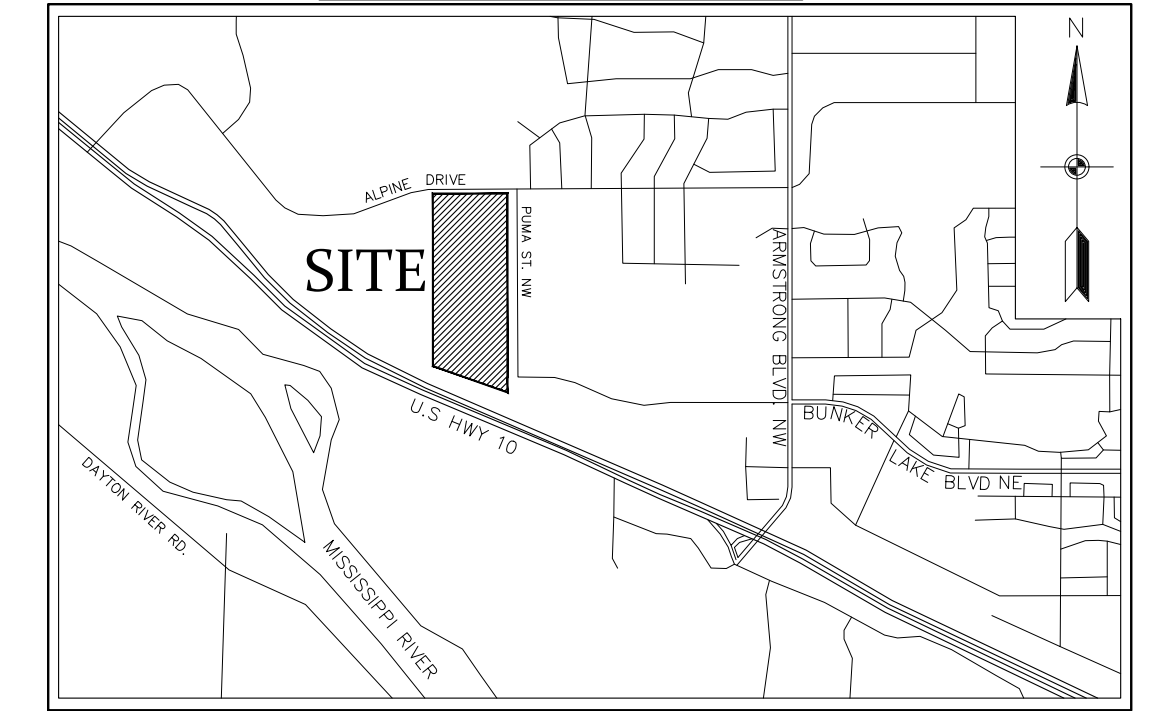


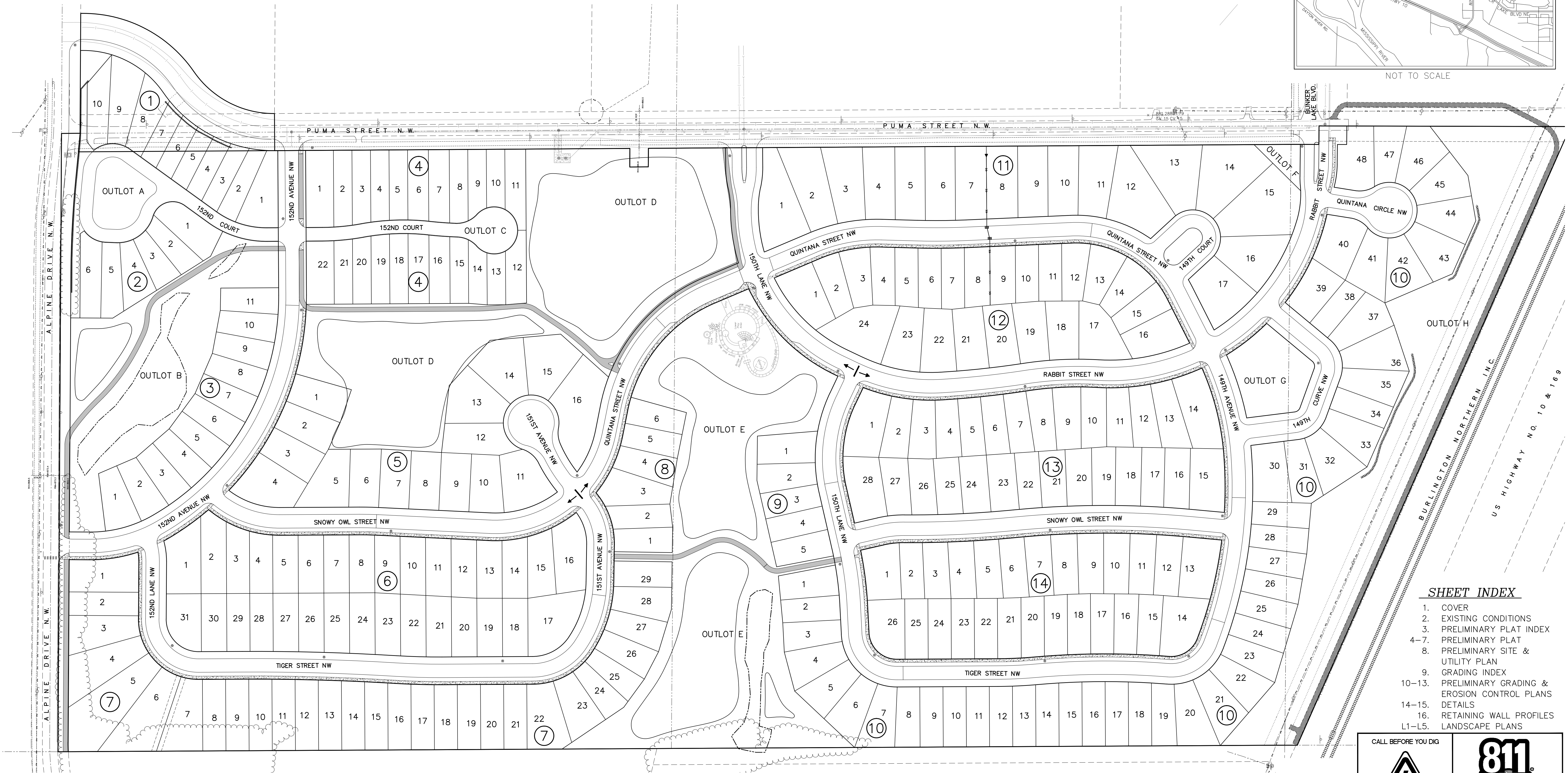
RIVERSTONE

RAMSEY, MINNESOTA

VICINITY MAP



NOT TO SCALE



SHEET INDEX

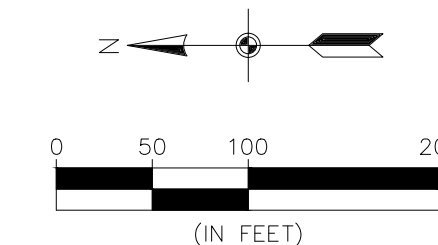
1. COVER
2. EXISTING CONDITIONS
3. PRELIMINARY PLAT INDEX
- 4-7. PRELIMINARY PLAT
8. PRELIMINARY SITE & UTILITY PLAN
9. GRADING INDEX
- 10-13. PRELIMINARY GRADING & EROSION CONTROL PLANS
- 14-15. DETAILS
16. RETAINING WALL PROFILES
- L1-L5. LANDSCAPE PLANS

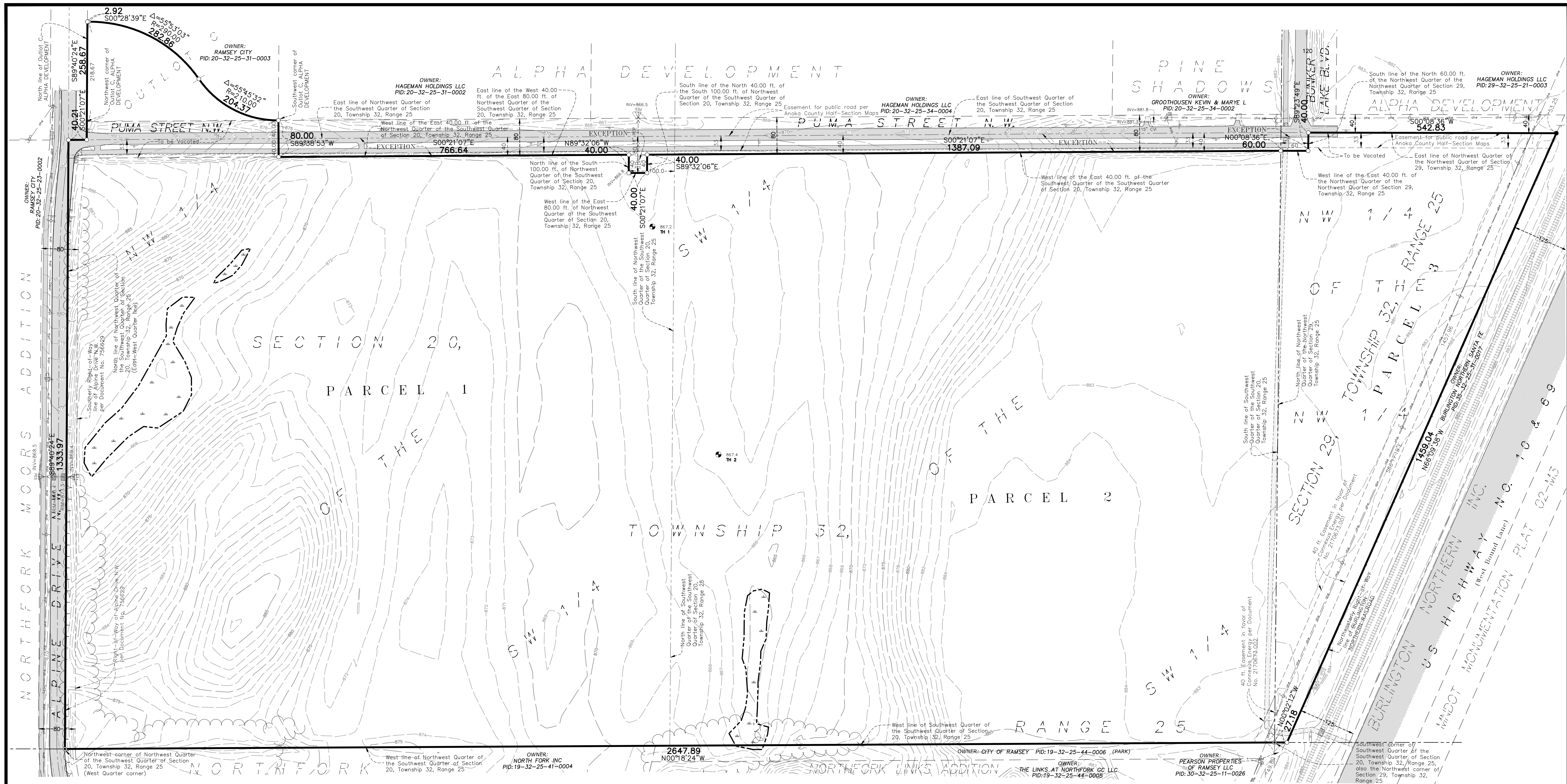


The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

BENCHMARK

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





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 southerly 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 southerly 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.

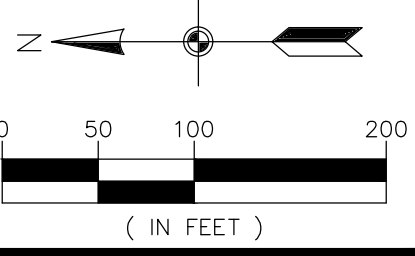
(Proposed Legal Description, subject to City approved Right-of-Way Vacation)
That part of Puma Street Northwest, as created and dedicated in the plat of ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, lying southerly of the westerly extension of the north line of Outlot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

- 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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 • engineering
 • surveying
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 Blaine, MN 55449
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 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

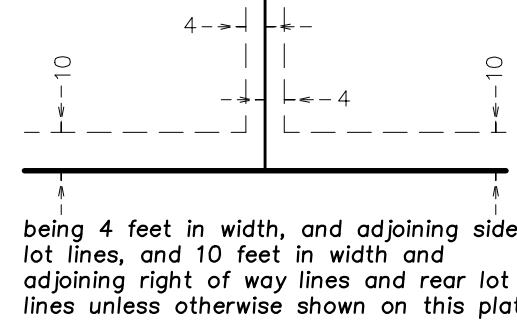
Small text at the bottom left corner, likely a file path or version number.

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:

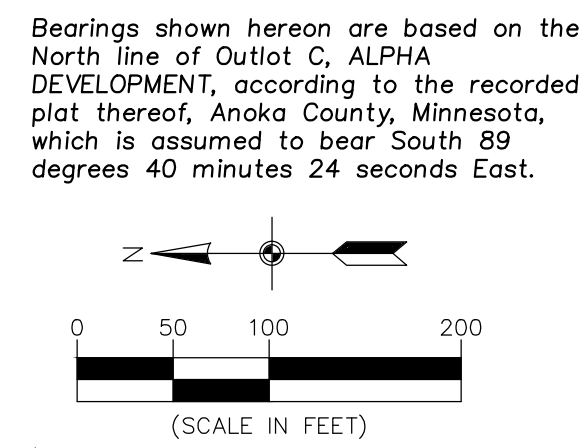


BENCHMARK

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



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 northerly of the following described line:

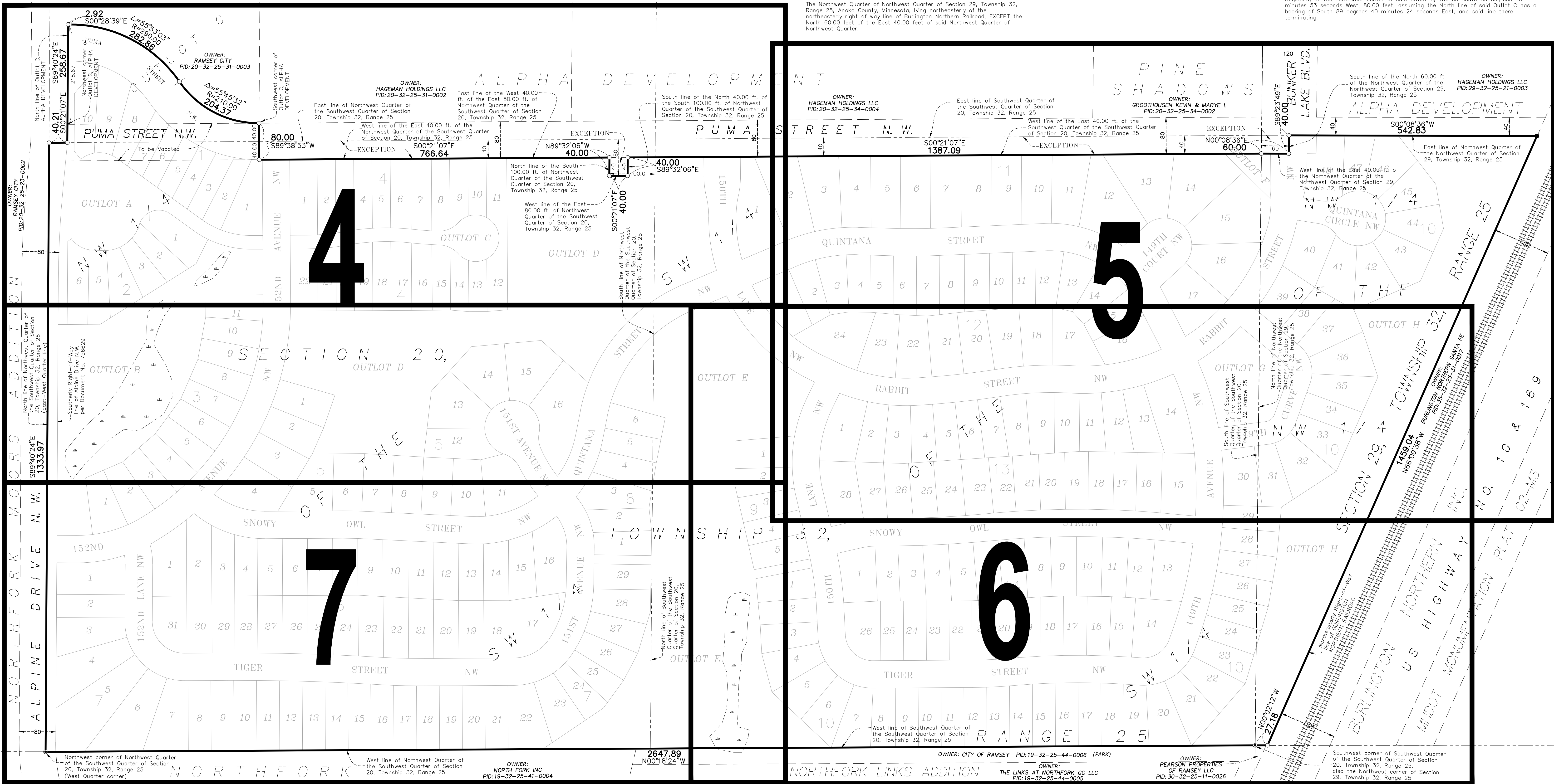
Commencing at the Northwest corner of said Outlot C; thence South 89 degrees 40 minutes 24 seconds East, assumed bearing, along the North line of said Outlot C, a distance of 218.67 feet to the point of beginning of the line to be described; thence South 00 degrees 28 minutes 39 seconds East, 2.92 feet; 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.

