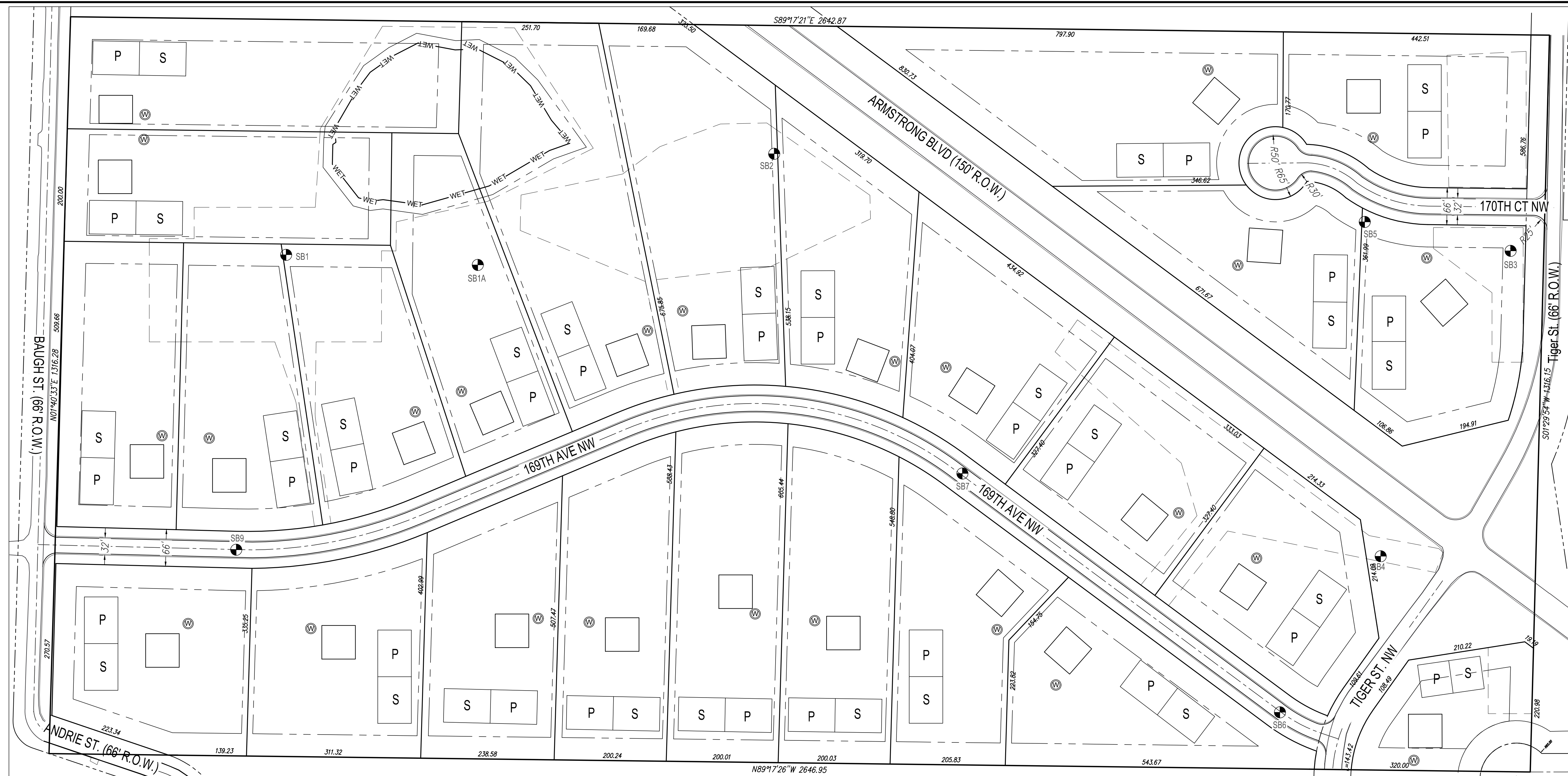
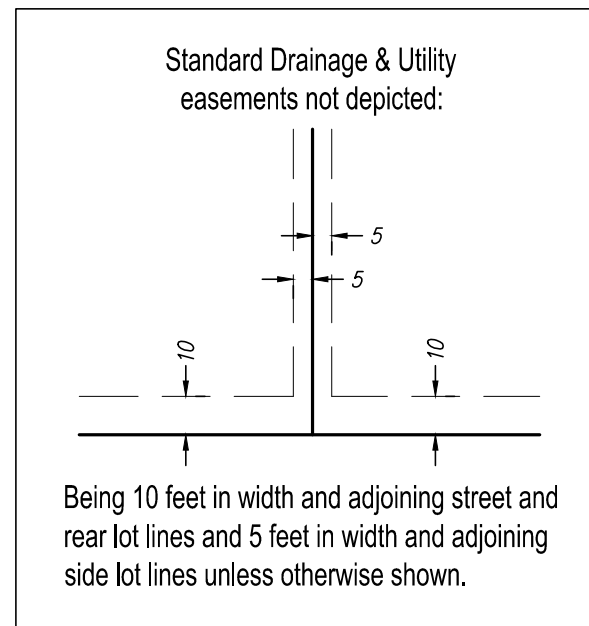


OWNER/DEVELOPER
 RUM RIVER PRAIRIE, LLC.
 ERIC THOMSEN
 6210 GREEN VALLEY RD.
 RAMSEY, MN 55303

STREET LENGTHS
 169TH AVE NW - 2,549'
 170TH CT NW - 615'

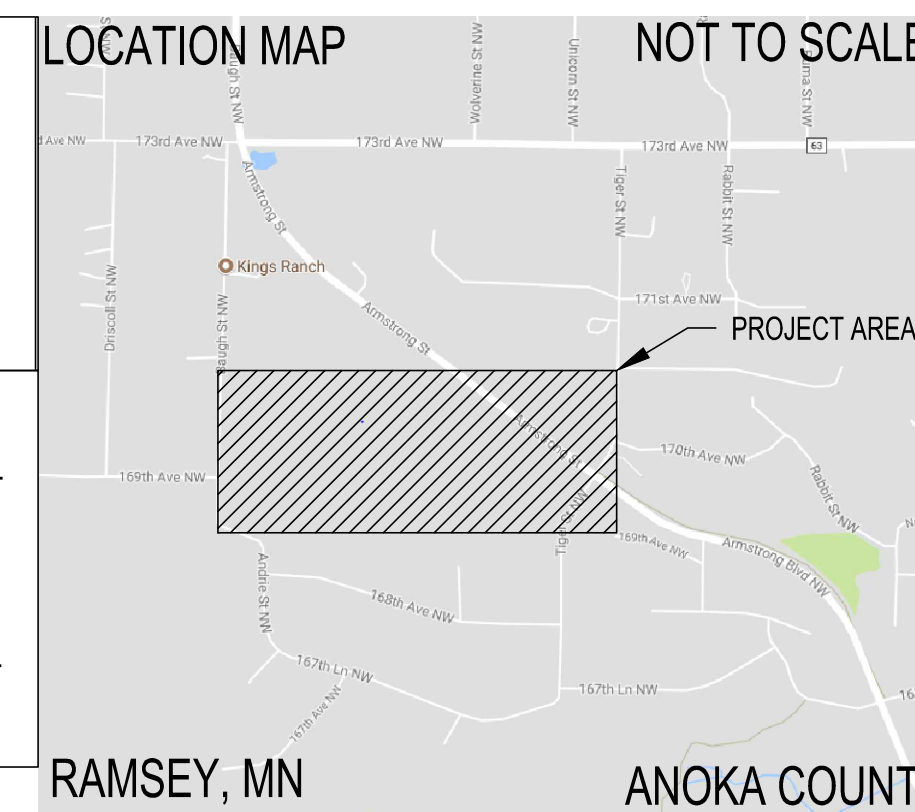


NOTES:
 1) HOURS OF CONSTRUCTION ARE 7:00 AM TO 10:00 PM. NO EQUIPMENT MAY BE STARTED BEFORE 7:00 AM.
 2) SITE WORK ON SATURDAYS REQUIRES 72 HOUR ADVANCE NOTICE FOR APPROVAL. SUNDAY WORK OF ANY KIND REQUIRES CITY COUNCIL APPROVAL. MEETINGS ARE ON THE 2ND AND 4TH TUESDAYS. REQUESTS MUST BE SUBMITTED ONE WEEK BEFORE THE MEETING FOR INCLUSION ON THE AGENDA.

LINE TYPE & SYMBOL LEGEND	
	DRAIN FIELD LOC. P = PRIMARY S = SECONDARY
	FLARED END SECTION
	CULVERT
	RIPRAP
	PROPOSED WELL LOC.
	SOIL BORING LOC. W/ NUMBER
	EXISTING TREE (PRESERVE)
	EXISTING TREE (REMOVE)
	DRAINAGE FLOW ARROW

LINE TYPE & SYMBOL LEGEND	
	PLAT BOUNDARY
	LOT LINE
	R/W
	SETBACK
	WETLAND EDGE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EASEMENT
	SILT FENCE
	TREE FENCE
	EDGE OF BIT. CENTERLINE

BUILDING PAD LEGEND	
909.0	GARAGE FLOOR ELEVATION
FWO/MWO/SWO	TYPE OF BUILDING
FLO/MLO/F	LOWEST FLOOR ELEVATION
901.0	LOWEST OPENING ELEVATION
901.0	
F	FULL BASEMENT
FWO	FULL BASEMENT WALKOUT
MWO	MODIFIED (NON STANDARD) WALKOUT BASEMENT
SWO	SPLIT ENTRY WALKOUT BASEMENT (5 COURSE)
FLO	FULL BASEMENT LOOKOUT ON COURSE 5
MLO	MODIFIED (NON STANDARD) LOOKOUT BASEMENT
	VARIABLE 5-12 COURSE BASEMENT



SHEET INDEX	
CO	COVER SHEET
S1	EXISTING CONDITIONS
STORM SEWER AND STREET CONSTRUCTION	
C1	169TH AVE NW (WEST END)
C2	169TH AVE NW (EAST END)
C3	170TH CT NW
EROSION CONTROL, LANDSCAPING, AND DETAILS	
G1	GRADING PLAN WEST
G2	GRADING PLAN CENTER
G3	GRADING PLAN EAST
L1	TREE PLANTING PLAN
T1	SITE TREE PLAN
L2	SITE TREE PLAN - SAVED TREES
L3	SITE TREE PALN - REMOVED TREES
D1	DETAILS
SW1	STORMWATER POLLUTION PREVENTION PLAN
SW2	STORMWATER POLLUTION PREVENTION PLAN

PLOT DATE: 4/11/2018 10:31:51 AM FILE: F:\LHB Files\2017\170163 Eric Thomesen Armstrong Blvd\600 Drawings\C\170163 post preplat.dwg

OWNER/DEVELOPER:
 RUM RIVER PRAIRIE, LLC.

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 NAME: _____ LIC. NO. _____ DATE 00-00-2018

DESIGNED
 BJH
 DRAWN
 BJH
 CHECKED

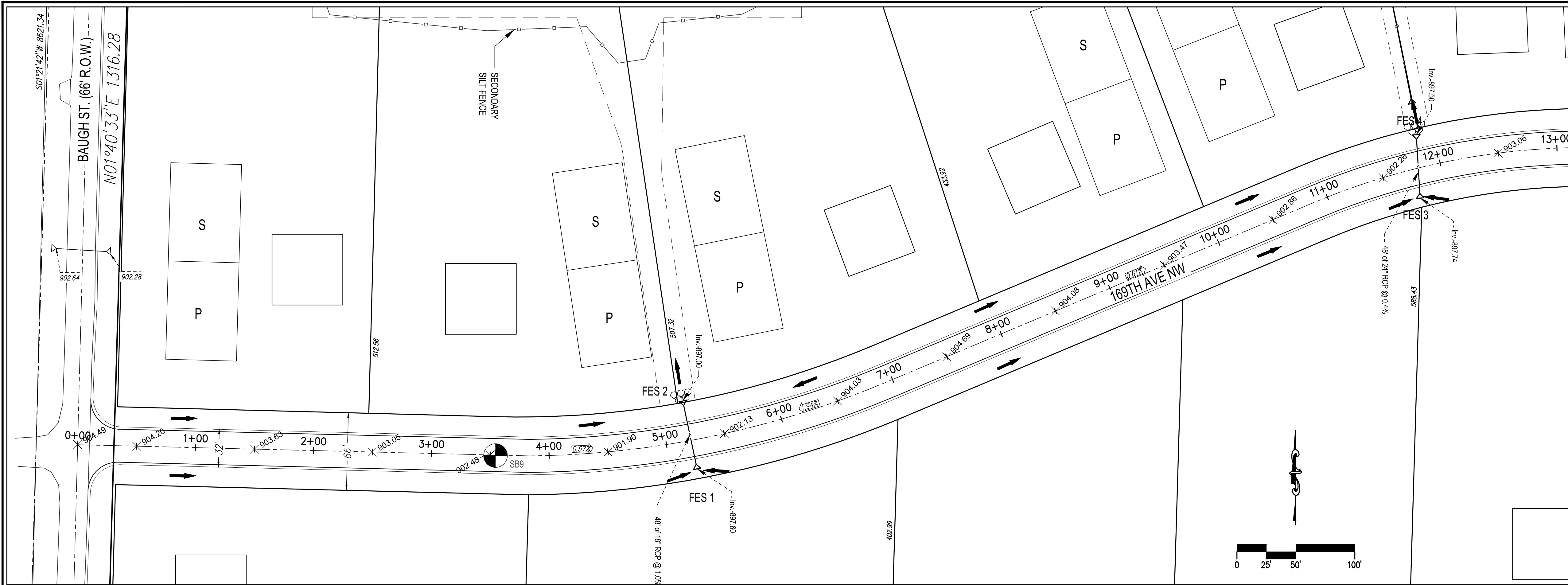


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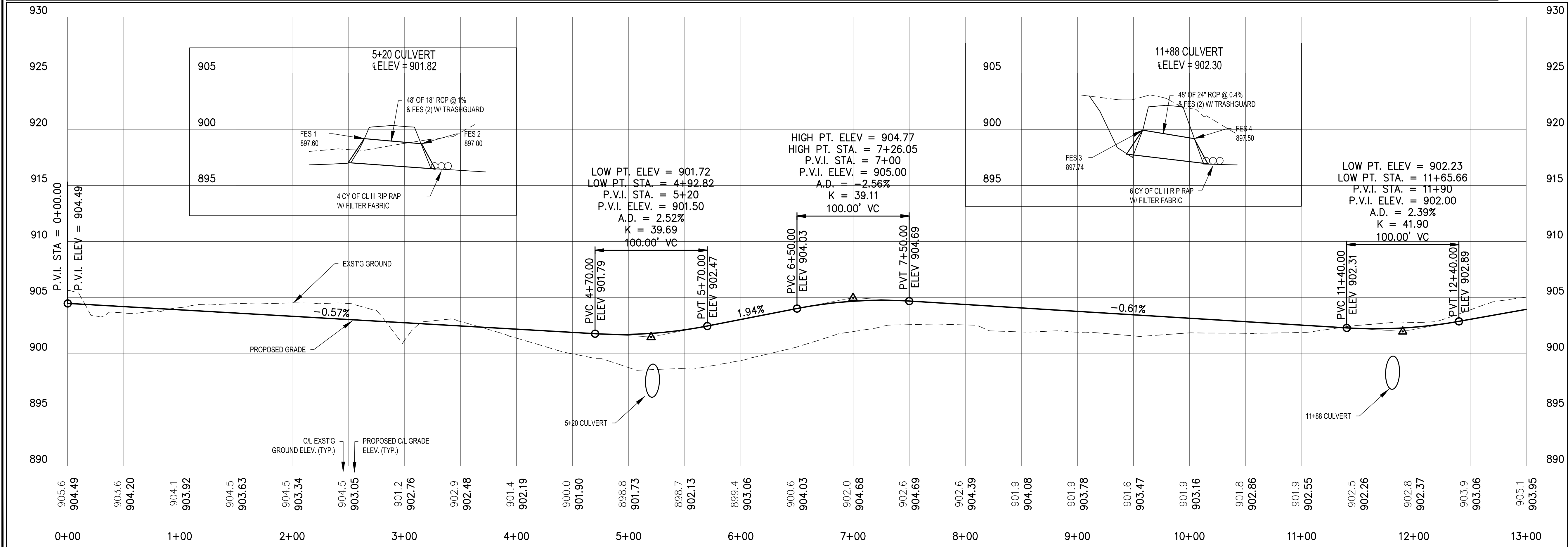
RUM RIVER PRAIRIE DEVELOPMENT

