

PARCEL DESCRIPTION:

(Per Supplemental Title Commitment File No. 704991, dated November 8, 2024 at 7:00 A.M. prepared by Land Title, Inc., issuing agent for First American Title Insurance Company)

Outlot C, RIVERSTONE SOUTH, Anoka County, Minnesota
(abstract property)

GENERAL NOTES:

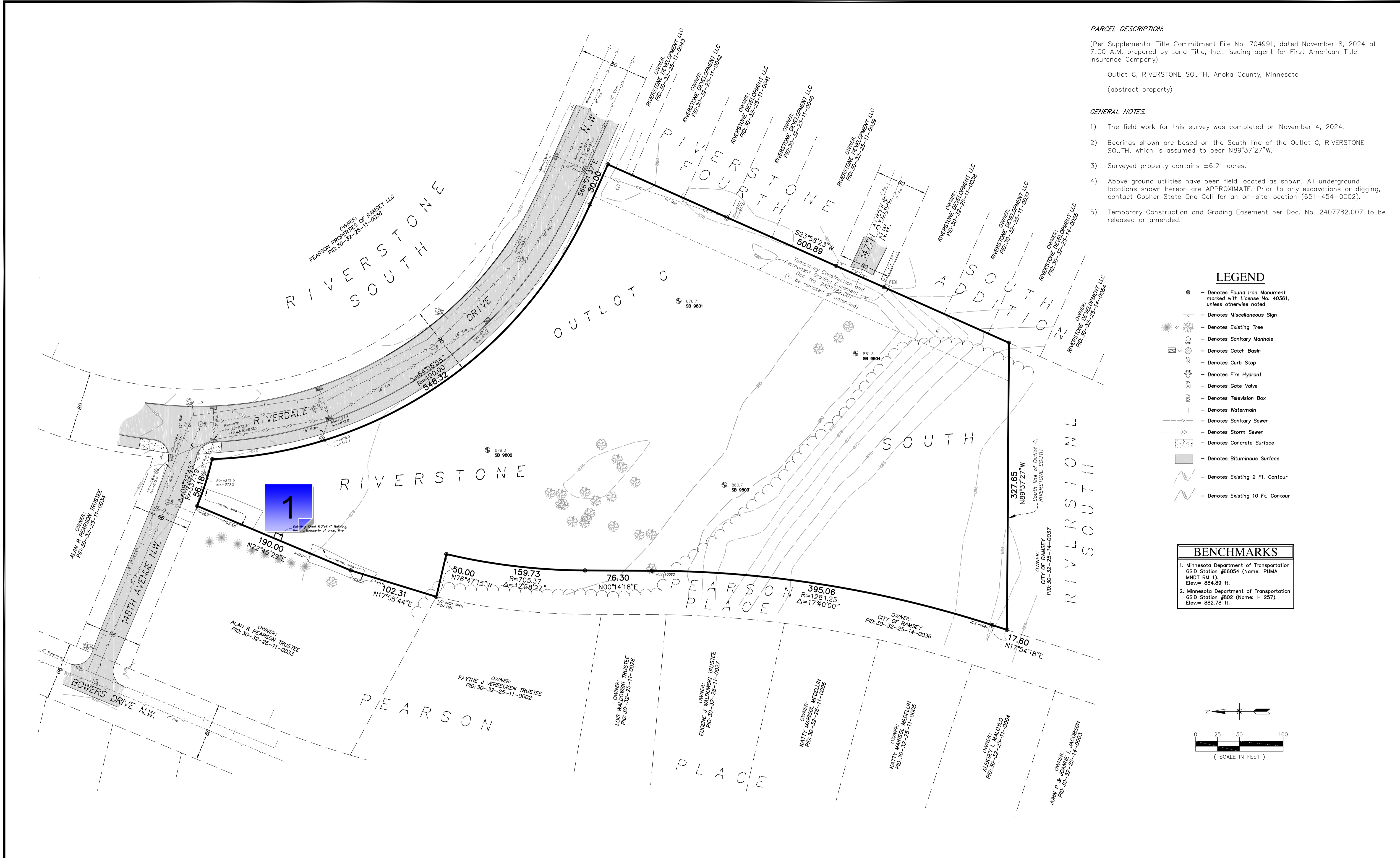
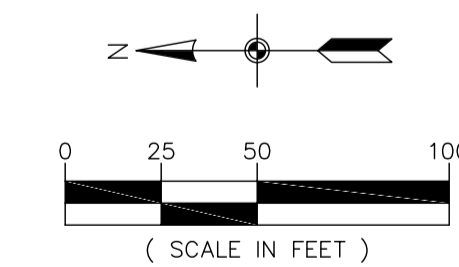
- 1) The field work for this survey was completed on November 4, 2024.
- 2) Bearings shown are based on the South line of the Outlot C, RIVERSTONE SOUTH, which is assumed to bear N89°37'27"W.
- 3) Surveyed property contains ±6.21 acres.
- 4) Above ground utilities have been field located as shown. All 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).
- 5) Temporary Construction and Grading Easement per Doc. No. 2407782.007 to be released or amended.

