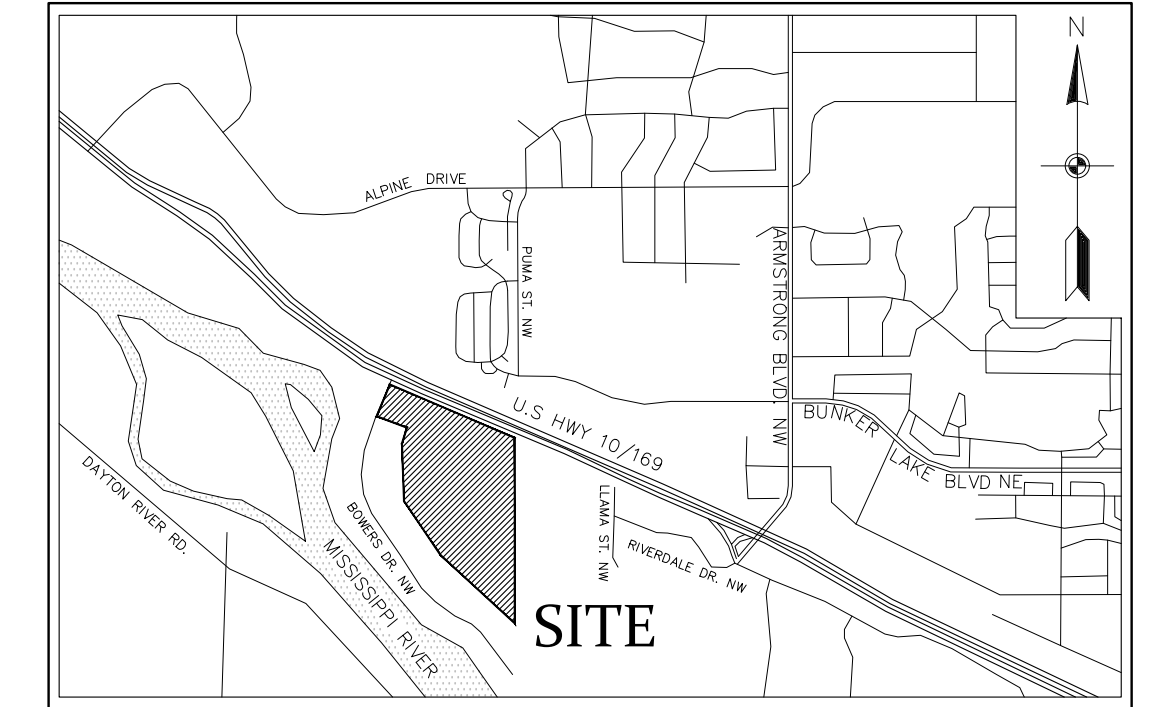


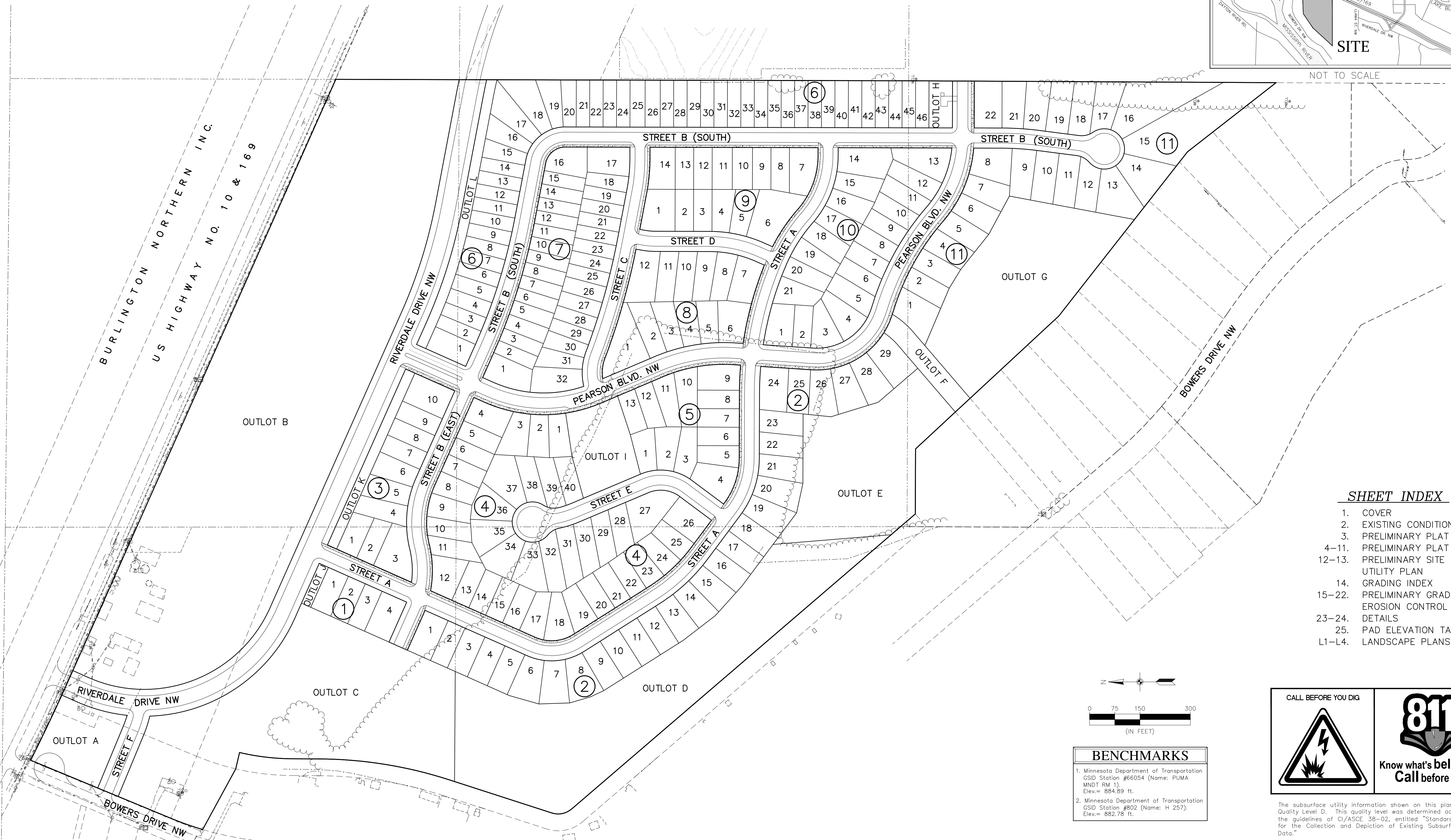
RIVERSTONE SOUTH

RAMSEY, MINNESOTA

VICINITY MAP

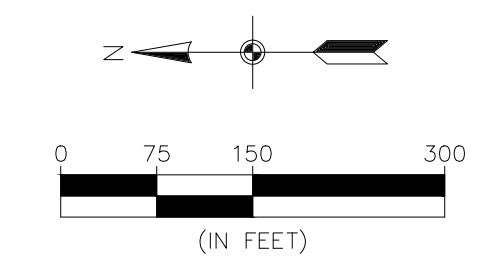


NOT TO SCALE



SHEET INDEX

- 1. COVER
- 2. EXISTING CONDITIONS
- 3. PRELIMINARY PLAT INDEX
- 4-11. PRELIMINARY PLAT
- 12-13. PRELIMINARY SITE & UTILITY PLAN
- 14. GRADING INDEX
- 15-22. PRELIMINARY GRADING & EROSION CONTROL PLANS
- 23-24. DETAILS
- 25. PAD ELEVATION TABLES
- L1-L4. LANDSCAPE PLANS



BENCHMARKS

- 1. Minnesota Department of Transportation
GSD Station #66054 (Name: PLUMA
MNDOT RM 1).
Elev.= 854.89 ft.
- 2. Minnesota Department of Transportation
GSD Station #802 (Name: H 257).
Elev.= 882.78 ft.

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 OJ/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

CARLSON MCCAIN
ENGINEERING
SURVEYING
ENVIRONMENTAL

3690 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
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: 11/25/20 License #: 25063

Drawn: ADB
Designed: BJK
Date: 11/25/20

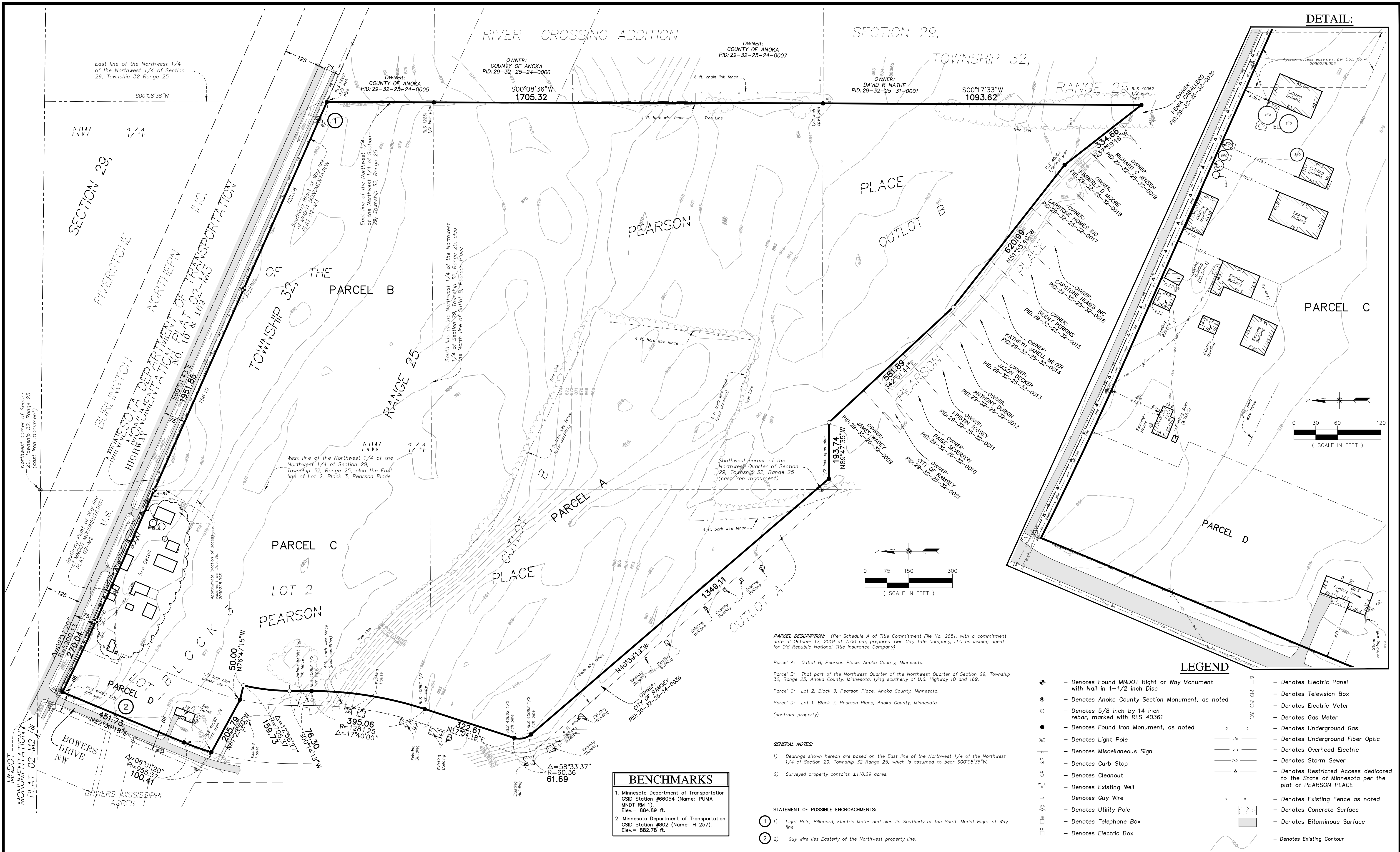
Revisions:
1.

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

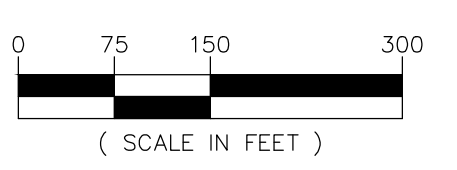
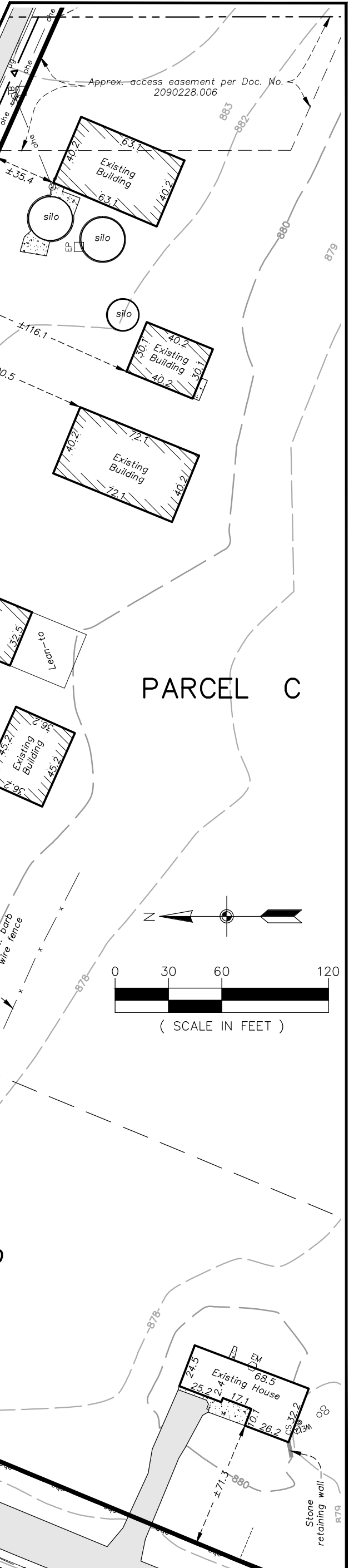
RIVERSTONE SOUTH
Ramsey, MN

COVER SHEET

1
of
25



DETAIL:



PARCEL DESCRIPTION: (Per Schedule A of Title Commitment File No. 2651, with a commitment date of October 17, 2019 at 7:00 am, prepared Twin City Title Company, LLC as issuing agent for Old Republic National Title Insurance Company)

- Parcel A: Outlot B, Pearson Place, Anoka County, Minnesota.
- Parcel B: That part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying southerly of U.S. Highway 10 and 169.
- Parcel C: Lot 2, Block 3, Pearson Place, Anoka County, Minnesota.
- Parcel D: Lot 1, Block 3, Pearson Place, Anoka County, Minnesota. (abstract property)

GENERAL NOTES:

- Bearings shown hereon are based on the East line of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 32 Range 25, which is assumed to bear S00°08'36\"/>
- Surveyed property contains ±110.29 acres.

STATEMENT OF POSSIBLE ENCROACHMENTS:

- Light Pole, Billboard, Electric Meter and sign lie Southerly of the South Mndot Right of Way line.
- Guy wire lies Easterly of the Northwest property line.

LEGEND

- ⬇ - Denotes Found MNDOT Right of Way Monument with Nail in 1-1/2 inch Disc
- ⊙ - Denotes Anoka County Section Monument, as noted
- - Denotes 5/8 inch by 1/4 inch rebar, marked with RLS 40361
- - Denotes Found Iron Monument, as noted
- ⊛ - Denotes Light Pole
- ⊙ - Denotes Miscellaneous Sign
- ⊙ - Denotes Curb Stop
- ⊙ - Denotes Cleanout
- ⊙ - Denotes Existing Well
- ⊙ - Denotes Guy Wire
- ⊙ - Denotes Utility Pole
- ⊙ - Denotes Telephone Box
- ⊙ - Denotes Electric Box
- ⊙ - Denotes Electric Panel
- ⊙ - Denotes Television Box
- ⊙ - Denotes Electric Meter
- ⊙ - Denotes Gas Meter
- ⊙ - Denotes Underground Gas
- ⊙ - Denotes Underground Fiber Optic
- ⊙ - Denotes Overhead Electric
- ⊙ - Denotes Storm Sewer
- ⊙ - Denotes Restricted Access dedicated to the State of Minnesota per the plat of PEARSON PLACE
- ⊙ - Denotes Existing Fence as noted
- ⊙ - Denotes Concrete Surface
- ⊙ - Denotes Bituminous Surface
- ⊙ - Denotes Existing Contour

BENCHMARKS

- Minnesota Department of Transportation CSID Station #66054 (Name: PUMA MNDT RM 1). Elev. = 884.89 ft.
- Minnesota Department of Transportation CSID Station #802 (Name: H 257). Elev. = 882.78 ft.

CARLSON MCCAIN ENGINEERING SURVEYING ENVIRONMENTAL
 3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449
 TEL 763.489.7900 FAX 763.489.7999 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: 11/25/20 License #: 40361

DRAWN BY: KCM
 ISSUE DATE: 11/25/20
 FILE NO: 2086

RIVERSTONE DEVELOPMENT LLC
 14015 Sunfish Lake Boulevard NW
 Ramsey, MN 55303

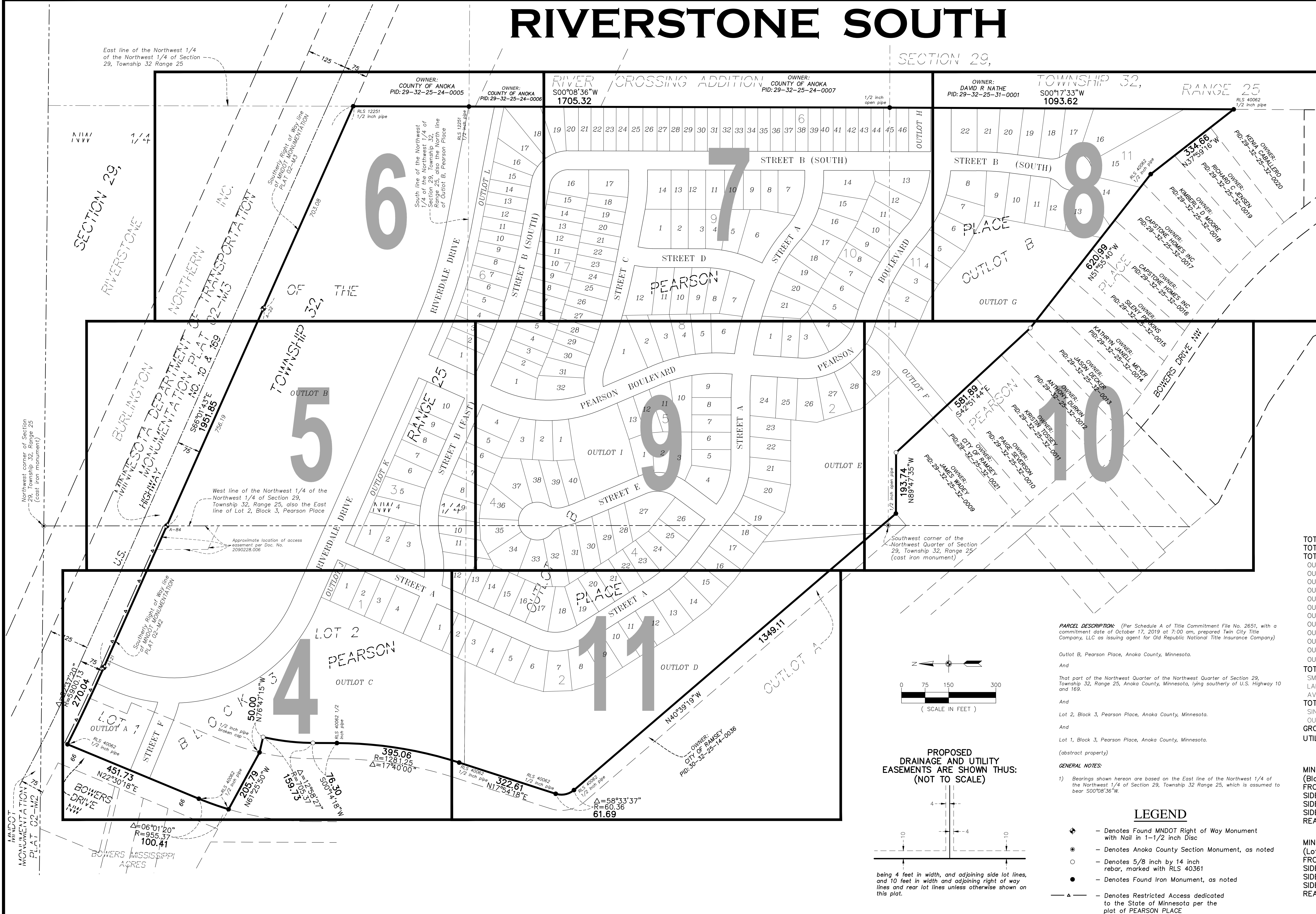
RIVERSTONE SOUTH
 Ramsey, Minnesota

EXISTING CONDITIONS

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RIVERSTONE SOUTH

SECTION 29,



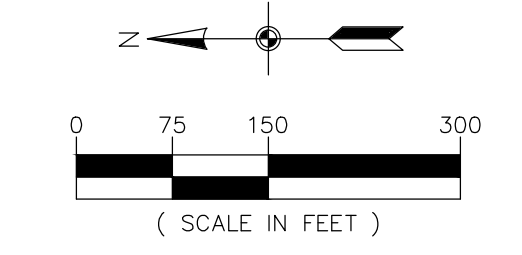
SITE DATA

TOTAL SITE AREA	±110.29 AC.
TOTAL ROW AREA	±18.73 AC.
TOTAL OUTLOT AREA	±45.67 AC.
OUTLOT A	±1.05 AC.
OUTLOT B	±19.75 AC.
OUTLOT C	±7.51 AC.
OUTLOT D	±7.00 AC.
OUTLOT E	±3.49 AC.
OUTLOT F	±0.45 AC.
OUTLOT G	±4.14 AC.
OUTLOT H	±0.22 AC.
OUTLOT I	±1.01 AC.
OUTLOT J	±0.09 AC.
OUTLOT K	±0.39 AC.
OUTLOT L	±0.57 AC.
TOTAL LOT AREA	±45.89 AC.
SMALLEST LOT	±5,040 S.F.
LARGEST LOT	±46,280 S.F.
AVERAGE LOT	±8,227 S.F.
TOTAL NUMBER OF LOTS	255
SINGLE FAMILY	243
OUTLOTS	12
GROSS DENSITY	2.31 LOTS/AC.
UTILITIES	AVAILABLE

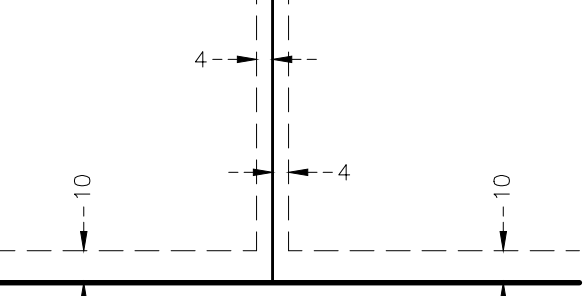
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 And
 That part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying southerly of U.S. Highway 10 and 169.
 And
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 And
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 (abstract property)
 (abstract property)

GENERAL NOTES:
 1) Bearings shown hereon are based on the East line of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 32, Range 25, which is assumed to bear S00°08'36"W.



PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



being 4 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

LEGEND

- ⊕ - Denotes Found MNDOT Right of Way Monument with Nail in 1-1/2 inch Disc
- - Denotes Anoka County Section Monument, as noted
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- - Denotes Found Iron Monument, as noted
- ▲— - Denotes Restricted Access dedicated to the State of Minnesota per the plat of PEARSON PLACE

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
 3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449
 TEL 763.489.7900 FAX 763.489.7999 CARLSONMCCAIN.COM

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 Signature: *Thomas R. Balluff*
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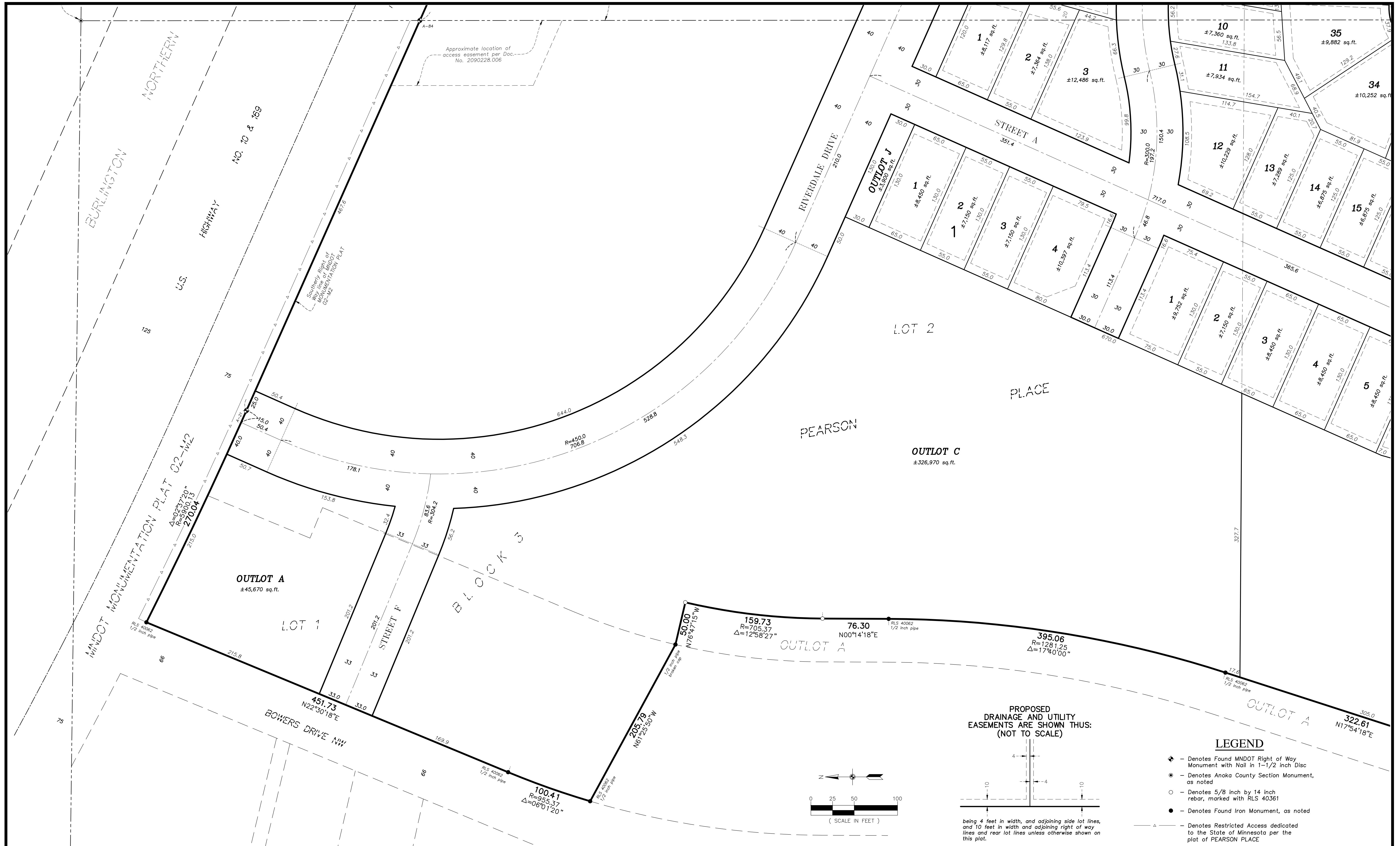
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 FILE NO: 2086

RIVERSTONE DEVELOPMENT LLC
 14015 Sunfish Lake Boulevard NW
 Ramsey, MN 55303

RIVERSTONE SOUTH
 Ramsey, Minnesota

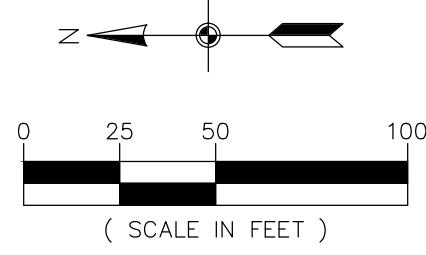
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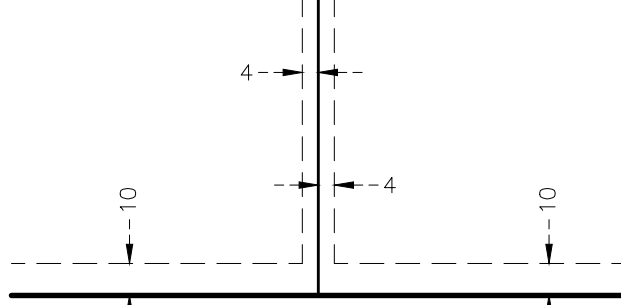


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Ramsey, Minnesota

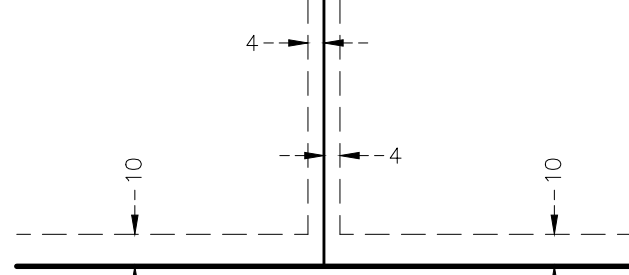
PRELIMINARY PLAT

5 of 25

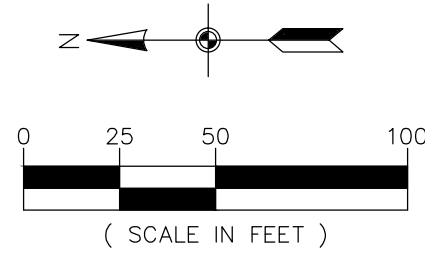
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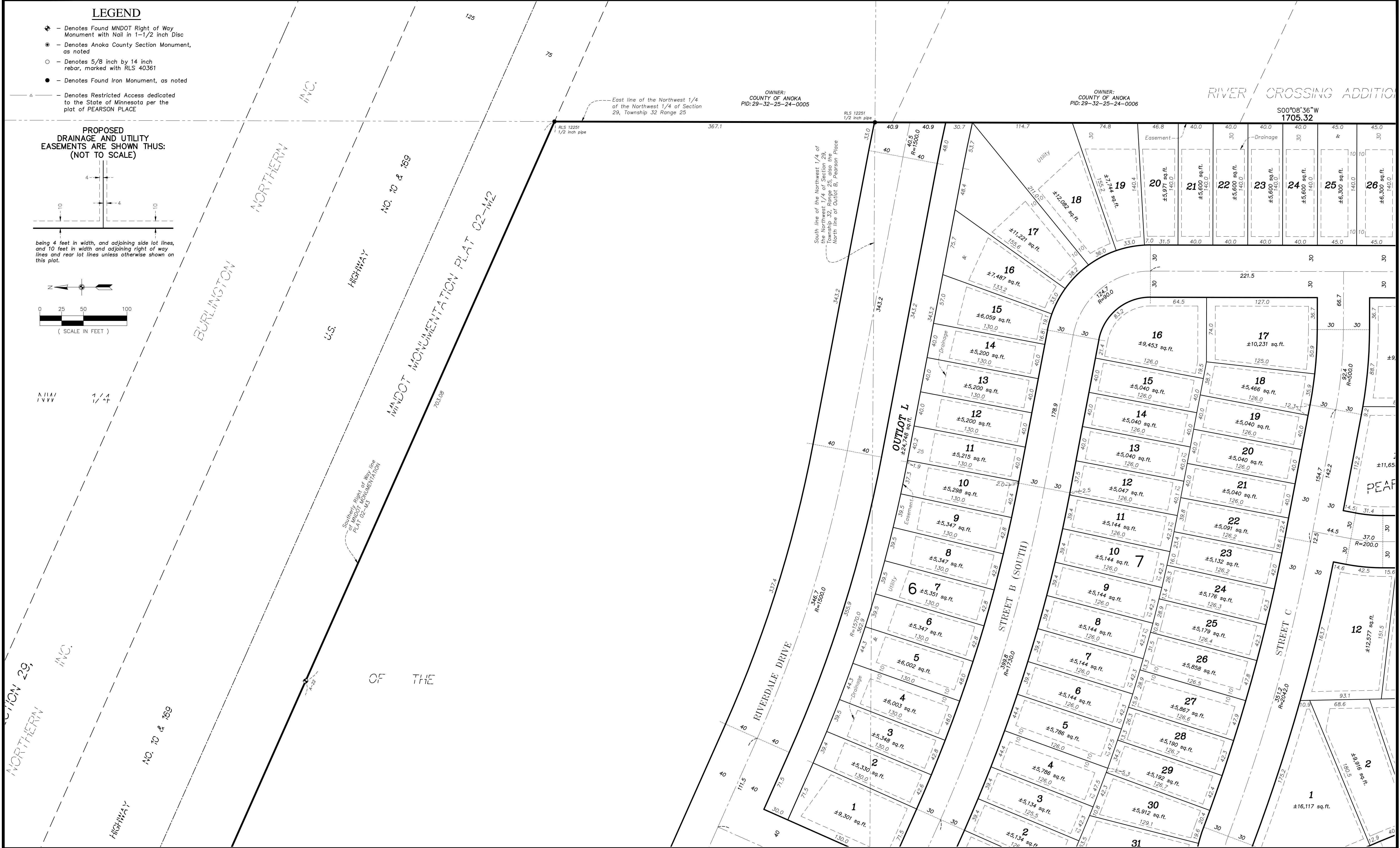
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N1/4
S1/4



**3890 PHEASANT RIDGE DR NE
SUITE 100
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CARLSONMCCAIN.COM**

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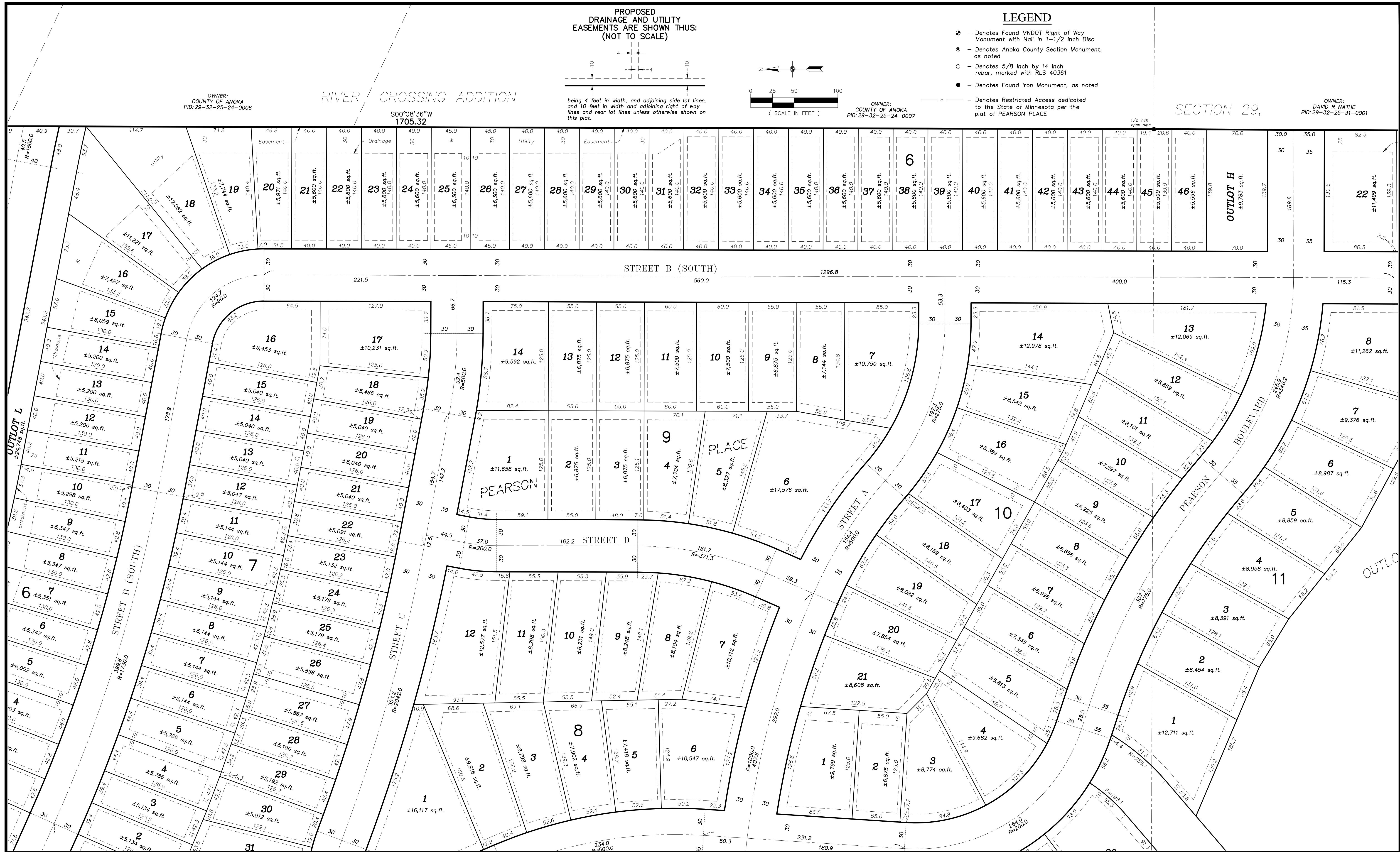
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14015 Sunfish Lake Boulevard NW
Ramsey, MN 55303

RIVERSTONE SOUTH
Ramsey, Minnesota

PRELIMINARY PLAT

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ENGINEERING SURVEYING ENVIRONMENTAL
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RIVERSTONE DEVELOPMENT LLC
14015 Sunfish Lake Boulevard NW
Ramsey, MN 55303

RIVERSTONE SOUTH
Ramsey, Minnesota

PRELIMINARY PLAT

Save Date: 12/02/20 | F:\jobs\8481 - 8500\8494 - pearson place 2nd\cad\3d\survey\preliminary\8494.plt.dwg

SECTION 29,

TOWNSHIP 32,

RANGE 25

OWNER:
DAVID R. NATHE
PID: 29-32-25-31-0001

S00°17'33"W
1093.62

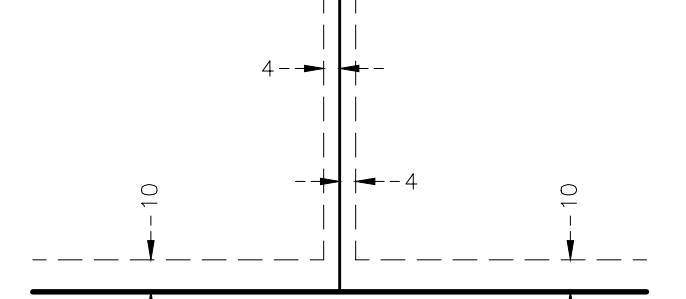
RLS 40062
1/2 inch pipe



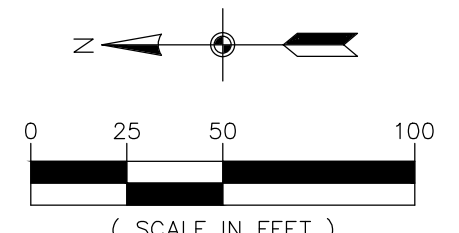
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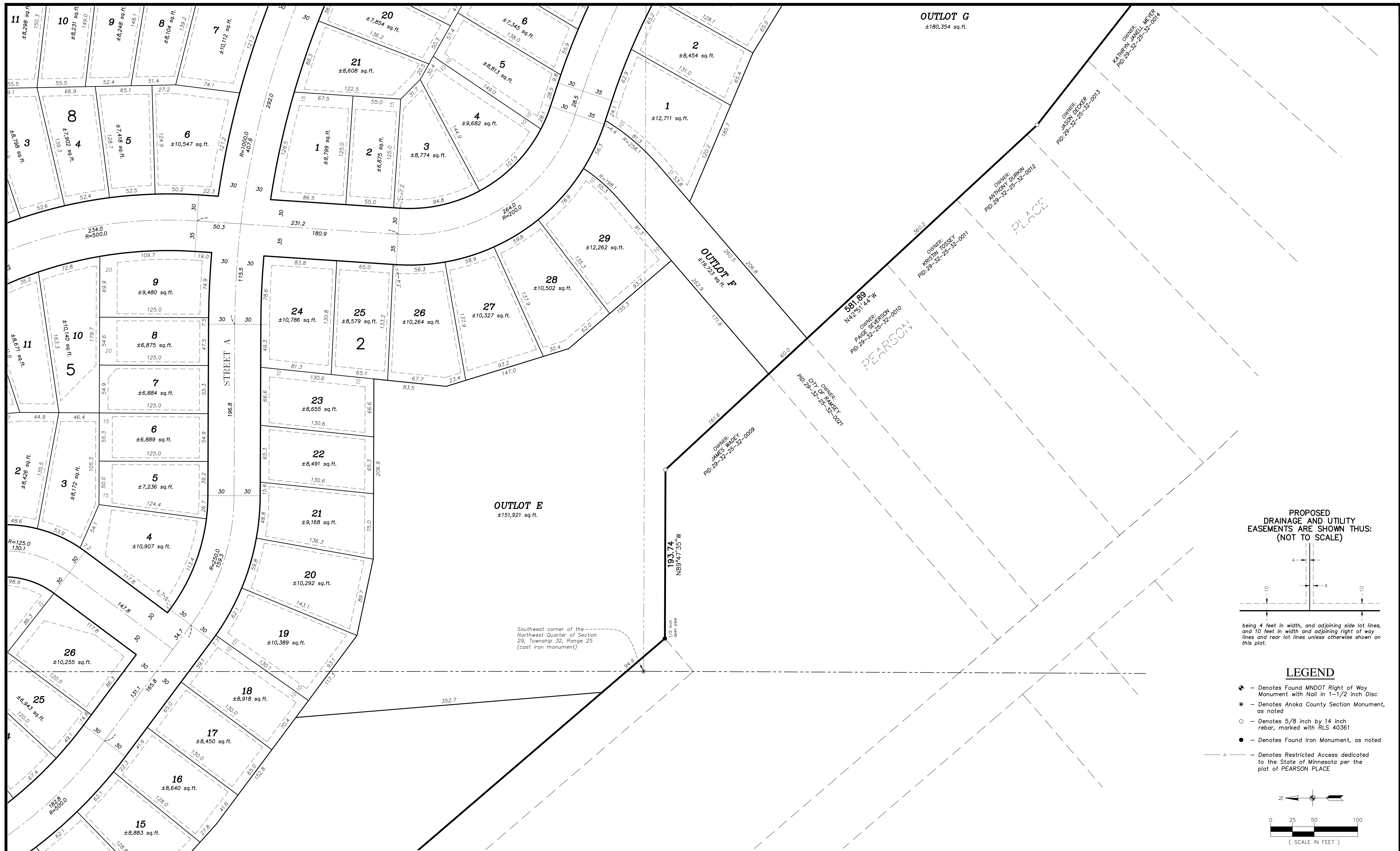
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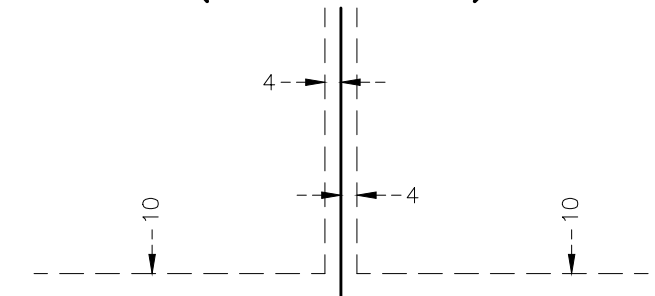
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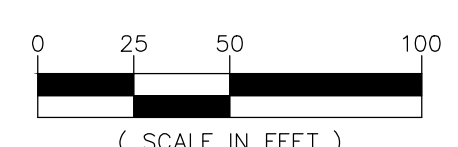
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Southwest corner of the Northwest Quarter of Section 29, Township 32, Range 25 (cast iron monument)



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 BLAINE, MN 55449
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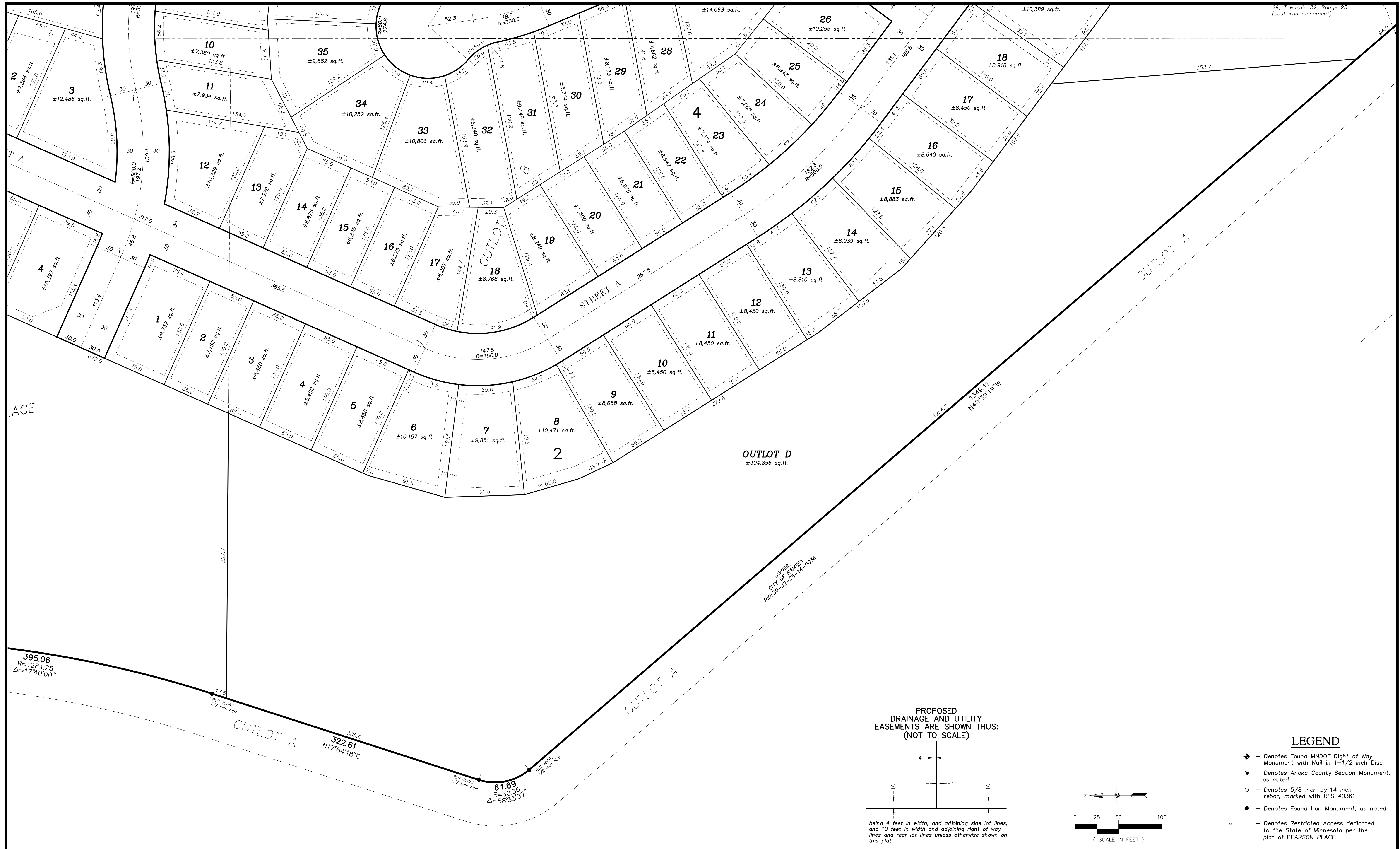
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 Ramsey, MN 55303

