

**City of Ramsey**  
**Agenda**  
**Park and Recreation Commission**  
**Thursday, January 14, 2021**  
**6:30 pm**  
**Council Chambers, 7550 Sunwood Drive NW**

This meeting is being held in accordance with Minnesota Statutes 13D.021. Due to the COVID-19 Pandemic, it is not practical and prudent for all members of this board to attend in person. Current Minnesota law requires certain social distancing standards that impacts the capacity of the Council Chambers. For those at highest risk, it is advised to isolate themselves from the general public. For these reasons, it is not practical and prudent to have this meeting exclusively in person. Members of the public are welcome to attend in person or remotely.

Remote Attendance available at [www.cityoframsey.com/meetings](http://www.cityoframsey.com/meetings). To maximize social distancing due to the COVID-19 Pandemic, those that can join remotely are encouraged to do so. Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. **Call to Order**
2. **Citizen Input**
3. **Approve Agenda**
4. **Approve Minutes**
  1. Approve the following meeting minutes:
    1. Park and Recreation Commission meeting minutes dated November 12, 2020.
5. **Commission Business**
  1. 2020 Summer Event Series Recap
  2. Consider Park Dedication Recommendations Related to Riverstone South; Case of Capstone Homes/Riverstone Development
  3. Consider Land Purchase to Expand Loral I Armstrong Delaney Central Park
1. **Commission/Staff Input**
7. **Adjournment**

**Park and Recreation Commission**

**4. 1.**

**Meeting Date:** 01/14/2021

**Submitted For:** Mark Riverblood, Engineering/Public Works

**By:** MaryJo Warner, Engineering/Public Works

**Information**

**Title:**

Approve the following meeting minutes:

- 1. Park and Recreation Commission meeting minutes dated November 12, 2020.

**Purpose/Background:**

Purpose: To review and approve meeting minutes.

Background: Attached are the meeting minutes for review.

**Notification:**

**Observations/Alternatives:**

**Funding Source:**

n/a

**Recommendation:**

To review and approve meeting minutes dated November 12, 2020.

**Action:**

Motion to approve meeting minutes dated November 12, 2020.

**Attachments**

Minutes

**Form Review**

**Inbox**

Grant Riemer

Form Started By: MaryJo Warner

Final Approval Date: 01/08/2021

**Reviewed By**

Grant Riemer

**Date**

01/08/2021 03:51 PM

Started On: 01/08/2021 01:51 PM

**PARK AND RECREATION COMMISSION  
CITY OF RAMSEY  
ANOKA COUNTY  
STATE OF MINNESOTA**

The Ramsey Park and Recreation Commission conducted a regular meeting on November 12, 2020, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Commission Members Present:      Chair Shane Bennett  
   Vice Chair Brandon Sis  
   Commissioner Nathan Barten  
   Commissioner Matthew Guck  
   Commissioner Jennifer Leistico  
   Commissioner Justin Loss

Commission Members Absent:

Also Present:                              City Council Liaison Debra Musgrove  
   Parks & Assistant Public Works Superintendent Mark Riverblood  
   Recreation Specialist Abby Proulx

**1.      CALL TO ORDER**

Chair Bennett called the Park and Recreation Commission meeting to order at 6:30 p.m.

**2.      CITIZEN INPUT**

None.

**3.      APPROVE AGENDA**

Motion by Commissioner Sis seconded by Commissioner Leistico to approve the Park and Recreation Commission meeting agenda as presented.

Motion carried. Voting Yes: Chair Bennett; Commissioners Sis, Leistico, Barten, Guck and Loss.  
Voting No: None. Absent: None.

**4.      APPROVE MINUTES**

**4.01:   Approve Park and Recreation Commission Meeting Minutes**

Motion by Commissioner Leistico, seconded by Commissioner Loss to approve the following Park and Recreation Commission Regular Meeting Minutes:

- Park and Recreation Commission Meeting Minutes dated October 8, 2020

Motion carried. Voting Yes: Chair Bennett; Commissioners Leistico, Loss, Sis, Barten, and Guck. Voting No: None. Absent: None.

## **5. COMMISSION BUSINESS**

### **5.01: Consider the 2021-2030 Parks Five-Year Capital Improvement Plan**

Parks & Assistant Public Works Superintendent Riverblood stated that the Commission discussed the CIP on an ongoing basis each year. He stated that 2021 is similar to the past year. He explained that the CIP is a planning document that attempts to identify the timing, funding and proposed cost estimate noting that none of the individual projects have been approved. He stated that the discussion tonight will focus on the park and trail section of the CIP. He noted that the Council will review and adopt the entire CIP later this year. He noted that most of the parks items within the CIP are funded through the park trust fund which has been established with funds from developers and not from the general fund. He provided an overview of the proposed projects shown for 2021, placeholder projects and newly proposed projects. He provided background information on each project.

Chair Bennett stated that as they look at the potentially planned projects over a period of time it is important to note that the attempt is to balance the resources over a multitude of things. He commented that there are projects that range widely in type. He stated that this is a plan that attempts to plan for future improvements in the most cost-effective manner.

Councilmember Musgrove referenced the trail mentioned along Hwy 47 and asked if that is not meant to move forward until the development of those lots occurs or whether the City could move forward with some type of trail prior to that time.

Parks & Assistant Public Works Superintendent Riverblood replied that he mentioned the development of those lots for many reasons. He explained that development would help to increase support for retail and provide the easements needed for the trail. He stated that if desired, the City could proceed with the project but there would be added cost. He stated that there is a sidewalk along Xkimo, but people still tend to make their own foot trail along 47.

Commissioner Loss asked if the trail connection along 47 would potentially bring in increased interest from developers.

Parks & Assistant Public Works Superintendent Riverblood replied that could be a possibility. He explained that if the City does not have the land, the City would need an easement or acquire that land through purchase. He stated that it may make better sense to have that connection occur with development as the site development is unknown and therefore there could be a possibility that the City would pay to construct a trail segment that may be torn out and replaced in order to match grade with the development or to provide utility connection. He noted that in the case of waiting for development to occur, the developer may also construct the trail to themselves rather than the City paying that cost. He confirmed that trails are an amenity to retail and all businesses.

Chair Bennett commented that this is a good list with the vast majority of projects that have been on the plan for some time.

Commissioner Sis referenced the expansion of the Dog Park at Alpine and asked if that is part of this plan.

Parks & Assistant Public Works Superintendent Riverblood replied that is included in the CIP for 2020. He stated that the Commission discussed that topic, met at the park in October and there was consensus to move forward on that project. He noted that information will be reviewed for action in the next case.

Motion by Commissioner Sis, seconded by Commissioner Loss to recommend approval of the 2021-2030 Parks Capital Improvement Plan to the City Council.

Motion carried. Voting Yes: Chair Bennett; Commissioners Sis, Barten, Guck, Leistico, and Loss. Voting No: None. Absent: None.

#### **5.02: Recommend Proposed Improvements to Alpine Park's Off-Leash Area – a 2020 Parks Capital Improvement**

Parks & Assistant Public Works Superintendent Riverblood stated that some of the background for this case was discussed in the discussion for the last agenda item. He stated that the dog park has a lot of users and the request to expand the off-leash area makes sense. He displayed a sketch showing the proposed expansion area and noted that it would increase the size by one third. He reviewed the proposed materials and a cost estimate. He asked if the Commission would like to move forward on the project at this time or wait until 2021, with an estimated cost of \$20,000.

Chair Bennett commented that the Commission met at the park recently to hear the request from the resident. He stated that even though this is just space between ballfields, it is one of the most loved parks in the community. He stated that he often hears requests to make the park larger and believed that this would be a good option to provide a cost-effective expansion to the dog park.

Commissioner Leistico stated that she supports this project. She believed that this would be good representation of what people in the community want, as a resident had enough interest in the park to gather input from other users in order to present a realistic proposal.

Chair Bennett agreed that this would be creative use of space and existing fencing.

Parks & Assistant Public Works Superintendent Riverblood commented that the Commission should also consider another off-leash area in the future. He acknowledged that it can often be difficult to find the right site for this type of recreational activity, as not everyone loves dog to the same degree. He stated that the entire dog area is bare soil because of all the use by the dogs.

Councilmember Musgrove commented that she takes her dog to the park often and her dog is often curious about the area proposed for the expansion. She also liked the fact that this project was proposed by residents. She asked for details on the lighting of parks.

Parks & Assistant Public Works Superintendent Riverblood stated that City Code states that parks are closed at 10 p.m. He commented that he believes that there will eventually be a transition to 24-hour parks because of the changing trends of when people are working and when they are taking walks or using things like the dog park.

Chair Bennett commented that as he was on his way to the meeting tonight, he saw two people walking their dogs in The Draw area and fortunately there is lighting to assist with walking in the evening hours. He believed that lighting would be worth exploring. He stated that while dusk occurs much later in the evening during the summer, the winter hours bring darkness much earlier.

Councilmember Musgrove recognized that more people are using the parks earlier in the morning or after 10 p.m. She stated that she better understands the need for lighting and that residents would find that helpful in the winter months.

Parks & Assistant Public Works Superintendent Riverblood commented that lighting was previously the top request for the dog park, noting a light that was installed during an earlier project.

Motion by Commissioner Leistico, seconded by Commissioner Guck to recommend City Council authorize \$20,000 for the expansion of Alpine Park's off-leash area to include aspects of solar lighting.

Motion carried. Voting Yes: Chair Bennett; Commissioners Leistico, Sis, Barten, Guck, and Loss. Voting No: None. Absent: None.

### **5.03: Note Draft Center Street Area Framework and Policy Plan**

Parks & Assistant Public Works Superintendent Riverblood presented the draft Center Street area framework and policy plan. He stated that the detail is intended to update the existing framework and plan that was adopted in 2012. He stated that input would be gathered from all the Boards and Commissions prior to presentation to the City Council. He provided background on the creation of the plan and public input process for the downtown "COR" area. He stated that it was clear through that public input process that pedestrian connection and connection from the downtown area, over the rail and highway, to the Mississippi Park were the most desired elements by residents along with a green corridor and water feature. He explained how the plans evolved over time and how the plans can be reactive to different types of development. He displayed a sketch from the 2012 Center Street area framework and policy plan and explained that additional detail is needed in order to provide developers with the necessary information. He reviewed the details of the proposed draft framework and plan including the pump house, pump house plaza, different streetscape project elements, irrigation, and future development site frontage.

Chair Bennett recalled that there was a great deal of discussion related to Municipal Plaza and appreciated the creativity, sustainability elements, and stormwater reuse for irrigation. He stated that he also understands the need to revise the original plan to better plan for the Center Street projects.

Parks & Assistant Public Works Superintendent Riverblood reviewed the different Board and Commission review that will occur, noting that the EDA and Planning Commission will be asked to recommend approval of the draft plan. He explained the additional level of detail that those groups will be presented and provide.

Chair Bennett stated that he likes the concept of improving the look of the pump house and the desire to make that more residential in appearance because of the surrounding residential properties. He noted that area also continues to be popular in terms of recreation and events and therefore the bathrooms would be helpful as well.

Commissioner Sis commented that it is fantastic to see the level of planning that has gone into the downtown area and how the plan has changed with the different economic conditions.

Commissioner Loss stated that this is the first time he has seen a lot of these plans and appreciated that the City did not rush into the method of accepting any development and instead putting more thought into the desired outcome.

Parks & Assistant Public Works Superintendent Riverblood stated that the intent would be to have standards in place which ensures that development projects will meet the expectations.

Commissioner Loss asked if there is a timeline for the build out of Municipal Plaza.

Parks & Assistant Public Works Superintendent Riverblood stated that he will be asking the City Council for authorization for RFQ to complete the design build plans for the pump house perhaps as soon as January with improvements to occur in 2021. He stated that he would also like to work on the interface near the Affinity building in 2021. He stated that Center Street may be reconstructed in a future year, so some improvements would be tied to that project. He noted that some elements will be developer and/or opportunity driven. He noted that staff will continue to explore grant opportunities as well.

## **6. COMMISSION/STAFF INPUT**

None.

## **7. ADJOURNMENT**

Motion by Commissioner Leistico, seconded by Commissioner Loss to adjourn the meeting.

Motion carried. Voting Yes: Chair Bennett; Commissioners Sis, Barten, Guck, Leistico, and Loss.  
Voting No: None. Absent: None.

The Park and Recreation Commission meeting adjourned at 8:05 p.m.

Respectfully submitted,

---

Mark Riverblood  
Parks & Assistant Public Works Superintendent

Drafted by Amanda Staple  
*TimeSaver Off Site Secretarial, Inc.*

**Park and Recreation Commission**

**5. 1.**

**Meeting Date:** 01/14/2021

**Submitted For:** Mark Riverblood, Engineering/Public Works

**By:** MaryJo Warner, Engineering/Public Works

**Information**

**Title:**

2020 Summer Event Series Recap

**Purpose/Background:**

This Summer's Concert Series at The Draw was not surprisingly impacted by Covid-19, which included a deliberate delay in concerts commencing, and when underway by limited seating and voluntary pre-registrations, Nonetheless, the season was deemed a success with residents grateful to have programming, with so many outdoor entertainment events canceled in the State this past year.

Recreation Specialist Abby Proulx will highlight the 2020 concert experience at the meeting, and provide a forecast for the 2021 season.

**Notification:**

**Observations/Alternatives:**

**Funding Source:**

Funding for the concerts in 2020 was an investment in the community by the City of Ramsey's Lawful Gambling Fund.

**Recommendation:**

**Action:**

No Action required/Based upon discussion.

**Attachments**

Patron Appreciation Ltr

**Form Review**

Inbox	Reviewed By	Date
Mark Riverblood	Mark Riverblood	01/06/2021 02:14 PM
Grant Riemer	Grant Riemer	01/06/2021 03:03 PM
Form Started By: MaryJo Warner		Started On: 01/04/2021 01:34 PM
Final Approval Date: 01/06/2021		

July 31, 2020

Ramsey Municipal Center  
7550 Sunwood Drive NW  
Ramsey, MN NW

City of Ramsey,

Thank you so much for allowing the concerts to take place this year in the City of Ramsey during the Coronavirus while most everything else in the state has been cancelled. I along with many people were allowed to enjoy some wonderful concerts while maintaining social distancing.

It was so nice to get out and listen to good music.

Sincerely,

  
Linda Nettifee

**Meeting Date:** 01/14/2021

**By:** Tim Gladhill, Community Development

---

**Information**

**Title:**

Consider Park Dedication Recommendations Related to Riverstone South; Case of Capstone Homes/Riverstone Development

**Purpose/Background:**

The purpose of this case is to consider Park Dedication Recommendations for Riverstone South, a proposed 243 lot single-family subdivision. This Preliminary Plat Submittal represents conformance to the planning framework approved by the Planning Commission (as well as Park and Recreation Commission) and City Council as well as the Sketch Plan recently submitted and reviewed by the Planning Commission.

**Notification:**

Notification is not required for this particular case.

**Observations/Alternatives:**

This step is the result of a 12 month planning and collaboration process between the City, Developer, Property Owner and adjacent neighborhood. The Preliminary Plat has been prepared consistent with previous City direction. This case has been prepared at a summary level. Materials from the City Council direction at the Sketch Plan Phase are attached for more detailed background.

The City has some additional discretion in this project.

1. Project Requires Comprehensive Plan Amendment and Zoning Amendment (highest level of discretion the City can have in land use decisions)
2. The Project is requesting that the City contribute dollars to the Riverdale Drive Extension

The Developer is proposing to dedicate 1 acre of land for and a \$350,000 cash contribution for a neighborhood park to serve this neighborhood as well other adjacent neighborhoods in the area. Staff believes it is important to have proximate recreational opportunities for a neighborhood of this size. Parks/Assistant Public Works Superintendent will provide a general overview of a potential design approach to this future park. Additionally, at the Park and Recreation Commission's review in June of 2020, the Commission noted the importance of ensuring appropriate trail connections through the plat and to the East for future access to destinations in that direction. The Developer is showing a trail along the arterial street of Riverstone South (Pearson Boulevard or Parkway), consistent with the City's policy of requiring trails along all arterial streets as a basic, Developer funded infrastructure.

**Funding Source:**

City Code provides the City the option to secure 10% of land or a cash contribution established by annual ordinance (or some sort of combination thereof) to satisfy required Park Dedication requirements authorized by State Statute.

Separately, the Developer has proposed 7 acres of open space preservation for a portion of the natural forest and would be purchased by the City with a third-party funding source geared towards open space preservation.

**Recommendation:**

Staff recommends that Park Dedication be satisfied through dedication of 1 acre of land along with a \$350,000 cash contribution for the park's development. Additionally, the Preliminary Plat should reflect that any trail width be 10' foot in keeping with the city's standard.

Further, that a small pedestrian access should be located along Street A to connect the neighborhood's residents with the 7+ acre Tree Preservation site. This could consist of an easement or an Home Owners Association parcel and would not need any improvements (trail or sidewalk), but should be demarcated with a sign or boundary markers.

Trail Fees for Riverstone South would be due based upon the Rates and Charges in affect at the time of platting, per residential lot created.

**Action:**

Motion to recommend that the City Council accept the proposal to satisfy Park Dedication through dedication of 1 acre of land along with a \$350,000 cash contribution; together with a pedestrian access point to the Tree Preservation area, and the payment of Trail Fees of \$1,000 per residential lot platted in 2021.

---

---

**Attachments**

Site Location Map

Plan Set (clean)

Density Exhibit

Sketch Plan

Phasing Plan

Approved Planning Framework

---

---

**Form Review**

**Inbox**

Tim Gladhill (Originator)  
Mark Riverblood  
Tim Gladhill (Originator)  
Form Started By: Tim Gladhill  
Final Approval Date: 01/07/2021

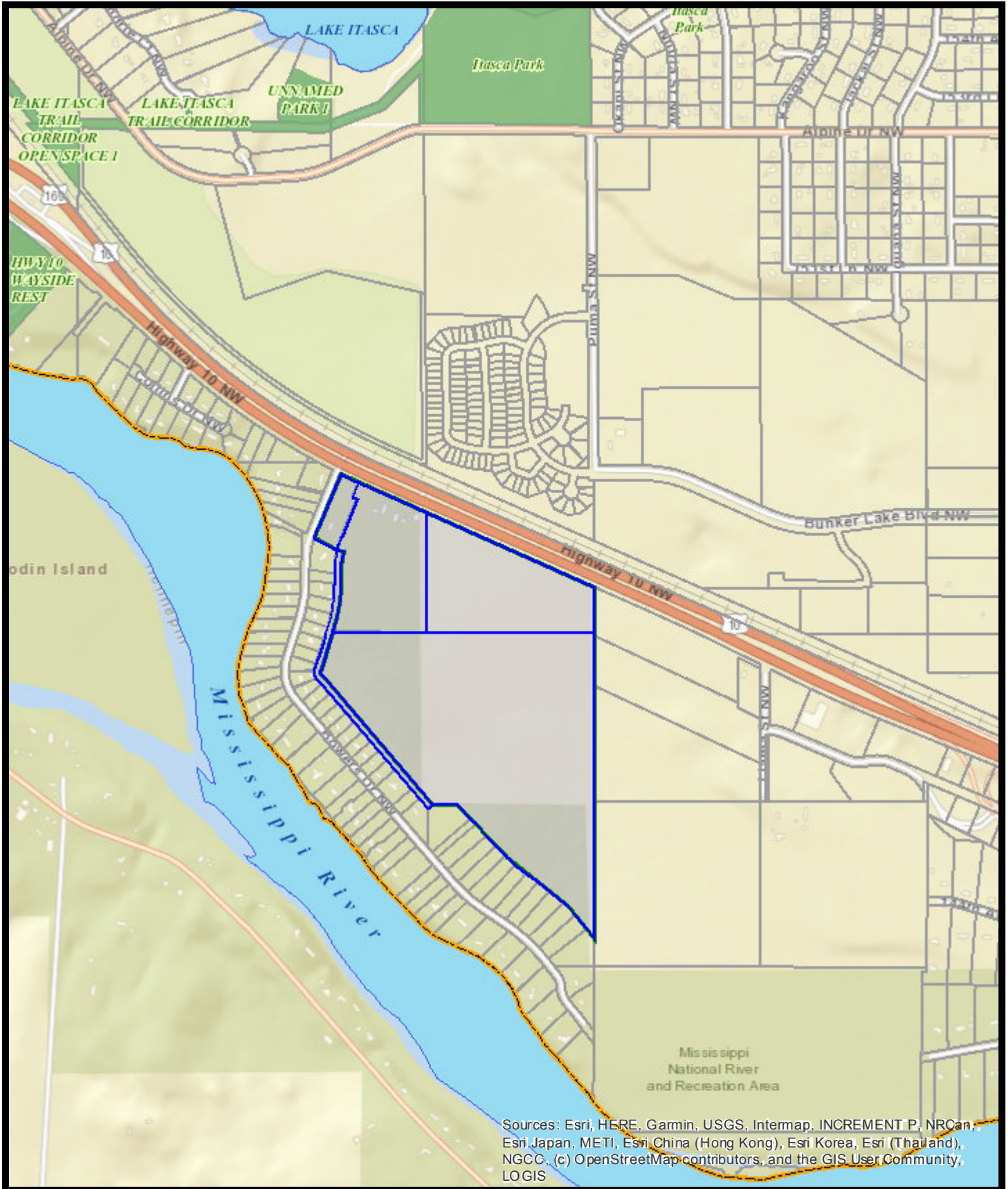
**Reviewed By**

Tim Gladhill  
Mark Riverblood  
Tim Gladhill

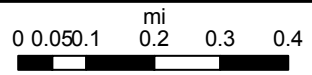
**Date**

01/07/2021 09:36 AM  
01/07/2021 11:08 AM  
01/07/2021 11:51 AM  
Started On: 01/06/2021 01:38 PM

Site Location Map



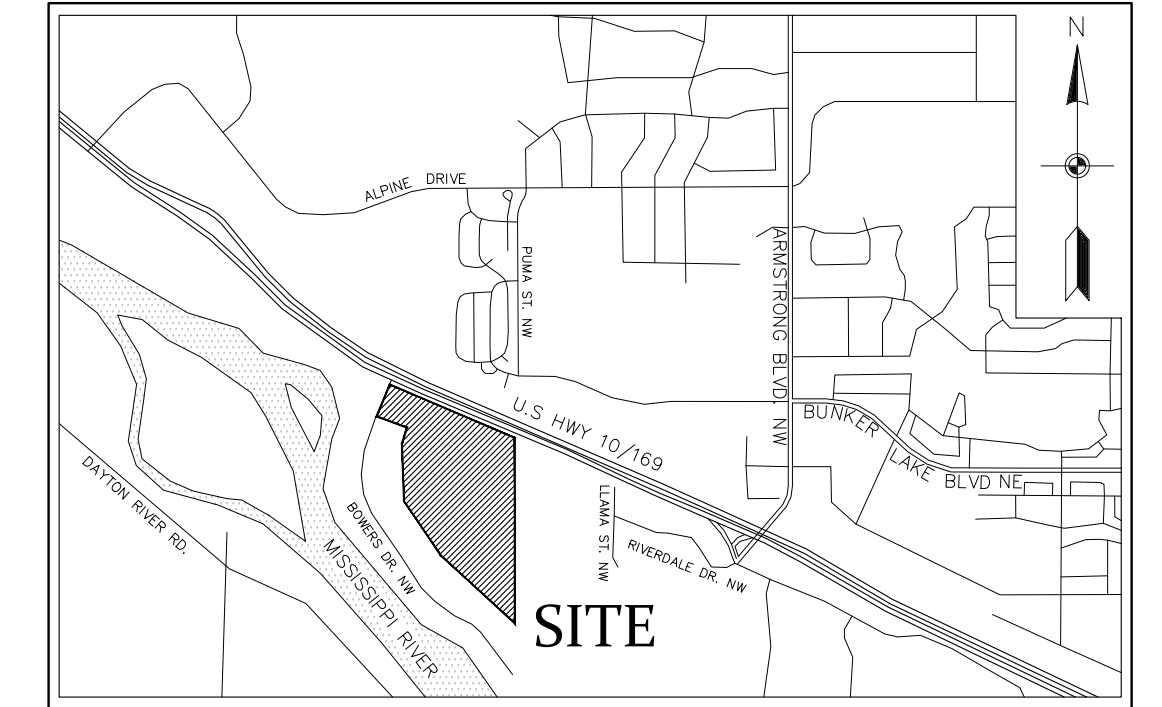
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, LOGIS



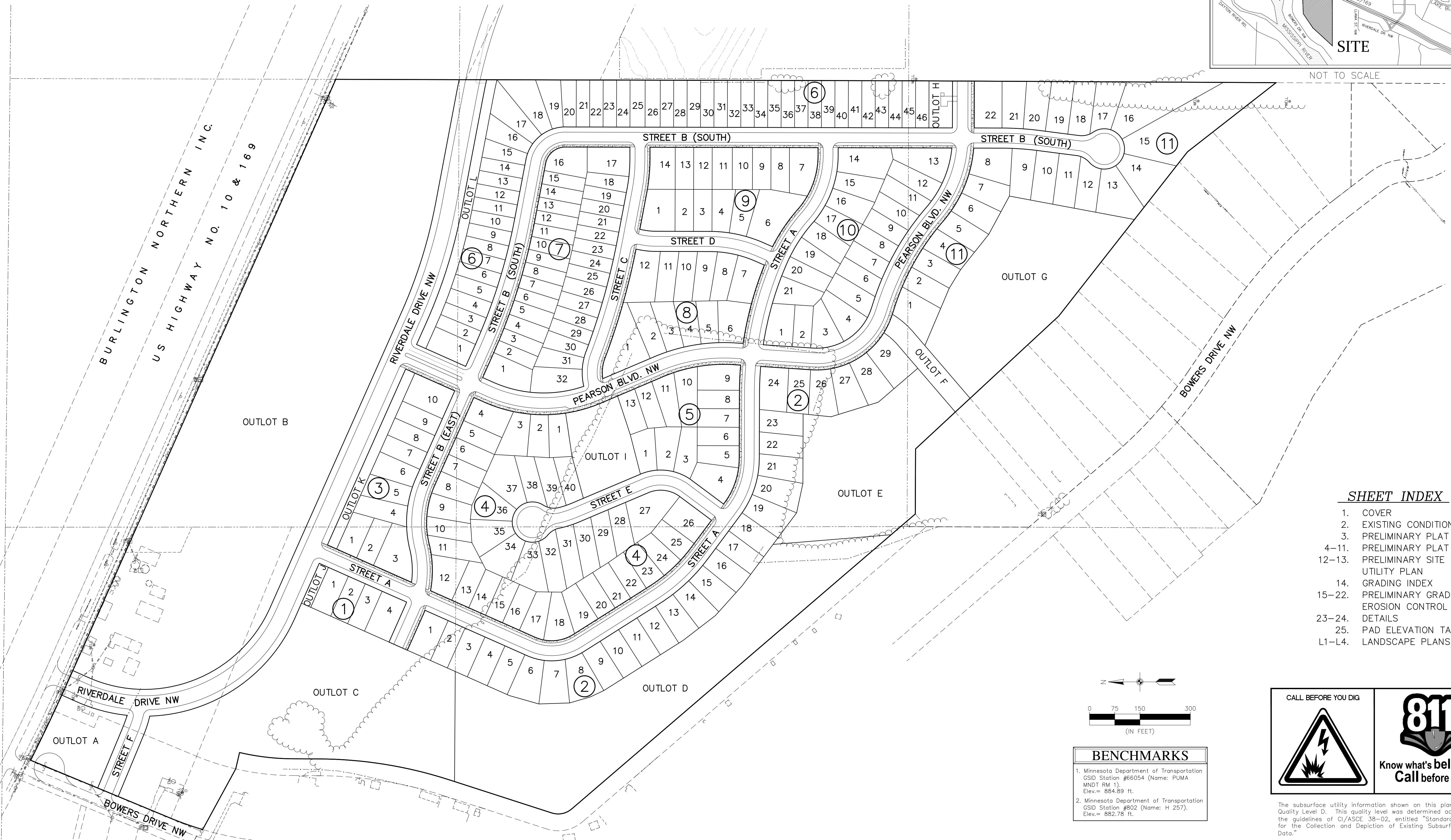
# RIVERSTONE SOUTH

## RAMSEY, MINNESOTA

### VICINITY MAP

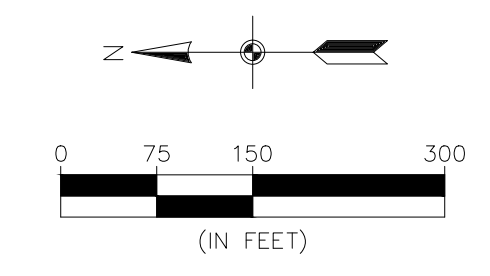


NOT TO SCALE



### 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

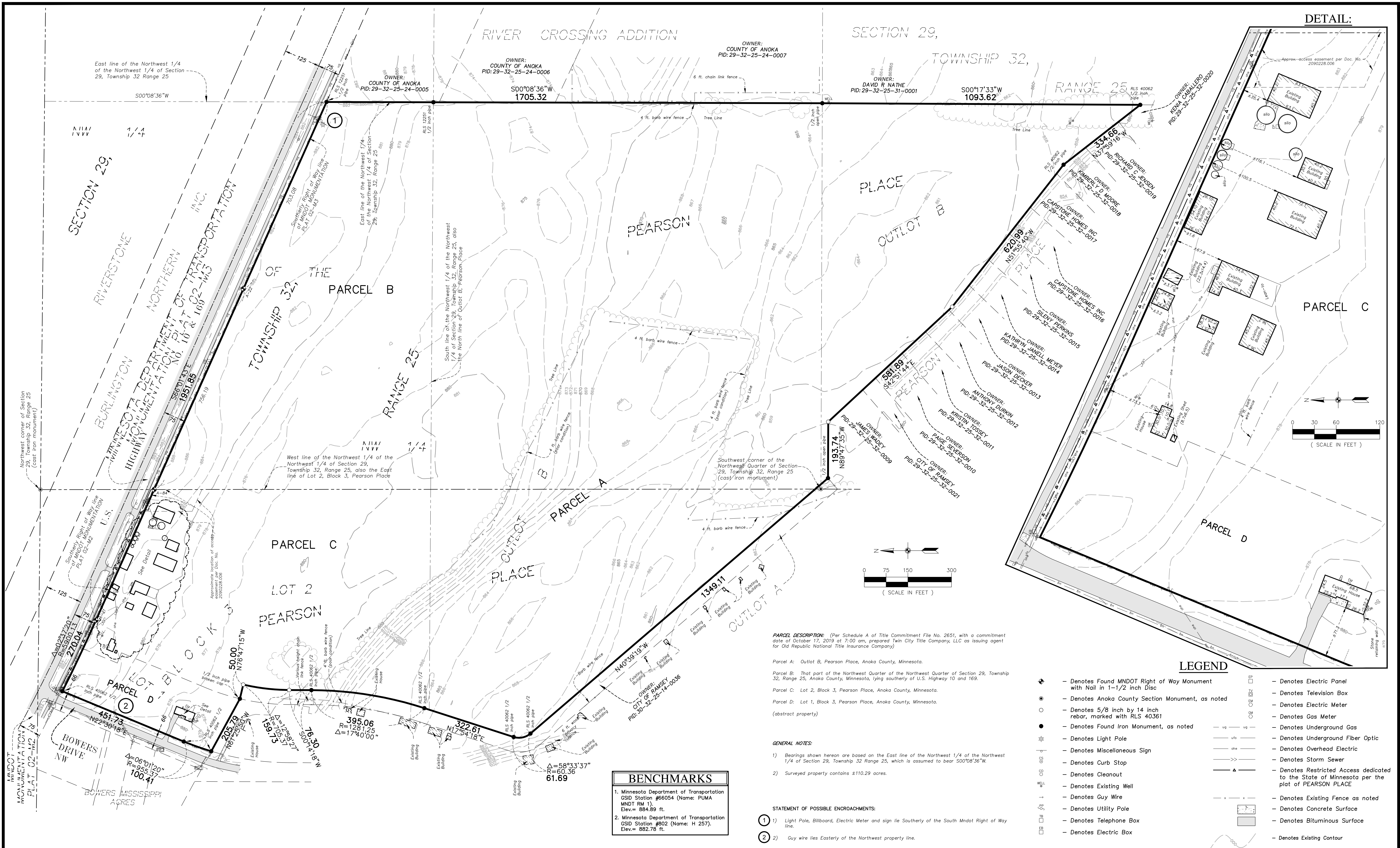
Drawn: ADB  
Designed: BJK  
Date: 11/25/20

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

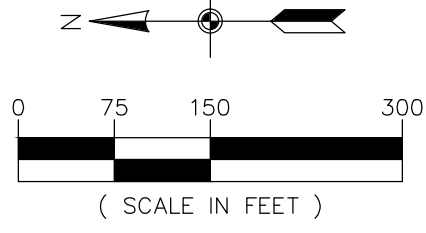
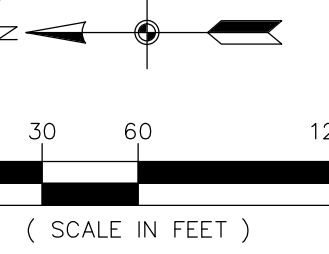
**RIVERSTONE SOUTH**  
Ramsey, MN

