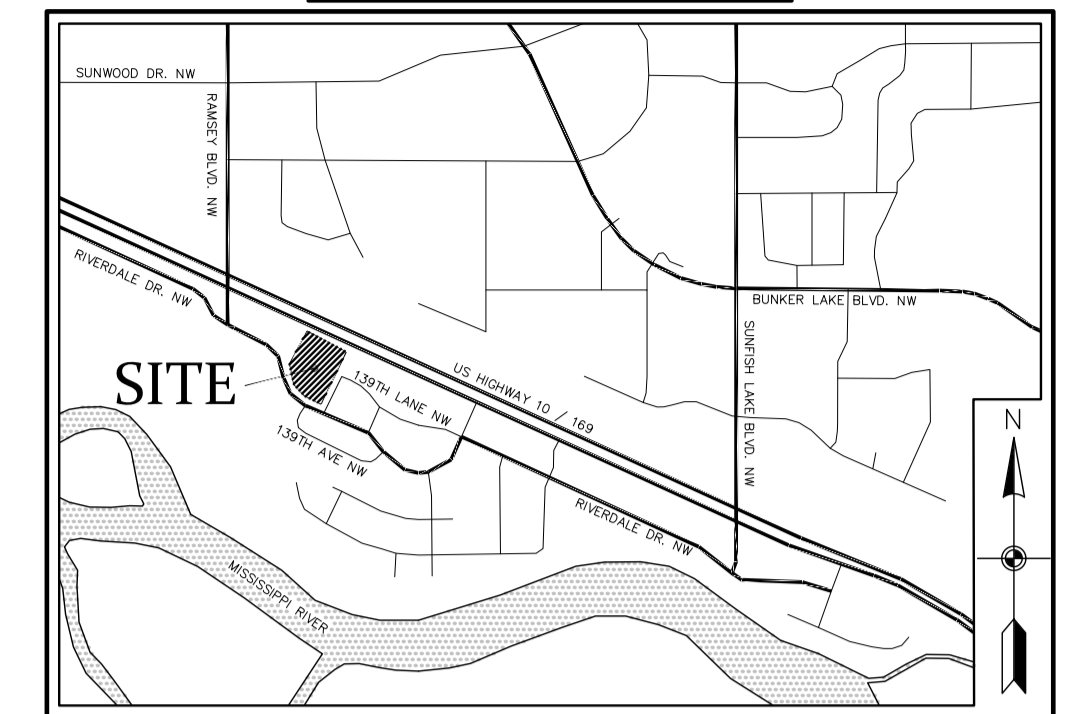


RIVENWICK VILLAGE 4TH ADDITION

RAMSEY, MINNESOTA

VICINITY MAP



NOT TO SCALE

RIVENWICK VILLAGE ④

1

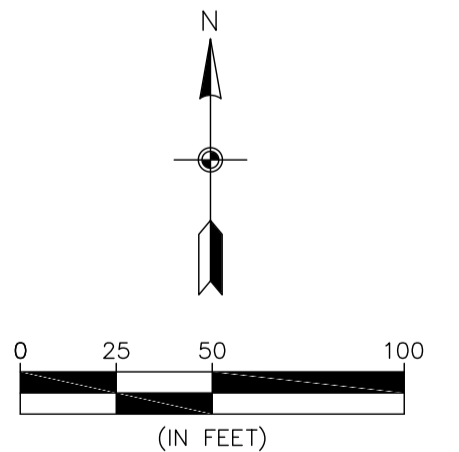
U.S. HWY 10 / HWY 169

OUTLOT A

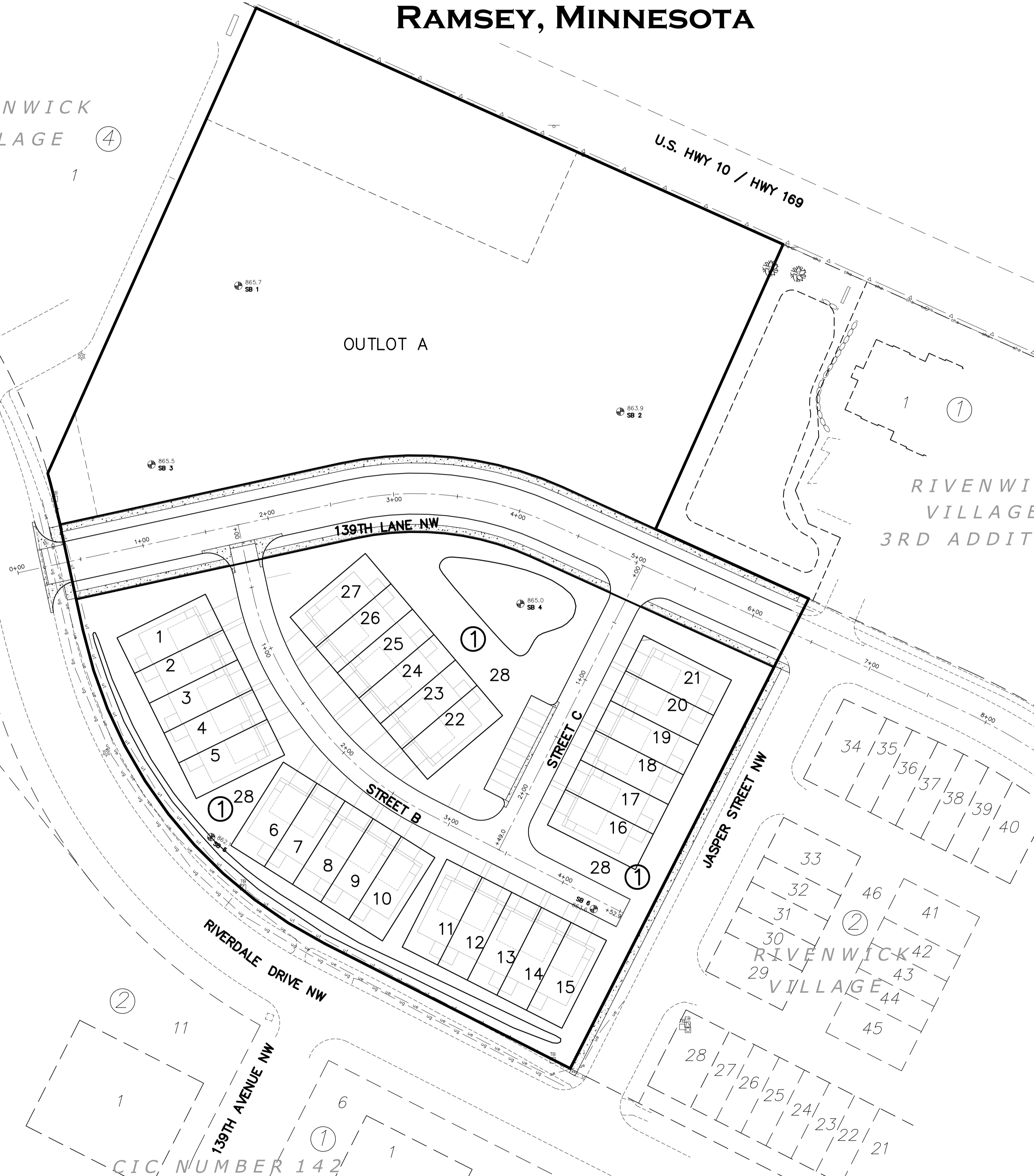
RIVENWICK VILLAGE 3RD ADDITION

SHEET INDEX

1. COVER
2. EXISTING CONDITIONS
3. PRELIMINARY PLAT
4. PRELIMINARY SITE & UTILITY PLAN
5. PRELIMINARY GRADING & EROSION CONTROL PLAN
- 6-7. DETAILS



BENCHMARK	
1.	Minnesota Department of Transportation Geodetic GSID Station No. 781 (MnDot Name F 257) - Elevation 864.76 ft.
2.	Minnesota Department of Transportation Geodetic GSID Station No. 93781 (MnDot Name 0202 B) - Elevation 865.02 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 CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

CARLSON MCCAIN
ENGINEERING SURVEYING ENVIRONMENTAL

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature: *Brian J. Krystofiak*
Date: 2/24/22 License #: 25063

Drawn: ADB
Designed: BJK
Date: 2/24/22

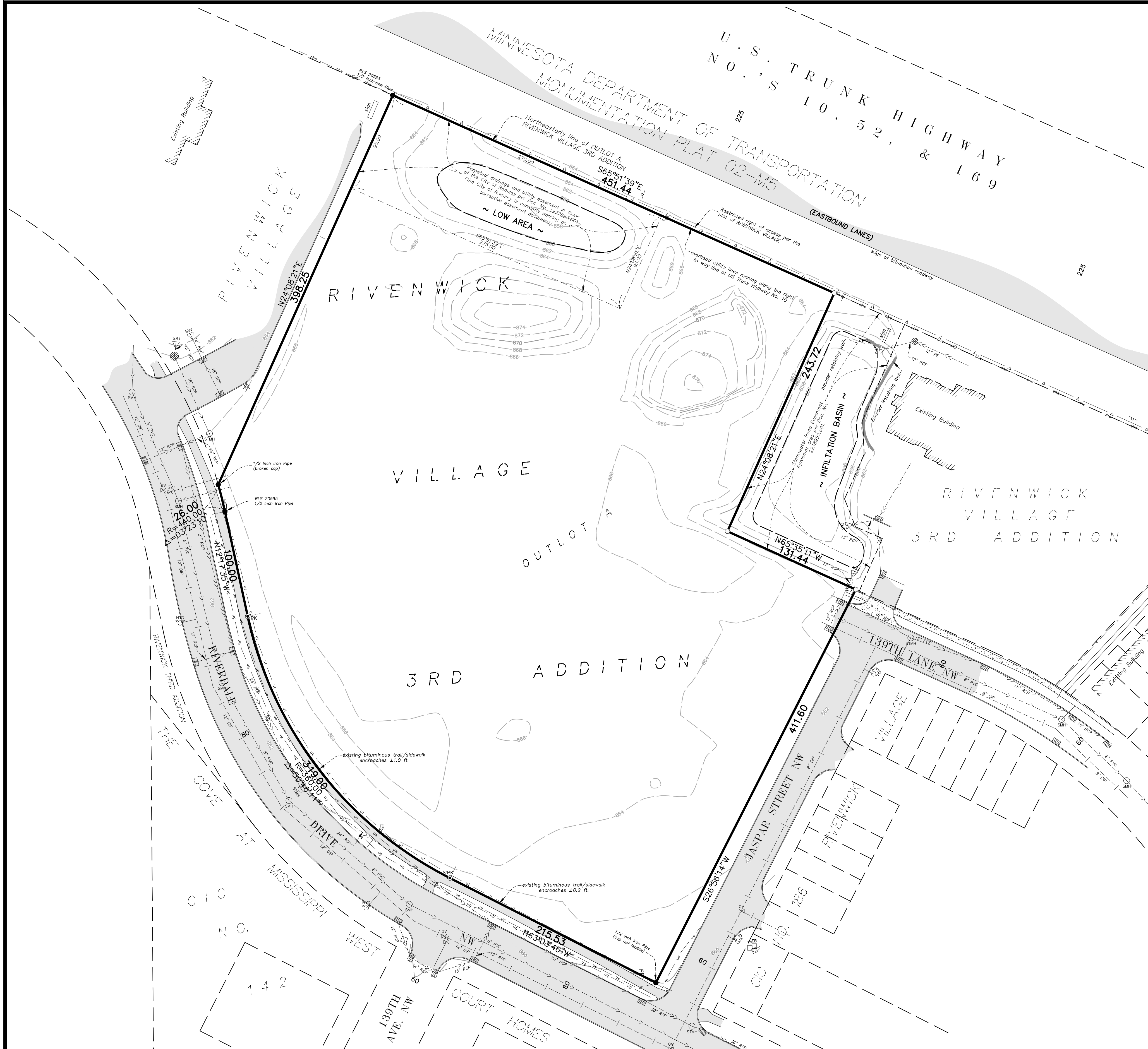
Revisions:
1. 4/8/22 per City Comments

LGI HOMES - MINNESOTA, LLC
2850 Cutters Grove Ave., Suite 207
Anoka, Minnesota 55303

RIVENWICK VILLAGE 4TH ADDITION
Ramsey, Minnesota

COVER

1 of 7



PROPERTY DESCRIPTION: (Per Schedule A of Title Commitment File No. NCS-1081757-8-MPLS, with a commitment date of December 03, 2021 at 7:30 AM, prepared by First American Title Insurance Company)

Outlot A, Rivenwick Village 3rd Addition, Anoka County, Minnesota.
(abstract property)

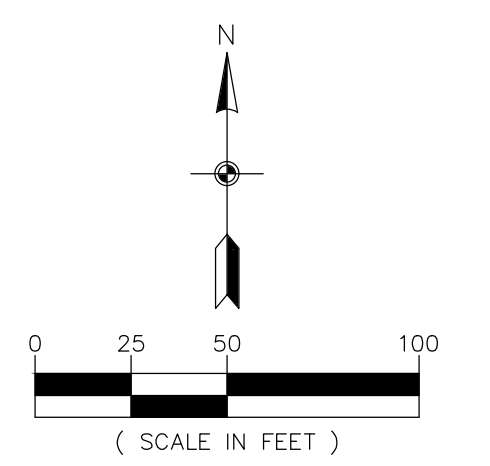
GENERAL NOTES:

- 1) Bearings shown hereon are based on the northeasterly line of Outlot A, RIVENWICK VILLAGE 3RD ADDITION, which is assumed to bear S65°51'39"E.
- 2) Surveyed property address, per title commitment - unassigned, Ramsey, MN 55303
- 3) Surveyed property contains ±313,600 sq. ft. (±7.20 acres).
- 4) Due to snow and winter conditions, additional improvements may not have been visible or located at the time of survey.
- 5) Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).
- 6) We have been advised that the City of Ramsey is currently working on a corrective easement description for the perpetual drainage and utility easement per Doc. No. 1977693.001.

