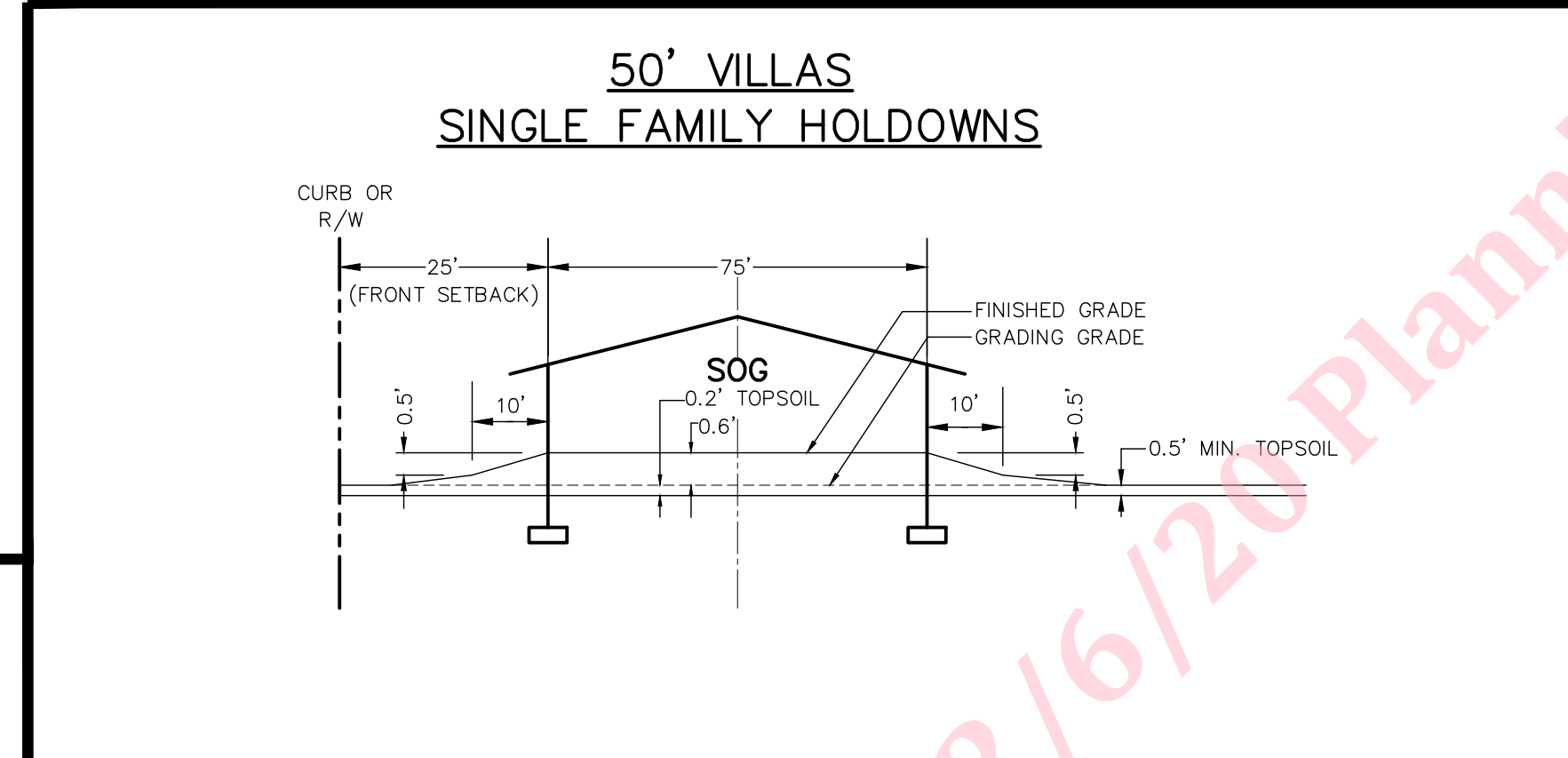
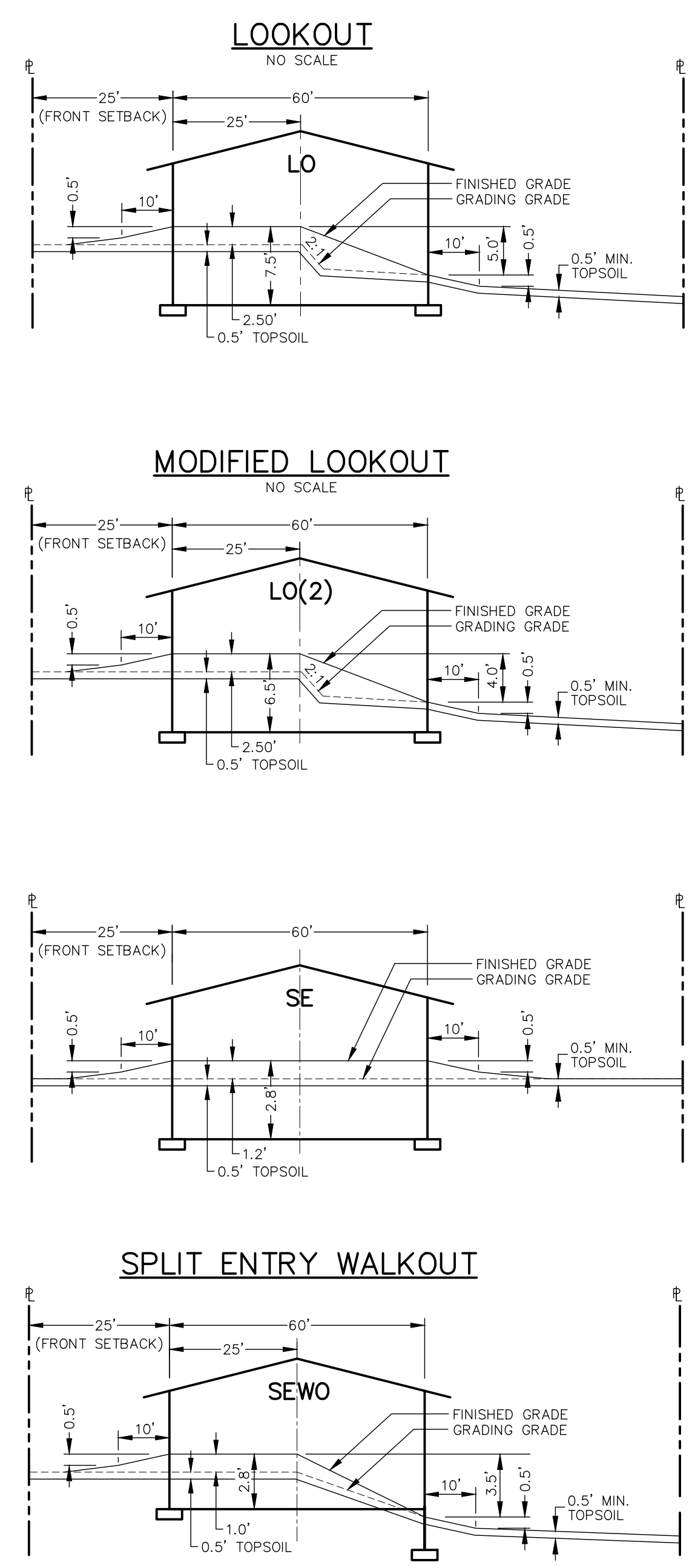
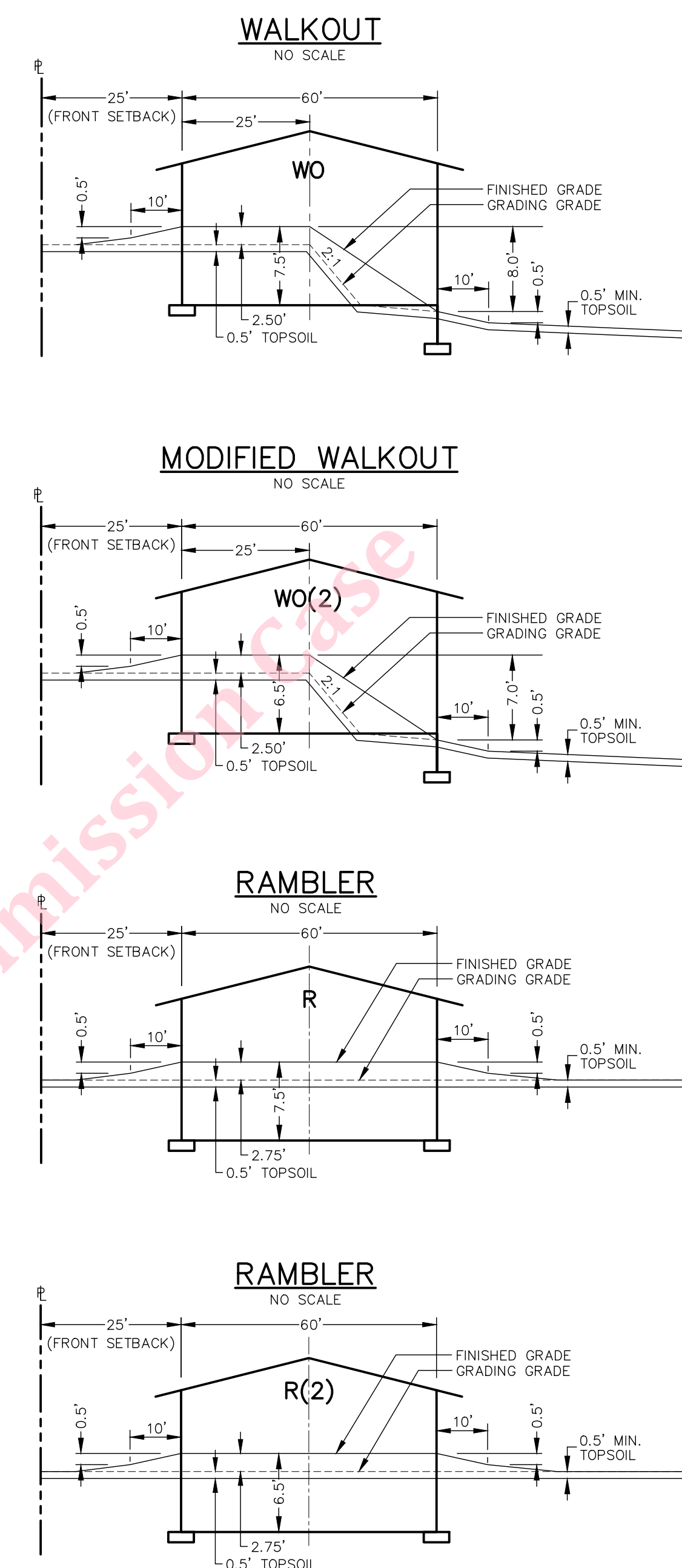
TYPICAL TRAIL SECTION