**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"W.
- 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

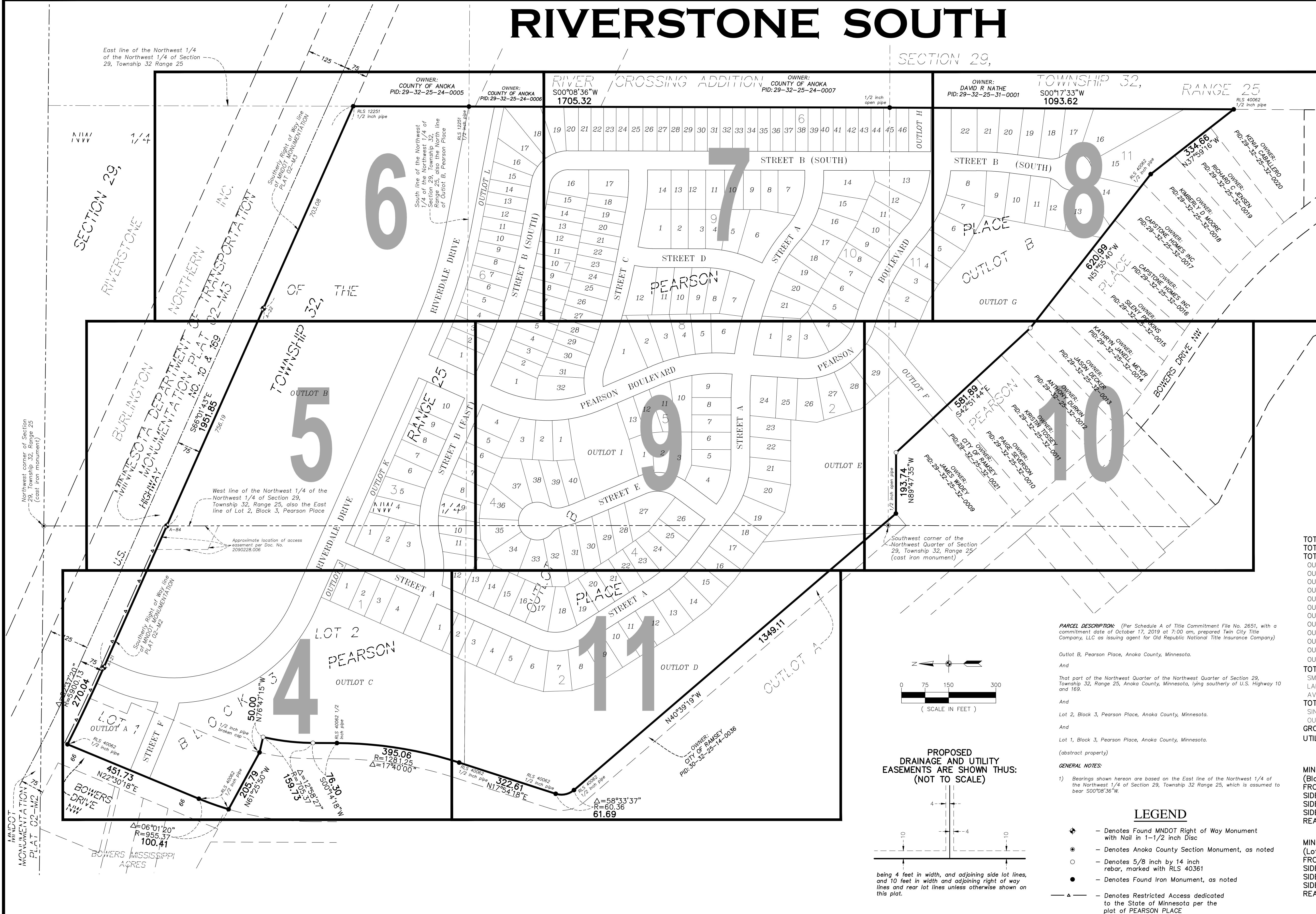
**RIVERSTONE SOUTH**  
 Ramsey, Minnesota

**EXISTING CONDITIONS**

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

# RIVERSTONE SOUTH

SECTION 29,



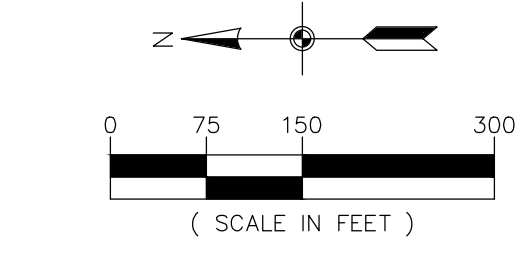
### SITE DATA

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.
<b>TOTAL LOT AREA</b>	<b>±45.89 AC.</b>
SMALLEST LOT	±5,040 S.F.
LARGEST LOT	±46,280 S.F.
AVERAGE LOT	±8,227 S.F.
<b>TOTAL NUMBER OF LOTS</b>	<b>255</b>
SINGLE FAMILY	243
OUTLOTS	12
<b>GROSS DENSITY</b>	<b>2.31 LOTS/AC.</b>
UTILITIES	AVAILABLE

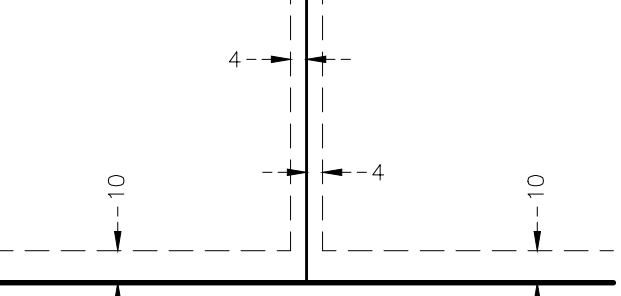
**PARCEL DESCRIPTION:** (Per Schedule A of Title Commitment File No. 2651, with a commitment date of October 17, 2019 at 7:00 am, prepared Twin City Title Company, LLC as issuing agent for Old Republic National Title Insurance Company)

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  
 Lot 2, Block 3, Pearson Place, Anoka County, Minnesota.  
 And  
 Lot 1, Block 3, Pearson Place, Anoka County, Minnesota.  
 (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

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

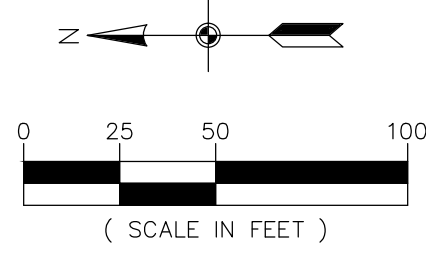
**PRELIMINARY PLAT INDEX**

Save Date: 11/25/20 | F:\Jobs\8481 - 8500\8494 - pearson place 2nd/cad3d\survey\preliminary\8494\_prp\_index.dwg

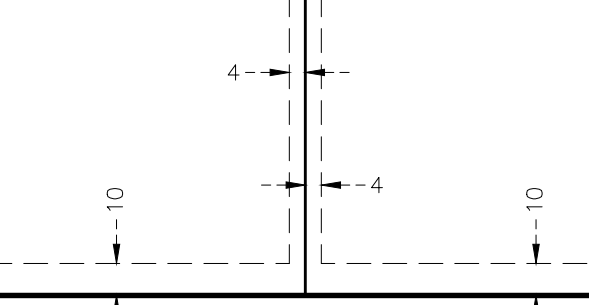


**LEGEND**

- ⊕ - 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



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.



West line of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 32, Range 25, also the East line of Lot 2, Block 3, Pearson Place

Approximate location of access easement per Doc. No. 2090228.006

**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 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

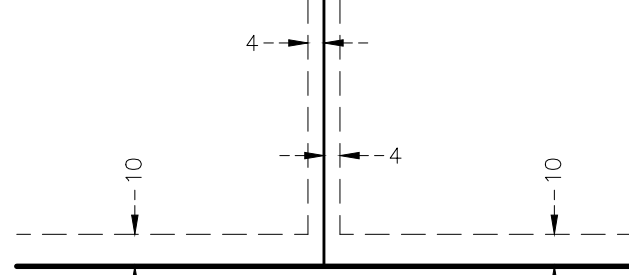
PRELIMINARY PLAT

5 of 25

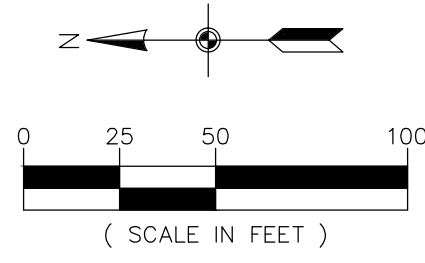
**LEGEND**

- ⊕ - 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

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

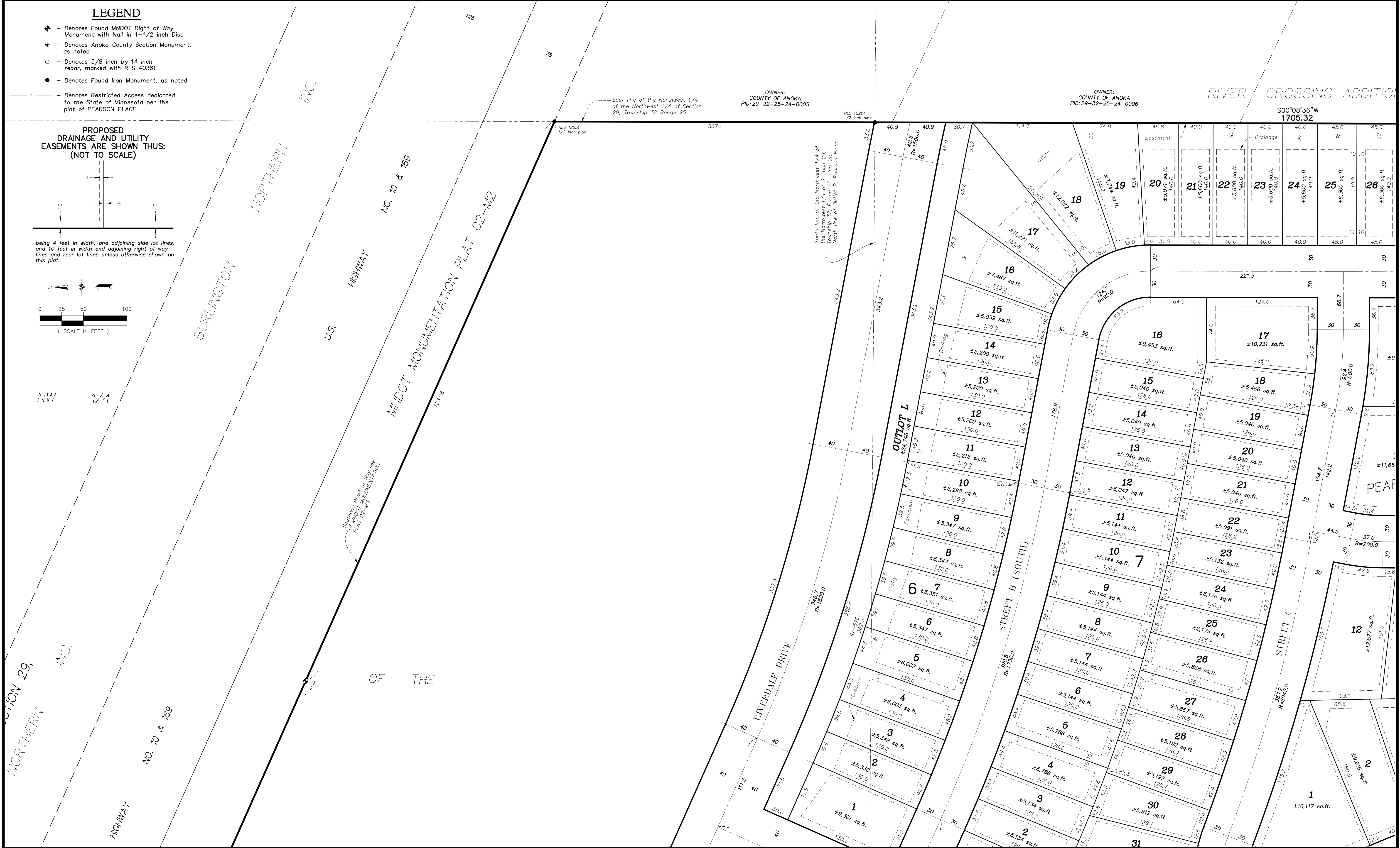


being 4 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.



N1/4  
S1/4

1/4  
1/4



**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 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  
FILE NO: 2086

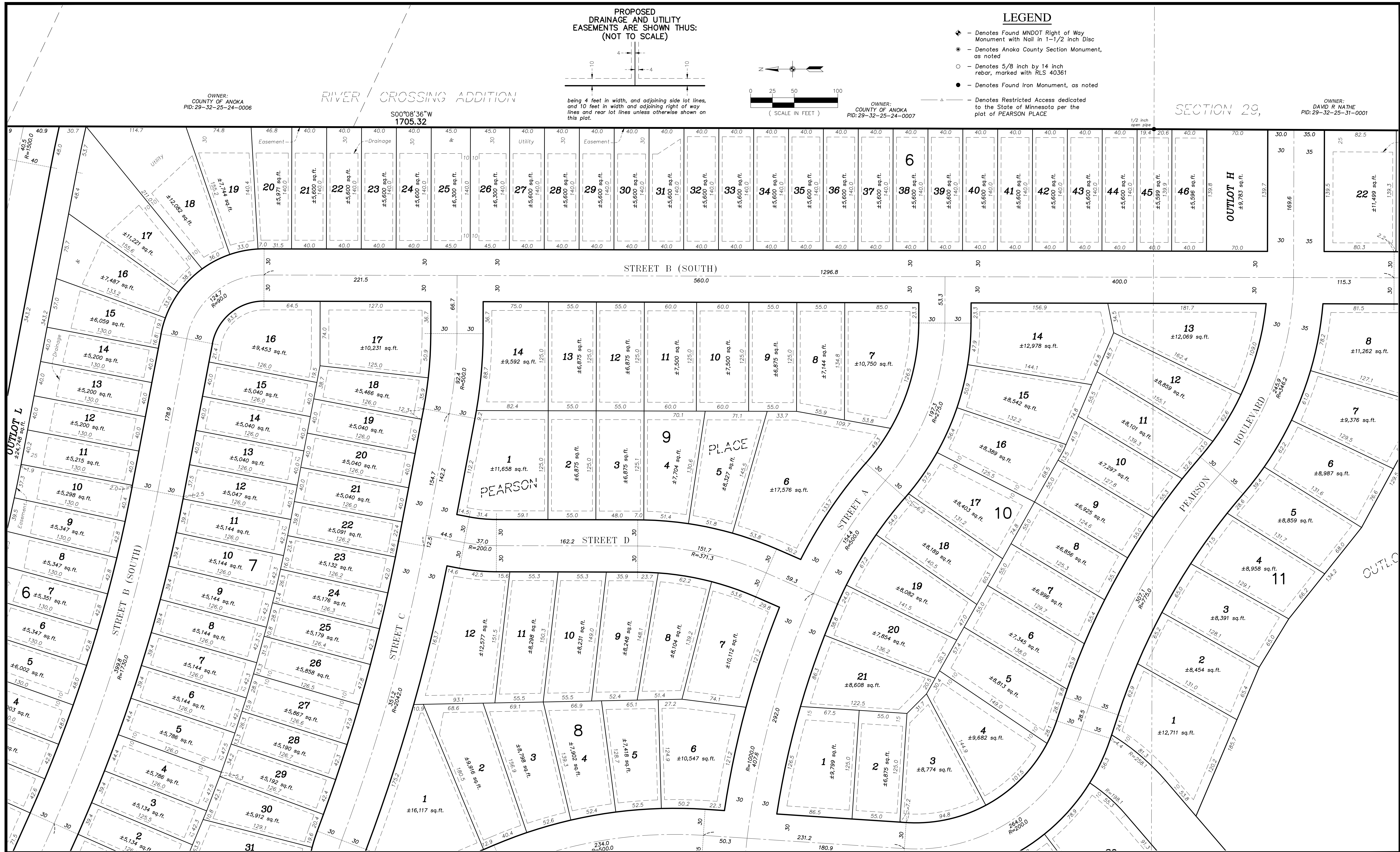
Drawn By: KCM  
ISSUE DATE: 11/25/20  
Date: 11/25/20 License #: 40361

**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\survey\preliminary\8494\_plr.dwg



**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

Revisions:

**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

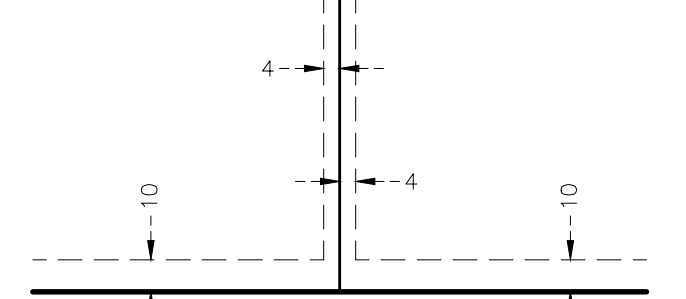
RLS 40062  
1/2 inch pipe



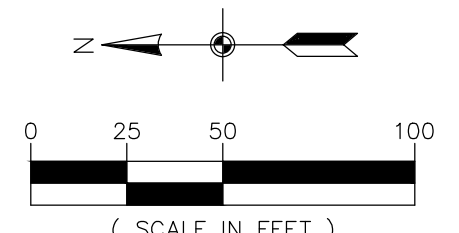
**LEGEND**

- ⊕ - 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

**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.



**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 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

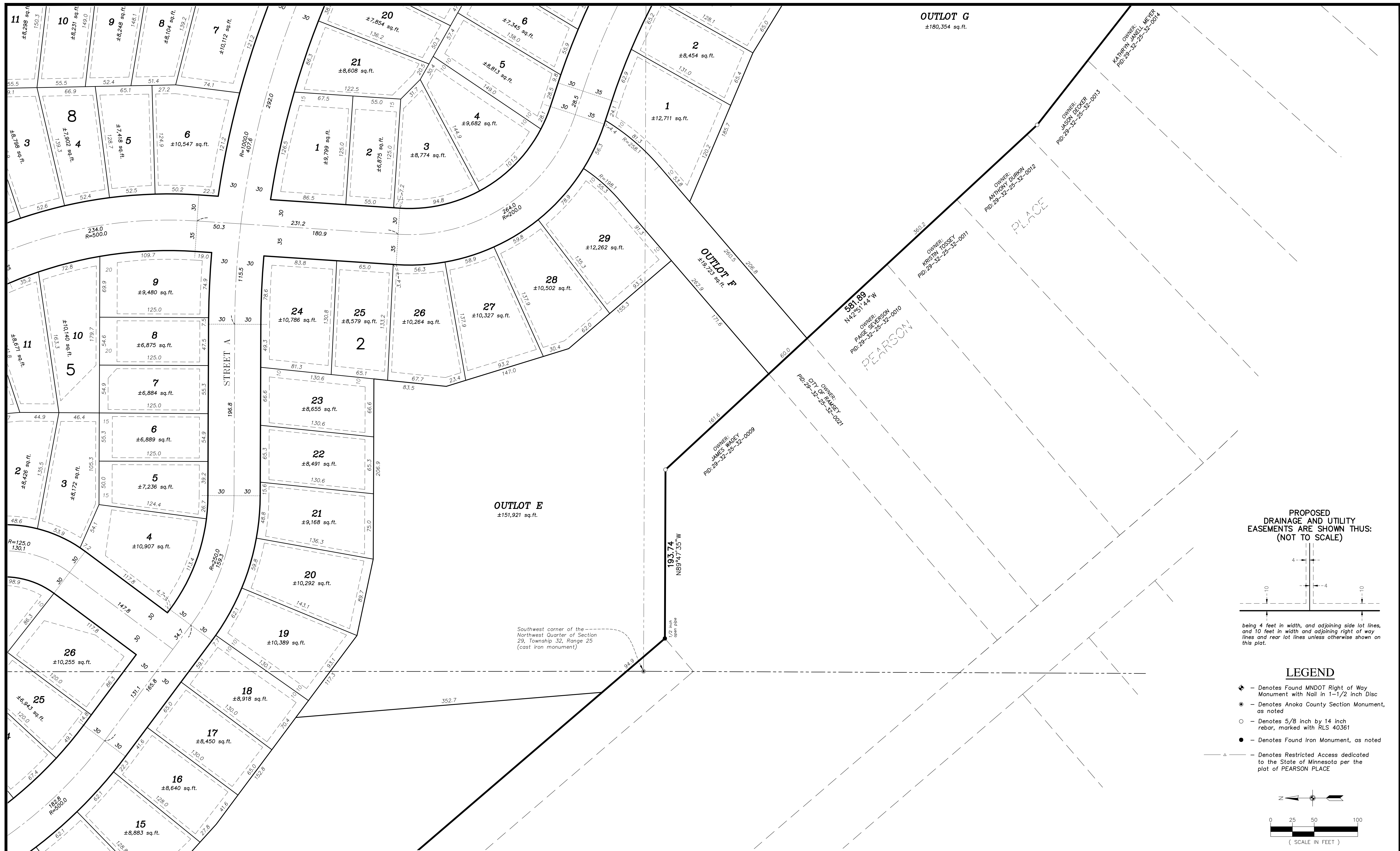
**RIVERSTONE DEVELOPMENT LLC**  
14015 Sunfish Lake Boulevard NW  
Ramsey, MN 55303

**RIVERSTONE SOUTH**  
Ramsey, Minnesota

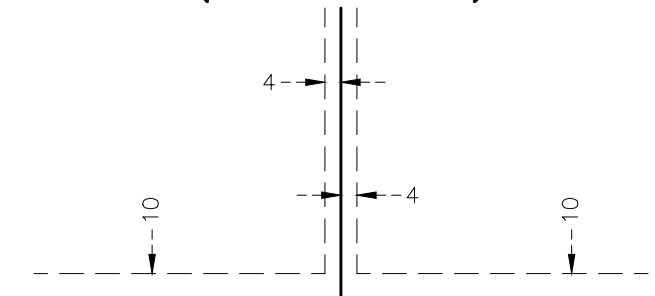
**PRELIMINARY PLAT**

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





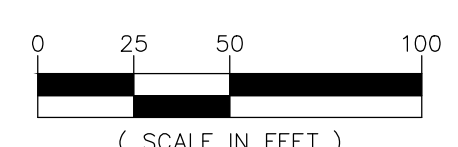
PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



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
- Δ — Denotes Restricted Access dedicated to the State of Minnesota per the plat of PEARSON PLACE



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



**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 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

Revisions:

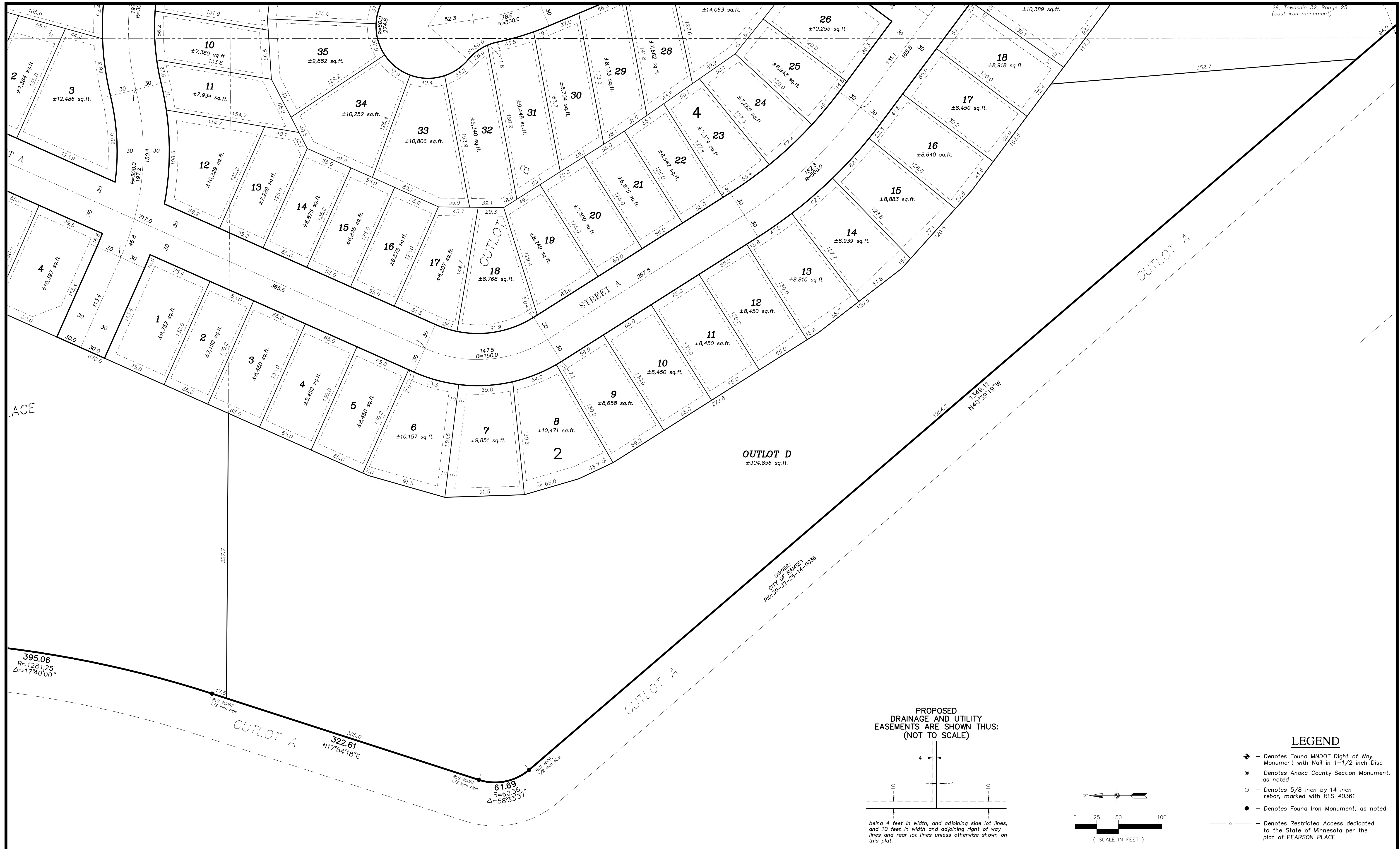
**RIVERSTONE DEVELOPMENT LLC**  
14015 Sunfish Lake Boulevard NW  
Ramsey, MN 55303

**RIVERSTONE SOUTH**  
Ramsey, Minnesota

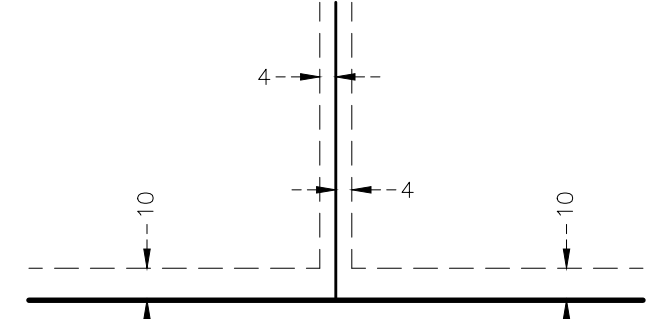
**PRELIMINARY PLAT**

10 of 25

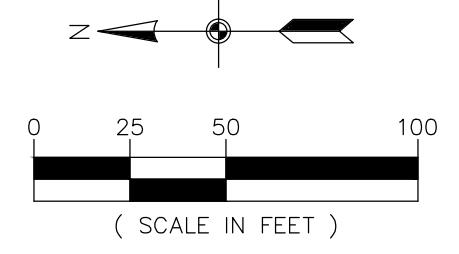
Save Date: 12/02/20 | F:\Jobs\8481 - 8500\8494 - pearson place 2nd\cad\3d\survey\preliminary\8494\_pre.dwg



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
  - Δ — 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 763.489.7959 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 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

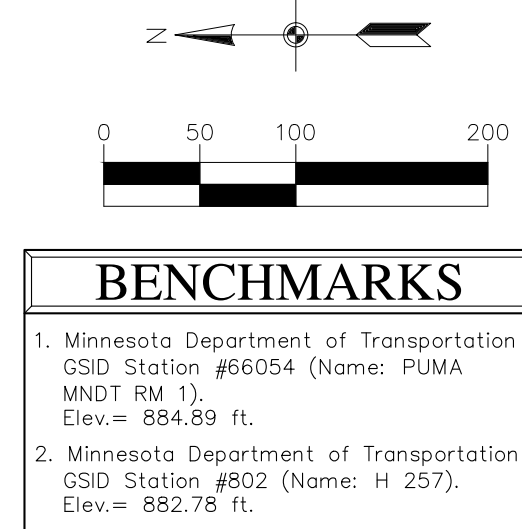
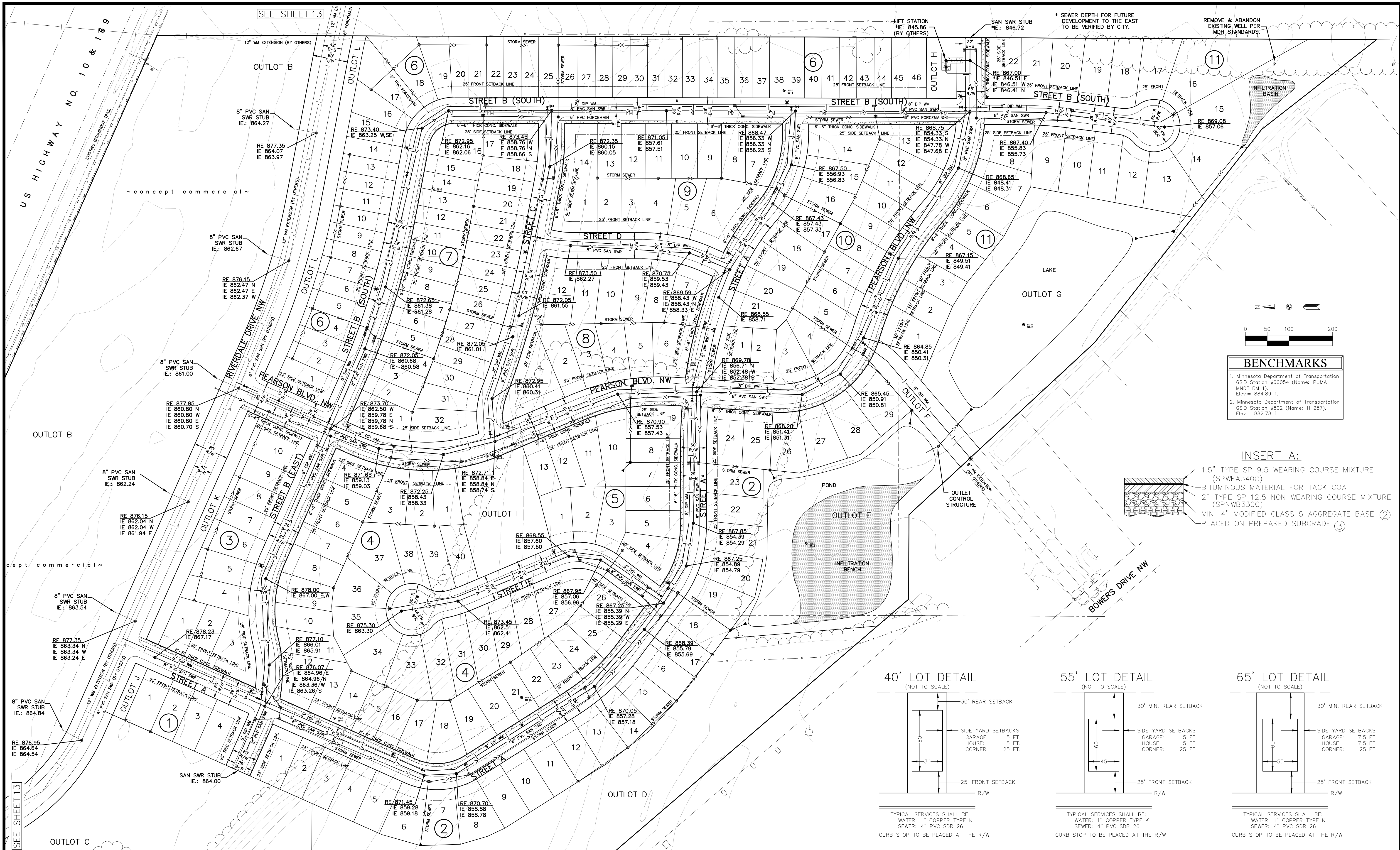
DRAWN BY: KCM  
 ISSUE DATE: 11/25/20  
 FILE NO: 2086

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

**RIVERSTONE SOUTH**  
 Ramsey, Minnesota

**PRELIMINARY PLAT**

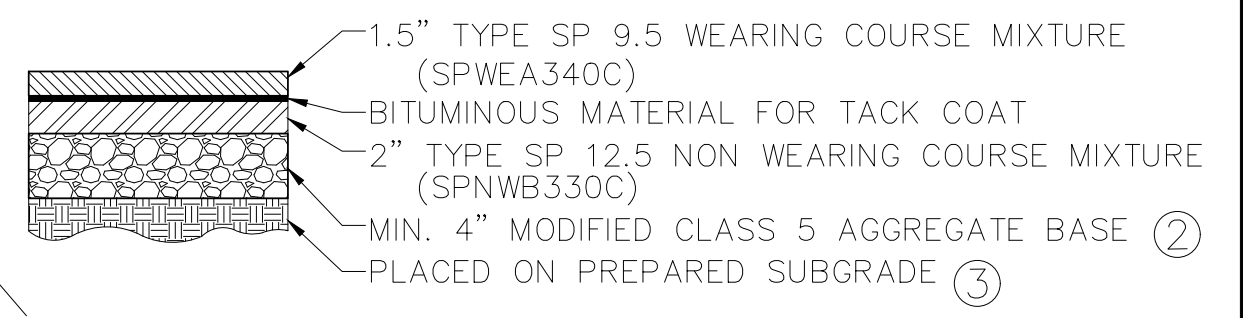
Save Date: 12/02/20 | F:\Jobs\8481 - 8500\8494 - pearson place 2nd\cad\3d\survey\preliminary\8494\_plr.dwg