LEGEND

- - Denotes Found Iron Monument marked with License No. 40361, unless otherwise noted
- ✚ - Denotes Miscellaneous Sign
- ☼ - Denotes Existing Tree
- ⊕ - Denotes Sanitary Manhole
- ⊕ - Denotes Catch Basin
- ⊕ - Denotes Curb Stop
- ⊕ - Denotes Fire Hydrant
- ⊕ - Denotes Gate Valve
- ⊕ - Denotes Television Box
- - Denotes Watermain
- - Denotes Sanitary Sewer
- - Denotes Storm Sewer
- ▭ - Denotes Concrete Surface
- ▭ - Denotes Bituminous Surface
- - Denotes Existing 2 Ft. Contour
- - Denotes Existing 10 Ft. Contour

BENCHMARKS

1. Minnesota Department of Transportation
GSID Station #66054 (Name: PUMA MNDT RM 1)
Elev.= 884.89 ft.
2. Minnesota Department of Transportation
GSID Station #802 (Name: H 257).
Elev.= 882.7 ft.



CARLSON ENGINEERING
 ENGINEERING SURVEYING PLANNING
 3890 PHEASANT RIDGE DR NE
 SUITE 100
 BLAINE, MN 55449
 TEL 763.489.7900
 FAX 763.489.7959
 CARLSON-ENGINEERING.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: 12/02/24 License #: 40361
 DRAWN BY: NPC
 ISSUE DATE: 12/02/24
 FILE NO: 2086

Revisions:
 DEVELOPMENT CONSULTING SERVICES
 604 Bielenberg Drive
 Woodbury, MN 55125

RIVERSTONE SOUTH SIXTH ADDITION
 Ramsey, MN

EXISTING CONDITIONS

2 Xcon.pdf V2 - Changemark Notes (1 Note)

1 - Encroachments

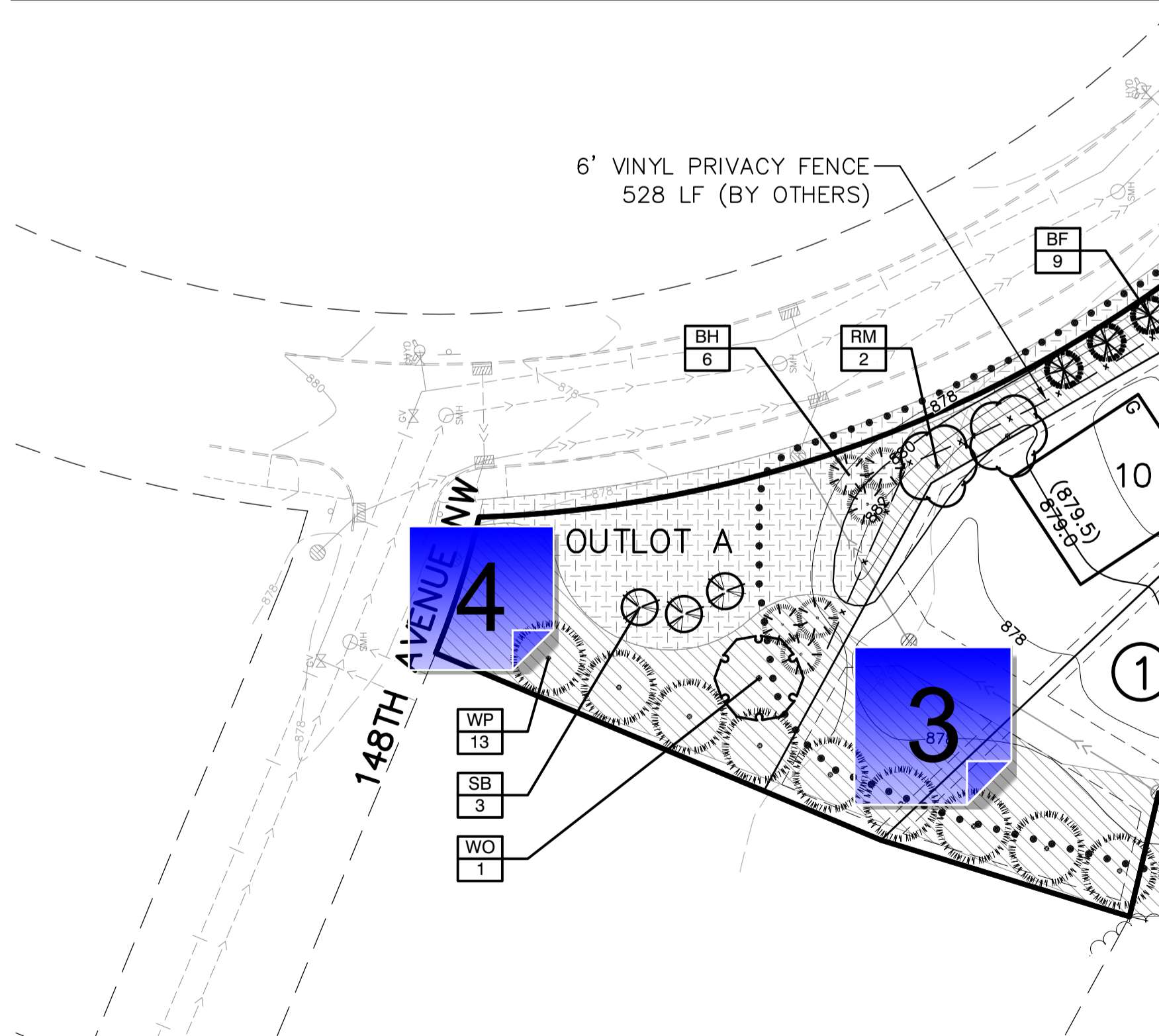
Created by: Chris Anderson
On: 01/08/2025 03:09 PM

