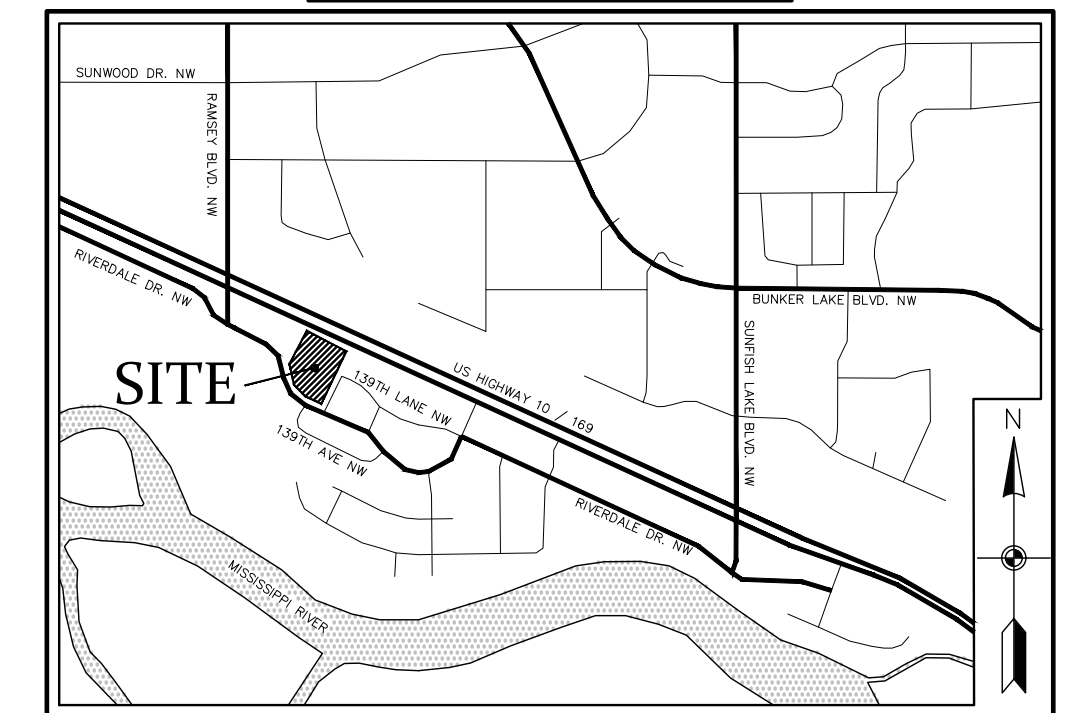


# RIVENWICK VILLAGE 4TH ADDITION

## RAMSEY, MINNESOTA

### VICINITY MAP



NOT TO SCALE

RIVENWICK VILLAGE ④

1

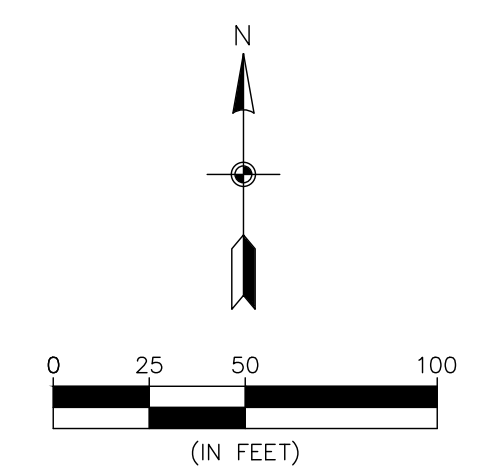
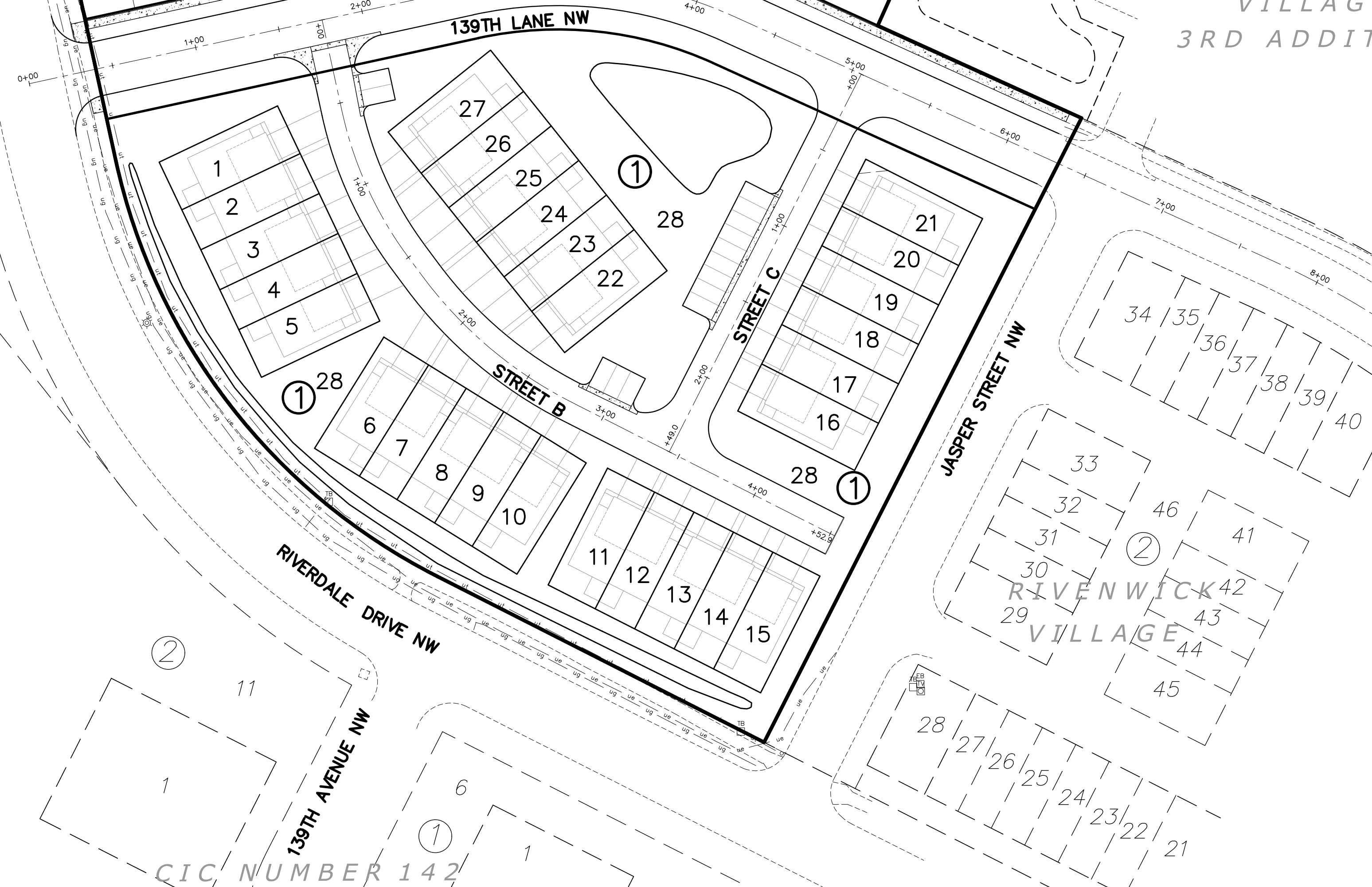
U.S. HWY 10 / HWY 169

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."

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

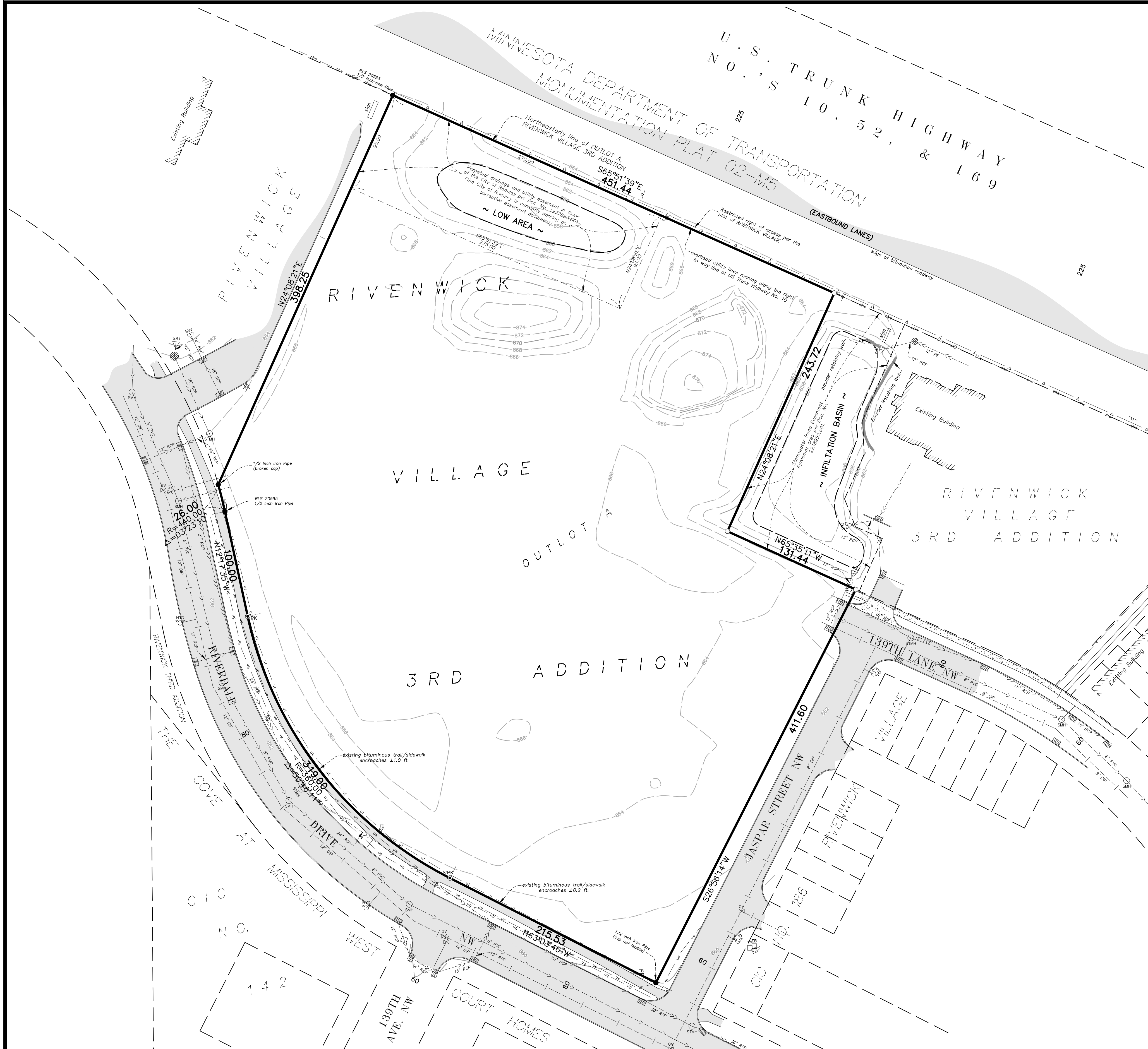
Revisions:  
1.

