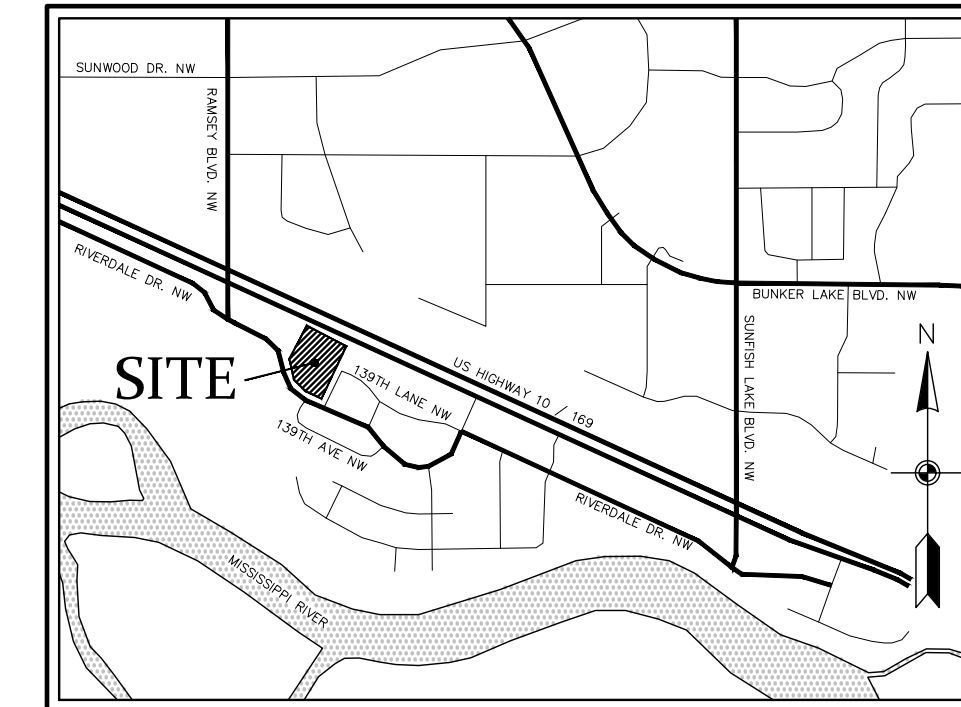


# RIVENWICK VILLAGE

## GRADING, DEVELOPMENT & EROSION CONTROL PLAN

### RAMSEY, MINNESOTA



VICINITY MAP  
NOT TO SCALE

**LEGEND**

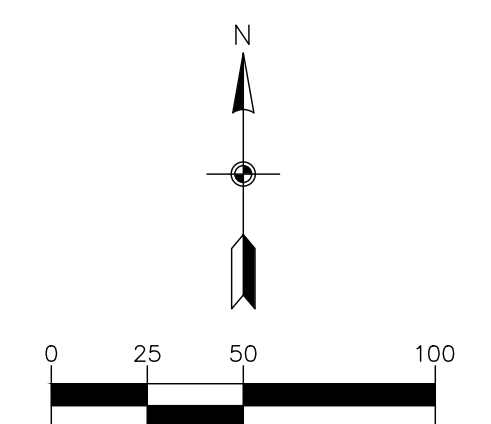
EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
CURB LINE	---
BITUMINOUS	---
CONCRETE	---
MAINTENANCE ACCESS	---
INFILTRATION BASIN	---
SANITARY SEWER	---
STORM SEWER	---
WATER MAIN	---
OVERHEAD UTILITY	---
STORM CATCH BASIN	---
STORM MANHOLE	---
OUTLET CONTROL STRUCTURE	---
MANHOLE	---
HYDRANT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

**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	866.5	866.5	866.5	861.0	861.1	853.0	863.1	- 100-YR
1	2	SOG	866.5	866.5	866.5	861.0	861.1	853.0	863.1	- 100-YR
1	3	SOG	866.5	866.5	866.5	861.0	861.1	853.0	863.1	- 100-YR
1	4	SOG	866.5	866.5	866.5	861.0	861.1	853.0	863.1	- 100-YR
1	5	SOG	866.5	866.5	866.5	861.0	861.1	853.0	863.1	- 100-YR
1	6	SOG	866.5	866.5	866.5	861.0	861.1	853.0	863.1	- 100-YR
1	7	SOG	866.5	866.5	866.5	861.0	861.1	853.0	863.1	- 100-YR
1	8	SOG	866.5	866.5	866.5	861.0	861.1	853.0	863.1	- 100-YR
1	9	SOG	866.5	866.5	866.5	861.0	861.1	853.0	863.1	- 100-YR
1	10	SOG	866.5	866.5	866.5	861.0	861.1	853.0	863.1	- 100-YR
1	11	SOG	866.0	866.0	866.0	861.0	861.1	853.0	863.1	- 100-YR
1	12	SOG	866.0	866.0	866.0	861.0	861.1	853.0	863.1	- 100-YR
1	13	SOG	866.0	866.0	866.0	861.0	861.1	853.0	863.1	- 100-YR
1	14	SOG	866.0	866.0	866.0	861.0	861.1	853.0	863.1	- 100-YR
1	15	SOG	866.0	866.0	866.0	861.0	861.1	853.0	863.1	- 100-YR
1	16	SOG	863.3	863.3	863.3	861.8	-	853.0	-	862.8 EOF
1	17	SOG	863.3	863.3	863.3	861.8	-	853.0	-	862.8 EOF
1	18	SOG	863.3	863.3	863.3	861.8	-	853.0	-	862.8 EOF
1	19	SOG	863.3	863.3	863.3	861.5	-	853.0	-	862.5 EOF
1	20	SOG	863.3	863.3	863.3	861.5	-	853.0	-	862.5 EOF
1	21	SOG	863.3	863.3	863.3	861.5	-	853.0	-	862.5 EOF
1	22	SOG	866.3	866.3	866.3	861.5	859.9	853.0	-	862.5 EOF
1	23	SOG	866.3	866.3	866.3	861.5	859.9	853.0	-	862.5 EOF
1	24	SOG	866.3	866.3	866.3	861.5	859.9	853.0	-	862.5 EOF
1	25	SOG	866.3	866.3	866.3	861.5	859.9	853.0	-	862.5 EOF
1	26	SOG	866.3	866.3	866.3	861.5	859.9	853.0	-	862.5 EOF
1	27	SOG	866.3	866.3	866.3	861.5	859.9	853.0	-	862.5 EOF

**WETLAND FILL SUMMARY**

THERE ARE NO DELINEATED WETLAND ONSITE



**SHEET INDEX**

1. GRADING DEVELOPMENT & EROSION CONTROL PLAN
- 2-3. 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 C/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

**CARLSON ENGINEERING**  
ENGINEERING SURVEYING PLANNING

3890 PHEASANT RIDGE DR NE  
SUITE 100  
BLAINE, MN 55449  
TEL 763.488.7900  
FAX 763.488.7959  
CARLSON-ENGINEERING.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: 12/6/22 License #: 25063