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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
 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
 5. 12/04/2019-Revise Layout per Owner

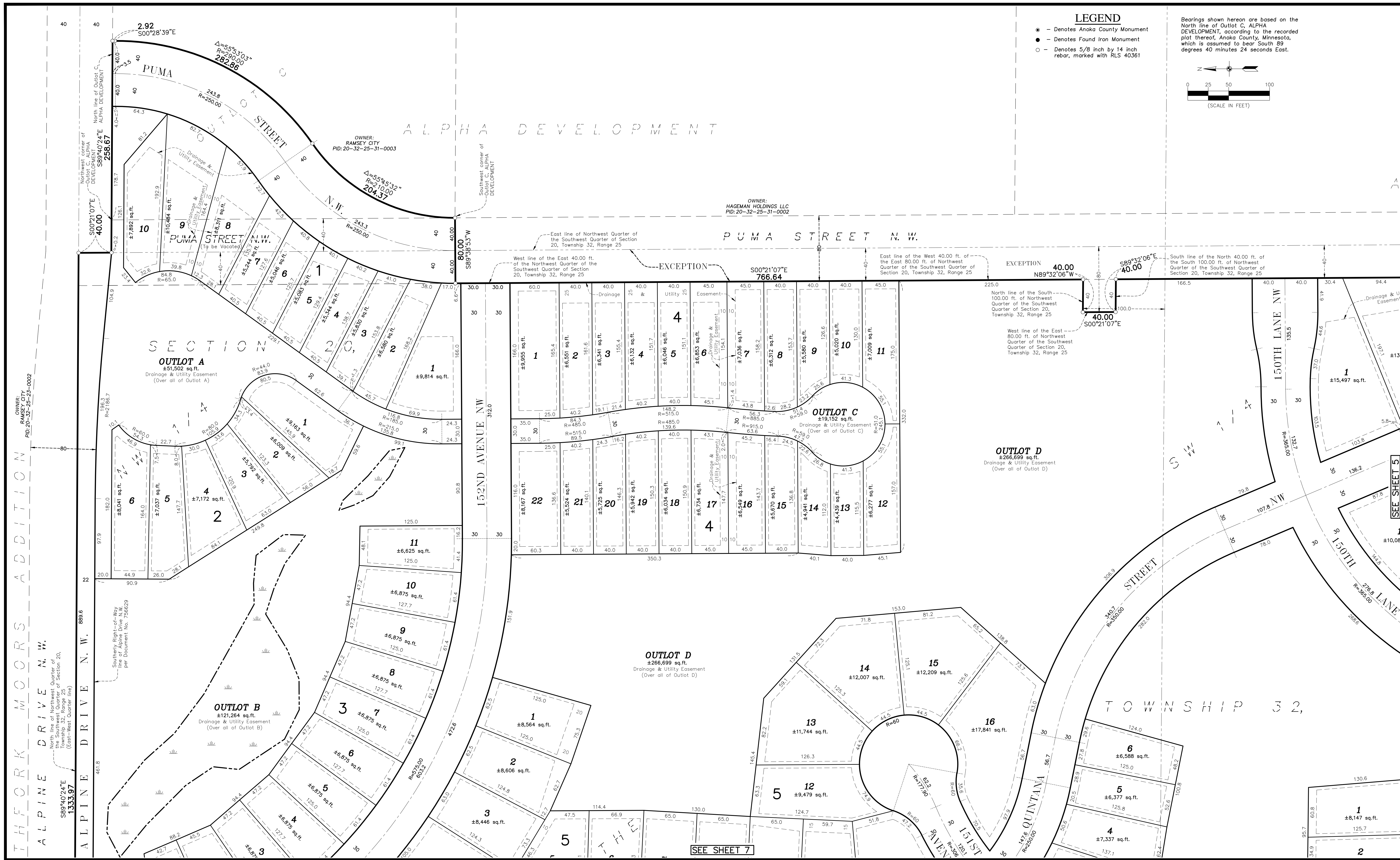
RIVERSTONE DEVELOPMENT, LLC
 14015 Sunfish Lake B, Suite 400
 Ramsey, MN, 55303

RIVERSTONE
 Ramsey, MN

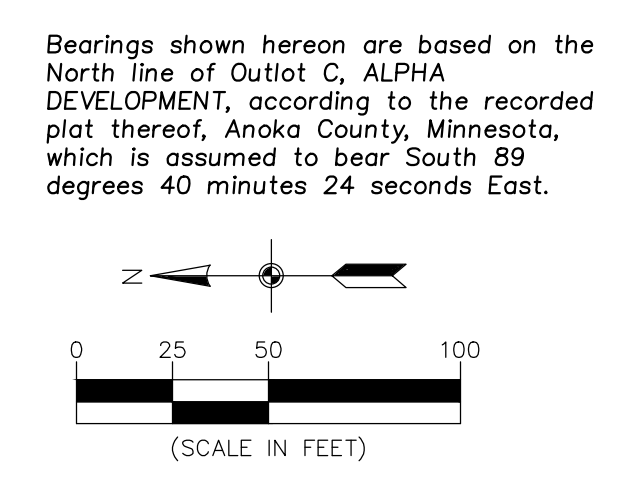
PRELIMINARY PLAT INDEX

3 of 16

Save Date: 12/05/19 11:06:42 - 64406435 - ramsey.ste/cad.c3d/survey/6435_prep.indd.doc



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



THFORK MOORS ADDITION
 ALPINE DRIVE N.W.
 ALPINE DRIVE N.W.
 OWNER: RAMSEY CITY
 PID: 20-32-25-23-0002

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

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Print Name: Thomas R. Balluff, L.S.
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RIVERSTONE DEVELOPMENT, LLC
 14015 Sunfish Lake B, Suite 400
 Ramsey, MN, 55303

RIVERSTONE
 Ramsey, MN

PRELIMINARY PLAT

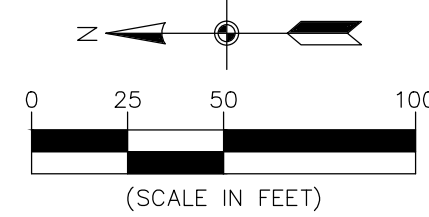
4 of 16

ALPHA DEVELOPMENT

OWNER: HAGEMAN HOLDINGS LLC
PID: 29-32-25-34-0004

LEGEND

- - Denotes Anoka County Monument
- - Denotes Found Iron Monument
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PINE SHADOWS

OWNER: GROOHOUSE 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

Carlson McCain
 • environmental
 • engineering
 • surveying

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 Suite 100
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 Date: 03/08/2017 License #: 40361

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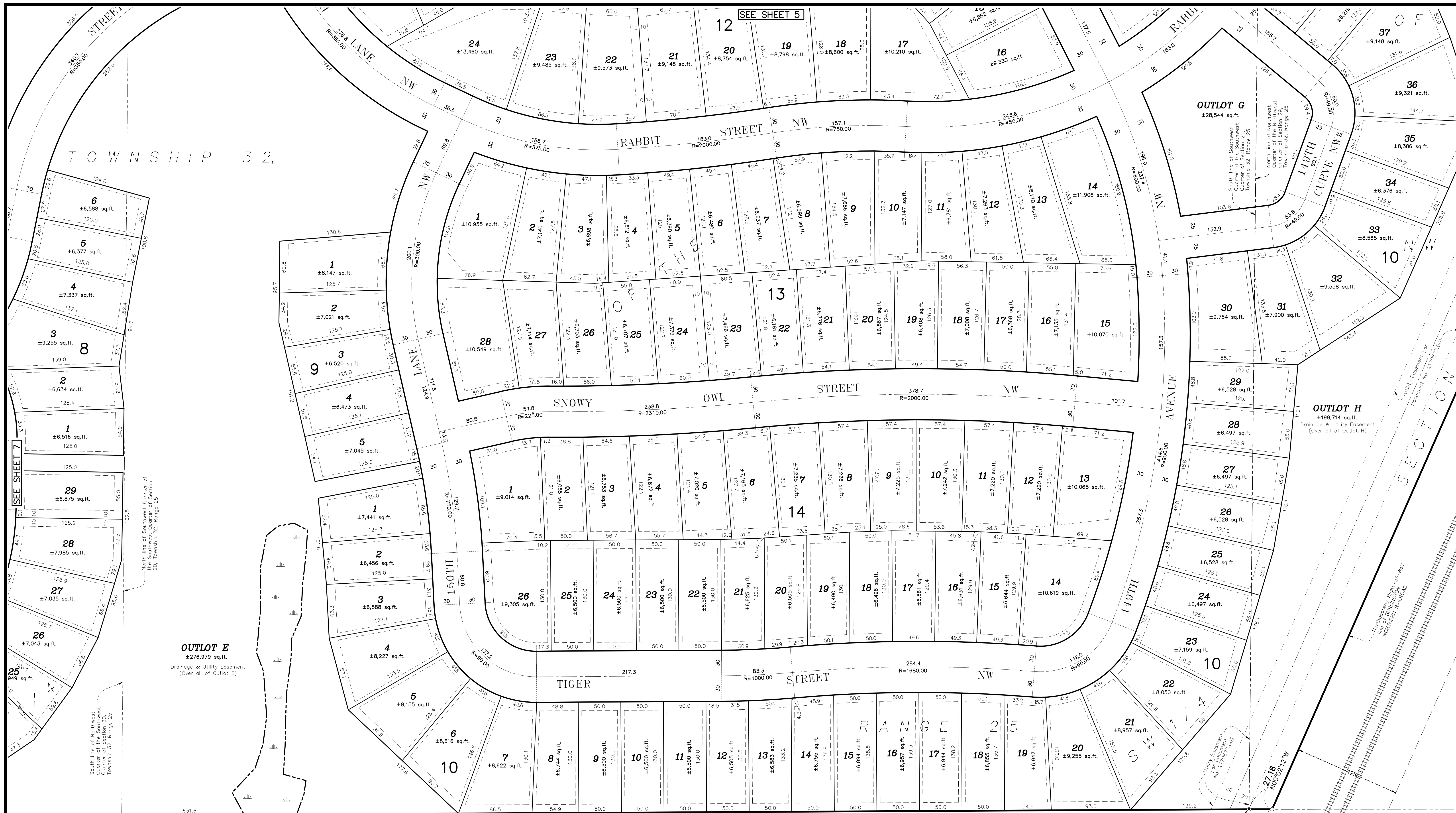
Revisions:
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RIVERSTONE DEVELOPMENT, LLC
 14015 Sunfish Lake B, Suite 400
 Ramsey, MN, 55303

RIVERSTONE
 Ramsey, MN

PRELIMINARY PLAT

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SEE SHEET 5

SEE SHEET 7

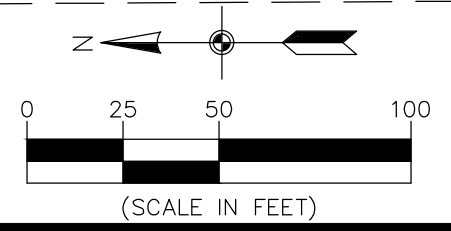
OUTLOT E
±276,979 sq.ft.
Drainage & Utility Easement
(Over all of Outlot E)

OUTLOT G
±28,544 sq.ft.
North line of Northwest Quarter of Section 29, Township 32, Range 25
South line of Southwest Quarter of Section 20, Township 32, Range 25

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

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.

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

OWNER:
THE LINKS AT NORTHFORK 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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 Date: 03/08/2017 License #: 40361

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

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

RIVERSTONE
 Ramsey, MN

PRELIMINARY PLAT

Save Date: 12/05/19 | F:\06516421 - 6440\6435 - ramsey site\cad\c30survey\6435_prep.dwg

NORTH FORK MOORS

ALPINE DRIVE N.W.

ALPINE DRIVE N.W.

151ST AVENUE NW

SNOWY OWL STREET NW

TIGER STREET NW

152ND LANE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

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151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

151ST AVENUE NW

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

OUTLOT D
±266,899 sq.ft.
Drainage & Utility Easement
(Over all of Outlot D)

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

SEE SHEET 4

SEE SHEET 6

TOWNSHIP 32,

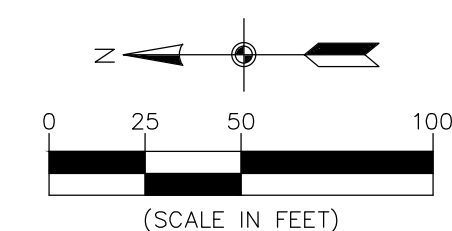
NORTH FORK

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.

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

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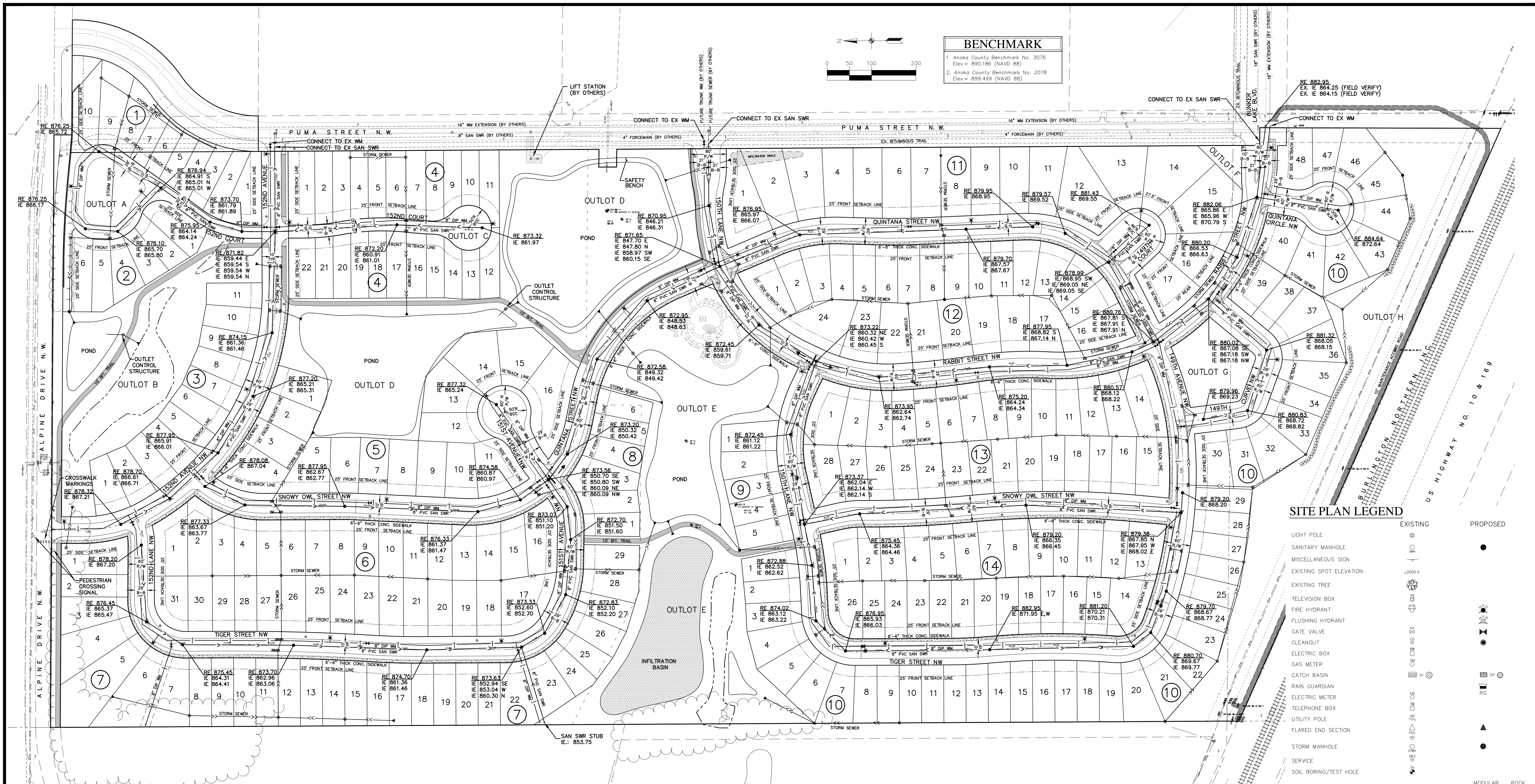
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 14015 Sunfish Lake B, Suite 400
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RIVERSTONE
 Ramsey, MN

PRELIMINARY PLAT

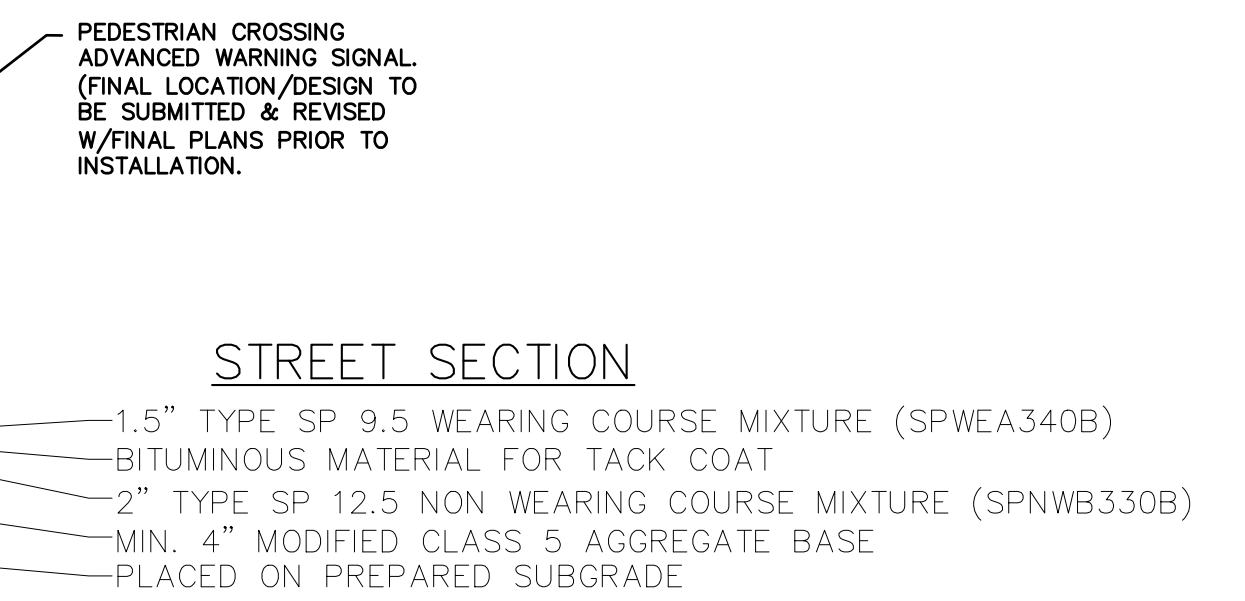
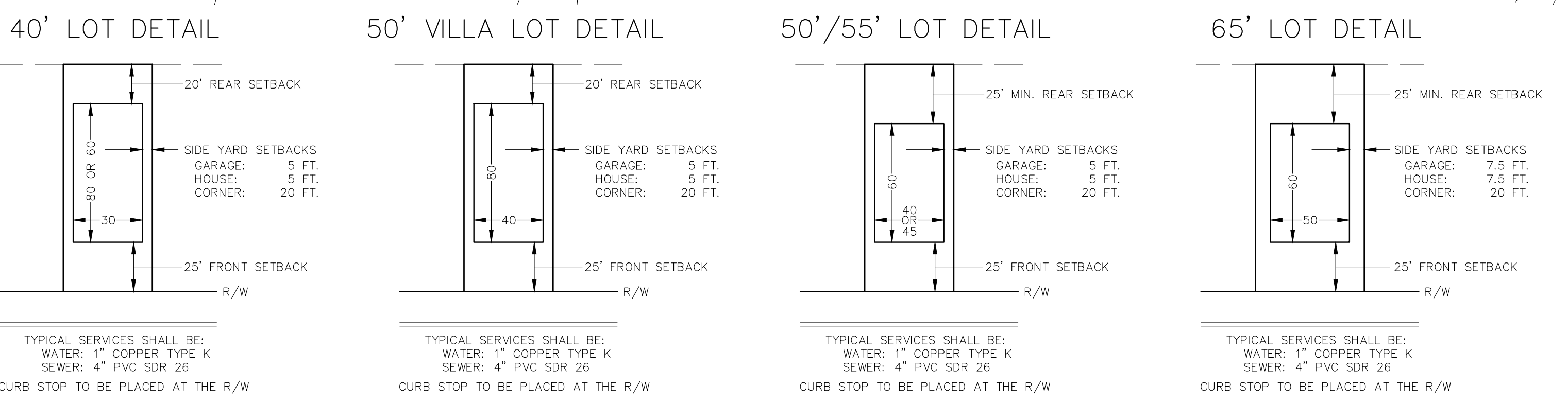
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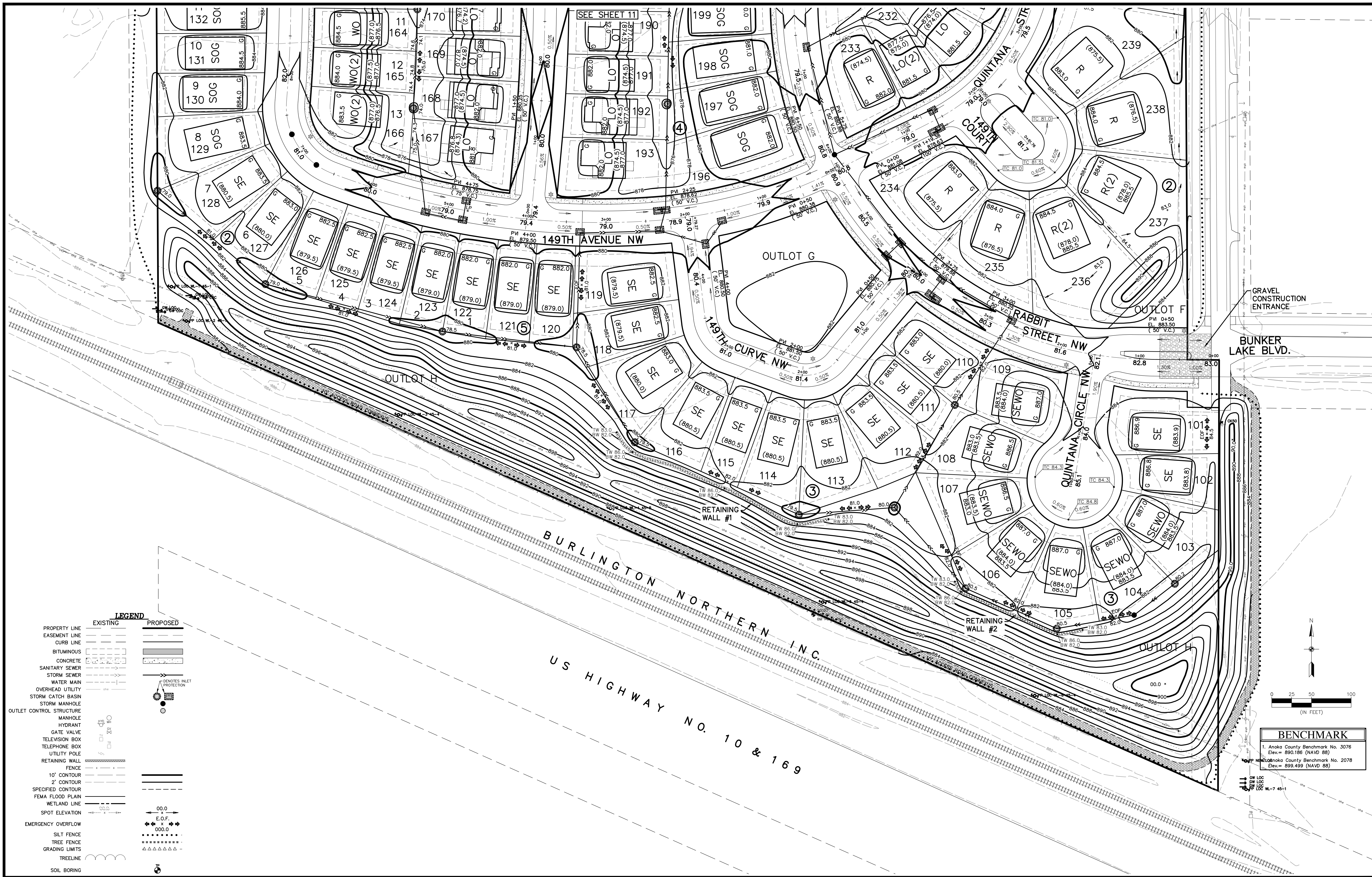


BENCHMARK
 1. Anoka County Benchmark No. 3076
 Elev.= 890.186 (NAVD 88)
 2. Anoka County Benchmark No. 2078
 Elev.= 899.499 (NAVD 88)

SITE PLAN LEGEND

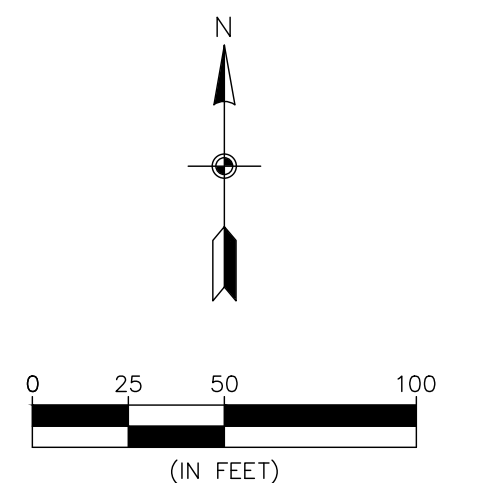
EXISTING	PROPOSED





GRAVEL CONSTRUCTION ENTRANCE

BUNKER LAKE BLVD.