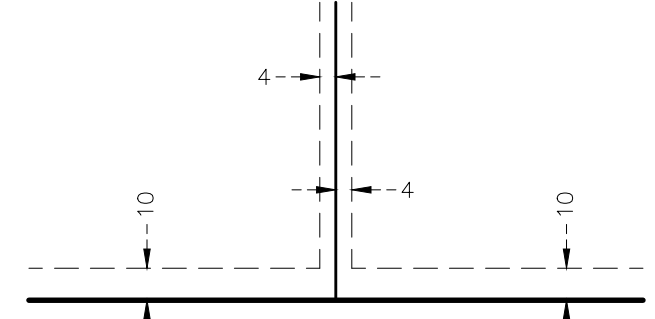
RIVERSTONE SOUTH
 Ramsey, Minnesota

PRELIMINARY PLAT

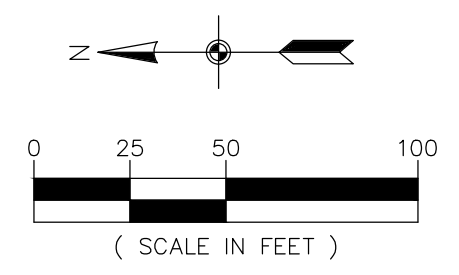
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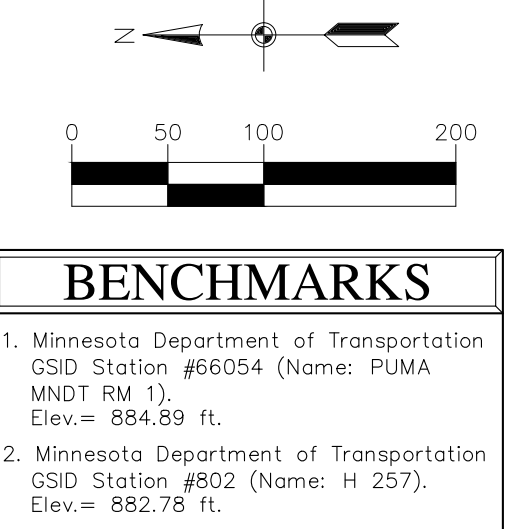
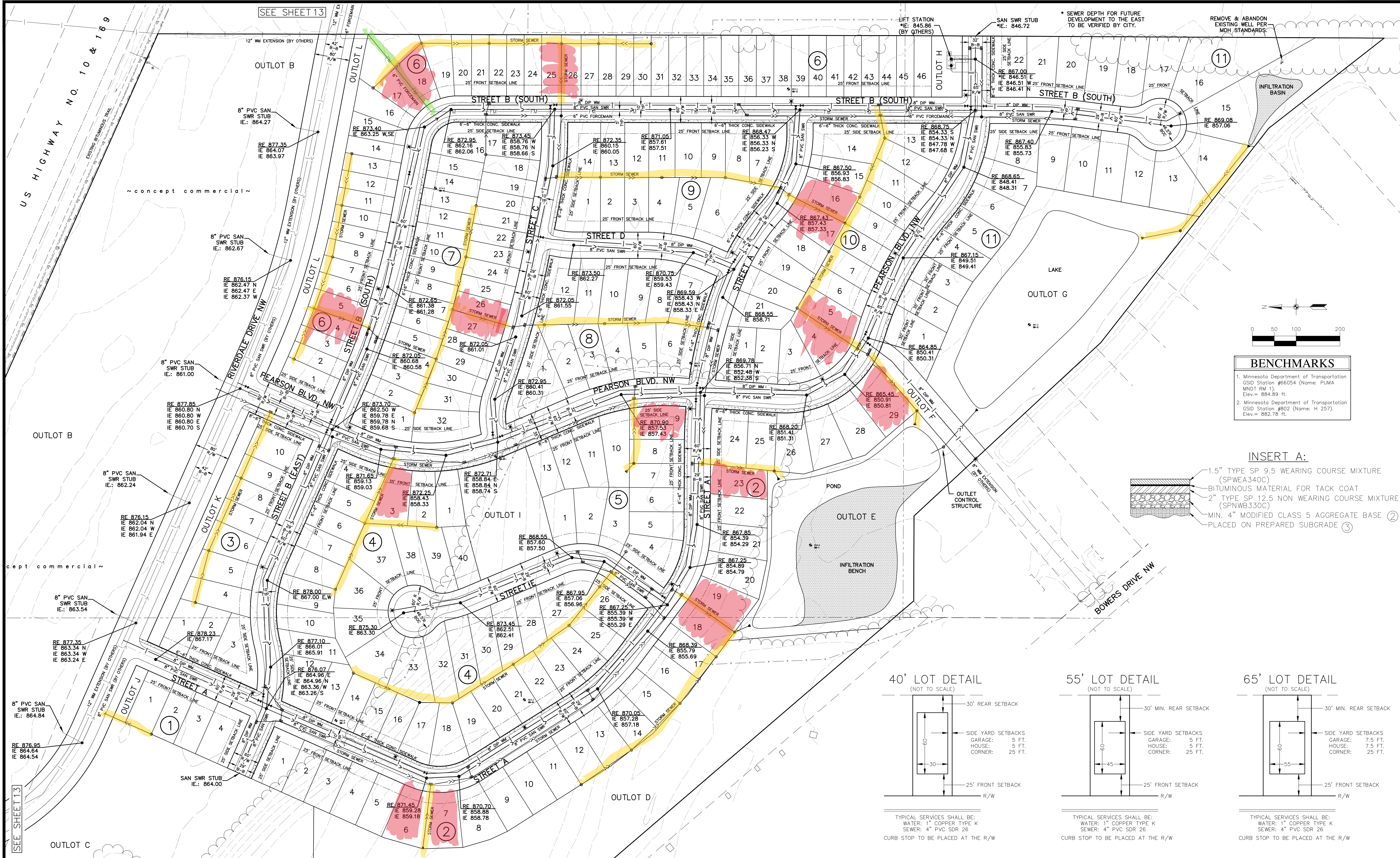
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RIVERSTONE SOUTH
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PRELIMINARY PLAT

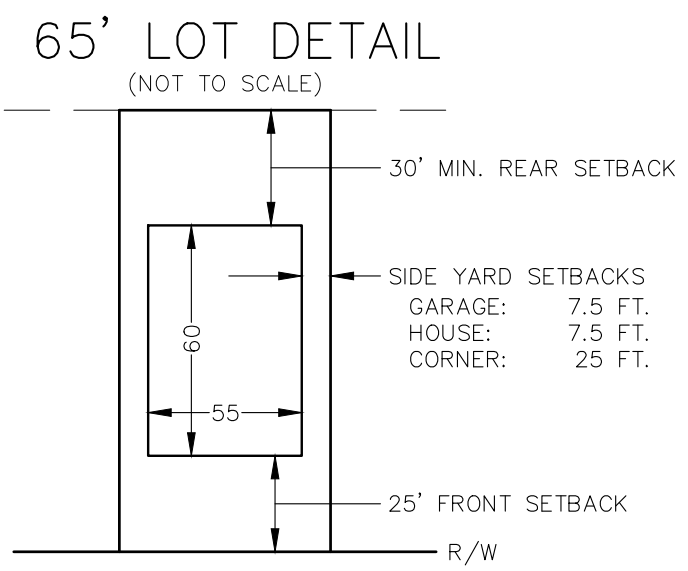
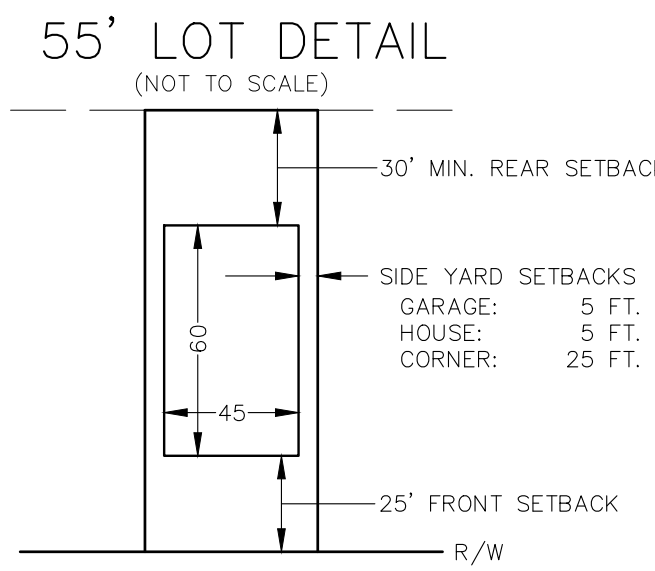
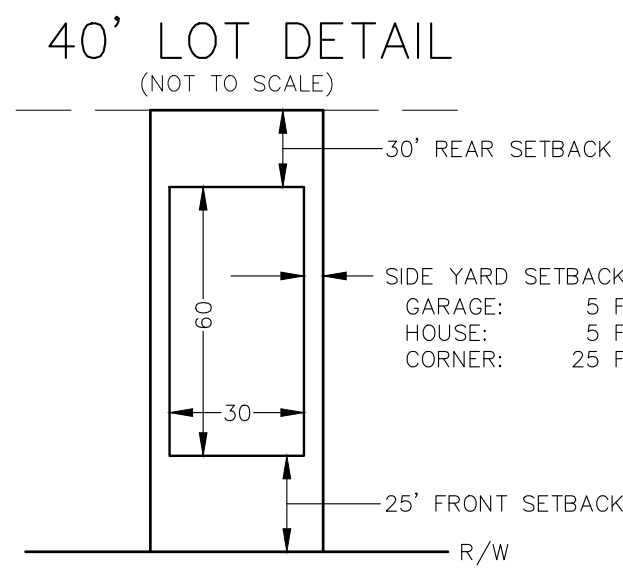
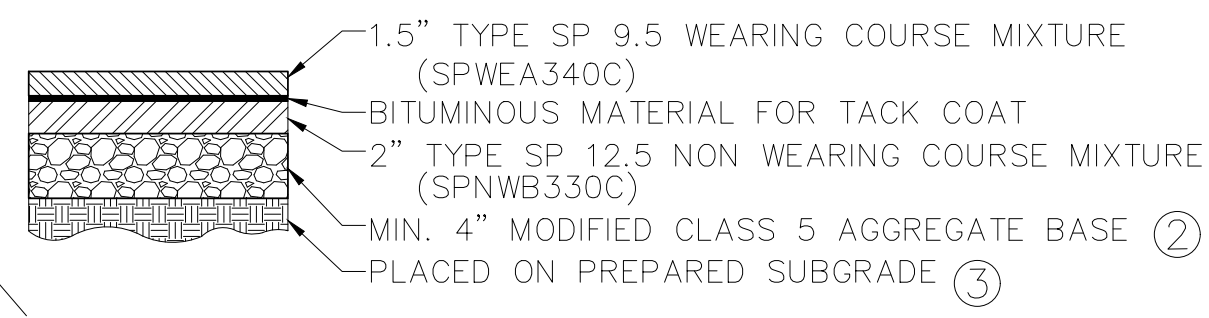
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Elev = 884.89 ft.
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Elev = 862.78 ft.

INSERT A:



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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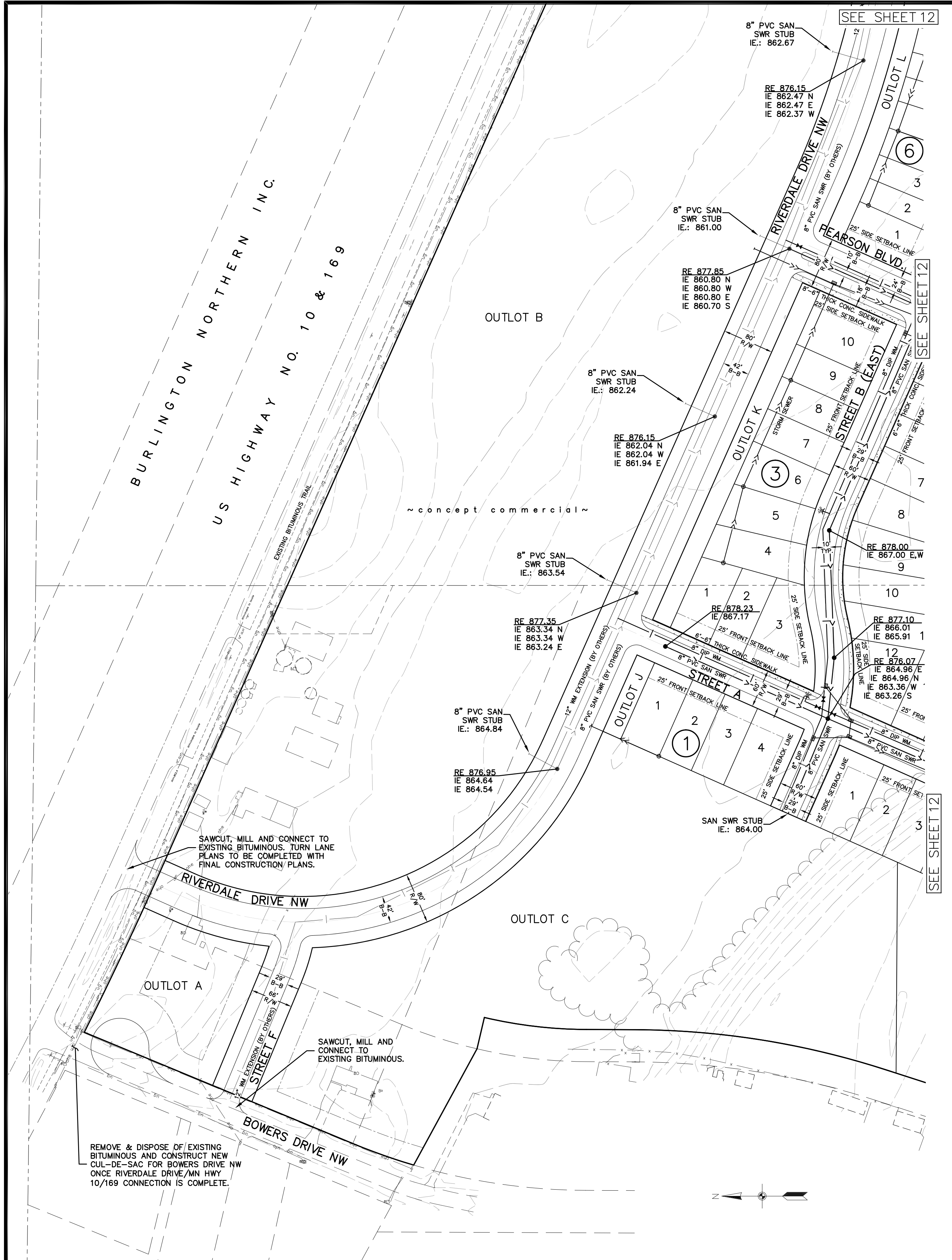
CARLSON MCCAIN
ENGINEERING SURVEYING ENVIRONMENTAL
1690 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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Signature: *Brian J. Krystofiak*
Date: 11/25/20 License #: 25063
Drawn: ADB
Designed: BJK
Date: 11/25/20

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

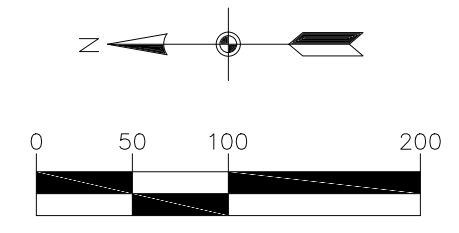
RIVERSTONE SOUTH
Ramsey, MN

PRELIMINARY SITE & UTILITY PLAN



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		



BENCHMARKS

- Minnesota Department of Transportation
GSID Station #66054 (Name: PUMA
MNDT RM 1).
Elev. = 884.89 ft.
- Minnesota Department of Transportation
GSID Station #802 (Name: H 257).
Elev. = 862.78 ft.

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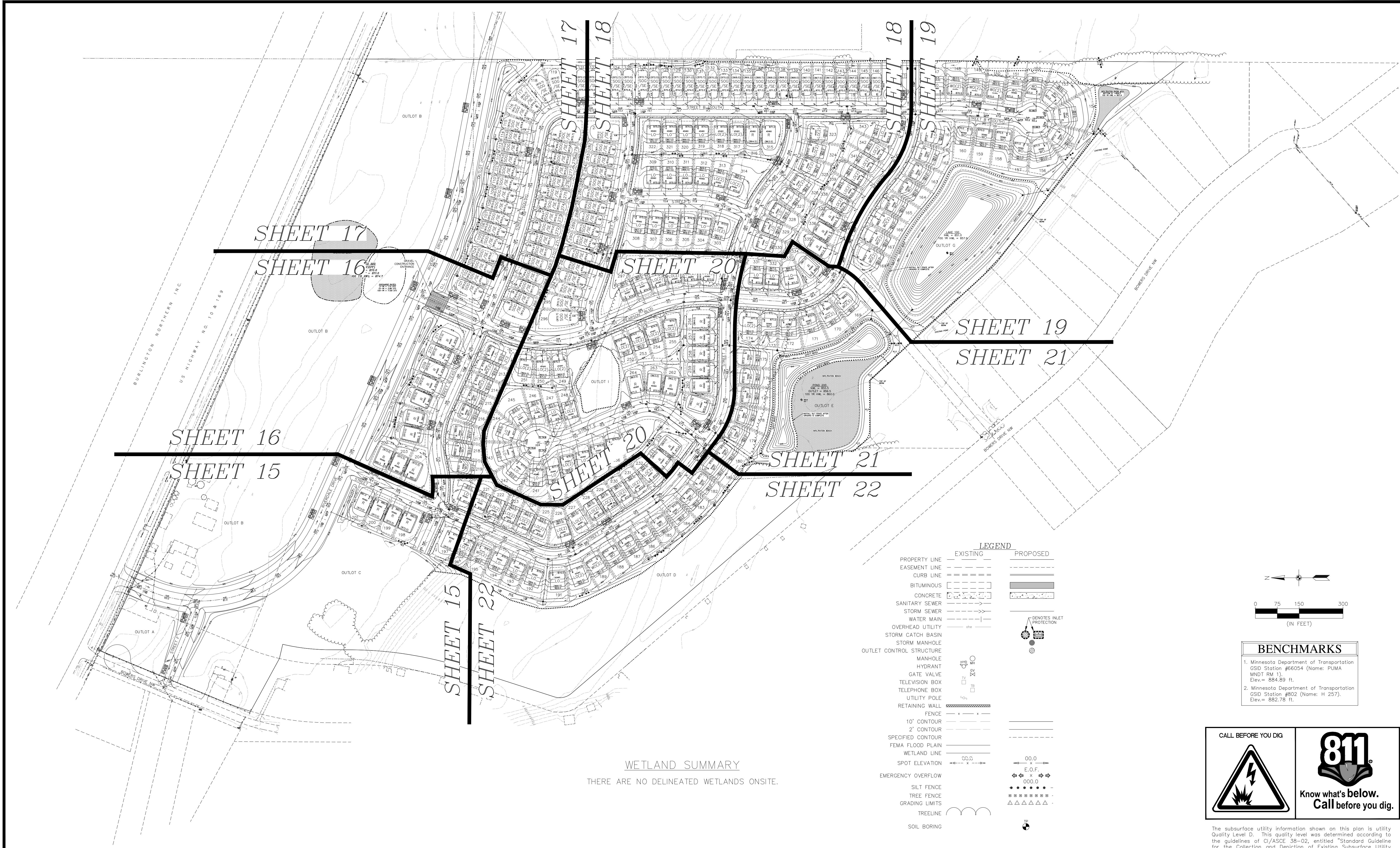
Revisions:
1.

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Ramsey, MN 55303

RIVERSTONE SOUTH
Ramsey, MN

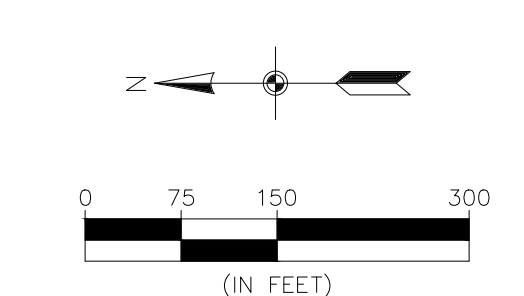
PRELIMINARY SITE & UTILITY PLAN

Save Date: 12/02/20 | F:\jpb\8481 - 8500\8494 - pearson place 2nd\cad\c3d\engineering\prelim plans\8494_site.dwg



LEGEND

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



BENCHMARKS

- Minnesota Department of Transportation
GSID Station #6054 (Name: PUMA
MNDT RM: 1).
Elev. = 884.89 ft.
- Minnesota Department of Transportation
GSID Station #802 (Name: H 257).
Elev. = 882.78 ft.

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."