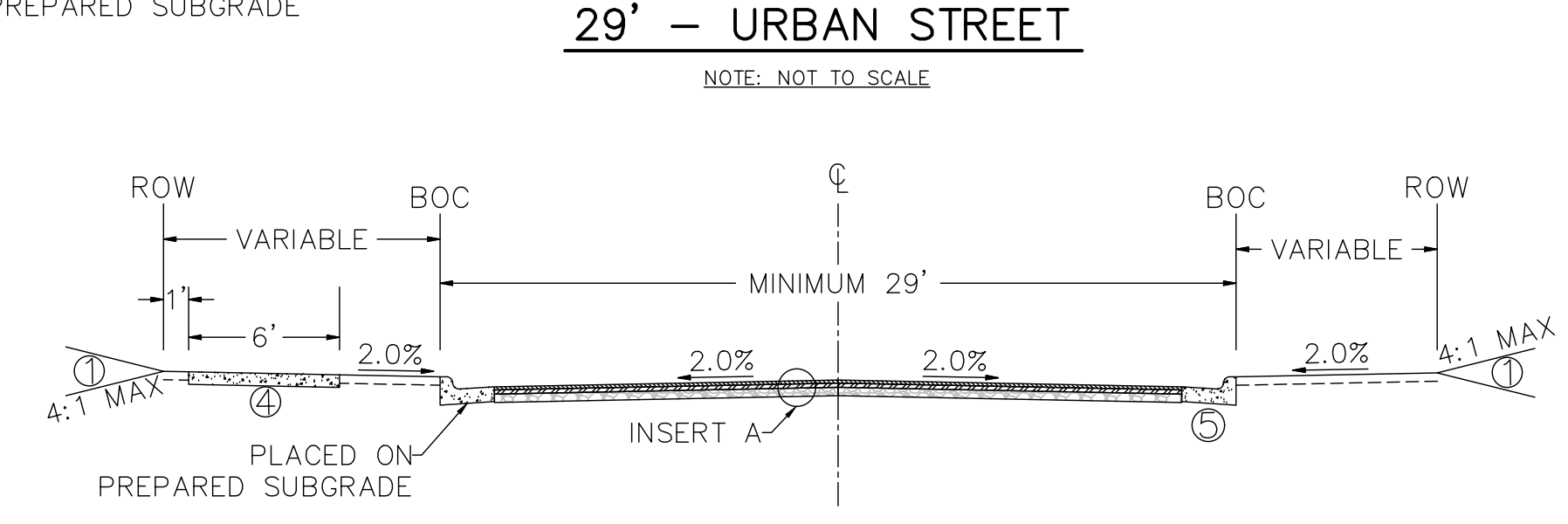
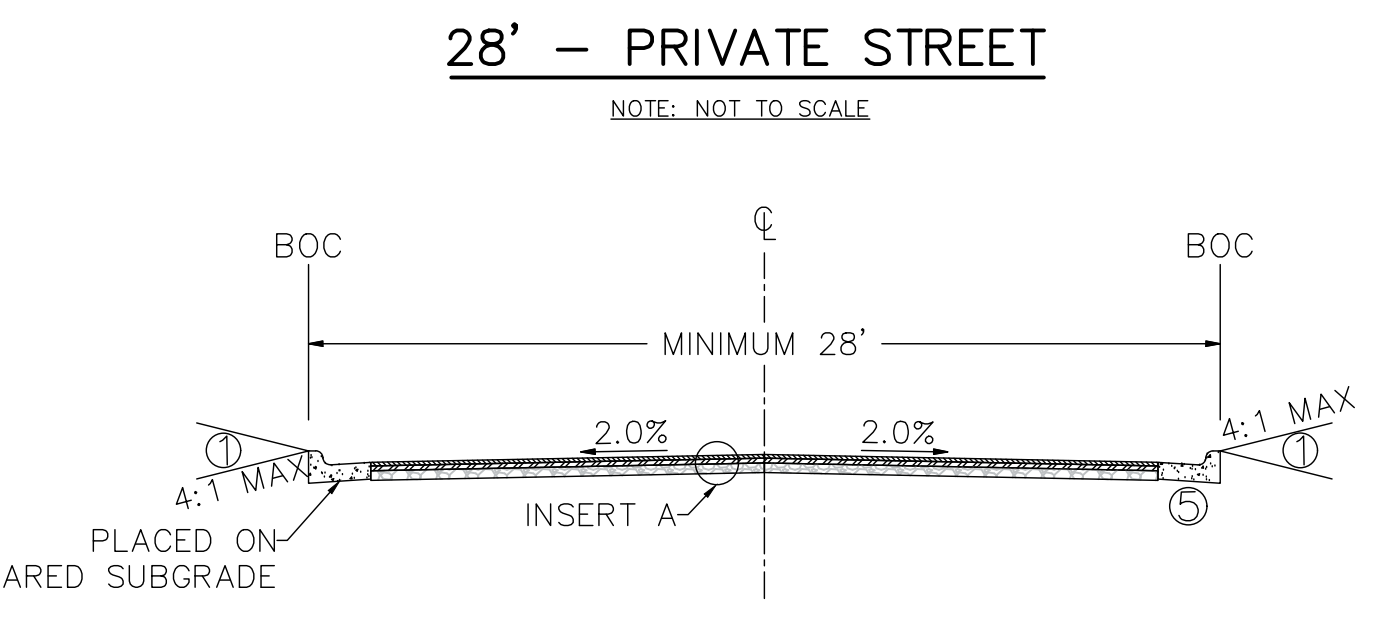
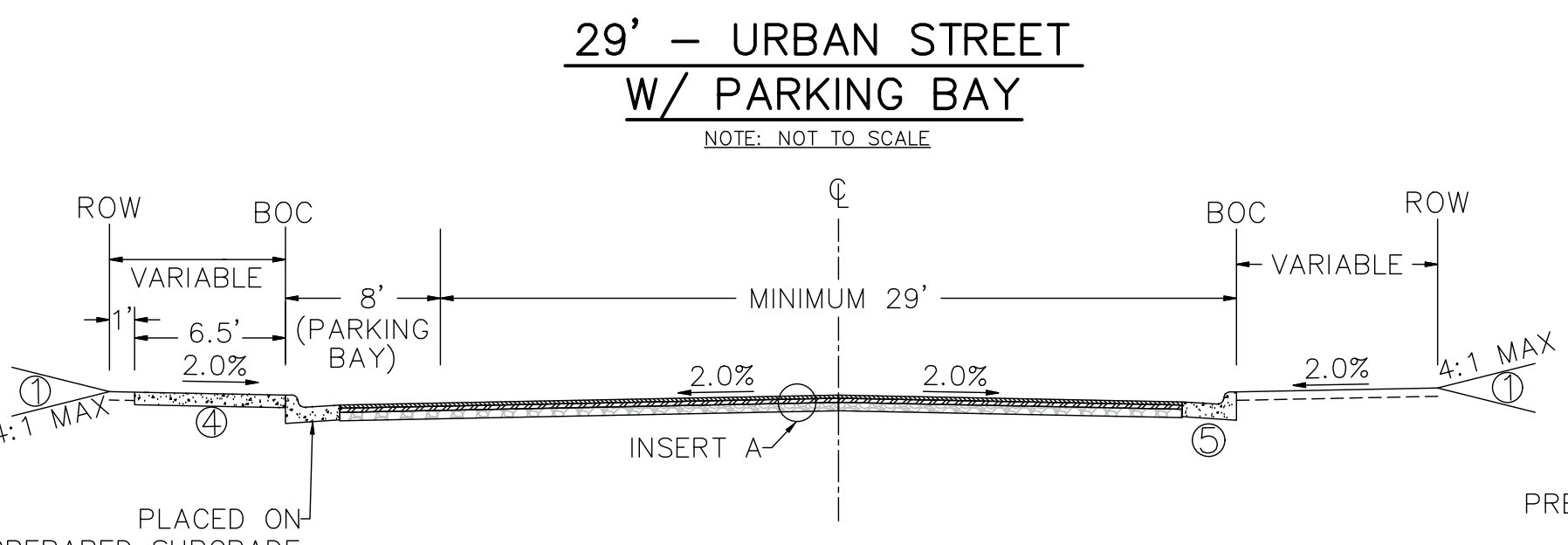
65' LOTS



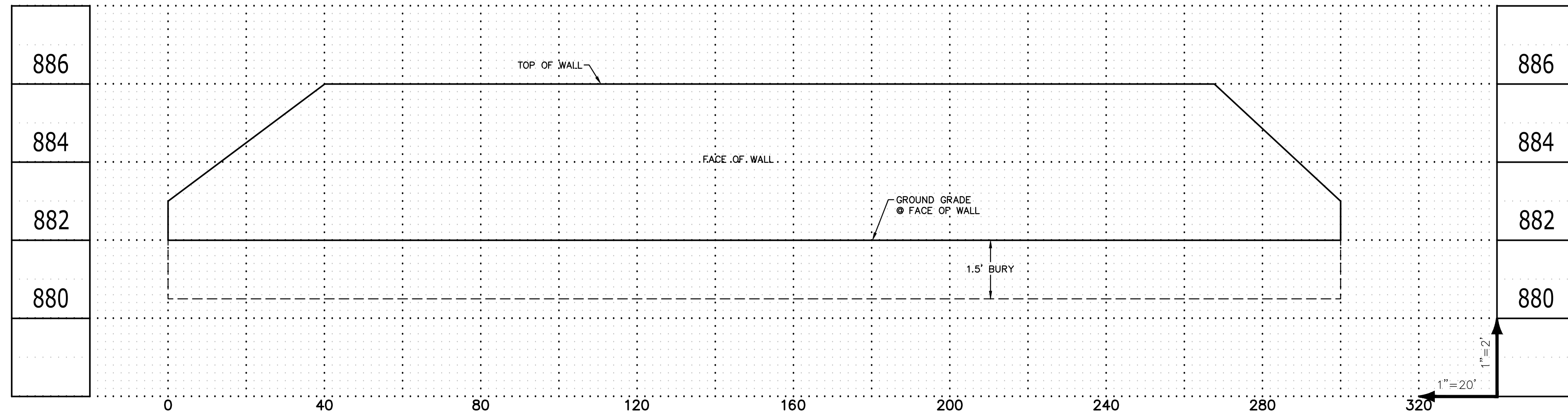
50' LOTS



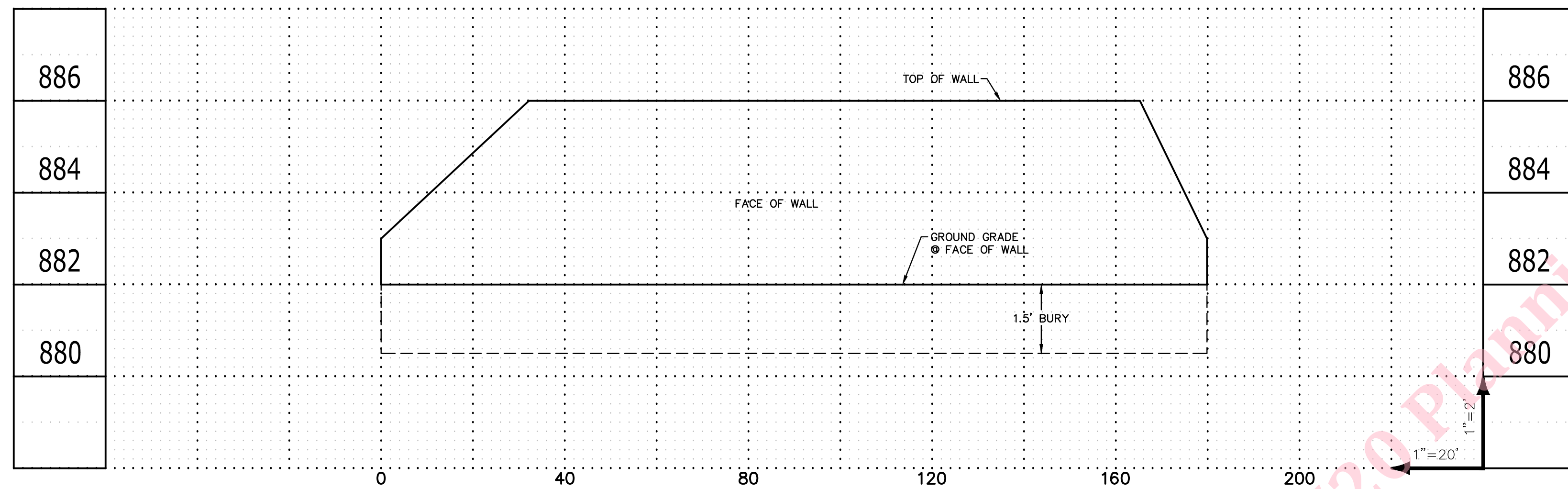
- REFERENCE NOTES:**
- GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
 - CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
 - CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL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



