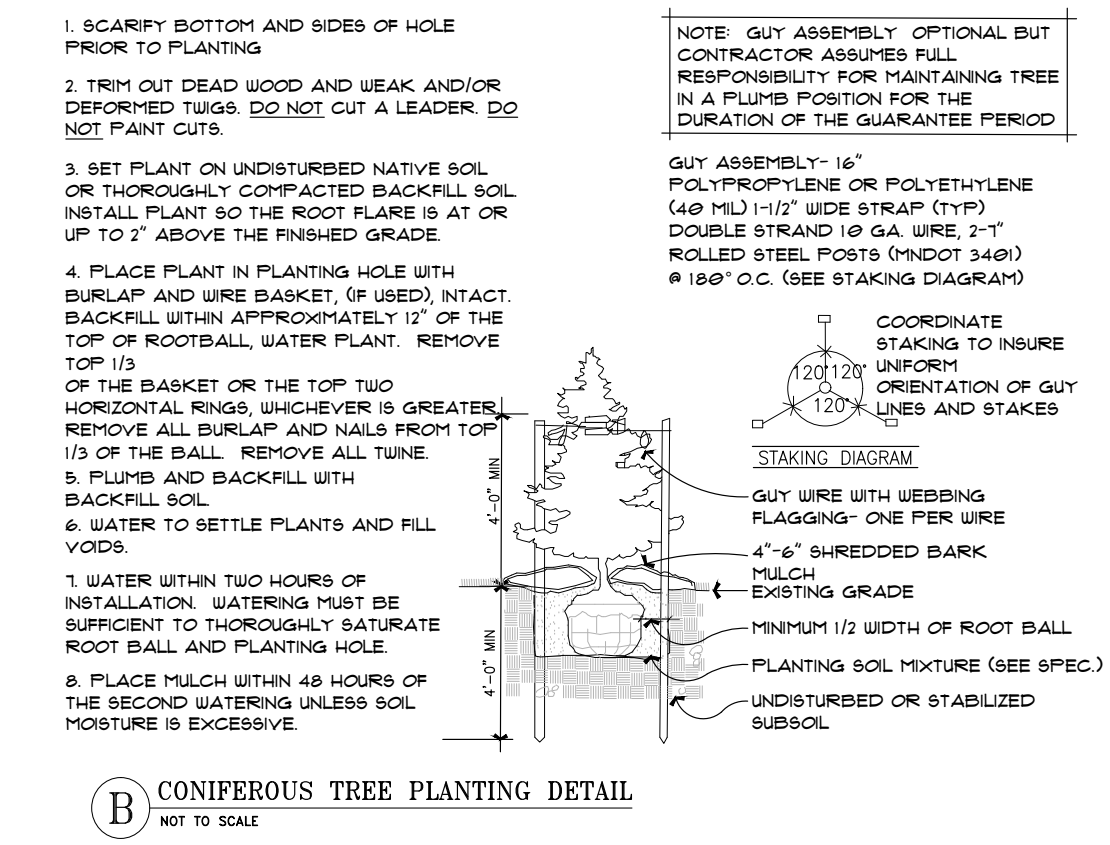
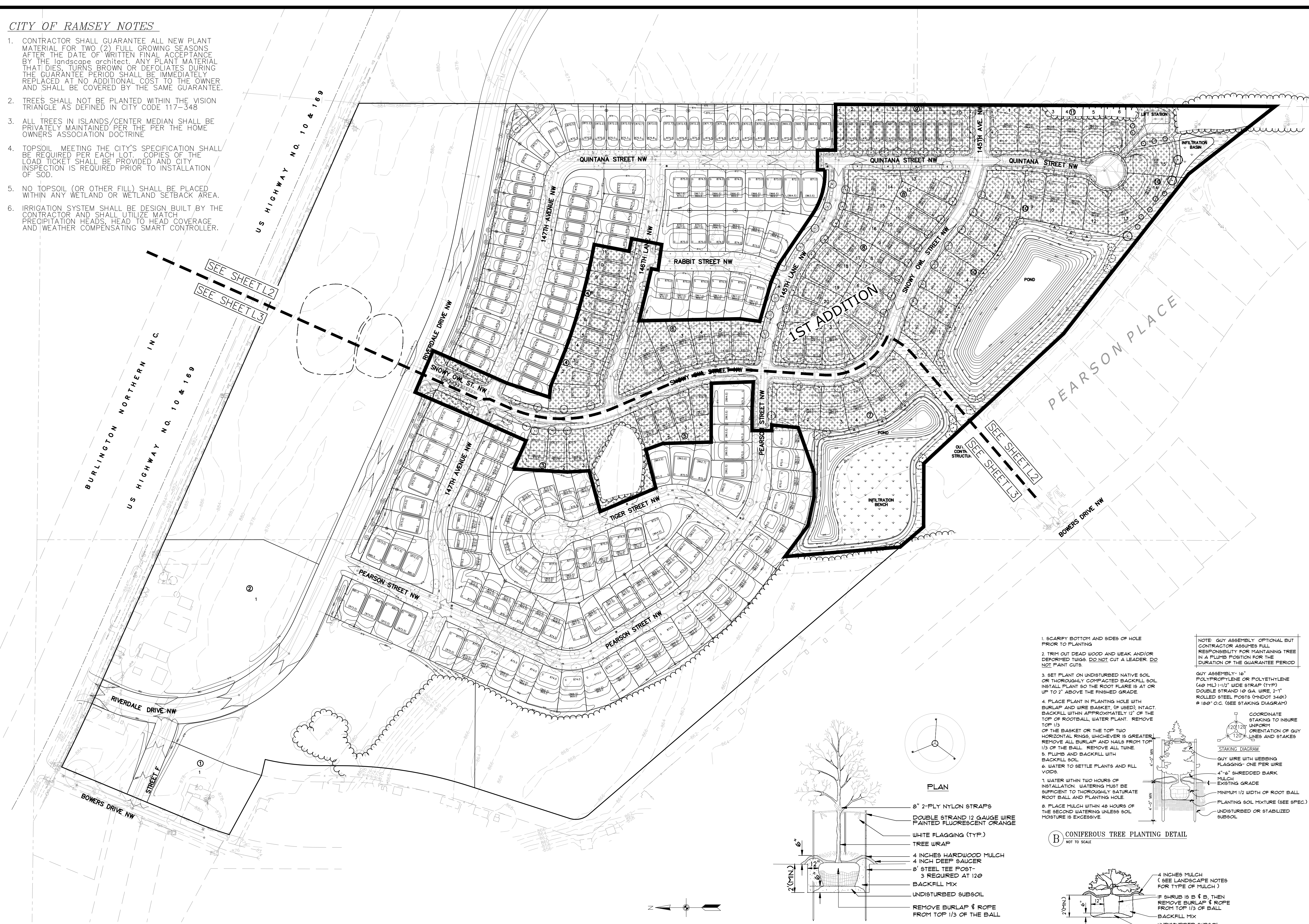


CITY OF RAMSEY NOTES

- 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
L1 OVERALL LANDSCAPE PLAN

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

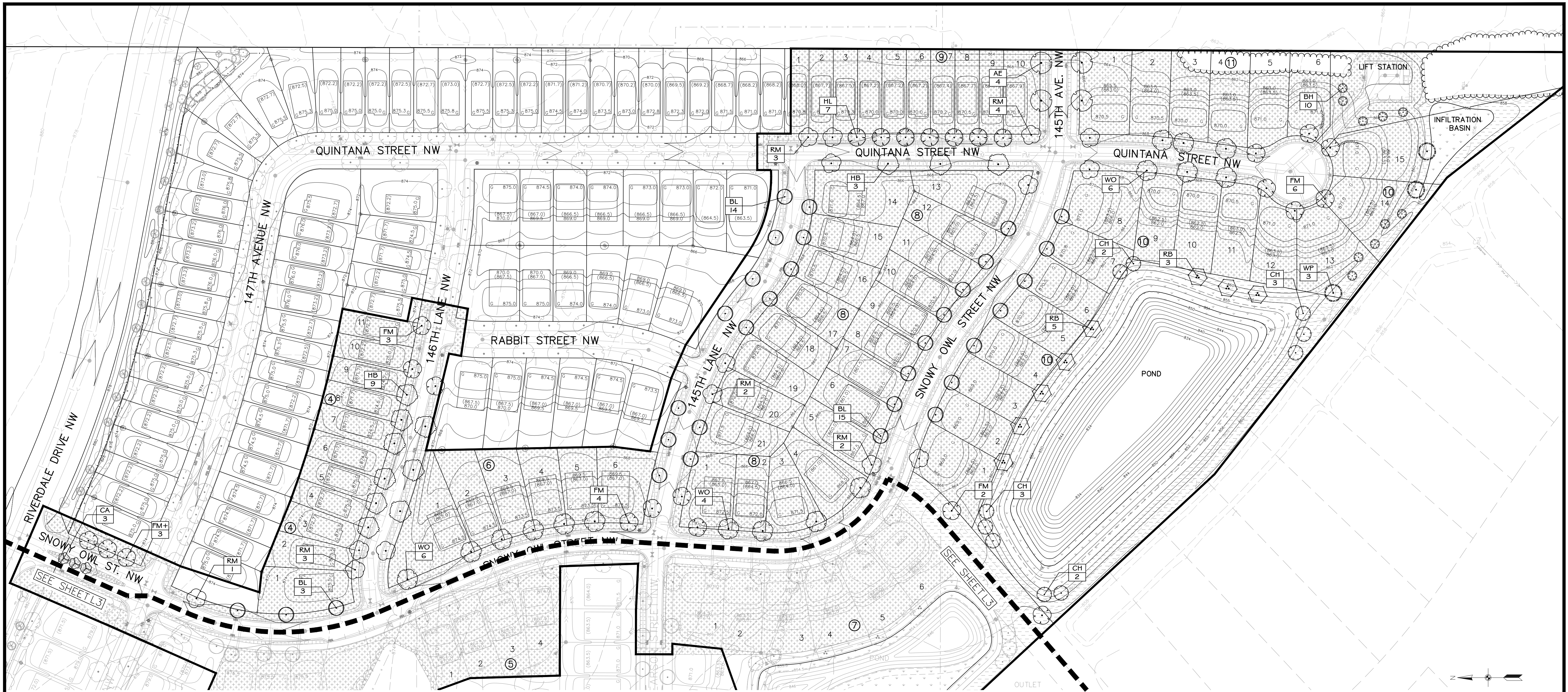
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.
 Print Name: Ryan J. Ruttger, RLA
 Signature: *[Signature]*
 Date: 10/29/21 License #: 56346
 Drawn: RJR
 Designed: RJR
 Date: 10/29/21

Revisions:
 1.
RIVERSTONE DEVELOPMENT, LLC.
 14015 Sunfish Lake B, Suite 400
 Ramsey, MN 55303

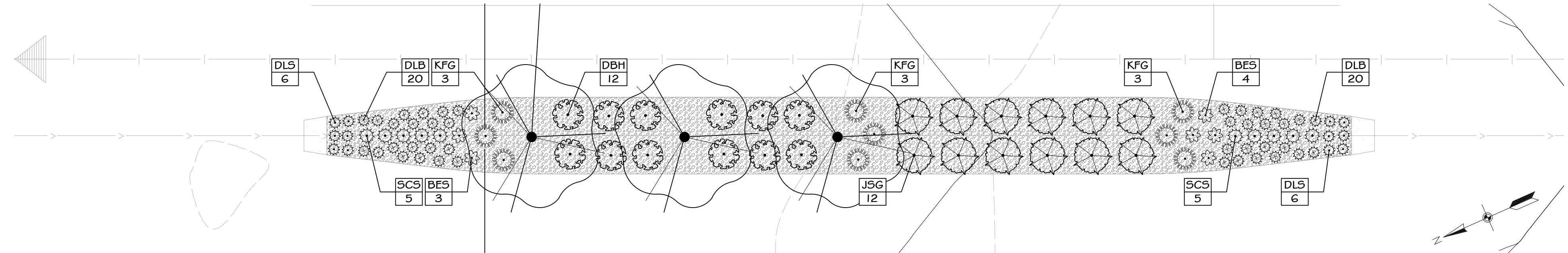
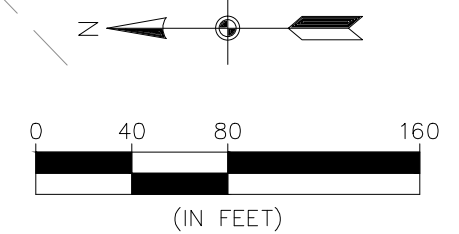
RIVERSTONE SOUTH
1ST ADDITION
 Ramsey, MN

LANDSCAPE PLAN

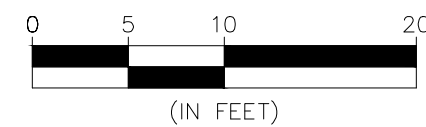
L1 of 4



1 LANDSCAPE PLAN ENLARGEMENT
L2



2 PLANTING BED PLAN - ENTRANCE MEDIAN
L2



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 Landscape Architect under the laws of the State of Minnesota.
 Print Name: Ryan J. Rutger, RLA
 Signature: *[Signature]*
 Date: 10/29/21 License #: 56346
 Drawn: RJR
 Designed: RJR
 Date: 10/29/21

Revisions:
 1.
RIVERSTONE DEVELOPMENT, LLC.
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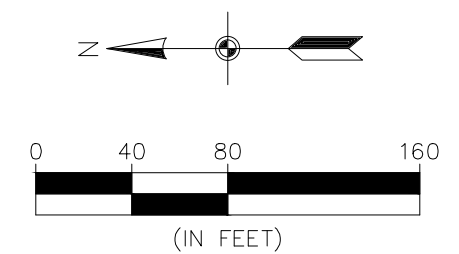
RIVERSTONE SOUTH 1ST ADDITION
 Ramsey, MN

LANDSCAPE PLAN

L2 of 4
 #8494



1
L3 LANDSCAPE PLAN ENLARGEMENT



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

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

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Revisions:
 1.

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

**RIVERSTONE SOUTH
 1ST ADDITION**
 Ramsey, MN

LANDSCAPE PLAN

L3 of 4

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, SEEDING 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 MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDING. 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.
- NATIVE PLANT ESTABLISHMENT.** THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAN 3 YEARS AFTER INITIAL SEEDING - ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.
- 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 ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

PLANT SCHEDULE 1ST ADDITION						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	RM	17	Acer rubrum 'Northwood'	Northwoods Red Maple	2' Cal.	B&B
	FM	18	Acer x freemanii 'Sienna'	Sienna Glen Maple	2' Cal.	B&B
	FM+	6	Acer x freemanii 'Sienna'	Sienna Glen Maple	2.5' Cal.	B&B
	RB	11	Betula nigra Clump Form, 2" Cal Equivalent	River Birch Multi-Trunk	8' Ht.	B&B
	HB	12	Celtis occidentalis	Common Hackberry	2' Cal.	B&B
	HL	7	Gleditsia triacanthos inermis 'Harve'	Northern Acclaim Thornless Honey Locust	2' Cal.	B&B
	WO	24	Quercus bicolor	Swamp White Oak	2' Cal.	B&B
	BL	37	Tilia americana 'Boulevard'	Boulevard Linden	2' Cal.	B&B
	AE	4	Ulmus americana 'Princeton'	American Elm	2' Cal.	B&B
CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BH	10	Picea glauca densata	Black Hills Spruce	6' Ht.	B&B
	WP	3	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
	CA	3	Malus x 'Adirondack' White Flowers	Adirondack Crabapple	1.5' Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	DBH	12	Diervilla lonicera NATIVE	Dwarf Bush Honeysuckle	#5 Cont.	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	JSG	12	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#5 Cont.	
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	KFG	9	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#3 Cont.	
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	DLB	40	Hemerocallis x 'Baja' Red Flowers	Baja Daylily	#1 Cont.	
	DLS	12	Hemerocallis x 'Stella De Oro' Yellow / Gold Flowers	Stella De Oro Daylily	#1 Cont.	
	BES	7	Rudbeckia fulgida 'Goldsturm'	Goldsturm Coneflower	#1 Cont.	
	SCS	10	Sedum spectabile 'Autumn Joy'	Stonecrop	#1 Cont.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	ROCK	1,231 sf	Rock Mulch Non-Woven Geotextile Incidental	1.5' Trap Rock Mulch	4' Depth	
	SOD	44,898 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	TI	791,969 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	
	TIll	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	95,670 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	

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 Landscape Architect under the laws of the State of Minnesota.	Print Name: Ryan J. Ruttger, RLA Signature: Date: 10/29/21 License #: 56346	Drawn: RJR Designed: RJR Date: 10/29/21	Revisions: 1.	RIVERSTONE DEVELOPMENT, LLC. 14015 Sunfish Lake B, Suite 400 Ramsey, MN 55303	RIVERSTONE SOUTH 1ST ADDITION Ramsey, MN	LANDSCAPE PLAN	L4 of 4
		Save Date: 10/27/21 F:\j08\8481 - 8500\8494 - pearson place 2nd\cad c3d\landscape\final plans\8494_landscape_1st add.dwg							

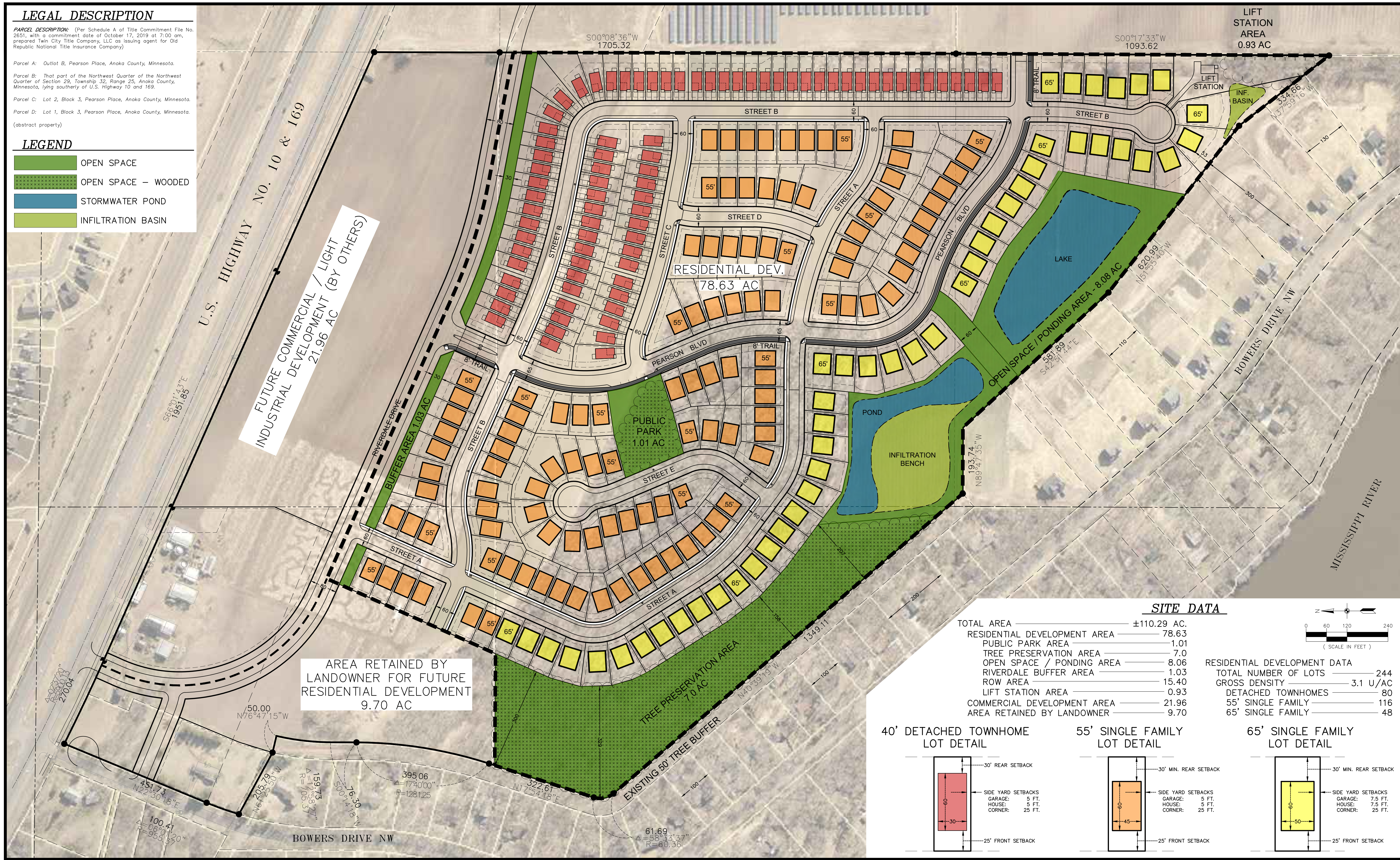
LEGAL DESCRIPTION

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)

LEGEND

- OPEN SPACE
- OPEN SPACE - WOODED
- STORMWATER POND
- INFILTRATION BASIN

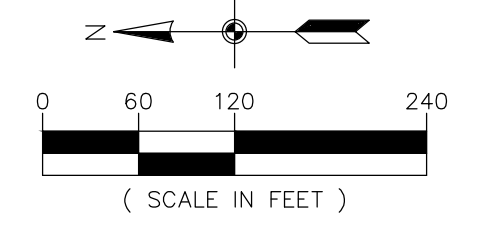


FUTURE COMMERCIAL / LIGHT INDUSTRIAL DEVELOPMENT (BY OTHERS) 21.96 AC

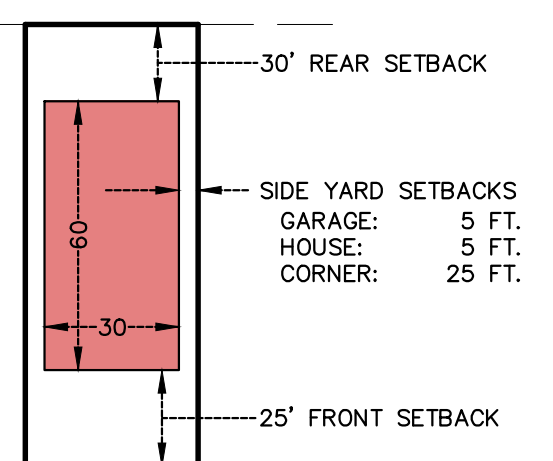
AREA RETAINED BY LANDOWNER FOR FUTURE RESIDENTIAL DEVELOPMENT 9.70 AC

SITE DATA

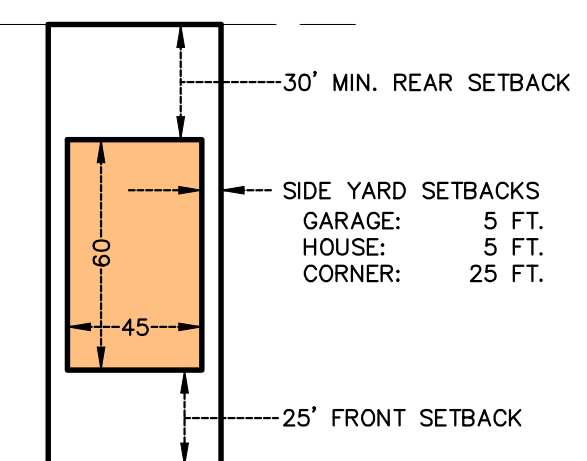
TOTAL AREA	±110.29 AC.	TOTAL NUMBER OF LOTS	244
RESIDENTIAL DEVELOPMENT AREA	78.63	GROSS DENSITY	3.1 U/AC
PUBLIC PARK AREA	1.01	DETACHED TOWNHOMES	80
TREE PRESERVATION AREA	7.0	55' SINGLE FAMILY	116
OPEN SPACE / PONDING AREA	8.06	65' SINGLE FAMILY	48
RIVERDALE BUFFER AREA	1.03		
ROW AREA	15.40		
LIFT STATION AREA	0.93		
COMMERCIAL DEVELOPMENT AREA	21.96		
AREA RETAINED BY LANDOWNER	9.70		



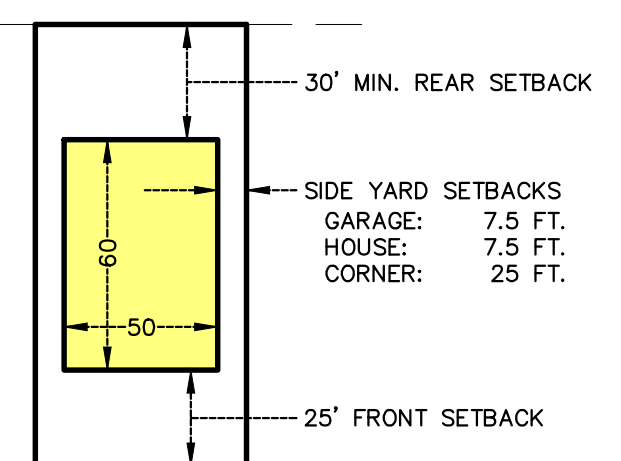
40' DETACHED TOWNHOME LOT DETAIL



55' SINGLE FAMILY LOT DETAIL



65' SINGLE FAMILY LOT DETAIL



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: C# / RR
 Designed: BJK
 Date: 11/25/20