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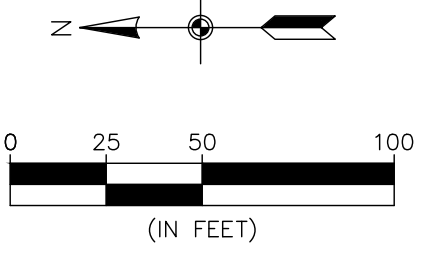
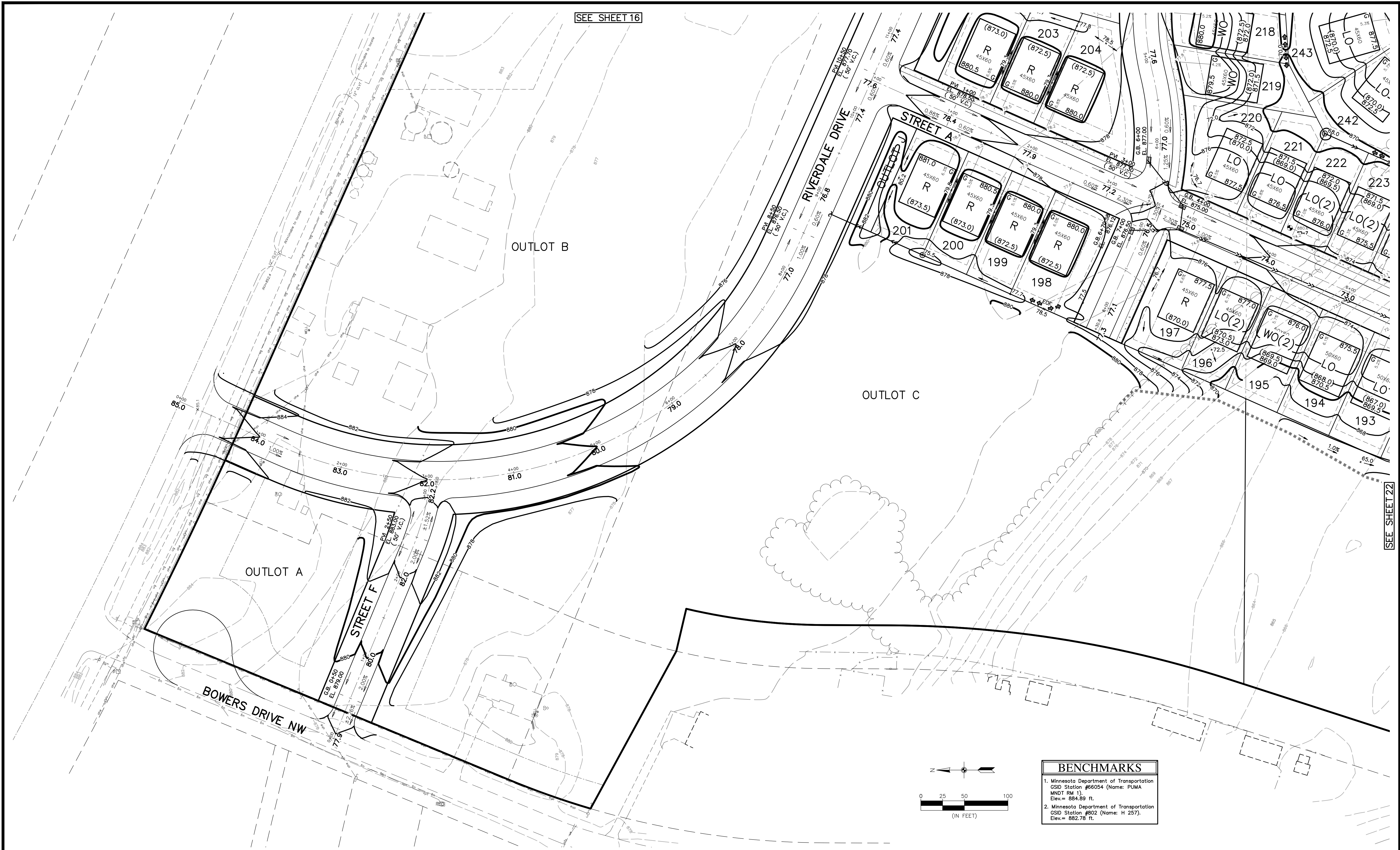
RIVERSTONE DEVELOPMENT, LLC
 14015 Sunfish Lake B, Suite 400
 Ramsey, MN 55303

RIVERSTONE SOUTH
 Ramsey, MN

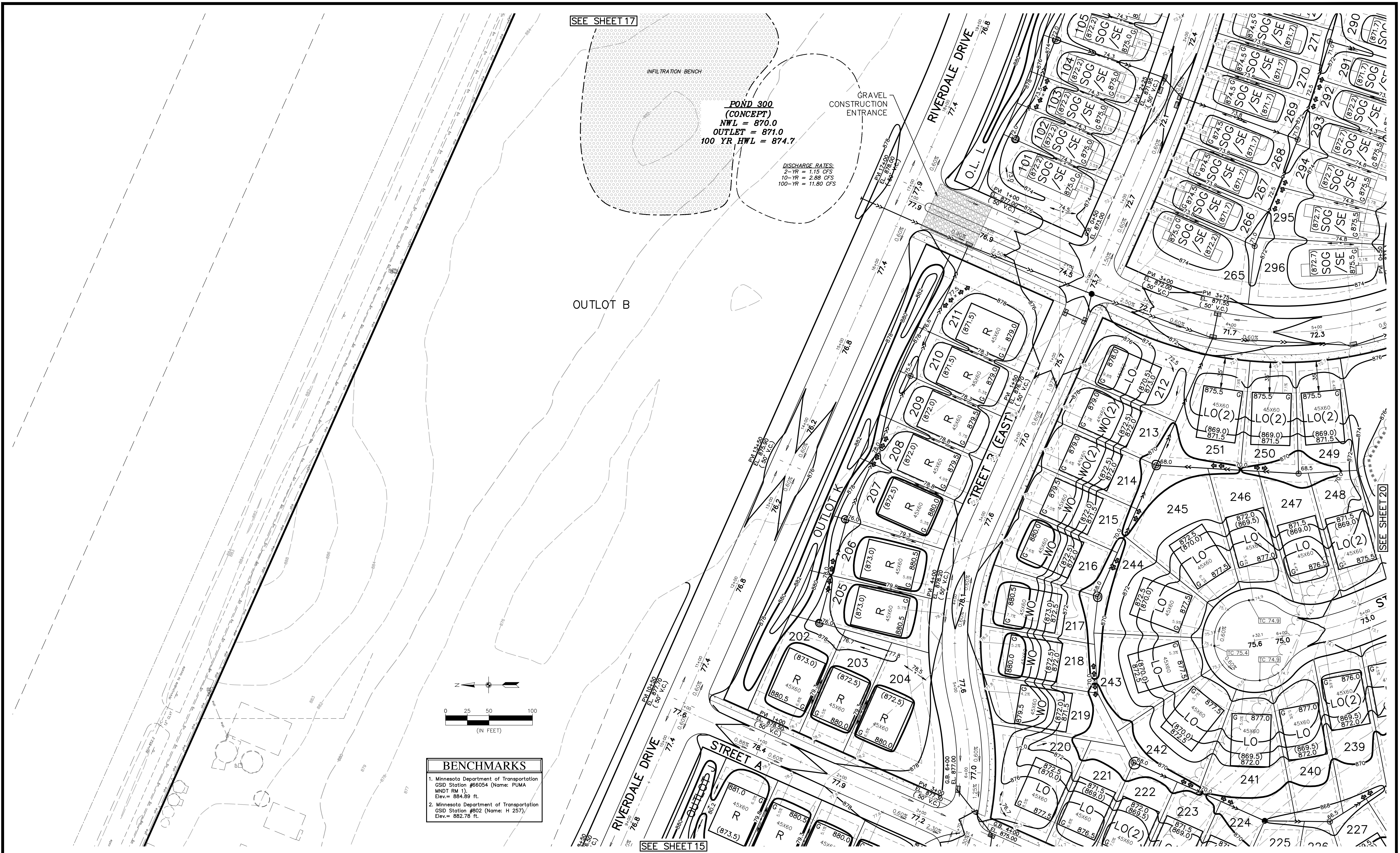
GRADING INDEX

SEE SHEET 16

SEE SHEET 22



BENCHMARKS	
1.	Minnesota Department of Transportation GSID Station #68054 (Name: PUMA MNDT RM 1). Elev. = 884.89 ft.
2.	Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev. = 882.78 ft.

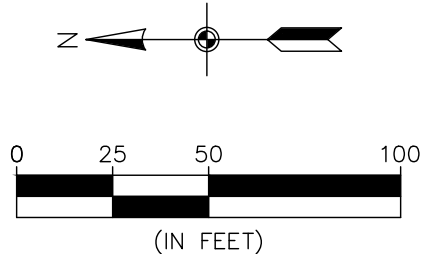


SEE SHEET 17

**POND 300
(CONCEPT)**
 NWL = 870.0
 OUTLET = 871.0
 100 YR HWL = 874.7

DISCHARGE RATES:
 2-YR = 1.15 CFS
 10-YR = 2.88 CFS
 100-YR = 11.80 CFS

OUTLOT B



BENCHMARKS	
1.	Minnesota Department of Transportation GSID Station #66054 (Name: PUMA MNDT RM 1). Elev. = 884.89 ft.
2.	Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev. = 882.78 ft.

SEE SHEET 15

SEE SHEET 20

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 Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

16 of 25

SEE SHEET XX

OUTLOT B

OUTLOT L

STREET B (SOUTH)

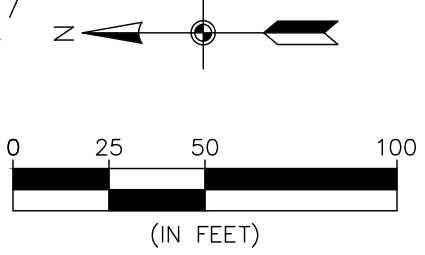
STREET C

RIVERDALE DRIVE

SEE SHEET 16

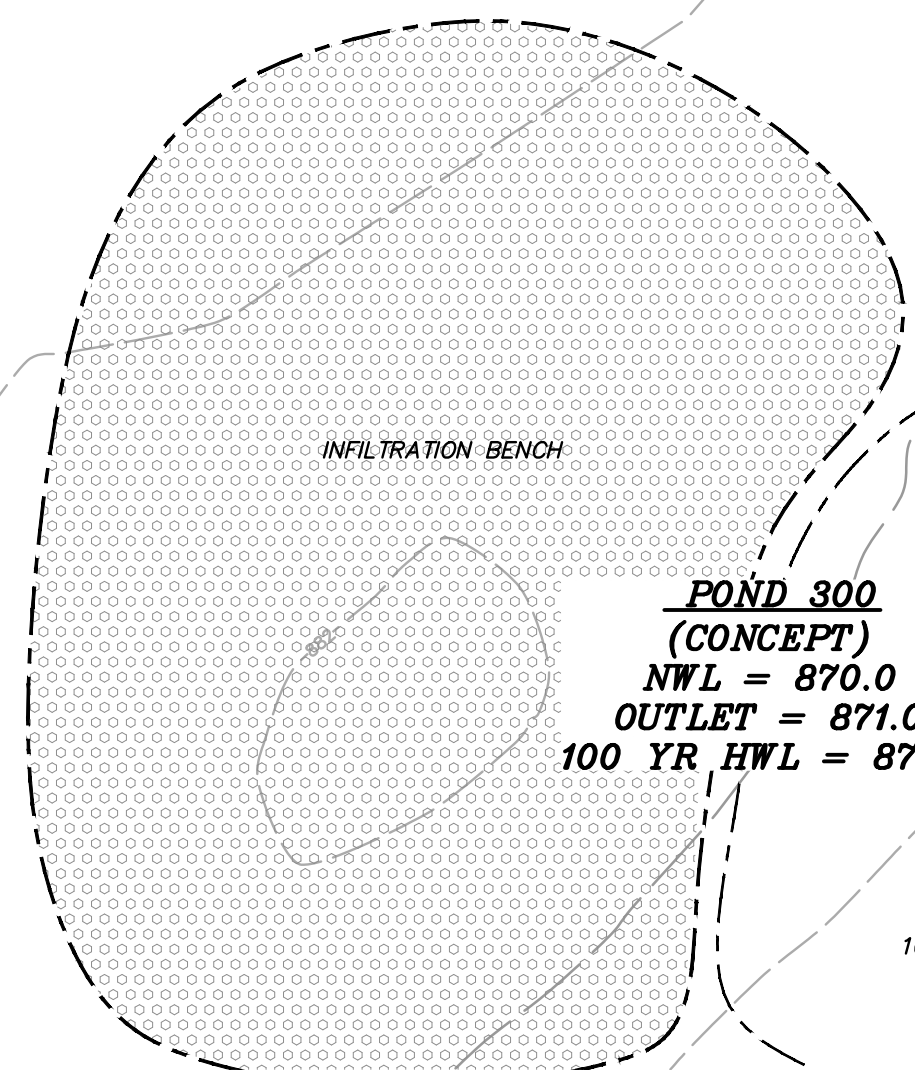
SEE SHEET 18

SEE SHEET 20



BENCHMARKS

- Minnesota Department of Transportation
GSID Station #66054 (Name: PUMA)
MNDT RM 1)
Elev. = 884.89 ft.
- Minnesota Department of Transportation
GSID Station #802 (Name: H 257).
Elev. = 882.78 ft.



DISCHARGE RATES:
 2-YR = 1.15 CFS
 10-YR = 2.88 CFS
 100-YR = 11.80 CFS



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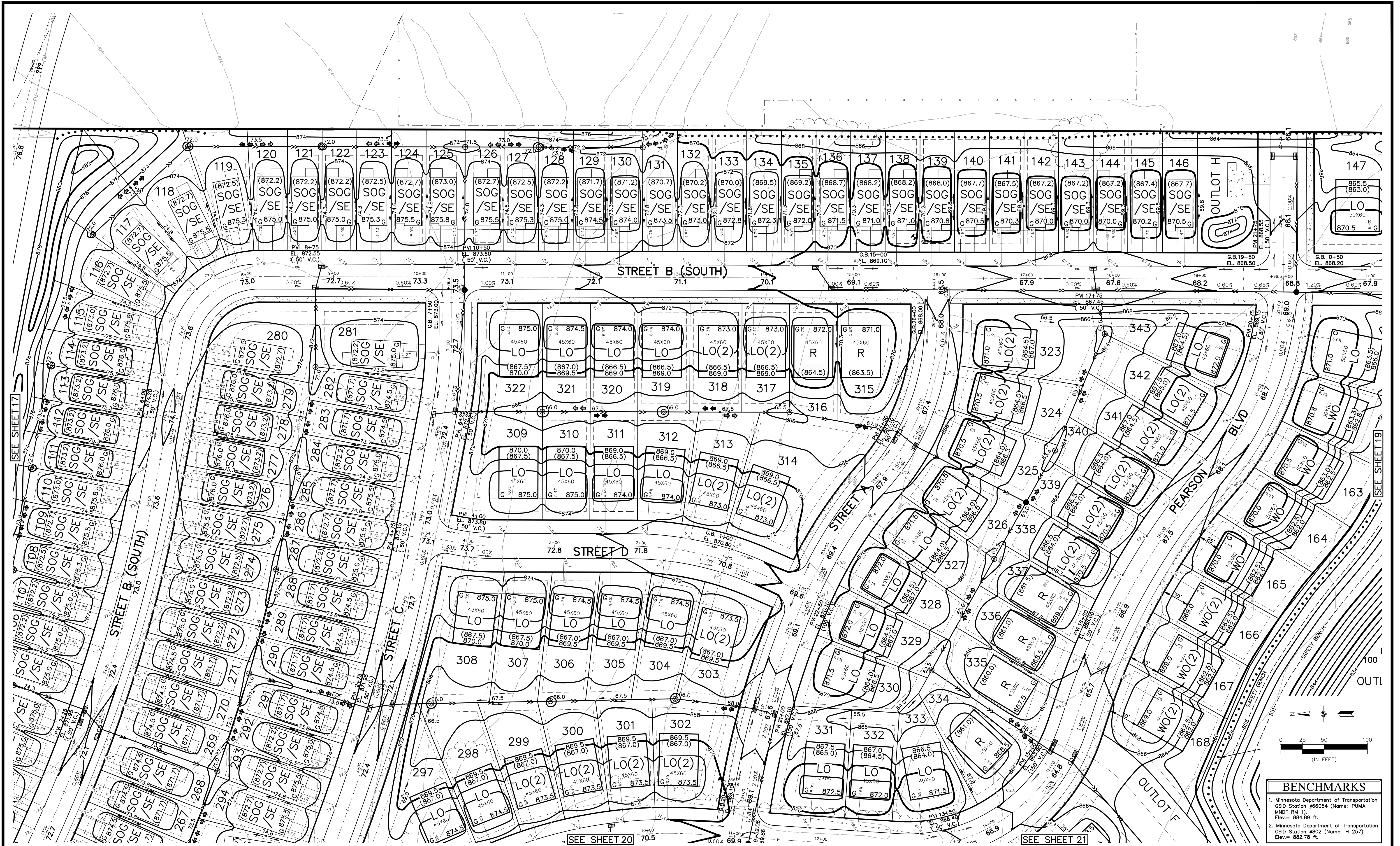
Revisions:
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RIVERSTONE SOUTH
 Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

Save Date: 11/24/20 | F:\jpb\8481 - 8500\8494 - pearson place 2\dwg\c3d\engineering\prelim plans\8494_gr.dwg



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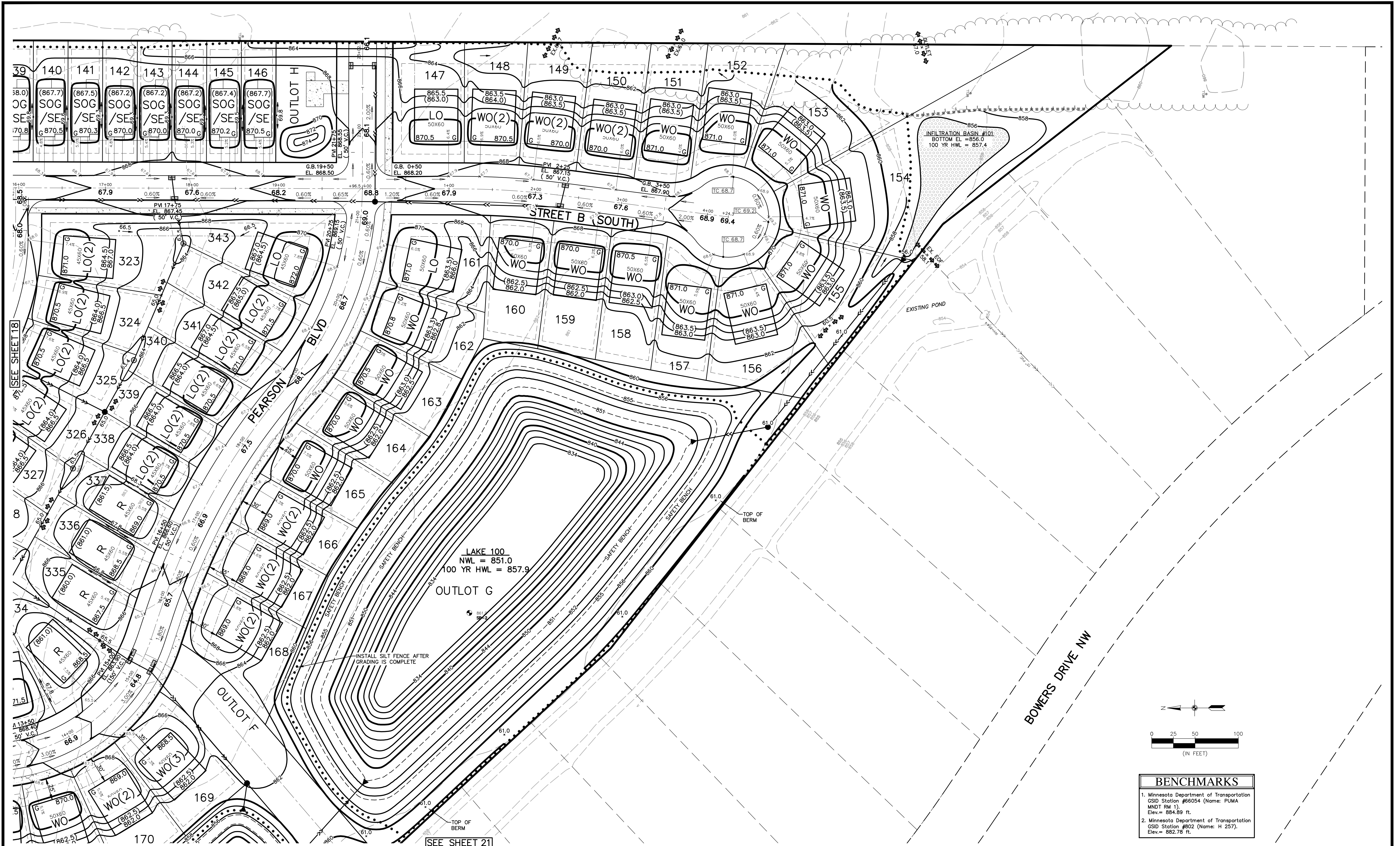
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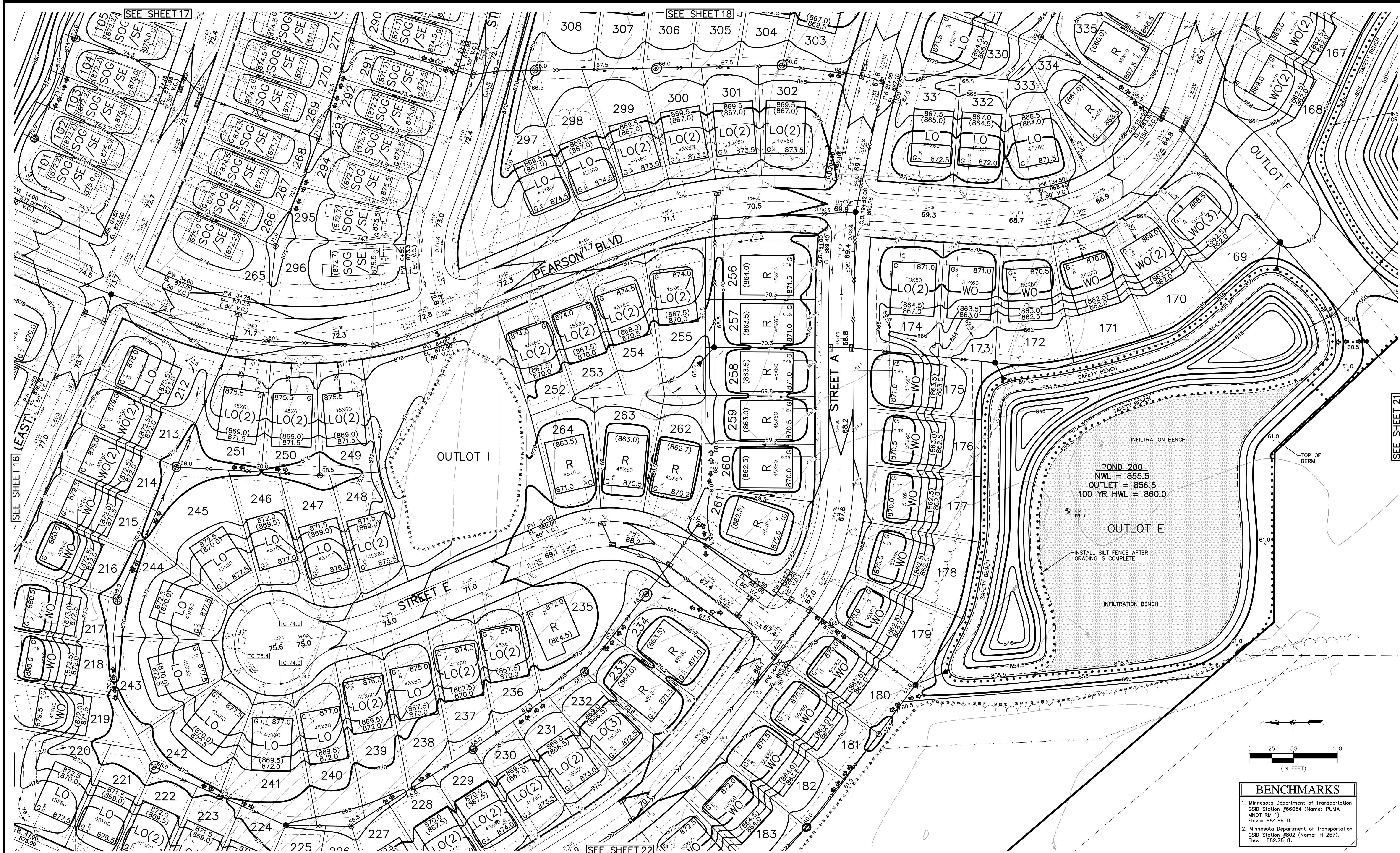
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Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