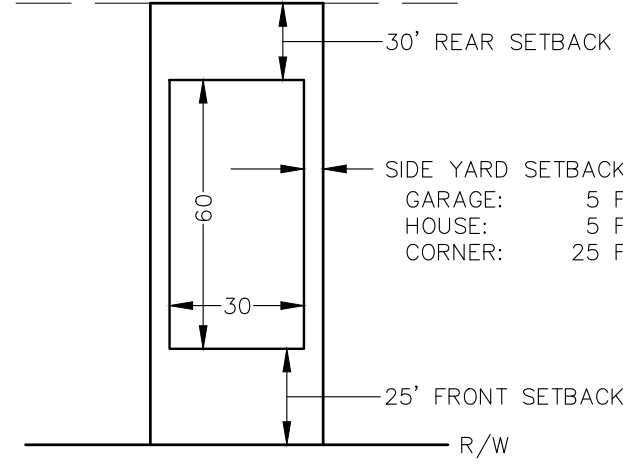
**BENCHMARKS**

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

**INSERT A:**

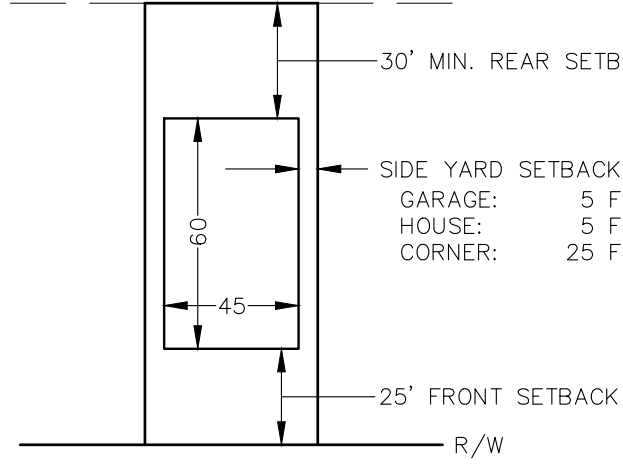


**40' LOT DETAIL**  
(NOT TO SCALE)



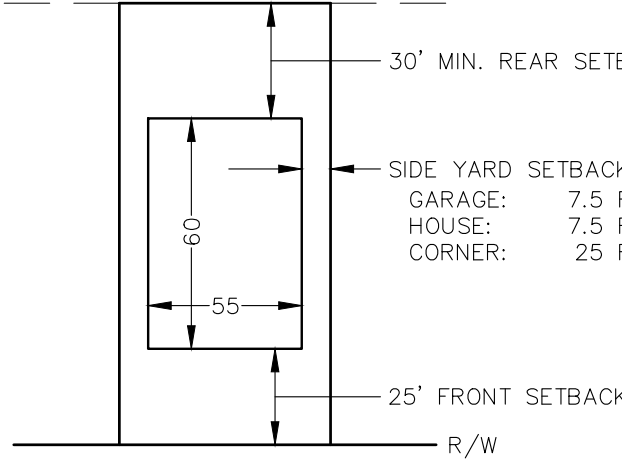
TYPICAL SERVICES SHALL BE:  
WATER: 1" COPPER TYPE K  
SEWER: 4" PVC SDR 26  
CURB STOP TO BE PLACED AT THE R/W

**55' LOT DETAIL**  
(NOT TO SCALE)



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

**65' LOT DETAIL**  
(NOT TO SCALE)



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

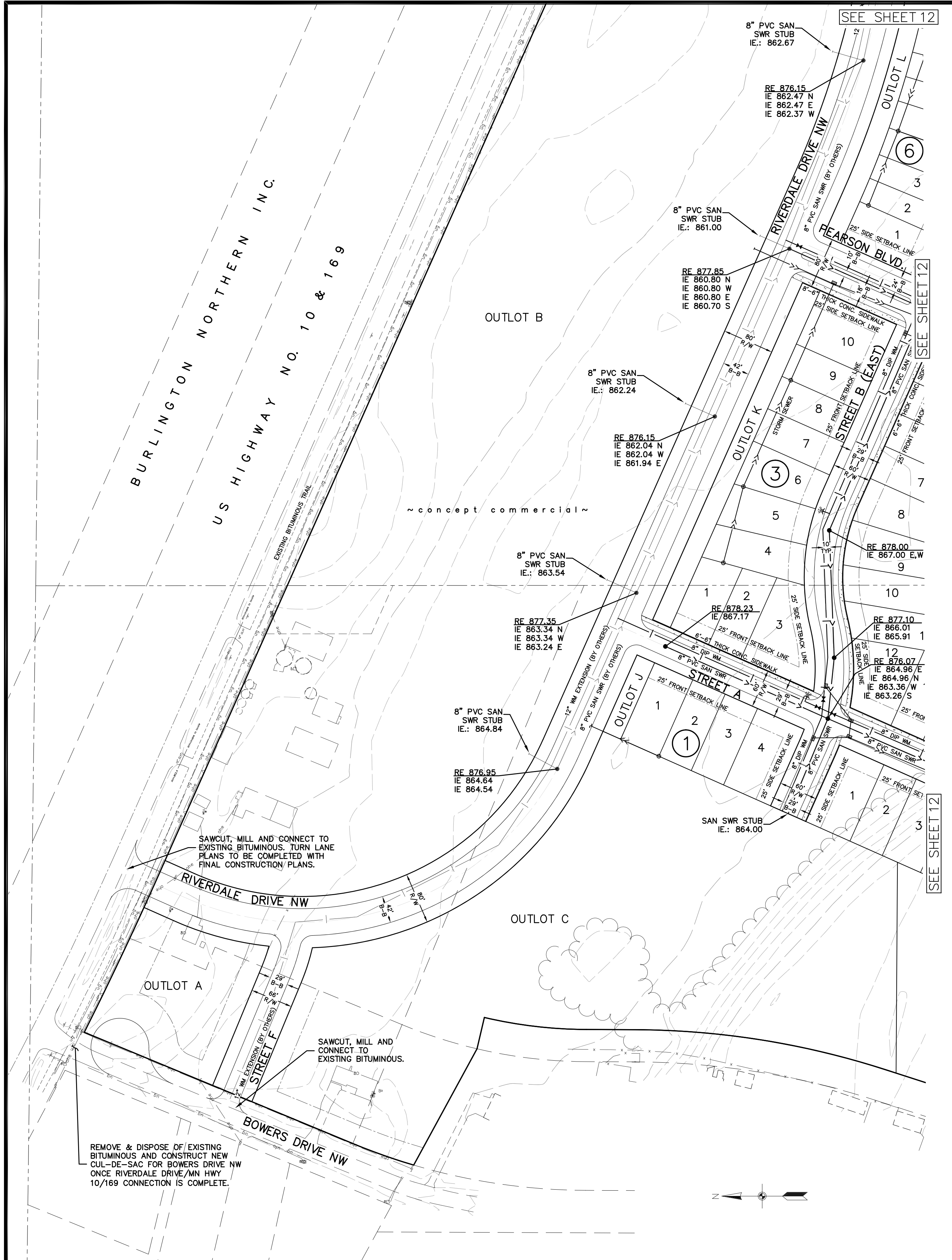
**CARLSON McCAIN** ENGINEERING SURVEYING ENVIRONMENTAL  
 3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449  
 TEL 763.489.7900 FAX 763.489.7959  
 CARLSONMCCAIN.COM

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

**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

1. Minnesota Department of Transportation  
GSID Station #66054 (Name: PUMA  
MNDT RM 1).  
Elev. = 884.89 ft.
2. Minnesota Department of Transportation  
GSID Station #902 (Name: H 257).  
Elev. = 862.78 ft.

**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

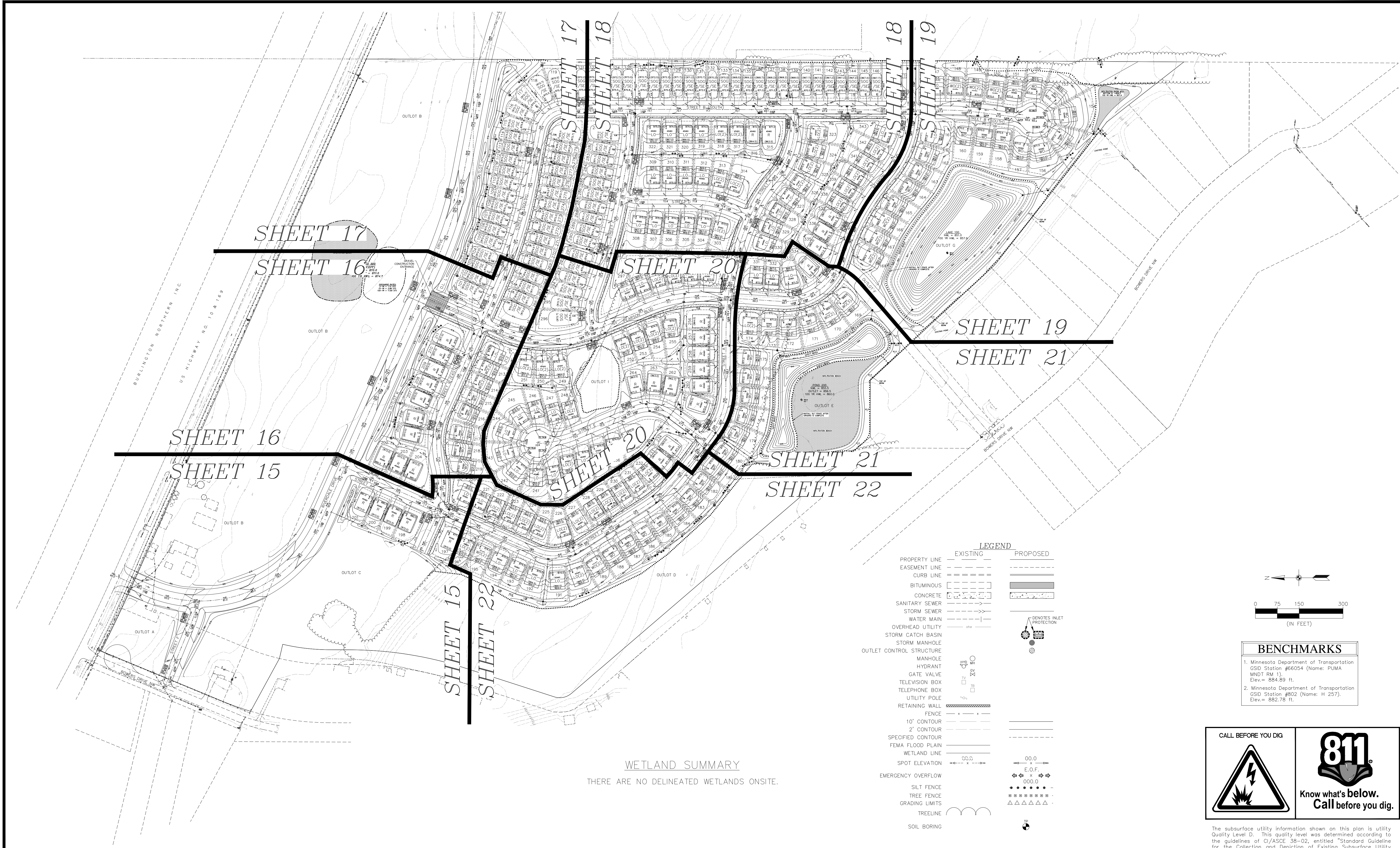
Revisions:  
1.

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

**RIVERSTONE SOUTH**  
Ramsey, MN

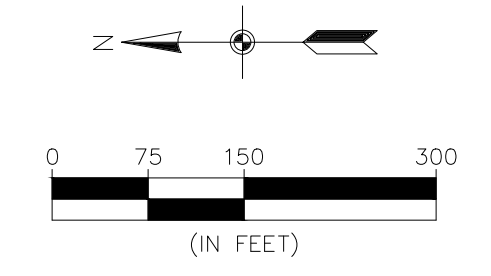
**PRELIMINARY SITE & UTILITY PLAN**

13 of 25



**WETLAND SUMMARY**  
THERE ARE NO DELINEATED WETLANDS ONSITE.

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

CALL BEFORE YOU DIG

**811**

Know what's below.  
Call before you dig.

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

**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

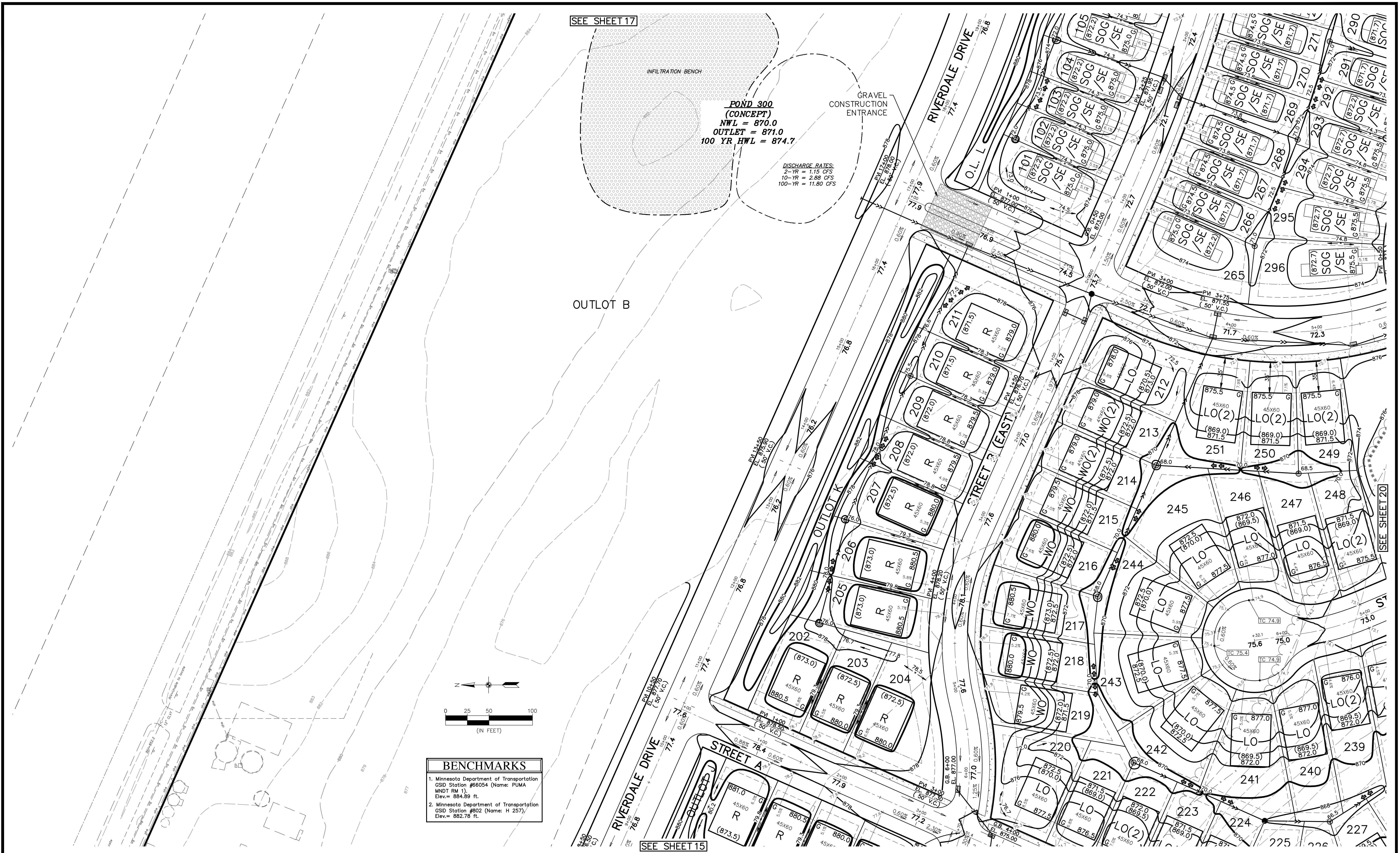
Revisions:  
1.

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

**RIVERSTONE SOUTH**  
Ramsey, MN

**GRADING INDEX**



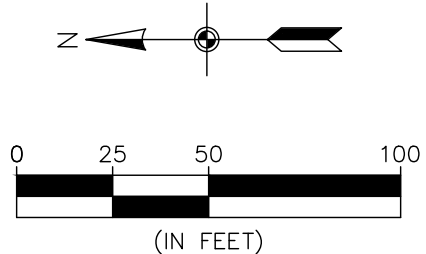


SEE SHEET 17

**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

**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

**PRELIMINARY GRADING & EROSION CONTROL PLAN**

16 of 25

SEE SHEET XX

OUTLOT B

OUTLOT L

STREET B (SOUTH)

STREET C

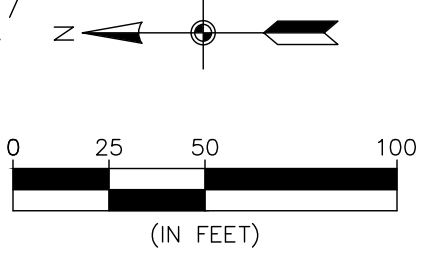
RIVERDALE DRIVE

O.L.L.

SEE SHEET 18

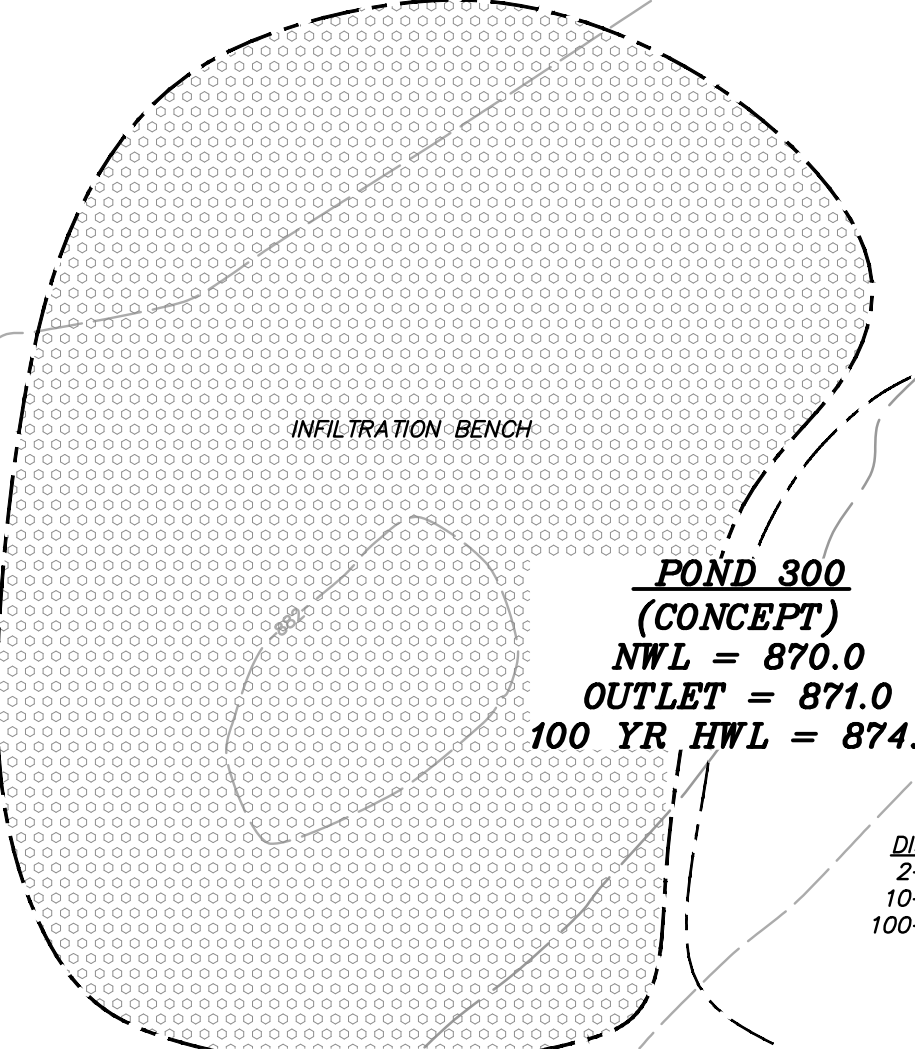
SEE SHEET 20

SEE SHEET 16



**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

**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

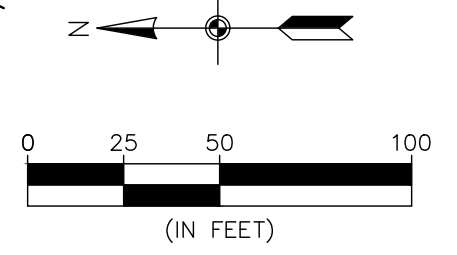
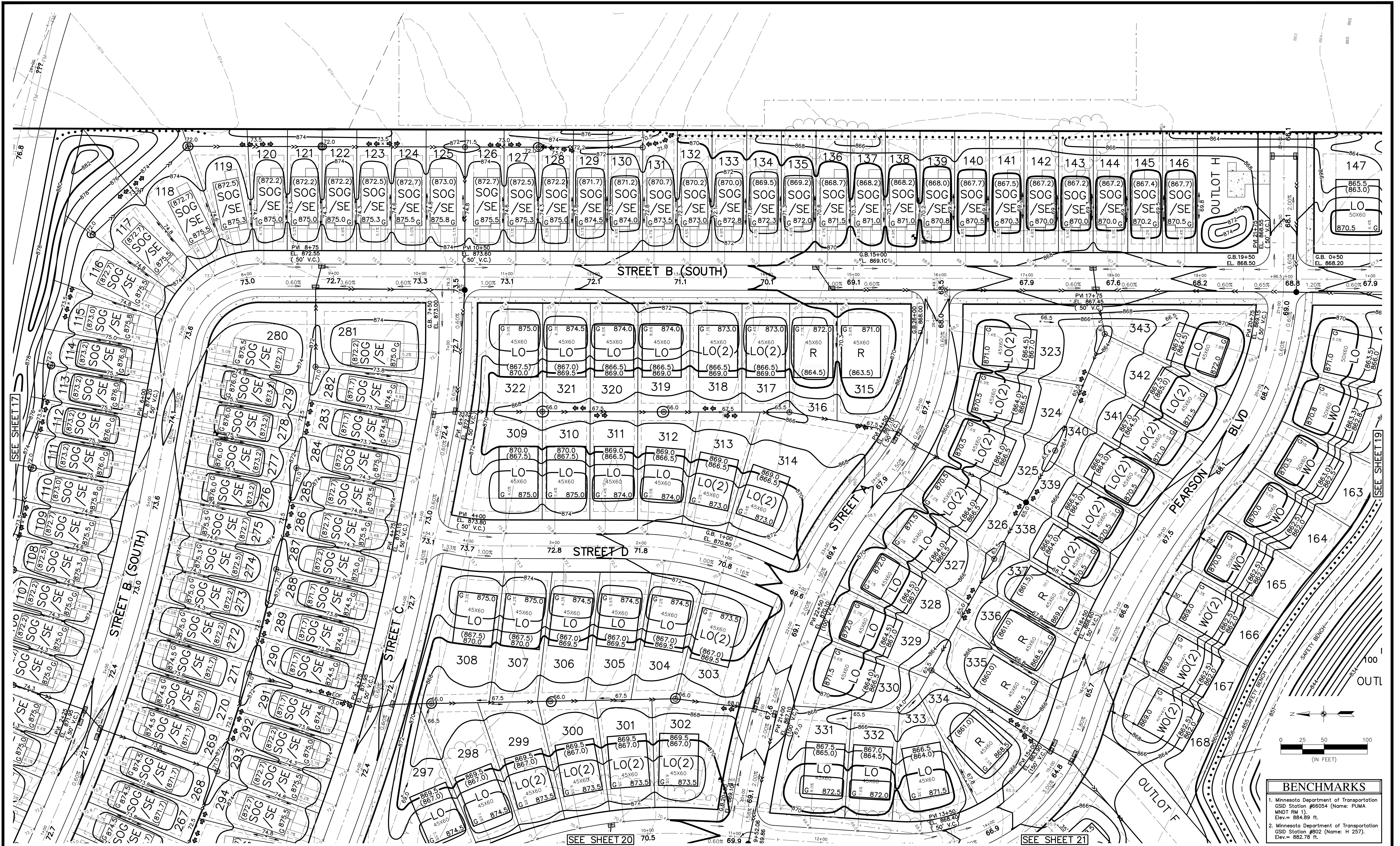
Revisions:  
 1.

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

**RIVERSTONE SOUTH**  
 Ramsey, MN

**PRELIMINARY GRADING & EROSION CONTROL PLAN**

17 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 #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 763.489.7959  
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

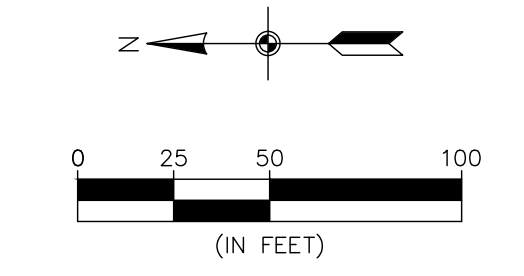
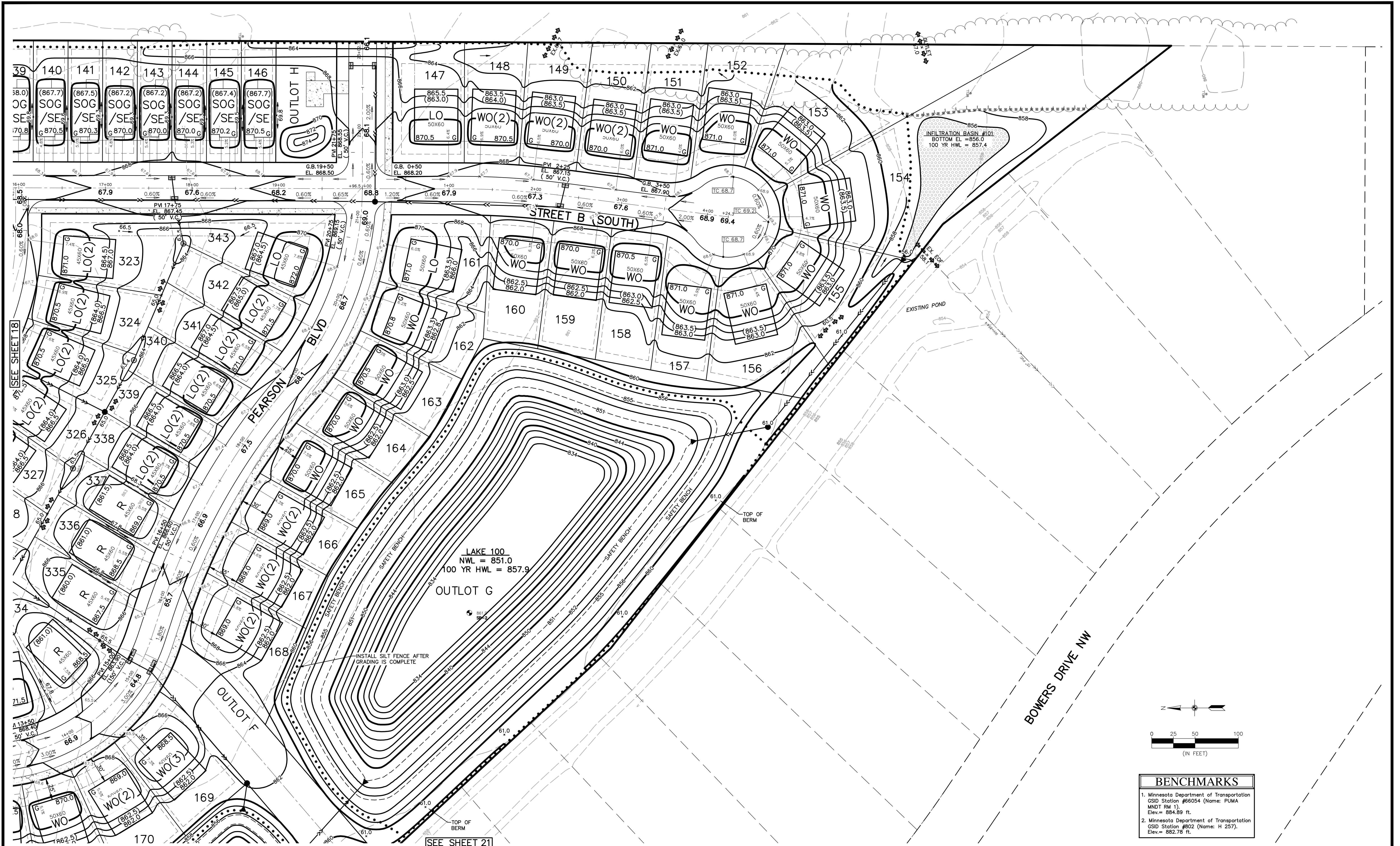
Drawn: ADB  
Designed: BJK  
Date: 11/25/20

Revisions:  
1.

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

**RIVERSTONE SOUTH**  
Ramsey, MN

**PRELIMINARY GRADING & EROSION CONTROL PLAN**



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.