**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)

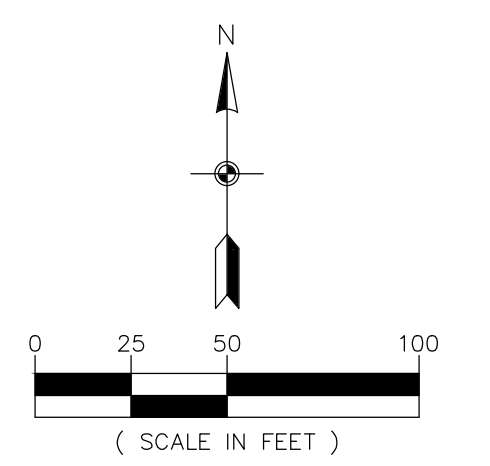
**GENERAL NOTES:**

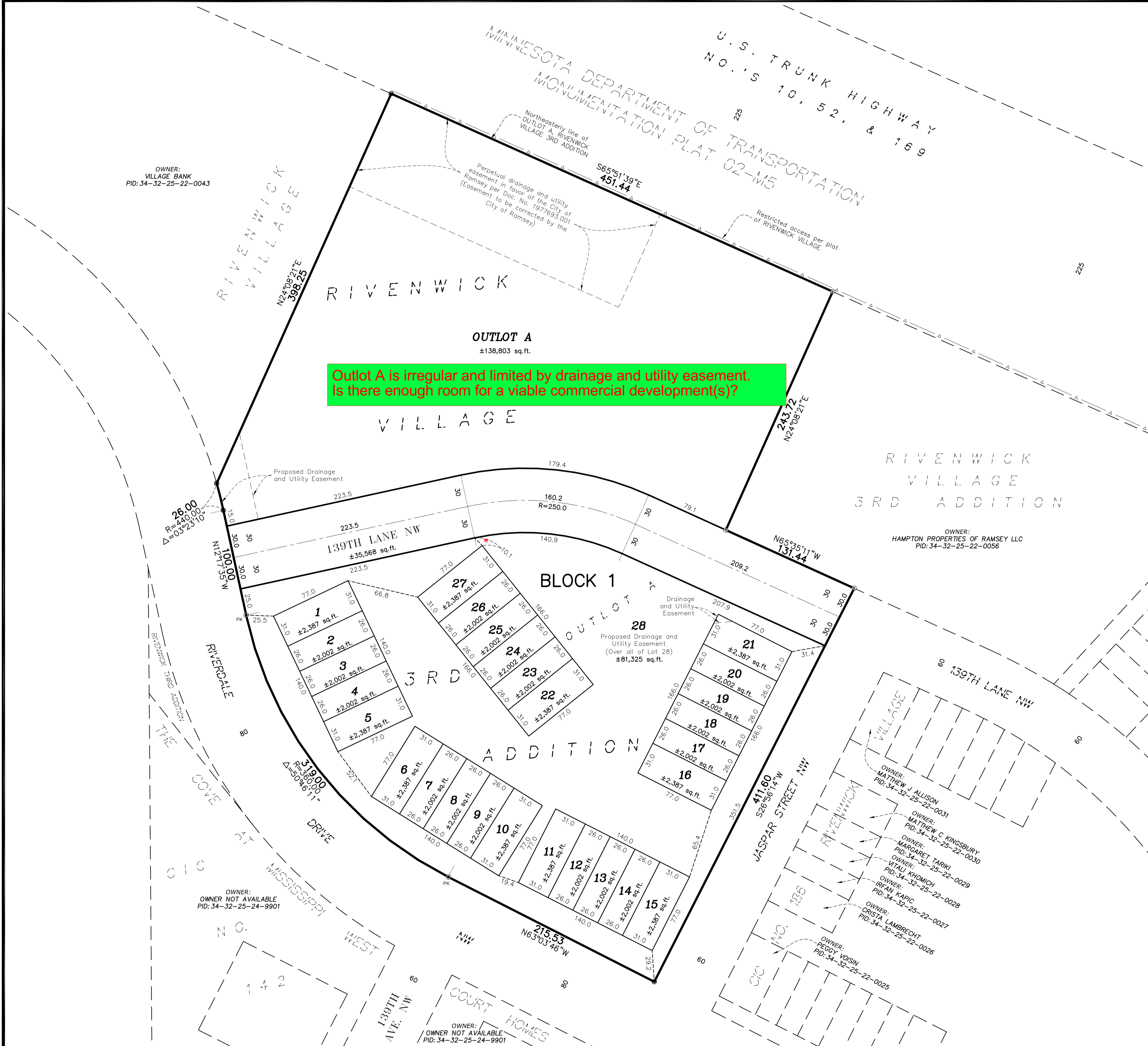
- 1) Bearings shown hereon are based on the northeasterly line of Outlot A, RIVENWICK VILLAGE 3RD ADDITION, which is assumed to bear S65°51'39"E.
- 2) Surveyed property address, per title commitment - unassigned, Ramsey, MN 55303
- 3) Surveyed property contains ±313,600 sq. ft. (±7.20 acres).
- 4) Due 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)
- w — - Denotes Watermain
- s — s — - Denotes Sanitary Sewer
- ss — ss — - Denotes Storm Sewer
- r — r — - 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 G202 B) - Elevation 865.02 ft.





Outlot A is irregular and limited by drainage and utility easement. Is there enough room for a viable commercial development(s)?

**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:**

- 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.
- 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 ±0.81 AC.  
 TOTAL OUTLOT AREA ±3.19 AC. UTILITIES AVAILABLE

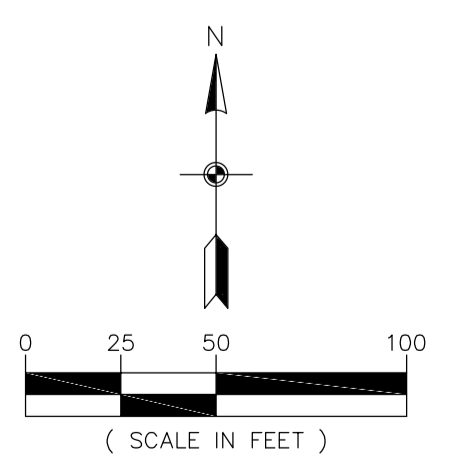
TOTAL LOT AREA ±3.19 AC. MINIMUM TOWNHOME SETBACK DATA:  
 TOTAL NUMBER OF LOTS 28 FRONT (TO BACK OF CURB) 25 FT.  
 RESIDENTIAL 27 SIDE (BETWEEN BUILDINGS) 20 FT.  
 COMMON LOTS 1 (LOT 28) SIDE CORNER (TO BACK OF CURB) 20 FT.  
 REAR BUILDING (TO PLAT BOUNDARY) 30 FT.

GROSS DENSITY 3.75 LOTS/AC.



**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



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 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/NJS  
 ISSUE DATE: 2/24/22  
 FILE NO: 264

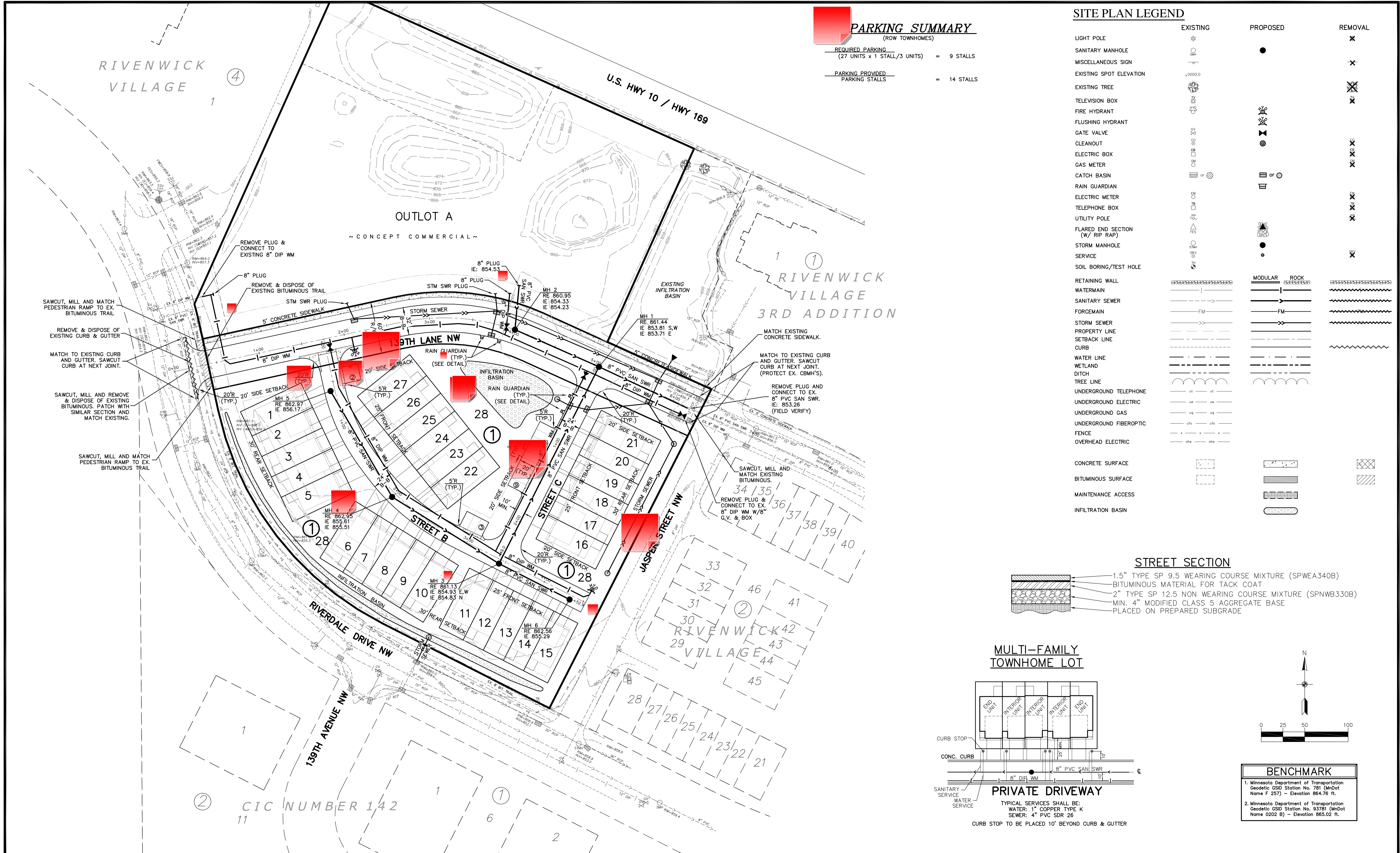
Revisions:

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

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

**PRELIMINARY PLAT**

Save Date: 02/22/22 I:\Jobs\7821 - 7840\7835-02 rivenwick\_4th addition\cad c3d\survey\preliminary\7835-02\_ppr.dwg



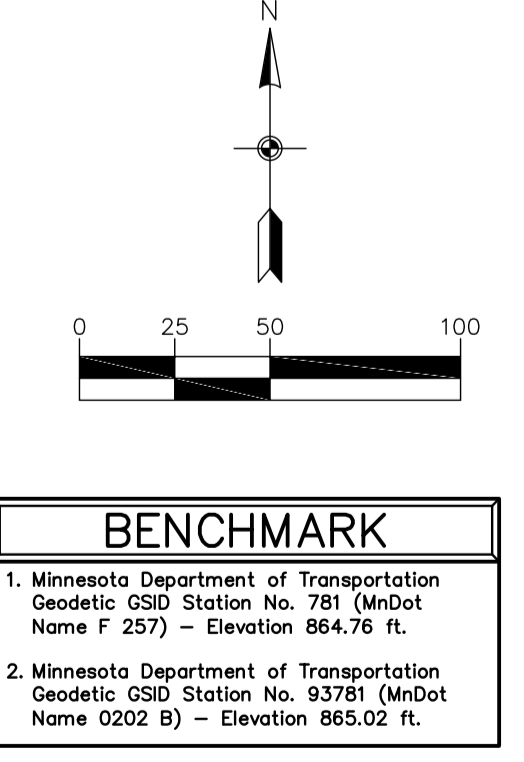
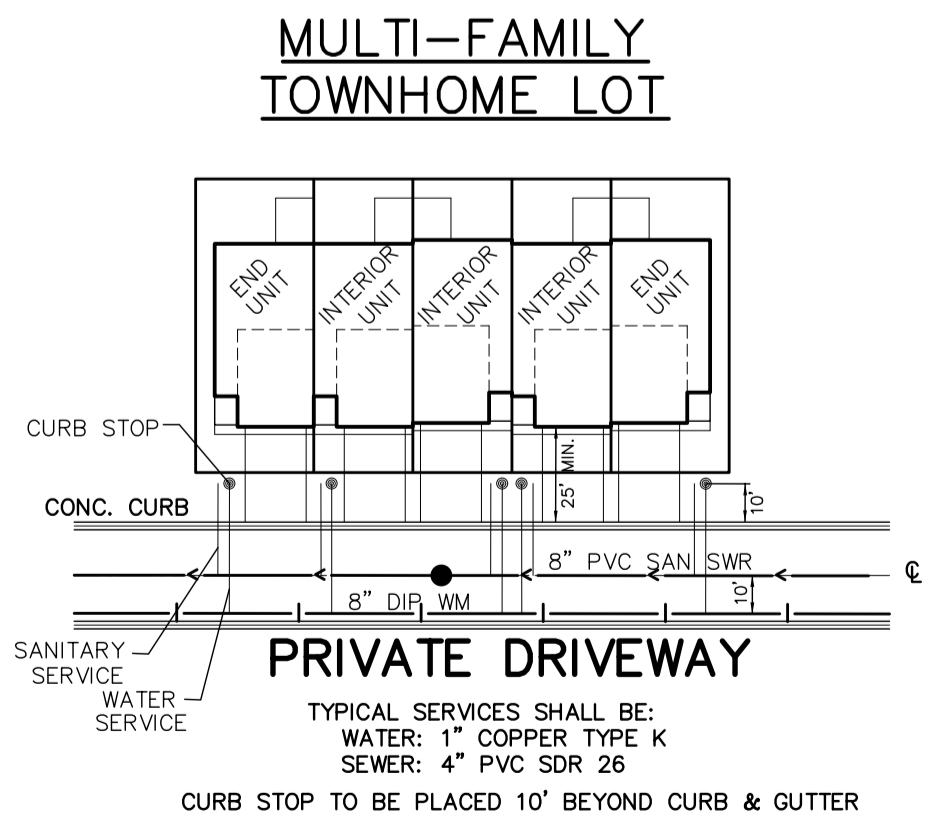
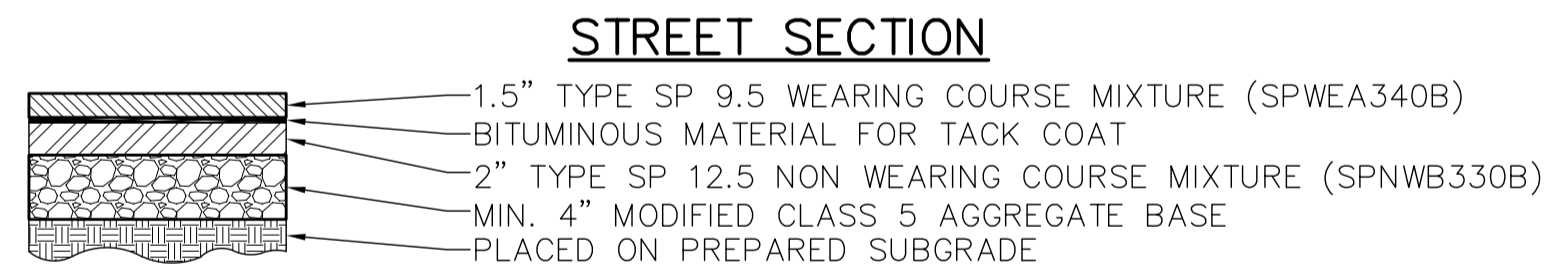
### PARKING SUMMARY