18 of 25





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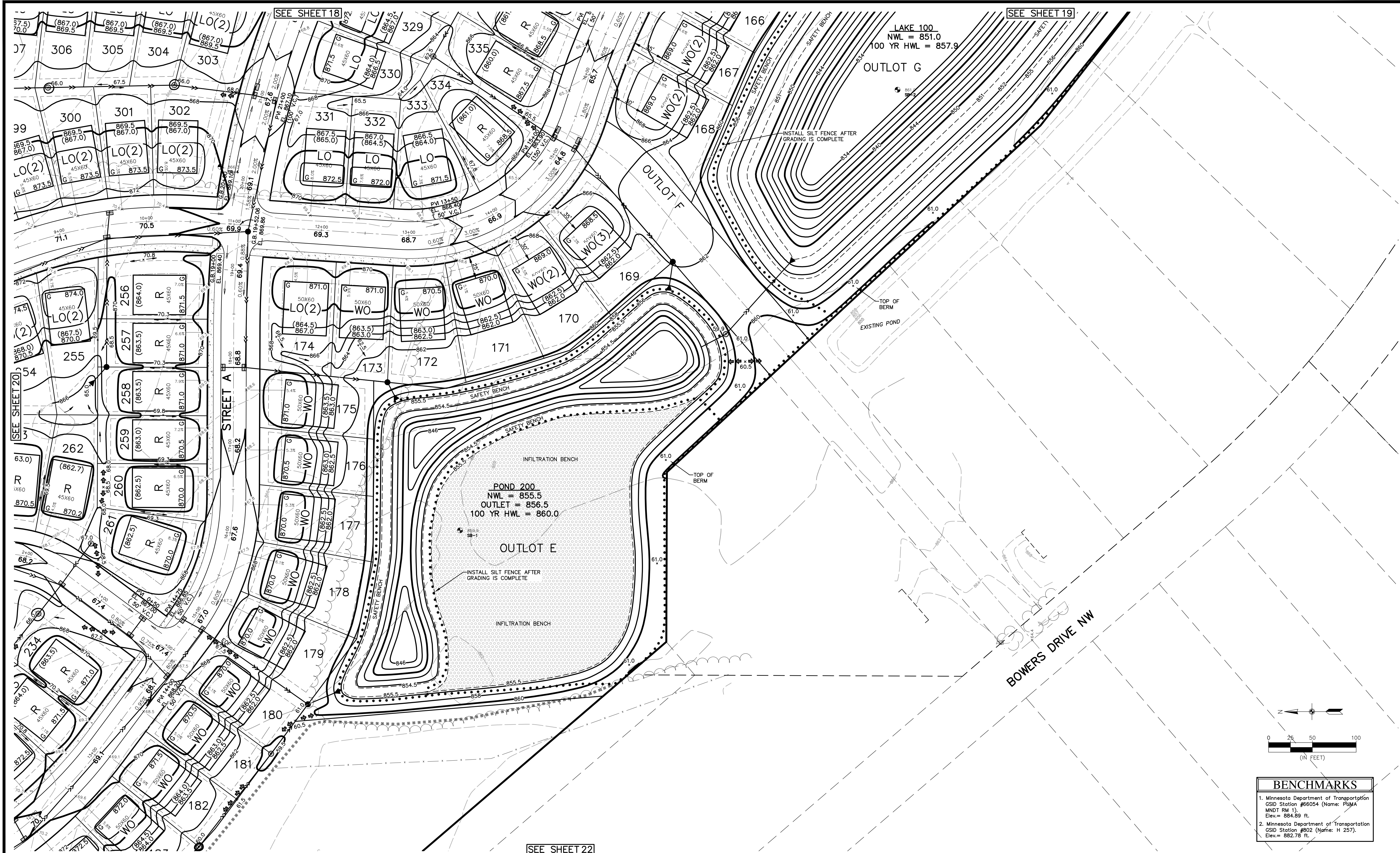
RIVERSTONE DEVELOPMENT, LLC
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 Ramsey, MN 55303

RIVERSTONE SOUTH
 Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

20 of 25

BENCHMARKS	
1.	Minnesota Department of Transportation GSD Station #66054 (Name: PUMA MNDT RM 1). Elev. = 864.89 ft.
2.	Minnesota Department of Transportation GSD Station #602 (Name: H 237). Elev. = 882.78 ft.

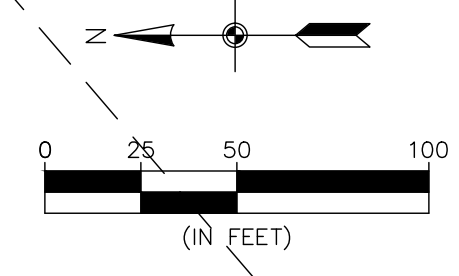


SEE SHEET 20

SEE SHEET 18

SEE SHEET 19

SEE SHEET 22



BENCHMARKS	
1.	Minnesota Department of Transportation GSD Station #66054 (Name: PUMA MNDT RM 1). Elev. = 884.89 ft.
2.	Minnesota Department of Transportation GSD Station #802 (Name: H 257). Elev. = 882.78 ft.

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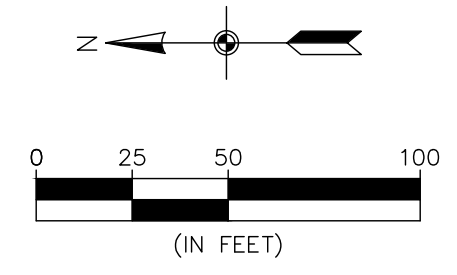
Drawn: ADB
 Designed: BJK
 Date: 11/25/20

Revisions:
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 Ramsey, MN 55303

RIVERSTONE SOUTH
 Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN



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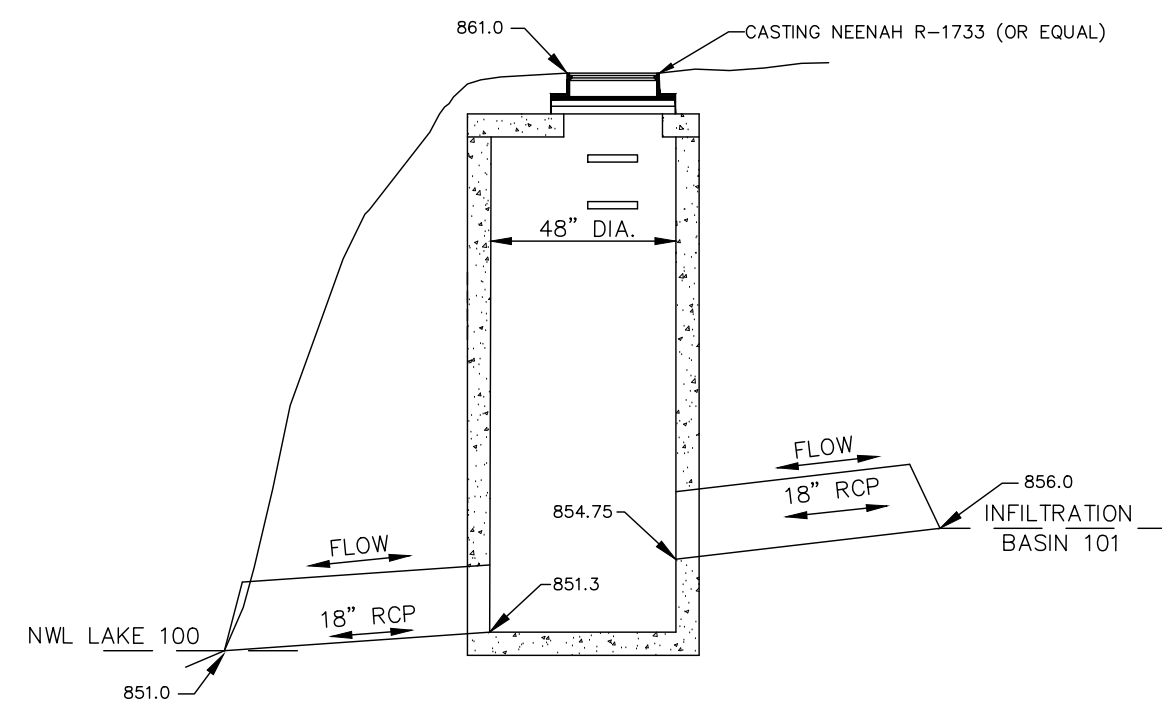
Revisions:
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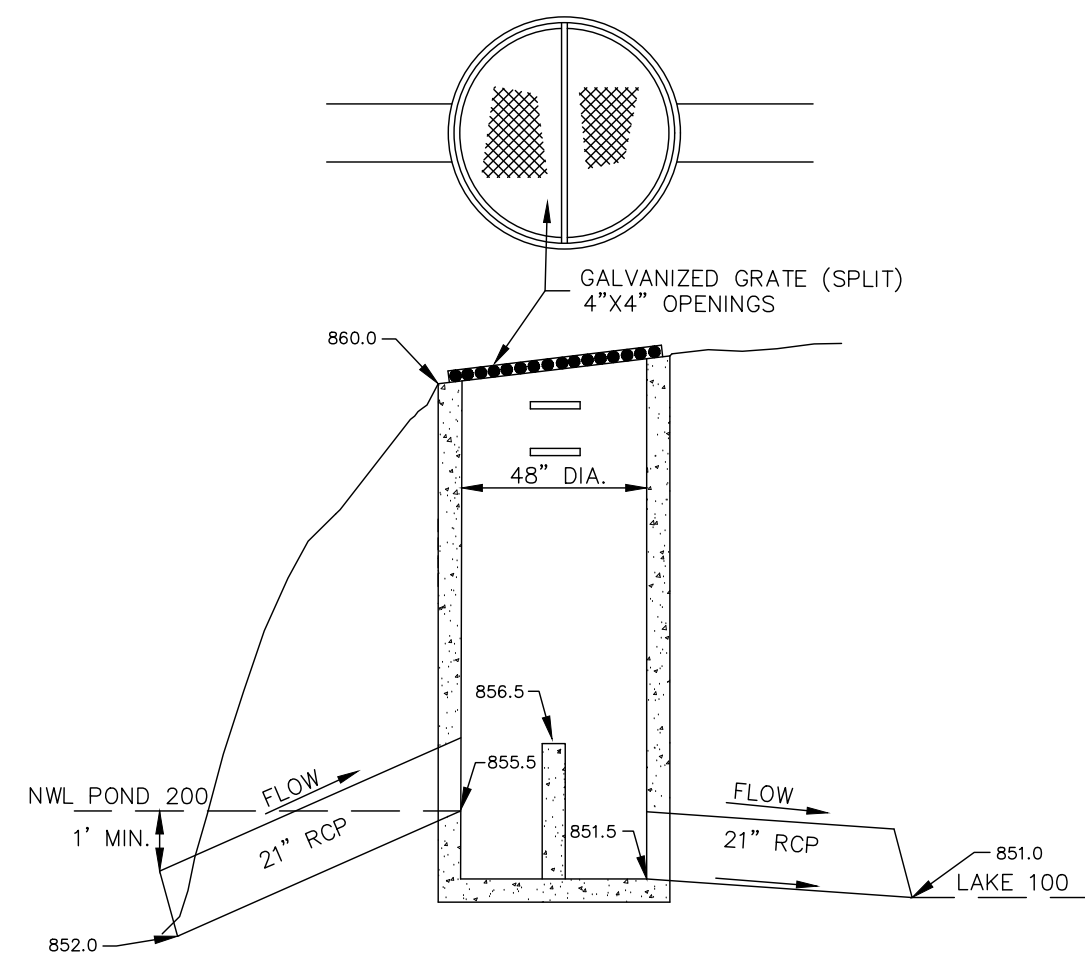
RIVERSTONE SOUTH
Ramsey, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

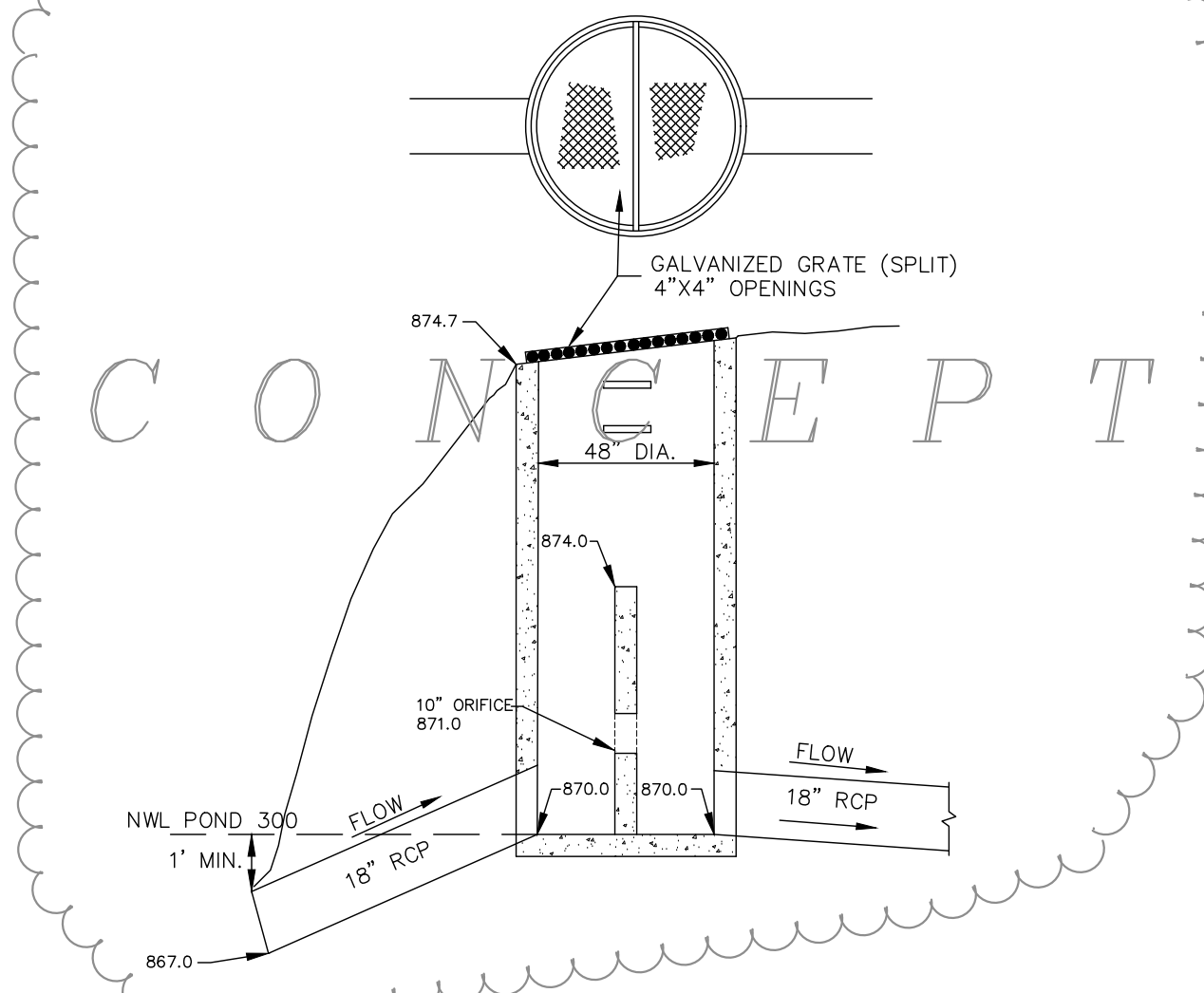
OUTLET CONTROL STRUCTURE LAKE 100



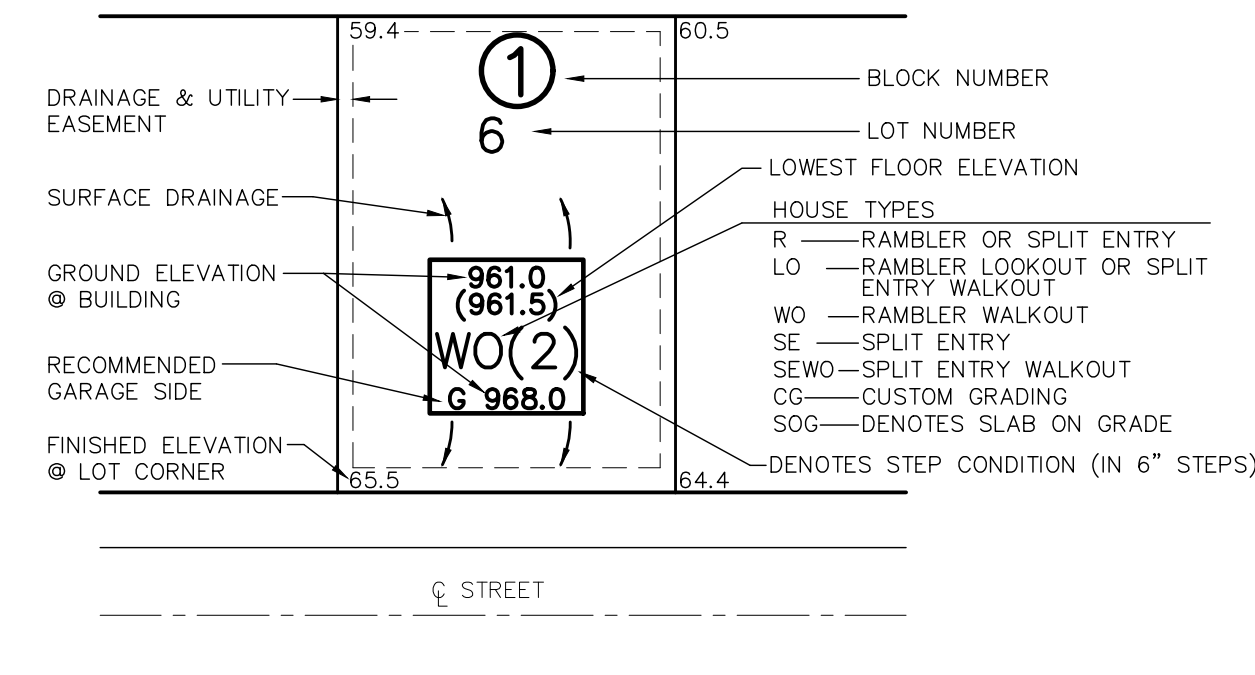
OUTLET CONTROL STRUCTURE POND 200



OUTLET CONTROL STRUCTURE POND 300



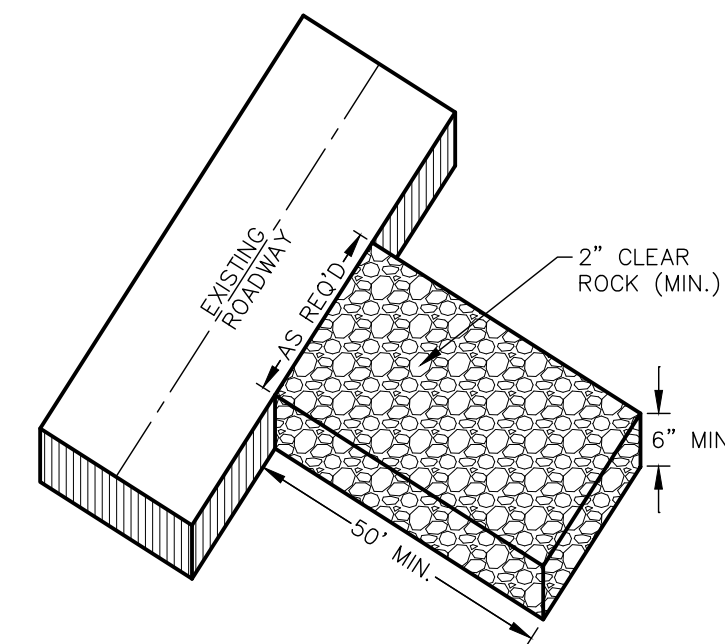
GRADING PLAN LOT KEY



LEGEND

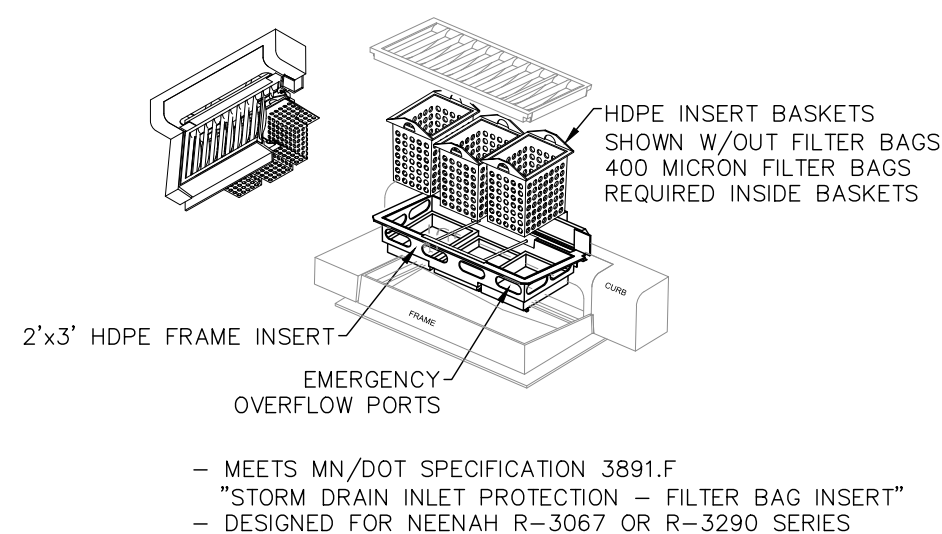
	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
STORM CATCH BASIN	---	---
STORM MANHOLE	---	---
OUTLET CONTROL STRUCTURE	---	---
MANHOLE	---	---
HYDRANT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

