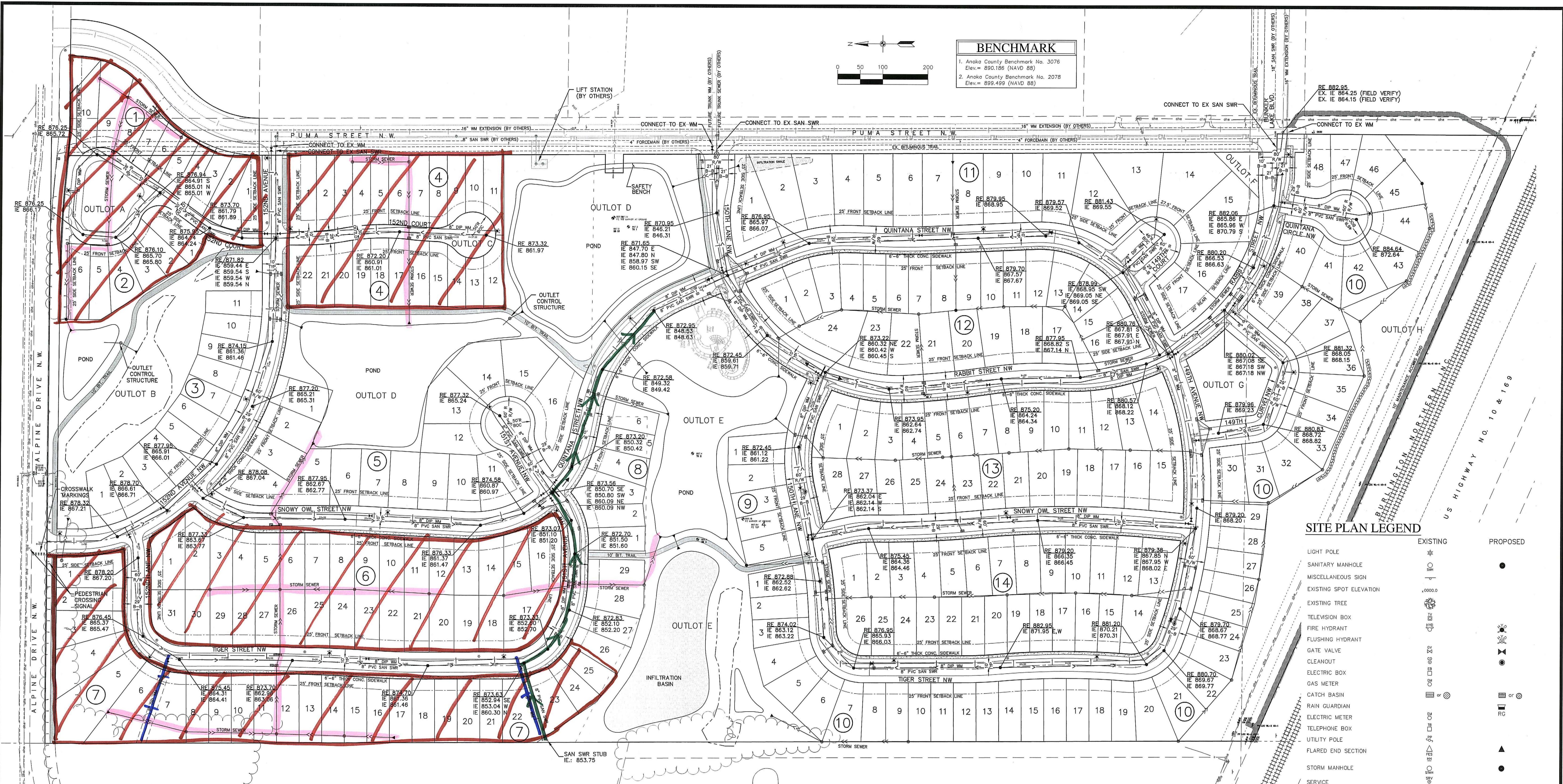


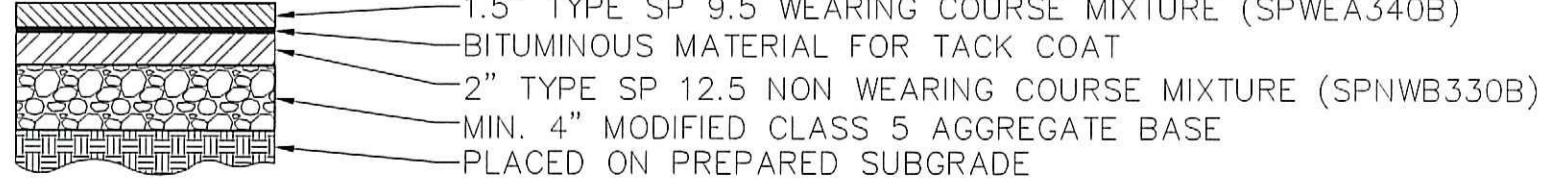
BENCHMARK	
1.	Anoka County Benchmark No. 3076 Elev. = 890.186 (NAVD 88)
2.	Anoka County Benchmark No. 2078 Elev. = 899.499 (NAVD 88)