(ROW TOWNHOMES)

REQUIRED PARKING (27 UNITS x 1 STALL/3 UNITS)	=	9 STALLS
PARKING PROVIDED PARKING STALLS	=	14 STALLS

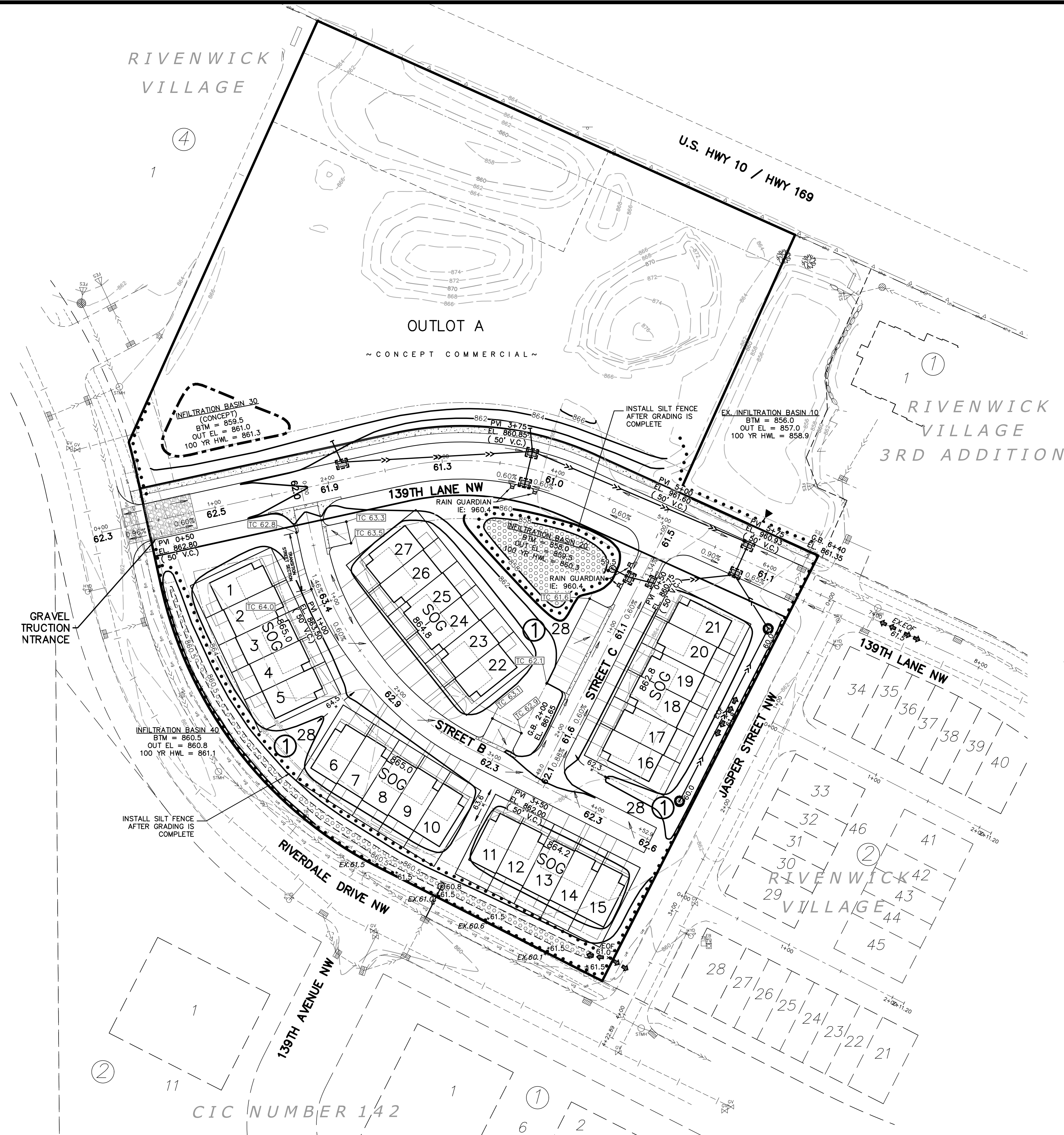
### SITE PLAN LEGEND

	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			



**LOT TABULATION**

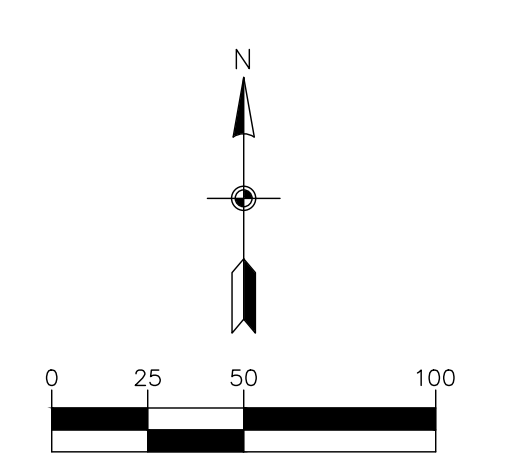
Block	Lot	House Type	Garage Floor Elevation	Proposed Lowest Floor Elevation	Lowest opening Elevation	EOF	100 Year	Water Table	Controlling Elevation		Method
									LF	LO	
1	1	SOG	865.0	865.0	865.0	861.5	861.1	853.0	863.1	-	100-YR
1	2	SOG	865.0	865.0	865.0	861.5	861.1	853.0	863.1	-	100-YR
1	3	SOG	865.0	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



**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	---	---

**WETLAND FILL SUMMARY**  
THERE ARE NO DELINEATED WETLAND ONSITE



**BENCHMARK**

- Minnesota Department of Transportation Geodetic GSD Station No. 781 (MnDot Name F 257) - Elevation 864.76 ft.
- Minnesota Department of Transportation Geodetic GSD Station No. 93781 (MnDot Name 0202 B) - Elevation 865.02 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: 2/24/22 License #: 25063

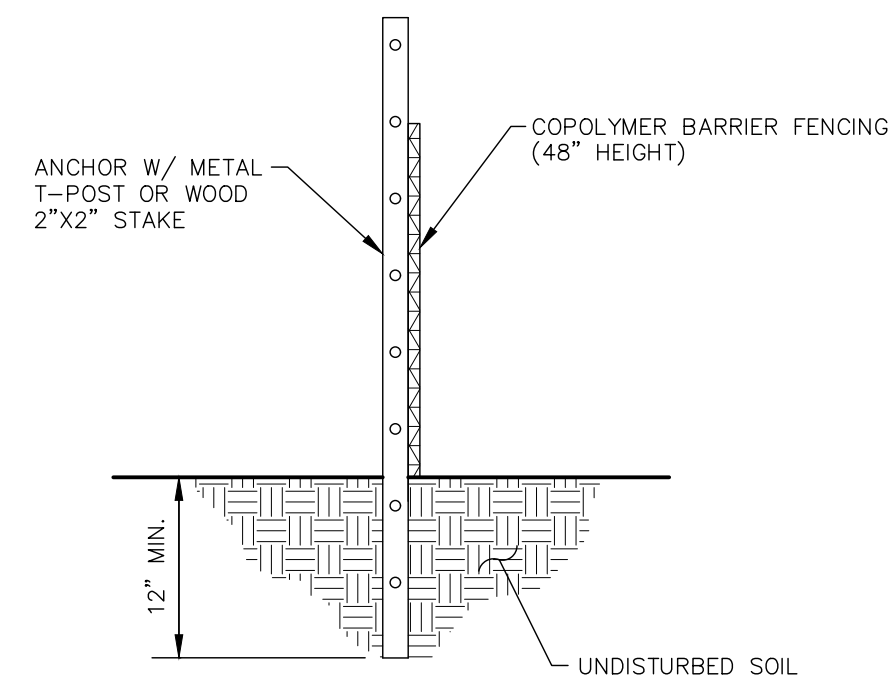
Drawn: ADB  
Designed: BJK  
Date: 2/24/22

Revisions: 1.  
**LGI HOMES - MINNESOTA, LLC**  
2850 Cutters Grove Ave., Suite 207  
Anoka, Minnesota 55303