LEGEND

- - Denotes Found Iron Monument, as noted
- PK - Denotes Found PK Nail
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- ☼ - Denotes Light Pole
- ⊕ - Denotes Miscellaneous Sign
- ⚑ - Denotes Flag Pole
- - Denotes Sanitary Manhole
- - Denotes Storm Manhole
- ⊕ - Denotes Catch Basin
- ⊕ - Denotes Overflow Control Structure
- ⊕ - Denotes Fire Hydrant
- ⊕ - Denotes Gate Valve
- ⊕ - Denotes Utility Pole
- ☐ - Denotes Telephone Box
- ☐ - Denotes Electric Box
- ☐ - Denotes Television Box
- u1 — u1 — - Denotes Underground Telephone
- ue — ue — - Denotes Underground Electric
- ug — ug — - Denotes Underground Gas
- ohe — - Denotes Overhead Utility Line(s)
- | — | — - Denotes Watermain
- - - - - Denotes Sanitary Sewer
- - - - - Denotes Storm Sewer
- Δ — - Denotes Restricted Right of Access per the plat of RIVENWICK VILLAGE
- ▨ - Denotes Concrete Surface
- ▨ - Denotes Bituminous Surface
- - - - - Denotes Existing 2 Ft. Contour

BENCHMARK
 1. Minnesota Department of Transportation Geodetic GSD Station No. 781 (MnDot Name F 257) - Elevation 864.76 ft.
 2. Minnesota Department of Transportation Geodetic GSD Station No. 93781 (MnDot Name O202 B) - Elevation 865.02 ft.



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 CARLSONMCCAIN.COM

I hereby certify that this survey, plan 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: 2/24/22 License #: 40361

DRAWN BY: KCM
 ISSUE DATE: 2/24/22
 FILE NO: 264

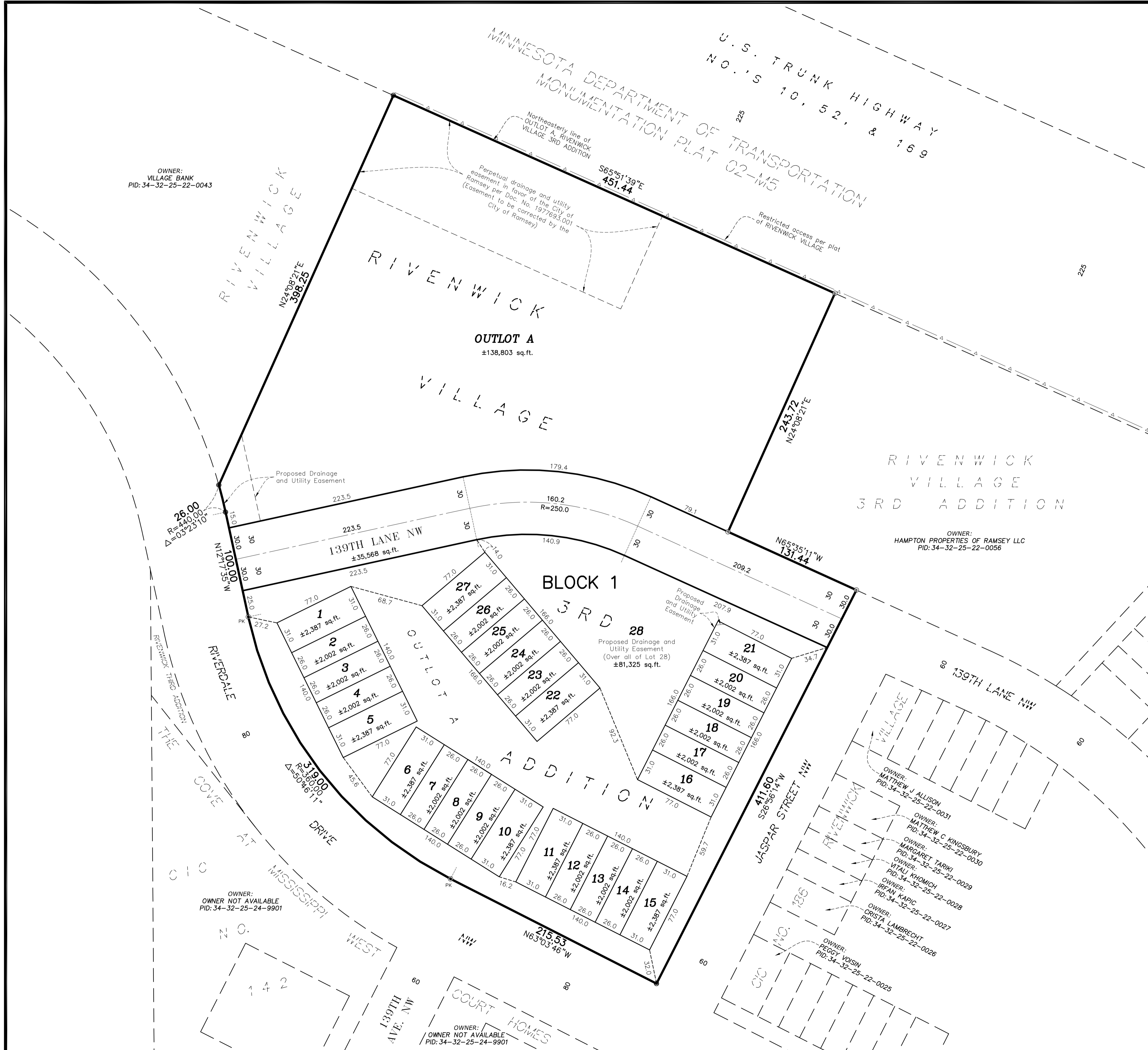
Revisions:

LGI HOMES - MINNESOTA, LLC
 2850 Cutters Grove Ave., Suite 207
 Anoka, MN 55303

RIVENWICK VILLAGE 4TH ADDITION
 Ramsey, Minnesota

EXISTING CONDITIONS

Save Date: 02/22/22 | F:\jobs\7821 - 7840\7835-02 rivenwick 4th addition\cad c3d\survey\preliminary\7835-02_excon.dwg



PROPERTY DESCRIPTION: (Per Schedule A of Title Commitment File No. NCS-1081757-8-MPLS, with a commitment date of December 03, 2021 at 7:30 AM, prepared by First American Title Insurance Company)

Outlot A, Rivenwick Village 3rd Addition, Anoka County, Minnesota.
(abstract property)

GENERAL NOTES:

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- 2) Surveyed property address, per title commitment - unassigned, Ramsey, MN 55303

SITE DATA

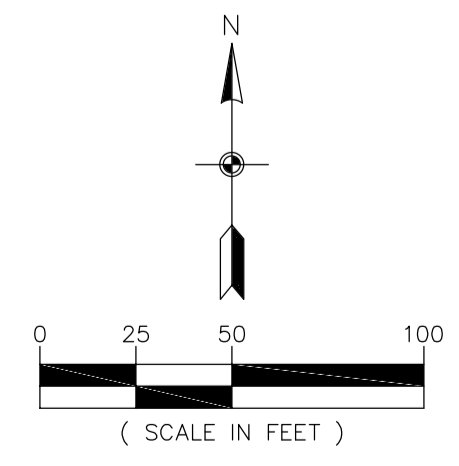
TOTAL SITE AREA ±7.20 AC. EXISTING ZONING MU-PUD
 TOTAL ROW AREA ±0.82 AC.
 TOTAL OUTLOT AREA ±3.19 AC. UTILITIES AVAILABLE

TOTAL LOT AREA ±3.19 AC. MINIMUM TOWNHOME SETBACK DATA:
 TOTAL NUMBER OF LOTS 28 FRONT (TO BACK OF CURB) 25 FT.
 RESIDENTIAL 27 SIDE (BETWEEN BUILDINGS) 20 FT.
 COMMON LOTS 1 (LOT 28) SIDE CORNER (TO BACK OF CURB) 20 FT.
 REAR BUILDING (TO PLAT BOUNDARY) 30 FT.

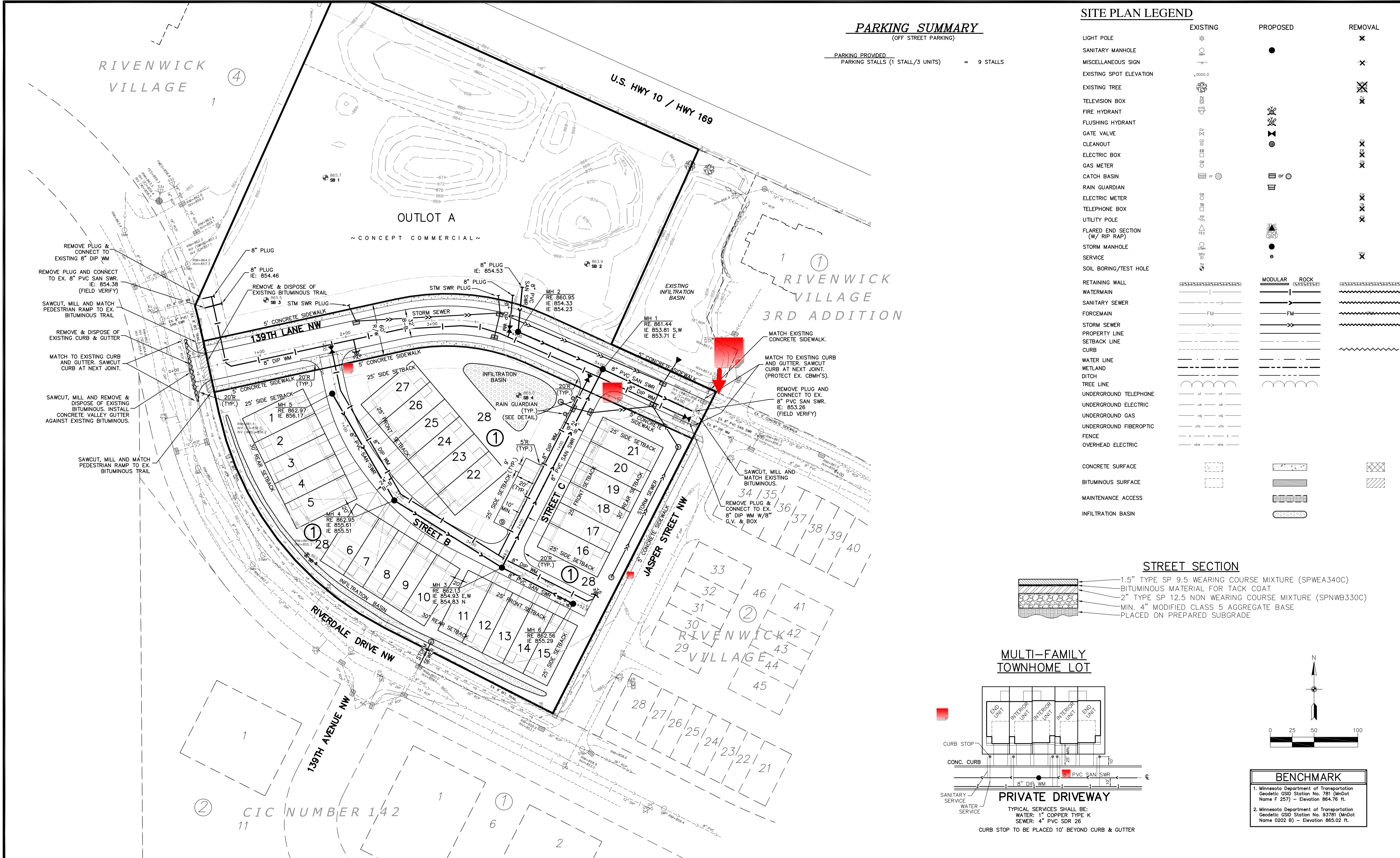
GROSS DENSITY 3.75 LOTS/AC.
 NET DENSITY 8.75 LOTS/AC.