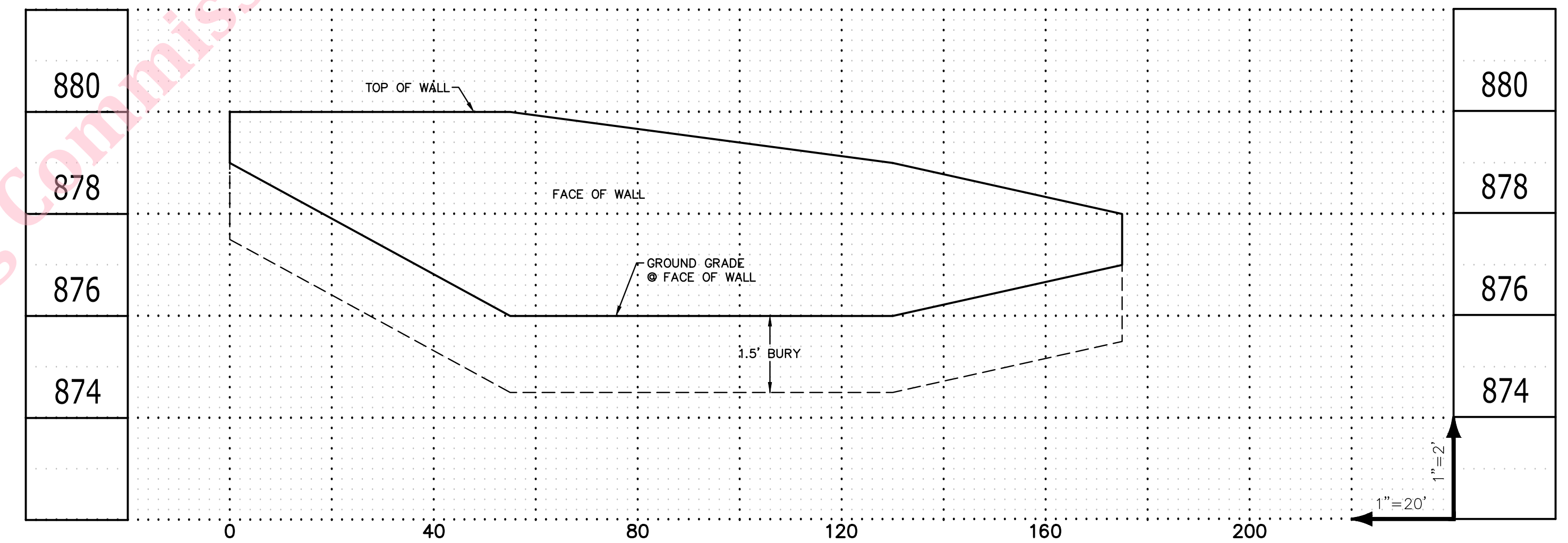
MODULAR RETAINING WALL #1
(1542 SF)



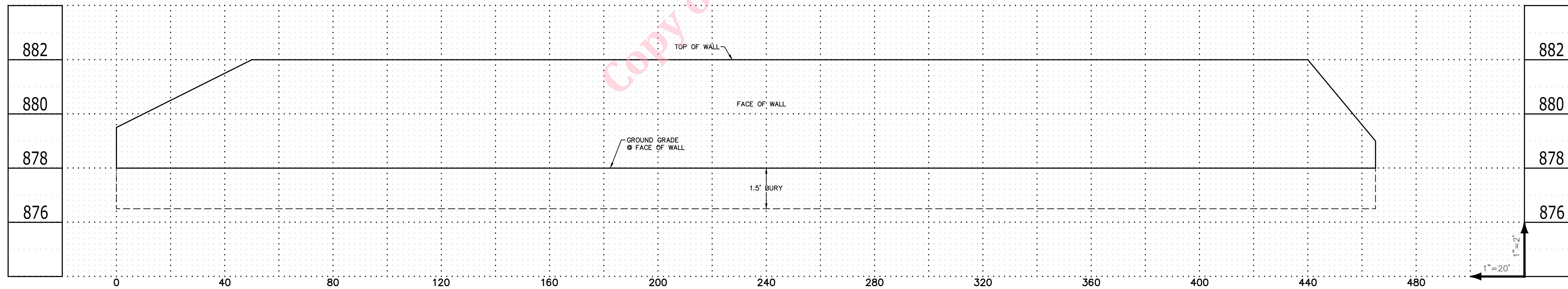
MODULAR RETAINING WALL #2
(919 SF)

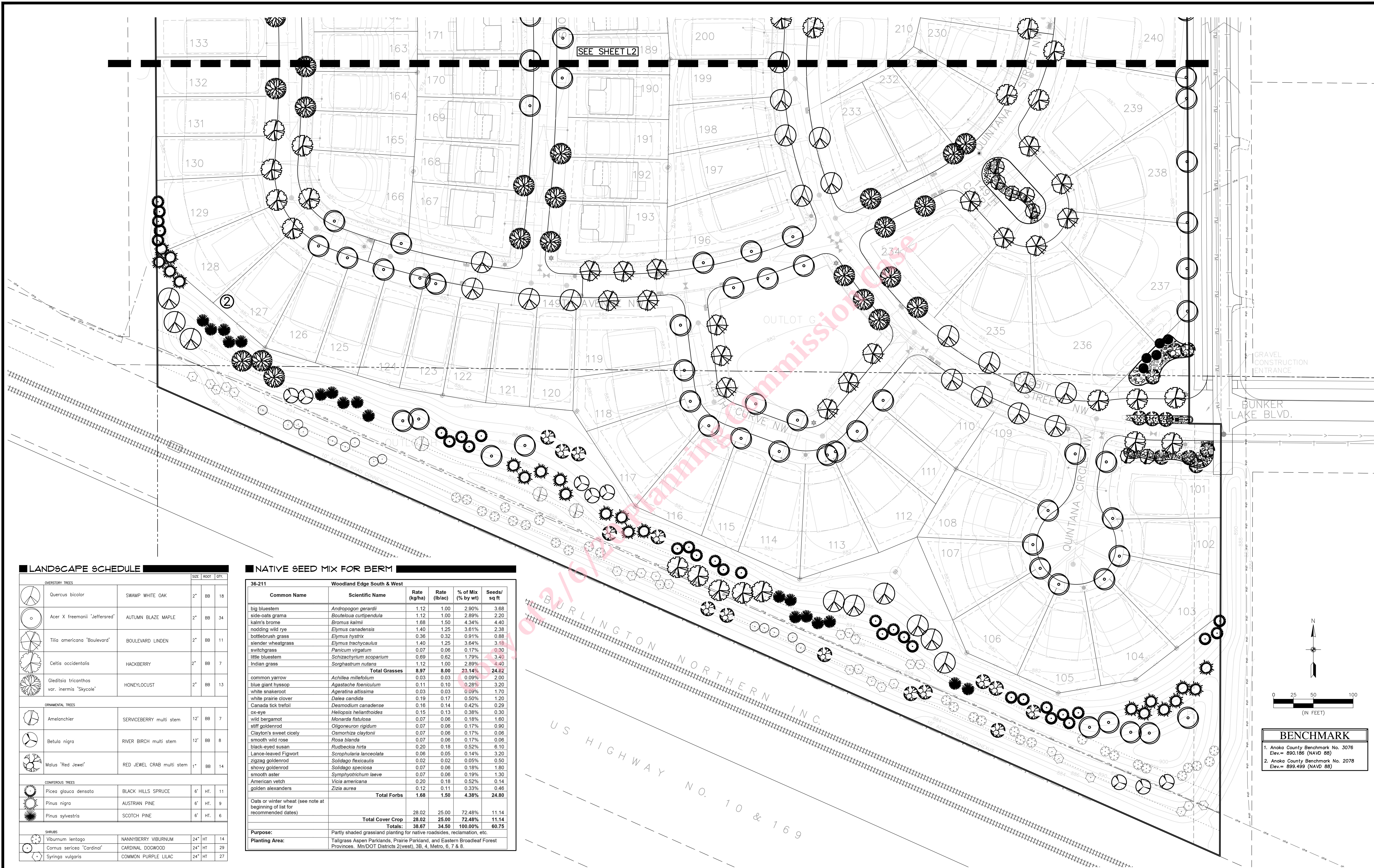


MODULAR RETAINING WALL #3
(755 SF)



MODULAR RETAINING WALL #4
(2475 SF)





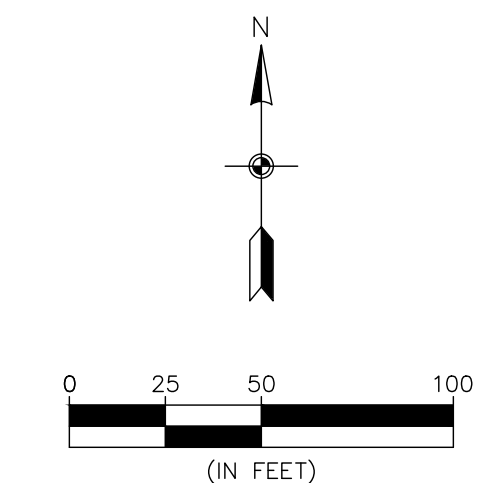
LANDSCAPE SCHEDULE

OVERSTORY TREES	SIZE	ROOT	QTY.
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	SIZE	ROOT	QTY.
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	SIZE	ROOT	QTY.
Picea glauca densata	BLACK HILLS SPRUCE	6"	HT. 11
Pinus nigra	AUSTRIAN PINE	6"	HT. 9
Pinus sylvestris	SCOTCH PINE	6"	HT. 6
SHRUBS	SIZE	ROOT	QTY.
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

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%	3.49
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	Helopsis helianthoides	0.15	0.13	0.38%	0.30
wild bergamot	Monarda fistulosa	0.07	0.06	0.18%	1.60
stiff goldenrod	Oligoneuron rigidum	0.07	0.06	0.17%	0.90
Clayton's sweet cicely	Osmorhiza claytonii	0.07	0.06	0.17%	0.06
smooth wild rose	Rosa blanda	0.07	0.06	0.17%	0.06
black-eyed susan	Rudbeckia hirta	0.20	0.18	0.52%	6.10
lance-leaved Figwort	Scrophularia lanceolata	0.06	0.05	0.14%	3.20
zigzag goldenrod	Solidago flexicaulis	0.02	0.02	0.05%	0.50
showy goldenrod	Solidago speciosa	0.07	0.06	0.18%	1.80
smooth aster	Symphotrichum laeve	0.07	0.06	0.19%	1.30
American vetch	Vicia americana	0.20	0.18	0.52%	0.14
golden alexanders	Zizia aurea	0.12	0.11	0.33%	0.46
Total Forbs		1.68	1.50	4.38%	24.80
Oats or winter wheat (see note at beginning of list for recommended dates)		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

- Anoka County Benchmark No. 3076
Elev.= 890.166 (NAVD 88)
- Anoka County Benchmark No. 2078
Elev.= 899.499 (NAVD 88)

Carlson McCain
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 www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota
 Print Name: Ryan J. Ruttger
 Signature: [Signature]
 Date: 12/04/19 License #: 56346