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

**PRELIMINARY GRADING & EROSION CONTROL PLAN**

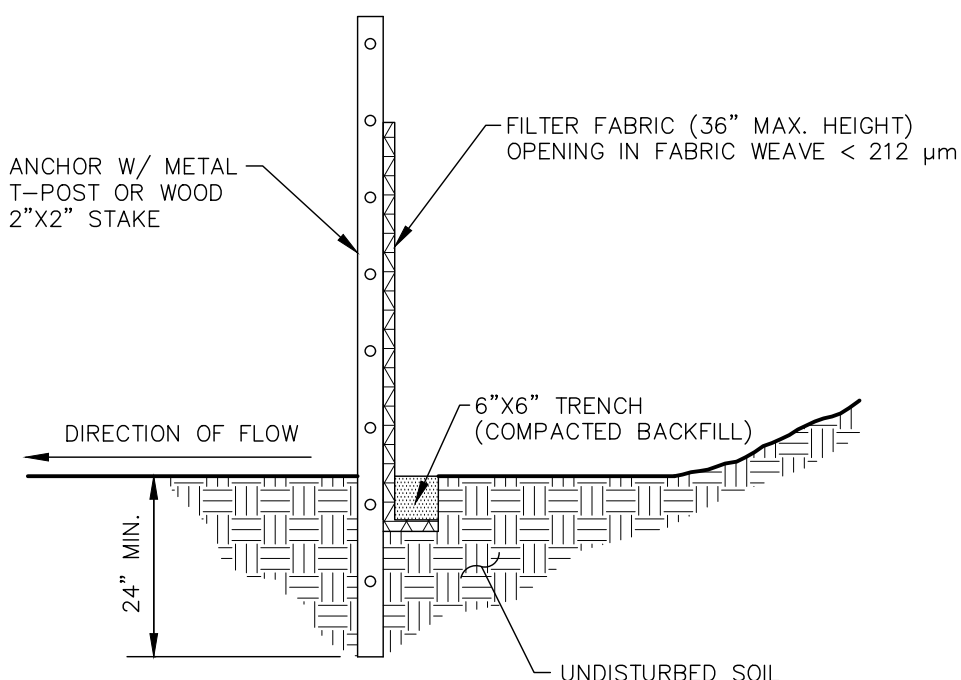
### TREE FENCE



**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.

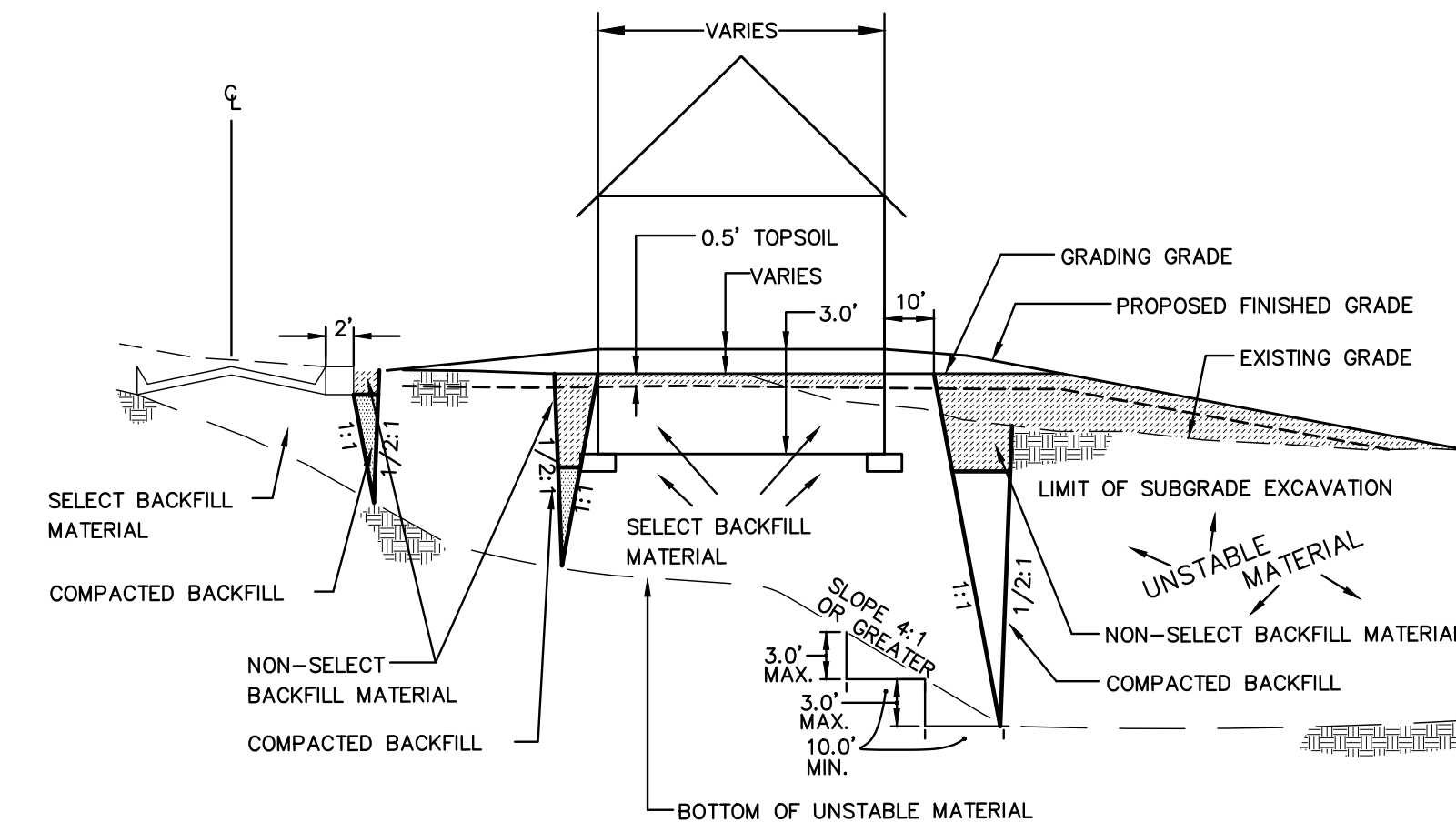
### SILT FENCE



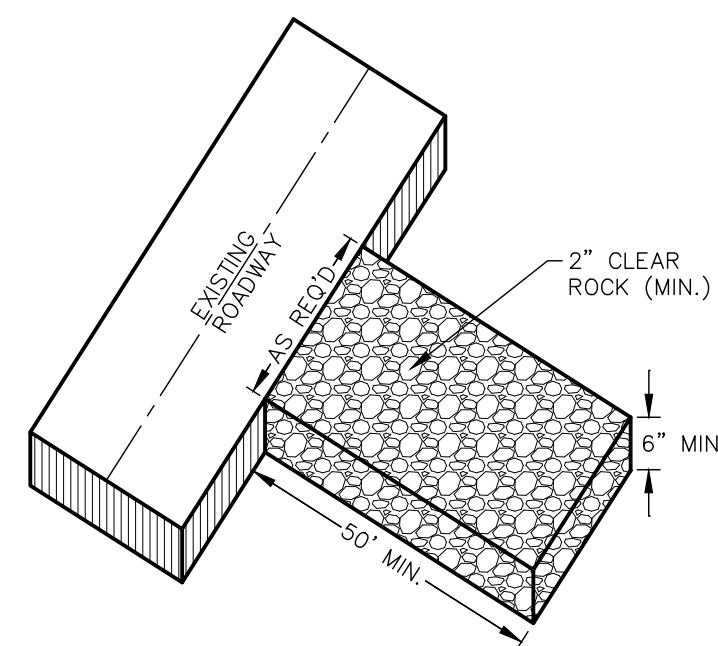
**NOTES:**

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.

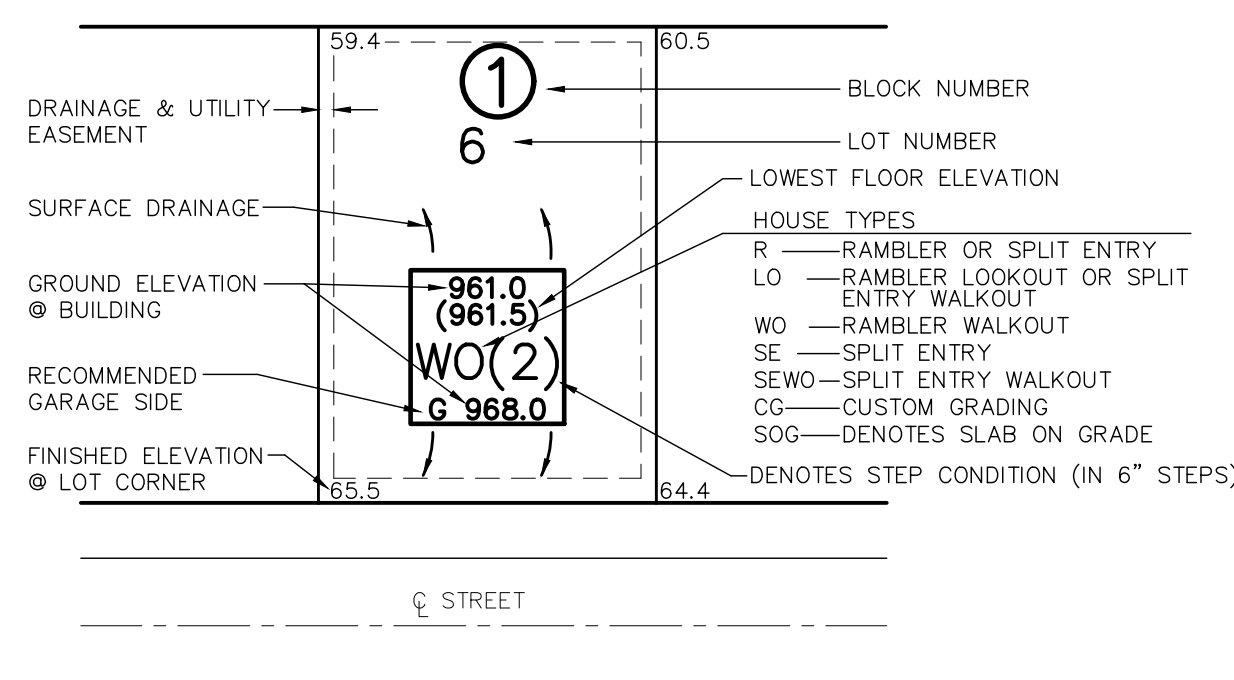
### SUBGRADE CORRECTION



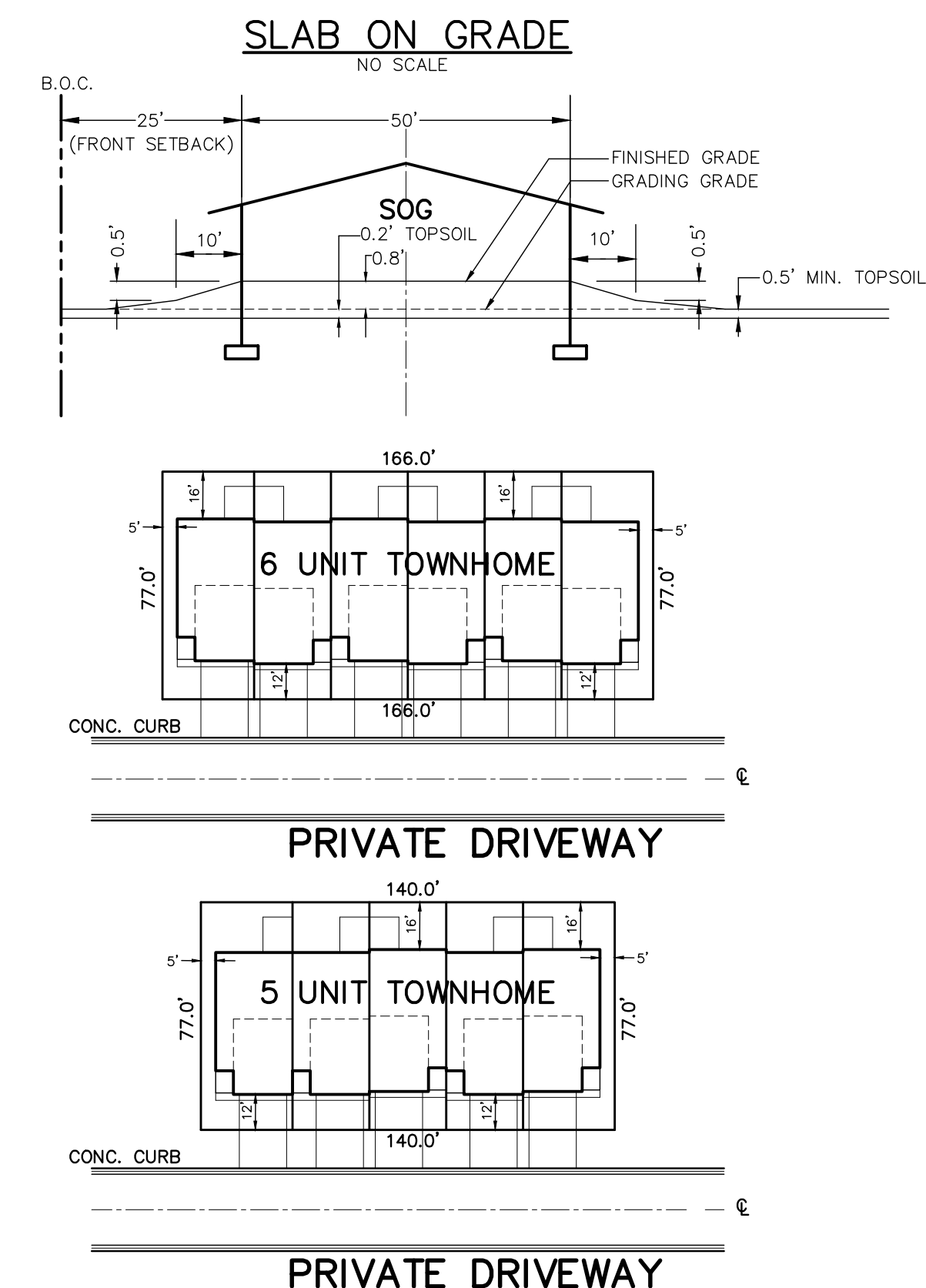
### ROCK CONSTRUCTION ENTRANCE



### 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.

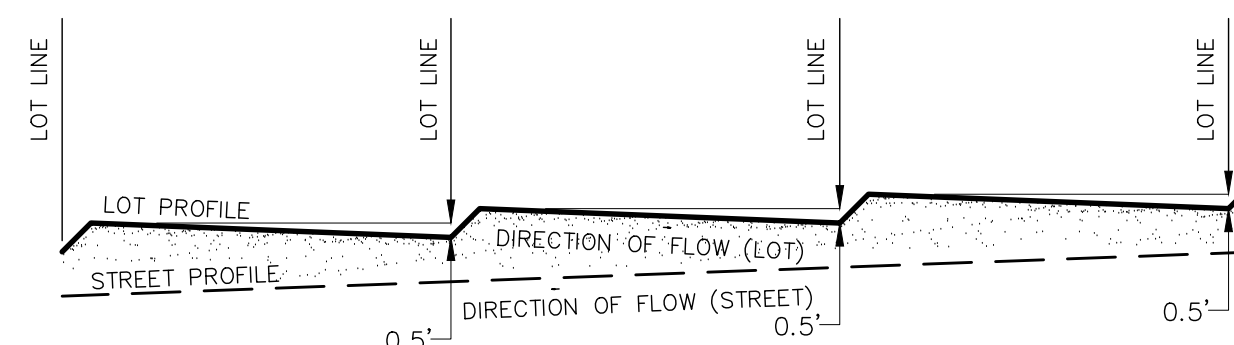
SEED: MNDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