LEGEND

- - Denotes Found Iron Monument
- - Denotes Found PK Nail
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- △ - Denotes Restricted Access shown on the plat of RIVENWICK VILLAGE



Save Date: 04/08/22 | F:\jobs\7821 - 7840\7835-02 rivenwick 4th addition\cad\3d\survey\preliminary\7835-02_ppr.dwg



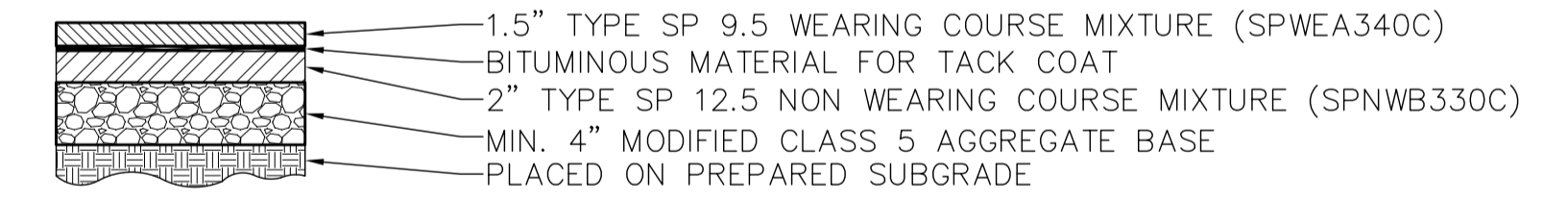
PARKING SUMMARY
(OFF STREET PARKING)

PARKING PROVIDED
PARKING STALLS (1 STALL/3 UNITS) = 9 STALLS

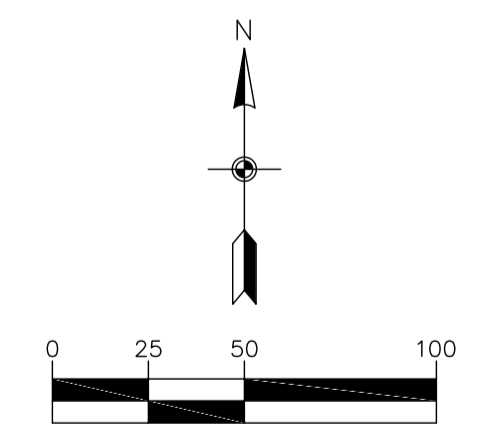
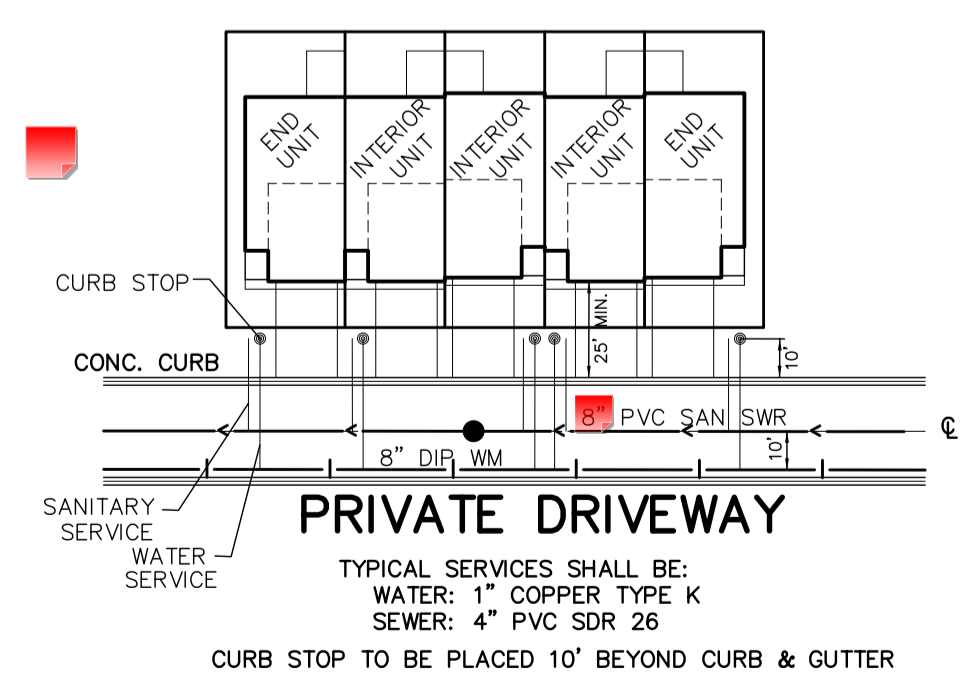
SITE PLAN LEGEND

	EXISTING	PROPOSED	REMOVAL
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 (W/ RIP RAP)			
STORM MANHOLE			
SERVICE			
SOIL BORING/TEST HOLE			
RETAINING WALL			
WATERMAIN			
SANITARY SEWER			
FORCEMAIN			
STORM SEWER			
PROPERTY LINE			
SETBACK LINE			
CURB			
WATER LINE			
WETLAND			
DITCH			
TREE LINE			
UNDERGROUND TELEPHONE			
UNDERGROUND ELECTRIC			
UNDERGROUND GAS			
UNDERGROUND FIBEROPTIC			
FENCE			
OVERHEAD ELECTRIC			
CONCRETE SURFACE			
BITUMINOUS SURFACE			
MAINTENANCE ACCESS			
INFILTRATION BASIN			

STREET SECTION



MULTI-FAMILY TOWNHOME LOT



BENCHMARK

- Minnesota Department of Transportation Geodetic GSID Station No. 781 (MnDot Name F 257) - Elevation 864.76 ft.
- Minnesota Department of Transportation Geodetic GSID Station No. 93781 (MnDot Name 0202 B) - Elevation 865.02 ft.

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Signature: *Brian J. Krystofiak*
Date: 2/24/22 License #: 25063

Drawn: ADB
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Revisions:
1. 4/8/22 per City Comments

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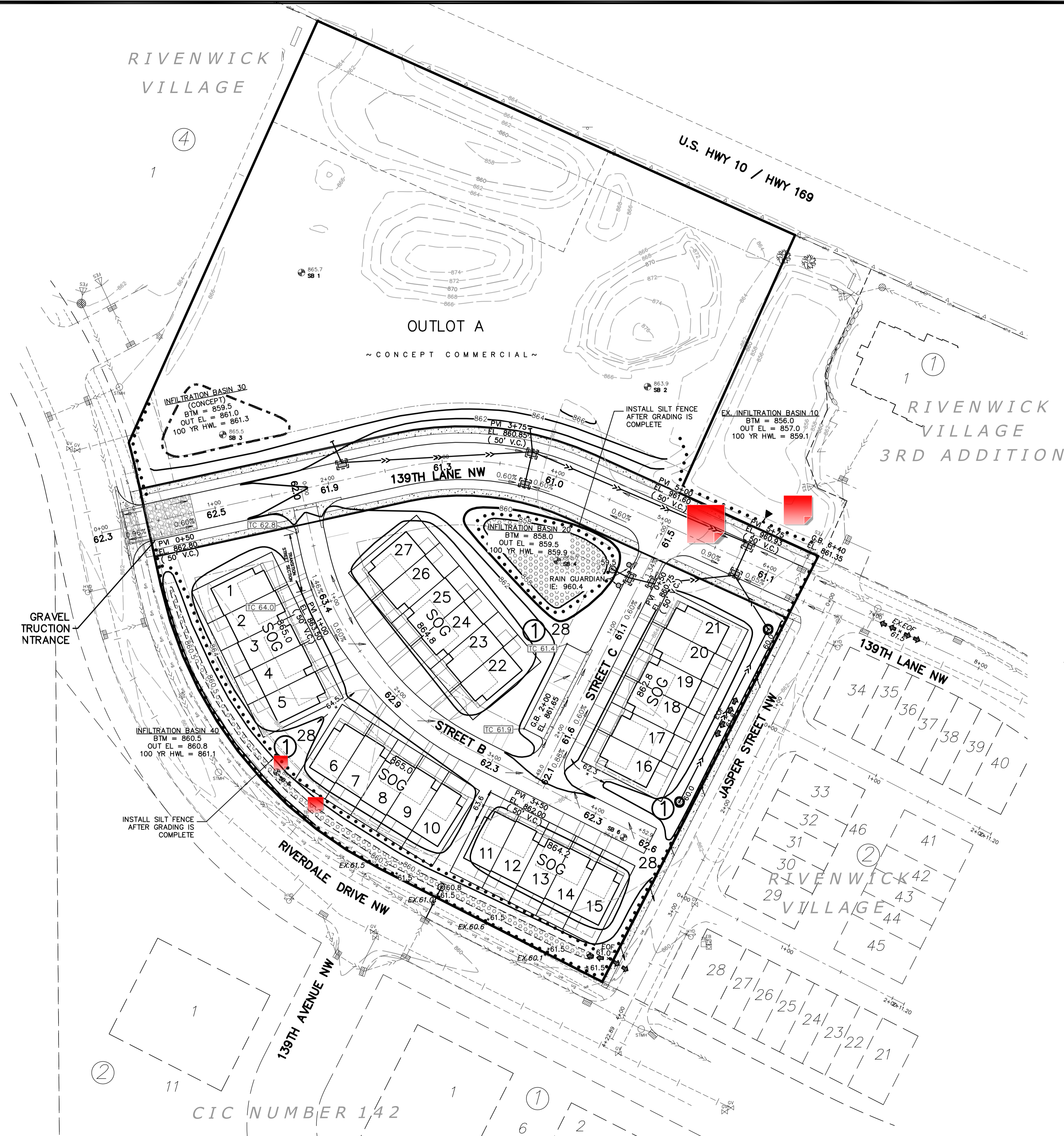
RIVENWICK VILLAGE 4TH ADDITION
Ramsey, Minnesota

PRELIMINARY SITE & UTILITY PLAN

Save Date: 04/07/22 | F:\j084\7821 - 7840\7835-02 rivenwick 4th addition\cad_c3d\engineering\preliminary\7835-02_site.dwg

LOT TABULATION

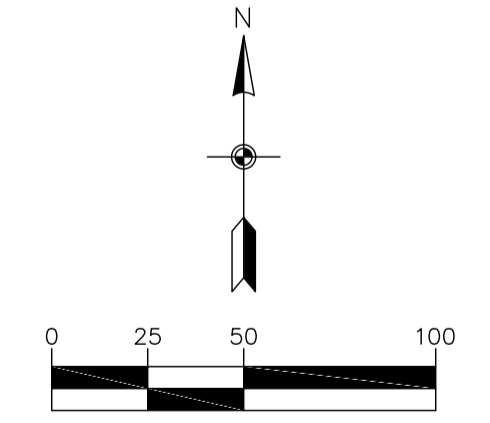
Block	Lot	House Type	Garage Floor Elevation	Proposed Lowest Floor Elevation	Lowest opening Elevation	EOF	100 Year	Water Table	Controlling Elevation		Method
									LF	LO	
1	1	SOG	865.0	865.0	865.0	861.5	861.1	853.0	863.1	-	100-YR
1	2	SOG	865.0	865.0	865.0	861.5	861.1	853.0	863.1	-	100-YR
1	3	SOG	865.0	865.0	865.0	861.5	861.1	853.0	863.1	-	100-YR
1	4	SOG	865.0	865.0	865.0	861.5	861.1	853.0	863.1	-	100-YR
1	5	SOG	865.0	865.0	865.0	861.5	861.1	853.0	863.1	-	100-YR
1	6	SOG	865.0	865.0	865.0	861.5	861.1	853.0	863.1	-	100-YR
1	7	SOG	865.0	865.0	865.0	861.5	861.1	853.0	863.1	-	100-YR
1	8	SOG	865.0	865.0	865.0	861.5	861.1	853.0	863.1	-	100-YR
1	9	SOG	865.0	865.0	865.0	861.5	861.1	853.0	863.1	-	100-YR
1	10	SOG	865.0	865.0	865.0	861.5	861.1	853.0	863.1	-	100-YR
1	11	SOG	864.2	864.2	864.2	861.5	861.1	853.0	863.1	-	100-YR
1	12	SOG	864.2	864.2	864.2	861.5	861.1	853.0	863.1	-	100-YR
1	13	SOG	864.2	864.2	864.2	861.5	861.1	853.0	863.1	-	100-YR
1	14	SOG	864.2	864.2	864.2	861.5	861.1	853.0	863.1	-	100-YR
1	15	SOG	864.2	864.2	864.2	861.5	861.1	853.0	863.1	-	100-YR
1	16	SOG	862.8	862.8	862.8	861.8	-	853.0	-	862.8	EOF
1	17	SOG	862.8	862.8	862.8	861.8	-	853.0	-	862.8	EOF
1	18	SOG	862.8	862.8	862.8	861.8	-	853.0	-	862.8	EOF
1	19	SOG	862.8	862.8	862.8	861.5	-	853.0	-	862.5	EOF
1	20	SOG	862.8	862.8	862.8	861.5	-	853.0	-	862.5	EOF
1	21	SOG	862.8	862.8	862.8	861.5	-	853.0	-	862.5	EOF
1	22	SOG	864.8	864.8	864.8	861.5	860.3	853.0	-	862.5	EOF
1	23	SOG	864.8	864.8	864.8	861.5	860.3	853.0	-	862.5	EOF
1	24	SOG	864.8	864.8	864.8	861.5	860.3	853.0	-	862.5	EOF
1	25	SOG	864.8	864.8	864.8	861.5	860.3	853.0	-	862.5	EOF
1	26	SOG	864.8	864.8	864.8	861.5	860.3	853.0	-	862.5	EOF
1	27	SOG	864.8	864.8	864.8	861.5	860.3	853.0	-	862.5	EOF



WETLAND FILL SUMMARY
THERE ARE NO DELINEATED WETLAND ONSITE

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
MAINTENANCE ACCESS	---	---
INFILTRATION BASIN	---	---
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 FLOODWAY	FW	FW
FEMA FLOODPLAIN	FP	FP
100' BUFFER	buffer	buffer
WETLAND LINE	---	---
SPOT ELEVATION	00.0	00.0
EMERGENCY OVERFLOW	E.O.F.	E.O.F.
SILT FENCE	---	---
TREE FENCE	---	---
GRADING LIMITS	---	---
TREELINE	---	---
SOIL BORING	---	---