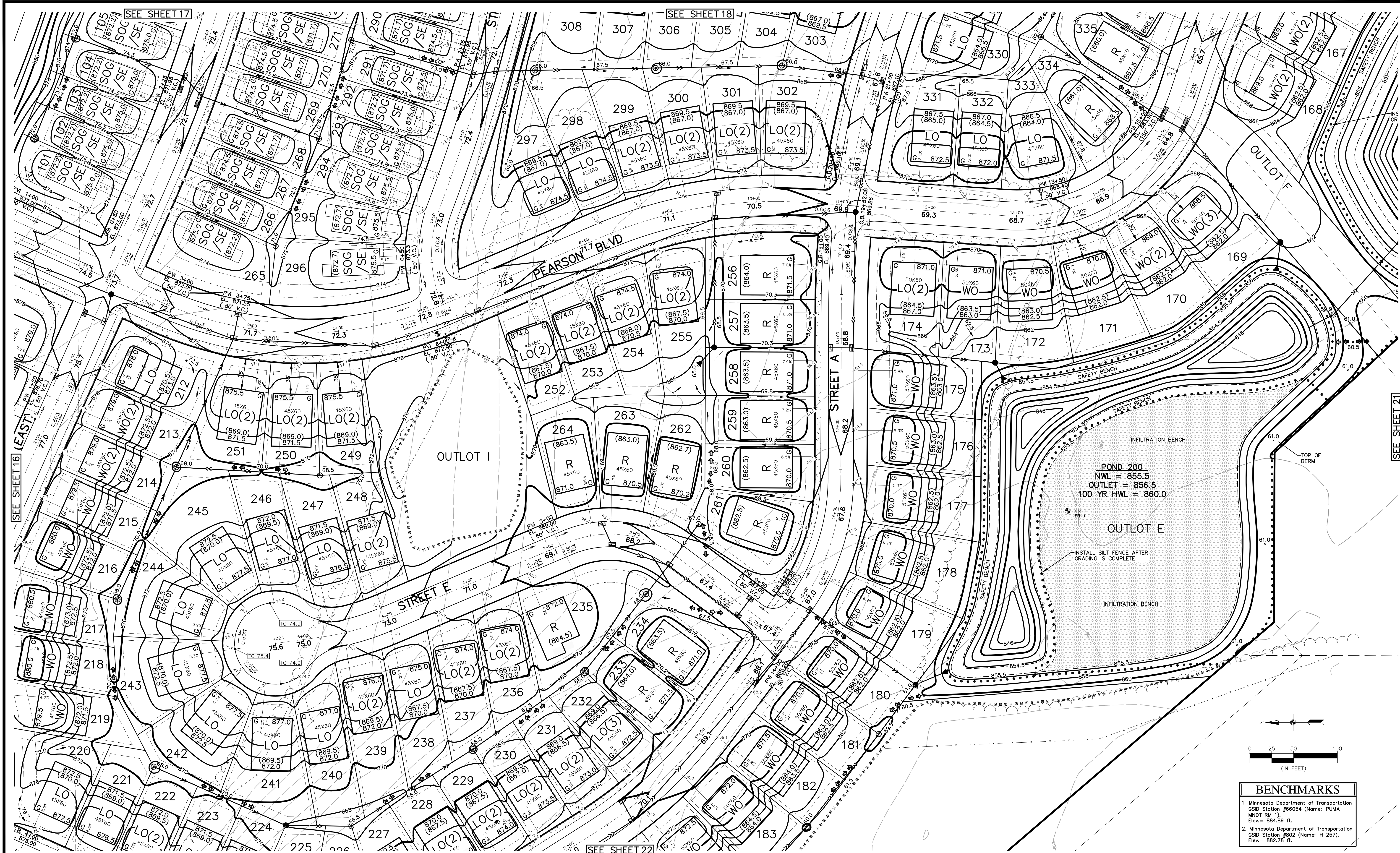
**CARLSON McCAIN** ENGINEERING SURVEYING ENVIRONMENTAL  
 3890 PHEASANT RIDGE DR NE SUITE 100  
 BLAINE, MN 55449  
 TEL 763.489.7900  
 FAX 763.489.7959  
 CARLSONMCCAIN.COM

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

**PRELIMINARY GRADING & EROSION CONTROL PLAN**



SEE SHEET 17

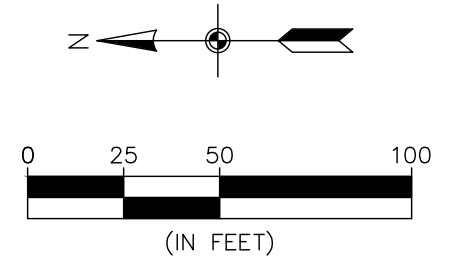
SEE SHEET 18

SEE SHEET 21

SEE SHEET 16 (EAST)

SEE SHEET 22

INFILTRATION BENCH  
 POND 200  
 NWL = 855.5  
 OUTLET = 856.5  
 100 YR HWL = 860.0  
 OUTLOT E  
 INSTALL SILT FENCE AFTER  
 GRADING IS COMPLETE  
 INFILTRATION BENCH  
 TOP OF BERM



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

**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.

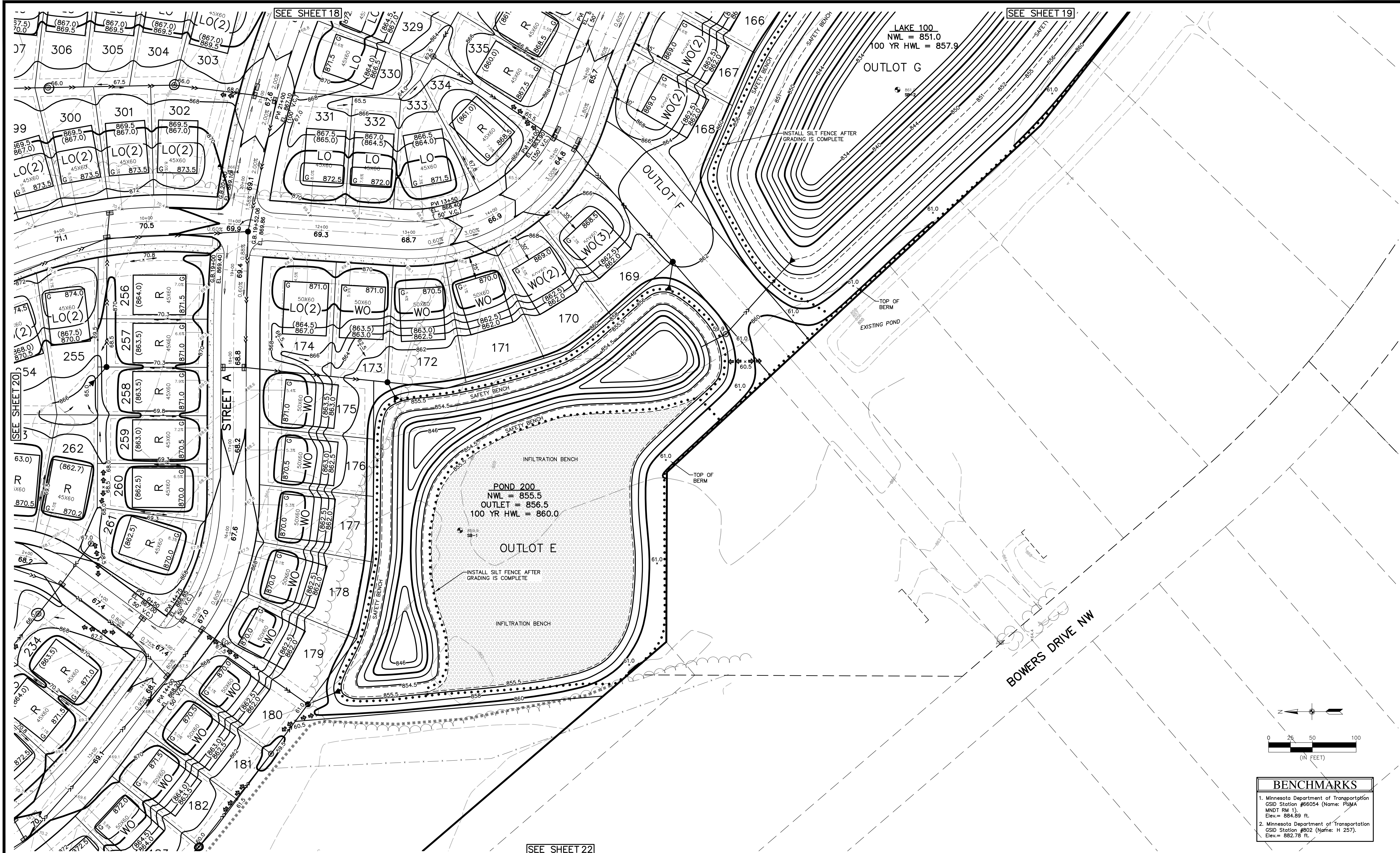
**RIVERSTONE DEVELOPMENT, LLC**  
 14015 Sunfish Lake B, Suite 400  
 Ramsey, MN 55303

**RIVERSTONE SOUTH**  
 Ramsey, MN

**PRELIMINARY GRADING & EROSION CONTROL PLAN**

20 of 25

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

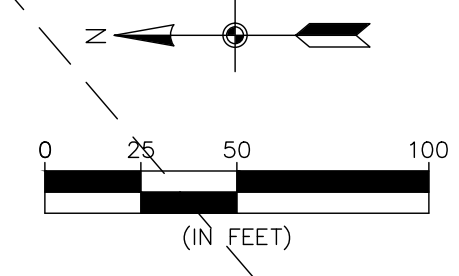


SEE SHEET 20

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.

**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

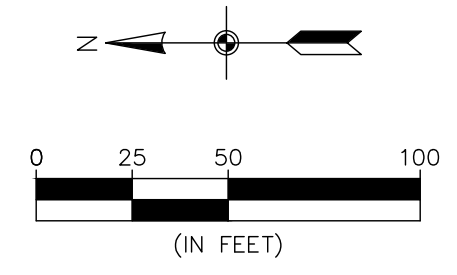
Print Name: Brian J. Krystofiak, P.E.  
 Signature: *Brian J. Krystofiak*  
 Date: 11/25/20 License #: 25063  
 Drawn: ADB  
 Designed: BJK  
 Date: 11/25/20

Revisions:  
 1.

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

**RIVERSTONE SOUTH**  
 Ramsey, MN

**PRELIMINARY GRADING & EROSION CONTROL PLAN**



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.

**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

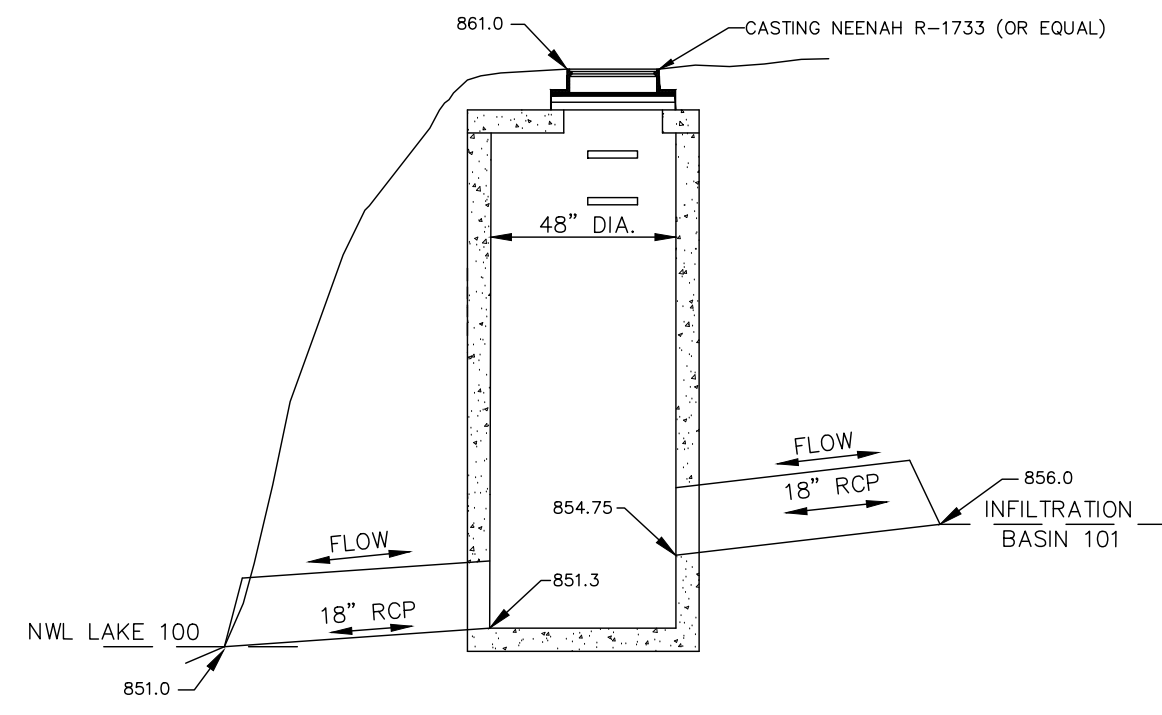
Revisions:  
1.

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

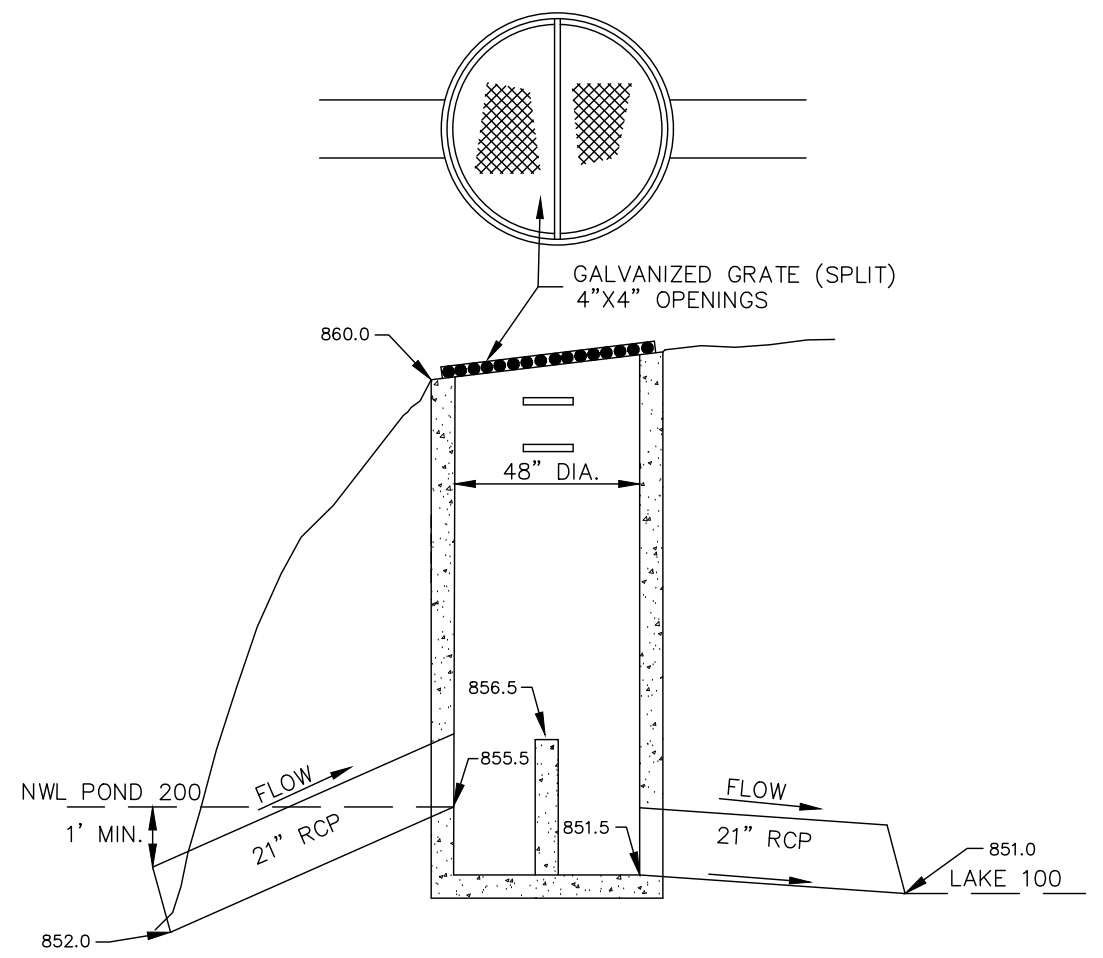
**RIVERSTONE SOUTH**  
Ramsey, MN

**PRELIMINARY GRADING & EROSION CONTROL PLAN**

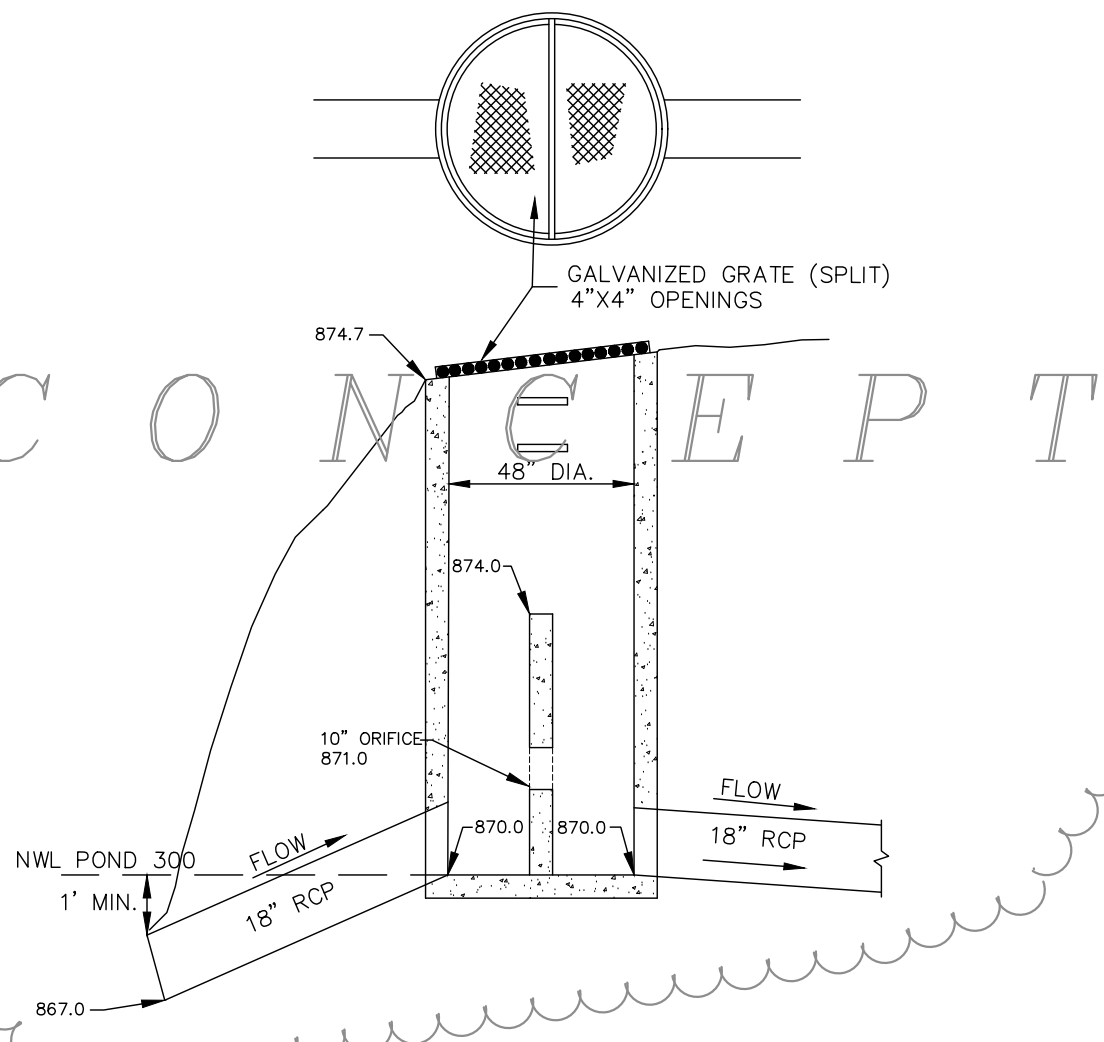
**OUTLET CONTROL STRUCTURE LAKE 100**



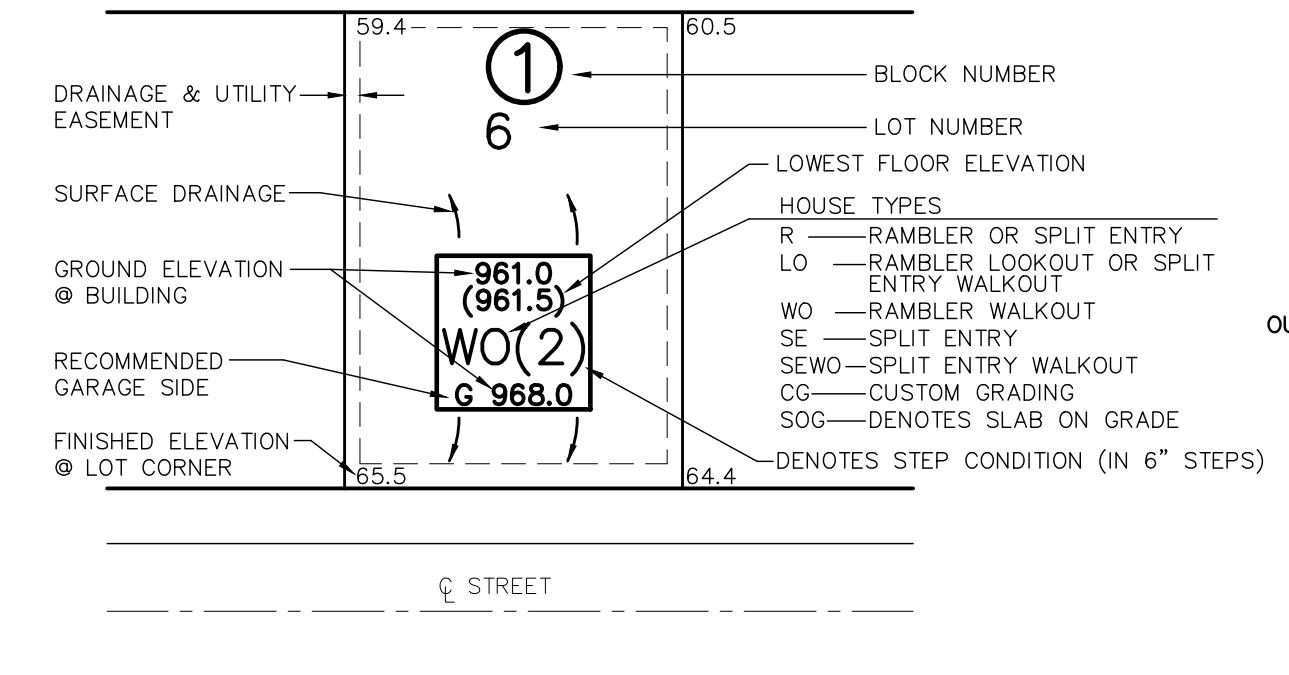
**OUTLET CONTROL STRUCTURE POND 200**



**OUTLET CONTROL STRUCTURE POND 300**



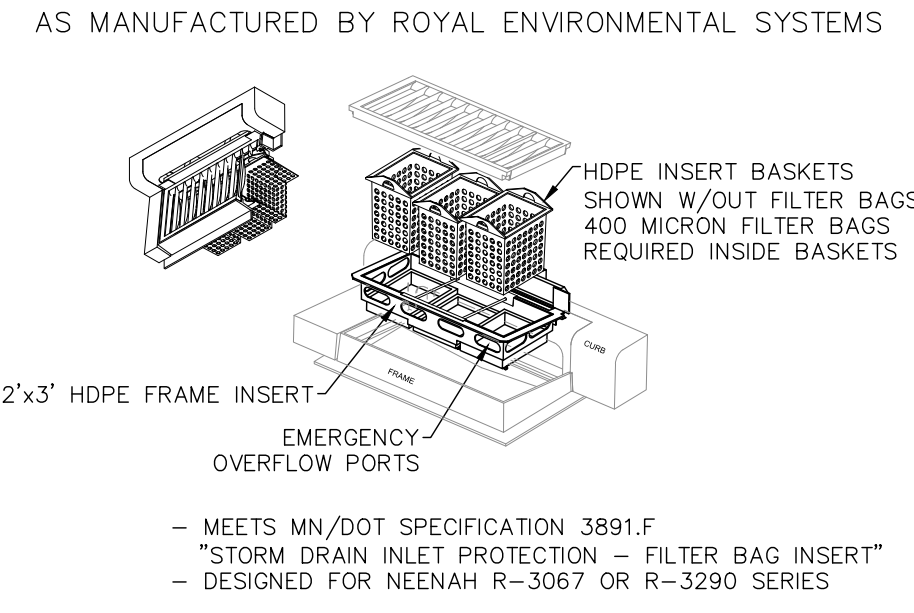
**GRADING PLAN LOT KEY**



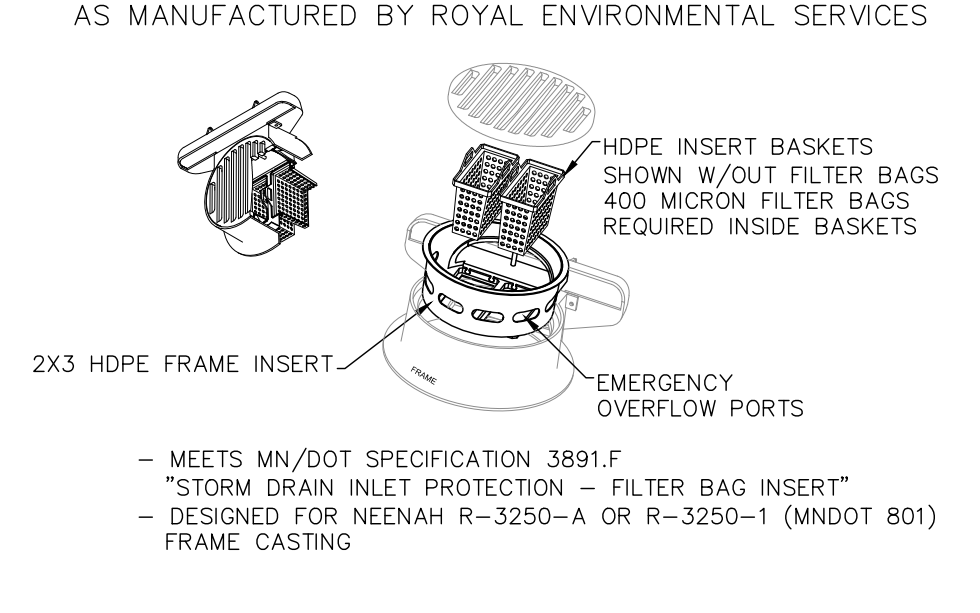
**LEGEND**

	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	---	---

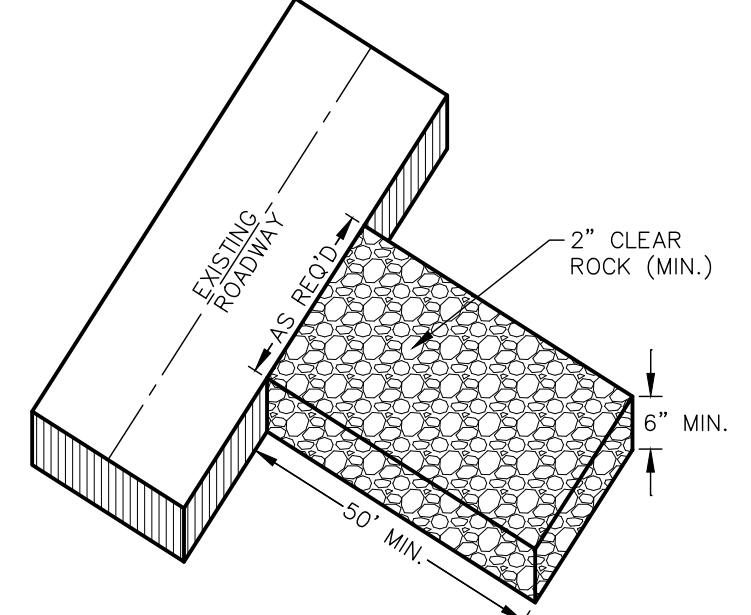
**INFRASAFE - 2'x3' DEBRIS COLLECTION DEVICE**



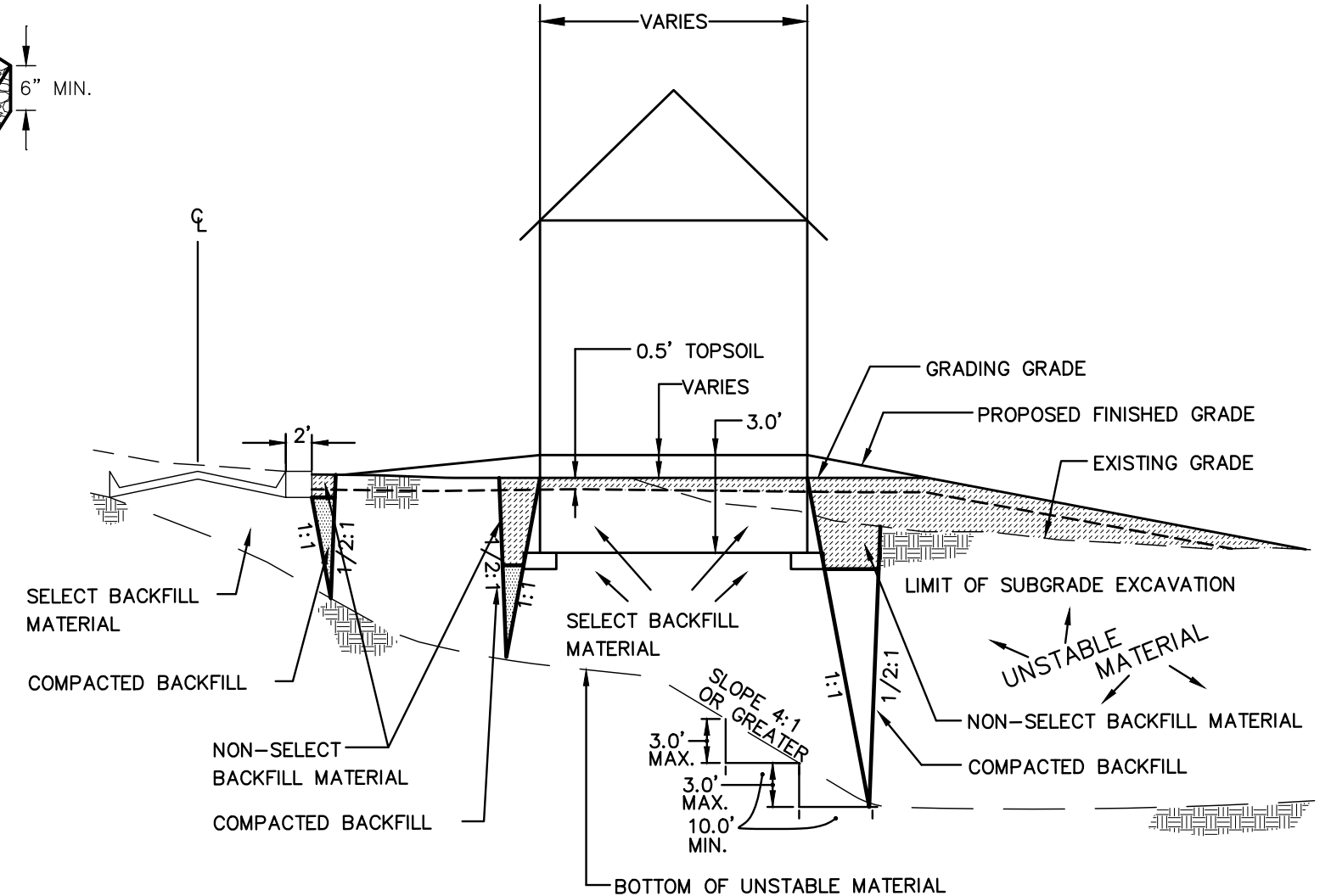
**INFRASAFE - 27" DEBRIS COLLECTION DEVICE**



**ROCK CONSTRUCTION ENTRANCE**



**SUBGRADE CORRECTION**



**TABLE A  
MODIFIED CLASS 5  
SPECIFICATIONS**

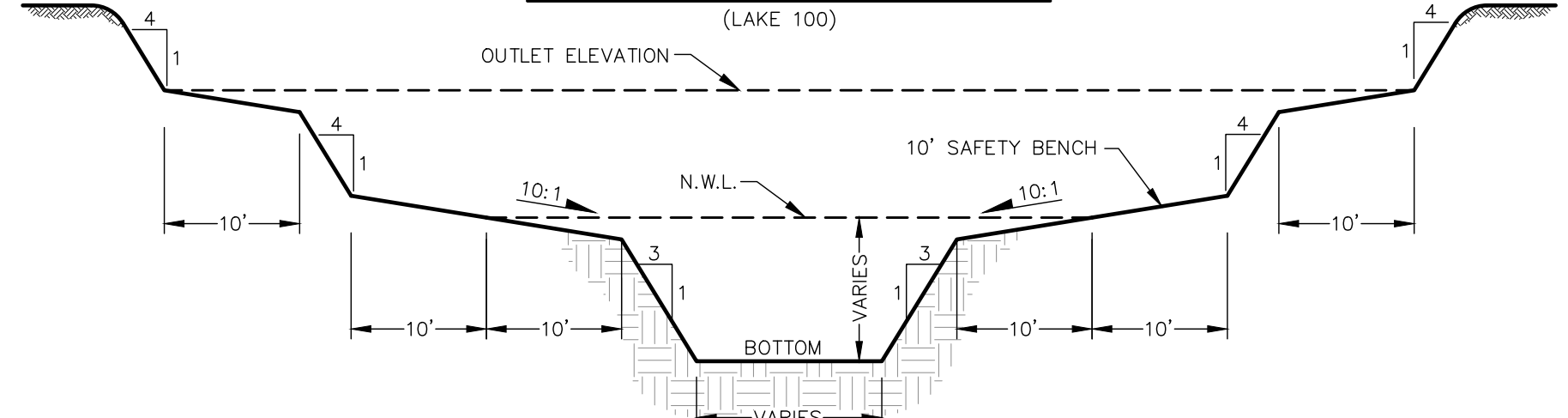
% PASSING

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

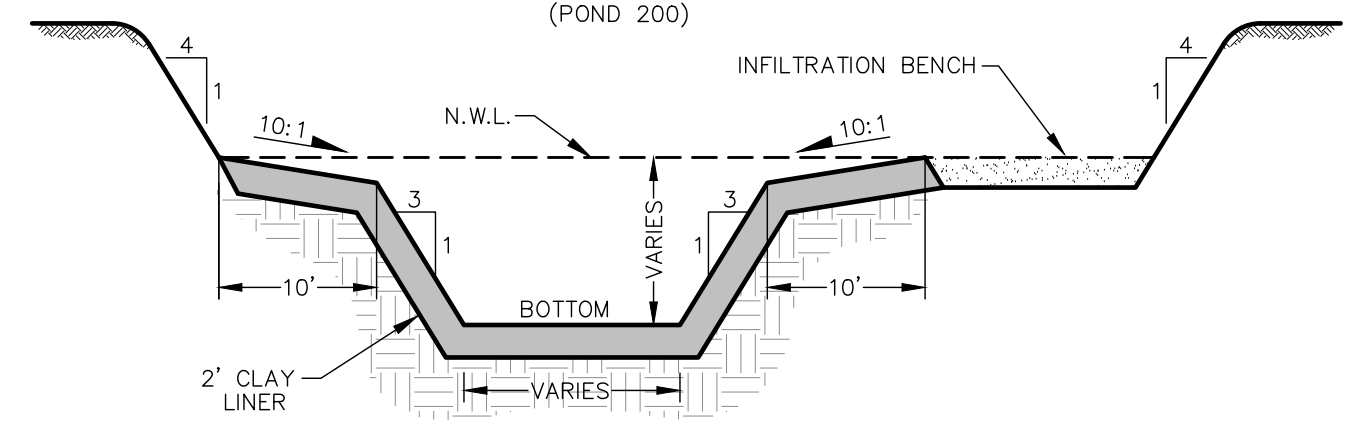
NOTES:  
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.  
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEETS THE REQUIREMENTS OF TABLE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

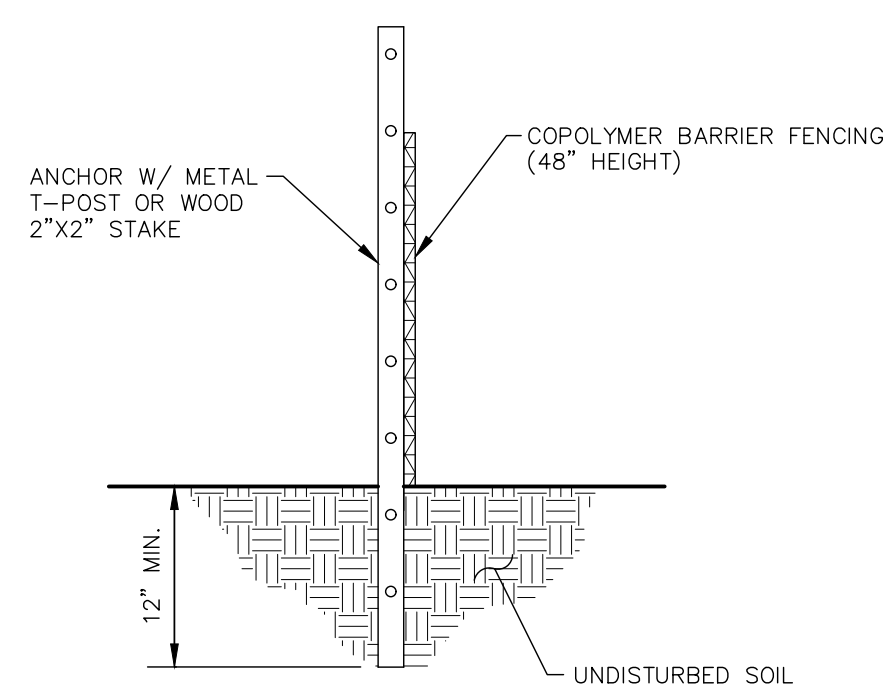
**TYPICAL POND SECTION (LAKE 100)**



**TYPICAL POND SECTION (POND 200)**

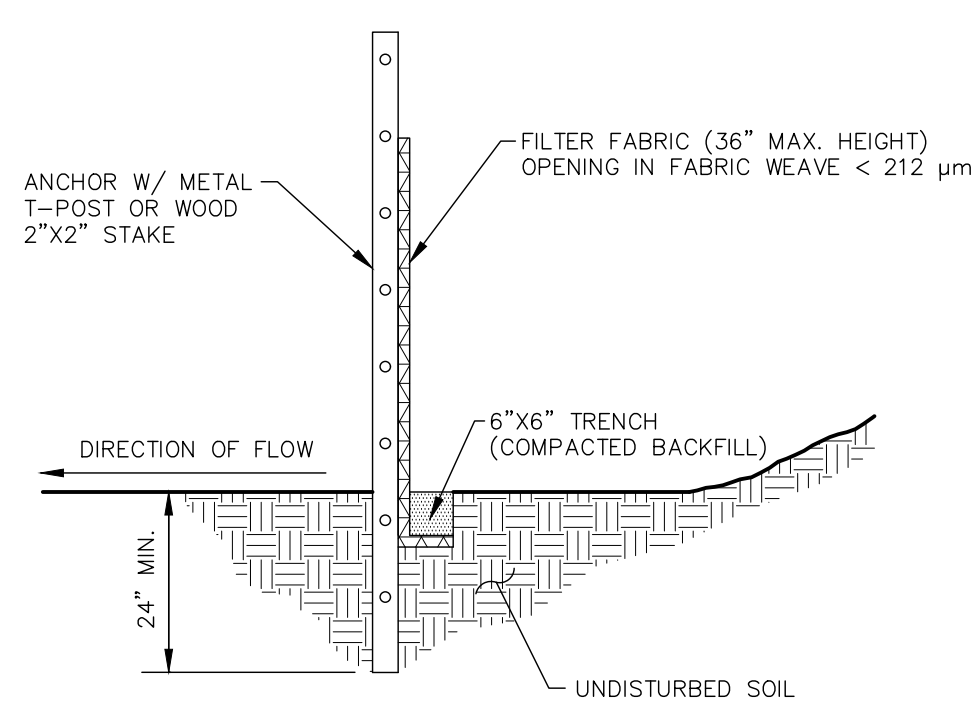


**TREE FENCE**



- 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.