ROCK CONSTRUCTION ENTRANCE



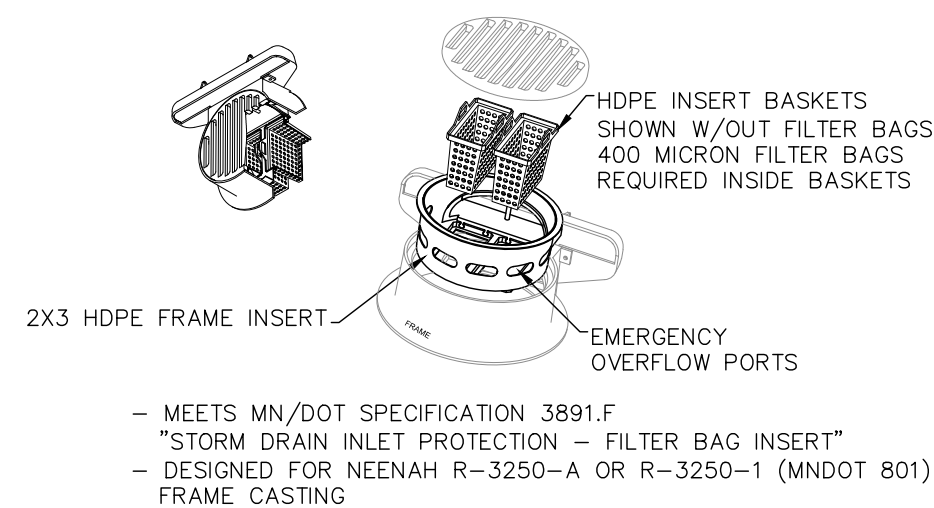
INFRASAFE - 2'x3' DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS

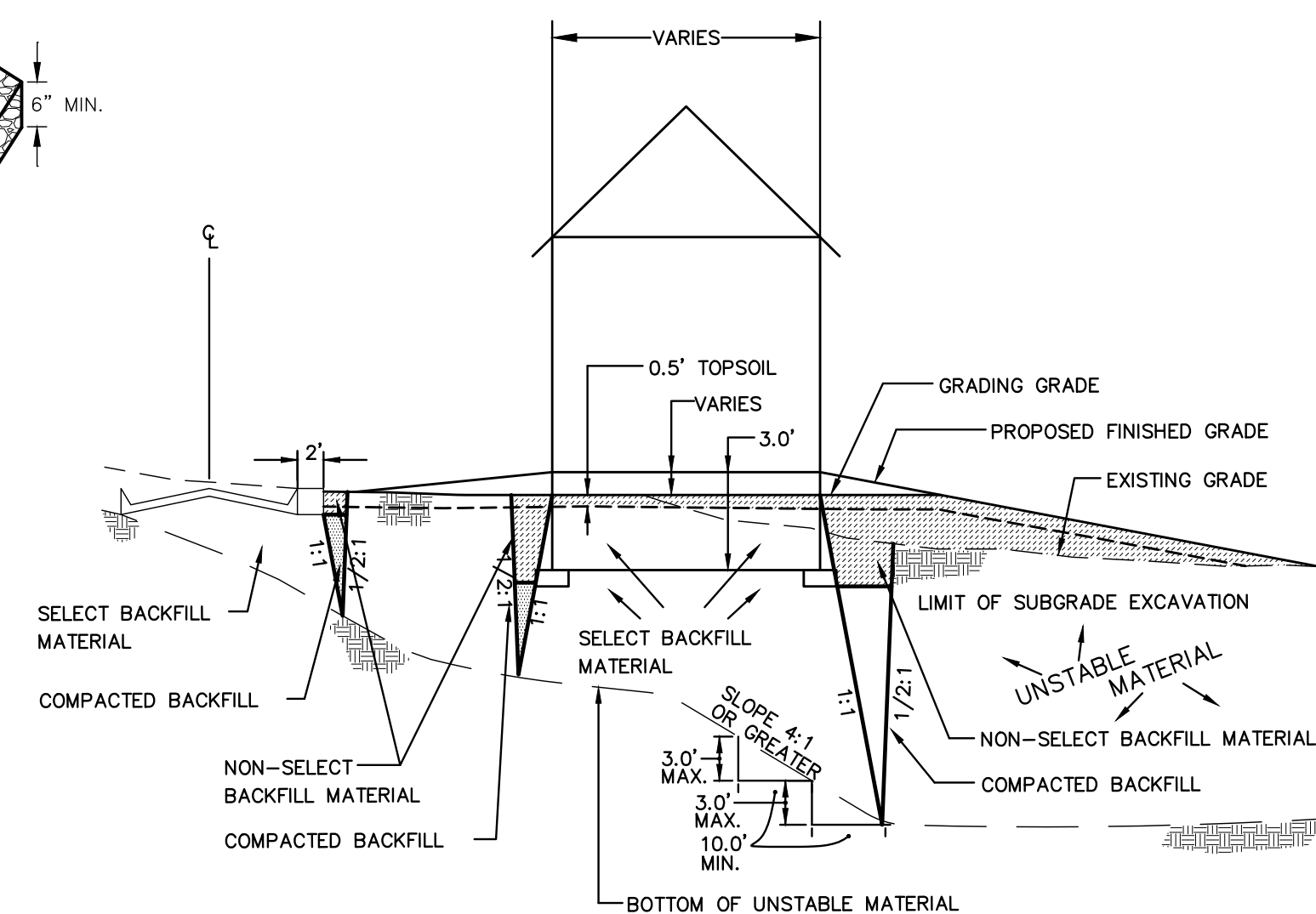


INFRASAFE - 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



SUBGRADE CORRECTION



**TABLE A
MODIFIED CLASS 5
SPECIFICATIONS**

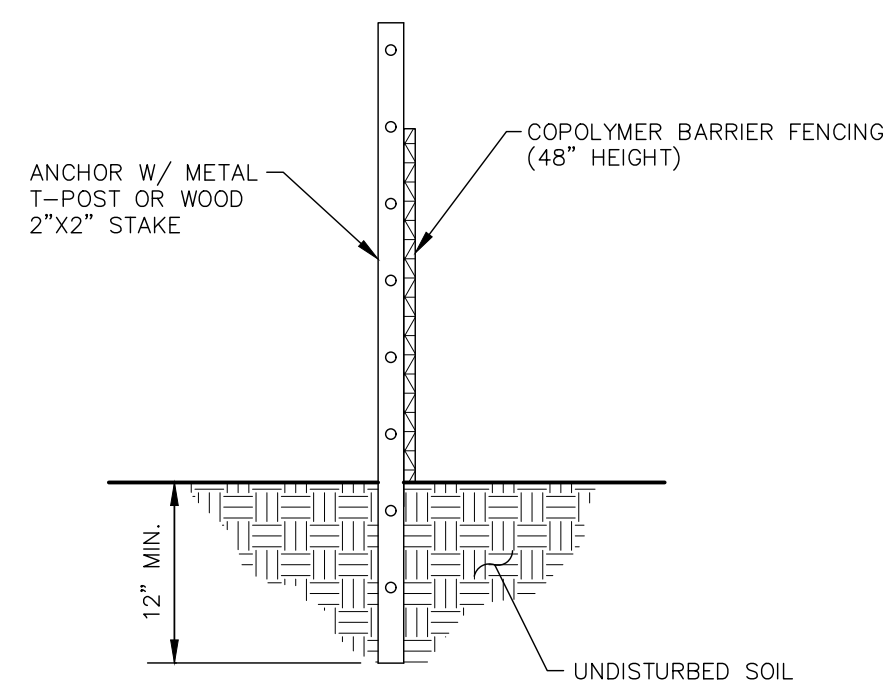
% PASSING

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 MEETS 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 PLATE NO. STR-26

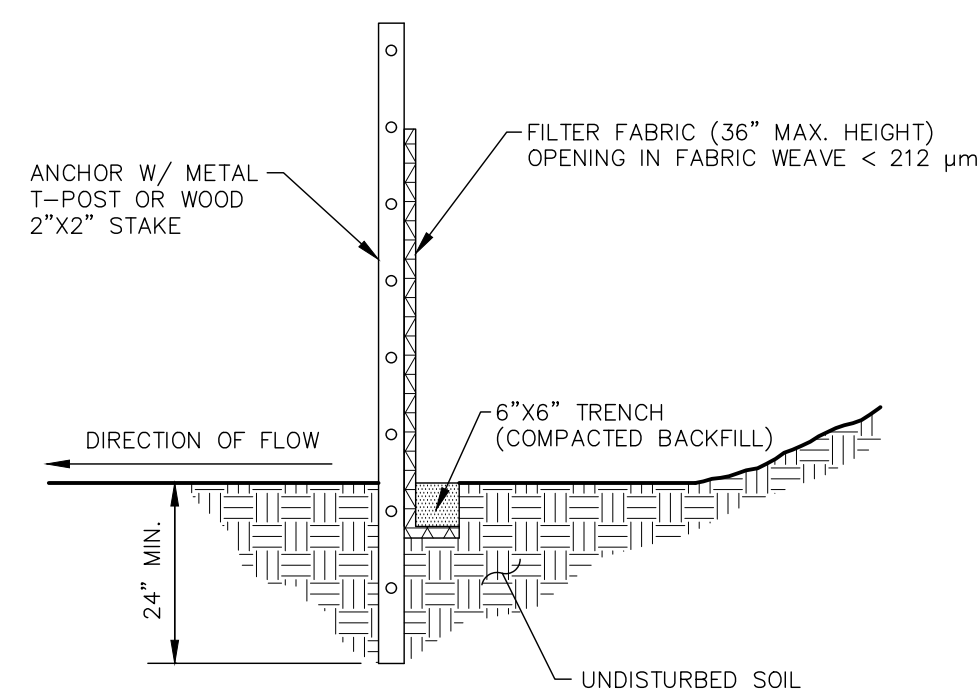
TREE FENCE



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.

TURF ESTABLISHMENT

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

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

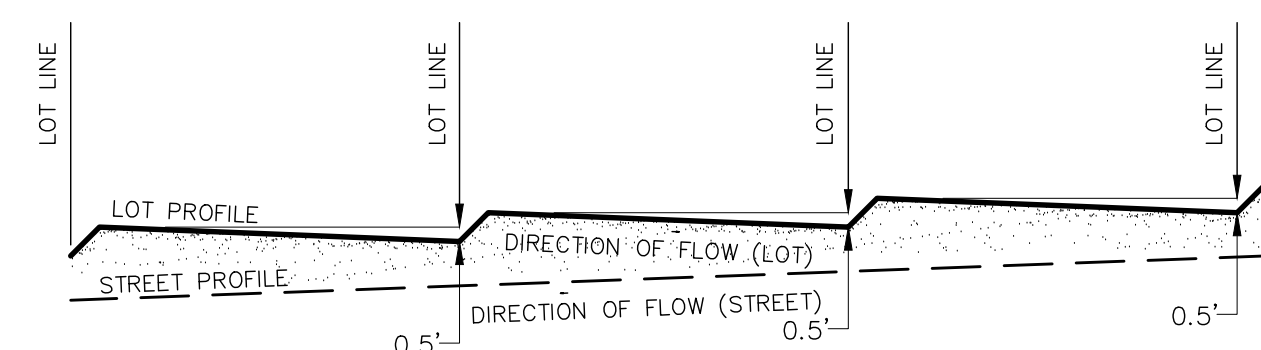
SEED: MNDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

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

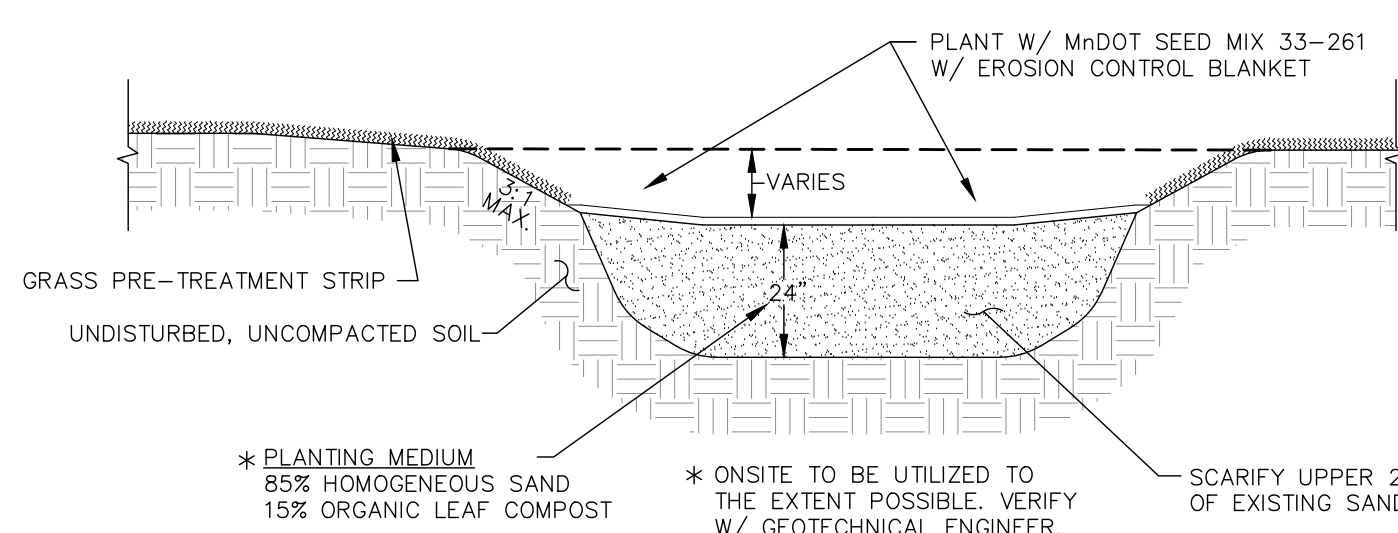
MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

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

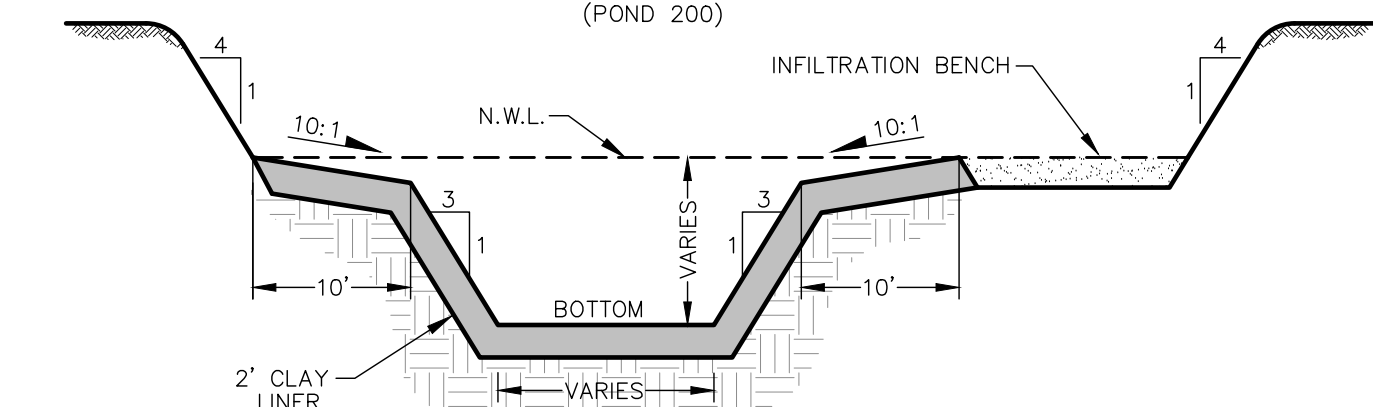
LOT BENCHING DETAIL



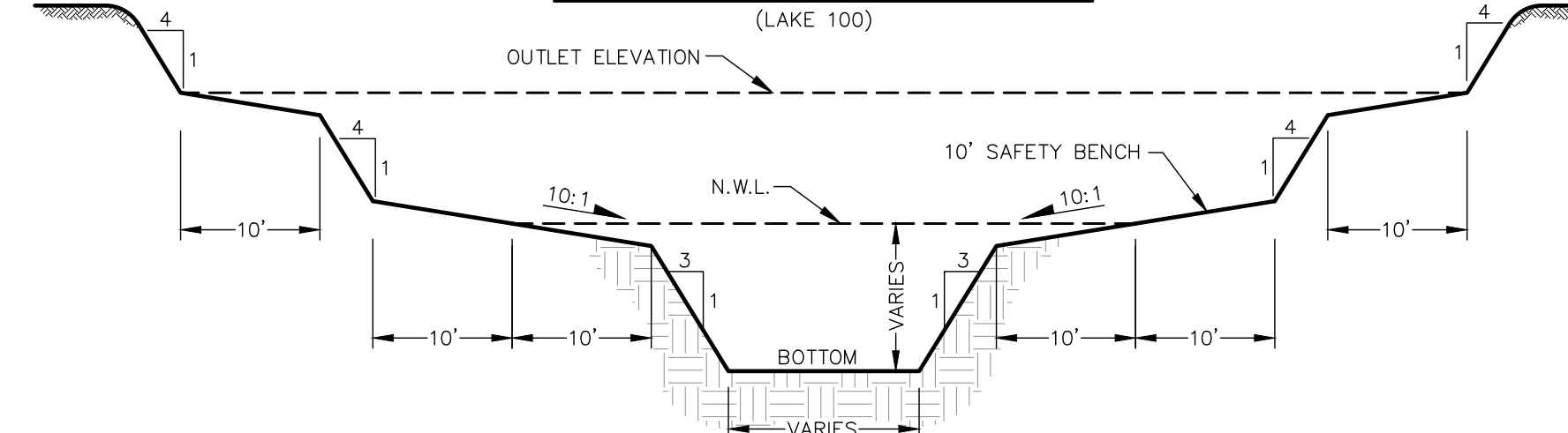
INFILTRATION BASIN



TYPICAL POND SECTION (POND 200)



TYPICAL POND SECTION (LAKE 100)



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Revisions:
1.

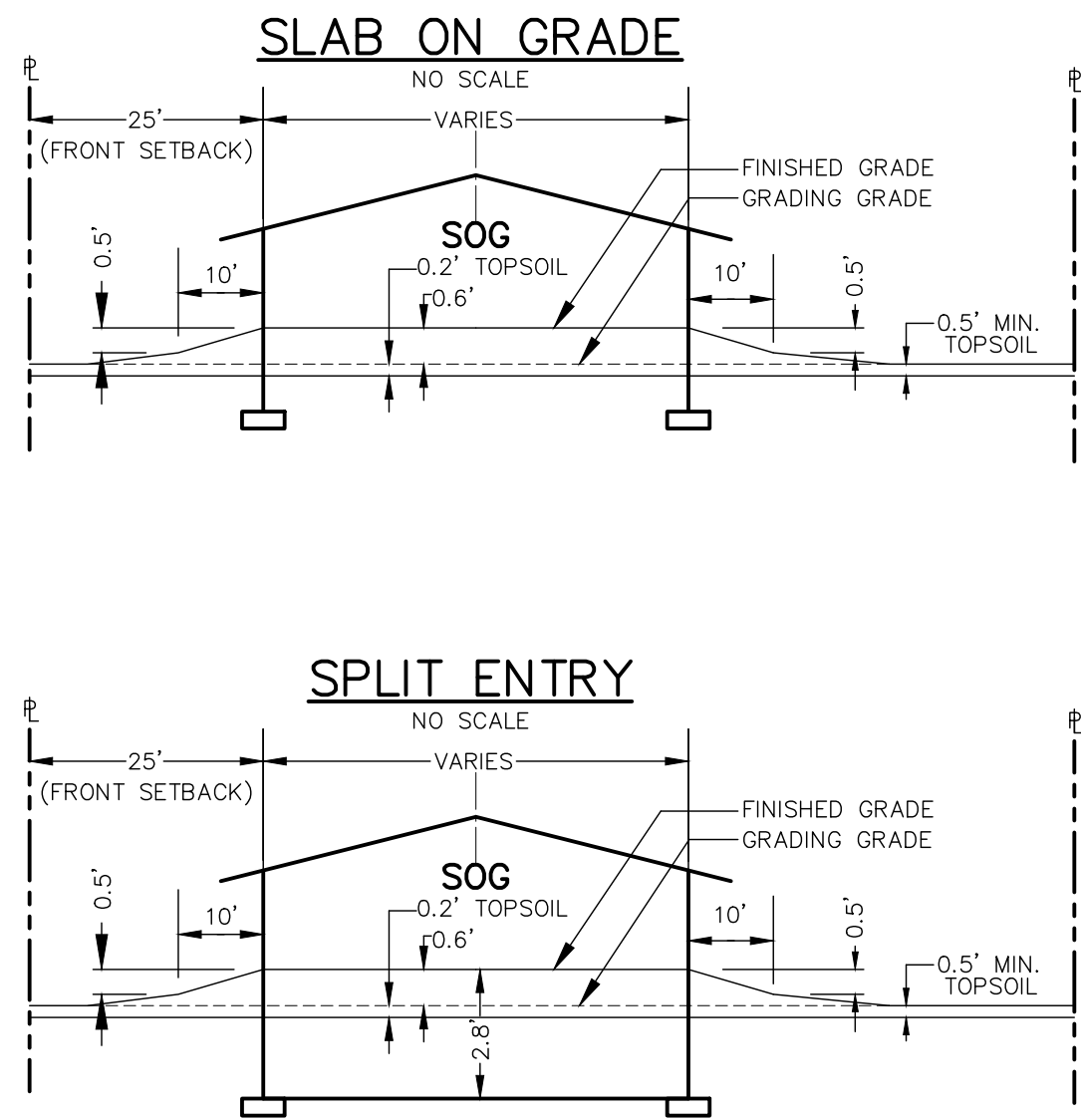
RIVERSTONE DEVELOPMENT, LLC
 14015 Sunfish Lake B, Suite 400
 Ramsey, MN 55303