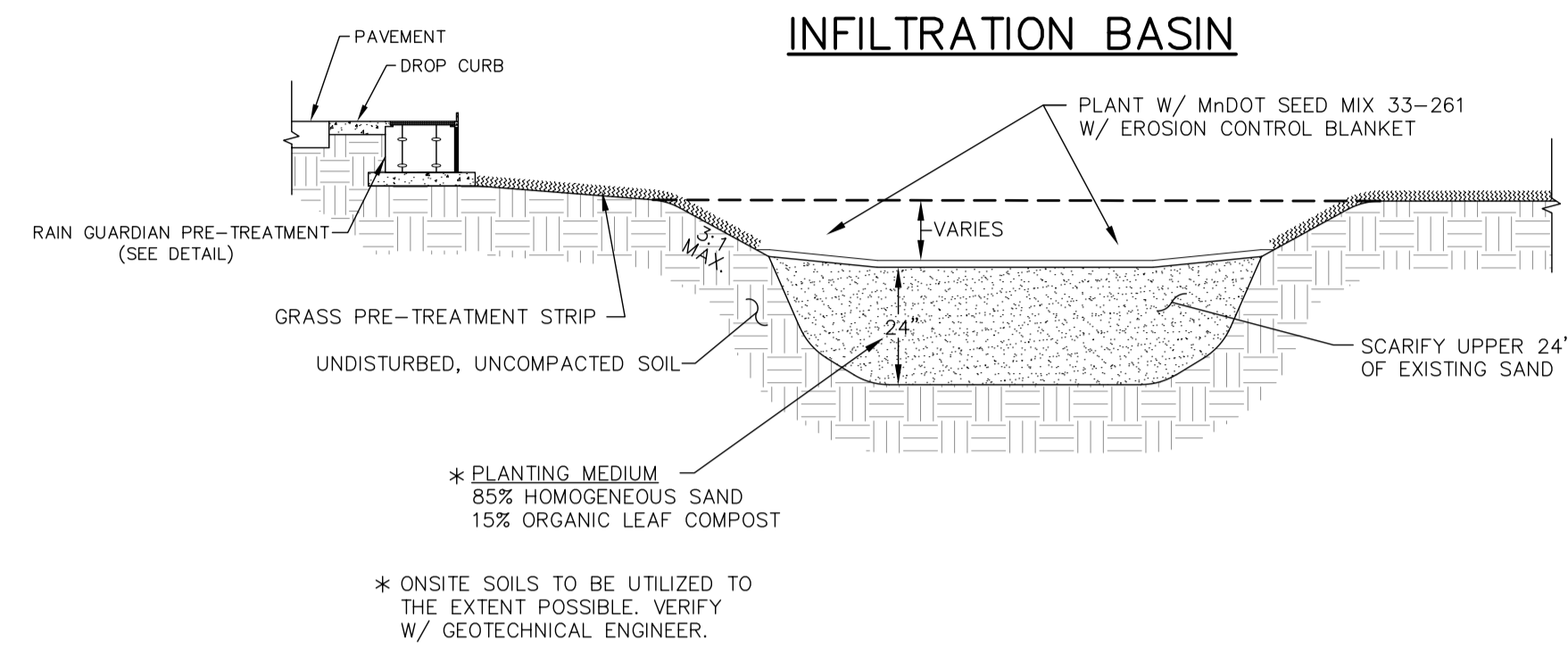
DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

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

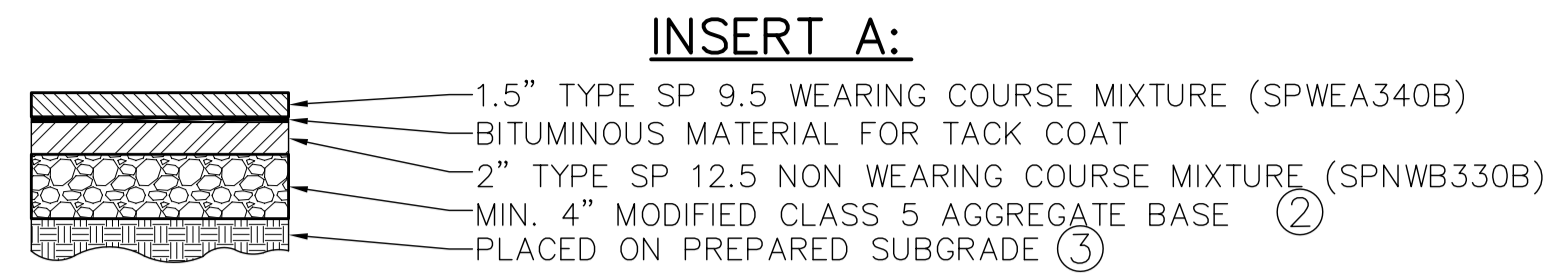
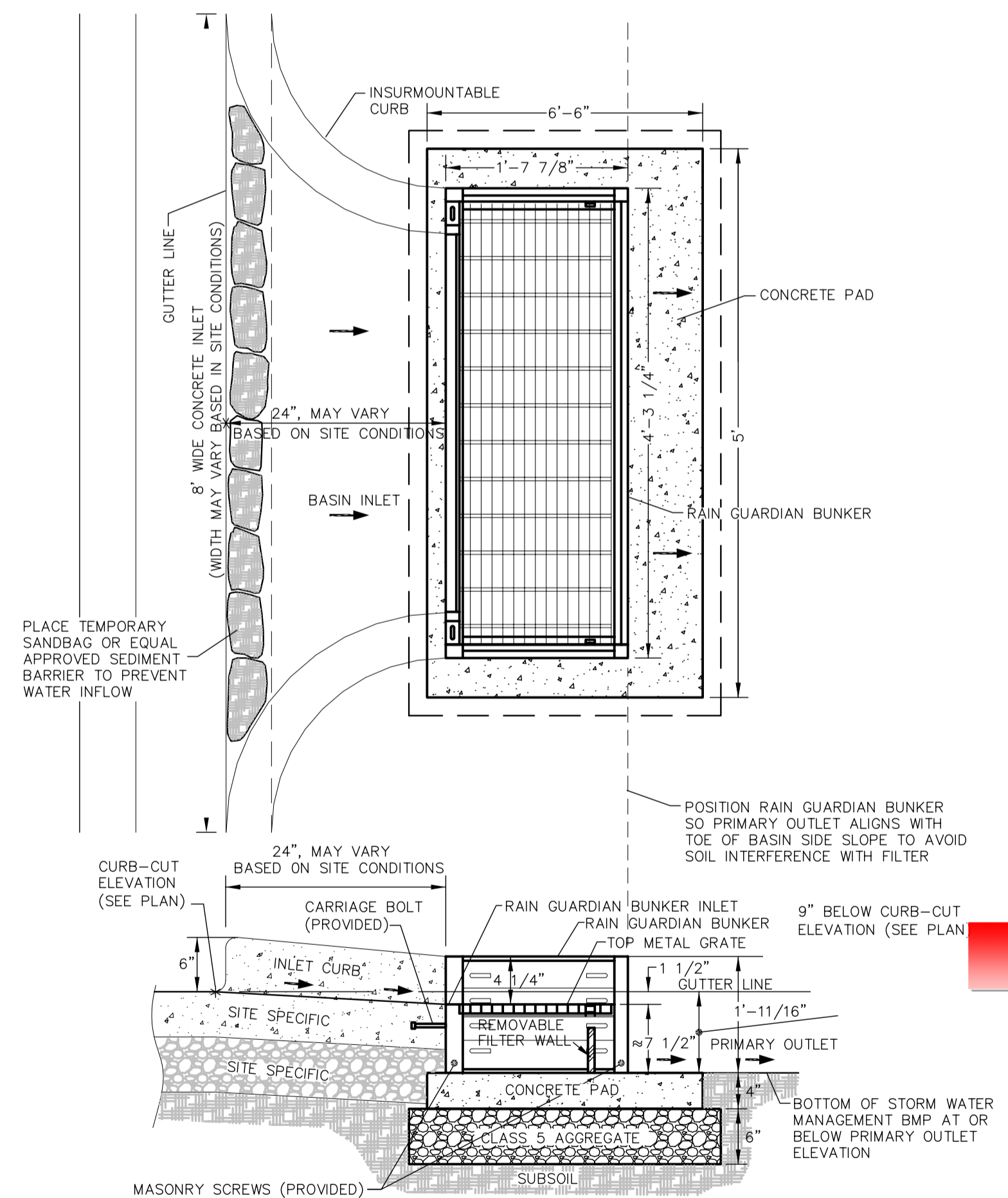
FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