BENCHMARK

- Minnesota Department of Transportation Geodetic GSD Station No. 781 (MnDot Name F 257) - Elevation 864.76 ft.
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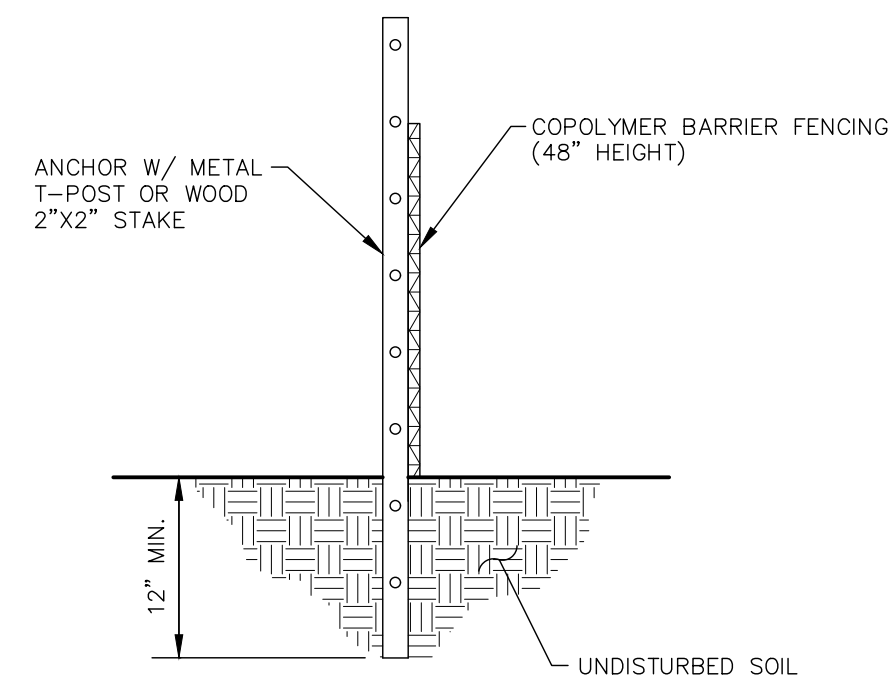
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**RIVENWICK VILLAGE
4TH ADDITION**
Ramsey, Minnesota

**PRELIMINARY GRADING
& EROSION CONTROL PLAN**

5 of 7

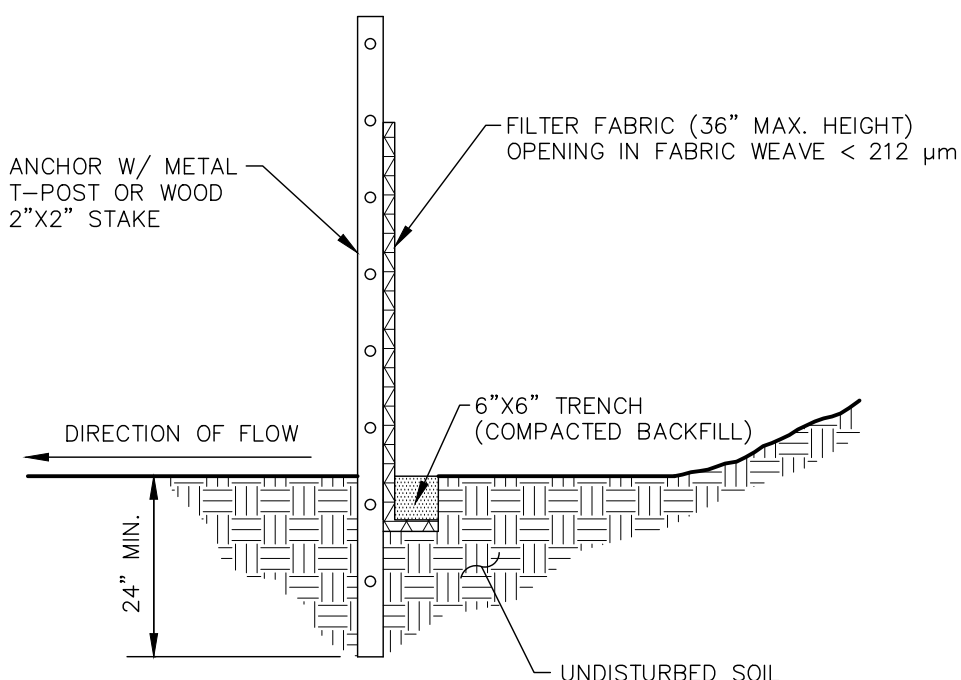
TREE FENCE



NOTES:

1. 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.
2. ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
4. SEE MNDOT SPECIFICATION 2572.

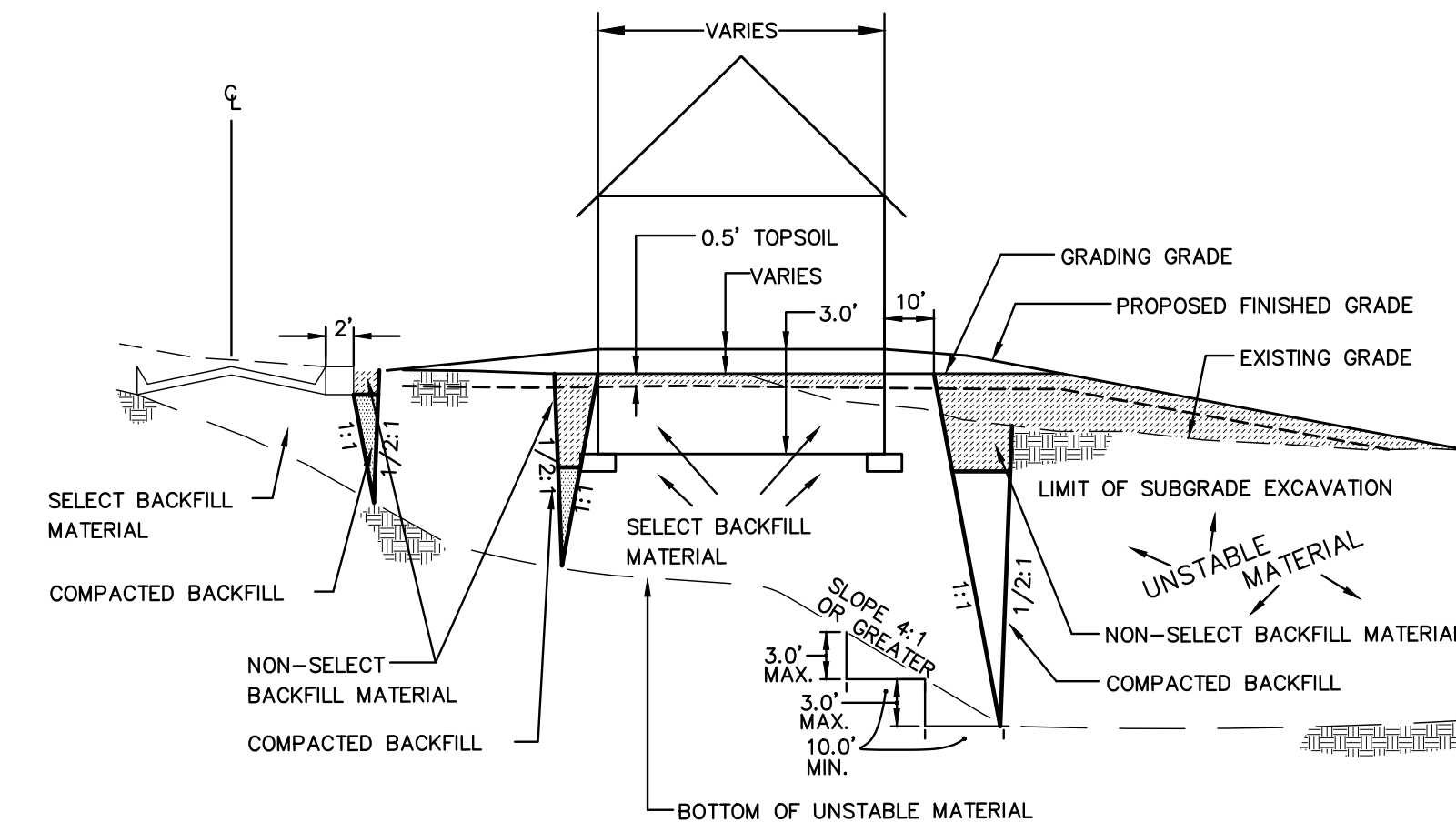
SILT FENCE



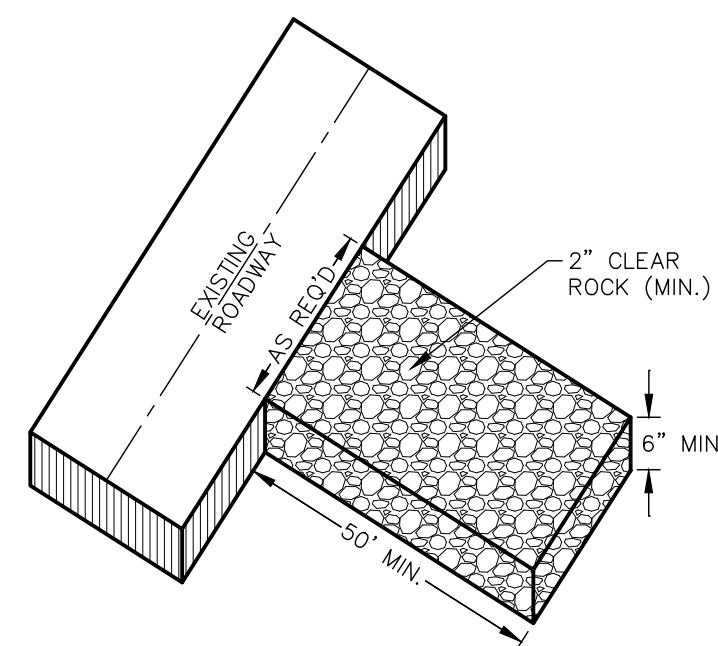
NOTES:

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

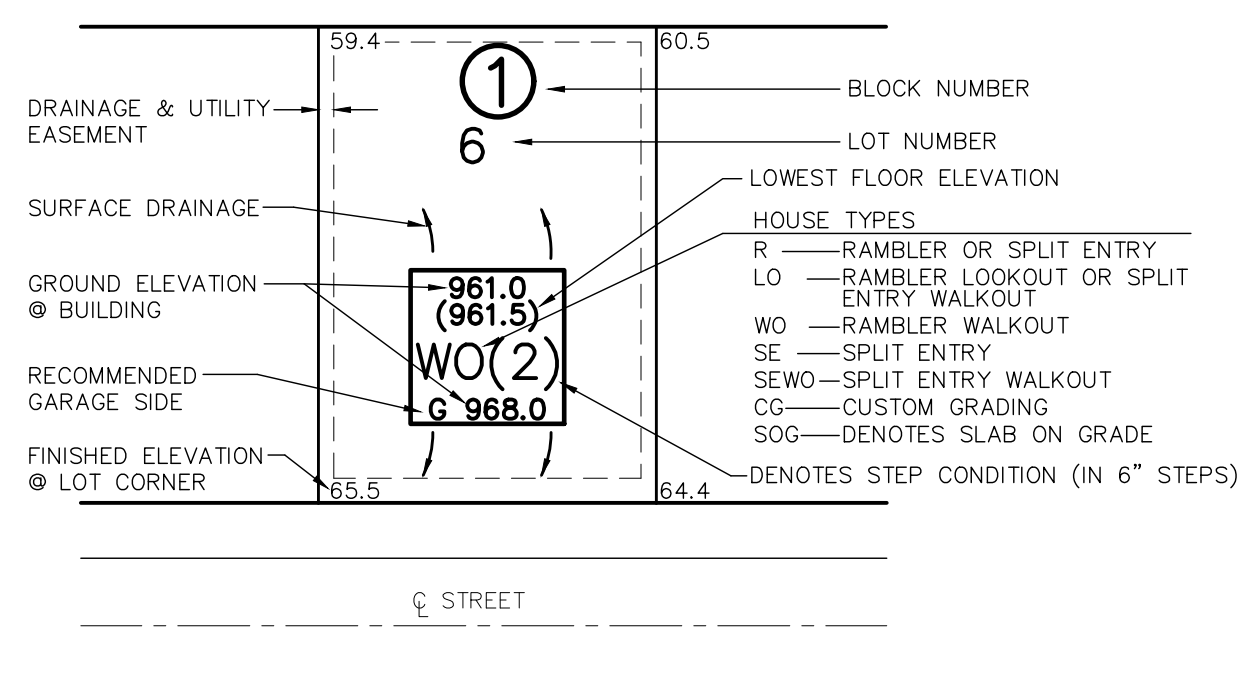
SUBGRADE CORRECTION



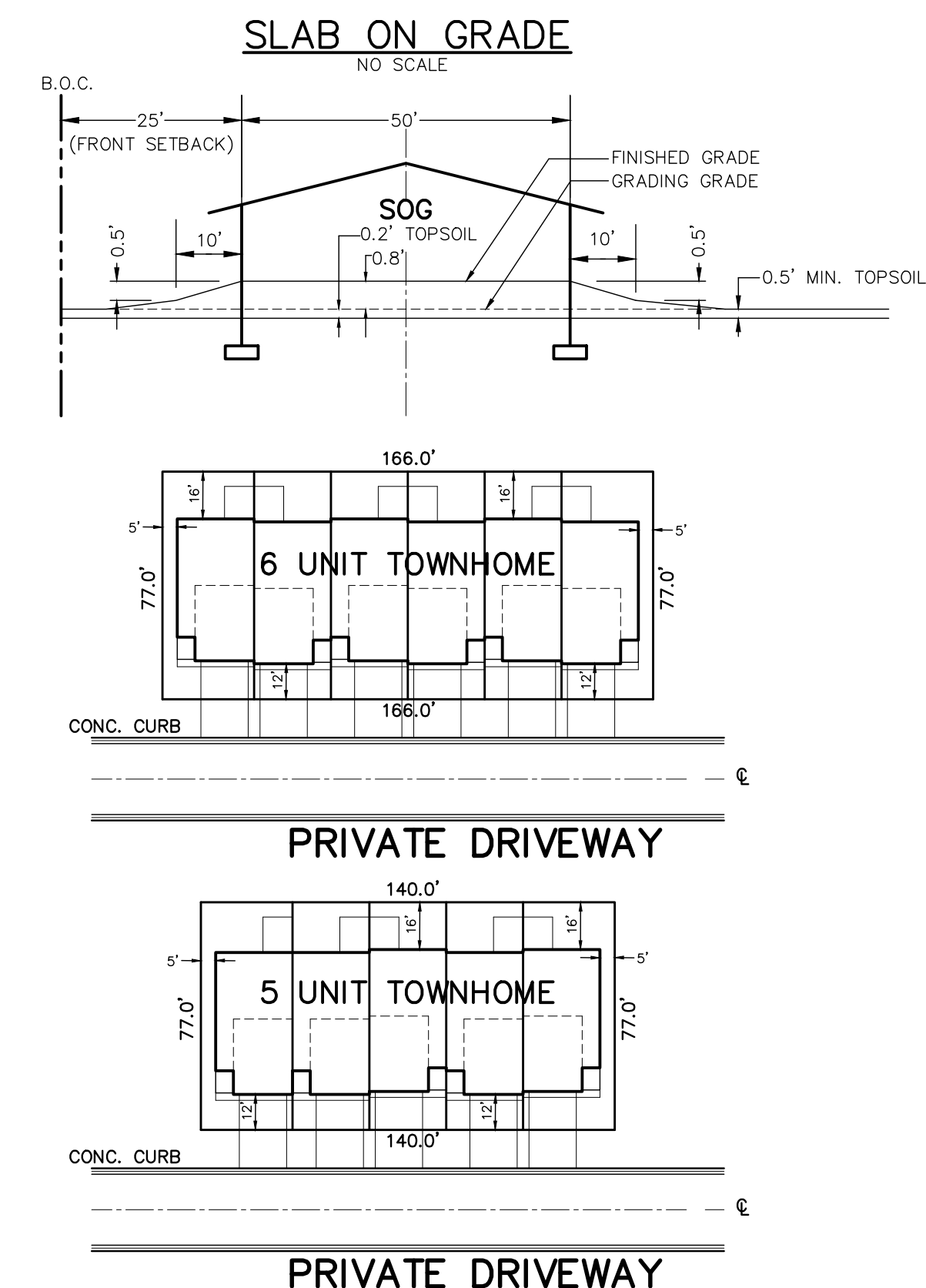
ROCK CONSTRUCTION ENTRANCE



GRADING PLAN LOT KEY



ROW TOWNHOME HOLDDOWN



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.

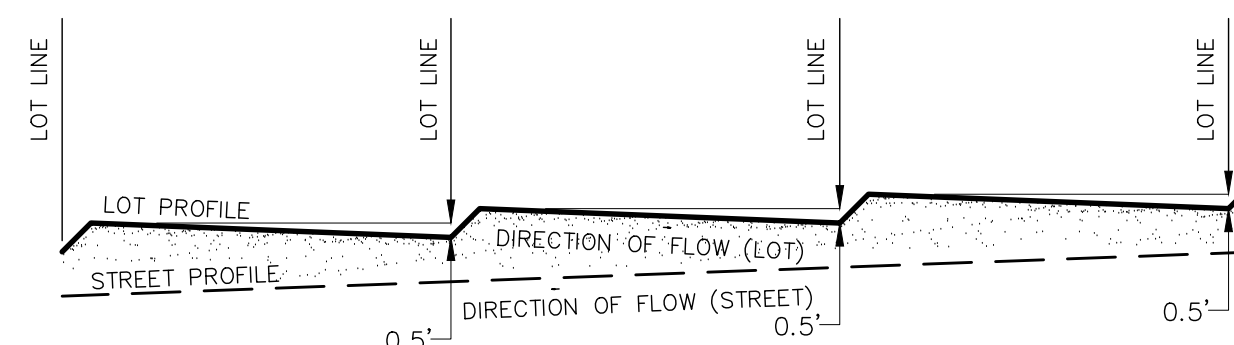
SEED: MNDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

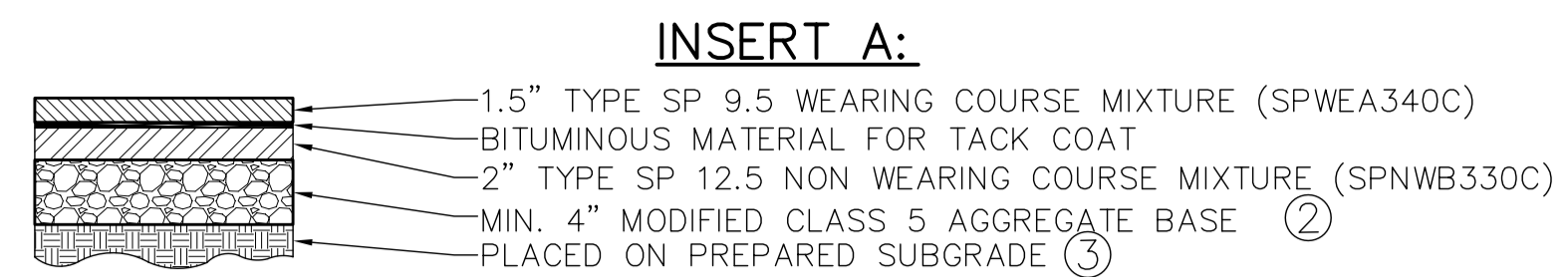
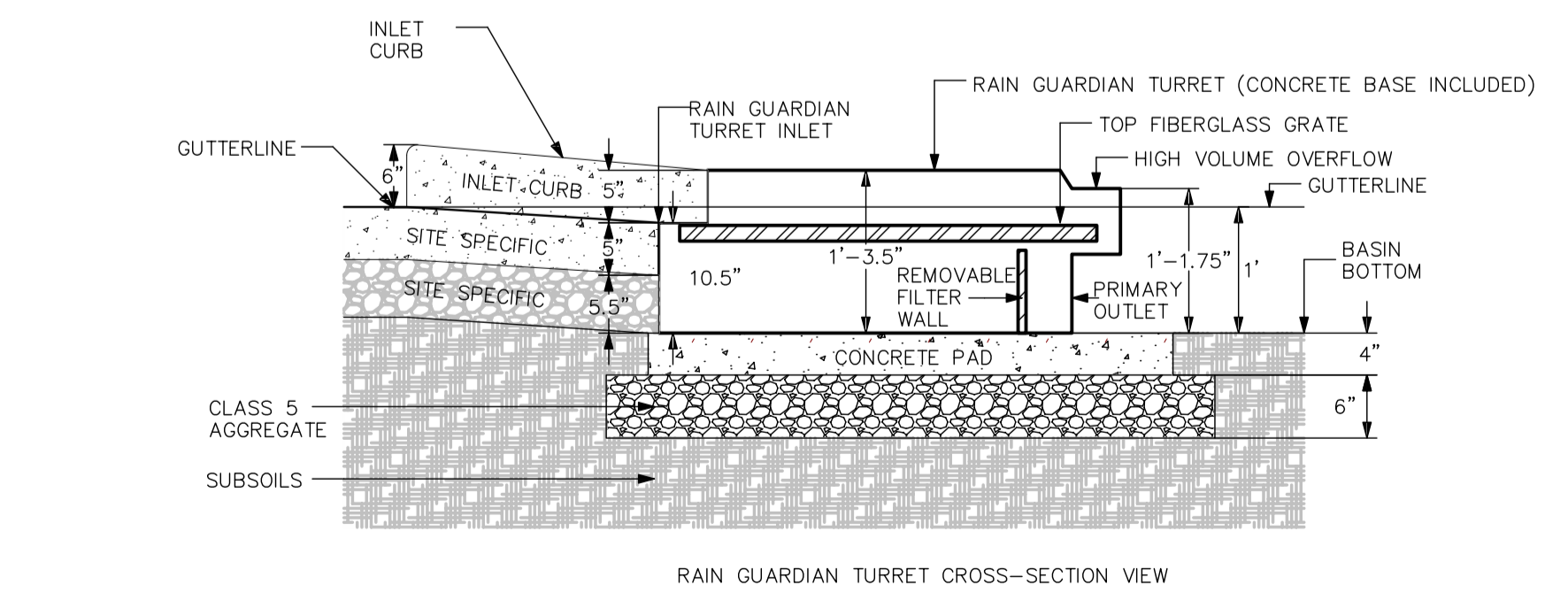
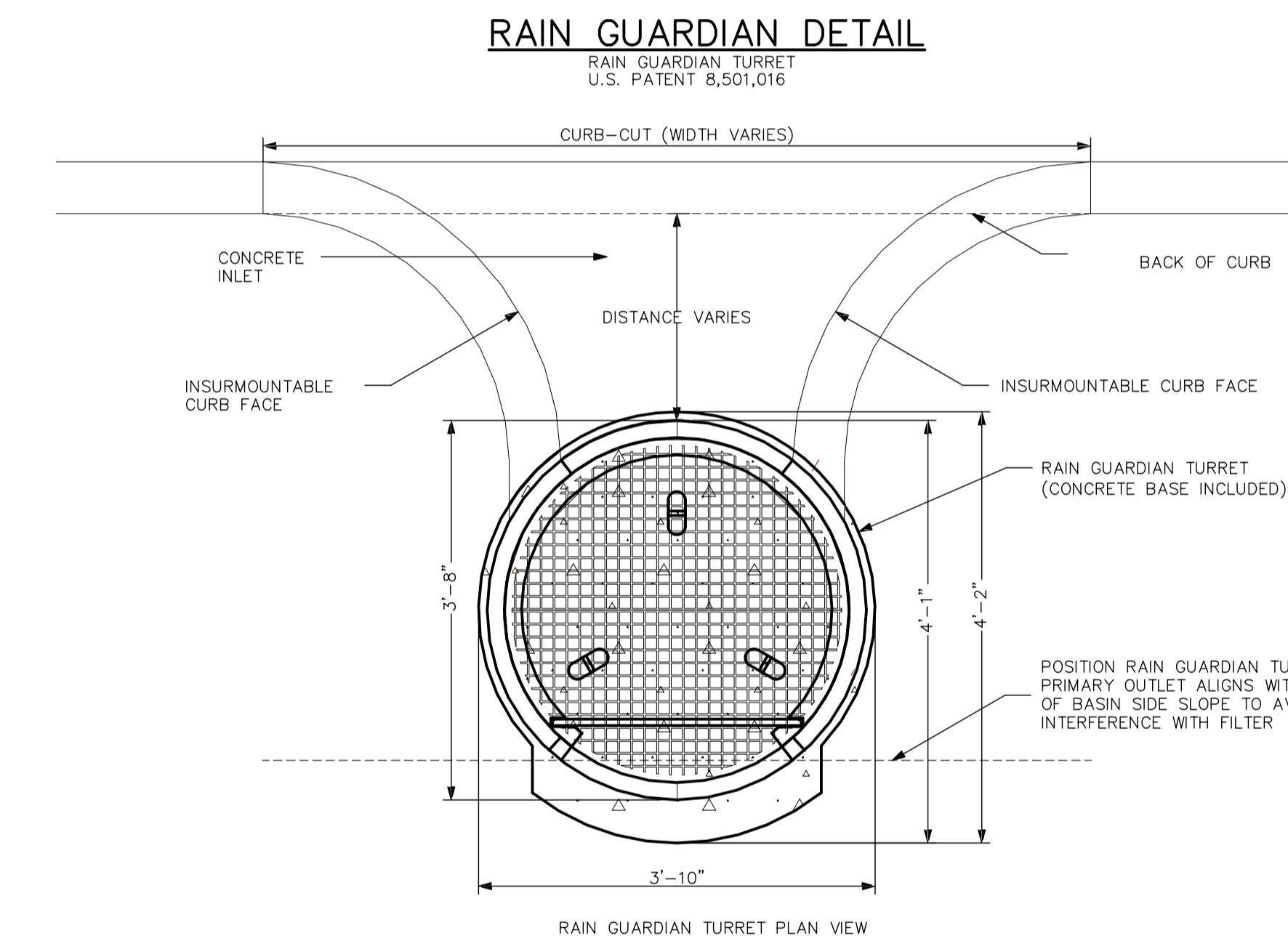
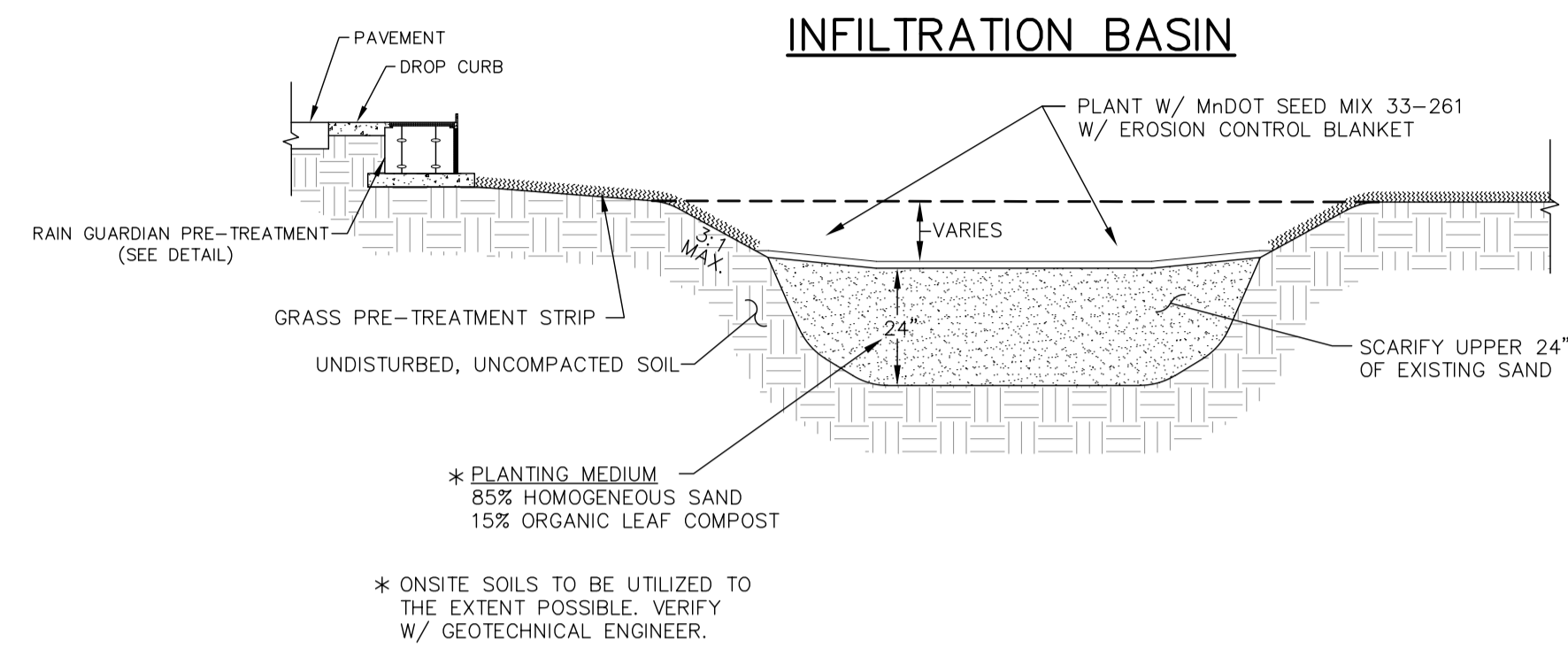
DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