SHEET C0

PLOT DATE: 3/7/2018 2:57:03 PM FILE: F:\LHB Files\2017\170163 Eric Thompsons Armstrong Blvd\600 Drawings\170163 post preplat.dwg



LINE TYPE & SYMBOL LEGEND		
P	S	DRAIN FIELD LOC. P = PRIMARY S = SECONDARY
▲		FLARED END SECTION
—		CULVERT
SB1		SOIL BORING LOC. W/ NUMBER
→		DRAINAGE FLOW ARROW
---		EASEMENT
---		PLAT BOUNDARY
---		R/W
---		WETLAND EDGE
---		EDGE OF BIT.
---		CENTERLINE



OWNER/DEVELOPER:
RUM RIVER PRAIRIE, LLC.

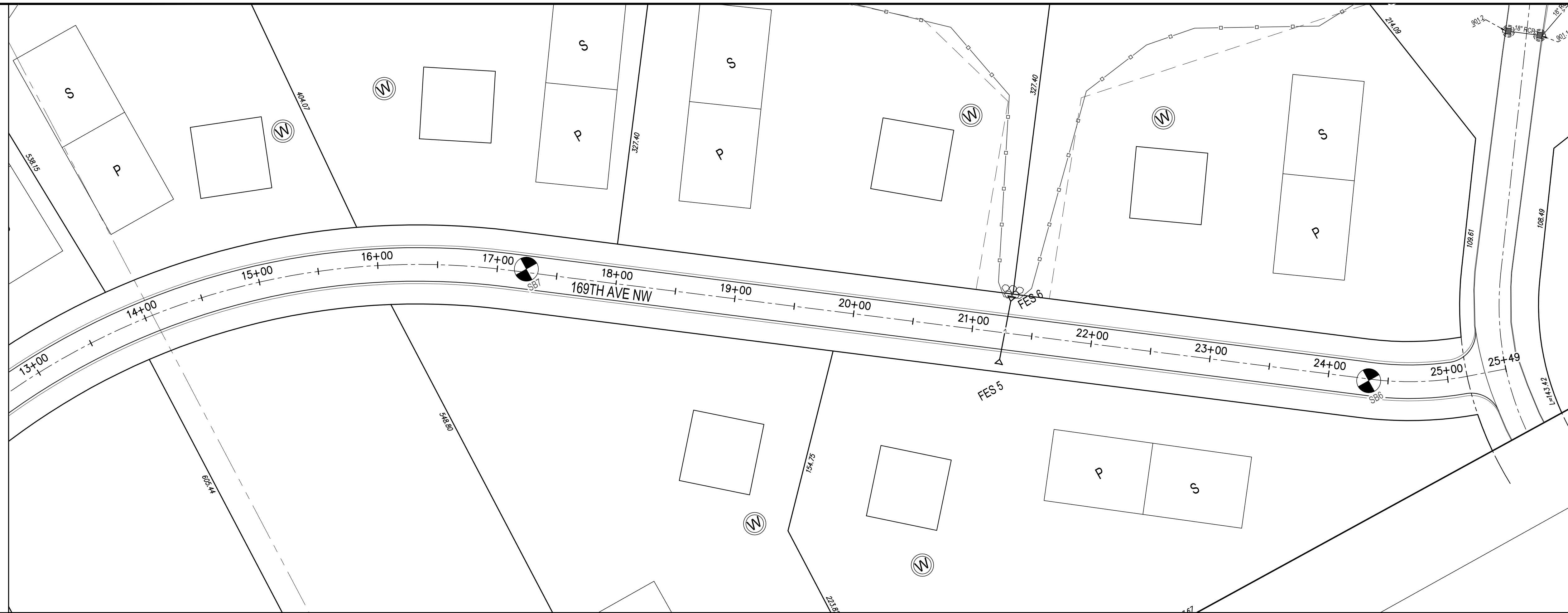
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NAME: _____ LIC. NO. _____ DATE 00--00--2018

DESIGNED: BJH
DRAWN: BJH
CHECKED: _____
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RUM RIVER PRAIRIE DEVELOPMENT

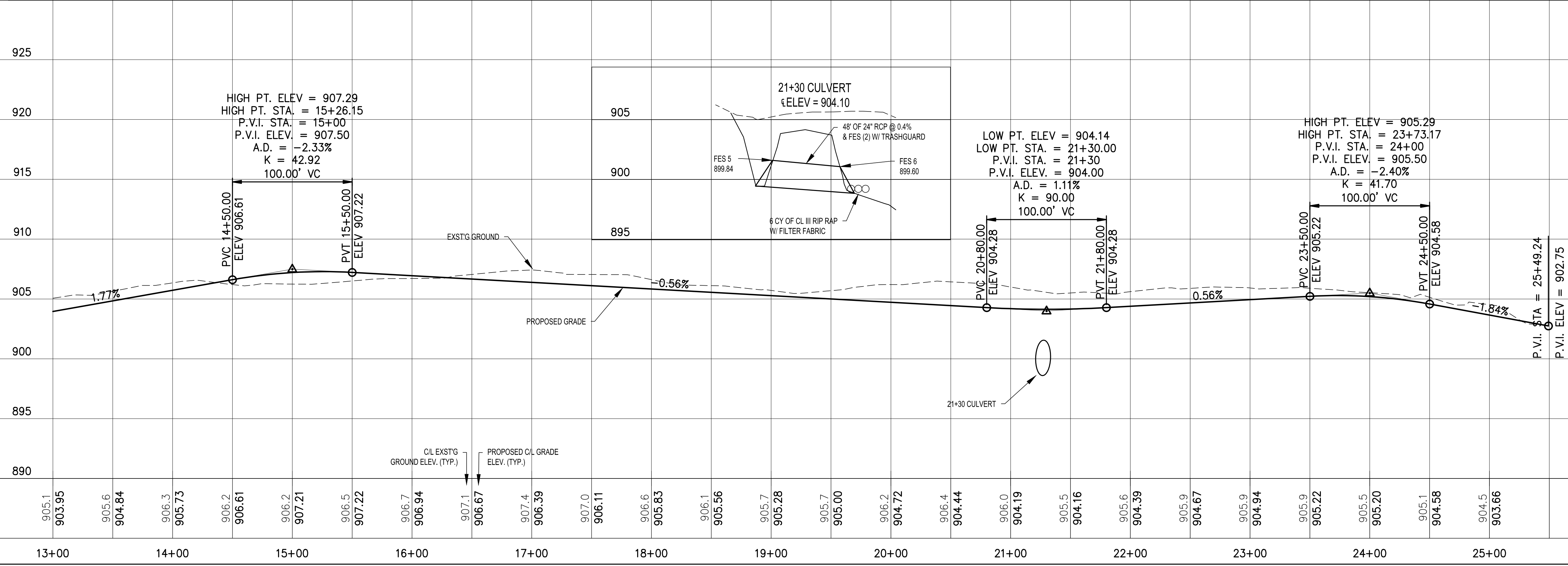
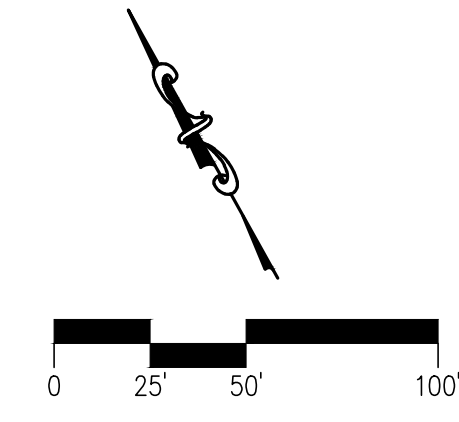
ROAD PLAN & PROFILE
SHEET C1

PLOT DATE: 3/8/2018 FILE: 2118-03-08 ERM: THOMPSON ARMSTRONG BLDG 600 DRAWINGS\2118-03-08 PREP: 03-08



LINE TYPE & SYMBOL LEGEND

P	S	DRAIN FIELD LOC. P = PRIMARY S = SECONDARY
A		FLARED END SECTION
— —		CULVERT
SB1		SOIL BORING LOC. W/ NUMBER
→		DRAINAGE FLOW ARROW
---		EASEMENT
---		PLAT BOUNDARY
---		R/W
---		WETLAND EDGE
---		EDGE OF BIT.
---		CENTERLINE



OWNER/DEVELOPER:
RUM RIVER PRAIRIE, LLC.

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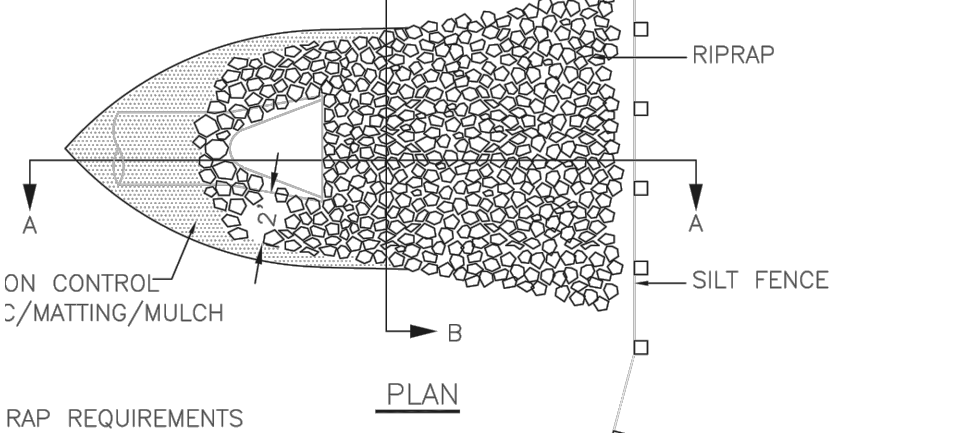
DESIGNED: BJH
DRAWN: BJH
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LDH
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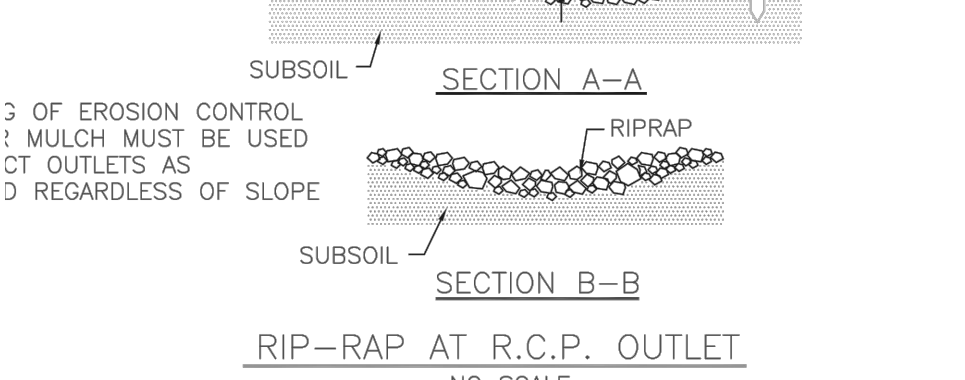
RUM RIVER PRAIRIE DEVELOPMENT

ROAD PLAN & PROFILE
SHEET C2

SLOPE 4:1 OR GREATER,
 1" OR STRAIGHT DISKED
 MULCH, SEEDED NETTING,
 OR MATTING SUCH AS
 OR SHALL BE USED TO
 RE-DISTURBED SOILS.
 EXPOSED SOILS MUST BE
 REVEALED IMMEDIATELY AFTER
 3" OF SOIL IS COMPLETE.



RIE-RAP REQUIREMENTS
 OF PIPE
 4 CUBIC YARDS
 8 CUBIC YARDS
 12 CUBIC YARDS
 16 CUBIC YARDS
 1 YARD IS APPROX.

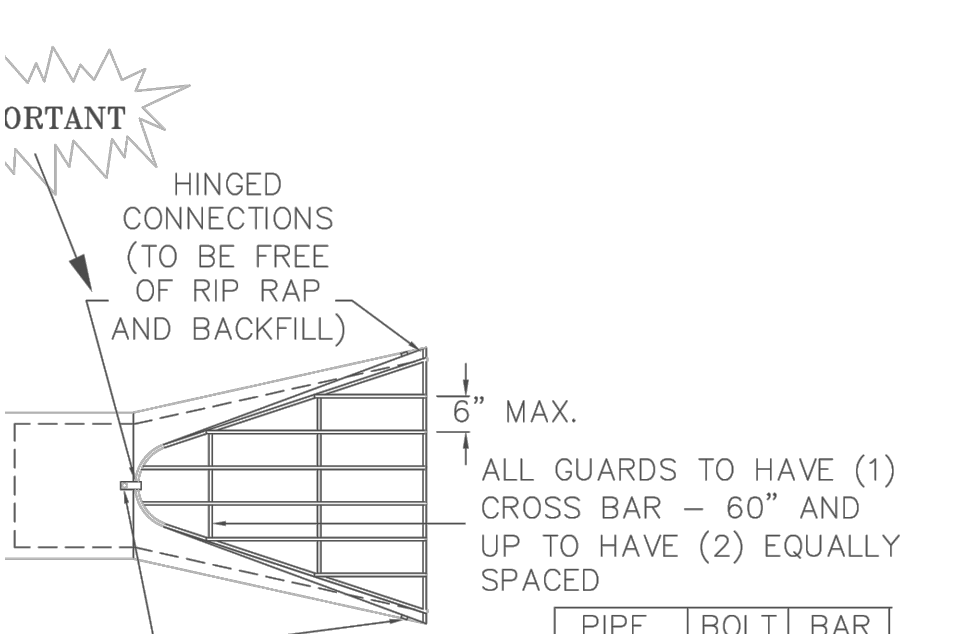


APPROVED:
 2016

STANDARD DETAILS:
 RIP-RAP

CITY PLATE No. ERO-3

NOTE:
 GUARDS MUST BE INCORPORATED ON
 ALL INSTALLATIONS EXCEPT WHERE
 SPECIFICALLY ALLOWED OTHERWISE BY
 THE CITY ENGINEER.