### LOT BENCHING DETAIL





**RAIN GUARDIAN DETAIL**



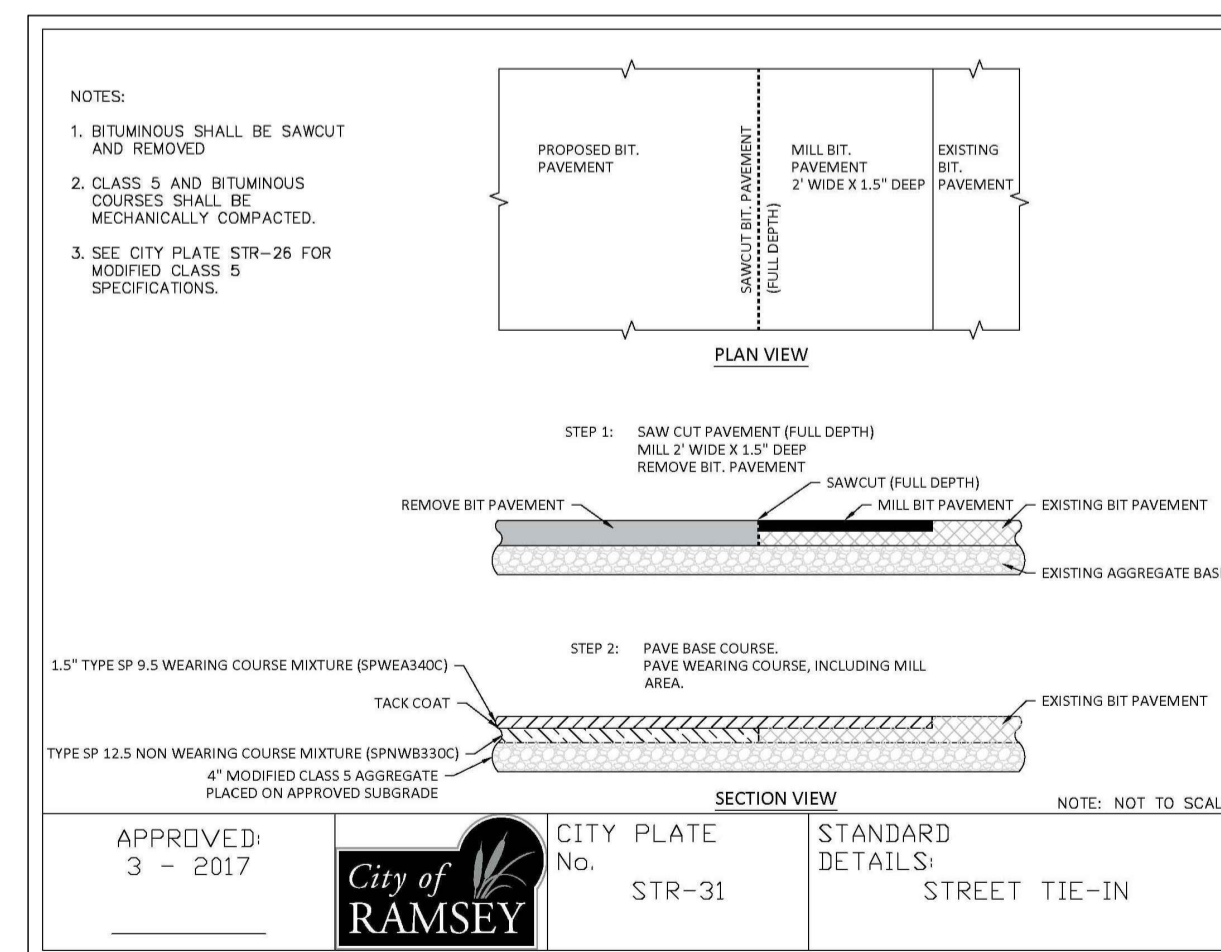
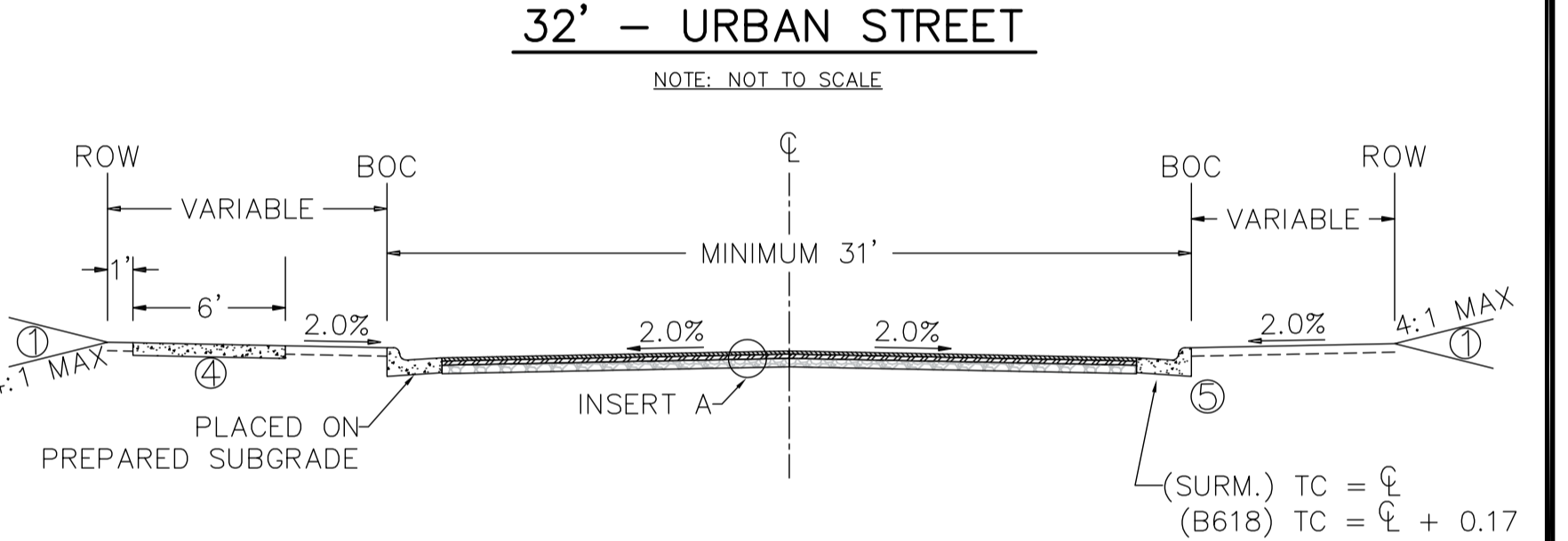
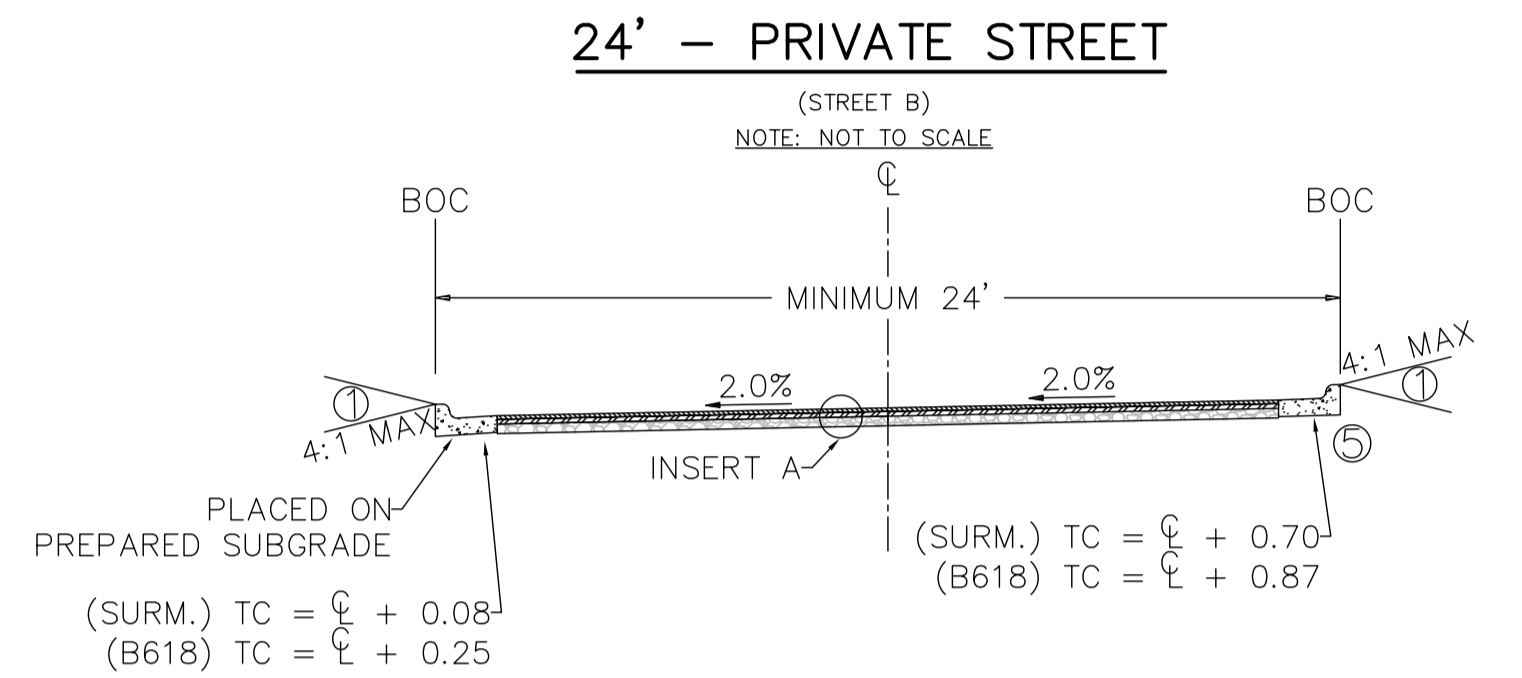
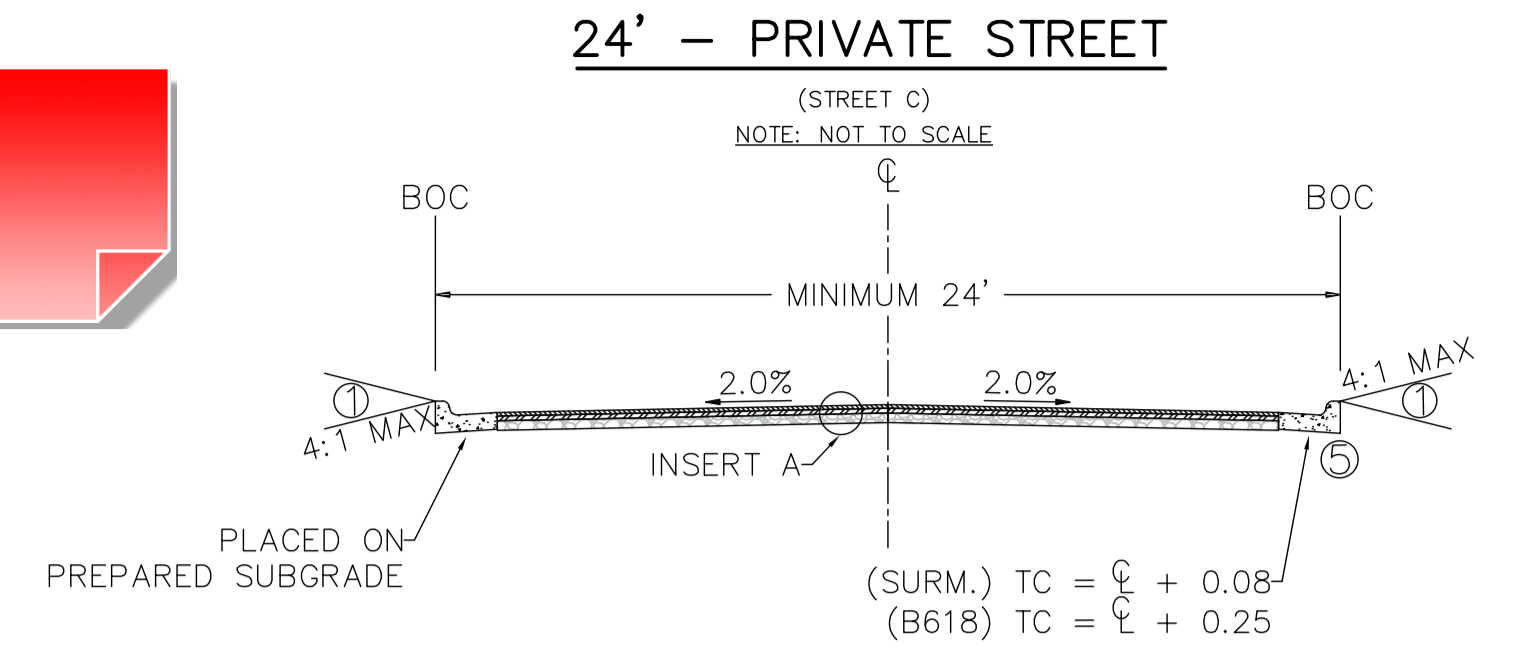
**REFERENCE NOTES:**

- ① GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
- ② CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
- ③ 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.
- ④ ALL SIDEWALKS SHALL BE 6" THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.
- ⑤ CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

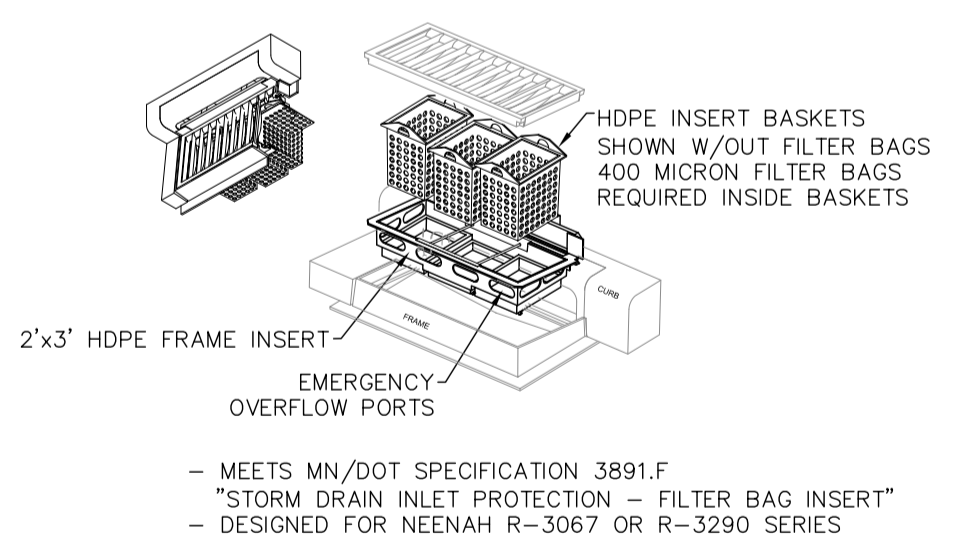
TABLE A MODIFIED CLASS 5 SPECIFICATIONS	
	% PASSING
1"	100
3/4"	90 - 100
3/8"	50 - 80
No.4	35 - 70
No.10	20 - 60
No.40	10 - 35
No.200	5 - 10

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 MEET THE REQUIREMENTS OF TABLE A.  
 3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

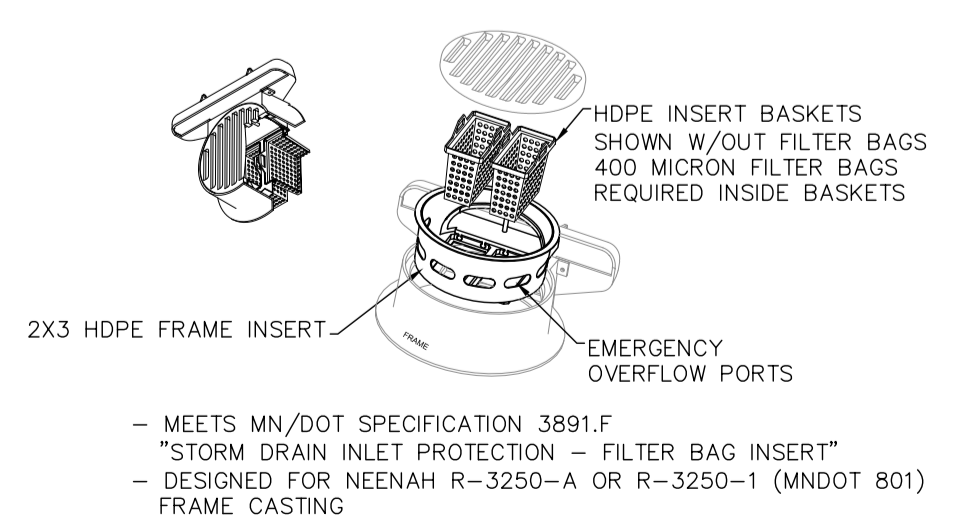
APPROVED: 2 - 2003  
 City of RAMSEY  
 STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS  
 CITY PLATE No. STR-26