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

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

LOT BENCHING DETAIL





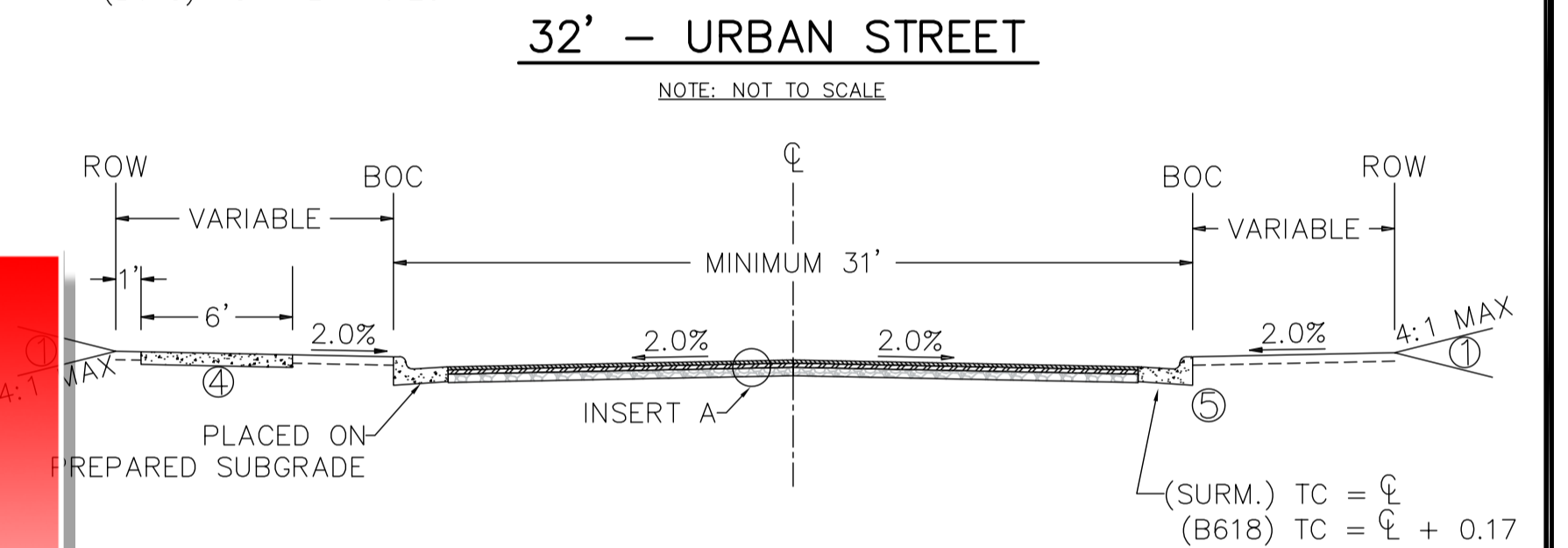
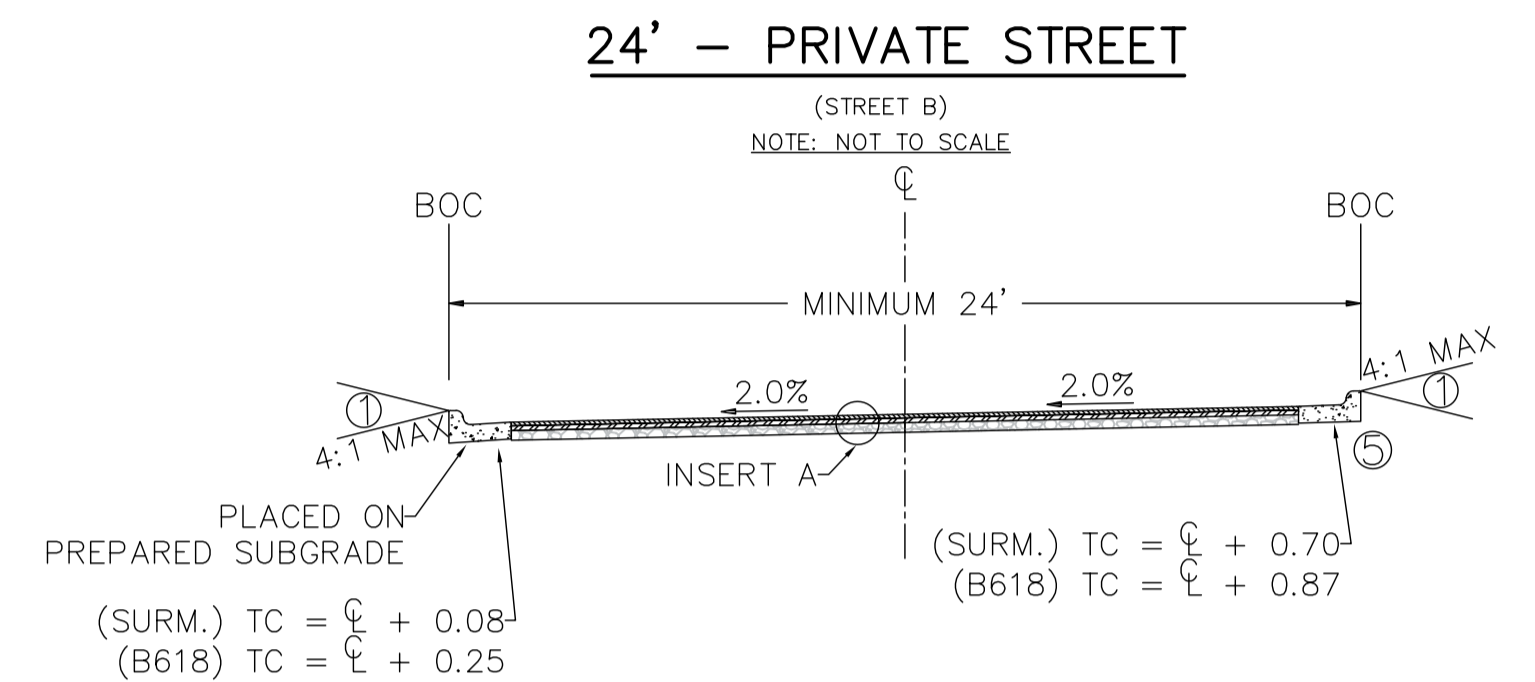
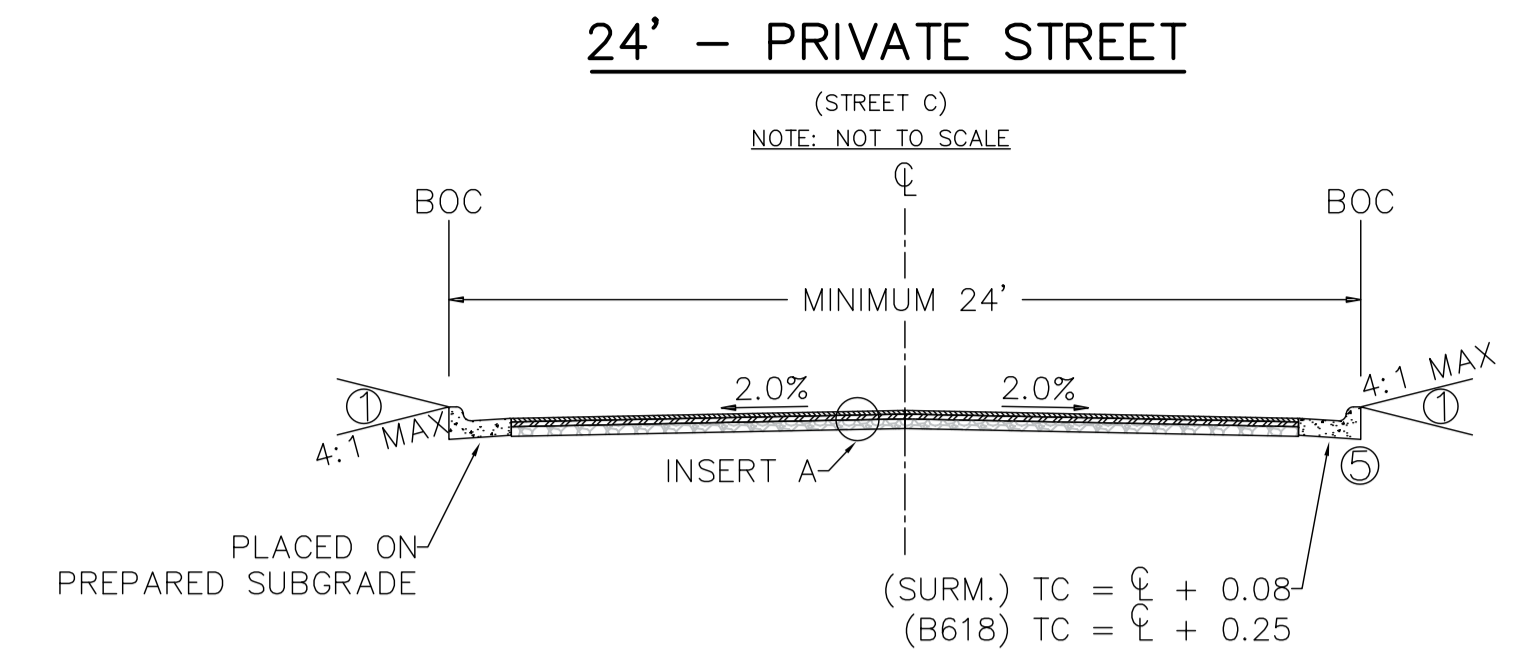
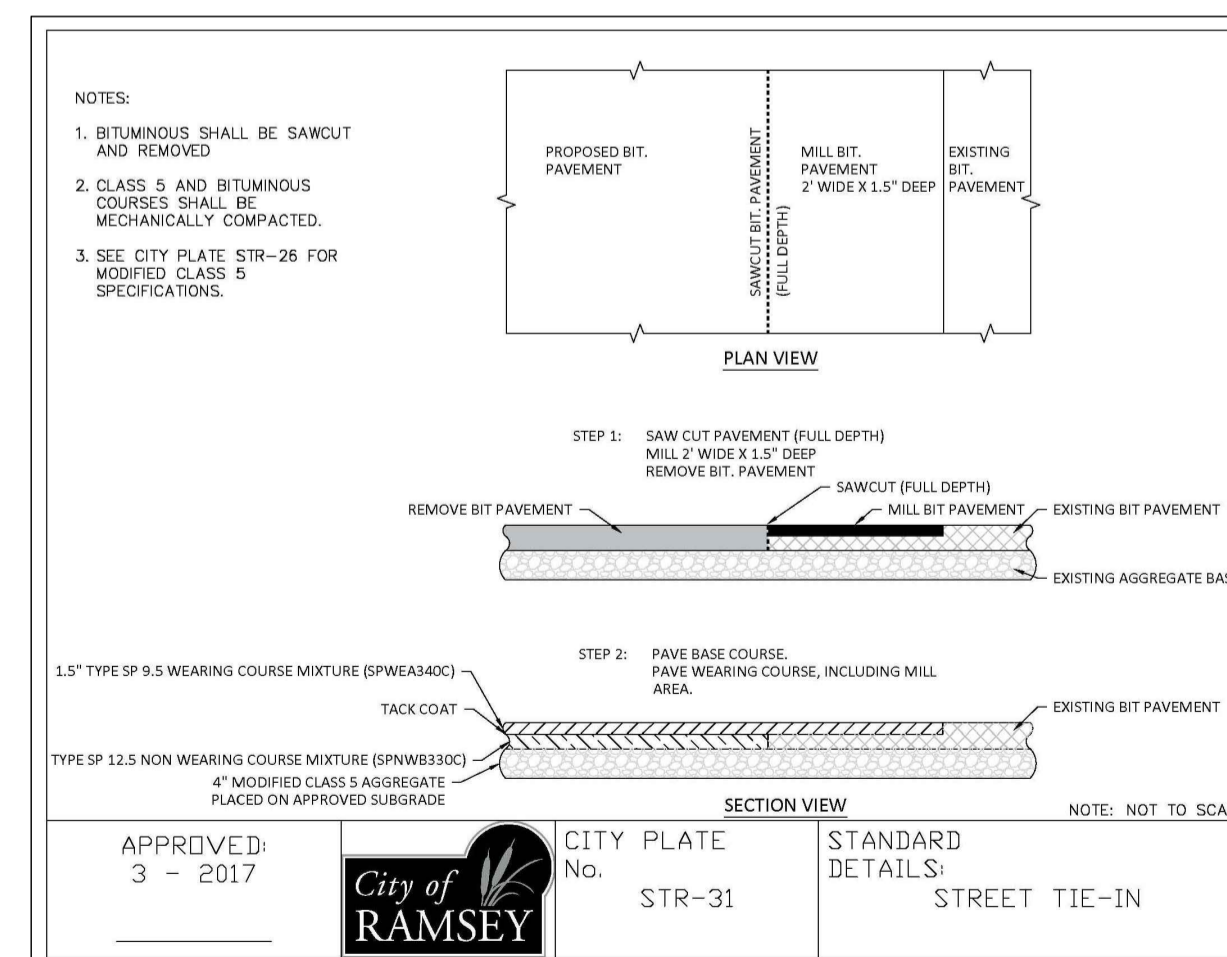
- REFERENCE NOTES:**
- GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
 - CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
 - CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL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