The garden and shed encroachments should be addressed before there are new lots/homes established.

----- 0 Replies -----

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	5	Acer rubrum 'Northwood'	Northwoods Red Maple	2" Cal.	B&B
	FM	6	Acer x freemanii 'Sienna'	Sienna Glen Maple	2" Cal.	B&B
	HB	5	Celtis occidentalis	Common Hackberry	2" Cal.	B&B
	WO	4	Quercus bicolor	Swamp White Oak	2" Cal.	B&B
	BL	5	Tilia americana 'Boulevard'	Boulevard Linden	2" Cal.	B&B
	AE	4	Ulmus americana 'Princeton'	American Elm	2" Cal.	B&B
CONIFEROUS TREES						
	BF	9	Abies balsamea	Balsam Fir	6' Ht.	B&B
	BH	6	Picea glauca densata	Black Hills Spruce	6' Ht.	B&B
	WP	13	Pinus strobus	White Pine	6' Ht.	B&B
ORNAMENTAL TREES						
	SB	3	Amelanchier x grandiflora 'Autumn Brilliance' Clump Form, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7' Ht.	B&B
GROUND COVERS						
	SOD	25,111 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	TII	34,654 sf	Type II - Native Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 50.0 lb/ac	MnDOT Seed Mix 35-241	seed	



1 OVERALL LANDSCAPE PLAN

L1



3890 PHEASANT RIDGE DR NE
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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. Ruttger, RLA
Signature:
Date: 12/02/24 License #: 56346