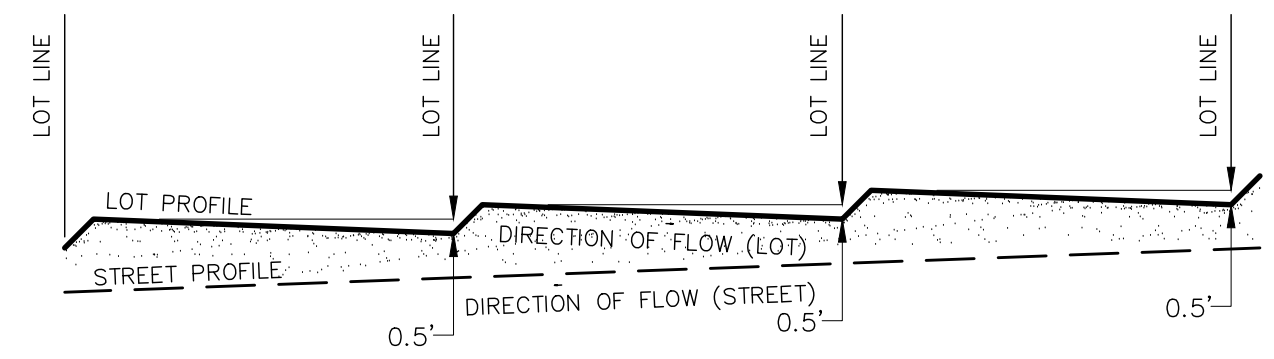
SEED: MNDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

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

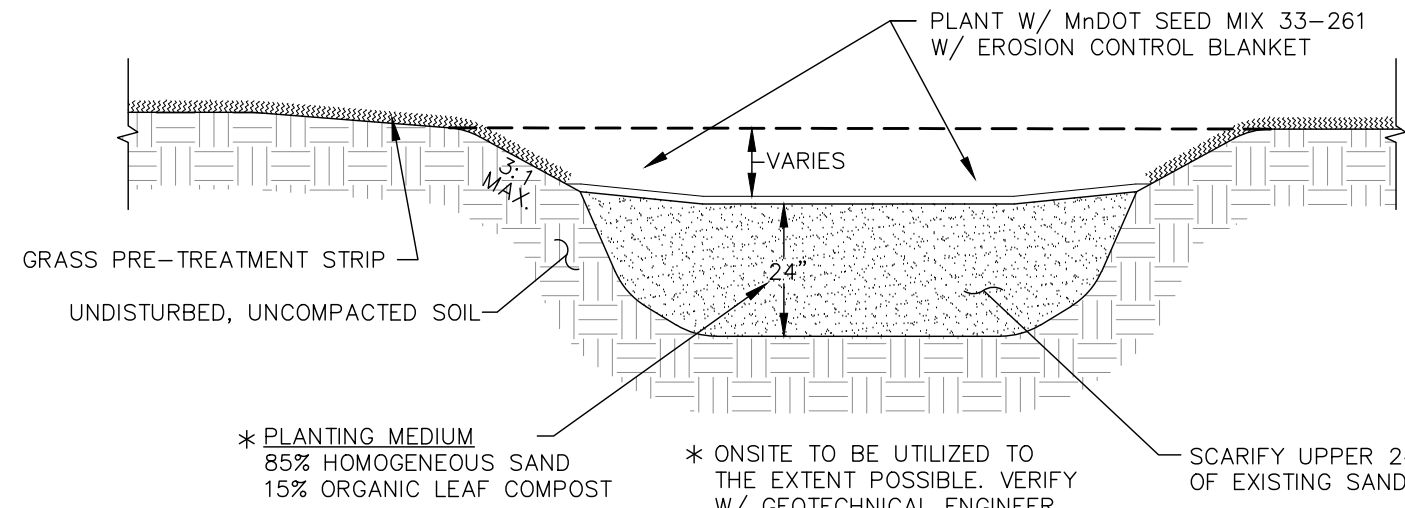
MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

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

**LOT BENCHING DETAIL**



**INFILTRATION BASIN**



**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

**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	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
124	-	-	-	SOG	875.5	875.5	875.5	SE	875.5	872.7	875.5	873.5	-	855.0	-	874.0	EOF
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
130	-	-	-	SOG	874.0	874.0	874.0	SE	874.0	871.2	874.0	871.0	-	855.0	-	872.0	EOF
131	-	-	-	SOG	873.5	873.5	873.5	SE	873.5	870.5	873.5	871.0	-	855.0	-	872.0	EOF
132	-	-	-	SOG	873.0	873.0	873.0	SE	873.0	870.2	873.0	871.0	-	855.0	858.0	-	WATER
133	-	-	-	SOG	872.8	872.8	872.8	SE	872.8	870.0	872.8	871.0	-	855.0	858.0	-	WATER
134	-	-	-	SOG	872.3	872.3	872.3	SE	872.3	869.5	872.3	871.0	-	855.0	858.0	-	WATER
135	-	-	-	SOG	872.0	872.0	872.0	SE	872.0	869.2	872.0	871.0	-	855.0	858.0	-	WATER
136	-	-	-	SOG	871.5	871.5	871.5	SE	871.5	868.7	871.5	871.0	-	855.0	858.0	-	WATER
137	-	-	-	SOG	871.0	871.0	871.0	SE	871.0	868.2	871.0	871.0	-	855.0	858.0	-	WATER
138	-	-	-	SOG	871.0	871.0	871.0	SE	871.0	868.2	871.0	871.0	-	855.0	858.0	-	WATER
139	-	-	-	SOG	870.8	870.8	870.8	SE	870.8	868.0	870.8	870.8	-	855.0	858.0	-	WATER
140	-	-	-	SOG	870.5	870.5	870.5	SE	870.5	867.7	870.5	870.5	-	855.0	858.0	-	WATER
141	-	-	-	SOG	870.3	870.3	870.3	SE	870.3	867.5	870.3	870.3	-	855.0	858.0	-	WATER
142	-	-	-	SOG	870.0	870.0	870.0	SE	870.0	867.2	870.0	870.0	-	855.0	858.0	-	WATER
143	-	-	-	SOG	870.0	870.0	870.0	SE	870.0	867.2	870.0	870.0	-	855.0	858.0	-	WATER
144	-	-	-	SOG	870.0	870.0	870.0	SE	870.0	867.2	870.0	870.0	-	855.0	858.0	-	WATER
145	-	-	-	SOG	870.2	870.2	870.2	SE	870.2	867.4	870.2	870.2	-	855.0	858.0	-	WATER
146	-	-	-	SOG	870.5	870.5	870.5	SE	870.5	867.7	870.5	870.5	-	855.0	858.0	-	WATER
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
151	-	-	-	WO	871.0	863.5	863.5	-	-	-	-	861.0	-	855.0	-	862.0	EOF
152	-	-	-	WO	871.0	863.5	863.5	-	-	-	-	861.0	-	855.0	-	862.0	EOF
153	-	-	-	WO	871.0	863.5	863.5	-	-	-	-	857.0	857.4	855.0	859.4	-	100 YR
154	-	-	-	WO	871.0	863.5	863.5	-	-	-	-	857.0	857.4	855.0	859.4	-	100 YR
155	-	-	-	WO	871.0	863.5	863.5	-	-	-	-	857.0	857.9	855.0	859.9	-	100 YR
156	-	-	-	WO	871.0	863.5	863.5	-	-	-	-	860.5	857.9	855.0	861.5	-	100 YR
157	-	-	-	WO	871.0	863.5	863.5	-	-	-	-	860.5	857.9	855.0	861.5	-	100 YR
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
170	-	-	-	WO(2)	869.0	862.5	862.5	-	-	-	-	860.5	860.0	855.0	862.0	-	100 YR
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
181	-	-	-	WO	870.5	863.0	863.0	-	-	-	-	860.5	-	855.0	-	861.5	EOF

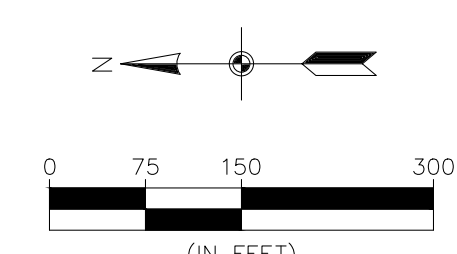
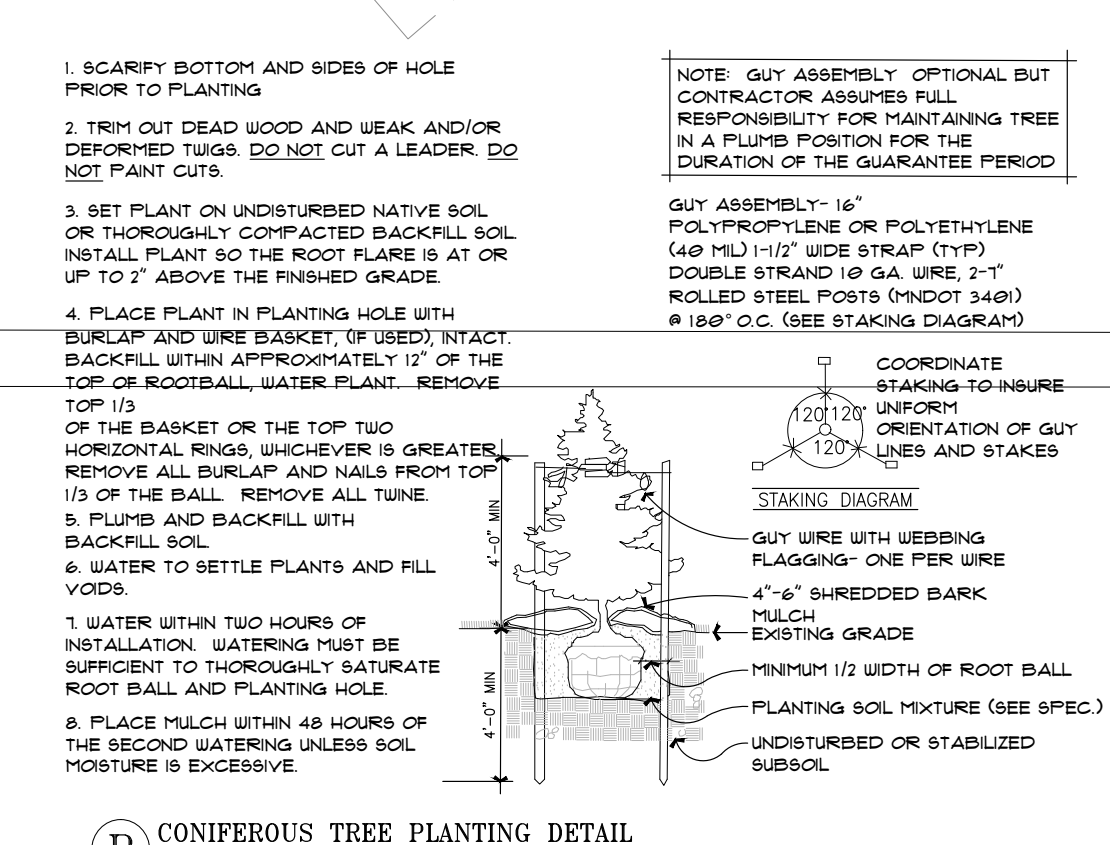
Grading Lot Number	Addition	Block	Lot	Proposed				Split Entry Alternate (if applicable)				EOF	100 Year	Water Table	Controlling Elevation		Method
				House Type	Garage Floor Elevation	Lowest Floor Elevation	Lowest opening Elevation	House Type	Garage Floor Elevation	Lowest Floor Elevation	Lowest opening Elevation				LF	LO	
182	-	-	-	WO	871.5	864.0	864.0	-	-	-	-	861.5	-	855.0	-	86	

**CITY OF RAMSEY NOTES**

1. 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.
2. TREES SHALL NOT BE PLANTED WITHIN THE VISION TRIANGLE AS DEFINED IN CITY CODE 117-348.
3. ALL TREES IN ISLANDS/CENTER MEDIAN SHALL BE PRIVATELY MAINTAINED PER THE HOME OWNERS ASSOCIATION DOCTRINE.
4. 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.
5. NO TOPSOIL (OR OTHER FILL) SHALL BE PLACED WITHIN ANY WETLAND OR WETLAND SETBACK AREA.
6. 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**

1. **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.
2. **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.
3. **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.
4. **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.
5. **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.
6. **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.'
7. **UTILITY COORDINATION.** REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. **CONSTRUCTION STAKING.** UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. **DIMENSIONS.** DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. **PLAN QUANTITIES.** CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. **REFERENCE SPECIFICATIONS.** THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
  1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE
  2. LANDSCAPE SPECIFICATIONS.
  3. PLAN DRAWINGS.
  4. PLANT / MATERIAL SCHEDULES.
  5. CITY STANDARD SPECIFICATIONS AND DETAILS.
  6. MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.



1 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

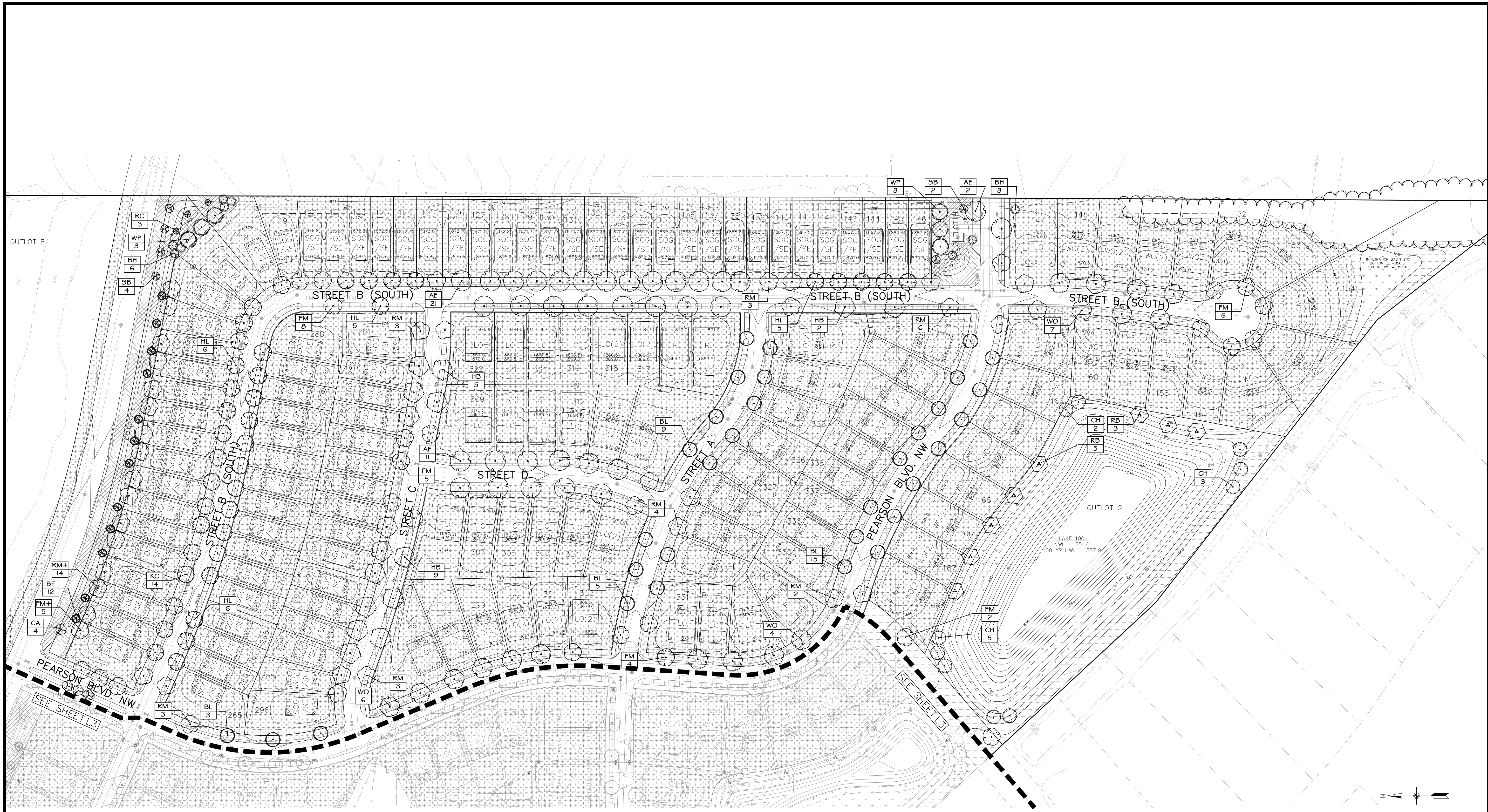
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota  
 Print Name: Ryan J. Rutger, RLA  
 Signature: [Signature]  
 Date: 11/25/20 License #: 56346  
 Drawn: RJR  
 Designed: RJR  
 Date: 11/25/20

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

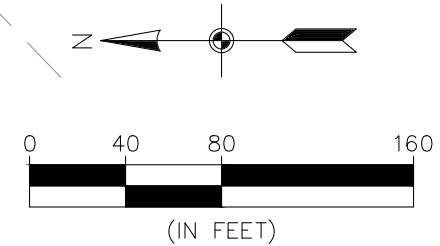
**RIVERSTONE SOUTH**  
 Ramsey, MN

**PRELIMINARY LANDSCAPE PLAN**

L1 of 4



1  
1.2 LANDSCAPE PLAN ENLARGEMENT



**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: *[Signature]*  
 Date: 11/25/20 License #: 56346

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

Revisions:  
 1.

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

**RIVERSTONE SOUTH**  
 Ramsey, MN

**PRELIMINARY LANDSCAPE PLAN**

L2  
 of  
 4

Save Date: 11/30/20 | F:\jpb\8481 - 8500\8494 - pearson place 2nd\cad\3d\landscape\prelim\plans\8494\_landscape\_city.dwg



**LANDSCAPE SPECIFICATIONS**

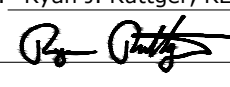
- TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION 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	

**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:   
 Date: 11/25/20 License #: 56346  
 Drawn: RJR  
 Designed: RJR  
 Date: 11/25/20

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

**RIVERSTONE SOUTH**  
 Ramsey, MN

**PRELIMINARY LANDSCAPE PLAN**

L4 of 4

**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.

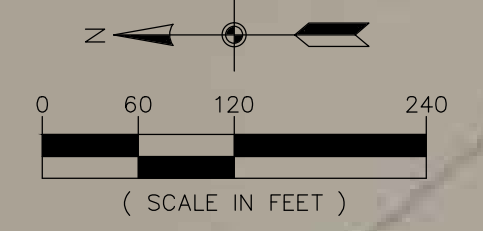
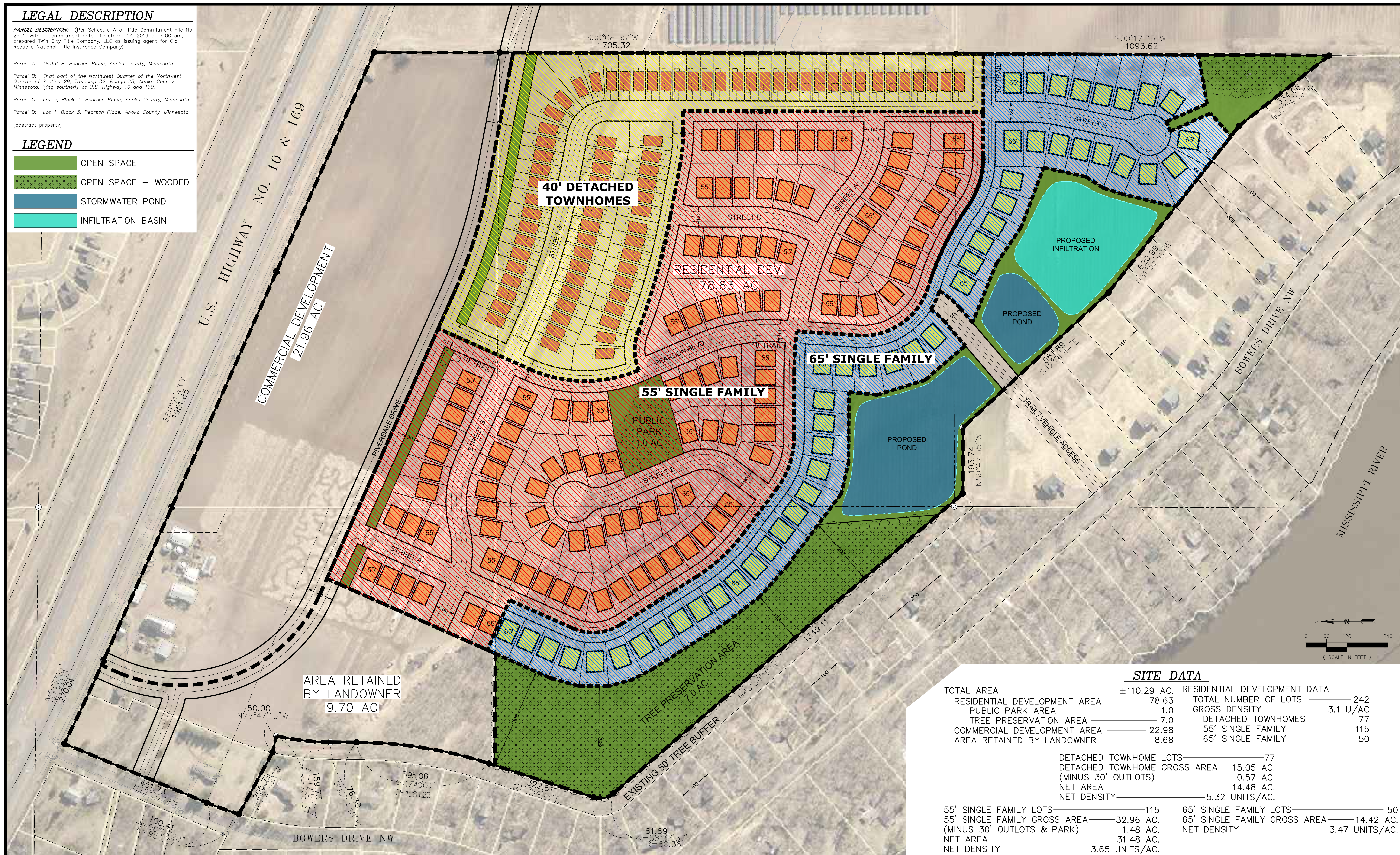
Parcel B: That part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying southerly of U.S. Highway 10 and 169.

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



**SITE DATA**

TOTAL AREA	±110.29 AC.	RESIDENTIAL DEVELOPMENT DATA	
RESIDENTIAL DEVELOPMENT AREA	78.63	TOTAL NUMBER OF LOTS	242
PUBLIC PARK AREA	1.0	GROSS DENSITY	3.1 U/AC
TREE PRESERVATION AREA	7.0	DETACHED TOWNHOMES	77
COMMERCIAL DEVELOPMENT AREA	22.98	55' SINGLE FAMILY	115
AREA RETAINED BY LANDOWNER	8.68	65' SINGLE FAMILY	50
		DETACHED TOWNHOME LOTS	77
		DETACHED TOWNHOME GROSS AREA (MINUS 30' OUTLOTS)	15.05 AC.
		NET AREA	14.48 AC.
		NET DENSITY	5.32 UNITS/AC.
		55' SINGLE FAMILY LOTS	115
		55' SINGLE FAMILY GROSS AREA (MINUS 30' OUTLOTS & PARK)	32.96 AC.
		NET AREA	1.48 AC.
		NET DENSITY	3.65 UNITS/AC.
		65' SINGLE FAMILY LOTS	50
		65' SINGLE FAMILY GROSS AREA	14.42 AC.
		NET DENSITY	3.47 UNITS/AC.

**CARLSON MCCAIN**  
ENGINEERING SURVEYING ENVIRONMENTAL  
3890 PHEASANT RIDGE DR NE SUITE 100  
BLAINE, MN 55449  
TEL 763.488.7900  
FAX 763.488.7959  
CARLSONMCCAIN.COM

DRAWN BY: \_\_\_\_\_ C# \_\_\_\_\_  
ISSUE DATE: 08/05/2020  
Revisions: \_\_\_\_\_

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

**RIVERSTONE SOUTH**  
Ramsey, Minnesota

**PRODUCT DENSITY EXHIBIT**

(Save Date: 08/05/20) F:\jpb\9481 - 8200\9494 - pearson place 2nd\pad c3c\survey\layouts\9494\_layout 4 product areas.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.

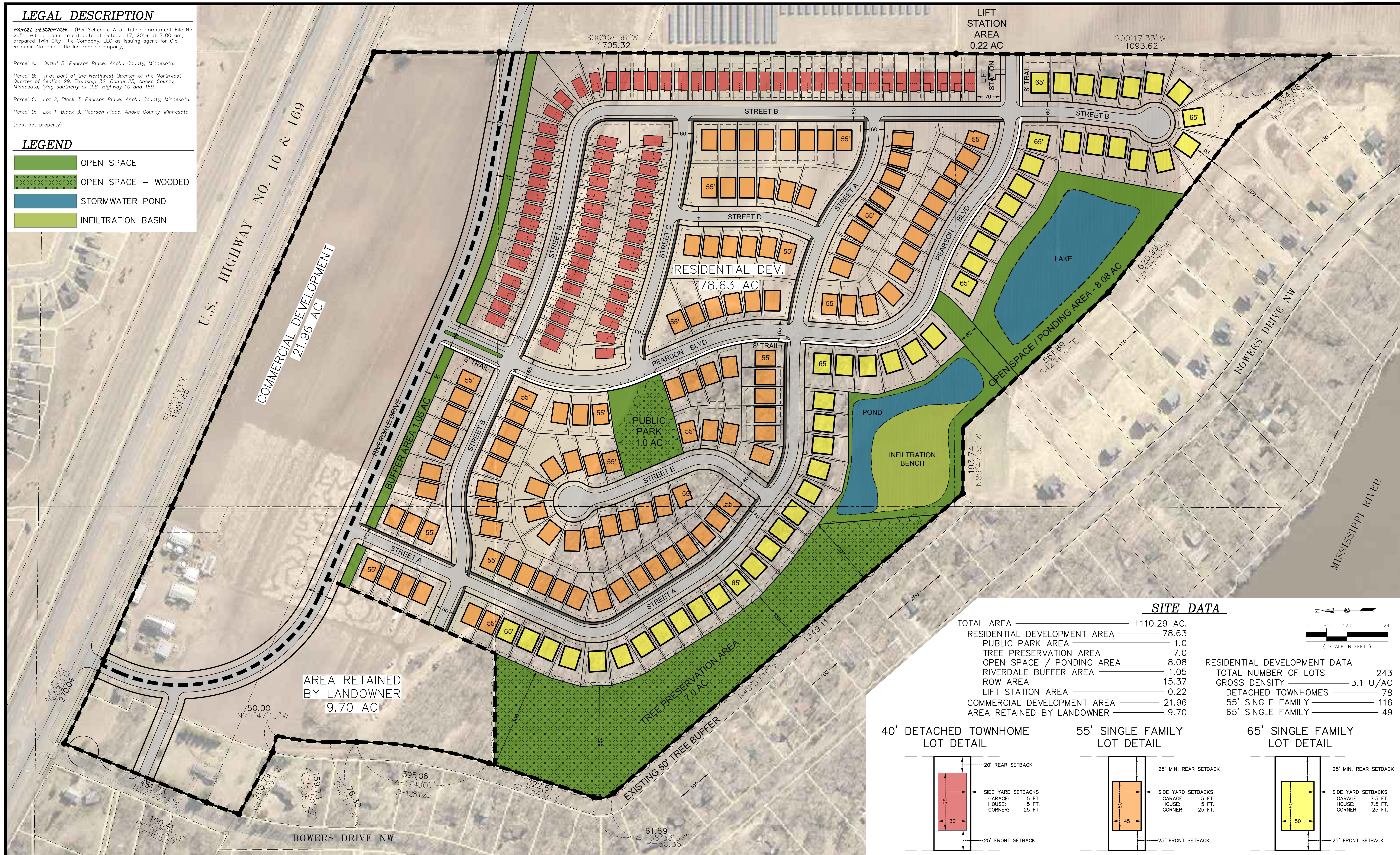
Parcel C: Lot 2, Block 3, Pearson Place, Anoka County, Minnesota.

Parcel D: Lot 1, Block 3, Pearson Place, Anoka County, Minnesota.