BENCHMARK
 1. Anoka County Benchmark No. 3076
 Elev. = 890.186 (NAVD 88)
 2. Hennepin 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	⊙
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	⊙
SILT FENCE	⊙
TREE FENCE	⊙
GRADING LIMITS	⊙
TREELINE	⊙
SOIL BORING	⊙

Carlson McCain
 • environmental
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3890 Pheasant Ridge Drive NE,
 Suite 100
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 Phone: (763) 489-7900
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 www.carlsonmccain.com

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Print Name: Brian J. Krystofiak, P.E.
 Signature: *Brian J. Krystofiak*
 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
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RIVERSTONE DEVELOPMENT, LLC.
 14015 Sunfish Lake B, Suite 400
 Ramsey, MN 55303

RIVERSTONE
 Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

10 of 16



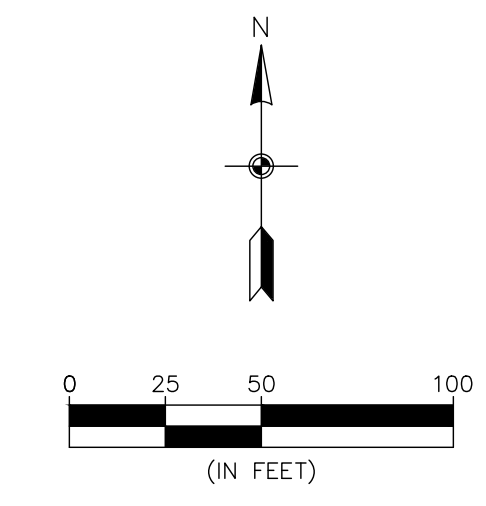
NWL = 866.5
 OUTLET = 866.8
 100 YR HWL = 869.2

OUTLOT E

SEE SHEET 12

SEE SHEET 10

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
STORM CATCH BASIN	---	---
STORM MANHOLE	---	---
OUTLET CONTROL STRUCTURE	---	---
MANHOLE	---	---
HYDRANT	---	---
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EMERGENCY OVERTFLOW	---	---
SILT FENCE	---	---
TREE FENCE	---	---
GRADING LIMITS	---	---
TREELINE	---	---
SOIL BORING	---	---



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

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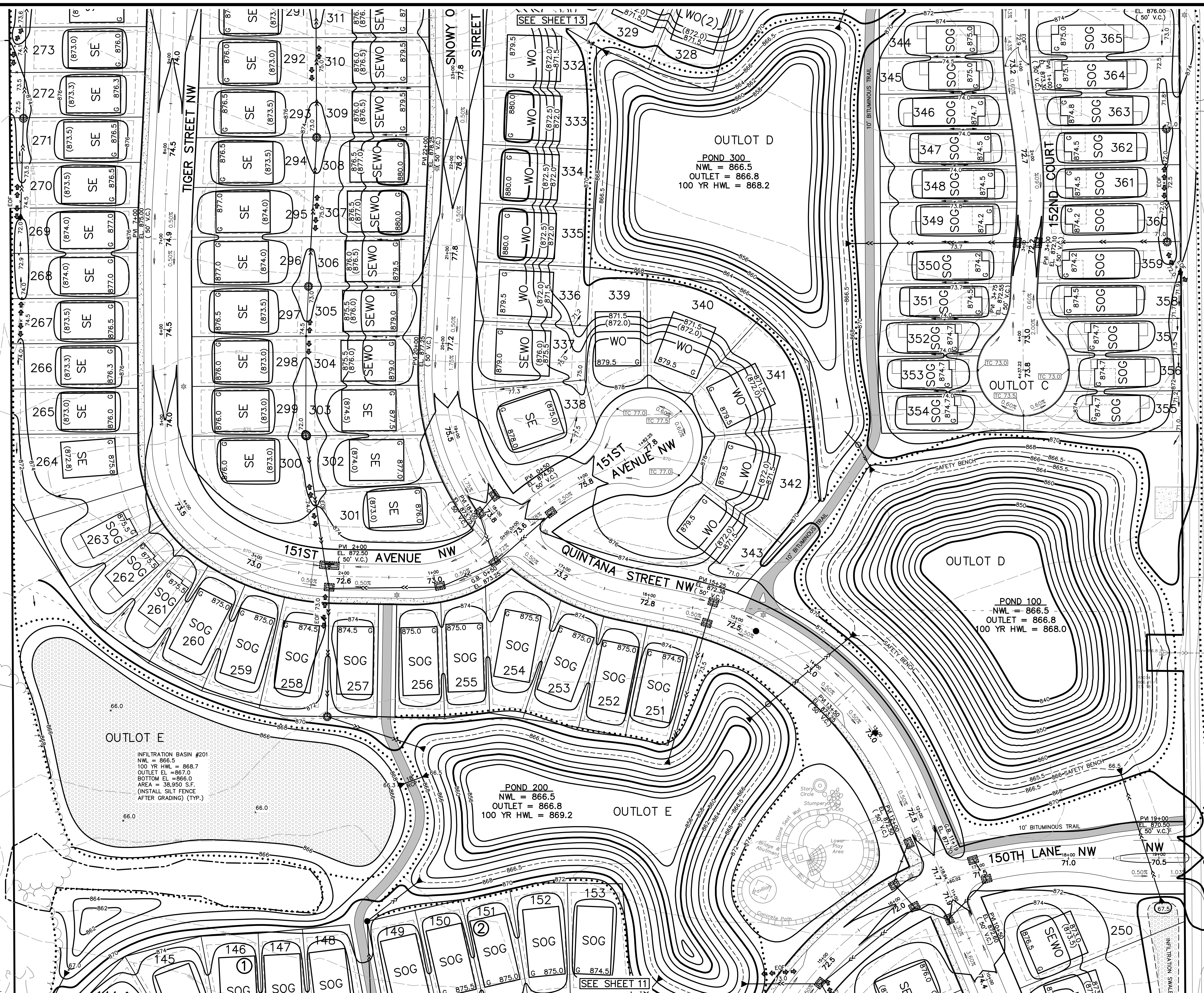
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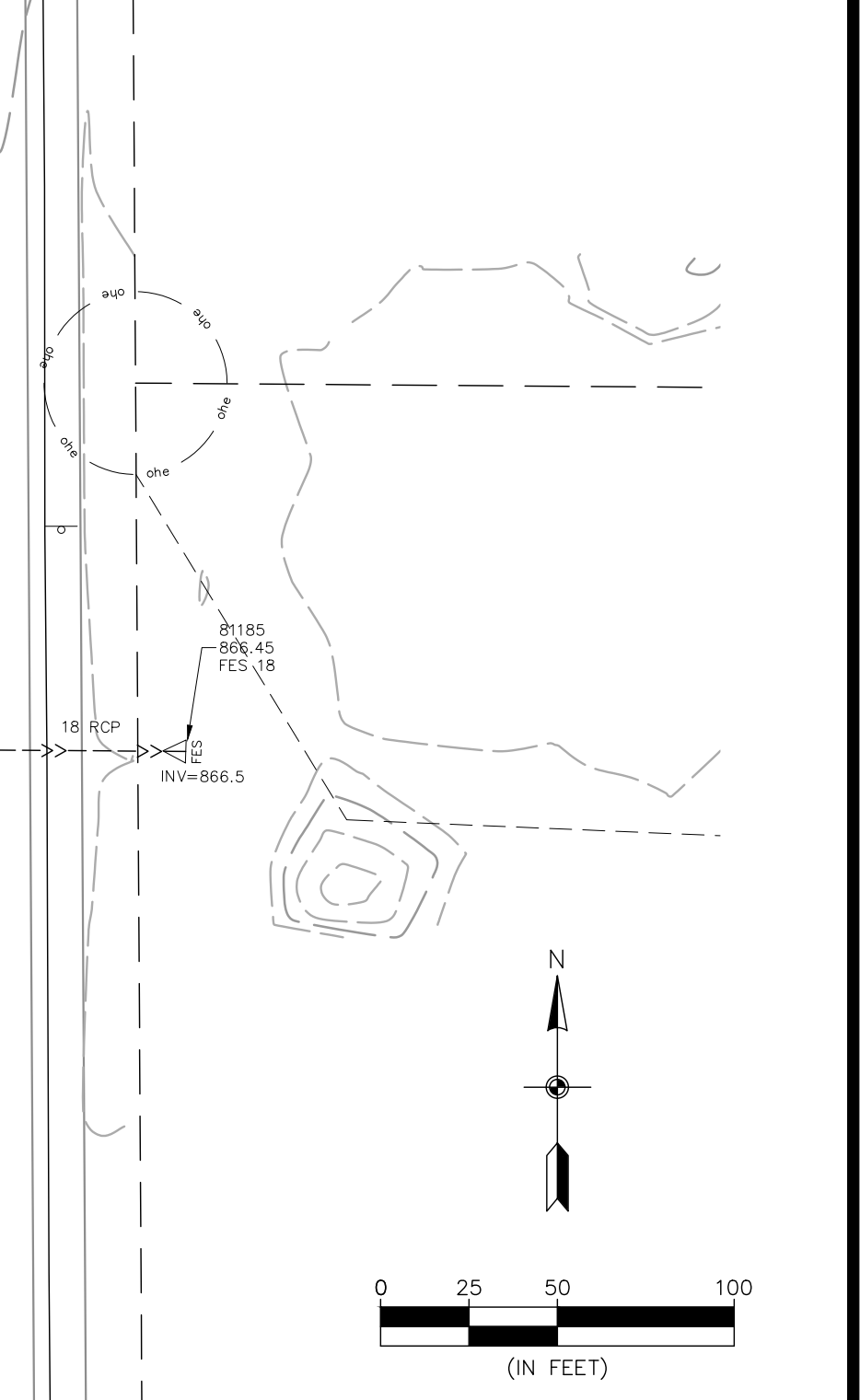
RIVERSTONE
 Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN



LEGEND

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
CURB LINE	CURB LINE
BITUMINOUS	BITUMINOUS
CONCRETE	CONCRETE
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
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
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



BENCHMARK

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

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

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

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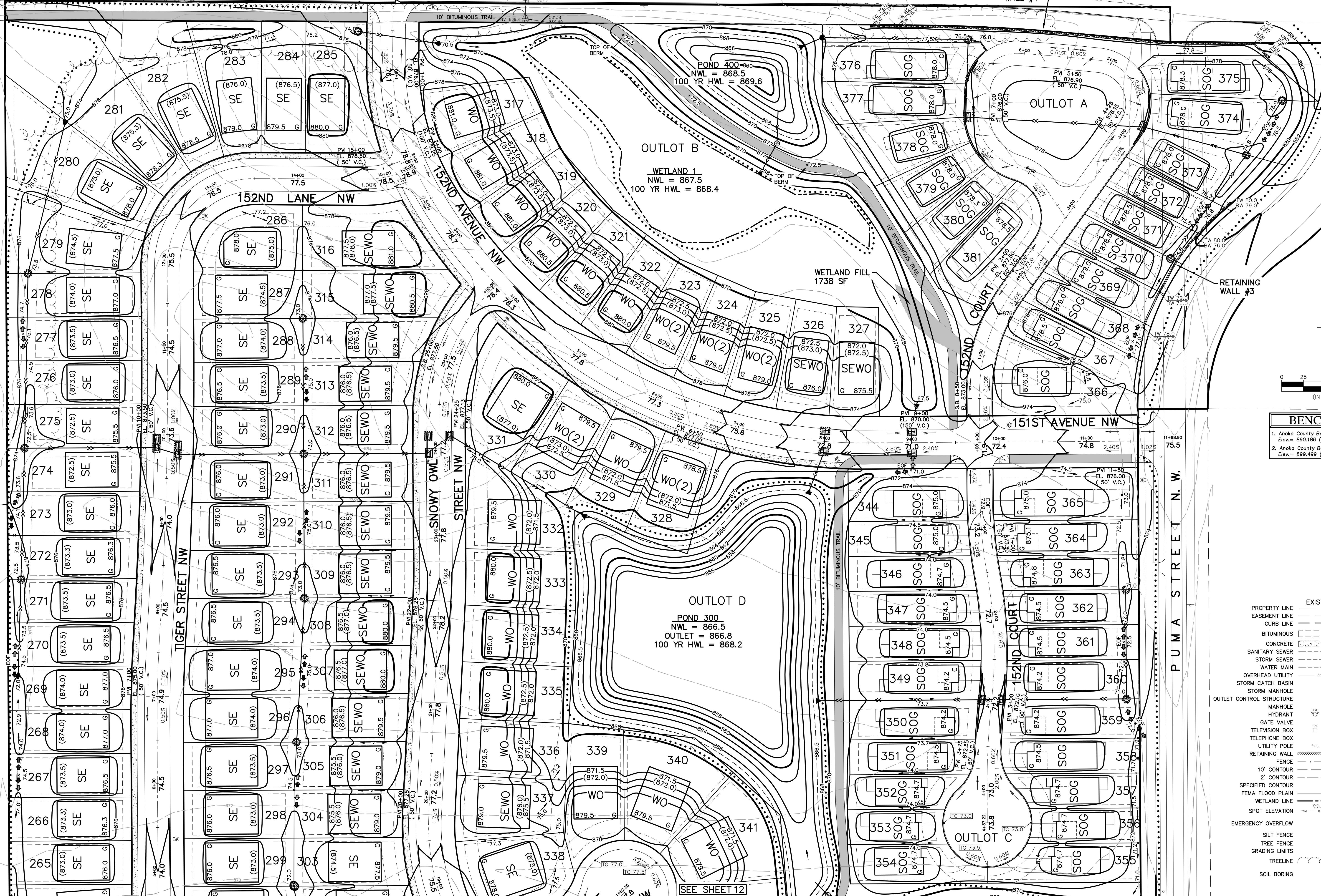
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Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

ALPINE DRIVE N.W.

ALPINE DRIVE N.W. RETAINING WALL #4



BENCHMARK

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

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
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MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
TELEVISION BOX	---	---
TELEPHONE BOX	---	---
UTILITY POLE	---	---
RETAINING WALL	---	---
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10' CONTOUR	---	---
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FEMA FLOOD LINE	---	---
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EMERGENCY OVERFLOW	---	---
SILT FENCE	---	---
TREE FENCE	---	---
GRADING LIMITS	---	---
TREELINE	---	---
SOIL BORING	---	---