Drawn: ADB  
Designed: BJK  
Date: 12/6/22

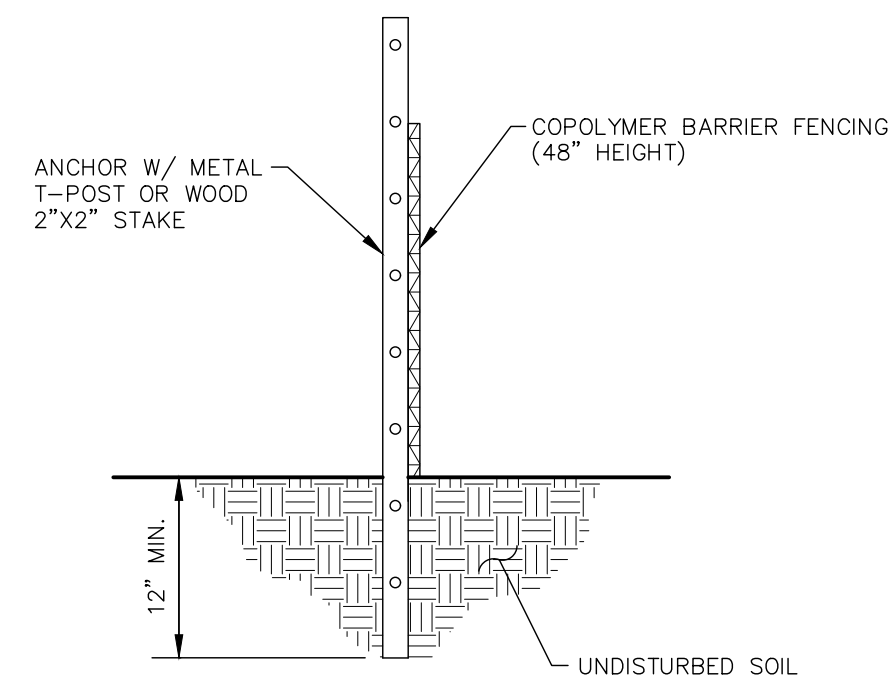
Revisions:  
1. 3/27/24 Revise to SOG per Owner  
2. 4/29/25 Revise Building Plan per Owner