Drawn: RJR
Designed: RJR
Date: 12/02/24

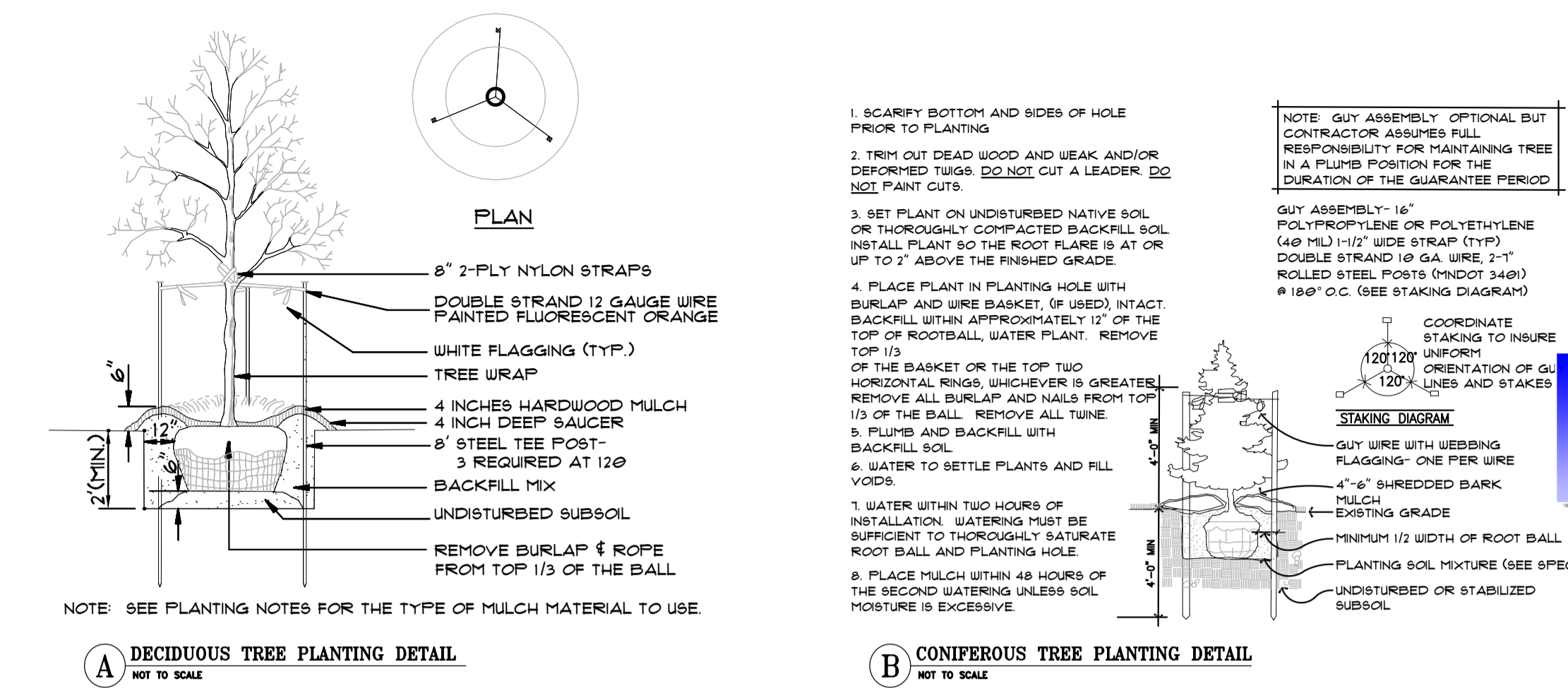
Revisions:
1. 01/02/25 - per City Comments

DEVELOPMENT CONSULTING SERVICES
604 Bielenberg Drive
Woodbury, MN 55125

**RIVERSTONE SOUTH
SIXTH ADDITION**
Ramsey, MN

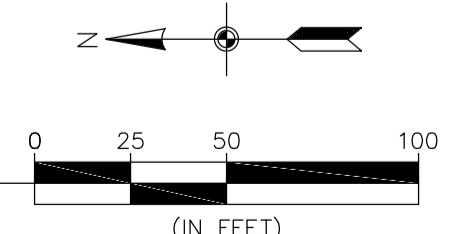
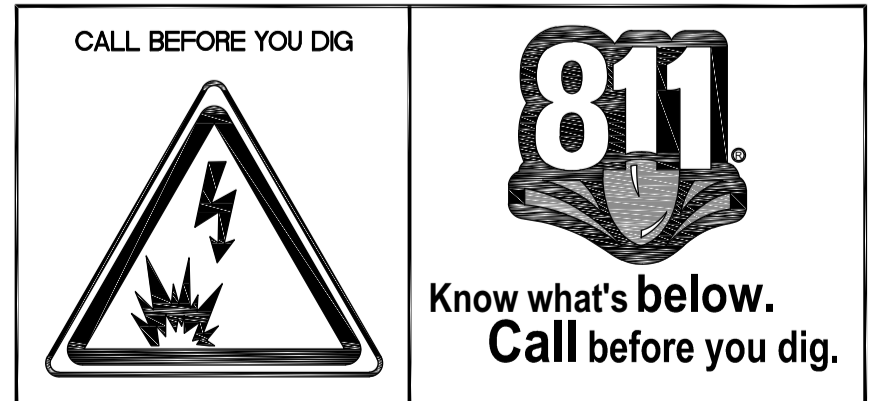
**PRELIMINARY
LANDSCAPE PLAN**