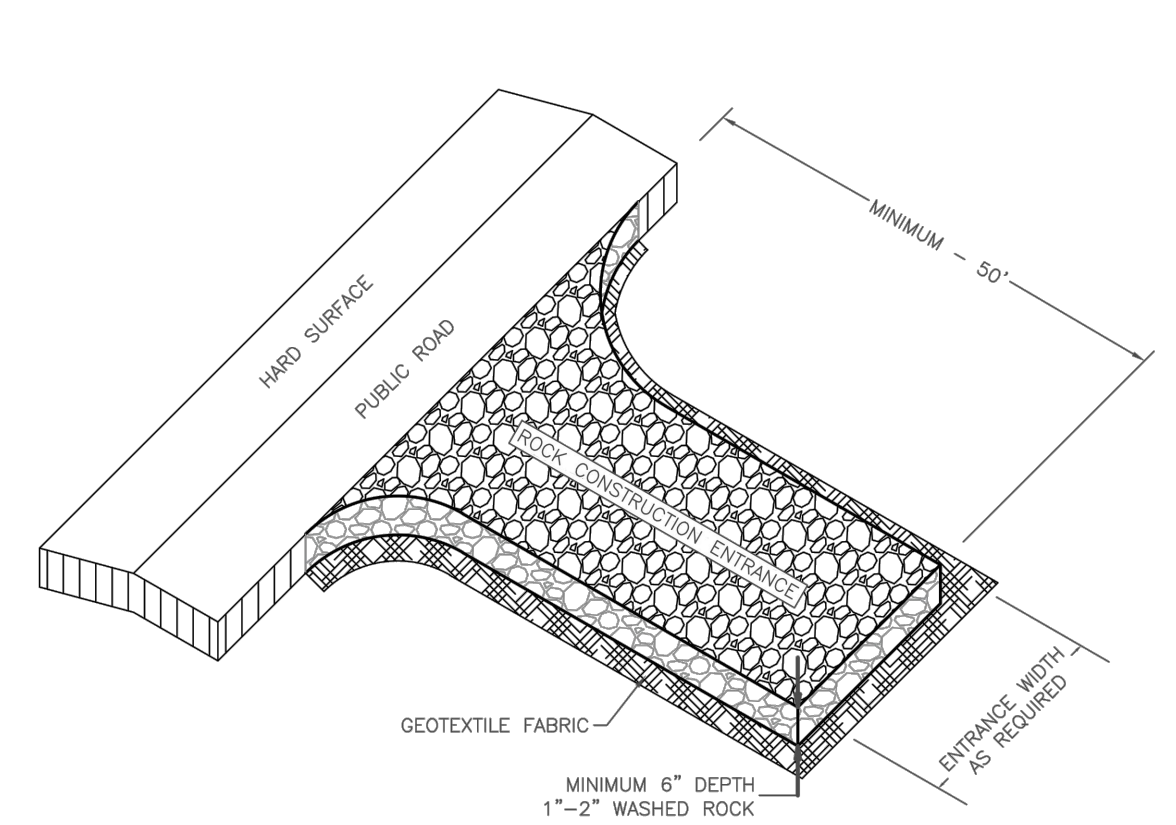
PIPE SIZE	BOLT DIA.	BAR SIZE
12"-24"	5/8"	5/8"
27"-48"	3/4"	3/4"
54"-90"	1"	1"
22"-29"	5/8"	5/8"
36"-59"	3/4"	3/4"
65"-88"	1"	1"

NOTE: COATINGS ARE AS SPECIFIED ELSEWHERE

APPROVED:
 2006

STANDARD DETAILS:
 TRASH GUARD

CITY PLATE No. STO-8



NOTE:
 1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
 2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
 3. MAINTENANCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

APPROVED:
 1 - 2016

STANDARD DETAILS:
 ROCK CONSTRUCTION ENTRANCE

CITY PLATE No. ERO-5

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

STANDARD DETAILS:
 MODIFIED CLASS 5 SPECIFICATIONS

CITY PLATE No. STR-26

MNDOT 2016 SPEC

REQUIREMENT	RANGE	TEST METHOD
MATERIAL PASSING THE 3/4 IN [19MM]	100%	ASTM D 422
MATERIAL PASSING NO. 4 [4.75MM]	>85%	-
CLAY	5% - 35%	ASTM D 422
SILT	5% - 70%	ASTM D 422
SAND	10% - 75%	ASTM D 422
ORGANIC MATTER	3% - 15%	ASTM D 2974
pH	6.1-7.8	ASTM G 51

NOTE:
 1. INSTALLATION OF 4" OF TOPSOIL MEETING MNDOT SPECIFICATION 3877A COMMON TOPSOIL BORROW, MAY BE REQUIRED ACROSS ALL DISTURBED AREAS.
 2. A SOIL CERTIFICATION FROM A GEOTECHNICAL FIRM MUST BE PROVIDED VERIFYING THE TOPSOIL MEETS SPECIFICATION ALONG WITH LOAD TICKETS TO VERIFY THE SOURCE OF MATERIAL AND QUANTITY.
 3. TOPSOIL MUST COME FROM A CITY APPROVED SOURCE.

APPROVED:
 1 - 2016

CITY PLATE No. ERO-6

STANDARD DETAILS:
 TOPSOIL REQUIREMENTS

THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME UNDER SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OF THE STATE OF MINNESOTA.

DATE 00-00-2018

DESIGNED: B.J.H.
 DRAWN: B.J.H.
 CHECKED: ..

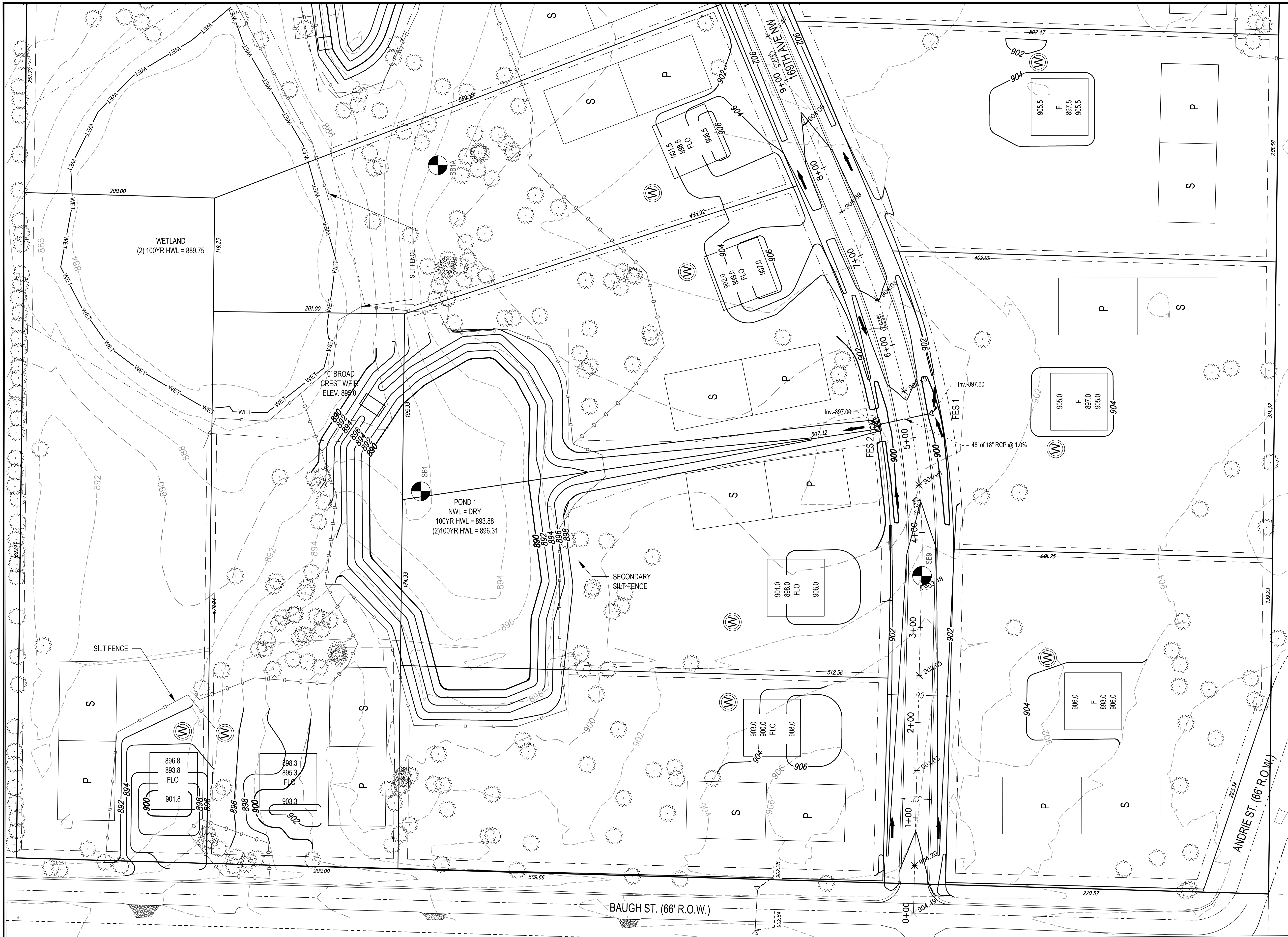
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RUM RIVER PRAIRIE DEVELOPMENT

DETAILS

SHEET D1

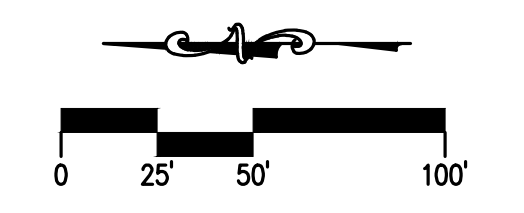
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LINE TYPE & SYMBOL LEGEND

P	S	DRAIN FIELD LOC. P = PRIMARY S = SECONDARY
◁		FLARED END SECTION
— —		CULVERT
⊗		RIPRAP
⊙		PROPOSED WELL LOC.
⊙ SB1		SOIL BORING LOC. W/ NUMBER
⊙		EXISTING TREE (PRESERVE)
⊗		EXISTING TREE (REMOVE)
→		DRAINAGE FLOW ARROW
N 90°00'00" E 94.50		PLAT BOUNDARY
—		LOT LINE
- - -		R/W
- - -		SETBACK
- - - WET - - -		WETLAND EDGE
- - -		PROPOSED CONTOUR
- - -		EXISTING CONTOUR

POND NOTES
 INFILTRATION PONDS SHALL BE EXCAVATED BY USE OF BACKHOE WITH A TOOTHED BUCKET.
 BOTTOM OF PONDS SHALL NOT BE COMPACTED.
 NO TOPSOIL TO BE PLACED IN PONDS.
 PONDS TO BE SEEDED WITH MnDOT SEED MIX 33-262 (44 lb/ac).
 PLACE SILT FENCE (SECONDARY) IMMEDIATELY AFTER GRADING COMPLETION. THIS FENCING TO REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED IN THE PONDS.
 ACCESS TO PONDS VIA EASEMENTS.
 NOTE: CONTRACTOR SHALL HAVE A PICKUP TYPE SWEEPER ON SITE OR AVAILABLE WITHIN THREE (3) HOURS AFTER NOTIFICATION BY CITY THAT SWEEPING IS REQUIRED.
 NOTE: NO ACTIVITY, OTHER THAN THE CONSTRUCTION OF, SHALL BE ALLOWED IN THE INFILTRATION POND AREAS.
 NOTE: TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY BY MEANS OF FENCING OR OTHER APPROVED METHOD. TREE FENCING TO BE PLACED BY HAND AND PRIOR TO SILT FENCE PLACEMENT. FENCING SHALL BE INSTALLED NO CLOSER THAN THE DRIFLINE OF THE TREE OR GROUP OF TREES TO BE SAVED.
 NOTE: BUILDING PADS & DRAINFIELD SITE FOR GRAPHICAL PURPOSES ONLY. ACTUAL LOCATION MAY VARY.
 NOTE: DRAINFIELD LOCATIONS, WHEN DETERMINED, ARE TO BE PROTECTED FROM CONSTRUCTION ACTIVITIES.
 NOTE: THE PONDS AND INFILTRATION BASINS WERE GRADED TO FINAL GRADES. PAD ELEVATIONS MAY NOT BE TO PROPOSED GRADES. EACH HOUSE SURVEY MUST CONFORM TO THE APPROVED GRADING PLAN. PROPOSED DEVIATIONS ARE SUBJECT TO CITY REVIEW AND APPROVAL AND WILL NOT BE APPROVED IF THE DRAINAGE PATTERNS ARE SUBSTANTIALLY ALTERED.



OWNER/DEVELOPER:
RUM RIVER PRAIRIE, LLC.