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

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

**GRADING, DEVELOPMENT & EROSION CONTROL PLAN**

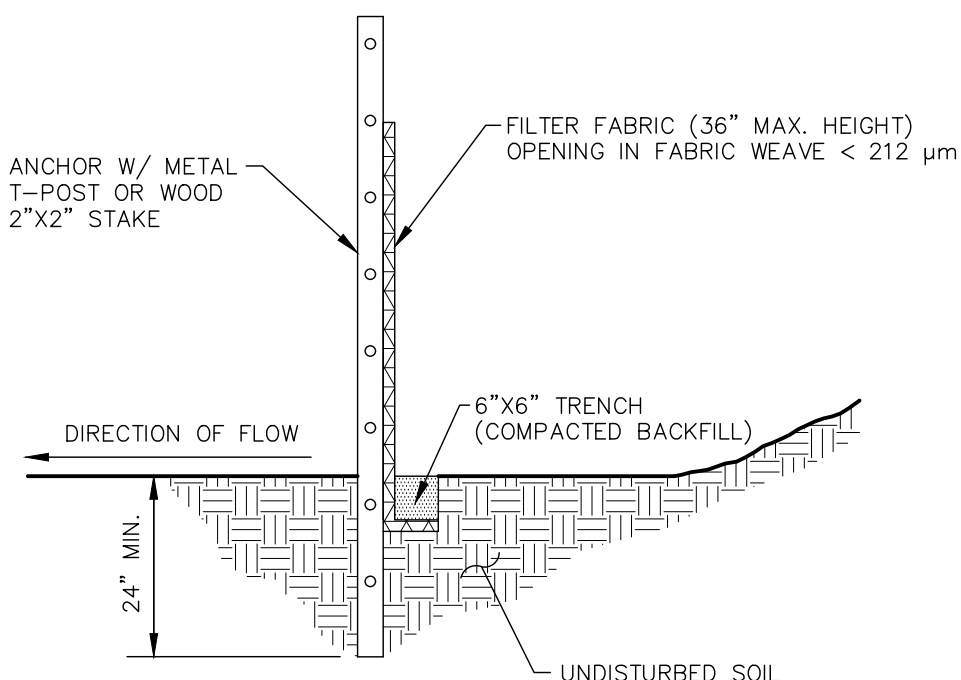
### TREE FENCE



**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.

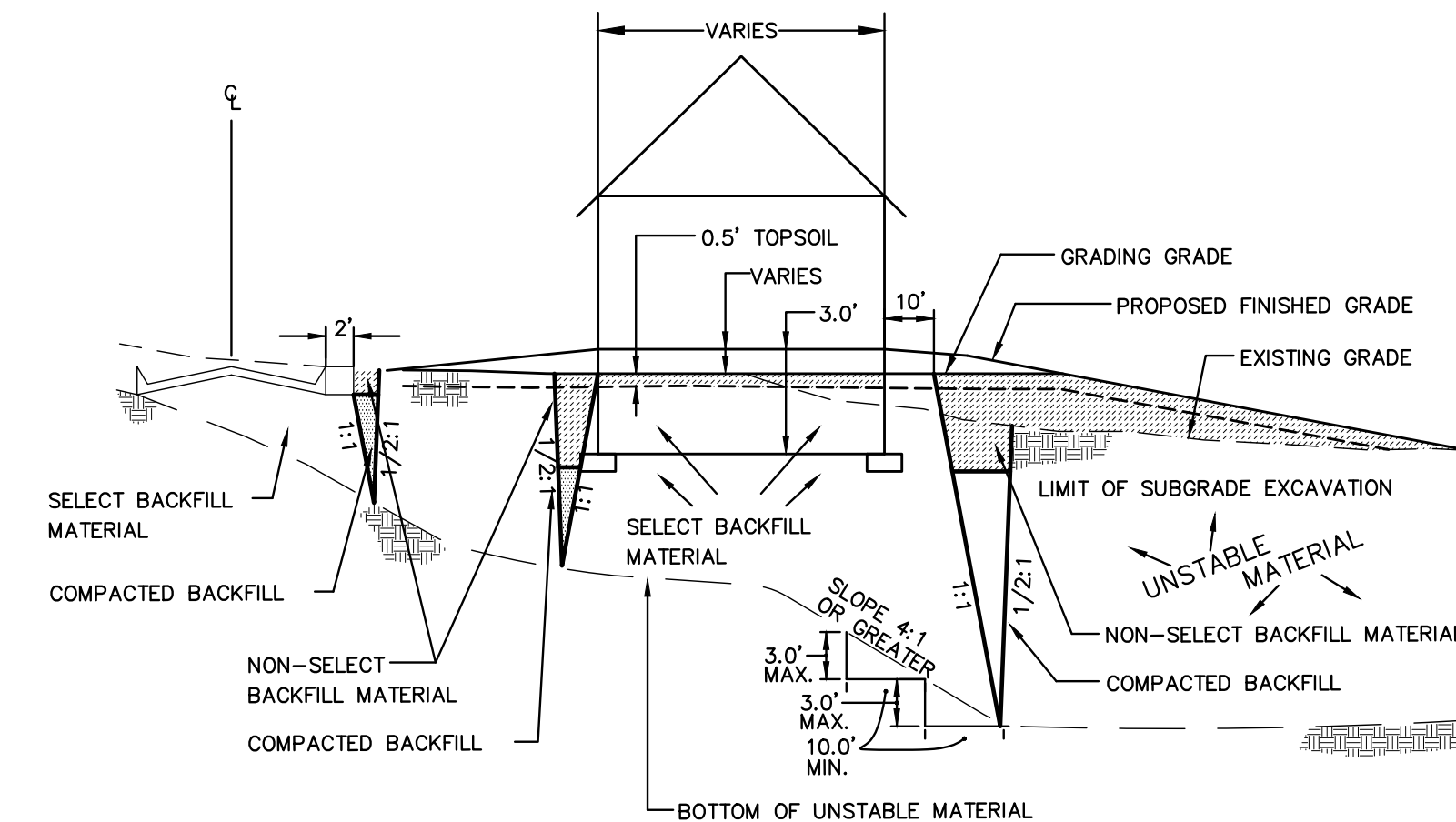
### SILT FENCE



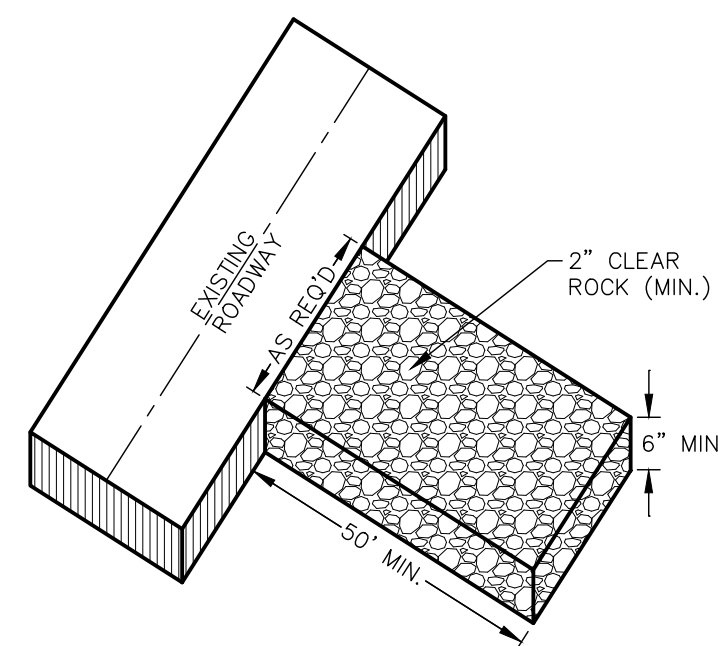
**NOTES:**

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.