(abstract property)

**LEGEND**

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

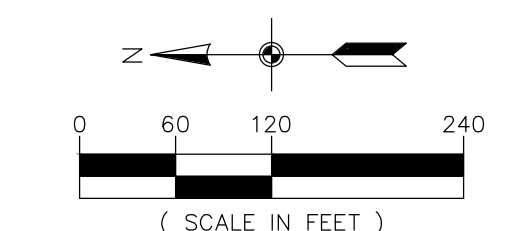


**SITE DATA**

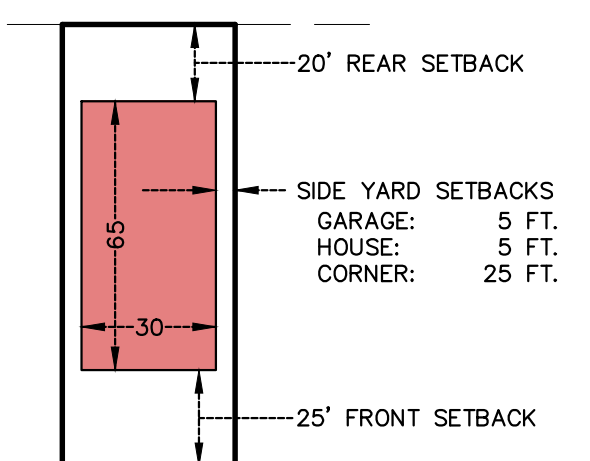
TOTAL AREA	±110.29 AC.
RESIDENTIAL DEVELOPMENT AREA	78.63
PUBLIC PARK AREA	1.0
TREE PRESERVATION AREA	7.0
OPEN SPACE / PONDING AREA	8.08
RIVERDALE BUFFER AREA	1.05
ROW AREA	15.37
LIFT STATION AREA	0.22
COMMERCIAL DEVELOPMENT AREA	21.96
AREA RETAINED BY LANDOWNER	9.70

**RESIDENTIAL DEVELOPMENT DATA**

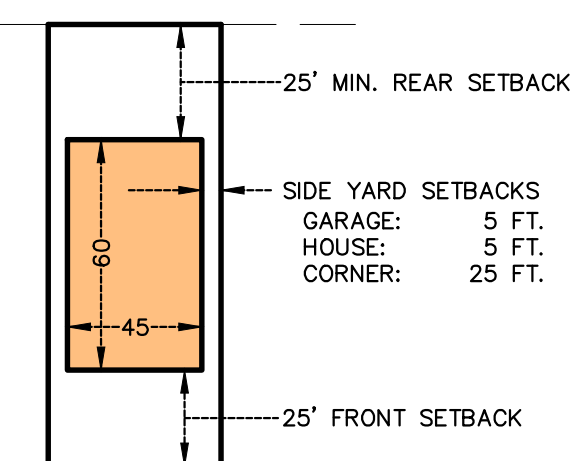
TOTAL NUMBER OF LOTS	243
GROSS DENSITY	3.1 U/AC
DETACHED TOWNHOMES	78
55' SINGLE FAMILY	116
65' SINGLE FAMILY	49



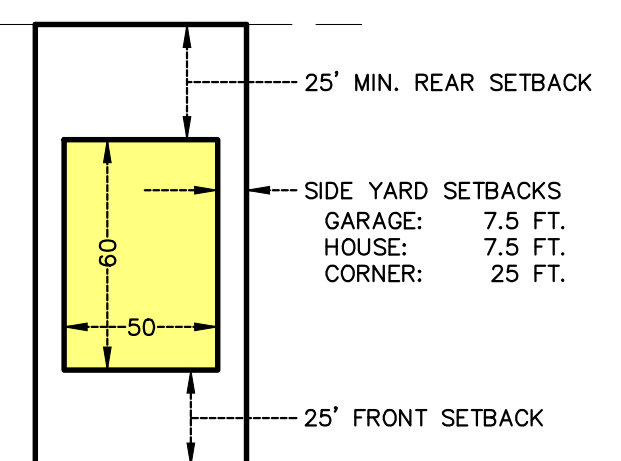
**40' DETACHED TOWNHOME LOT DETAIL**



**55' SINGLE FAMILY LOT DETAIL**

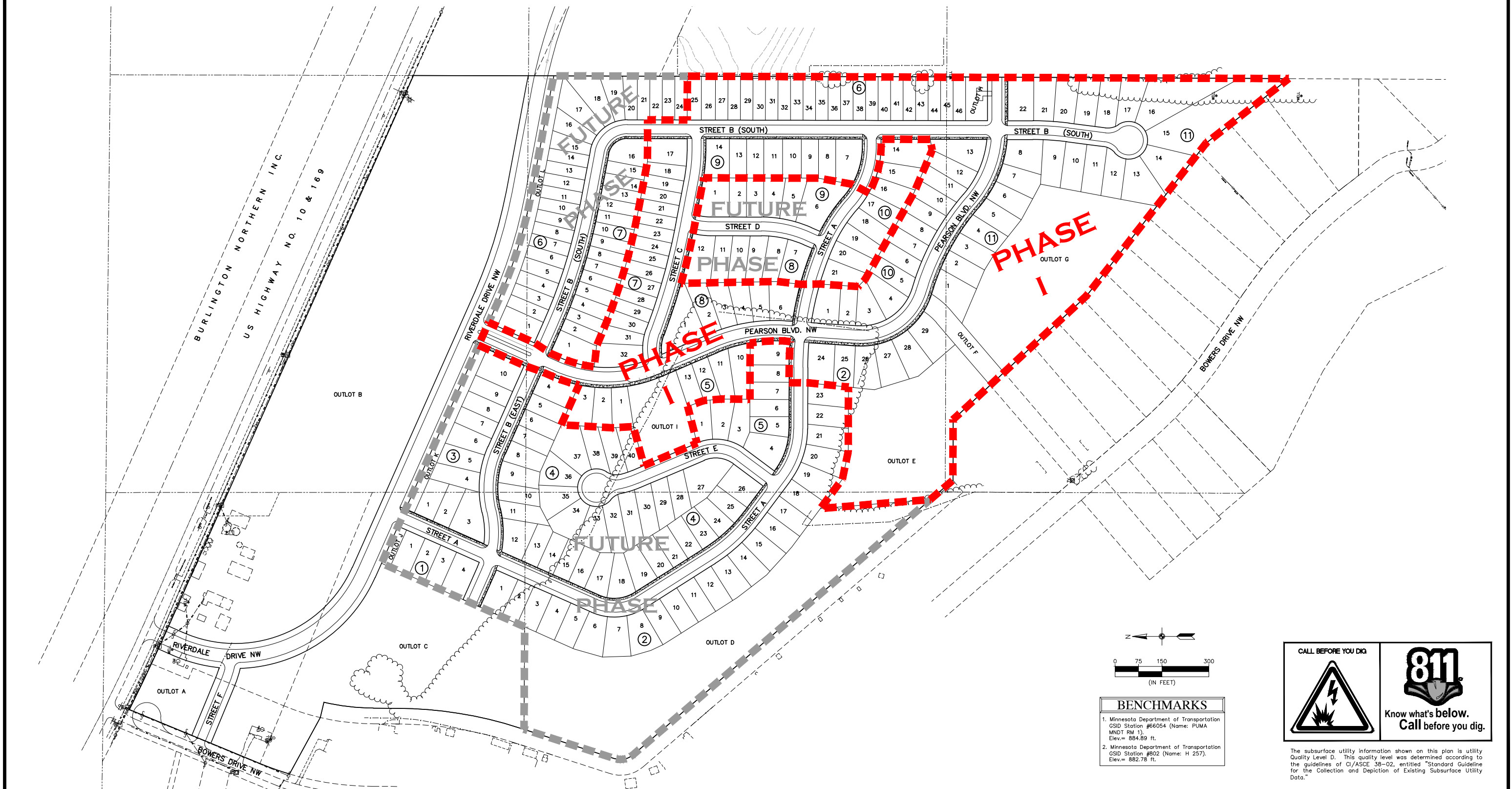


**65' SINGLE FAMILY LOT DETAIL**



# PHASING EXHIBIT - DEVELOPMENT

## RIVERSTONE SOUTH



**CARLSON McCAIN** ENGINEERING SURVEYING ENVIRONMENTAL  
 3590 PHEASANT RIDGE DR NE  
 SUITE 100  
 BLAINE, MN 55449  
 TEL 763.489.7900  
 FAX 763.489.7999  
 CARLSONMCCAIN.COM

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

Revisions:  
 1.

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

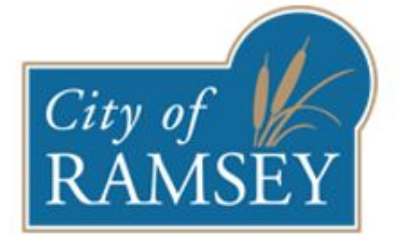
**RIVERSTONE SOUTH**  
 Ramsey, MN

**PHASING EXHIBIT DEVELOPMENT**

CALL BEFORE YOU DIG

**811**  
 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."

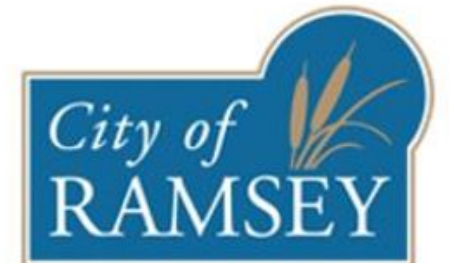


# HIGHWAY 10 SOUTH SMALL AREA PLAN RIVERSTONE SOUTH PLANNING FRAMEWORK

June, 2020

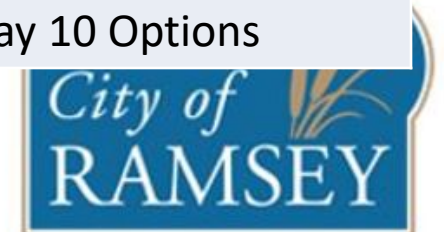
# DOCUMENT PURPOSE

The purpose of this document is to outline high-level land use planning policy for a portion of the Highway 10 South Small Area Plan currently known as Riverstone South by Capstone Homes. This a visionary document to help guide policy discussions. This is not the official land use plan for the area nor carries any legal entitlements. This document would be implemented through amendments to the City's Comprehensive Plan and Zoning Code.



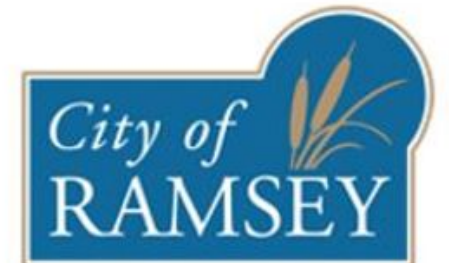
# PREVIOUS REVIEW

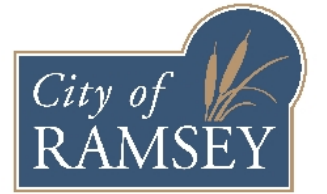
February 11, 2020	Joint Meeting City Council and Planning Commission Broad Overview and Riverdale Drive Funding
February 18, 2020	Public Works Committee Riverdale Drive Funding
March 24, 2020	City Council Riverdale Drive Funding
April 7, 2020	Small Group Neighborhood Meeting Southern Public Safety Connection to Bowers Drive
April 14, 2020	Public Webinar Broad Overview and Land Use Planning
April 26, 2020	Small Group Neighborhood Meeting Riverdale Drive Connection to Highway 10 Options



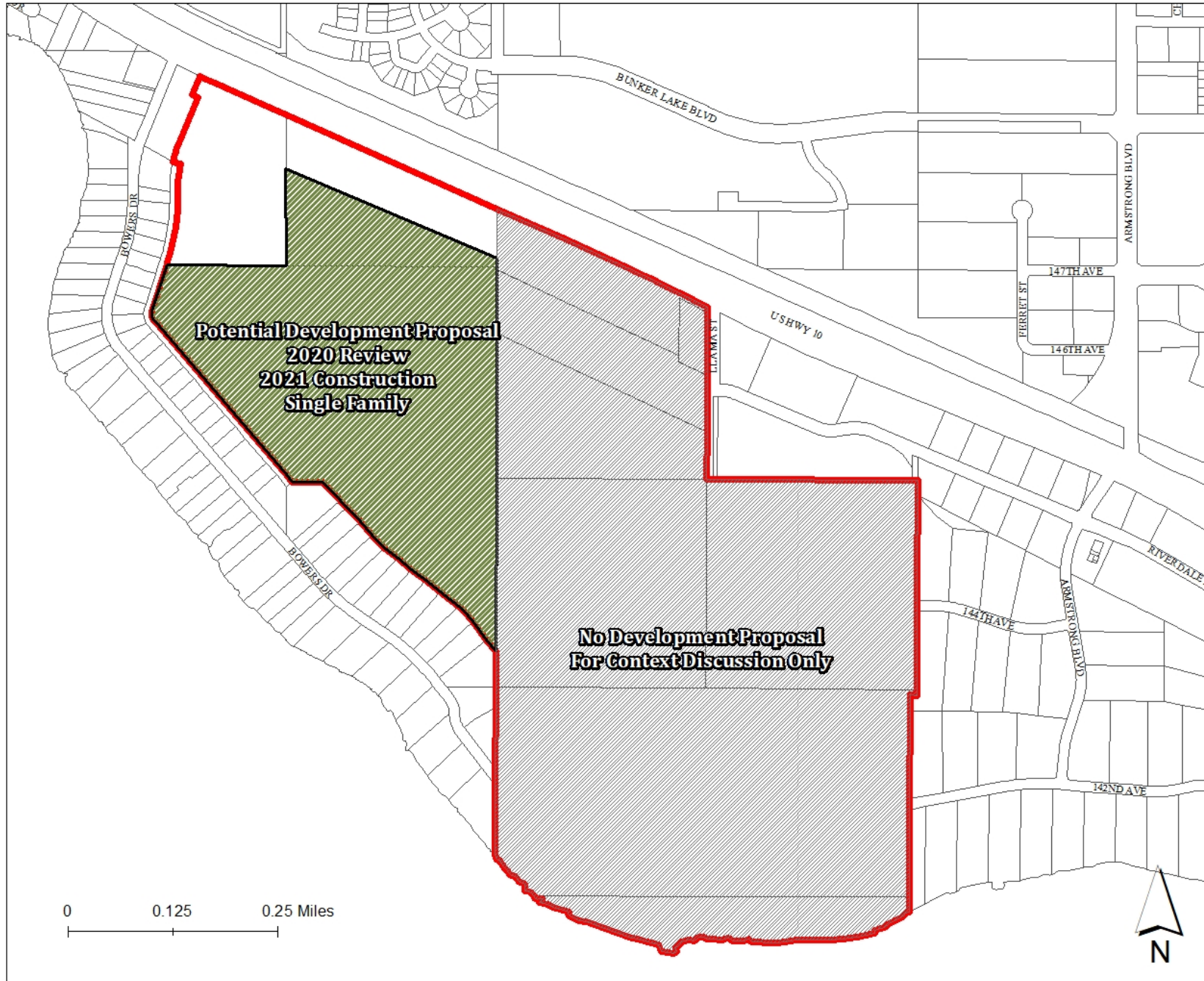
# REVIEW OF THIS DOCUMENT

Planning Commission	Thursday, June 4, 2020	7:00 p.m.
Park and Recreation Commission	Thursday, June 11, 2020	6:30 p.m.
Environmental Policy Board	Monday, June 15, 2020	6:30 p.m.
City Council	Tuesday, June 23, 2020	7:00 p.m.





## Highway 10 South Planning Area

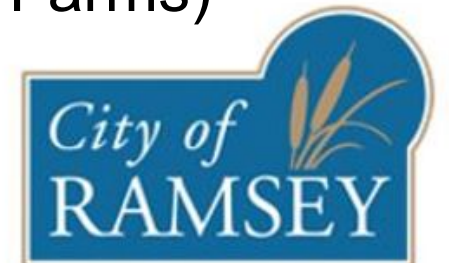


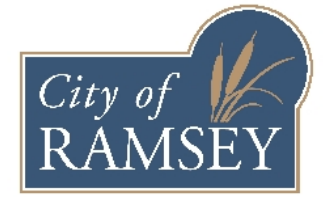
-  No Development Proposal
-  Potential Development
-  Planning Area

Map Prepared by the City of Ramsey  
Data Source: Anoka County, City of Ramsey  
April 16, 2020  
Lambert Conformal Conic Projection  
Project Folder

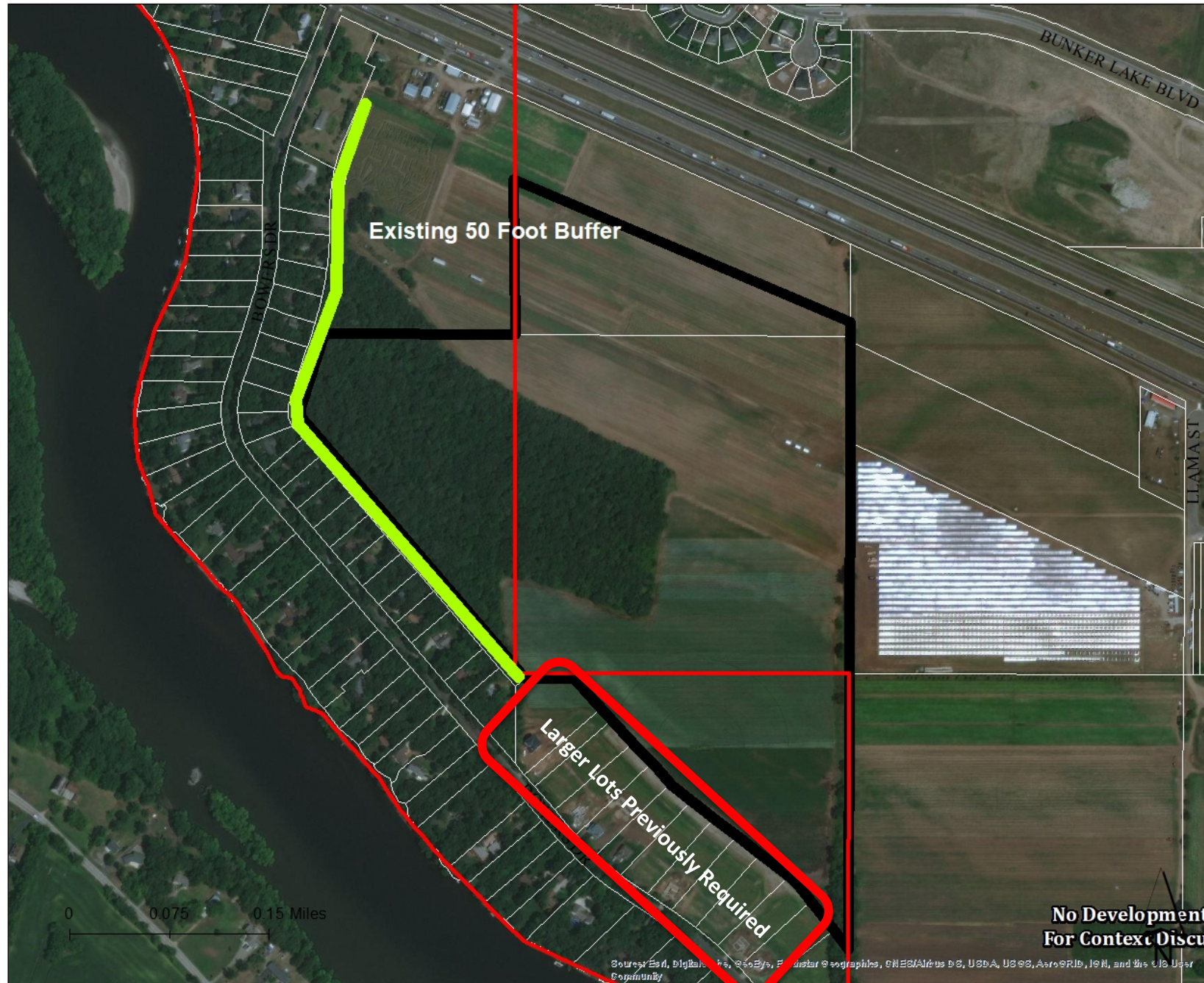
# EXISTING CONDITIONS

- Riverdale Drive/Highway 10/169
- Connexus Solar Farm (17 acres)
- Significant Ecological Resources
  - Tree Cover
  - Mississippi River Corridor Critical Area
- Adjacent Land Uses
  - Adjacent to Residential to west (Bowers Drive)
  - Adjacent to Agricultural/Future Residential to east (Riverside Farms)

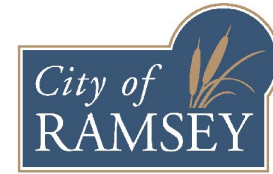




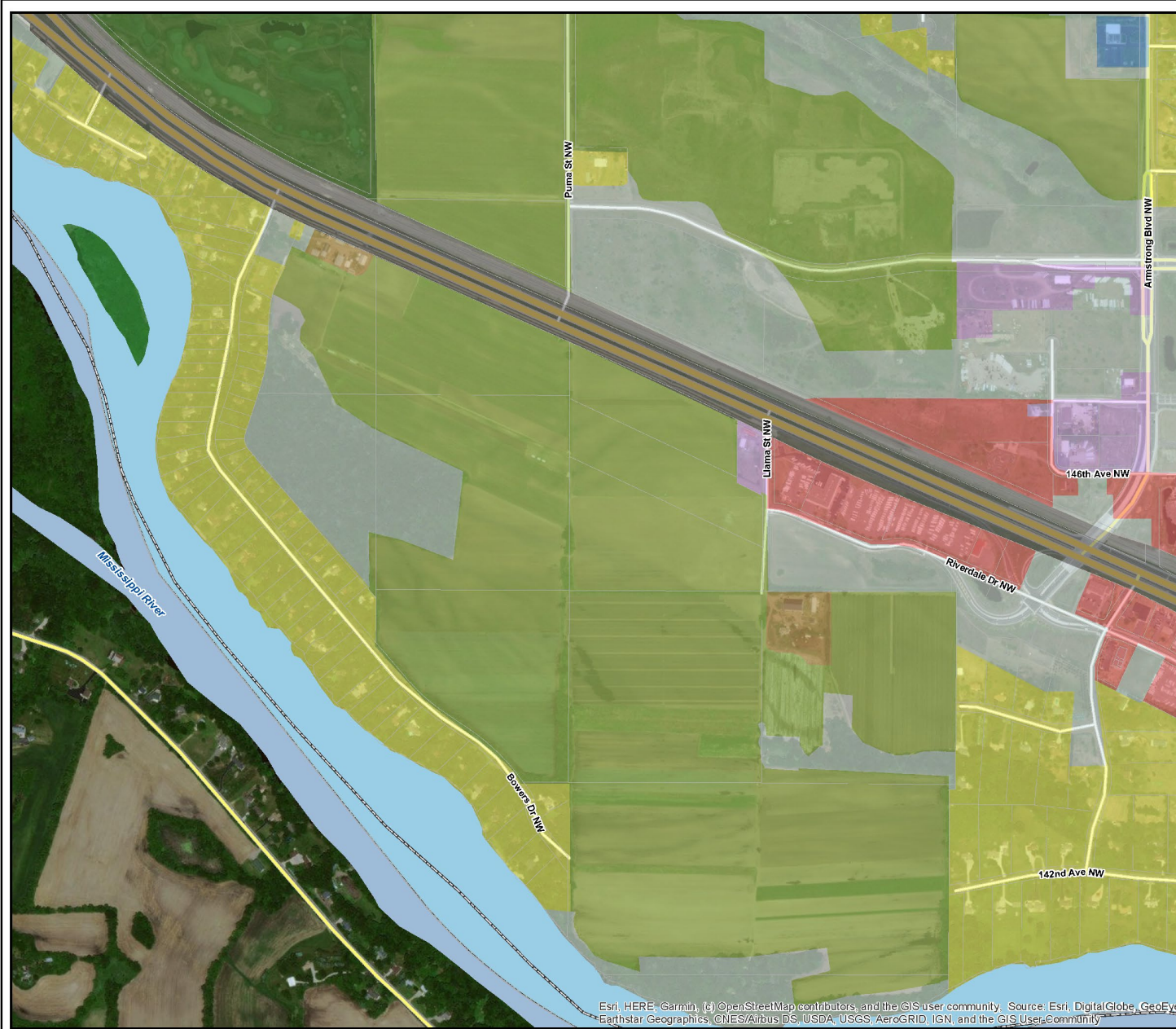
## Tree Preservation



Map Prepared by the City of Ramsey  
Data Source: Anoka County, City of Ramsey  
April 16, 2020  
Lampert Conformal Conic Projection  
Project Folder



## Ramsey Comprehensive Plan Existing Land Use Ramsey, MN



### Legend

	Municipal Boundary		Extractive
	Farmstead		Institutional
	Single Family Detached		Park, Recreational, or Preserve
	Manufactured Housing Parks		Golf Course
	Single Family Attached		Major Highway
	Multifamily		Railway
	Retail and Other Commercial		Airport
	Office		Agricultural
	Mixed Use Residential		Open Water
	Mixed Use Industrial		Undeveloped
	Industrial and Utility		

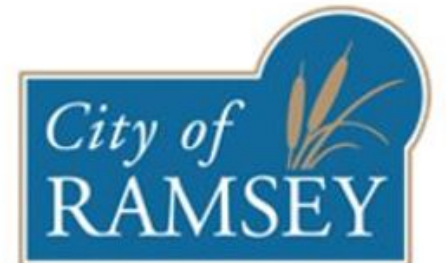


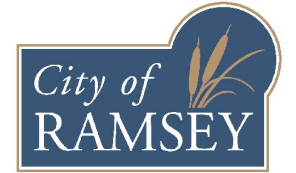
0 1,125 2,250 Feet

Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# FUTURE CONDITIONS

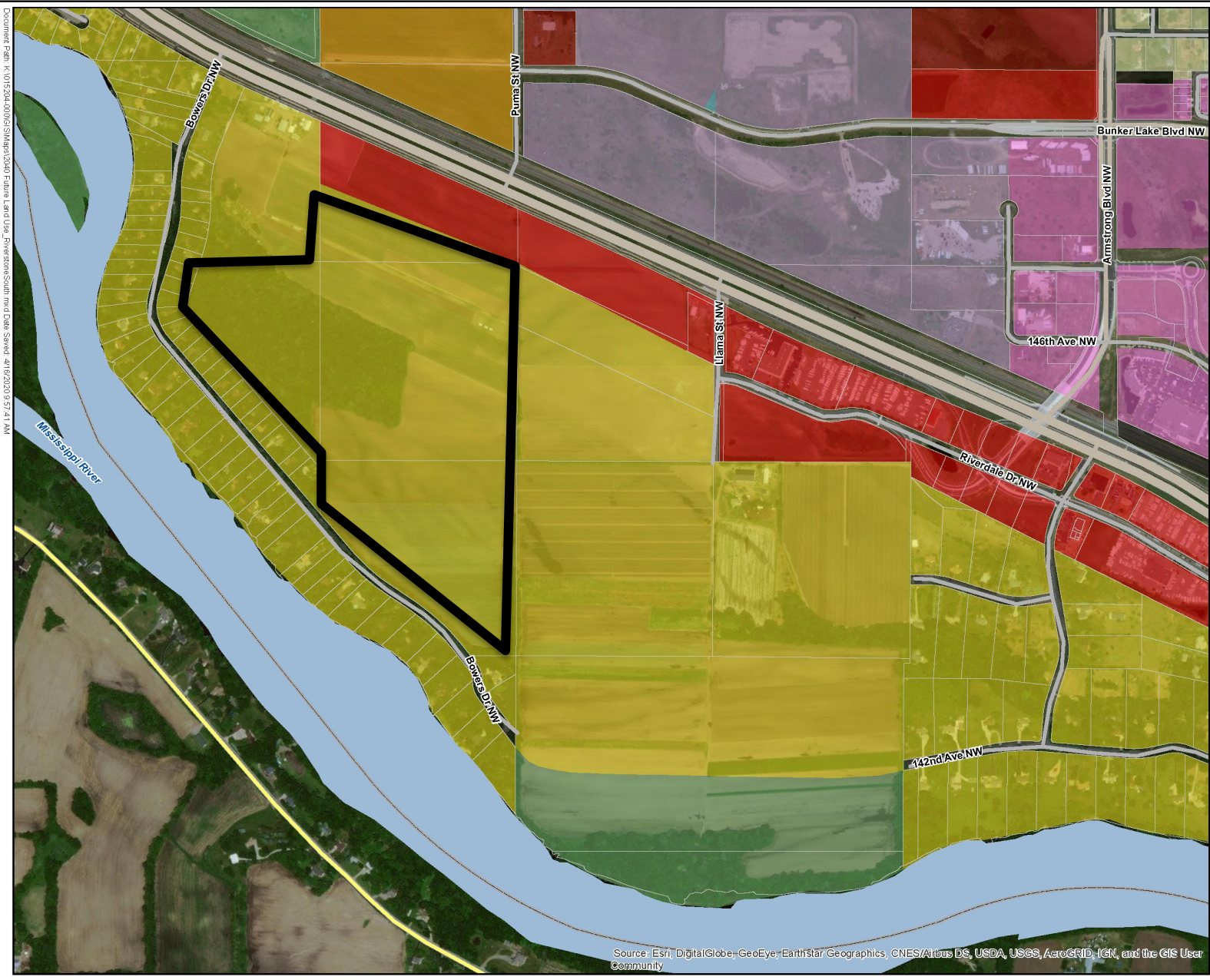
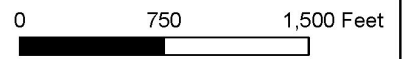
- Future Commercial/Industrial
  - North side of project
  - Between Highway 10 and future Riverdale Drive Extension
- Public Safety Connection to Bowers Drive
- Tree Preservation Plan
- Density Transition
  - Adjacent to Residential
  - Adjacent to Commercial/Industrial/Highway 10/169





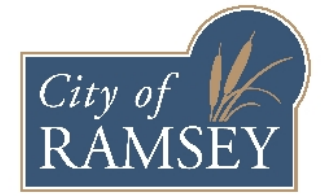
### Ramsey Comprehensive Plan 2040 Future Land Use Ramsey, MN

- Parcel Boundary
- Ramsey Boundary
- Lakes and Rivers
- Future Land Use Designation
  - Business Park (BP)
  - Commercial (C)
  - Mixed Use (MU)
  - High Density Residential (HDR)
  - Medium Density Residential (MDR)
  - Low Density Residential (LDR)
  - Rural Developing (RD)
  - Park (P)
  - Public/Institutional (PI)
  - Closed Landfill (CL)
  - Right-of-way (ROW)




Document Path: K:\0162044\000\0\MapInfo\0440 - Future Land Use - Riverdale\South.mxd Date Saved: 4/16/2020 9:57:41 AM

Source: Esri, DigitalGlobe, GeoEye, EarthStar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



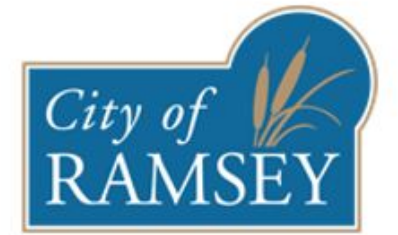
**Built Environment**

 Potential Development

Map Prepared by the City of Ramsey  
 Data Source: Anoka County, City of Ramsey  
 April 16, 2020  
 Lambert Conformal Conic Projection  
 Project Folder

**No Development  
 For Context Discus**

Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



# FUTURE LAND USE/DEVELOPMENT OPTIONS

# CONNECTION TO BOWERS DRIVE (PUBLIC SAFETY)

City of Ramsey GIS LOGSmap v3.1.1

Find Parks and Subdivision:

Search: seaman Search

Features selected: 1 [Export Results](#) [Clear](#)

PID	Name	Address
293225320021	RAMSEY CITY OF	55303

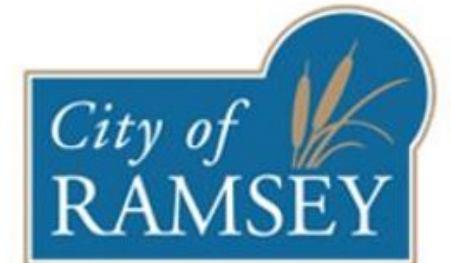
PID: 293225320021  
undefined

Legal Information	
Display PID	293225320021
Parent PID	
School District	11
Lot	
Block	C
Addition #	2186615.002
Addition Name	PEARSON PLACE
Property Name	
Owner Change	
Metes & Bounds	OUTLOT C PEARSON PLACE

Owner Information

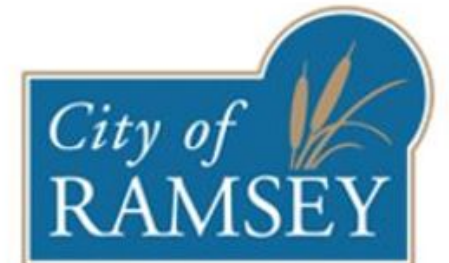
Owner #1	
First Name	
Last Name	
Full Name	RAMSEY CITY OF
Address 1	7550 SUNWOOD DRIVE
Address 2	
Address 3	
Address 4	
City	RAMSEY
State	MN

100ft  
45.234529 -93.491973 Degrees  
Three Rivers Park District, Esri, H

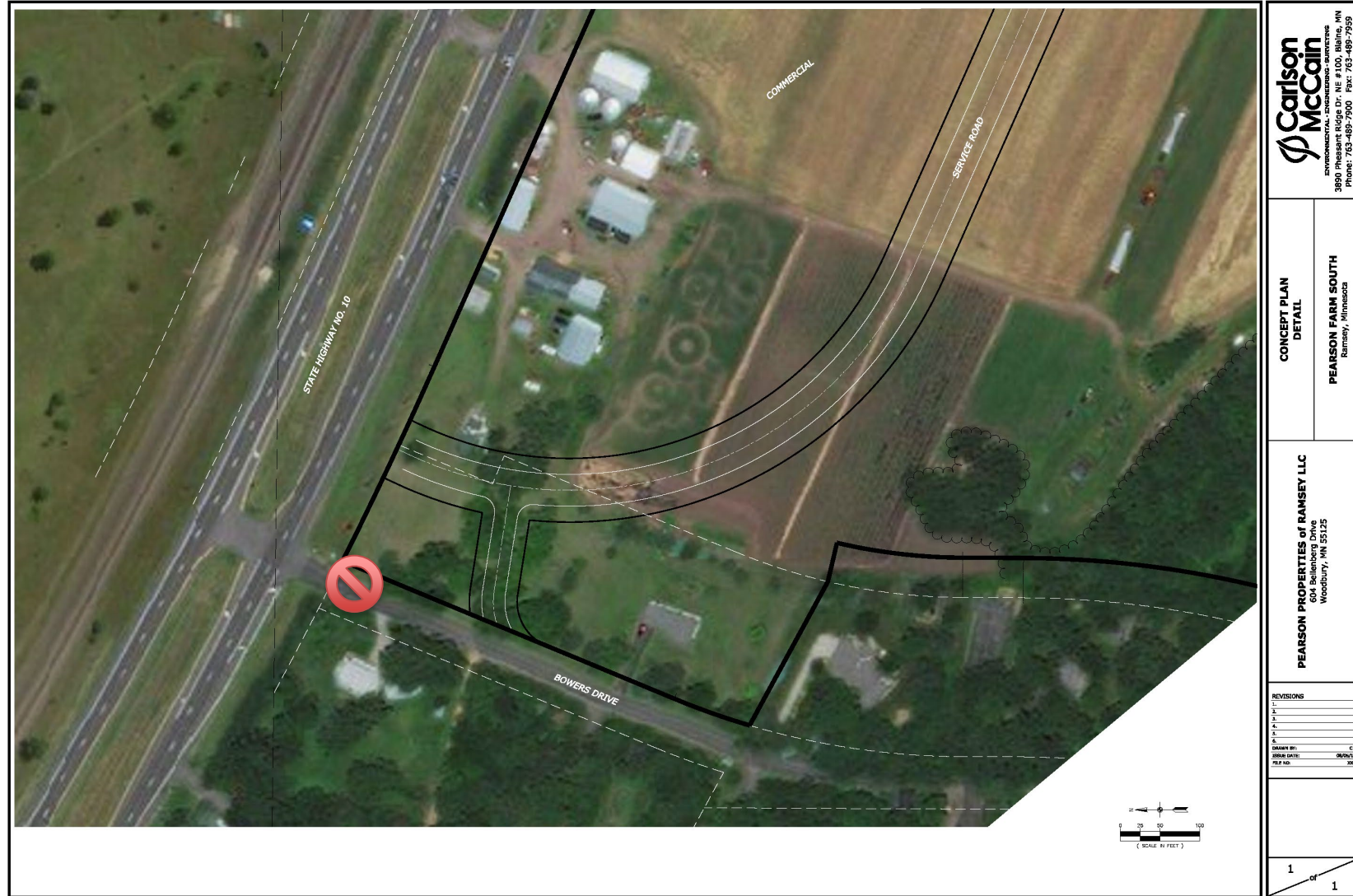


# CONNECTION TO BOWERS DRIVE (PUBLIC SAFETY)

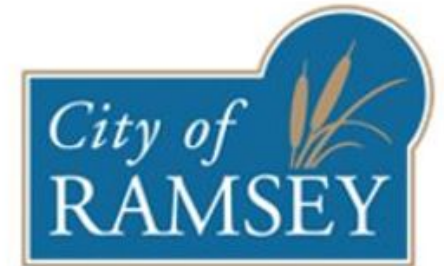
- Alternative #1
  - Full Public Street (28 foot width OK)
- Alternative #2
  - Heavy Duty ‘Driveway’
  - Surmountable Curb on Riverstone South Side – Local Road
    - Access itself does not need curb
  - Signage – Public Safety Access
  - 20 Foot Width
  - Landscaping
- Need turning templates