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

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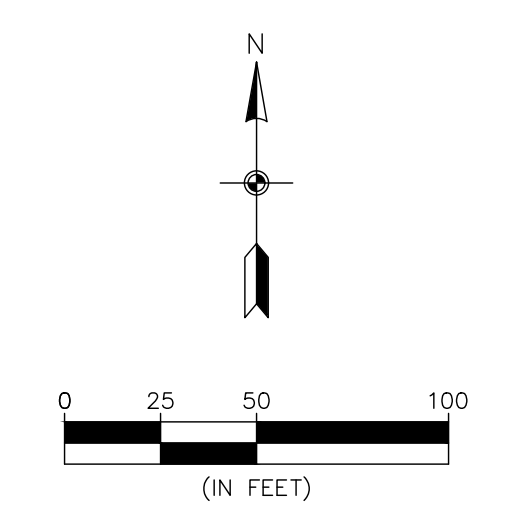
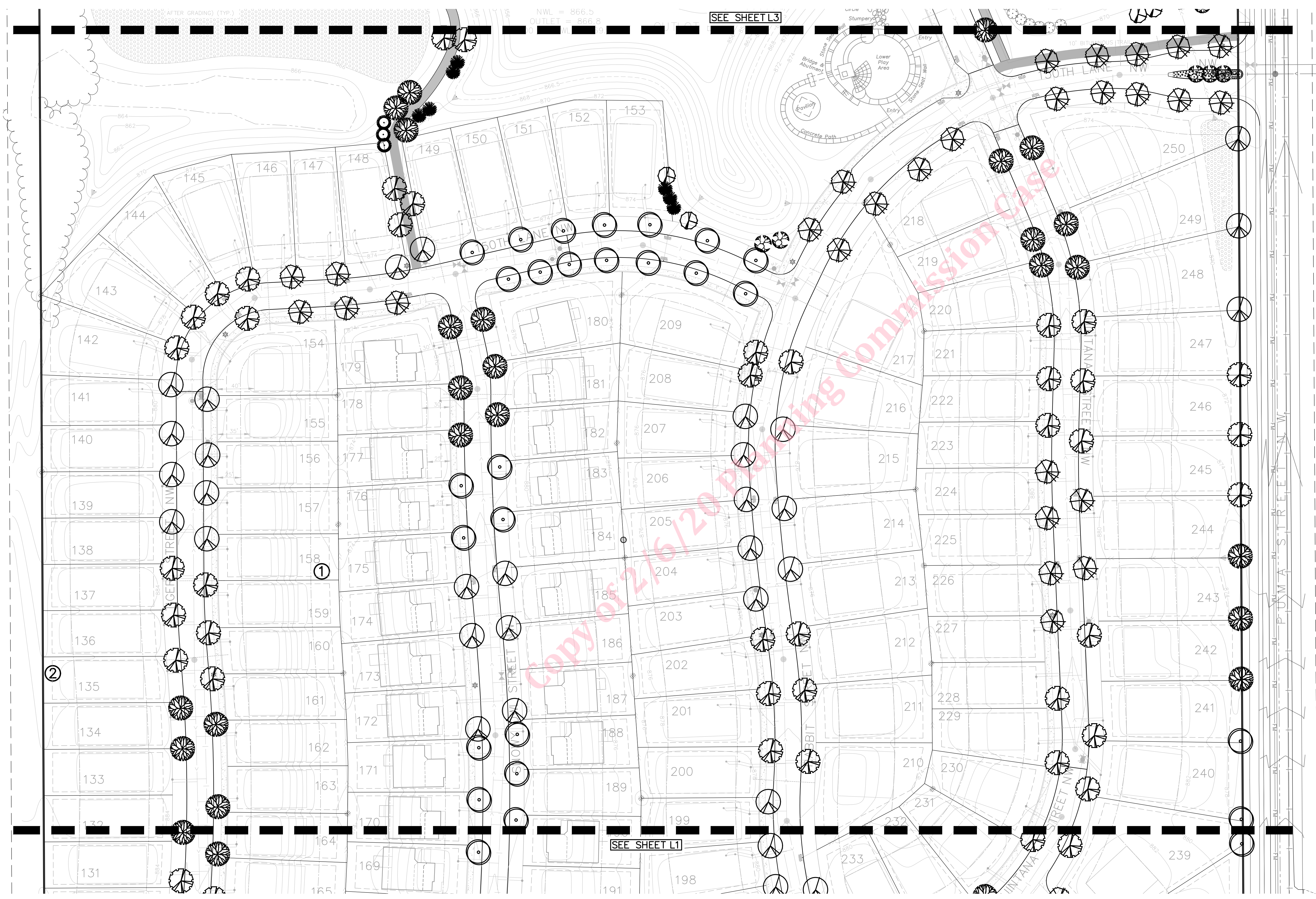
RIVERSTONE DEVELOPMENT, LLC.
 14015 Sunfish Lake B, Suite 400
 Ramsey, MN 55303

RIVERSTONE
 Ramsey, MN

LANDSCAPE PLAN

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
CONIFERUS 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 -



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 Signature:
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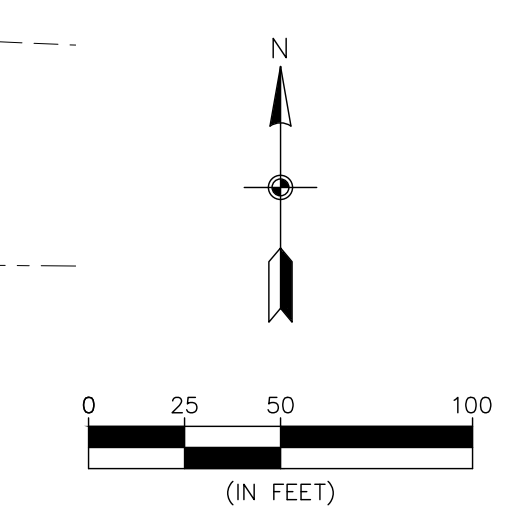
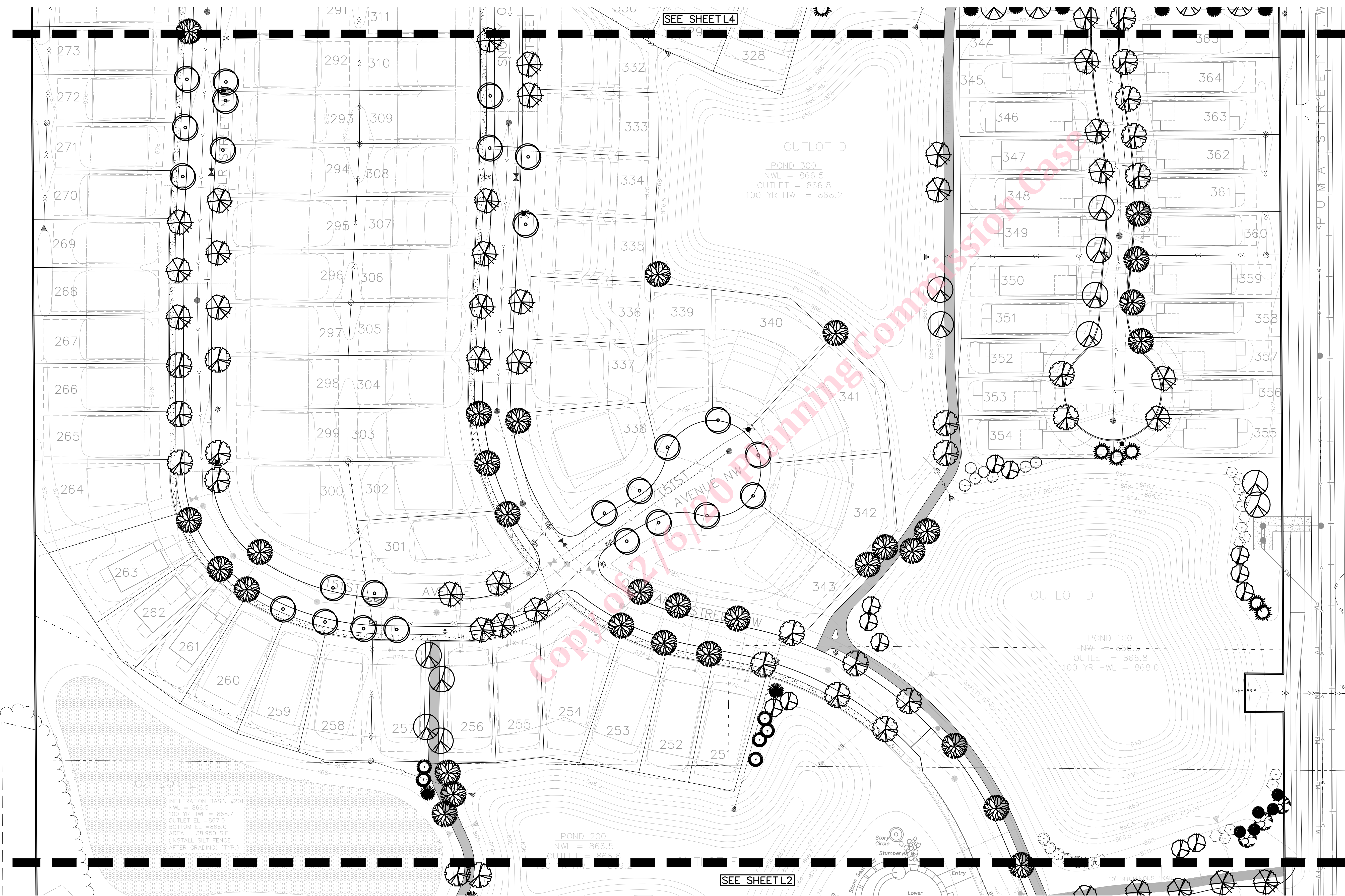
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 Ramsey, MN 55303

RIVERSTONE
 Ramsey, MN

LANDSCAPE PLAN

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
CONIFEROUS 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



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Signature:

Date: 12/04/19 License #: 56346

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Designed: SDB

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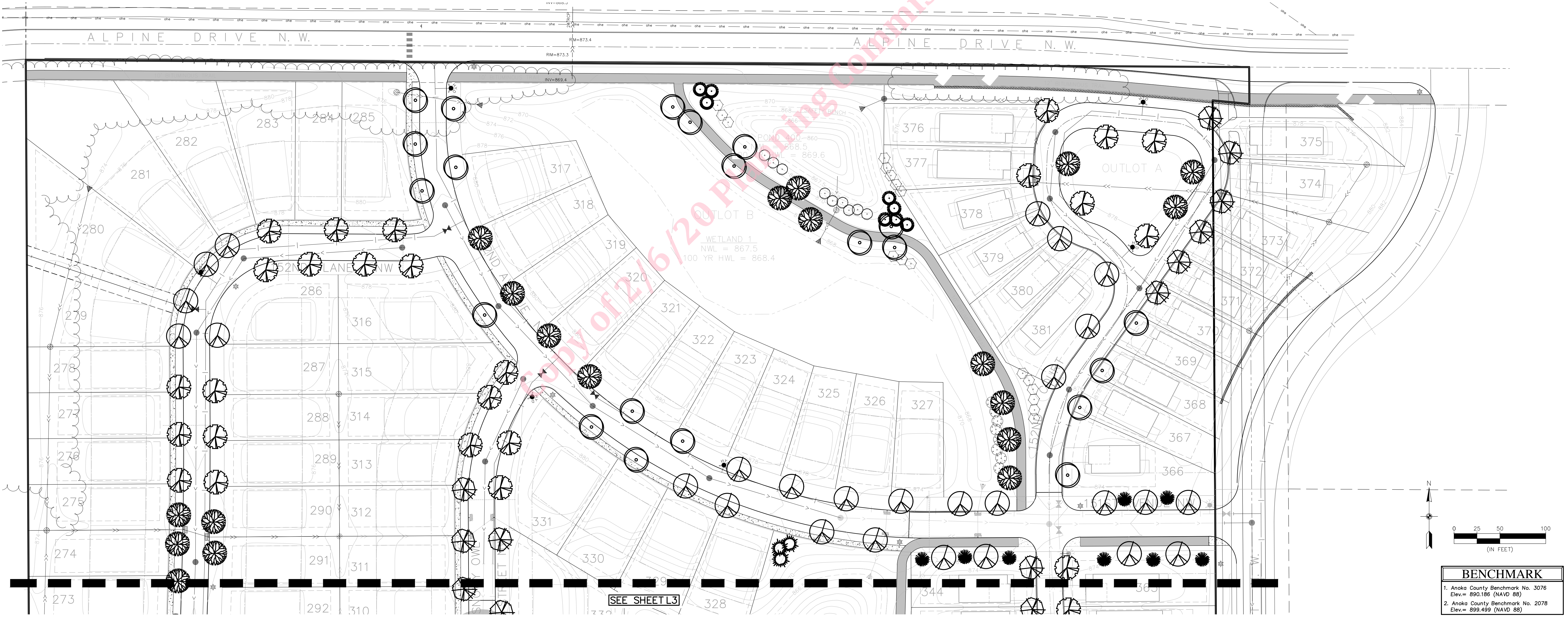
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Ramsey, MN 55303