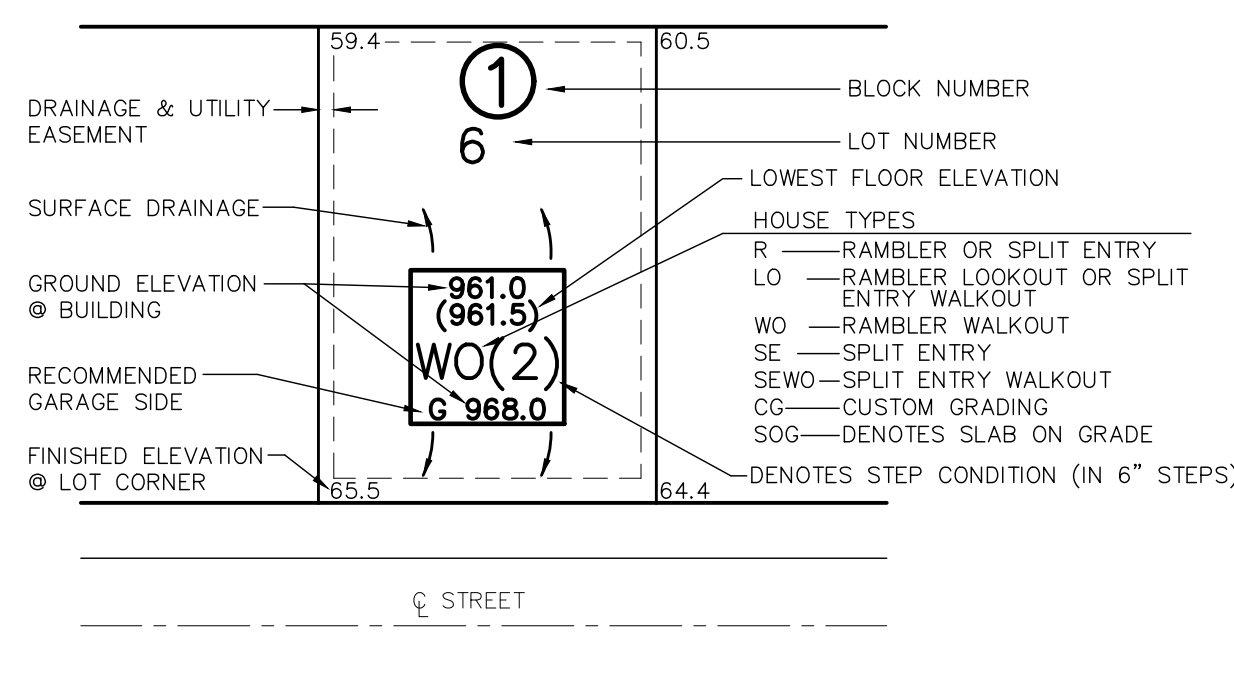
### SUBGRADE CORRECTION



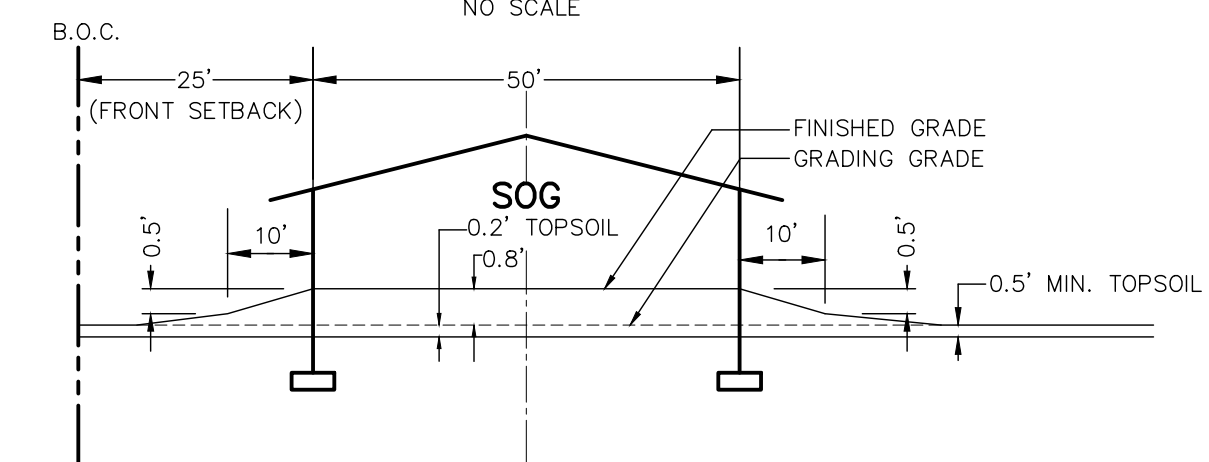
### ROCK CONSTRUCTION ENTRANCE



### GRADING PLAN LOT KEY



### SLAB ON GRADE



### 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.

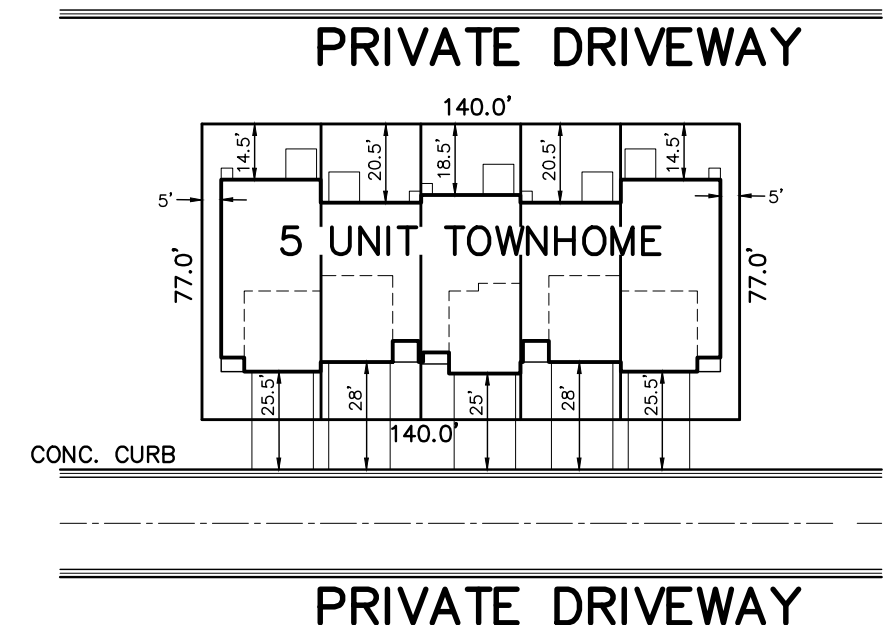
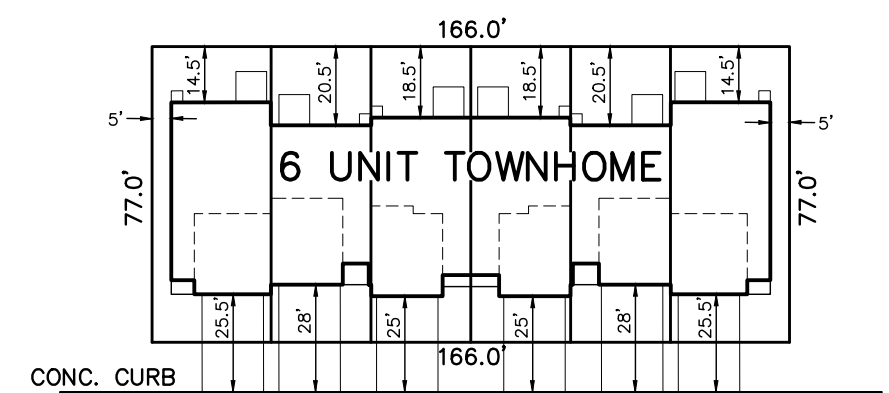
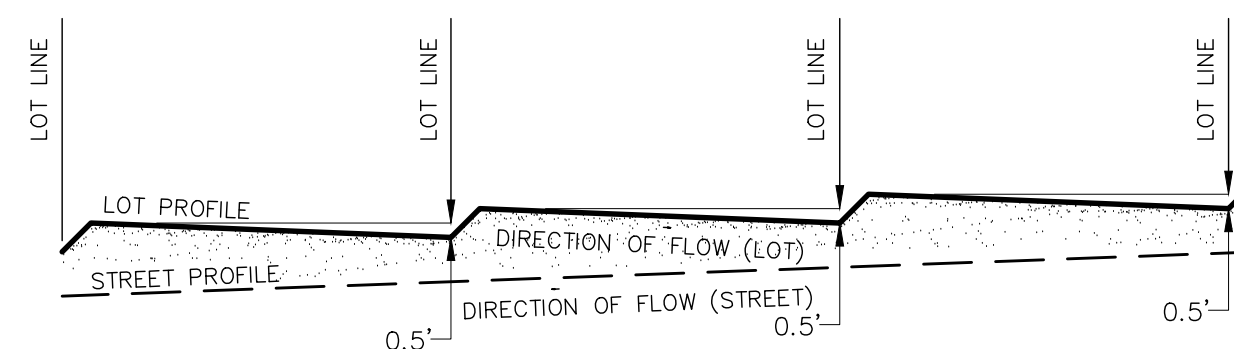
SEED: MNDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

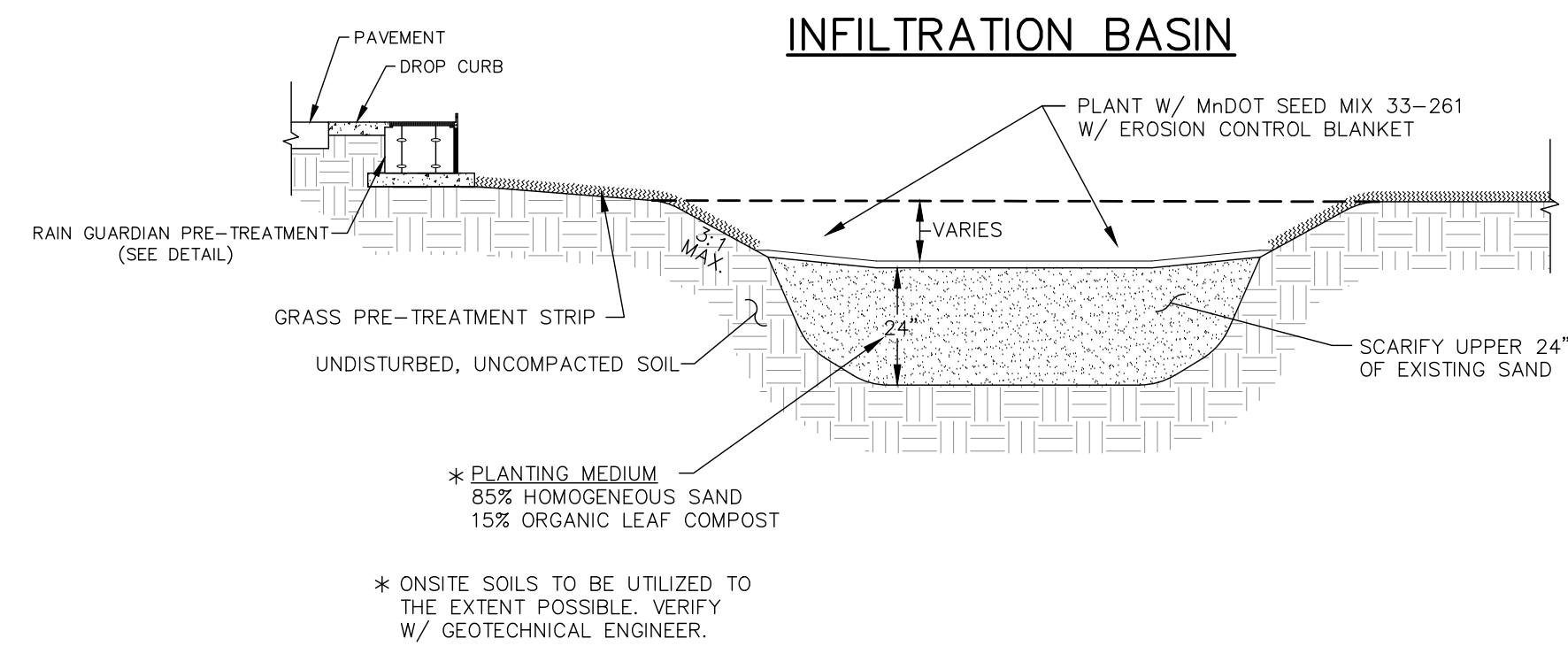
DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