**INFRA SAFE - 2'x3' DEBRIS COLLECTION DEVICE**



**INFRA SAFE - 27\"/>**



**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

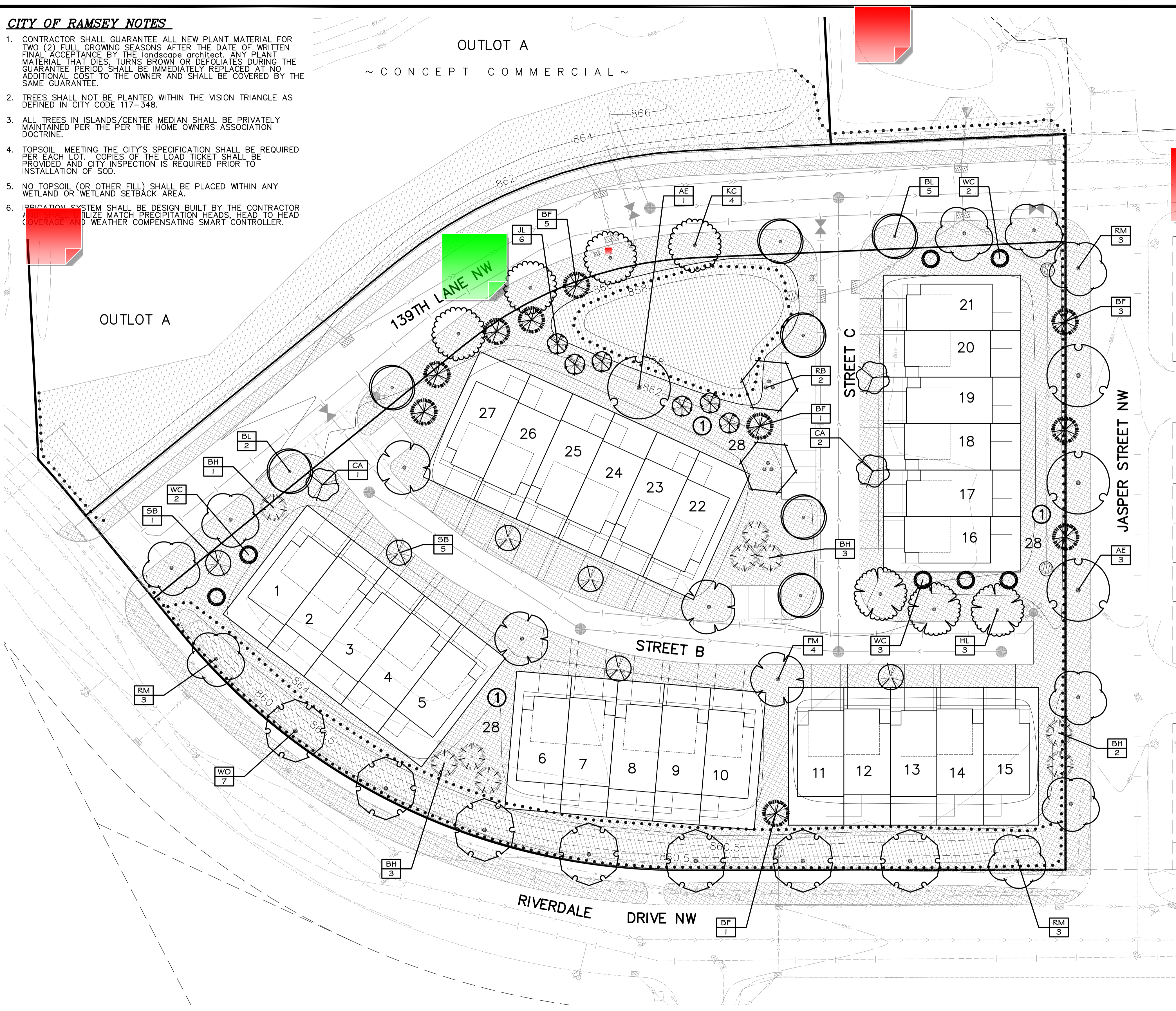
CANOPY COVERAGE PROVIDED = 34,912 SF

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
<b>TOTAL</b>			<b>16,762</b>

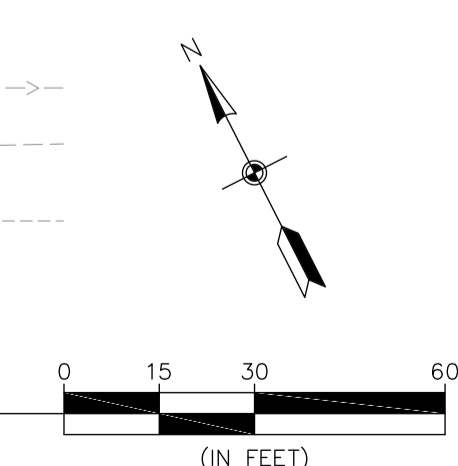
ACCEPTABLE TREES	CANOPY	QTY	SUBTOTAL
KENTUCKY COFFEE TREE	629	4	2,516
CRABAPPLE	157	3	471
PRINCETON ELM	552	4	2,208
NORTHERN ACCLAIM HONEYLOCUST	481	3	1,443
IVORY SILK LILAC	120	6	720
BOULEVARD LINDEN	354	7	2,478
SIENNA GLEN MAPLE	629	4	2,516
NORTHWOODS RED MAPLE	552	9	4,968
RIVER BIRCH	415	2	830
<b>TOTAL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

**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.



**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**

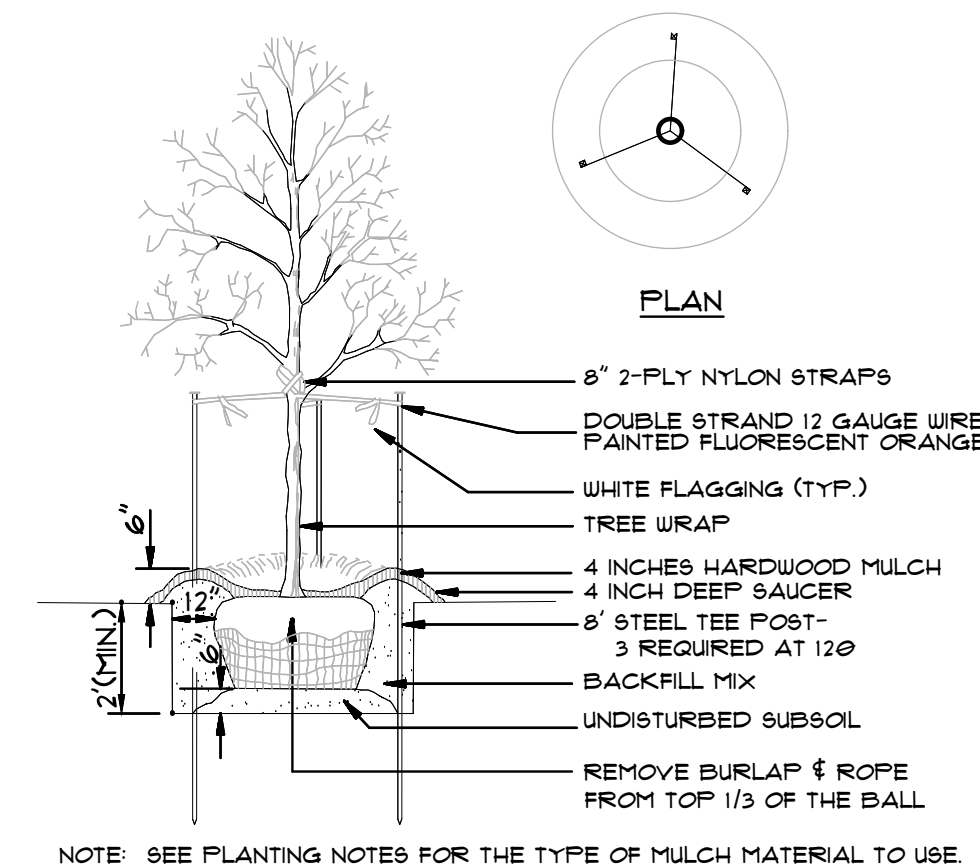
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**LANDSCAPE SPECIFICATIONS**

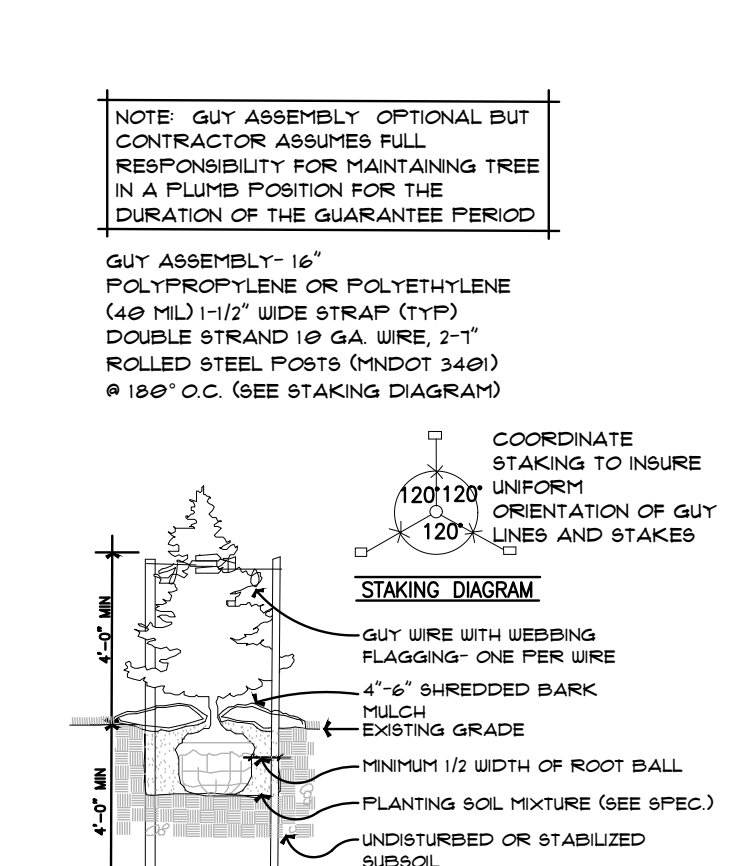
- TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION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

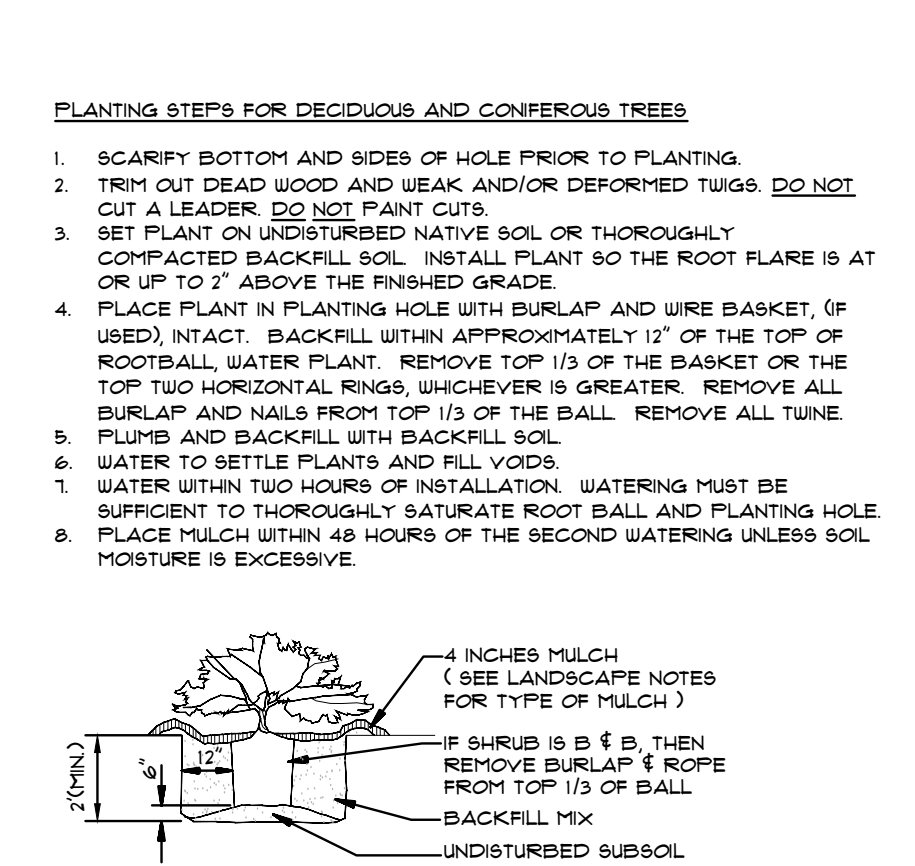
PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	RM	9	Acer rubrum 'Northwood'	Northwoods Red Maple	2" Cal.	B&B
	FM	4	Acer x freemanii 'Sienna'	Sienna Glen Maple	2" Cal.	B&B
	RB	2	Betula nigra Clump Form, 2" Cal Equivalent	River Birch Multi-Trunk	8' Ht.	B&B
	HL	3	Gleditsia 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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BLAINE, MN 55449  
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CARLSONMCCAIN.COM