**TABLE A
MODIFIED CLASS 5
SPECIFICATIONS**

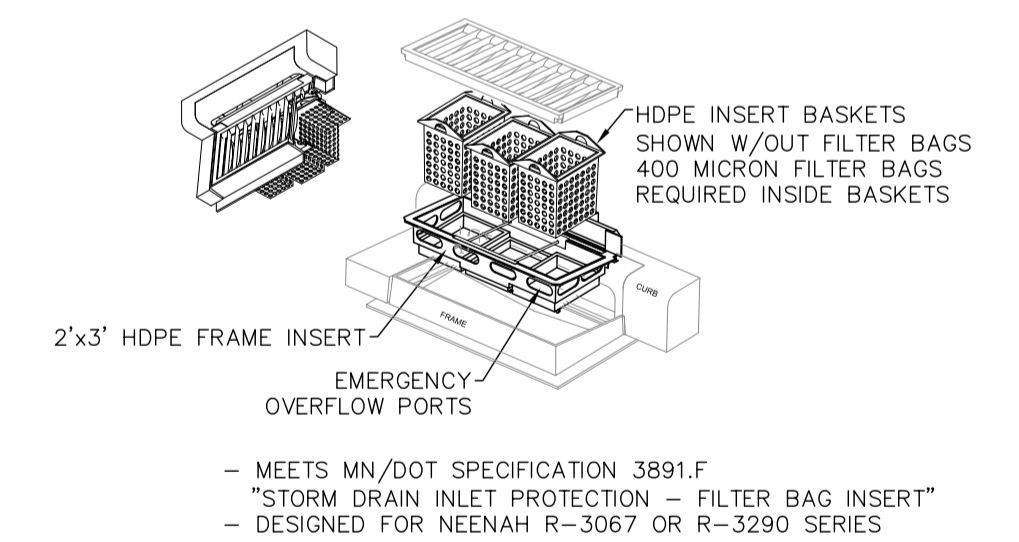
	% PASSING
1"	100
3/4"	90 - 100
3/8"	50 - 80
No.4	35 - 70
No.10	20 - 60
No.40	10 - 35
No.200	5 - 10

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 USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

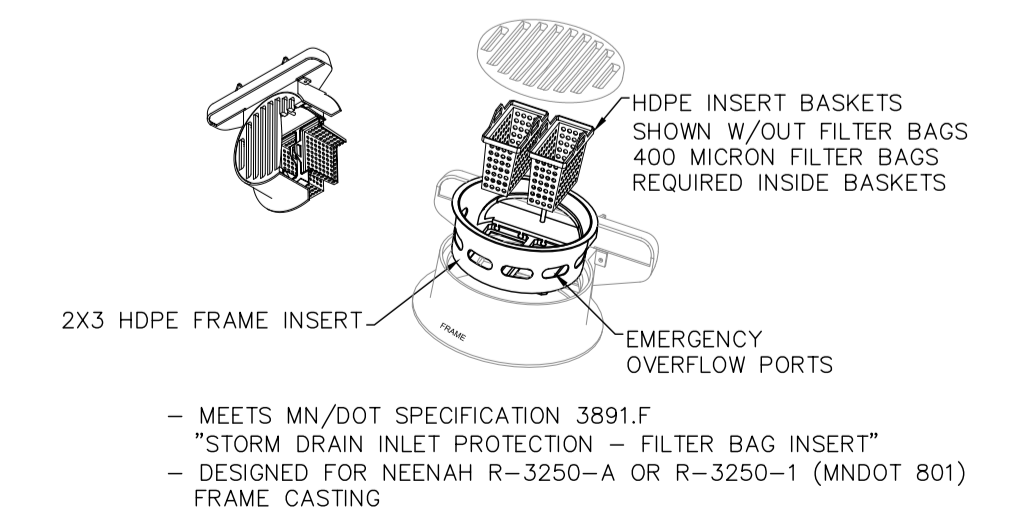
APPROVED: 2 - 2003
 City of RAMSEY
 CITY PLATE No. STR-26
 STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS



INFRA SAFE - 2'x3' DEBRIS COLLECTION DEVICE
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



INFRA SAFE - 27" DEBRIS COLLECTION DEVICE
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



CITY OF RAMSEY NOTES

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

CITY OF RAMSEY LANDSCAPE REQUIREMENTS

- R2/R3 RESIDENTIAL DISTRICTS (SEC. 117-364.06) - MINIMUM CANOPY COVERAGE FOR ATTACHED UNITS.

CANOPY COVERAGE REQUIRED (482 X 72,088 SF) = 34,746 SF

IMPERVIOUS COVER = 67,141 SF (48.2%)
 PERVIOUS COVER = 72,088 SF
 TOTAL SITE AREA = 139,229

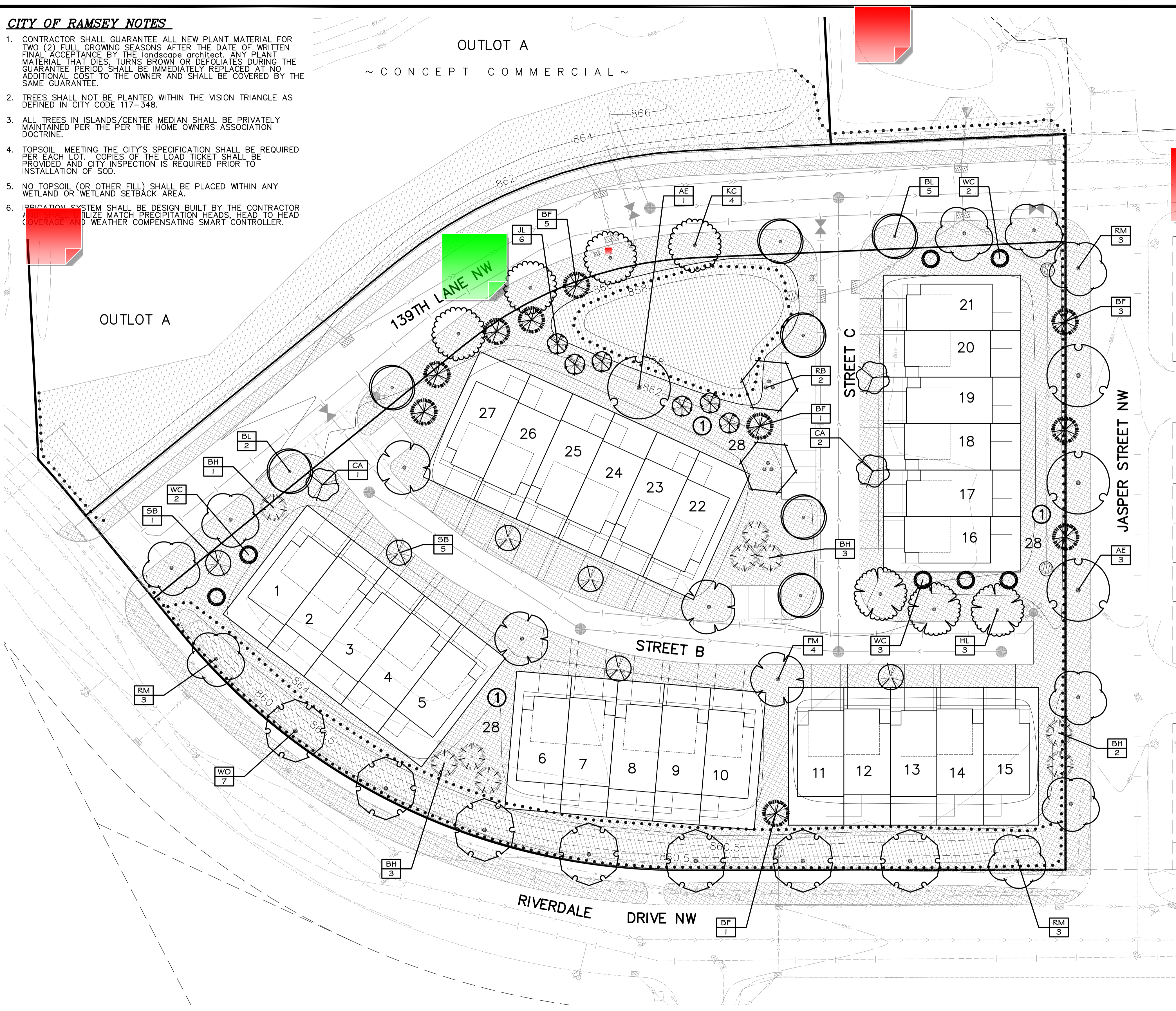
CANOPY COVERAGE PROVIDED = 34,912 SF

PREFERRED TREES	CANOPY	QTY	SUBTOTAL
AUTUMN BRILLIANCE SERVICEBERRY	115	6	690
SWAMP WHITE OAK	718	7	5,026
NORTHERN WHITE CEDAR	626	7	4,382
BALSAM FIR	319	10	3,190
BLACK HILLS SPRUCE	386	9	3,474
TOTAL			16,762

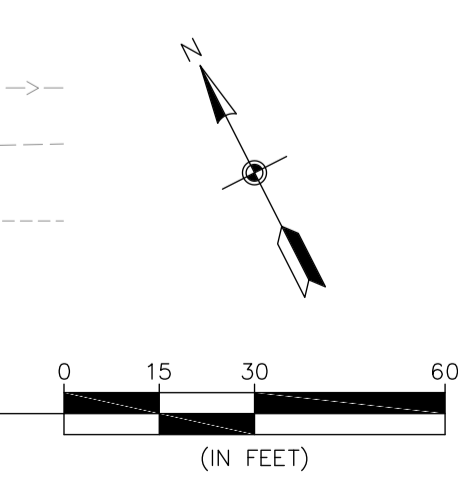
ACCEPTABLE TREES	CANOPY	QTY	SUBTOTAL
KENTUCKY COFFEE TREE	629	4	2,516
CRABAPPLE	157	3	471
PRINCETON ELM	552	4	2,208
NORTHERN ACCLAIM HONEYLOCUST	481	3	1,443
IVORY SILK LILAC	120	6	720
BOULEVARD LINDEN	354	7	2,478
SIENNA GLEN MAPLE	629	4	2,516
NORTHWOODS RED MAPLE	552	9	4,968
RIVER BIRCH	415	2	830
TOTAL			18,150

LANDSCAPE PLAN NOTES

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



1 OVERALL LANDSCAPE PLAN
 L1



PRELIMINARY PLANS
 PRELIMINARY PLANS FOR CITY REVIEW ONLY. FINAL LANDSCAPE PLANS TO INCLUDE ADDITIONAL SHURB AND PERENNIAL PLANTING BEDS AND FOUNDATION PLANTING DETAILS.

CALL BEFORE YOU DIG

811
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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: 2/24/22 License #: 56346

Drawn: RJR
 Designed: RJR
 Date: 2/24/22

Revisions:
 1.