RIVERSTONE SOUTH
 Ramsey, MN

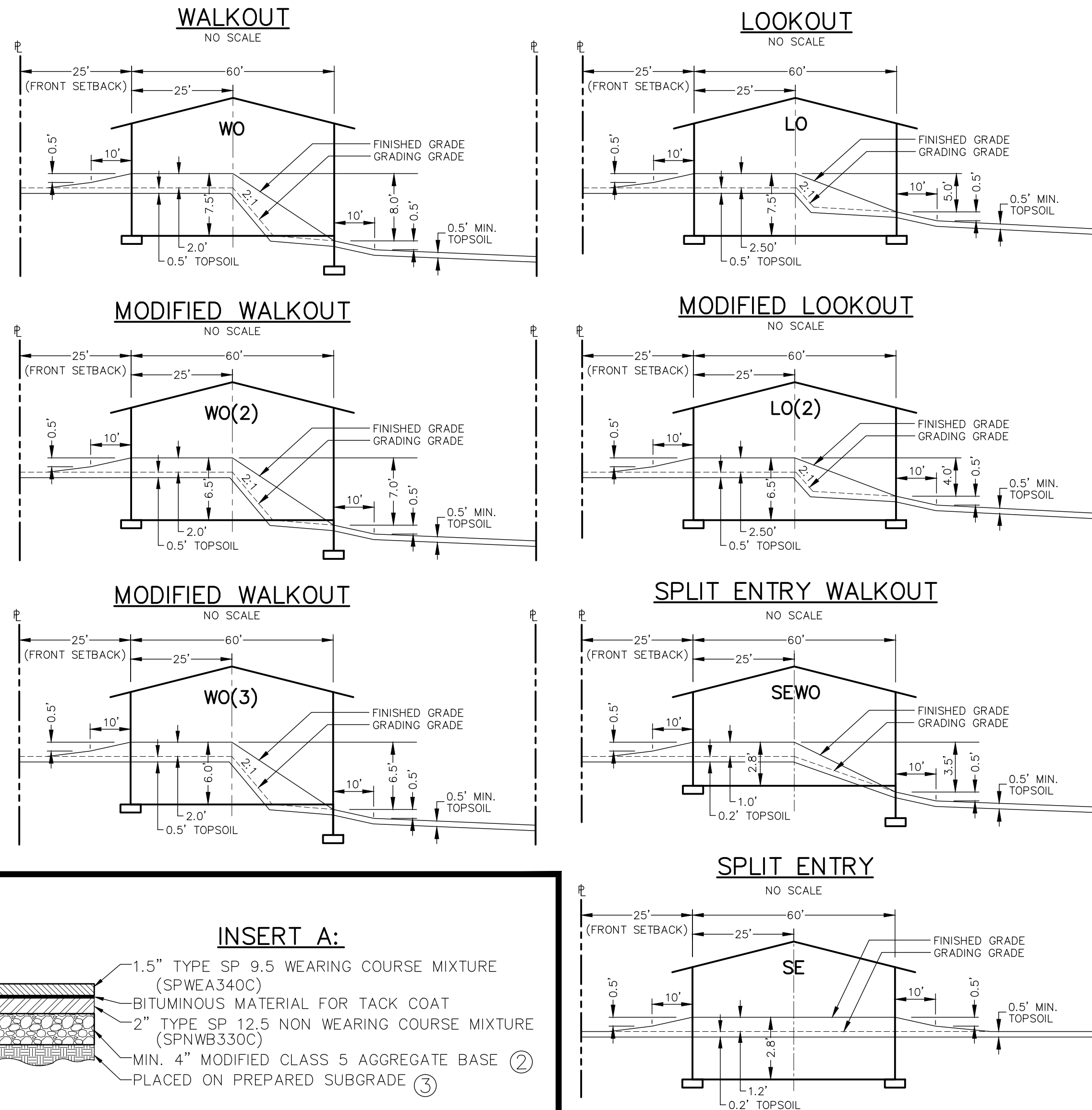
DETAILS

23 of 25

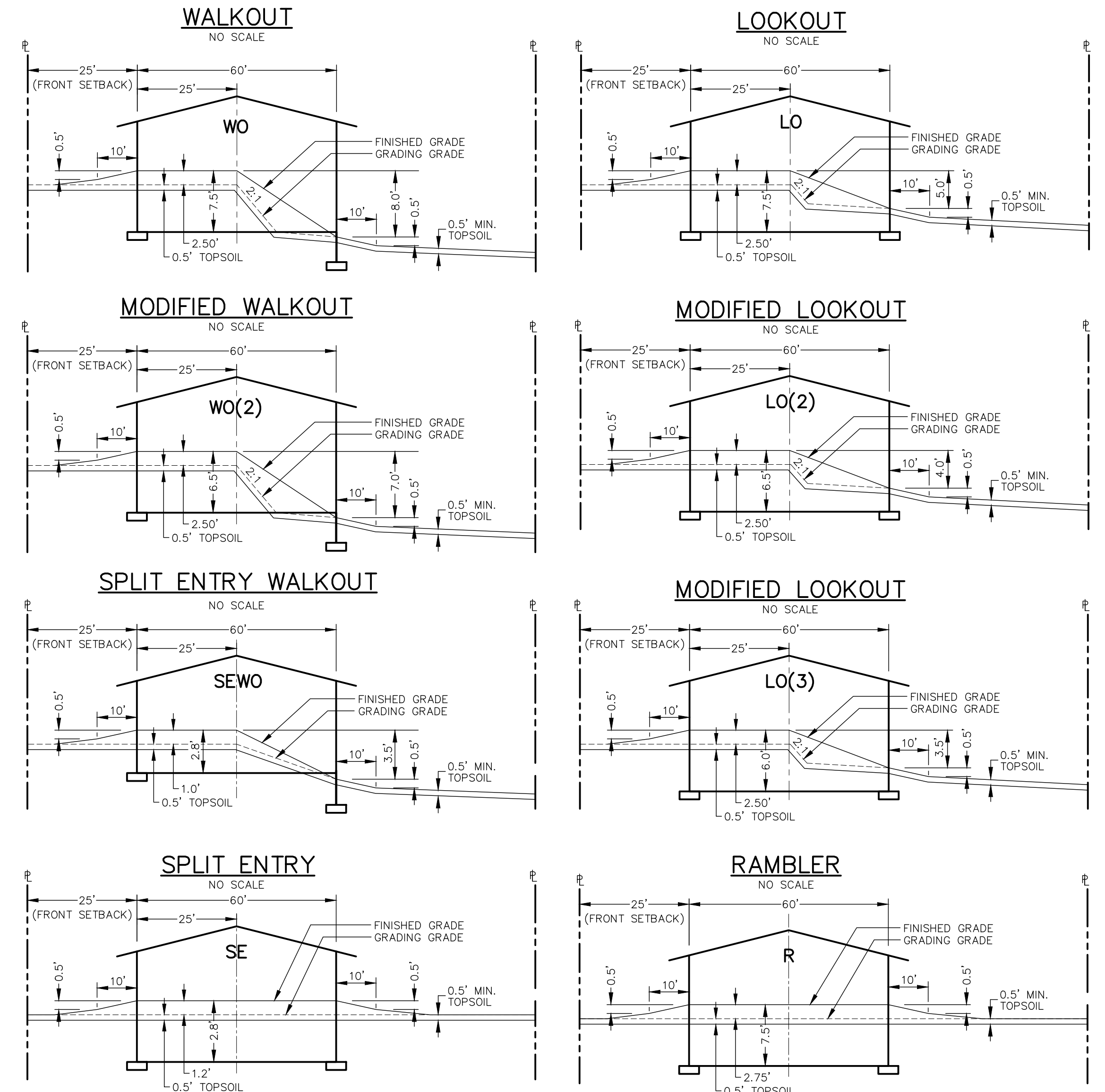
40' LOTS
DETACHED TOWNHOME HOLDDOWNS



65' LOTS



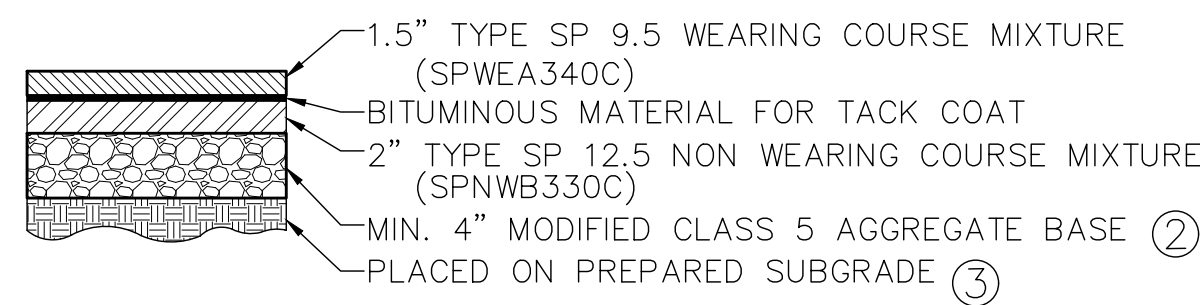
55' LOTS



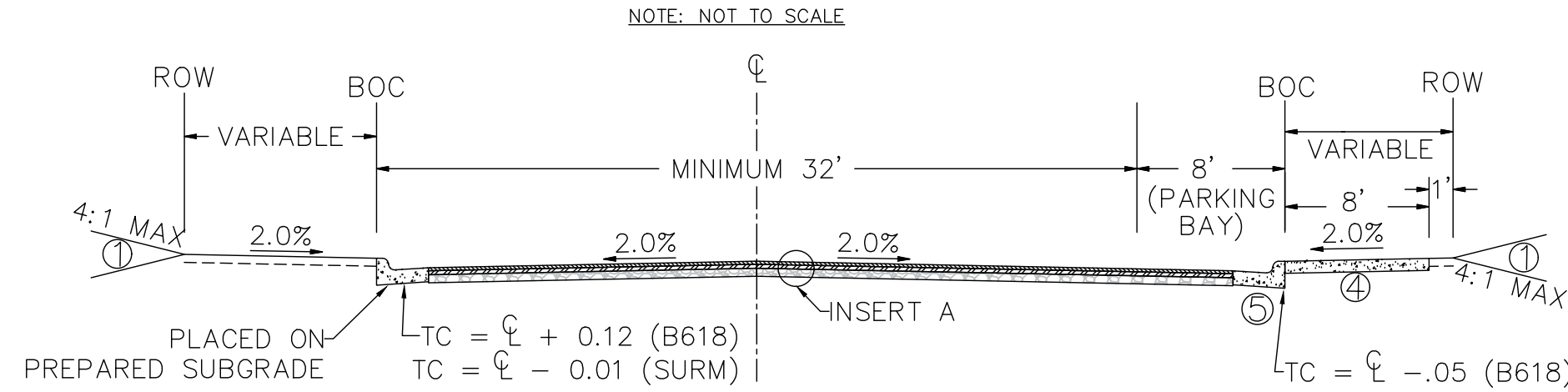
REFERENCE NOTES:

- 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.

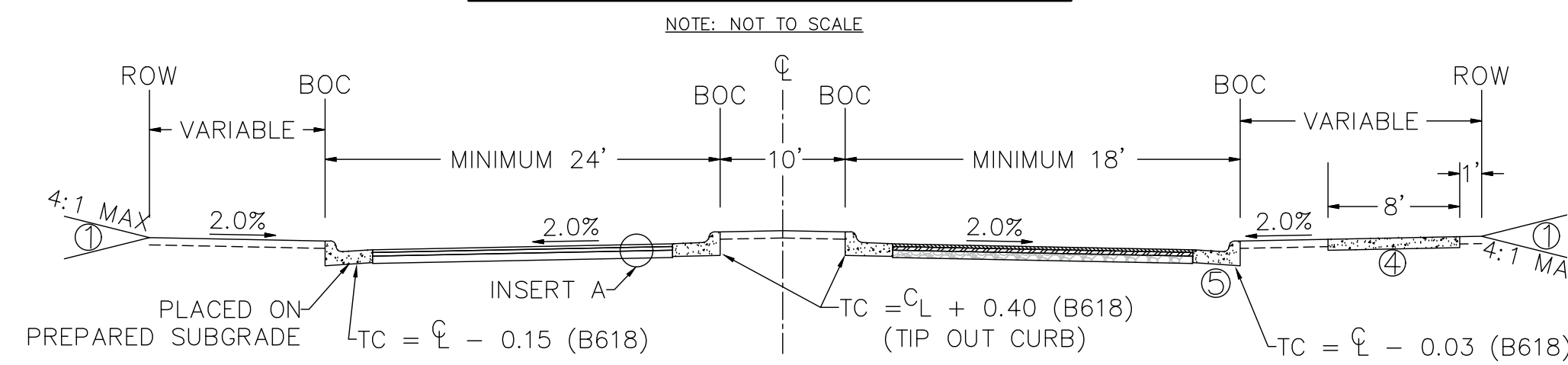
INSERT A:



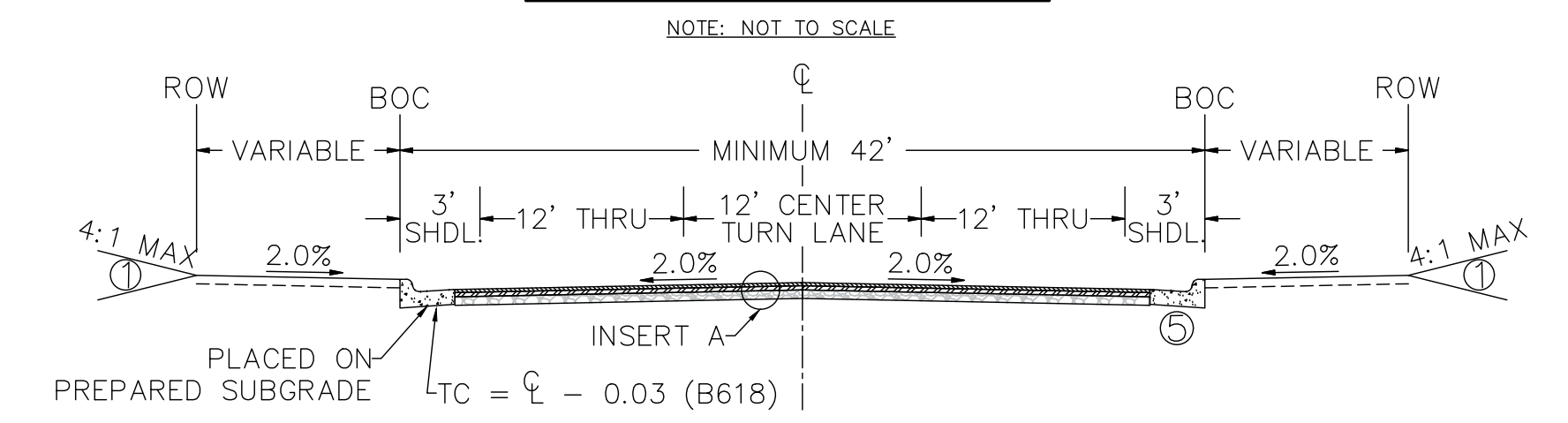
32' - URBAN STREET
W/ PARKING BAY



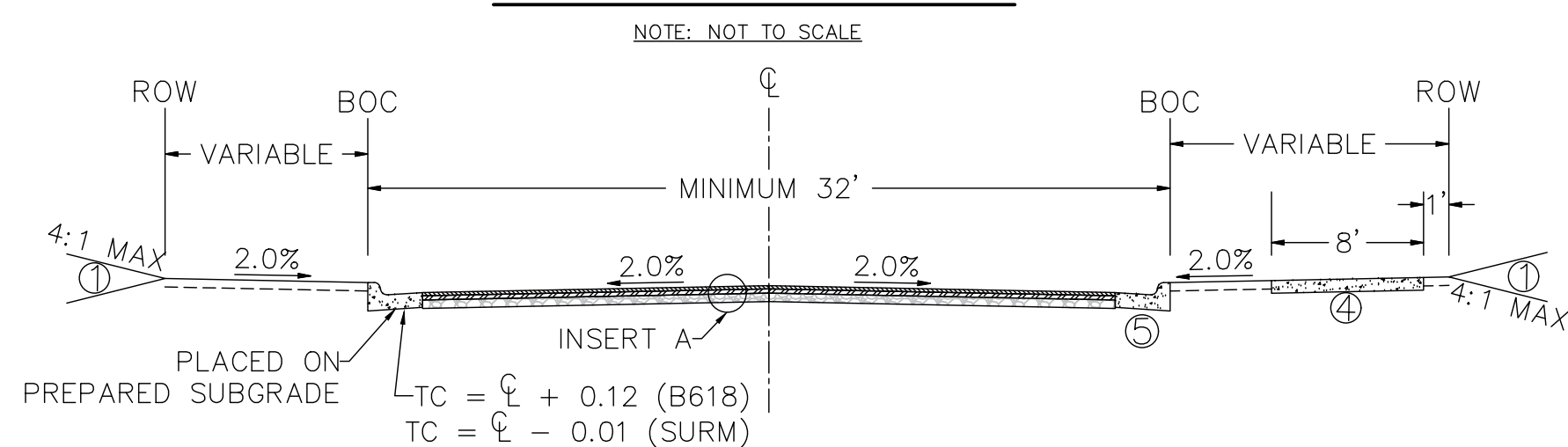
ENTRANCE W/CENTER MEDIAN



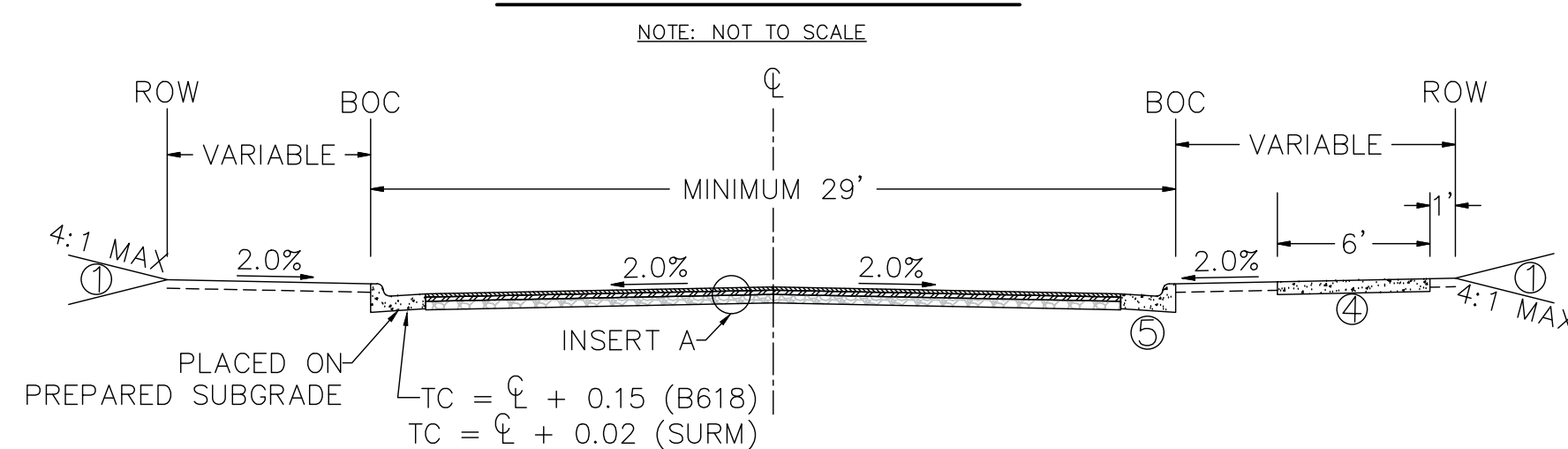
42' - URBAN STREET



32' - URBAN STREET



29' - URBAN STREET



CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 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: 11/25/20 License #: 25063

Drawn: ADB
Designed: BJK
Date: 11/25/20

Revisions: 1.