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

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  
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TRUNK	DBH	STATUS	REMARKS
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# Current Project - Project Markups Listing

## Rivenwick Village Fourth

File Name	Markup Name	Markup Text	Markup Date	Created by
3 Preplat.pdf	Brandy Howe2	Add a notation regarding the maximum lot coverage of the site. The R3 zoning district sets a maximum lot coverage of 35% for all principal and accessory buildings (excluding impervious surfaces) of 35%.	03/18/2022	Planning WSB
3 Preplat.pdf	Brandy Howe3	Indicate that structures fit within the building setback limitations per Section 117.113(d), which requires: <ul style="list-style-type: none"> <li>- 25 feet setback from (public) street right-of-way</li> <li>- 25 feet setback from private street (measured from back of curb line)</li> <li>- 30 feet setback from exterior development boundary</li> <li>- 20 feet minimum separation between buildings</li> </ul>	03/18/2022	Planning WSB
4 Site.pdf	Brandy2	Add building separation measurement; should be 20' between buildings	03/18/2022	Planning WSB
4 Site.pdf	Brandy2	Indicate that structures fit within the building setback limitations per Section 117.113(d), which requires: <ul style="list-style-type: none"> <li>a. 25 feet setback from (public) street right-of-way</li> <li>b. 25 feet setback from private street (measured from back of curb line)</li> <li>c. 30 feet setback from exterior development boundary</li> <li>d. 20 feet minimum separation between buildings</li> </ul>	03/18/2022	Planning WSB
4 Site.pdf	Brandy2	Indicate common open space on the site. Staff interprets identifiable community space as a common area that is clearly understood to be open to all residents (i.e. seating area, for example). Staff suggests near the storm water pond as that is the largest open space area.	03/18/2022	Planning WSB

## Current Project - Project Markups Listing

File Name	Markup Name	Markup Text	Markup Date	Created by
4 Site.pdf	Brandy2	Guest parking is not required. Staff suggests removing all guest parking spaces on the site to increase open space. If guest parking is retained, it should meet the city's dimensional standards for parking stalls, which is 9'x18' per 117.356(c).	03/18/2022	Planning WSB
3 Preplat.pdf	Brandy Howe	Refer to the R-3 zoning district for setback requirements. See Sec. 117-113(d) of the municipal code.	03/17/2022	Planning WSB
3 Preplat.pdf	Brandy Howe	Density should be NET rather than gross. Calculate as follows:  Gross density less ROW, less wetlands, less Outlot A.	03/17/2022	Planning WSB
3 Preplat.pdf	CA	Please add net density caculation to the Site Data.	03/16/2022	Chris Anderson
3 Preplat.pdf	JF	The angle chosen is not the closest distance to the proposed right of way, which is only 7.5 feet. Adjust to make minimum 10' drainage & utility easement behind the right of way.	03/15/2022	Joe Feriancek
4 Site.pdf	JF	I'm not in favor of parking stalls close this close to the entrance, can these be pushed further south?	03/15/2022	Joe Feriancek
4 Site.pdf	JF	Is there a possibility of connecting Street B to Jasper? If not I think a parking area and/or hammerhead turnaround would be more appropriate than a simple dead end.	03/15/2022	Joe Feriancek
4 Site.pdf	JF	Need to use the heavy duty model, City has been having issues maintaining the light duty.	03/15/2022	Joe Feriancek
4 Site.pdf	JF	Are these locations generalized for ease of construction, or based off an assumed future use?	03/15/2022	Joe Feriancek
4 Site.pdf	JF	Verify rim elevations are correct, grading plan shows this as approximatey 862. Also, showing below minimum cover on sanitary sewer.	03/15/2022	Joe Feriancek

## Current Project - Project Markups Listing

File Name	Markup Name	Markup Text	Markup Date	Created by
L1.pdf	JF	how big do these trees get? its scaling at only 6 feet center from the rain guardian. If this tree gets large, would like to see it moved further away so roots dont interfere with structure and drainage down to infiltration basin.	03/15/2022	Joe Feriancek
L1.pdf	CA	May want to consider clustering some evergreen plantings to shield headlights from future commercial parcel north of 139th from lots 22-27.	03/15/2022	Chris Anderson
Tree Preservation Plan 10.23.19 - Rivenwick.pdf	CA		03/15/2022	Chris Anderson
Tree Preservation Plan 10.23.19 - Rivenwick.pdf	CA	Approximately 302 diameter inches were removed south of this line as part of Rivenwick Village 3rd Addition. Per the Tree Preservation Ordinance, 40% of those diameter inches should have been preserved (121 inches). Replacement at 1.25 inches per 1 inch removed = 151 diameter inches required for reforestation.	03/15/2022	Chris Anderson
Tree Preservation Plan 10.23.19 - Rivenwick.pdf	CA		03/15/2022	Chris Anderson
L1.pdf	CA1	Please include caliper size for each proposed species. The entire site was clear cut during Rivenwick Village 3rd Addition, an after the fact inventory of tree stumps was completed. Since all trees were removed, reforestation is required and the caliper size is needed to determine if the proposed landscaping will satisfy the reforestation. Approximately 302 significant tree inches were removed from this area; required to preserve at least 40% of those inches (121). For each inch beyond that threshold, need to replant 1.25 inches. 121 x 1.25 = 151 inches of reforestation required. Proposed landscaping can count toward this requirement.	03/15/2022	Chris Anderson

## Current Project - Project Markups Listing

File Name	Markup Name	Markup Text	Markup Date	Created by
L1.pdf	Brandy Howe Review	Section 117-364(c)(2) requires irrigation systems be equipped with the following: a. Technology that inhibits or interrupts operation of the irrigation system during periods of sufficient moisture (rain sensor). b. One or more water efficient technologies. This could include, but is not limited to, WaterSense labeled weather-based irrigation controllers, soil moisture sensors, and/or evapotranspiration (ET) sensors.	03/14/2022	Planning WSB
L1.pdf	Brandy Howe Review	Existing landscaping not shown on plan.	03/14/2022	Planning WSB
L1.pdf	Brandy Howe Review	The Ramsey Tree Guide does not include the following species:  Princeton Elm Northern Acclaim Honey Locust Sienna Glen Maple River Birch  Their spread calculations for these, however, are in conformance with the landscaping requirements.	03/14/2022	Planning WSB
4 Site.pdf	Brandy Howe review	Divide this summary into private and guest parking. Presumably, for the private parking, there is at least a 1-car garage and driveway for each unit, which would meet the requirement for two off-street spaces.	03/14/2022	Planning WSB
4 Site.pdf	Brandy Howe review	Sidewalk not shown on south side of 139th Lane NW	03/14/2022	Planning WSB
4 Site.pdf	Brandy Howe review	No sidewalk shown on Jasper	03/14/2022	Planning WSB
4 Site.pdf	Brandy Howe review	Dimensions of the guest parking stalls are 8'x20', which are different than the commercial parking standards which require 9'x18' per 117-356(c).	03/14/2022	Planning WSB
Application - Final Plat, Rivenwick 4th, SIGNED.pdf	Brandy Howe	No lighting or architectural details or renderings were provided, which is required per 117-112(e)(8)-(9).	03/14/2022	Planning WSB

## Current Project - Project Markups Listing

File Name	Markup Name	Markup Text	Markup Date	Created by
Application - Final Plat, Rivenwick 4th, SIGNED.pdf	Brandy Howe	Section 117.112(e)(1) requires minimum building area standards for townhomes. This information was not provided.	03/14/2022	Planning WSB
7 Details.pdf	LC	Base and wear course to use C oil instead of B, City has changed standard in recent years.	03/11/2022	Logan Czech
4 Site.pdf	LL	A maintenance agreement will be required for the infiltration basin and Rain Guardian Devices.	03/09/2022	Len Linton
7 Details.pdf	LL	Rain Guardian - Bunker Style is not accepted in the City of Ramsey right of way. They break during routine maintenance.  Consider installing a different BMP.  These are private streets. A maintenance agreement will be required for the infiltration basin and Rain Guardian.	03/09/2022	Len Linton
3 Preplat.pdf	Sullivan - Outlot A Configuration	Outlot A is irregular and limited by drainage and utility easement. Is there enough room for a viable commercial development(s)?	03/08/2022	Sean Sullivan
4 Site.pdf	Aaron	Use bit as a form, do not patch riverdale	03/07/2022	Aaron Madsen
4 Site.pdf	Aaron	Casting will ned to be adjusted after Wm is connectected	03/07/2022	Aaron Madsen



March 18, 2022

Brian Hagen,  
City of Ramsey  
Deputy City Administrator/Community Development Director  
7550 Sunwood Drive NW  
Ramsey, MN 55303

Re: Rivenwick Village 4<sup>th</sup> Addition PUD/Final Plat  
WSB Project No. 019569 Phase 002

Dear Mr. Hagen,

WSB has completed its review of the Rivenwick Village 4<sup>th</sup> Addition PUD / Final Plat. Below are our review comments. As directed, this project was reviewed against the R-3 zoning district standards, based on staff review from the first phase. It was also reviewed against the conceptual layout that was reviewed by Planning Commission and approved by City Council in December 2020. This proposal matches the approved concept plan in terms of site layout and unit count.

City Planner Review:

1. Sheet 3 of 7, Preliminary Plat needs to be updated to reflect the R3 zoning district density and setback standards.
2. Sheet 3 of 7, Preliminary Plat needs to be updated to reflect net density instead of gross density.
3. Sheet 3 of 7, Preliminary Plat – add a notation regarding the maximum lot coverage of the site. The R3 zoning district sets a maximum lot coverage of 35% for all principal and accessory buildings (excluding impervious surfaces) of 35%.
4. Sheet 4 of 7, Site Plan – indicate that structures fit within the building setback limitations per Section 117.113(d), which requires:
  - a. 25 feet setback from (public) street right-of-way
  - b. 25 feet setback from private street (measured from back of curb line)
  - c. 30 feet setback from exterior development boundary
  - d. 20 feet minimum separation between buildings
5. Sheet 4 of 7, Site Plan – provide dimensions for open space.
  - a. Section 117.113(5) requires 40% open space, 10% of which is identifiable community space. “Qualifying areas include grassed lawns, landscape areas, gardens, natural areas, landscape rock, mulch, wetlands, and ponding areas. Of the 40 percent open space, ten percent is to be dedicated as an identifiable common area for use by residents of the development.” The landscape plan indicates that 48.2% of the site is impervious cover. Presumably the plans meet this requirement.
6. Page 4 of 7, Site Plan depicts 14 guest parking stalls. Guest parking is not required. Staff suggests removing all guest parking on the site to increase open space. If guest parking is retained, it should meet the city’s dimensional standards for parking stalls, which is 9’x18’ per 117.356(c), rather than the 8’x20’ as depicted.
7. Page 4 of 7, Site Plan does not provide sidewalk on the south side of 139th Avenue and none on Jasper Street.
8. Provide building elevations to demonstrate compliance with Section 117.113(d), which requires:
  - a. Maximum building height of 35 feet.
  - b. Minimum floor area measured at or above lot grade:
    - i. 640 SF for 1-bedroom units
    - ii. 760 SF for 2-bedroom units
    - iii. 860 SF for 3-bedroom units
    - iv. 125 SF for each additional bedroom
9. Provide lighting details to demonstrate compliance with Section 117.113(7).
10. Provide architectural renderings to demonstrate compliance with 117.113(8).
11. Sheets L1-L2, Landscape plan – existing landscaping/trees not shown.

12. Sheets L1-L2, Landscape plan. Section 117-364(c)(2) requires irrigation systems be equipped with the following:
- a. Technology that inhibits or interrupts operation of the irrigation system during periods of sufficient moisture (rain sensor).
  - b. One or more water efficient technologies. This could include, but is not limited to, WaterSense labeled weather-based irrigation controllers, soil moisture sensors, and/or evapotranspiration (ET) sensors.

Should you have any questions regarding this list, please don't hesitate to reach out if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Brandy Howe". The signature is fluid and cursive, with the first name being more prominent.

Brandy Howe, AICP  
WSB & Associates, Inc.  
City Planner

cc: Brian McCann, City Planner (email only)