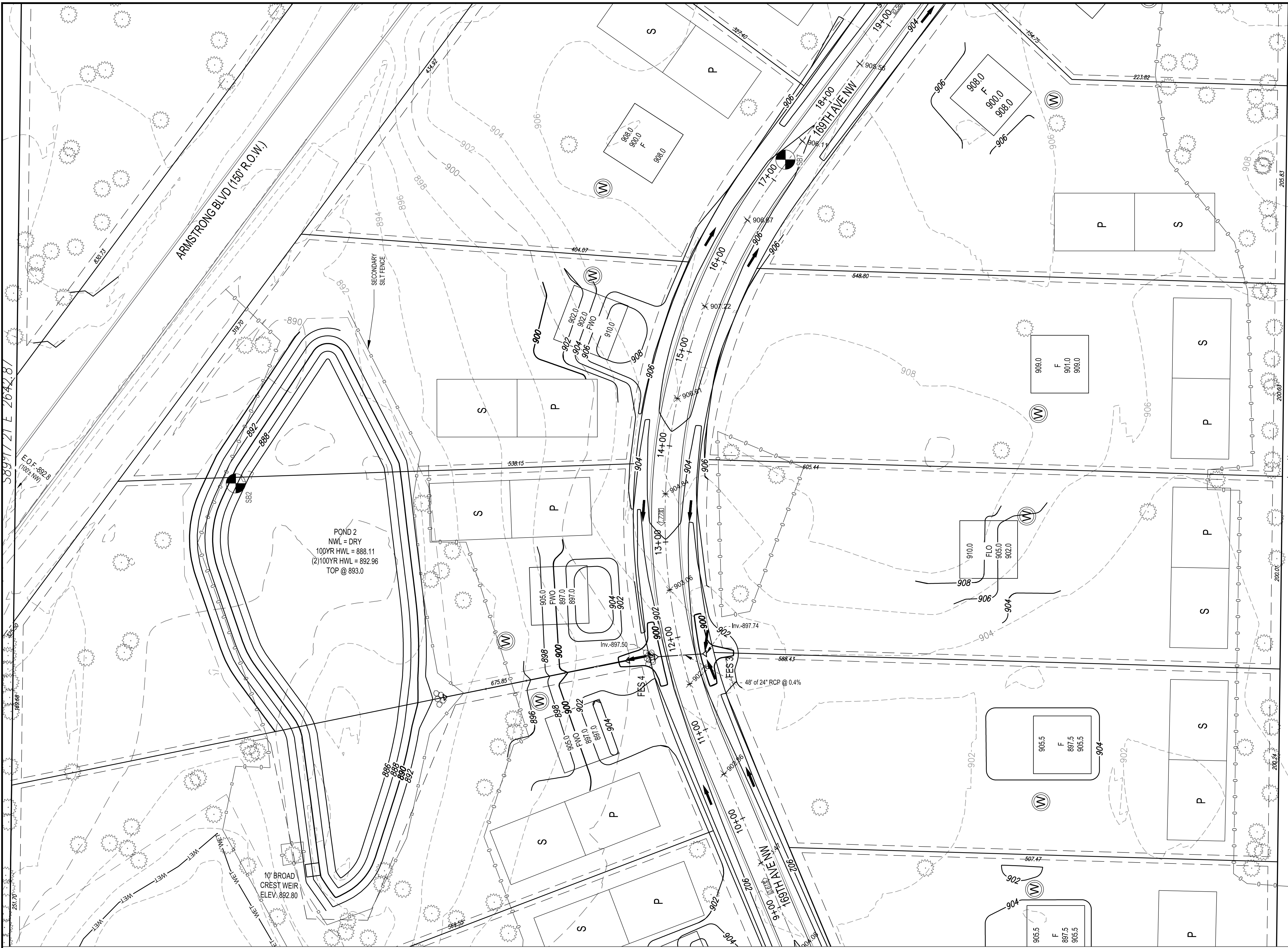
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 NAME: _____ LIC. NO. _____ DATE 00--00--2018

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DATE	

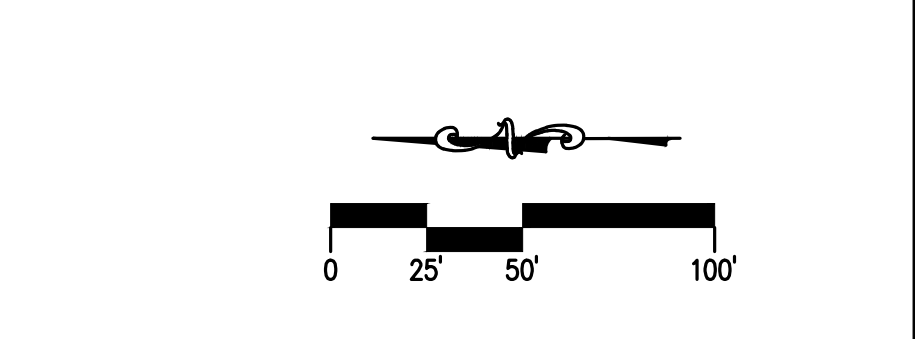
RUM RIVER PRAIRIE DEVELOPMENT

SITE GRADING PLAN
 SHEET G1

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LINE TYPE & SYMBOL LEGEND		
P	S	DRAIN FIELD LOC. P = PRIMARY S = SECONDARY
◁		FLARED END SECTION
— —		CULVERT
⊙		RIPRAP
⊙		PROPOSED WELL LOC.
⊙ SB1		SOIL BORING LOC. W/ NUMBER
⊙		EXISTING TREE (PRESERVE)
✕		EXISTING TREE (REMOVE)
→		DRAINAGE FLOW ARROW
N 90°00'00" E 94.50		PLAT BOUNDARY
—		LOT LINE
- - -		R/W
- - -		SETBACK
- WET - WET -		WETLAND EDGE
- - -		PROPOSED CONTOUR
- - -		EXISTING CONTOUR
- - -		EASEMENT
- - -		SILT FENCE
- - -		TREE FENCE



OWNER/DEVELOPER:
RUM RIVER PRAIRIE, LLC.

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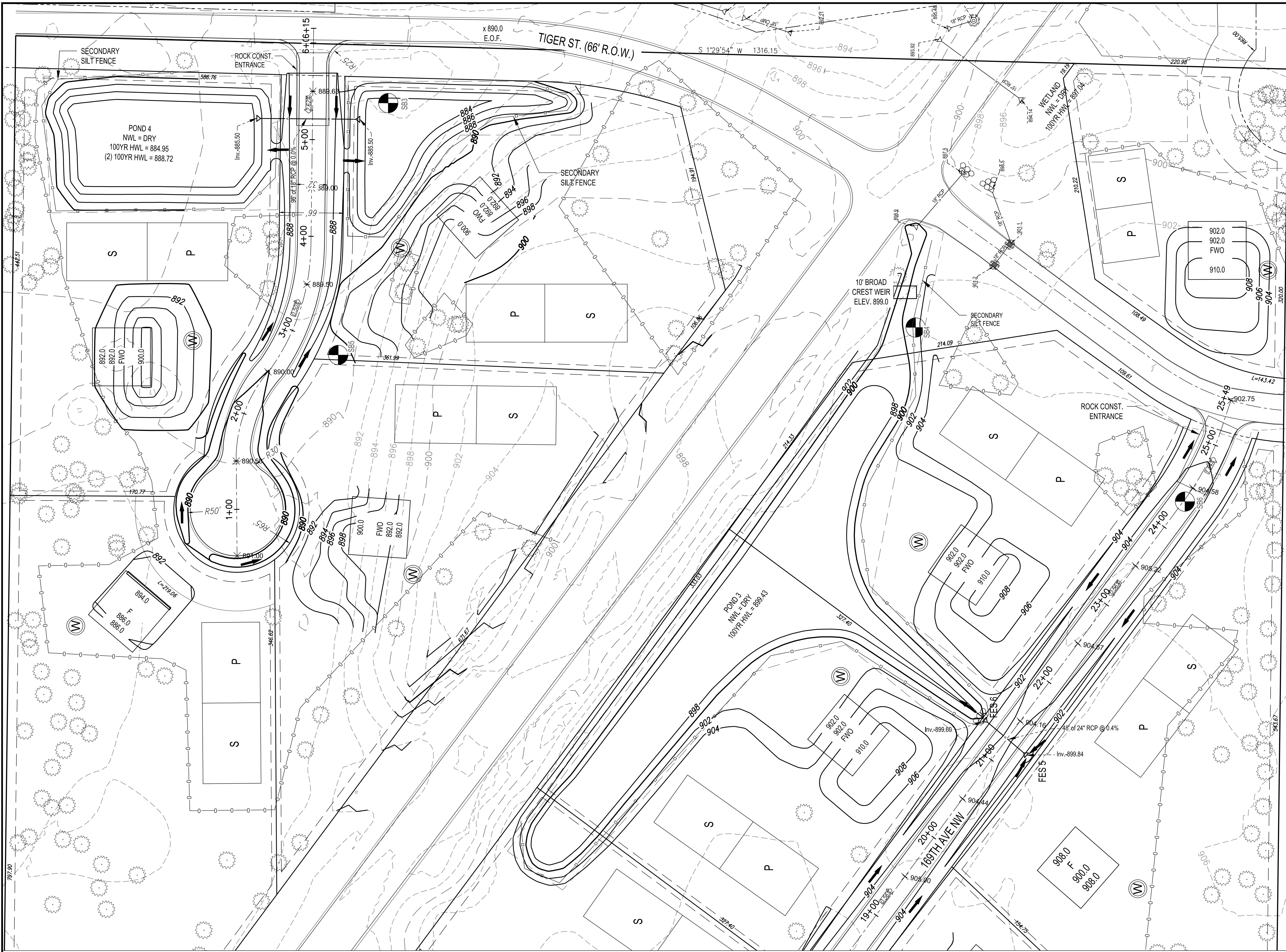
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DRAWN
BJH
CHECKED

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RUM RIVER PRAIRIE DEVELOPMENT

SITE GRADING PLAN
SHEET G2

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LINE TYPE & SYMBOL LEGEND		
P	S	DRAIN FIELD LOC. P = PRIMARY S = SECONDARY
		FLARED END SECTION
		CULVERT
		RIPRAP
		PROPOSED WELL LOC.
		SOIL BORING LOC. W/ NUMBER
		EXISTING TREE (PRESERVE)
		EXISTING TREE (REMOVE)
		DRAINAGE FLOW ARROW
		PLAT BOUNDARY
		LOT LINE
		R/W
		SETBACK
		WETLAND EDGE
		PROPOSED CONTOUR
		EXISTING CONTOUR
		EASEMENT
		SILT FENCE
		TREE FENCE

OWNER/DEVELOPER:
RUM RIVER PRAIRIE, LLC.

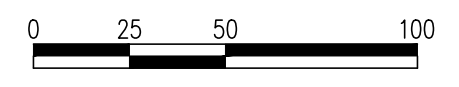
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NAME: _____ LIC. NO. _____ DATE 00-00-2018

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CHECKED	

RUM RIVER PRAIRIE DEVELOPMENT

SITE GRADING PLAN
SHEET G3

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TREE PROTECTION FENCE SHALL BE INSTALLED AND THE LOCATION APPROVED BY THE CITY BEFORE COMMENCEMENT OF OTHER WORK, INCLUDING SILT FENCE INSTALLATION.

AN ARBORIST SHALL BE CONSULTED TO DEVELOP A PLAN TO PROTECT EXISTING OAK TREES FROM OAK WILT.

ANY CLEARING OF OAK TREES SHALL BE PERFORMED PRIOR TO APRIL 15TH OR AFTER JULY 15TH TO MINIMIZE EXPOSURE OR INTRODUCTION OF OAK WILT.

PLANTING DEPTH SHALL BE SUCH THAT THE 1ST SITE OF PRIMARY ROOTS IS AT FINISHED GRADE.

ONLY PRUNE OUT DEAD/BROKEN/DEFORMED BRANCHES AT TIME OF INSTALLATION.

REMOVAL OF UPPER PORTION OF WIRE BASKET AND BURLAP AFTER BEING PLACED IN PLANTING HOLE IF USING B&B STOCK.

2-4 INCHES OF WOOD CHIP MULCH SHALL BE INCLUDED AROUND ALL TREES. MULCH SHALL NOT BE PILED AGAINST THE TRUNK OF TREES.

TOPSOIL: EACH INDIVIDUAL LOT WILL NEED TO HAVE FOUR (4) INCHES OF TOPSOIL MEETING THE CITY'S TOPSOIL SPECIFICATION. A TOPSOIL INSPECTION IS REQUIRED PRIOR TO LANDSCAPING BEING INSTALLED AND COPIES OF THE LOAD TICKETS ARE REQUIRED AS WELL. THIS IS REVIEWED AT TIME OF BUILDING PERMIT APPLICATION AND REQUEST FOR CERTIFICATE OF OCCUPANCY FOR EACH INDIVIDUAL LOT.

PLANTING REQUIREMENTS

TREES:
OVERSTORY DECIDUOUS TREES 1" DIAMETER MEASURE 6' FROM THE BASE AT PLANTING

CONIFEROUS TREES MUST HAVE A MINIMUM HEIGHT OF 6'

- MINIMUM 25% DECIDUOUS AND CONIFEROUS

PROPOSED CONIFEROUS TREES/QTY

🌲 DENOTES BLACK HILLS SPRUCE (PICEA GLAUCA DENSATA) 26 EACH

PROPOSED DECIDUOUS TREES/QTY

🌳 DENOTES RED MAPLE (ACER RUBRUM) 11 EACH

🌳 DENOTES AMERICAN LINDEN (TILIA AMERICANA) 13 EACH

OWNER/DEVELOPER:
RUM RIVER PRAIRIE, LLC.

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NAME: _____ LIC. NO. ____ DATE 00-00-2018

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DRAWN BJH	
CHECKED	

RUM RIVER PRAIRIE DEVELOPMENT

TREE PLANTING PLAN
SHEET L1

PRELIMINARY PLAT OF: RUM RIVER PRAIRIE

OWNER/DEVELOPER

Brookview Estates, LLC
6210 Green Valley Road
Ramsey, MN 55303

PROPERTY DESCRIPTION

S 1/2 of the NE 1/4 of Section 7, Township 32, Range 25

NOTE

Proposed septic areas shown hereon are approximate and for informational purposes only. It is the responsibility of the landowner to determine a final location for the septic area.

NET DENSITY

25 Single-Family dwellings
1 Dwelling per 2.67 Acres (Including Block 4 Lot 1, which has a variance to allow smaller area)

ZONING

Rum River Prairie - R-1: Rural Developing (outside MUSA)

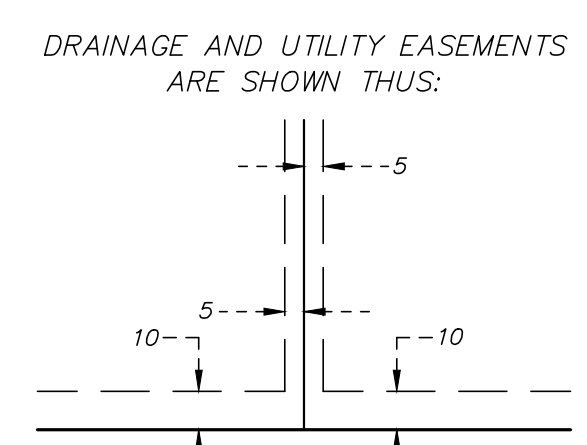
East, North, and West - R-1: Rural Developing (outside MUSA)

South - PUD: Planned Unit Development



LOT AREA TABULATION

Block/Lot	Area (s.f.)	Area (Acres)
BLOCK 1		
LOT 1	139,816 s.f.	3.21 Acres
LOT 2	116,856 s.f.	2.68 Acres
LOT 3	108,955 s.f.	2.50 Acres
LOT 4	111,933 s.f.	2.57 Acres
LOT 5	108,937 s.f.	2.50 Acres
LOT 6	109,299 s.f.	2.51 Acres
LOT 7	175,192 s.f.	4.02 Acres
LOT 8	158,816 s.f.	3.65 Acres
LOT 9	108,959 s.f.	2.50 Acres
LOT 10	108,900 s.f.	2.50 Acres
LOT 11	108,830 s.f.	2.52 Acres
LOT 12	108,901 s.f.	2.50 Acres
BLOCK 2		
LOT 1	110,919 s.f.	2.55 Acres
LOT 2	111,266 s.f.	2.55 Acres
LOT 3	108,917 s.f.	2.50 Acres
LOT 4	110,202 s.f.	2.53 Acres
LOT 5	120,579 s.f.	2.77 Acres
LOT 6	116,740 s.f.	2.68 Acres
LOT 7	109,148 s.f.	2.51 Acres
LOT 8	108,972 s.f.	2.50 Acres
BLOCK 3		
LOT 1	108,935 s.f.	2.50 Acres
LOT 2	109,019 s.f.	2.51 Acres
LOT 3	161,200 s.f.	3.70 Acres
LOT 4	108,974 s.f.	2.50 Acres
BLOCK 4		
LOT 1	59,760 s.f.	1.37 Acres
R.O.W.	570,582 s.f.	13.10 Acres
TOTAL	3,481,607 s.f.	79.93 Acres