RIVERSTONE
Ramsey, MN

PRELIMINARY LANDSCAPE PLAN

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



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6. 1/13/20 Per City Comments

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 Ramsey, MN

PRELIMINARY LANDSCAPE PLAN

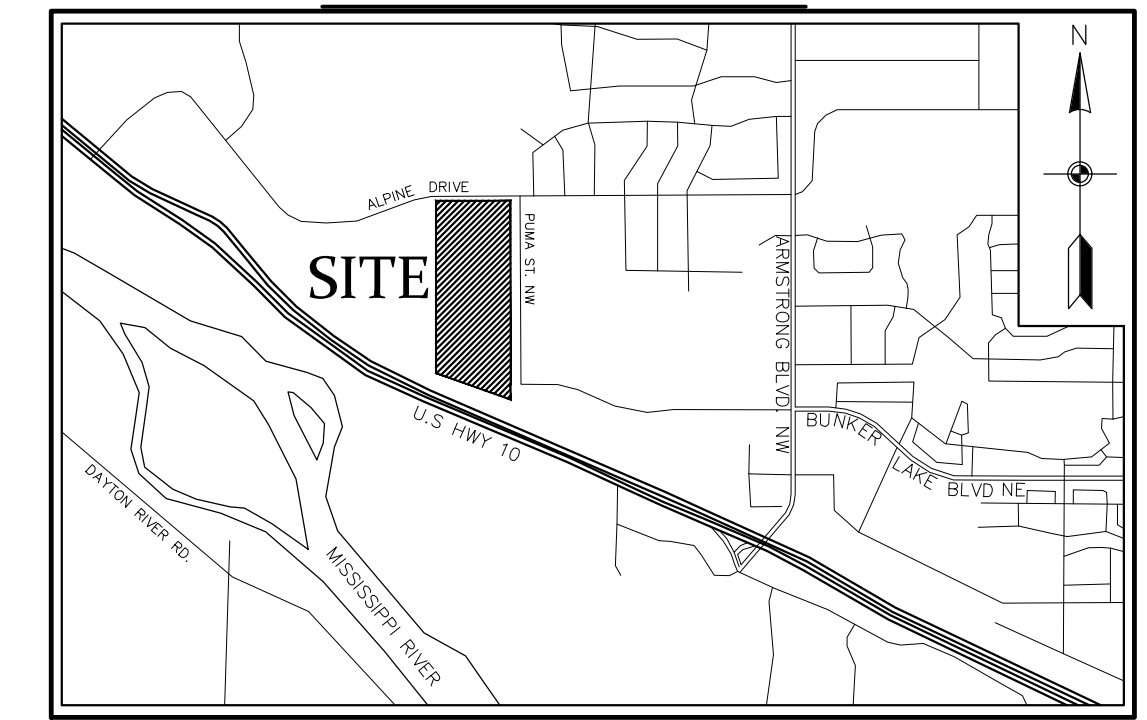
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RIVERSTONE

TREE PRESERVATION PLAN

RAMSEY, MINNESOTA

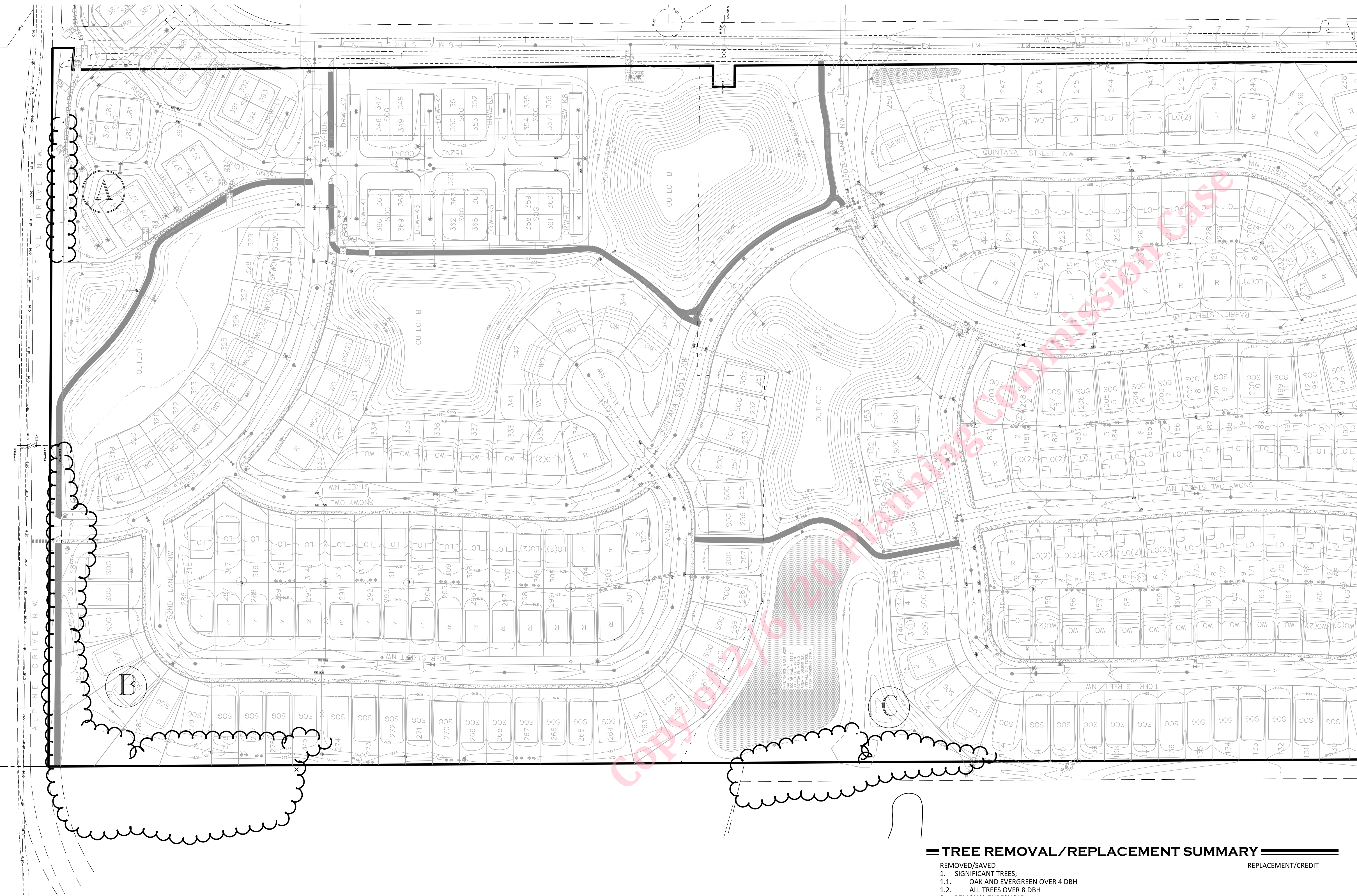
VICINITY MAP



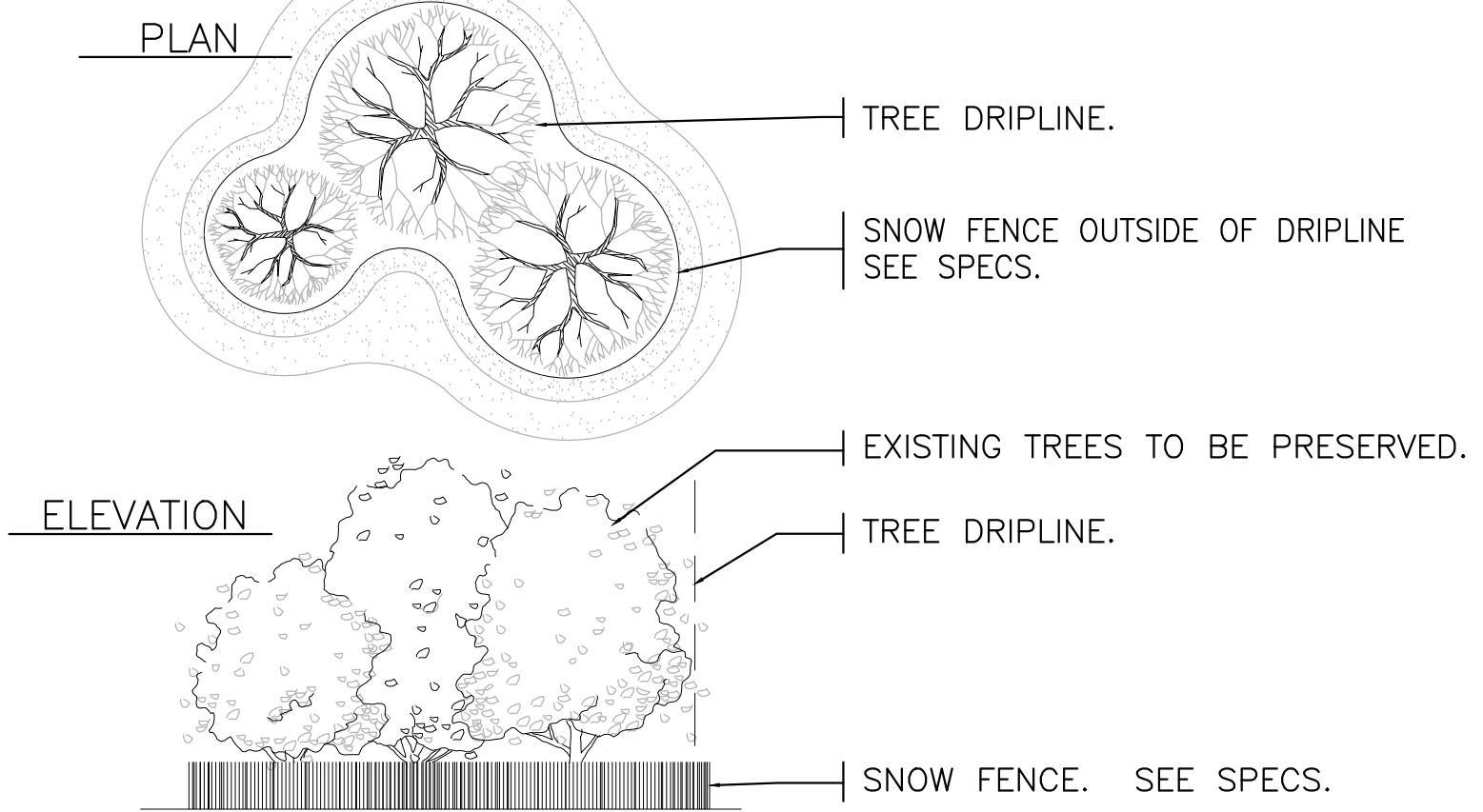
NOT TO SCALE

SHEET INDEX

1. COVER
2. TREE PRESERVATION PLAN & TREE TABLES



TREE PROTECTION FENCE



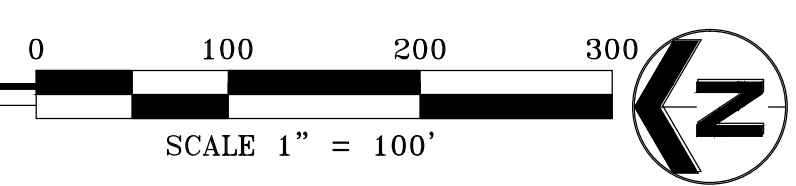
ERECT PROTECTIVE SNOW FENCE PRIOR TO ANY CONSTRUCTION ACTIVITY. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN PROTECTIVE AREA. REMOVE THE PROTECTIVE SNOW FENCE ONLY AFTER CONSTRUCTION OPERATIONS ARE COMPLETED.