- Revisions:
- 07/24/20 Layout Revisions
 - 08/21/20 Plan Revisions
 - 09/25/20 Layout Revisions
 - 10/15/20 Layout Revisions
 - 10/21/20 Layout Revisions

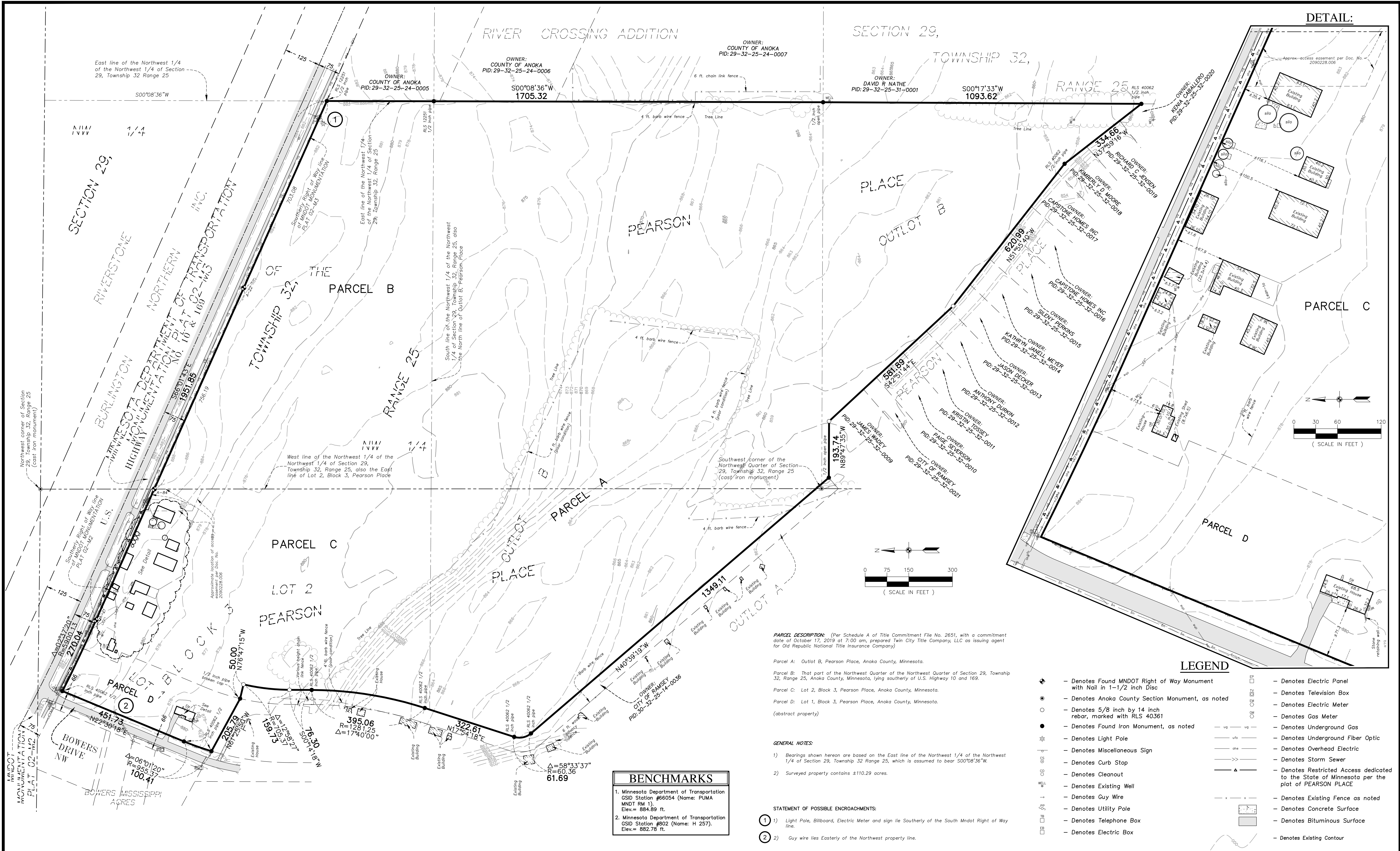
- 12/03/20 Layout Revisions
- 01/06/21 Plan Revisions per City
- 07/21/21 Layout Revisions

CAPSTONE HOMES, INC.
 14015 Sunfish Lake Blvd. NW, Suite 400
 Ramsey, MN 55303

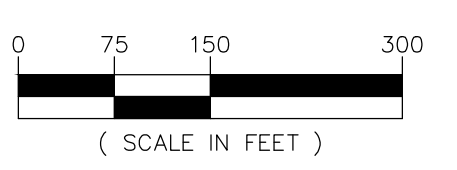
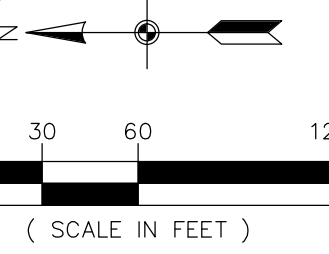
RIVERSTONE SOUTH
 Ramsey, Minnesota

SKETCH PLAN W/AERIAL

Small text at the bottom left corner: (Save Date: 11/30/21) F:\0618481 - 8500\8494 - pearson place 2nd\cad\c35\survey\8494_ssketch plan.dwg



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:

- 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.
- 2) Surveyed property contains ±110.29 acres.

STATEMENT OF POSSIBLE ENCROACHMENTS:

- 1) Light Pole, Billboard, Electric Meter and sign lie Southerly of the South Mndot Right of Way line.
- 2) 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

1. Minnesota Department of Transportation CSID Station #66054 (Name: PUMA MNDT RM 1). Elev. = 884.89 ft.
2. 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

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

RIVERSTONE SOUTH

CITY OF RAMSEY
COUNTY OF ANOKA
SECS. 29 & 30, TWP. 32, RGE. 25

KNOW ALL PERSONS BY THESE PRESENTS: That Pearson Properties of Ramsey, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot B, PEARSON PLACE, Anoka County, Minnesota.

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 that Alan R. Pearson, Trustee of the Alan R. Pearson Revocable Trust under agreement dated April 7, 2005, owner of the following described property:

Lot 2, Block 3, PEARSON PLACE, Anoka County, Minnesota.

And that Elizabeth J. Pearson, Trustee of the Elizabeth J. Pearson Trust under agreement dated April 7, 2005, owner of the following described property:

Lot 1, Block 3, PEARSON PLACE, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as RIVERSTONE SOUTH and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Pearson Properties of Ramsey, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

PEARSON PROPERTIES OF RAMSEY, LLC

Alan R. Pearson, President

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Alan R. Pearson, President of Pearson Properties of Ramsey, LLC, a Minnesota limited liability company, on behalf of the company.

(Signed)

(Printed)
Notary Public, _____
My commission expires _____

In witness whereof said Alan R. Pearson, Trustee of the Alan R. Pearson Revocable Trust under agreement dated April 7, 2005 has hereunto set his hand this ____ day of _____, 20____.

ALAN R. PEARSON TRUSTEE OF THE
ALAN R. PEARSON REVOCABLE TRUST
UNDER AGREEMENT DATED APRIL 7, 2005

Alan R. Pearson, Trustee

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Alan R. Pearson, Trustee of the Alan R. Pearson Revocable Trust under agreement dated April 7, 2005.

(Signed)

(Printed)
Notary Public, _____
My commission expires _____

In witness whereof said Elizabeth J. Pearson, Trustee of the Alan R. Pearson Revocable Trust under agreement dated April 7, 2005 has hereunto set his hand this ____ day of _____, 20____.

ELIZABETH J. PEARSON TRUSTEE OF THE
ALAN R. PEARSON REVOCABLE TRUST
UNDER AGREEMENT DATED APRIL 7, 2005

Elizabeth J. Pearson, Trustee

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Elizabeth J. Pearson, Trustee of the Alan R. Pearson Revocable Trust under agreement dated April 7, 2005.

(Signed)

(Printed)
Notary Public, _____
My commission expires _____

In witness whereof Alan R. Pearson, Trustee of the Elizabeth J. Pearson Trust under agreement dated April 7, 2005 has hereunto set her hand this ____ day of _____, 20____.

ALAN R. PEARSON, TRUSTEE OF THE
ELIZABETH J. PEARSON TRUST UNDER
AGREEMENT DATED APRIL 7, 2005

Alan R. Pearson, Trustee

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Alan R. Pearson, Trustee of the Elizabeth J. Pearson Trust under agreement dated April 7, 2005.

(Signed)

(Printed)
Notary Public, _____
My commission expires _____

In witness whereof Elizabeth J. Pearson, Trustee of the Elizabeth J. Pearson Trust under agreement dated April 7, 2005 has hereunto set her hand this ____ day of _____, 20____.

ELIZABETH J. PEARSON, TRUSTEE OF THE
ELIZABETH J. PEARSON TRUST UNDER
AGREEMENT DATED APRIL 7, 2005

Elizabeth J. Pearson, Trustee

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Elizabeth J. Pearson, Trustee of the Elizabeth J. Pearson Trust under agreement dated April 7, 2005.

(Signed)

(Printed)
Notary Public, _____
My commission expires _____

I Thomas R. Balluff do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Thomas R. Balluff, Licensed Land Surveyor
Minnesota License No. 40361

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Thomas R. Balluff.

(Signed)

(Printed)
Notary Public, _____
My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of RIVERSTONE SOUTH was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this ____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

By: _____, Mayor

By: _____, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20____.

By: _____
David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20____.

Property Tax Administrator

By: _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of RIVERSTONE SOUTH was filed in the office of the County Recorder/Registrar of Titles for public record on this day of _____, 20____, at ____ o'clock ____M. and was duly recorded as Document Number _____.

County Recorder/Registrar of Titles

By: _____, Deputy

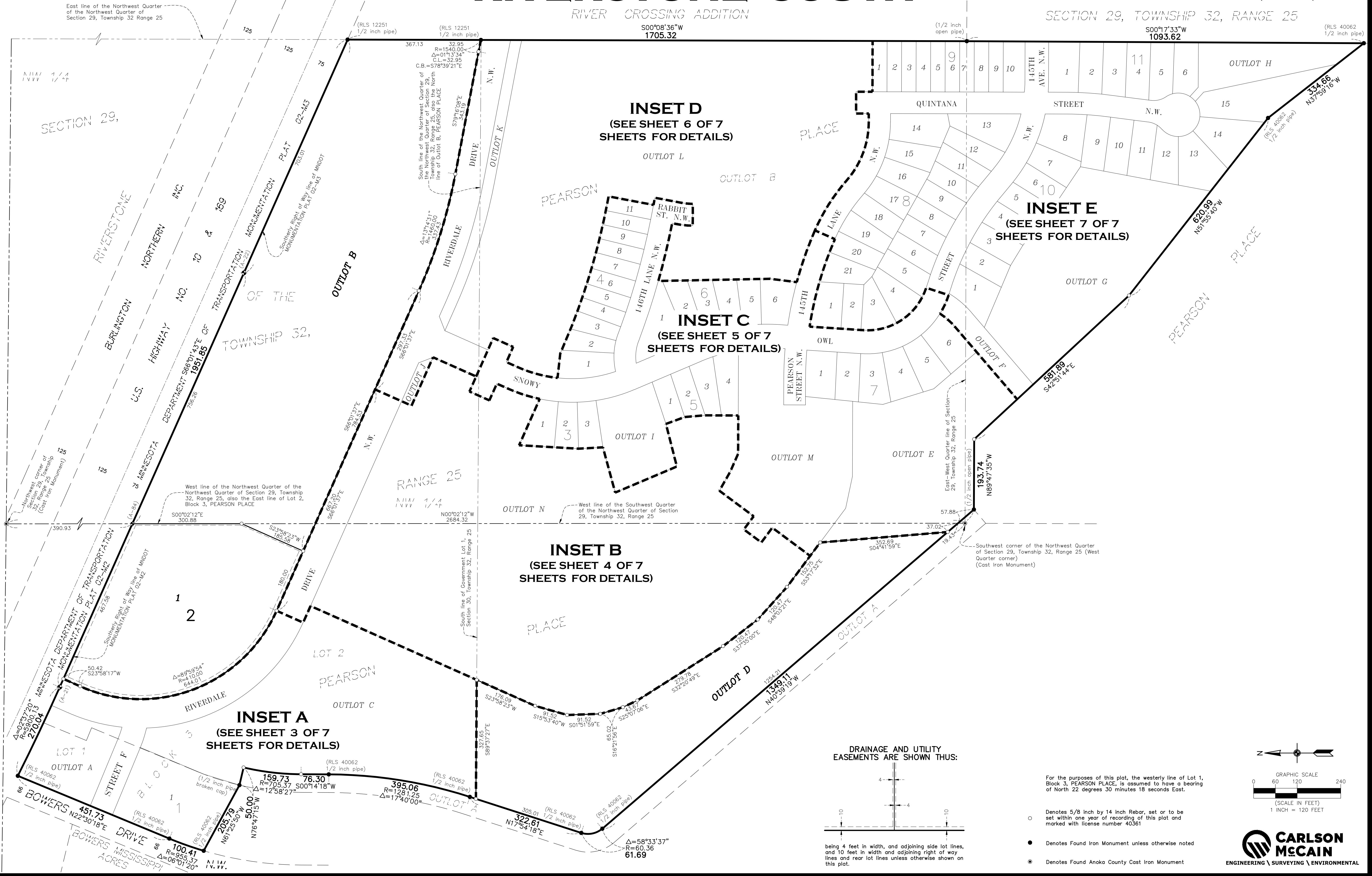


RIVERSTONE SOUTH

CITY OF RAMSEY
COUNTY OF ANOKA
SECS. 29 & 30, TWP. 32, RGE. 25

RIVER CROSSING ADDITION

SECTION 29, TOWNSHIP 32, RANGE 25



INSET D
(SEE SHEET 6 OF 7 SHEETS FOR DETAILS)

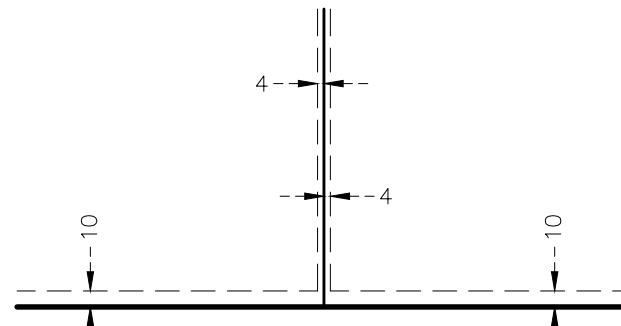
INSET E
(SEE SHEET 7 OF 7 SHEETS FOR DETAILS)

INSET C
(SEE SHEET 5 OF 7 SHEETS FOR DETAILS)

INSET B
(SEE SHEET 4 OF 7 SHEETS FOR DETAILS)

INSET A
(SEE SHEET 3 OF 7 SHEETS FOR DETAILS)

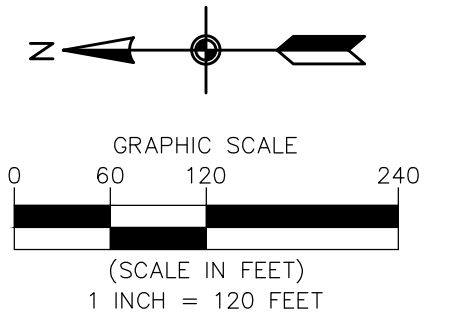
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



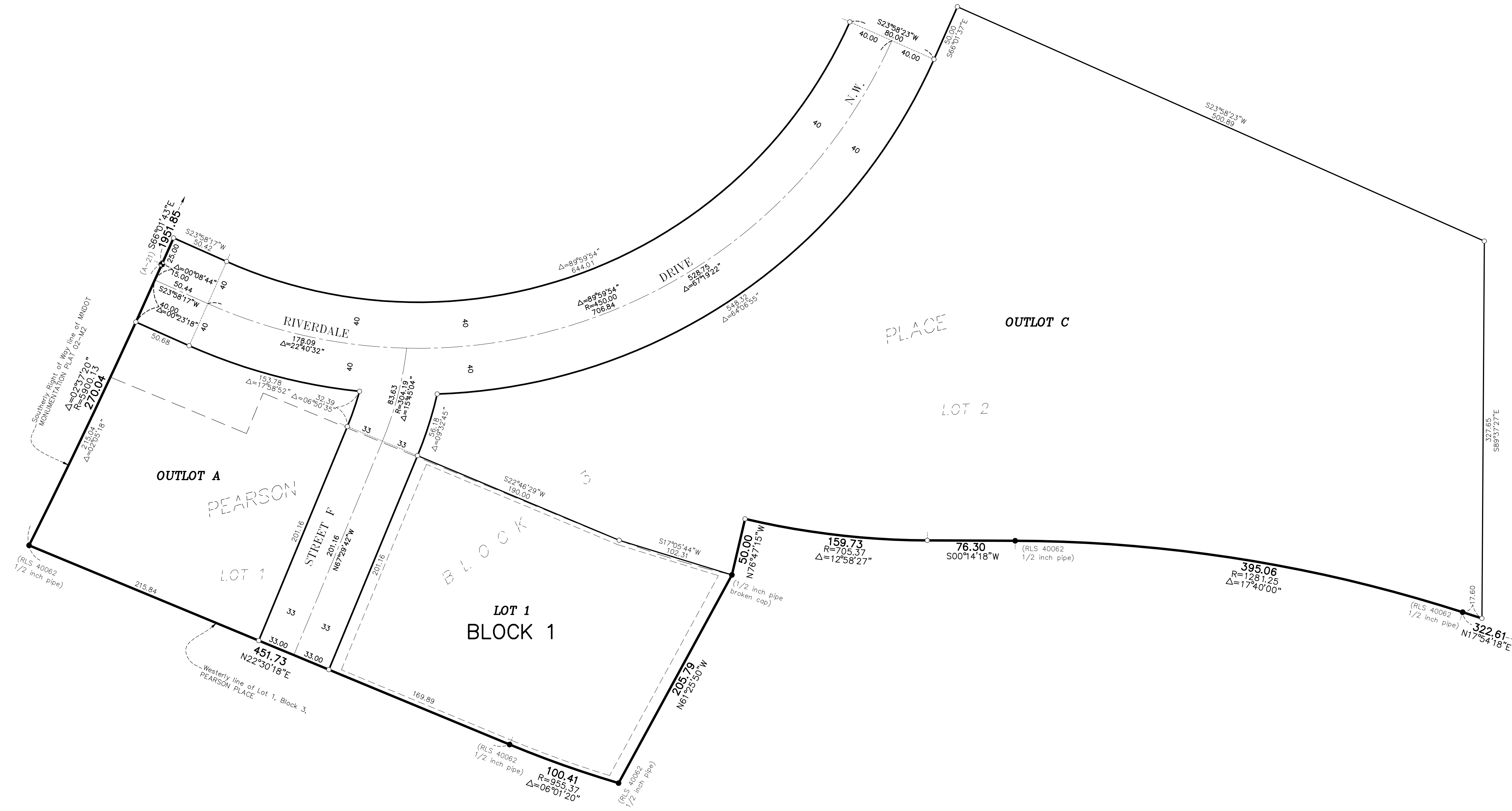
being 4 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

For the purposes of this plat, the westerly line of Lot 1, Block 3, PEARSON PLACE, is assumed to have a bearing of North 22 degrees 30 minutes 18 seconds East.

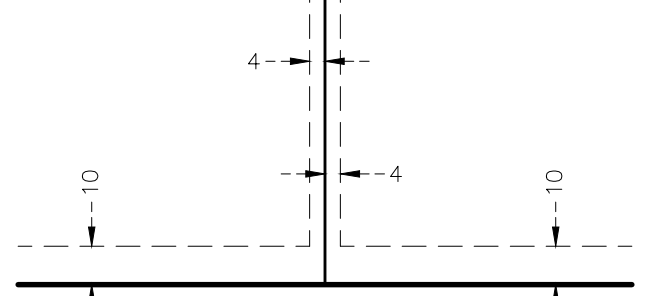
- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found Iron Monument unless otherwise noted
- ⊙ Denotes Found Anoka County Cast Iron Monument



CARLSON MCCAIN
ENGINEERING \ SURVEYING \ ENVIRONMENTAL



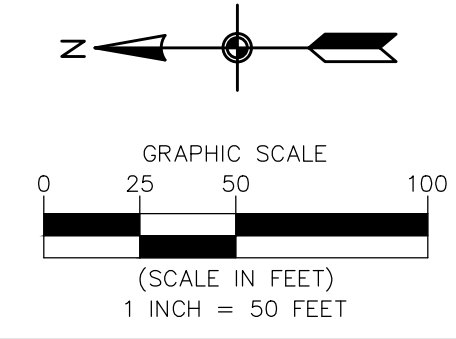
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

For the purposes of this plat, the westerly line of Lot 1, Block 3, PEARSON PLACE, is assumed to have a bearing of North 22 degrees 30 minutes 18 seconds East.