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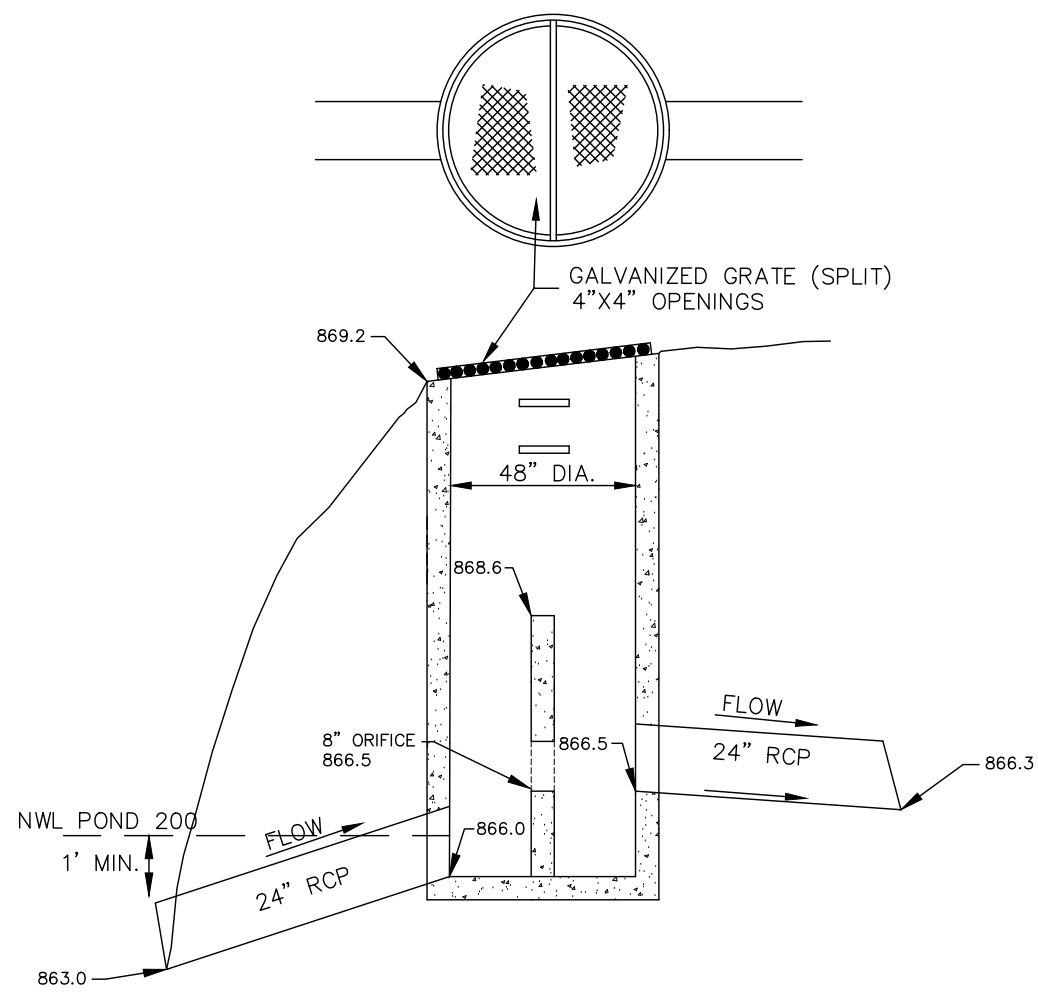
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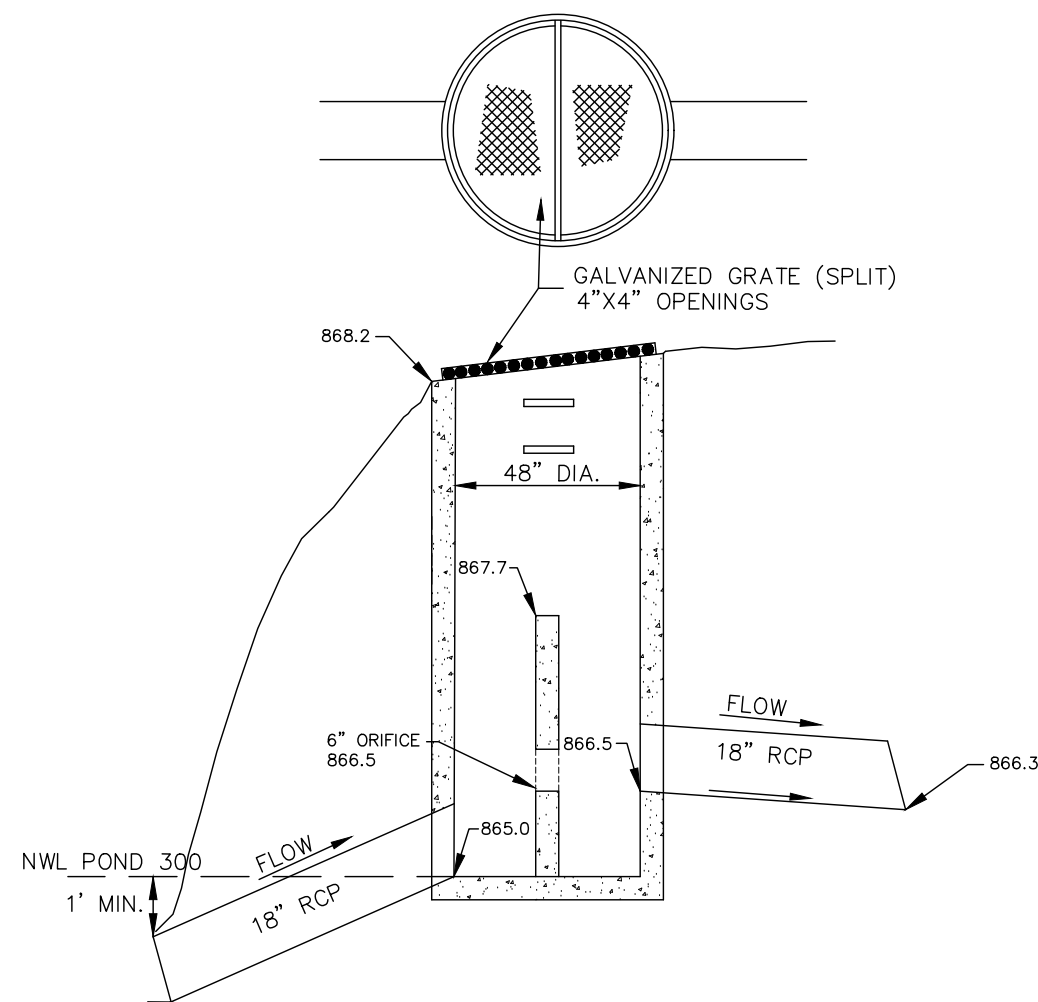
RIVERSTONE
Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

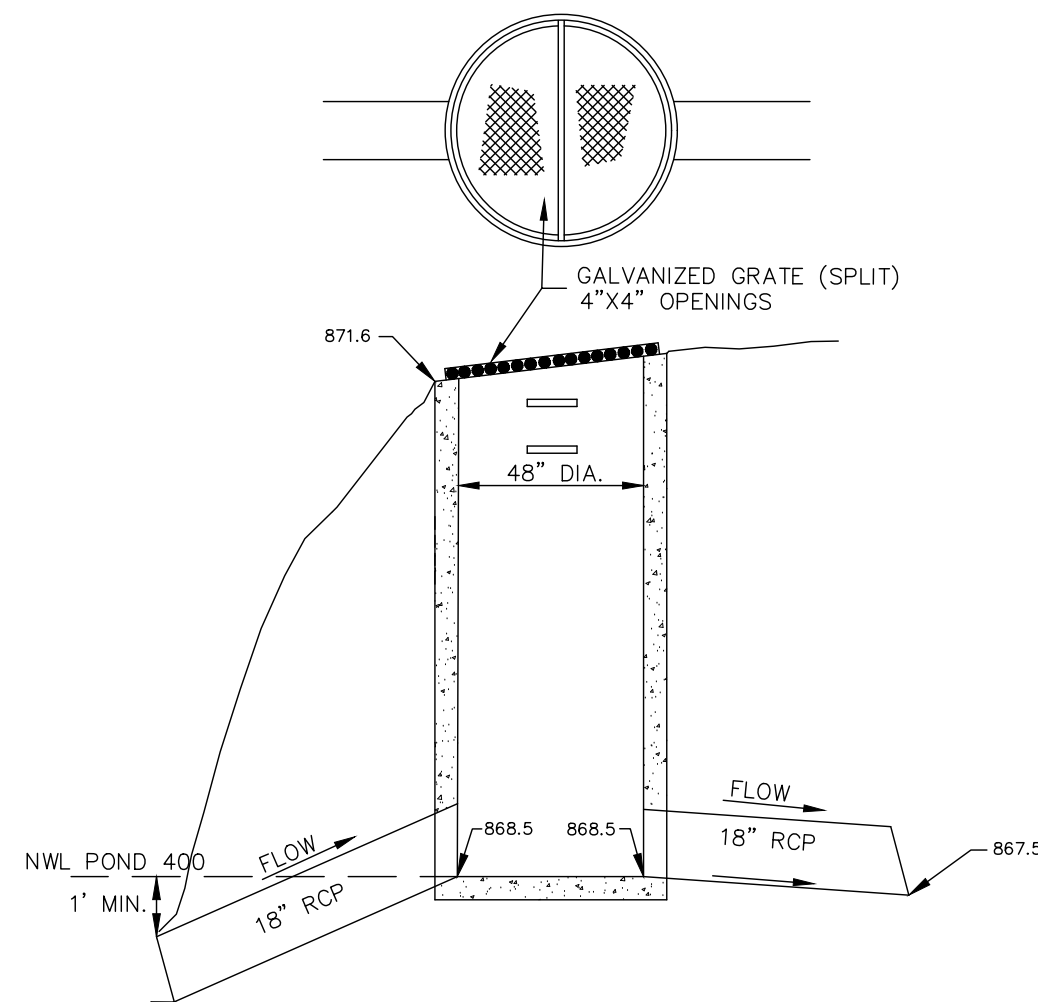
OUTLET CONTROL STRUCTURE POND 200



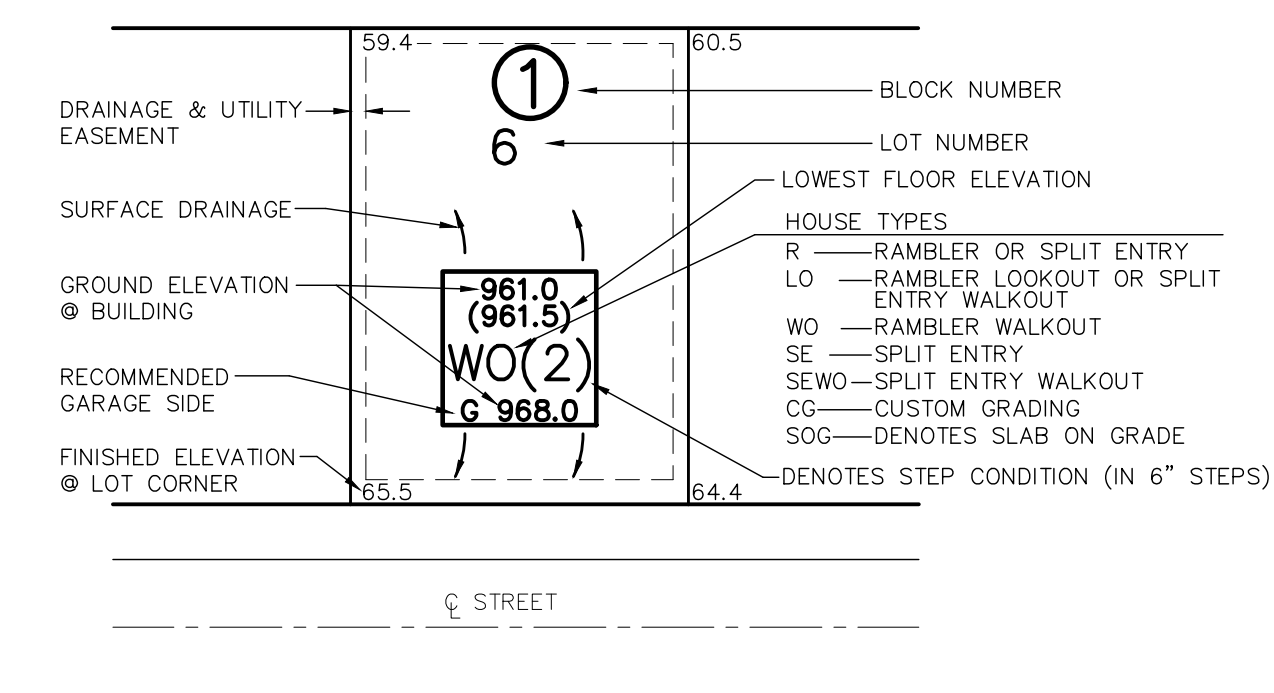
OUTLET CONTROL STRUCTURE POND 300



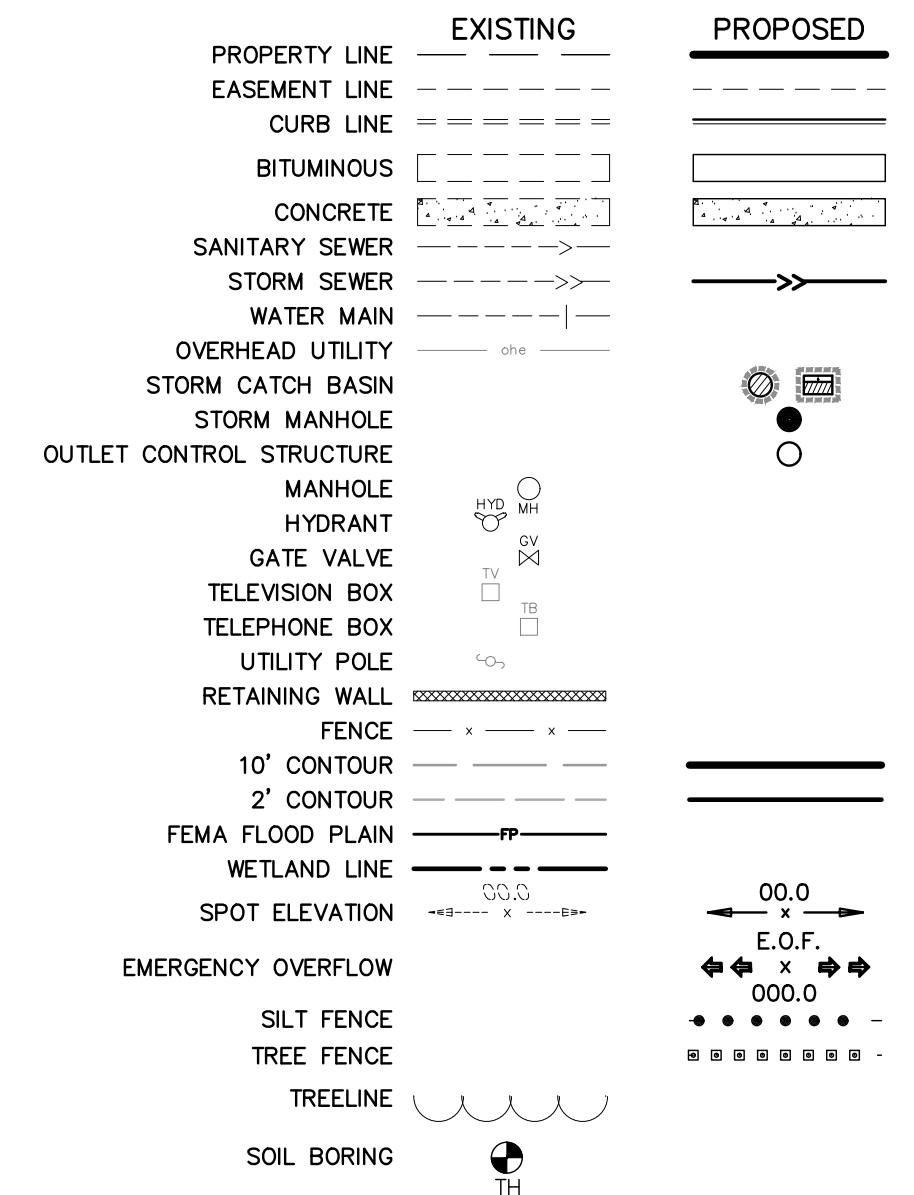
OUTLET CONTROL STRUCTURE POND 400



GRADING PLAN LOT KEY

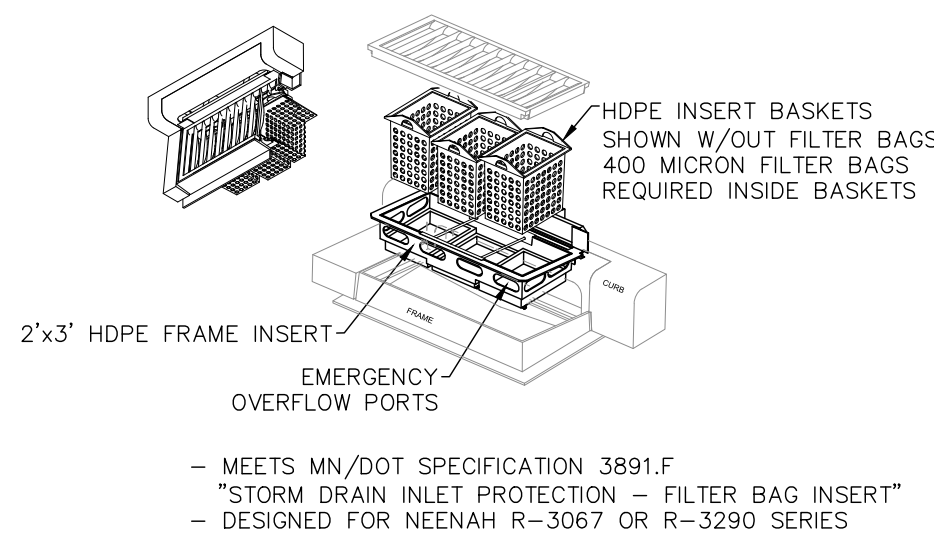


LEGEND



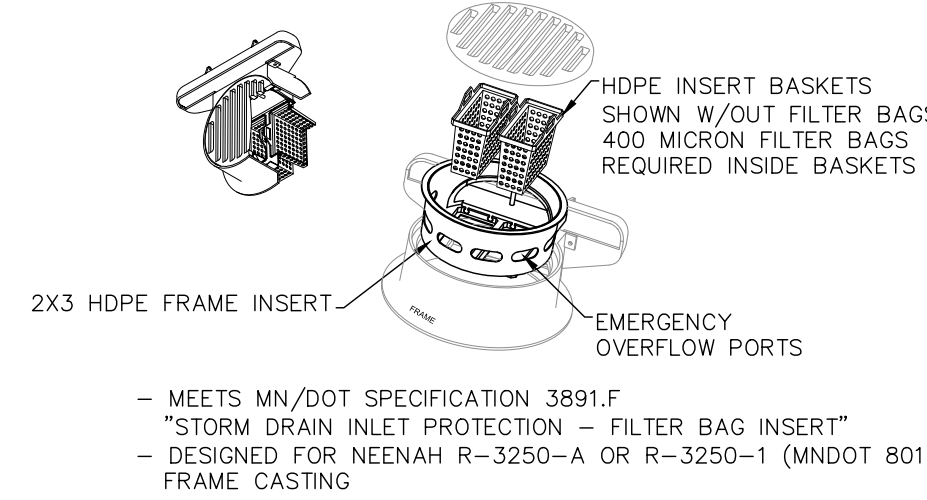
INFRA SAFE - 2'x3' DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



INFRA SAFE - 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



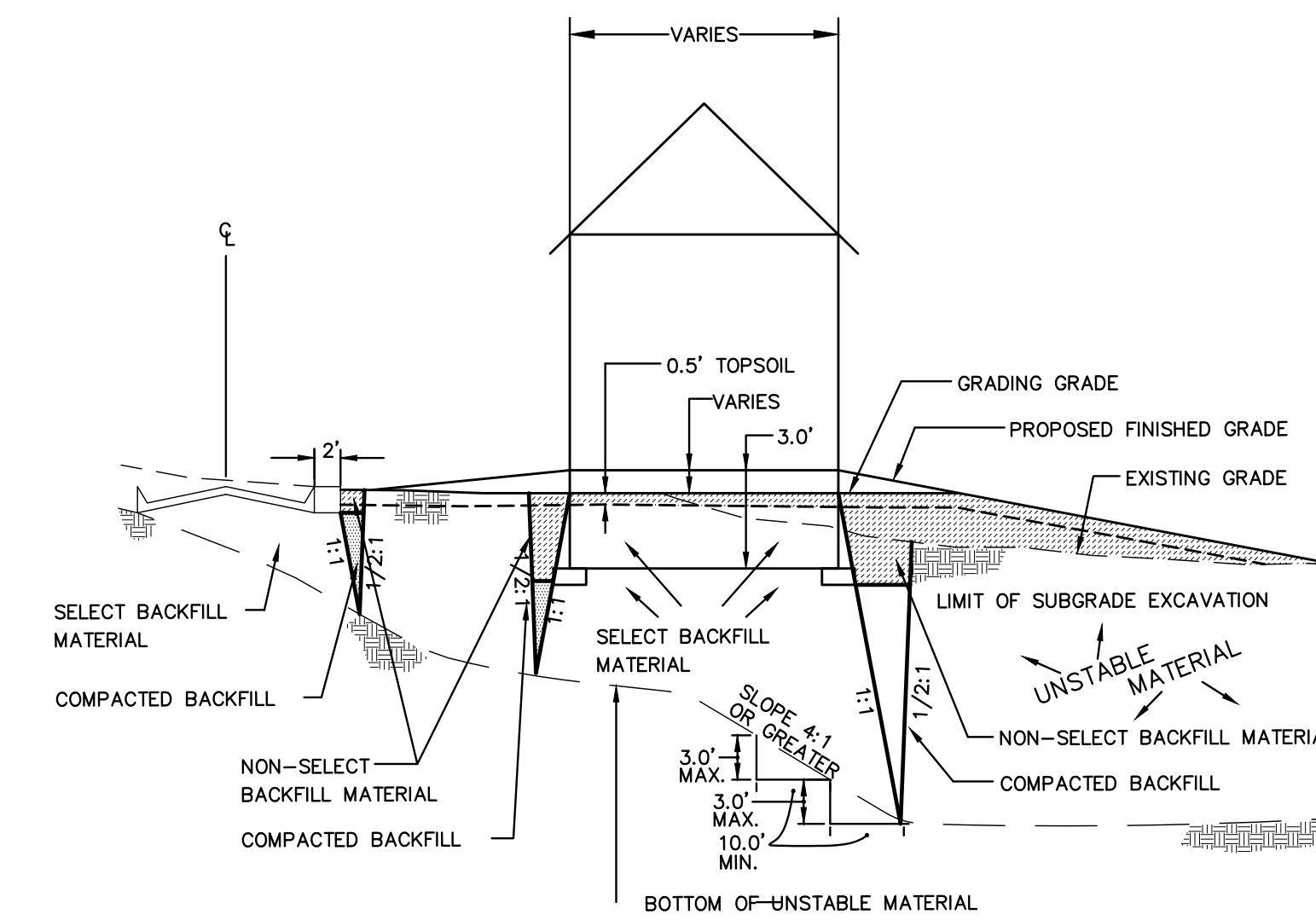
**TABLE A
MODIFIED CLASS 5
SPECIFICATIONS**