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

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	862 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

1 TREE PRESERVATION PLAN

TP1



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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed 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

**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

DATE	12/30/19	PROJECT ADDRESS	RIVERSTONE DEVELOPMENT
PROJECT TITLE	RIVERSTONE ADDITION (PRELIMINARY PLAT REVISION)		
PROJECT #	17-106		
DEPARTMENT:	Community Development – Planning Division		
TECHNICAL REVIEWER:	Name: Tim Gladhill, Community Development Director Phone: 763-433-9826 Email: tgladhill@cityoframsey.com		

This preliminary plat phase is the most significant approval step in the overall process. Preliminary Plat gives entitlement to the project, in which the City cannot reverse overall layout. The last step in the phase, Final Plat, simply approves construction documents and the Final Plat Sheet for recording and legal subdivision. **Please see last page for list of contingencies of approval.**

Changes from the originally approved preliminary plat include:

Lot Changes:

- Changes from quad units to detached townhome units in the NE corner
 - o Requested change = 7.4 acres, Block 1, 2, 4, Outlots A & C; 38 total lots
 - o Density of NE Corner: 5.14 lots per acre
 - o **Requires comprehensive plan amendment to medium density residential (from HDR)**
- Lot line changes on northwestern portion of site (Blocks 6 and 7)

Utility Changes:

- SSWR depth changed to serve parcel directly to west between Block 6 and 8
- STM changes across Blocks 1, 2, 4, 6 & 7
- WM stubbed west to serve parcel directly to west through block 7

2017 PUD Approved

The four (4) different types of housing proposed previously the project included:

1. 65-foot-wide traditional single-family lot (Traditional Single-Family/Small-Lot Single Family Lots)
2. 50-foot-wide traditional single-family lot (Traditional Single-Family/Small-Lot Single Family Lots)
3. 50-foot-wide ‘villa’ lot (association maintained lawn care and snow removal) (Detached Townhomes)
4. 4-unit townhome building

The proposed changes to the preliminary plat entirely remove the 4-unit townhome buildings and 40 foot wide lots in the NE and NW sections of the plat. The PUD would now include:

1. 65-foot-wide traditional single-family lot (Traditional Single-Family/Small-Lot Single Family Lots)
2. 50-foot-wide traditional single-family lot (Traditional Single-Family/Small-Lot Single Family Lots)
3. ~~50-~~ 40-foot-wide 'villa' lot (association maintained lawn care and snow removal) (Detached Townhomes)
4. ~~4 unit townhome building~~

Please note: Previous approval in 2017 required that the lots meet the 50 foot wide requirement set forth by City Code for medium density residential units. (Capstone had proposed 45 foot wide units in 2017.) According to Capstone, the demand for these narrow lots has increased.

Architectural Standards

Attached are proposed architectural renderings of the different models. Please note that with approval of the Preliminary Plat, the City is approving the following models as 'master plans'. So long as the models are in substantial compliance with the approved models. The Community Development Department will make a final determination on 'substantial compliance'. Models that are not in substantial compliance shall require the approval of the Planning Commission.





Please note that Staff will need updated architectural plans for any home with a 3-stall garage and 40-foot wide lots.

Street Widths and Design

The proposed street widths are shown at twenty-nine (29) feet. Traditional City Streets in Ramsey are measured at thirty-two (32) foot widths. The Planning Commission recommends approval of twenty-nine (29) foot road widths with parking restricted on one (1) side of the road. This width was previously approved with the original preliminary plat.

Pedestrian Safety

2017 Action Item: Amend the plans to include pedestrian crossings at Alpine Drive as indicated above.

2017 Action Item: Amend the plan set to modify Street B as outlined above.

2017 Action Item: Amend the plan set to add a trail connection along Alpine Drive from Street H to Puma Street.

Staff needs:

- **Additional information on the pedestrian crossing mechanisms.**

Changes Required:

- **Trail needs to be continued along Alpine Drive (entirely of Alpine Drive).**

Development Fees

Standard Development Fees are due on the plat at time of recording of the Final Plat. The fees will be collected at the rate in effect at time of recording of the plat for buildable lots.

- Park Dedication
- Trail Development
- Water Trunk/Connection
- Sanitary Sewer Trunk/Connection
- Stormwater Management

Park Dedication Credit was provided as outlined in the Resolution approving the Preliminary Plat.

Environmental Review

Action Item from 2017: Amend the Preliminary Plat to extend the berm around the impacted lot and provide landscaping or fencing that demonstrates reasonable measure to mitigate the decibel exceedances.

Ensure this change was made.

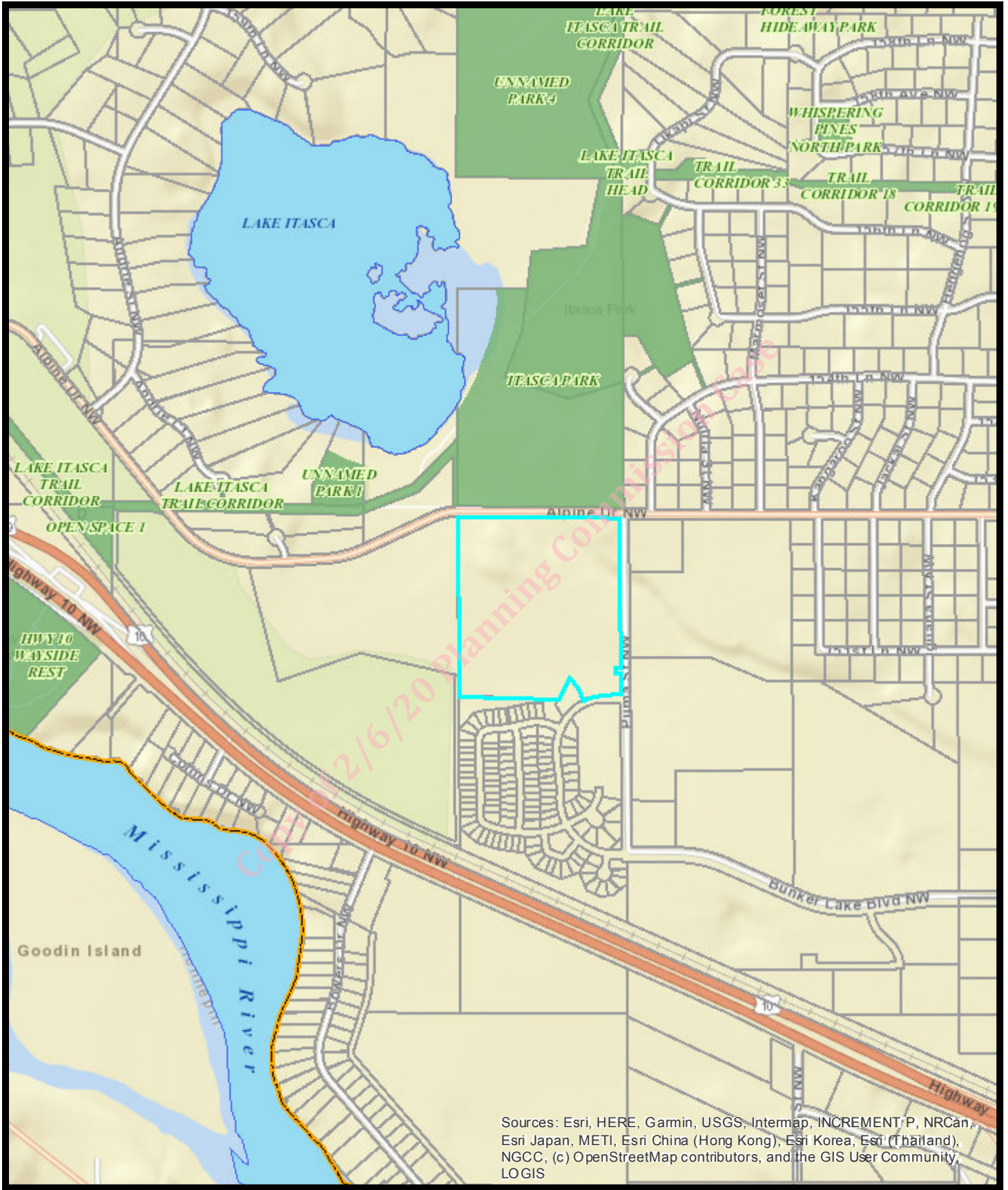
2017 Contingencies

1. Amend the lot widths for the quad/townhomes to fifty (50) feet.
2. A pedestrian crossing at the intersection of Street H (edited: 152nd Ave) and Alpine Drive must be added to a plan set. The crossing must be designed more than just a painted cross walk and a single-light pedestrian signal. These details must be finalized prior to Preliminary Plat approval by the City Council.
3. Street B (edited: Snowy Owl) shall be modified to a more pedestrian-friendly design given the adjacent parks and recreation space. Please propose a design based on recent discussions with City Staff.
4. A Master Park Dedication and Trail Development Fee Agreement Policy Framework must be approved along with City Council approval of the Preliminary Plat. The final agreement shall be approved with the Final Plat.

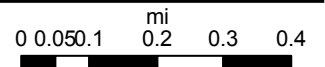
2019/2020 Contingencies

1. City Council must approve reduction to 40 foot wide lots.
2. Comprehensive Plan Amendment required for change from HDR (quads) to detached townhomes (40 foot wide lots) in NE corner.
3. City Engineer must approve crossing at 152nd Ave and Alpine Drive. Plan sheets required for advanced warning crossing and detail sheets.
4. Trail must be extended along Alpine Drive (entirety of street).
5. Architectural renderings need to be approved by City Council for 3-stall garages and 40 foot wide lots.

Site Location Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, LOGIS



Print Date:

CAPSTONE

— H O M E S —

November 14, 2019

Mr. Tim Gladhill
Community Development Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Mr. Gladhill:

Per our conversation earlier this week to modify Riverstone's preliminary plat to include detached townhomes instead of quad townhomes, we are requesting a Comprehensive Plan Amendment for Riverstone.

Attached is a site plan exhibit of the area. As approved, there are 48 attached townhomes. The revised plan would have 38 detached townhomes. The density would change from 6.5 units per acre to 5.15 units per acre.

Thank you in advance for considering our request. We look forward to working with the City to begin developing the next phase of Riverstone in 2020.