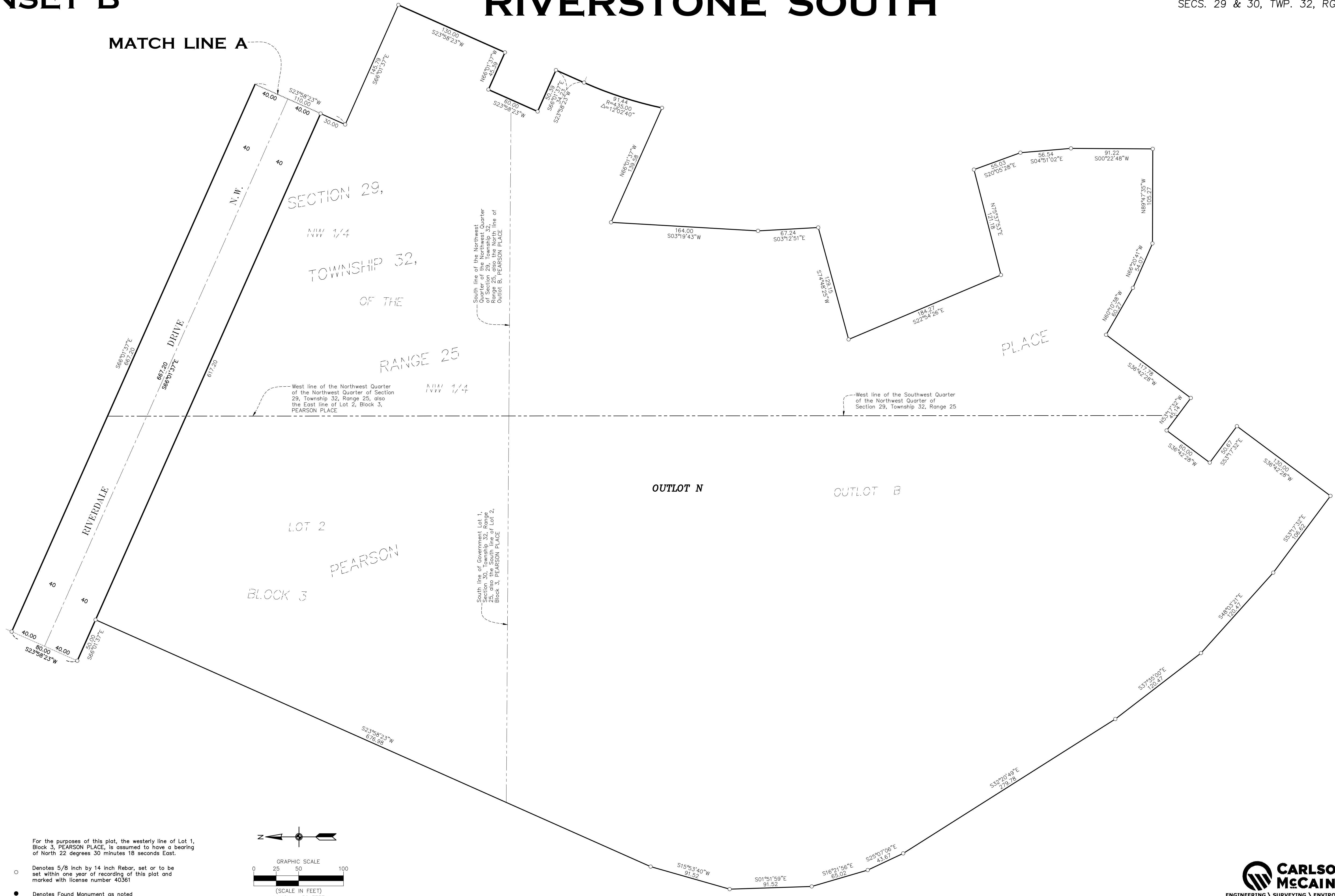
- ◆ Denotes 3/4 inch Minnesota Department of Transportation Iron Pin
- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found Monument as noted



INSET B

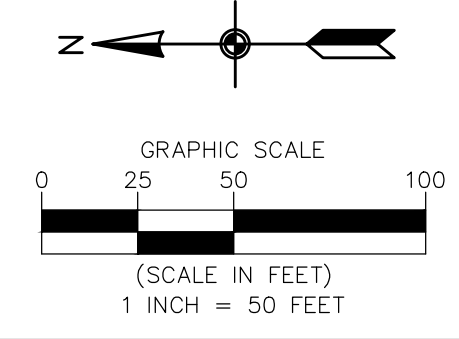
RIVERSTONE SOUTH

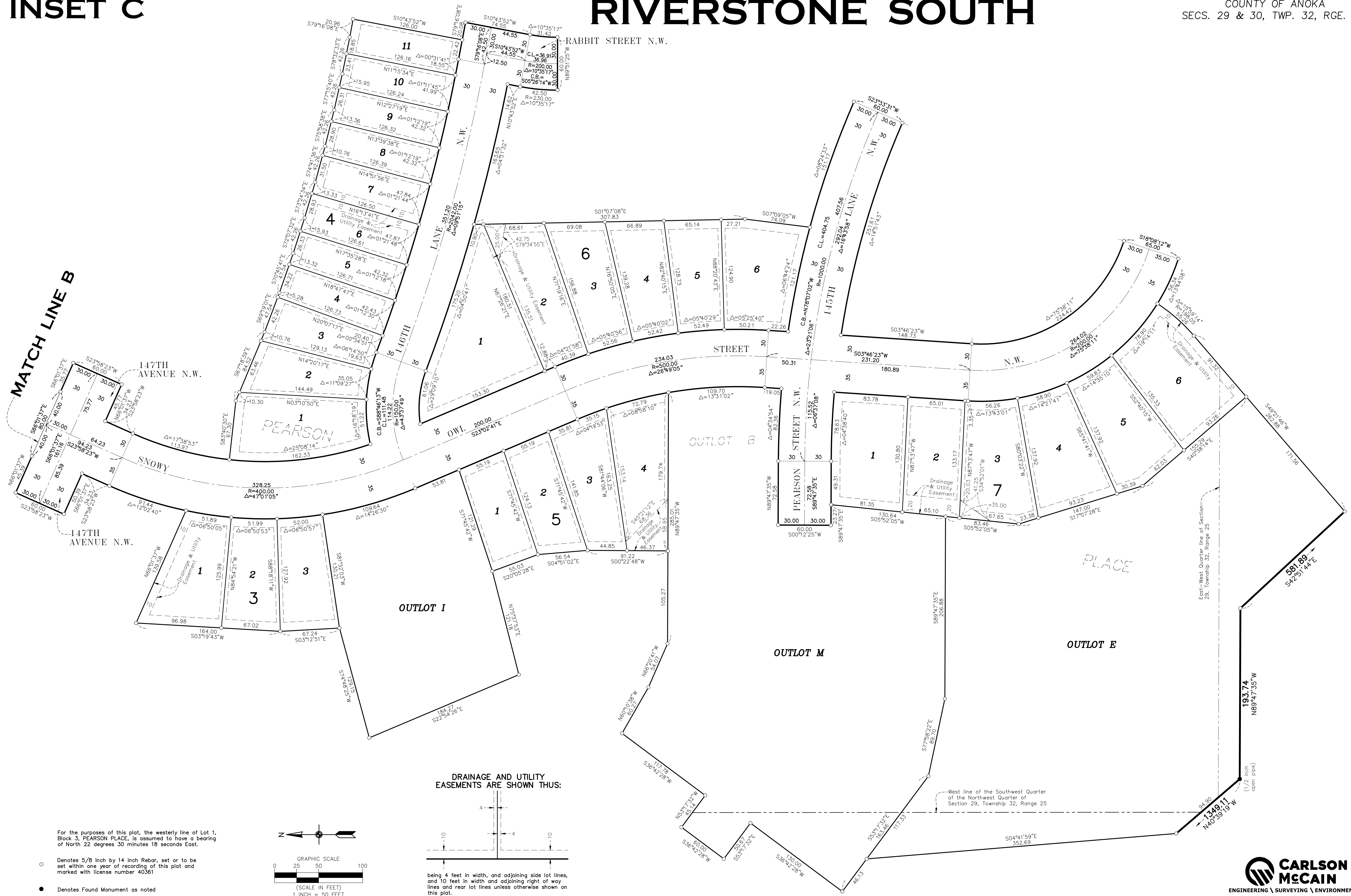
CITY OF RAMSEY
COUNTY OF ANOKA
SECS. 29 & 30, TWP. 32, RGE. 25



For the purposes of this plat, the westerly line of Lot 1, Block 3, PEARSON PLACE, is assumed to have a bearing of North 22 degrees 30 minutes 18 seconds East.

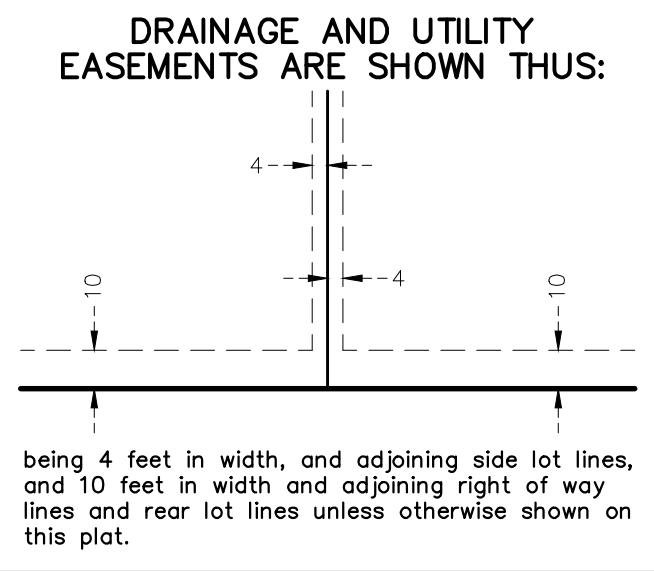
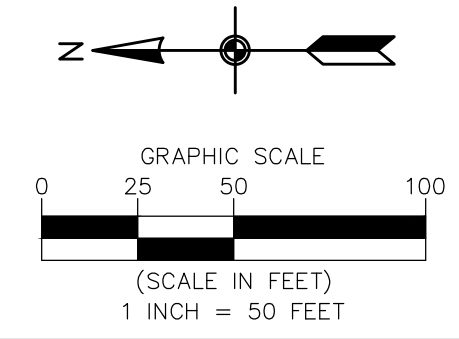
- Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found Monument as noted





For the purposes of this plat, the westerly line of Lot 1, Block 3, PEARSON PLACE, is assumed to have a bearing of North 22 degrees 30 minutes 18 seconds East.

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- Denotes Found Monument as noted

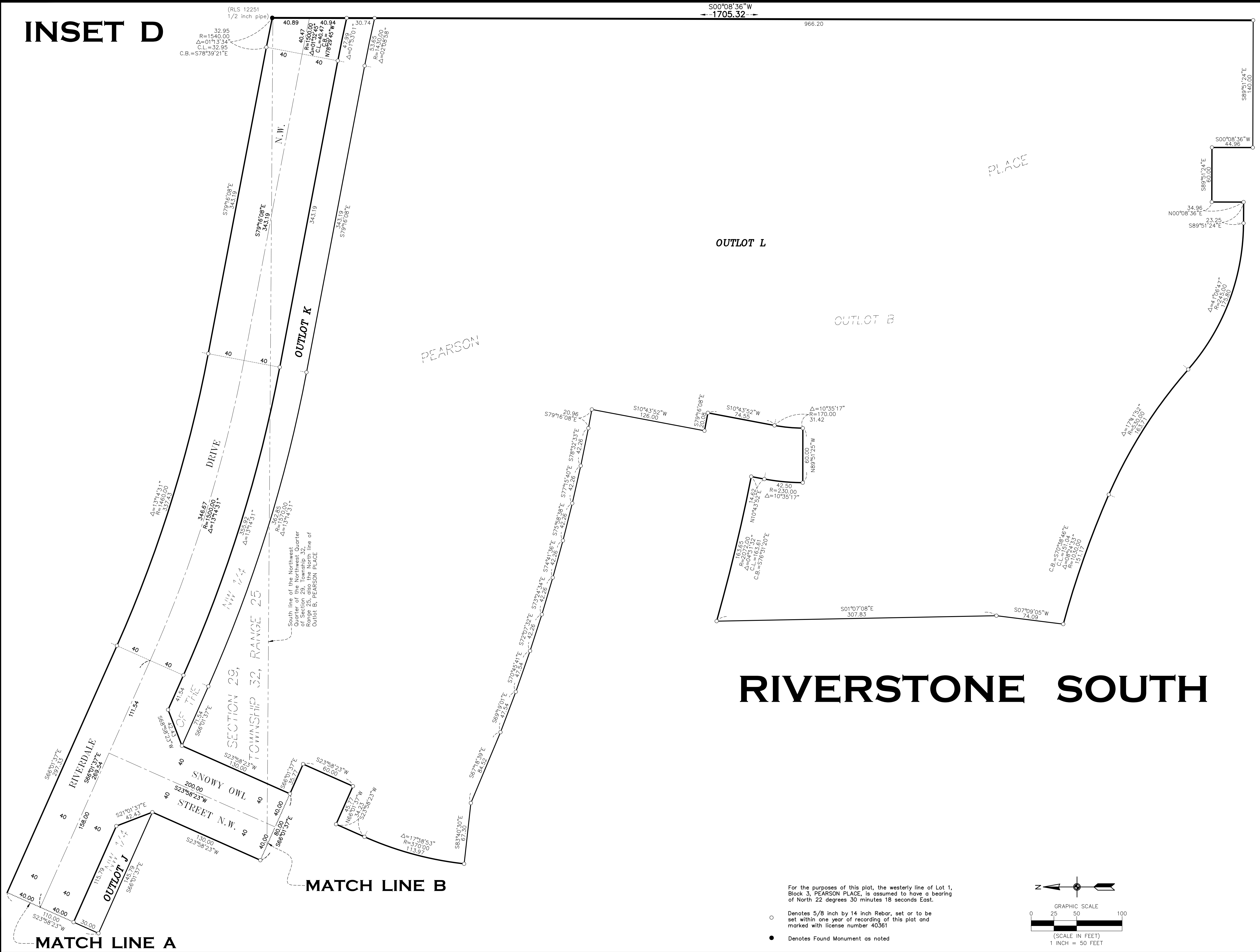


West line of the Southwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25

INSET D

CITY OF RAMSEY
 COUNTY OF ANOKA
 SECS. 29 & 30,
 TWP. 32, RGE. 25

S00°08'36"W
 -1705.32-

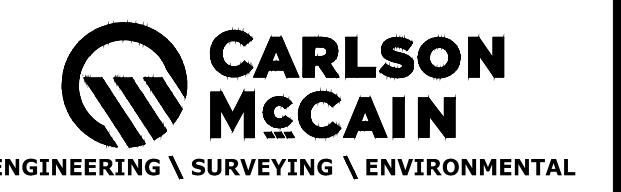
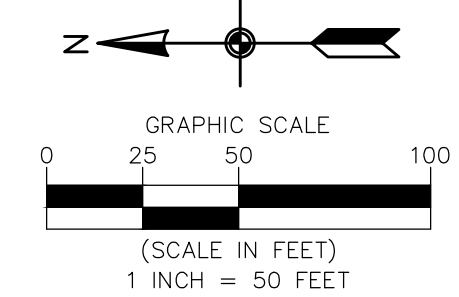


RIVERSTONE SOUTH

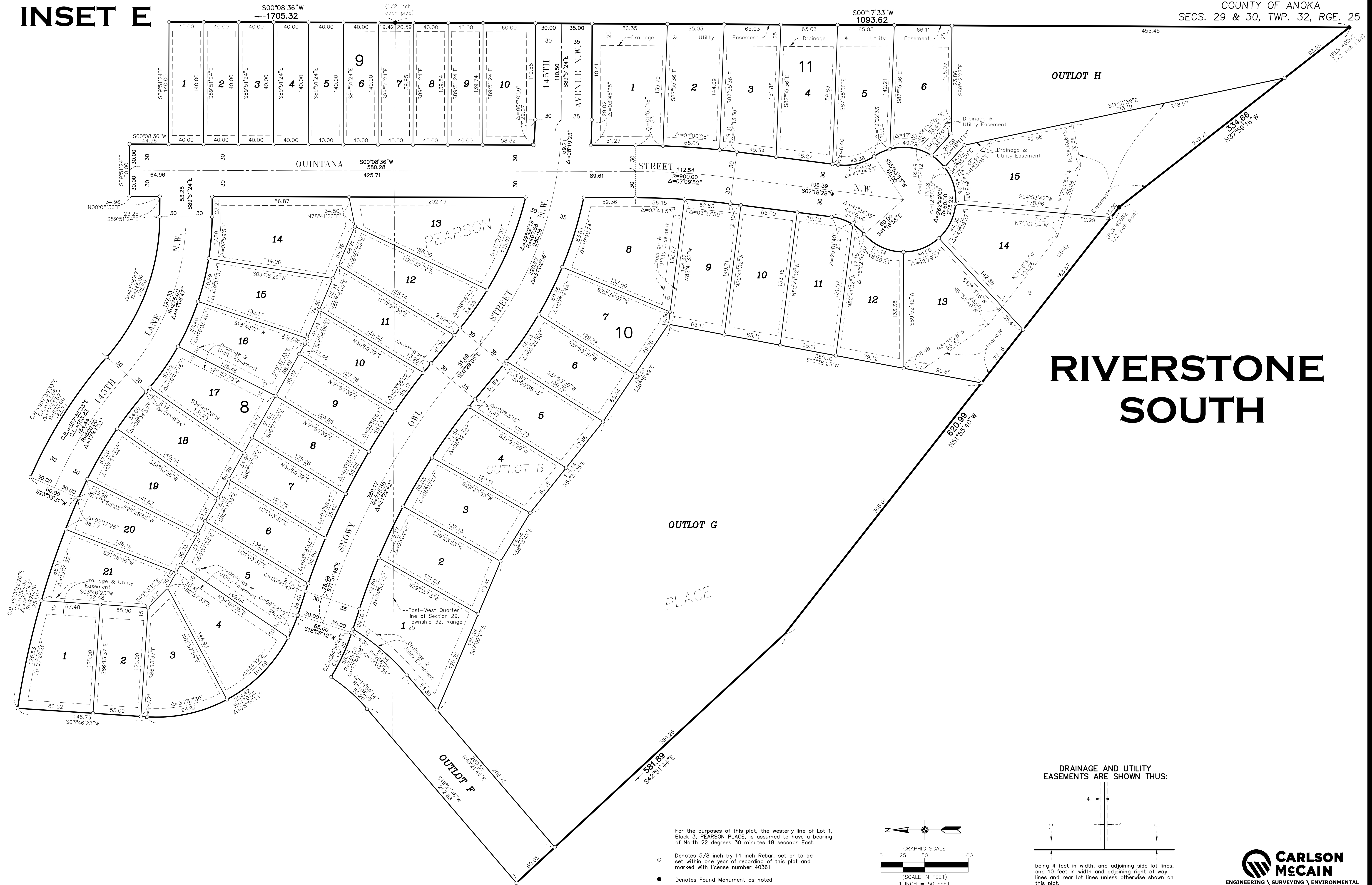
For the purposes of this plat, the westerly line of Lot 1, Block 3, PEARSON PLACE, is assumed to have a bearing of North 22 degrees 30 minutes 18 seconds East.

○ Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361

● Denotes Found Monument as noted

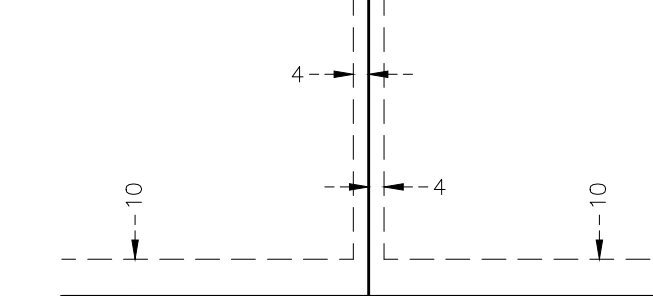


INSET E



RIVERSTONE SOUTH

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

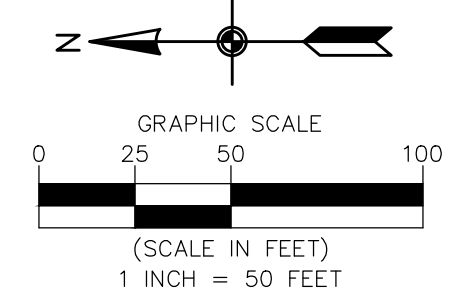


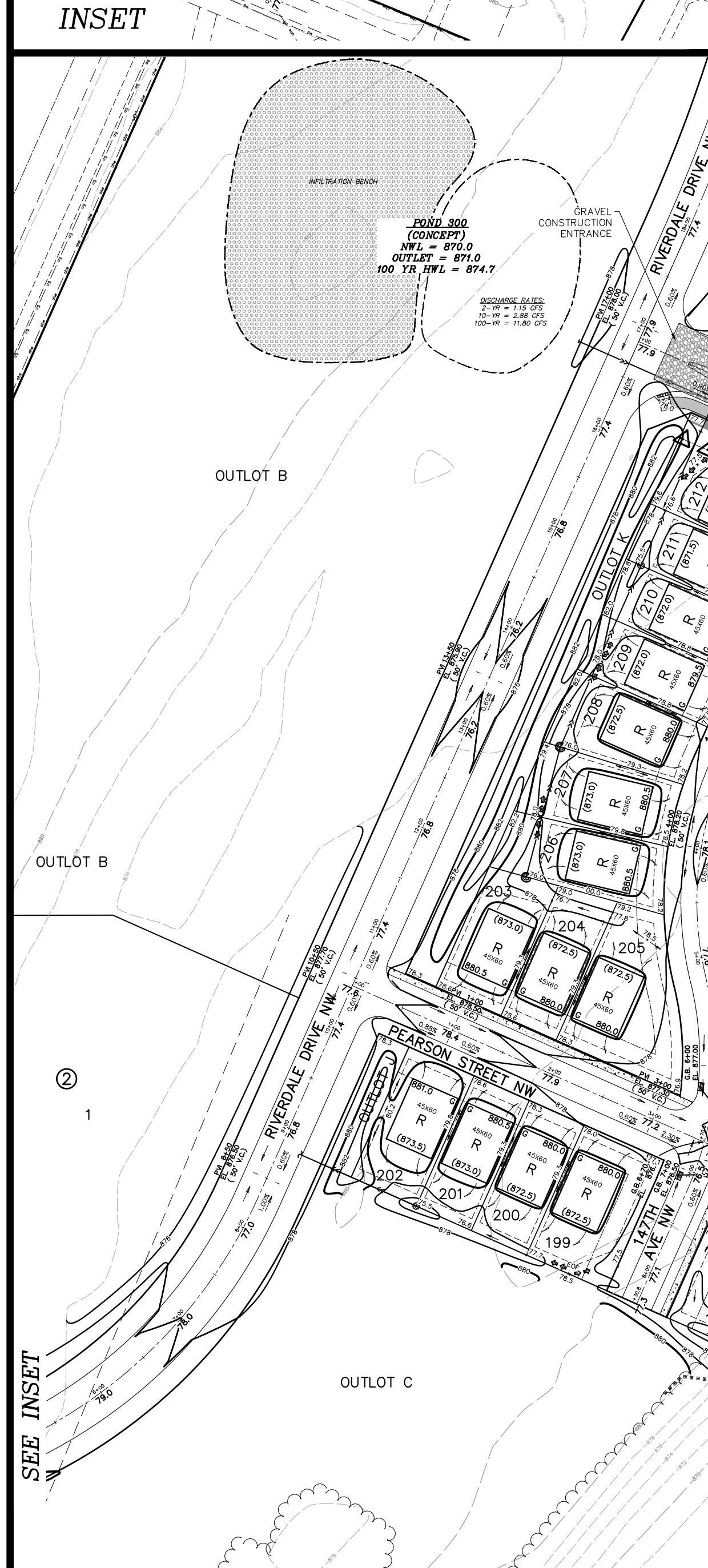
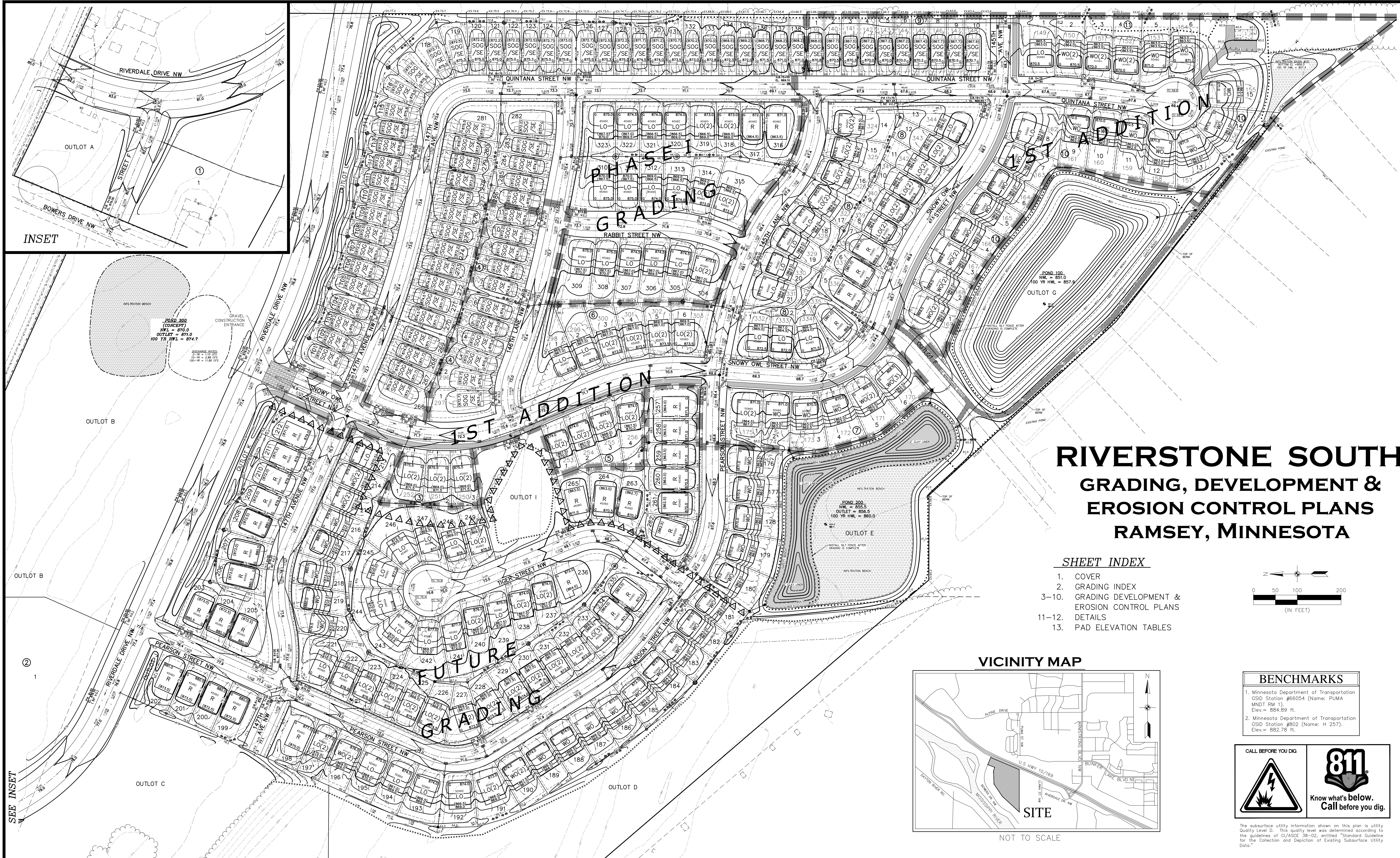
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For the purposes of this plat, the westerly line of Lot 1, Block 3, PEARSON PLACE, is assumed to have a bearing of North 22 degrees 30 minutes 18 seconds East.

○ Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361

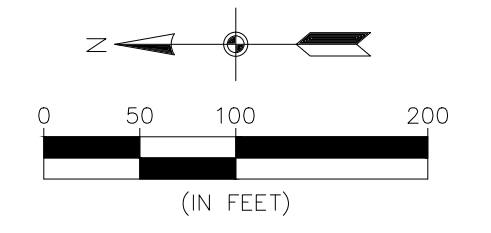
● Denotes Found Monument as noted



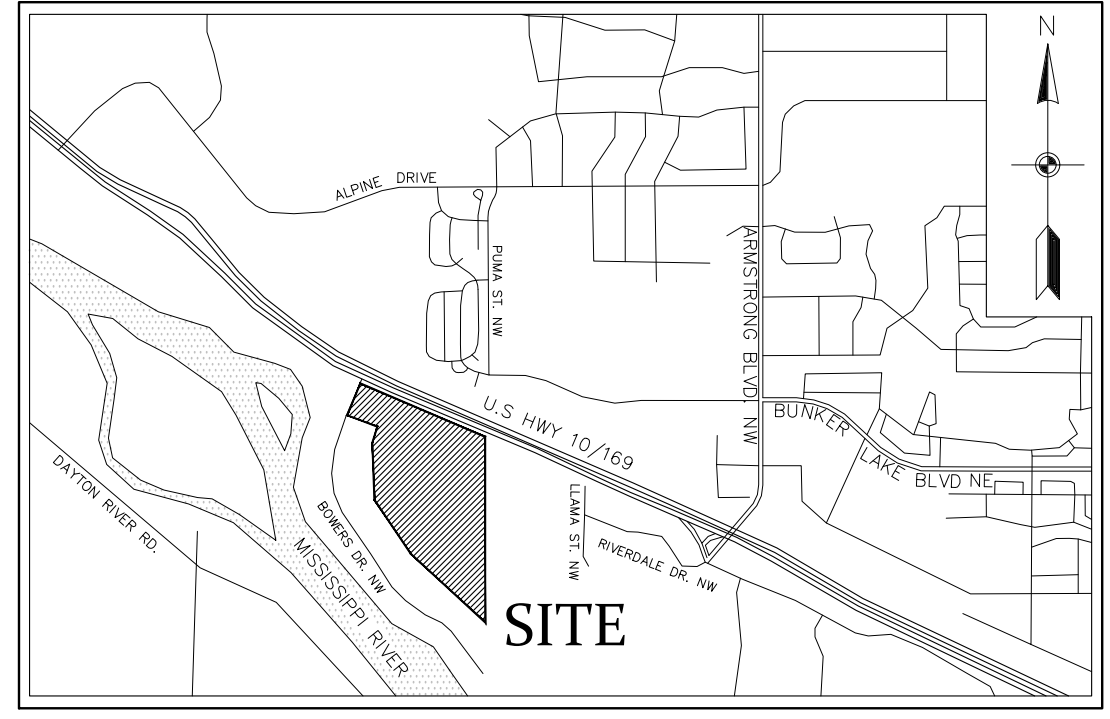


RIVERSTONE SOUTH GRADING, DEVELOPMENT & EROSION CONTROL PLANS RAMSEY, MINNESOTA

- SHEET INDEX**
1. COVER
 2. GRADING INDEX
 - 3-10. GRADING DEVELOPMENT & EROSION CONTROL PLANS
 - 11-12. DETAILS
 13. PAD ELEVATION TABLES



VICINITY MAP



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.

CALL BEFORE YOU DIG

Know what's below.
Call before you dig.

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: 10/06/21 License #: 25063

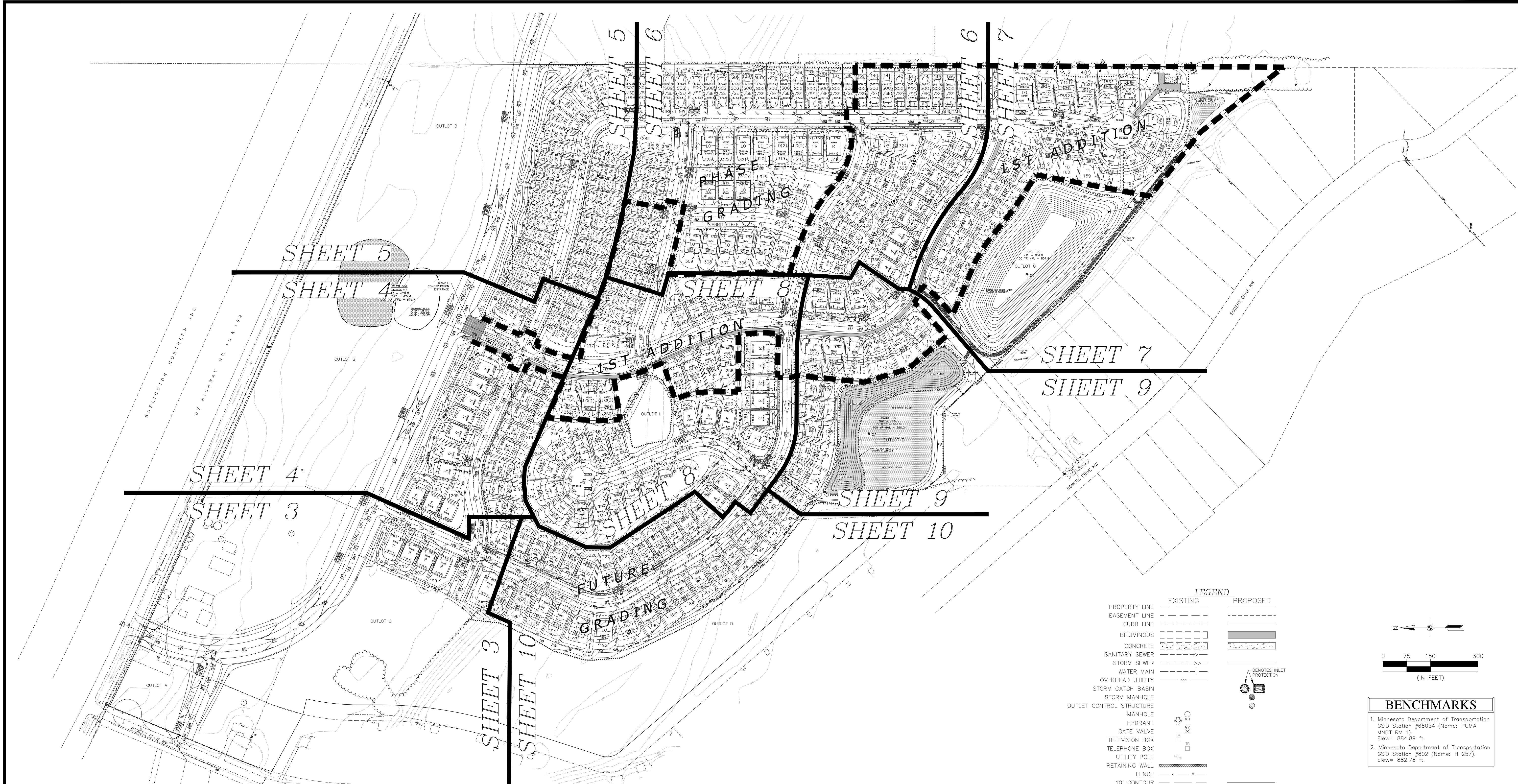
Drawn: ADB
Designed: BJK
Date: 10/06/21

Revisions:
1.

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

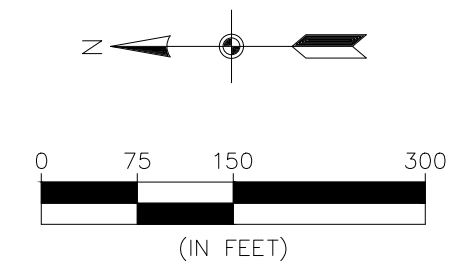
RIVERSTONE SOUTH
Ramsey, MN

COVER SHEET



LEGEND

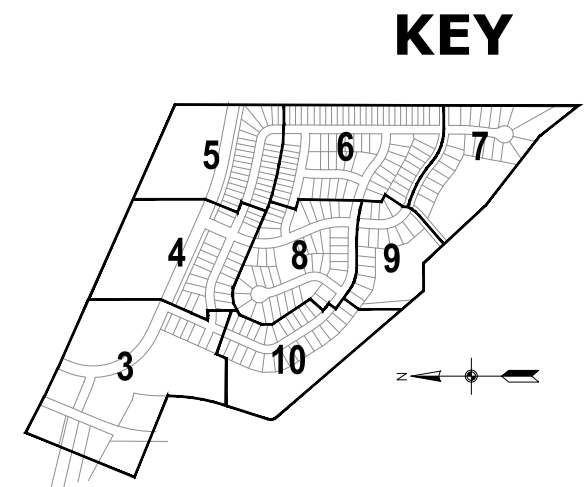
	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
STORM CATCH BASIN	---	---
STORM MANHOLE	---	---
OUTLET CONTROL STRUCTURE	---	---
MANHOLE	---	---
HYDRANT	---	---
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	---	---
CURRENT ADDITION	---	---



BENCHMARKS

- Minnesota Department of Transportation
GSID Station #66054 (Name: PUMA
MNDT RM 1).
Elev.= 884.89 ft.
- Minnesota Department of Transportation
GSID Station #902 (Name: H 257).
Elev.= 882.78 ft.

WETLAND SUMMARY
THERE ARE NO DELINEATED WETLANDS ONSITE.



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

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: 10/06/21 License #: 25063

Drawn: _____
Designed: BJK
Date: 10/06/21

Revisions:
1.

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

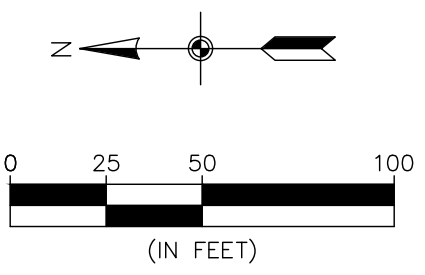
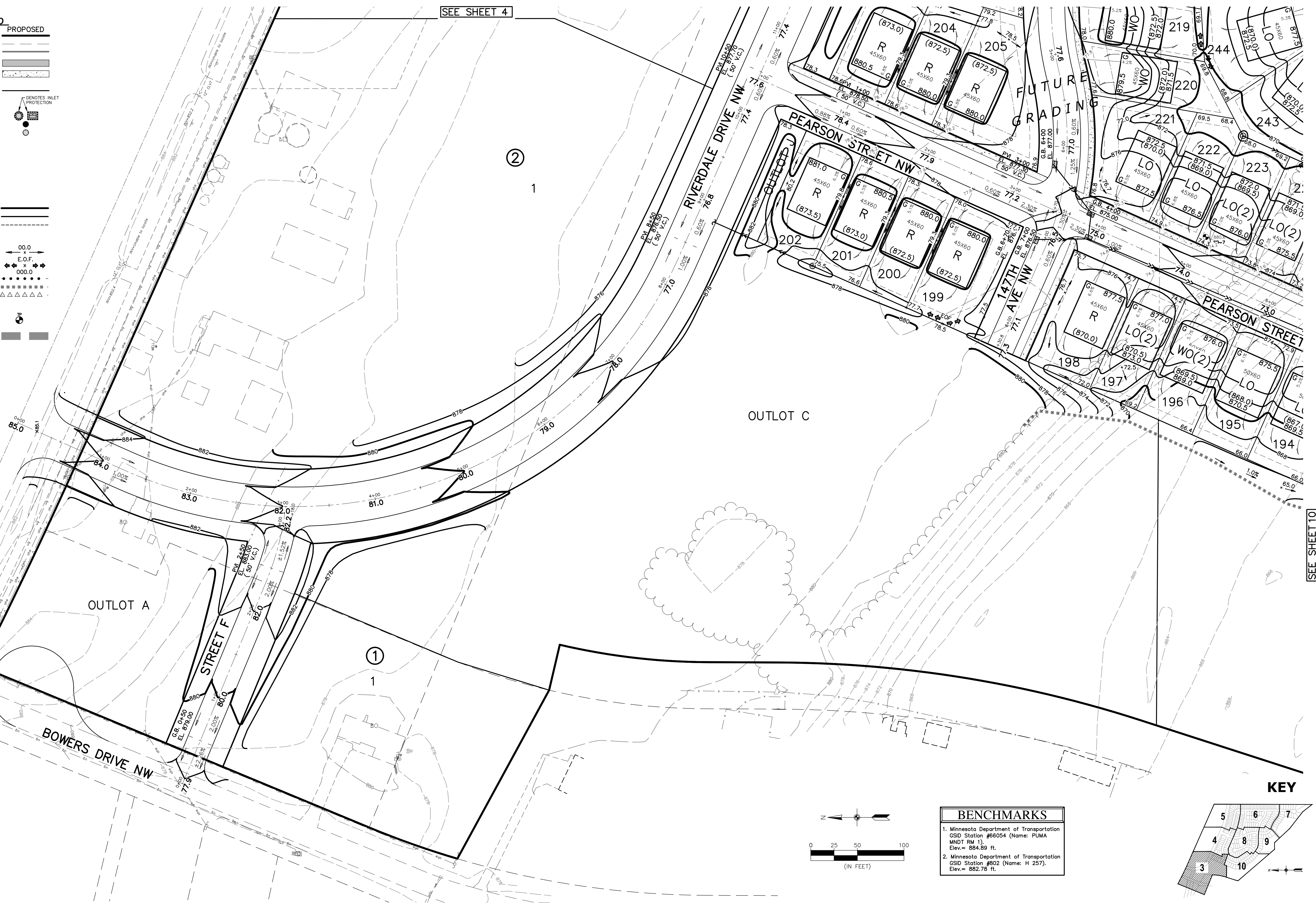
RIVERSTONE SOUTH
Ramsey, MN

GRADING INDEX

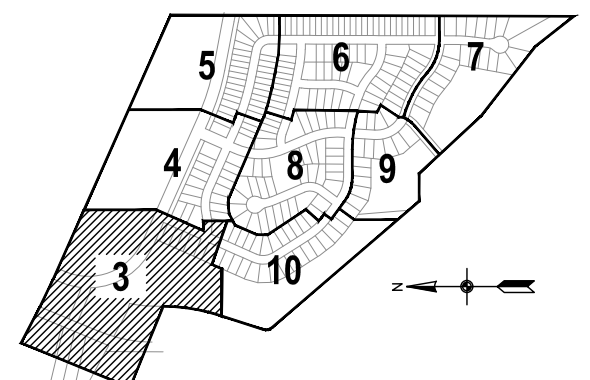
2 of 13

SEE SHEET 4

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	○
CURRENT ADDITION	---



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.



3890 PHEASANT RIDGE DR NE
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Drawn: _____
Designed: BJK
Date: 10/06/21

Revisions:
1.

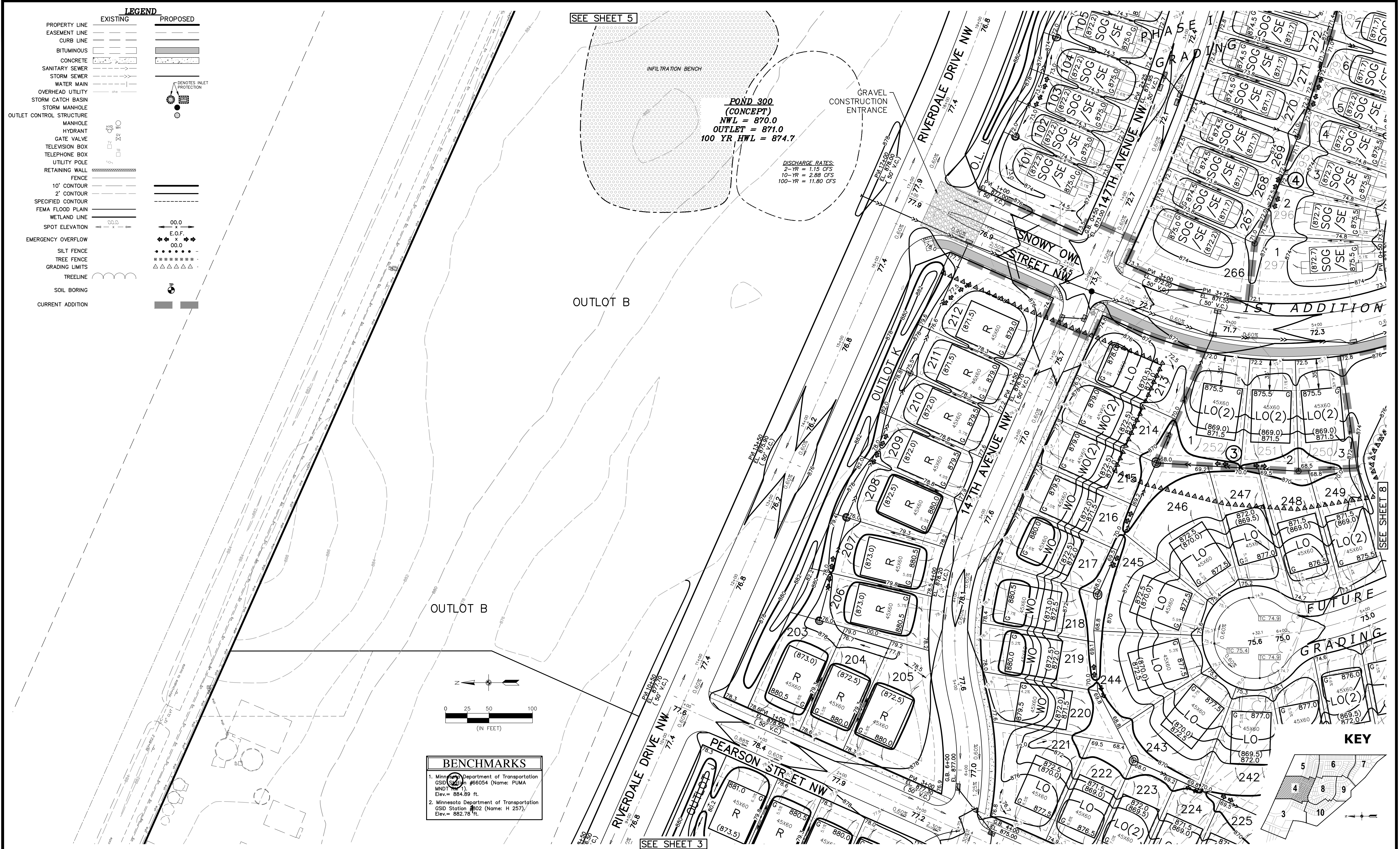
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Ramsey, MN 55303

RIVERSTONE SOUTH
Ramsey, MN

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

3 of 13

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SEE SHEET 5

OUTLOT B

OUTLOT B

SEE SHEET 3

SEE SHEET 8

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	---	---
SPECIFIED CONTOUR	---	---
FEMA FLOOD PLAIN	---	---
WETLAND LINE	---	---
SPOT ELEVATION	00.0	00.0
EMERGENCY OVERFLOW	⊠	⊠
SILT FENCE	⊠	⊠
TREE FENCE	⊠	⊠
GRADING LIMITS	---	---
TREELINE	---	---
SOIL BORING	⊠	⊠
CURRENT ADDITION	---	---

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

BENCHMARKS

- Minnesota Department of Transportation
 GSID Station #86054 (Name: PUMA
 MNDT NW 1)
 Elev. = 884.89 ft.
- Minnesota Department of Transportation
 GSID Station #802 (Name: H 257)
 Elev. = 882.78 ft.

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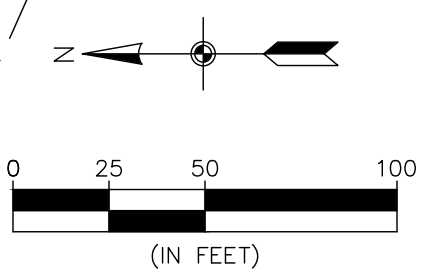
Revisions:
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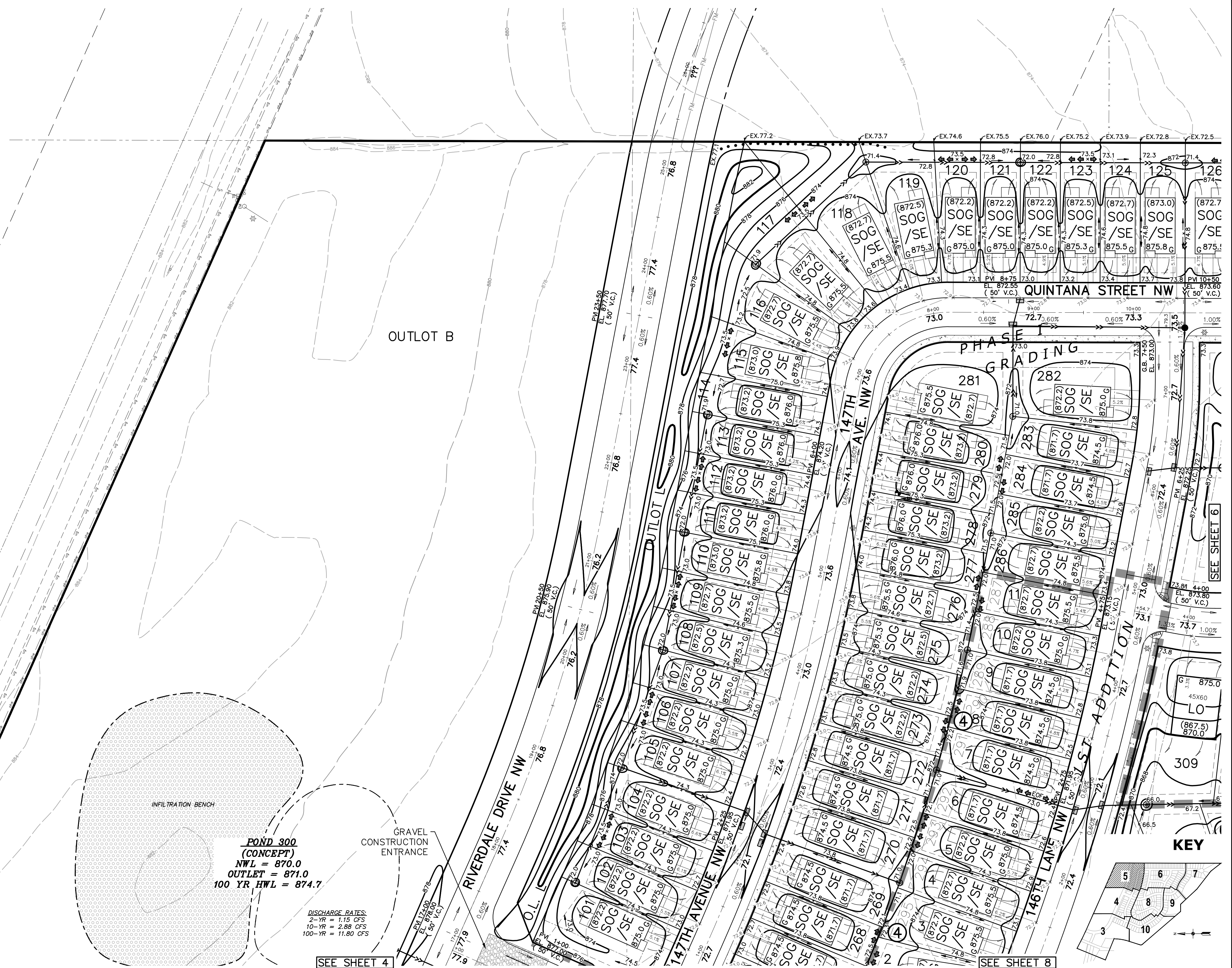
RIVERSTONE SOUTH
 Ramsey, MN

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

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	⊙
CURRENT ADDITION	▨



BENCHMARKS	
1.	Minnesota Department of Transportation GSID Station #66054 (Name: PUMA) MNDT RM 1) Elev. = 884.89 ft.
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SEE SHEET 4