# RIVERDALE DRIVE ALTERNATIVE #1 DEVELOPER/OWNER PREFERENCE



 <p>Carlson McCain 3800 Phone: 763-489-7900 Fax: 763-489-7959</p>											
<p><b>CONCEPT PLAN DETAIL</b></p>	<p><b>PEARSON FARM SOUTH</b> Ramsey, Minnesota</p>										
<p><b>PEARSON PROPERTIES OF RAMSEY LLC</b> 604 S. Bellington Woodbury, MN 55125</p>											
<p>REVISIONS</p> <table border="1"> <tr><td>1.</td><td></td></tr> <tr><td>2.</td><td></td></tr> <tr><td>3.</td><td></td></tr> <tr><td>4.</td><td></td></tr> <tr><td>5.</td><td></td></tr> </table>	1.		2.		3.		4.		5.		<p>DRAWN BY: C.S. CHECK DATE: 08/06/15 FILE NO. 151</p>
1.											
2.											
3.											
4.											
5.											
<p>1 OF 1</p>											

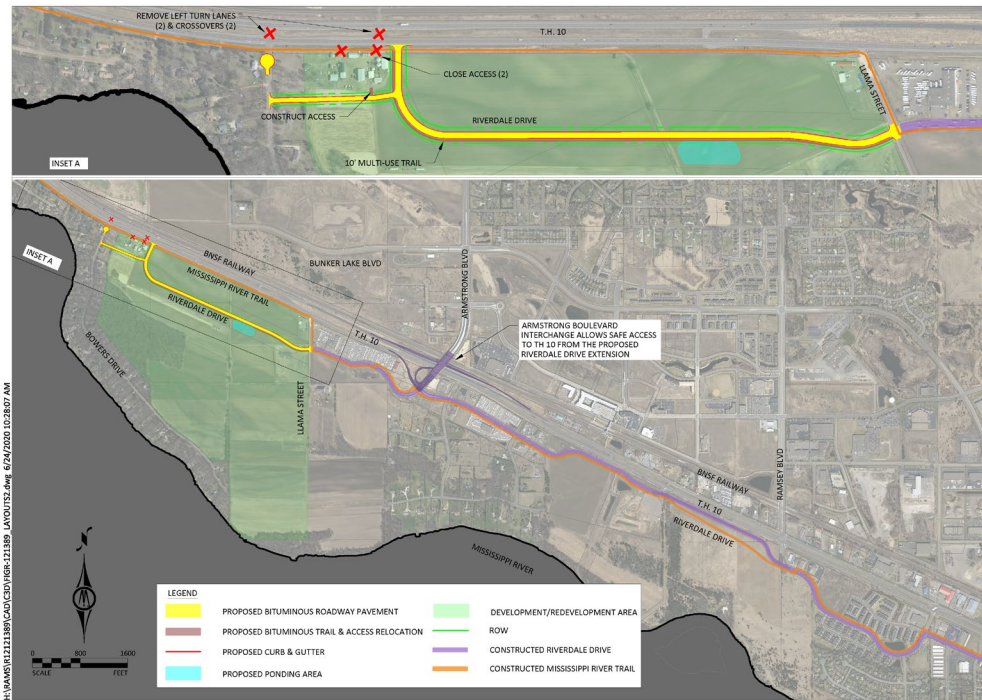


# RIVERDALE DRIVE ALTERNATIVE #2

## REQUEST BY NEIGHBORING PROPERTY

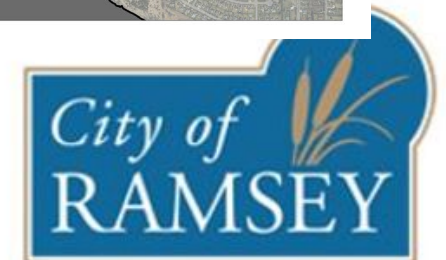
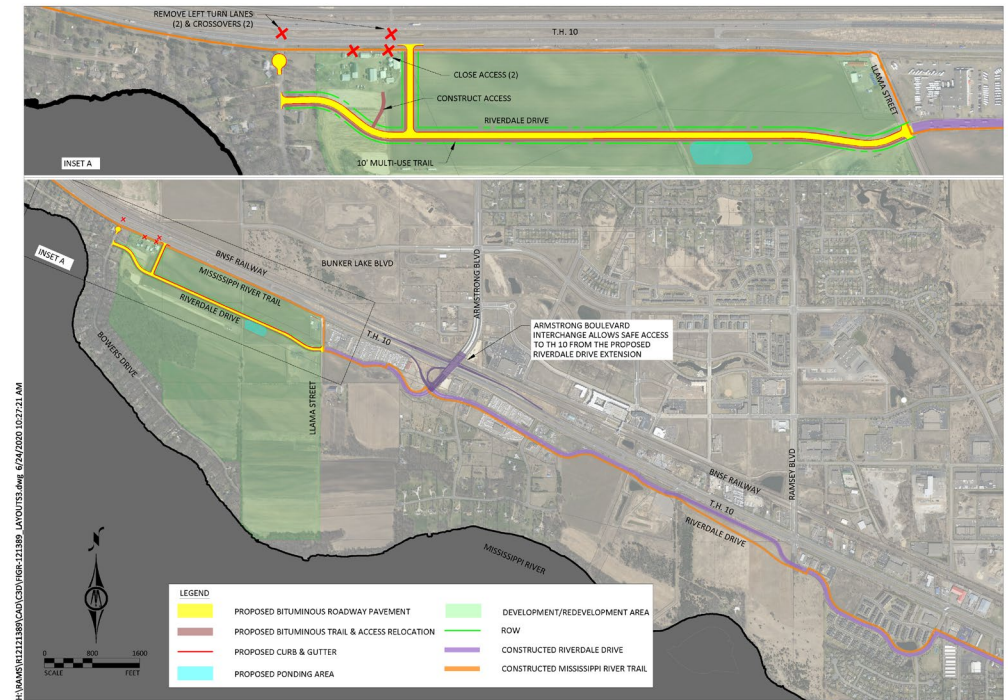
LOCAL PARTNERSHIP PROGRAM  
CITY OF RAMSEY

RIVERDALE DRIVE EXTENSION  
JUNE 2020 



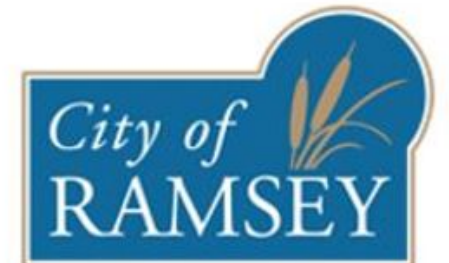
LOCAL PARTNERSHIP PROGRAM  
CITY OF RAMSEY

RIVERDALE DRIVE EXTENSION  
JUNE 2020 



# POTENTIAL LAND USE/FUTURE DEVELOPMENT COMPROMISE

- Enhance Density Transitioning
  - More than currently required by City Code
- Enhance Tree Preservation
  - More than currently required by City Code
- Transects/Zones
  - Larger lots adjacent to Bowers Drive
  - Medium-sized lots in middle zone
  - Smaller lots to the northeast
    - Intersection of Commercial/Industrial and Solar Farm
- Conservation Subdivision Design
- Similar to Riverstone Neighborhood
  - North of Highway 10





# Density Transitioning & Tree Preservation



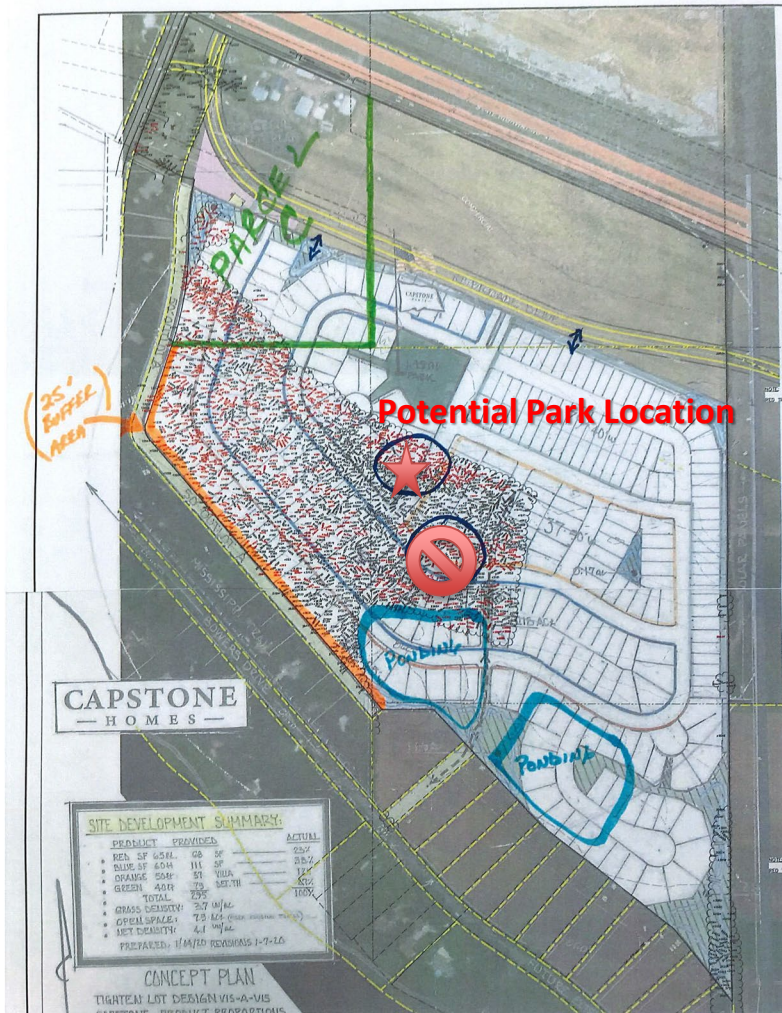
Potential Development

Map Prepared by the City of Ramsey  
Data Source: Anoka County, City of Ramsey  
April 16, 2020  
Lampert Conformal Conic Projection  
Project Folder

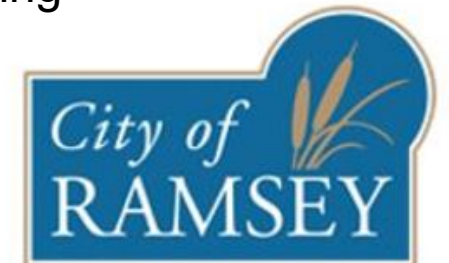
No Development  
For Context Discus

Source: Esri, DigitalGlobe, GeoEye, Earthstar, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# ENHANCED TREE PRESERVATION PLAN



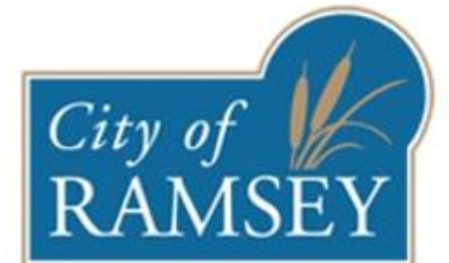
- Alternative #1
  - 1 Acre Nature Based Park
    - Preservation of existing trees
  - Additional 25 foot buffer adjacent to existing 50 foot buffer
    - 75 foot buffer total
    - NOTE: Parcel C retained by Pearson Properties and not part of development area
- Alternative #2
  - Preserve 10% of Project Site
  - Combo of Park Dedication and Other Open Space Preservation Funding

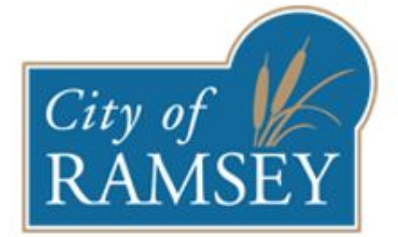


Previous concept underlay for context only. Actual concept will look different.

# OPEN SPACE PRESERVATION FUNDING OPTIONS

- Park Dedication Credit
- Trust for Public Land
- Anoka Conservation District
- Minnesota Department of Natural Resources
- Great River Greening



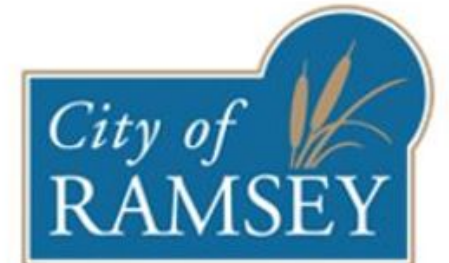


# IMPLEMENTATION PLAN



# IMPLEMENTATION PLAN

1. Allow mix of lot sizes in exchange for the following:
  - Enhanced tree preservation above and beyond minimum code requirements
2. Require a second connection to Bowers Drive in existing City-Owned Corridor
  1. Final design as full public roadway or reduced design for public safety to be evaluated with next steps
3. Require Riverdale Drive Extension
  1. Explore 2 options for connection to Highway 10/169

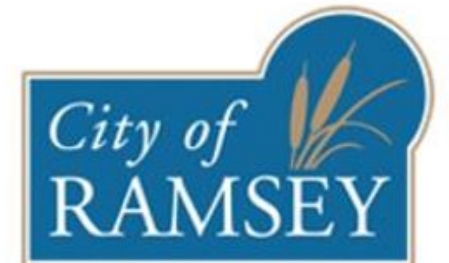


# RESOLUTION #20-065: RIVERDALE DRIVE FUNDING

- 1/3 Cost Share of Pearson Frontage
- 1/3 Cost Share of Anoka County Frontage Funding Gap

	Pearson Frontage	Anoka County Frontage	Total
City/Public*	\$388,000	\$39,250	\$427,250
Capstone	\$339,125	\$39,250	\$378,375
Pearson	\$339,125	\$39,250	\$378,375
<b>Total</b>	<b>\$1,066,250</b>	<b>\$117,750</b>	<b>\$1,184,000</b>

\*Includes both City Contribution and MnDOT Grant



Meeting Date: 01/14/2021

By: Mark Riverblood, Engineering/Public Works

---

### Information

**Title:**

Consider Land Purchase to Expand Loral I Armstrong Delaney Central Park

**Purpose/Background:**

**Purpose**

The purpose of this case is to contemplate the potential purchase of approximately 11 acres of raw land east of Loral I Armstrong Central Park for expansion. The present owner, St. Katherine Drexel Church has indicated they desire to sell this land for approximately \$517,000, and that there is also interest from residential developer(s). Staff would like the Commission to issue a determination as to if the City should proceed to a Purchase Agreement at this time, or if it may be in the community's interest to consider a trail connection to Central Park and proceed with other capital improvements with a similar investment in another part of the park system (among *many alternatives* available).

**Background**

Following the donation of land for the existing 45-acre park more than 3 decades ago, the city's Land Use [Zoning] Map showed the approximate 35 acres to east as zoned 'public' [park use] or 'quasi public'. Thereafter around 2000, the zoning was changed to residential, and at present it is R-1 MUSA zoning for single-family lots. A decade or so ago, the landowner of the 35 acres (the same church named above) expressed a willingness to sell the Western portion of this land to the City for park purposes. That did not move forward. Subsequently, a Capital Improvement Project page was added to the City's CIP as a placeholder to forecast this potential opportunity to expand the park reemerging.

Also during the last decade, the demand for boys and girls softball fields has 'flattened' somewhat in comparison to a growing number youth in the community (soccer and lacrosse is still trending up). And a few years ago the City acquired all the remaining land north of Alpine Drive and east of Lake Itasca for the as yet developed Lake Itasca Community Park (to logically include some athletic fields). Thus, the landscape has literally and figuratively changed a bit relative to athletic field use, and perhaps also the geographic location of where future athletic fields (soccer, football, lacrosse, *or* ballfields) may be best located. Similarly, there seems to be more requests for the City to light existing baseball fields at Alpine Park, versus adding softball/baseball fields at any particular location within the community. (Staff has a call in to the President of the Anoka Ramsey Athletic Association to obtain a 'real-time' assessment of the near and future youth athletic field needs, to garner more information for the Commission in considering this case.)

Another variable here relative to the question as to if the City should consider the purchase of 11 acres to the east of the park is: If the land would not be acquired by the City, a developer may propose any number of residential development scenarios, including potentially a request for greater residential densities, than the present R-1 MUSA zoning for single-family lots. In a traditional residential scenario, the City may impose various development fees, including Park Dedication (land or cash), and also beyond the minimum Park Dedication prescribed in the adopted Rates and Charges, it may be noted. Meaning, if the City does not acquire the western portion of the vacant land for park purposes today, a logical response to a subdivision request may look like the Dedication of Park Land for a multi-use athletic field to the northwest of the vacant land at the border of the existing park (a portion or more of the same 11 acres this case discusses). This 'new' park area could also count toward density transitioning if required, for the theoretical subdivision.

**Notification:**

Note: At this time there is no proposed plat for the land this topic discusses, this case is to respond to the offer to the City to purchase approximately 11 acres, no special notifications are required.

**Observations/Alternatives:****Observations:**

At its essence this case is a yes/no to the question as to if the City should attempt to proceed to a Purchase Agreement for 11 acres to add to one, of five existing community parks. However, there are many different ways to evaluate or factor the potential investment of over half a million dollars to acquire the raw land. The following are a few highlights of these myriad considerations—staff will attempt to organize these concepts in more detail for the meeting.

**Alternatives/Questions for consideration:**

~ Is the proposed \$517,000 a 'good value' for the City's future park system?

Capital improvements; grading, turf, irrigation, trail connections, trees, etc. amounting to another quarter million potentially, would be needed to realize this investment in a useable way as additional athletic field(s). However, at present, there is no more irrigation capacity to irrigate any more acreage at this park. Either city water would need to be available, *or* a new water well (with power supply, pump and controls would be needed); a new well with power may be \$300,000 or more.

~ Is a similar value realized by specifying that any new residential land use to the east of the park, would require Park Dedication (land) to result in additional field space to be added?

The same capital improvements are needed for the athletic field, but under this scenario, municipal water is brought to the site. Cash savings may be 3/4 million for one or more athletic fields.

~ Is additional athletic field space needed 'now'?

~ Might capital expenditures in a new athletic field(s) be more valuable at Lake Itasca Community Park, given there is no significant developed park space near there, and it has double the density of children in proximity?

In this scenario, a trail to connect Central Park to Variolite Street would still be recommended.

~ Might the best way forward (for both the church and the City) be to 'ghost plat' all the property the church does not need for their building (before a Purchase Agreement is developed), to ensure that the land is developed to it highest and best use?

**Funding Source:**

Funding for any potential land acquisition (or capital improvements) this case discusses would be from the Park Trust Fund.

**Recommendation:**

Staff recommends the Commission embark upon a robust discussion on the question this case proposes, and by consensus or motion, provide staff a clear next step in responding to the church's proposal, or for City Council action.

**Action:**

Based upon discussion.