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

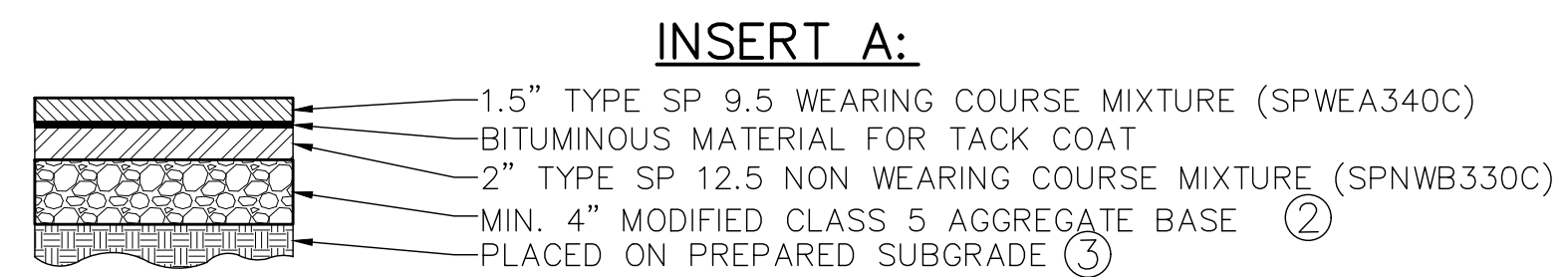
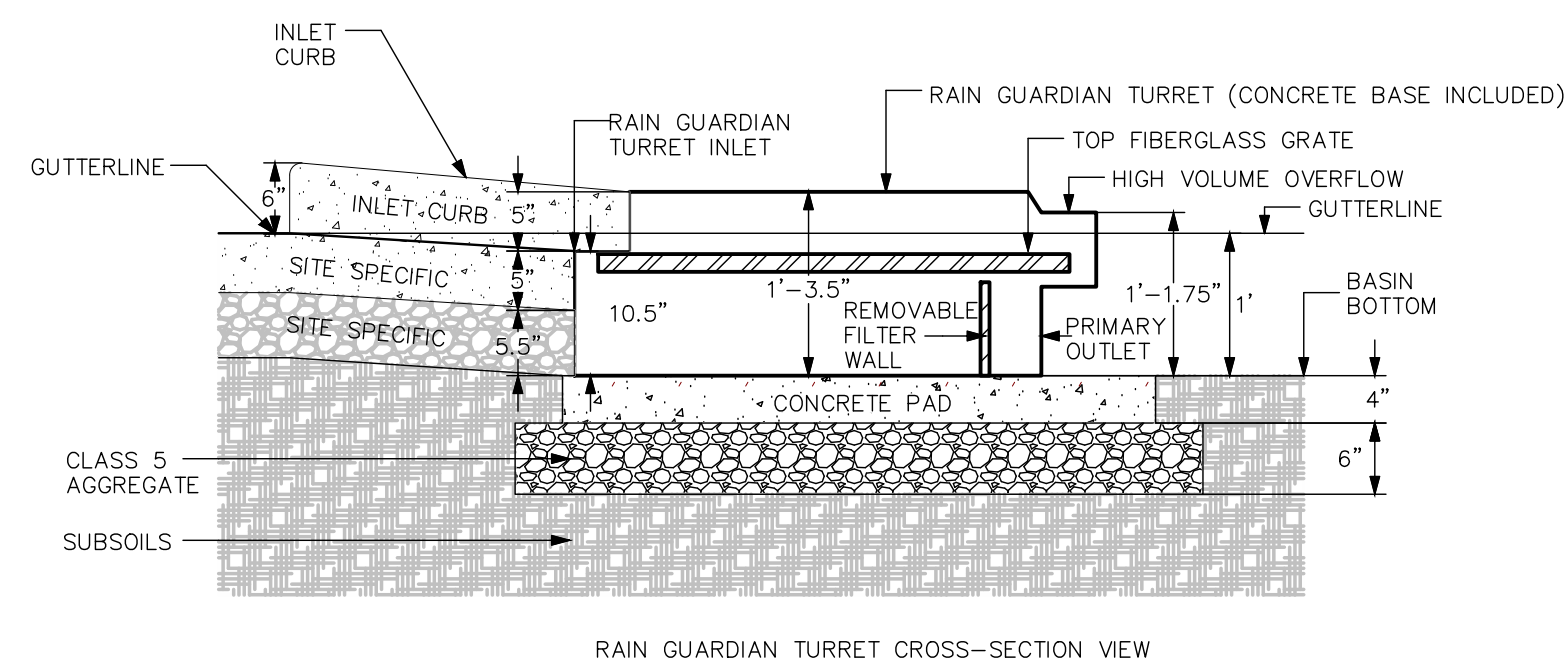
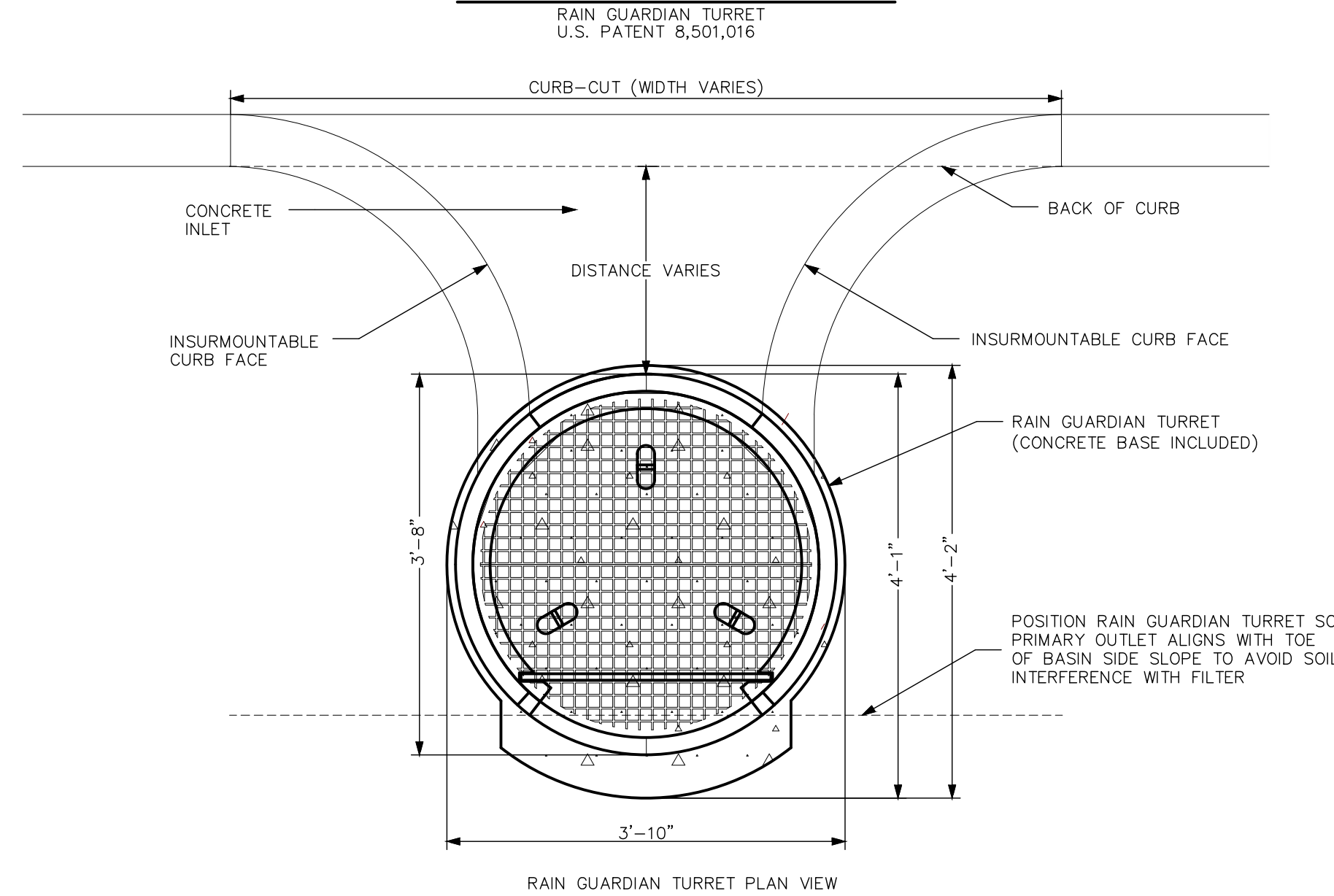
FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