SEE SHEET 8

SEE SHEET 6

KEY

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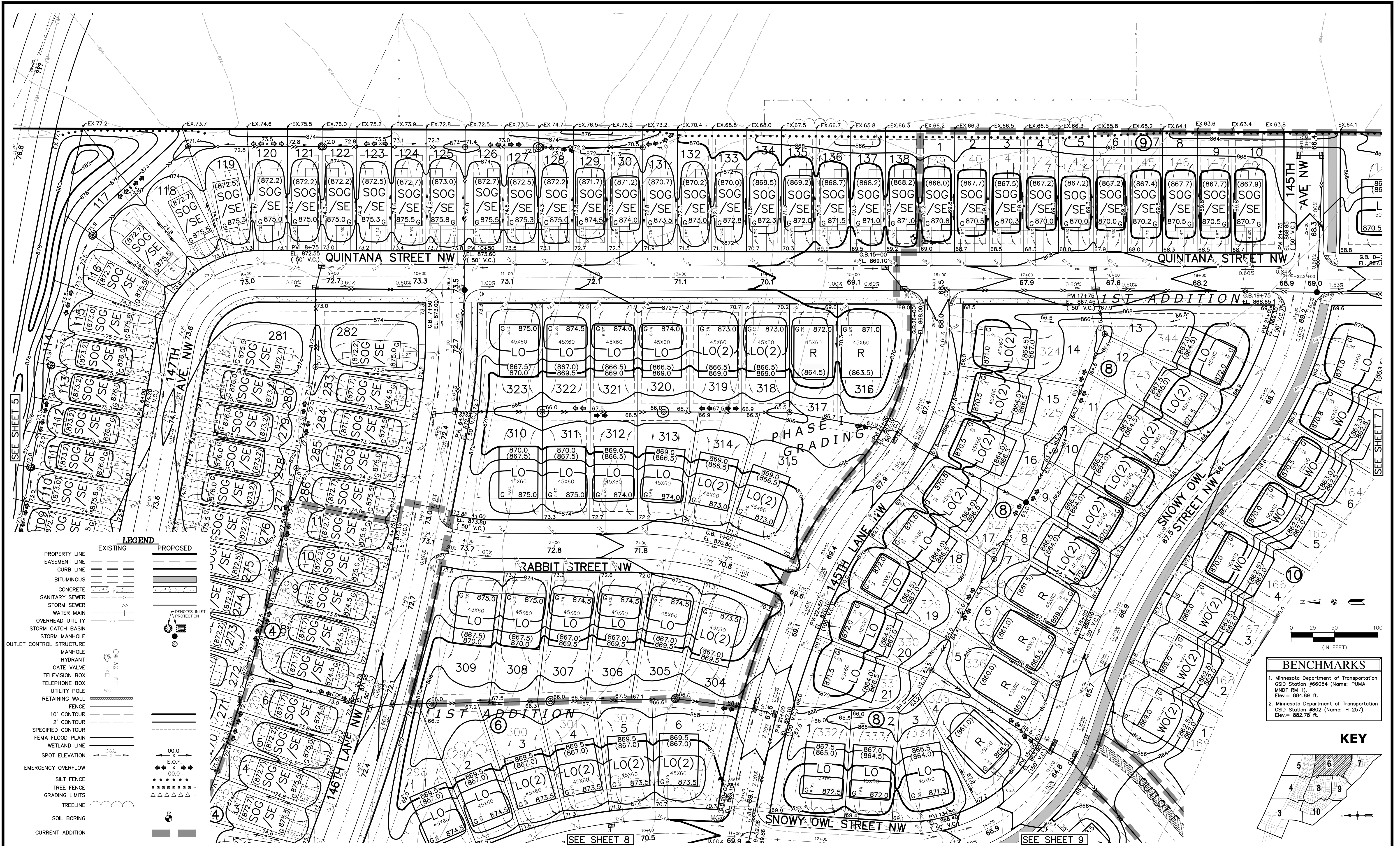
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 Ramsey, MN

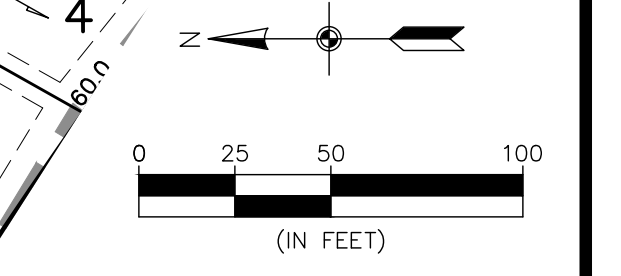
GRADING, DEVELOPMENT & EROSION CONTROL PLAN

5 of 13
 #8494



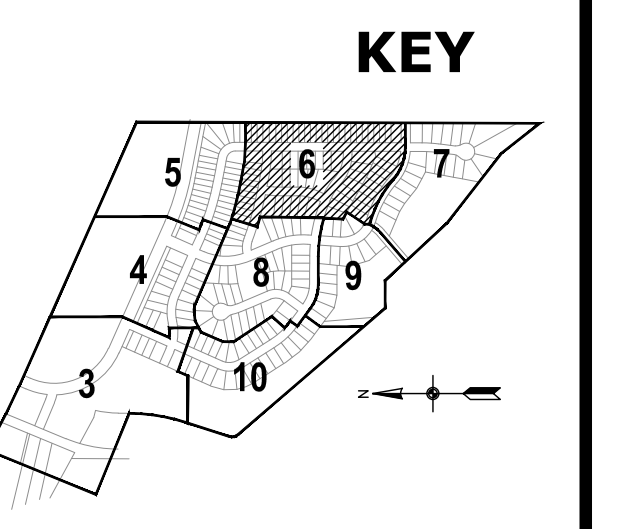
LEGEND

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



BENCHMARKS

- Minnesota Department of Transportation
GSD Station #6054 (Name: PUMA
MNDOT BM 1)
Elev. = 884.89 ft.
- Minnesota Department of Transportation
GSD Station #802 (Name: H 257)
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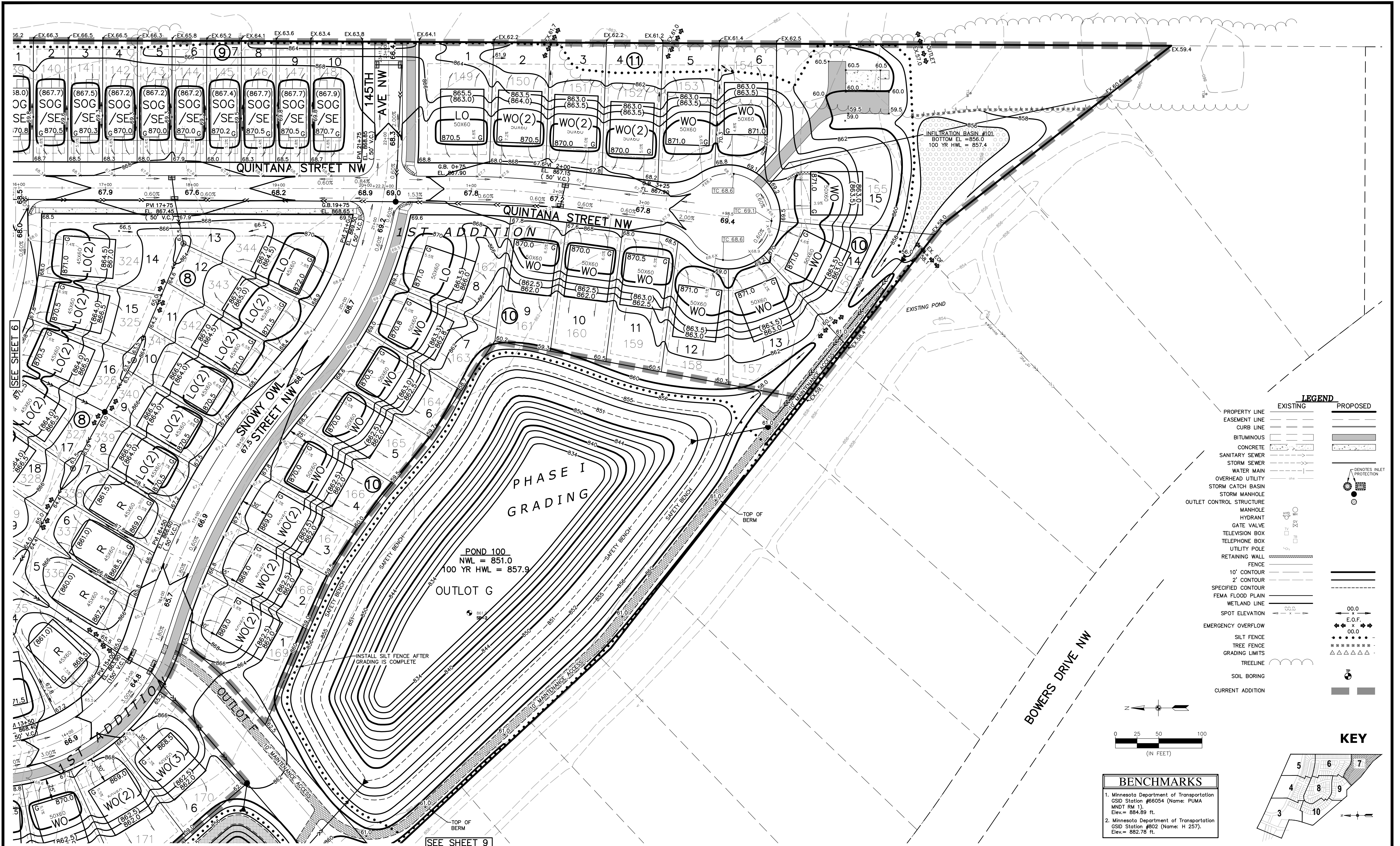
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Date: 10/06/21

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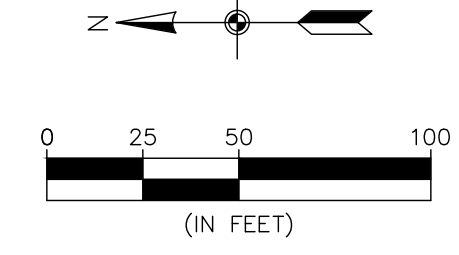
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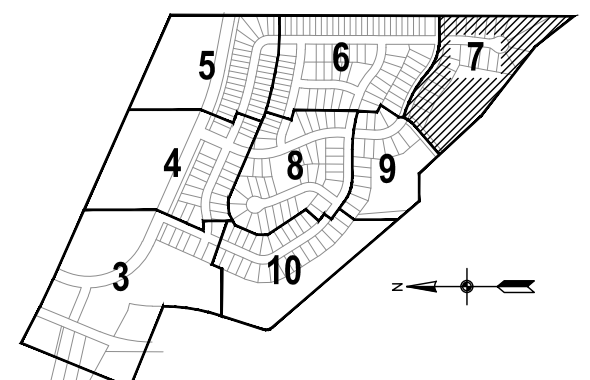
GRADING, DEVELOPMENT & EROSION CONTROL PLAN



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	---
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FEMA FLOOD PLAIN	---
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SPOT ELEVATION	---
EMERGENCY OVERFLOW	---
SILT FENCE	---
TREE FENCE	---
GRADING LIMITS	---
TREELINE	---
SOIL BORING	---
CURRENT ADDITION	---



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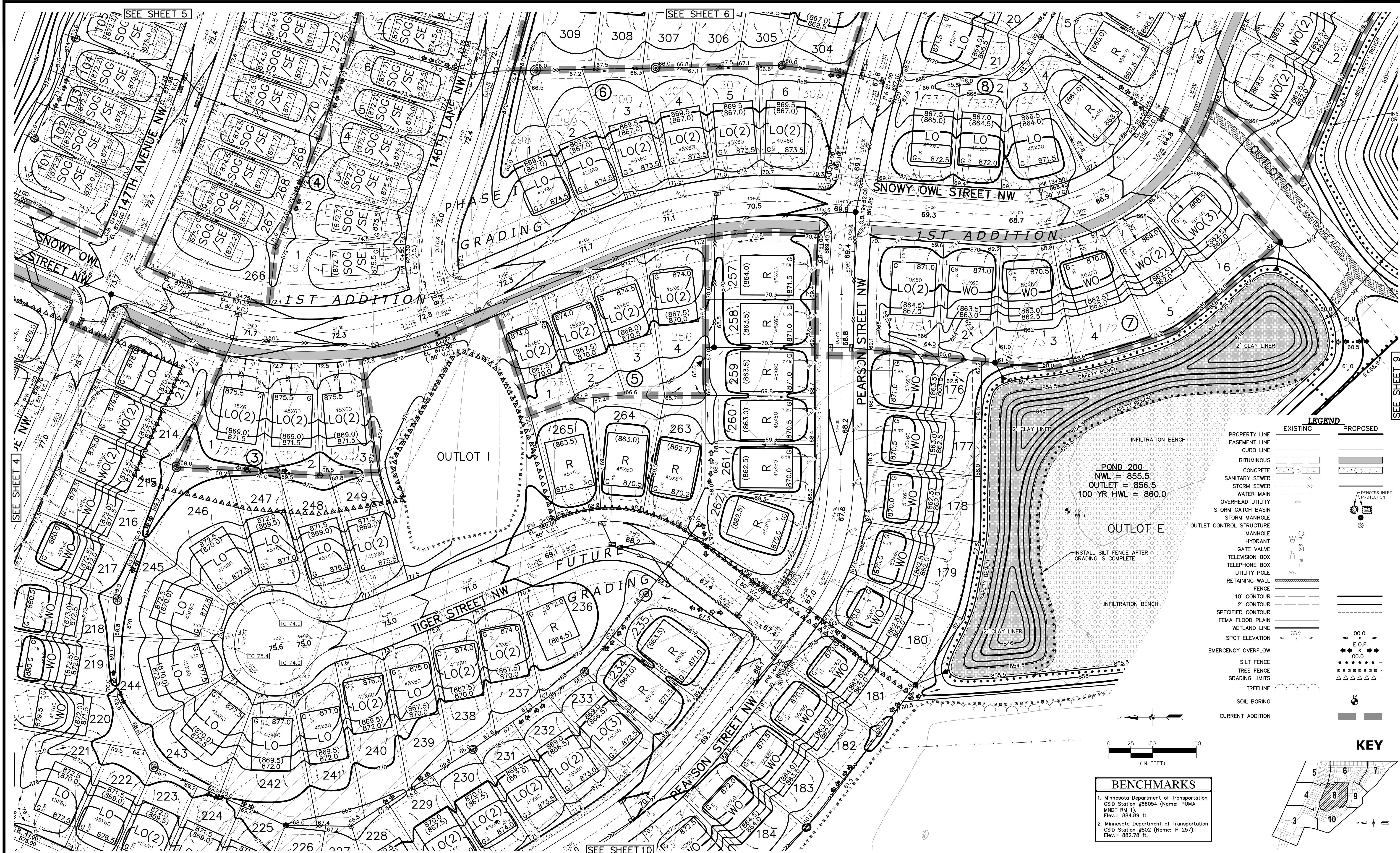
CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE SUITE 100
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RIVERSTONE SOUTH
 Ramsey, MN

GRADING, DEVELOPMENT & EROSION CONTROL PLAN



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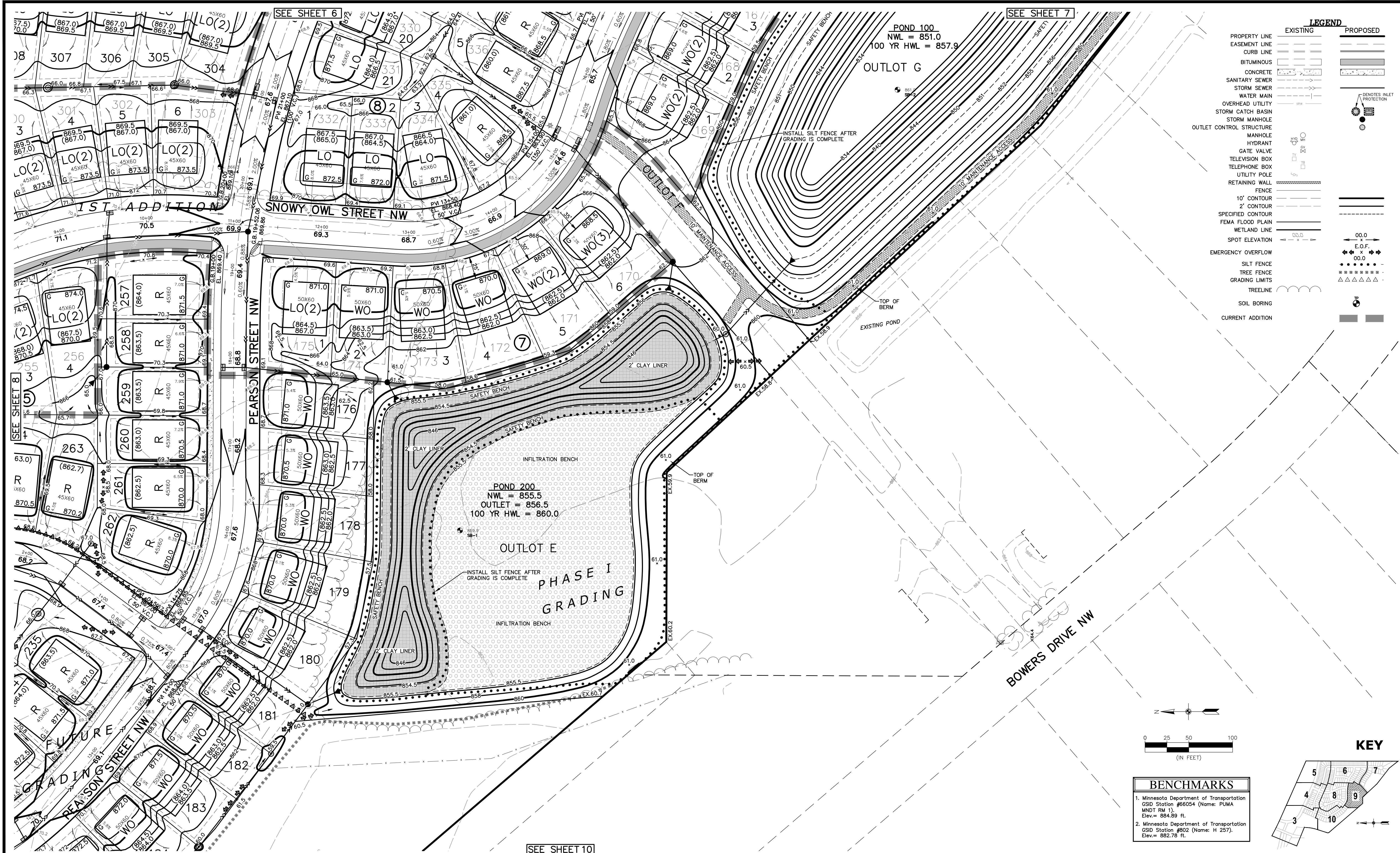
RIVERSTONE DEVELOPMENT, LLC
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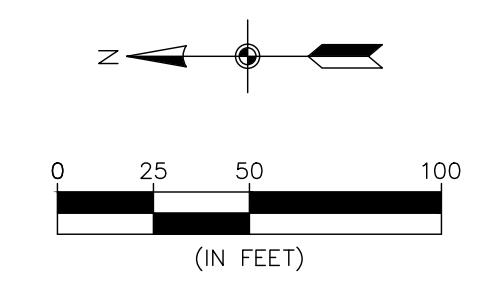
GRADING, DEVELOPMENT & EROSION CONTROL PLAN

8 of 13

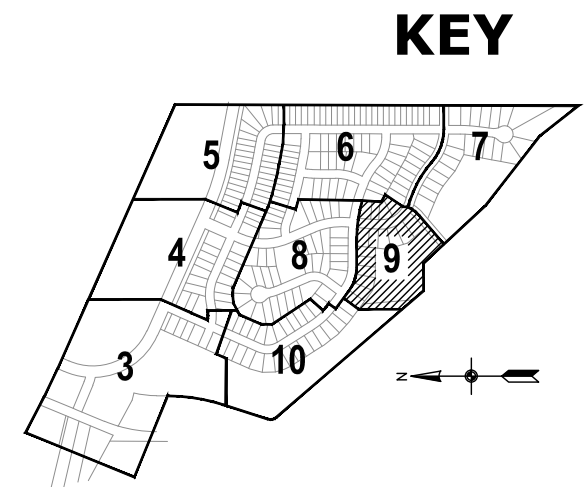
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LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
CURB LINE	---
BITUMINOUS	▨
CONCRETE	▨
SANITARY SEWER	---
STORM SEWER	---
WATER MAIN	---
OVERHEAD UTILITY	---
STORM CATCH BASIN	⊙
STORM MANHOLE	⊙
OUTLET CONTROL STRUCTURE	⊙
MANHOLE	⊙
HYDRANT	⊙
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	⊙
CURRENT ADDITION	▨



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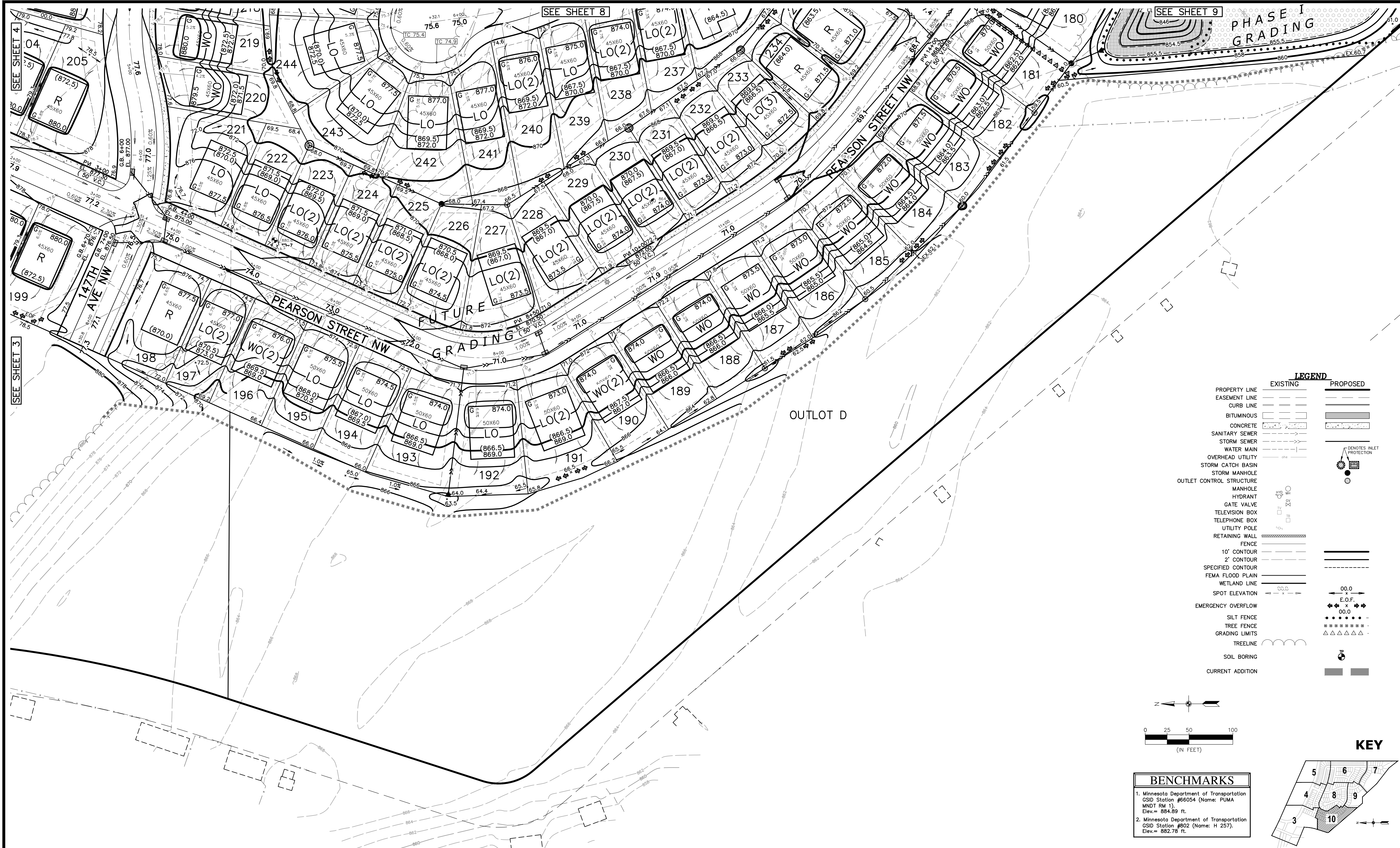
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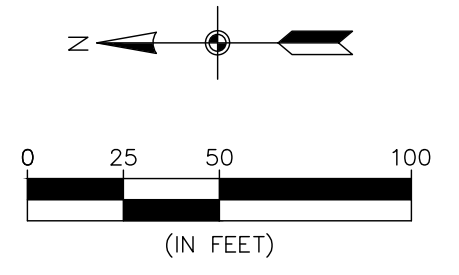
RIVERSTONE SOUTH
Ramsey, MN

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

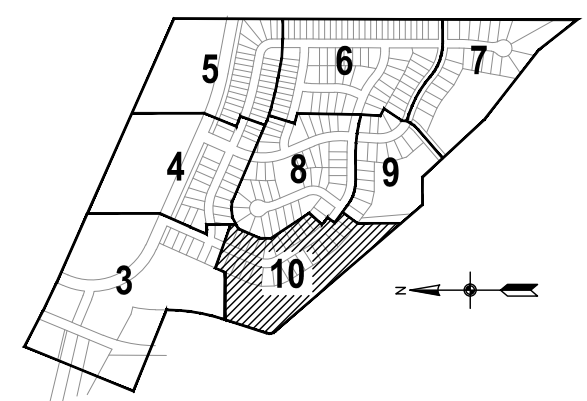
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	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
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STORM 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 PLAN	---	---
WETLAND LINE	---	---
SPOT ELEVATION	---	---
EMERGENCY OVERFLOW	---	---
SILT FENCE	---	---
TREE FENCE	---	---
GRADING LIMITS	---	---
TREELINE	---	---
SOIL BORING	---	---
CURRENT ADDITION	---	---