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, ALSO BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

LEGEND

--- DENOTES DRAINAGE AND UTILITY EASEMENT

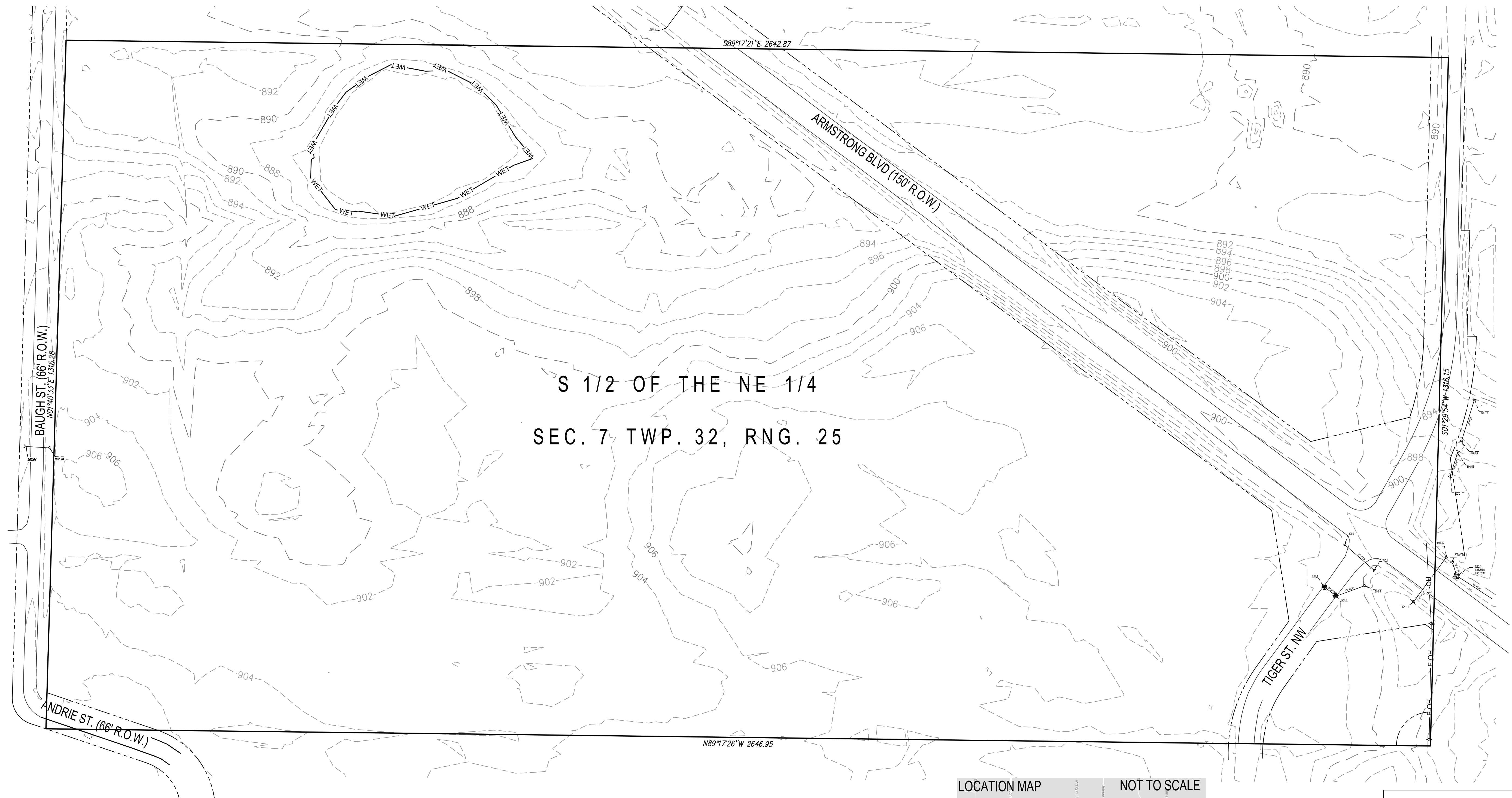
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Kyle J. Roddy
KYLE J. RODDY, MN LIC. NO. 42627 DATED: 2/26/18

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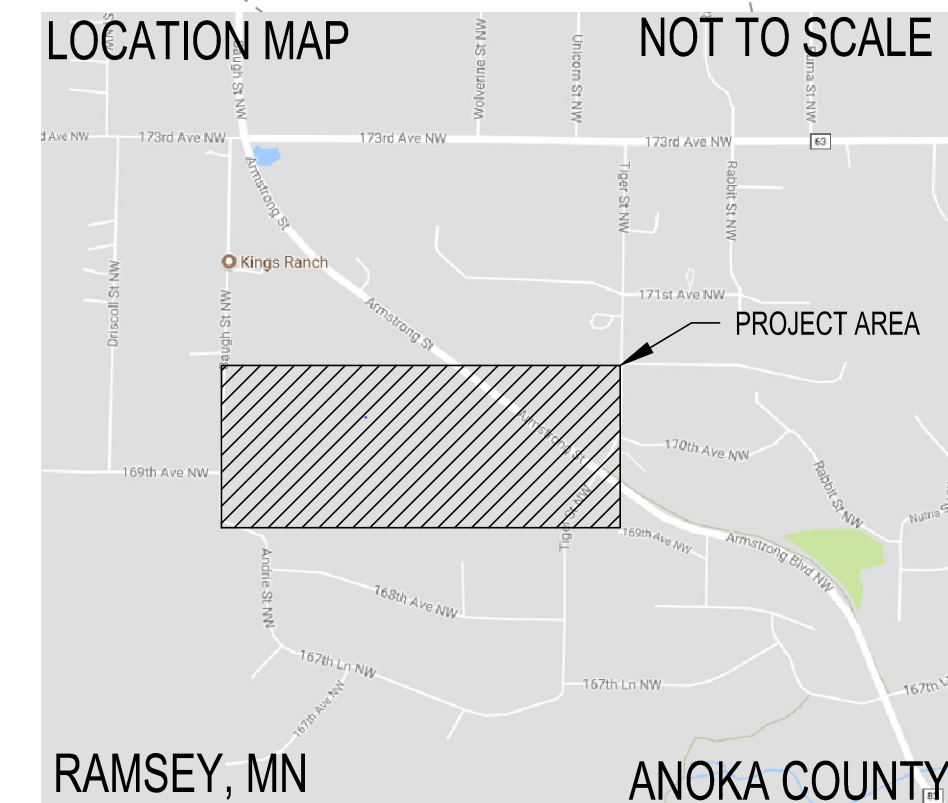
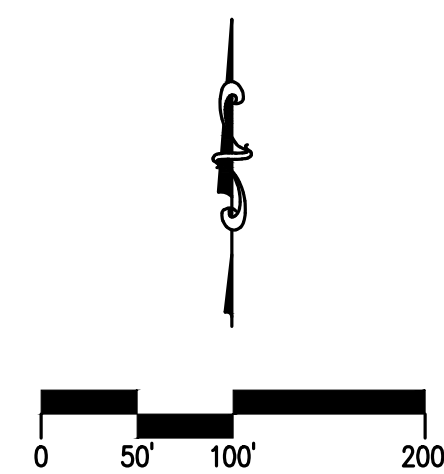
200 3rd Ave NE, Suite 100 | Cambridge, MN 55005 | 763.889.4042

PLOT DATE: 3/7/2018 2:40:27 PM FILE: F:\LHB Files\2017\170163 Eric Thomsen Armstrong Blvd\600 Drawings\170163 post preplat.dwg



OWNER/DEVELOPER
RUM RIVER PRAIRIE, LLC.
ERIC THOMSEN
6210 GREEN VALLEY RD.
RAMSEY, MN 55303

LEGAL DESCRIPTION:
THE SOUTH HALF OF THE NE QUARTER OF SECTION 7,
TOWNSHIP 32, RANGE 25, ANOKA COUNTY, MINNESOTA.



OWNER/DEVELOPER:
RUM RIVER PRAIRIE, LLC.

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.
NAME: _____ LIC. NO. ____ DATE 00--00--2018

DESIGNED
BJH
DRAWN
BJH
CHECKED



RUM RIVER PRAIRIE DEVELOPMENT

EXISTING CONDITIONS

SHEET S1

STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE

1. GENERAL

THE MINNESOTA POLLUTION CONTROL AGENCY (MPCA) REGULATES STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY DISTURBING LAND EQUAL TO OR GREATER THAN ONE ACRE THROUGH A GENERAL PERMIT (PERMIT NO. MN R100001) AUTHORIZING THE DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY TO WATERS OF THE STATE IN COMPLIANCE WITH THE CLEAN WATER ACT AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) PROGRAM. THE GENERAL PERMIT (PERMIT) REQUIRES THE DEVELOPMENT AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP IS A COMBINATION OF NARRATIVE, PLANS SHEETS, AND STANDARD DETAIL SHEETS THAT ADDRESS THE FORESEEABLE CONDITIONS AT ANY STAGE IN THE CONSTRUCTION OR POST-CONSTRUCTION ACTIVITIES.

2. ADMINISTRATIVE REQUIREMENTS

- A. **RESPONSIBLE PARTIES:** THE OWNER AND GENERAL CONTRACTOR (CONTRACTOR) ARE CO-PERMITTEES OF THE PERMIT AND ARE JOINTLY RESPONSIBLE FOR COMPLIANCE WITH TERMS AND CONDITIONS OF THE PERMIT. OBTAIN A COPY OF THE PERMIT AND COMPLY WITH PARTS II.B, II.C, III.B-F, IV, V, AND APPLICABLE CONSTRUCTION ACTIVITY REQUIREMENTS FOUND IN APPENDIX A, PART C OF THE PERMIT. VERIFY THAT PERMIT REQUIREMENTS ARE SATISFIED AND COMPLETE THE BLANKS ON THIS SWPPP SHEET.
- B. **PERMIT APPLICATION:** THE CONTRACTOR IS RESPONSIBLE FOR COMPLETING THE PERMIT APPLICATION ON-LINE AND PAYING THE APPLICATION FEE. OWNER AND CONTRACTOR MUST BOTH SIGN THE APPLICATION. OBTAIN A COPY OF THE PERMIT AND APPLY ON-LINE AT THE MPCA CONSTRUCTION STORM WATER WEBSITE: <http://www.pca.state.mn.us/water/stormwater/stormwater-c.html>.
- C. **PERMIT COVERAGE:** PERMIT COVERAGE TYPICALLY BECOMES EFFECTIVE SEVEN (7) CALENDAR DAYS AFTER THE ELECTRONIC SUBMITTAL DATE. DO NOT BEGIN LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL PERMIT COVERAGE IS EFFECTIVE. THE START OF ANY LAND DISTURBING ACTIVITIES SIGNIFIES THAT THE CONTRACTOR IS ASSUMING RESPONSIBILITY FOR PERMIT COVERAGE AND HAS COMPLIED WITH PERMIT REQUIREMENTS.
- D. **NOTIFICATION OF COVERAGE:** THE CONTRACTOR WILL RECEIVE A NOTIFICATION OF COVERAGE FROM THE MPCA (E.G., VIA EMAIL, ONLINE NOTIFICATION, OR LETTER). KEEP OR POST A COPY OF THE NOTIFICATION OF COVERAGE WITH THE SWPPP AT THE PROJECT SITE. PROVIDE COPIES TO THE OWNER AND ENGINEER.
- E. **CHANGE OF COVERAGE FOR NEW OWNER OR NEW OPERATOR (CONTRACTOR):** FOR A NEW OWNER OR OPERATOR, THE CURRENT OWNER, AND NEW OWNER OR OPERATOR, MUST SUBMIT A PERMIT MODIFICATION FORM PRIOR TO THE NEW OWNER OR OPERATOR COMMENCING CONSTRUCTION ACTIVITY. CONTACT THE MPCA AT 800-657-3864 FOR THIS FORM. THE CURRENT OWNER MUST ALSO SUBMIT A NOTICE OF TERMINATION (NOT) FORM AS NOTED BELOW WHEN THE OWNERSHIP OF THE PROPERTY CHANGES, AS NOTED BELOW.
- F. **TERMINATION OF COVERAGE:** THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE OWNER AND TERMINATING PERMIT COVERAGE BY COMPLETING AND SUBMITTING A NOTICE OF TERMINATION (NOT) FORM TO THE MPCA. A NOTICE OF TERMINATION MUST BE SUBMITTED WITHIN 30 DAYS AFTER FINAL STABILIZATION HAS BEEN ESTABLISHED FOR THE SITE AND CONSTRUCTION ACTIVITY IS COMPLETE, OR WHEN THE OWNER OR OPERATOR CHANGES. COMPLIANCE WITH PERMIT REQUIREMENTS IS REQUIRED UNTIL SUBMISSION OF A NOTICE OF TERMINATION.
- G. **RECORD RETENTION:** THE CONTRACTOR SHALL KEEP A COPY OF THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS ON SITE DURING CONSTRUCTION. THIS DOCUMENTATION MUST BE KEPT ON FILE FOR 3 YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION. COORDINATE TRANSFER OF THIS DOCUMENTATION TO THE OWNER AT PROJECT COMPLETION.
- H. **CHANGES (AMENDMENTS) TO SWPPP:** UPDATE AND DOCUMENT CHANGES TO THE SWPPP AS NECESSARY DURING CONSTRUCTION, AND AS REQUIRED BY THE PERMIT ACCORDING TO PART III.B OF THE PERMIT.