L1
of
1



LANDSCAPE SPECIFICATIONS

- UTILITY LOCATES.** CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW.
- PLAN QUANTITIES.** CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
- 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. SILT FENCE PER PLANS MAY COUNT AS TREE PROTECTION FENCING ON THIS PROJECT.
- 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.** 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 OR SEEDED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
- TOPSOIL MATERIAL.** 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 SEED OR SOD. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED.
- SEEDING AND TURF ESTABLISHMENT.** CONTRACTOR SHALL APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWED AT 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 OR DISC ANCHORED STRAW PER MNDOT SPECIFICATIONS. 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.
- PLANT MATERIAL.** ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERMEN, 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. TREES SHALL NOT BE PLANTED WITHIN THE VISION TRIANGLE AS DEFINED IN CITY CODE 117-348
- 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 PRIOR TO INSTALLATION.
- MULCH MATERIAL.** DOUBLE SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3".
- IRRIGATION (BY OTHERS).** 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. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL. IRRIGATION SYSTEM SHALL BE DESIGN BUILT BY THE CONTRACTOR AND SHALL UTILIZE MATCH PRECIPITATION HEADS, HEAD TO HEAD COVERAGE AND WEATHER COMPENSATING SMART CONTROLLER.
- 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.
- 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 AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES MAY BE REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAN 3 YEARS AFTER INITIAL SEEDING - ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.
- FINAL ACCEPTANCE.** UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
- GUARANTY.** 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. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.



1 - Native Seed Mix

Created by: Chris Anderson
On: 01/08/2025 12:00 PM

On the streetside of the privacy fence, Staff recommends staying consistent with the established landscape east of here (still part of Riverstone South), meaning it should be established with turf grass rather than a native seed mix.

----- 0 Replies -----

2 - Move to Boulevard

Created by: Chris Anderson
On: 01/08/2025 12:49 PM

Could a couple of these backyard trees be moved into the blvd so that spacing of trees along lots 1-4 is more consistent?

Similarly, could one of the backyard trees behind Lots 5 or 6 be moved into the blvd by the common lot line between Lots 5 & 6 to maintain more consistent spacing?

It may make more sense to also modify the species to match the species on either side.

----- 0 Replies -----

3 - Turf?

Created by: Chris Anderson
On: 01/08/2025 12:56 PM

I don't think it makes sense to use a native seed mix in the rear yards of Lots 9 and 10. These areas should be sodded like the remainder of the yard will be.

----- 0 Replies -----

4 - Sod

Created by: Chris Anderson
On: 01/09/2025 08:59 AM

With the compact nature of this development, use of any alternative type of seed mix is not recommended. We strongly recommend just sodding all of outlot A.

----- 0 Replies -----

5 - Sufficient Sunlight for this Seed Mix

Created by: Chris Anderson
On: 01/09/2025 09:01 AM

On the city's 50-foot wide corridor, will there be enough sunlight for this seed mix to establish?

----- 0 Replies -----

6 - Oak Wilt

Created by: Chris Anderson
On: 01/09/2025 09:16 AM

Due to oaks being present on site and on the adjacent properties, any clearing involving oaks must be completed prior to April 15 or after July 15 to minimize the chances of introducing oak wilt to the area.

----- 0 Replies -----

4

1

3

2

PARCEL DESCRIPTION:

(Per Supplemental Title Commitment File No. 704991, dated November 8, 2024 at 7:00 A.M. prepared by Land Title, Inc., issuing agent for First American Title Insurance Company)

Outlot C, RIVERSTONE SOUTH, Anoka County, Minnesota

(abstract property)

GENERAL NOTES:

- 1) Bearings shown are based on the South line of the Outlot C, RIVERSTONE SOUTH, which is assumed to bear N89°37'27"W.

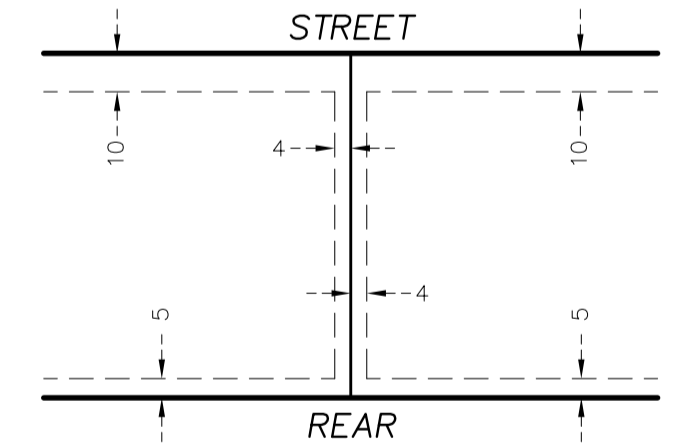
SITE DATA

Table with 2 columns: Metric and Value. Includes rows for TOTAL SITE AREA, TOTAL ROW AREA, TOTAL OUTLOT AREA, etc.