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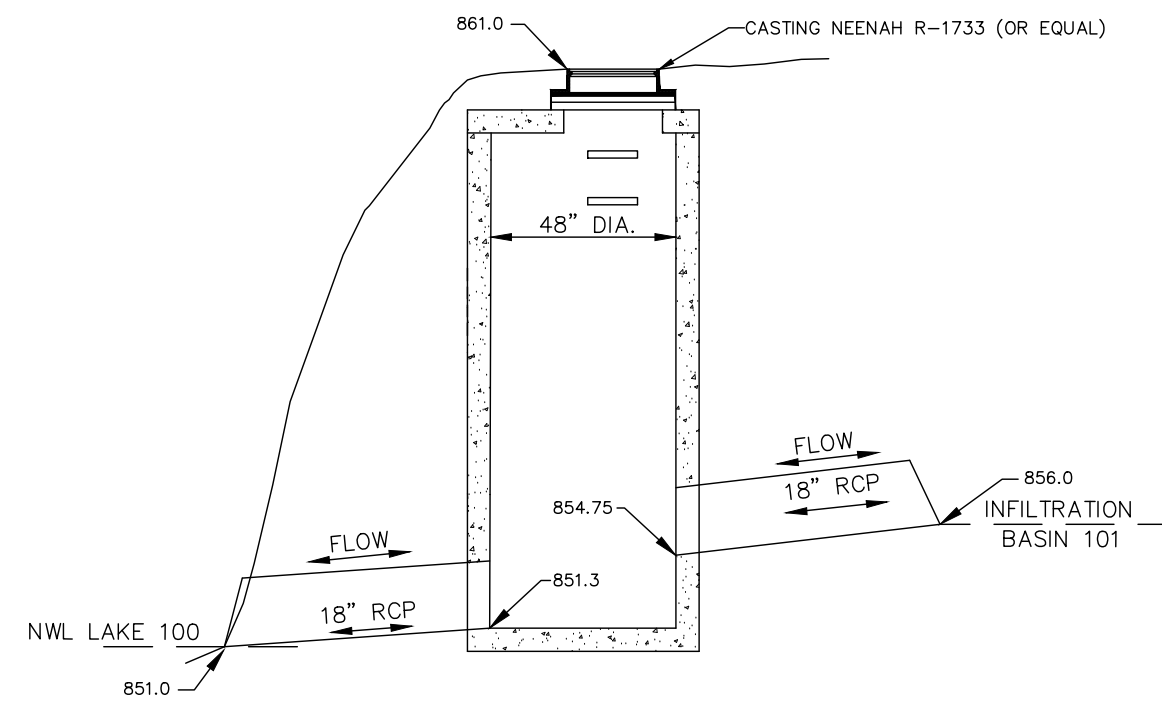
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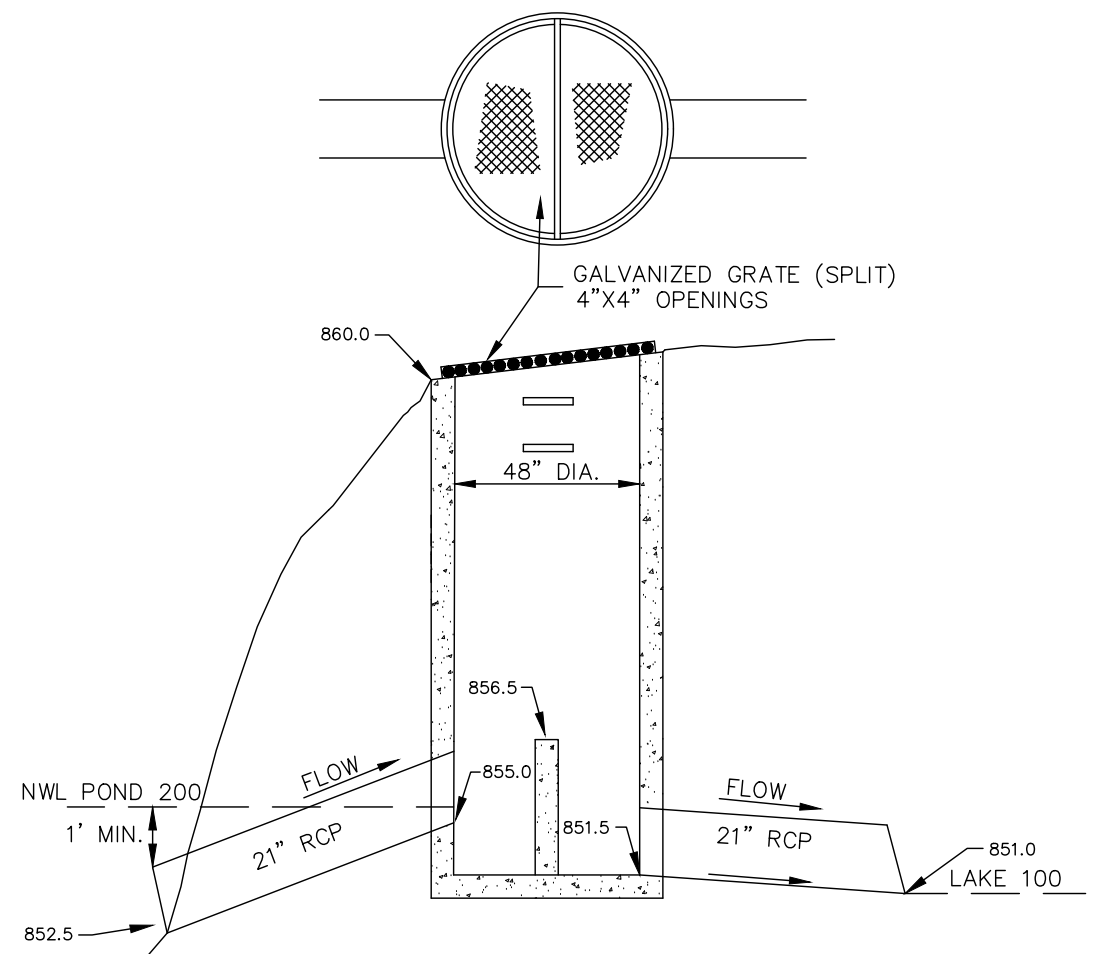
GRADING, DEVELOPMENT & EROSION CONTROL PLAN

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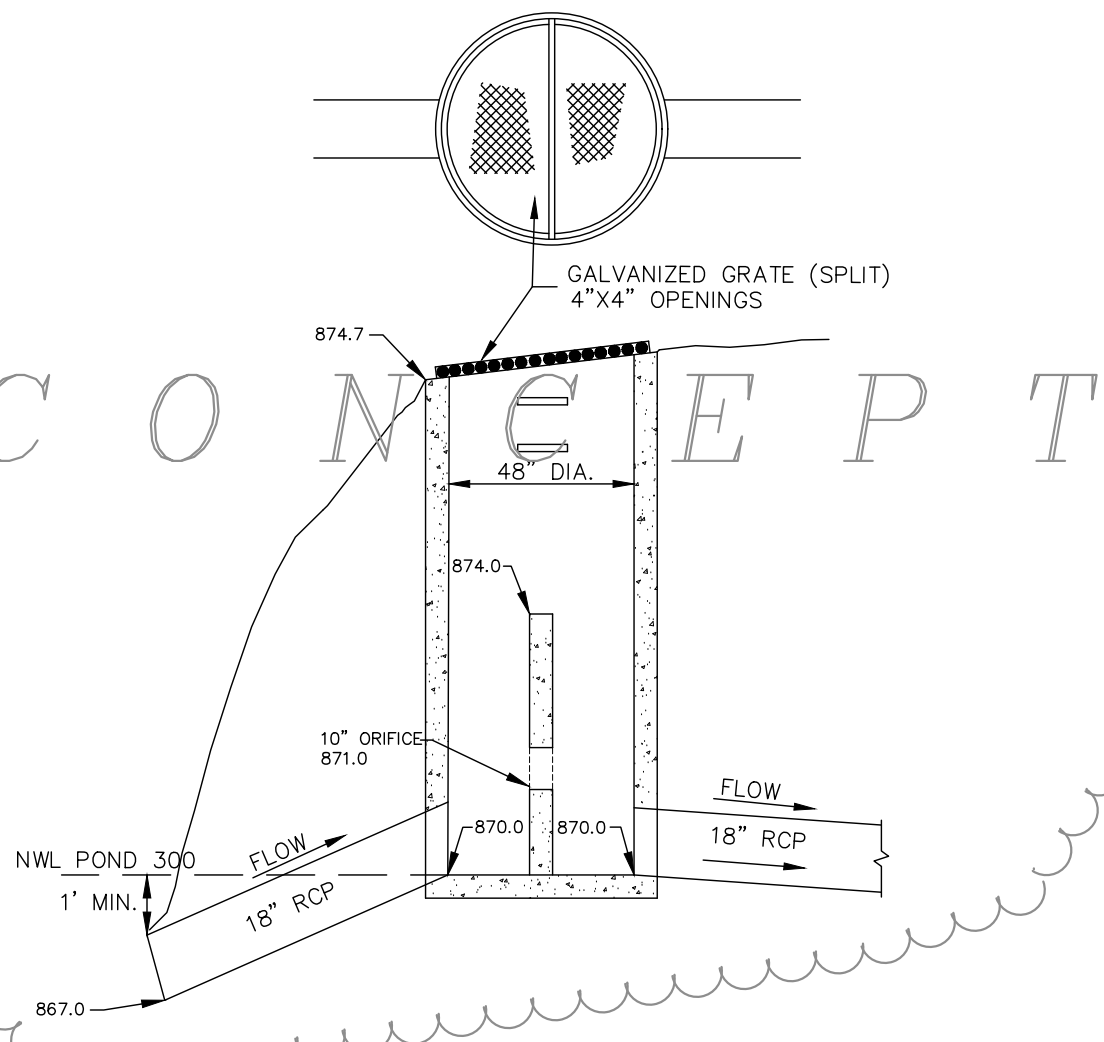
OUTLET CONTROL STRUCTURE LAKE 100



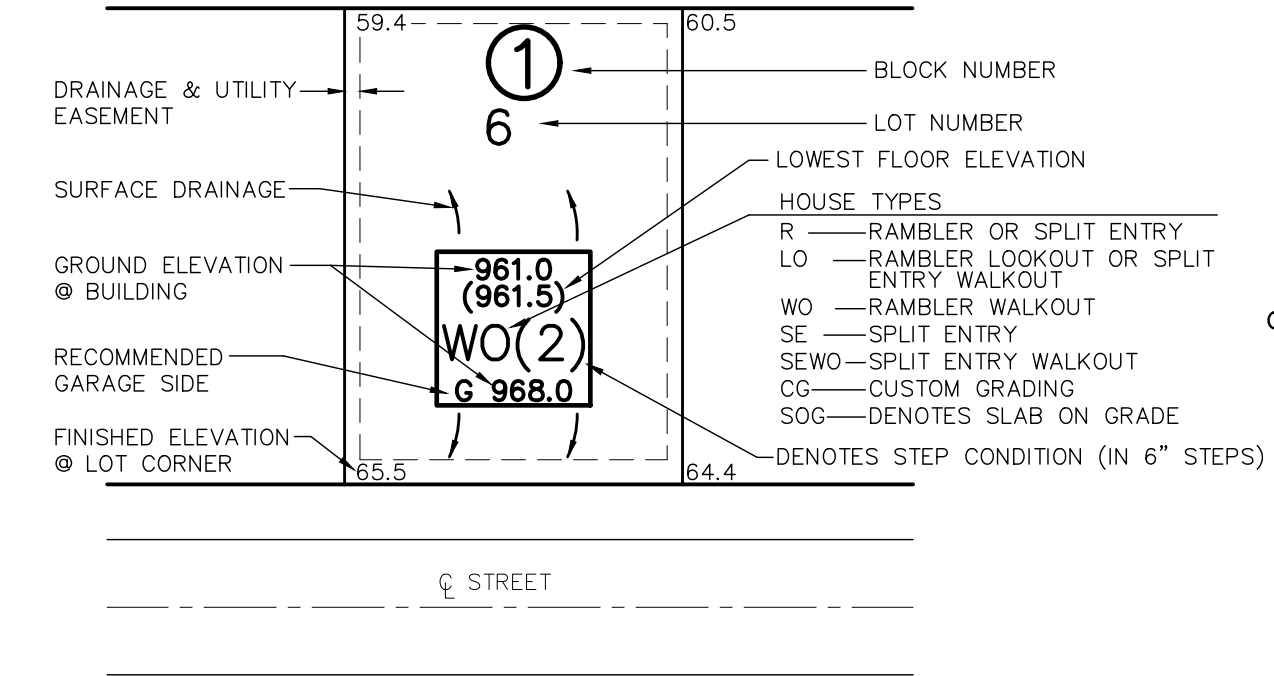
OUTLET CONTROL STRUCTURE POND 200



OUTLET CONTROL STRUCTURE POND 300



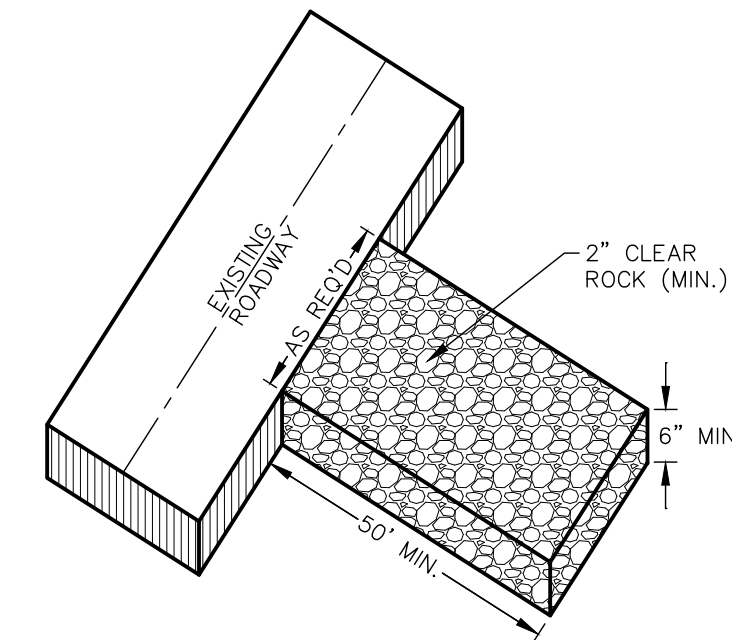
GRADING PLAN LOT KEY



LEGEND

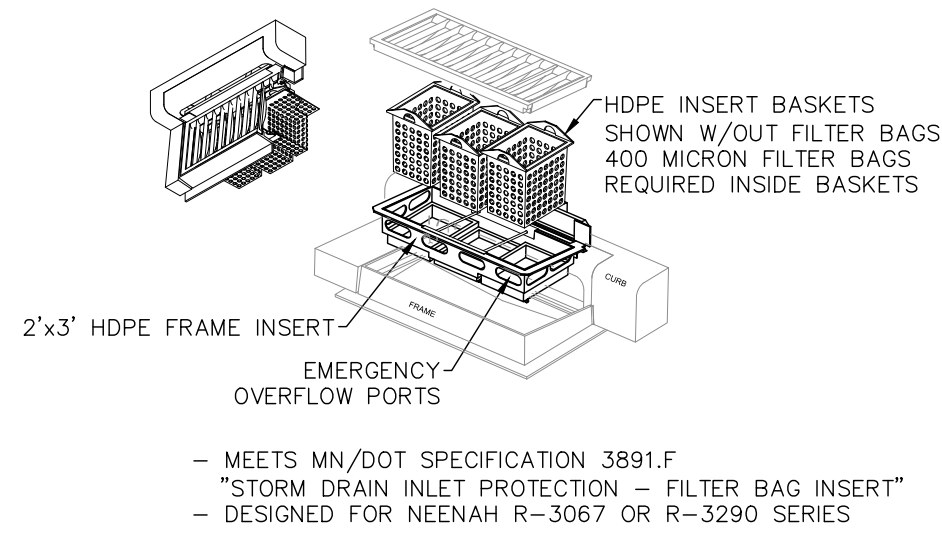
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TREE FENCE	---	---
TREELINE	---	---
SOIL BORING	---	---

ROCK CONSTRUCTION ENTRANCE



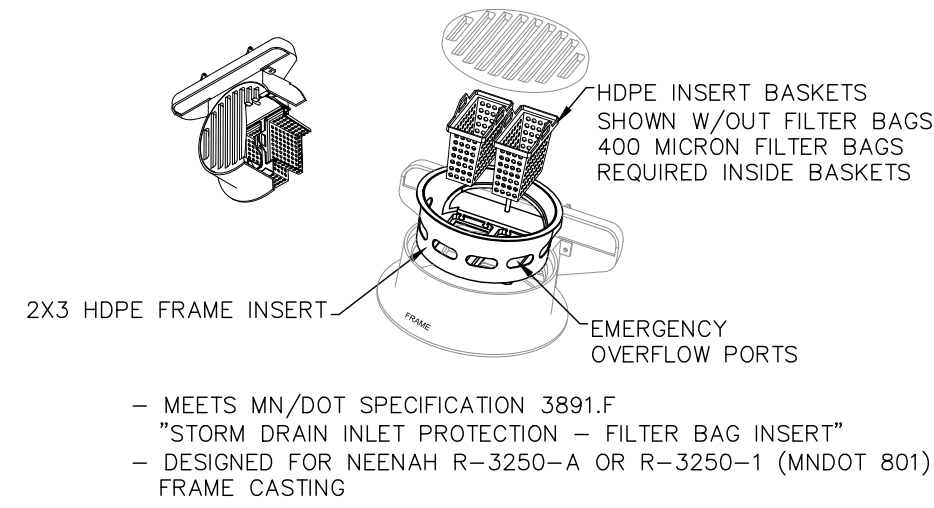
INFRASAFE - 2'x3' DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS

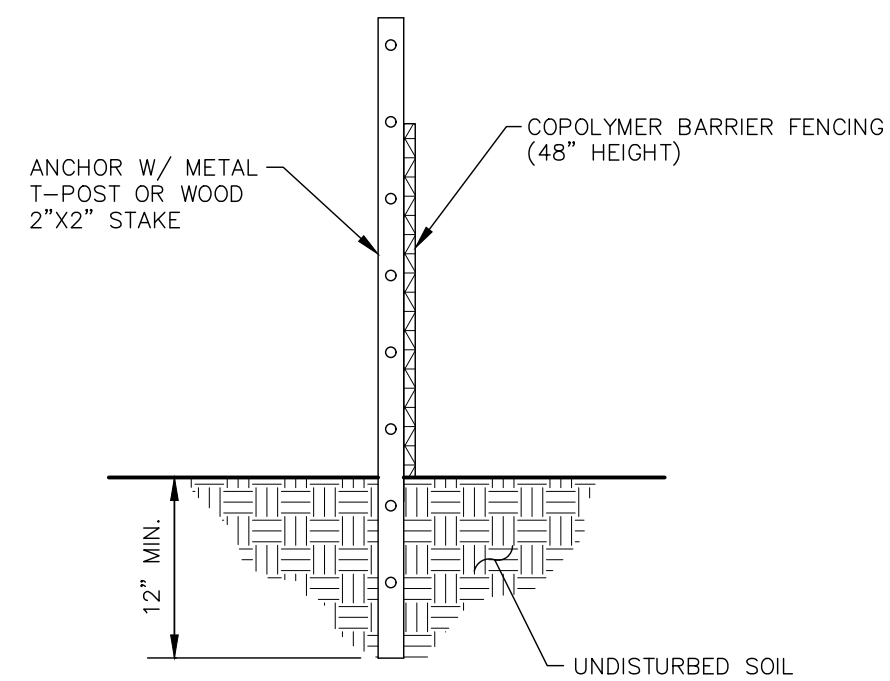


INFRASAFE - 27\"/>

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES

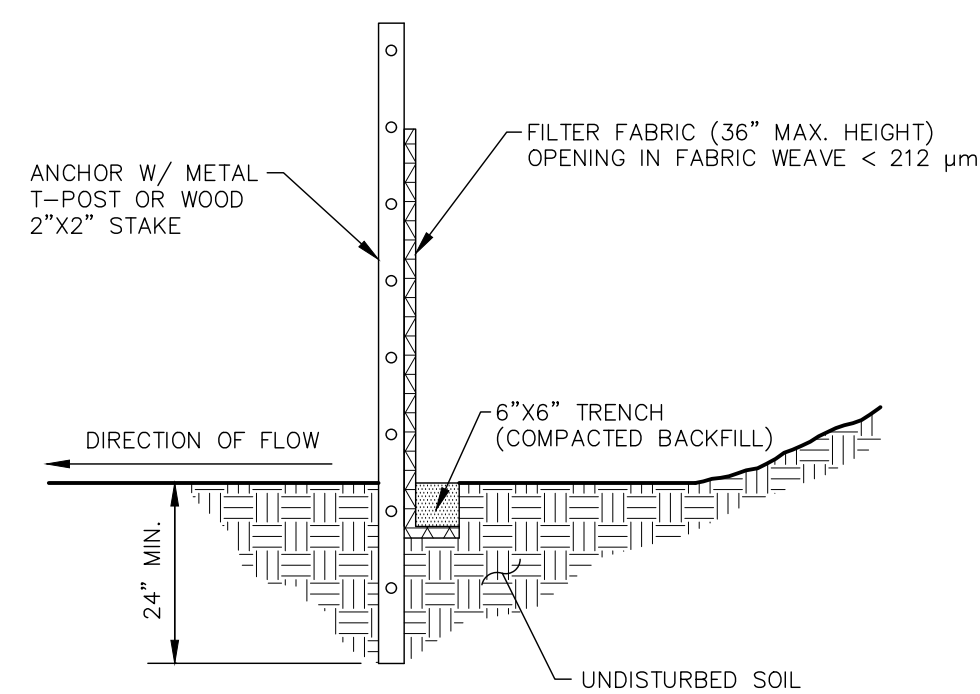


TREE FENCE



- 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\"/>

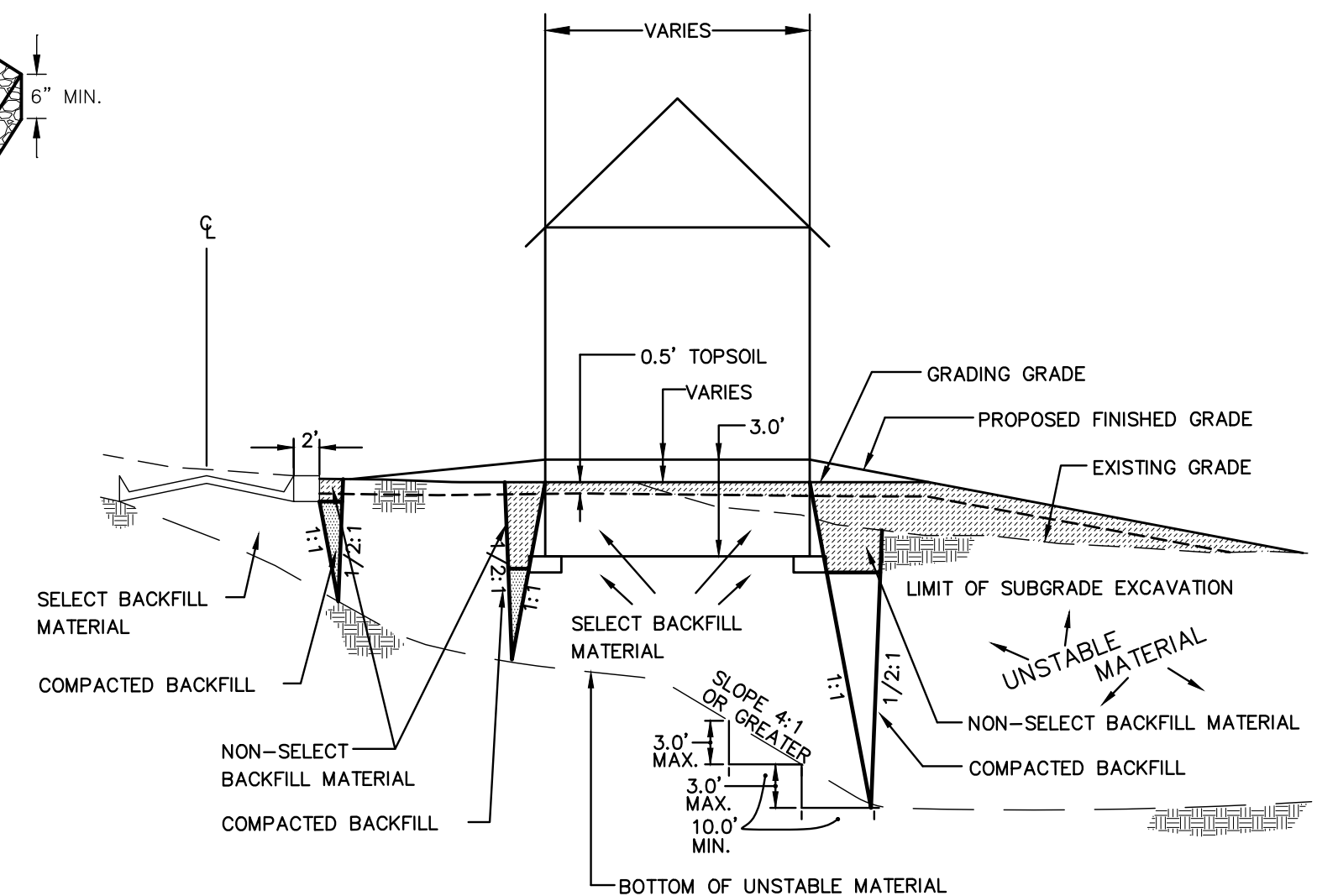
**TABLE A
MODIFIED CLASS 5
SPECIFICATIONS**