### LOT BENCHING DETAIL





**RAIN GUARDIAN DETAIL**



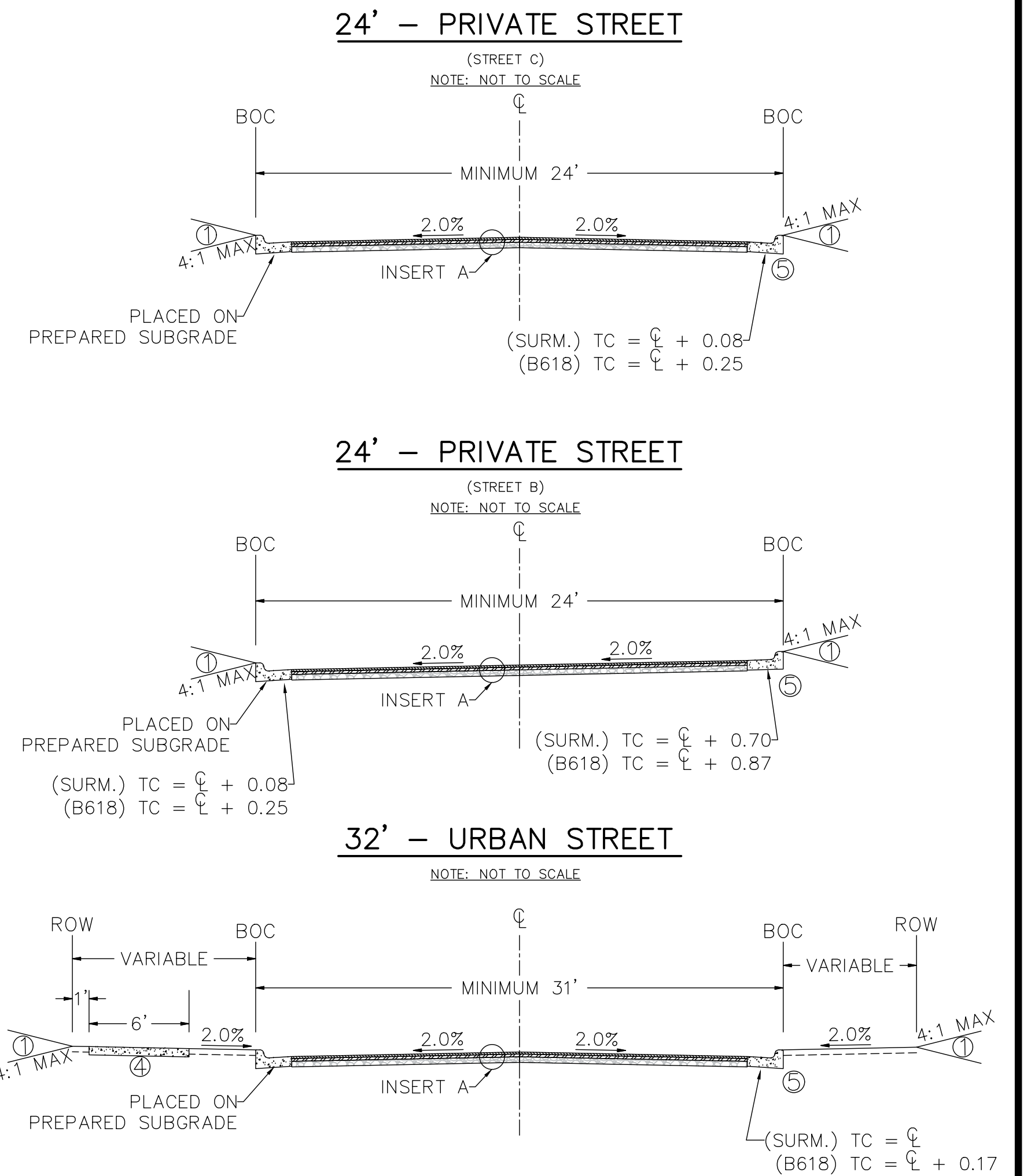
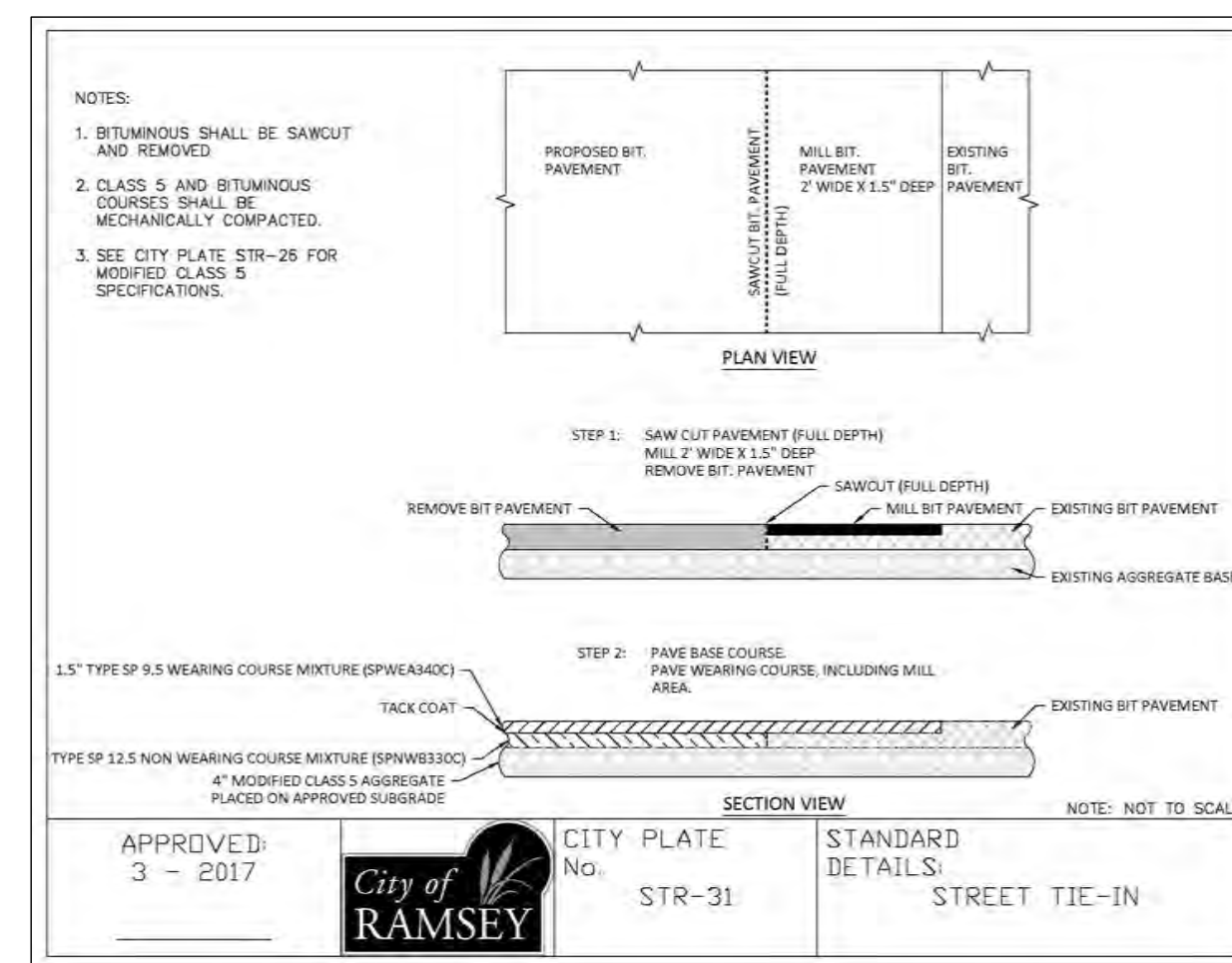
- REFERENCE NOTES:**
- GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
  - CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
  - CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL 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**