% 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

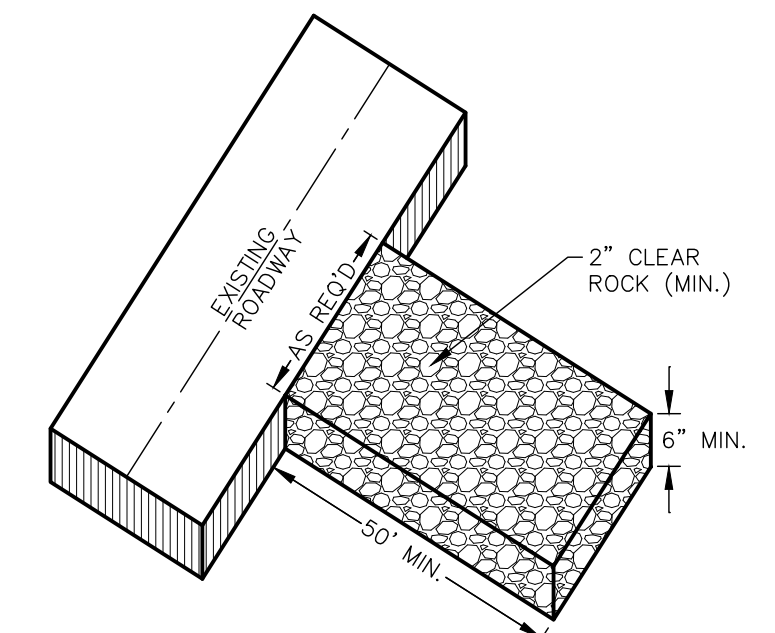
NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3.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

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

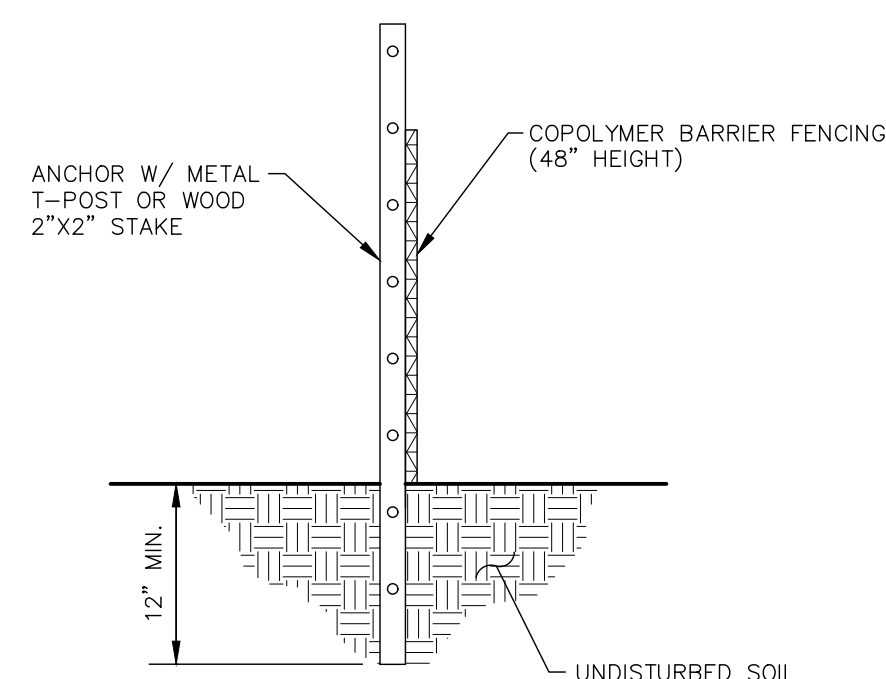
SUBGRADE CORRECTION



ROCK CONSTRUCTION ENTRANCE

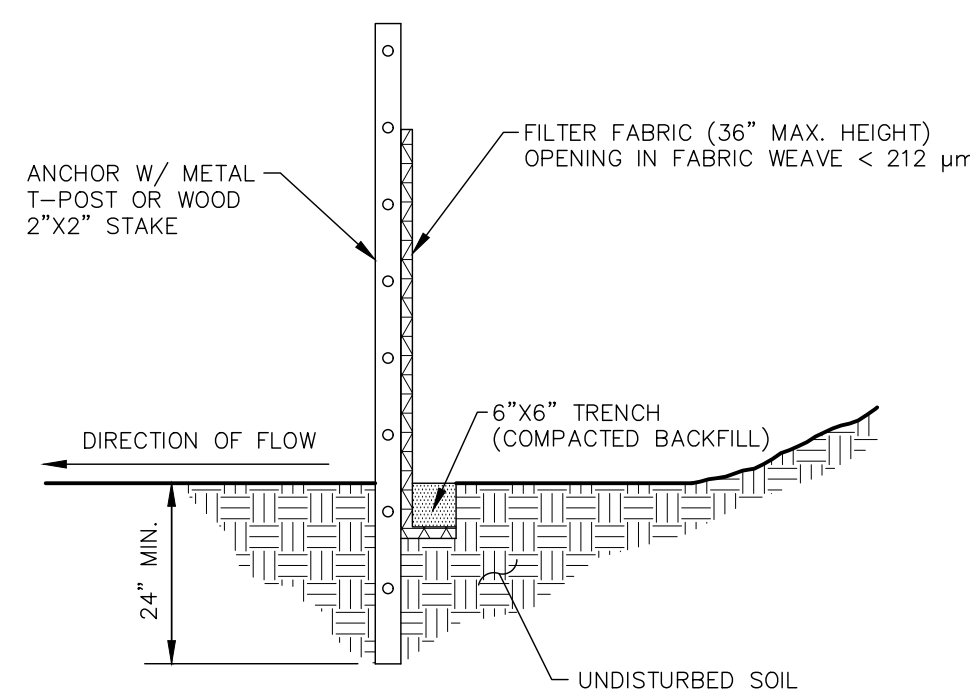


TREE FENCE



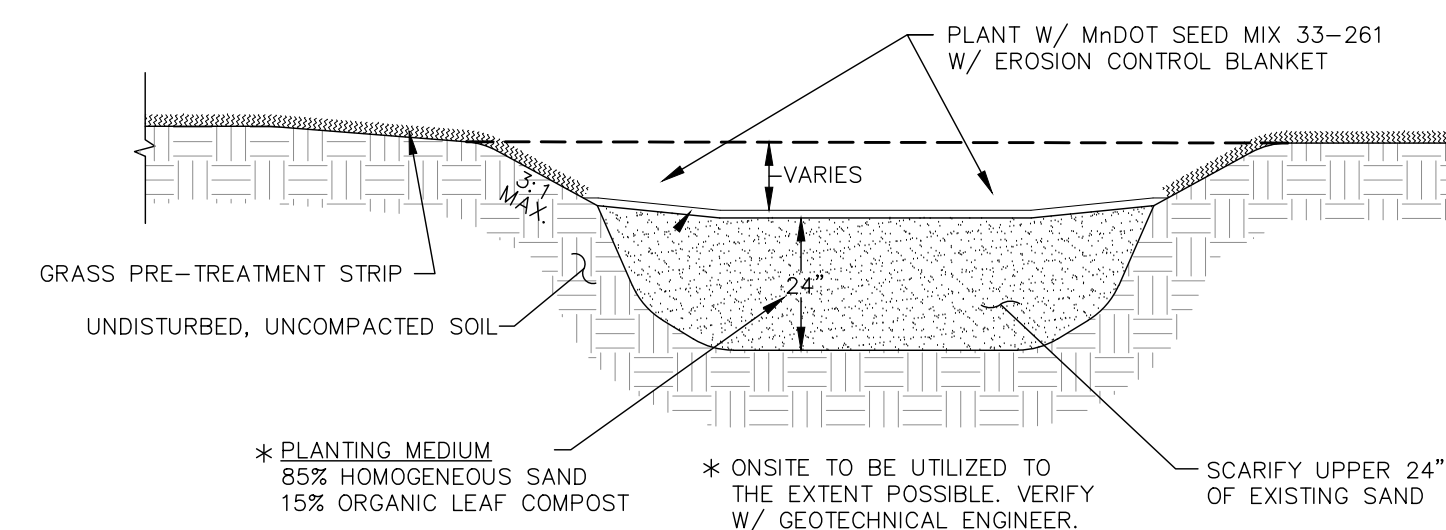
- NOTES:
- TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
 - ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
 - SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
 - SEE MNDOT SPECIFICATION 2572.

SILT FENCE

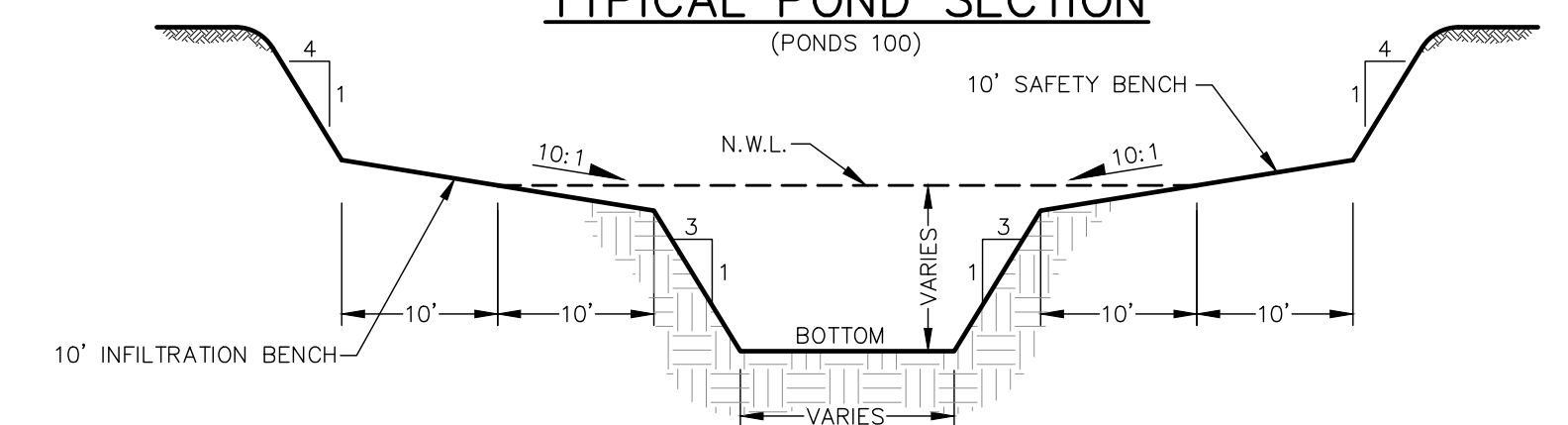


- NOTES:
- DIG A 6"x6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
 - DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
 - POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
 - LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"x6" TRENCH.
 - SECURELY ATTACH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

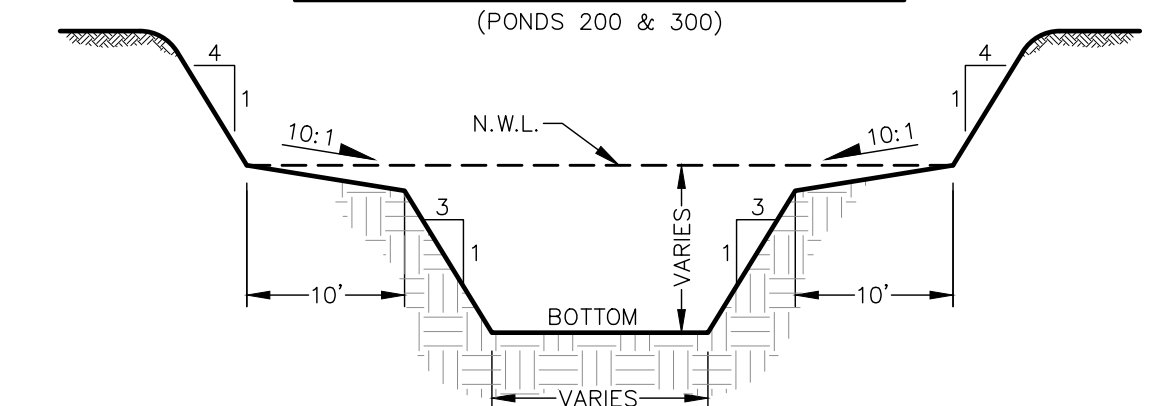
INFILTRATION BASIN



TYPICAL POND SECTION (PONDS 100)



TYPICAL POND SECTION (PONDS 200 & 300)



TURF ESTABLISHMENT

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

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

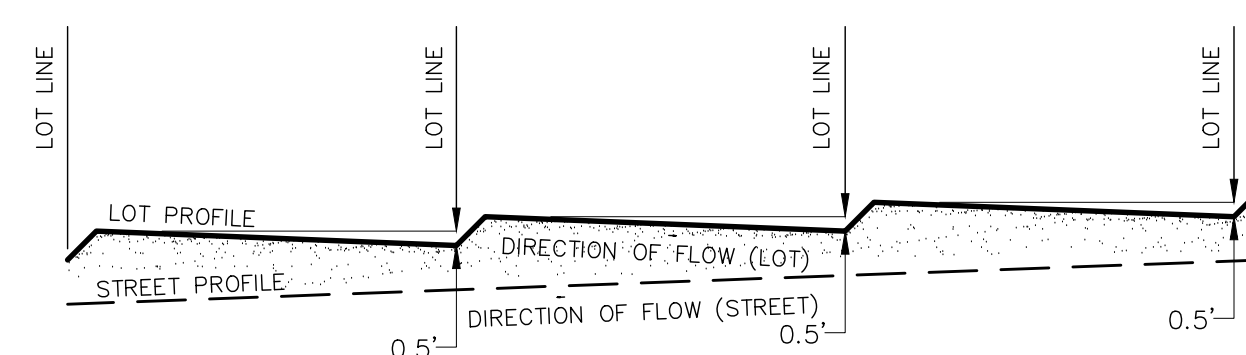
SEED: MNDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

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

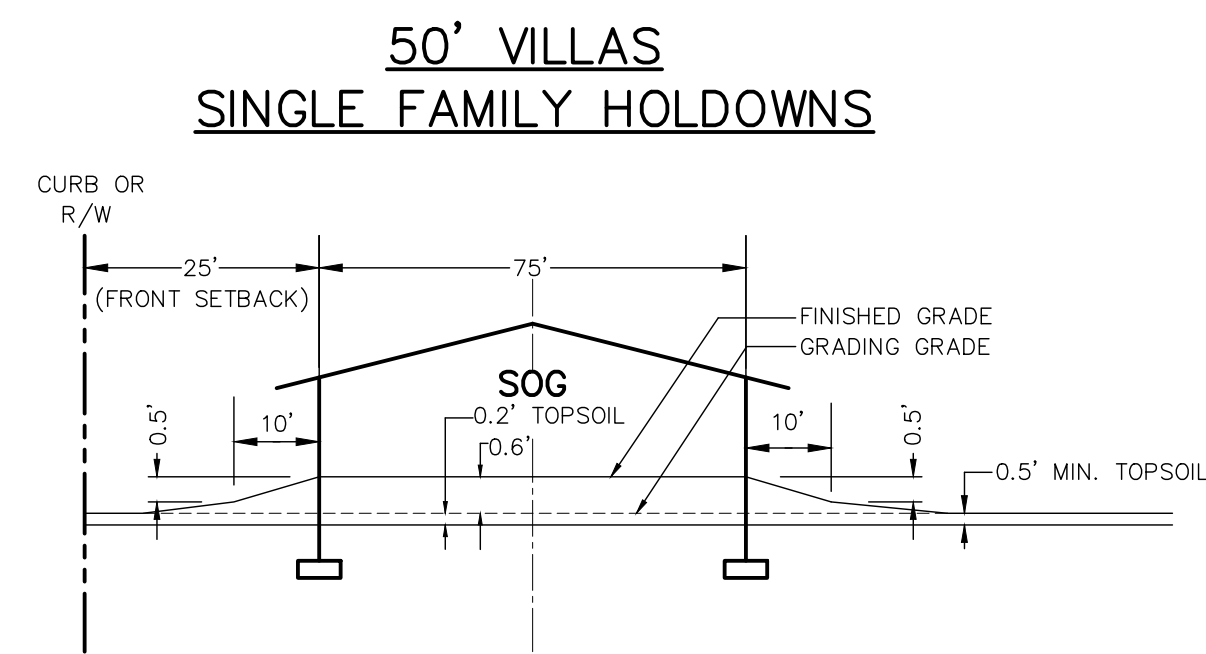
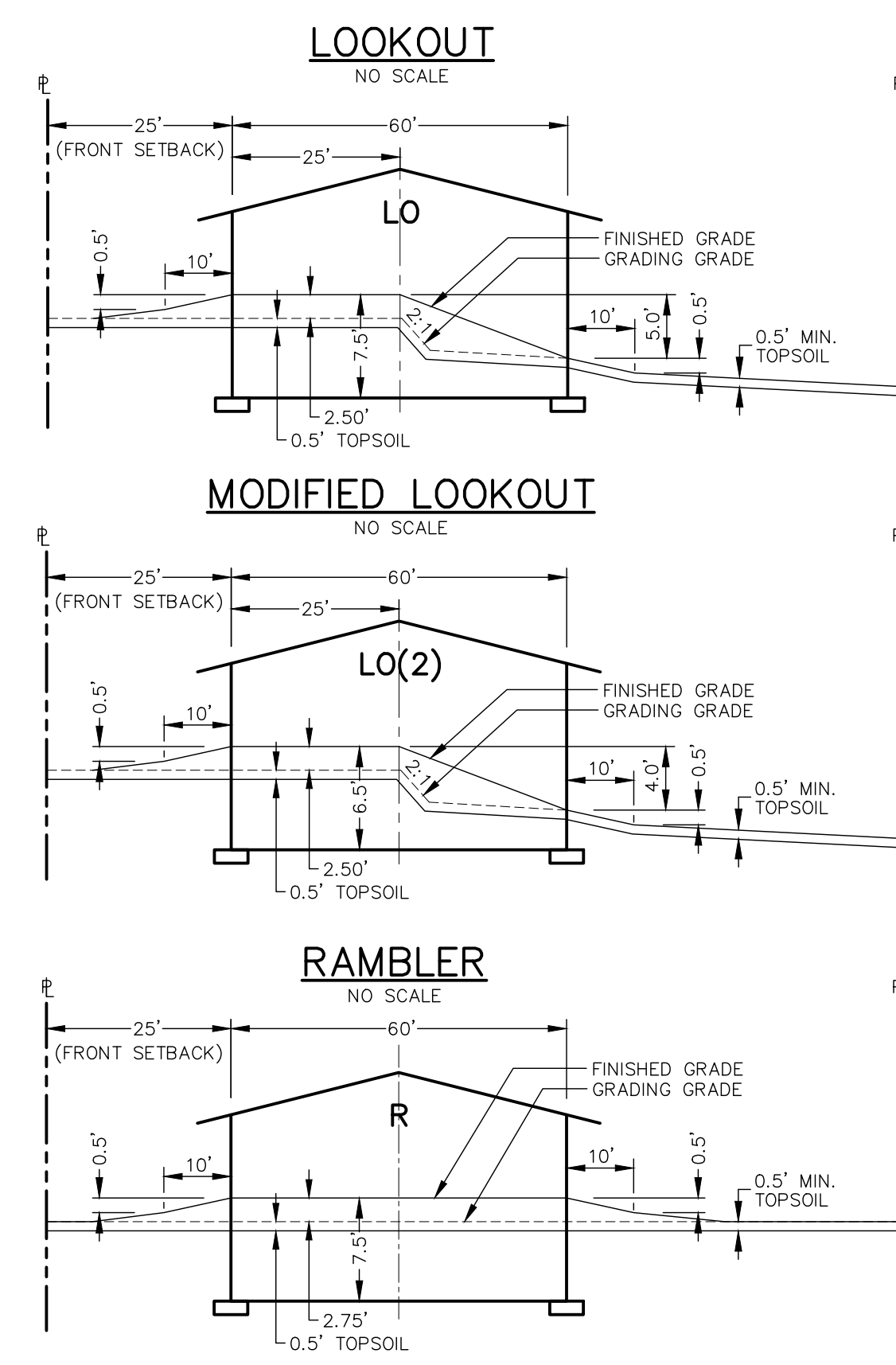
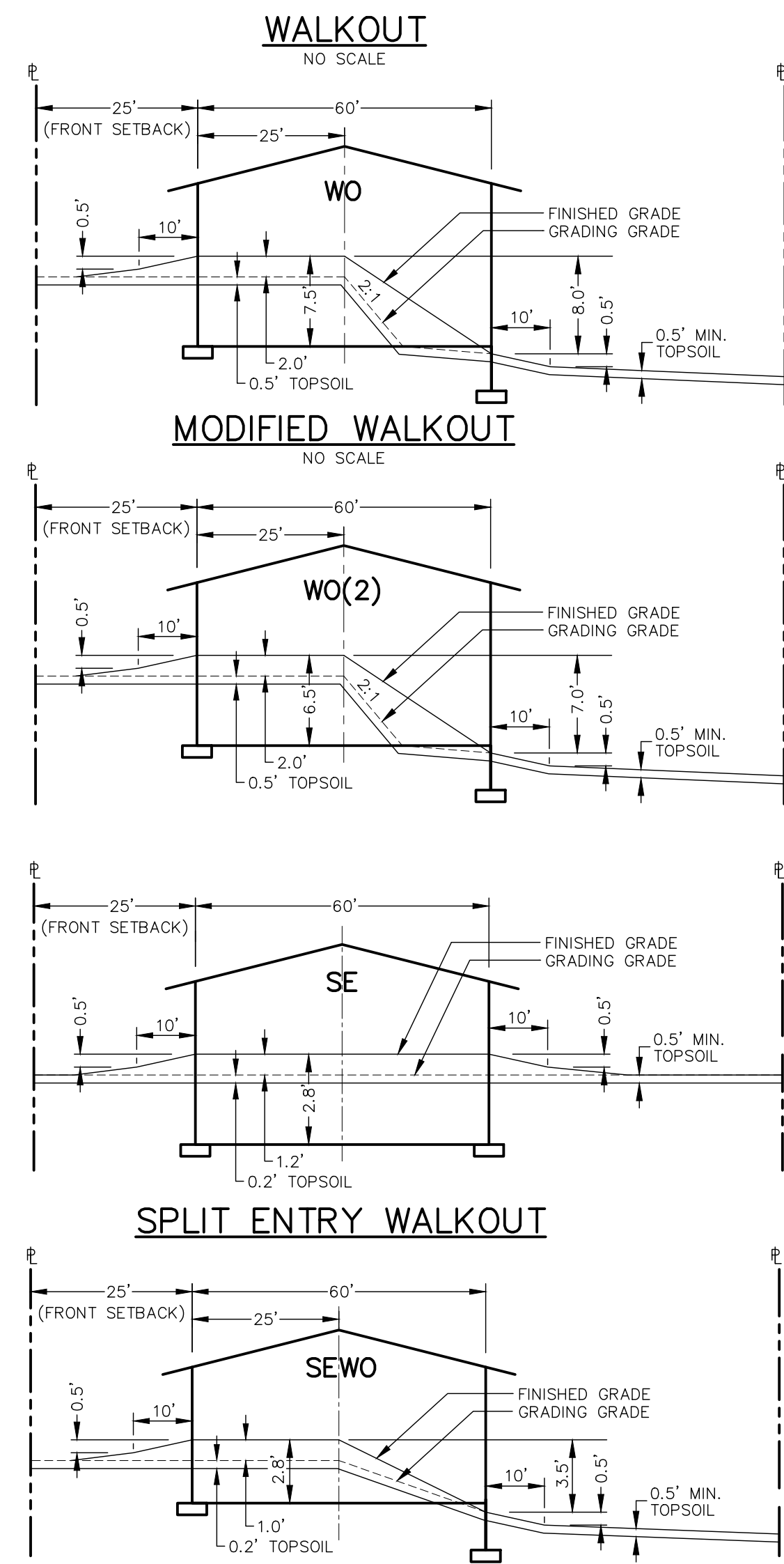
MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

