

**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

DATE	DECEMBER 22, 2016	PROJECT ADDRESS	WEST OF GERMANIUM STREET NORTH OF 170 TH LANE NW
PROJECT. TITLE	BROOKVIEW ESTATES		
ESCROW #			
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

The Engineering Department offers the following comments regarding the Sketch Plan for Brookview Estates. The submittal consists of 1 sheet prepared by LHB. The plan is not dated.

General comments:

1. Verify the name of the Plat. There are not previous additions of Brookfield Meadows in Ramsey.
2. A legend is not shown. All symbols used on each sheet must be added to the legend for the sheet.
3. Ramsey City Details will be required in the Preliminary and Final Plat Documents.
4. Class 5 shall meet the Ramsey modified gradation. This gradation must be included in the details.
5. The 100 year flood elevation for Trott Brook must be shown. Please reference the Flood Insurance Study Effective December 15, 2015.
6. This project will require a stormwater permit from the Lower Rum River Watershed Management Organization (LRRWMO).
7. The LRRWMO requirements are presented at the end of this memo.
8. Drainage and utility easements are required over the ponding areas. The easement must include the 100 year high water elevation and also cover a minimum 15 ft wide access route from ROW to the pond for access purposes.
9. A SWPPP will be required for this project. Add a note to the inspection section: "Daily (after rain) and weekly inspection logs must be emailed to the City. The complete logs must be submitted to the City prior to finalizing the project. The City must grant approval for submittal of the Notice of Termination for the project."
10. The MPCA will be assigning a TMDL for dissolved oxygen to Trott Brook. Information in the SWPPP will need to be revised to reflect this change.

11. Soil borings must also be performed in the roadway areas to assist in designing the pavement section.

Stormwater Calculations

A stormwater summary report will be required. The calculations must include all disturbed areas, along with existing and proposed conditions.

The LRRWMO requires volume reduction (infiltration) on all projects. The City uses the Walker spreadsheet to check for water quality treatment volume and P8 to evaluate infiltration removal efficiencies. The LRRWMO also requires rate control for the 2, 10 and 100 year storms, limiting discharge to existing rates. Water Quality treatment requirements are 90% removal of Total Suspended Solids and 60% removal of Total Phosphorus.

Pipe sizing calculations for the 10-year storm must be provided with the final plat.

A project manual which includes the bid form, contract and specifications must be submitted with the final plat.

All floor elevations must be at least 3 feet above the highest anticipated ground water table, 2 feet above the designated or designed 100-year flood elevation or 1 foot above the nearest emergency overflow, whichever is higher.