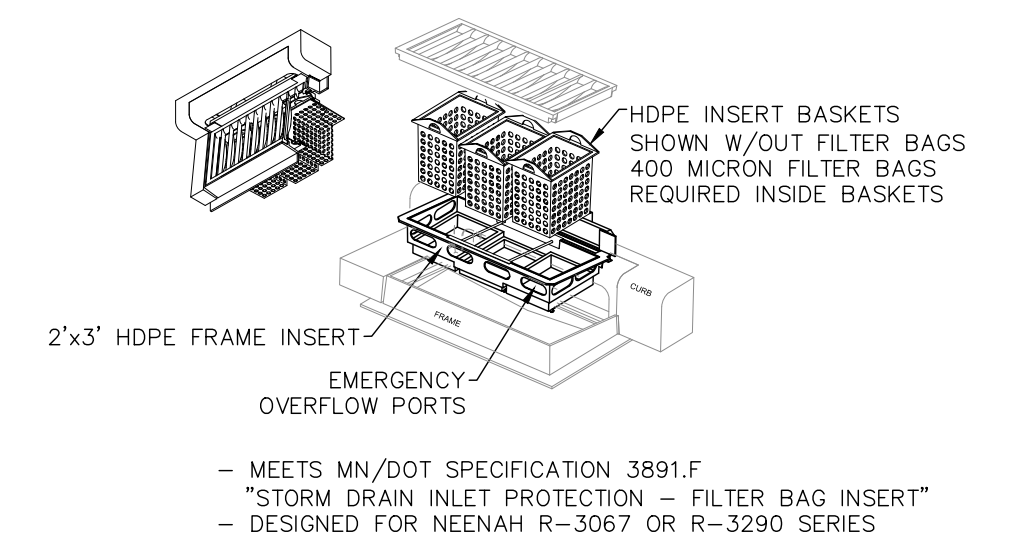
	% PASSING
1"	100
3/4"	90 - 100
3/8"	50 - 80
No.4	35 - 70
No.10	20 - 60
No.40	10 - 35
No.200	5 - 10

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.

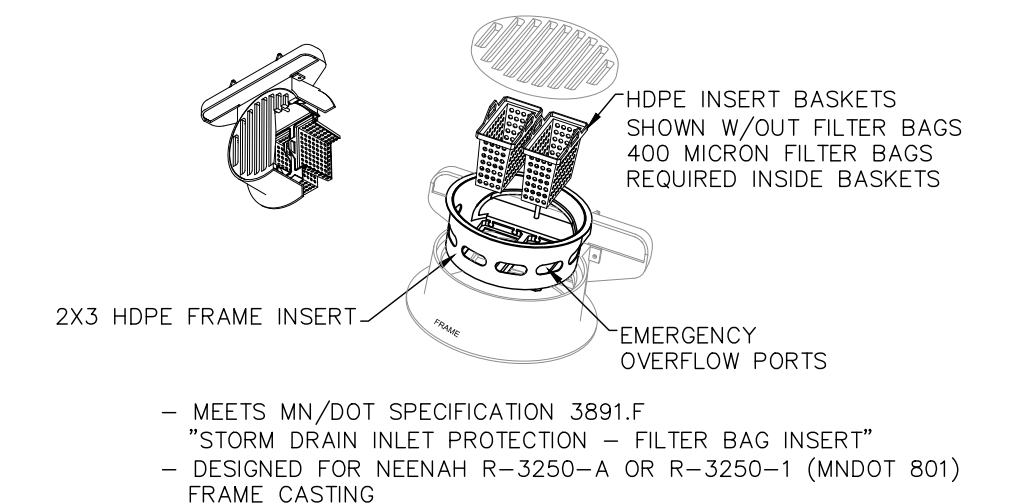
APPROVED: 2 - 2003  
CITY OF RAMSEY  
CITY PLATE No. STR-26  
STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS



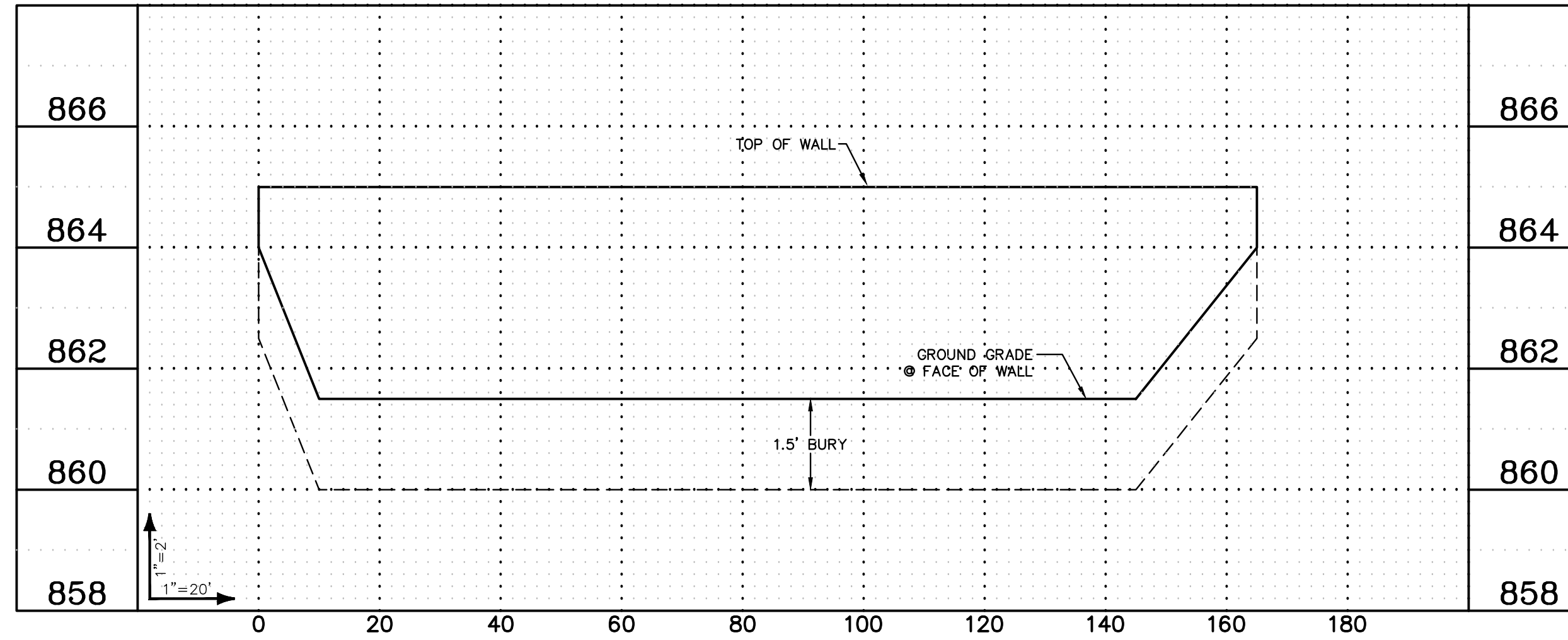
**INFRA SAFE - 2'x3' DEBRIS COLLECTION DEVICE**  
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



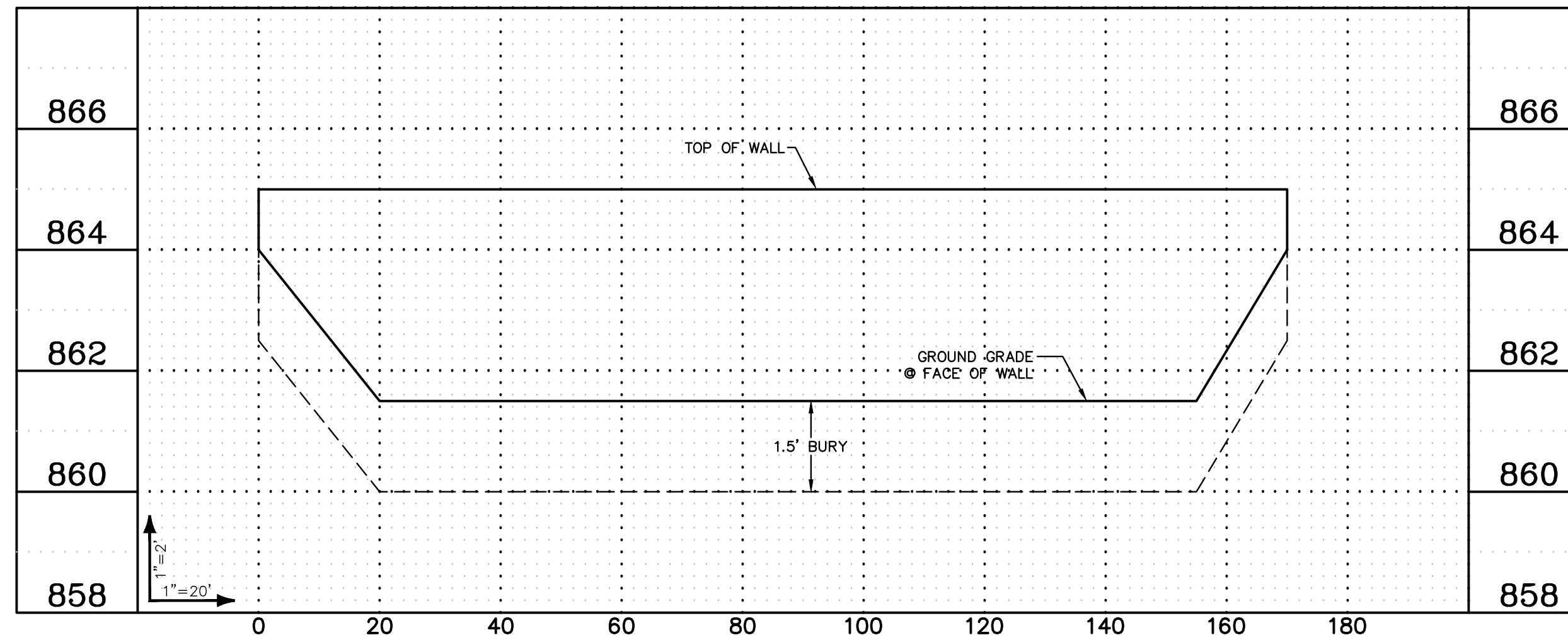
**INFRA SAFE - 27\"/>**



MODULAR RETAINING WALL #1  
(790 SF)



MODULAR RETAINING WALL #2  
(810 SF)



MODULAR RETAINING WALL #3  
(765 SF)