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

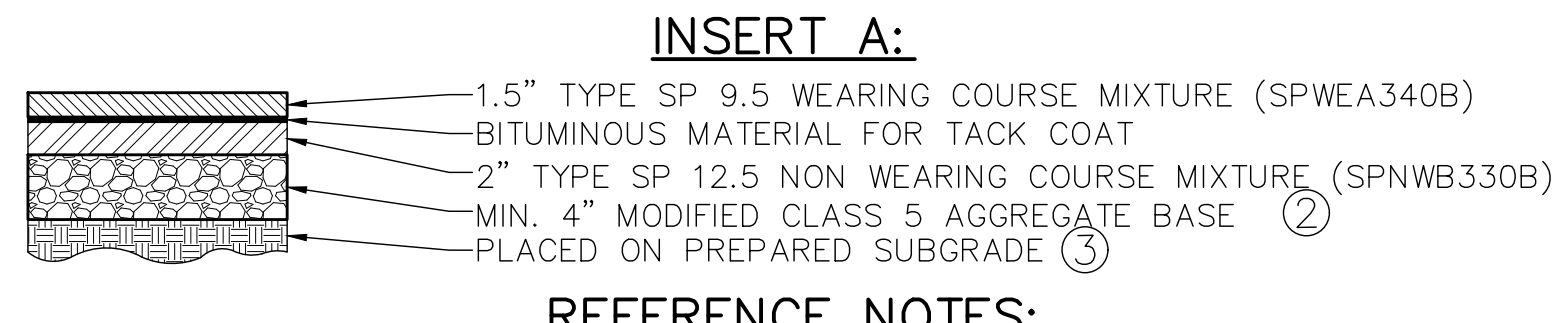
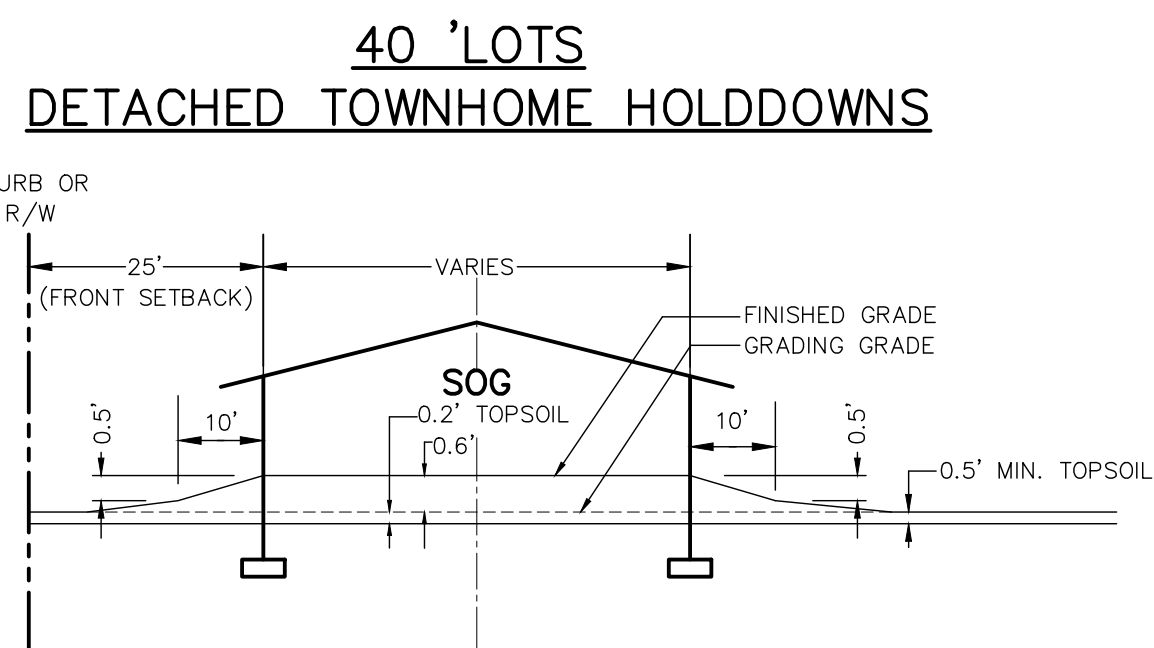
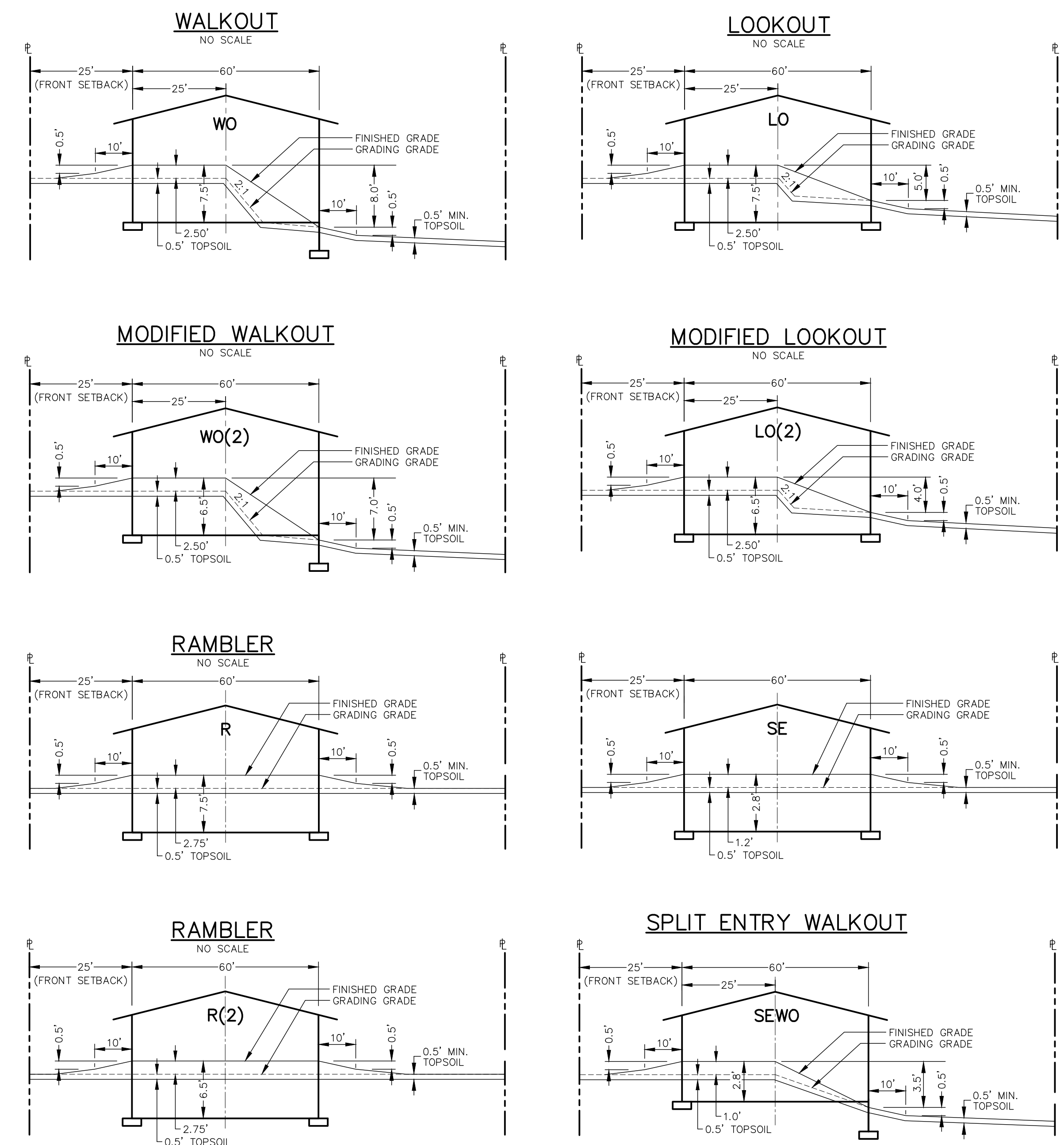
LOT BENCHING DETAIL



65' LOTS

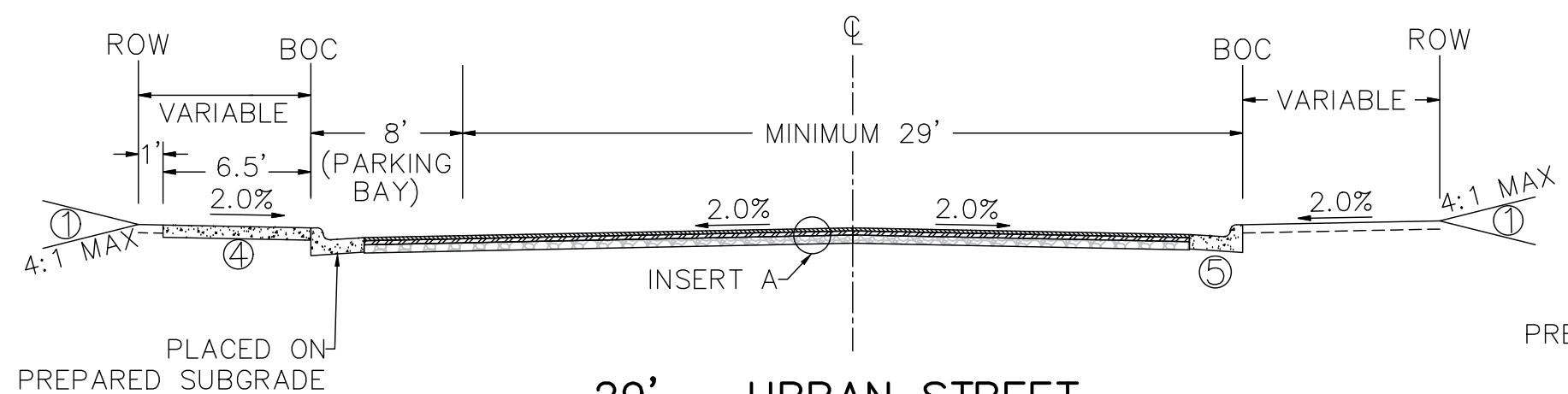


50' LOTS

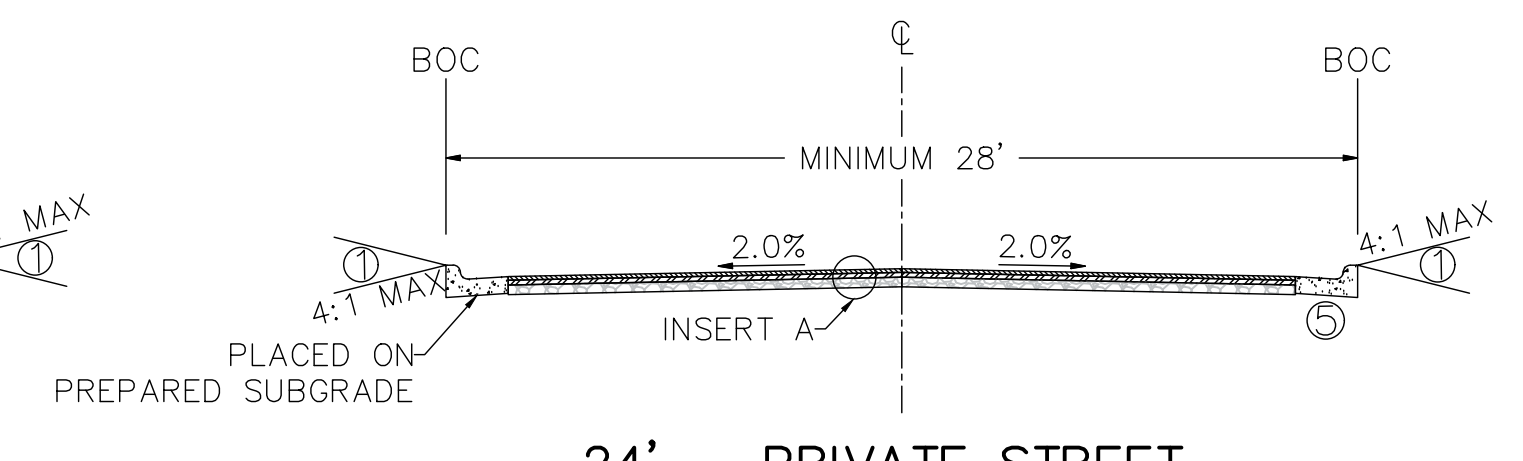


- REFERENCE NOTES:**
- GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
 - CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
 - CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL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