3. CONSTRUCTION ACTIVITY REQUIREMENTS

- A. **GENERAL:** COMPLY WITH PART IV.A OF THE PERMIT TO IMPLEMENT THE SWPPP AND THE REQUIREMENTS OF THE PERMIT. THE BEST MANAGEMENT PRACTICES (BMPs) IDENTIFIED IN THE SWPPP AND PERMIT MUST BE SELECTED, INSTALLED, AND MAINTAINED IN AN APPROPRIATE AND FUNCTIONAL MANNER IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, MANUFACTURER RECOMMENDATIONS, AND ACCEPTED ENGINEERING PRACTICES.
- B. **EROSION PREVENTION PRACTICES:** PLAN FOR AND IMPLEMENT CONSTRUCTION PRACTICES TO SATISFY PART IV.B OF THE PERMIT. STABILIZE EXPOSED SOIL AREAS AS SOON AS POSSIBLE, BUT IN NO CASE LATER THAN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. AMEND SWPPP BY INDICATING THE LOCATION OF AREAS WHERE CONSTRUCTION WILL BE PHASED TO MINIMIZE DURATION OF EXPOSED SOIL AREAS. COMMON EROSION PREVENTION PRACTICES INCLUDE:
 - 1) MARKING AND DELINEATING AREAS OF THE SITE NOT TO BE DISTURBED (WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.).
 - 2) STABILIZE THE LAST 200 LINEAL FEET OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE WITHIN 24 HOURS AFTER CONNECTING TO RECEIVING SURFACE WATER OR STORM SEWER INLET.
 - 3) "INITIATE IMMEDIATELY" (SEE APPENDIX B FOR DEFINITION) SOIL STABILIZATION AS SOON AS EARTH-DISTURBING ACTIVITIES HAVE CEASED.
 - 4) PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION TO PIPE OUTLETS WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER.
 - 5) WHERE FEASIBLE THE DESIGN OF THE SITE DIRECTS STORMWATER TO VEGETATED AREAS, TO INCREASE SEDIMENT REMOVAL.
- C. **SEDIMENT CONTROL PRACTICES:** PLAN FOR AND IMPLEMENT CONSTRUCTION PRACTICES THAT MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING BUT NOT LIMITED TO, CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS TO SATISFY PART IV.C OF THE PERMIT. PROVIDE TEMPORARY SEDIMENTATION BASINS WHERE 5 OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION AS APPROVED BY LHB (SEE PART III.C OF THE PERMIT FOR BASIN REQUIREMENTS). COMMON SEDIMENT CONTROL PRACTICES INCLUDE:
 - 1) MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL.

- 2) ALL SEDIMENT CONTROL BMPs MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADE LAND DISTURBING ACTIVITIES CAN BEGIN AND SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ESTABLISHED.
- 3) THE TIMING FOR SEDIMENT CONTROL BMPs MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM CONSTRUCTION ACTIVITIES, SUCH AS PASSAGE OF VEHICLES, AND MUST BE COMPLETED AS QUICKLY AS POSSIBLE. SEDIMENT CONTROL BMPs MUST BE INSTALLED IMMEDIATELY AFTER SHORT-TERM CONSTRUCTION IS COMPLETE, OR BEFORE THE NEXT PRECIPITATION EVENT IF THE ACTIVITY IS NOT COMPLETE.
- 4) PROTECT ALL STORM DRAIN INLETS WITH APPROPRIATE BMPs DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. INLET PROTECTION MAY ONLY BE REMOVED EARLIER IF SPECIFIC SAFETY CONCERNS (STREET FLOODING/FREEZING) HAVE BEEN BROUGHT FORTH IN WRITING BY JURISDICTIONAL AUTHORITY.
- 5) TEMPORARY STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN ANY SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS OR DITCHES.
- 6) TEMPORARY SEDIMENT BASIN OUTLET STRUCTURES MUST BE DESIGNED TO WITHDRAW WATER FROM THE SURFACE.
- 7) ALL VEHICLE TRACKING OF SEDIMENT FROM THE CONSTRUCTION SITE, OR ONTO STREETS WITHIN THE SITE, MUST BE MINIMIZED BY BMPs SUCH AS STONE PADS, CONCRETE OR STEEL WASH RACKS, OR EQUIVALENT SYSTEMS. STREET SWEEPING MUST BE PERFORMED IF BMPs ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREETS / ROADWAYS.
- D. **DEWATERING AND BASIN DRAINING:** COMPLY WITH PART IV.D OF THE PERMIT. ENSURE THAT ALL WATER FROM DEWATERING OR BASIN DRAINING ACTIVITIES IS DISCHARGED IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS, EROSION IN RECEIVING CHANNELS OR DOWNSLOPE PROPERTIES, OR INUNDATION IN WETLANDS CAUSING SIGNIFICANT ADVERSE IMPACTS TO THE WETLANDS. ANY TURBID OR SEDIMENT LADEN DISCHARGE WATER MUST BE ADEQUATELY TREATED BY DISCHARGING TO A SEDIMENTATION BASIN WHENEVER FEASIBLE, OR TREATED WITH APPROPRIATE BMPs IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENT BASIN. THE CONTRACTOR MUST VISUALLY CHECK THE TREATED STORMWATER PRIOR TO DISCHARGING TO RECEIVING WATERS TO ENSURE ADEQUATE TREATMENT IS BEING MET AND THAT THE DISCHARGE POINTS ARE ADEQUATELY PROTECTED FROM EROSION AND SCOUR. BACKWASH WATER FROM FILTRATION MUST BE INCORPORATED INTO THE SITE IN A NON-EROSIVE MANNER, OR DISCHARGED TO THE SANITARY SEWER WITH PERMISSION FROM THE SANITARY SEWER AUTHORITY. SEE SHEET 0.10 FOR ADDITIONAL REQUIREMENTS.
- E. **INSPECTIONS:** THE CONTRACTOR MUST ROUTINELY INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS DURING CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES OVER 24 HOURS. CONTRACTOR SHALL PROVIDE A RAIN GAGE OR ANOTHER METHOD TO MEASURE RAINFALL. INSPECTION OF AREAS WITH PERMANENT COVER MAY BE REDUCED TO ONCE PER MONTH. THE CONTRACTOR SHALL RECORD IN WRITING WITHIN 24 HR ALL INSPECTION AND MAINTENANCE ACTIVITY ON FORMS WITH INFORMATION REQUIRED BY PART IV.E.2 OF THE GENERAL STORMWATER PERMIT. THESE RECORDS SHALL BE RETAINED WITH THE SWPPP. EMAIL A COPY OF EACH INSPECTION REPORT TO THE CITY. SUBMIT A FULL LOG OF INSPECTIONS TO CITY PRIOR TO PROJECT CLOSEOUT. RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:
 - 1) DATE AND TIME OF INSPECTIONS
 - 2) NAME OF PERSON(S) CONDUCTING INSPECTIONS
 - 3) FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED
 - 4) CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES)
 - 5) DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH (0.5 INCHES) IN 24 HOURS. RAINFALL AMOUNTS MUST BE OBTAINED BY A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN 1 MILE OF THE PROJECT SITE OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES.
 - 6) IF ANY DISCHARGE IS OBSERVED TO BE OCCURRING DURING THE INSPECTION, A RECORD OF ALL POINTS OF THE PROPERTY FROM WHICH THERE IS A DISCHARGE MUST BE MADE, AND THE DISCHARGE SHOULD BE DESCRIBED (I.E., COLOR, ODOR, FLOATING, SETTLED, OR SUSPENDED SOLIDS, FOAM, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS) AND PHOTOGRAPHED.
 - 7) ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN PART III.B. WITHIN SEVEN (7) CALENDAR DAYS.
- F. **MAINTENANCE:** ALL NONFUNCTIONAL BMPs MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPs WITHIN 24 HOURS AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS. COMMON ROUTINE MAINTENANCE ACTIVITIES INCLUDE:
 - 1) ALL SILT FENCE MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/3 OF THE FENCE HEIGHT WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
 - 2) DRAIN ALL TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME WITHIN 72 HOURS OF DISCOVERY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
 - 3) INSPECT AND REMOVE ALL DEPOSITED SEDIMENT FROM STORMWATER CONVEYANCE SYSTEMS (DITCHES, CURB AND GUTTERS, CATCH BASINS, ETC.) AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL WITHIN 7 DAYS OF DISCOVERY OR AFTER OBTAINING PERMISSION FROM JURISDICTIONAL AUTHORITIES.
 - 4) REMOVE ANY TRACKED SEDIMENT FROM ALL PAVED SURFACES WITHIN 24 HOURS AFTER DISCOVERY OR SOONER AS REQUIRED FOR PERMIT COMPLIANCE.
 - 5) REMOVE ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS AND SAFETY HAZARDS.
 - 6) PROTECT INFILTRATION AREAS FROM COMPACTION DUE TO CONSTRUCTION EQUIPMENT PATHS AND PREVENT SEDIMENT FROM REACHING INFILTRATION AREAS.

7) OPERATE, MAINTAIN, AND INSPECT ANY TEMPORARY OR PERMANENT WATER QUALITY MANAGEMENT BMPs TO ENSURE ADEQUATE TREATMENT IS BEING MET.

G. **POLLUTION PREVENTION MANAGEMENT MEASURES:** COMPLY WITH PART IV.F OF THE PERMIT.

H. **FINAL STABILIZATION:** ESTABLISH FINAL STABILIZATION FOR THE SITE AS DESCRIBED IN PART IV.G OF THE PERMIT. SPECIFIC CONDITIONS REQUIRED FOR FINAL STABILIZATION INCLUDE:

- 1) SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND SOILS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSION CONDITIONS.
- 2) PERMANENT STORMWATER MANAGEMENT SYSTEMS ARE OPERATIONAL AND SEDIMENT IS REMOVED FROM TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND CONVEYANCE SYSTEMS, AND DITCHES ARE STABILIZED WITH FINAL COVER.
- 3) ALL TEMPORARY SYNTHETIC AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPs ARE REMOVED. BMPs DESIGNED TO DECOMPOSE MAY BE LEFT IN PLACE.

4. SWPPP RESPONSIBILITIES (THE OWNER IS RESPONSIBLE FOR PREPARING AND AMENDING THE SWPPP).

A. ON BEHALF OF THE OWNER, THE FOLLOWING PERSON PREPARED THE SWPPP AND IS TRAINED IN SWPPP DESIGN:

NAME: DAVID POLSON / LHB, INC.
 TRAINING DATE/INSTRUCTOR: CERTIFICATION 2/15 (EXPIRES 5-31-18)
 TRAINING CONTENT/HOURS: DESIGN OF CONSTRUCTION SWPPP

B. ON BEHALF OF THE OWNER, THE CONTRACTOR WILL OVERSEE SWPPP IMPLEMENTATION, REVISE AND AMEND THE SWPPP, PERFORM INSPECTIONS, AND SUPERVISE THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPs BEFORE AND DURING CONSTRUCTION. THE FOLLOWING CONTRACTOR REPRESENTATIVE IS TRAINED TO PERFORM THESE DUTIES AND WILL ASSUME THESE RESPONSIBILITIES:

NAME: _____
 TRAINING DATE/INSTRUCTOR: _____
 TRAINING CONTENT/HOURS: _____

C. THE OWNER IS RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM. THE FOLLOWING PERSON IS DESIGNATED TO PERFORM THESE DUTIES:

NAME/TITLE: _____
 MAINTENANCE PLAN: N/A

D. **CHAIN OF RESPONSIBILITY:** THE GENERAL CONTRACTOR IS IN CHARGE OF ALL SWPPP IMPLEMENTATION ON THE CONSTRUCTION SITE AND IS ACCOUNTABLE FOR SUBCONTRACTORS AND OTHER CONTRACTORS WORKING ON SITE AND THEIR COMPLIANCE WITH GENERAL STORMWATER PERMIT AND SWPPP REQUIREMENTS. NOTIFY THE OWNER OF ANY AMENDMENT NEEDED TO THE SWPPP.

5. REGULATORY AGENCIES AND PERMITS

A. COMPLY WITH REQUIREMENTS OF ALL REGULATORY AGENCIES AND PERMITS HAVING JURISDICTION DURING CONSTRUCTION ACTIVITIES. THE FOLLOWING ADDITIONAL REGULATORS AND PERMITS ARE KNOWN TO HAVE SITE JURISDICTION:

- 1) ANOKA COUNTY
- 2) CITY OF RAMSEY

6. DESCRIPTION OF THE CONSTRUCTION ACTIVITY / SWPPP COMPONENTS

A. **NARRATIVE:**

- 1) PROJECT SUMMARY: THE PROJECT INVOLVES THE DEVELOPMENT OF 80 ACRES INTO 25 LOTS TO BE SOLD FOR BUILDING OF HOMES. SPECIFIC WORK INCLUDES:
 - a. CLEARING PORTIONS OF THE LAND OF EXISTING VEGETATION.
 - b. GRADING TO SUPPORT CONSTRUCTION OF ROADS, HOUSE PADS, AND STORMWATER INFILTRATION PONDS.
 - c. CONSTRUCTION OF STORMWATER INFILTRATION PONDS AND ACCOMPANYING CULVERTS.
 - d. CONSTRUCTION OF ROADS, AND GRADING FOR HOUSEPADS. .
- 2) TIMING FOR INSTALLATION OF EROSION & SEDIMENTATION BMPs AND PERMANENT STORMWATER MANAGEMENT SYSTEMS, IN GENERAL SEQUENTIAL ORDER FROM FIRST TO LAST:
 - a. INLET PROTECTION FOR EXISTING INLETS / SILT FENCE / DELINATION AREAS NOT TO BE DISTURBED / ROCK CONSTRUCTION ENTRANCE / TEMPORARY SEDIMENTATION BASIN: PROVIDE PRIOR TO CONSTRUCTION; MAINTAIN DURING CONSTRUCTION.
 - b. SILT FENCE AROUND STOCKPILES: DURING CONSTRUCTION.
 - c. PORTABLE SEDIMENT CONTAINMENT SYSTEMS FOR TREATING WATER FROM DEWATERING OPERATIONS : PROVIDE DURING CONSTRUCTION.
 - d. INLET PROTECTION FOR NEW INLETS: AS CONSTRUCTED.
 - e. HARD SURFACING (E.G., BUILDING ROOFS, PAVEMENTS): AS CONSTRUCTED.
 - f. VEGETATIVE COVER / EROSION CONTROL BLANKETS: AFTER FINAL TOPSOIL PLACEMENT AND FINISH GRADING.
 - g. SUBMIT NOTICE OF TERMINATION (NOT) TO THE CITY FOR REVIEW PRIOR TO SUBMITTING THE MPCA.
 - h. REMOVAL OF TEMPORARY BMPs: AFTER FINAL STABILIZATION IS ESTABLISHED.

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OWNER/DEVELOPER:
 RUM RIVER PRAIRIE, LLC.