	% 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

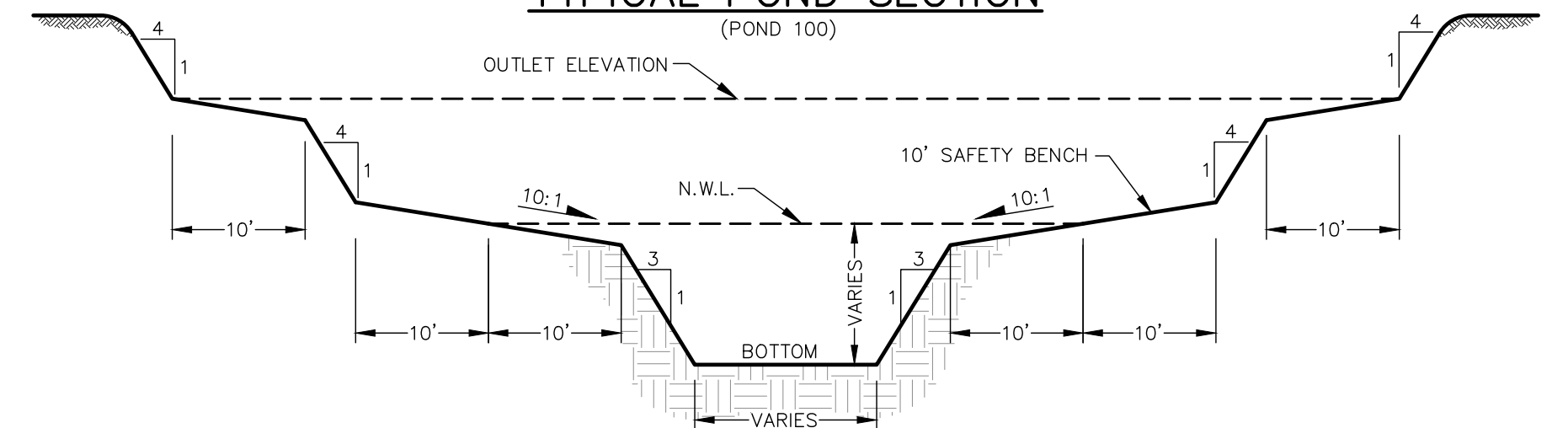
NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEETS THE REQUIREMENTS OF TABLE A.
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

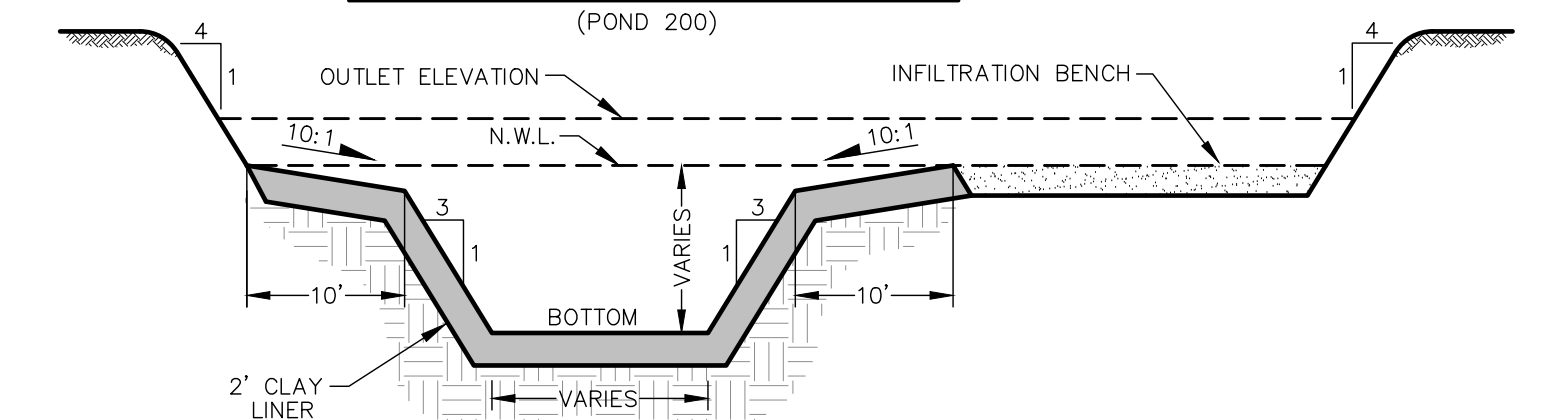
SUBGRADE CORRECTION



TYPICAL POND SECTION (POND 100)



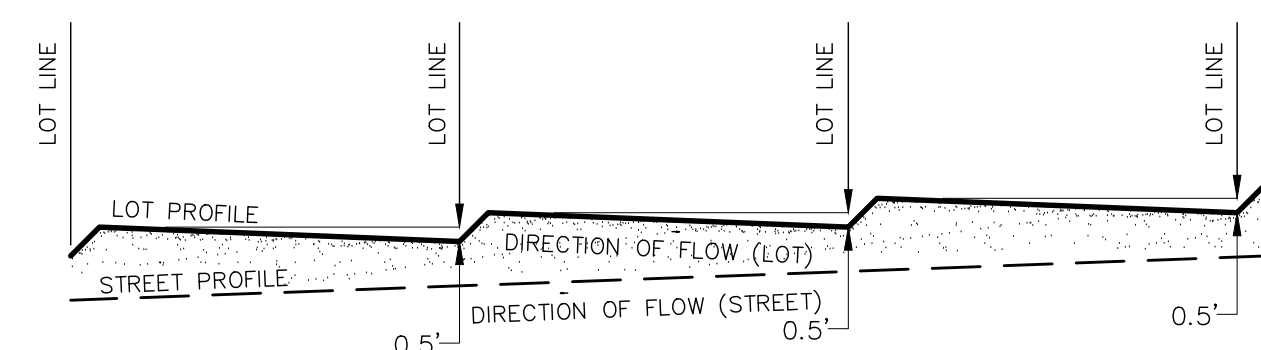
TYPICAL POND SECTION (POND 200)



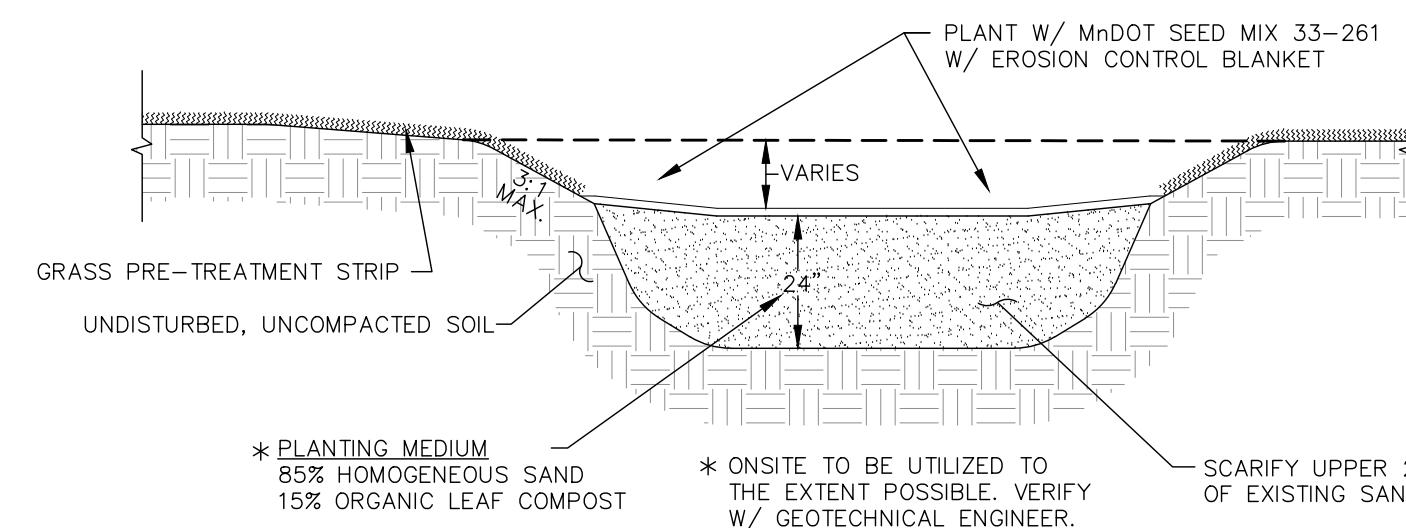
TURF ESTABLISHMENT

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



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: 10/06/21 License #: 25063
Designed: BJK
Date: 10/06/21

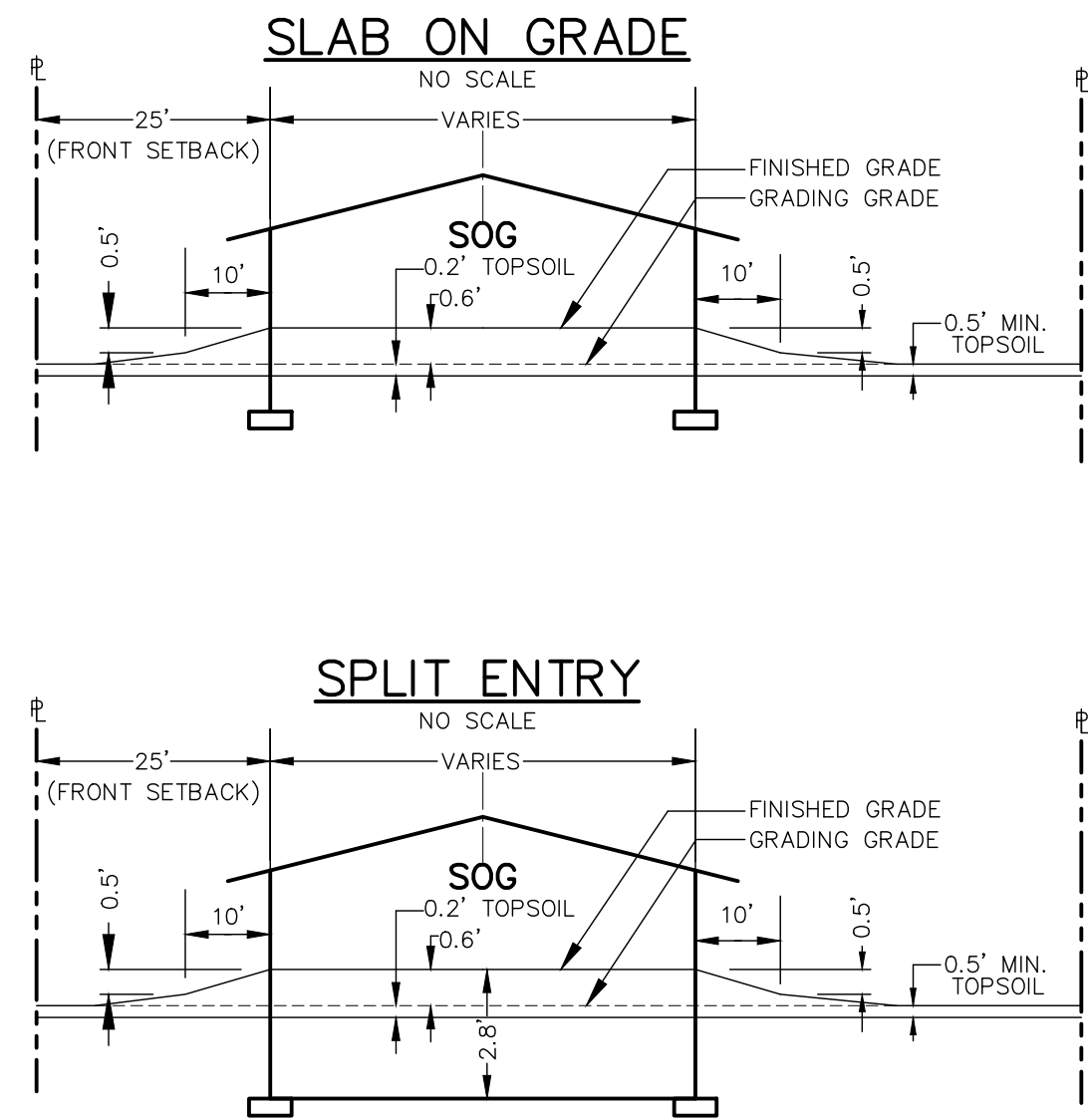
Revisions:
1.
RIVERSTONE DEVELOPMENT, LLC
14015 Sunfish Lake B, Suite 400
Ramsey, MN 55303

RIVERSTONE SOUTH
Ramsey, MN

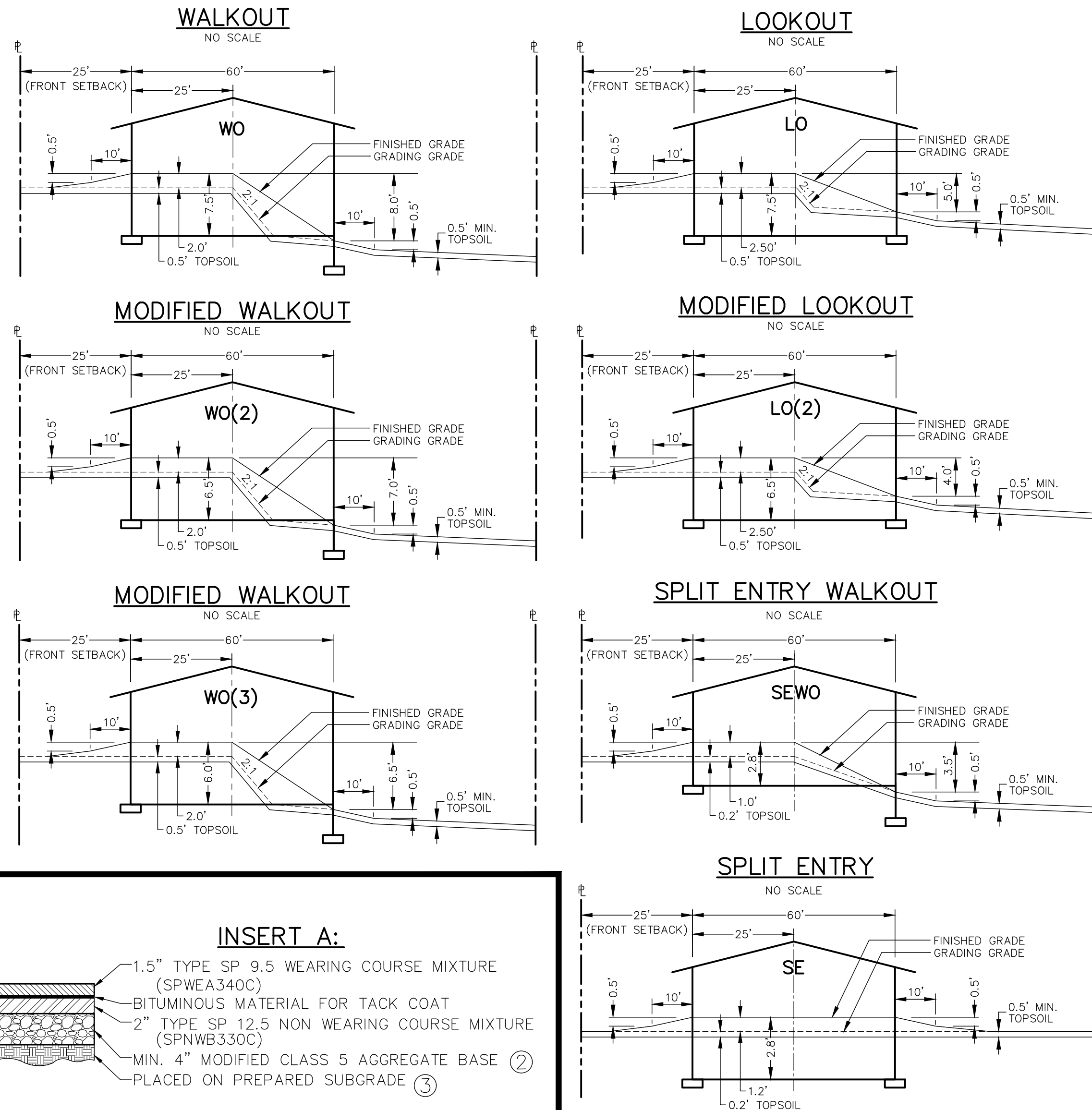
DETAILS

11 of 13

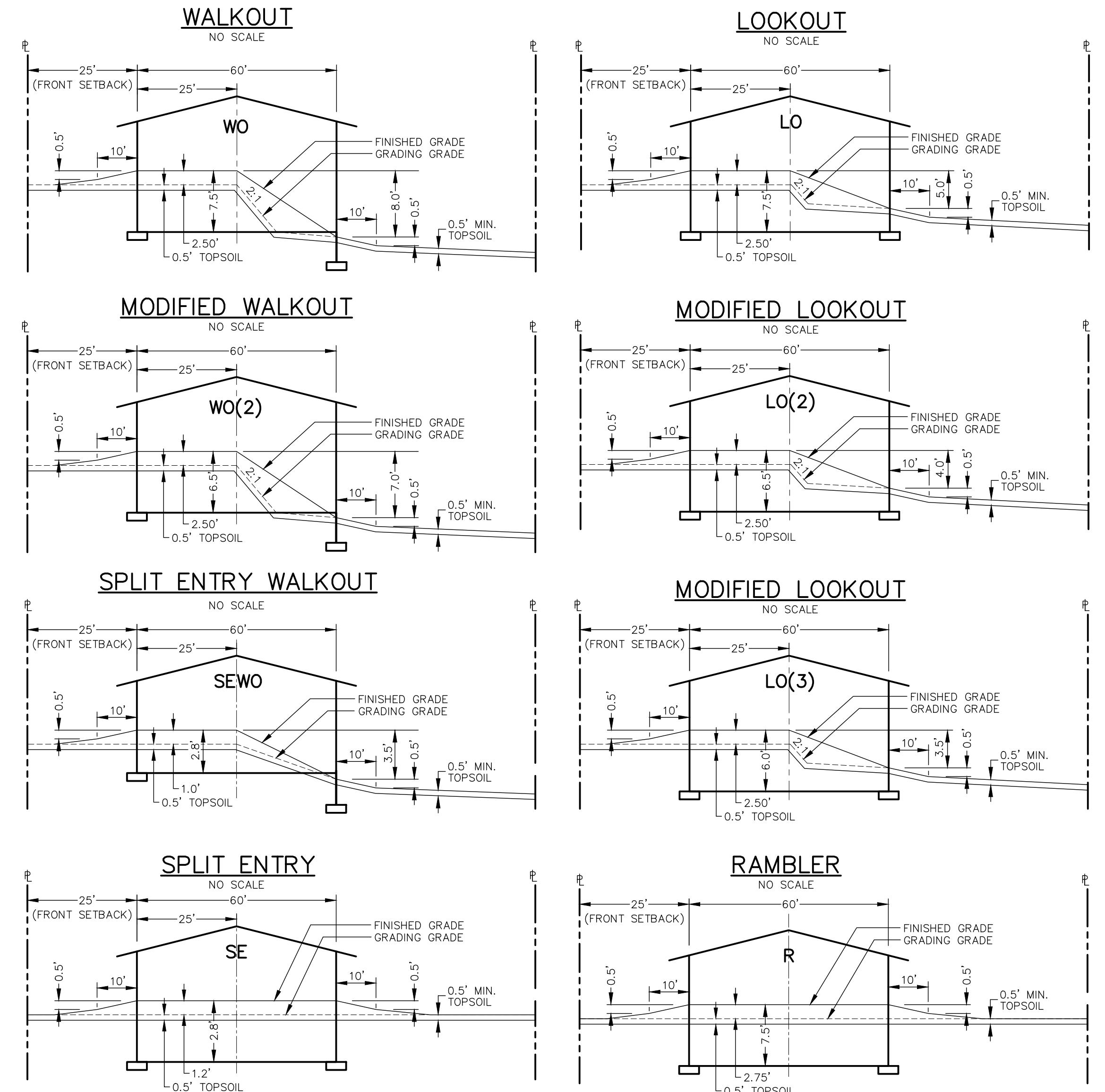
40' LOTS
DETACHED TOWNHOME HOLDDOWNS



65' LOTS



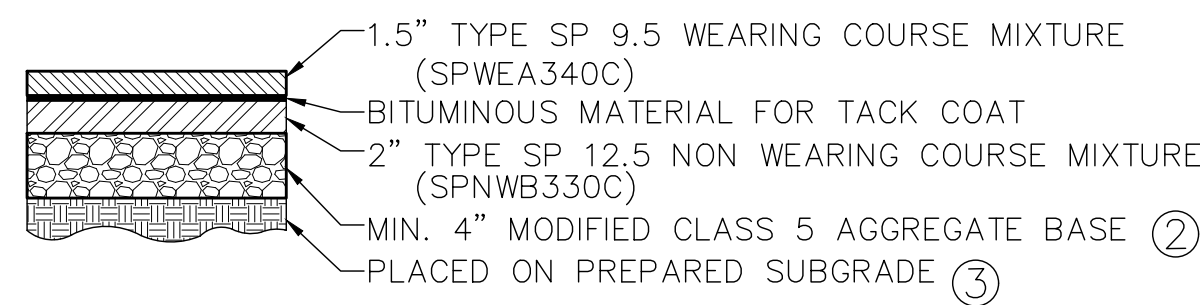
55' LOTS



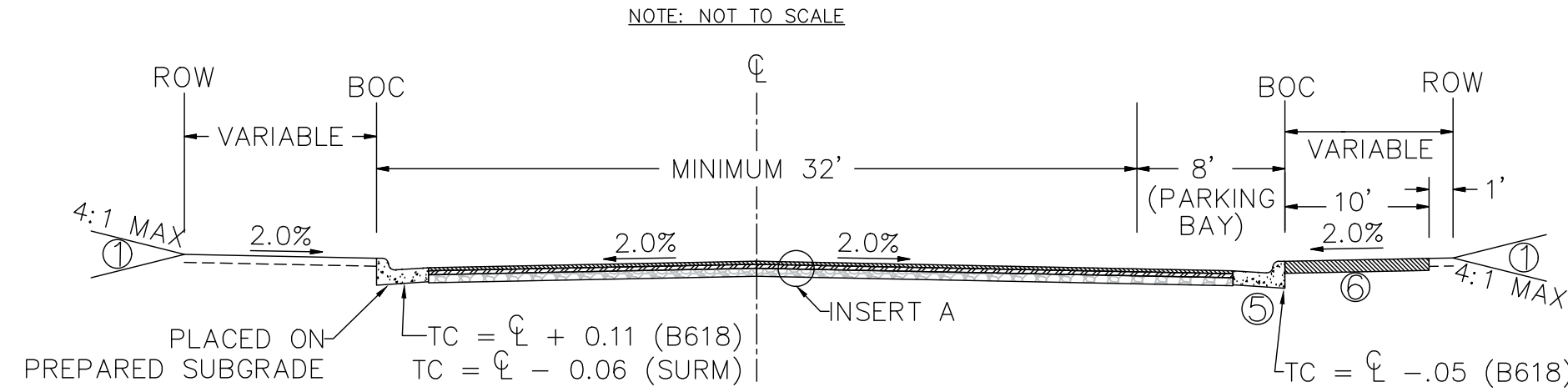
REFERENCE NOTES:

- 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.
- BITUMINOUS TRAIL. SEE CITY PLATE No. PARK-1.