---

**Attachments**

samples of CIP projects

numbers of children in proximity

approximate area of 11 acres

earlier concepts

old appraisal

---

### Form Review

**Inbox**

Grant Riemer

Form Started By: Mark Riverblood

Final Approval Date: 01/08/2021

**Reviewed By**

Grant Riemer

**Date**

01/08/2021 03:52 PM

Started On: 01/08/2021 11:03 AM



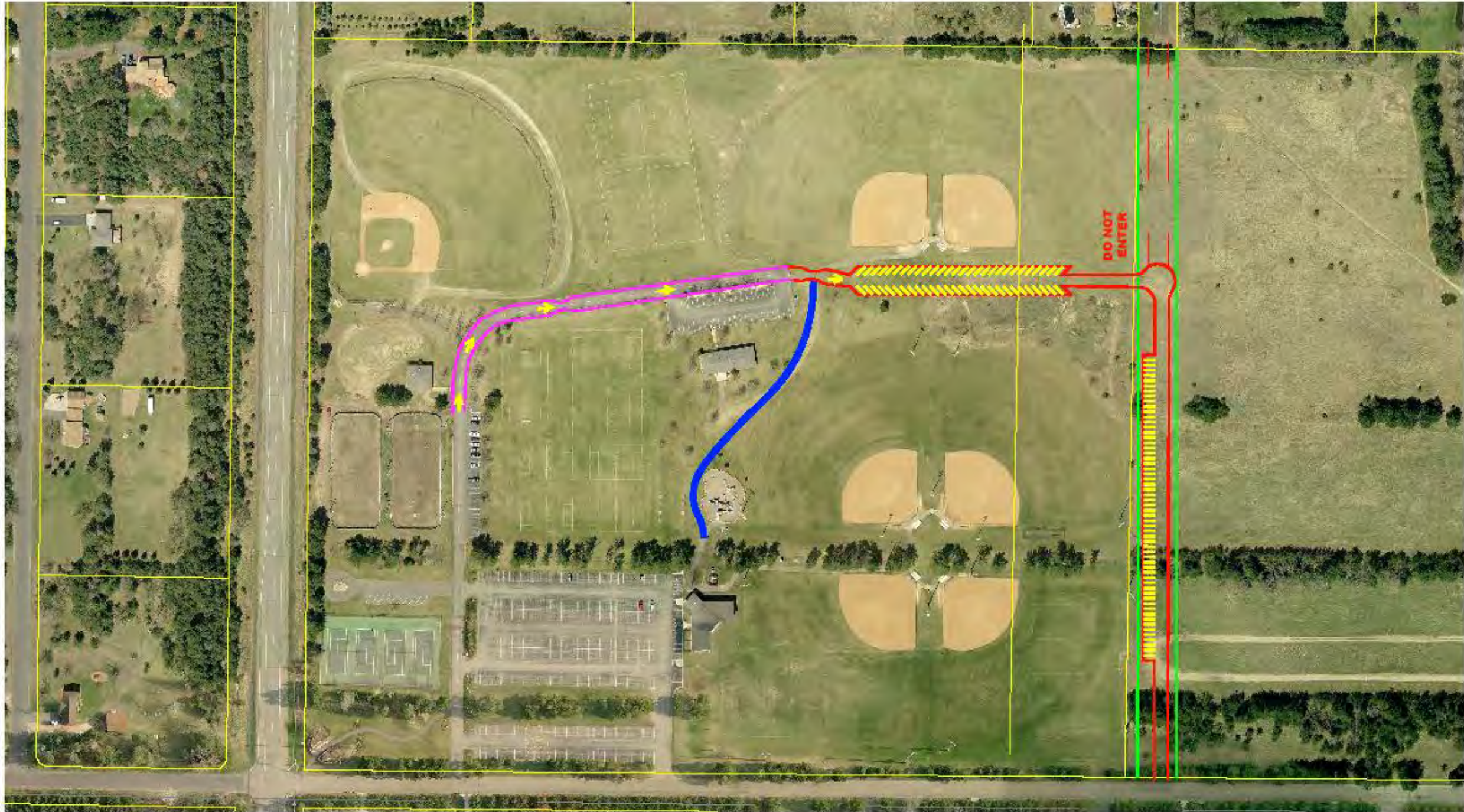




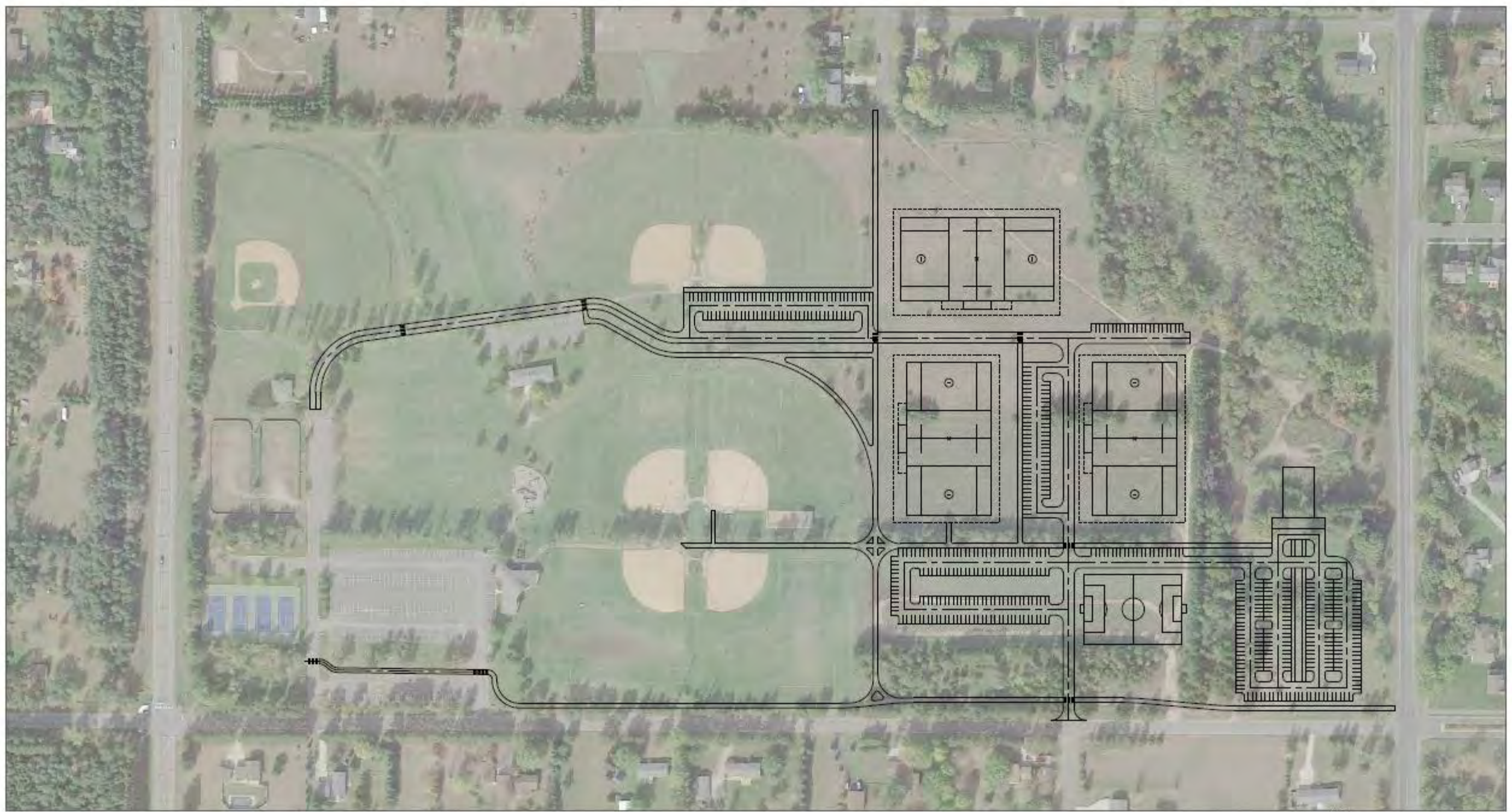


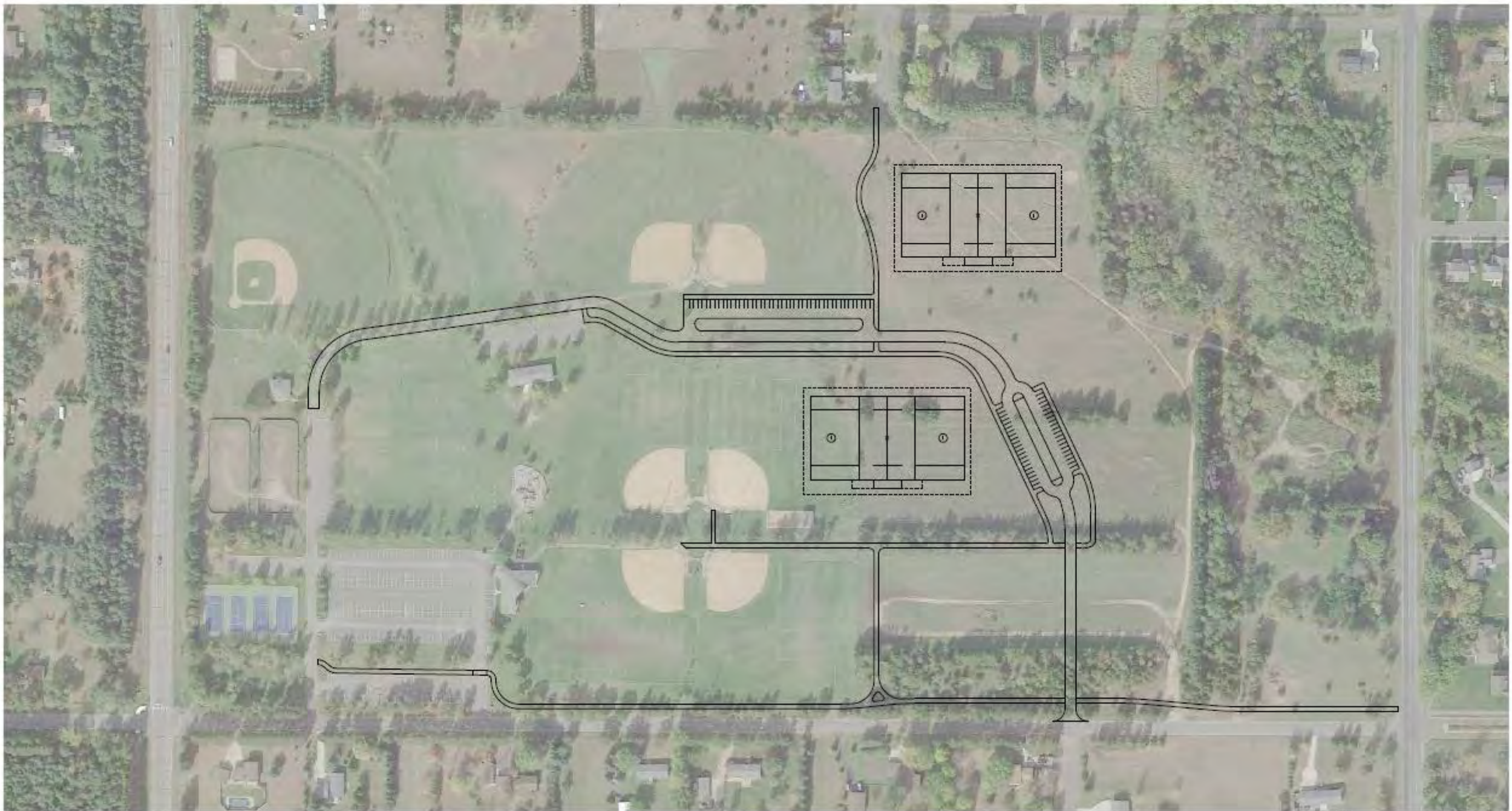


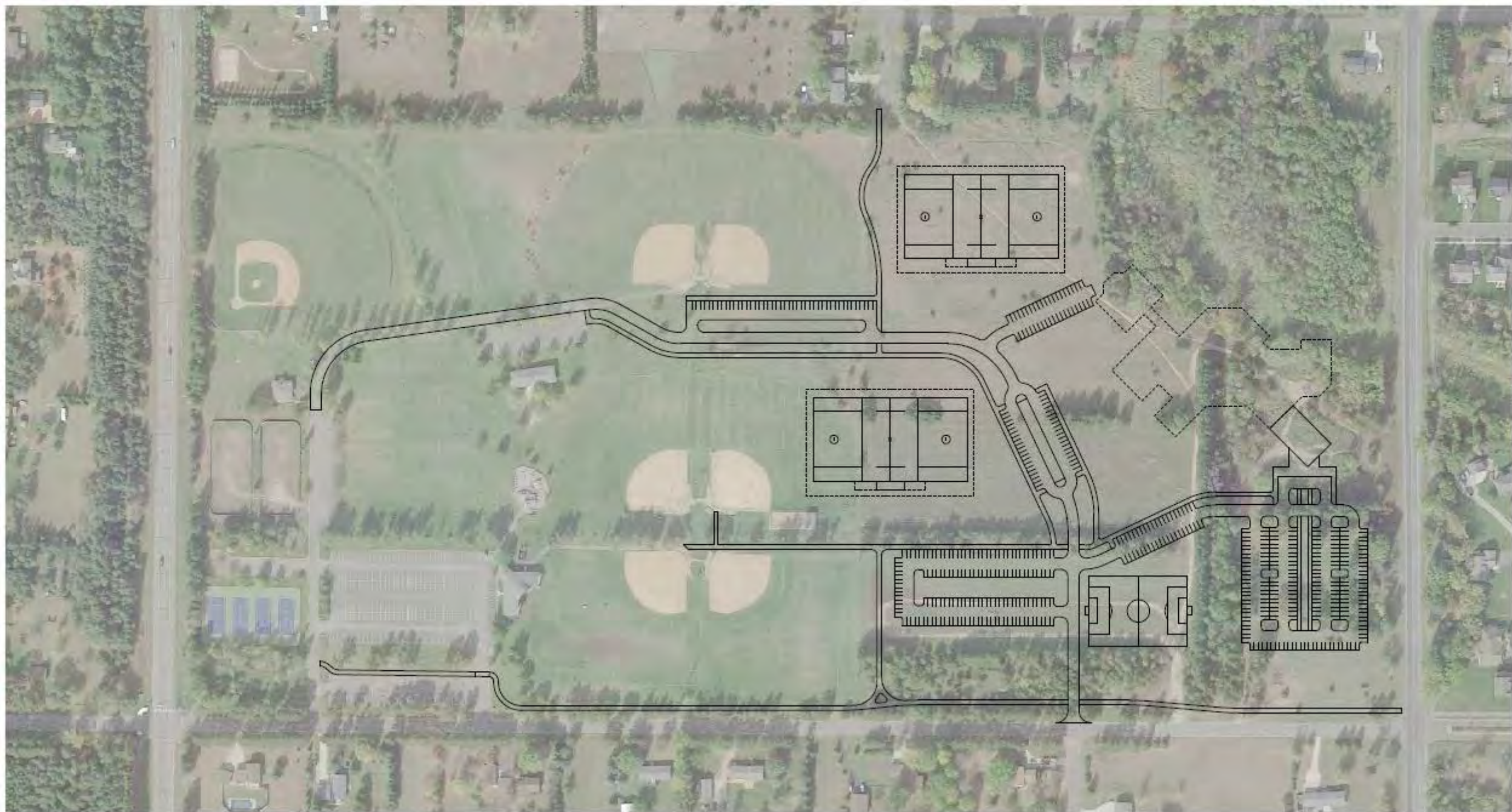
*Approximate area of 11 acres*

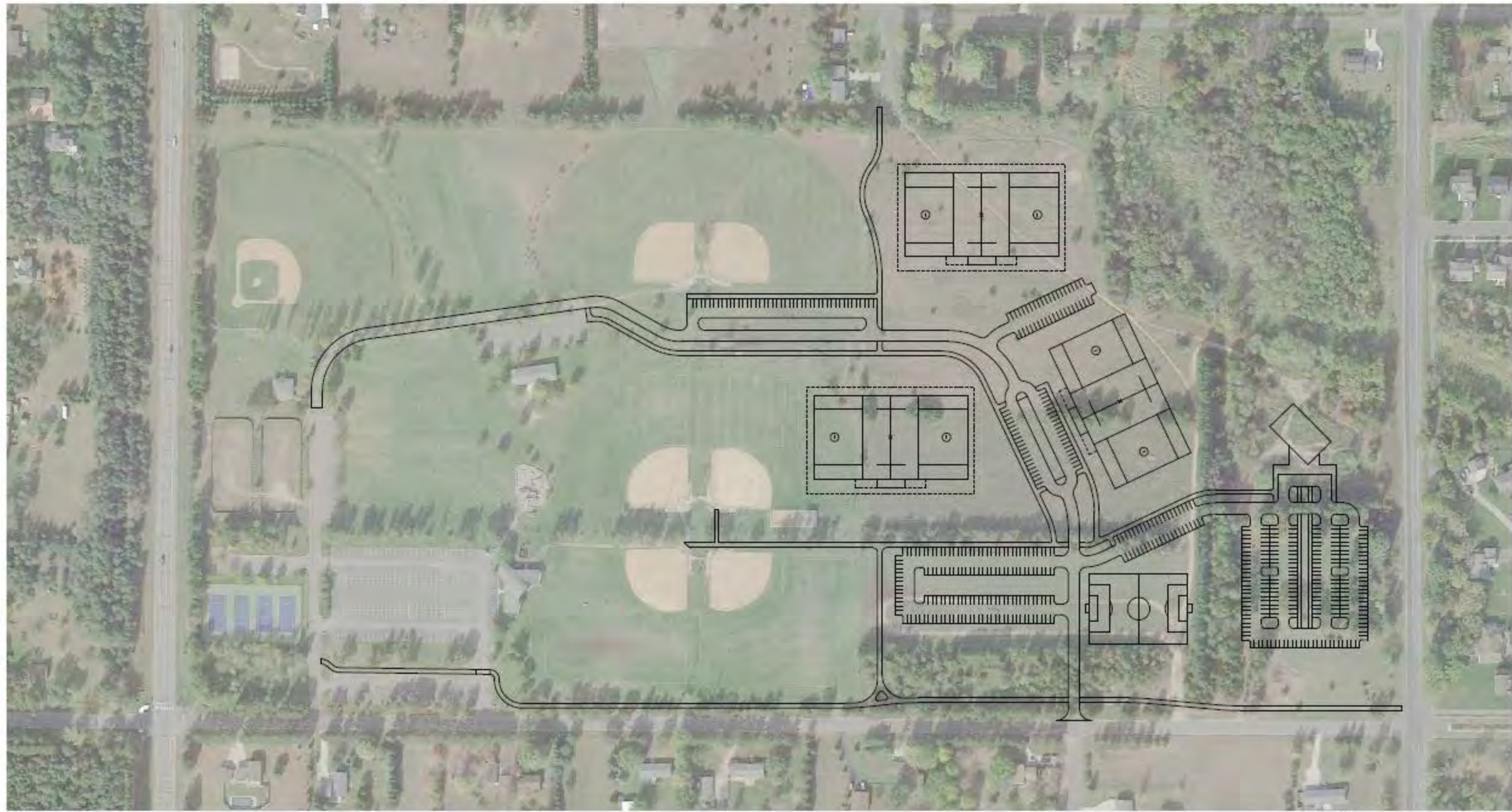


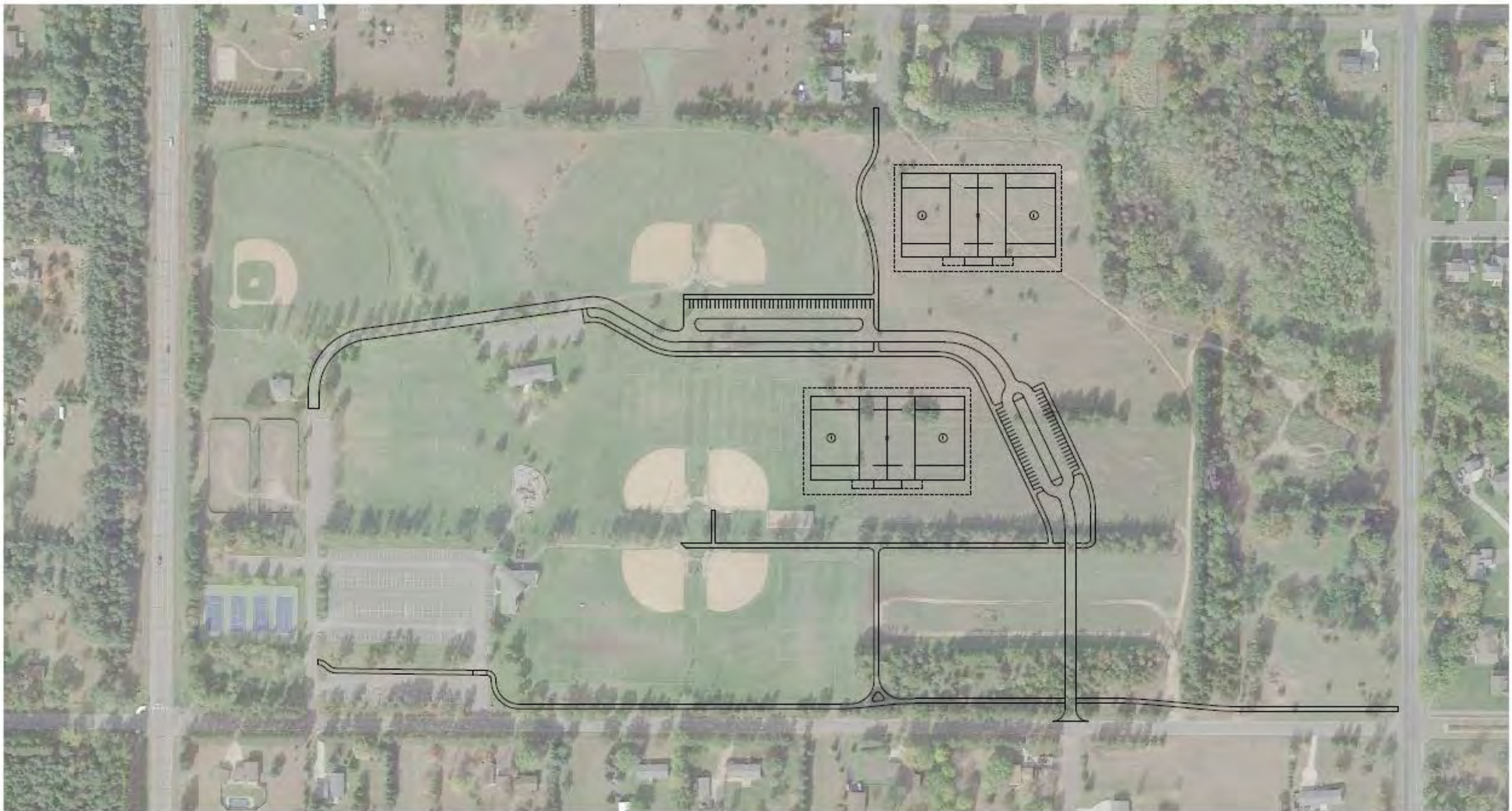
DO NOT  
ENTER











**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

7925 161st Ave NW

Ramsey, MN 55303

**FOR:**

City of Ramsey

7550 Sunwood Dr NW, Ramsey, MN 55303

**AS OF:**

July 10, 2015

**BY:**

David C. Hughes

# Appraiser Disclosure Statement

File No. 15JUL10D

Borrower	n/a						
Property Address	7925 161st Ave NW						
City	Ramsey	County	Anoka	State	MN	Zip Code	55303
Lender/Client	City of Ramsey						

: Appraiser Disclosure Statement:

1. The scope of this appraisal is to develop an opinion of value of the lot only of a previously improved site, described in the body of this report. The intended user of this appraisal is The City of Ramsey, 7550 Sunwood Dr NW, Ramsey, MN 55303. I have not been previously engaged in professional services for the property which is the subject of this report in the last three years. I have experience in appraising in this market area. I am aware of, and have access to, the necessary and appropriate public and private data sources for the area in which the property is located.

2. The intended use or function of the appraisal prepared is to provide an opinion of market value on the real property, the subject of the appraisal. This appraisal has been prepared for the exclusive benefit of my client. It may not be used or relied upon by any other party. Any party who uses or relies upon information in this report does so at his or her own risk. Any information contained herein will only be released with specific authorization from my client. Additional copies of this report can only be executed with authorization from my client.

3. The value estimate is based upon the assumption that the subject property described in the appraisal is not negatively affected by the existence of hazardous substances or detrimental environmental conditions. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraisers routine inspection of the subject property did not develop any significant conclusions regarding hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report.

4. The signature(s) included with this report are digitally generated and should be considered legally binding and have the same force and effect as original ink signatures. All residential reports from Certified Appraisal Service, Inc are originals from printers or computer files which are locked when signed so they cannot be tampered with. Digital signatures are applied to make it possible to transmit an entire report electronically. No other person can alter the appraisal with the exception of the original signing appraiser.

5. An appraisal is different than a home inspection. An appraisal is required to estimate market value. It is the buyers responsibility to be informed.

6. Statistical reporting is based on information from the Regional Multiple Listing Service of Minnesota, county on-line data, drive-by observations and in some instances direct contact with listing agents. The Appraiser relied on the information from these reliable sources and if found to be incorrect, may affect your market value.

7. If I relied on significant professional assistance from any individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report, therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

8. The appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989, as amended (12 U.S.C 331 et seq.) and any implementing regulations.

# LAND APPRAISAL REPORT

7925161ST  
File No. 15JUL10D

IDENTIFICATION	Borrower <u>n/a</u>	Census Tract <u>0502.24</u>	Map Reference <u>34 C2</u>	
	Property Address <u>7925 161st Ave NW</u>			
	City <u>Ramsey</u>	County <u>Anoka</u>	State <u>MN</u>	Zip Code <u>55303</u>
	Legal Description _____			
	Sale Price \$ <u>n/a</u>	Date of Sale <u>n/a</u>	Loan Term <u>n/a</u> yrs.	Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD
Actual Real Estate Taxes \$ <u>exempt</u> (yr)		Loan charges to be paid by seller \$ <u>n/a</u>	Other sales concessions <u>n/a</u>	
Lender/Client <u>City of Ramsey</u>		Address <u>445 East Lake Street, MN 55391</u>		
Occupant <u>vacant</u> Appraiser <u>David C. Hughes</u> Instructions to Appraiser <u>Estimate the fair market value of an undifferentiated 15 acres of an unimproved site; PID 16-32-25-24-0002 located in the city of Ramsey in Anoka County.</u>				

NEIGHBORHOOD	Location	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Rural	Employment Stability	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Avg.	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	
	Built Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Growth Rate	<input type="checkbox"/> Fully Dev.	<input checked="" type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	<input type="checkbox"/> Slow	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Marketing Time	<input checked="" type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Present Land Use	<u>82%</u> 1 Family	<u>2%</u> 2-4 Family	<u>1%</u> Apts.	<u>10%</u> Condo	<u>10%</u> Commercial	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Change in Present Land Use	<input type="checkbox"/> Not Likely	<input checked="" type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)			Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Predominant Occupancy	(*) From <u>residential</u> To <u>public park</u>				Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Single Family Price Range	<u>\$ 30,000</u> to <u>\$ 655,000</u>		Predominant Value <u>\$ 160</u>		Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): Subject is located in Ramsey, an area consisting of single family homes of various styles, sizes, ages and values. Schools are in the Elk River and the Anoka-Hennepin School Districts. Ramsey has limited employment opportunities. Recreation (primarily outdoor) and police and fire protection are adequate. No adverse noise factor, typical nature and residential views.

SITE	Dimensions <u>undifferentiated</u> = <u>15</u> Sq. Ft. or Acres	<input type="checkbox"/> Corner Lot
	Zoning classification <u>R1 - Single Family Residential</u>	Present Improvements <input checked="" type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations
	Highest and best use <input type="checkbox"/> Present use <input checked="" type="checkbox"/> Other (specify) <u>site is currently un-improved, proposed park improvement</u>	
	Elec. <input type="checkbox"/>	Topo <u>level</u>
	Gas <input type="checkbox"/>	Size <u>large acreage site</u>
	Water <input type="checkbox"/>	Shape <u>irregular</u>
	San. Sewer <input type="checkbox"/>	View <u>nature/res</u>
	<input type="checkbox"/> Underground Elect. & Tel.	Drainage <u>adequate runoff to low areas</u>
	OFF SITE IMPROVEMENTS	Is the property located in a HUD Identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
	Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	
Surface <u>bituminous</u>		
Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		
<input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Curb/Gutter		
<input type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Street Lights		

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): The subject site does not appear to be in a FEMA designated flood zone. No adverse easements, encroachments or any other adverse conditions were noted by the appraiser.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

MARKET DATA ANALYSIS	ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
	Address	<u>7925 161st Ave NW Ramsey</u>	<u>20xxx Nowthen Blvd Nowthen, MN 55303, Anoka Cnty</u>	<u>xxxx Nowthen Blvd Nowthen, MN 55303, Anoka Cnty</u>	<u>xxxx Nowthen Blvd Nowthen, MN 55303, Anoka Cnty</u>
	Proximity to Subject		<u>5.64 miles N</u>	<u>6.08 miles N</u>	<u>5.97 miles N</u>
	Sales Price	<u>\$ n/a</u>	<u>\$ 70,000</u>	<u>\$ 73,000</u>	<u>\$ 76,000</u>
	Price \$/Sq. Ft.		<u>\$ 6,979/ac</u>	<u>\$ 11,231/ac</u>	<u>\$ 10,660/ac</u>
	Data Source	<u>inspect/county</u>	<u>County/RealtorMLS</u>	<u>County/RealtorMLS</u>	<u>County/RealtorMLS</u>
	Date of Sale and Time Adjustment	<u>n/a</u>	<u>01/2015</u>	<u>05/2015, dom 32</u>	<u>05/2015, dom 32</u>
	Location	<u>Ramsey</u>	<u>Nowthen</u>	<u>Nowthen</u>	<u>Nowthen</u>
	Site/View	<u>15 ac, rural</u>	<u>10.3 ac, rural</u>	<u>6.5 a., rural</u>	<u>7.13 a., rural</u>
	wooded	<u>light</u>	<u>light</u>	<u>medium</u>	<u>light</u>
	topography	<u>level</u>	<u>level</u>	<u>level</u>	<u>level</u>
	utilities	<u>none</u>	<u>none</u>	<u>none</u>	<u>none</u>
	appeal	<u>good</u>	<u>good</u>	<u>good</u>	<u>good</u>
	Sales or Financing Concessions	<u>n/a</u>	<u>Conventional</u>	<u>CD</u>	<u>Cash</u>
		<u>0</u>	<u>17,500</u>	<u>0</u>	<u>0</u>
	Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - <u>\$ 39,480</u>	<input checked="" type="checkbox"/> + <input type="checkbox"/> - <u>\$ 66,400</u>	<input checked="" type="checkbox"/> + <input type="checkbox"/> - <u>\$ 66,180</u>
	Indicated Value of Subject		<u>Net 56.4 % \$ 109,480</u>	<u>Net 91.0 % \$ 139,400</u>	<u>Net 87.1 % \$ 142,180</u>

Comments on Market Data: See additional comments.

Comments and Conditions of Appraisal: The subject has not been sold within the last three years. No other previous sales were noted within the last one year for any of the comparable sales used in this report.

Final Reconciliation: The income and cost approaches to value were not used due to the lack of sufficient data with which to form a meaningful value estimate. The direct sales comparison approach is deemed to offer the most reliable indication of value. The final value is rounded.

**I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF** July 10, 2015 to be \$ 118,000

*David C. Hughes*  
David C. Hughes  Did  Did Not Physically Inspect Property

Appraiser(s) \_\_\_\_\_ Review Appraiser (if applicable)



**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

## STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

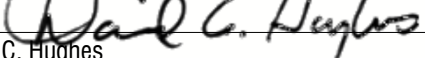
**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

**SUPERVISORY APPRAISER'S CERTIFICATION:** If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

**ADDRESS OF PROPERTY APPRAISED:** 7925 161st Ave NW, Ramsey, MN 55303

**APPRAISER:**

Signature:   
Name: David C. Hughes  
Date Signed: 07/15/2015  
State Certification #: 20111284  
or State License #: \_\_\_\_\_  
State: MN  
Expiration Date of Certification or License: 08/31/2016

**SUPERVISORY APPRAISER (only if required):**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date Signed: \_\_\_\_\_  
State Certification #: \_\_\_\_\_  
or State License #: \_\_\_\_\_  
State: \_\_\_\_\_  
Expiration Date of Certification or License: \_\_\_\_\_

Did  Did Not Inspect Property

## Subject Photos

Borrower	n/a						
Property Address	7925 161st Ave NW						
City	Ramsey	County	Anoka	State	MN	Zip Code	55303
Lender/Client	City of Ramsey						



**Street View Looking East**



**West Boundary Looking North**



**Overview of Site Looking East**



**West Boundary Looking South**



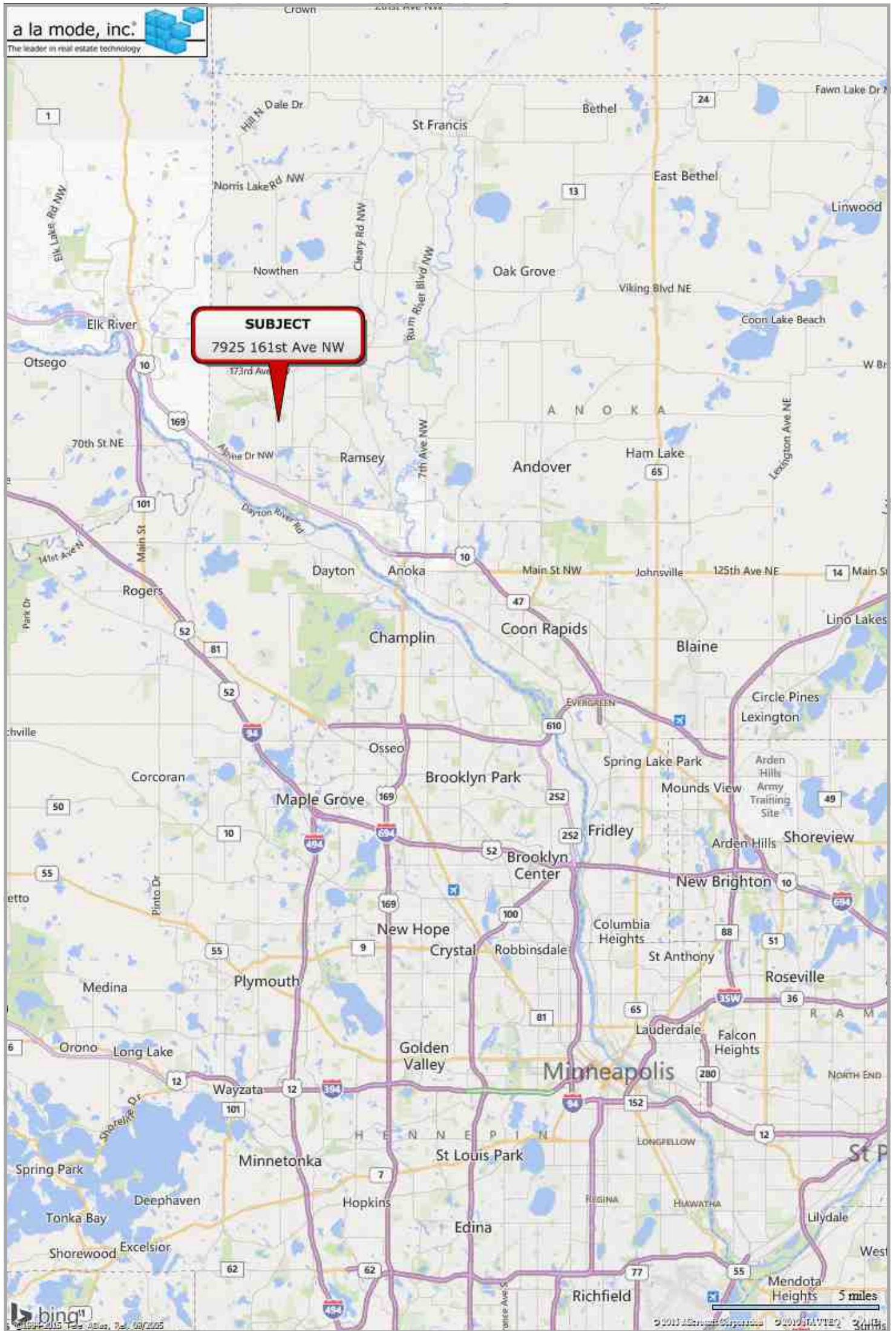
**Overview of Site Looking West**



**Northeast Boundary Looking Southeast**

# Location Map

Borrower	n/a						
Property Address	7925 161st Ave NW						
City	Ramsey	County	Anoka	State	MN	Zip Code	55303
Lender/Client	City of Ramsey						



# Aerial Map

Borrower	n/a						
Property Address	7925 161st Ave NW						
City	Ramsey	County	Anoka	State	MN	Zip Code	55303
Lender/Client	City of Ramsey						

Proposed Site Area - The 15 acres of Buildable Land Located within The Highlighted Area.





# Comparable #1



## Comparable #1



Aerial Photo: Flown Spring of 2014



# Comparable 2



## Comparable #2



Scale 1:2400



Aerial Photo: Flowm Spring of 2014



# Comparable #3



## Comparable #3



Aerial Photo: Flown Spring of 2014



# Comparable 4



## Comparable #4



Aerial Photo: Flown Spring of 2014



# Comparable 5



## Comparable #5



Aerial Photo: Flown Spring of 2014



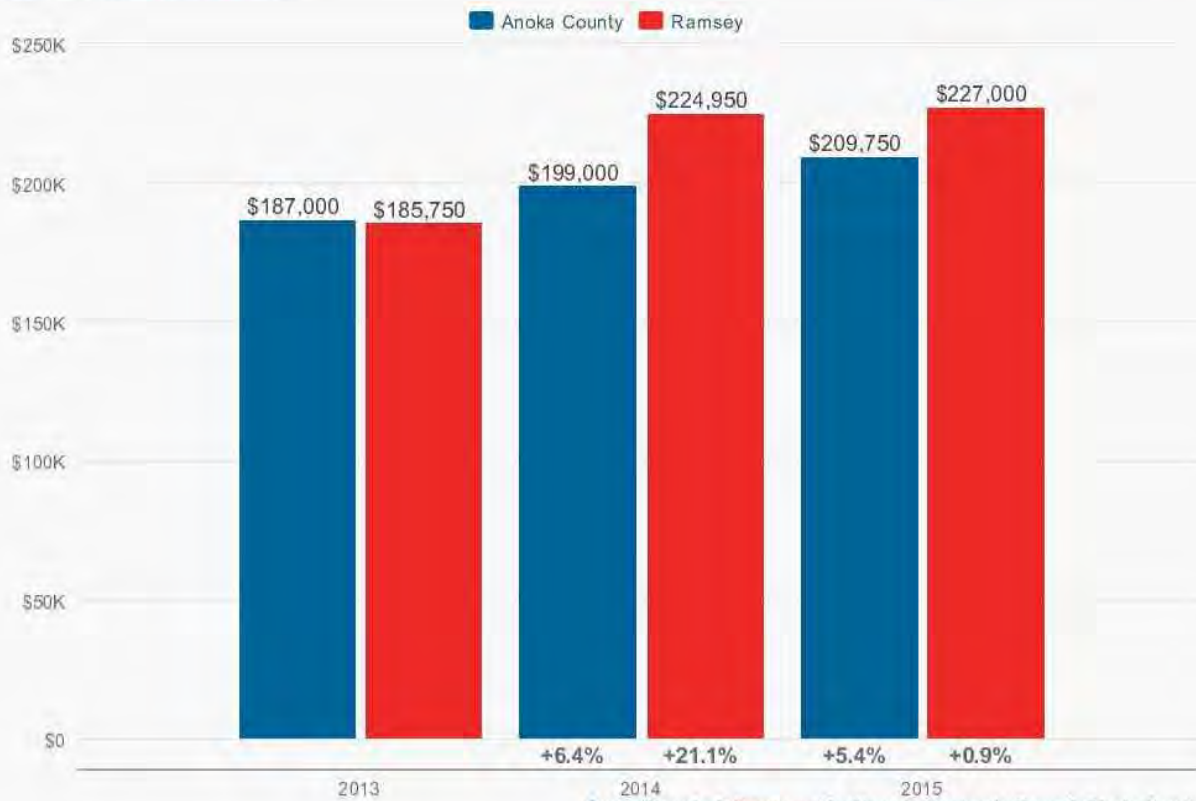
# Local Market Addendum

**David Hughes**  
Certified Appraisal Services

Office: 763-767-6925  
Cell: 612-963-1558  
[dchughes413@comcast.net](mailto:dchughes413@comcast.net)



## June Median Sales Price



Anoka County & Ramsey: Traditional, Previously Owned, Single-Family

Each data point is 12 months of activity. Data is from July 14, 2015.

All data from NorthstarMLS. Data deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

# Engagement Letter

Mark R. Schwab

## Certified Appraisal Services

13016 Owatonna Street Northeast  
Blaine, MN 55449

Voice - 763 767-6925

Fax - 763 767-6921

Website - [www.cert-appraisal.com](http://www.cert-appraisal.com)

This communication, together with any attachments hereto or links contained herein, is for the sole use of the intended recipient(s) and may contain information that is confidential or legally protected. If you are not the intended recipient, you are hereby notified that any review, disclosure, copying, dissemination, distribution or use of this communication is STRICTLY PROHIBITED. If you have received this communication in error, please notify the sender immediately by return e-mail message and delete the original and all copies of the communication, along with any attachments hereto or links herein, from your system.

----- Forwarded message -----

From: **Mark Schwab** <[mrsinc55@gmail.com](mailto:mrsinc55@gmail.com)>

Date: Thu, Jun 18, 2015 at 9:56 AM

Subject: Re: potential purchase by the city from st. kathrine drexal

To: Mark Riverblood <[mriverrblood@ci.ramsey.mn.us](mailto:mriverrblood@ci.ramsey.mn.us)>

Hi Mark,

The fee for this appraisal will be \$450 (residential land form report) and our turnaround time will be about 3 weeks from the date we receive your engagement. Thank you for the opportunity to bid this assignment.

Sincerely,

Mark R. Schwab

## Certified Appraisal Services

13016 Owatonna Street Northeast  
Blaine, MN 55449

Voice - 763 767-6925

Fax - 763 767-6921

Website - [www.cert-appraisal.com](http://www.cert-appraisal.com)

This communication, together with any attachments hereto or links contained herein, is for the sole use of the intended recipient(s) and may contain information that is confidential or legally protected. If you are not the intended recipient, you are hereby notified that any review, disclosure, copying, dissemination, distribution or use of this communication is STRICTLY PROHIBITED. If you have received this communication in error, please notify the sender immediately by return e-mail message and delete the original and all copies of the communication, along with any attachments hereto or links herein, from your system.

On Mon, Jun 15, 2015 at 7:57 AM, Mark Riverblood <[mriverrblood@ci.ramsey.mn.us](mailto:mriverrblood@ci.ramsey.mn.us)> wrote:

Hello Mr. Schwab – been some time since I have done business with you!

Previously you had done some appraisals for me relative to conservation and trail easements. Today I am in need of an appraisal for raw land to potentially purchase to expand Central Park. This is something that may be useful to meet on, or discuss by phone, as the boundary for the purchase has not been determined yet – so, I am thinking that you could base the appraisal per sq ft, or by acre(?), with the approximate area referenced. Or, I can make an exhibit that shows all 4-5 scenarios.

<https://web.mail.comcast.net/zimbra/h/printmessage?id=511333&tz=America/Chicago...> 7/2/2015

# Resume

## DAVID C. HUGHES *Certified Residential Real Property Appraiser*

### Formal Education

Anoka Technical College (Architectural Tech)  
Centennial High School

Anoka, Minnesota  
Circle Pines, Minnesota

### Professional Education

17 <sup>th</sup> Real Estate Trends	2015	Appraisal Institute
Appreciating Market Adjustments	2014	Kaplan
USPAP Update	2014	Kaplan
Fannie Mae	2013	Kaplan
Regression	2013	Kaplan
USPAP Update	2012	Kaplan
2011 Appraisal Update UAD	2011	Kaplan
USPAP Update	2011	Kaplan
Understanding Today's HVAC	2011	Kaplan
Design/Functional Utility	2010	Appraisal Institute
REO Appraisal	2010	Appraisal Institute
USPAP Update	2009	Kaplan
Form 1004MC & HVCC Conduct	2009	Kaplan
Assessment Laws & Procedures	2009	MN Assoc. of Assessing Officers
FHA Procedures & Roster Eligibility	2009	Appraisal Institute
Hire & Supervise New Appraisers	2008	Kaplan
Data Analysis Declining Mkt.	2008	Kaplan
Advanced Exteriors	2008	Kaplan
USPAP Update	2006	Prosource
How to Perform an Appraisal Inspection	2005	Prosource
How to Prepare The New URAR	2005	Prosource
National USPAP update	2005	Prosource
Small Residential Investment Properties	2004	Prosource
FHA Appraisals/New HUD Guidelines	2004	Prosource
National USPAP Course	2003	Prosource
USPAP Update	2002	Prosource
Fannie Mae Update Presentation	2001	National Association of Real Estate Appraisers
Frauds And Flips	2001	National Association of Real Estate Appraisers
Appraising the Single Family Residence	2001	National Association of Real Estate Appraisers
Appraisal Practices & Principals	2000	National Association of Real Estate Appraisers
Appraisal Guidelines & Updates	2000	National Association of Real Estate Appraisers
Appraisal Regulations	2000	National Association of Real Estate Appraisers
USPAP Update	2000	Prosource
Appraisal Office Management	1999	University of St. Thomas
Supporting Sales Grid Adjustments	1999	University of St. Thomas
Registered Home Inspector (RHI)	1998	Prosource
Introduction to Appraisal Principles I	1997	Prosource
Introduction to Appraisal Principles II	1997	Prosource
Introduction to Appraisal Practices I	1997	Prosource
Introduction to Appraisal Practices II	1997	Prosource
USPAP Standards & Ethics	1997	Prosource
Appraiser's guide to Residential Construction	1997	Prosource
Building Inspection Tech Course Studies	1994	North Hennepin Community College
Field Inspection	Building Insp-Plan Review	
Building Codes & Their Standards		
Electrical Insp	Building Insp-Dept. Admin	

### Professional History

Certified Real Property Appraiser	1997-Present	State of Minnesota
Structural Technician	1976-2009	Central Minnesota