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.
 NAME: _____ LIC. NO. ___ DATE 00-00-2018

DESIGNED BJH	 PERFORMANCE DRIVEN DESIGN 21 W. Superior St., Ste. 500 Duluth, MN 55802 218.727.8446
DRAWN BJH	
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RUM RIVER PRAIRIE DEVELOPMENT

SWPPP NARRATIVE

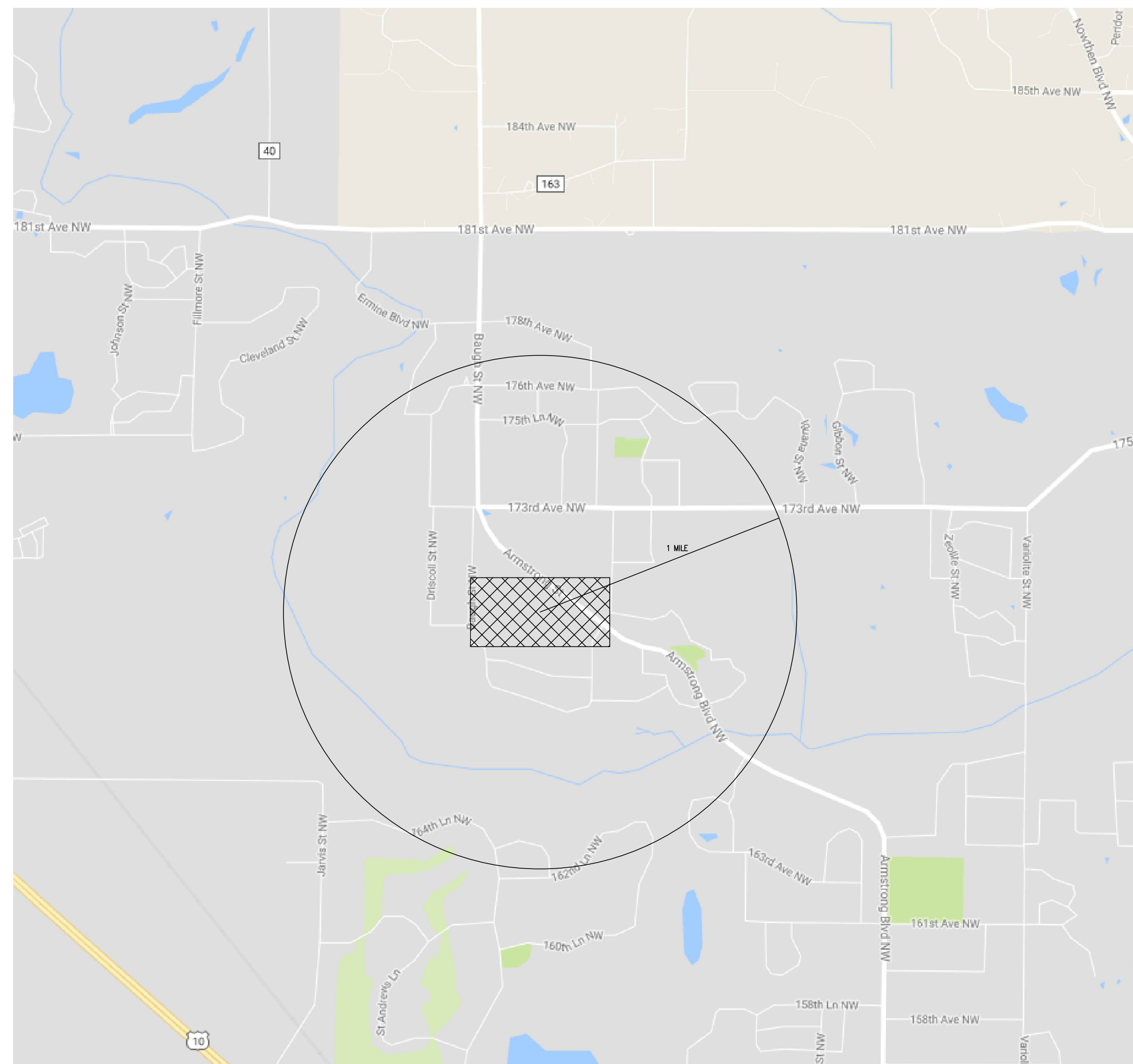
SHEET SW1

SWPPP NARRATIVE (CONT.)

7. PROCEDURES FOR ESTABLISHING ADDITIONAL BMPS FOR SITE CONDITIONS DURING CONSTRUCTION
 - A. IF ANY DOWN GRADIENT TREATMENT SYSTEM IS OVERLOADED, ADDITIONAL UP GRADIENT SEDIMENT CONTROL OR REDUNDANT BMPS MUST BE INSTALLED BY THE CONTRACTOR TO ELIMINATE THE OVERLOADING CONDITION.
8. METHODS OF FINAL STABILIZATION
 - A. FINAL STABILIZATION WILL BE ACCOMPLISHED BY IMPERVIOUS SURFACING (CONCRETE PAVING, SIDEWALKS, CURB AND GUTTER, ASPHALT PARKING LOTS, ETC.) AND VEGETATIVE GROUND COVERS (SODDING AND SEEDING/MULCHING). SPECIFIC CONSTRUCTION METHODS ARE DESCRIBED IN THE PLANS AND SPECIFICATIONS.
9. PERMANENT STORMWATER MANAGEMENT SYSTEMS
 - A. FOUR INFILTRATION POND SYSTEMS ARE TO BE CONSTRUCTED IN ORDER TO CONTROL STORMWATER RUNOFF.
10. STANDARDS SPECIFICATIONS FOR CONSTRUCTION:

UNLESS OTHERWISE NOTED IN CONTRACT DOCUMENTS, ALL MATERIAL AND CONSTRUCTION REQUIREMENTS FOR TEMPORARY SEDIMENT CONTROL AND EROSION PREVENTION SHALL BE IN ACCORDANCE WITH THE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ESTIMATED QUANTITIES OF BMPS		
BMP	UNIT	QUANTITY
SILT FENCE	LF	5100
TREE PROTECTION FENCE	LF	2300
INLET PROTECTION	EA	9



PLOT DATE: 4/4/2018 1:19:00 PM FILE: F:\LHB Files\2017\170163 Eric Thompson Armstrong Blvd\600 Drawings\C\170163 SWPPP.dwg

OWNER/DEVELOPER:
RUM RIVER PRAIRIE, LLC.

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.
NAME: _____ LIC. NO. ____ DATE 00-00-2018

DESIGNED
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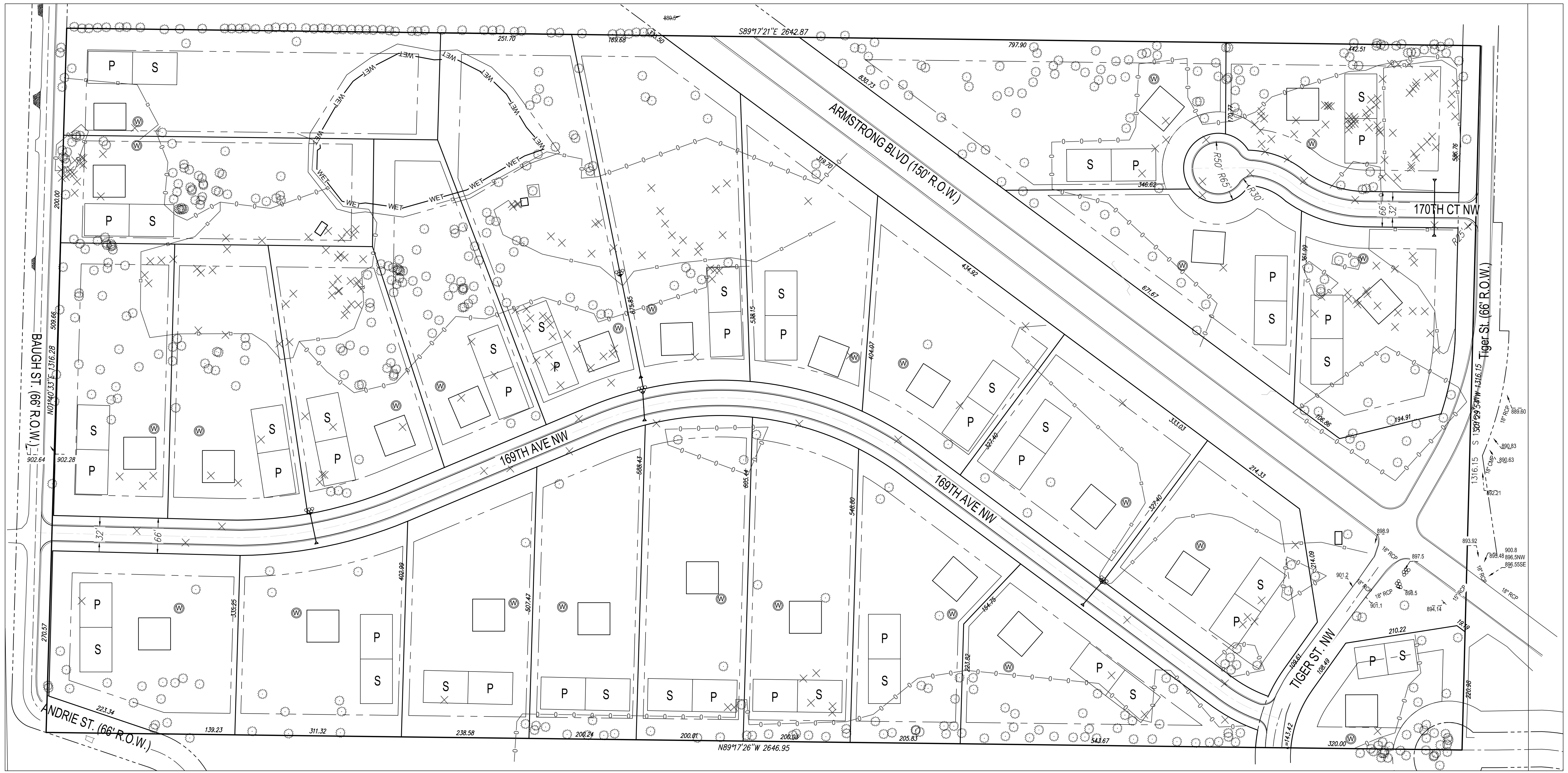


RUM RIVER PRAIRIE DEVELOPMENT

SWPPP NARRATIVE

SHEET SW2

PLOT DATE: 4/11/2018 10:45:22 AM FILE: F:\LHB Files\2017\170163 Eric Thompsons Armstrong Blvd\600 Drawings\170163 post preplat.dwg



LINE TYPE & SYMBOL LEGEND	
	DRAIN FIELD LOC. P = PRIMARY S = SECONDARY
	FLARED END SECTION
	CULVERT
	RIPRAP
	PROPOSED WELL LOC.
	SOIL BORING LOC. W/ NUMBER
	EXISTING TREE (PRESERVE)
	EXISTING TREE (REMOVE)
	EXISTING TREE (PRESERVE)
	EXISTING TREE (REMOVE)
	DRAINAGE FLOW ARROW
	PLAT BOUNDARY
	LOT LINE
	R/W
	SETBACK
	WETLAND EDGE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EASEMENT
	SILT FENCE
	TREE FENCE

OWNER/DEVELOPER:
RUM RIVER PRAIRIE, LLC.

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.
NAME: _____ LIC. NO. _____ DATE 00-00-2018

DESIGNED
BJH
DRAWN
BJH
CHECKED

LHB PERFORMANCE DRIVEN DESIGN
LHBcorp.com 21 W. Superior St., Ste. 500 | Duluth, MN 55802 | 218.727.8446