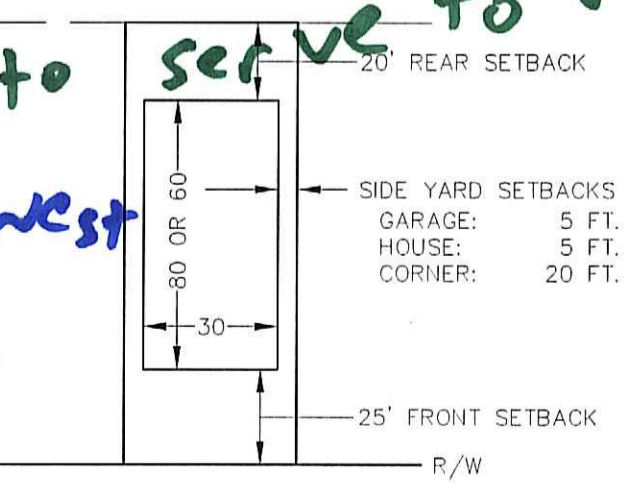
SITE PLAN LEGEND	
EXISTING	PROPOSED

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

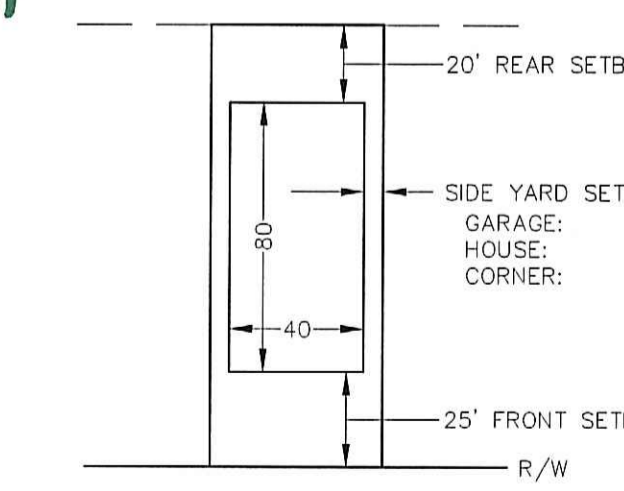
**STREET SECTION**



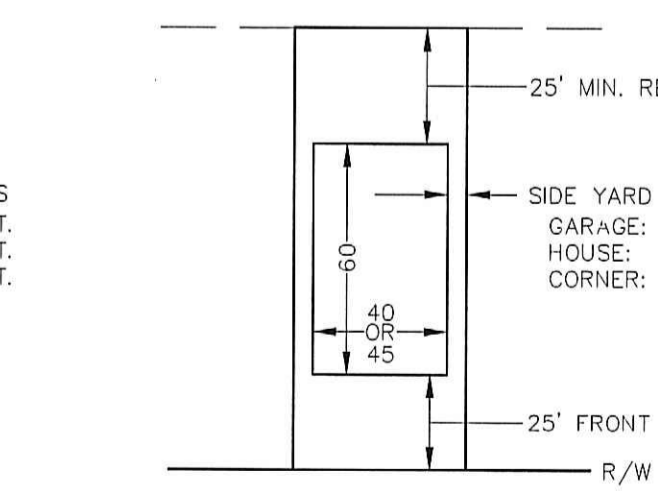
**40' LOT DETAIL**



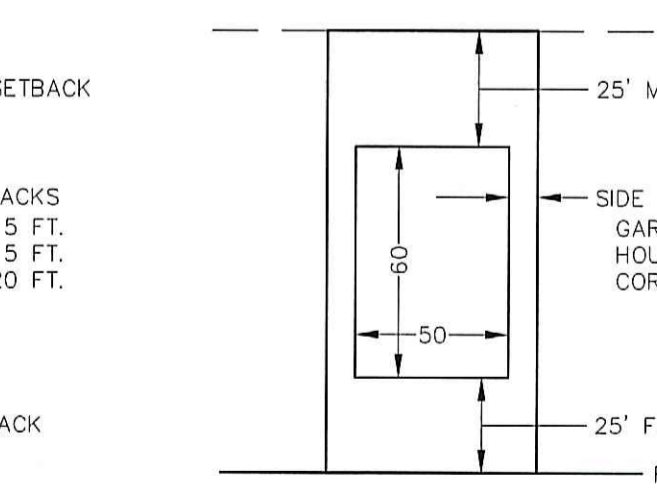
**50' VILLA LOT DETAIL**



**50'/55' LOT DETAIL**



**65' LOT DETAIL**



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

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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 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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