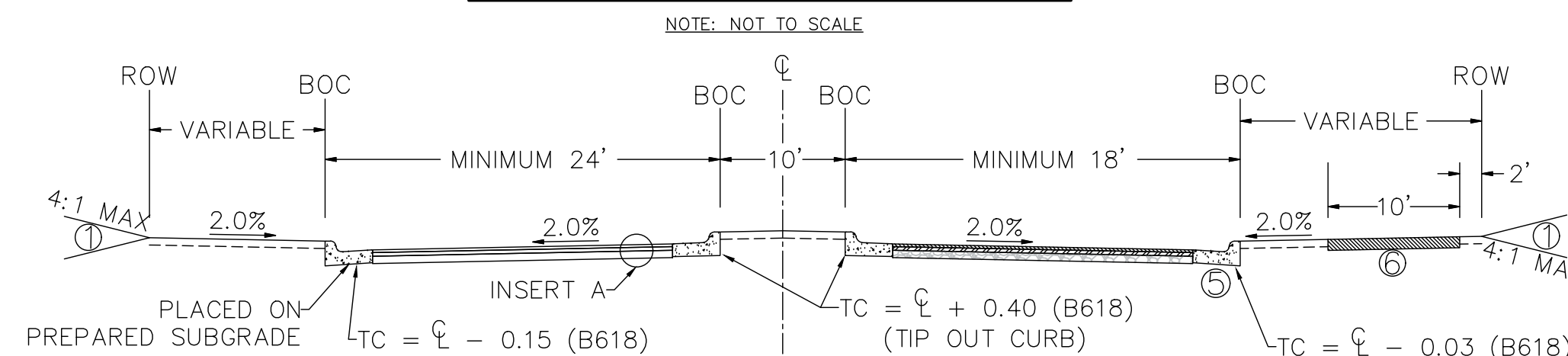
INSERT A:



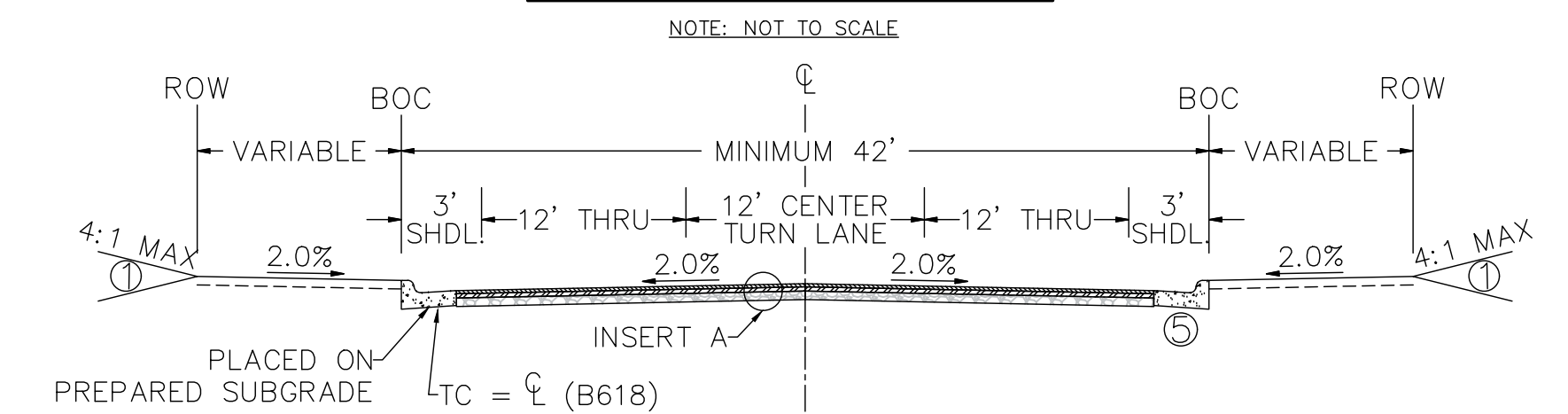
32' - URBAN STREET
W/ PARKING BAY



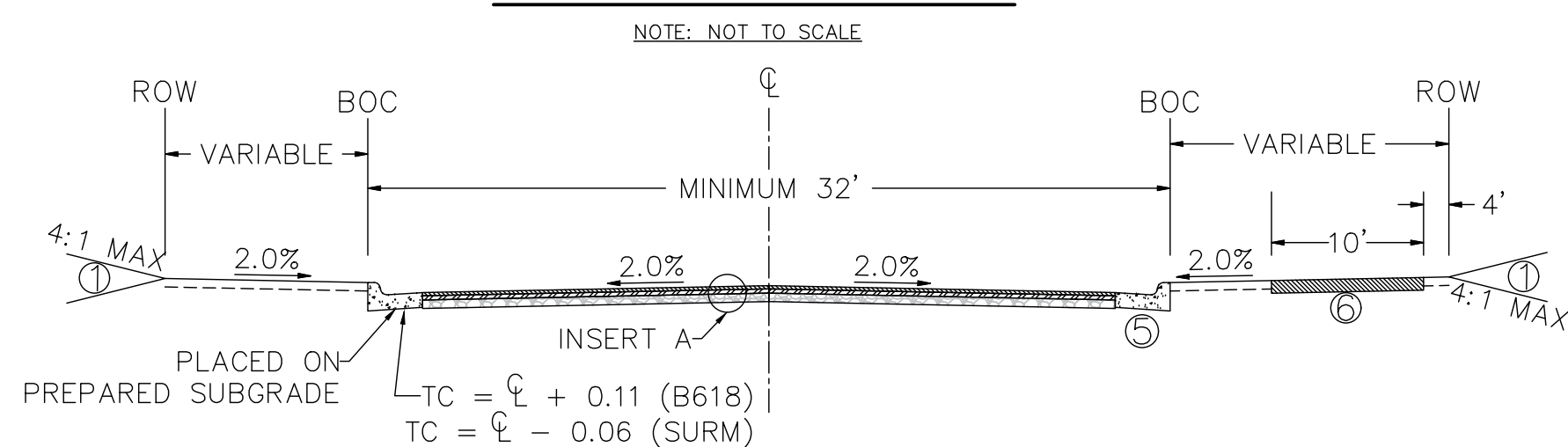
ENTRANCE W/CENTER MEDIAN



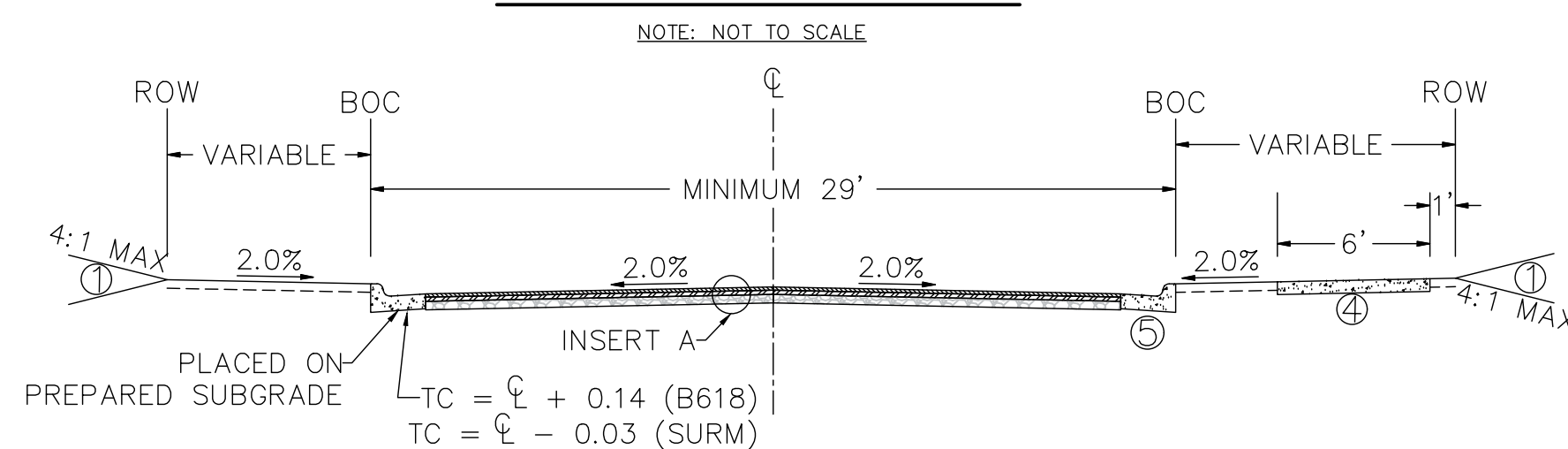
42' - URBAN STREET



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: 10/06/21 License #: 25063

Drawn: _____
Designed: BJK
Date: 10/06/21

Revisions: 1.

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

RIVERSTONE SOUTH
Ramsey, MN

DETAILS

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
101	-	-	-	SOG	875.0	875.0	875.0	SE	875.0	872.2	875.0	873.5	-	855.2	-	874.5	EOF
102	-	-	-	SOG	875.0	875.0	875.0	SE	875.0	872.2	875.0	873.5	-	855.2	-	874.5	EOF
103	-	-	-	SOG	875.0	875.0	875.0	SE	875.0	872.2	875.0	873.5	-	855.2	-	874.5	EOF
104	-	-	-	SOG	875.0	875.0	875.0	SF	875.0	872.2	875.0	873.5	-	855.2	-	874.5	EOF
105	-	-	-	SOG	875.0	875.0	875.0	SE	875.0	872.2	875.0	873.5	-	855.2	-	874.5	EOF
106	-	-	-	SOG	875.0	875.0	875.0	SE	875.0	872.2	875.0	873.5	-	855.2	-	874.5	EOF
107	-	-	-	SOG	875.0	875.0	875.0	SE	875.0	872.2	875.0	873.5	-	855.2	-	874.5	EOF
108	-	-	-	SOG	875.3	875.3	875.3	SE	875.3	872.5	875.3	873.5	-	855.2	-	874.5	EOF
109	-	-	-	SOG	875.5	875.5	875.5	SE	875.5	872.7	875.5	873.5	-	855.2	-	874.5	EOF
110	-	-	-	SOG	875.8	875.8	875.8	SE	875.8	873.0	875.8	873.5	-	855.2	-	874.5	EOF
111	-	-	-	SOG	876.0	876.0	876.0	SE	876.0	873.2	876.0	873.5	-	855.2	-	874.5	EOF
112	-	-	-	SOG	876.0	876.0	876.0	SE	876.0	873.2	876.0	873.5	-	855.2	-	874.5	EOF
113	-	-	-	SOG	876.0	876.0	876.0	SE	876.0	873.2	876.0	873.5	-	855.2	-	874.5	EOF
114	-	-	-	SOG	876.0	876.0	876.0	SE	876.0	873.2	876.0	873.5	-	855.2	-	874.5	EOF
115	-	-	-	SOG	876.0	876.0	876.0	SE	876.0	873.2	876.0	873.5	-	855.2	-	874.5	EOF
116	-	-	-	SOG	875.5	875.5	875.5	SE	875.5	872.7	875.5	873.5	-	855.2	-	874.5	EOF
117	-	-	-	SOG	875.5	875.5	875.5	SE	875.5	872.7	875.5	873.5	-	855.2	-	874.5	EOF
118	-	-	-	SOG	875.5	875.5	875.5	SE	875.5	872.7	875.5	873.5	-	855.2	-	874.5	EOF
119	-	-	-	SOG	875.3	875.3	875.3	SE	875.3	872.5	875.3	873.5	-	855.2	-	874.5	EOF
120	-	-	-	SOG	875.0	875.0	875.0	SE	875.0	872.2	875.0	873.5	-	855.2	-	874.5	EOF
121	-	-	-	SOG	875.0	875.0	875.0	SE	875.0	872.2	875.0	873.5	-	855.2	-	874.5	EOF
122	-	-	-	SOG	875.0	875.0	875.0	SE	875.0	872.2	875.0	873.5	-	855.2	-	874.5	EOF
123	-	-	-	SOG	875.3	875.3	875.3	SE	875.3	872.5	875.3	873.5	-	855.2	-	874.5	EOF
124	-	-	-	SOG	875.5	875.5	875.5	SE	875.5	872.7	875.5	873.0	-	855.2	-	874.0	EOF
125	-	-	-	SOG	875.8	875.8	875.8	SE	875.8	873.0	875.8	873.0	-	855.2	-	874.0	EOF
126	-	-	-	SOG	875.5	875.5	875.5	SE	875.5	872.7	875.5	873.0	-	855.2	-	874.0	EOF
127	-	-	-	SOG	875.3	875.3	875.3	SE	875.3	872.5	875.3	873.0	-	855.2	-	874.0	EOF
128	-	-	-	SOG	875.0	875.0	875.0	SE	875.0	872.2	875.0	873.0	-	855.2	-	874.0	EOF
129	-	-	-	SOG	874.5	874.5	874.5	SE	874.5	871.7	874.5	871.0	-	855.2	-	872.0	EOF
130	-	-	-	SOG	874.0	874.0	874.0	SE	874.0	871.2	874.0	871.0	-	855.2	-	872.0	EOF
131	-	-	-	SOG	873.5	873.5	873.5	SE	873.5	870.5	873.5	871.0	-	855.2	-	872.0	EOF
132	-	-	-	SOG	873.0	873.0	873.0	SE	873.0	870.2	873.0	-	-	855.2	858.2	-	WATER
133	-	-	-	SOG	872.8	872.8	872.8	SE	872.8	870.0	872.8	-	-	855.2	858.2	-	WATER
134	-	-	-	SOG	872.3	872.3	872.3	SE	872.3	869.5	872.3	-	-	855.2	858.2	-	WATER
135	-	-	-	SOG	872.0	872.0	872.0	SE	872.0	869.2	872.0	-	-	855.2	858.2	-	WATER
136	-	-	-	SOG	871.5	871.5	871.5	SE	871.5	868.7	871.5	-	-	855.2	858.2	-	WATER
137	-	-	-	SOG	871.0	871.0	871.0	SE	871.0	868.2	871.0	-	-	855.2	858.2	-	WATER
138	-	-	-	SOG	871.0	871.0	871.0	SE	871.0	868.2	871.0	-	-	855.2	858.2	-	WATER
139	1	9	1	SOG	870.8	870.8	870.8	SE	870.8	868.0	870.8	-	-	855.2	858.2	-	WATER
140	1	9	2	SOG	870.5	870.5	870.5	SE	870.5	867.7	870.5	-	-	855.2	858.2	-	WATER
141	1	9	3	SOG	870.3	870.3	870.3	SE	870.3	867.5	870.3	-	-	855.2	858.2	-	WATER
142	1	9	4	SOG	870.0	870.0	870.0	SE	870.0	867.2	870.0	-	-	855.2	858.2	-	WATER
143	1	9	5	SOG	870.0	870.0	870.0	SE	870.0	867.2	870.0	-	-	855.2	858.2	-	WATER
144	1	9	6	SOG	870.0	870.0	870.0	SE	870.0	867.2	870.0	-	-	855.2	858.2	-	WATER
145	1	9	7	SOG	870.2	870.2	870.2	SE	870.2	867.4	870.2	-	-	855.2	858.2	-	WATER
146	1	9	8	SOG	870.5	870.5	870.5	SE	870.5	867.7	870.5	-	-	855.2	858.2	-	WATER
147	1	9	9	SOG	870.5	870.5	870.5	SE	870.5	867.7	870.5	-	-	855.2	858.2	-	WATER
148	1	9	10	SOG	870.7	870.7	870.7	SE	870.7	867.9	870.7	-	-	855.2	858.2	-	WATER
149	1	11	1	LO	870.5	863.0	865.5	SEWO	870.0	867.2	867.2	861.7	-	855.2	-	862.7	EOF
150	1	11	2	WO(2)	870.5	864.0	864.0	-	-	-	-	861.7	-	855.2	-	862.7	EOF
151	1	11	3	WO(2)	870.0	863.5	863.5	-	-	-	-	861.0	-	855.2	-	862.0	EOF
152	1	11	4	WO(2)	870.0	863.5	863.5	-	-	-	-	861.0	-	855.2	-	862.0	EOF
153	1	11	5	WO	871.0	863.5	863.5	-	-	-	-	861.0	-	855.2	-	862.0	EOF
154	1	11	6	WO	871.0	863.5	863.5	-	-	-	-	861.0	-	855.2	-	862.0	EOF
155	1	10	15	WO	871.0	863.5	863.5	-	-	-	-	857.0	857.4	855.2	859.4	-	100 YR
156	1	10	14	WO	871.0	863.5	863.5	-	-	-	-	857.0	857.4	855.2	859.4	-	100 YR
157	1	10	13	WO	871.0	863.5	863.5	-	-	-	-	860.5	857.9	855.2	861.5	-	100 YR
158	1	10	12	WO	871.0	863.5	863.5	-	-	-	-	860.5	857.9	855.2	861.5	-	100 YR
159	1	10	11	WO	870.5	863.0	863.0	-	-	-	-	860.5	857.9	855.2	861.5	-	100 YR
160	1	10	10	WO	870.0	862.5	862.5	-	-	-	-	860.5	857.9	855.2	861.5	-	100 YR
161	1	10	9	WO	870.0	862.5	862.5	-	-	-	-	860.5	857.9	855.2	861.5	-	100 YR
162	1	10	8	LO	871.0	863.5	866.0	SEWO	870.5	867.7	867.7	860.5	857.9	855.2	861.5	-	100 YR
163	1	10	7	WO	870.8	863.3	863.3	-	-	-	-	860.5	857.9	855.2	861.5	-	100 YR
164	1	10	6	WO	870.5	863.0	863.0	-	-	-	-	860.5	857.9	855.2	861.5	-	100 YR
165	1	10	5	WO	870.0	862.5	862.5	-	-	-	-	860.5	857.9	855.2	861.5	-	100 YR
166	1	10	4	WO	870.0	862.5	862.5	-	-	-	-	860.5	857.9	855.2	861.5	-	100 YR
167	1	10	3	WO(2)	869.0	862.5	862.5	-	-	-	-	860.5	857.9	855.2	861.5	-	100 YR
168	1	10	2	WO(2)	869.0	862.5	862.5	-	-	-	-	860.5	857.9	855.2	861.5	-	100 YR
169	1	10	1	WO(2)	869.0	862.5	862.5	-	-	-	-	860.5	857.9	855.2	861.5	-	100 YR
170	1	7	6	WO(3)	968.5	862.5	862.5	-	-	-	-	860.5	860.0	855.2	862.0	-	100 YR
171	1	7	5	WO(2)	869.0	862.5	862.5	-	-	-	-	860.5	860.0	855.2	862.0	-	100 YR
172	1	7	4	WO	870.0	862.5	862.5	-	-	-	-	860.5	860.0	855.2	862.0	-	100 YR
173	1	7	3	WO	870.5	863.0	863.0	-	-	-	-	860.5	860.0	855.2	862.0	-	100 YR
174	1	7	2	WO	871.0	863.5	863.5	-	-	-	-	860.5	860.0	855.2	862.0	-	100 YR
175	1	7	1	LO(2)	871.0	864.5	867.0	SEWO	870.5	867.7	867.7	860.5	860.0	855.2	862.0	-	100 YR
176	-	-	-	WO	871.0	863.5	863.5	-	-	-	-	860.5	860.0	855.2	862.0	-	100 YR
177	-	-	-	WO	870.5	863.0	863.0	-	-	-	-	860.5	860.0	855.2	862.0	-	100 YR
178	-	-	-	WO	870.0	862.5	862.5	-	-	-	-	860.5	860.0	855.2	862.0	-	100 YR
179	-	-	-	WO	870.0	862.5	862.5	-	-	-	-	860.5	860.0	855.2	862.0	-	100 YR
180	-	-	-	WO	870.0	862.5	862.5	-	-	-	-	860.5	860.0	855.2	862.0	-	100 YR
181	-	-	-	WO	870.0	862.5	862.5	-	-	-	-	860.5	860.0	855.2	862.0	-	100 YR
182	-	-	-	WO	870.5	863.0	863.0	-	-	-	-	860.5	-	855.2	-	861.5	EOF

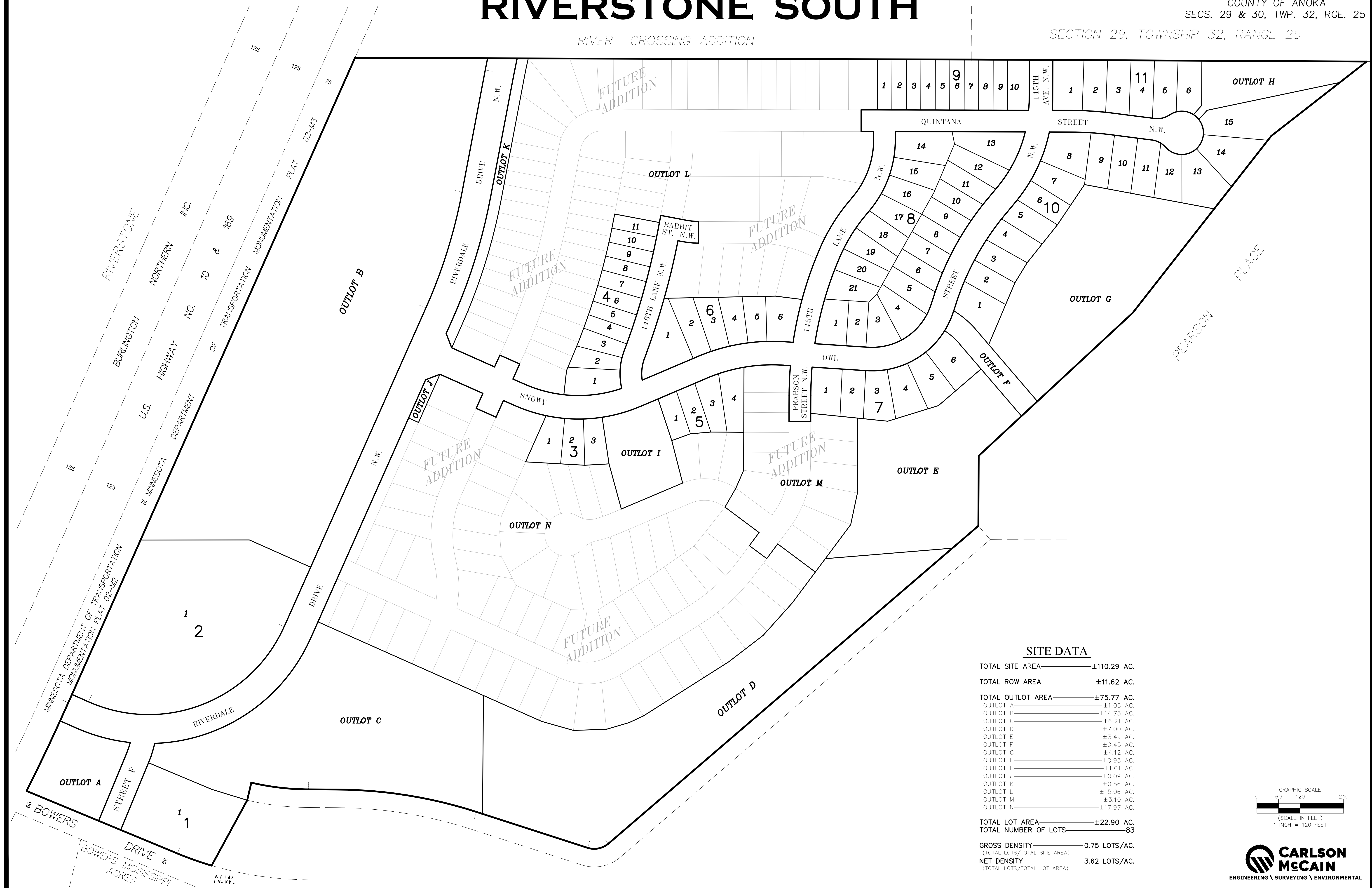
Grading Lot Number	Addition	Block	Lot	Proposed			Split Entry Alternate (if applicable)				EOF	100 Year	Water Table	Controlling Elevation	Method
				House Type	Garage Floor Elevation	Lowest Floor Elevation	Lowest opening Elevation	House Type	Garage Floor Elevation						

RIVERSTONE SOUTH

RIVER CROSSING ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SECS. 29 & 30, TWP. 32, RGE. 25

SECTION 29, TOWNSHIP 32, RANGE 25



SITE DATA

TOTAL SITE AREA	±110.29 AC.
TOTAL ROW AREA	±11.62 AC.
TOTAL OUTLOT AREA	±75.77 AC.
OUTLOT A	±1.05 AC.
OUTLOT B	±14.73 AC.
OUTLOT C	±6.21 AC.
OUTLOT D	±7.00 AC.
OUTLOT E	±3.49 AC.
OUTLOT F	±0.45 AC.
OUTLOT G	±4.12 AC.
OUTLOT H	±0.93 AC.
OUTLOT I	±1.01 AC.
OUTLOT J	±0.09 AC.
OUTLOT K	±0.56 AC.
OUTLOT L	±15.06 AC.
OUTLOT M	±3.10 AC.
OUTLOT N	±17.97 AC.
TOTAL LOT AREA	±22.90 AC.
TOTAL NUMBER OF LOTS	83
GROSS DENSITY	0.75 LOTS/AC.
(TOTAL LOTS/TOTAL SITE AREA)	
NET DENSITY	3.62 LOTS/AC.
(TOTAL LOTS/TOTAL LOT AREA)	