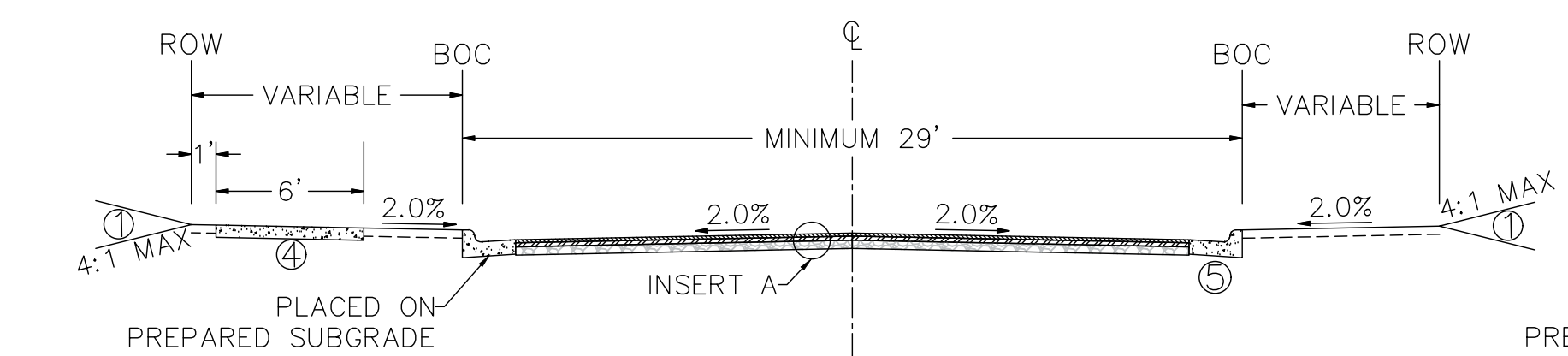
29' - URBAN STREET W/ PARKING BAY



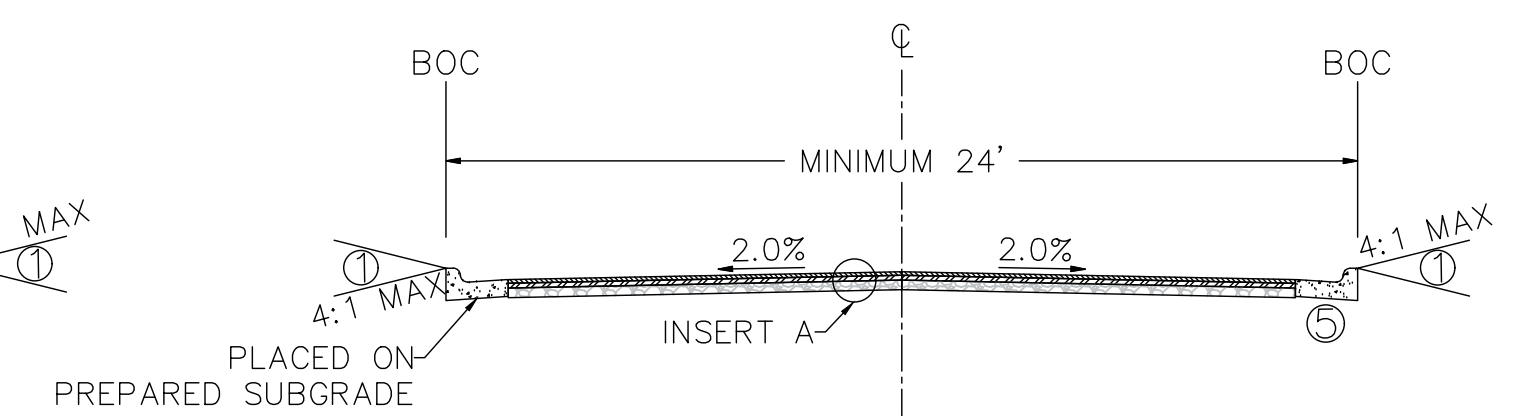
28' - PRIVATE STREET



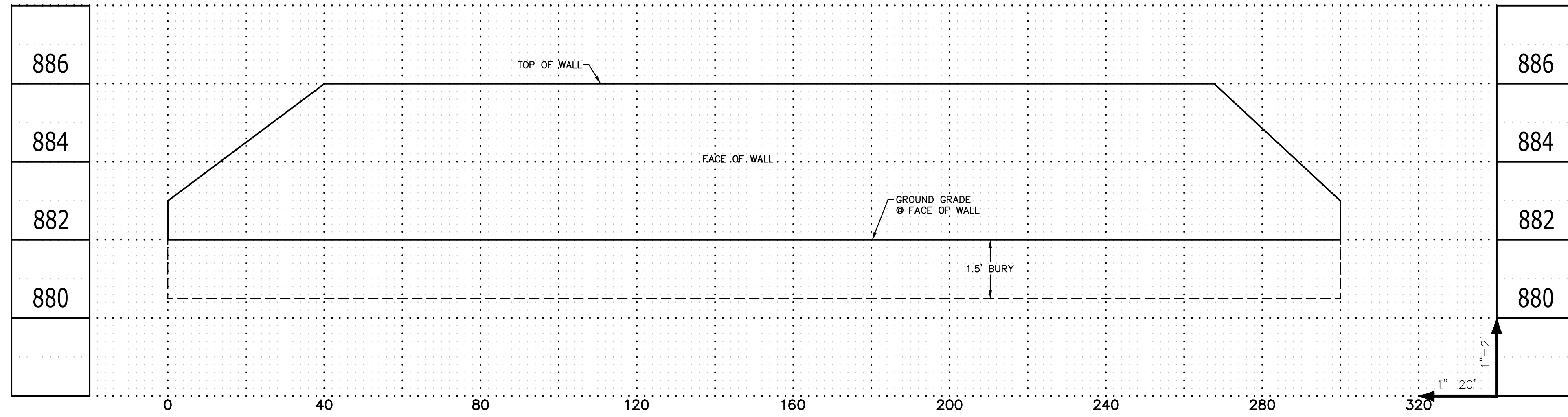
29' - URBAN STREET



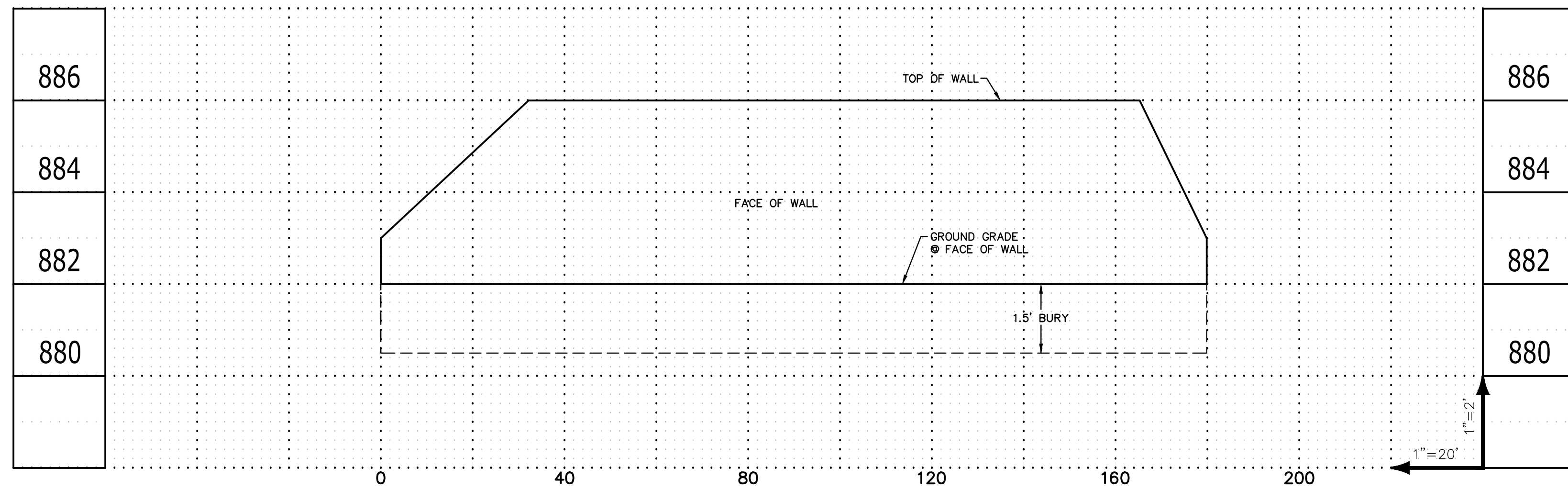
24' - PRIVATE STREET



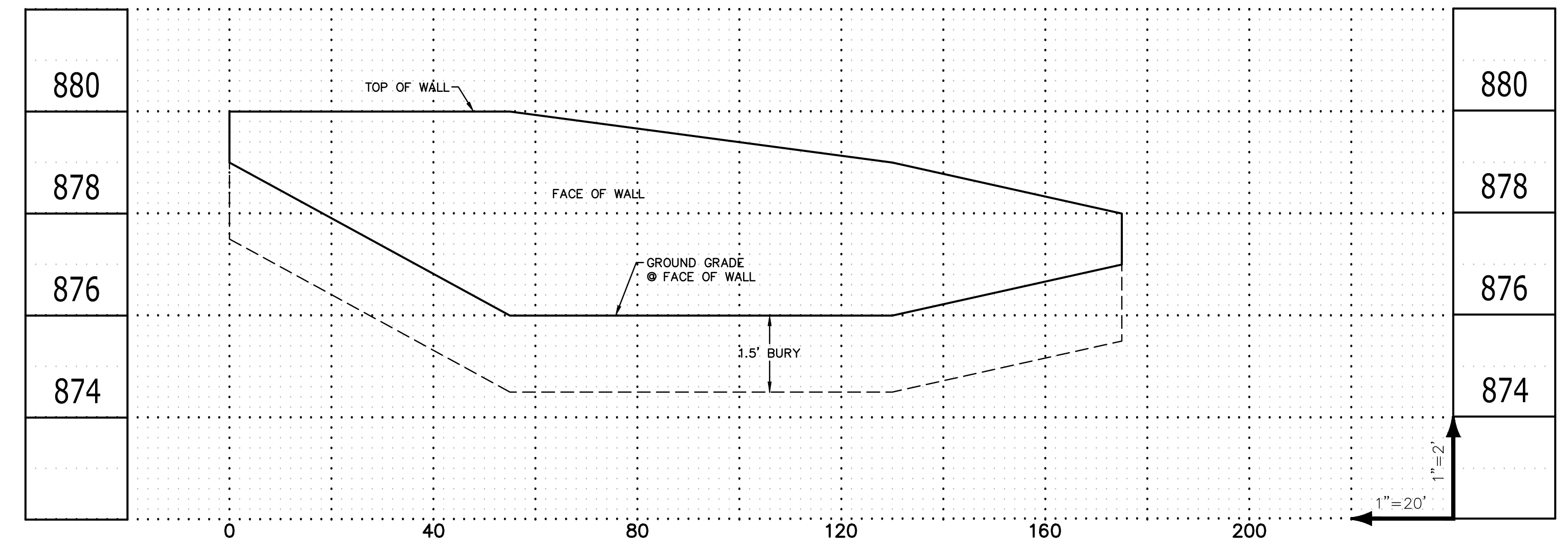
MODULAR RETAINING WALL #1
(1542 SF)



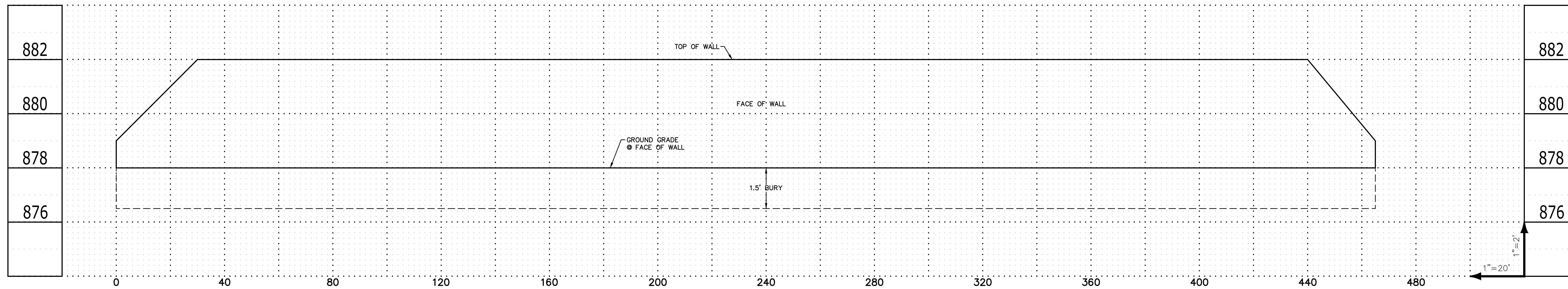
MODULAR RETAINING WALL #2
(919 SF)

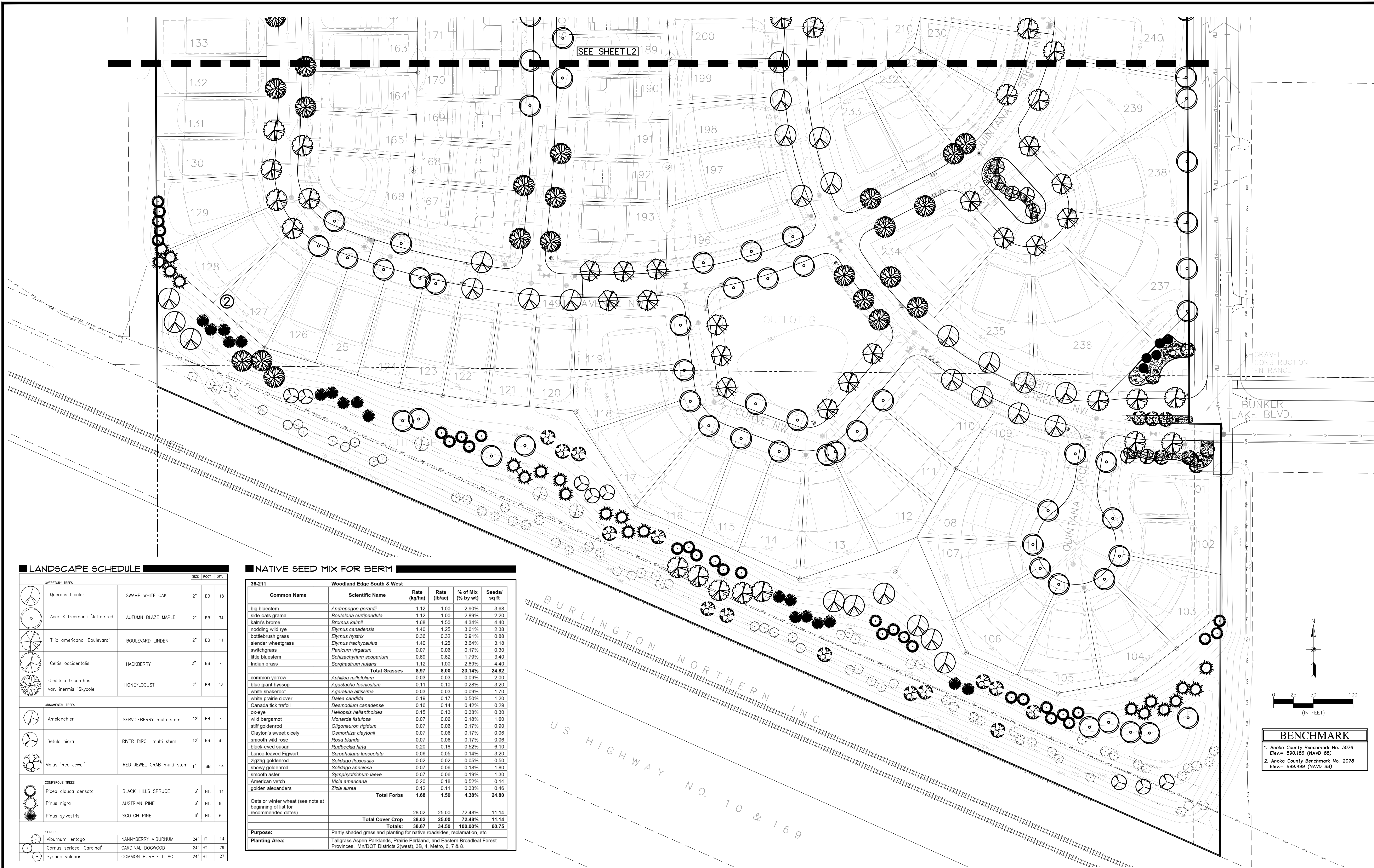


MODULAR RETAINING WALL #3
(755 SF)



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

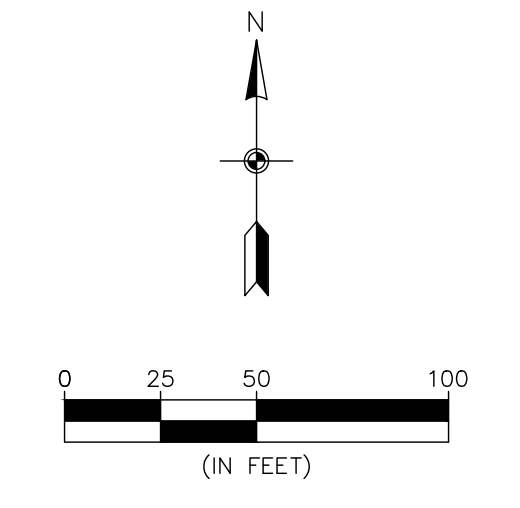
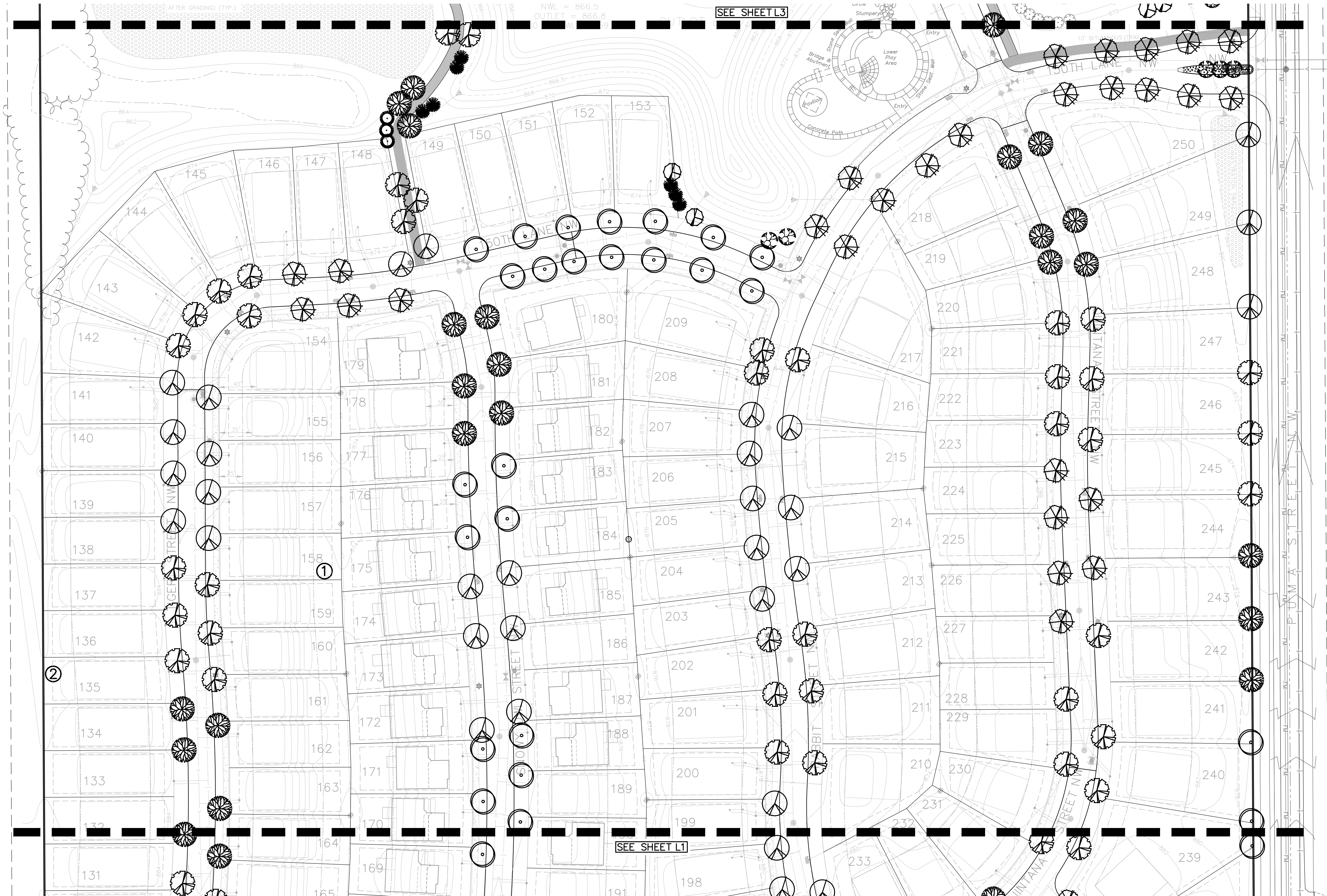
Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/ac)	% of Mix (% by wt)	Seeds/sq ft
big bluestem	<i>Andropogon gerardii</i>	1.12	1.00	2.90%	3.68
side-oats grama	<i>Bouteloua curtipendula</i>	1.12	1.00	2.89%	2.20
kalm's brome	<i>Bromus kalmii</i>	1.68	1.50	4.34%	4.40
nodding wild rye	<i>Elymus canadensis</i>	1.40	1.25	3.61%	2.38
bottlebrush grass	<i>Elymus hystrix</i>	0.36	0.32	0.91%	0.88
slender wheatgrass	<i>Elymus trachycaulus</i>	1.40	1.25	3.64%	3.18
switchgrass	<i>Panicum virgatum</i>	0.07	0.06	0.17%	0.30
little bluestem	<i>Schizachyrium scoparium</i>	0.69	0.62	1.79%	3.40
Indian grass	<i>Sorghastrum nutans</i>	1.12	1.00	2.89%	4.40
Total Grasses		8.97	8.00	23.14%	24.82
common yarrow	<i>Achillea millefolium</i>	0.03	0.03	0.09%	2.00
blue giant hyssop	<i>Agastache foeniculum</i>	0.11	0.10	0.28%	3.20
white snakeroot	<i>Ageratina altissima</i>	0.03	0.03	0.09%	1.70
white prairie clover	<i> Dalea candida</i>	0.19	0.17	0.50%	1.20
Canada tick trefoil	<i>Desmodium canadense</i>	0.16	0.14	0.42%	0.29
ox-eye	<i>Helopsis helianthoides</i>	0.15	0.13	0.38%	0.30
wild bergamot	<i>Monarda fistulosa</i>	0.07	0.06	0.18%	1.60
stiff goldenrod	<i>Oligoneuron fistulosum</i>	0.07	0.06	0.17%	0.90
Clayton's sweet cicely	<i>Osmorhiza claytonii</i>	0.07	0.06	0.17%	0.06
smooth wild rose	<i>Rosa blanda</i>	0.07	0.06	0.17%	0.06
black-eyed susan	<i>Rudbeckia hirta</i>	0.20	0.18	0.52%	6.10
lance-leaved Figwort	<i>Scrophularia lanceolata</i>	0.06	0.05	0.14%	3.20
zigzag goldenrod	<i>Solidago flexicaulis</i>	0.02	0.02	0.05%	0.50
showy goldenrod	<i>Solidago speciosa</i>	0.07	0.06	0.18%	1.80
smooth aster	<i>Symphotrichum laeve</i>	0.07	0.06	0.19%	1.30
American vetch	<i>Vicia americana</i>	0.20	0.18	0.52%	0.14
golden alexanders	<i>Zizia aurea</i>	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)