EXISTING ZONING R-1B

Table with 2 columns: Metric and Value. Includes rows for MINIMUM RESIDENTIAL SETBACK DATA: FRONT, SIDE (GARAGE), etc.

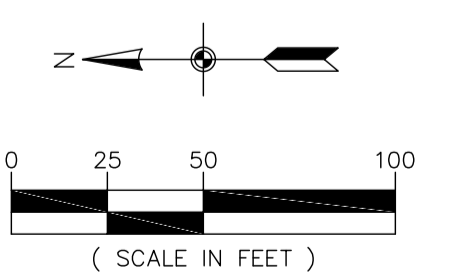
PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 4 feet in width, and adjoining side lot lines, and 5 feet in width and adjoining rear lot lines and 10 feet in width and adjoining right of way lines unless otherwise shown on this plat.

LEGEND

Denotes Found Iron Monument marked with License No. 40361 unless otherwise noted



CARLSON ENGINEERING logo and contact information for PHEASANT RIDGE DR NE, BLAINE, MN.

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: [Signature] Date: 12/02/24 License #: 40361

Revisions: 1. 1/2/25 per City Comments DRAWN BY: NPC ISSUE DATE: 12/02/24 FILE NO: 2086

DEVELOPMENT CONSULTING SERVICES 604 Bielenberg Drive Woodbury, MN 55125

RIVERSTONE SOUTH SIXTH ADDITION Ramsey, MN

PRELIMINARY PLAT

3 Preplat.pdf V2 - Changemark Notes (4 Notes)

1 - Lot Width Measurement

Created by: Chris Anderson
On: 01/09/2025 09:33 AM

Please add the lot width, measured at the minimum front yard setback of 25 feet, for Lots 1-10, Block 1. Each lot must be at least 65 feet wide at the minimum required front setback.

Please note that the measurements provided for Lots 3-5 and Lot 9 do not appear to be at the minimum required front setback line (25 feet back from front lot line). The measurement is at about 27 feet for Lots 3-5 and 30-31 feet for Lot 9.

----- 0 Replies -----

2 - Lot Frontage

Created by: Chris Anderson
On: 01/09/2025 09:34 AM

With the updated Zoning Code, there is now a minimum lot frontage requirement for all newly created lots. In the R1-B District, the minimum required lot frontage is 45 feet. Lot 9, Block 1 is deficient. Please adjust lot lines accordingly to ensure that all lots not only have 45 feet of frontage along the road but are each also 65 feet wide (measured at the minimum required front setback line).

----- 0 Replies -----

3 - House Locations

Created by: Chris Anderson
On: 01/09/2025 10:38 AM

All homes constructed will need to meet the minimum front yard setback of 25 feet and cannot be setback more than 35 feet from the front lot line.

----- 0 Replies -----

4 - Impervious Coverage

Created by: Chris Anderson
On: 01/09/2025 11:53 AM

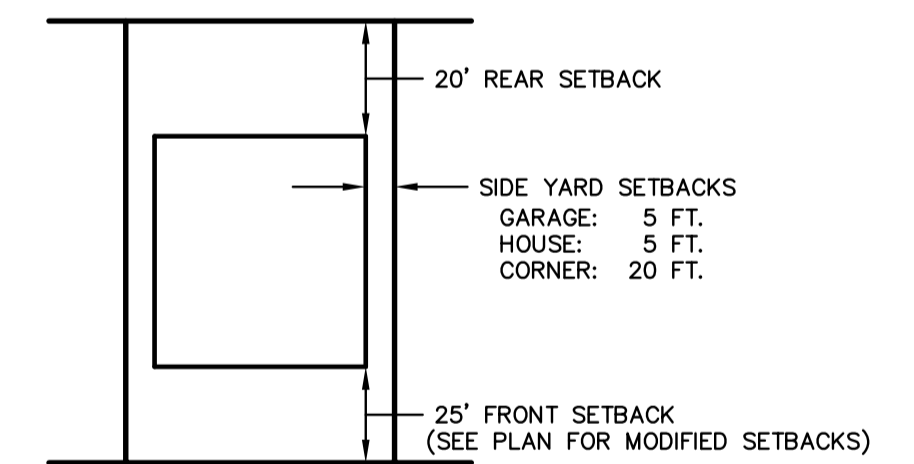
Surveys for each building permit will need to include the total proposed impervious coverage for each lot. Impervious coverage is limited to a maximum of 40%, and since this is within the Mississippi River Corridor Critical Area (MRCCA), it is necessary to verify compliance with this standard.