LGI HOMES - MINNESOTA, LLC
 2850 Cutters Grove Ave., Suite 207
 Anoka, Minnesota 55303

RIVENWICK VILLAGE 4TH ADDITION
 Ramsey, Minnesota

PRELIMINARY LANDSCAPE PLAN

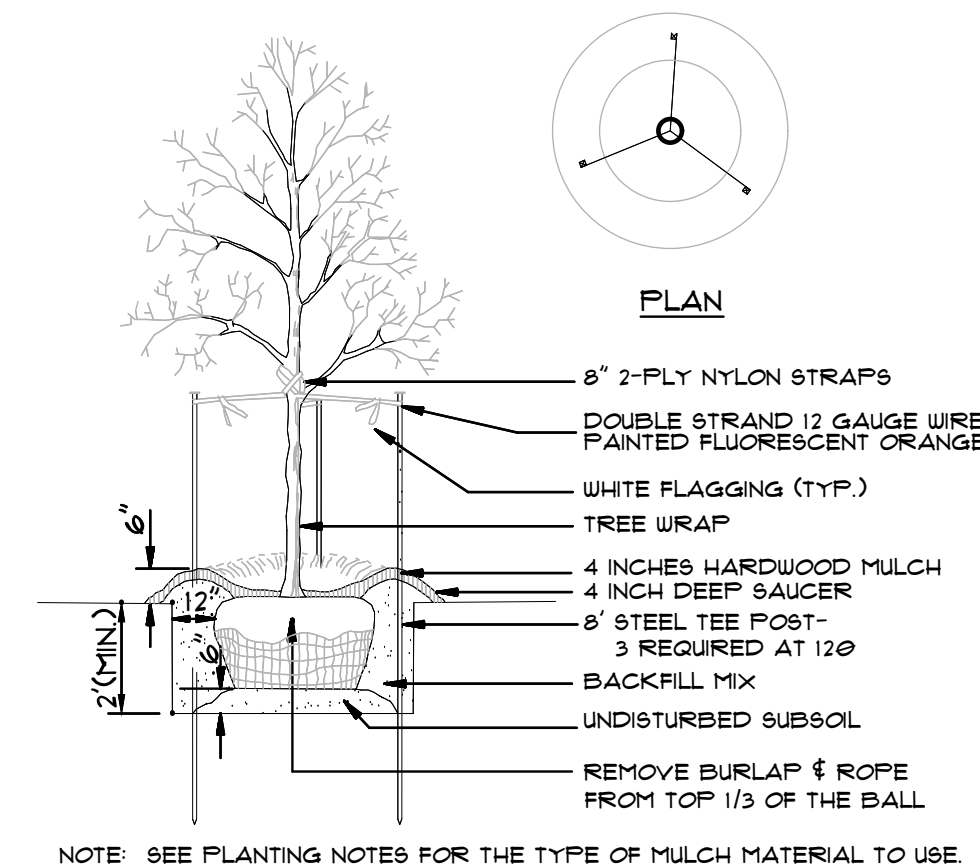
L1 of 2

LANDSCAPE SPECIFICATIONS

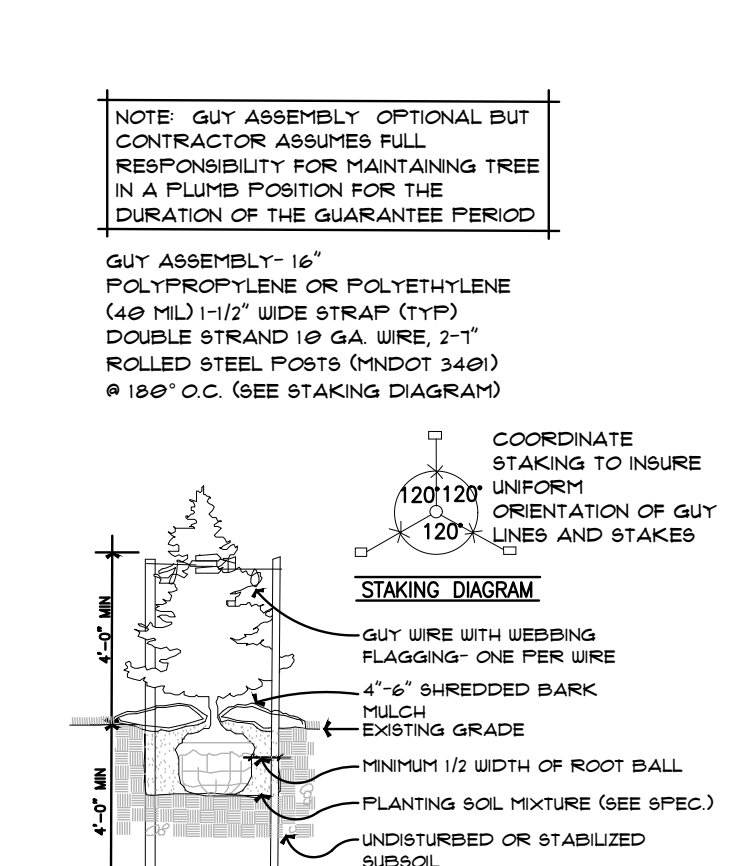
- TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERRECTED 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 BLANKET, 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 MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDDED. 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 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 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
- PLANT MATERIAL.** ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANT MATERIAL SUBSTITUTIONS.** ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.
- PLANT INSTALLATION AND ESTABLISHMENT.** REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.

- MULCH MATERIAL.** DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL. AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4" MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
- LANDSCAPE EDGING.** INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.
- IRRIGATION.** DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND READJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.
- MAINTENANCE.** MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES, HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
- WATERING.** UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
- NATIVE PLANT ESTABLISHMENT.** THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAN 3 YEARS AFTER INITIAL SEEDING - ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.
- FINAL ACCEPTANCE.** UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETION OR CORRECTING BEFORE FINAL ACCEPTANCE.
- WARRANTY.** ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

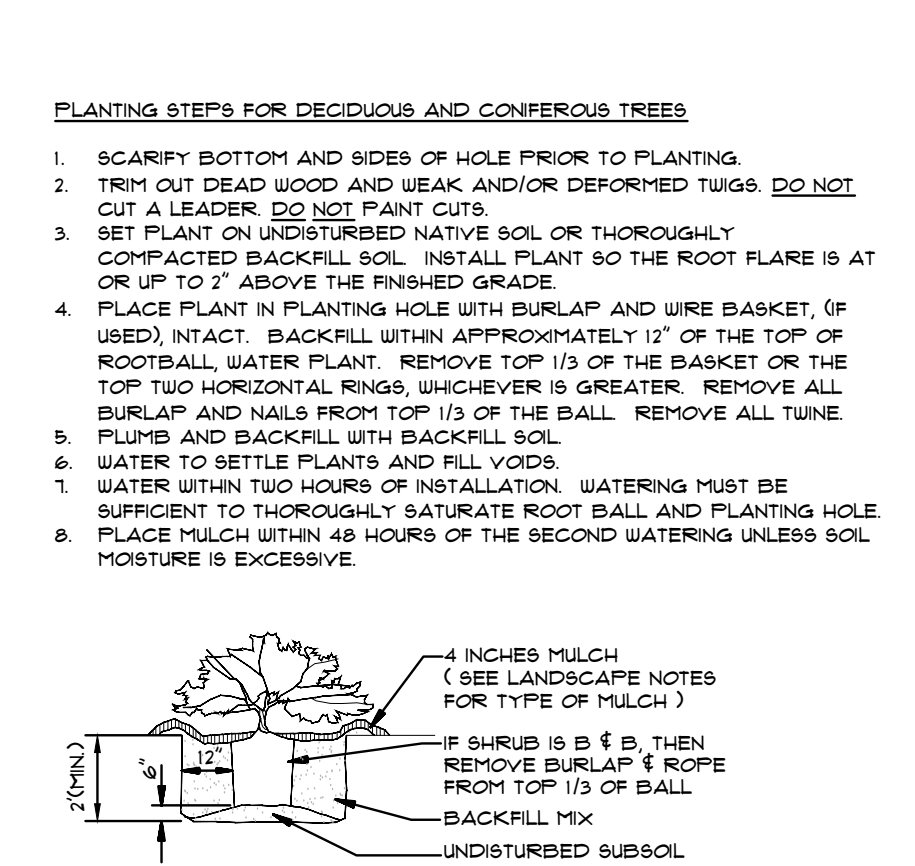
PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	RM	9	Acer rubrum 'Northwood'	Northwoods Red Maple	2" Cal.	B&B
	FM	4	Acer x freemanii 'Sienna'	Sienna Glen Maple	2" Cal.	B&B
	RB	2	Betula nigra Clump Form, 2" Cal Equivalent	River Birch Multi-Trunk	8' Ht.	B&B
	HL	3	Gleditsia triacanthos inermis 'Harve'	Northern Acclaim Thornless Honey Locust	2" Cal.	B&B
	KC	4	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	2" Cal.	B&B
	WO	7	Quercus bicolor	Swamp White Oak	2" Cal.	B&B
	BL	7	Tilia americana 'Boulevard'	Boulevard Linden	2" Cal.	B&B
	AE	4	Ulmus americana 'Princeton'	American Elm	2" Cal.	B&B
CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BF	10	Abies balsamea	Balsam Fir	6' Ht.	B&B
	BH	9	Picea glauca densata	Black Hills Spruce	6' Ht.	B&B
	WC	7	Thuja occidentalis	White Cedar	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	3	Malus x 'Adirondack' White Flowers	Adirondack Crabapple	1.5" Cal.	B&B
	JL	6	Syringa reticulata 'Ivory Silk' White Flowers	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	SOD	75,303 sf	Bluegrass Sod Irrigated Turfgrass	Kentucky Bluegrass	sod	
	TIV	14,365 sf	Type I - Infiltration Basin Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 50.0 lb/ac	MnDOT Seed Mix 35-241	seed	
	TII	2,445 sf	Type II - Native Construction Seed Mix Install with mass grading. Refer to notes for acceptable seeding methods. Seeding Rate 57.0 lb/ac	MnDOT Seed Mix 32-241	seed	



A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



B CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE



C SHRUB & CONTAINER PLANTING DETAIL
NOT TO SCALE

- PLANTING STEPS FOR DECIDUOUS AND CONIFEROUS TREES**
- SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
 - TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
 - SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
 - PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITH APPROXIMATELY 12" OF THE TOP OF ROOTBALL, WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWINE.
 - PLUMB AND BACKFILL WITH BACKFILL SOIL.
 - WATER TO SETTLE PLANTS AND FILL VOIDS.
 - WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
 - PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.



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CARLSONMCCAIN.COM

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

Print Name: Ryan J. Rutger, RLA
Signature:
Date: 2/24/22 License #: 56346

Drawn: RJR
Designed: RJR
Date: 2/24/22

Revisions:
1.

LGI HOMES - MINNESOTA, LLC
2850 Cutters Grove Ave., Suite 207
Anoka, Minnesota 55303

**RIVENWICK VILLAGE
4TH ADDITION**
Ramsey, Minnesota

**PRELIMINARY
LANDSCAPE PLAN**

L2
of
2

TREE NO.	DECKLE	TRUNK	CONCRETE	TRUNK
1	12			
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Changemarks Report

Project Name: Rivenwick Village Fourth

Workflow Started: 02/23/2022 2:36 PM

Report Generated: 04/21/2022 11:32 AM

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	2	50	False	Unresolved	Civil Engineer IV		5 Grade.pdf	LL	Infiltration Basin 40	Change this area to straight grading from back of house to property line.	04/15/2022 8:55 AM	Len Linton	
		49	False	Unresolved	Civil Engineer IV		_Rivenwick Village 4th Add._SWMP.pdf	LL	Infiltration Basins	Credit cannot be given for basin 30, it is a future construction object. Infiltration credit can only be	04/15/2022 8:50 AM	Len Linton	
		48	False	Unresolved	Civil Engineer II		5 Grade.pdf	JF	Infiltration Basin 40	In my opinion this proposed infiltration basin is going to be a potential future maintenance concern, and	04/15/2022 8:38 AM	Joe Feriancek	
		45	False	Unresolved	Engineering Tech		1 Cover.pdf	LC	Sheets	Missing Street and Storm Sewer sheet(s) as well as street lighting sheet.	04/14/2022 2:31 PM	Logan Czech	
		43	False	Unresolved	Engineering Tech		7 Details.pdf	LC	Utility Details	Add details showing manholes, hydrants, utility crossings, sewer and water services, etc.	04/14/2022 2:15 PM	Logan Czech	
		40	False	Unresolved	Engineering Tech		4 Site.pdf	LC 2	Match Existing Sidewalk	I do not believe the sidewalk was installed west of Suite Living's Driveway, this piece is going to need	04/14/2022 2:15 PM	Logan Czech	
		41	False	Unresolved	Engineering Tech		4 Site.pdf	LC 2	Pedestrian Ramps	Pedestrian ramps required at road crossings, add detail showing elevations, truncated domes, etc.	04/14/2022 2:15 PM	Logan Czech	
		42	False	Unresolved	Engineering Tech		4 Site.pdf	LC 2	Service Locations	Water services should always be placed upstream of sanitary sewer service when considering sanitary	04/14/2022 2:15 PM	Logan Czech	
		38	False	Unresolved	Engineering Tech		5 Grade.pdf	LC	Storm Sewer	Storm sewer information needs to be added to this sheet or new sheet showing invert elevations, pipe type,	04/14/2022 2:11 PM	Logan Czech	
		39	False	Unresolved	Engineering Tech		5 Grade.pdf	LC	FES	FES should show riprap and call out type and amount required.	04/14/2022 2:11 PM	Logan Czech	
		46	False	Unresolved	Civil Engineer II		4 Site.pdf	JF	curb stop in driveways	Though the exhibit doesn't show curb stops in the driveways here, please add a note that curb stops within	04/15/2022 7:49 AM	Joe Feriancek	
		47	False	Unresolved	Civil Engineer II		4 Site.pdf	JF	Sidewalk	new sidewalk should be 6' wide, not 5'	04/15/2022 7:49 AM	Joe Feriancek	
		37	False	Unresolved	Engineering Tech		4 Site.pdf	LC	Utility Crossings	Provide minimum 18" separation between sewer and water lines at crossings. Where there is	04/14/2022 7:45 AM	Logan Czech	
		35	False	Unresolved	City Planner		17-195-5-Plex for ALL Cities-ENG STAMP-UPDATED 6.3.2020-36x24.pdf	Brandy Howe	Brick, stone, stucco	The front exterior building finish of multiple-family buildings shall consist of a minimum of 35 percent face	04/11/2022 3:01 PM	Planning WSB	
		36	False	Unresolved	City Planner		17-195-5-Plex for ALL Cities-ENG STAMP-UPDATED 6.3.2020-36x24.pdf	Brandy Howe	Provide Color Palette	A minimum of three colors shall be used for each multiple-dwelling building. Elements that may count	04/11/2022 3:01 PM	Planning WSB	
		34	False	Unresolved	City Planner		3 Preplat.pdf	Brandy Howe	Max. lot coverage	Indicate proposed lot coverage of the site under Site Data. The R3 zoning district sets a maximum lot	04/11/2022 2:42 PM	Planning WSB	