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 -



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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: Ryan J. Rutger
 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
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 14015 Sunfish Lake B, Suite 400
 Ramsey, MN 55303

RIVERSTONE
 Ramsey, MN

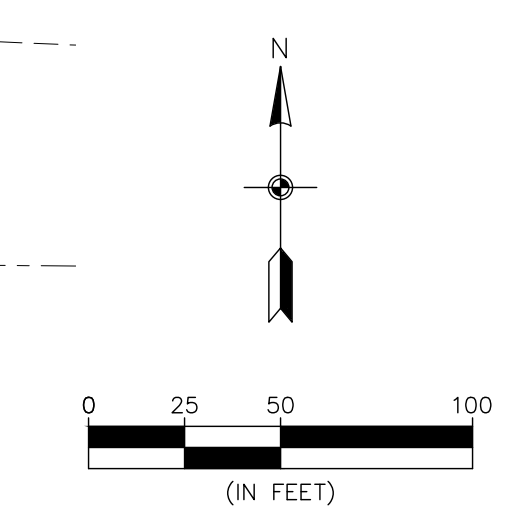
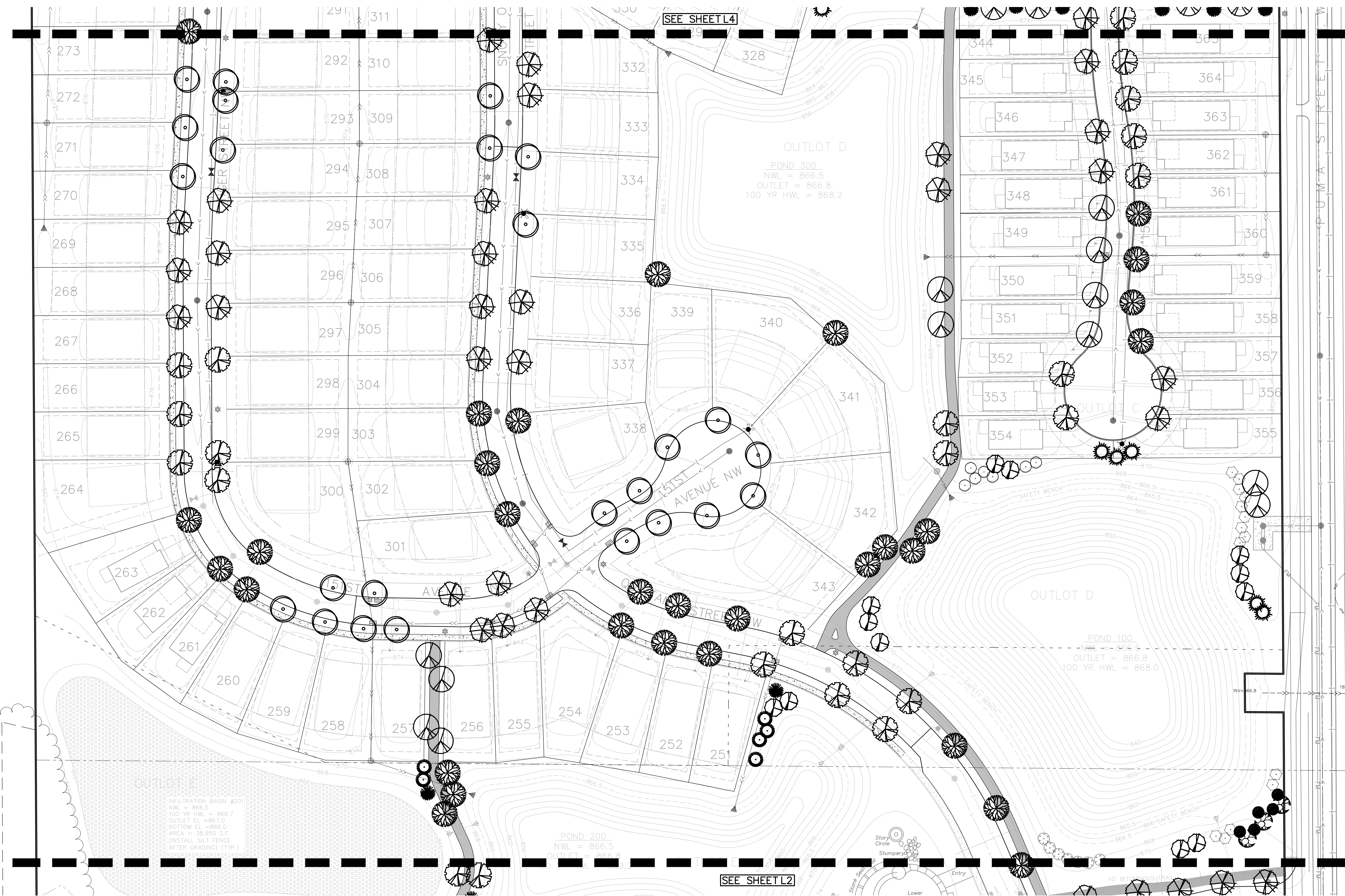
LANDSCAPE PLAN

L2
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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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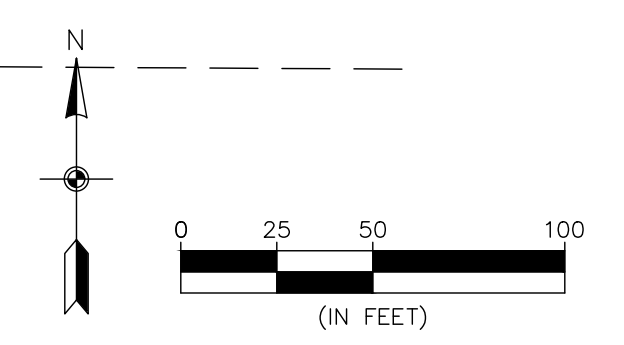
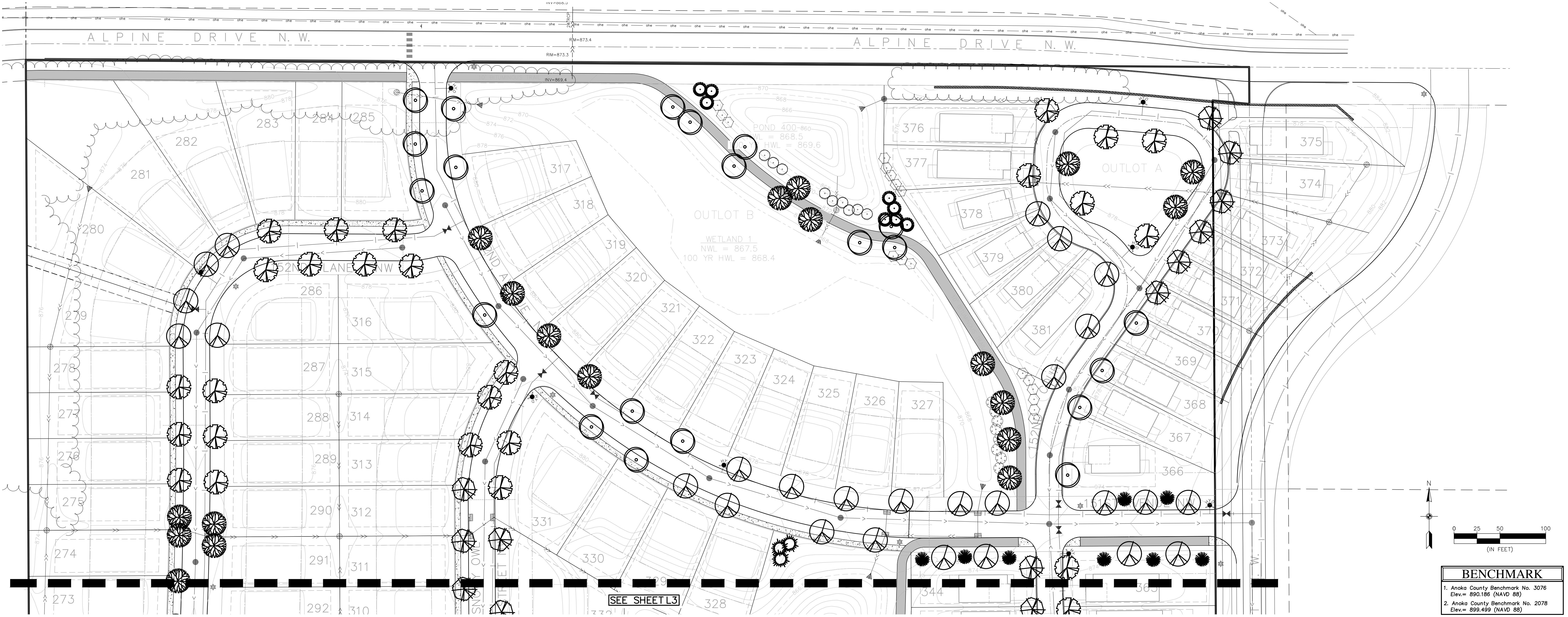
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 Ramsey, MN

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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SEE SHEET L3

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PRELIMINARY LANDSCAPE PLAN

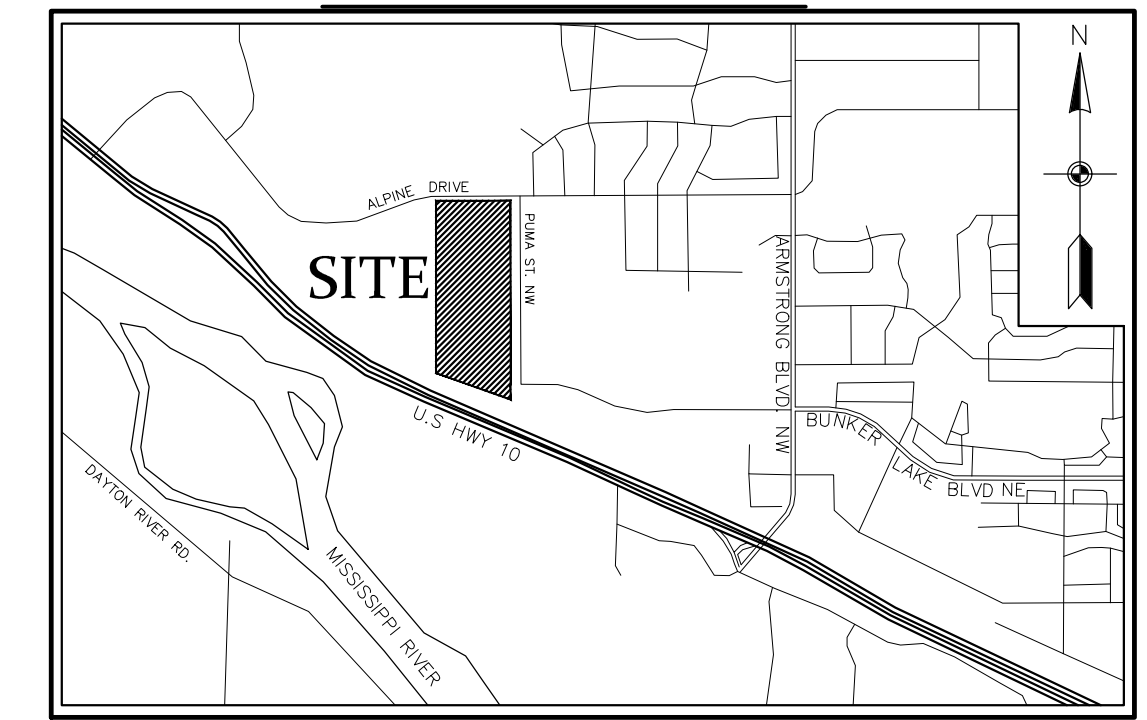
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RIVERSTONE

TREE PRESERVATION PLAN

RAMSEY, MINNESOTA

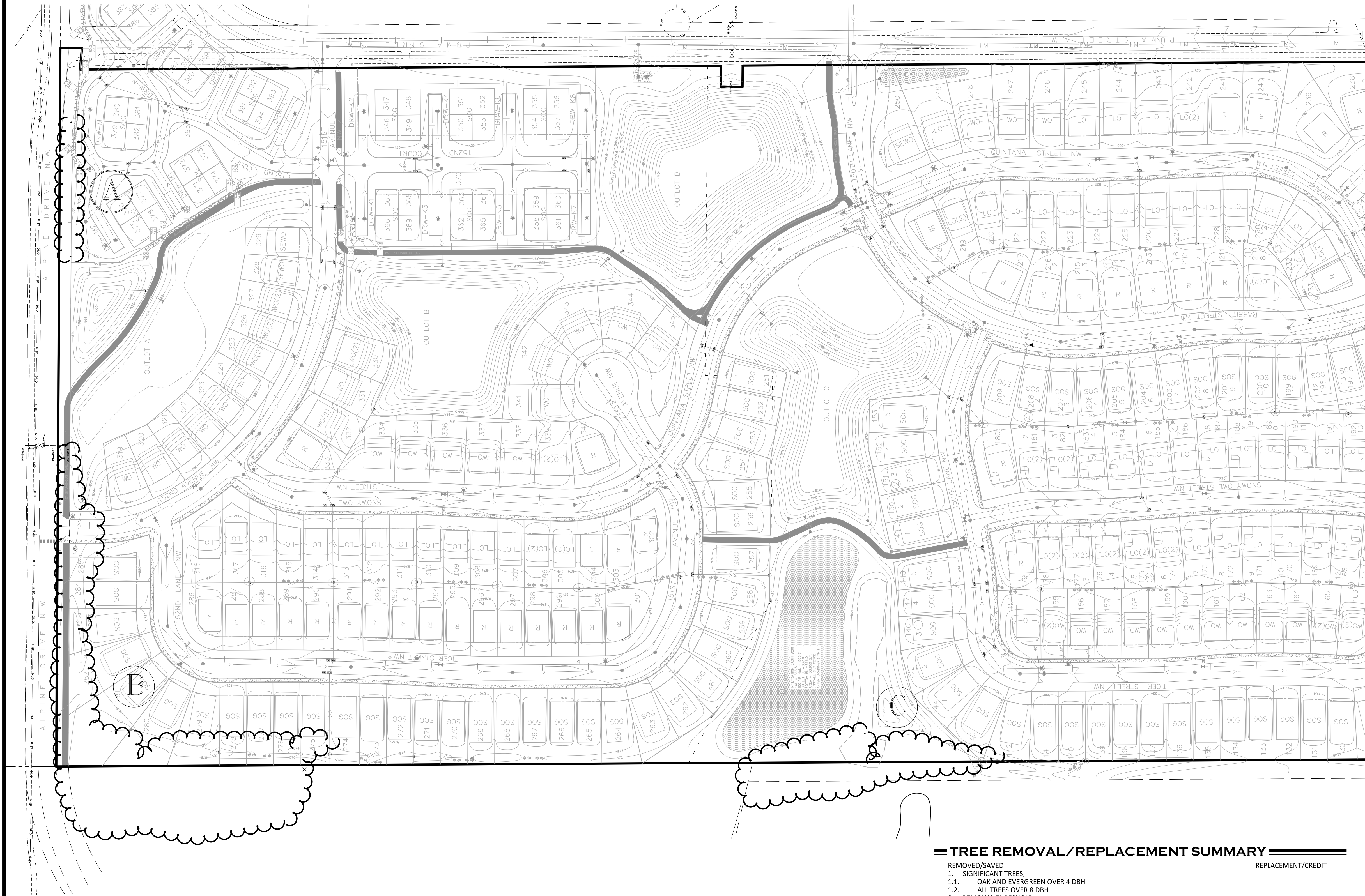
VICINITY MAP



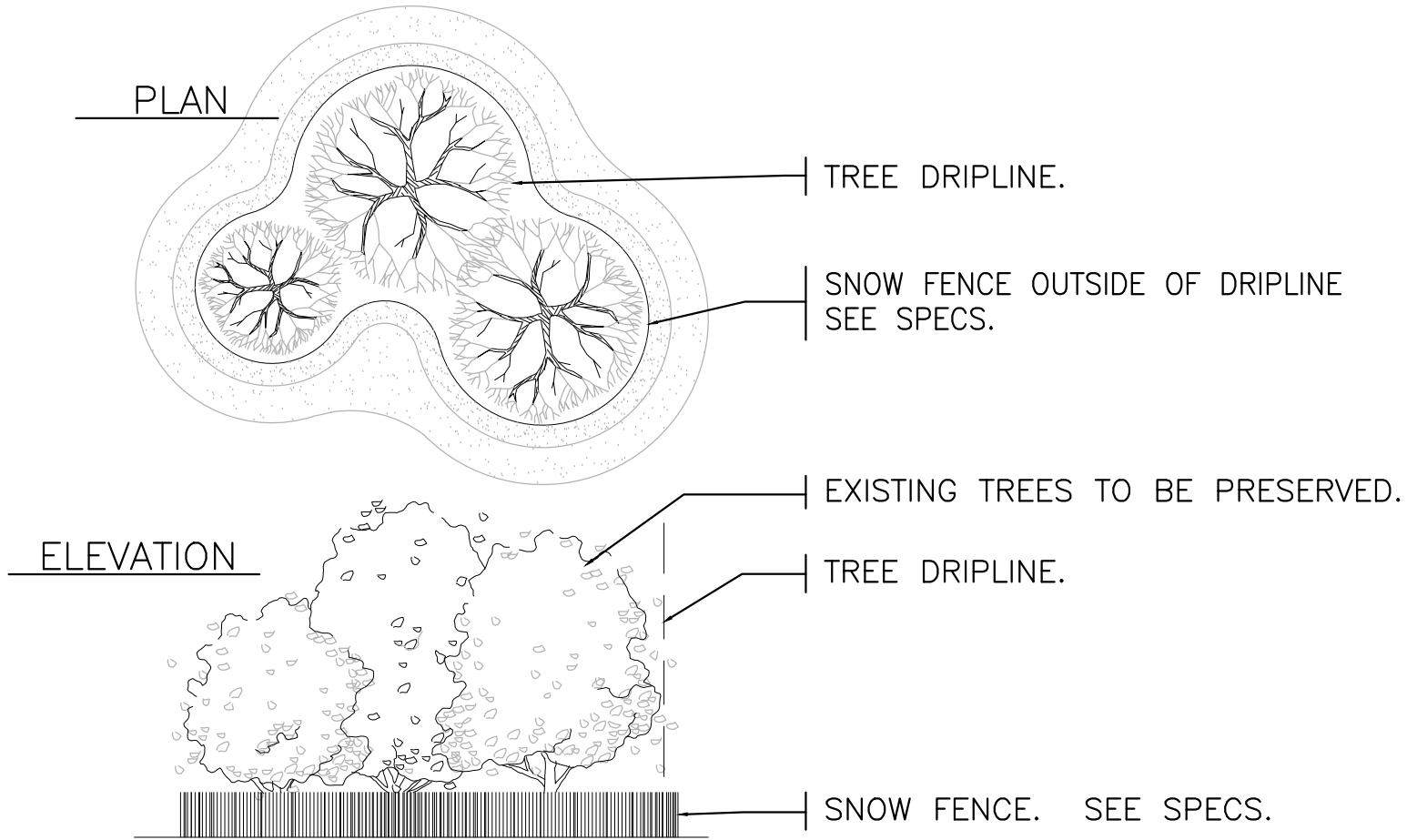
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SHEET INDEX

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.

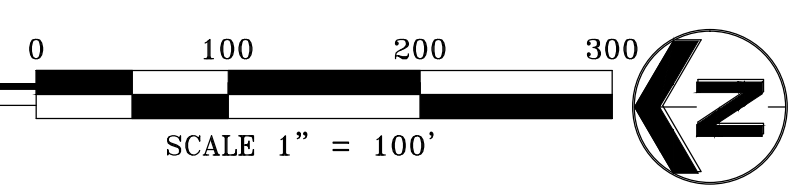
BENCHMARK

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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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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

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Ramsey, MN

COVER

TP1
of
2

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