----- 0 Replies -----

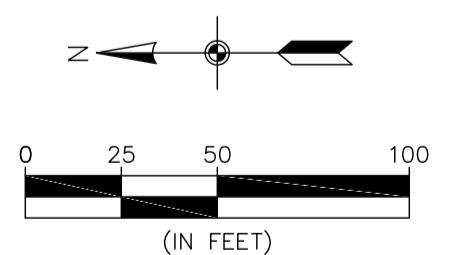
SITE PLAN LEGEND

	EXISTING	PROPOSED
LIGHT POLE		
SANITARY MANHOLE		
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION		
EXISTING TREE		
TELEVISION BOX		
FIRE HYDRANT		
GATE VALVE		
CLEANOUT		
ELECTRIC BOX		
GAS METER		
CATCH BASIN		
RAIN GUARDIAN		
ELECTRIC METER		
TELEPHONE BOX		
UTILITY POLE		
FLARED END SECTION		
STORM MANHOLE		
SERVICE		
SOIL BORING/TEST HOLE		
RETAINING WALL		
WATERMAIN		
SANITARY SEWER		
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
WETLAND		
DITCH		
UNDERGROUND TELEPHONE		
UNDERGROUND ELECTRIC		
UNDERGROUND GAS		
UNDERGROUND FIBEROPTIC		
FENCE		
OVERHEAD ELECTRIC		
CONCRETE SURFACE		
BITUMINOUS SURFACE		

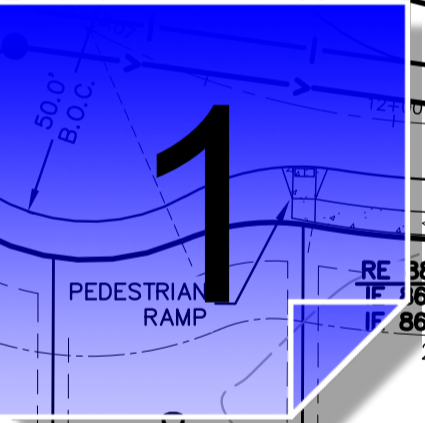
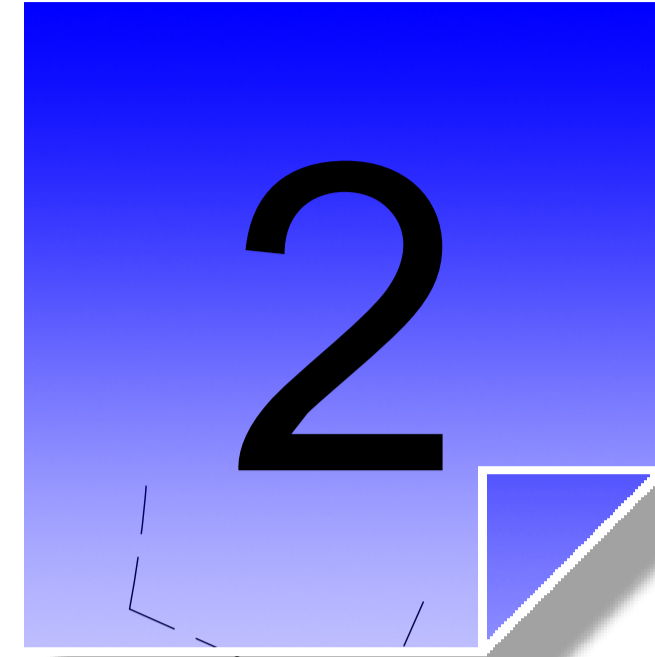
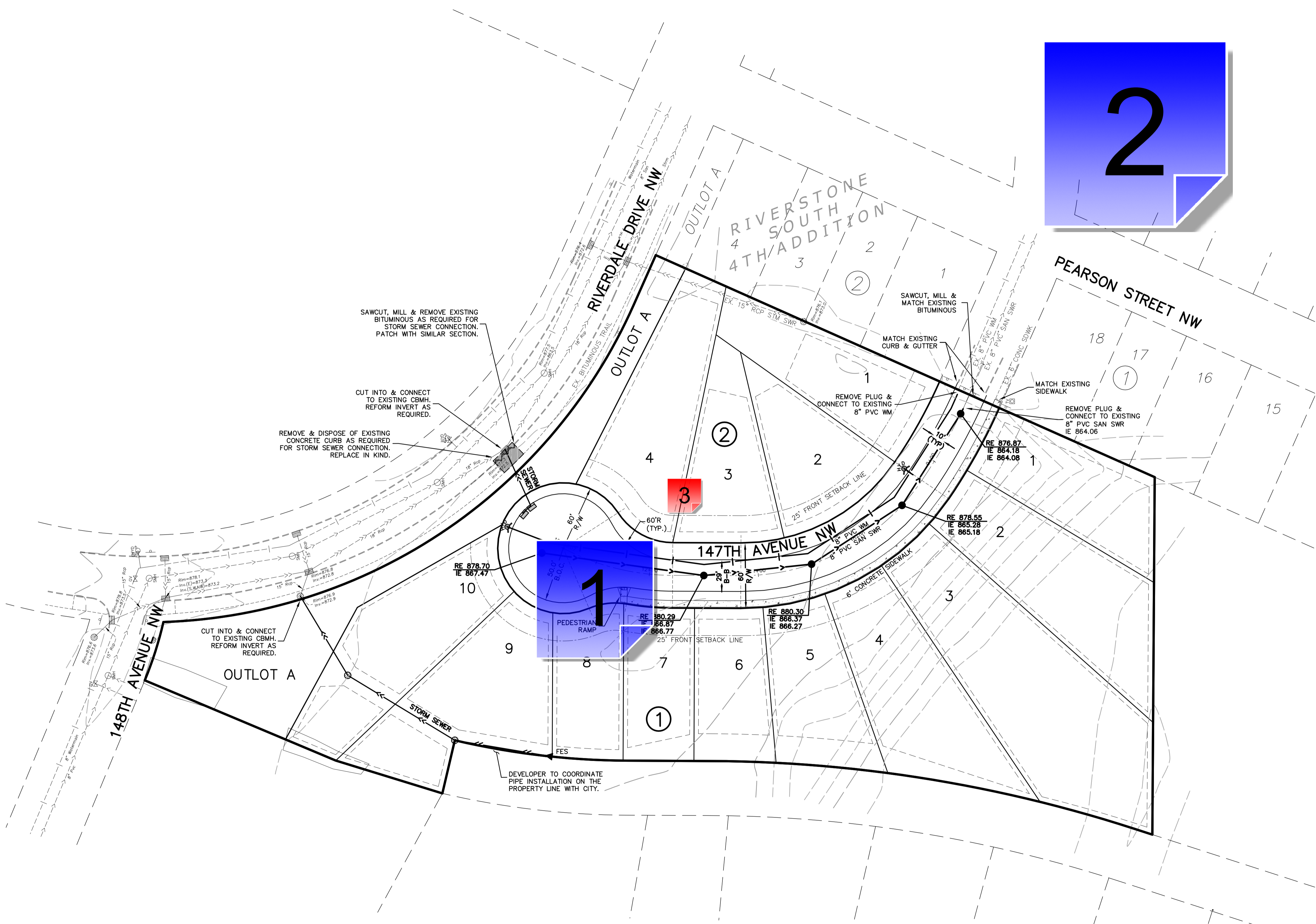
**SINGLE FAMILY
65' MIN. WIDE LOT**