RUM RIVER PRAIRIE DEVELOPMENT

SITE TREE PLAN
SHEET T1

SAVED TREES

Tag ID	Species	DBH	Notes	Tag ID	Species	DBH	Notes	Tag ID	Species	DBH	Notes	Tag ID	Species	DBH	Notes	Tag ID	Species	DBH	Notes	Tag ID	Species	DBH	Notes	Tag ID	Species	DBH	Notes
4000	Cottonwood	21		4193	Burr oak	5		4328	Red Cedar	9		4452	Red Cedar	4		4544	Burr oak	5		4639	Red oak	6		4763	Red Cedar	4	
4002	Red Cedar	5		4194	Scots pine	18		4329	Red Cedar	7		4453	Scots pine	6	dead	4545	Boxelder	15		4641	Red Cedar	7		4764	Red Cedar	7	
4003	Red Cedar	6		4195	Red Cedar	7		4330	Red Cedar	7		4454	Scots pine	5	top broken off	4546	Boxelder	8	dead	4642	Burr oak	4		4765	Red Cedar	8	
4004	Red Cedar	6		4197	Red Cedar	4		4331	Siberian Elm	8		4455	Red Cedar	5		4547	Boxelder	9		4643	Burr oak	9		4766	Red Cedar	5	
4005	Scots pine	7		4198	Scots pine	5		4332	Red Cedar	5		4456	Red Cedar	6		4548	Red oak	5		4644	Burr oak	9		4767	Red Cedar	10	
4006	Red Cedar	6		4199	Siberian Elm	10		4334	Siberian Elm	12		4457	White Pine	9		4549	Red oak	5		4645	Red Cedar	5		4768	Red Cedar	4	
4007	Red Cedar	5		4200	Red Cedar	5		4335	Red Cedar	5		4458	Red Cedar	5		4550	Red oak	7		4646	Red Cedar	10		4770	Red Cedar	8	
4008	Red Cedar	6		4202	Red Cedar	6		4336	Red Cedar	6		4459	White Pine	9		4551	Red oak	9		4647	Burr oak	14		4771	Red Cedar	10	
4009	Red Cedar	10		4207	Red Cedar	7		4337	Red Cedar	6		4462	Burr oak	10		4552	Red oak	14	diseased	4648	Burr oak	16		4772	Red Cedar	6	
4011	Red Cedar	6		4208	Scots pine	4		4338	Red Cedar	6		4463	Red oak	4		4553	Siberian Elm	8	diseased	4650	Burr oak	27		4773	Red Cedar	4	
4012	Red Cedar	4		4209	Scots pine	5		4339	Red Cedar	5		4464	Red oak	5		4554	Scots pine	7		4651	Siberian Elm	16		4774	Red Cedar	8	
4013	Red Cedar	6		4210	Red Cedar	4		4340	Red Cedar	5		4465	Red oak	5		4555	Red Cedar	5		4653	Burr oak	6	dying	4776	Red Cedar	6	
4014	Scots pine	8		4211	Red Cedar	7		4341	Red Cedar	6		4466	Burr oak	5	dying	4556	Siberian Elm	8		4654	Red oak	11		4777	Red Cedar	8	
4015	Red Cedar	8		4213	Red Cedar	4		4342	Red Cedar	8		4467	Colorado blue spruce	14		4557	Siberian Elm	15		4655	Red oak	8		4779	Red Cedar	8	
4018	Red Cedar	5		4215	Red pine	9		4343	Red Cedar	6		4468	Burr oak	14		4558	Siberian Elm	13	diseased	4656	Burr oak	8		4780	Red Cedar	8	
4020	Red Cedar	9		4216	Red Cedar	7		4344	Red Cedar	7		4469	Colorado blue spruce	16	cut branches	4559	Scots pine	11		4657	re doa	9		4781	Red Cedar	6	
4026	Red Cedar	11		4217	Scots pine	11		4346	Siberian Elm	10		4470	Siberian Elm	8		4560	Red oak	8		4658	Red oak	9		4782	Red Cedar	6	
4028	Red Cedar	5		4218	White Pine	15		4347	Siberian Elm	10		4471	colorado bl	14		4561	Siberian Elm	12		4659	Red oak	8		4783	Red Cedar	5	
4029	Red Cedar	6		4219	Red Cedar	6		4348	Red Cedar	6		4472	Colorado blue spruce	15	cut branches	4562	Siberian Elm	14		4660	Black cherry	8		4784	Red Cedar	5	
4030	Red Cedar	8		4223	Red Cedar	4		4349	Red Cedar	7		4473	Siberian Elm	10		4565	Siberian Elm	12	diseased	4661	Burr oak	16		4785	Red Cedar	10	
4035	Red Cedar	8		4226	Red Cedar	7		4350	Red Cedar	5		4474	White Pine	8		4567	Red Cedar	5		4662	Burr oak	23		4786	Red Cedar	8	
4036	Red Cedar	5		4227	Red Cedar	12		4351	Red Cedar	7		4476	Scots pine	6		4568	Red Cedar	4		4663	Burr oak	12		4787	Red Cedar	5	
4037	Red Cedar	10		4228	Scots pine	12		4352	Red Cedar	8		4477	White Pine	4		4569	Red Cedar	4		4664	Red Cedar	6		4788	Scots pine	5	
4039	Red Cedar	4		4230	Red Cedar	8		4354	Red Cedar	7		4478	Scots pine	4		4570	Red Cedar	4		4665	Red oak	4		4789	Red Cedar	8	
4040	Red Cedar	6		4232	Scots pine	4	dying	4355	Red Cedar	5		4479	Colorado blue spruce	15	diseased	4571	Red Cedar	5		4666	Scots pine	16		4790	Scots pine	4	
4041	Red Cedar	5		4233	Red Cedar	4		4356	Red Cedar	7		4480	Colorado blue spruce	17	diseased	4572	Red Cedar	4		4670	Red Cedar	5		4791	Scots pine	10	
4045	Red Cedar	8		4234	Scots pine	4		4357	Red Cedar	7		4481	Red pine	5		4573	Red Cedar	4		4671	Red Cedar	4		4792	Red Cedar	4	
4050	Red Cedar	6		4236	Scots pine	4		4358	Red Cedar	6		4482	Colorado green spruce	12		4574	Red Cedar	5		4673	Red Cedar	10		4793	Red Cedar	5	
4051	Red Cedar	4		4238	Red Cedar	6		4361	Siberian Elm	9		4483	White Spruce	13		4575	Red Cedar	4		4675	Red Cedar	5		4795	Red Cedar	5	
4052	Red Cedar	5		4241	Scots pine	4		4364	Red Cedar	5		4484	White Spruce	12		4576	Colorado blue spruce	8	diseased	4676	Scots pine	4		4796	Scots pine	8	
4058	Red Cedar	5		4242	Scots pine	10		4365	Scots pine	13		4485	White Spruce	9		4577	Colorado blue spruce	5	diseased	4677	Red Cedar	6		4797	Red Cedar	7	
4059	Red Cedar	9		4243	Red Cedar	6		4366	Scots pine	4		4486	White Pine	5		4578	White Spruce	6	diseased	4678	Red Cedar	5		4798	Red Cedar	6	
4061	Red Cedar	5		4245	Red Cedar	7		4367	Red Cedar	7		4487	White Pine	4		4579	Colorado blue spruce	5	diseased	4679	Red Cedar	6		4799	Red Cedar	10	
4065	Red Cedar	5		4247	Red Cedar	6		4371	Red Cedar	6		4488	White Pine	4		4580	Colorado blue spruce	5	diseased	4680	Red Cedar	6		4800	Red Cedar	5	
4076	Red Cedar	10		4249	Red Cedar	4		4372	Scots pine	4		4489	Siberian Elm	8		4581	Colorado blue spruce	6	diseased	4681	Red Cedar	8		4802	Red Cedar	6	
4080	Siberian Elm	8		4250	Red Cedar	5		4374	Red pine	11		4490	Red Cedar	4		4582	White Spruce	5	diseased	4682	Red Cedar	5		4803	Red Cedar	8	
4081	Siberian Elm	9		4251	Red Cedar	4		4377	Red Cedar	4		4491	White Spruce	8		4583	Colorado blue spruce	4		4683	Scots pine	16		4805	Red Cedar	5	
4082	Red Cedar	7		4252	Red Cedar	6		4378	Scots pine	4		4492	White Spruce	12	diseased	4584	Colorado blue spruce	5	diseased	4684	Red Cedar	5		4806	Red Cedar	8	
4085	Red Cedar	5		4253	Scots pine	5		4379	Red Cedar	7		4493	White Spruce	9		4585	Colorado blue spruce	5	diseased	4686	Red Cedar	7		4810	Scots pine	5	
4086	Red Cedar	4		4254	Red Cedar	4		4381	Scots pine	5		4494	White Pine	4		4586	Colorado blue spruce	4	diseased	4687	Burr oak	18		4811	Red Cedar	10	
4087	Red Cedar	4		4255	Scots pine	4		4382	Scots pine	4		4495	White Pine	6		4587	Red pine	6		4688	Red Cedar	5		4813	Red Cedar	10	
4090	Red Cedar	8		4256	Red Cedar	7		4383	Scots pine	5		4496	White Pine	6	poor condition	4588	Colorado blue spruce	4	diseased	4690	Red Cedar	4		4814	Red Cedar	8	
4092	Red Cedar	5		4259	Scots pine	4		4384	Red Cedar	5		4497	Colorado blue spruce	13	diseased	4589	Colorado blue spruce	4	diseased	4691	Red Cedar	8		4815	Red Cedar	4	
4093	Red Cedar	6		4260	Red Cedar	5		4385	Scots pine	4		4498	Colorado green spruce	14		4590	Colorado blue spruce	5	diseased	4692	Red Cedar	6		4816	Red Cedar	8	
4094	Red Cedar	6		4261	Red pine	9		4386	Scots pine	5		4499	White Pine	8		4591	Colorado blue spruce	4	diseased	4693	Red Cedar	5		4817	Red Cedar	8	
4095	Red Cedar	6		4262	Red Cedar	5		4387	Scots pine	4		4500	White Pine	8		4592	Colorado blue spruce	5	diseased	4694	Red Cedar	4		4818	Red Cedar	6	
4096	Red Cedar	10		4263	Scots pine	6		4388	Scots pine	5		4501	White Spruce	11	diseased	4593	Colorado blue spruce	4	diseased	4696	Red Cedar	10		4819	Red Cedar	8	
4102	Red Cedar	5		4265	Scots pine	5		4391	Red Cedar	5		4502	White Spruce	12	diseased	4594	Colorado blue spruce	6	diseased	4698	Red Cedar	6		4820	Red Cedar	6	
4103	Red Cedar	4		4266	Scots pine	4		4392	Red Cedar	4		4503	Siberian Elm	8		4595	Colorado blue spruce	5	diseased	4699	Red Cedar	6		4821	Red Cedar	8	
4106	Red Cedar	6		4267	Red Cedar	6		4393	Scots pine	6		4504	Siberian Elm	8		4596	Colorado blue spruce	4	diseased	4700	Red Cedar	4		TOTAL	CALIPER INCHES	4254	
4111	Scots pine	5		4269	Scots pine	5		4394	Red Cedar	4		4505	White Spruce	8		4597	Colorado blue spruce	6	diseased	4701	Red Cedar	6					
4126	Red Cedar	6		4270	Red Cedar	6		4395	Red Cedar	4		4506	White Spruce	13	diseased	4598	White Spruce	4		4702	Red Cedar	12					
4134	Red Cedar	6		4272	Red pine	7		4399	Red Cedar	6		4507	White Spruce	10	dying	4599	Colorado blue spruce	6	diseased	4703	Red Cedar	8					
4136	Red Cedar	6		4274	Scots pine	4		4400	Red Cedar	4		4508	Scots pine	10		4600	Colorado blue spruce	5	diseased	4704	Scots pine	23					
4138	Red Cedar	9		4277	Red Cedar	8		4401	Boxelder	8		4509	Siberian Elm	8		4601	Colorado blue spruce	4	diseased	4705	Red Cedar	4					
4140	Red Cedar	4		4278	Red Cedar	10		4402	Siberian Elm	9		4510	White Spruce	8	diseased	4602	Colorado blue spruce	5	diseased	4706	Scots pine	4					
4144	Red Cedar	6		4279	Scots pine	4		4403	Red Cedar	5		4511	White Spruce	8		4603	Colorado blue spruce	5		4707	Red Cedar	5					
4147	Red Cedar	8		4283	Red Cedar	5		4404	Red Cedar	5		4512	Colorado blue spruce	12		4604	Colorado blue spruce	5	diseased	4708	Red Cedar	5					
4149	Red Cedar	7		4284	Red Cedar	4		4406	Siberian Elm	10		4513	Red oak	6		4605	Colorado blue spruce	4		4709	Red Cedar	8					
4152	Scots pine	4		4285	Red Cedar	5		4407	Siberian Elm	10		4515	Red oak	6		4606	Colorado blue spruce	4		4724	Red oak	11					
4155	Red Cedar	7		4287	Scots pine	5		4409	Siberian Elm	9		4516	Red oak	4		4607	White Spruce	4		4725	Red Cedar	5					
4157	Red Cedar	6		4289	Red Cedar	6		4410	White Pine	10		4517	Red oak	5		4608	Colorado blue spruce	4		4726	Siberian Elm	8					
4161	Scots pine	13		4290	Red Cedar	6		4411	White Pine	13		4518	Red oak	6		4609	Colorado blue spruce	5		4727	Red Cedar	4					
4162	Red Cedar	6		4291																							

TREES REMOVED
HOME CONSTRUCTION

TREES REMOVED
PONDS

TREES REMOVED
ROADS

Tag ID	Species	DBH	Notes
4001	Red Cedar	8	
4010	Red Cedar	5	
4017	Red Cedar	5	
4043	Red Cedar	5	
4044	Red Cedar	5	
4054	Red Cedar	6	
4055	Red Cedar	6	
4056	Red Cedar	7	
4060	Red Cedar	7	
4062	Red Cedar	5	
4063	Red Cedar	6	
4064	Red Cedar	5	
4067	Red Cedar	7	
4068	Red Cedar	7	
4069	Red Cedar	7	
4070	Red Cedar	5	
4071	Red Cedar	7	
4072	Red Cedar	6	
4073	Scots pine	20	
4074	Red Cedar	10	
4075	Scots pine	10	
4077	Scots pine	4	
4078	Red Cedar	10	
4088	White Pine	11	
4109	Red Cedar	6	
4116	Red Cedar	6	
4117	Siberian Elm	11	
4118	Siberian Elm	9	
4119	Siberian Elm	10	
4120	Siberian Elm	12	
4121	Siberian Elm	10	
4122	Siberian Elm	10	
4128	Red Cedar	9	
4129	Red Cedar	7	
4132	Red Cedar	9	
4135	Red Cedar	6	
4137	Red Cedar	5	
4139	Red Cedar	8	
4141	Red Cedar	5	
4143	Red Cedar	7	
4146	Red Cedar	7	
4148	Red Cedar	6	
4153	Red Cedar	6	
4156	Red Cedar	6	
4158	Red Cedar	5	
4160	Red Cedar	8	
4163	Red Cedar	5	
4164	Red pine	7	
4168	Red Cedar	5	
4169	Red Cedar	7	
4172	Red oak	12	
4196	Red Cedar	6	
4201	White Pine	12	
4203	Siberian Elm	8	
4212	Red Cedar	6	
4220	Red Cedar	4	
4221	Red Cedar	8	
4222	Red Cedar	7	
4224	Red Cedar	6	
4225	Red Cedar	6	
4229	Red Cedar	5	
4231	Red Cedar	7	
4235	Red Cedar	7	
4237	Red Cedar	8	
4239	Red pine	8	
4240	Scots pine	4	diseased
4244	Red Cedar	5	
4248	Scots pine	9	
4257	White Pine	4	
4264	White Pine	4	
4268	Red Cedar	5	
4273	Red Cedar	4	
4276	Red Cedar	4	
4280	Red Cedar	6	
4282	Red Cedar	6	
4286	Red Cedar	8	
4293	Red Cedar	6	
4294	Red Cedar	8	
4295	White Pine	15	
4299	Siberian Elm	16	
4300	Siberian Elm	8	
4319	Red Cedar	7	
4323	Red Cedar	6	
4353	Red Cedar	6	
4359	Scots pine	8	
4362	Black cherry	8	
4380	Red Cedar	4	
4390	Red Cedar	6	

Tag ID	Species	DBH	Notes
4408	Scots pine	5	dead
4413	Red Cedar	9	
4416	Red Cedar	6	
4421	Red Cedar	8	
4427	Red Cedar	5	
4435	Red Cedar	4	
4333	Red Cedar	5	
4441	Red Cedar	9	
4443	Red Cedar	12	
4445	Red Cedar	5	
4447	Red Cedar	6	
4448	Siberian Elm	8	
4449	Red Cedar	5	
4450	Red Cedar	6	
4451	Red Cedar	6	
4460	Siberian Elm	10	dying
4514	Red Cedar	5	
4649	Siberian Elm	15	
4628	Red Cedar	8	
4710	Red Cedar	7	
4711	Scots pine	7	
4712	Red Cedar	4	
4713	Red Cedar	4	
4714	Red Cedar	4	
4715	Red Cedar	12	diseased
4716	Red Cedar	12	
4717	Red oak	6	
4718	Red Cedar	4	
4719	Red Cedar	7	
4720	Red Cedar	5	
4721	Red oak	7	
4722	Burr oak	7	
4723	Red Cedar	7	
4734	Red Cedar	5	
4738	Red Cedar	8	
4747	Red Cedar	6	
4750	Siberian Elm	10	
4775	Red Cedar	8	
TOTAL	CALIPER INCHES	892	

Tag ID	Species	DBH	Notes
4794	Scots pine	4	
4801	Red Cedar	10	
4804	Red Cedar	8	
4807	red cce	8	
4808	Red Cedar	4	
4809	Scots pine	4	
4812	Red Cedar	6	
4822	Red pine	8	
TOTAL	CALIPER INCHES	665	

Tag ID	Species	DBH	Notes
4016	Red Cedar	8	
4019	Red Cedar	5	
4031	Red Cedar	9	
4032	Red Cedar	5	
4125	Red Cedar	5	
4167	Red Cedar	5	
4214	Scots pine	5	dead
4258	Red Cedar	6	
4281	Red Cedar	5	
4288	Scots pine	12	
4301	Siberian Elm	8	
4302	Siberian Elm	8	
4312	Red Cedar	6	
4345	Siberian Elm	10	
4360	Siberian Elm	8	
4396	Red Cedar	5	
4397	Red Cedar	4	
4398	Red Cedar	5	
4405	Siberian Elm	8	
4422	Red Cedar	5	
4434	Red Cedar	4	
4461	Red oak	6	
4635	Siberian Elm	12	
4756	Red Cedar	6	
TOTAL	CALIPER INCHES	160	

PLOT DATE: 4/11/2018 10:46:24 AM FILE: F:\LHB Files\2017\170163 Eric Thompsons Armstrong Blvd\600 Drawings\C\170163 post preplat.dwg

OWNER/DEVELOPER:
RUM RIVER PRAIRIE, LLC.

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.
NAME: _____ LIC. NO. ____ DATE 00-00-2018

DESIGNED
BJH
DRAWN
BJH
CHECKED
..



PERFORMANCE
DRIVEN
DESIGN.
LHBcorp.com 21 W. Superior St., Ste. 500 | Duluth, MN 55802 | 218.727.8446

RUM RIVER PRAIRIE DEVELOPMENT

SITE TREE PLAN

SHEET T3