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

RIVERSTONE SOUTH
Ramsey, MN

DETAILS

24 of 25

Grading Lot Number	Addition	Block	Lot	Proposed				Split Entry Alternate (if applicable)				EOF	100 Year	Water Table	Controlling Elevation		Method
				House Type	Garage Floor Elevation	Lowest Floor Elevation	Lowest opening Elevation	House Type	Garage Floor Elevation	Lowest Floor Elevation	Lowest opening Elevation				LF	LO	
101	-	-	-	SOG	875.0	875.0	875.0	SE	875.0	872.2	875.0	873.5	-	855.0	-	874.5	EOF
102	-	-	-	SOG	875.0	875.0	875.0	SE	875.0	872.2	875.0	873.5	-	855.0	-	874.5	EOF
103	-	-	-	SOG	875.0	875.0	875.0	SE	875.0	872.2	875.0	873.5	-	855.0	-	874.5	EOF
104	-	-	-	SOG	875.0	875.0	875.0	SE	875.0	872.2	875.0	873.5	-	855.0	-	874.5	EOF
105	-	-	-	SOG	875.0	875.0	875.0	SE	875.0	872.2	875.0	873.5	-	855.0	-	874.5	EOF
106	-	-	-	SOG	875.0	875.0	875.0	SE	875.0	872.2	875.0	873.5	-	855.0	-	874.5	EOF
107	-	-	-	SOG	875.0	875.0	875.0	SE	875.0	872.2	875.0	873.5	-	855.0	-	874.5	EOF
108	-	-	-	SOG	875.3	875.3	875.3	SE	875.3	872.5	875.3	873.5	-	855.0	-	874.5	EOF
109	-	-	-	SOG	875.5	875.5	875.5	SE	875.5	872.7	875.5	873.5	-	855.0	-	874.5	EOF
110	-	-	-	SOG	875.8	875.8	875.8	SE	875.8	873.0	875.8	873.5	-	855.0	-	874.5	EOF
111	-	-	-	SOG	876.0	876.0	876.0	SE	876.0	873.2	876.0	873.5	-	855.0	-	874.5	EOF
112	-	-	-	SOG	876.0	876.0	876.0	SE	876.0	873.2	876.0	873.5	-	855.0	-	874.5	EOF
113	-	-	-	SOG	876.0	876.0	876.0	SE	876.0	873.2	876.0	873.5	-	855.0	-	874.5	EOF
114	-	-	-	SOG	876.0	876.0	876.0	SE	876.0	873.2	876.0	873.5	-	855.0	-	874.5	EOF
115	-	-	-	SOG	875.8	875.8	875.8	SE	875.8	873.0	875.8	873.5	-	855.0	-	874.5	EOF
116	-	-	-	SOG	875.5	875.5	875.5	SE	875.5	872.7	875.5	873.5	-	855.0	-	874.5	EOF
117	-	-	-	SOG	875.5	875.5	875.5	SE	875.5	872.7	875.5	873.5	-	855.0	-	874.5	EOF
118	-	-	-	SOG	875.5	875.5	875.5	SE	875.5	872.7	875.5	873.5	-	855.0	-	874.5	EOF
119	-	-	-	SOG	875.3	875.3	875.3	SE	875.3	872.5	875.3	873.5	-	855.0	-	874.5	EOF
120	-	-	-	SOG	875.0	875.0	875.0	SE	875.0	872.2	875.0	873.5	-	855.0	-	874.5	EOF
121	-	-	-	SOG	875.0	875.0	875.0	SE	875.0	872.2	875.0	873.5	-	855.0	-	874.5	EOF
122	-	-	-	SOG	875.0	875.0	875.0	SE	875.0	872.2	875.0	873.5	-	855.0	-	874.5	EOF
123	-	-	-	SOG	875.3	875.3	875.3	SE	875.3	872.5	875.3	873.5	-	855.0	-	874.5	EOF
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125	-	-	-	SOG	875.8	875.8	875.8	SE	875.8	873.0	875.8	873.0	-	855.0	-	874.0	EOF
126	-	-	-	SOG	875.5	875.5	875.5	SE	875.5	872.7	875.5	873.0	-	855.0	-	874.0	EOF
127	-	-	-	SOG	875.3	875.3	875.3	SE	875.3	872.5	875.3	873.0	-	855.0	-	874.0	EOF
128	-	-	-	SOG	875.0	875.0	875.0	SE	875.0	872.2	875.0	873.0	-	855.0	-	874.0	EOF
129	-	-	-	SOG	874.5	874.5	874.5	SE	874.5	871.7	874.5	871.0	-	855.0	-	872.0	EOF
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132	-	-	-	SOG	873.0	873.0	873.0	SE	873.0	870.2	873.0	871.0	-	855.0	-	872.0	EOF
133	-	-	-	SOG	872.8	872.8	872.8	SE	872.8	870.0	872.8	871.0	-	855.0	-	872.0	EOF
134	-	-	-	SOG	872.3	872.3	872.3	SE	872.3	869.5	872.3	871.0	-	855.0	-	872.0	EOF
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145	-	-	-	SOG	870.2	870.2	870.2	SE	870.2	867.4	870.2	871.0	-	855.0	-	872.0	EOF
146	-	-	-	SOG	870.5	870.5	870.5	SE	870.5	867.7	870.5	871.0	-	855.0	-	872.0	EOF
147	-	-	-	LO	870.5	863.0	865.5	SEWO	870.0	867.2	867.2	861.7	-	855.0	-	862.7	EOF
148	-	-	-	WO(2)	870.5	864.0	864.0	-	-	-	-	861.7	-	855.0	-	862.7	EOF
149	-	-	-	WO(2)	870.0	863.5	863.5	-	-	-	-	861.7	-	855.0	-	862.7	EOF
150	-	-	-	WO(2)	870.0	863.5	863.5	-	-	-	-	861.7	-	855.0	-	862.7	EOF
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152	-	-	-	WO	871.0	863.5	863.5	-	-	-	-	861.0	-	855.0	-	862.0	EOF
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158	-	-	-	WO	870.5	863.0	863.0	-	-	-	-	860.5	857.9	855.0	861.5	-	100 YR
159	-	-	-	WO	870.0	862.5	862.5	-	-	-	-	860.5	857.9	855.0	861.5	-	100 YR
160	-	-	-	WO	870.0	862.5	862.5	-	-	-	-	860.5	857.9	855.0	861.5	-	100 YR
161	-	-	-	LO	871.0	863.5	866.0	SEWO	870.5	867.7	867.7	860.5	857.9	855.0	861.5	-	100 YR
162	-	-	-	WO	870.8	863.3	863.3	-	-	-	-	860.5	857.9	855.0	861.5	-	100 YR
163	-	-	-	WO	870.5	863.0	863.0	-	-	-	-	860.5	857.9	855.0	861.5	-	100 YR
164	-	-	-	WO	870.0	862.5	862.5	-	-	-	-	860.5	857.9	855.0	861.5	-	100 YR
165	-	-	-	WO	870.0	862.5	862.5	-	-	-	-	860.5	857.9	855.0	861.5	-	100 YR
166	-	-	-	WO(2)	869.0	862.5	862.5	-	-	-	-	860.5	857.9	855.0	861.5	-	100 YR
167	-	-	-	WO(2)	869.0	862.5	862.5	-	-	-	-	860.5	857.9	855.0	861.5	-	100 YR
168	-	-	-	WO(2)	869.0	862.5	862.5	-	-	-	-	860.5	857.9	855.0	861.5	-	100 YR
169	-	-	-	WO(3)	968.5	862.5	862.5	-	-	-	-	860.5	860.0	855.0	862.0	-	100 YR
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171	-	-	-	WO	870.0	862.5	862.5	-	-	-	-	860.5	860.0	855.0	862.0	-	100 YR
172	-	-	-	WO	870.5	863.0	863.0	-	-	-	-	860.5	860.0	855.0	862.0	-	100 YR
173	-	-	-	WO	871.0	863.5	863.5	-	-	-	-	860.5	860.0	855.0	862.0	-	100 YR
174	-	-	-	LO(2)	871.0	864.5	867.0	SEWO	870.5	867.7	867.7	860.5	860.0	855.0	862.0	-	100 YR
175	-	-	-	WO	871.0	863.5	863.5	-	-	-	-	860.5	860.0	855.0	862.0	-	100 YR
176	-	-	-	WO	870.5	863.0	863.0	-	-	-	-	860.5	860.0	855.0	862.0	-	100 YR
177	-	-	-	WO	870.0	862.5	862.5	-	-	-	-	860.5	860.0	855.0	862.0	-	100 YR
178	-	-	-	WO	870.0	862.5	862.5	-	-	-	-	860.5	860.0	855.0	862.0	-	100 YR
179	-	-	-	WO	870.0	862.5	862.5	-	-	-	-	860.5	860.0	855.0	862.0	-	100 YR
180	-	-	-	WO	870.0	862.5	862.5	-	-	-	-	860.5	860.0	855.0	862.0	-	100 YR
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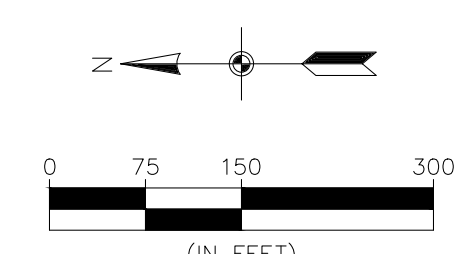
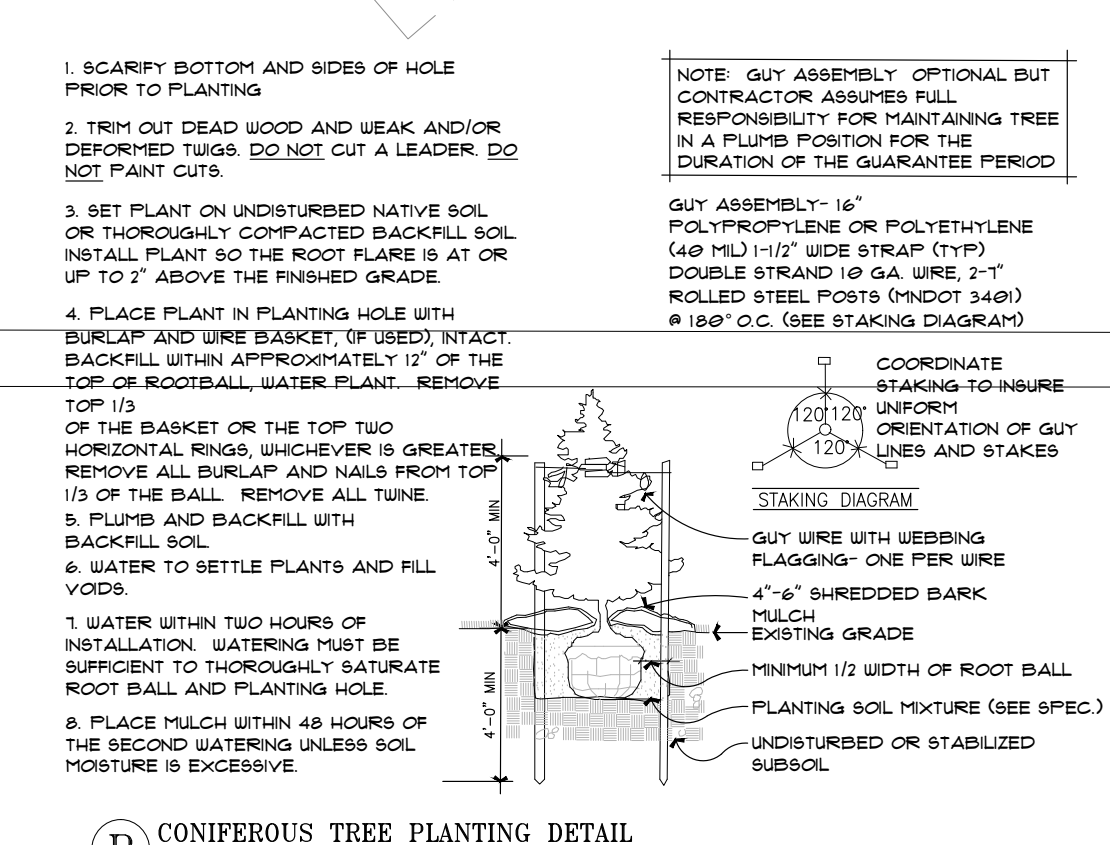
Grading Lot Number	Addition	Block	Lot	Proposed				Split Entry Alternate (if applicable)				EOF	100 Year	Water Table	Controlling Elevation		Method
				House Type	Garage Floor Elevation	Lowest Floor Elevation	Lowest opening Elevation	House Type	Garage Floor Elevation	Lowest Floor Elevation	Lowest opening Elevation				LF	LO	
182	-	-	-	WO	871.5	864.0	864.0	-	-								

CITY OF RAMSEY NOTES

- CONTRACTOR SHALL GUARANTEE ALL NEW PLANT MATERIAL FOR TWO (2) FULL GROWING SEASONS AFTER THE DATE OF WRITTEN FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES DURING THE GUARANTEE PERIOD SHALL BE IMMEDIATELY REPLACED AT NO ADDITIONAL COST TO THE OWNER AND SHALL BE COVERED BY THE SAME GUARANTEE.
- TREES SHALL NOT BE PLANTED WITHIN THE VISION TRIANGLE AS DEFINED IN CITY CODE 117-348.
- ALL TREES IN ISLANDS/CENTER MEDIAN SHALL BE PRIVATELY MAINTAINED PER THE HOME OWNERS ASSOCIATION DOCTRINE.
- TOPSOIL MEETING THE CITY'S SPECIFICATION SHALL BE REQUIRED PER EACH LOT. COPIES OF THE LOAD TICKET SHALL BE PROVIDED AND CITY INSPECTION IS REQUIRED PRIOR TO INSTALLATION OF SOD.
- NO TOPSOIL (OR OTHER FILL) SHALL BE PLACED WITHIN ANY WETLAND OR WETLAND SETBACK AREA.
- IRRIGATION SYSTEM SHALL BE DESIGN BUILT BY THE CONTRACTOR AND SHALL UTILIZE MATCH PRECIPITATION HEADS, HEAD TO HEAD COVERAGE AND WEATHER COMPENSATING SMART CONTROLLER.

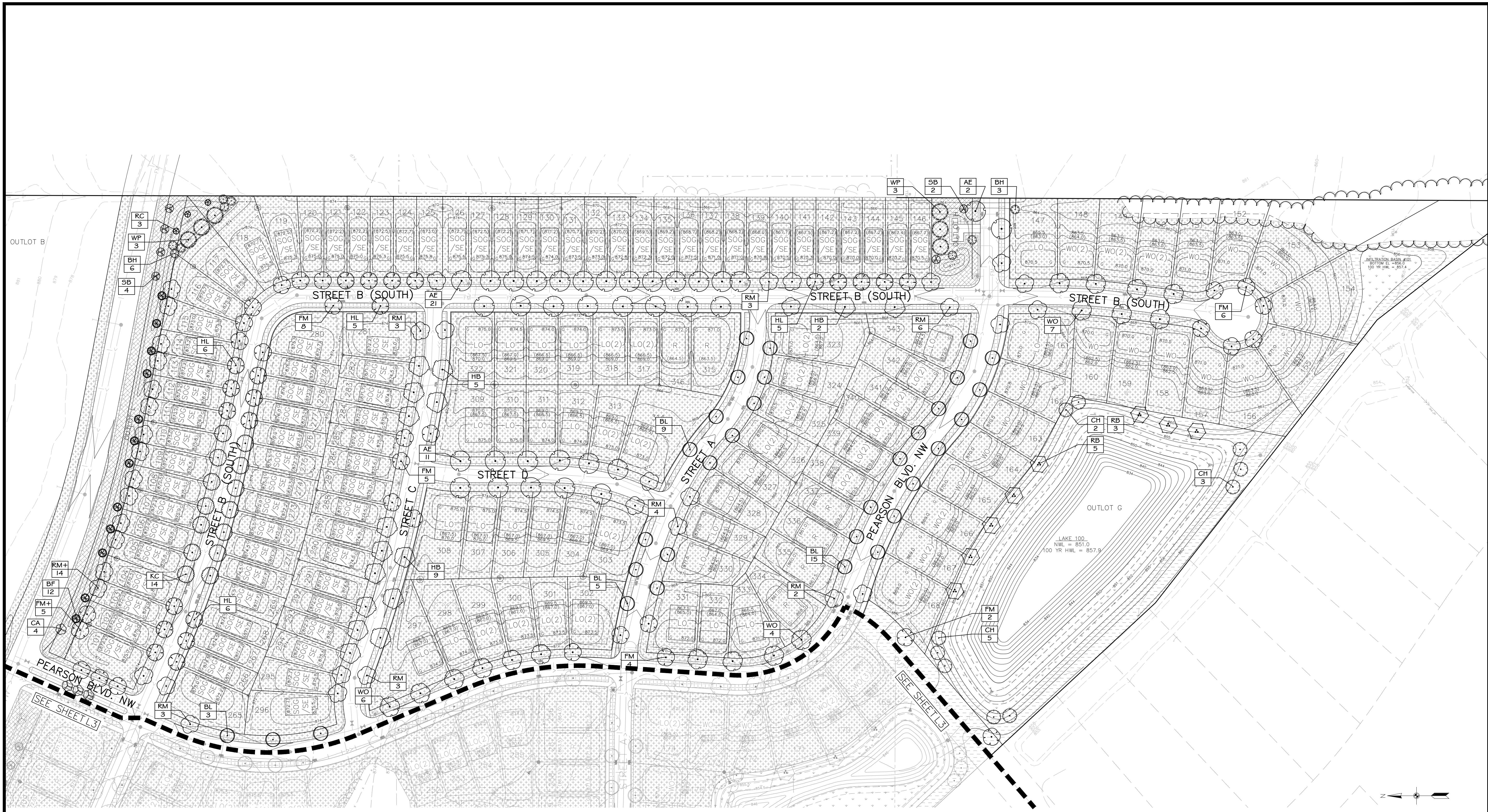
LANDSCAPE PLAN NOTES

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

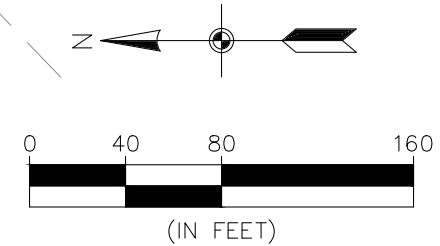


1 OVERALL LANDSCAPE PLAN

<p>CARLSON MCCAIN ENGINEERING SURVEYING ENVIRONMENTAL</p>	<p>3690 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 CARLSONMCCAIN.COM</p>	<p>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</p>	<p>Print Name: Ryan J. Rutger, RLA Signature: </p>	<p>Drawn: RJR Designed: RJR</p>	<p>Revisions: 1.</p>	<p>RIVERSTONE DEVELOPMENT, LLC. 14015 Sunfish Lake B, Suite 400 Ramsey, MN 55303</p>	<p>RIVERSTONE SOUTH Ramsey, MN</p>	<p>PRELIMINARY LANDSCAPE PLAN</p>	<p>L1 of 4</p>
			<p>Date: 11/25/20 License #: 56346</p>	<p>Date: 11/25/20</p>	<p>Date: 11/25/20</p>	<p>Save Date: 11/30/20 F:\jrb\8481 - 8500\8494 - pearson place 2nd\cad\3d\landscape\prelim plans\8494_landscape_city.dwg</p>	<p>#8494</p>		



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1.2 LANDSCAPE PLAN ENLARGEMENT



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 Print Name: Ryan J. Ruttger, RLA
 Signature: *[Signature]*
 Date: 11/25/20 License #: 56346

Drawn: RJR
 Designed: RJR
 Date: 11/25/20

Revisions:
 1.

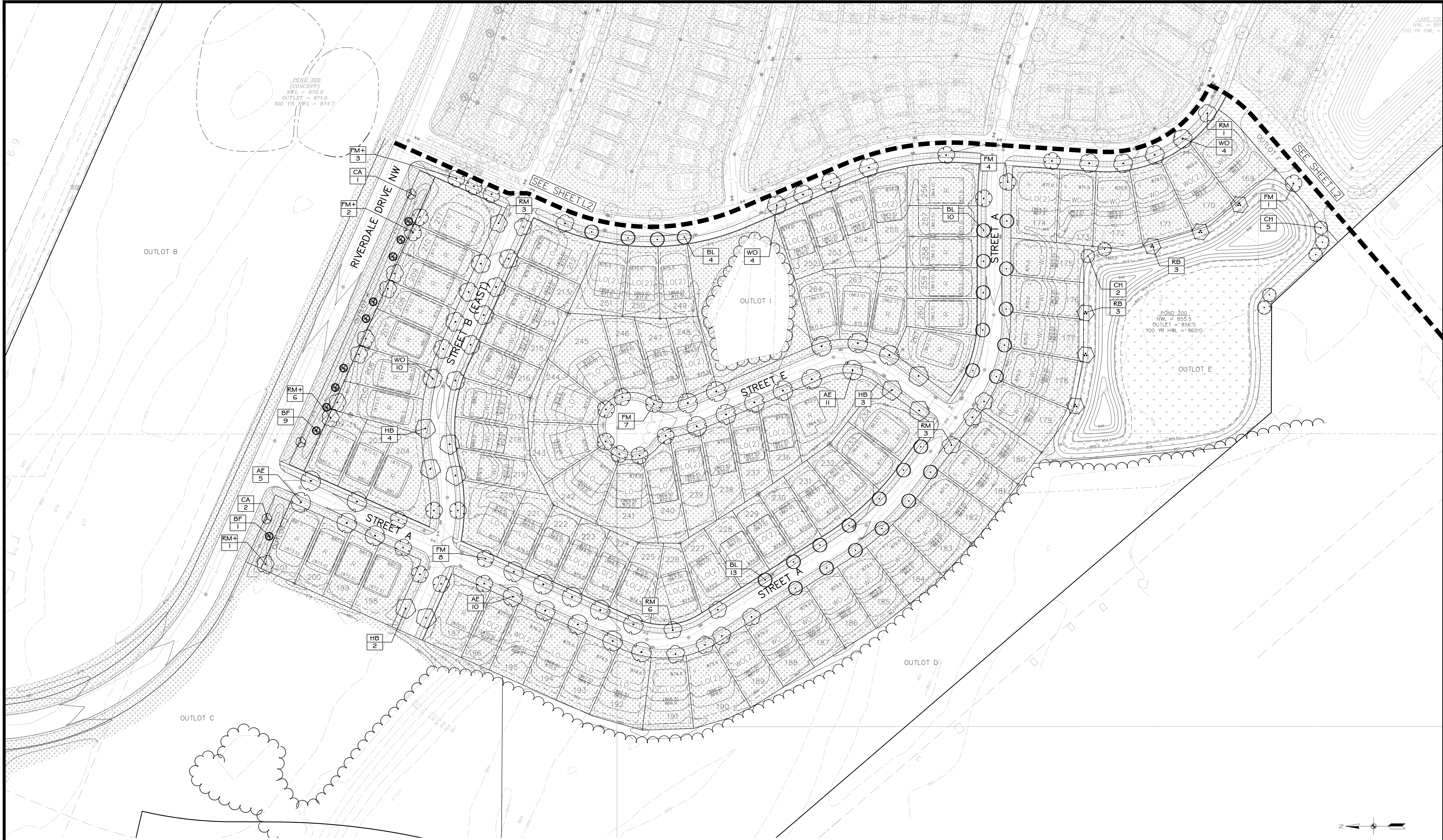
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RIVERSTONE SOUTH
 Ramsey, MN

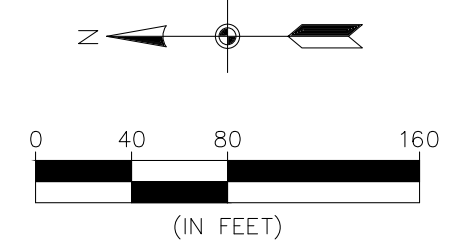
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L3 LANDSCAPE PLAN ENLARGEMENT



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PRELIMINARY LANDSCAPE PLAN

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LANDSCAPE SPECIFICATIONS

- TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6" STEEL FENCE POSTS SPACED 6' O.C. MAX.
- EROSION CONTROL.** REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPs, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPs MUST BE IMPLEMENTED WITHIN 7 DAYS USING.
- CLEARING AND GRUBBING.** CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
- SOIL PREPARATION.** REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
- TOPSOIL MATERIAL.** ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF WDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.
- SEEDING AND TURF ESTABLISHMENT.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWN IN 2 PERPENDICULAR PASSES, EACH PASS AT ONE-HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
- SODDING.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
- PLANT MATERIAL.** ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANT MATERIAL SUBSTITUTIONS.** ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.
- PLANT INSTALLATION AND ESTABLISHMENT.** REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
- MULCH MATERIAL.** DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
- LANDSCAPE EDGING.** INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.
- IRRIGATION.** DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND READJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.
- MAINTENANCE.** MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.

- WATERING.** UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
- FINAL ACCEPTANCE.** UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
- WARRANTY.** ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR THREE (3) YEARS FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	RM	37	Acer rubrum 'Northwood'	Northwoods Red Maple	2" Cal.	B&B
	RM+	21	Acer rubrum 'Northwood'	Northwoods Red Maple	3" Cal.	B&B
	FM	45	Acer x freemanii 'Sienna'	Sienna Glen Maple	2" Cal.	B&B
	FM+	10	Acer x freemanii 'Sienna'	Sienna Glen Maple	2.5" Cal.	B&B
	RB	14	Betula nigra Clump Form, 2" Cal Equivalent	River Birch Multi-Trunk	6' Ht.	B&B
	HB	25	Celtis occidentalis	Common Hackberry	2" Cal.	B&B
	HL	22	Gleditsia triacanthos inermis 'Harve'	Northern Acclaim Thornless Honey Locust	2" Cal.	B&B
	KC	14	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	2" Cal.	B&B
	WO	35	Quercus bicolor	Swamp White Oak	2" Cal.	B&B
	BL	59	Tilia americana 'Boulevard'	Boulevard Linden	2" Cal.	B&B
	AE	60	Ulmus americana 'Princeton'	American Elm	2" Cal.	B&B
CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BF	22	Abies balsamea	Balsam Fir	6' Ht.	B&B
	RC	3	Juniperus virginiana	Eastern Red Cedar	5 gal.	Cont.
	BH	9	Picea glauca densata	Black Hills Spruce	6' Ht.	B&B
	WP	6	Pinus strobus	White Pine	6' Ht.	B&B
	CH	17	Tsuga canadensis	Canadian Hemlock	6' Ht.	B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	SB	6	Amelanchier x grandiflora 'Autumn Brilliance' Clump Form, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7' Ht.	B&B
	CA	7	Malus x 'Prairifire' Red Flowers	Prairifire Crabapple	1.5" Cal.	B&B
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	SOD	135,011 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	TI	2,202,069 sf	Type I - Low Maint. Turf Seed Refer to notes for acceptable seeding methods Seeding Rate 330 lb/ac	MnDOT Seed Mix 25-131	seed	
	TII	85,297 sf	Type II - High Maint. Turf Seed Refer to notes for acceptable seeding methods Seeding Rate 180 lb/ac	MnDOT Seed Mix 25-151	seed	
	TIII	174,580 sf	Type III - Stormwater Pond Pollinator Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 47.5 lb/ac	BWSR Stormwater Pond Pollinator NE	seed	
	TIV	95,767 sf	Type IV - Native Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 50.0 lb/ac	MnDOT Seed Mix 35-241	seed	

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