TYPICAL SERVICES SHALL BE:
 WATER: 1" COPPER TYPE K
 SEWER: 4" PVC SDR 26
 CURB STOP TO BE PLACED AT THE R/W WHERE THERE IS NO SIDEWALK
 CURB STOP TO BE PLACED 10' BEYOND R/W WHERE THERE IS SIDEWALK



BENCHMARKS	
1.	Minnesota Department of Transportation GSID Station #65054 (Name: PUMA MNDT RM 1). Elev.= 884.89 ft.
2.	Minnesota Department of Transportation GSID Station #802 (Name: H 257). Elev.= 882.78 ft.



4 Site.pdf V2 - Changemark Notes (3 Notes)

1 - Street Light

Created by: Chris Anderson
On: 01/09/2025 11:40 AM

Please add a street light somewhere in the vicinity of the ped ramp. This should be a 25' tall Low Profile LED light.

----- 0 Replies -----

2 - cul de sac length

Created by: Chris Anderson
On: 01/09/2025 11:49 AM

Cul-de-sac length, measured from the intersection of origin to the end of ROW, is limited to 600 feet. While the length of the street within RSS6 is only about 512 feet, the measurement needs to extend back to the intersection of 147th and Pearson Street. That total length measures about 640 feet. This will require a variance. Staff would support the variance because we do not want to see this road connected with Riverdale Drive.

----- 0 Replies -----

3 - Public Utilities

Status as of 01/10/2025 10:06 AM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 01/10/2025 10:06 AM
Type: Action
State: For Discussion

For final plat please provide profile views for sewer & water as well as relevant details.

----- 0 Replies -----