Regards,

Heather Lorch

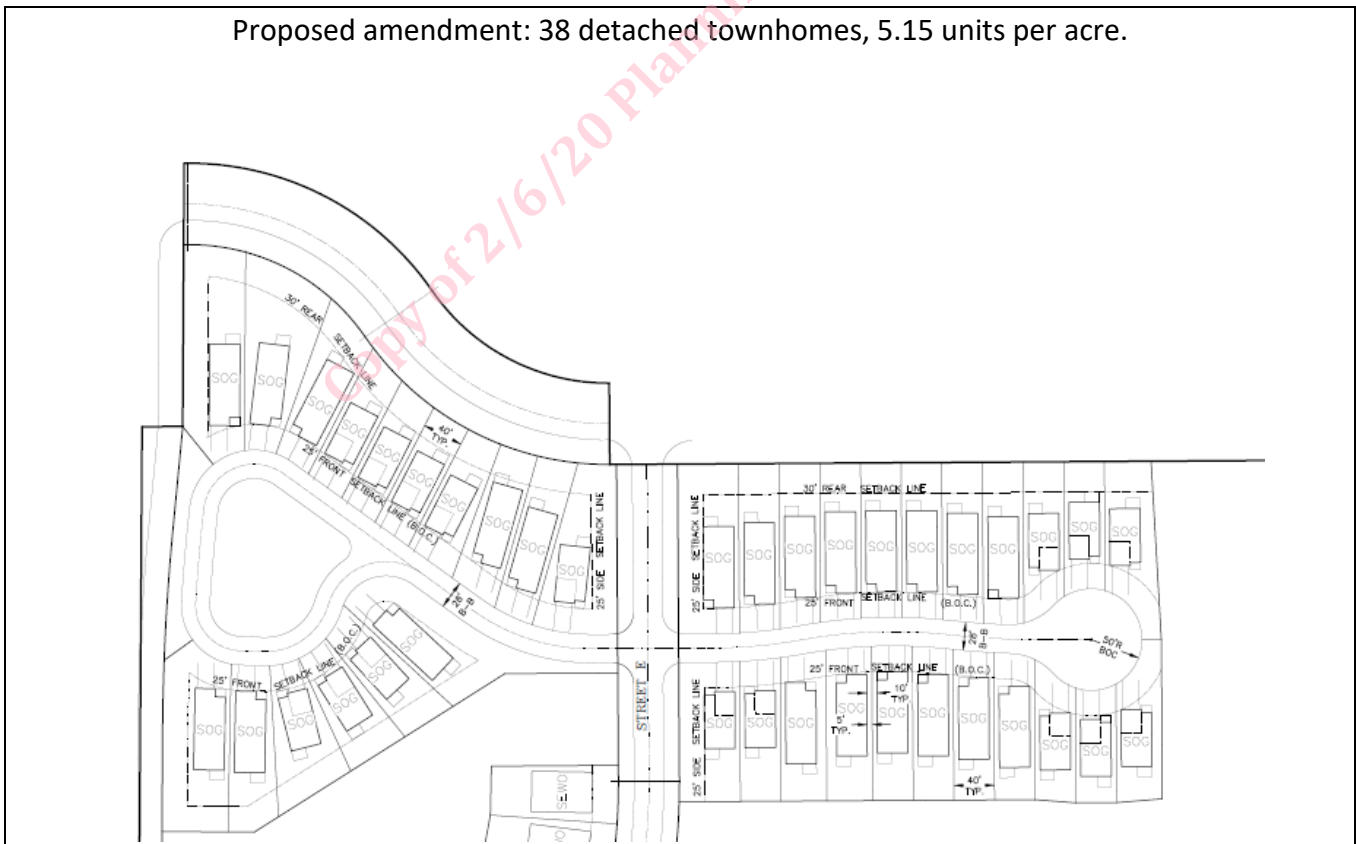
Heather Lorch
Land Manager

Riverstone Comprehensive Plan Change Exhibit
11/14/19

Currently approved: 48 attached townhomes, 6.5 units per acre.



Proposed amendment: 38 detached townhomes, 5.15 units per acre.



CAPSTONE

— H O M E S —

January 21, 2020

Tim Gladhill
Deputy City Administrator
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Road Connection to North Fork

Dear Tim –

Thank you for bringing to our attention last week that the City would like the developer to consider revising the Riverstone Preliminary Plat to include a through street to the proposed new North Fork neighborhood to the west.

After careful consideration, we do not feel the change would benefit Riverstone or North Fork for the following reasons:

- Both neighborhoods flow well without the connection.
- It would benefit very few homeowners in either neighborhood to provide access to Alpine.
- Both neighborhoods offer a unique setting, adding a connection would minimize that uniqueness.
- The Developer would be willing to provide a sidewalk connection in the location where the utilities will be extended as highlighted below. This will not significantly impact the current design of the neighborhood.
- Finally, the road layout was previously approved as it stands today. This consideration was not a contingency of the previously approved Riverstone Preliminary Plat.

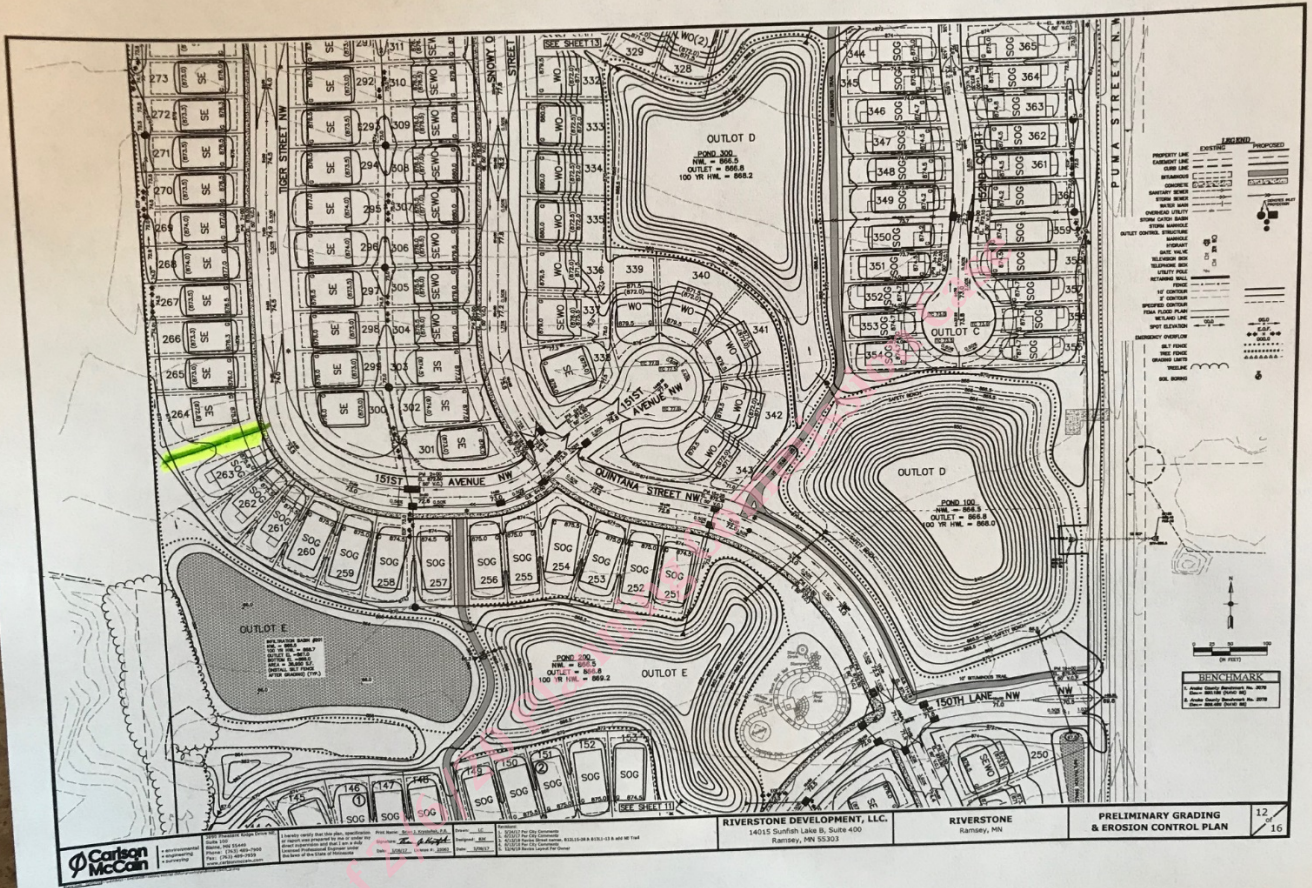
As we've mentioned previously, we are grateful to the City of Ramsey for its continued partnership with Capstone Homes to bring high quality housing to the residents for Ramsey.

Regards,

Heather Lorch

Heather Lorch
Land Manager

CAPSTONE HOMES, INC.
14015 SUNFISH LAKE BLVD, SUITE 400 | RAMSEY, MN 55303
O: 763-427-3090 | F: 763-712-9060



Copy of

Carlson McCain
 10000 15th Avenue NW
 Suite 100
 Minneapolis, MN 55412
 Phone: (763) 437-2200
 Fax: (763) 437-2201
 www.carlsonmccain.com

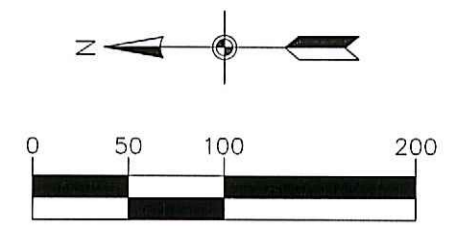
DESIGNER: Carlson McCain
DATE: 10/20/2010
PROJECT: RIVERSTONE DEVELOPMENT, LLC
LOCATION: 14015 SUTTON LANE N, SUITE 400, RAINIER, MN 55303
SCALE: 1/8" = 1'-0"
PROJECT NO.: 10-000000-01
SHEET NO.: 12 OF 16

RIVERSTONE DEVELOPMENT, LLC.
 14015 Sutton Lane N, Suite 400
 Rainier, MN 55303

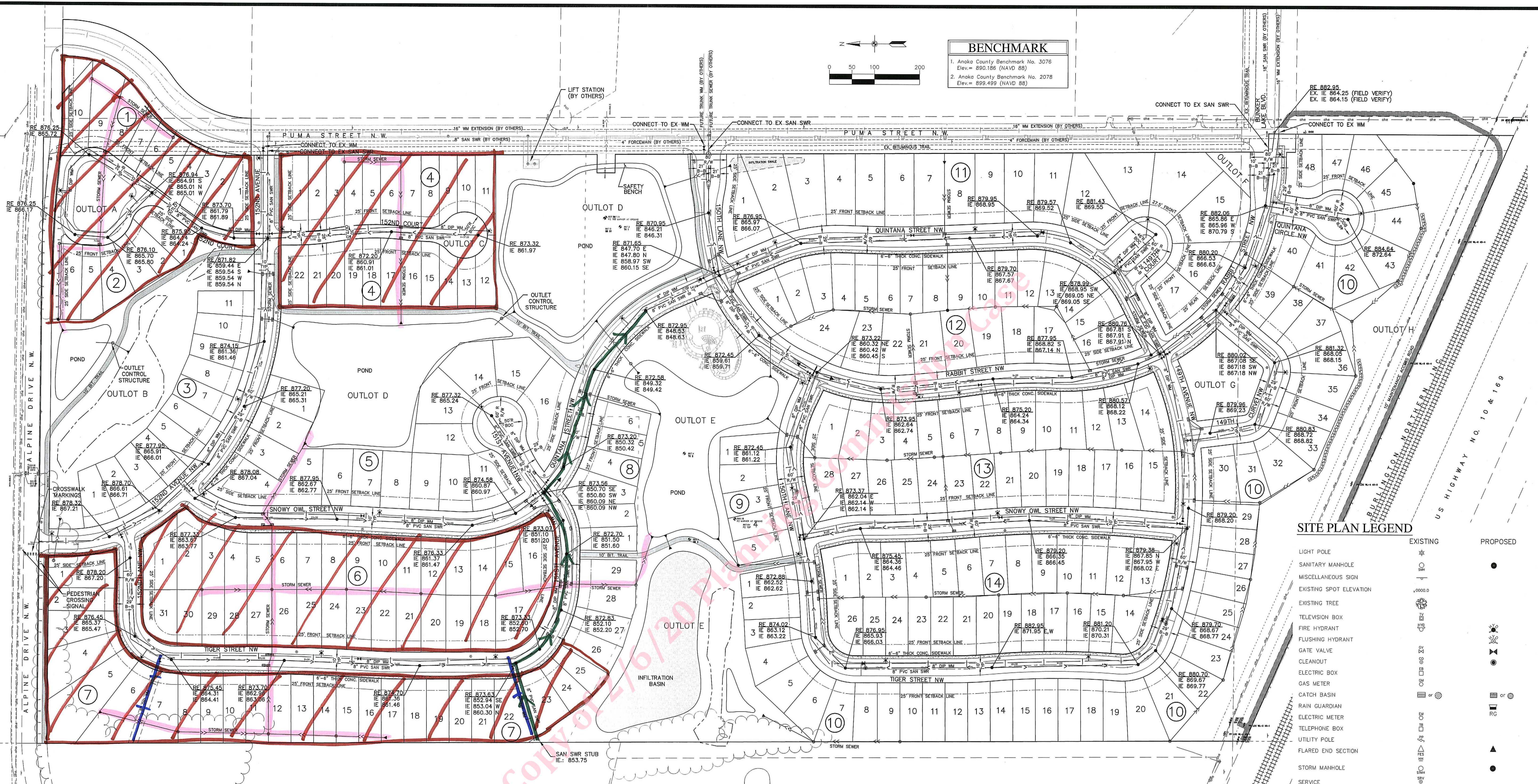
RIVERSTONE
 Rainier, MN

**PRELIMINARY GRADING
 & EROSION CONTROL PLAN**

12
 16



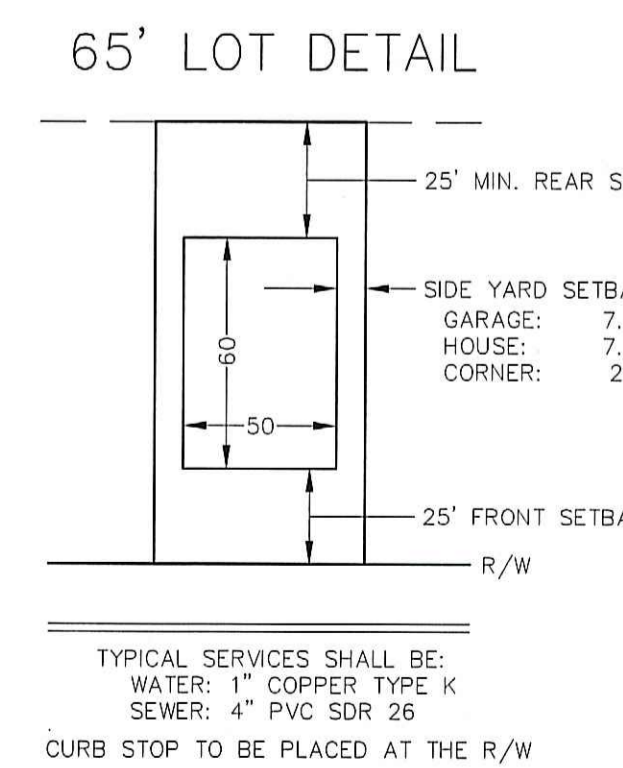
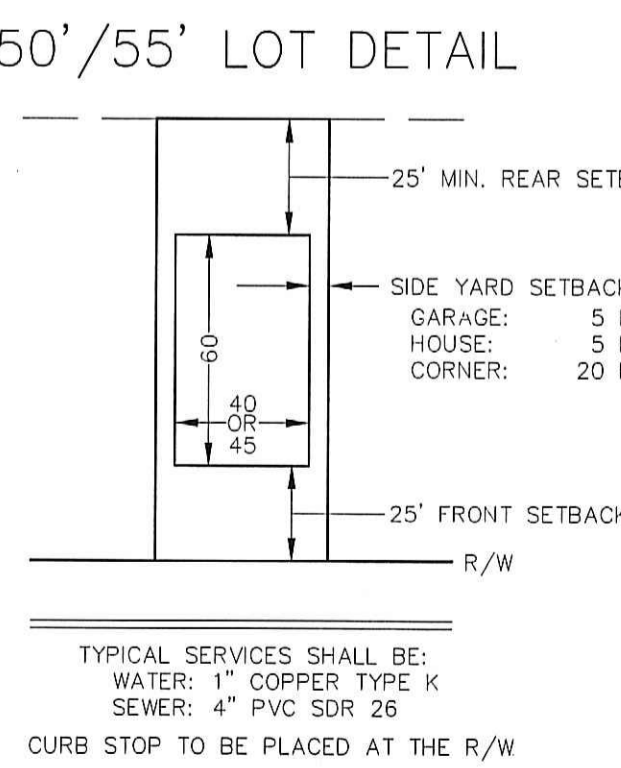
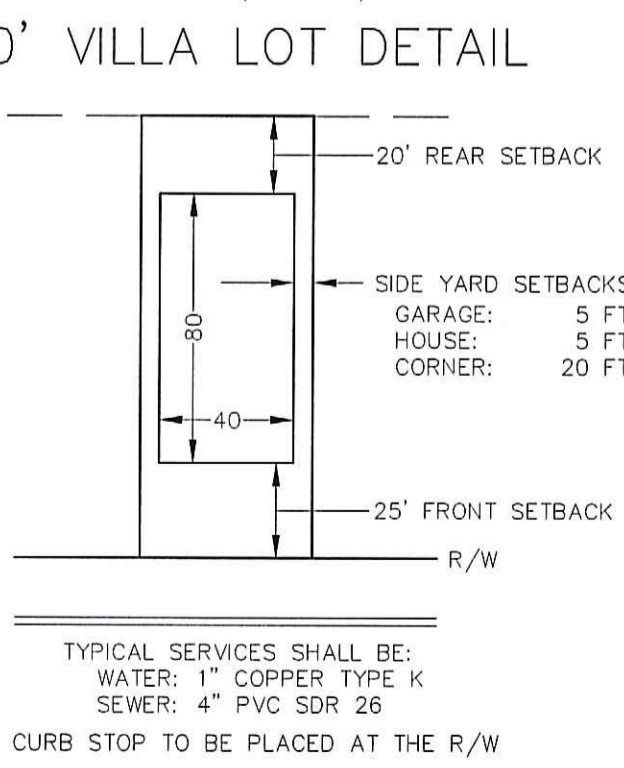
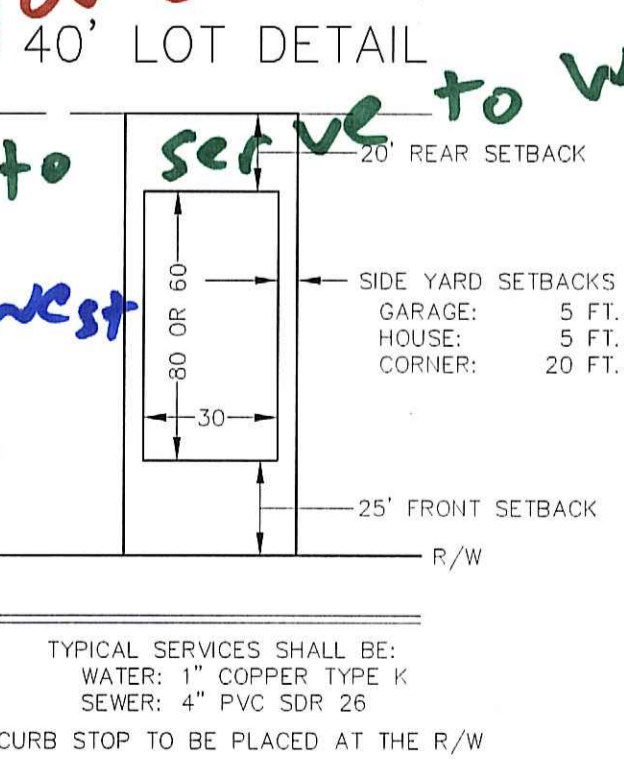
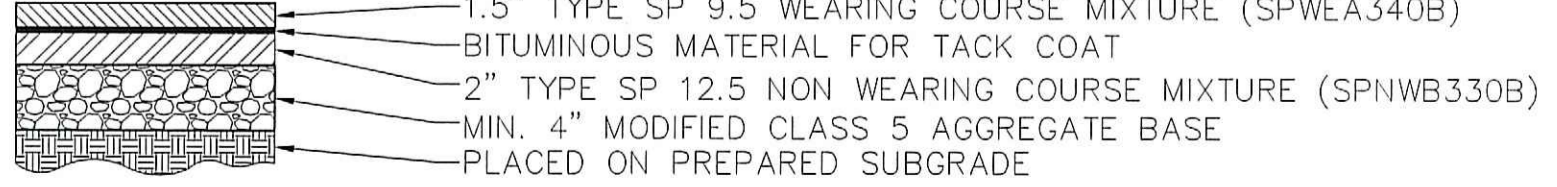
BENCHMARK	
1.	Anoka County Benchmark No. 3076 Elev. = 890.186 (NAVD 88)
2.	Anoka County Benchmark No. 2078 Elev. = 899.499 (NAVD 88)



SITE PLAN LEGEND	
EXISTING	PROPOSED

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

STREET SECTION



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

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

RIVERSTONE
 Ramsey, MN

PRELIMINARY SITE & UTILITY PLAN

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #20-028

RESOLUTION APPROVING AMENDED PRELIMINARY PLAT OF RIVERSTONE ADDITION

WHEREAS, Riverstone Development LLC, hereafter referred to as “Developer”, properly applied for a revision to their Preliminary Plat approval of the following described property located in the City of Ramsey generally described as Riverstone Addition and legally described as:

Lots 1-10, Block 1 (inclusive),
Lots 1-6, Block 2 (inclusive),
Lots 1-11, Block 3 (inclusive),
Lots 1-22, Block 4 (inclusive),
Lots 1-16, Block 5 (inclusive),
Lots 1-31, Block 6 (inclusive),
Lots 1-29, Block 7 (inclusive),
Lots 1-6, Block 8 (inclusive),
Lots 1-5, Block 9 (inclusive),
Lots 1-48, Block 10 (inclusive),
Lots 1-17, Block 11 (inclusive),
Lots 1-24, Block 12 (inclusive),
Lots 1-28, Block 13 (inclusive),
Lots 1-14, Block 14 (inclusive),
and Outlots A-H (inclusive), Riverstone Addition, Anoka County, Minnesota

(the ‘Subject Property’);

WHEREAS, the City approved Riverstone Addition in 2017 via Resolution 17-06-144 with the following contingencies:

- a. Compliance with City Staff Review Letter dated June 9, 2017 [standard contingency].
- b. The Developer entering into a Development Agreement with the City [standard contingency].
- c. Metropolitan Council approving the request for a Comprehensive Plan Amendment [standard contingency].
- d. Revising the Preliminary Plat to add pedestrian crossings on Alpine Drive at Puma Street and Street H [unique contingency].
- e. Revising the Preliminary Plat to modify Street B as outlined in the Staff Review Letter [unique contingency].
- f. Vacating Road Easement for former Puma Street south of Bunker Lake Boulevard [standard contingency].
- g. Revising the Landscape Plan to increase planting to better mitigation noise decibel exceedances, subject to approval of the City Planner [unique contingency]; and

WHEREAS, the Subject Property is zoned Planned Unit Development (PUD) and the proposed amended bulk standards are shown in Exhibit A; and

WHEREAS, the City has received an Application for a Revised Preliminary Plat for Riverstone Addition, which includes up to 267 detached units; and

WHEREAS, the City held a public workshop on January 2, 2020 regarding the proposed changes to the preliminary plat and the neighbors were generally supportive of the proposed changes; and

WHEREAS, the Planning Commission reviewed the preliminary plat plan on February 6, 2020; and

WHEREAS, the City Council reviewed the preliminary plat on February 25, 2020.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. That the Ramsey City Council hereby grants preliminary plat approval of Riverstone Addition in accordance with relevant City Codes, subject to the following conditions:
 - a. Compliance with City Staff Review Letter and ProjectDox comments.
 - b. The Developer entering into a Development Agreement with the City.
 - c. Metropolitan Council approving the request for a Comprehensive Plan Amendment for northeast project area.
 - d. Revising the Preliminary Plat to add pedestrian crossings on Alpine Drive at Puma Street and Street H, including showing the chosen crossing signals (beacons) on the preliminary plan sheets.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this _____ day of _____, 2020.

Mayor

RESOLUTION #20-028

Page 2 of 4

ATTEST:

City Clerk

Copy of 2/6/20 Planning Commission Case

Exhibit A: Bulk Standards

Traditional Single-Family/Small Lot Single-Family and Villa Lots

Standards	Requirement
Lot size	None
Minimum density (net)	3.0
Maximum density (net)	7.0
Lot width	None
Building setback from public street right-of-way	25 feet
Building setback from private street measured from back of curb	25 feet
Building setback from exterior development boundary line	25 feet (detached)
Minimum separation between buildings, including any appurtenances thereto (i.e., patios, decks)	10 feet (detached)*
Parking node setback from exterior development boundary line	30 feet
Parking node setback from structure	15 feet
Maximum lot coverage	35%
Maximum building height (measured from mean ground level to mean gable)	35 feet
Accessory structure setback (measured from the development boundary line)	30 feet
Maximum number of units per structure	81 (detached)
Open space required	40% general open space 10% of which must be identifiable community space

Note: The only changes to the bulk standards from the original PUD approval include the removal of townhome/quad unit bulk standards.